

GRID NORTH GA.
WEST ZONE

SITE ADDRESS:
FLAGLER CIRCLE
SMYRNA, GA 30082
TAX ID# 17041500570
DEED BOOK 1795 PAGE 278
DEED BOOK 706 PAGE 67
PLAT BOOK 16 PAGE 3

NOTE: 25' CITY STREAM BUFFER TO BE ABANDONED AT THE FRONT OF THE PROPERTY AND RELOCATED TO THE REAR OF THE PROPERTY. AREA OF PROPOSED ABANDONMENT = 600 S.F.

NOTE: THE 100 YEAR FLOOD LIMIT SHOWN IS PROVIDED BY A HYDROLOGY AND HYDRAULIC BACKUP DATA REPORT FOR 853 CHURCH STREET PREPARED BY DEWBERRY & ASSOCIATES DATED JULY 9, 2019 AND SIGNED BY PROFESSIONAL ENGINEER # 042990 MICHAEL T. KIDANE. THE FLOOD LINE SHOWN IS APPROXIMATE AS IT WAS INTERPOLATED FROM THE TOPOGRAPHIC CONTOURS SHOWN.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SKETCH DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

SURVEY FIELD WORK PERFORMED ON 8-6-19, BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. NO FIELD WORK HAS BEEN PERFORMED SINCE THE ORIGINAL FIELD WORK ON 8-6-19.

INSTRUMENT USED FOCUS 35 ROBOT & SOKKIA GCX3 GPS SYSTEM

ALL DISTANCES ARE HORIZONTAL & ALL ELEVATIONS ARE NAVD83

THIS PLAN ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC. SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0119 H DATED 3-4-13, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS ZONE "A".

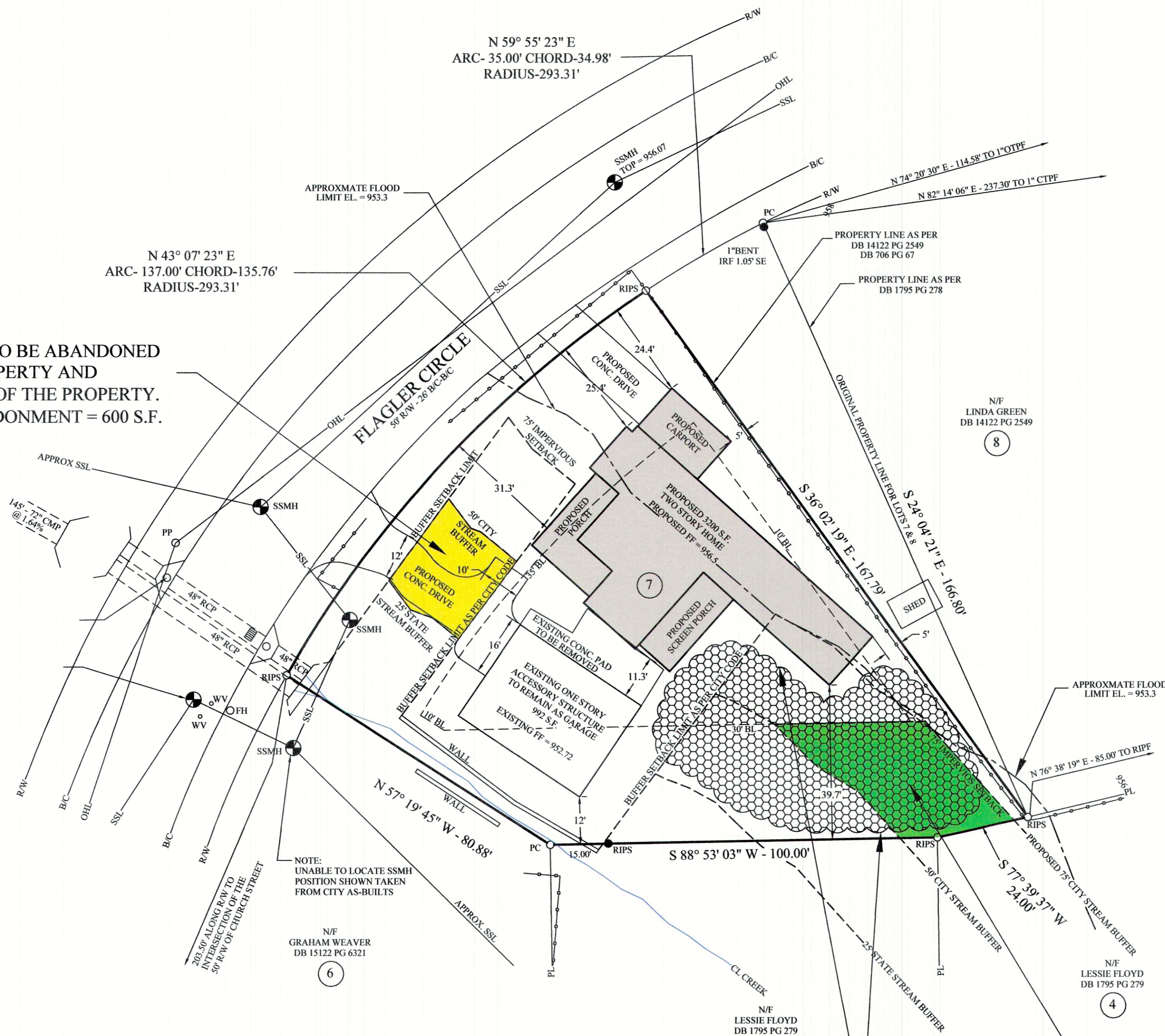
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES.

THIS PLAN AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS SKETCH WAS OBTAINED FROM PUBLIC RECORDS, FILE DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY.

LEGEND

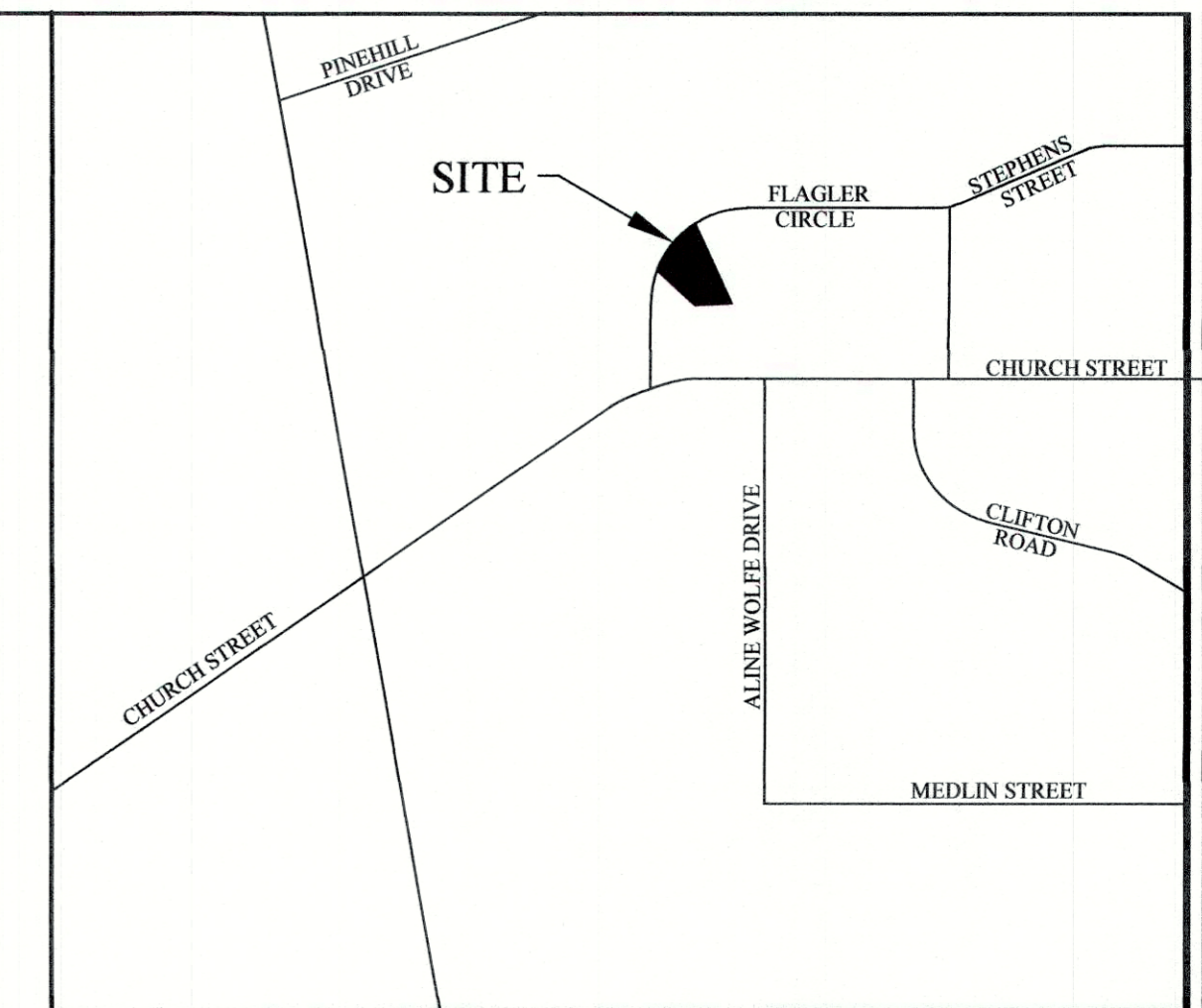
ACE - ARMY CORPS OF ENGINEERS	MON - MONUMENT
APPROX - APPROXIMATE	MP - METAL PORT
B/C - BACK OF CURB	N/F - NOW OR FORMERLY
BL - BUILDING SETBACK LINE	NS - NAIL SET
CLF - CHAIN LINK FENCE	OTPF - OPEN TOP PIPE FOUND
CTPF - CRIMP TOP PIN FOUND	OHL - OVERHEAD LINE
CO - CLEAN OUT	PC - PAGE
CONC. - CONCRETE	PC - POINT CALCULATED
DB - DEED BOOK	PL - PROPERTY LINE
DI - DROP INLET	PP - POWER POLE
DE - DRAINAGE EASEMENT	PVC - POLYVINYL CHLORIDE
DWCB - DOUBLE WING CATCH BASIN	RCP - REINFORCED CONCRETE PIPE
HW - HEADWALL	RIPF - REBAR IRON PIN FOUND
EP - EDGE OF PAVEMENT	RIPS - REBAR IRON PIN SET
FH - FIRE HYDRANT	R/W - RIGHT-OF-WAY
GM - GAS METER	SSL - SANITARY SEWER LINE
GW - GUY WIRE	SSE - SANITARY SEWER EASEMENT
IRF - IRON ROD FOUND	SP - SIGNAL POLE
LLL - LAND LOT LINE	SWCB - SINGLE WING CATCH BASIN
LP - LIGHT POLE	S/W - SIDEWALK
MH - MANHOLE	UB - UTILITY BOX
	WMB - WATER METER BOX
	- FENCE



NOTE: AREA OF PROPERTY TO BE USED TO PROVIDE FLOOD VOLUME COMPENSATION AND REVEGETATED TO STANDARDS AS REQUIRED BY CITY DURING PERMITTING.

NOTE: 25' CITY STREAM BUFFER RELOCATED TO THE REAR OF THE PROPERTY AND RE-VEGETATED AS REQUIRED BY THE CITY TO MEET BUFFER STANDARDS. AREA PROPOSED = 1020 S.F.

NOTE: ANY STRUCTURE PROPOSED OR CONSTRUCTED ON THIS PROPERTY MUST HAVE A MINIMUM FINISHED FLOOR LEVEL OF THREE FEET (3') ABOVE THE STIPULATED FLOODING LIMIT AND THE FOUNDATION ENGINEERED TO PROVIDE FOR FLOODING CONDITIONS. THE CITY WILL REQUIRE A SITE PLAN PRIOR TO ISSUING A BUILDING PERMIT AND WILL REQUIRE AN AS-BUILT CERTIFICATION OF THE FINISHED FLOOR PRIOR TO FRAMING.

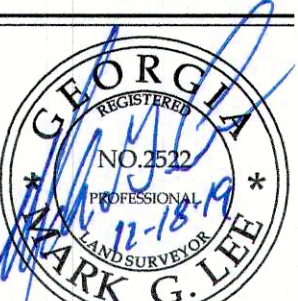


VICINITY MAP (NTS)

GENERAL NOTES:

- TRACT AREA: 0.346 ACRES (15,078.11 S.F.)
- CURRENT ZONING: R- 15 (REQUIRED SETBACKS AS SHOWN.)
- ALL BOUNDARY INFORMATION TAKEN FROM A RETRACEMENT SURVEY FOR THE ESTATE OF LESSIE MAE FLOYD PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. DATED 8-19-19. NO RE-CERTIFICATION OR UPDATE OF THAT SURVEY HAS BEEN PERFORMED BY P.L.C.E.A. FOR THIS PLAN.
- PROPOSED 3200 S.F. RESIDENCE
- VARIANCES REQUESTED:
 - TO REDUCE THE REQUIRED FRONT SETBACK FROM 35' TO 24'.
 - TO REDUCE THE REQUIRED SIDE SETBACK ON THE NORTHEAST PROPERTY LINE FROM 10' TO 5'.
 - TO REDUCE THE REQUIRED REAR SETBACK FROM 30' TO 12' AS SHOWN FOR THE EXISTING STRUCTURE ONLY.
 - TO ALLOW THE BACK OF THE HOME TO BE CONSTRUCTED WITHIN THE 75' IMPERVIOUS SETBACK AS SHOWN.
 - TO ALLOW THE CONSTRUCTION OF THE PROPOSED CONCRETE DRIVE TO THE EXISTING ONE STORY BLOCK BUILDING AS SHOWN.
 - RELOCATE THE 25' CITY STREAM BUFFER TO THE REAR OF THE LOT AS SHOWN IN THE CREATION OF THE PROPOSED 75' CITY STREAM BUFFER.
 - TO ALLOW THE EXISTING 992 S.F. ACCESSORY STRUCTURE TO REMAIN EVEN THOUGH IT EXCEEDS THE 800 S.F. MAXIMUM PER THE 25% CODE. (PROPOSED STRUCTURE 3200 S.F. X 0.25 = 800 S.F. MAXIMUM.)
- STATE WATERS DO EXIST WITHIN 200 FEET OF SITE.
- NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY.
- PROPERTY TO BE SERVED BY CITY OF SMYRNA WATER & SEWER.
- NO CEMETERIES OR OTHER HISTORIC FEATURES EXIST ON THE SITE.
- ALL DISTANCES SHOWN ON THE PLAN ARE HORIZONTAL GROUND DISTANCES.
- AS PER THE FIRM PANEL 13067C0119 H DATED 3-4-13, THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A".

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GEORGIA 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plcea.com



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

VARIANCE PLAN FOR
JEFF WILLIAMS
LOT 7 CHENEY WOODS SUBDIVISION UNIT 7 BLOCK "A"

LOCATED IN:
LAND LOT: 415
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB
STATE: GEORGIA
CITY: SMYRNA

DESIGNED BY: MGL
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 20'
DATE: 12-9-19
JOB NO. 20190529VP
FIRM ID NO. LSFO0015
SHEET: