

SITE ADDRESS:
CHURCH STREET
SMYRNA, GA 30082
TAX ID# 17041500550
DEED BOOK 1795 PAGE 279
PLAT BOOK 16 PAGE 3

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,596 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,271 FEET. SURVEY FIELD WORK PERFORMED ON 8-6-19.

INSTRUMENT USED FOCUS 35 ROBOT & SOKKIA GCX3 GPS SYSTEM

ALL DISTANCES ARE HORIZONTAL & ALL ELEVATIONS ARE NAVD88.

THIS SURVEY 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 SURVEY 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.

THIS SURVEY 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 SURVEY 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.

Bioretention Area Typical Maintenance Activities and Schedule		
Activity	Schedule	
Prune and weed to maintain appearance.	As needed or 4 times during growing seasons	
Dissipate flow when erosion is evident.		
Remove trash and debris.		
Remove sediment and debris from inlets and outlets.		
Remove and replace dead or damaged plants.	Semi-annually in spring and fall	
Mow around the bioretention area as necessary, ensuring grass clippings are not placed in the practice.		
Observe infiltration rates after rain events. Bioretention areas should have no standing water within 24 hours of a storm event.		
Inspect for evidence of animal activity.		
Inspect for erosion, rills, or gullies and repair.	As needed of during winter months	
Inspect filter strip/grass channel for erosion or gully, if applicable. Re-seed or sod as necessary.		
Inspect trees and shrubs to evaluate their health, and remove and replace any dead or severely diseased vegetation.		
Obtain a mulch depth of at least 3 to 4 inches; it should be inspected and maintained. Additional mulch should be added as necessary.		
Trim planting material.	Annually	
Inspect for snow accumulation		
Test the planting soils for pH levels. Consult with a qualified licensed Professional to determine and maintain proper pH levels.		
Replace/repair inlets, outlets, scour protection or other structures as needed.		
Implement plant maintenance plan to trim and divide perennials to prevent overcrowding and stress.	2 to 3 years	
Check soil infiltration rates to ensure the bioretention area soil is draining the water at a proper pace. Re-aerate or replace soil and mulch layers as needed to achieve infiltration rate of at least 0.5 inches per hour.		

GRADING LEGEND

51.90' - PROPOSED ELEVATION

51.00' - EXISTING ELEVATION

LEGEND

ACE - ARMY CORPS OF ENGINEERS APPROX. - APPROXIMATE B/C - BACK OF CURB BL - BUILDING SETBACK LINE CLF - CHAIN LINK FENCE CTPF - CRIMP TOP PIN FOUND CO - CLEAN OUT CONC. - CONCRETE CY - CUBIC YARD DB - DEED BOOK DI - DROP INLET DE - DRAINAGE EASEMENT DWCB - DOUBLE WING CATCH BASIN EL - ELEVATION EX - EXISTING FF - FINISHED FLOOR GM - GAS METER GW - GUY WIRE INV - INVERT LLL - LAND LOT LINE LP - LIGHT POLE MH - MANHOLE	MON. - MONUMENT MP - METAL PORT N/F - NOW OR FORMERLY NS - NAIL SET OTPF - OPEN TOP PIPE FOUND OHL - OVERHEAD LINE PG - PAGE PC - POINT CALCULATED PL - PROPERTY LINE PP - POWER POLE PVC - POLYVINYL CHLORIDE RCP - REINFORCED CONCRETE PIPE RIPF - REBAR IRON PIN FOUND RIPS - REBAR IRON PIN SET R/W - RIGHT-OF-WAY SSL - SANITARY SEWER LINE SSE - SANITARY SEWER EASEMENT SF - SQUARE FEET SWCB - SINGLE WING CATCH BASIN S/W - SIDEWALK TW - TOP OF WALL WV - WATER VALVE YR - YEAR
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- FENCE

TRACT AREA = 0.358 ACRES (15,575.03 S.F.)

BUFFER MITIGATION:

RUNOFF REDUCTION REQUIRED: FOR 25% COVERAGE = 357 CUBIC FEET

RUNOFF REDUCTION PROVIDED: @ 951.00 = 440 CUBIC FEET

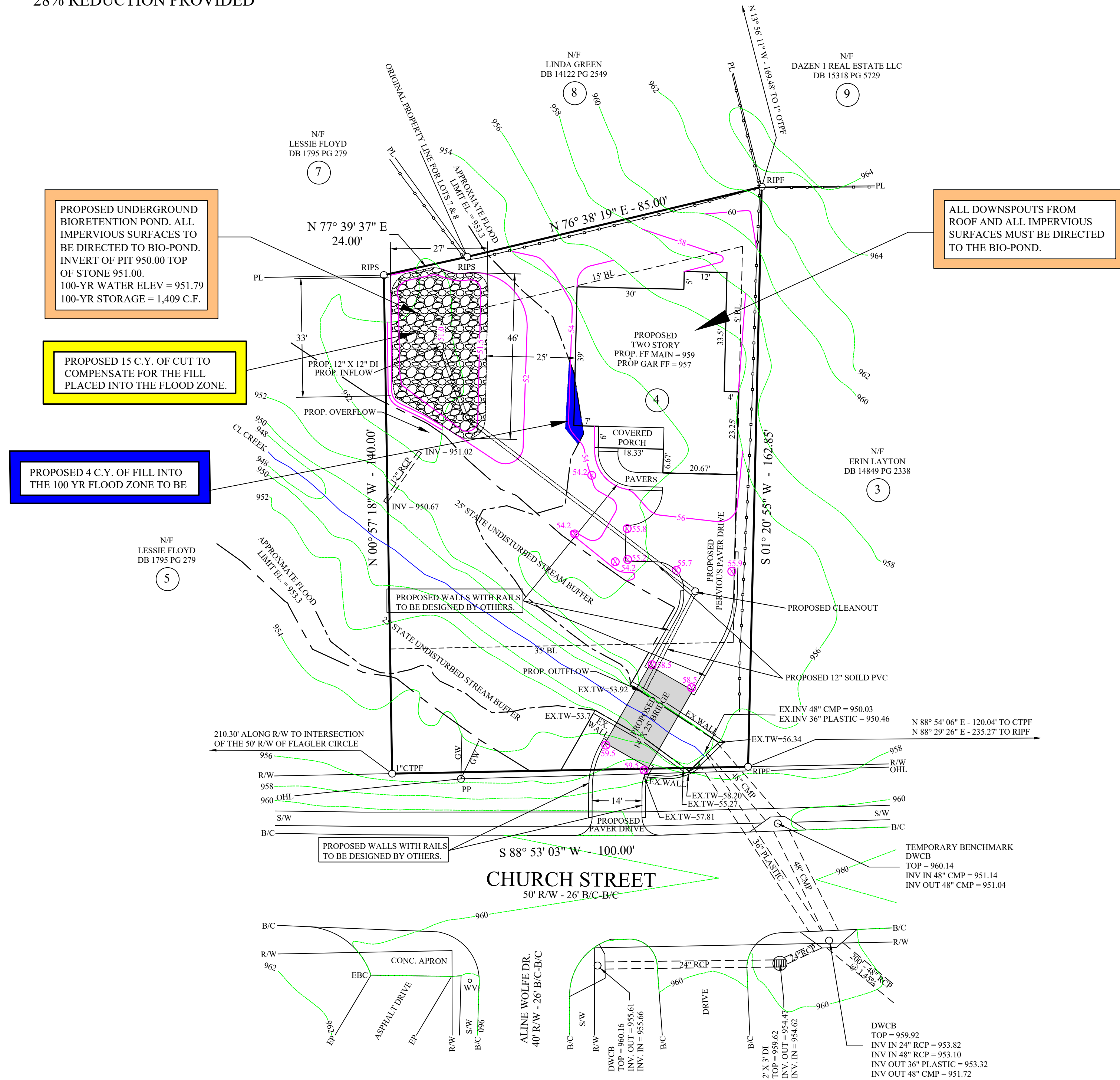
DETENTION PROVIDED: TOTAL OF 1,409 CUBIC FEET @ 951.79

PRE-DEVELOPMENT 100 YR DISCHARGE = 2.173 CFS

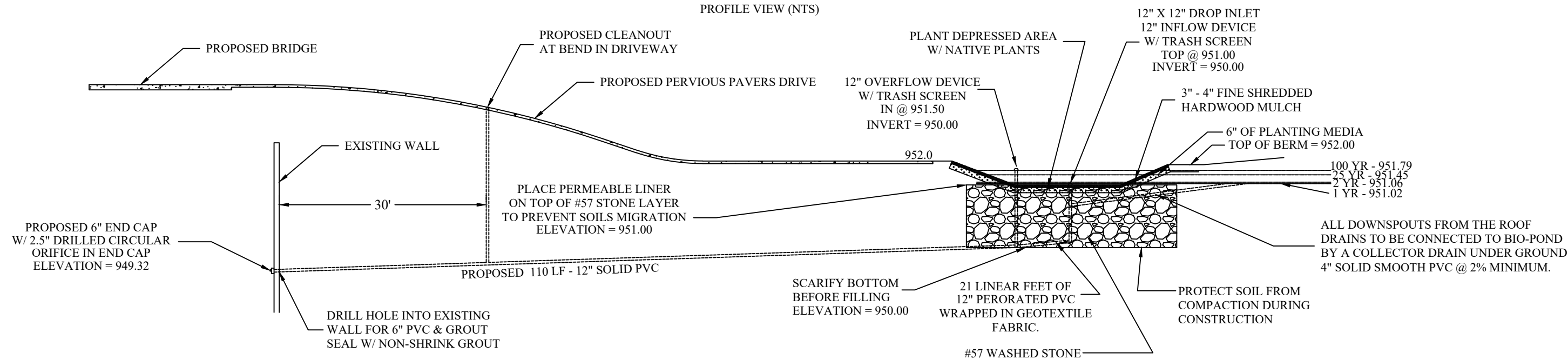
POST DEVELOPMENT 100 YR DISCHARGE = 1.564 CFS

10 % REDUCTION REQUIRED

28% REDUCTION PROVIDED



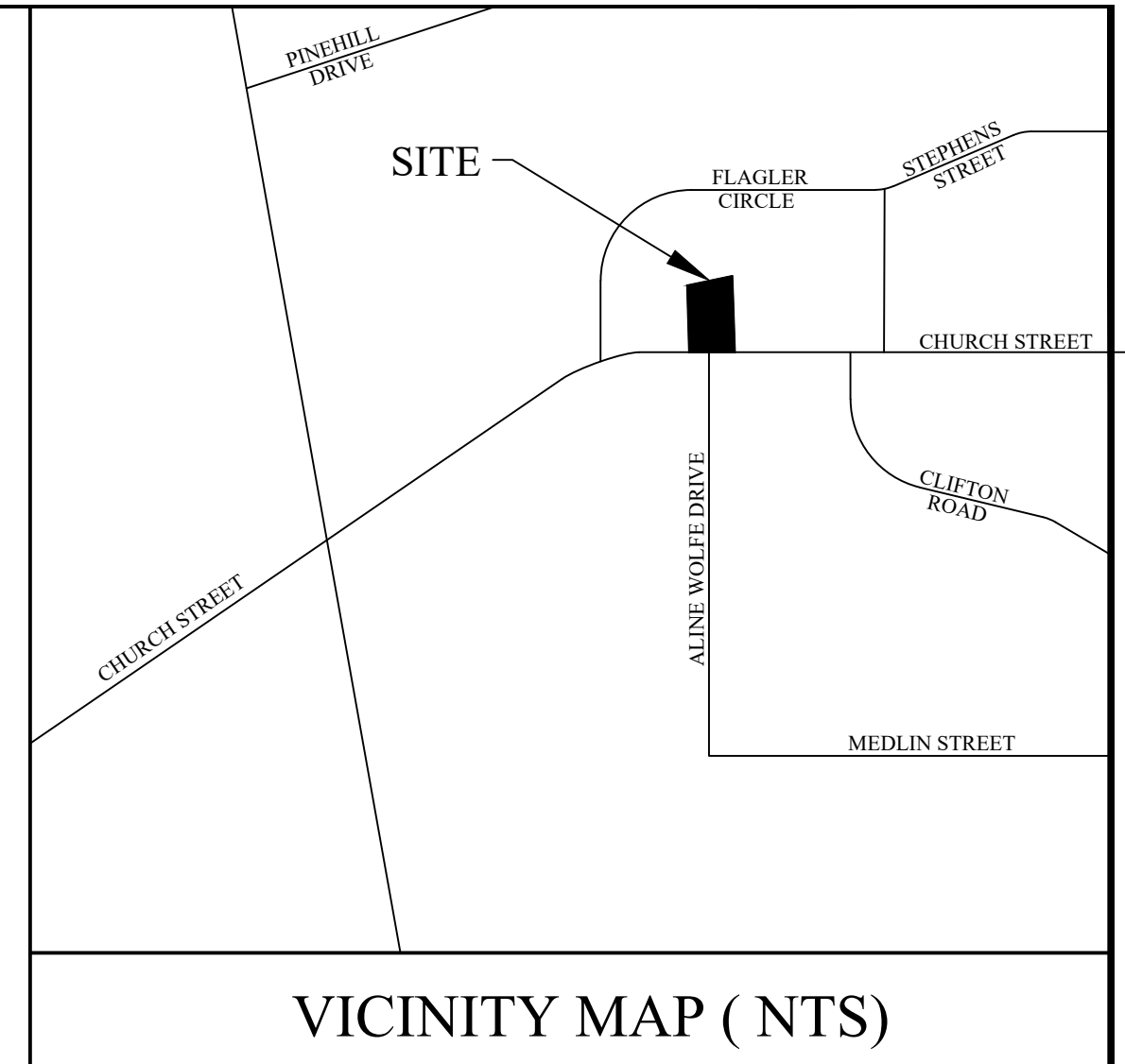
BIORETENTION POND DETAIL



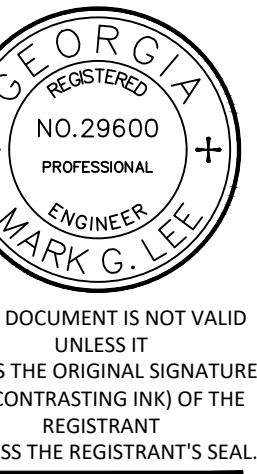
GENERAL NOTES:

- PROPERTY ZONED: R-15
- PROPOSED ZONING: TO REMAIN R-15
- SETBACKS REQUIRED:
 - FRONT - 35'
 - MAJOR SIDE - 25'
 - MINOR SIDE - 10'
 - REAR - 30'
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- PARKING REQUIRED: 2 SPACES PER RESIDENCE
- VARIANCES REQUESTED:
 - REDUCE SIDE SETBACK ON THE EAST PROPERTY LINE TO 5'
 - REDUCE REAR SETBACK TO 15'
 - ALLOW THE BUFFER MITIGATION POND TO REPLACE THE REQUIRED 50' & 75' BUFFERS REQUIRED BY THE CITY ALONG NORTH SIDE OF THE CREEK.
- PROPERTY SERVED BY CITY SEWER & WATER.
- EXISTING IMPERVIOUS COVERAGE: 0.46% (72 S.F. COVERAGE)
- PROPOSED IMPERVIOUS COVERAGE: 24.82% (3,865 S.F. COVERAGE)
- PROPOSED IMPERVIOUS AREA: NET 3,937 S.F. MAX.
- BIORETENTION POND PROPOSED FOR INTRUSION INTO THE 75' IMPERVIOUS SETBACK.
- AS PER FIRM 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 PROPERTY DOES NOT HAVE A CEMETERY, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
- ALL SURVEY DATA PROVIDED BY A SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. DATED 8-16-19, LAST REVISED 3-11-21.

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.



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

VARIANCE, GRADING & WATER MITIGATION PLAN FOR
NATHAN CORBITT
LOT 4 CHENEY WOODS SUBDIVISION UNIT 7 BLOCK "A"

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

REVISIONS
1) REVISED 10-6-21: ADDED WATER QUALITY MITIGATION POND & DETAILS TO THE PLAN AS REQUIRED BY THE CITY. EDITED NOTES TO ADD REQUEST FOR VARIANCE TO REMOVE THE 75' IMPERVIOUS SETBACK & 60' UNDISTURBED BUFFERS ON THE NORTH SIDE OF THE CREEK.

DESIGNED BY: MGL
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 20'
DATE: 6-22-21
JOB NO. 2020030BS-V2
FIRM ID NO. LSF000115
SHEET: