APPLICATION FOR ZONING AMENDMENT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)
Ward: 3
Application No: Z16-006
Hearing Date: 6/20/16

APPLICANT:

Name: STEPHEN PRITCHARD PRITCHARD BUILDERS INC
(Representative's name, printed)

Address: PO BOX 1315 KENNESAW GA

Business Phone: 678-300-0219 Cell Phone: 678-300-0219 Fax Number: —

E-Mail Address: STEVE@PRITCHARDBROTHERS.COM

Signature of Representative:

TITLEHOLDER:

Name: FRANK PRITCHARD
(Titleholder's name, printed)

Address: 3165 GREENFIELD Dr MARIETTA GA 30068

Business Phone: Cell Phone: 4-597-4120 Home Phone:

E-mail Address: FRANK@PRITCHARDBROTHERS.COM

Signature of Titleholder:
(Attach additional signatures, if needed)

(To be completed by City)
Received: 5/13/16
Heard by P&Z Board: N/A
P&Z Recommendation: N/A
Advertised: 6/3/16
Posted: 5/20/16
Approved/Denied:

ZONING:

RAD CONDITIONAL

Present Zoning

LAND USE:

SINGLE FAMILY RES.

Present Land Use

For the Purpose of CONSTRUCTION OF TWO SINGLE FAMILY

Size of Tract 22,921 SF

Location 1068 BANK ST

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 488 District 17

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no ✓ there are ____ such assets. If any, they are as follows:

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

AMEND ZONING STIPS TO ALLOW FOR DEDICATED FRONT ENTRY DRIVEWAY FOR EACH HOME

CURRENT STIPS CALL FOR SHARED DRIVEWAY

CONTIGUOUS ZONING

North: RAD

East: RAD

South: RAD

West: ~~RAD~~ R15

CONTIGUOUS LAND USE

North: SINGLE FAMILY RAD CONDITIONAL

East: SINGLE FAMILY RAD "

South: " RAD "

West: " R15

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

BECAUSE THIS PROJECT HAS ALREDY BEEN APPROVED, ALL DOCUMENTS ABOVE HAVE BEEN SATISFIED

TRANSPORTATION

Access to Property? DRIVWAY OFF BANK STREET

Improvements proposed by developer? FRONT ENTRY DEDICATED DRIVEWAY INSTEAD OF SHARED DRIVE

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to the Mayor or any member of the City Council who will consider this application?

NO

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of $250 or more by the applicant* to the Mayor and any member of the City Council during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

NO

If so, describe the natural and extent of such interest: _____

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

N/A

Does the Mayor or any member of the City Council have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

NO

If so, describe the relationship and the nature and extent of such interest:

N/A

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 10TH day of MAY 2016, 20___.

(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for zoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

ZONING AMENDMENT ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Mayor and Council when considering a zoning amendment request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the zoning amendment request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

YES, THIS REQUEST CONFORMS TO ADJACENT PROPERTIES. EVERY HOME ON BANK STREET TO MY KNOWLEDGE, HAVE DEDICATED DRIVES

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

THESE UNITS WILL BE SINGLE FAMILY HOMES JUST LIKE ALL ADJOING PROPERTIES ON THIS STREET SEVERAL HOMES ON BANK STREET AND SURROUNDING AREAS HAVE FRONT ENTRY DRIVES AND HAVE NO ADVERSE EFFECT

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

THE ZONING PROPOSAL MEETS A GROWING DEMAND FOR HOUSING IN THE SMYRNA AREA

ZONING AMENDMENT ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

THIS PROJECT IS ALREADY APPROVED AND IT HAS BEEN DETERMINED THAT UTILITIES, AS WELL AS ACCESS TO STREETS ARE ADEQUATE AND PROVIDE NO EXCESSIVE BURDEN

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

YES, THE ZONING WAS SUPPORTED BY STAFF UPON ITS APPROVAL AND CONFORMS TO LAND USE PLAN

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

THE ZONING REQUEST IS FOR DEDICATED DRIVES FOR EACH UNIT. THE ORIGINAL APPROVAL WAS BASED ON COMMON DRIVE FOR TWO HOMES. THE COMMON DRIVE WAS THE BIGGEST OBJECTION OF NEIGHBORS AS WELL AS COUNCILMEN

ZONING AMENDMENT ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

THE BEST USE OF THIS PROPERTY IS FOR SINGLE FAMILY HOMES. THESE HOME WILL ADD TO THE ARESTHETICS OF BANK STREET, BLEND WITH THE ARCHITECTURAL FEATURES OF THE NEW CONSTRUCTION ALONG BANK ST AND SURROUNDING AREAS

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

JUST AS ALL UNITS AROUND THIS DEVELOPMENT ARE SINGLE FAMILY HOMES THESE UNITS WILL ALSO BE SINGLE FAMILY HOMES AND COMPATIBLE WITH EACH OTHER

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

THE HOMES TO BE BUILT ON THIS PROPERTY SHOULD BE COMPARIBLE IN SIZE AND SQUARE FOOTAGE AS WELL AS HEIGHT

Please return to Perrie & Associates, LLC - Post Closing
2655 Dallas Highway SW, Ste. 450
Marietta, GA 30064
File # 080089C

RECORD
1st

Deed Book 14582 Pg 6464
Filed and Recorded Feb-25-2008 10:19am
2008-0023517
Real Estate Transfer Tax $198.50

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE made this **15th** day of **February, 2008**, between

JOHN CALVIN JOHNSON IV,

as party or parties of the first part, hereinafter called Grantor, and

FRANK PRITCHARD,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 488 OF THE 17TH DISTRICT, 2ND SECTION IN LAND LOT 488 OF THE 17TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA, BEING LOTS 26 AND 27 OF SECTION D OF THE B.A. GUTHRIE SUBDIVISION PER PLAT OF SURVEY AS SHOWN IN PLAT BOOK 4, PAGE 13, COBB COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AND CORNER ON THE SOUTHERLY SIDE OF BANK STREET, A DISTANCE OF 120 FEET EASTERY AS MEASURED ALONG THE SOUTHERLY SIDE OF BANK STREET FROM ITS INTERSECTION WITH THE WEST LINE OF LAND LOT 488; THENCE SOUTHERLY 229.4 FEET TO A POINT AND CORNER; THENCE EASTERY 100 FEET TO A POINT AND CORNER THENCE NORTHERLY 230.0 FEET TO A POINT SITUATED ON THE SOUTHERLY SIDE OF BANK STREET; THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF BANK STREET 100 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

John C. Johnson IV (Seal)
JOHN CALVIN JOHNSON IV

Witness

Notary Public
My commission expires
[Attach Notary Seal]

COLLEEN E. MCHENRY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
NOVEMBER 14, 2010
FULTON COUNTY, GEORGIA

PARCEL: 17-0488-0-0360

LOCATION: 1068 BANK ST

CURRENT OWNER:
PRITCHARD FRANK L
3165 GREENFIELD DR
MARIETTA GA 30068

CURRENT STATUS:

SQ FT:	0
LAND VALUATION:	60,000
BUILDING VALUATION:	50,650
EXEMPTIONS:	0
TAXABLE VALUATION :	110,650

DEED DATE: BOOK/PAGE:

YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2014	RE-R 1	11/17/2014	397.90	.00	09/17/2014	PD	397.90
BILL #		12676	397.90	.00			397.90
GRAND TOTALS			397.90	.00			397.90

All Taxes paid in
Full 4-8-15
Mike Kirkbitte

Printed: 3/22/2015 4:08:11 PM

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
FRANK PRITCHARD

PRITCHARD FRANK L

Payment Date: 9/16/2014

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2014	17048800360	10/15/2014	**Pay:**	N/A	or	1179.53

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$1,179.53	$1,179.53	**$0.00**

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN FOR:

PRITCHARD BUILDERS, INC

1066 BANK STREET, SE
LAND LOT 488, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
EXISTING PIN: 17048800360
TOTAL SITE AREA: 22,797 SQ FT
0.52 ACRES
DISTURBED AREA: 0.42 AC. 6

ZONING/SETBACKS:
RAD ZONING (CONDITIONAL)
APPROVED ZONING REQUEST Z16-010
DATED JUNE 04, 2013
FRONT: 35 FT
SIDE: 5 FT
REAR: 30 FT

24-HOUR CONTACT:
STEVE PRITCHARD
678-300-0219

OWNER/BUILDER	
PRITCHARD BUILDERS, INC.	4
3185 GREENFIELD DRIVE	5
MARIETTA, GA. 30068	
678-300-0219	

LEGEND:

IPS	IRON PIN SET
IPF	IRON PIN FOUND
CT	CROW TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
PB	CAPPED REBAR
⊙	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
L.P.	LIGHT POLE
WV	GAS VALVE
GM	GAS METER
—SS—	SANITARY SEWER
—x—	FENCE
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
—OHP—	OVERHEAD UTILITY LINE(S)
MHSM	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
CB(PROP)	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
TYPE	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WV	WATER VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
LL	LAND LOT LINE
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
18"POP	TREE STRUCTURAL ROOT PLATE
18"POP	TREE CRITICAL ROOT STRUCTURE
18"OAK	TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK	PRESERVED TREES
1"JUNIP	DISTURBED/REMOVED TREES
MAGNOLIA	REPLACEMENT/PLANTED TREES

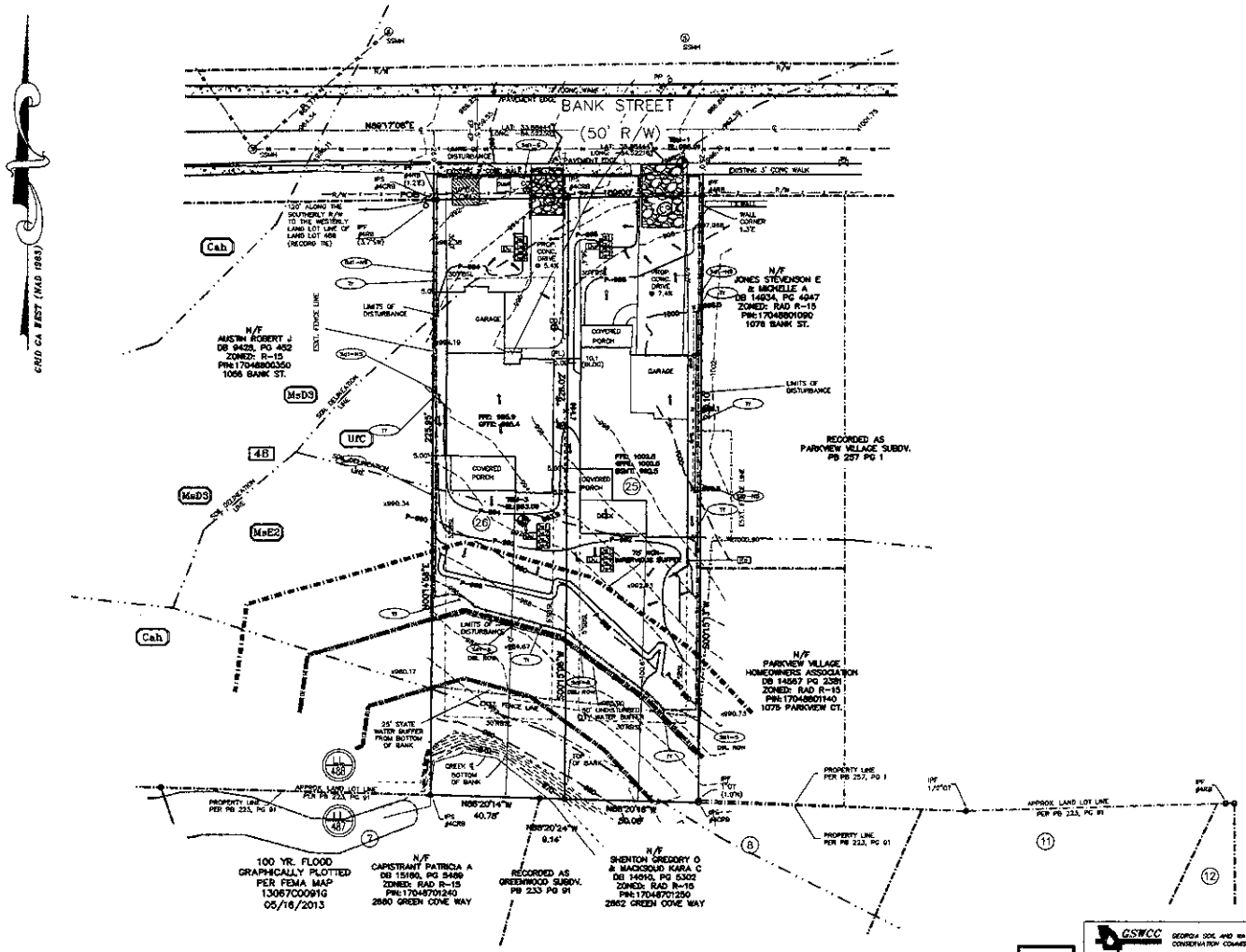
TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	MAGNOLIA
HICKORY	CRAPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
TBG-HARDWOOD	WILLOW
DOGWOOD	ELM

EROSION CONTROL LEGEND	
DS1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
DS4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
DV	DUST CONTROL
SI-1	TYPE 'SENSITIVE' SILT FENCE
SI-2	INLET SEDIMENT TRAP
SI-3	INLET SEDIMENT TRAP
CE	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
SI-1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
WF	WIRE FENCE
DB-HB	CHECK DAM HAY BALES
RW	RETAINING WALL
CONTOUR LEGEND	
965	EXISTING CONTOURS
960	PROPOSED CONTOURS
+963.3	PROPOSED SPOT ELEVATION

NOTE: ALL TEMPORARY BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

NOTE:
THIS SITE CONFORMS WITH COMMON REGIONAL STORMWATER MANAGEMENT PLAN



GRID CA WEST (NAD 1983)

2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS F. PEAY III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066862
ISSUED: 06/16/2014 EXPIRES: 06/16/2016

SHEET 5 OF 10

DATE OF FIELD SURVEY: 07/30/15
SCALE: 1" = 20'
COBB COUNTY, GEORGIA
REVISION: 10/21/2015
FIELD JOB FILD WELLS

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FOR:
PRITCHARD BUILDERS, INC
LAND LOT 488 17th DISTRICT 2nd SECTION
LOT 26 SECTION D UNIT PHASE
SUBDIVISION B.A. QUTHRIE
PB 4 PG 13 I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT DEPICTS ONLY ONE RESIDENCE PARCEL
DB 13163 PG 5351 MAP #: 13067C0091G EFFECTIVE DATE: 05-16-13

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph: (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING AND MAPPING, INC.
www.frontlinesurveying.com

JOB # 56366

Rezoning Plan - Sheet 1 of 3

1068 Banks Street

City of Smyrna, Georgia Land Lot 488, 17th District, 2nd Section

SITE PLAN AS APPROVED WITH SHARED DRIVEWAY

property owner:

Frank Pritchard
Pritchard Brothers, Inc.
3165 Greenfield Drive
Marietta, Georgia 30068
404-897-4120

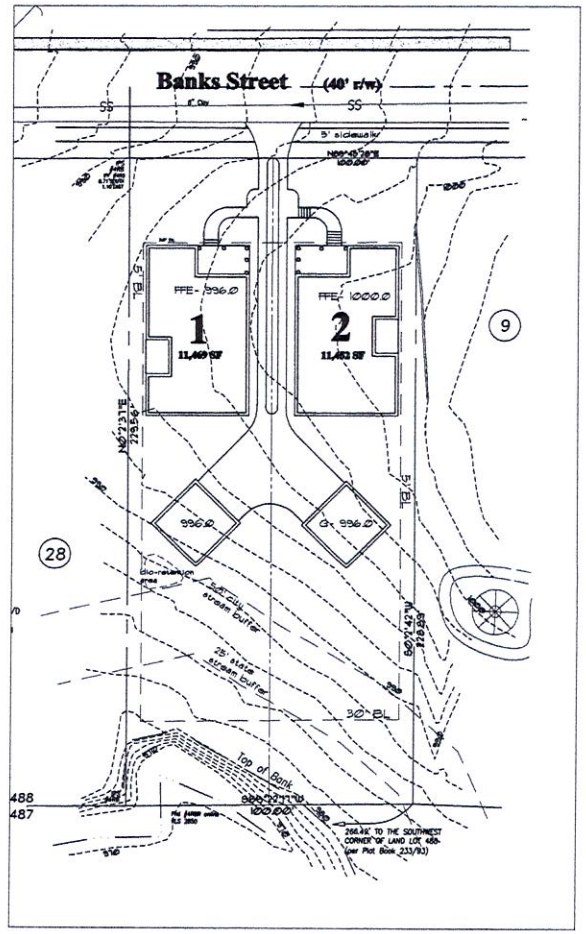
0 10 20 40 80

Scale: 1" = 20'

April 2, 2015

north

DGM
LAND PLANNING CONSULTANTS
975 COBB PLACE BLVD SUITE 212
KENNESAW GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .53 AC
Present Zoning: R-15
Proposed Zoning: RAD-Conditional
Proposed Lot Sizes Shown:
1) 11,469 SF
2) 11,452 SF

Proposed Building Setbacks:
front: 30'
rear: 30'
side: 5' (min.10' between structures)

General Notes:
1. Boundary survey and topographic information by C4C Surveyors, dated June 30, 2007.
2. According to Flood Insurance Rate Map (FIRM) #13067C0195H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are know to exist on site.
5. Streams exist on site and are to protected according to all jurisdictions.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site. .
8. Stormwater and water quality to be managed on a lot by lot basis based on hydrologic study.

1068 Banks Street – Legal Description

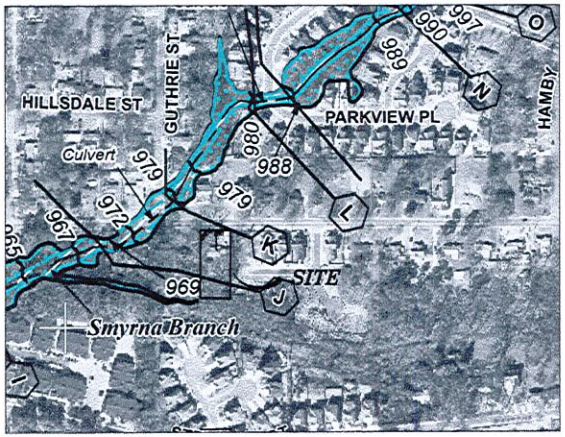
Property Line Description

All that tract or parcel of land lying and being in Land Lot 488 of the 17th District, 2nd Section, city of Smyrna, Georgia, and being more particularly described as follows:

Beginning at the intersection southwest corner of land lot 488, thence easterly along the land lot line common to land lots 487 and 488 a distance of 266.49 feet to a point. Said point being the POINT OF BEGINNING;

thence south 89 degrees 22 minutes 17 seconds west, a distance of 100.0 feet;
thence north 0 degrees 2 minutes 37 seconds east, a distance of 229.56 feet;
thence north 89 degrees 45 minutes 28 seconds east, a distance of 100.0 feet;
thence south 0 degrees 2 minutes 42 seconds west, a distance of 228.89 feet to a point.
said point being the POINT OF BEGINNING
Said tract or parcel of land contains .53 acres.

This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: April 2, 2015



FEMA FLOOD MAP (NTS)

100 YR. FLOOD GRAPHICALLY PLOTTED PER FEMA MAP 13067C0119H 03/04/2013

SITE IS NOT IN THE FLOOD PER FEMA FLOOD MAP

SITE IS WITHIN 200' OF STATE WATERS

SITE PLAN FOR:

PRITCHARD BUILDERS, INC

1068 BANK STREET, SE
LAND LOT 488, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
EXISTING PIN: 17048800360

22,797 SQ FT
0.52 ACRES

LIMITS OF DISTURBANCE: 0.42 AC.

TRACT 1	TRACT 2 AREA
11,347 SQ FT	11,450 SQ FT
0.26 ACRES	0.26 ACRES

PROPOSED HOUSE TYPE:
LOT 1:
BUILDING COVERAGE: 3,042 SQ FT
BUILDING HEIGHT: 34'-0"

TOTAL AREA LOT 1: 11,347 SQ FT
0.26 Ac.

IMPERVIOUS AREA LOT 1:

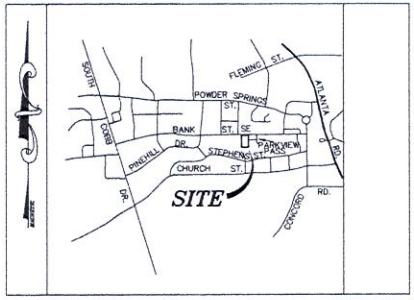
TOTAL IMP. AREA: 3,447 SQ FT
TOTAL IMP. AREA %: 30.4%

PROPOSED HOUSE TYPE:
LOT 2:
BUILDING COVERAGE: 2,780 SQ FT
BUILDING HEIGHT: 35'-0"

TOTAL AREA LOT 2: 11,450 SQ FT
0.26 Ac.

IMPERVIOUS AREA LOT 2:

TOTAL IMP. AREA: 3,716 SQ FT
TOTAL IMP. AREA %: 32.5%



SITE MAP (NTS)

PAGE LIST

1. COVER PAGE
2. DEMOLITION PLAN & TREE REMOVAL PLAN
3. TREE PROTECTION PLAN
4. WATER QUALITY
5. ESPC / TERTIARY (EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN)
6. ESPC DRAINAGE AREAS
7. ESPC TERTIARY PERMITEE NOTES & OWNER RESPONSIBILITIES
8. ESPC CONSTRUCTION ACTIVITY SCHEDULE
9. ESPC CHECKLIST AND VEGETATIVE CONTROLS
10. ESPC NOTES AND DETAILS

NOTES:

1. CONTRACTOR TO FIELD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

2. DEMOLITION PERMIT NOT ISSUED UNTIL TREE POSTING IS APPROVED

3. SILT-FENCE TYPE SENSITIVE (Sd1-S) DOUBLE ROW TO BE USED WITH STEEL POSTS ADJACENT TO CREEK , AS SHOWN ON PLAN.

4. LIMITS OF DISTURBANCE ARE EXTERIOR PROPERTY LINES OF TRACTS 1 & 2 AND EXTENDED OUT PERPENDICULAR TO BACK OF CURB

5. TRACT 1 & 2 OWNED BY BUILDER AND SHALL BE GRADED SIMULTANEOUSLY.

6. THE BUILDER MUST ENSURE THAT ALL IMPERVIOUS RUNOFF AND/OR DRAINAGE EASEMENTS DRAIN TO THE WATER QUALITY AREAS AND NOT ONTO OTHER LOTS.

7. IT IS THE RESPONSIBILITY OF THE BUILDER TO MEET ZONING REQUIREMENTS.

8. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

9. UNLESS OTHERWISE NOTED, ALL STORM, AND WATER STRUCTURES ARE EXISTING

10. WATER METERS LOCATED WITHIN PROPOSED DRIVES (IF APPLICABLE) ARE TO BE RELOCATED BY BUILDER BEFORE DRIVE CONSTRUCTION BEGINS.

11. SEWER LATERALS ARE TO BE HEAVY-DUTY DRIVE-OVER IF IN DRIVEWAYS.

12. THE LOCATION OF UNDERGROUND WATER LINES IS AN APPROXIMATION DERIVED FROM FIELD VERIFICATION OF EXISTING ABOVE GROUND STRUCTURES. ADDITIONALLY, WATER METERS AND SEWER CLEANOUTS/LATERALS MAY NEED TO BE RELOCATED DURING CONSTRUCTION. CONTRACTORS MUST COORDINATE WITH COBB COUNTY WATER & SEWER. (770)-419-6334.

SURVEY NOTES:

1) BOUNDARY SURVEY BY FRONTLINE SURVEYING & MAPPING, INC. DATE OF SURVEY: 07/30/2015.
2) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER.
3) ANGULAR ERROR: 7 SECONDS PER ANGLE.
4) RAW FIELD PRECISION: 1:10,586
5) ADJUSTED BY LEAST SQUARES.
6) PLAT CLOSURE: 1:116,948
7) DISTANCES SHOWN ARE HORIZONTAL.
8) BEARINGS SHOWN REFER TO GRID NORTH OF THE "GEORGIA COORDINATE SYSTEM OF 1983 WEST ZONE" AND ARE COMPUTED FROM ANGLES TURNED.
9) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED PLS CORNER. PLS 637 UNLESS OTHERWISE STATED.

SURVEYOR:
FRONTLINE SURVEYING & MAPPING, INC.
3595 CANTON ROAD
Suite 116, PMB 272
MARIETTA, GA. 30066
678-355-9905

24-HOUR CONTACT:
STEVE PRITCHARD
678-300-0219

DESIGN FIRM:
FRANK BETZ ASSOCIATES, INC.
3550 BUSBEE DRIVE NW
#190
KENNESAW, GA. 30144
(770)431-0888

OWNER/TERTIARY PERMITEE
PRITCHARD BUILDERS, INC.
3165 GREENFIELD DRIVE
MARIETTA, GA, 30068
678-300-0219

BUILDER
PRITCHARD BUILDERS, INC.
3165 GREENFIELD DRIVE
MARIETTA, GA, 30068

UTILITIES PROTECTION CENTER, INC.
Call FREE
THROUGHOUT GEORGIA
1-800-282-7411
OUT-OF-STATE: CALL COLLECT (404)325-5000
THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW

NOTE: THE TOTAL LAND DISTURBANCE WITHIN THE CONSTRUCTION SITE IS LESS THAN FIVE (5) ACRES AND THE TOTAL LAND DISTURBANCE WITHIN EACH INDIVIDUAL LOT IS LESS THAN ONE (1) ACRE.

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

05/11/16
DATED

13

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

05/11/16
DATED

12

2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066862
ISSUED: 06/16/2015 EXPIRES: 06/16/2016

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TO FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 116,948 FEET, AN ANGLE ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1 FOOT IN 116,948 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO A.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT IS INTENDED ONLY FOR THE PURPOSE OF ESTABLISHING THE LOCATION OF THE PARCEL NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, UNMENTIONED PARCEL OR ANY OTHER PROPERTY OR RIGHTS. THE LIEN OF ANY PERSON, SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC. NO PART OF THESE DRAWINGS MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2016 FRONTLINE SURVEYING AND MAPPING, INC. ALL RIGHTS RESERVED. "THIS PLAT WAS CREATED BY"

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

SITE PLAN FOR: PRITCHARD BUILDERS, INC
1068 BANK STREET, SE
LAND LOT 488 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA
LOT 26 SECTION D UNIT PHASE
SUBDIVISION: B.A. GUTHRIE
FRONT LOT F.I.D. WELLS
DATE OF FIELD SURVEY: 07/30/15
SCALE: 1" = 20'
BY: B.A. 04/18/16
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PB 4 PG 13
DB 15193 PG 6321
MAP #: 13067C0119H EFFECTIVE DATE: 03/04/13
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LIFEWORKS
JOB # 56366

SHEET 1 OF 10

REF: 54447, 55192

Zdrive/2014JOBS\Cobb, 1068 Bank St - COVER SHEET.PG1, 6/11/2016 8:13:23 PM

DEMOLITION PLAN FOR:

PRITCHARD BUILDERS, INC

1058 BANK STREET, SE
LAND LOT 488, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
EXISTING PIN: 17048800350

LOT AREA
22,797 SQ FT
0.52 ACRES

NOTE:
DEMOLITION PERMIT NOT ISSUED UNTIL TREE POSTING IS APPROVED

ZONING/SETBACKS
RAD ZONING (CONDITIONAL)
APPROVED ZONING REQUEST 215-010
DATED JUNE 26, 2015
FRONT: 35 FT
SIDE: 9 FT
REAR: 30 FT

OWNER/BUILDER
PRITCHARD BUILDERS, INC.
3165 GREENFIELD DRIVE
MARIETTA, GA. 30068
678-300-0219

LEGEND:

IRS	IRON PIN SET
IRF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
PB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
	FENCE
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
OHW	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WV	WATER VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
LLL	LAND LOT LINE
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
18"POP	TREE STRUCTURAL ROOT PLATE
18"POR	TREE CRITICAL ROOT STRUCTURE
12"DAM	TREE CRITICAL ROOT STRUCTURE IMPACTED
12"DAM	PRESERVED TREES
7"JUNP	DISTURBED/REMOVED TREES
MAGNOLIA	REPLACEMENT/PLANTED TREES

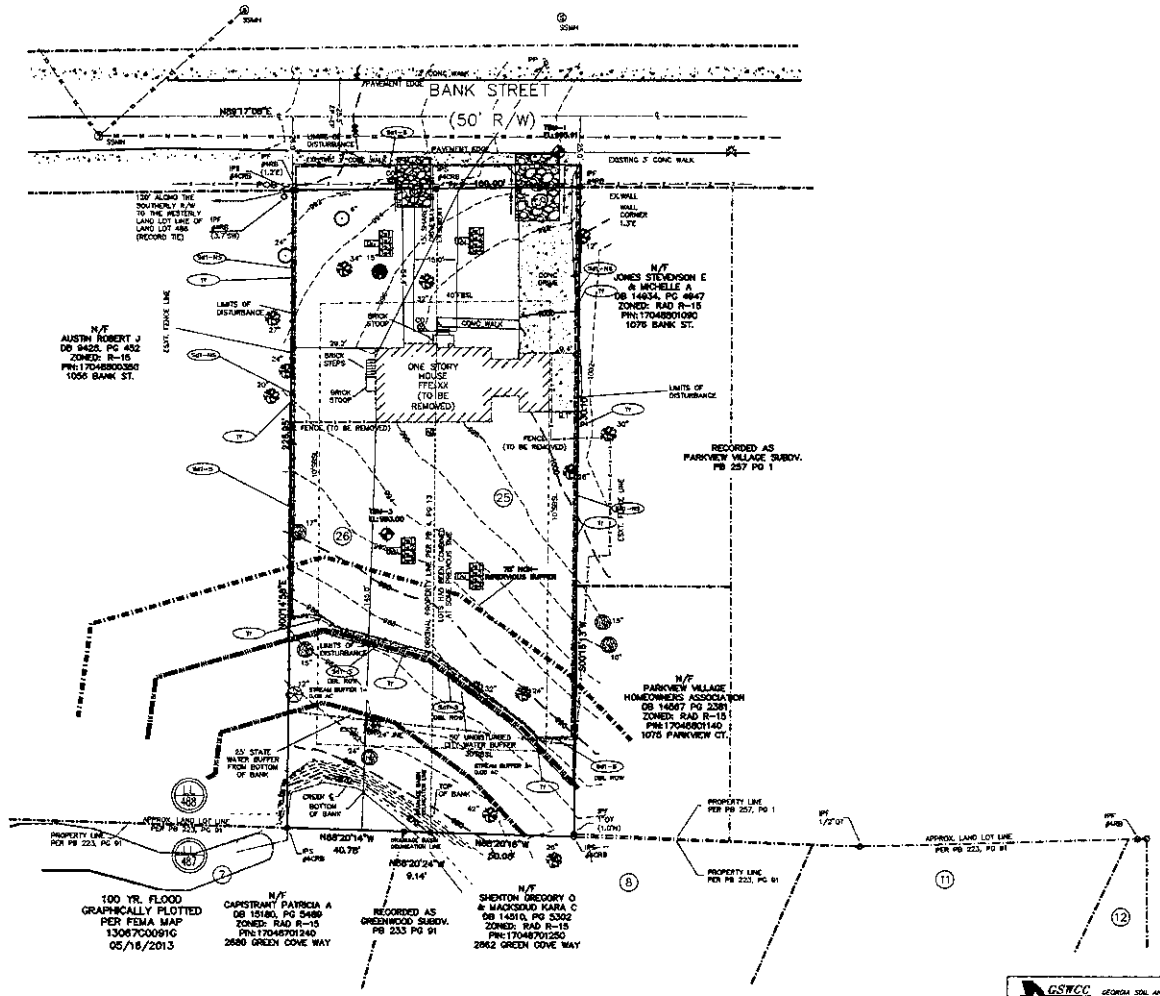
TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	MAGNOLIA
HICKORY	CRAPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
TBD-HARDWOOD	WILLOW
DOGWOOD	ELM

EROSION CONTROL LEGEND	
DS1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
DS4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
DU	DUST CONTROL
SF1	TYPE "SENSITIVE" SILT FENCE
SD2	INLET SEDIMENT TRAP
SD3	INLET SEDIMENT TRAP
CE	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
SF2	TYPE "NON-SENSITIVE" SILT FENCE
TF	TREE FENCE
CD1	CHECK DAM HAY BALES
RW	RETAINING WALL
CONTOUR LEGEND	
480	EXISTING CONTOURS
480	PROPOSED CONTOURS
x883.3	PROPOSED SPOT ELEVATION

NOTE: ALL TEMPORARY BMP's SHALL BE REMOVED UPON FINAL STABILIZATION.

GRID N WEST (NAD 1983)



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066865
ISSUED: 08/18/2016 EXPIRES: 08/18/2018

SHEET 2 OF 10

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 50,000+ FEET, AN ANGULAR ERROR OF 15" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1 FOOT IN 50,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" CINCH WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT IS PROVIDED FOR THE EXCLUSIVE USE OF THE OWNER OF THE PROPERTY. THIS PLAT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING AND MAPPING, INC. THIS PLAT DOES NOT DEDICATE TO ANY UNNAMED PERSON OR ENTITY, PUBLIC OR PRIVATE, ANY EASEMENT, RIGHT OF WAY OR OTHER PROPERTY RIGHT NOT SPECIFICALLY NAMED SAID PURPOSE, PURPOSE OR ENTITY. THESE DOCUMENTS, AS REPRESENTATIVE OF REALITY AT THE TIME OF SURVEY, ARE INTENDED TO BE VIEWED IN THEIR ENTIRETY. ANY ALTERATION OF THESE DOCUMENTS, OR ANY PART THEREOF, OR ANY PART THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING AND MAPPING INC. WILL MAKE THE PERSON MAKING SUCH ALTERATION LIABLE TO THE FULLEST EXTENT PERMITTED BY LAW.

FRONTLINE SURVEYING AND MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805
www.frontlinesurveying.com

DATE OF FIELD WORK: 07/20/15
SCALE: 1" = 20'

DEMOLITION PLAN FOR:
PRITCHARD BUILDERS, INC

LAND LOT	488	17th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 26	BLOCK	UNIT	PHASE	PROJECT
SUBDIVISION B.A. GUTHRIE		SECTION D	FRONT LOT FLD TIES	

REV.	DATE
1	07/31/16

Pg 4 Pg 13
DB 15192 PG 5511
I HAVE PRO RATE ESTIMATED FLOOD HAZARD MAP (FIRM) FOR THIS PROPERTY. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP #: 13067C0091H EFFECTIVE DATE: 03-04-13

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC.
GEORGIA REGISTERED LAND SURVEYOR
08/17/16

JOB # 56366

PER ZONING: TRACT 1 MAX IMPERVIOUS SURFACE AREA
3,971.45 SQ. FT = 0.09 AC = 35.0% OF LOT

WATER QUALITY TRACT 1:

TRACT 1 REQ'D WATER QUALITY VOLUME

TRACT 1
11,347 SQ FT
0.26 ACRES

PROPOSED HOUSE TYPE:
LOT 1:
BUILDING COVERAGE: 3,042 SQ FT
BUILDING HEIGHT: 34'-0"

TOTAL AREA LOT 1: 11,347 SQ FT
0.26 AC.

IMPERVIOUS AREA LOT 1:
TOTAL IMP. AREA: 3,447 SQ FT
TOTAL IMP. AREA % 30.4%

WATER QUALITY PLAN FOR:

PRITCHARD BUILDERS, INC

1066 BANK STREET, SE
LAND LOT 468, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
EXISTING PIN: 17046800360

22,797 SQ FT
0.52 ACRES

LIMITS OF DISTURBANCE: 0.42 AC.

TRACT 2 AREA
11,450 SQ FT
0.26 ACRES

PROPOSED HOUSE TYPE:
LOT 2:
BUILDING COVERAGE: 2,780 SQ FT
BUILDING HEIGHT: 35'-0"

TOTAL AREA LOT 2: 11,450 SQ FT
0.26 AC.

IMPERVIOUS AREA LOT 2:
TOTAL IMP. AREA: 3,716 SQ FT
TOTAL IMP. AREA % 32.5%

PER ZONING: TRACT 2 MAX IMPERVIOUS SURFACE AREA
4,007.50 SQ. FT = 0.09 AC = 35.0% OF LOT

WATER QUALITY TRACT 2:

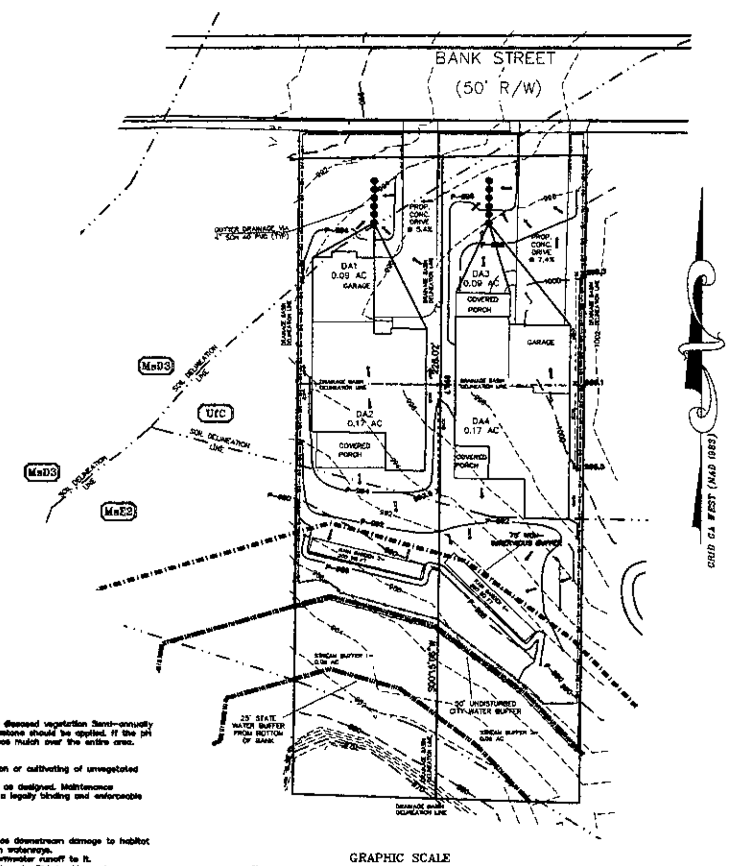
TRACT 2 REQ'D WATER QUALITY VOLUME

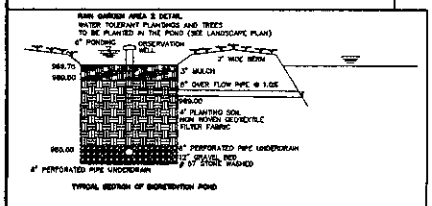
GENERAL SOIL AND HYDROLOGY SITE NOTES:

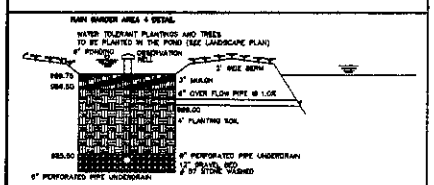
SOILS:

MAP SYMBOL	MAPPING UNIT	SLOPE	ERODIBILITY	PERMEABILITY	EROSION K
Cah	CARTECAY SOILS	-	-	0.6–2.0	0.17
MnE2	MADISON AND PACOLET SOILS	15–25%	[illegible]	0.6–2.0	0.17
MnD3	MADISON AND PACOLET SOILS	10–15%	[illegible]	0.6–2.0	0.10
UfC	URBAN LAND-CECIL COMPLEX	2–10%	-	0.6–2.0	0.10

USDA ONLINE SOILS MAP SHOWS SOIL TYPE AS ABOVE IN CHART.



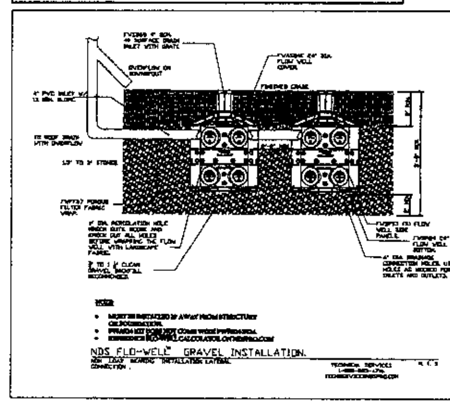




Rain Garden Activity Schedule
Pruning and weeding to maintain appearance.
Mulch replacement when erosion is evident.
Remove trash and debris as needed.
Inspect filter strip/grass channel for erosion or gullying. Re-seed or sod as necessary.
Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation Semi-annually
The planting soils should be tested for pH to establish acidic levels. If the pH is below 5.2, limestone should be applied. If the pH is above 7.0 to 8.0, then iron sulfate plus sulfur can be added to reduce the ph annually Replace mulch over the entire area.
Replace pea gravel diaphragm if warranted. 2 to 3 years
Additional Maintenance Considerations and Requirements
The surface of the ponding area may become clogged with fine sediment over time. Core aeration or cultivating of unvegetated areas may be required to ensure adequate filtration.
Regular inspection and maintenance is critical to the effective operation of bioretention facilities as designed. Maintenance responsibility for a bioretention area should be vested with a responsible authority by means of a legally binding and enforceable maintenance agreement that is executed as a condition of plan approval.

Infiltration Rain Garden Notes:

1. Native Plants are preferred for planting, because non-native and invasive species can reproduce downstream damage to habitat and change hydrology. If non-natives are chosen, be sure that they will not damage downstream waterways.
2. Build and vegetate rain garden as early as possible to establish plantings before directing stormwater runoff to it.
3. Infiltration (Rain Garden) areas shall be staked / fenced off to prevent compaction of the subgrade. Dirt tracking onto any layer of the area and stockpiling of construction materials may clog the surface.
4. During excavation of native soils to the bottom of the gardens, rainfall may cause fine aggregate to clog the surface of the gardens. If this occurs during construction, hand rake the surface to a sufficient depth to restore infiltration capacity.



TECHNICAL SERVICES
1-888-825-4716
TECHSERVICE@NDSPRO.COM

FLO WELL NOTES:
1. Water quality devices to be installed at the time of final landscaping.
2. All collected water shall be directed to the water quality devices.
3. Distribute runoff within a linear gravel device using a slotted/perforated flex pipe, for downspout connections to the device use a solid walled pvc (schedule 20 minimum).
4. Provide a cleanout and an emergency bypass for excess flows installed on the piping system prior to piping reaching the infiltration device.
5. Infiltration devices should be placed on a 0% grade.
6. Install a non woven filter fabric between the soil and the device and gravel.
7. Roof drains to tie to proposed flo well downspout to have overflow pipe.

2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000005888
ISSUED: 08/18/2015 EXPIRES: 08/18/2018

SHEET 4 OF 10

FRONTLINE SURVEYING & MAPPING, INC
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07/30/15
SCALE: 1" = 20'
COBB COUNTY, GEORGIA
REVISION: FRONT LOT FLO WELLS — BY: TEP3 — DATE: 04/18/16

WATER QUALITY PLAN FOR:
PRITCHARD BUILDERS, INC
LAND LOT 488 — 17th DISTRICT — 2nd SECTION
LOT 26 — SECTION D — UNIT
SUBDIVISION B.A. GUTHRIE — PHASE
PB 4 PG 13
DB 13103 PG 5351

JOB # 56366

TREE PROTECTION FOR:

PRITCHARD BUILDERS, INC

1068 BANK STREET, SE
LAND LOT 488, 17th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF SMYRNA
EXISTING ZONING: R-15
EXISTING PIN: 17048800360

NOTE:
DEMOLITION PERMIT NOT ISSUED UNTIL TREE POSTING IS APPROVED

OWNER
PRITCHARD BUILDERS, INC.
3153 GREENFIELD DRIVE
MARIETTA, GA. 30066
678-300-0219
BUILDER
MAINLAND COMPANY
2870 PEACHTREE ROAD, SUITE 518
ATLANTA, GA. 30305

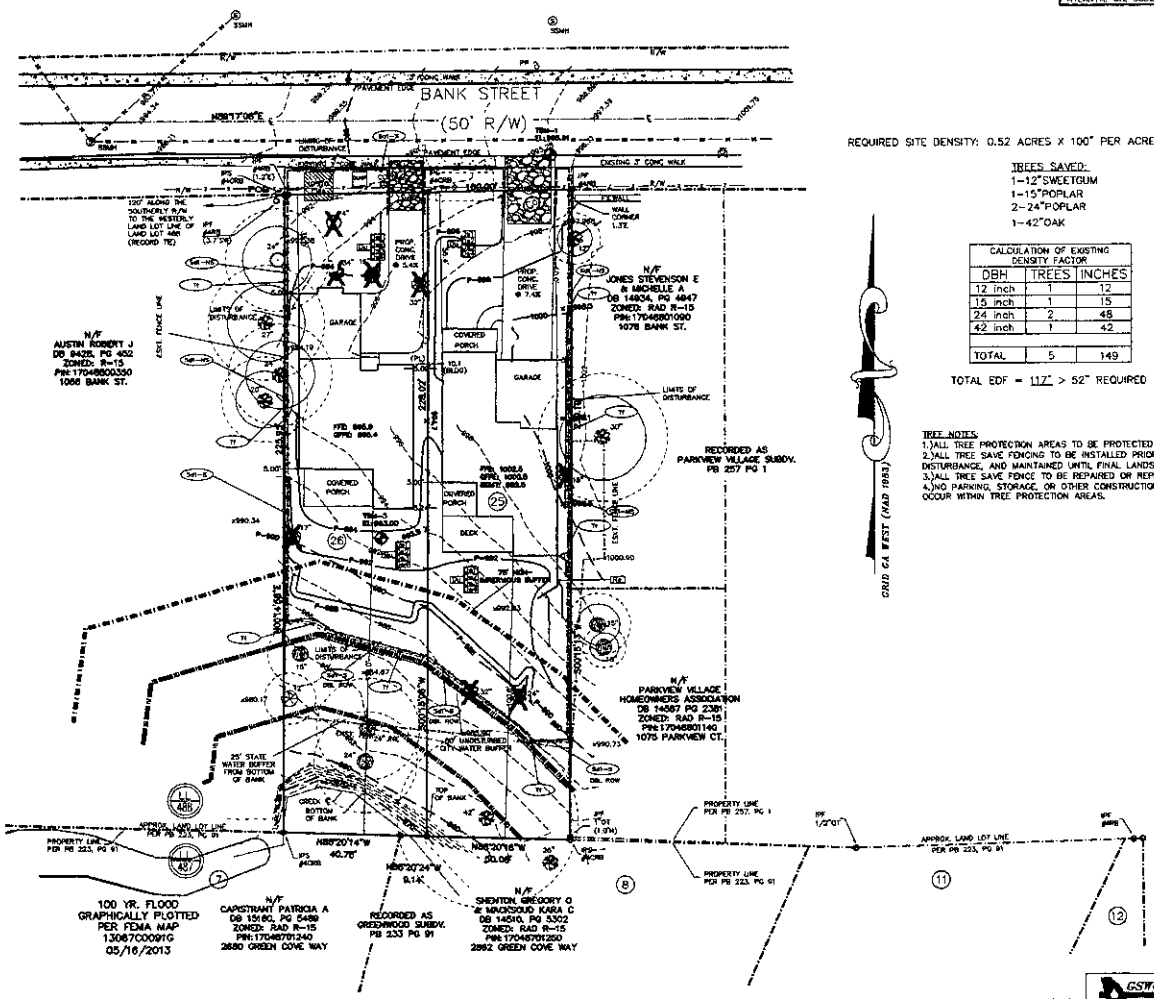
REQUIRED SITE DENSITY: 0.52 ACRES X 100" PER ACRE = 52" SITE DENSITY FACTOR

TREES SAVED:
1-12"SWEETGUM
1-15"POPLAR
2-24"POPLAR
1-42"OAK

CALCULATION OF EXISTING DENSITY FACTOR		
DBH	TREES	INCHES
12 inch	1	12
15 inch	1	15
24 inch	2	48
42 inch	1	42
TOTAL	5	149

TOTAL EDF = 117" > 52" REQUIRED

TREE NOTES:
1.)ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION (SEE PAGE 3).
2.)ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING (SEE PAGE 3).
3.)ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
4.)NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.



LEGEND:

IPS — IRON PIN SET
IPF — IRON PIN FOUND
OTF — OPEN TOP PIN
CTF — CRIMP TOP PIN
RB — REINFORCING BAR (REBAR)
CR — CAPPED REBAR
CL — CENTERLINE
R/W — RIGHT-OF-WAY
CONC — CONCRETE
PP — POWER POLE
LP — LIGHT POLE
GV — GAS VALVE
GM — GAS METER
SS — SANITARY SEWER
FENCE
PROP — PROPOSED
CMF — CONC MONUMENT FOUND
OHP — OVERHEAD UTILITY LINE(S)
SMH — SANITARY SEWER MAN HOLE
MHT — MAN HOLE TELEPHONE
DI — CATCH BASIN
JB — JUNCTION BOX
D — DROP INLET
SBCB — SINGLE WING CATCH BASIN
POB — POINT OF BEGINNING
POC — POINT OF COMMENCEMENT
WV — WATER VALVE
WM — WATER METER
CO — SANITARY SEWER CLEANOUT
LLL — LAND LOT LINE
HW — HEAD WALL
CMP — CORRUGATED METAL PIPE
RCP — REINFORCED CONCRETE PIPE
SE — SANITARY SEWER EASEMENT
FH — FIRE HYDRANT
DE — DRAINAGE EASEMENT
PB — ELECTRIC POWER BOX
18"POT — TREE STRUCTURAL ROOT PLATE
18"POT — TREE CRITICAL ROOT STRUCTURE
18"OAK — TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK — PRESERVED TREE
7"AMP — DISTURBED/REMOVED TREE
MAGNOLIA — REPLACEMENT/PLANTED TREE

TREE LEGEND:

OAK, POPLAR, PINE, HICKORY, MAPLE, SWEETGUM, TBD-HARDWOOD, DOGWOOD, HOLLY, JUNIPER, MAGNOLIA, CRAPE MYRTLE, SPRUCE-FUR, BIRCH, WILLOW, ELM

EROSION CONTROL LEGEND

Ds1 — DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4 — DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
DV — DUST CONTROL
SF1-3 — TYPE "SENSITIVE" SILT FENCE
Ds3-3 — INLET SEDIMENT TRAP
Ds2-7 — INLET SEDIMENT TRAP
Ds — CONSTRUCTION ENTRANCE
LD — LIMITS OF DISTURBANCE
SF1-1/3 — TYPE "NON-SENSITIVE" SILT FENCE
TF — TREE FENCE
Ds4-1/3 — CHECK DAM HAY BALES
Re — RETAINING WALL

CONTOUR LEGEND

980 — EXISTING CONTOURS
980 — PROPOSED CONTOURS
+983.3 — PROPOSED SPOT ELEVATION

NOTE: ALL TEMPORARY BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS F. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066868
ISSUED: 06/16/2015 EXPIRES: 06/16/2016

2

SHEET 3 OF 10

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,848 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 155,848 FEET. AN ELECTRONIC TOTAL STATION AND A 1 SEC GRADE NAME WERE USED TO GATHER THE FIELD DATA UPON WHICH THIS PLAT IS BASED.

NO NEW MONUMENTS WERE SET WITHIN 100 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THERE IS NO TRANSFERABILITY TO OTHER PERSONS OR ENTITIES. THIS PLAT DOES NOT PERMIT SUBDIVISION OR RESUBDIVISION BY THE PURCHASER NAMED. SAID PERSON, PERSONS OR ENTITY MAY, HOWEVER, USE THIS PLAT AS COLLATERAL FOR A LOAN. THIS PLAT IS NOT TO BE RECORDED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. NO PART HEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
PH: (678) 355-9905
FAX: (678) 355-9805
www.frontlinesurveying.com

DATE OF FIELD SURVEY: 07/30/15
SCALE: 1" = 20'
COBB COUNTY, GEORGIA
BY: TPJ 04/15/15

TREE PROTECTION PLAN FOR:
PRITCHARD BUILDERS, INC
LAND LOT 488 — 17th DISTRICT — 2nd SECTION
LOT 26 — SECTION D — UNIT — PHASE
SUBDIVISION B.A. GUTHRIE
FRONT LOT FILE MISS
REVISION
BY: DATE:
TPJ 04/15/15

I HAVE THIS DATE EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP FOR MAP NO. 13067C0091G AND FOUND THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM PB 19133 PG 835 — MAP ID. 13067C0091G — EFFECTIVE DATE: 03-04-13

FOR THIS PLAT TO BE VALID, IT MUST BE STAMPED WITH THE SEAL OF A GEORGIA REGISTERED LAND SURVEYOR.

JOB # 56366