

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: V18-006 + 007

Hearing Date: 2/14/18

APPLICANT: Portico Properties, Inc.
Business Phone: _____ Cell Phone: 770-617-1009 Home Phone: _____
Representative's Name (print): Terence Lewis
Address: 2389 Carrington Way, Marietta GA 30067
Business Phone: _____ Cell Phone: 770-617-1009 Home Phone: _____
E-Mail Address: hewis@porticocustomhomes.com
Signature of Representative: Terence Lewis

TITLEHOLDER: _____
Business Phone: _____ Cell Phone: _____ Home Phone: _____
Address: _____
Signature: _____

VARIANCE:
Present Zoning: R-15 Type of Variance: Stream buffer variance

Explain Intended Use: Build a single family home

Location: 1272 Kingsview Circle - Lot 11 Kingsview Subdivision
Land Lot(s): 527 District: 17th Size of Tract: .47 Acres

parcel # 17052700260

(To be completed by City)

Received: 1/18/17

Posted: _____

Approved/Denied: _____

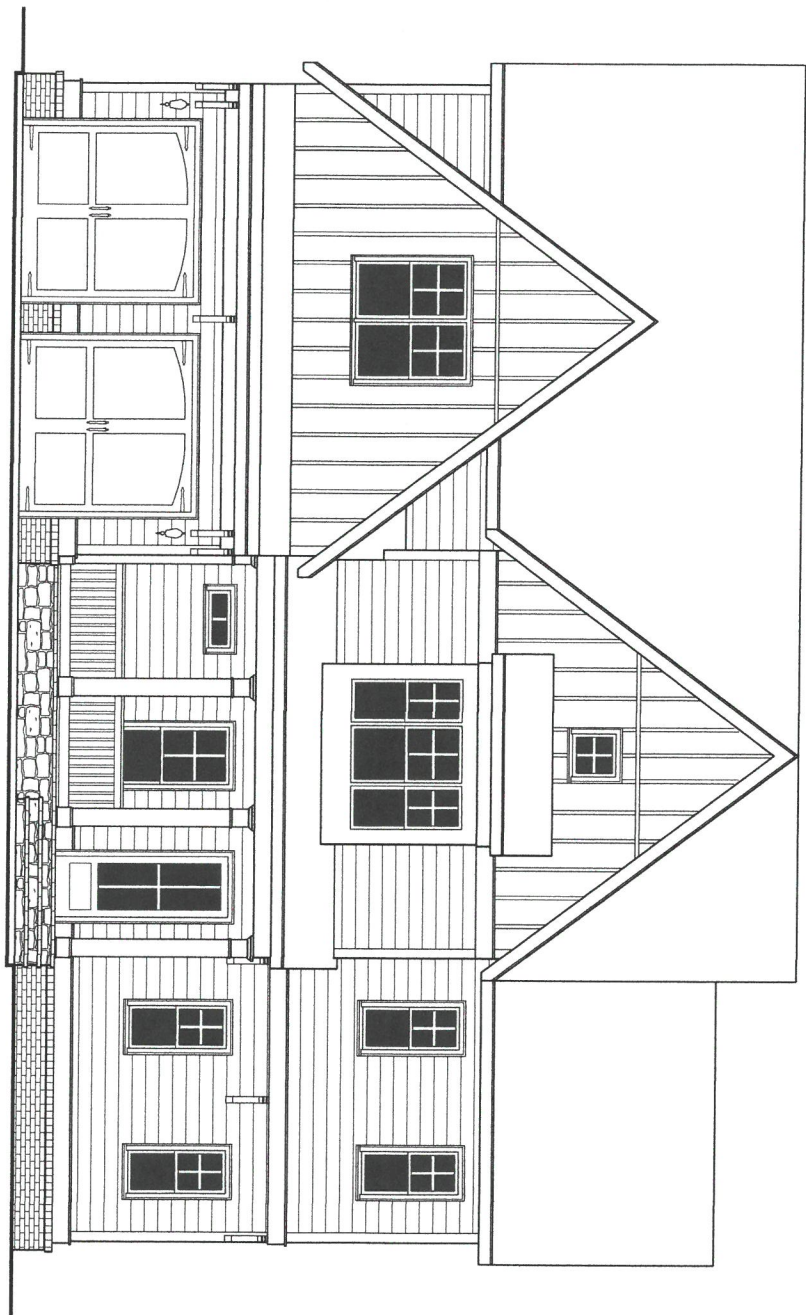
CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15



FRONT ELEVATION

PLANS NOT FOR CONSTRUCTION

Sheet No.
A-1

CONTRACT NO.	1272
DRAWN BY	J.L.
CHECKED BY	J.L.
DATE	12/25/17
REVISED	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

1272 KINGSVIEW CIRCLE
SMYRNA, GA. 30080

PORTICO PROPERTIES
2389 CARRINGTON WAY
MARIETTA, GA 30067

CADD
DRAFTING
SERVICES
LLC
3788 Autumn Place
Smyrna, Ga. 30082
Phone: 678-587-8938

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TO THE CITY OF SMYRNA

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APPLICANT: _____

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Representative's Name (print): _____

Address: _____

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: Jim & Darlene Martin

Business Phone: _____ Cell Phone: 770-265-0623 Home Phone: _____

Address: 1272 KINGVIEW CIRCLE SMYRNA, GA 30080

Signature: [Signature] Darlene Martin

VARIANCE: _____

Present Zoning: _____ Type of Variance: _____

Explain Intended Use: _____

Location: _____

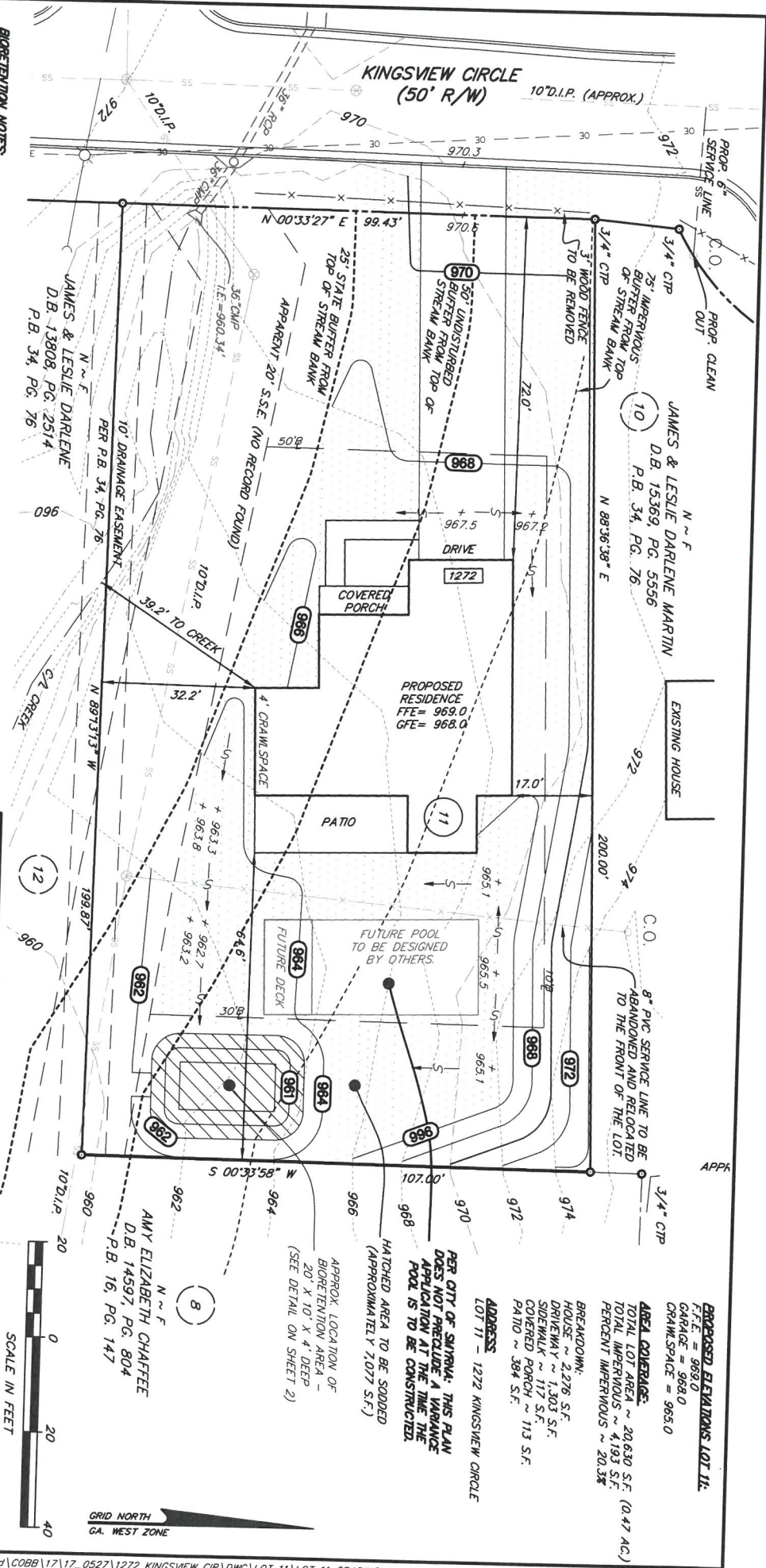
Land Lot(s): _____ District: _____ Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Posted: _____

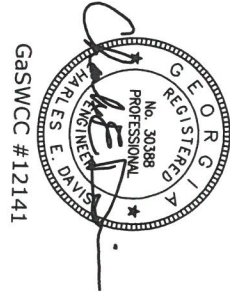
Approved/Denied: _____



BIORETENTION NOTES:
1. ANY AREA NOT FLOWING INTO BIORETENTION TO BE SODDED.

THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE BUILDING PERMIT PROCESS AND THAT THE HOUSE LOCATION PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

SURVEY NOTES:
1. ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZE AND MATERIAL, ETC., PER TOPOGRAPHIC MAP FOR KINGSVIEW SUBDIVISION, DATED 08/24/07.
2. EXISTING TOPOGRAPHY IS SHOWN ON PLANS IS FIELD RUN TOPO PERFORMED BY GASKINS SURVEYING.



Gaswcc #12141

Gaskins
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

Atlanta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy.
Ste. 8 Canton, GA 30114
Phone: (770) 479-9608

www.gaskinsinc.com

LSR# 789

FIELD DATE: XXX

DRAWN BY: DJS

SCALE: 1" = 20'

CHECKED BY: CED

FILE: S:\BND\COBB\17_0527\

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND WHO IN PERSON OR THROUGH A duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purposes and considerations therein expressed.

J. H. Hines
OWNER

*Filed in Office
May 7, 1965
J. H. Hines, Clerk*

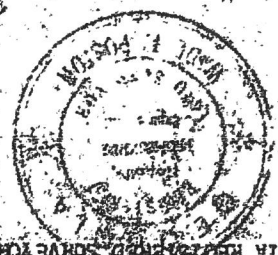
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ENGINEER DEPARTMENTS OF COBB COUNTY, GEORGIA AND IS APPROVED BY SAID DEPARTMENTS.

DATED THIS 15 DAY OF May, 1965.

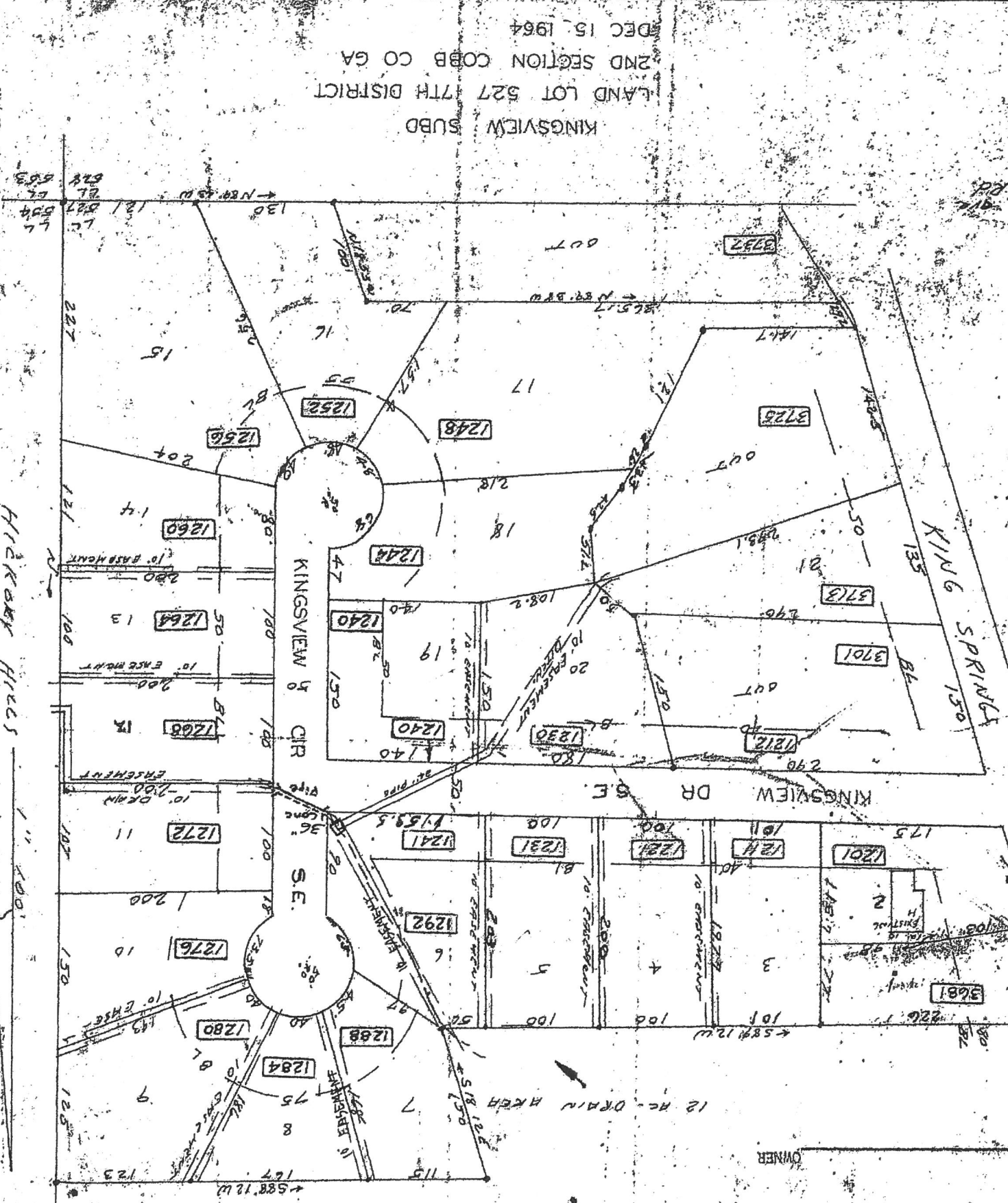
THIS PLAT HAS BEEN SUBMITTED TO THE COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON, and subject to the installation of approved paving, curbs, and gutters.

COMMISSIONER, ROADS AND REVENUES, COBB COUNTY, GEORGIA

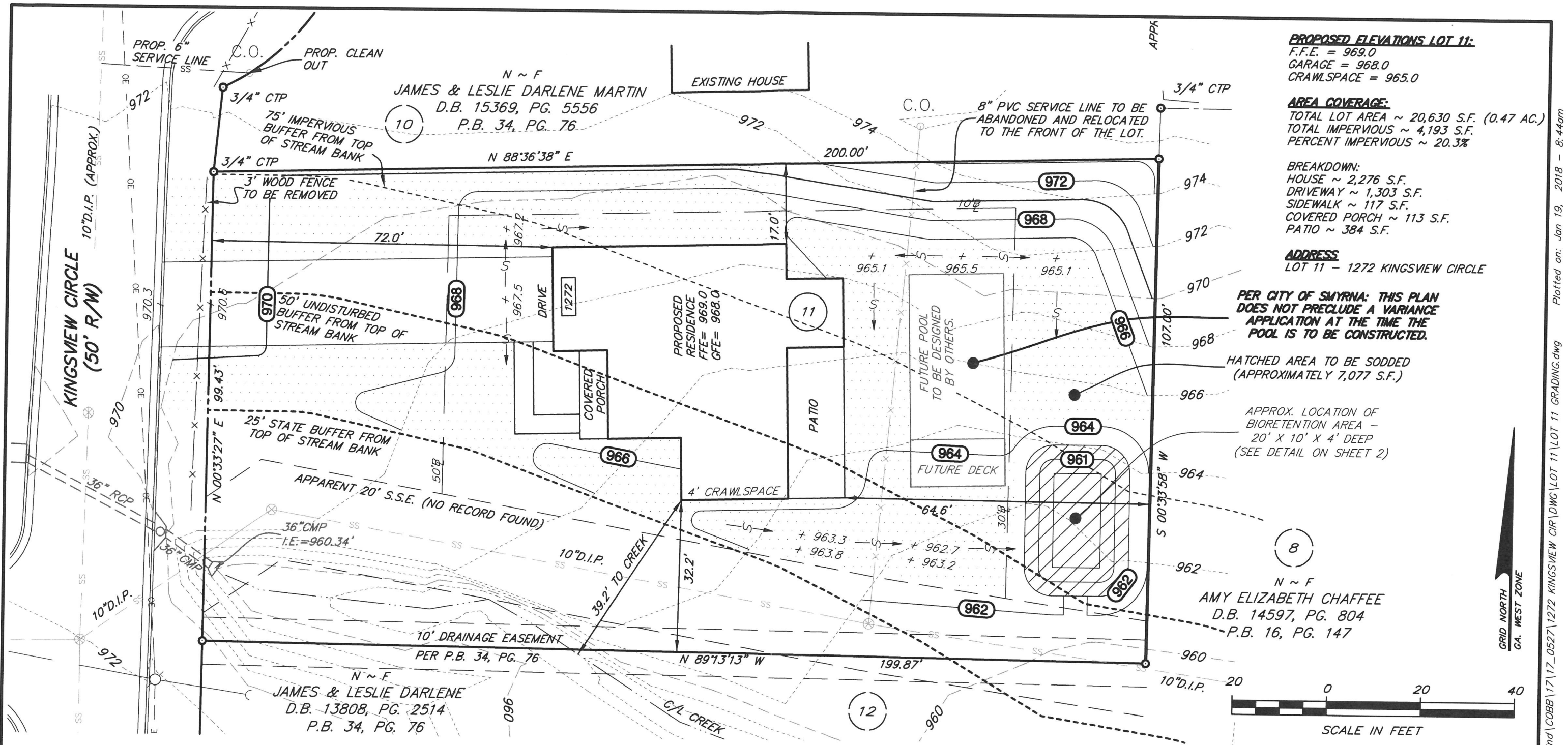
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND UNDER MY SUPERVISION.



Note: Egress and ingress are prohibited on Kings Spring Rd. for lot 17.



H. Hines 5080



GaSWCC #12141

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LSF# 789
 www.gscsurvey.com

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 147 Reinhardt College Pkwy
 Ste. 8 Canton, GA 30114
 Phone: (770) 479-9698

FIELD DATE: XXX	DRAWN BY: DJS
OFFICE DATE: 01.16.2018	CHECKED BY: CED
SCALE: 1"=20'	FILE: S:\BND\COBB\17_0527\

GRADING PLAN FOR:
 PORTICO PROPERTIES
KINGSVIEW SUBDIVISION
 LOT 11

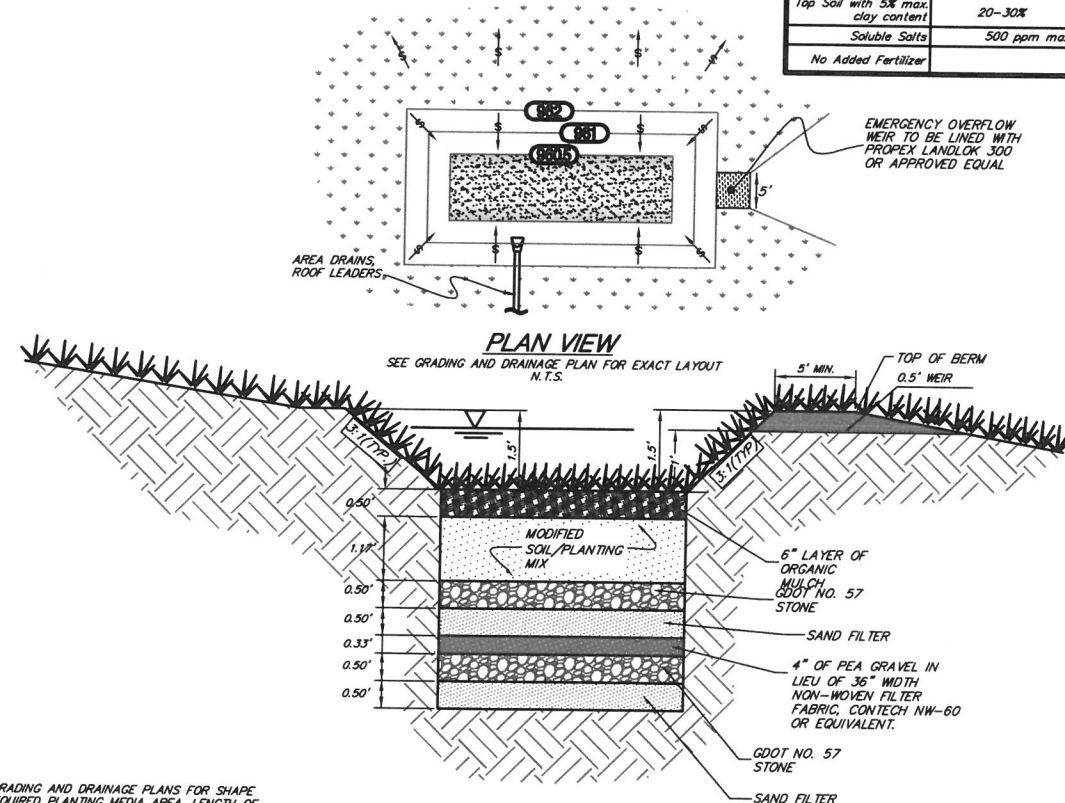
LOCATED IN L.L. 527
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GA.
 CITY OF SMYRNA

SHEET 1 OF 2

TYPICAL BIORETENTION DETAIL

Soil Mix Specifications

Ph Range	5.5-6.5
Organic Matter (well-composted to texture of soil)	20-30%
Course Construction Sand	50%
Top Soil with 5% max clay content	20-30%
Soluble Salts	500 ppm max
No Added Fertilizer	



1) SEE GRADING AND DRAINAGE PLANS FOR SHAPE AND REQUIRED PLANTING MEDIA AREA, LENGTH OF GRASS SWALES, ETC...

2) ALL PATIOS AND BUILDING ENTRYWAYS TO BE MIN. 1.0' ABOVE THE TOP OF THE BIORETENTION BERM. FOR FINISHED FLOOR ELEVATIONS BELOW THE TOP OF BERM AND WITHIN 20 FEET OF THE BIORETENTION BASIN, DAMP-PROOFING AND FRENCH DRAINS ARE REQUIRED.

3) BIORETENTION CELLS ARE NOT TO BE LOCATED WITHIN 10' OF A BUILDING.

4) PLANTING MEDIA TO BE PLACED IN LIFTS OF 8"-12" INCHES. SETTLE SOILS LIFTS WITH LIGHT WATERING AND/OR VERY LIGHT HAND TAMPING. DO NOT COMPACT SOIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT.

5) SEE PLANTING PLANS FOR VEGETATION TO BE PLACED IN BIORETENTION AREAS.

6) EXCAVATED DEPTH OF BIORETENTION CELL MUST BE A MINIMUM OF 2' ABOVE THE SEASONALLY HIGH WATER TABLE.

7) ORGANIC MULCH OR "WETLAND MULCH," A DESIGNED "WETLAND MIX," CAN BE USED TO SUPPLEMENT WETLAND PLANTINGS OR ALONE TO ESTABLISH WETLAND VEGETATION. WETLAND MULCH CARRIES WITH IT THE SEED BANK FROM THE ORIGINAL WETLAND, AND CAN HELP TO ENHANCE DIVERSITY IN THE WETLAND.

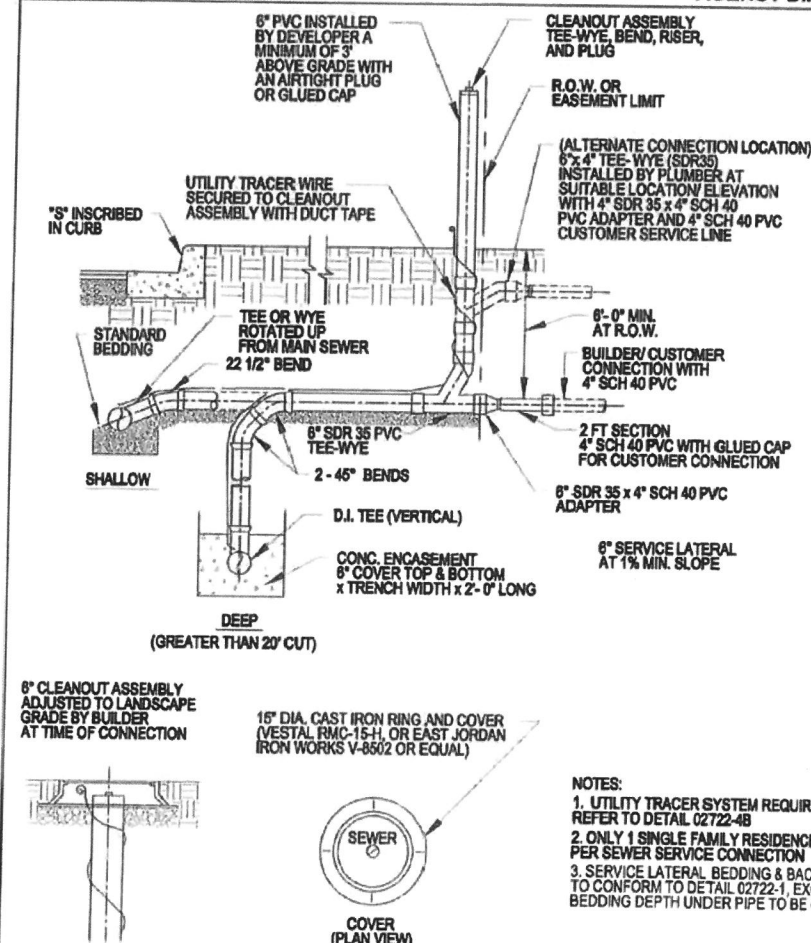
SECTION VIEW

N.T.S.

DETAIL 02722-2 COBB COUNTY WATER SYSTEM SEWER SERVICE CONNECTION

AUGUST 22, 2011

AGENCY DIRECTOR



NOTES:
1. UTILITY TRACER SYSTEM REQUIRED REFER TO DETAIL 02722-4B
2. ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION
3. SERVICE LATERAL BEDDING & BACKFILL TO CONFORM TO DETAIL 02722-1, EXCEPT BEDDING DEPTH UNDER PIPE TO BE 4\"/>



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LOT 11

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SHEET 2 OF 2