



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
MICHAEL ARRIGO AND ERIN ARRIGO
DEED BOOK 15772 PAGE 2694
COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

| | |
|--------|----------------------------------|
| B | DENOTES BUILDING LINE |
| R | DENOTES PROPERTY LINE |
| R/W | DENOTES RIGHT-OF-WAY |
| C | DENOTES CENTERLINE |
| BC | DENOTES BACK OF CURB |
| G | DENOTES GUTTER |
| EP | DENOTES EDGE OF PAVING |
| TW | DENOTES TOP OF WALL |
| BW | DENOTES BOTTOM OF WALL |
| X | DENOTES FENCE |
| RCP | DENOTES REINFORCED CONCRETE PIPE |
| CMP | DENOTES CORRUGATED METAL PIPE |
| PP | DENOTES POWER POLE |
| LP | DENOTES LIGHT POLE |
| GW | DENOTES GUY WIRE |
| P | DENOTES POWER LINE |
| PM | DENOTES POWER METER |
| PB | DENOTES POWER BOX |
| FO | DENOTES FIBER OPTIC |
| A/C | DENOTES AIR CONDITION |
| CB | DENOTES CABLE BOX |
| TB | DENOTES TELEPHONE BOX |
| GM | DENOTES GAS METER |
| GV | DENOTES GAS VALVE |
| GLM | DENOTES GAS LINE MARKER |
| WM | DENOTES WATER METER |
| WV | DENOTES WATER VALVE |
| FH | DENOTES FIRE HYDRANT |
| MW | DENOTES MONITORING WELL |
| HW | DENOTES HEADWALL |
| JB | DENOTES JUNCTION BOX |
| DI | DENOTES DROP INLET |
| SSMH | DENOTES SANITARY SEWER LINE |
| CO | DENOTES SANITARY SEWER MANHOLE |
| P.O.B. | DENOTES POINT OF BEGINNING |
| P.O.C. | DENOTES POINT OF COMMENCEMENT |

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
HOUSE = 2,042± SQ.FT.
GRAVEL = 19.8± SQ.FT.
STEPPING STONES = 12.2± (TOTAL)
CONCRETE DRIVEWAY = 589.6± SQ.FT.
CONC. WALK = 182.1± SQ.FT.
CONCRETE PORCH = 117.3± SQ.FT.
GRAVEL = 87.8± SQ.FT.
WOOD LANDING = 17± SQ.FT.
STEPS = 19.1± SQ.FT.
CONCRETE = 12.9± SQ.FT.
BRICK PATIO = 330.4± SQ.FT.
SCREENED PORCH = 172± SQ.FT.
TOTAL IMPERVIOUS AREA = 3,602.2± SQ.FT. OR 34%±

SURVEY NOTES

CITY OF SMYRNA ZONING R-15
MINIMUM LOT AREA = 15,000 SQ.FT.
MINIMUM HEATED FLOOR AREA = 2,000 SQ.FT.
MAXIMUM IMPERVIOUS LOT COVERAGE = 35%
MINIMUM LOT WIDTH AT FRONT SET BACK = 85 FEET
MINIMUM FRONT SET BACKS
MAJOR THOROUGHFARE = 50 FEET
MINOR THOROUGHFARE = 40 FEET
OTHER STREETS = 35 FEET
MINIMUM SIDE SET BACK = 10 FEET
MINIMUM REAR SET BACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF SMYRNA PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.



4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,602,205 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 3-13-24



McClung Surveying Services, Inc.
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www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
MICHAEL ARRIGO
ERIN ARRIGO

2730 MORRIS CIRCLE S.E.
SMYRNA, GEORGIA

TOTAL AREA= 0.243± ACRES
OR 10,603± SQ. FT.



SCALE IN FEET

LOT 4
MORRIS MANOR

LAND LOT 560
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
PLAT PREPARED: 3-13-2024
FIELD: 3-12-2024 SCALE: 1"=20'

JOB#263323