

| DEVELOPMENT SUMMARY | |
|-----------------------------------|-----------------|
| ZONING | |
| EXISTING ZONING | SC |
| PROPOSED ZONING | RA-5 DETACHED |
| SITE AREA | 6,739 AREAS |
| DENSITY | |
| NUMBER OF UNITS | 24 UNITS |
| PROPOSED DENSITY | 1.56 UNITS/ACRE |
| MAXIMUM DENSITY ALLOWED | N/A |
| MINIMUM HEATED AREA | 1,600 SF |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| STREETS (INTERSECT) | |
| FRONT | 25 FEET |
| SIDE | 0 FEET |
| REAR | 0 FEET |
| PARKING REQUIRED PER TYPE MARSHAL | 12 SPACES |

CONSTRUCTION DRAWINGS

OLD TENNESSEE ROAD

LL 771, 19TH DISTRICT
COBB COUNTY, GEORGIA

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020



REVISIONS

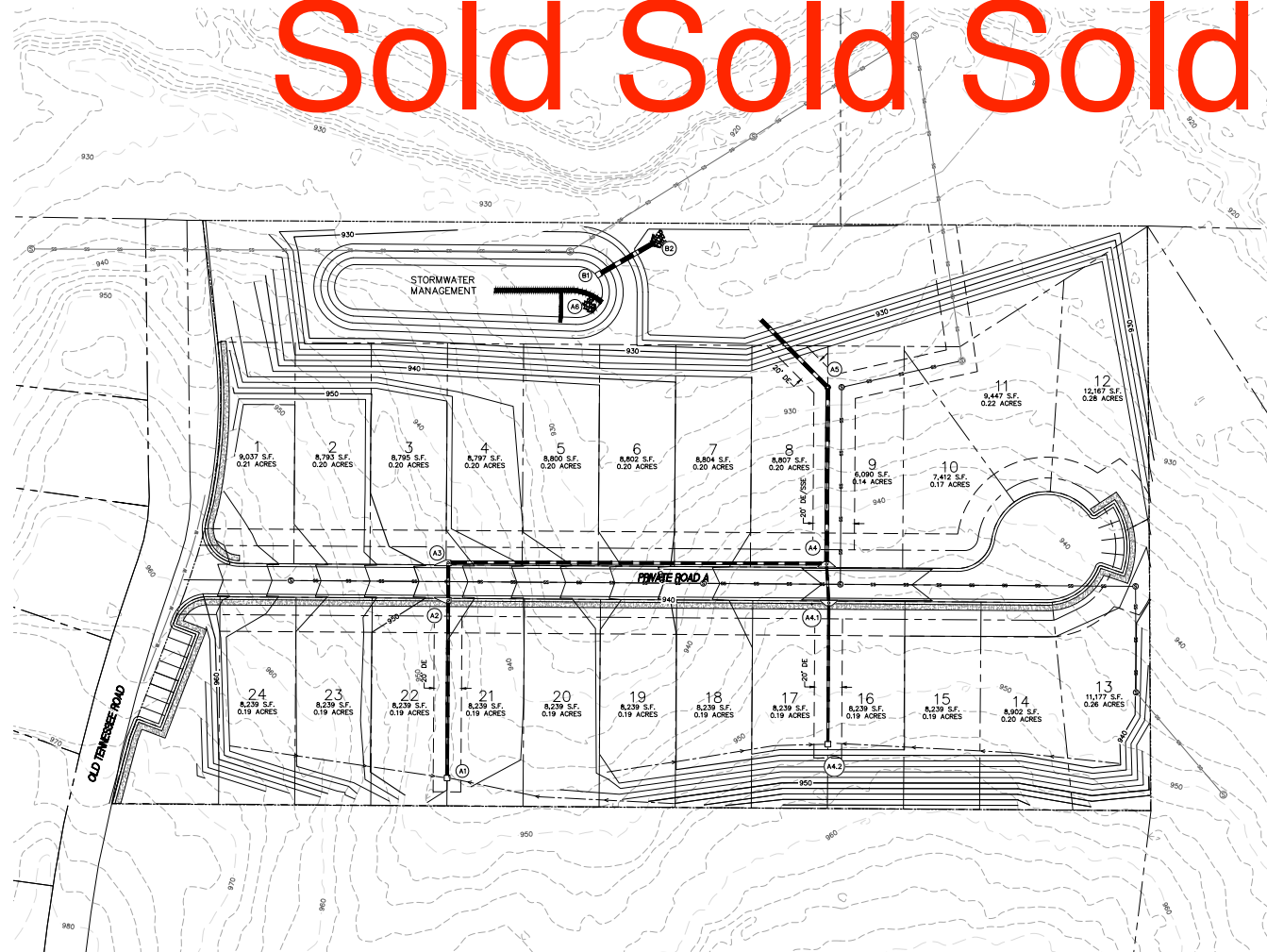
SITE PLAN

C.200

18035c.dwg

5.24.2019

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CONSTRUCTION DRAWINGS

OLD TENNESSEE ROAD

LL 771, 19TH DISTRICT
COBB COUNTY, GEORGIA

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020



REVISIONS

DRAINAGE PLAN

C.300

18035c.dwg

5.24.2019

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GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Sold Sold Sold

CLOSURE STATEMENT

GENERAL NOTES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)—STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS.
UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.L.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13067C 0201 G DATED DECEMBER 16, 2008. THIS SITE FALLS WITHIN ZONE "X".

LOT 3 - 3341 OLD TENNESSEE ROAD SW
PIN 19077100030

TITLE EXCEPTIONS

12. RIGHT OF WAY EASEMENT FROM GEORGIA BARNES TO GEORGIA POWER COMPANY, DATED SEPTEMBER 1, 1972, FILED SEPTEMBER 18, 1972, RECORDED IN DEED BOOK 1349, PAGE 678, AFORESAID RECORDS. (AFFECTS LOT 2, AS SHOWN)

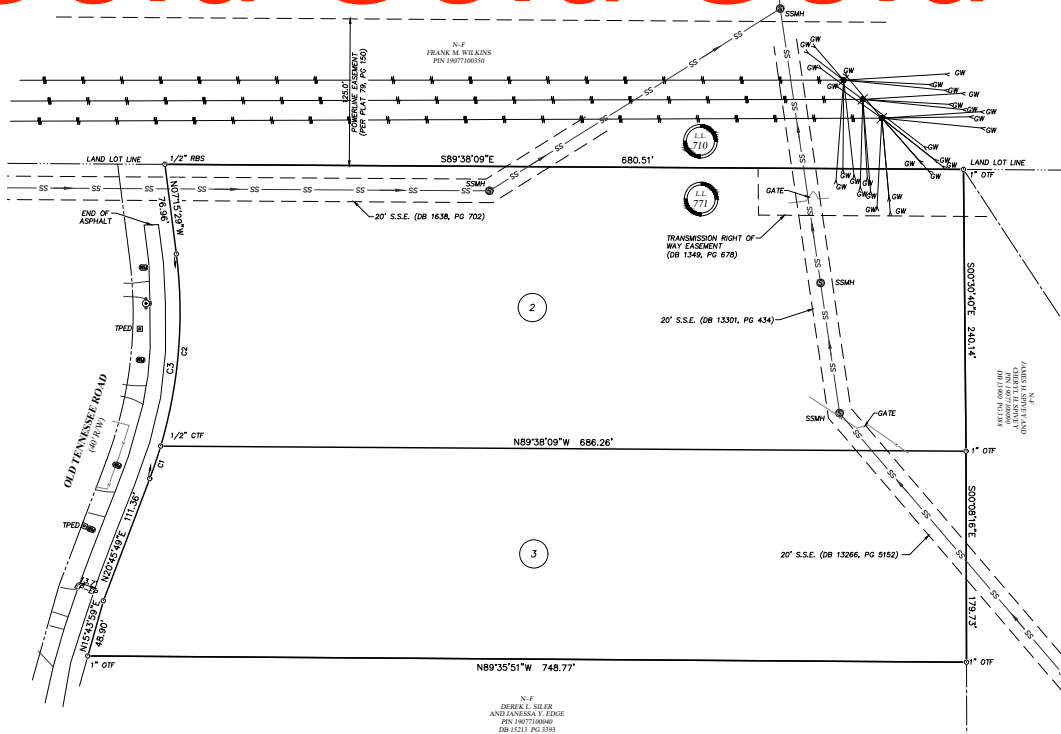
17. EASEMENT FROM HEURS OF GEORGIA BARNES (BY WHAT NAME KNOWN) BARNEYS ROBINSON,
GORDY BARNES AND JELISON BARNES TO COBB COUNTY, DATED MAY 19, 1975, FILED
NOVEMBER 16, 1975, RECORDED IN DEED BOOK 1638, PAGE 702; AFFORSEAD RECORDS.
(AFFECTS LOT 3). (SEE DISPOSITION GWN)
18. SEWER EASEMENT FROM DENNIS E. BEAMERS TO COBB COUNTY, DATED AUGUST 28,
2006, FILED OCTOBER 17, 2006, RECORDED IN DEED BOOK 13301, PAGE 454;
AFFORSEAD RECORDS. (AFFECTS LOT 3, AS SHOWN)
19. SEWER EASEMENT FROM CLARENCE BROWN JR. TO COBB COUNTY, DATED MARCH 24,
2006, FILED JULY 5, 2006, RECORDED IN DEED BOOK 13306, PAGE 9152;
AFFORSEAD RECORDS. (AFFECTS LOT 3, AS SHOWN)
20. SEWER EASEMENT FROM CLARENCE BROWN TO COBB COUNTY, DATED 28, APRIL 28, 2004,
FILED JULY 14, 2004, RECORDED IN DEED BOOK 13306, PAGE 9152; AFFORSEAD
RECORDS. (AFFECTS LOT 3) (SEE DISPOSITION GWN)
21. ALL MATTERS DISCLOSED ON THAT CERTAIN ALTA/SPLS NDE TITLE SURVEY FOR
DIVISION OF LAND SERVICES PREPARED BY THE DIVISION OF LAND SERVICE, TITLE INSURANCE
COMPANY PREPARED BY ALBERT W. GRAMLING, GEORGIA REGISTERED LAND SURVEYOR
NO. 2985, OF GUNNIN AND LANDSCAPE, DATED NOVEMBER 16, 2019, LAST REVISED

SYMBOL LEGEND

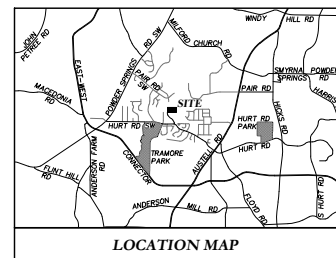
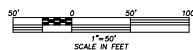
- 1/2" REBAR FOUND
 1" REBAR SET
 RIGHT-OF-WAY MONUMENT FOUND
 LOT NUMBER
 LAND LOT NUMBER
 BENCHMARK
 SIGN
 CABLE TV BOX
 CABLE TV MANHOLE
 CABLE TV PEDESTAL
 ELECTRIC BOX
 ELECTRIC MANHOLE
 ELECTRIC METER
 ELECTRIC PEDESTAL
 GUY WIRE AND ANCHOR
 GUY POLE
 LIGHT POLE
 POWER POLE
 SERVICE POLE
 TRANSFORMER
 GAS MANHOLE
 GAS VALVE

ABBREVIATIONS

- | | |
|--------|-------------------------|
| BSL | BUILDING SETBACK LINE |
| C.L. | CENTERLINE |
| C.L.F. | CHAIN LINK FENCE |
| CM | CONCRETE MONUMENT FOUND |
| CONC. | CONCRETE |
| CTP | CROWN TOP PIPE |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| EX. | EXISTING |
| EP | EDGE OF PAVEMENT |
| FENL | FENCE |
| L.L.L. | LAND LOT LINE |
| OTF | OPEN TOP PIPE |
| PB | PLAT BOOK |
| PG. | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SS | SANITARY SEWER |
| S.S.E. | SANITARY SEWER EASEMENT |
| | PROPERTY LINE |



| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C1 | 29.18' | 398.03' | N18°39'47"E | 29.18' |
| C2 | 165.48' | 398.03' | N04°39'09"E | 164.29' |
| C3 | 194.67' | 398.03' | N06°45'10"E | 192.73' |

$$\begin{array}{r} \text{LOT 2} = 3.716 \text{ ACRES} \\ \text{LOT 3} = 2.961 \text{ ACRES} \\ \hline \text{TOTAL AREA} = \\ 6.677 \text{ ACRES} \end{array}$$


LEGAL DESCRIPTION

RECORD LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 771 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING LOTS 2 AND 3, BARNES FAMILY SUBDIVISIONS, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 115, COBB COUNTY GEORGIA RECORDS, AS WELL AS PLAT RECORDED IN PLAT BOOK 79, PAGE 150, AFORESAID RECORDS, SAID PLATS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

SURVEY LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 771 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING COMMENCE AT A $\frac{3}{8}$ " REBAR SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF OLD TENNESSEE ROAD (40' R/W) AND THE COMMON LINE TO LAND LOTS 710 AND 771, SAID POINT BEING THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING,
THENCE ALONG SAID LAND LOT LINE, SOUTH 89 DEGREES 38 MINUTES 09 SECONDS
EAST, 680.51 FEET TO A 1" OPEN TOP PIPE FOUND;
THENCE LEAVING SAID LAND LOT LINE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS
EAST, 10.14 FEET TO A 1" OPEN TOP PIPE FOUND;
THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, 178.73 FEET TO
A 1" OPEN TOP PIPE FOUND;
THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST, 748.77 FEET TO
A 1" OPEN TOP PIPE FOUND ON THE EASTERN RIGHT OF WAY OF OLD TENNESSEE
ROAD (A.K.A. RIGHT OF WAY).

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES:
NORTH 15 DEGREES 43 MINUTES 59 SECONDS EAST, 48.91
NORTH 20 DEGREES 45 MINUTES 49 SECONDS EAST, 111.3
ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 194.0
HAVING A RADIUS OF 398.03 FEET AND BEING SUBTENDED BY
FEET, AT NORTH 06 DEGREES 45 MINUTES 10 SECONDS E
NORTH 07 DEGREES 15 MINUTES 29 SECONDS WEST, 76.9
BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.677 ACRES

CERTIFICATION

TO: LOYD DEVELOPMENT SERVICES, LLC, A GEORGIA LIMITED LIABILITY COMPANY,
LDS OLD TENNESSEE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SOUTHERN
PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL
TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 9, 11(a), 13, 16, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2019.

DATE OF PLAT: NOVEMBER 18, 2019

11.22.19
ALBERT W. GRAMLING, GA RLS NO. 2983

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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 ANIMAL, REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS OF LAND HEREIN RECORDED AND HEREIN RE-PLATED HAVE BEEN APPROVED BY 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 THE PLAT COMPLIES WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL LAND SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS 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.

ALBERT W. GRAMLING, G.A. # 2983 11.22.19
DATE

REVISION

DATE _____

GUNNIN
LAND SURVEYING

DRAWN BY: JTK
CHECKED BY: AWG

PROJECT NO. 16066

| | |
|-------|----|
| SHEET | OF |
| 1 | 1 |