

LEGEND

BFE	BASEMENT FLOOR ELEVATION
BOC	BACK OF CURB
C&G	CURB & GUTTER
C/L	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CTP	CRIMPED TOP PIPE
DB/PG	DEED BOOK/PAGE NUMBER
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EB	ELECTRIC BOX/TRANSFORMER
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX	EXISTING
--X-X-X--	FENCE LINE
FH	FIRE HYDRANT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
-S-	FLOW ARROW
FSB	FRONT BUILDING SETBACK LINE
GV	GAS VALVE
GI	GRATE INLET
GW	GUY WIRE
HDW	HARDWOOD TREE
HW	HEADWALL
ICV	IRRIGATION CONTROL VALVE
IE/INV	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LP	LIGHT POLE/LAMP POST
LL	LAND LOT
LLL	LAND LOT LINE
MFE	MINIMUM FLOOR ELEVATION
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
-OHP--OHP--	OVERHEAD POWER LINE
OTP	OPEN TOP PIPE
PN	PINE TREE
PB/PG	PLAT BOOK/PAGE
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER POLE
RAH	RECORD ANGLE HELD
RSB	REAR BUILDING SETBACK LINE
RD	RECORD DISTANCE
RDH	RECORD DISTANCE HELD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
SSB	SIDE BUILDING SETBACK LINE
--SS--SS--	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
STA	STATION
TBM	TEMPORARY BENCHMARK
TBX	TELEPHONE BOX/PEDESTAL
--C--C--C--	UNDERGROUND CABLE TV LINE
--E--E--E--	UNDERGROUND ELECTRIC LINE
--G--G--G--	UNDERGROUND GAS LINE
--W--W--W--	UNDERGROUND WATER LINE
WM	WATER METER
WV	WATER VALVE
WI	WEIR INLET

SURVEY NOTES

1. ANGULAR AND DISTANCE MEASUREMENTS WERE MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. A PORTION OF THIS SURVEY, INCLUDING THE ESTABLISHMENT OF HORIZONTAL AND VERTICAL CONTROL, WAS PERFORMED USING A CHAMPION PRO GPS ROVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE EGPS NETWORK. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY OF BETTER THAN 0.04" (HORIZONTAL) AND 0.07" (VERTICAL).
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,017 FEET.
3. HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88 USING GEOID MODEL GEOID2018.
4. ZONING INFORMATION SHOWN HEREON OBTAINED FROM CITY OF SMYRNA PUBLIC RECORDS AT THE TIME OF SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION AS TO MATTERS OF ZONING.
5. BUILDING SETBACK LINES SHOWN HEREON PER CURRENT CITY OF SMYRNA ZONING INFORMATION.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL MATTERS OF TITLE REGARDING THIS PROPERTY ARE EXCEPTED.
7. THE DEED OF RECORD FOR THE SUBJECT PROPERTY DESCRIBES BATES STREET AS A 40' R/W. DESCRIPTIONS FOR BOTH THE NORTHERLY AND SOUTHERLY ADJOINERS DESCRIBE BATES STREET AS A 50' R/W. THIS SURVEYOR HAS NOT FOUND OR BEEN PROVIDED WITH EVIDENCE THAT THE SUBJECT PARCEL IS SUBJECT TO A 50' R/W.
8. IRON PINS FOUND ALONG THE REAR PROPERTY LINE PRESENT EVIDENCE OF A POSSIBLE OVERLAP WITH THE ADJOINING PARCELS TO THE WEST. THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT WITH SAID ADJOINING PROPERTY OWNERS TO CLARIFY THE LOCATION OF THIS COMMON PROPERTY LINE.

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 USING THIS DRAWING. 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, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GREEN INFRASTRUCTURE

TRACT 1
AREA TO BE TREATED = 2,535 SF
STORAGE VOLUME REQUIRED = 253.5 CF
GRAVEL TRENCH TO BE UTILIZED
GRAVEL VOIDS: 253.5 / 0.40 = 634 CF

FRONT YARD TRENCH
TRENCH DIMENSIONS: 5D x 11W x 15L
GRAVEL VOLUME = 825 SF
STORAGE PROVIDED = 330 CF

REAR YARD TRENCH
TRENCH DIMENSIONS: 5D x 10.2W x 15L
GRAVEL VOLUME = 765 SF
STORAGE PROVIDED = 306 CF

TOTAL STORAGE PROVIDED = 636

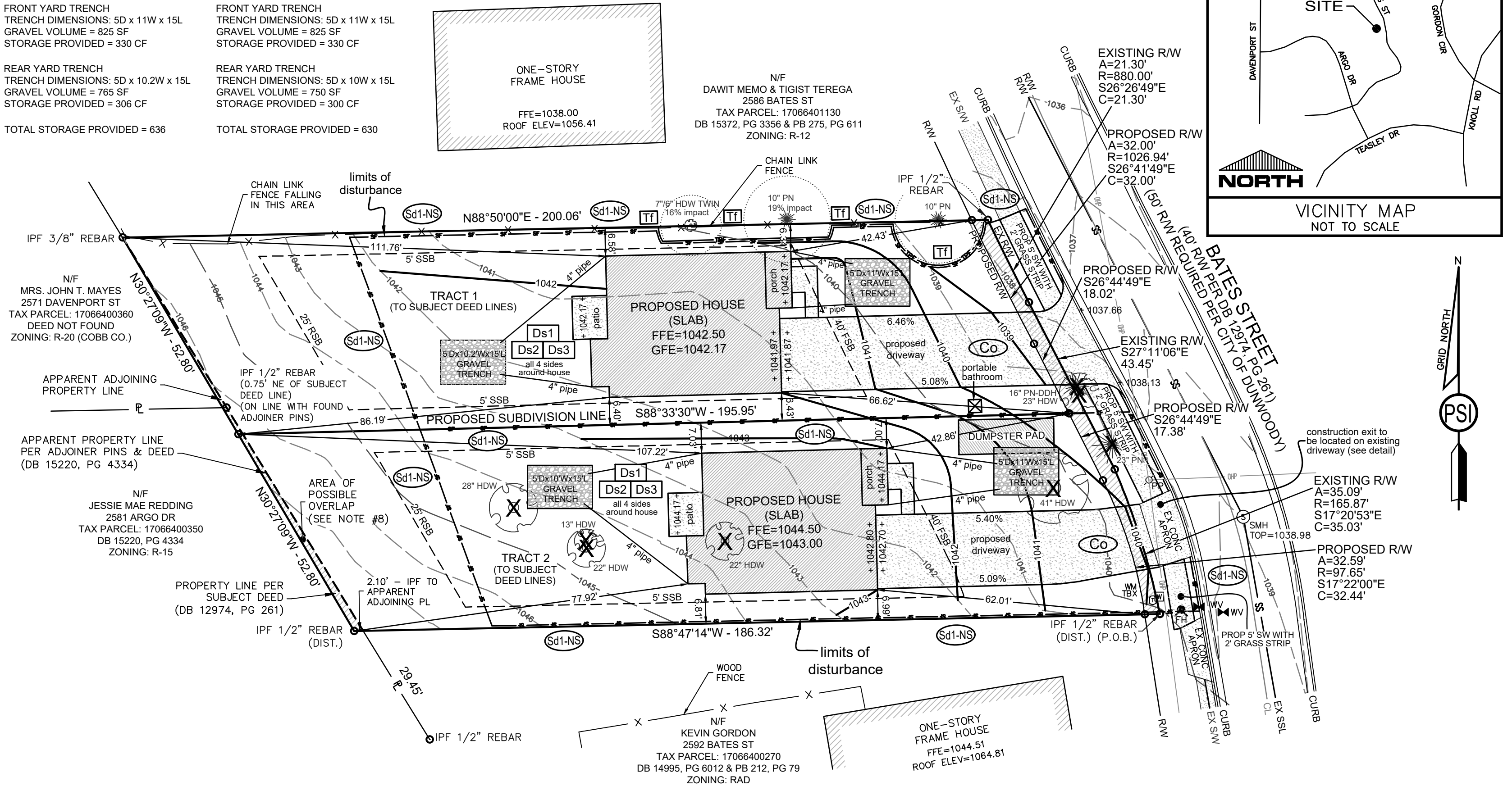
GREEN INFRASTRUCTURE

TRACT 2
AREA TO BE TREATED = 2,489 SF
STORAGE VOLUME REQUIRED = 248.9 CF
GRAVEL TRENCH TO BE UTILIZED
GRAVEL VOIDS: 248.9 / 0.40 = 622 CF

FRONT YARD TRENCH
TRENCH DIMENSIONS: 5D x 11W x 15L
GRAVEL VOLUME = 825 SF
STORAGE PROVIDED = 330 CF

REAR YARD TRENCH
TRENCH DIMENSIONS: 5D x 10W x 15L
GRAVEL VOLUME = 750 SF
STORAGE PROVIDED = 300 CF

TOTAL STORAGE PROVIDED = 630



SITE INFORMATION

PROPERTY INFO:
N/F CARLA CHRISTIAN
BATES ST, SMYRNA, GA 30080
TAX PARCEL: 17066401120
DB 12974, PG 261

LOT AREA:
PROPOSED TRACT 1 8,862 SF / 0.203 AC
R/W TO BE DEDICATED 169 SF / 0.004 AC
PROPOSED TRACT 2 8,791 SF / 0.202 AC
R/W TO BE DEDICATED 163 SF / 0.004 AC

CURRENT ZONING: R-15

PROPOSED ZONING: R-8 Single Family Detached

SETBACKS:
FRONT 40'
SIDE 5'
REAR 25'

MINIMUM LOT AREA: 8,000 SF

MINIMUM FLOOR AREA: 1,500 SF

MAXIMUM LOT COVERAGE: 45%

MAXIMUM BUILDING HEIGHT: 35'

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13067C0138G DATED DECEMBER 16, 2008.

REFERENCE DOCUMENTS

FINAL SUBDIVISION PLAT FOR HABITAT ON BATES, PREPARED BY LARRY D. NEESE, PLS, DATED 4-6-16, AS RECORDED IN PLAT BOOK 275, PAGE 611, COBB COUNTY RECORDS.

SURVEY FOR RENEE PERKINS, PREPARED BY TRU-LINE SURVEYING, INC., LAST REVISED 11/13/02, AS RECORDED IN PLAT BOOK 212, PAGE 79, COBB COUNTY RECORDS.

PROPOSED LOT COVERAGE

TRACT 1	
HOUSE	1,306 sf
DRIVEWAY	1,005 sf
FRONT SIDEWALK	54 sf
FRONT PORCH	78 sf
REAR PATIO	80 sf
AC UNIT PADS	18 sf
TOTAL	2,541 sf

2,541 sf / 9,031 sf (lot area) = 28%

TRACT 2	
HOUSE	1,306 sf
DRIVEWAY	970 sf
FRONT SIDEWALK	54 sf
FRONT PORCH	78 sf
REAR PATIO	80 sf
AC UNIT PADS	18 sf
TOTAL	2,506 sf

2,506 sf / 8,954 sf (lot area) = 28%

PROPOSED DISTURBED AREA

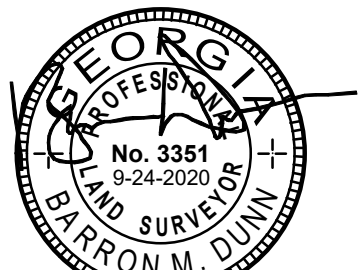
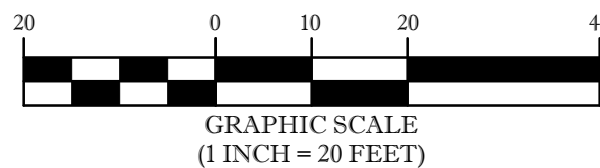
TRACT 1
6,903 sf / 0.158 ac

TRACT 2
7,630 sf / 0.175 ac

PROPOSED HOUSE INFORMATION

MAIN FLOOR: 935 SF (HEATED)
SECOND FLOOR: 1,029 SF (HEATED)
TOTAL: 1,964 SF (HEATED)

GARAGE: 380 SF
FRONT PORCH: 78 SF
BACK PATIO: 80 SF
TOTAL: 2,500 SF




For The Firm
Paramount Surveys, Inc.

PROPOSED TREE INFO
SEE TREE CONSERVATION PLAN
COMPLETED BY OTHERS

REZONING / SITE PLAN FOR:

BATES STREET TRACTS 1 & 2



Richard Barnett 404.354.3122 rb@paramount-surveys.com	 Barron Dunn 404.328.5604 bd@paramount-surveys.com		
755 S Crosslane Road, Monroe Ga 30656			
LSF #1295			
DATE: 9/24/2020	COUNTY: COBB	CITY: SMYRNA	Sheet No. 1 OF 1
DISTRICT: 17th	LAND LOT: 664	SECTION: 2nd	
DRAWN BY: BD	CHECKED BY: BD		
SCALE: 1" = 20'	DATE OF FIELD WORK: 8/18/2020		