

ABBREVIATIONS

APPROX = APPROXIMATE
 BFC = BACK OF CURB
 BFE = BOTTOM FLOOR ELEVATION
 BM = BENCHMARK
 BW = BOTTOM OF WALL
 BLDG = BUILDING
 B/L = BUILDING LINE
 CB = CATCH BASIN
 C/L = CENTERLINE
 CO = CLEANOUT
 CONC = CONCRETE
 CMF = CONCRETE MONUMENT FOUND
 CMP = CORRUGATED METAL PIPE
 CSP = CORRUGATED STEEL PIPE
 CF = CUBIC FEET
 C&G = CURB & GUTTER
 CT = CRIMP TOP FOUND
 DIA = DIAMETER
 DE = DRAINAGE EASEMENT
 DI = DROP INLET
 DIP = DUCTILE IRON PIPE
 DWCB = DOUBLE WING CATCH BASIN
 EP = EDGE OF PAVEMENT
 ELEV = ELEVATION
 EX = EXISTING
 FC = FACE OF CURB
 FT = FEET
 FFE = FINISHED FLOOR ELEVATION
 FH = FLARED END SECTION
 FES = FORCE MAIN
 FM = FORCE MAIN
 GPMH = GEORGIA POWER MANHOLE
 G = GRATE INLET
 GR = GROUND
 GW = GUY WIRE
 HW = HEADWALL
 HDPE = HIGH DENSITY POLYETHYLENE

LEGEND

HP = HIGH POINT
 INV = INVERT
 IE = INVERT ELEVATION
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET - 1/2" REBAR
 IQV = IRRIGATION CONTROL VALVE
 JB = JUNCTION BOX
 LL = LAND LOT LINE
 LP = LIGHT POLE
 LOWP = LOW POINT
 MH = MANHOLE
 MSL = MEAN SEA LEVEL
 OIP = OPEN TOP PIPE
 OCS = OUTLET CONTROL STRUCTURE
 PAVT = PAVEMENT
 PED = PEDESTAL
 PKF = PK NAIL FOUND
 PCP = POLYVINYL CHLORIDE PIPE
 POB = POINT OF BEGINNING
 PWR = POWER
 PP = POWER POLE
 PTP = POWER/TELEPHONE POLE
 P/L = PROPERTY LINE
 PROP = PROPOSED
 RB = REBAR
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 SSE = SANITARY SEWER EASEMENT
 SSMH = SANITARY SEWER MANHOLE
 SWCB = SINGLE WING CATCH BASIN
 SW = SIDEWALK
 SF = SQUARE FEET
 TEL = TELEPHONE
 TB = TOP OF BANK
 TC = TOP OF CURB
 TPOB = TRUE POINT OF BEGINNING
 TW = TOP OF WALL
 TRANS = TRANSFORMER
 UG = UNDERGROUND

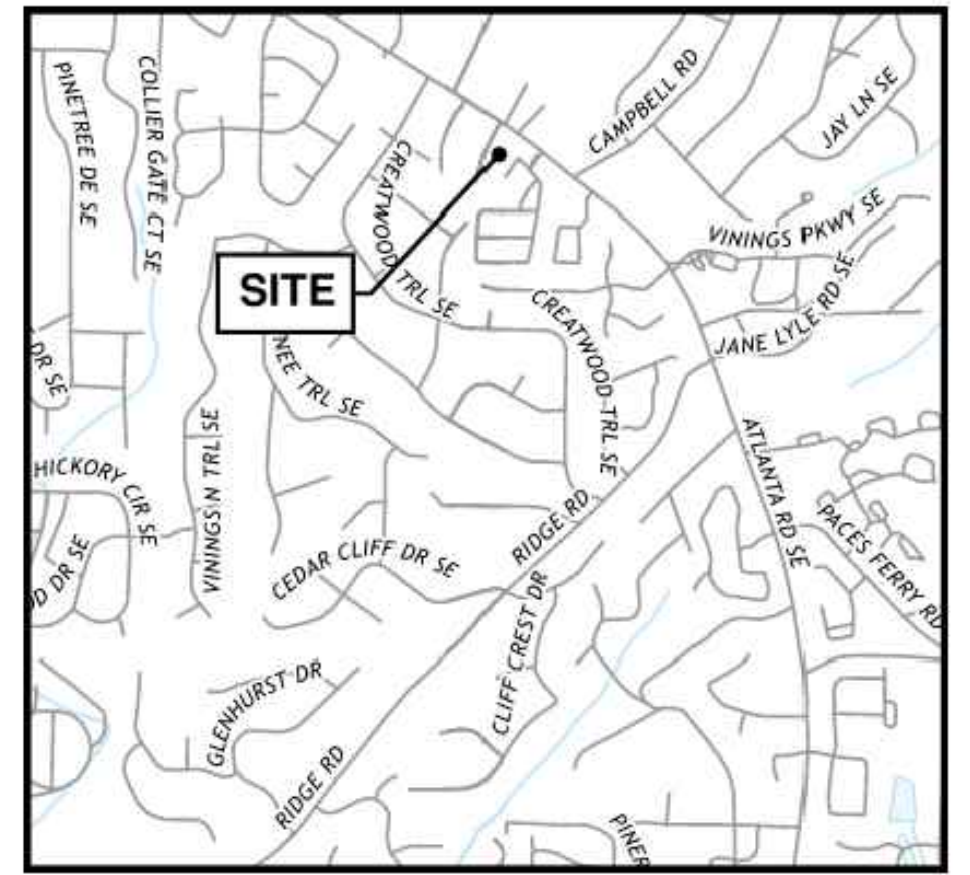
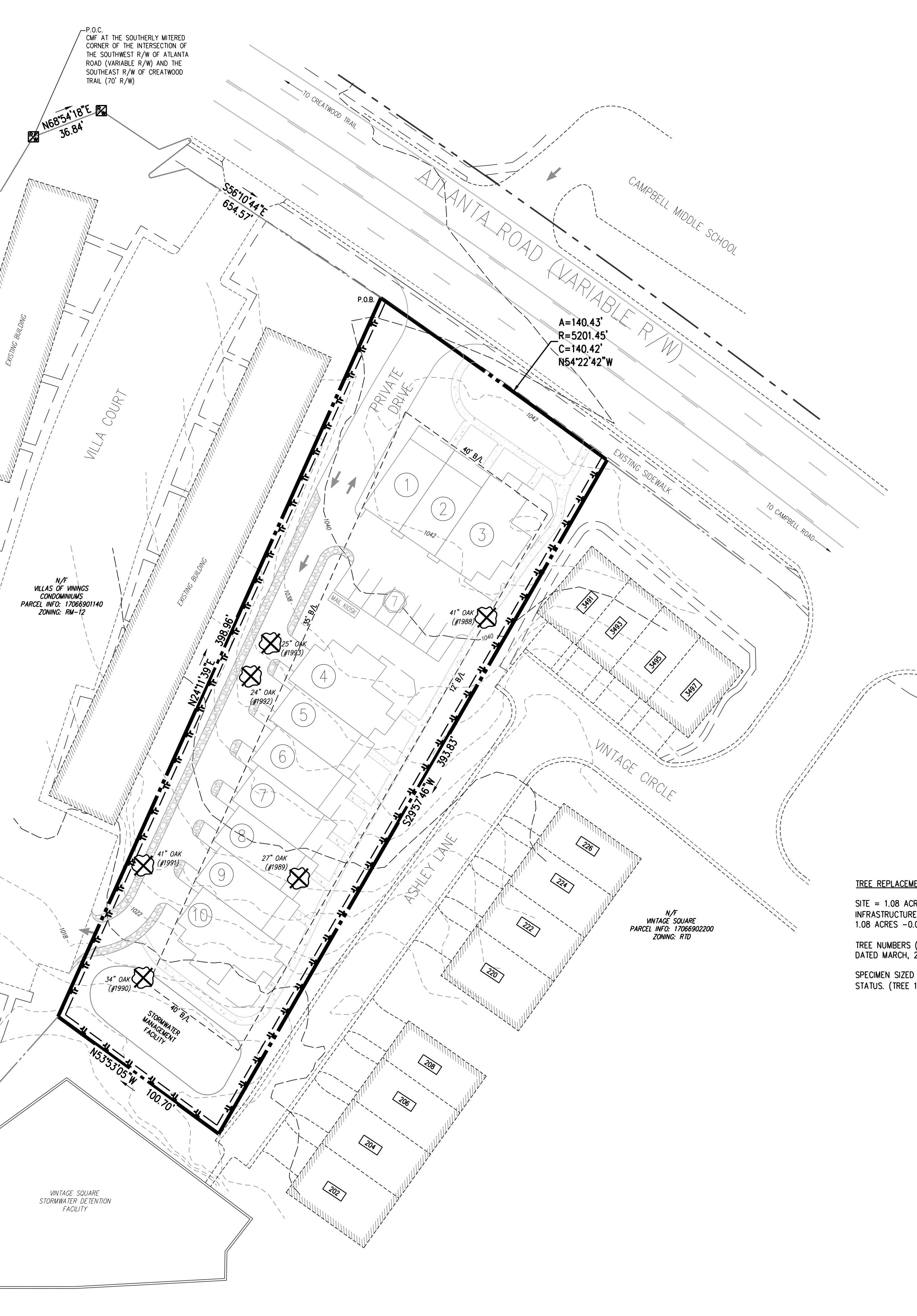
LINE TYPES

— = BRANCH/CREEK
 —○— = FENCE
 —○— = GAS LINE
 - - - = LAND LOT LINE
 - - - = PLUGGED PIPE/STUB
 - - - = POWER LINE
 - - - = SANITARY SEWER LINE
 - - - = STORM DRAINAGE LINE
 - - - = TELEPHONE LINE
 - - - = TRAVERSE LINE/POINT
 - - - = WATER LINE

SYMBOLS

● = PROPERTY CORNER
 * = SIGN
 ⊙ = SSMH
 ⊙ = STUB
 ⊙ = HYDRANT
 ⊙ = WATER METER
 ⊙ = WATER VALVE
 ⊙ = LIGHT POST
 ⊙ = UTILITY POLE

☒ = TREE TO BE REMOVED



VICINITY MAP
 SCALE: NTS
 SOURCE: USGS

GENERAL NOTES:

- ENGINEER: BLUE LANDWORKS LLC
 5019 WEST BROAD STREET
 SUITE M230
 SUGAR HILL, GEORGIA 30518
 TEL: 678-804-8586
 CONTACT: STUART MCCLIMANS, PE
 GA PE #16671
- THIS PROPERTY IS SHOWN ON SMYRNA TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 669, PARCEL ID(S) 17066900040 AND CONTAINING 1.08 ACRES.
- THIS PROPERTY IS ZONED NS, PROPOSED ZONING IS RM-10.
- PROPOSED USE: TOWNHOMES
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE.
- SPECIAL FLOOD HAZARDS DO NOT EXIST ON SUBJECT PROPERTY PER FIRM MAP 13067C0226G.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY PIONEER LAND SURVEYING, DATED JULY 22, 2019.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM COBB COUNTY GIS. CONTOUR INTERVAL IS TWO FEET.

SITE DATA:

AREA:	1.08 ACRES
ZONING:	NS (NEIGHBORHOOD SHOPPING)
EXISTING ZONING:	RM-10 (MULTIFAMILY RESIDENTIAL)
PROPOSED ZONING:	RM-10 (MULTIFAMILY RESIDENTIAL)
JURISDICTION:	CITY OF SMYRNA
USE CALCULATIONS:	TOWNHOMES (SINGLE-FAMILY ATTACHED)
PROPOSED USE:	TOWNHOMES (SINGLE-FAMILY ATTACHED)
NUMBER OF UNITS:	10 UNITS
NUMBER OF BUILDINGS:	2
MAXIMUM DENSITY:	10 UNITS PER ACRE
PROPOSED DENSITY:	9.3 UNITS PER ACRE
SETBACK REQUIREMENTS:	
FRONT SETBACK (ATLANTA ROAD):	40 FEET (VARIANCE)
SIDE YARD:	12 FEET (VARIANCE)
REAR YARD:	40 FEET
DEVELOPMENT STANDARDS:	
MAXIMUM LOT COVERAGE (BUILDINGS):	35%
PROPOSED LOT COVERAGE (BUILDINGS):	30%
PROPOSED LOT COVERAGE (IMPERVIOUS AREA):	65% (VARIANCE)
PARKING REQUIREMENTS:	
REQUIRED PARKING: Single- and two-family dwellings: Two spaces per dwelling unit [20 SPACES]. Guest parking for townhome and condominium communities: One space per 25 percent of the total units. [3 SPACES] 23 SPACES	
PROPOSED PARKING:	27 SPACES

TREE REPLACEMENT CALCULATIONS

SITE = 1.08 ACRES
 INFRASTRUCTURE IMPROVEMENTS = ~ 3,500 SQUARE FEET (0.08 ACRES) [STORMWATER MANAGEMENT FACILITY]
 1.08 ACRES - 0.08 ACRES = 1.0 x 100 INCHES = 100 INCHES REQUIRED

TREE NUMBERS (#) ARE REFERENCED TO TREE ASSESSMENT PERFORMED BY ARBORGUARD TREE SPECIALIST, INC. DATED MARCH, 2020. TREE LOCATIONS ARE APPROXIMATE.

SPECIMEN SIZED TREES DETERMINED TO BE IN FAIR CONDITION SHALL BE REVIEWED TO DETERMINE SPECIMEN STATUS. (TREE 1988, 1989, AND 1990)

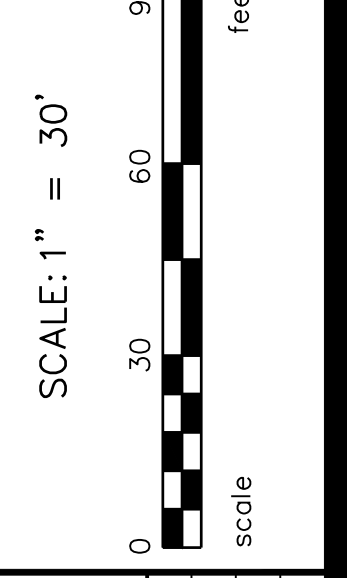
BLUE LANDWORKS
 CONSULTING ENGINEERS & SURVEYORS
 LICENSE # LSF000144
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 5019 WEST BROAD STREET
 SUITE M230
 SUGAR HILL, GEORGIA 30518
 TELEPHONE: (678) 804-8586
 INFO@BLUELANDWORKS.COM
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
Mr. Eric McConogh
 Edgeline, LLC
 PO Box 190013
 Atlanta, GA 31119
 678-778-3754



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ISSUE #	DATE	REVISIONS
1	1/17/2020	SUBMIT FOR GOVERNMENT REVIEW



3302 Atlanta Road
Smyrna, Georgia 30080

17TH LAND DISTRICT
 PARCEL(S) 17066900040
 CITY OF SMYRNA
 COBB COUNTY, GA
 JURISDICTION: SMYRNA, GA

PRELIMINARY TREE PROTECTION AND REPLACEMENT PLAN FOR EDGELINE, LLC