



IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS
EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A
LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH
THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY.
FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION
MANAGER.

NO STREET PARKING HAS BEEN
APPROVED FOR THIS DEVELOPMENT

AN ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT WILL BE ISSUED BY COBB COUNTY BOARD OF HEALTH UPON COMPLIANCE WITH THE RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL GOVERNMENTS FOR RECORDING AS EVIDENCED BY APPROVED 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 INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING GEOMETRICALLY SET FORTH IN AND REGULATION 17 OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

EUGENE STEPANOV 08/12/2022
 SIGNATURE PRINTED NAME DATE
 REGISTERED G.A. LAND SURVEYOR

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND AS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA DEVELOPMENT STANDARDS.



SIGNATURE

PRINTED NAME

DATE

REGISTERED GA. LAND SURVEYOR

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT SUPERSEDES A PORTION OF THE PLAT
RECORDED IN PLAT BOOK 3 PAGE 51. THE PURPOSE OF
THIS REVISION IS TO REPLAT ORIGINAL LOTS OF RECORD
WHICH ARE LOTS 63 AND 64 INTO 3 LOTS WITH CURRENT
CODE ZONING SETBACKS.

CITY ENGINEER	DATE
MAYOR, CITY OF SMYRNA	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
BUILDING INSPECTOR	DATE
PLANNING AND ZONING COMMISSIONER	DATE

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY CITY OF YURUPATI IS ONLY FOR THE SUBDIVISION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL FOR ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT CITY OF SMYRNA SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE _____ DATE _____

PRINTED NAME _____

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND
IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING
SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR
IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13067C0206J EFFECTIVE DATE: 10/05/2018
ZONE: X

SPECIAL NOTES:

1. FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING:
DRIVEWAY MUST HAVE A MINIMUM 12'DRIVING SURFACE WIDTH (CCGS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS (CCGS 402.07.02) MINIMUM 12' DRIVING SURFACE WIDTH (CCGS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS. FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 70' FROM CENTER OF DRIVE (CCGS 402.07.03) WITH MINIMUM 25' INSIDE TURNING RADIUS. MAXIMUM GRADE SHALL NOT EXCEED 18% ANGLE OF DEPARTURE SHALL NOT EXCEED 8.5%. DRIVEWAY MUST EXTEND WITHIN 150' OF THE MOST REMOTE PORTION OF THE STRUCTURE. DRIVEWAY WIDTH LIMITED TO MAXIMUM FROM ROADWAY UNLESS AN APPROVED TURN-AROUND IS PROVIDED.
2. FIRE HYDRANT ACCESS AND FLOW SHALL MEET THE FOLLOWING:
HYDRANT LOCATION WITHIN 500' OF THE MOST REMOTE PORTION OF THE STRUCTURE. FIRE FLOW TEST PERFORMED ON EXISTING HYDRANT SHALL BE PROVIDED MEETING THE MINIMUM 1000 GPM @ 20 PSI.
3. ALL ROADWAY WALKWAY UTILITY CROSSING ARE TO BE BORERD AND CAPPED, ANY ROAD CROSSING SHALL BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIV UNDER SEPARATE PERMIT.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 78,561.4 FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 162,539.8 FEET. AN ELECTRONIC TOTAL STATION TOPCON ES-105 WAS USED TO OBTAIN THE DATA. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY:

2. COORDINATES ARE BASED ON THE STATE PLANE GEORGIA WEST

3. PLAT CONTOURS ARE FIELD GENERATED

4. HORIZONTAL AND VERTICAL DATA IS BASED ON GPS MEASUREMENTS

HORIZONTAL DATUM = NAD 83

VERTICAL DATUM = NAD 1988

SPR-

SUE VARON

PROPERTY ADDRESS:
825 AUSTIN DRIVE SE
SMYRNA, GA 30082

AU
COORD #20220554
DWG #20220554 SUBD-4

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER

Sue Varon

825 Austin Dr SE

Smyrna 30082

24 HOUR CONTACT: Sue Varon

TELEPHONE: (678) 472-9824

EMAIL: solvingitnow@aol.com

NAME, ADDRESS, AND PHONE NUMBER OF OWNER
 Smith Harold L
 825 Austin Dr SE
 Smyrna 30082
 24 HOUR CONTACT: Smith Harold L
 TELEPHONE:
 EMAIL:

PRELIMINARY

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- ▣ GAS METER
- JUNCTION BOX
- ⊙ SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- ⦿ GAS MARKER
- ⦿ LAMP POST
- METAL POST
- ⊗ WATER VALVE
- ▵ HEADWALL
- ▵ STAIRS
- ▢ DRAINAGE INLET
- FIRE HYDRANT

* LINE INDICATORS *

INDICATES SANITARY SEWER LINE

INDICATES POWER LINE

INDICATES WATER LINE

INDICATES GAS LINE

INDICATES FENCE LINE

INDICATES DRAINAGE LINE

* L E G E N D *

[illegible]

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW