





MEDLIN ST (50'R/W)

W2 DEVELOPMENT  
15142, 589

(5B)

S7'49'20"W  
100.13'  
10'BSL

LOT AREA:  
9101 SF

N76°51'41"E  
84.98'

N/F  
POLOGRUTO  
FRANCIS P  
DB14151, PG685

(10)

80.65'  
N81°51'4"W

THE MCLINDEN  
GROUP, LLC  
15142, 589

(5A)

S7'49'20"W  
97.13' (92.13')  
10'BSL

LOT AREA:  
8997sf

112.47' (107.47')  
S04°01'05"W

N/F  
MAM ASSOCIATES, LLC  
DB14621, PG4750

(7)

MCLINDEN AVE (40'R/W)

180° TO THE R/W OF  
HOLLIS STREET  
(RECORD TIE)

80.04'  
N85°16'36"W

107.47'  
S04°01'05"W

10'BSL

DEDICATED R.O.W.

20' FUTURE BSL

20' BSL

10'BSL

**LEGEND:**

IPF	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CMF	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
OT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	DI	JUNCTION BOX
R/W	RIGHT-OF-WAY	DL	DROP INLET
LL	LAND LOT	LL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMF	CORRUGATED METAL PIPE
CONC	CONCRETE	CD	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
N&C	NAIL & CAP	COB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X	FENCE	PI	POINT OF INTERSECTION

**GENERAL NOTES:**

1.) Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, The term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

2.) 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 relying on this plat. 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, its employees, its consultants, its contractors, and/or its agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground information.

3.) Unless otherwise stated hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss relating to the existence of any easement not discovered from my casual above ground view of the premises.

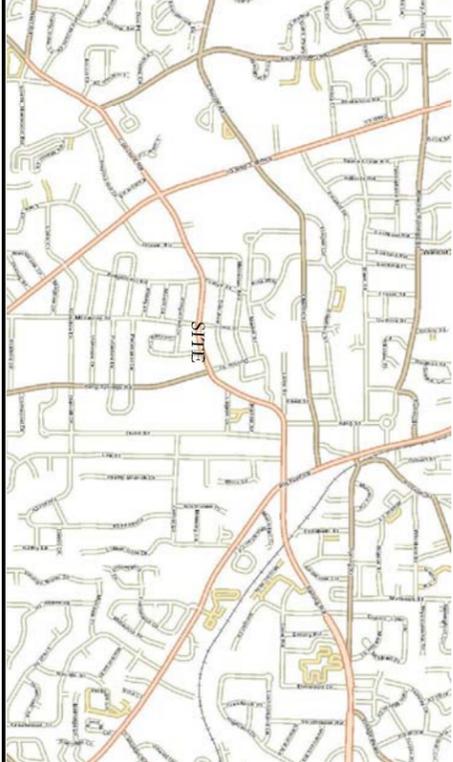
4.) Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.

5.) Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged. For additional liability coverage from the undersigned, a fee of 2% of the liability amount requested must be paid to the undersigned prior to commencement of this project.

6.) Reproductions of this plat are not valid unless the seal is signed with a "live" signature.

7.) Unless otherwise stated hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

**VICINITY MAP:**



**OWNER'S ACKNOWLEDGMENT**

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

**SURVEYOR'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA SUBDIVISION REGULATIONS.

REGISTERED LAND SURVEYOR - \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF SMYRNA DEVELOPMENT CERTIFICATION**

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF SMYRNA \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES:**

- 1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
  - 2.) TOTAL AREA: 0.41 ACRES
  - 3.) TOTAL NUMBER OF LOTS: 2
  - 4.) DENSITY 4.9 UNITS/ACRE
  - 5.) SETBACKS:  
FRONT BUILDING LINE: 20' FROM PROPOSED R.O.W.S  
REAR BUILDING LINE 30'  
SIDE BUILDING LINE 10'
  - 6.) EXISTING ZONING: RAD CONDITIONAL
  - 7.) BUILDING SETBACKS ALONG ROAD MEASURED FROM ORIGINAL R.O.W.
  - 8.) THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.
- THIS PLAT FILED IN OFFICE \_\_\_\_\_ PAGE \_\_\_\_\_
- RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
- CIN # \_\_\_\_\_
- CLERK, COBB COUNTY SUPERIOR COURT \_\_\_\_\_ DATE \_\_\_\_\_
- SUBJECT TO PROTECTIVE COVENANTS
- RECORDED IN DEED BOOK \_\_\_\_\_ PAGES: \_\_\_\_\_

**OWNER/DEVELOPER**

CONTACT: MR. SEAN MURPHY  
PHONE: (770)630-9205



**McLinden Heights**  
LOT 6 - BLOCK A - ESTATE OF MARY A. DUNTON  
LAND LOT 451 OF THE 17th DISTRICT, 2nd SECTION  
CITY OF SMYRNA, COBB COUNTY, GEORGIA

Prepared for: Sean J Murphy

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
MAP ID: 13067C0119 H EFFECTIVE DATE: 3/04/13

**REFERENCES:**  
ESTATE OF MARY A. DUNTON PLAT, RECORDED IN COBB COUNTY RECORDS IN PLAT BOOK 8, PAGE 137.

PROJ. NO.: none  
DESIGN: sjm  
DRAWN: sjm  
CHECKED: sjm  
DATE: 6/14/2014  
SCALE: 1" = 30'-0"

PRELIMINARY PLAT

**P1.0**

- NOTES:**
1. EACH LOT HAS BEEN PLANNED WITH ITS OWN UNDERGROUND INFILTRATION SYSTEM SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
  2. ON BOTH LOTS, ALL GUTTERS SHALL BE TIED INTO THE INFILTRATION CHAMBERS USING PVC OR FLEXIBLE DRAIN PIPE. GUTTERS ARE REQUIRED ON ALL ROOF EDGES OTHER THAN GABLES.
  3. EACH LOT SHALL HAVE AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM BY STORMTECH OR APPROVED EQUAL. THE HOLDING CAPACITY SHALL NOT BE LESS THAN REQUIRED FOR THE WATER QUALITY CALCULATIONS PROVIDED ON THIS PLAN.
  4. THE RECOMMENDED SYSTEM IS TO INSTALL A SET OF TEN (10) STORMTECH SC-310 CHAMBERS IN SERIES ON 6" GRAVEL BED AND BACK FILL WITH CLEAN WASHED GRAVEL AND COVER PER MANUFACTURER SPECS.
  5. ANY SUBSTITUTE BRAND OR SIZE MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

**SITE DATA**

TOTAL SITE AREA:	0.41 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
DISTURBED SITE AREA:	0.26 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
IMPERVIOUS AREA:	0.11 AC ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
PERCENT IMPERVIOUS:	27% OF TOTAL SITE AREA
EXISTING ZONING:	R-15
PROPOSED ZONING:	RAD CONDITIONAL
NUMBER OF UNITS:	2 = 4.9/UPA
PARKING SPACES:	OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED
WATER & SEWER:	CITY OF SMYRNA
POWER PROVIDER:	GEORGIA POWER
STATE WATERS:	THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET

**WATER QUALITY VOLUME**

**1051 MEDLIN FACING LOT**  
 Total On-Site Area= 0.20 acres  
 Impervious Area= .052 acres

$WQV = (1.2RVA)/12$  where  $Rv = 0.05 + 0.009(1)$ ;  
 $I = \text{Impervious area/Total area}$   
 $I = 0.052 \text{ ac}/0.2 \text{ ac} = 26\%$   
 $Rv = 0.05 + 0.009(1) = 0.05 + 0.009(26)$   
 $= 0.284$

$WQV = (1.2RVA)/12 = [(1.2)(0.284)(0.2 \text{ ac})]/12$   
 $= 0.00568 \text{ ac-ft} = 247.0 \text{ cu.ft.}$   
 Which corresponds to 8 STORMTECH SC-310 CHAMBERS INSTALLED ON 6" GRAVEL BED

**1051 McLINDEN LOT**  
 Total On-Site Area= 0.21 acres  
 Impervious Area= .055 acres

$WQV = (1.2RVA)/12$  where  $Rv = 0.05 + 0.009(1)$ ;  
 $I = \text{Impervious area/Total area}$   
 $I = 0.055 \text{ ac}/0.21 \text{ ac} = 26\%$   
 $Rv = 0.05 + 0.009(1) = 0.05 + 0.009(26)$   
 $= 0.284$

$WQV = (1.2RVA)/12 = [(1.2)(0.284)(0.21 \text{ ac})]/12$   
 $= 0.005964 \text{ ac-ft} = 260 \text{ cu.ft.}$   
 Which corresponds to 9 STORMTECH SC-310 CHAMBERS INSTALLED ON 6" GRAVEL BED

- NOTES:**
- Developer will tap water main
  - Developer will install water services and set water meter box per city specifications
  - City will set water meter
  - Developer will tap sewer main and install sewer tap lateral per city specifications

**NEW LOT 1051 MEDLIN IMPERVIOUS:**

DRIVEWAY (PORTION ON LOT)	466.00 SF
SIDEWALK	63.00 SF
FLOOR AREA	1519.00 SF
PATIO	224.00 SF
TOTAL	2272.00 SF
(ACRES= 2793/43560) = 0.052 AC OR 25%	

**1041 McLINDEN LOT IMPERVIOUS:**

DRIVEWAY (PORTION ON LOT)	597.00 SF
SIDEWALK	63.00 SF
FLOOR AREA(PORCH & ADDITION)	1519.00 SF
PATIO	224.00 SF
TOTAL	2403.00 SF
(ACRES= 2975/43560) = 0.055 AC OR 26%	

**24 HR CONTACT**  
**SEAN MURPHY**  
 PHONE: 770-630-9205

DATE:	6/14/2014
SCALE:	1"=20'-0"
CHECKED:	SM
DRAWN:	SM
DESIGN:	SM
PROJ. NO.:	none
DATE:	6/14/2014
SCALE:	1"=20'-0"

**McLinden Heights**  
 LOT 6 - BLOCK A - ESTATE OF MARY A. DUNTON  
 LAND LOT 451 OF THE 17th DISTRICT, 2nd SECTION  
 CITY OF SMYRNA, COBB COUNTY, GEORGIA  
 Prepared for: Sean J Murphy



**OWNER/DEVELOPER**

CONTACT: MR. SEAN MURPHY  
 PHONE: (770)630-9205

S1.0

SITE PLAN







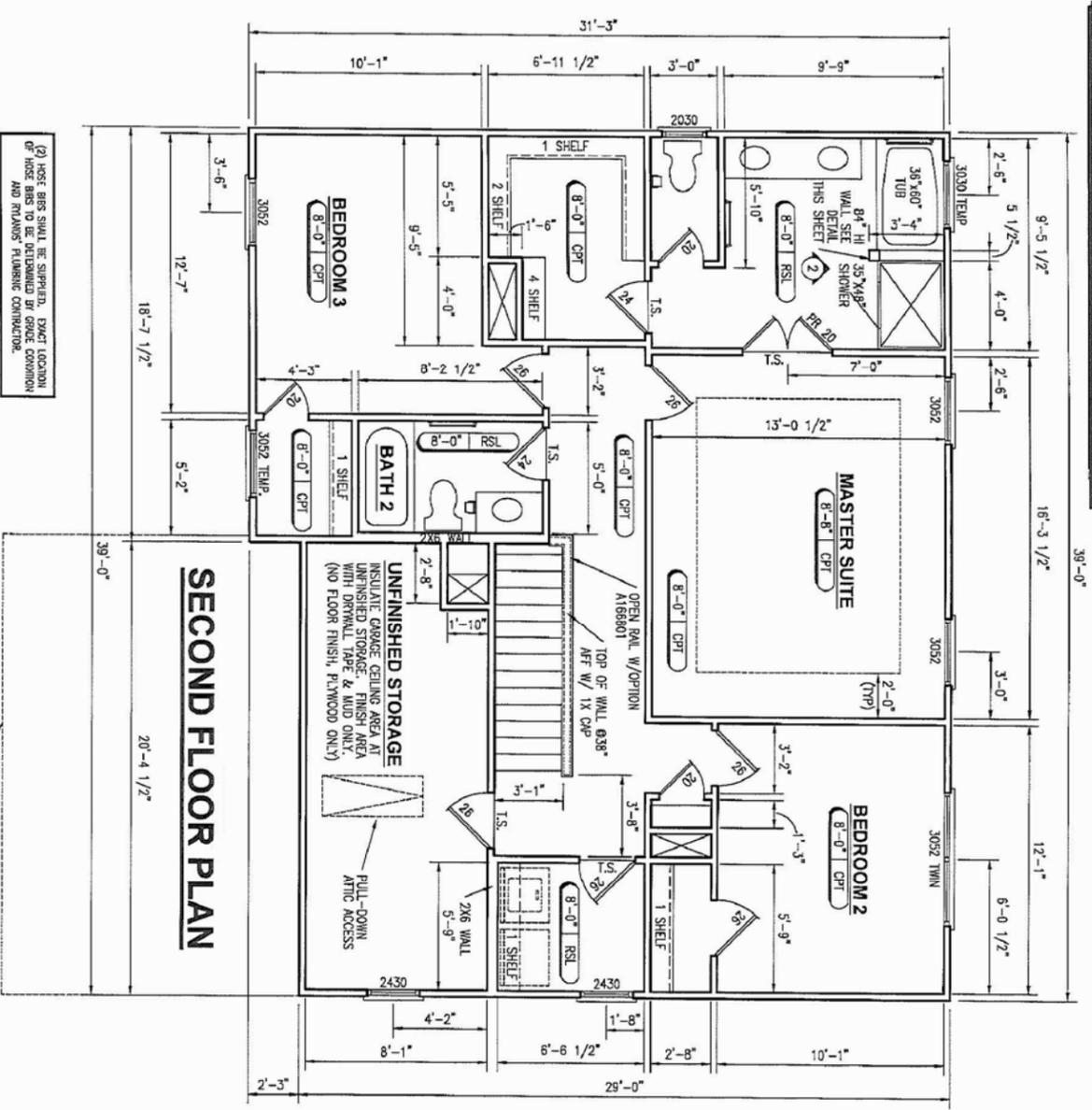


**NOTES & LEGENDS**

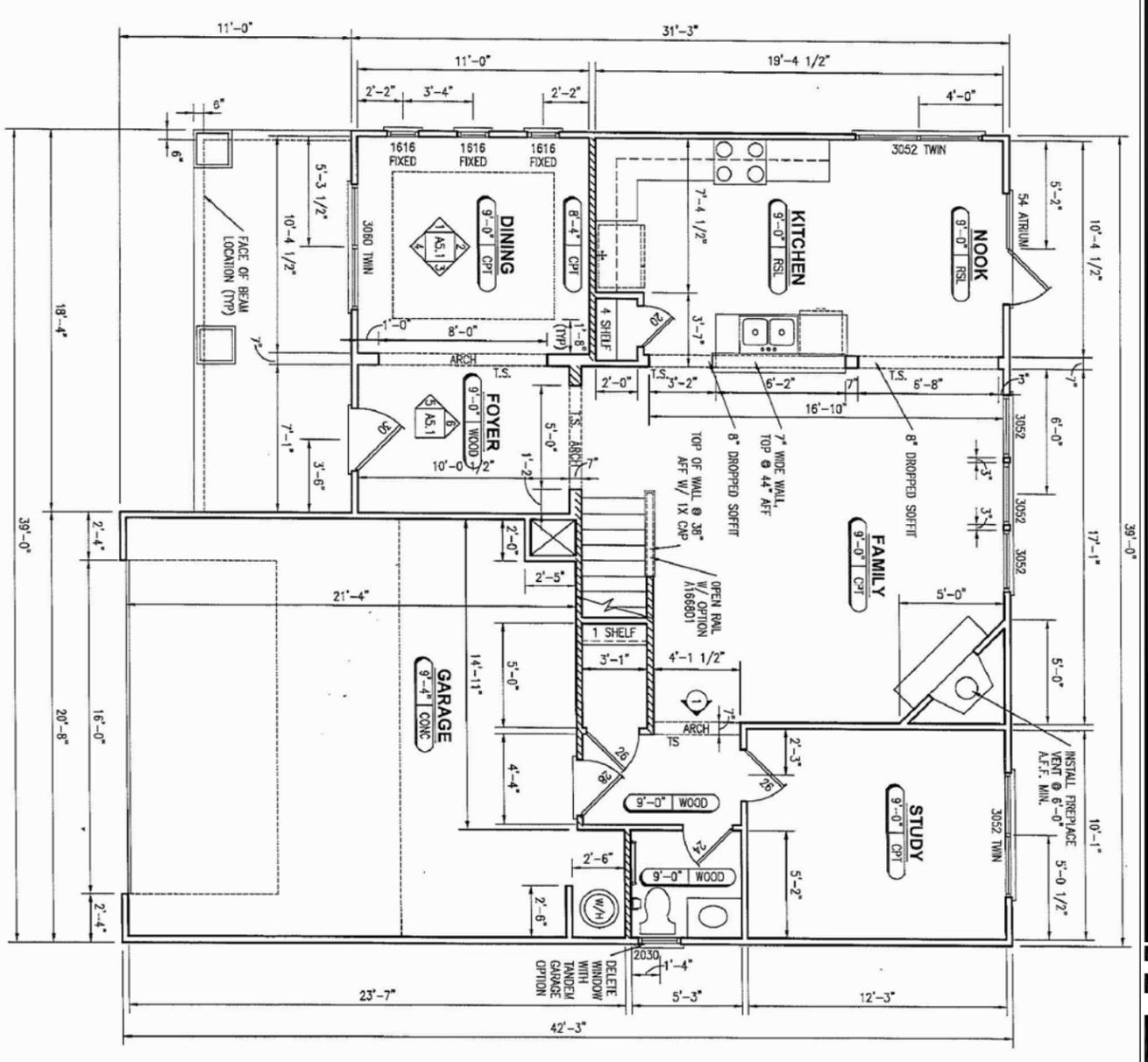
1. REFER TO ENGINEERING STRUCTURAL DRAWINGS SHEETS, S-F FOR ALL BEAM & HEADER SIZES
2. ALL INTERIOR DOOR & WINDOW HEADINGS SHALL BE (1) 2x4 OR (1) 2x6 W/ TYPICAL CHANGES
3. ALL EXTERIOR WALLS SHALL BE 16" O.C. WALL CONST. W/ DOUBLE TOP PLATE U/L/A.
4. ALL INTERIOR NON-BREAKING WALLS SHALL BE 2x4 O.C. WALL CONST. W/ DOUBLE TOP PLATE U/L/A.

**AREA TABULATION**

GARAGE	456 SF
FLOOR 1 LIVING	990 SF
FLOOR 2 LIVING	964 SF
TOTAL LIVING	1954 SF



**FIRST FLOOR PLAN**



**FLOOR PLANS**

SCALE: N.T.S.

**OWNER/DEVELOPER**  
 CONTACT: MR. SEAN MURPHY  
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 LOT 6 - BLOCK A - ESTATE OF MARY A. DUNTON  
 LAND LOT 451 OF THE 17th DISTRICT, 2nd SECTION  
 CITY OF SMYRNA, COBB COUNTY, GEORGIA

Prepared for: Sean J Murphy

Date	Description
date	X
PROJ. NO. name	
DESIGN: sjm	
DRAWING: sjm	
CHECKED: sjm	
DATE: 6/14/2014	
SCALE: AS SHOWN	
sheet	

H1.0

