CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR

- PUBLIC ROADWAY. 2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT
- SHALL BE THE PROPERTY OWNERS. 3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THÈSE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
- 4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A PERMIT FOR THE CONNECTION TO SILVER COMET TRAIL IS ISSUED BY COBB COUNTY.
- 5. THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS. 6. HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.

COBB COUNTY WATER SYSTEM NOTES:

- 1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
- 2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125. 3. WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR

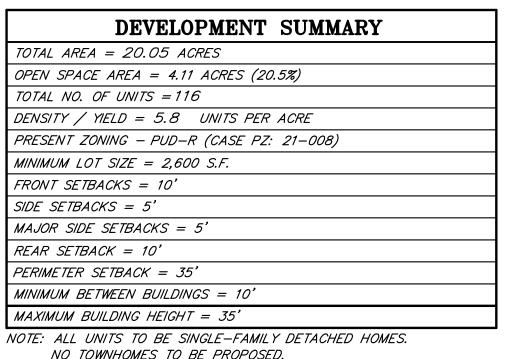
MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

TOTAL PARKING SUMMA	ARY
PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	232 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	232 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	68 SPACES
TOTAL PARKING PROVIDED	526 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 116)	58 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	70 SPACES

PHASE 2 PARKING SUMM	MARY
PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	90 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	90 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	18 SPACES
TOTAL PARKING PROVIDED	198 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 71)	35.5 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	47.5 SPACES

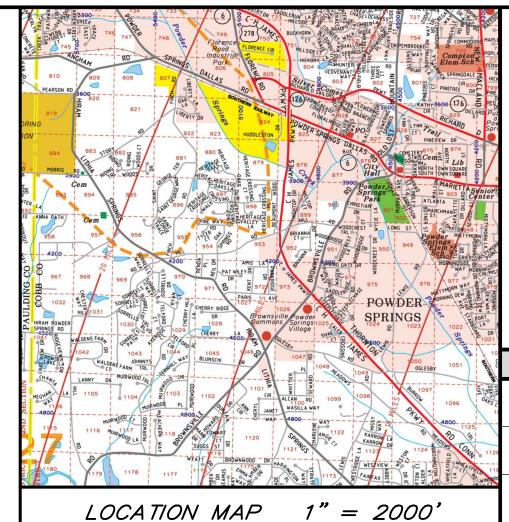
TOTAL RECREATION AREA/GI	REEN SPACE
MINIMUM AREA REQUIRED = 1 AC.(110/50) = 2.20	ACRES
RECREATION AREA	0.85 ACRES
OPEN SPACE PHASE 1	1.79 ACRES
OPEN SPACE PHASE 2	4.73 ACRES
	TOTAL 6.52 ACRES

PUBLIC	STREET	D	ATA	
STREET NAME			L.F.	
OODLAND HILLS			1.304	



NO TOMNTOMES TO BE THOTOSED.
PHASE 2 DEVELOPMENT SUMMARY
TOTAL AREA = 9.41 ACRES
COMMERCIAL PARCEL = 2.33 ACRES
SINGLE FAMILY AREA = 7.08 ACRS
OPEN SPACE AREA = 4.73 ACRES
TOTAL NO. OF LOTS = 45

PHASE 2 RECREATION AREA/O	GREEN SPACE
OPEN SPACE #1	4.49 ACRES
OPEN SPACE #2	0.24 ACRES
	TOTAL 4.73 ACRES



REVISIONS:

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1266 POWDER SPRINGS RD SW

MARIETTA, GA 30064

www.gaskinslecraw.com

LSF001371

PHONE -

PREPARED IN THE OFFICE OF:

. И

PLAT PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SHOW THE UTILITIES FOR SINGLE FAMILY HOMES AND SUBDIVIDE THE OVERALL TRACT INTO SINGLE FAMILY LOTS.

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) WILL NOT BE LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) ON THE POINTS UTILIZED IN THIS SURVEY

COMMUNITY NUMBER # 130056 , MAP NUMBER 13067C0177G DATED DECEMBER 16, 2008

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE

METER; LINEAR PRECISION OF TRAVERSE: 1/36,812; ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS

ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/218,895. MATTERS OF TITLE ARE EXCEPTED.

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARAION OF COVENANTS. CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WEST OAK TRACE, RECORDED IN OFFICIAL RECORD VOLUME _____, PAGE ____ IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED

WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

FIRE NOTES:

- 1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE
- AT WWW.COBBFMO.ORG NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND
- 4. ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA

APPROVAL BY FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION

C151 (CCDS 503.01.02) 6. THIS SITE MEETS GUEST PARKING REQUIREMENTS. EACH DWELLING UNIT WILL HAVE A TWO CAR GARAGE WITH A DRIVEWAY OF 22 FEET LONG AND 20 FEET WIDE. ADDITIONAL GUEST PARKING IS PROVIDED AT THE RATE OF 0.5 SPACES PER DWELLING UNIT.

FIRE DEMO/CONSTRUCTION NOTES: 1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL

BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE 2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR RO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT

INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT

SHALL BE FAMILIAR WITH THE IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA THE OWNER HEREBY DESIGNATES BOB HUPP AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE—NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO

COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

COBB COUNTY WATER SYSTEM APPROVAL

THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM

CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

DIRECTOR OF COMMUNITY DEVELOPMENT

MAYOR. CITY OF POWDER SPRINGS

DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE AND DEDICATION

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, I DO HEREBY CONVEY TO COBB COUNTY, GEORGIA ALL WATER MAINS. WATER LINES. SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES TO THE FIRST JUNCTION BOX OR WHERE WATER COMBINES WITH A PRIVATE SYSTEM, SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS. PARKS. WATERCOURSES. DRAINS. EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS. I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING: ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LIENS, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS. FLOODING FROM NATURAL CREEKS AND RIVERS. SURFACE WATERS. 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.

OWNER'S NAME: HILL ROAD DEVELOPMENT, LLC

OWNER'S ADDRESS: 720 KENNESAW AVE., MARIETTA, GA, 30060

ELEV. = 955.74'

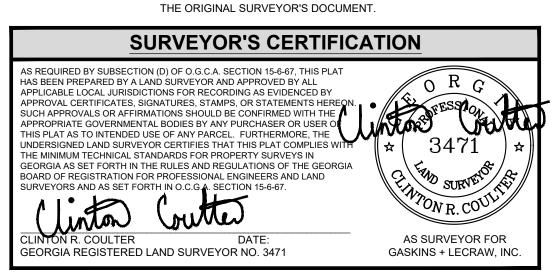
TOP OF FIRE HYDRANT

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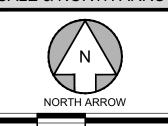
BENCHMARK: TOP OF FIRE HYDRANT



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SCALE & NORTH ARROW:



SCALE: 1" = 30' SURVEY INFO:

IELD DATE:

JOB #:

OFFICE DATE: FINAL PLAT

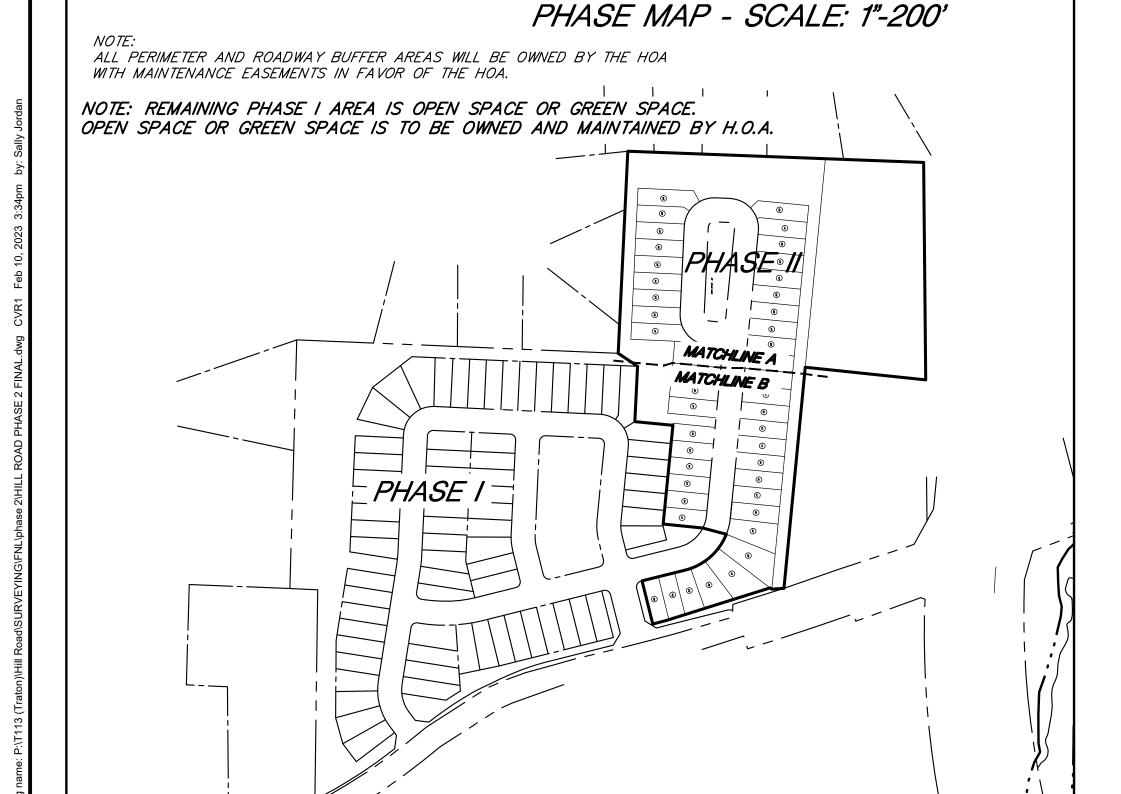
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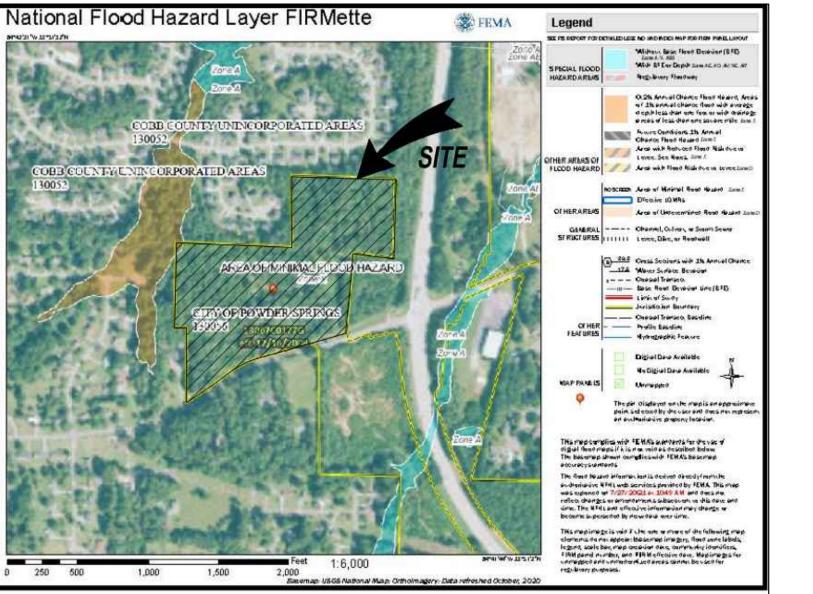
2-10-23

CONTRACTOR: DOGWOOD SITE CONTRACTORS P.O. BOX 1891 MARIETTA, GA 30061 VONDALE TIPTON

OWNER/DEVELOPER: TRATON HOMES, LLC 720 KENNESAW AVE. MARIETTA, GA 30060

24 HOUR CONTACT: BOB HUPP





FEMA MAP

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	LOT ADDRESS CHART				
LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
41	5043	WOODLAND HILLS	64	5074	WOODLAND HILLS
42	5045	WOODLAND HILLS	65	5072	WOODLAND HILLS
43	5047	WOODLAND HILLS	66	5070	WOODLAND HILLS
44	5049	WOODLAND HILLS	67	5068	WOODLAND HILLS
45	5051	WOODLAND HILLS	68	5066	WOODLAND HILLS
46	5053	WOODLAND HILLS	69	5064	WOODLAND HILLS
47	5057	WOODLAND HILLS	70	5062	WOODLAND HILLS
48	5059	WOODLAND HILLS	71	5060	WOODLAND HILLS
49	5061	WOODLAND HILLS	72	5058	WOODLAND HILLS
50	5063	WOODLAND HILLS	73	5056	WOODLAND HILLS
51	5065	WOODLAND HILLS	74	5054	WOODLAND HILLS
52	5067	WOODLAND HILLS	75	5052	WOODLAND HILLS
53	5069	WOODLAND HILLS	76	5050	WOODLAND HILLS
54	5073	WOODLAND HILLS	77	5048	WOODLAND HILLS
55	5075	WOODLAND HILLS	78	5046	WOODLAND HILLS
56	5077	WOODLAND HILLS	79	5044	WOODLAND HILLS
57	5079	WOODLAND HILLS	80	5042	WOODLAND HILLS
58	5081	WOODLAND HILLS	81	5040	WOODLAND HILLS
59	5083	WOODLAND HILLS	82	5038	WOODLAND HILLS
60	5082	WOODLAND HILLS	83	5036	WOODLAND HILLS
61	5080	WOODLAND HILLS	84	5034	WOODLAND HILLS
62	5078	WOODLAND HILLS	85	5032	WOODLAND HILLS
63	5076	WOODLAND HILLS			

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S73°17'15"W	11.91	125.00	11.91
C2	S62°52'12"W	33.44	125.00	33.54
C3	S46°16'45"W	38.69	125.00	38.85
C4	S29°38′23″W	33.65	125.00	33.76
C5	S14°10'01"W	33.65	125.00	33.76
<i>C7</i>	N5°59'59"E	1.88	125.00	1.88
C8	S6°35′10″E	26.11	62.00	26.31
<i>C9</i>	S30°56'48"E	26.22	62.00	26.41
C10	N65°29'15"W	47.12	62.00	48.34
C11	S76°31'41"W	33.45	62.00	33.87
C12	N47°26'47"E	28.81	62.00	29.07
C13	N20°31′19″E	28.93	62.00	29.20
C14	N4°51'56"E	4.68	62.00	4.69
C15	N7°59'12"W	23.00	62.00	23.13
C16	N42°07'29"W	49.35	62.00	50.75
C17	N74°48'00"W	19.88	62.00	19.96
C19	N39°13'38"W	16.91	12.00	18.76
C20	N15°59'47"E	27.15	75.00	27.30
C21	N50°46'22"E	17.03	12.00	18.93
C22	S40°39'42"E	16.48	12.00	18.16
C23	N41°07′38″W	17.47	12.00	19.56
C24	S47°26'19"W	16.89	12.00	18.74

,		
	C/L CU	JRVE DATA
	NO.	DATA
	7	$\triangle = 52^{\circ}25^{\circ}31^{\circ}$ $R = 100.00^{\circ}$ $L = 91.50^{\circ}$ $T = 49.23^{\circ}$
	2	$\triangle = 86^{\circ}43'29''$ $R = 37.00'$ $L = 56.00'$ $T = 34.94'$
	3	$\triangle = 89^{\circ}28'33''$ $R = 37.00'$ $L = 57.78'$ $T = 36.66'$
	4	$\triangle = 93'23'34"$ $R = 37.00'$ $L = 60.31'$ $T = 39.26'$

LINE TABLE

BEARING

S71°15'30"W

S55°59'11"E

N84°01'26"W

N5°34'09"E

DISTANCE

6.03'

14.18'

22.05

LINE #

L2

L5

L9

L10

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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SURVEYOR'S CERTIFICATION			
BY SUBSECTION (D) OF O.G.C.A. SECTION 15-6-67, THIS PLAT EPARED BY A LAND SURVEYOR AND APPROVED BY ALL OCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY RTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. 'ALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF	\(\begin{aligned} \text{C} \\	O R G	
TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE DIAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN	☆	3471	☆

FORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND URVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. AS SURVEYOR FOR

CLINTON R. COULTER GEORGIA REGISTERED LAND SURVEYOR NO. 3471

HAS BEEN PRE APPLICABLE LO

SUCH APPROV APPROPRIATE

THIS PLAT AS

OWNER/DEVELOPER:

TRATON HOMES, LLC

720 KENNESAW AVE.

MARIETTA, GA 30060

BOB HUPP

24 HOUR CONTACT:

CONTRACTOR:

P.O. BOX 1891

VONDALE TIPTON

MARIETTA, GA 30061

DOGWOOD SITE CONTRACTORS

JOB #: GASKINS + LECRAW, INC.

2 OF 5

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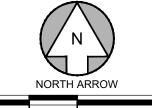
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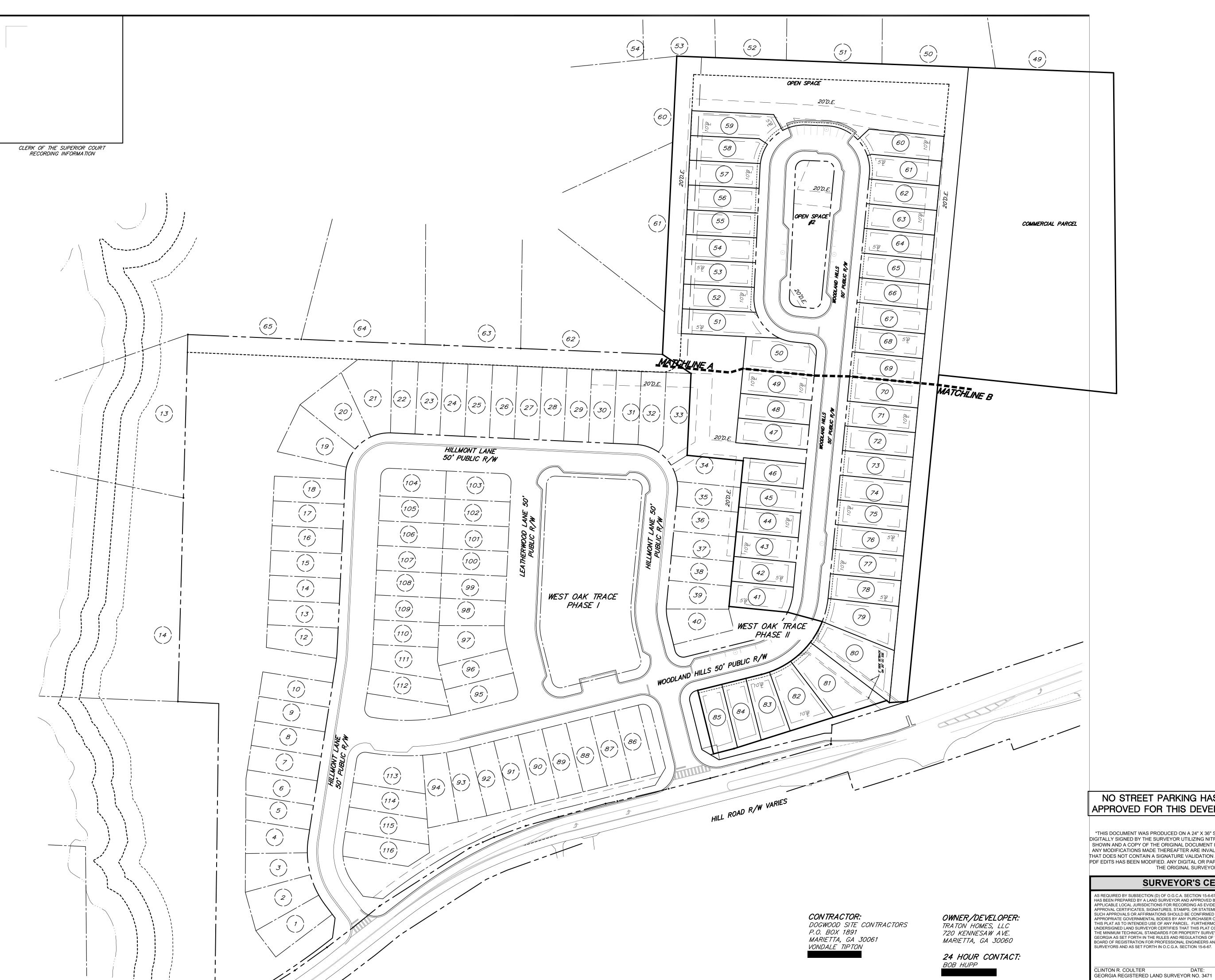


SCALE: 1" = 30'

SURVEY INFO:

FIELD DATE: 2-07-23 2-10-23

OFFICE DATE: FINAL PLAT





NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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SURVEYOR'S CERTIFICA	ATION
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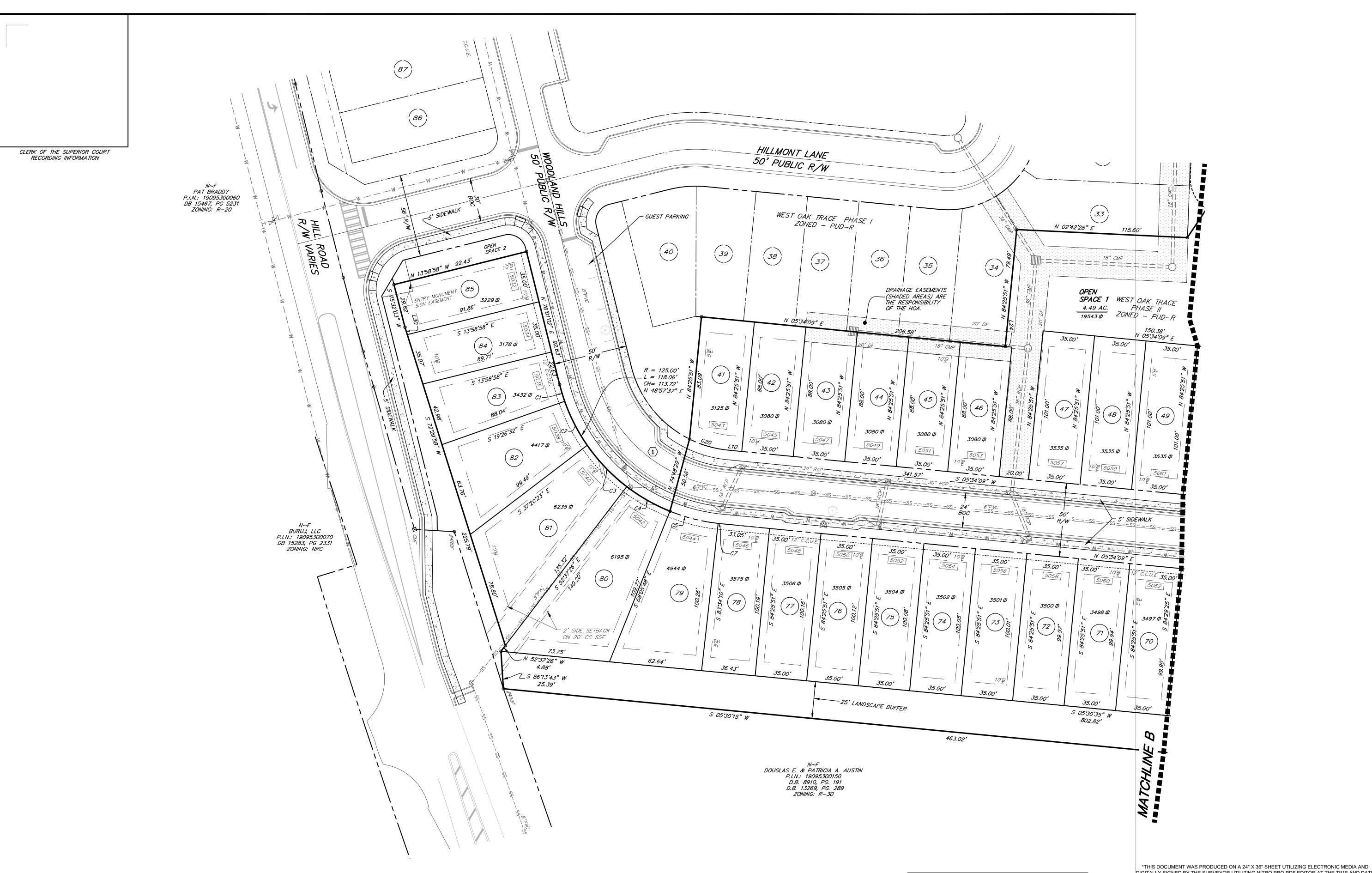
AS SURVEYOR FOR GASKINS + LECRAW, INC. Know what's below.
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SCALE: 1" = 60'

2-07-23 2-10-23 2101074

OVERALL PHASE 3 OF 5

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AS SURVEYOR FOR

GASKINS + LECRAW, INC.

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SURVEYOR'S CERTIFICATION

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.

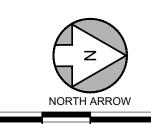
THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN

SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND



SCALE: 1" = 30'

FINAL PLAT

2-07-23

2-10-23

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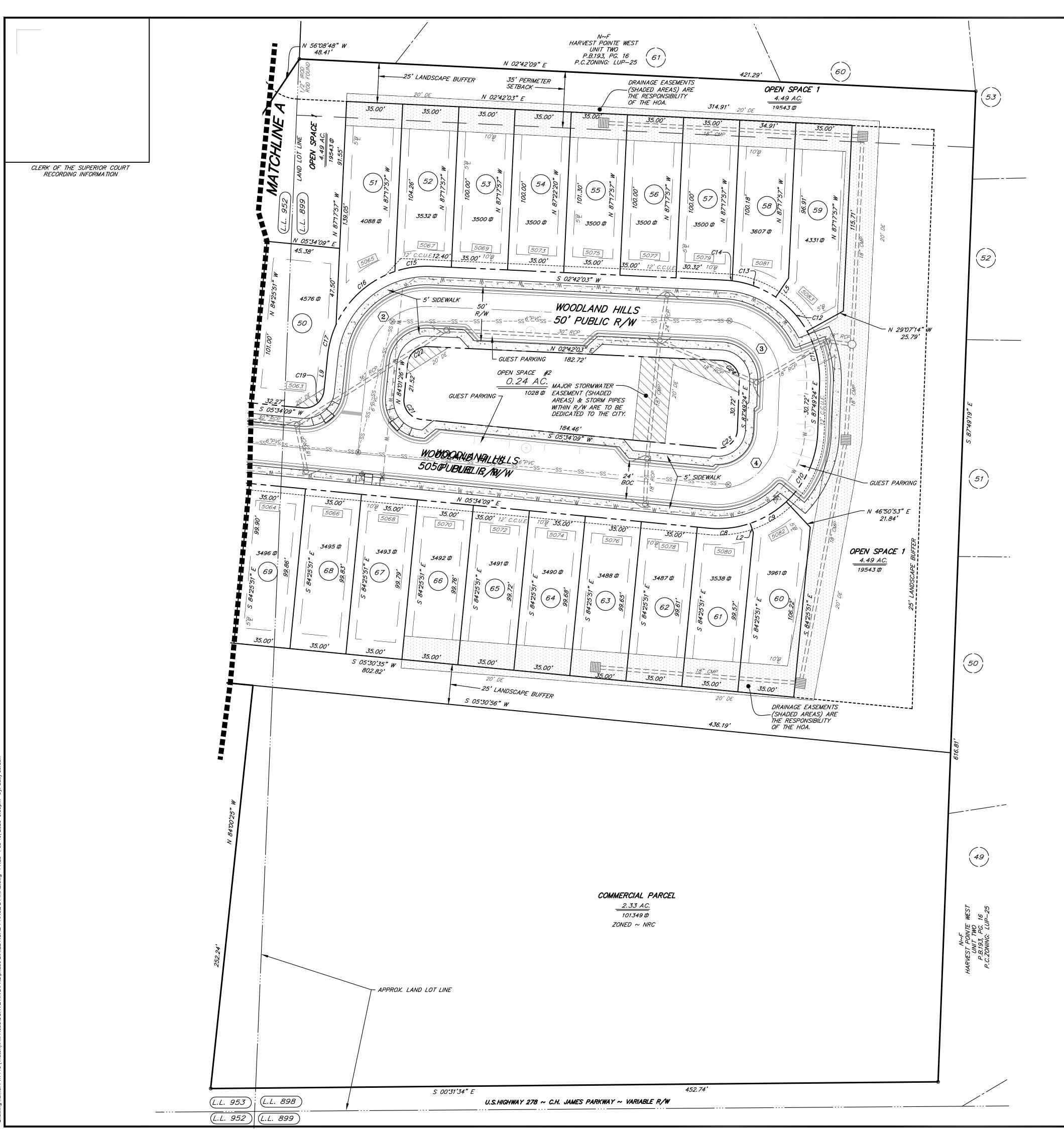
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

CONTRACTOR: DOGWOOD SITE CONTRACTORS P.O. BOX 1891 MARIETTA, GA 30061 VONDALE TIPTON

OWNER/DEVELOPER: TRATON HOMES, LLC 720 KENNESAW AVE. MARIETTA, GA 30060

24 HOUR CONTACT: BOB HUPP

CLINTON R. COULTER GEORGIA REGISTERED LAND SURVEYOR NO. 3471





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AS SURVEYOR FOR GASKINS + LECRAW, INC.

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SCALE: 1" = 30'

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