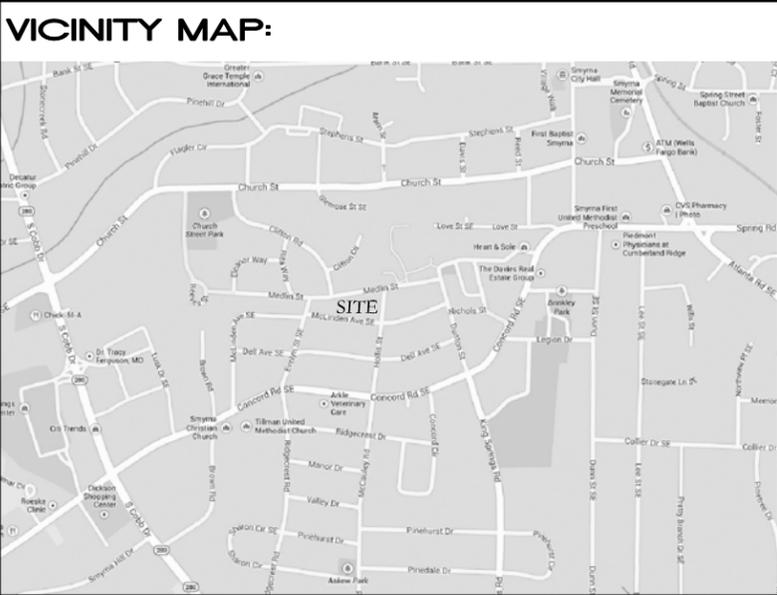


LEGEND:

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	Z	OVERHEAD UTILITY LINE(S).
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	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	POB	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.



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.

OWNER _____ DATE _____
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 - STEVEN P. GRIGGS, RLS NO.2845 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.

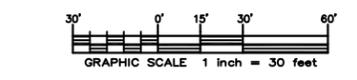
CITY ENGINEER _____ DATE _____
 MAYOR, CITY OF SMYRNA _____ DATE _____
 PLANNING AND ZONING COMMISSION _____ DATE _____
 ENGINEERING DEPARTMENT _____ DATE _____
 BUILDING INSPECTOR _____ DATE _____

PLAT NOTES:

- 1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2.) TOTAL AREA: 0.365 ACRES
- 3.) TOTAL NUMBER OF LOTS: 2
- 4.) DENSITY 5.5 UNITS/ACRE
- 5.) SETBACKS:
 FRONT BUILDING LINE: 20' FROM EXISTING R.O.W.s
 REAR BUILDING LINE 20'
 SIDE BUILDING LINE 7.5' and 10' MIN BUILDING SEPARATION
- 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 _____
 RECORDED IN PLAT BOOK _____, PAGE _____
 CIN # _____
 CLERK, COBB COUNTY SUPERIOR COURT _____ DATE: _____
 SUBJECT TO PROTECTIVE COVENANTS
 RECORDED IN DEED BOOK _____, PAGES: _____

GEOGRAPHICAL AND VERTICAL INFORMATION WERE OBTAINED USING GPS SOLUTIONS (AN INTERNET BASED RTK NETWORK) THAT REPORTS WGS-84 DATUM. THE ANTENNA LOCATIONS ARE SURVEYED IN FROM HARN MONUMENTS THROUGHOUT NORTH GEORGIA AND THE VALUES OF THESE ARE PRESENTLY BEING BLUEBOOKED THROUGH NGS.



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.

The McLinden Group, LLC.

OWNER/DEVELOPER
 THE MCLINDEN GROUP, LLC
 PO BOX 2845, SMYRNA, GEORGIA 30081
 CONTACT: MR. SEAN MURPHY
 PHONE: (770)630-9205

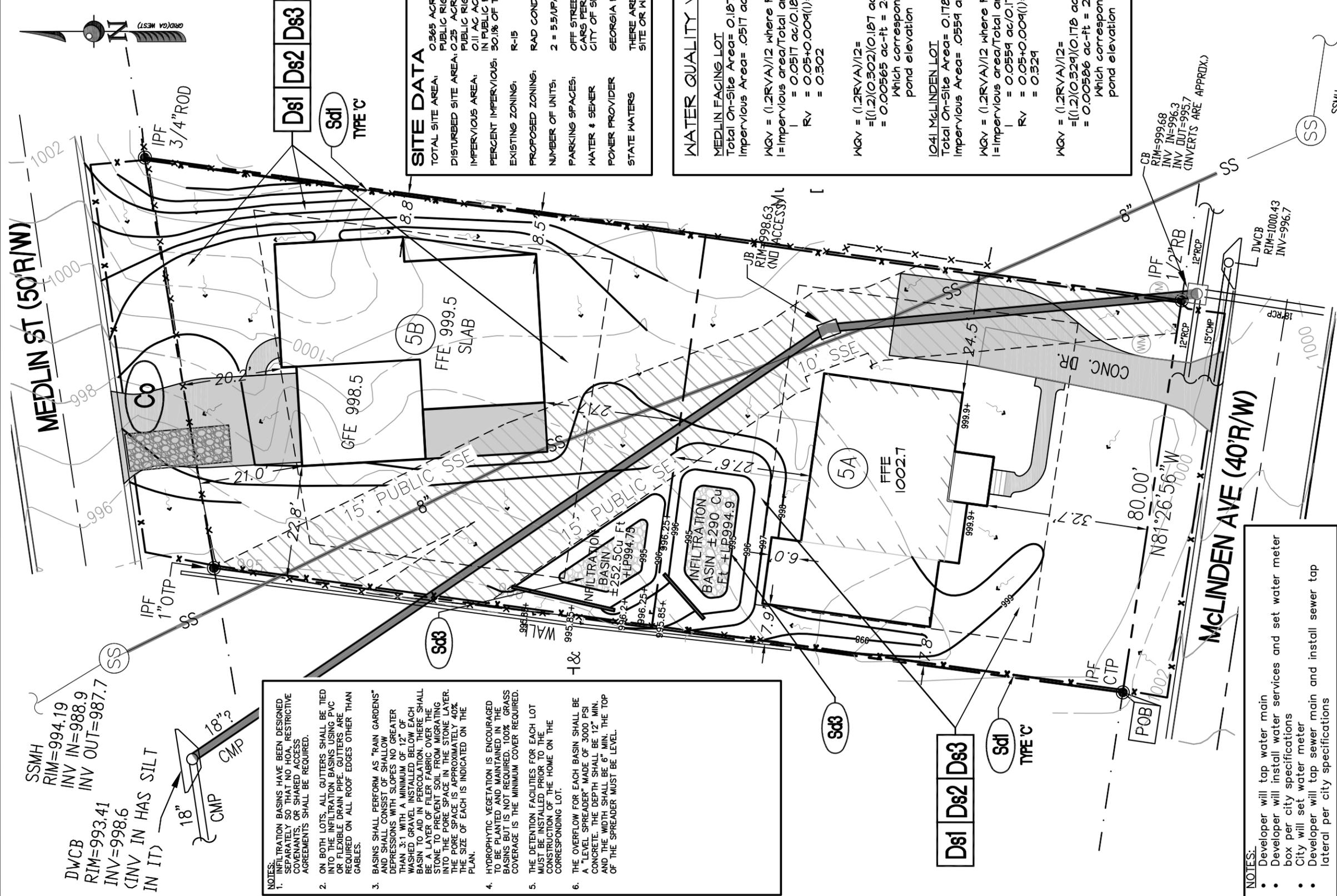
McLinden Point Subdivision
 Lot 5, Block A, Estate of Mary A. Dunton
 LAND LOT 451 of the 17th District, 2nd Section, Cobb County, Georgia, 30080
 Prepared for: The McLinden Group, LLC
 PO Box 2845, Smyrna, Georgia 30081

Date:	Description:
date	X

PROJ. NO: none
 DESIGN: sjm
 DRAWN: sjm
 CHECKED: sjm
 DATE: 10/11/2013
 SCALE: 1" = 30'-0"

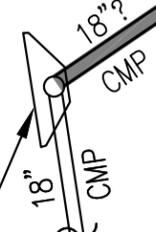
PRELIMINARY PLAT

P1.0



SSMH
RIM=994.19
INV IN=988.9
INV OUT=987.7

DWCB
RIM=993.41
INV=998.6
(INV IN HAS SILT
IN IT)



- NOTES:**
- INFILTRATION BASINS HAVE BEEN DESIGNED SEPARATELY SO THAT NO HOA RESTRICTIVE COMMENTS OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
 - ON BOTH LOTS, ALL GUTTERS SHALL BE TIED INTO THE INFILTRATION BASINS USING PVC OR FLEXIBLE DRAIN PIPE. GUTTERS ARE REQUIRED ON ALL ROOF EDGES OTHER THAN GABLES.
 - BASINS SHALL PERFORM AS "RAIN GARDENS" AND SHALL CONSIST OF SHALLOW DEPRESSIONS WITH SLOPES NO GREATER THAN 3:1 WITH A MINIMUM OF 12" OF WASHED GRAVEL INSTALLED BELOW EACH BASIN TO AID IN PERCOLATION. THERE SHALL BE A LAYER OF FILTER FABRIC OVER THE STONE TO PREVENT SOIL FROM MIGRATING INTO THE PORE SPACE IN THE STONE LAYER. THE PORE SPACE IS APPROXIMATELY 40%. THE SIZE OF EACH IS INDICATED ON THE PLAN.
 - HYDROPHYTIC VEGETATION IS ENCOURAGED TO BE PLANTED AND MAINTAINED IN THE BASINS BUT IS NOT REQUIRED. 100% GRASS COVERAGE IS THE MINIMUM COVER REQUIRED.
 - THE DETENTION FACILITIES FOR EACH LOT MUST BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE HOME ON THE CORRESPONDING LOT.
 - THE OVERFLOW FOR EACH BASIN SHALL BE A "LEVEL SPREADER" MADE OF 3000 PSI CONCRETE. THE DEPTH SHALL BE 12" MIN. AND THE WIDTH SHALL BE 6" MIN. THE TOP OF THE SPREADER MUST BE LEVEL.

SITE DATA

TOTAL SITE AREA: 0.365 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
 DISTURBED SITE AREA: 0.25 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
 IMPERVIOUS AREA: 0.11 AC ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
 PERCENT IMPERVIOUS: 30.1% OF TOTAL SITE AREA

EXISTING ZONING: R-15
 PROPOSED ZONING: RAD CONDITIONAL

NUMBER OF UNITS: 2 = 5.5/UPA
 PARKING SPACES: OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED CITY OF SMYRNA
 WATER & SEWER: GEORGIA POWER
 POWER PROVIDER: GEORGIA POWER
 STATE WATERS: THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET

WATER QUALITY VOLUME

MEDLIN FACING LOT
 Total On-Site Area = 0.187 acres
 Impervious Area = .0517 acres

WQV = (1.2RYA)/12 where RY=0.05+0.009(I);
 I = Impervious area/Total area
 = 0.0517 ac/0.187 ac = 28%
 RY = 0.05+0.009(I)=0.05+0.009(28)
 = 0.302

WQV = (1.2RYA)/12 =
 = [(1.2)(0.302)(0.187 ac)]/12
 = 0.00565 ac-ft = 246.0 cu.ft.
 Which corresponds to
 pond elevation 1995.9

1041 MCLINDEN LOT
 Total On-Site Area = 0.178 acres
 Impervious Area = .0559 acres

WQV = (1.2RYA)/12 where RY=0.05+0.009(I);
 I = Impervious area/Total area
 = 0.0559 ac/0.178 ac = 31%
 RY = 0.05+0.009(I)=0.05+0.009(31)
 = 0.329

WQV = (1.2RYA)/12 =
 = [(1.2)(0.329)(0.178 ac)]/12
 = 0.00586 ac-ft = 255.1 cu.ft.
 Which corresponds to
 pond elevation 1995.9

1041 MCLINDEN LOT IMPERVIOUS:

DRIVEWAY (PORTION ON LOT)	715.00 SF
SIDEWALK	101.00 SF
FLOOR AREA(FORCH & ADDITION)	1558.00 SF
PATIO	0.00 SF
TOTAL	2434.00 SF
(ACRES= 2254/43560) = 0.0559 AC OR 31%	

NEW LOT IMPERVIOUS:

DRIVEWAY (PORTION ON LOT)	400.00 SF
SIDEWALK	35.00 SF
FLOOR AREA	1929.00 SF
PATIO	250.00 SF
TOTAL	2254.00 SF
(ACRES= 2254/43560) = 0.0517 AC OR 28%	

- 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

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

Date:	10/11/2013
date:	X
PROJ. NO:	none
DESIGN:	sjm
DRAWN:	sjm
CHECKED:	sjm
SCALE:	1" = 20'-0"

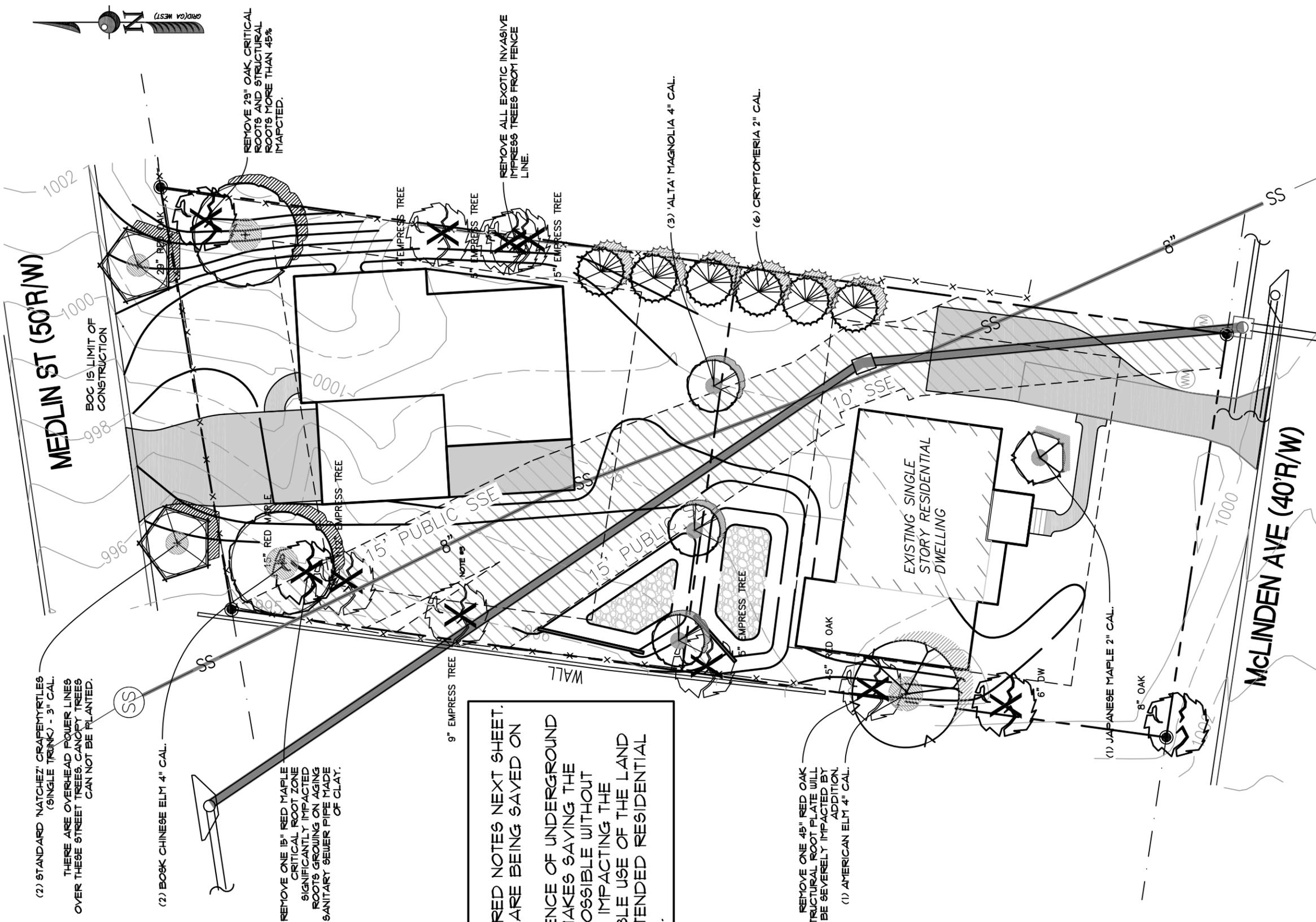
SITE PLAN
 S1.0

McLinden Point Subdivision
 Lot 5, Block A, Estate of Mary A. Dunton
 LAND LOT 451 of the 17th District, 2nd Section, Cobb County, Georgia, 30080
 Prepared for: The McLinden Group, LLC
 PO Box 2845, Smyrna, Georgia 30081



OWNER/DEVELOPER
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The McLinden Group, LLC.



(2) STANDARD 'NATCHEZ' CRAPEMYRTLES (SINGLE TRUNK) - 3" CAL. THERE ARE OVERHEAD POWER LINES OVER THESE STREET TREES. CANOPY TREES CAN NOT BE PLANTED.

(2) BOKK CHINESE ELM 4" CAL.

REMOVE ONE 18" RED MAPLE CRITICAL ROOT ZONE SIGNIFICANTLY IMPACTED ROOTS GROWING ON AGING SANITARY SEWER PIPE MADE OF CLAY.

9" EMPRESS TREE

NOTES:
 1. SEE REQUIRED NOTES NEXT SHEET.
 2. NO TREES ARE BEING SAVED ON THIS SITE.
 3. THE PRESENCE OF UNDERGROUND UTILITIES MAKES SAVING THE TREES IMPOSSIBLE WITHOUT SEVERELY IMPACTING THE REASONABLE USE OF THE LAND FOR ITS INTENDED RESIDENTIAL PURPOSES.

REMOVE ONE 45" RED OAK STRUCTURAL ROOT PLATE WILL BE SEVERELY IMPACTED BY ADDITION.
 (1) AMERICAN ELM 4" CAL.

PLANT LIST:	QTY:	COMMON NAME:	BOTANIC NAME:	SIZE:	EXT:
	1	AMERICAN ELM	ULMUS AMERICANA	3" CAL.	3"
	2	CHINESE ELM	ULMUS PARVIFOLIA 'BOKK'	3.5" CAL.	7"
	6	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2" CAL.	12"
	1	JAPANESE MAPLE	ACER PALMATUM	2" CAL.	2"
	2	NATCHEZ CRAPEMYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	3" CAL.	0" (IN ROW)
	3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'ALTA'	4" CAL.	12"
	TOTAL:			36.0"	

PROJ. NO:	none
DESIGN:	sjm
DRAWN:	sjm
CHECKED:	sjm
DATE:	10/11/2013
SCALE:	AS SHOWN

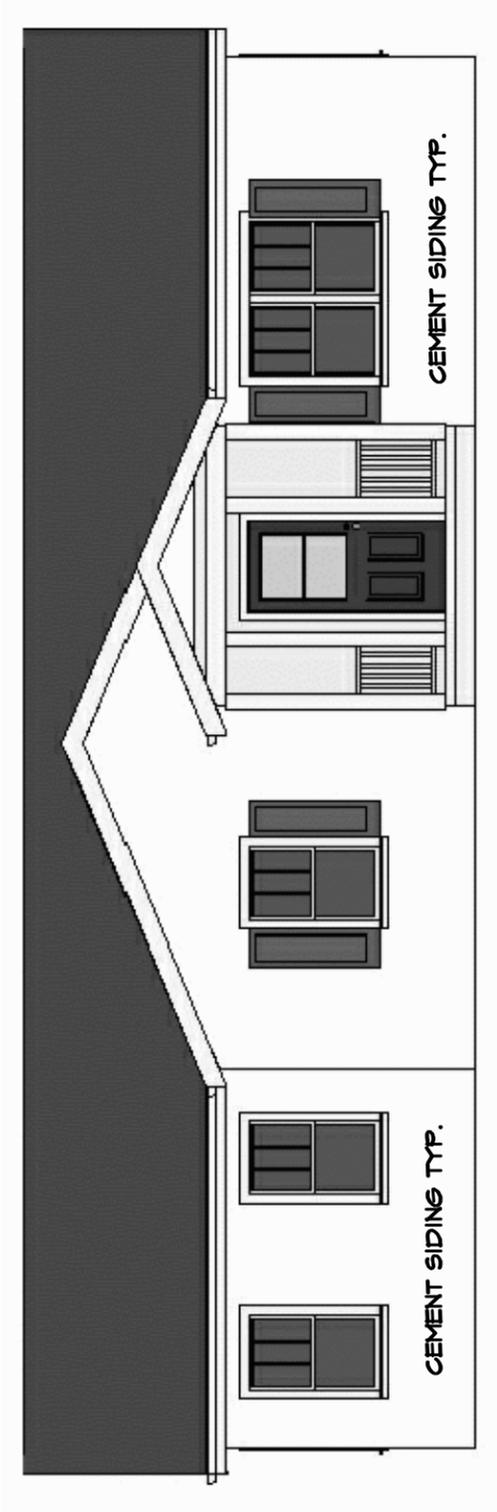
TREE PROTECTION & REPLACEMENT

McLinden Point Subdivision
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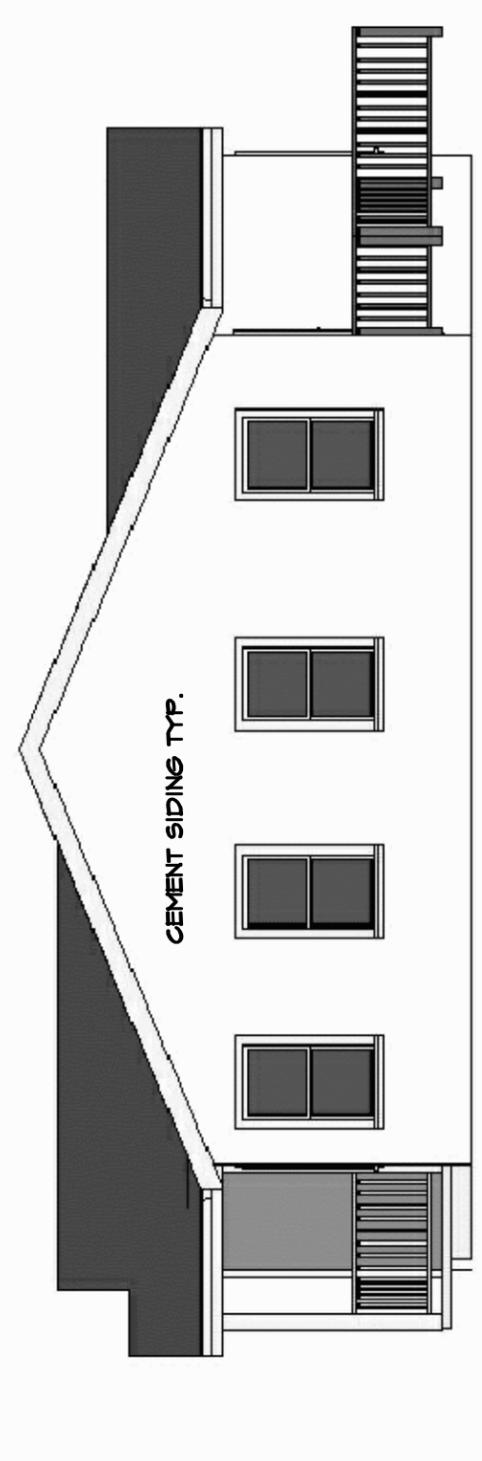


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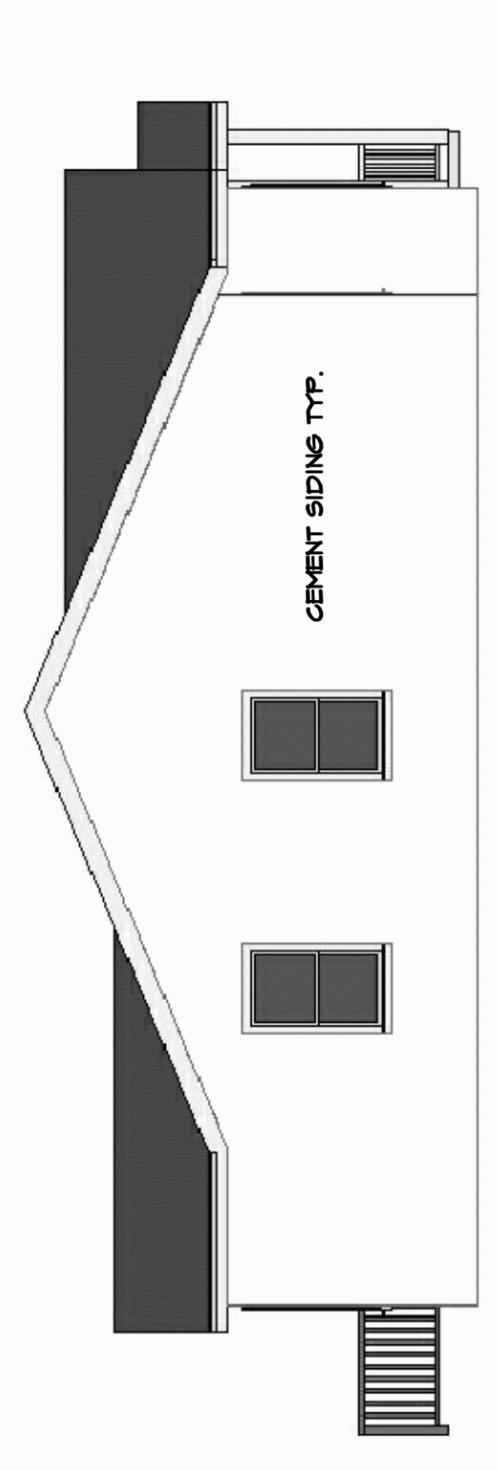
The McLinden Group, LLC.



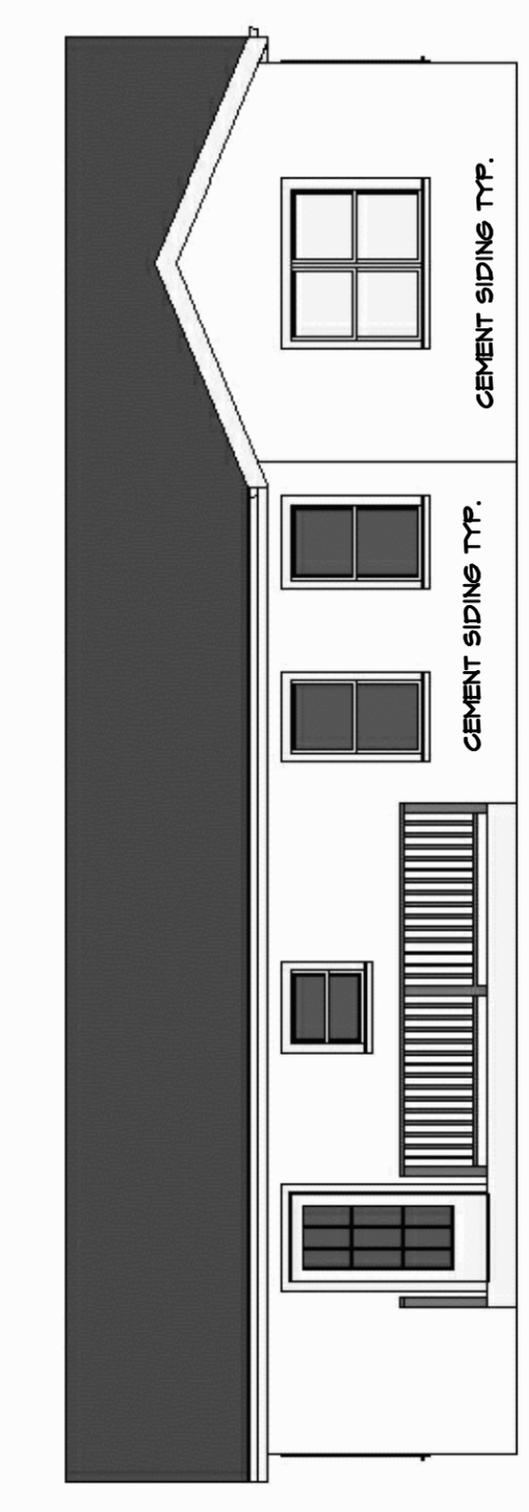
1 FRONT ELEVATION
SCALE: N.T.S.



2 WEST (RIGHT) ELEVATION
SCALE: N.T.S.



3 EAST (LEFT) ELEVATION
SCALE: N.T.S.



4 REAR ELEVATION
SCALE: N.T.S.

PROJ. NO:	none
DESIGN:	slm
DRAWN:	slm
CHECKED:	slm
DATE:	10/11/2013
SCALE:	NOT TO SCALE

sheet

H6.0

McLinden Point Subdivision
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 LAND LOT 451 of the 17th District, 2nd Section, Cobb County, Georgia, 30080
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