

Community Development Annexation Check List

(As of 7/13)

Name of request: _____ 2731 Mathews Street _____

Date Received: _____ September 19, 2016 _____

Location/Property Address: _____ 2731 Mathews Street _____

Size/Acres: _____ 0.4 Acres _____

Applicant/Petitioner: _____ Matthew Junger _____

Representative (if applicable): _____ Matthew Junger _____

What annexation method is being used: ☒ 100% ☐ 60%

-
- ☐ Will zoning be the same as Cobb County's? ☐ Yes ☒ No
- ☐ Cobb County Zoning: _____ R-20 _____
 - ☐ Cobb County Future Land Use: _____ Low Density Residential (LDR) _____
- ☐ Has all required paperwork submitted? ☒ Yes ☐ No
- ☐ Does it meet with all of the IGA
(Intergovernmental Agreement)
agreements with Cobb County? ☒ Yes ☐ No
- ☐ If yes, must notify County within 7 calendar days of receiving request.
- ☐ Submit application material to City Clerk
 - ☐ Date submitted: _____ 9/22/2016 _____
 - ☐ Via Certified Mail – Receipt # _____
 - ☐ Via Hand Delivery _____
 - ☐ City Clerk sends it to County Clerk
 - ☐ Date submitted: _____

2016 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# _____

City Ward# _____ Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

*THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS
INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY
SERVICE THROUGH OUR 911 SYSTEM.*

1. Is the property to be annexed vacant? Yes ☒ No ☐
2. If NO, name of resident(s): _____
3. Complete street address: 2731 Mathews Street
4. Telephone Number 404-493-1555
5. Number of registered voters before annexation: 0
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 0
Number and type of minorities or minority language groups: 0
7. Use of property before annexation (i.e., vacant, business, residential): residential
8. Zoning classification before annexation: R-15 Single Fam
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: residential (2) dwellings
10. Zoning classification being requested (if any): RAD Single Fam
11. Effect of change on members of racial or minority groups: 0
12. Total number of acres being annexed: .40 Acres

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Matthew Junger
Owner's Printed Name

Owner's Printed Name

1594 Walker St 404-493-1555
Address Telephone#

Address Telephone#

Witness the hands and seals of 100% of the record title holders of the land described above:

Matthew Junger 8-19-16
Owner's Legal Signature/Date

Owner's Legal Signature/Date

RECORD AND RETURN TO:

McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
16B0384/LMM

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 13th day of May, 2016, by and between **DANIEL ROGER MATTOX** and **CORINE ANN MATTOX**, as party or parties of the first part, hereinafter referred to as "Grantor," and **MATTHEW EDWARD JUNGER**, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 632 of the 17TH District, COBB County, Georgia, and being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference, TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca Junger
Unofficial Witness

Daniel R. Mattox
DANIEL ROGER MATTOX

Corine Ann Mattox
CORINE ANN MATTOX

Notary Public
My Commission Expires

[Notary Seal]



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 632, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY SIDE OF MATHEWS STREET (HAVING A 30 FOOT RIGHT OF WAY) 212.5 FEET SOUTHERLY FROM THE INTERSECTION OF MATHEWS STREET AND THE NORTHERLY LINE OF LAND LOT 632; RUNNING THENCE NORTH 89 DEGREES 30 MINUTES EAST A DISTANCE OF 194.5 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTHERLY A DISTANCE OF 87 FEET TO AN IRON PIN FOUND; RUNNING THENCE WESTERLY A DISTANCE OF 196.5 FEET TO A PI PLACED ON THE EASTERLY SIDE OF MATHEWS STREET; RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF MATHEWS STREET 87 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY WITH A DWELLING LOCATED THEREON KNOWN AS 2731 MATHEWS STREET AND BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY PREPARED BY WEST GEORGIA ENGINEERS & SURVEYORS, INC., PREPARED FOR DANIEL ROGER MATTOX AND CORINE ANN MATTOX, DATED NOVEMBER 18, 1987.

BEING THE SAME PROPERTY CONVEYED TO J. GID MORRIS, RECORDED IN DEED BOOK 67, PAGES 171 AND 172, COBB COUNTY RECORDS, AND BEING THE SAME PROPERTY CONVEYED TO R.O. LAWLER IN DEED BOOK 155, PAGE 11, COBB COUNTY, GEORGIA RECORDS AND BEING THE SAME PROPERTY CONVEYED TO JACK L. ATKINSON OR J. MONTYNE ATKINSON IN DEED BOOK 1823, PAGE 461, COBB COUNTY, GEORGIA RECORDS AND BEING THE SAME PROPERTY CONVEYED TO FRANK L. DUNTON IN DEED BOOK 1977, PAGE 173, COBB COUNTY, GEORGIA RECORDS AND BEING THE SAME PROPERTY CONVEYED TO CORINE ANN MATTOX AND DANIEL ROGER MATTOX IN DEED BOOK 2246, PAGE 451, AFORESAID RECORDS.

Deed Book 15339 Ps 910
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

17-632



Legend

- Parcel
- Lot Number
- Street Address
- Railroad ROW
- Trail ROW
- Water Region
- Land Lot
- Subdivision
- Boundary
- Cobb Boundary

City Limits

- South
- North
- West
- East
- Southwest
- Northwest
- Southeast
- Northeast
- Unincorporated

C.I.D. Limits

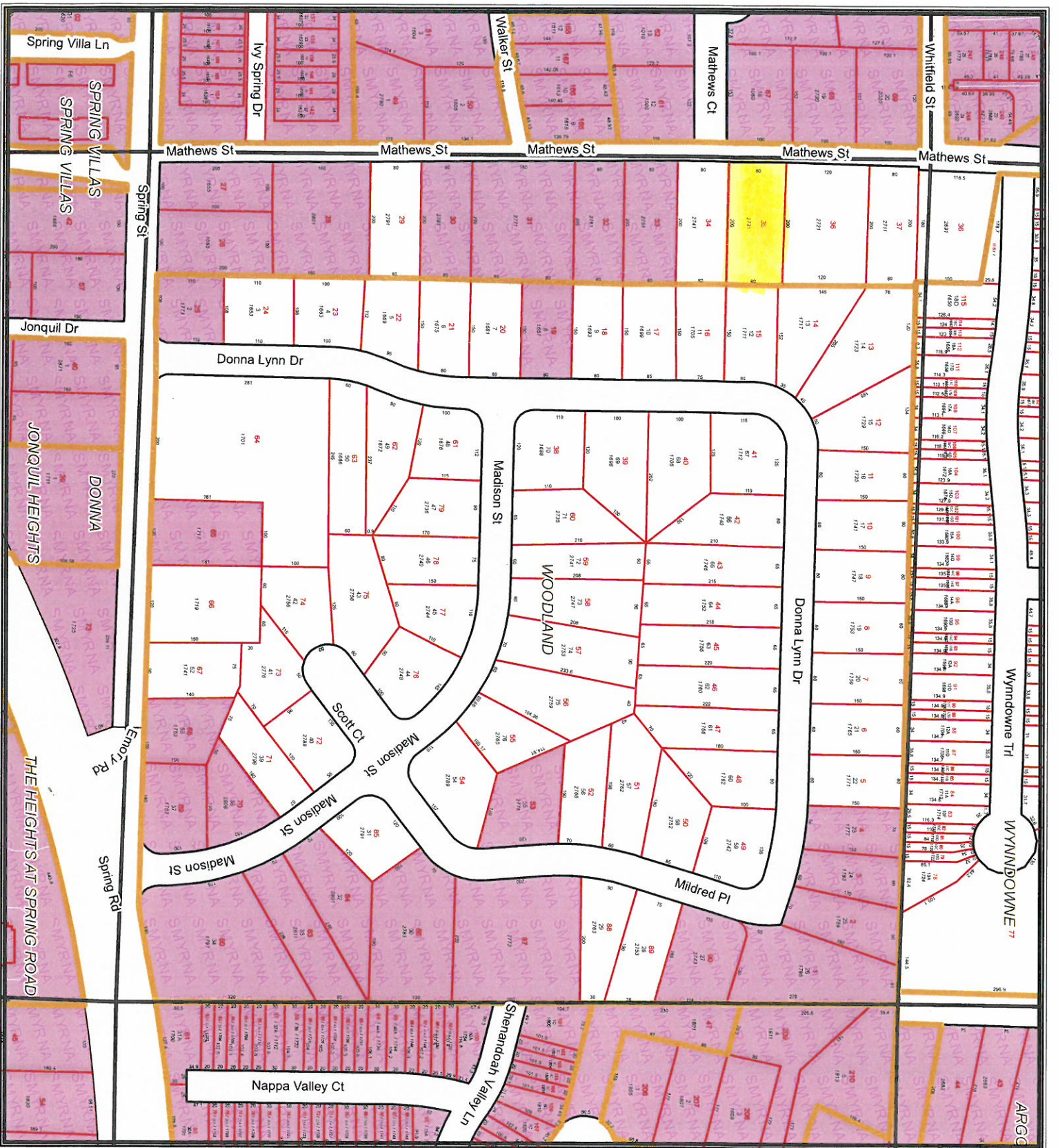
- Cumulative Mail
- Town Center
- Misc
- Land looks
- Water Property line
- Parts

17-592	17-633	17-664
17-593		17-665
17-594	17-631	17-666

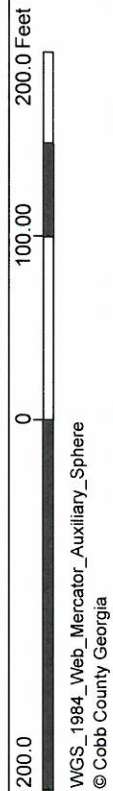
Cobb County
 Board of Tax Assessors
 Mapping Division
 735 Whitlock Ave. Ste 200
 Atlanta, Georgia 30308
 770-638-3100

THIS MAP WAS PREPARED BY THE COBB COUNTY BOARD OF TAX ASSESSORS, MAPPING DIVISION, FOR THE PURPOSE OF PROVIDING A VISUAL REPRESENTATION OF THE COBB COUNTY PARCEL DATA. THE MAP IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. THE COBB COUNTY BOARD OF TAX ASSESSORS, MAPPING DIVISION, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.

Print Date: Aug 05, 2016



Scale: 0 50 100 200 Feet
 (1 inch = 200 feet in A4 size paper)



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,200



APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: _____

Name: Matthew Junger
(Representative's name, printed)

Address: 1594 Walker St. Smyrna, GA 30080
(404)

Business Phone: cell Cell Phone: 493-1555 Fax Number: _____

E-Mail Address: MJungerhomes@gmail.com

Signature of Representative: Matthew Junger

TITLEHOLDER

Name: Matthew Junger
(Titleholder's name, printed)

Address: 1594 Walker St. Smyrna, GA 30080
(404)

Business Phone: cell Cell Phone: 493-1555 Home Phone: _____

E-mail Address: MJungerhomes@gmail.com

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

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From RAD Single-Family to RAD-CON
Present Zoning Proposed Zoning

LAND USE

From Single Family residential to Single Family residential
Present Land Use Proposed Land Use

For the Purpose of Subdivide property into 2-single family lots
Size of Tract 87 Ft x 195 Ft = 16,965 sq ft.
Location 2731 Mathews St. SE Smyrna, GA 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 632 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:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: RAD Single-Family residential

East: RAD Single-Family residential

South: RAD Single-Family residential

West: RM10 multi-Family duplex

CONTIGUOUS LAND USE

North: Single-Family residential

East: Single-Family residential

South: Single-Family residential

West: multi-Family duplex

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:

TRANSPORTATION

Access to Property? Each property will have a private
drive way and a 2-car detached garage
behind the home

Improvements proposed by developer? public sidewalk

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, 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 or Planning and Zoning Board 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 or Planning and Zoning Board to whom the campaign contribution or gift was made:

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

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 or Planning and Zoning Board during the two years immediately preceding the filing of this application:

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

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

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board 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:

Does the Mayor or any member of the City Council or Planning and Zoning Board 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:

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board 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 _____ day of _____, 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 rezoning 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.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning 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 rezoning 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, these will be 2 single family lots similar in size to new construction homes across the street. The width of each lot will be comparable to the providence group homes facing Mathews St., Whitfield and Roswell St.

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

No

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

Yes but has a better economic use as 2 lots. We can bring the price point of each home down vs. one ^{larger} house exceeding the comparable home prices in the area.

REZONING 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.

No

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

Yes

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.

Currently the trend on the street is taking these lots and sub-dividing them into lots ranging from 40-50 ft street frontage. We are trying to be consistent with the development on the street.

REZONING 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.

Yes, the homes I've built in the area show my track record of quality and enhancing the architectural standards of the neighborhood. These will be similar and conform to the planned uses in the area.

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

No

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.

Positively affect other homes in the area. It is currently a vacant lot, we will build quality homes at an affordable price point in hopes to bring more families into the neighborhood. These will be the 11th + 12th new homes that we've built in Williams Park.

RECORD AND RETURN TO:

McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
16B0384/LMM

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca Junger
Unofficial Witness

Daniel R. Mattox
DANIEL ROGER MATTOX

Corine Ann Mattox
CORINE ANN MATTOX

Notary Public

My Commission Expires

[Notary Seal]



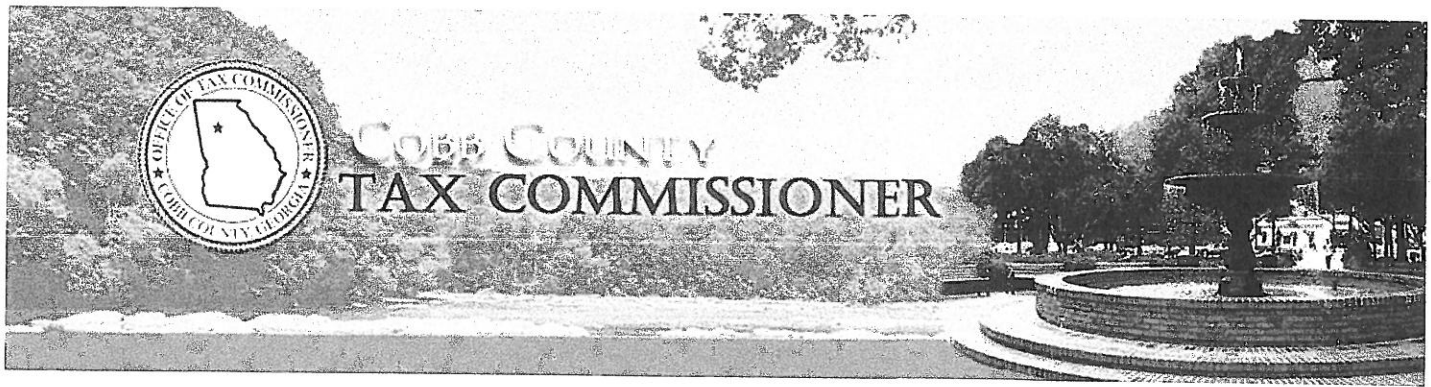
EXHIBIT "A"
LEGAL DESCRIPTION

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Deed Book **15339** Pg **910**
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



Owner Information

MATTOX CORINE ANN & DANIEL ROGER
1739 POPLAR SPRINGS RD
HIRAM, GA 30141

Bill Information

Record Type:	Parcel
Bill Type:	Original
Tax Year:	2015
Due Date:	10/15/2015

Payment Status

Status	Paid
Amount Paid	\$0.00
Last Payment Date	
Total Balance Due	\$0.00

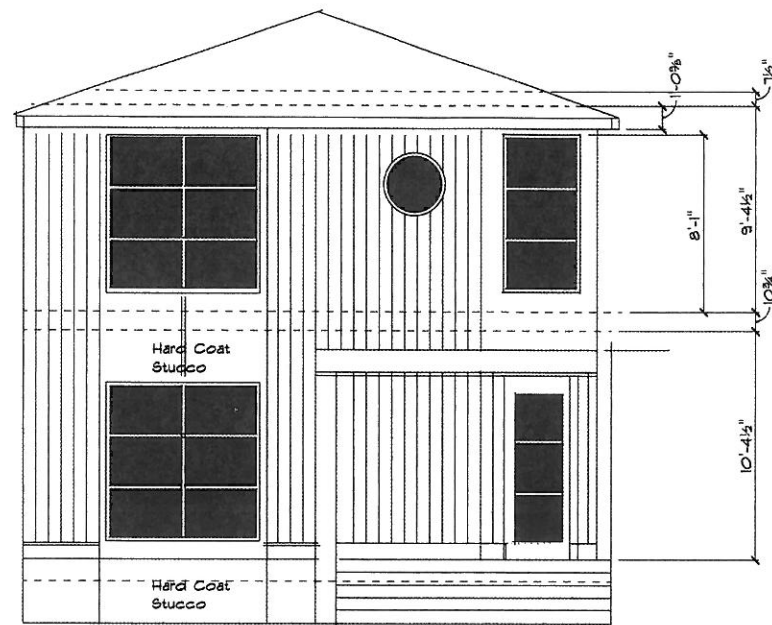
Parcel Information

Parcel Number	<u>17063200350</u>
Acres	.30
Fair Market Value	\$79,800
Assessed Value	\$31,920

Property Address
Homestead Exemption
Tax District

2731 MATHEWS ST
NONE
9 - Unincorporated Cobb

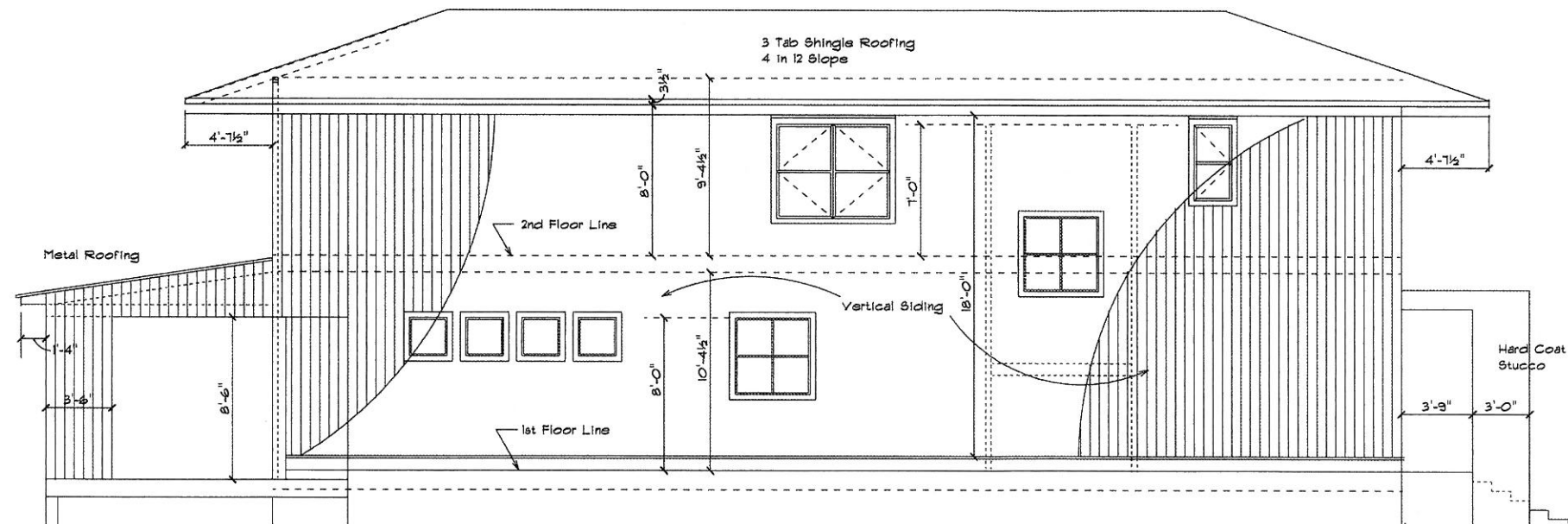




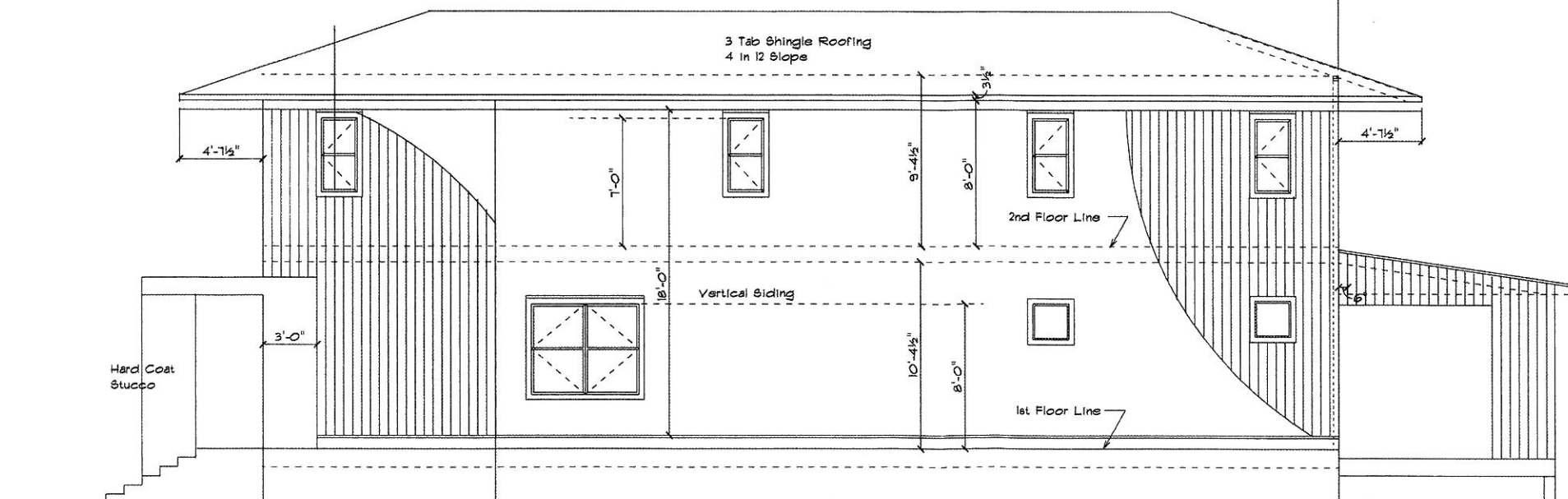
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

JUNGER RESIDENCE
2731 MATHEWS STREET
SMYRNA, GA 30080

OWNER/BUILDER
MATTHEW E. JUNGER

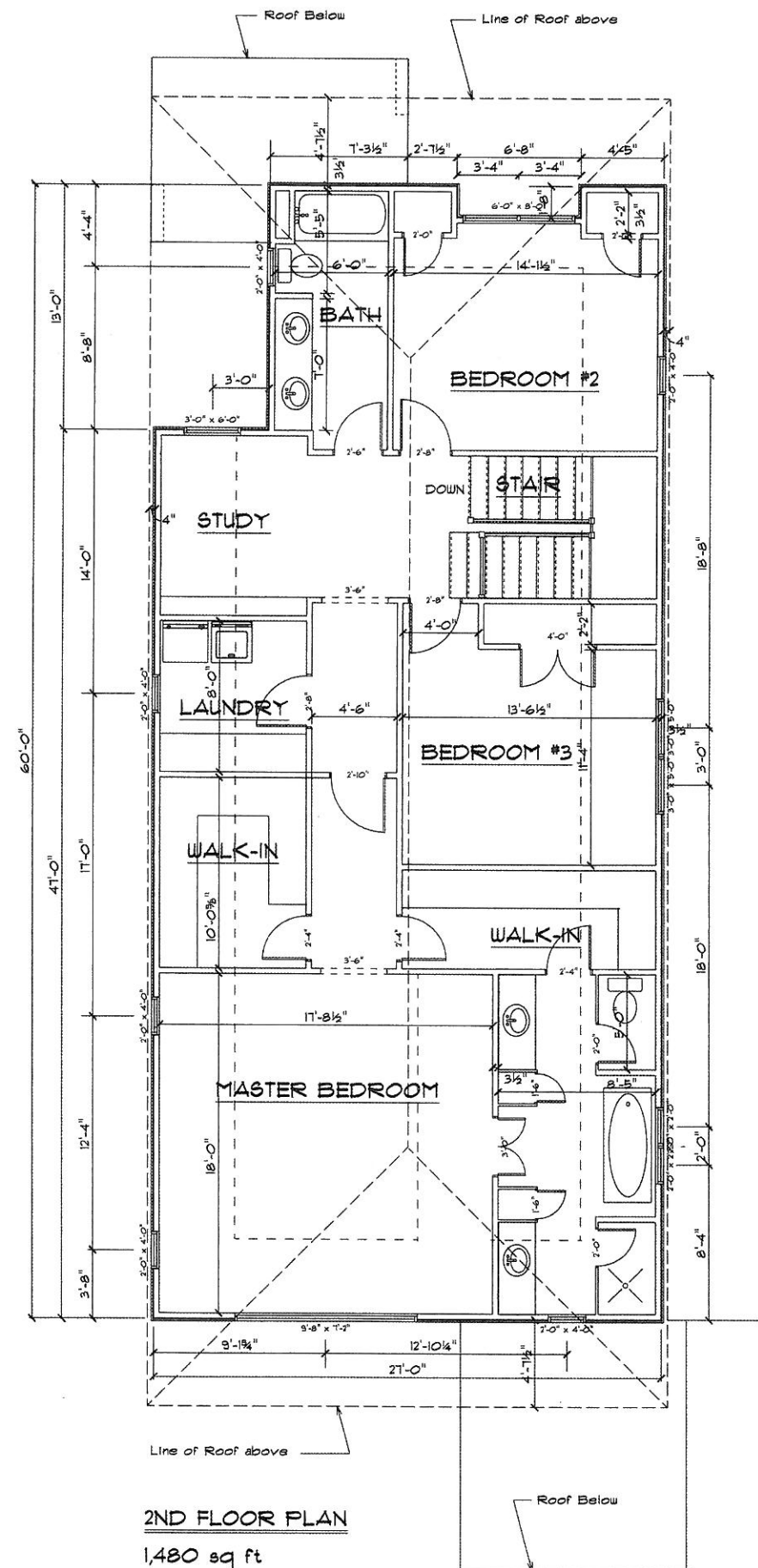
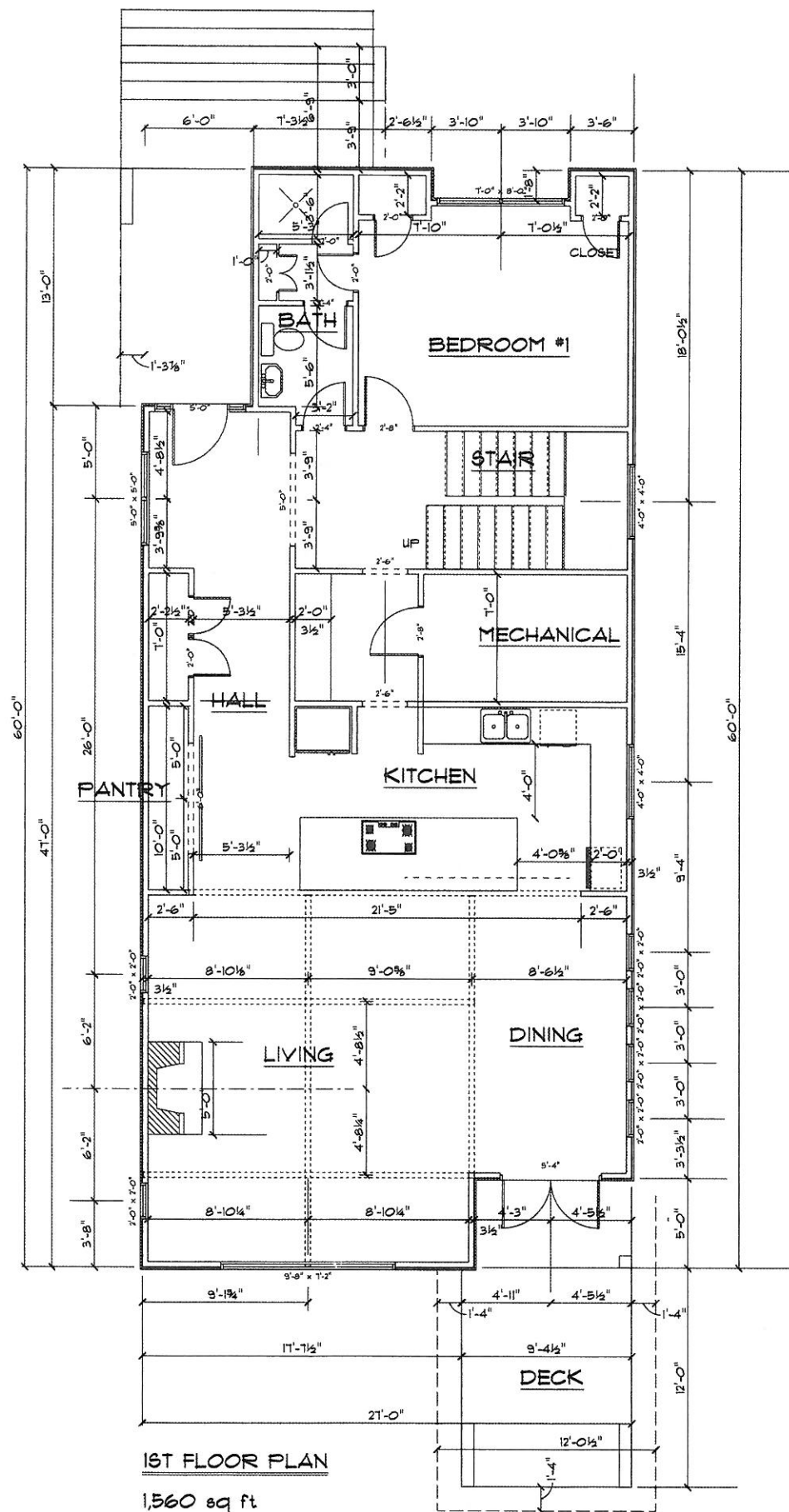
1594 Walker Street
Smyrna, Georgia 30080
m.jungerhomes@gmail.com
404 493-1555

ARCHITECT
PHILIP A. JUNGER AIA

60 Palladea Road NE
Atlanta, Georgia 30309
philip.junger@att.net
404 909-6912

Sheet

A -



JUNGER RESIDENCE
2731 MATHEWS STREET
SMYRNA, GA 30080

OWNER/BUILDER
MATTHEW E. JUNGER
1534 Walker Street
Smyrna, Georgia 30080
m.jungerhomes@gmail.com
404 493-1555

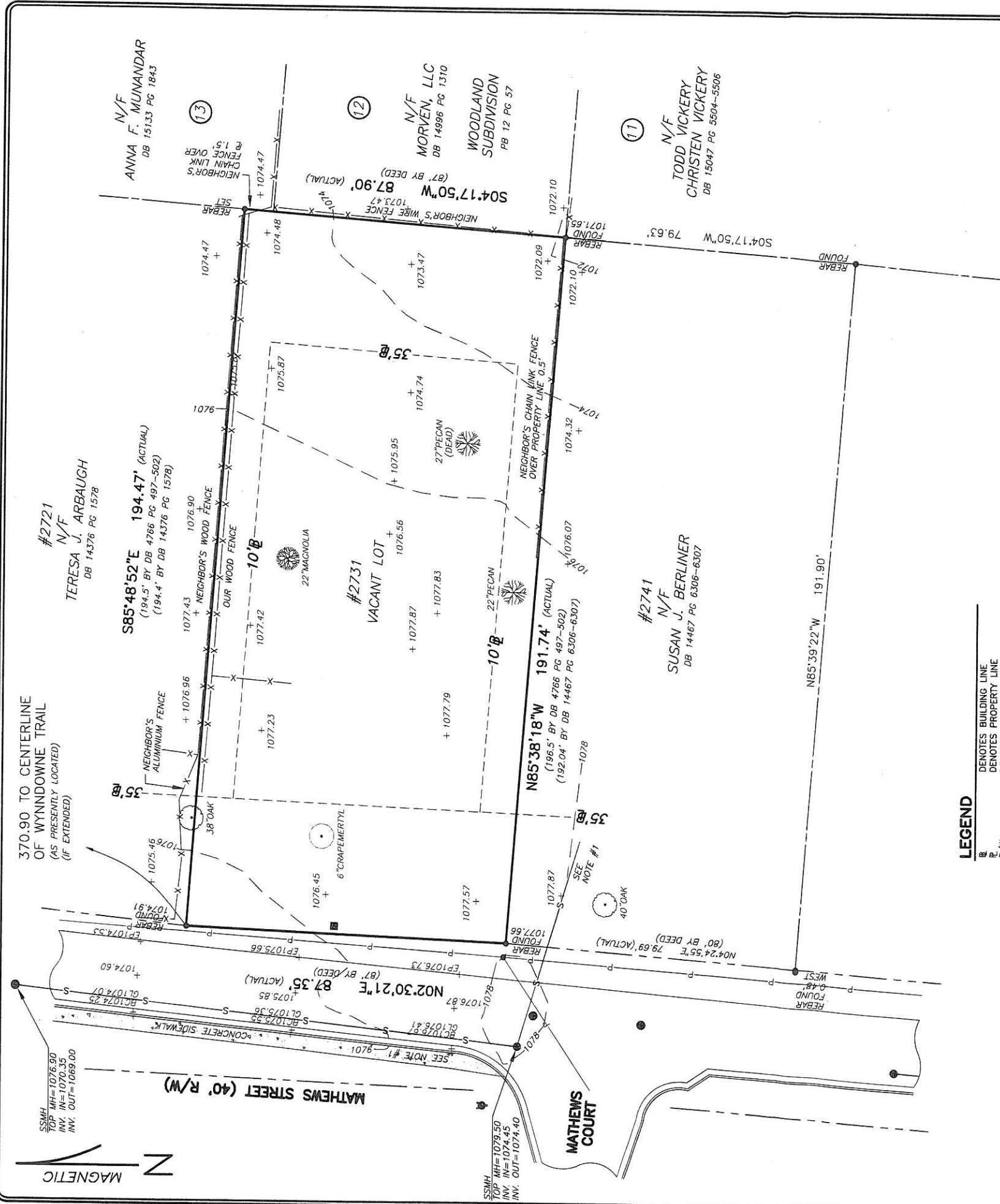
ARCHITECT
PHILIP A. JUNGER AIA
60 Palisades Road NE
Atlanta, Georgia 30309
philip.junger@att.net
404 903-6912

1st Floor Plan

2nd Floor Plan

Sheet
A - 2 8/4/16

RELEASED FOR CONSTRUCTION



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,761 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. CONTOUR INTERVAL = 2 FEET.
9. ELEVATION DATUM = NAVD 1988.

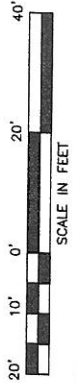


LEGEND

- | | | |
|-----|---|----------------------------------|
| B | — | DENOTES BUILDING LINE |
| R/W | — | DENOTES PROPERTY LINE |
| BC | — | DENOTES RIGHT-OF-WAY |
| G | — | DENOTES CENTERLINE |
| EP | — | DENOTES BACK OF CURB |
| TW | — | DENOTES GUTTER |
| BW | — | DENOTES EDGE OF PAVING |
| X | — | DENOTES TOP OF WALL |
| RCP | — | DENOTES BOTTOM OF WALL |
| CP | — | DENOTES FENCE |
| LP | — | DENOTES REINFORCED CONCRETE PIPE |
| GW | — | DENOTES CORRUGATED METAL PIPE |
| P | — | DENOTES POWER POLE |
| PM | — | DENOTES LIGHT POLE |
| PB | — | DENOTES GUY WIRE |
| TC | — | DENOTES POWER LINE |
| TM | — | DENOTES POWER METER |
| TV | — | DENOTES AIR CONDITION |
| TV | — | DENOTES TELEPHONE BOX |
| TV | — | DENOTES GAS METER |
| TV | — | DENOTES GAS VALVE |
| TV | — | DENOTES CABLE BOX |
| TV | — | DENOTES WATER METER |
| TV | — | DENOTES WATER VALVE |
| TV | — | DENOTES FIRE HYDRANT |
| TV | — | DENOTES MONITORING WELL |
| TV | — | DENOTES HEADWALL |
| TV | — | DENOTES JUNCTION BOX |
| TV | — | DENOTES DROP INLET |
| TV | — | DENOTES SANITARY SEWER LINE |
| TV | — | DENOTES SANITARY SEWER MANHOLE |
| TV | — | DENOTES CLEAN OUT |

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF MATTHEW EDWARD JUNGHER DB 15339 PG 908 COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date
3		

ZONING INFORMATION

COBB COUNTY - R-20
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET
MAXIMUM FLOOR AREA: 1,200 SQUARE FEET
MINIMUM LOT COVERAGE: 35 PERCENT
MINIMUM FRONT SETBACK: 35 FEET (LOCAL)
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 15 FEET
MINIMUM BUILDING HEIGHT: 35 FEET
MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION.

TOTAL AREA= 0.388± ACRES
OR 16,917± SQ.FT.

2731 MATTHEWS STREET
SMYRNA, GEORGIA

TOPOGRAPHIC MAP FOR

M. JUNGER HOMES, LLC

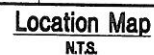
This original of this document was signed and sealed by Michael R. Noles, L.S. #2646 on 7-25-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

This property is NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps. COMMUNITY PANEL NO. 13067C0119 H EFFECTIVE DATE: MARCH 4, 2013 COBB COUNTY, GEORGIA

In my opinion this plat is a correct representation of the land platted.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#242730SN

LAND LOT 632
DISTRICT 17TH.
COBB COUNTY
GEORGIA
PLAT PREPARED: 7-25-16
FIELD: 7-22-16 SCALE: 1"=20'



1. THE SITE CONTAINS: .388 ACRES 16,917 SF (FOR BOTH LOTS TOTAL)
2. CURRENT STREET ADDRESS: 2731 MATHEWS STREET, SNYRA, GA 30331
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING DATED MAY 24, 2016.
5. NO PORTIONS OF THIS PROPERTY ARE INSIDE DESIGNATED F.E.M.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0119 H, DATED MARCH 4, 2013.
6. 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.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON THIS SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
8. ALL KNOWN UTILITY EASEMENTS FOR THE SURVEY ARE SHOWN ON THIS PLAN
9. 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.

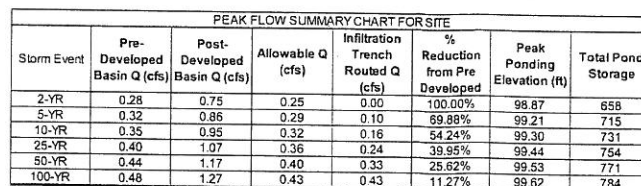
CURRENT ZONING: R-20 SINGLE FAMILY ATTACHED OR DETACHED
MINIMUM LOT SIZE: 25,000 SF
MIN LOT WIDTH AT FRONT SETBACK: 75 FT; CUL-DE-SAC 50 FT
MIN PUBLIC ROAD FRONTAGE: 75 FT; CUL-DE-SAC 50 FT (VARIANCE REQUESTED TO 43.675 FT FOR LOT 1 AND 43.675 FEET FOR LOT 2)
ALL SETBACKS SHALL BE MEASURED FROM THE FUTURE RIGHT-OF-WAY
FRONT SETBACK: 35 FT (VARIANCE REQUESTED TO 5 FT)
SIDE SETBACK: 10 FT (VARIANCE REQUESTED TO 5 FT)
REAR SETBACK: 35 FT (VARIANCE REQUESTED TO 15 FT)
PROPERTY WITH SHORTER AMOUNT OF ROAD FRONTAGE WILL BE THE FRONT SETBACK FOR DETERMINING OTHER SETBACKS (MAJOR SIDE, SIDE, REAR).
IF STRUCTURE FRONTS A MAJOR SIDE SETBACK, MAJOR SIDE SETBACK SHALL BE 35 FT.
MAXIMUM BUILDING HEIGHT: 35 FT
PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

THE SITE CONSISTS 0.40 ACRES FOR BOTH LOTS TOTAL. THE PROPOSED DETENTION FACILITIES ALLOW FOR A BUILD OUT IMPERVIOUS FOR EACH LOT UP TO 0.11 ACRES. THIS CORRESPONDS TO 4792 SQUARE FEET OF NEW OR RECLAIMED IMPERVIOUS AREA ON SITE THAT MUST BE TREATED FOR WATER QUALITY. THE PROVIDED LOT COVERAGE FOR BOTH LOTS IS LESS THAN 4792 SF. THE FIRST 1.2" OF A RAIN EVENT IS USED TO CALCULATE THE REQUIRED WATER QUALITY VOLUME. THE REQUIRED WATER QUALITY VOLUME IS 475 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 THROUGH 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 1190 CUBIC FEET. THE PROPOSED TRENCH DIMENSIONS ARE 25 FT LONG BY 17 FT WIDE BY 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 5 FOOT GRAVEL BASE AND HAVE A 5 FOOT GRASSED 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 INFILTRATION TRENCH AS OVERFLOW FOR THE LARGER STORM EVENTS. THE SMALLER STORM EVENTS ARE MODELED TO BE HELD IN THE TRENCH ITSELF AND WILL PERCOLATE THROUGH THE SAND AND GRAVEL BELOW. THESE MODELS SHOW THE POST BASIN OF 0.20 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.



#2721
N/F
TERESA J. ARBAUGH
DB 14576 PG 1578

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
1003 kenmill Drive
Marietta, GA 30060
678-324-8410

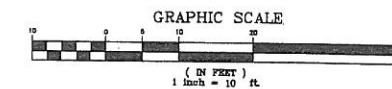
Prepared For
Matt Junger
60 Palisades Rd
Atlanta, GA 30309

DATE	7-6-16	REVISIONS
SCALE	AS SHOWN	



2731 Mathews Street
Zoning Plan For
Land Lot 632 17th District
City of Smyrna, Georgia

Sheet No.
C-1



PROPOSED HOUSE FOOTPRINT	1560 SQ. FT.
PROPOSED HOUSE GARAGE	679 SQ. FT.
PROPOSED DRIVEWAY/WALKWAY	1969 SQ. FT.
PROPOSED FRONT STEPS/PORCH	190 SQ. FT.
PROPOSED BACK DECK	153 SQ. FT.
TOTAL COVERAGE	4551 SQ. FT.
LOT AREA	8463 SQ. FT.
LOT COVERAGE	53.77%

PROPOSED HOUSE FOOTPRINT	1560 SQ. FT.
PROPOSED HOUSE GARAGE	679 SQ. FT.
PROPOSED DRIVEWAY/WALKWAY	1964 SQ. FT.
PROPOSED FRONT STEPS/PORCH	215 SQ. FT.
PROPOSED BACK DECK	150 SQ. FT.
TOTAL COVERAGE	4568 SQ. FT.
LOT AREA	8453 SQ. FT.
LOT COVERAGE	54.04%