



Storm Drain Notes

- Storm drain to be installed by GA RE shall be designed and sized to handle the 25 year flood for Parcel 2-A.
- Individual Storm Water retention/management for these parcels is not required and has been addressed and/or provided as part of the Turtle Creek/Resource Park Development.

Sanitary Sewer Notes

- Parcels 2A & 2B are subject to that certain Sewer and Storm Water Drainage Agreement dated _____ recorded at Deed Book _____ Page _____, Barrow County Records.

TITLE REFERENCES

- FINAL PLAT FOR RESOURCE PARK PHASE ONE RECORDED IN CONDO BOOK 1, PAGES 243-245, BARROW COUNTY CLERK OF COURTS, JULY 2, 2014.

GENERAL NOTES

- OWNER/DEVELOPER: O'BRIEN PROPERTIES, LLC
 737 HARRY MCCARTY ROAD SUITE 302
 BETHLEHEM, GEORGIA 30620
 24 HOUR CONTACT: BILL O'BRIEN
 PHONE: (678) 478-3700
- ENGINEER: SCHMITT ENGINEERING AND LAND SURVEYING
 P.O. BOX 1276
 WINDER, GEORGIA 30680
 CONTACT: PHILIP J. SCHMITT
 PHONE: (770) 867-6744
- PROJECT DESCRIPTION: MIXED USED
 CURRENT ZONING: B-2 CONDITIONAL
- FLOOD NOTES: PORTIONS OF THIS SITE LIE WITHIN THE 100-YEAR FLOOD ZONE PER COMMUNITY PANEL 130487 0050A DATED OCTOBER 16, 1991. LETTER OF MAP REVISION (LOMR) DONE BY SCHMITT ENGINEERING AND LAND SURVEYING EFFECTIVE OCTOBER 9, 2003 INDICATES NO FLOOD ZONE ON THIS PORTION OF THE SITE. CASE # 03-04-463P
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION EXCEEDING ONE FOOT IN 37,600 FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY EXCEEDING ONE FOOT IN 1,000,000 FEET.
- CORNER MONUMENTS INDICATED "9PS" ARE #4 REBARs WITH YELLOW PLASTIC CAPS BEARING GA RLS NO. 2387.
- LINEAR AND ANGULAR MEASUREMENTS FOR PREPARING THIS PLAT WERE OBTAINED WITH A NIKON 520 TOTAL STATION.

STATE ROUTE 81 (LOGANVILLE HWY)

OWNER'S CERTIFICATE AND DECLARATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FORM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

DATED THIS 28TH DAY OF JULY, 2014

BY: *William O'Brien*, OWNER

CERTIFICATE OF APPROVAL BY THE CITY OF WINDER

THE MAYOR OF THE CITY OF WINDER CERTIFIES THAT THIS PLAT COMPLES WITH THE ZONING RESOLUTIONS AND DEVELOPMENT REGULATIONS OF THE CITY OF WINDER, AND HAS BEEN APPROVED BY ALL OTHER CITY DEPARTMENTS, AS APPROPRIATE.

DATED THIS 30TH DAY OF JULY, 2014

BY: *Del Paul*, MAYOR OF THE CITY OF WINDER

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF OCGA 44-3-83(A).



REVISIONS:

PARCEL 2-A
PARCEL 2-B

SCHMITT ENGINEERING AND LAND SURVEYING, INC.
 P.O. BOX 1276
 WINDER, GEORGIA 30680
 770-867-6744

RESOURCE PARK RETAIL PARCELS			
CDP	SECTION	COUNTY	PLAT
243	243	BARROW	7/29/2014
CITY	STATE	COUNTY	PLAT
WINDER	GEORGIA	BARROW	02055
SCALE	1"=50'		

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.