

EXISTING TOTAL SITE AREA  
21,465 SQ. FT.  
0.49 ACRES

PR. TRACT 1 SITE AREA  
11,141 SQ. FT.  
0.26 ACRES

PR. TRACT 2 SITE AREA  
10,054 SQ. FT.  
0.23 ACRES

THIS BLOCK RESERVED FOR THE COUNTY CLERKS OFFICE

**LOT REQUIREMENTS**  
CURRENTLY ZONED: R-15  
MINIMUM REQUIREMENTS:  
SETBACKS  
FRONT = 40' MINOR  
SIDE = 10'  
REAR = 30'  
MIN. LOT SIZE = 15,000 SQ.FT.  
MIN. LOT WIDTH = 75'  
MIN. FLOOR AREA = 2,000 SQ.FT.  
MAX BUILDING HEIGHT = 35'  
MAX LOT COVERAGE = 35%

**PROPOSED LOT REQUIREMENTS**  
CURRENTLY ZONED: R-10  
MINIMUM REQUIREMENTS:  
SETBACKS  
FRONT = 50' MAJOR (OLD CONCORD ROAD)  
FRONT = 40' MINOR (SMYRNA POWDER SPRINGS ROAD)  
SIDE FRONT = 2/3 OF FRONT SETBACK (2/3 x 25' HICKORY LANE = 17'  
SIDE = 7.5'  
REAR = 25'  
MIN. LOT SIZE = 10,000 SQ.FT.  
MIN. LOT WIDTH = 50'  
MIN. FLOOR AREA = 1,500 SQ.FT.  
MAX BUILDING HEIGHT = 35'  
MAX LOT COVERAGE = 45%

**GENERAL PLAT NOTES:**

THE FIELD DATA DATED 03-03-2021 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 33,580 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 208,055 FEET. TOPCON ES-150 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF AOS PARTNERS, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

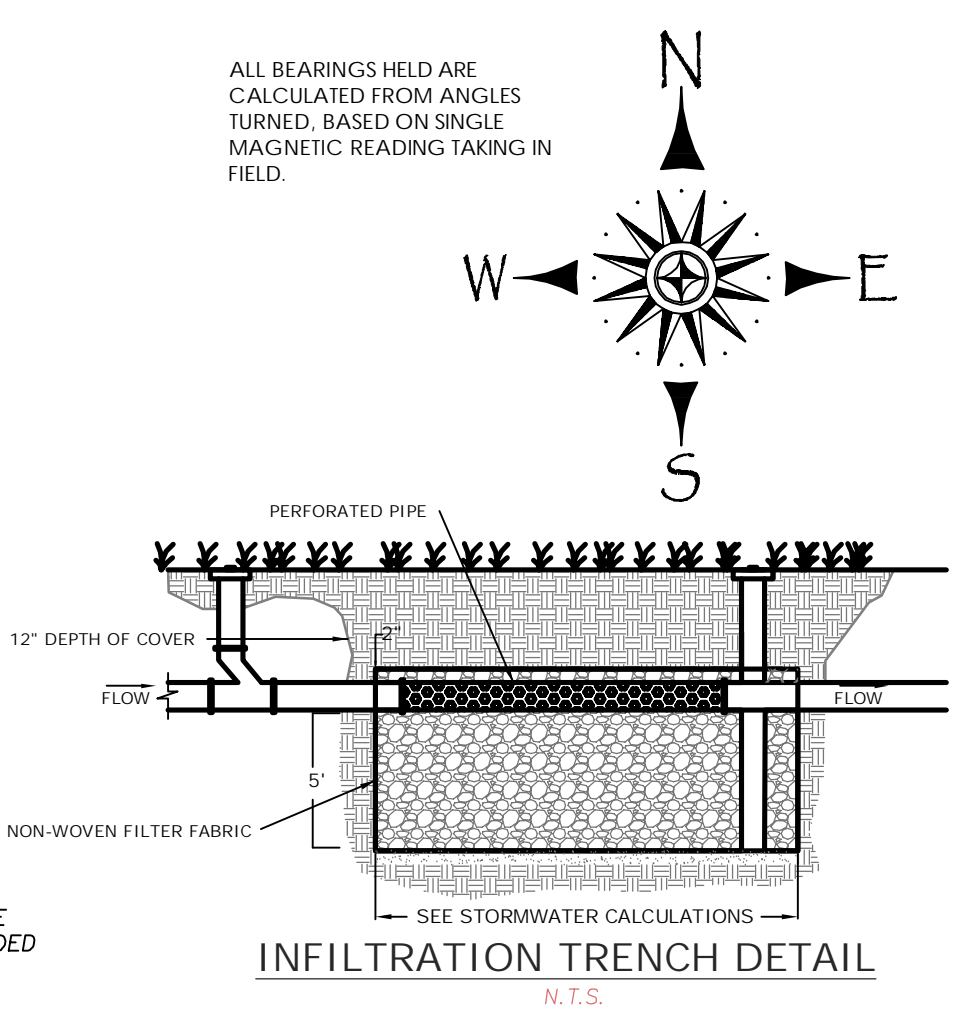
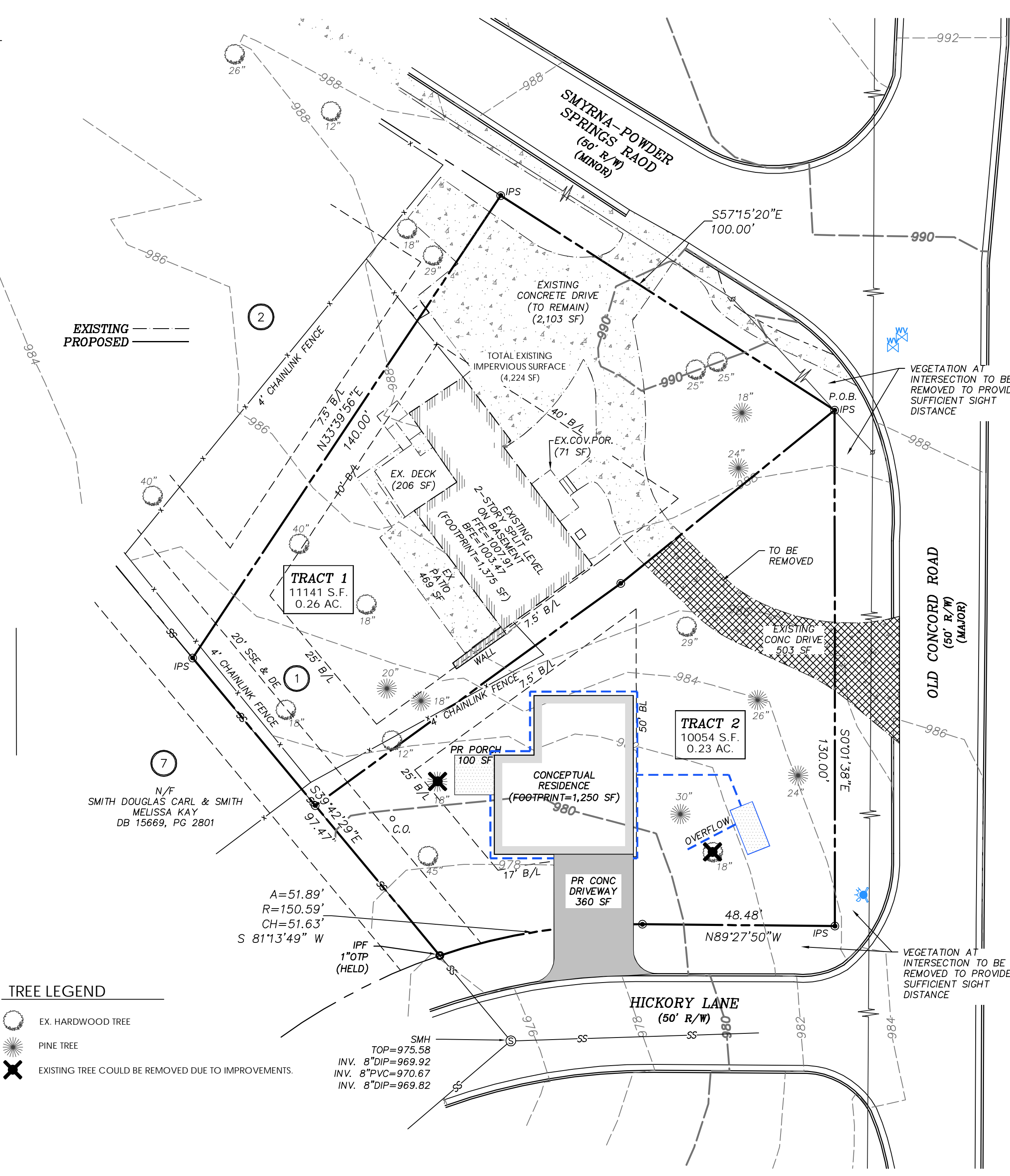
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
C	CENTER LINE
R	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
⊙	SANITARY SEWER MANHOLE
⊙	POWER POLE
⊙	FIRE HYDRANT
⊙	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
⊙	TRAVERSE POINT (60D NAIL)
⊙	DRAINAGE MANHOLE
⊙	GAS VALVE
⊙	BENCHMARK
⊙	IRON PIN FOUND
---	PROPERTY LINE
-x-x-	FENCE
-T-	TELEPHONE LINE
-G-	GAS LINE
-W-	WATER LINE
-SS-	SANITARY SEWER LINE
-P-	POWER LINE
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
⊙	WATER METER
⊙	WATER VALVE
⊙	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
⊙	4x4 TRANSFORMER
RRT	RAIL ROAD TIE WALL

TREE LEGEND	
⊙	EX. HARDWOOD TREE
⊙	PINE TREE
⊙	EXISTING TREE COULD BE REMOVED DUE TO IMPROVEMENTS.

**REVISIONS:**  
CITY COMMENTS 3-30-2021

LOTS 1, UNIT 1, HICKORY ACRES SUBDIVISION  
LAND LOT 304, 17th DISTRICT  
CBB COUNTY, GEORGIA  
DATE: 03/12/2021 SCALE: 1"= 20'



**STORMWATER CALCULATIONS LOT 11:**  
LOT AREA = 10,054 SF  
MAX IMPERVIOUS SURFACE = 1,710 SF  
1,710 SF IMPERVIOUS SURFACE  
STORMWATER STORAGE = 1,710 SF \* 1.2 INCHES \* 1 FT/12 INCHES = 171.0 CUBIC FEET REQUIRED  
FRONT OF LOT:  
INFILTRATION TRENCH PROPOSED  
VOLUME = (12')(6')(0.40) = 172.8 C.F.  
TOTAL VOLUME = 172.8 C.F. > 171.0 C.F.  
WATER QUALITY VOLUME PROVIDED

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

**SURVEYOR' CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Bryan C Long  
GA. RLS #3107  
LSF #000993

DATE : 03 / 12 /2021



CONCEPTUAL SITE & TREE PLAN for  
**AOS PARTNERS**  
(PERMITTING MUNICIPALITY: CITY OF SMYRNA)

**ME RIDIAN GE MATICS, LLC**  
Land Surveying - Residential, Commercial & Municipal

216 Powers Ferry Road  
Marietta, Georgia 30067  
phone: (770) 675-6197  
surveyingatlanta@gmail.com

DRAWN BY  
S.C.D.  
JOB. #  
2021-046