

GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS16 R1000 P3" WITH A DELL TOUGH BOOK DATA COLLECTOR WITH CARLSON SURV PC SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS A HORIZONTAL CLOSURE CALCULATED TO BE 1:49,181.

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 13067C0119H, 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.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

UTILITIES SHOWN ARE BASED ON READILY VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST ON THIS SITE AND ARE NOT SHOWN HEREON.

THIS PROPERTY IS ZONED R-15 PER CITY OF SMYRNA ZONING ORDINANCE.

SURVEY REFERENCE

- REFERENCE A LIMITED WARRANTY DEED FOR ANTIQUES, WOOD AND RUSTICS, LLC, A GEORGIA LIMITED LIABILITY COMPANY RECORDED IN DEED BOOK 15422, PAGE 5139.
- REFERENCE RIGHT OF WAY PLANS FOR CONCORD ROAD PREPARED BY ARCADIS DATED SEPTEMBER 20, 2007.

PARKING CALCULATIONS

REQUIRED SPACES
5.5/1000 Sq. Ft. OF BUILDING (10 SPACES)
PROPOSED SPACES
9 W/ 1 ADA HANDICAPPED SPACES

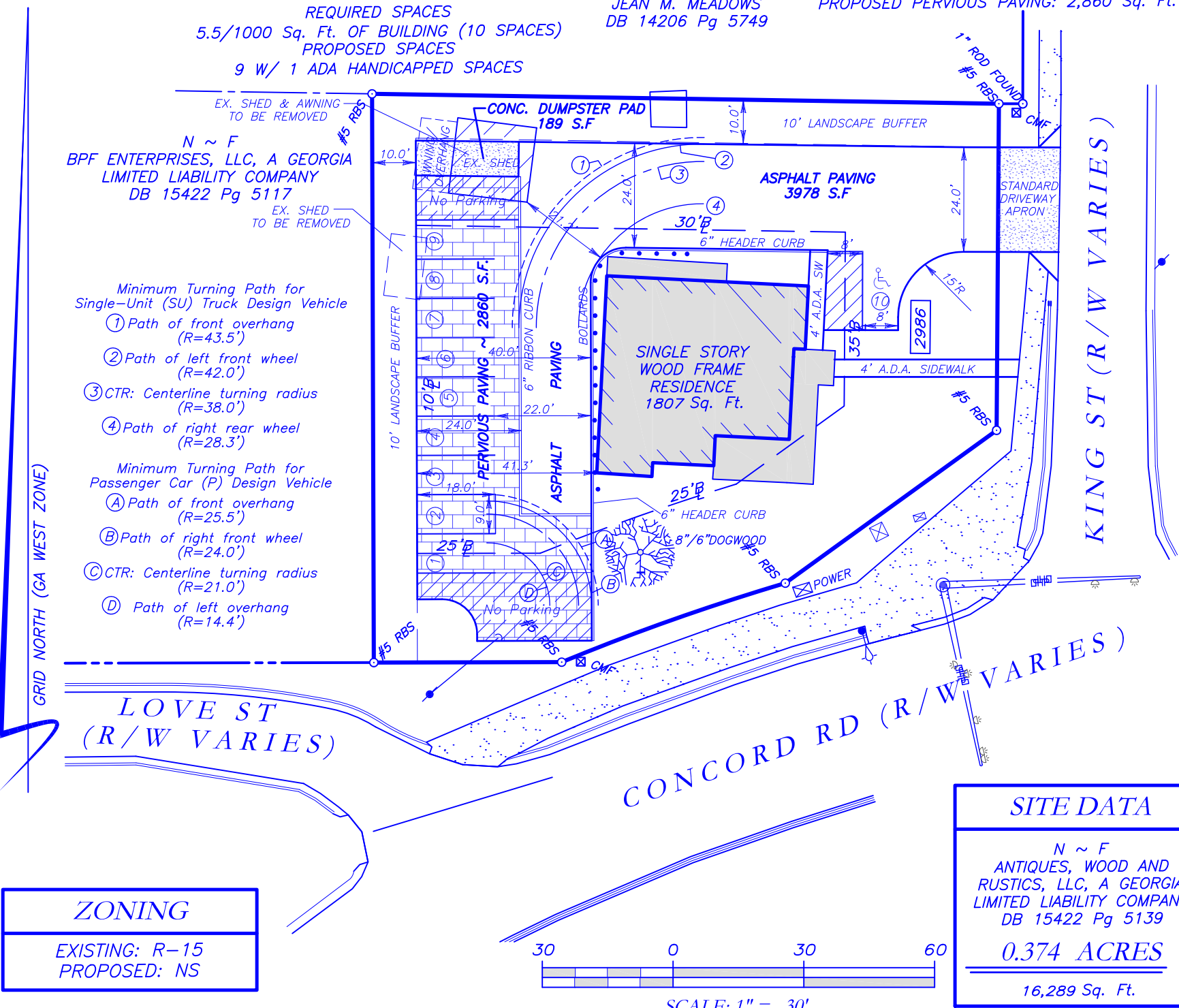
N ~ F
JEAN M. MEADOWS
DB 14206 Pg 5749

PERVIOUS AREA

PROPOSED PERVIOUS PAVING: 2,860 Sq. Ft.

IMPERVIOUS AREA

EXISTING: 2,771 Sq. Ft. (17.01%)
NEW ASPHALT PAVING: 3,978 Sq. Ft.
NEW SIDEWALK: 239 Sq. Ft.
NEW CONC. DUMPSTER PAD: 189 Sq. Ft.
TOTAL NEW: 4,406 Sq. Ft.
OVERALL TOTAL: 7,177 Sq. Ft. (44.06%)



SURVEYOR'S CERTIFICATION



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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

Donald Perryman
DONALD L. PERRYMAN, LS # 2133

3-08-22
DATE

RE-ZONING PLAN FOR
PATRICIA FERGUSON
LOCATED IN LAND LOT 552 OF THE 17th DISTRICT,

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



JOB NO.	5727
DRAWN BY	LSP/jp
CHECKED BY	DLP
DATE	7-29-21
FIELD DATE	6-28-21
SCALE	1"=30'

REVISIONS	DATE
Revised Parking Area	3-08-22
Per City Comments & Turn Radii	2-29-22
Rev. Dwy/Added Pervious Paving	1-24-22