



## VICINITY MAP

NOT TO SCALE

### LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- SANITARY SEWER LINE
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET
- FIBER OPTIC BOX
- FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- WATER METER
- WATER VALVE
- BOLLARD
- MAIL BOX
- REBAR FOUND
- SO
- BSL
- BUILDING SETBACK LINE
- CURB & GUTTER
- CONCRETE PAD
- CLF
- CMP
- DB PG
- DIP
- HC
- HDPE
- PB PG
- PVC
- RCP



Know what's below.  
Call before you dig.  
Or Call 800-282-7411  
Three working days prior to construction

### UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

30 0 30 60 90

GRAPHIC SCALE - FEET

### GENERAL NOTES

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0207H, DATED 3/4/2013 FOR COBB COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF SMYRNA IS LISTED AS R-20, RESIDENTIAL DISTRICT. THE CITY OF SMYRNA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. BUILDING SETBACKS:  
MINIMUM FRONT SETBACK = 35 FEET.  
MINIMUM SIDE SETBACK = 12 FEET.  
MINIMUM REAR SETBACK = 35 FEET.  
MAXIMUM BUILDING HEIGHT IS 35 FEET.
- 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON IS ASSUMED.
- 4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

### SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

GRID NORTH  
GEORGIA WEST ZONE

SITE PLAN FOR:

# VA

VALENTINO &  
ASSOCIATES, INC.  
LAND SURVEYORS  
1280 WINCHESTER PARKWAY  
SUITE 243  
SMYRNA, GEORGIA 30080  
PHONE: (770) 438-0015  
FAX: (770) 435-6050  
WEB: VALENTINOSURVEY.COM  
STATE OF GEORGIA LAND  
SURVEYING FIRM LICENSE  
NO. LSF000794

### REVISIONS

5/9/17: ADDED STREAM BUFFERS &  
SANITARY SEWER STRUCTURES  
5/10/17: REVISED DECK LOCATION

CEDAR RIDGE COURT  
(50' PUBLIC R/W)

**SITE INFORMATION**  
**LOT 75**  
**N/F**  
**FRANCY LORENA GOMEZ OBANDO**  
**DB 15201 PG 1966**  
**PB 72 PG 186**  
**AREA=0.504 ACRES**  
**OR 21,943 SQ.FT.**  
**ZONING R-20**

FIELD DATE: 9/7/16

### STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 20 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,841 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 95,668 FEET.

SCALE: 1" = 30'  
DATE: 4/5/2017  
JOB NUMBER: 16-065  
FILE NUMBER: 16-065-SP  
PLOTTED: 5/10/2017

### SITE PLAN

SHEET

1 OF 1

### PLAT REFERENCES

1) "CEDAR CLIFFS UNIT - 1" PREPARED BY DIXON'S LAND SURVEYING CO., DATED 9/28/1978, LAST REVISED 2/5/1979, RECORDED IN PLAT BOOK 72, PAGE 186, COBB COUNTY RECORDS.