

RESERVED FOR COURT CLERK

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO INSTALLATION AND DEDICATION OF STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER DATE

MAYOR, CITY OF SMYRNA DATE

COMMUNITY DEVELOPMENT DIRECTOR DATE

PUBLIC WORKS DIRECTOR DATE

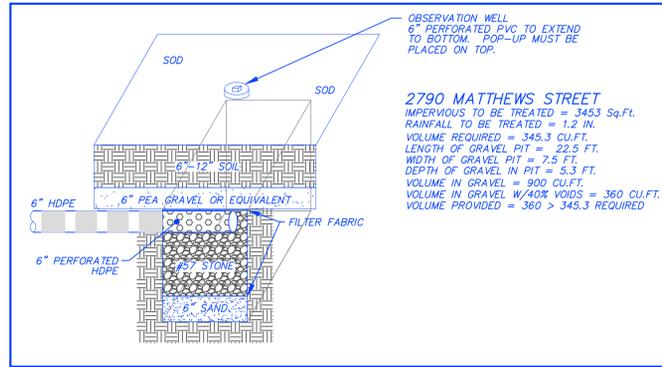
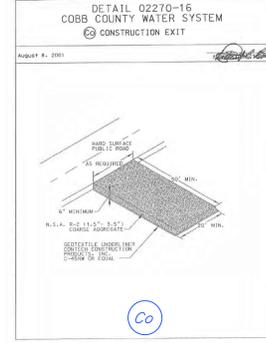
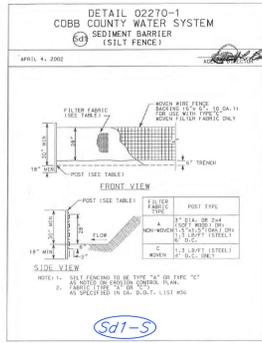
BUILDING INSPECTOR DATE

PLANNING AND ZONING COMMISSIONER DATE

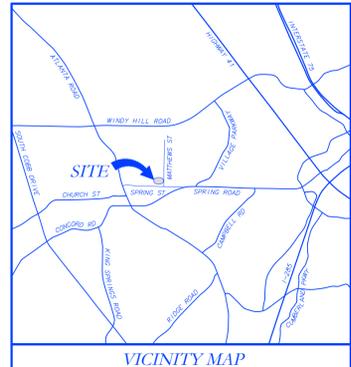
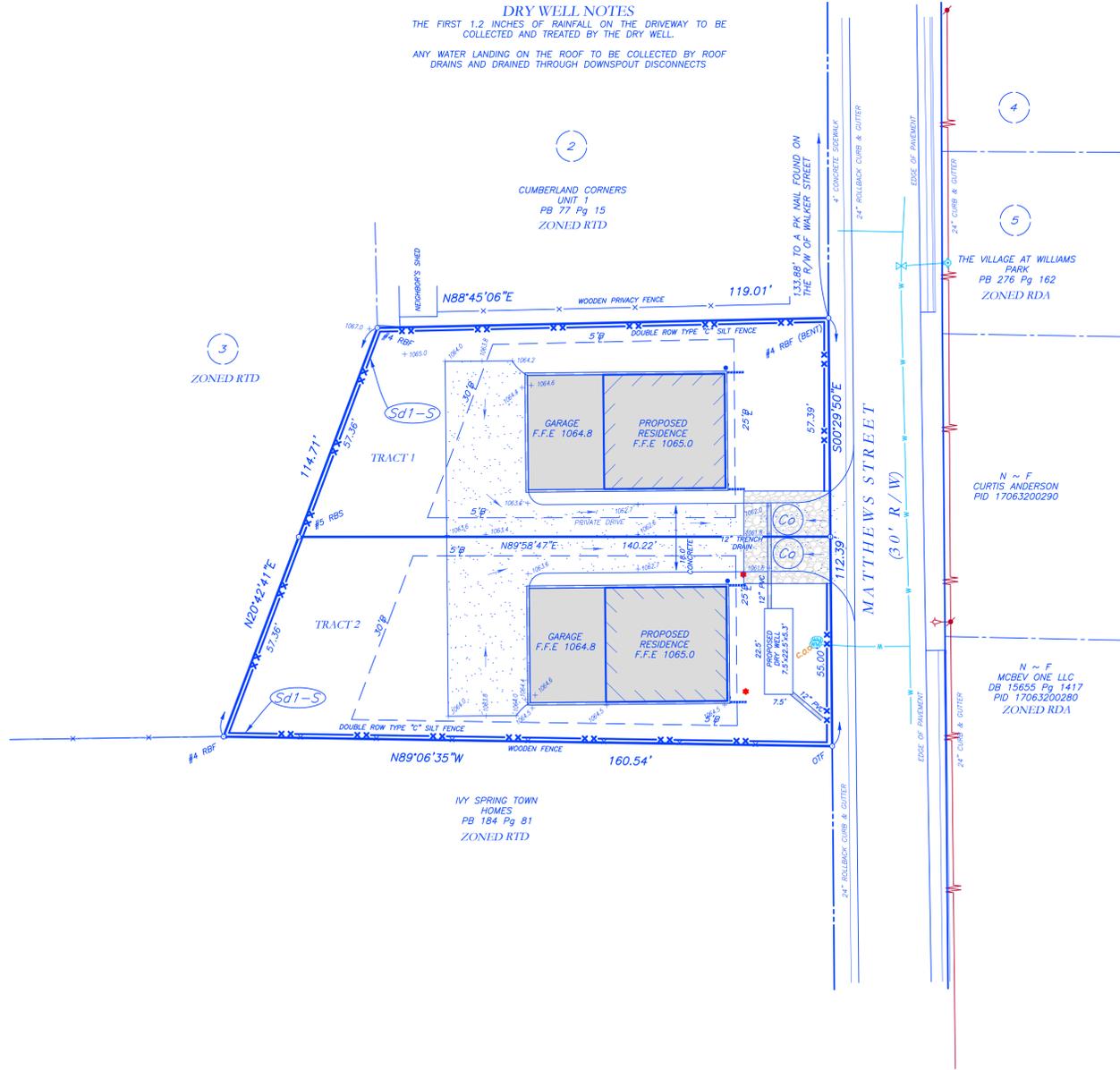
RUNOFF NOTE

- 1. WE ARE TREATING THE FIRST 1.2 INCHES OF RUNOFF ON THE DRIVEWAY WITH THE DRY WELL.
2. ALL RUNOFF FROM THE ROOF IS DIRECTED TO DOWNSPOUT DISCONNECTS AND DISSIPATED ACROSS THE ADJACENT GRASS.
3. THE PROPOSED IMPROVEMENTS ARE BELOW THE MAXIMUM ALLOWABLE IMPERVIOUS AREA SET BY CITY OF SMYRNA ORDINANCE.

THEREFORE, BASED ON THE ABOVE WATER QUALITY CONTROL MEASURES, WE FEEL THE RUNOFF FROM THE PROPERTY WILL NOT AFFECT THE NEIGHBORING PARCELS.



DRY WELL NOTES
THE FIRST 1.2 INCHES OF RAINFALL ON THE DRIVEWAY TO BE COLLECTED AND TREATED BY THE DRY WELL.
ANY WATER LANDING ON THE ROOF TO BE COLLECTED BY ROOF DRAINS AND DRAINED THROUGH DOWNSPOUT DISCONNECTS



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:96,578.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE \"SMART NET\" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING ZONING INFORMATION APPLIES TO PROPERTIES ZONED RDA (SINGLE-FAMILY ATTACHED/DETACHED) PER CITY OF SMYRNA ZONING ORDINANCES.

Table with 2 columns: Feature, Value. Includes Front Setback (25 FEET), Side Setback (5 FEET), Rear Setback (30 FEET), Minimum Lot Area (7,260 SQUARE FEET), Maximum Impervious Area (45% OF LOT AREA).

VERIFY THIS INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067019H AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

- 1. REFERENCE A QUITCLAIM DEED TO GURNEY, LLC, A GEORGIA LIMITED LIABILITY COMPANY RECORDED IN DEED BOOK 13431, PAGE 330B.
2. REFERENCE FINAL PLAT OF THE CUMBERLAND CORNERS SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 15.
3. REFERENCE A FINAL PLAT OF IVY SPRING TOWN HOMES RECORDED IN PLAT BOOK 184, PAGE 81.

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS, HERON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

OWNER DATE



Donald L Perryman
Level II Certified Design Professional

CERTIFICATION NUMBER 0000004497
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE FS&FC PLANS

Signature of Donald Perryman, #4497

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.



Signature of Joseph T. Baker, #2674, DATE 12-10-19

LEGEND table listing symbols for various features like Point of Beginning, Rebar Set, Manhole, Catch Basin, etc.

SITE DATA table showing Tract 1 (0.167 Acres, 7260 Sq. Ft.) and Tract 2 (0.186 Acres, 8090 Sq. Ft.).

IMPERVIOUS AREA

Table showing Tract 1 (3252 Sq Ft, 44.79%) and Tract 2 (3321 Sq Ft, 41.05%).

- ALL ROOF DRAINS TO BE CONNECTED INTO DOWNSPOUT DISCONNECTS. EACH DOWNSPOUT TO BE FITTED WITH AN IN-LINE LEAF STRAINER.
THE PURPOSE OF THIS PLAT IS TO REZONE THE ABOVE PROPERTY FROM RTD TO RDA AND SUBDIVIDE THE PROPERTY INTO TWO LOTS.



REVISIONS table with columns for Job Number, Drawn By, Checked By, Date, Field Date, Scale.

Table with columns for Job Number (5403), Drawn By (JBD), Checked By (DLP), Date (12-9-19), Field Date (12-5-19), Scale (1\"/>

RESIDENTIAL SITE PLAN FOR FCJ PARTNER LLC
LOCATED IN LAND LOT 593 OF THE 17th DISTRICT, 2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

