

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SWYRNA AND THE SWYRNA ZONING COMMISSION AND THE CITY OF SWYRNA ZONING COMMISSION STAFF AND THE CITY OF SWYRNA ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS, A ONE-YEAR MAINTENANCE BOND HAS BEEN POSTED ON BEHALF OF THE CITY OF SWYRNA.

MAYOR, CITY OF SWYRNA	DATE
PLANNING AND ZONING COMMISSION CHAIRMAN	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE
PUBLIC WORKS DIRECTOR	DATE
CITY ENGINEER	DATE
CHIEF BUILDING OFFICIAL	DATE

**GENERAL NOTES**

- ZONING: LOTS 1-4 (AND CONTIGUOUS) LOT 5 (R-15)
- MINIMUM SETBACKS: (SEE ZONING ORDINANCE)  
FRONT - 15' (UNLESS OTHERWISE NOTED)  
SIDE - 7.5' - 15' (UNLESS OTHERWISE NOTED)  
REAR - 20' (UNLESS OTHERWISE NOTED)  
MINIMUM SETBACKS: R-15  
FRONT - 35'  
SIDE - 10'  
REAR - 30'
- HOMES SHALL MAINTAIN A 3' SETBACK FROM ANY ON-SITE EASEMENTS.
- ALL LOTS SERVED BY CITY OF SWYRNA WATER & SEWER.
- 1/2" INCH RE-BAR SET AT ALL CORNERS NOT FOUND.
- DETENTION IS PROVIDED FOR IN THE DETENTION FACILITY LOCATED WITHIN THIS SITE.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE DETENTION POND AND THE ALLEY.
- NO BURY OR BURN PITS ON SITE.
- DETENTION POND TO BE MAINTAINED BY HOA.
- EQUIPMENT USED UNDER TROTS TOILET STATION.
- ALL FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN 50,000 FT. AND AN ANGULAR ERROR OF  $\pm 3$  SEC. PER ANGLE.
- THIS CLOSURE OF THIS PLAT HAS BEEN CALCULATED 1 FT. IN 50,000 FT. CLOSURE PRECISION OF 1 FT. IN 50,000 FT.
- PROTECTIVE COVERS ARE REQUIRED IN P.A. \_\_\_\_\_ RE: \_\_\_\_\_
- DRAINAGE EASEMENTS ARE CENTERED ON CONSTRUCTED STORM SEWERS.
- DRAINAGE EASEMENTS OFF THE R/W SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP #1308050037 LAST REVISION ON AUGUST 18, 1982.

**SUBMITTER'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT STATEMENT OF THE LAND AND INTERESTS AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SWYRNA SUBDIVISION REGULATIONS.

BY: RONALD E. GUDGER DATE: \_\_\_\_\_  
R.L.S. # 2089

SUBMITTED BY: BAT, L.W.  
CALCULATED BY: REG. R.A.M.  
FILE: WalkerCourt  
DATE: MARCH 12, 2007

**GUDGER SURVEYING INC.**  
LAND & ENGINEERING SURVEY'S  
7000 PEACHTREE-DUNWOODY ROAD  
ATLANTA, GEORGIA 30328  
PH: (770)988-0911 FAX: (770)988-8878

FINAL PLAT FOR  
**MORRIS COMMONS**  
L.L. 560, DISTRICT 17  
CITY OF SWYRNA  
COBB COUNTY, GEORGIA

**OWNER'S CERTIFICATION**

THE OWNER OF THE PLAT SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREON, PERSON OR ENTITY, HAS DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC IN PERPETUITY.

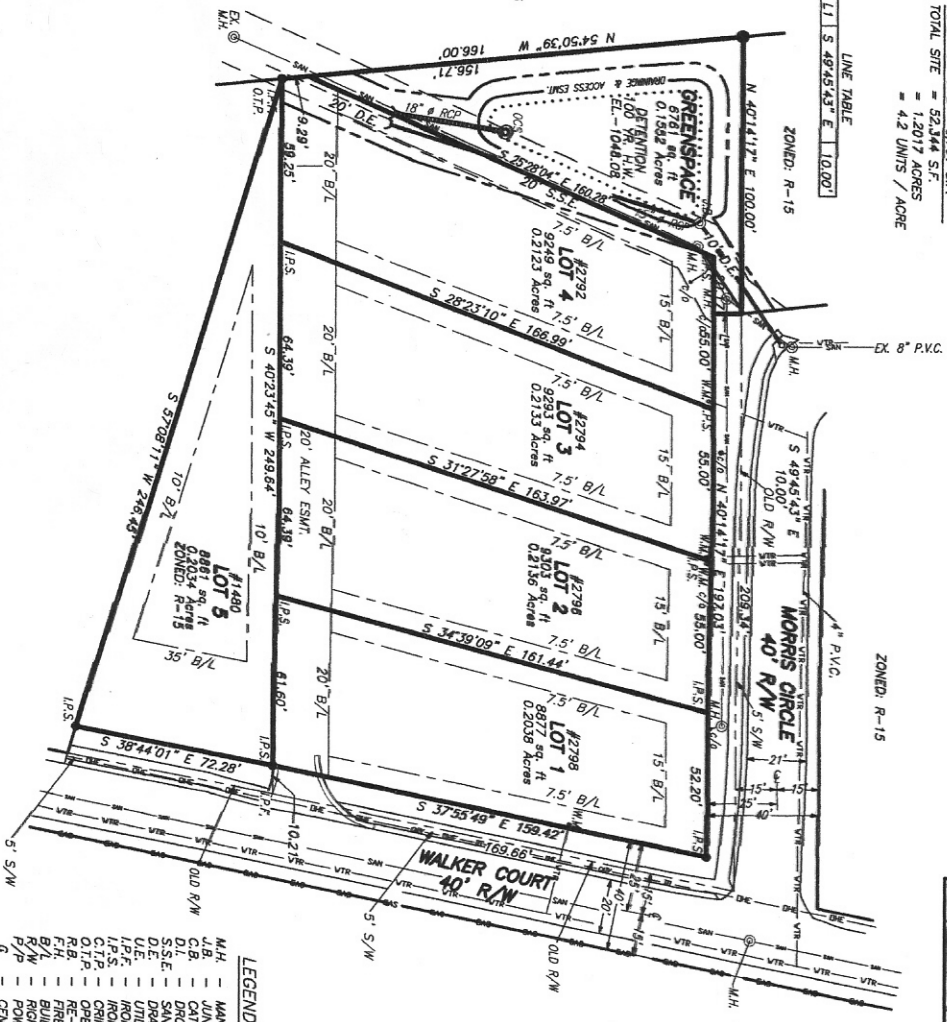
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**AREA SUMMARY**

5 LOTS - 45,983 S.F.  
DETENTION SITE - 6,281 S.F.  
TOTAL SITE - 52,264 S.F.  
= 1,2017 ACRES  
= 4.2 UNITS / ACRE

**LINE TABLE**

L1 S 49°45'43" E 100.00'



**LEGEND**

M.H.	MANHOLE
J.B.	JUNCTION BOX
C.B.	CATCH BASIN
S.S.E.	SAWNEY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
I.P.S.	IRON PIN SET
C.T.P.	CORNER TOP PIPE
R.B.	RE-BAR
F.H.	FIRE HYDRANT
B/L	BUILDING LINE
R/W	RIGHT OF WAY
P/P	POWER POLE
Q	CENTER LINE



NO.	DATE	REVISION
1	12/28/07	CHANGED TITLE & REVISION GEN. WORKS
2	10/14/07	CHANGED TITLE & REVISION GEN. WORKS
3	10/14/07	CHANGED TITLE & REVISION GEN. WORKS
4	8/28/07	REVISION GEN. WORKS
5	8/28/07	REVISION GEN. WORKS
6	8/28/07	REVISION GEN. WORKS
7	8/28/07	REVISION GEN. WORKS
8	8/28/07	REVISION GEN. WORKS
9	8/28/07	REVISION GEN. WORKS
10	8/28/07	REVISION GEN. WORKS
11	8/28/07	REVISION GEN. WORKS
12	8/28/07	REVISION GEN. WORKS
13	8/28/07	REVISION GEN. WORKS
14	8/28/07	REVISION GEN. WORKS
15	8/28/07	REVISION GEN. WORKS
16	8/28/07	REVISION GEN. WORKS
17	8/28/07	REVISION GEN. WORKS
18	8/28/07	REVISION GEN. WORKS
19	8/28/07	REVISION GEN. WORKS
20	8/28/07	REVISION GEN. WORKS
21	8/28/07	REVISION GEN. WORKS
22	8/28/07	REVISION GEN. WORKS
23	8/28/07	REVISION GEN. WORKS
24	8/28/07	REVISION GEN. WORKS
25	8/28/07	REVISION GEN. WORKS
26	8/28/07	REVISION GEN. WORKS
27	8/28/07	REVISION GEN. WORKS
28	8/28/07	REVISION GEN. WORKS
29	8/28/07	REVISION GEN. WORKS
30	8/28/07	REVISION GEN. WORKS