

SITE DATA:

- 1. TOTAL SITE AREA = 3.165 ACRES
2. TOTAL NUMBER LOTS = 16 (5.055 LOTS/ACRE)
3. ZONING: RA-6
4. CASE NUMBER: Z-32 (APRIL 19,2016)
5. SETBACKS:

FRONT = 10'
SIDE = 5'
REAR = 20'
MAX BLDG HEIGHT 35 FEET
MIN 15' BETWEEN STRUCTURES

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
107 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GEORGIA 30115
PHONE: 678.880.7502

ENGINEER:

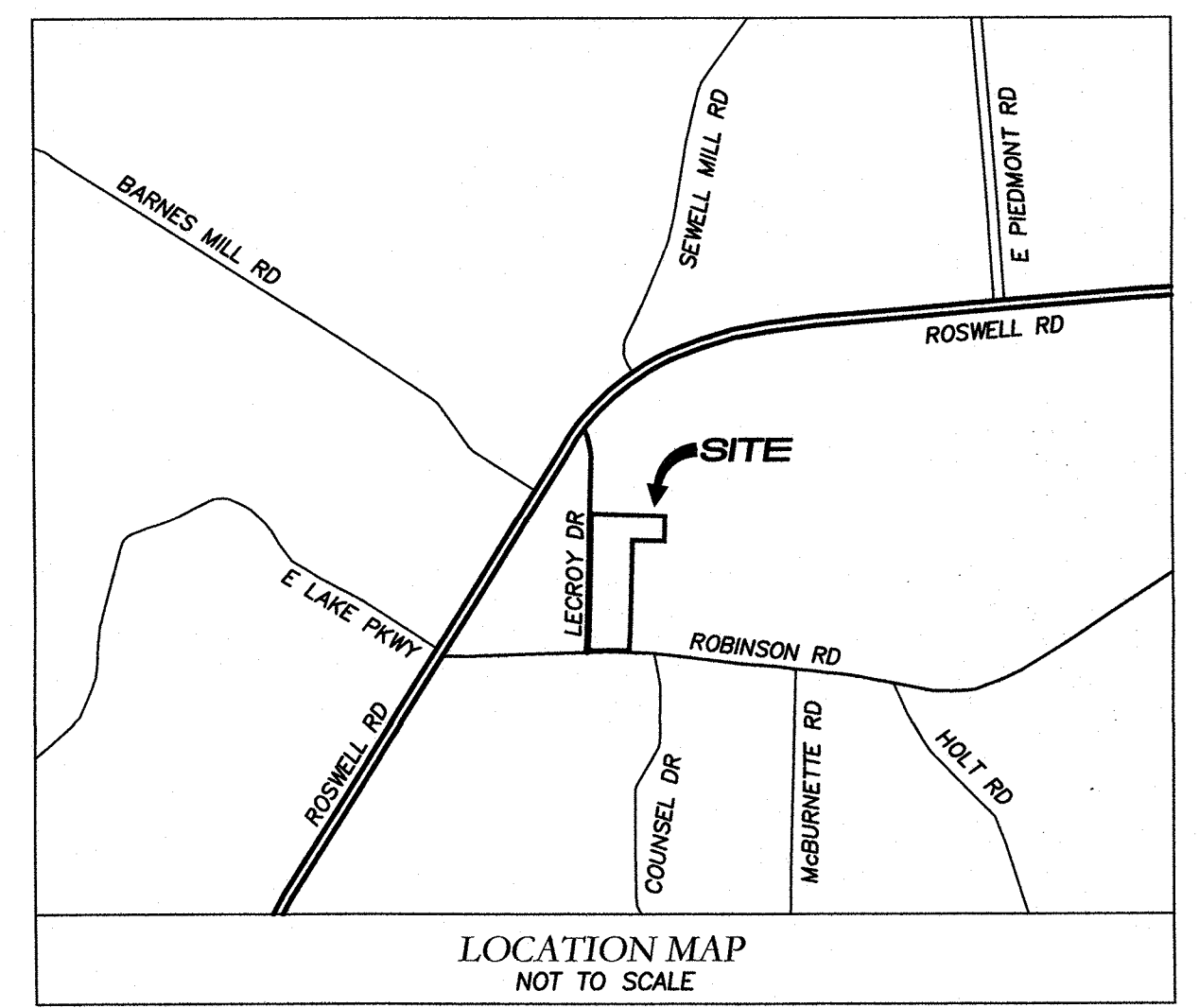
GREYDEN ENGINEERING, LLC
2103 MACY DRIVE
ROSWELL, GEORGIA 30076
PHONE: 770.573.4801

OWNER/DEVELOPER:

VENTURE HOMES, INC.
1580 TERRILL MALL ROAD, STE 100
MARIETTA, GA 30067
PHONE: 770.955.8300

IMPERVIOUS TABLE
LOT # ALLOWABLE IMPERVIOUS BYPASS
13 1,742 S.F.
14 1,742 S.F.
15 1,742 S.F.
16 1,742 S.F.
17 1,742 S.F.

LOT AREA TABLE
LOT ACRES SQ. FT.
1 0.053 2312
2 0.043 1878
3 0.043 1877
4 0.043 1878
5 0.054 2343
6 0.054 2341
7 0.043 1872
8 0.054 2339
COMMON SPACE 1 0.036 1562
COMMON SPACE 2 0.263 11441
COMMON SPACE 3 0.090 3909



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, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED...

TO COBB COUNTY
RIGHT OF WAY DEDICATION - 2,696 SQUARE FEET

OWNER: Sean C. Purdy DATE: 8/7/2018

SURVEYOR'S CERTIFICATE

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

ALBERT GRAMLING, LS GA REG #2983 DATE: 08/06/18

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE-YEAR MAINTENANCE SECURITY.

COBB COUNTY WATER SYSTEM DATE: 8/7/18
ZONING DIVISION DATE: 8-7-18
DEVELOPMENT & INSPECTIONS DIVISION DATE: 8-13-18
COBB COUNTY BOARD OF COMMISSIONERS DATE: 8-13-18

STATEMENT OF LIMITATIONS:

THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

BY: Albert Gramling DATE: 08/06/18
ALBERT GRAMLING, LS NO. 2983

CERTIFICATE OF SURVEYOR/ENGINEER

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 JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON...

BY: Albert Gramling DATE: 08/06/18
ALBERT GRAMLING GA, RLS 2983

GENERAL NOTES

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 61,306. IT HAS BEEN ADJUSTED USING THE ANGLE BALANCE METHOD. THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 293,314.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S6 ROBOTIC TOTAL STATION.

FIELD WORK COMPLETED 12/01/2015.

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-NORTH 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.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M., COBB COUNTY, GEORGIA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER 13067C0126H DATED NOVEMBER 2, 2012. THIS SITE LIES IN ZONE X.

ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

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

VERTICAL DATUM IS NAVD 88.

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING ANY DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

PROPOSED SIDEWALKS SHOWN HEREON ARE TO BE INSTALLED BY BUILDER AT TIME OF CONSTRUCTION.

ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

COBB COUNTY MONUMENT DOES NOT EXIST WITHIN 500 FEET OF THE PROJECT.

ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.

NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN (10') FEET OF THE EDGE OF PERMANENT COBB COUNTY WATER OR SANITARY EASEMENTS ON THE FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK PAGE, COBB COUNTY RECORDS AND SIGNED BY THE OWNER.

AS-BUILT CERTIFICATION IS REQUIRED FOR DETENTION/WATER QUALITY POND, PRIOR TO FINAL PLAT OR CERTIFICATE OF OCCUPANCY.

WATER AND SEWER UTILITIES WITHIN THE AE/AE WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY COWS.

PAVEMENT CUTS BY COWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAILS 02510-2.

ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S (HOA) RESPONSIBILITY.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

SITE PLAN REVIEW/LAND DISTURBANCE PROJECT NUMBER: SPR-2016-00280

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
C.L. CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMPED TOP PIPE
DE DRAINAGE EASEMENT
E.O.P. EDGE OF PAVEMENT
FEN FENCE
L.L. LAND LOT LINE
O.H. OVERHEAD UTIL. LINE
OT OPEN TOP PIPE
RCP REINFORCED CONCRETE PIPE
R.W. RIGHT OF WAY
SS SANITARY SEWER
SSE SANITARY SEWER EASEMENT
P.L. PROPERTY LINE

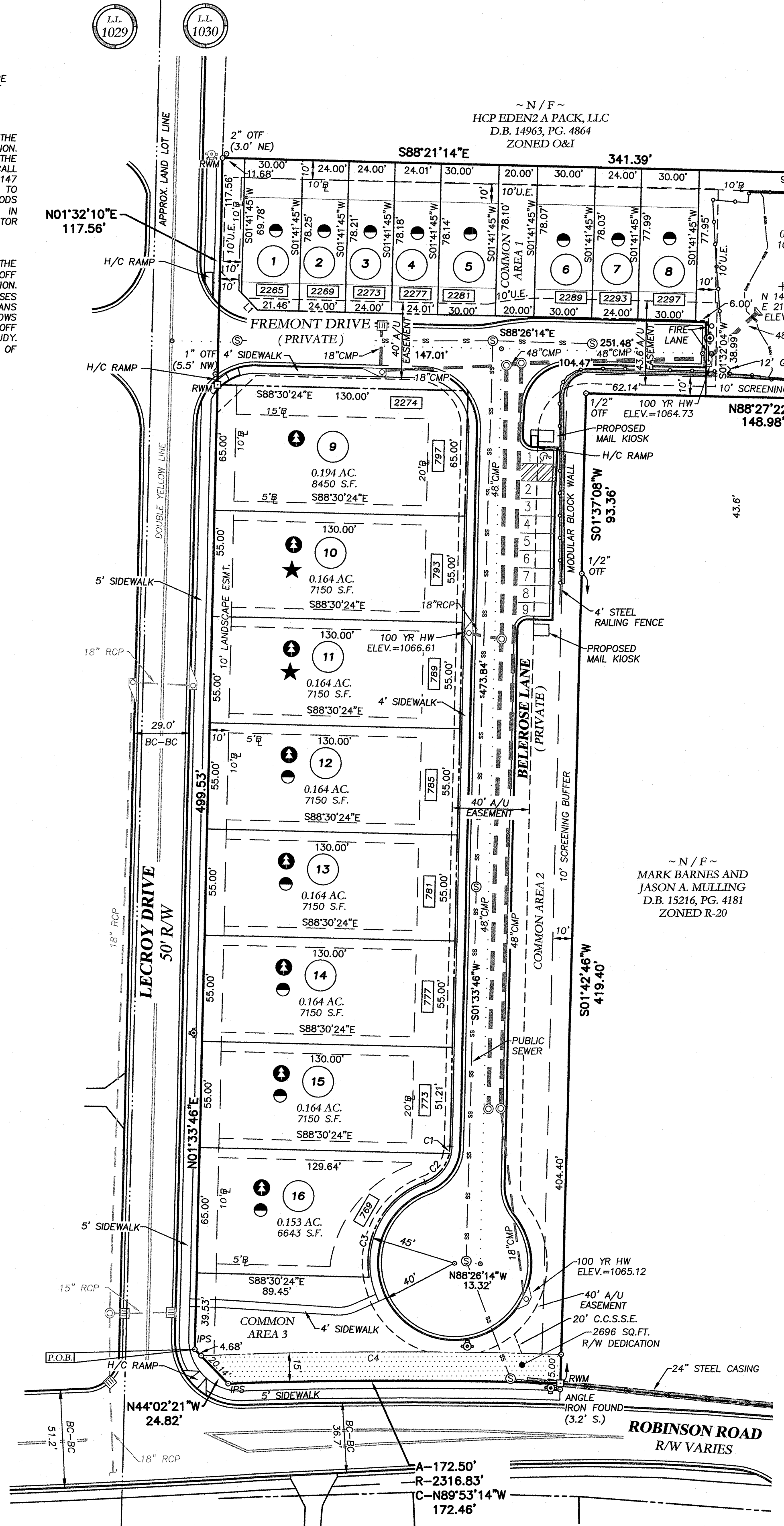
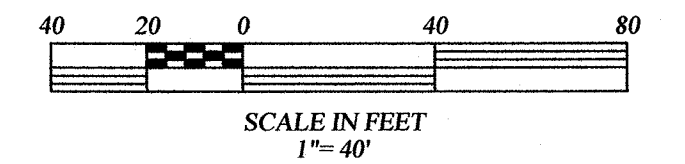
BENCHMARK ELEV. = 1074.27 TOP FIRE HYDRANT

LINE TABLE
LINE BEARING DISTANCE
L1 N43°27'02"W 12.04'

CURVE TABLE
CURVE ARC LENGTH RADIUS CHORD BEARING CHORD LENGTH
C1 3.81 20.00 S07°01'06"W 3.80'
C2 20.15 20.00 S41°20'10"W 19.31'
C3 62.26 45.00 S30°33'56"W 57.41'
C4 186.96 2331.83 S89°56'44"W 186.91'

SYMBOL LEGEND

- IPF 1/2" REBAR FND.
IPS 1/2" REBAR SET
BM BENCHMARK
CIV CATCH BASIN
CMF CONCRETE MONUMENT FOUND
DI DROP INLET
FH FIRE HYDRANT
ICV IRRIGATION CONTROL VALVE
PP POWER POLE
CD SANITARY CLEANOUT
MH SANITARY SEWER MANHOLE
JB STORM JUNCTION BOX
TX TRANSFORMER BOX
TSP TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE
WI WEIR INLET



REVISION DATE

FINAL PLAT OF ROBINSON PARK (F.K.A. CONWAY COMMONS)
LOCATED IN LAND LOT 1030
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MARCH 17, 2017

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