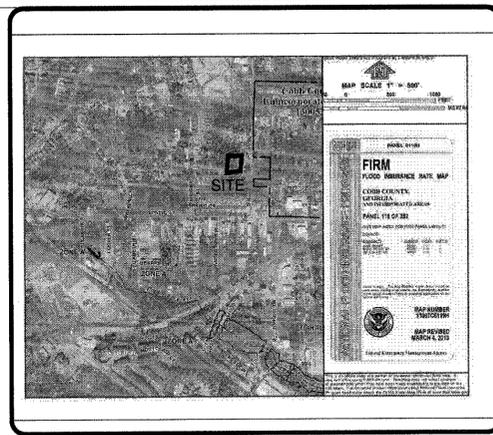


Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

- THE SITE CONTAINS .332 ACRES (14,446 SF) FOR BOTH LOTS TOTAL.
- STREET ADDRESS: 1607 WALKER STREET, SMYRNA, GA 30080 (LOT A AND B)
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY NESBITT LAND SURVEYING FILED ON MARCH 27, 2013.
- NO PORTIONS OF THIS PROPERTY ARE INSIDE DESIGNATED F.E.M.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0129 H, DATED MARCH 4, 2013.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN
- SANITARY SEWER WILL BE PROVIDED TO THE NEW HOUSE THROUGH AN EXISTING CLEANOUT CONNECTION TO COBB COUNTY SEWER SYSTEM. A NEW SEWER LATERAL WILL BE INSTALLED FOR THE SECOND HOUSE. NO ONSITE SEPTIC SYSTEM IS PROPOSED.

**Current Zoning RM-10
Zoning Requirements:**

| | |
|--|-----------|
| CURRENT ZONING: MULTI-FAMILY RESIDENTIAL | |
| MINIMUM LOT AREA | 12,000 SF |
| SINGLE FAMILY: | 5,000 SF |
| TWO FAMILY: | 4,356 SF |
| MULTI FAMILY: | |
| MINIMUM FLOOR AREA | |
| ONE BEDROOM: | 600 SF |
| TWO BEDROOM: | 750 SF |
| THREE BEDROOM: | 90 SF |
| MAXIMUM LOT COVERAGE: | 35% |
| MINIMUM LOT WIDTH AT FRONT SETBACK: | 100 FEET |
| MINIMUM FRONT YARD SETBACK FROM RIGHT OF WAY | 75 FT |
| MAJOR THOROUGHFARE | 50 FT |
| MINOR THOROUGHFARE | 50 FT |
| OTHER | 35 FT |
| MINIMUM SIDE YARD | 40 FT |
| MINIMUM REAR YARD | 35 FEET |
| MAXIMUM HEIGHT: | 35 FEET |

**Proposed Zoning RAD
Conditional Zoning:**

| | |
|--|--------------------------------|
| CURRENT ZONING: SINGLE FAMILY ATTACHED OR DETACHED | |
| MINIMUM LOT AREA | 7,260 SF |
| ATTACHED: | 15,000 SF (VARIANCE REQUESTED) |
| DETACHED: | 1800 SF |
| MINIMUM FLOOR AREA: | 45% |
| MAXIMUM LOT COVERAGE: | |
| MINIMUM LOT WIDTH AT FRONT SETBACK: | 100 FEET (VARIANCE REQUESTED) |
| MINIMUM FRONT YARD SETBACK FROM RIGHT OF WAY | 75 FT |
| MAJOR THOROUGHFARE | 40 FT (VARIANCE REQUESTED) |
| MINOR THOROUGHFARE | 40 FT |
| OTHER | 35 FT (VARIANCE REQUESTED) |
| MINIMUM SIDE YARD | 40 FT (VARIANCE REQUESTED) |
| MINIMUM REAR YARD | 35 FEET |
| MAXIMUM HEIGHT: | |

Lot 9A Coverage:

| | |
|--------------------------|--------------|
| PROPOSED HOUSE FOOTPRINT | 1354 SQ. FT. |
| PROPOSED DRIVEWAY | 1044 SQ. FT. |
| TOTAL COVERAGE | 2398 SQ. FT. |
| LOT AREA | 7233 SQ. FT. |
| LOT COVERAGE | 33.15% |

Lot 9B Coverage:

| | |
|--------------------------|---------------|
| PROPOSED HOUSE FOOTPRINT | 1532 SQ. FT. |
| PROPOSED DRIVEWAY | 1138 SQ. FT. |
| TOTAL COVERAGE | 2670 SQ. FT. |
| LOT AREA | 7,233 SQ. FT. |
| LOT COVERAGE | 36.91% |

Variences Requested:

- REDUCE MINIMUM LOT AREA OF DETACHED DWELLINGS FROM 15,000 SF TO 7,233 SF.
- REDUCE MINIMUM LOT WIDTH AT FRONT SETBACK FROM 100 FT TO 50 FT.
- REDUCE FRONT YARD SETBACK FROM 40 FT TO 15 FT.
- REDUCE MINIMUM SIDE YARD FROM 35 FT TO 7.5 FT.
- REDUCE MINIMUM REAR YARD FROM 40 FT TO 25 FT.

Water Quality/ Detention Pond Summary:

THE SITE CONSISTS 0.332 ACRES FOR BOTH LOTS TOTAL. THE PROPOSED DETENTION FACILITIES ALLOW FOR A BUILD OUT IMPERVIOUS FOR EACH LOT UP TO 0.07 ACRES. THIS CORRESPONDS TO 3049 SQUARE FEET OF NEW OR RECLAIMED IMPERVIOUS AREA ON SITE THAT MUST BE TREATED FOR WATER QUALITY. THE FIRST 1.2" OF A RAIN EVENT IS USED TO CALCULATE THE REQUIRED WATER QUALITY VOLUME. THE REQUIRED WATER QUALITY VOLUME IS 305 CUBIC FEET FOR EACH LOT.

AN INFILTRATION TRENCH WAS SIZED TO TREAT THE NEW IMPERVIOUS AREA FOR WATER QUALITY AND PROVIDE DETENTION FOR THE 2- YR THOUGH 100-YR STORM EVENTS WAS SELECTED. THE INFILTRATION TRENCH WILL PROMOTE GROUNDWATER RECHARGE AND BY SIZING THE TRENCH FOR THE LARGER RAIN EVENTS, THERE SHOULD BE VERY LITTLE RUNOFF FROM THE SITE IN SMALLER, MORE COMMON RAIN EVENTS. AN ASSUMED INFILTRATION RATE OF 0.5 INCHES PER HOUR WAS USED FOR THIS ZONING PLAN.

THE INFILTRATION TRENCH WILL BE FILLED WITH #57 STONE THAT ALLOWS FOR A 40% VOID RATIO. BECAUSE OF THE STONE VOID RATIO, THE REQUIRED VOLUME FOR WATER QUALITY / STORMWATER DETENTION IN EACH TRENCH IS 525 CUBIC FEET. THE PROPOSED TRENCH DIMENSIONS ARE 25 FT LONG BY 15 FT WIDE BY 3.5 FT DEEP. THE TOTAL VOLUME YIELDED BY THE TRENCH WILL BE 1312 CUBIC FEET, WHICH WILL BE ADEQUATE TO ACCOMPANY THE STONE VOIDS. THE TRENCH WILL HAVE A SAND BOTTOM BELOW THE 3.5 FOOT GRAVEL BASE AND HAVE A 5 FOOT GRASSSED STRIP SURROUNDING THE UPSTREAM SIDES TO PROMOTE FILTRATION BEFORE STORMWATER ENTERS THE BASIN.

THE POST DEVELOPED DISTURBED AREA HYDROGRAPHS WERE ROUTED USING THE DEKALB RATIONAL METHOD THROUGH THE INFILTRATION TRENCH. THE INFILTRATION TRENCH ALSO ASSUMES A CONSERVATIVE INFILTRATION RATE OF 0.50 INCHES PER HOUR. AN 8" DRAIN WILL BE PLACED FROM THE TOP OF THE TRENCH AS AN OVERFLOW FOR THE LARGER STORM EVENTS. THE SMALLER STORM EVENTS ARE MODELED TO BE HELD IN THE TRENCH ITSELF AND WILL PERCOLATE THROUGH THE SOIL. THE CHART BELOW SHOWS THE POST BASIN OF 0.28 ACRES ROUTED THROUGH THE INFILTRATION TRENCH AND THE OUTFLOW PIPE. THESE NUMBERS WILL HOLD TRUE FOR EACH LOT. DETAILED INFILTRATION TRENCH DRAWINGS WILL BE PROVIDED AS PART OF THE CONSTRUCTION PLANS.

Peak Flow Summary Chart for Site:

| Storm Event | Pre-Developed Basin Q (cfs) | Post-Developed Basin Q (cfs) | Allowable Q (cfs) | Infiltration Trench Routed Q (cfs) | % Reduction from Pre Developed | Peak Ponding Elevation (ft) | Total Pond Storage |
|-------------|-----------------------------|------------------------------|-------------------|------------------------------------|--------------------------------|-----------------------------|--------------------|
| 2-YR | 0.20 | 0.49 | 0.18 | 0.00 | 100.00% | 98.86 | 429 |
| 5-YR | 0.23 | 0.57 | 0.20 | 0.06 | 73.01% | 99.13 | 470 |
| 10-YR | 0.25 | 0.62 | 0.22 | 0.11 | 56.45% | 99.19 | 479 |
| 25-YR | 0.28 | 0.71 | 0.25 | 0.17 | 38.65% | 99.27 | 490 |
| 50-YR | 0.31 | 0.77 | 0.28 | 0.22 | 28.25% | 99.32 | 498 |
| 100-YR | 0.34 | 0.84 | 0.30 | 0.30 | 10.45% | 99.41 | 510 |

24 HOUR EMERGENCY CONTACT: PHILIP JUNGER - 404-909-6912

INFILTRATION TRENCH
25'X15'X3.5'
TOP ELEV = 98.00

PROPOSED SIDE
SETBACK = 7.5 FEET

PROPOSED FRONT
SETBACK = 15 FEET

ZONING: R-15
RESIDENTIAL SINGLE FAMILY
KENNETH McBRIDE
1601 WALKER STREET

NEW SINGLE
FAMILY HOME
FFE=TBD

1607 WALKER ST
LOT 9B
LOT AREA=7,233 SF

NEW SINGLE
FAMILY HOME
FFE=TBD

1607 WALKER ST
LOT 9A
LOT AREA=7,233 SF

INFILTRATION TRENCH
25'X15'X3.5'
TOP ELEV = 99.00

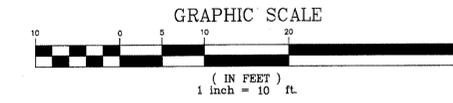
ZONING: RAD
RESIDENTIAL ATTACHED/DETACHED

BASIN FOR EACH LOT
= APPROX 0.14 ACRES

A=8.21'
R=1256.70'
N 84°13'30"E
8.21'

205.4' ALONG R/W
TO MATHEWS STREET

WALKER STREET
30' R/W



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
1003 Kemmill Drive
Marietta, GA 30060
678-324-6410
www.crescentvieweng.com

Prepared For
Philip Junger
60 Palmetto Rd
Atlanta, GA 30309

Variance Site Plan

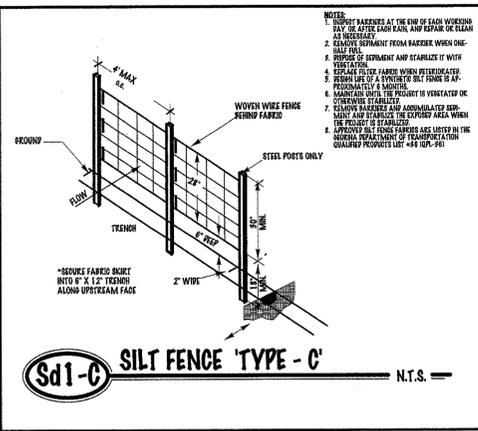
| DATE | SCALE | AS SHOWN | DRAWN | PZ | CHECKED | GHB |
|---------|-------|----------|-------|----|---------|-----|
| 10-2-13 | | | | | | |



Variance Plan For
1607 Walker Street
Land Lot 593 17th District
City of Smyrna, Georgia

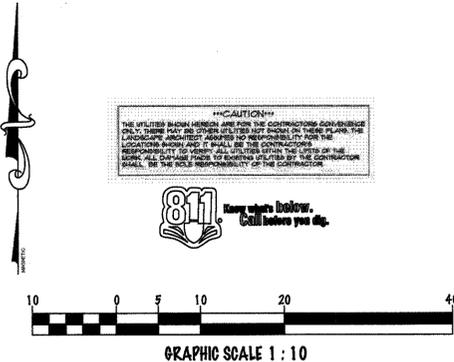
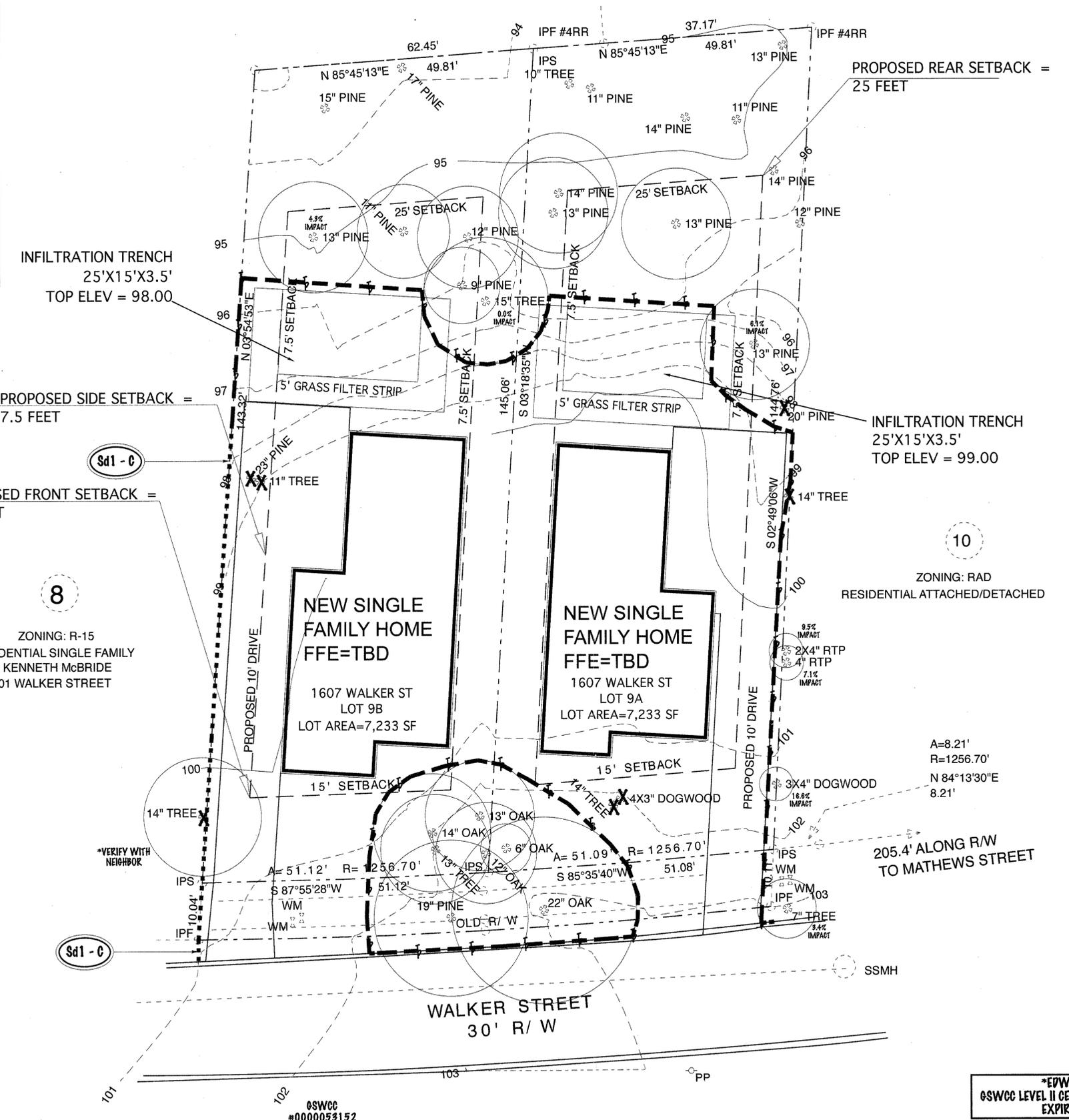
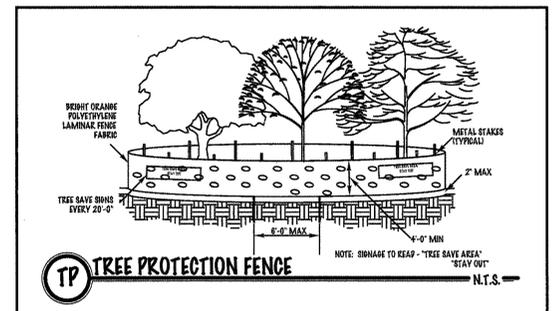
CVE PI # 13-162

Sheet No.
Z-1



CALCULATIONS:

| | | |
|--|---|--|
| LOT 9A: 7,233 SF (1.066 AC) 17" REQUIRED SITE DENSITY SPECIMEN TREES: N.A. | LOT 9B: 7,233 SF (1.066 AC) 17" REQUIRED SITE DENSITY SPECIMEN TREES: N.A. | TREE REMOVALS: **ALL SPECIMEN TREES TO BE PROTECTED IN.A. LOT 9A (removals): 4X5' DOGWOOD 14" TREE 14" TREE 20" PINE |
| REQUIRED SITE DENSITY CALCULATION: 22" 6" 18" 15" 14" 10" 12" 8" 12" 11" 15" 14" 11" | REQUIRED SITE DENSITY CALCULATION: 19" 15" 14" 12" 9" 15" 8" 12" 11" 15" 17" | LOT 9B (removals): 14" TREE 22" PINE 11" TREE |
| TOTAL INCHES: 161" (MEETS REQUIREMENT) | TOTAL INCHES: 163" (MEETS REQUIREMENT) | |



* Permits are the responsibility of the Owner.
 * Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
 * Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:

| | |
|---|-------------------------------------|
| Preliminary Design (Not for construction) | <input checked="" type="checkbox"/> |
| Approved Design | <input checked="" type="checkbox"/> |
| Construction Document | <input checked="" type="checkbox"/> |

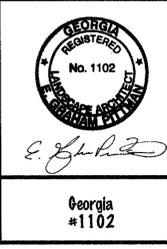
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All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

| | | | |
|----------|--|--|--|
| 12.16.13 | | | |
| | | | |
| | | | |
| | | | |

Scale: 1:10



E. Graham Pittman & Associates, Inc.
 Landscape Architects
 email: graham.pittman@gmail.com

1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

***EDWARD G. PITTMAN**
 GSWCC LEVEL II CERTIFICATION: #0000053152
 EXPIRES: 04.16.2014

| | |
|---|---|
| LOT 9A (OWNER): PHILIP JUNGER PH: 404.909.6912 | LOT 9B (OWNER): PHILIP JUNGER PH: 404.909.6912 |
|---|---|

Prepared for:
Philip Junger
 1607 Walker Street
 Land Lot 593, 17th District
 City of Smyrna, Georgia

Tree Protection Plan

T-1

1607 Walker Street (Lots 9A & 9B)