

RESERVED FOR COURT CLERK

VARIANCES REQUESTED

1. PROPOSED FRONT SETBACK REDUCED FROM 40 FT TO 10 FT
2. PROPOSE STREAM BUFFER VARIANCE: PERMISSION TO BUILD A HOUSE AND DECK WITHIN THE 75 FEET

THE PURPOSE OF THIS VARIANCE IS TO COMBINE A PORTION OF LOTS 9 & 10 TO CREATE ONE LOT & ADD A PORTION OF LOT 9 TO LOT 8 & A PORTION OF LOT 10 TO LOT 11

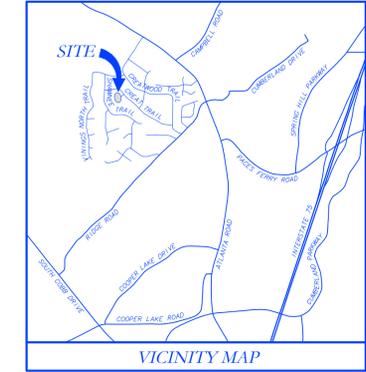
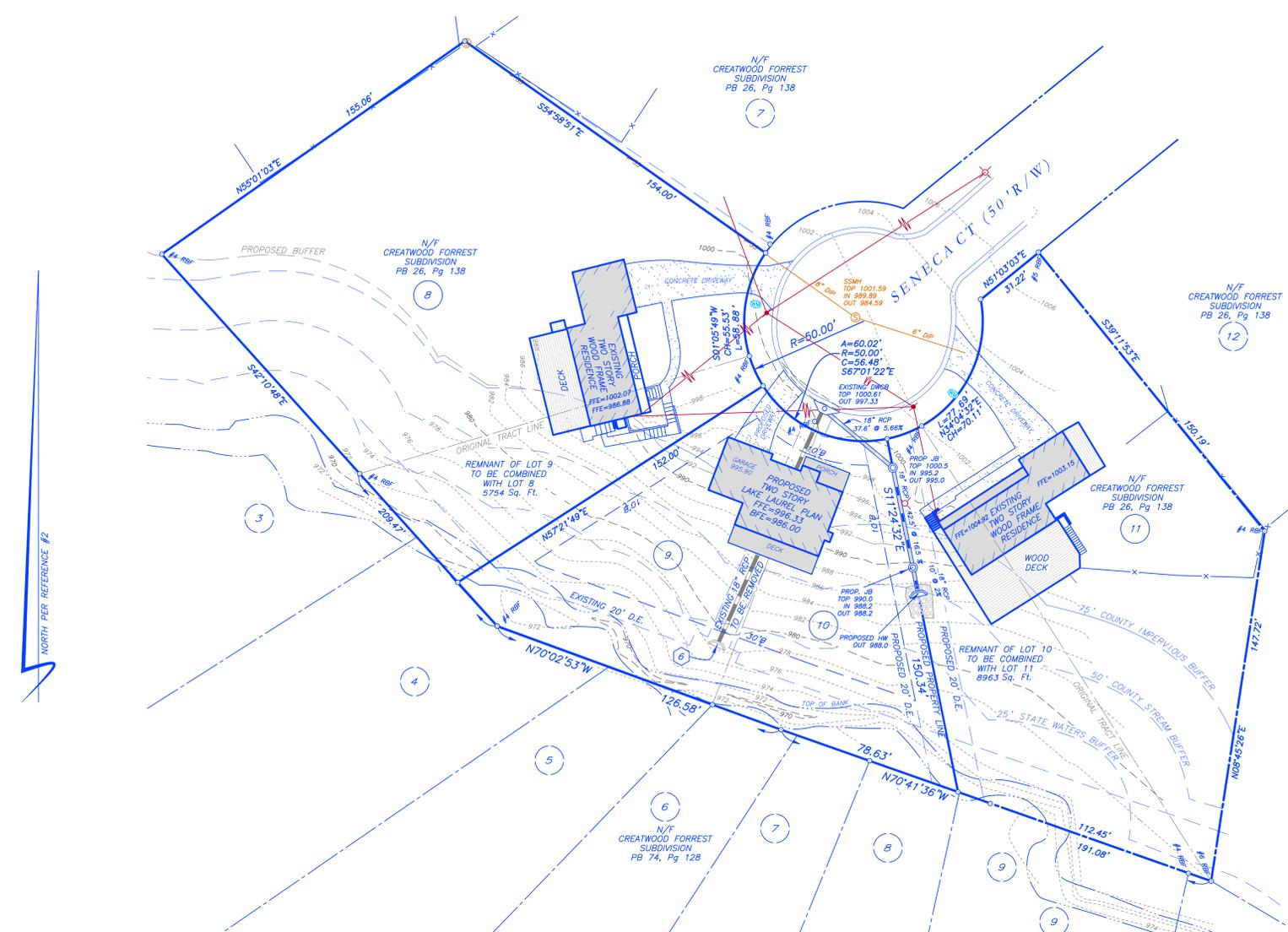
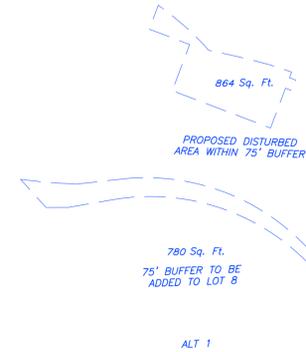
PROPOSED STORM

6. MOVE THE EXISTING HEADWALL TO THE EAST OF THE CENTER OF THE PROPOSED LOT TO REDIRECT STORMWATER FROM THE CUL DE SAC

IMPERVIOUS AREA IMPACT

IMPERVIOUS AREA IMPACT WITHIN THE 75' BUFFER
 HOUSE = 733 Sq. Ft.
 DECK = 301 Sq. Ft.
 TOTAL IMPACT = 1034 Sq. Ft.
 TOTAL IMPERVIOUS AREA = 2222 Sq. Ft.
 TEMPORARY DISTURBED AREA = 1614 Sq. Ft.
 (TO BE GRASSED OR SODDED)

BUFFER AVERAGING



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV. CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN. THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA CS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

BOUNDARY INFORMATION SHOWN IS BASED UPON A VARIANCE EXHIBIT FOR PORTICO PROPERTIES PREPARED BY MERIDIAN GEOMATICS, LLC, DATED FEBRUARY 5, 2019.

THIS PLAT HAS A CLOSURE CALCULATED TO BE 1:86,754.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-15 (RESIDENTIAL) PER CITY OF SMYRNA ZONING ORDINANCES:

- FRONT SETBACK 40 FEET
- SIDE SETBACK 10 FEET
- REAR SETBACK 30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C02070 AND THE DATE OF SAID MAP IS OCTOBER 5, 2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

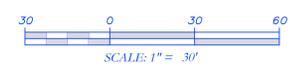
1. REFERENCE A WARRANTY DEED TO DOUG LEWIS RECORDED IN DEED BOOK 13900, PAGE 3439.
2. REFERENCE A VARIANCE EXHIBIT FOR PORTICO PROPERTIES PREPARED BY MERIDIAN GEOMATICS, LLC, DATED FEBRUARY 5, 2019.
3. REFERENCE A QUIT-CLAIM DEED TO GREAT TRAIL THREE LLC, RECORDED IN DEED BOOK 15147, PAGE 615.
4. REFERENCE A FINAL PLAT OF CREATWOOD FORREST SUBD. UNIT 2 RECORDED IN PLAT BOOK 26, PAGE 138.
5. REFERENCE A FINAL PLAT OF CEDAR CLIFFS SUBDIVISION UNIT 2 RECORDED IN PLAT BOOK 74, PAGE 128.

ADDRESS
 LOT 9, PARCEL #17062700180
 LOT 10, PARCEL #17062700170
 0" SENECA COURT
 SMYRNA, GEORGIA, 30080

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
REB	REBAR SET
RFM	REBAR FOUND
MNF	MAG NAIL FOUND
CRF	CAPPED REBAR FOUND
DTF	DREN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
DWCB	DOUBLE WING CATCH BASIN
H	HEADWALL
FES	FLARED END SECTION
CMF	CORRUGATED METAL PIPE
ROP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E	FORCE MAIN EASEMENT
S.S.E	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GAS METER
⊕	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD ELECTRICAL
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	HEAD WALL
⊕	SAFETY END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

EXISTING LOTS	
LOT 9	0.359 ACRES
	15,643 Sq. Ft.
LOT 10	0.406 ACRES
	17,670 Sq. Ft.

SITE DATA	
N - F	DOUG LEWIS
	DB 13900 Pg 3439
	0.462 ACRES
	20,133 Sq. Ft.



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
 JOSEPH T. BAKER, LS # 2133
 DATE 7-14-20

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR., S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT



REVISIONS	DATE
ADJUSTED DRYWELL & STORM DRAIN FOR BETTER FIT	3-17-20

JOB NUMBER	DRAWN BY	CHECKED BY	DATE	FIELD DATE	SCALE
5319	JBD/JCB	JTB	7-20-20	7-13-20	1"=30'

VARIANCE PLAT OF LOT 9 & 10, CREATWOOD FORREST SUBDIVISION FOR
LADONNA LEWIS
 LOCATED IN LAND LOT 627 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, CITY OF SMYRNA, GEORGIA
 1736 SENECA COURT 30080