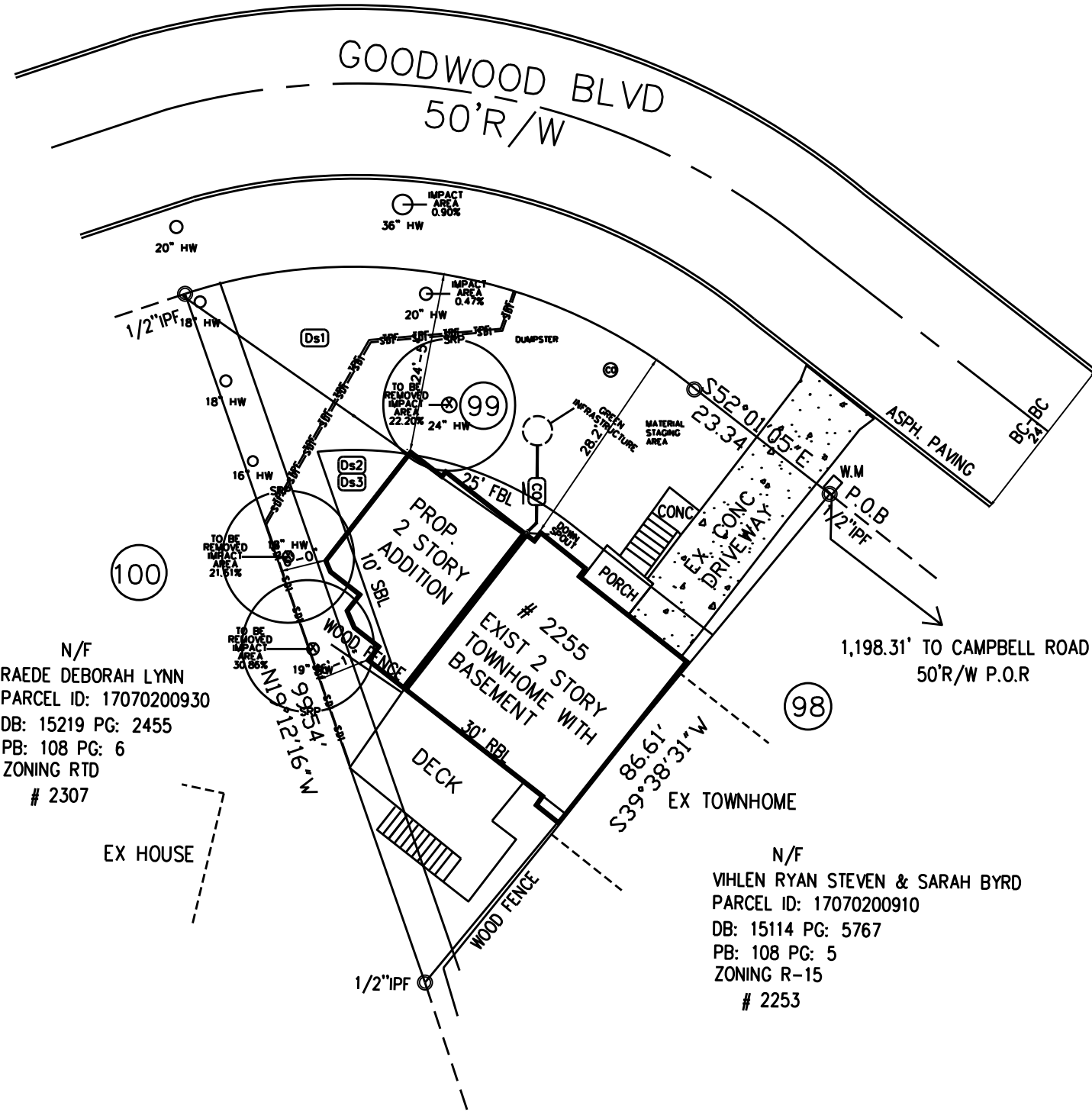


VICINITY  
MAP



N/F  
RAEDE DEBORAH LYNN  
PARCEL ID: 17070200930  
DB: 15219 PG: 2455  
PB: 108 PG: 6  
ZONING RTD  
# 2307

EX HOUSE

N/F  
VHLEN RYAN STEVEN & SARAH BYRD  
PARCEL ID: 17070200910  
DB: 15114 PG: 5767  
PB: 108 PG: 5  
ZONING R-15  
# 2253

DIRT STATEMENT:  
CUT: 10 CYD  
FILL: 15 CYD  
ALL DEBRIS TO BE HAULED OFF SITE

NO GRADING CHANGES

SITE DATA:

LOT AREA  
5,062.72 sq.ft  
0.1162 acres

ZONING: RDT  
FRONT SETBACK = 25' FEET  
SIDE SETBACK = 10' FEET  
REAR SETBACK = 30' FEET

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:  
EXISTING 3 STORY HOUSE: 781 SQ.FT.  
EXISTING FRONT PORCH: 44 SQ.FT.  
EXISTING WOOD DECK: 357 SQ.FT.  
EXISTING DRIVEWAY: 300 SQ.FT.  
PROPOSED 2 STORY ADDITION: 465 SQ.FT.

TOTAL IMPERVIOUS AREA: 1,947 SQ.FT.

LOT COVERAGE = 38.45 %

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	73.86	73.53	N79°27'55"W	70.79

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

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TOTAL AREA: 5,062.72 SQ.FT. - 0.1162 ACRES

BOUNDARY REFERENCE:  
FIELDWORK PERFORMED ON 03/18/2024

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,236 FEET

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION

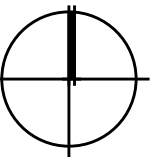
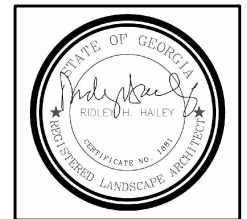
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF 02 FEET



GRAPHIC SCALE 1"=20'

LEGEND	
— TPF — TREE PROTECTION FENCE	— SS — SS — SANITARY SEWER LINE
— — — SET BACK LINE	— W — W — WATER LINE
— RD — FROM ROOF DRAIN	— P/T — TELECOMMUNICATIONS AND POWER
— SDI — SILT PROTECTION FENCE	— — — CHAIN LINK FENCE
— CRZ — CRITICAL ROOT ZONE	— I.P.F. — IRON PIN FOUND
— SRP — STRUCTURAL ROOT PLATE	— CMP — CORRUGATED METAL PIPE
— T — TELECOMMUNICATIONS LINE	— RCP — REINFORCED CONCRETE PIPE
— P — POWER LINE	— FH — FIRE HYDRANT

UP	UTILITY POLE
CP	CALCULATED POINT
POB	POINT OF BEGINNING
CO	CONSTRUCTION OUTLET
WM	WATER METER
CO	CLEAN OUT



DATE: JUN 14, 2024  
DRAWN BY: CG  
SCALE: 1"=20'

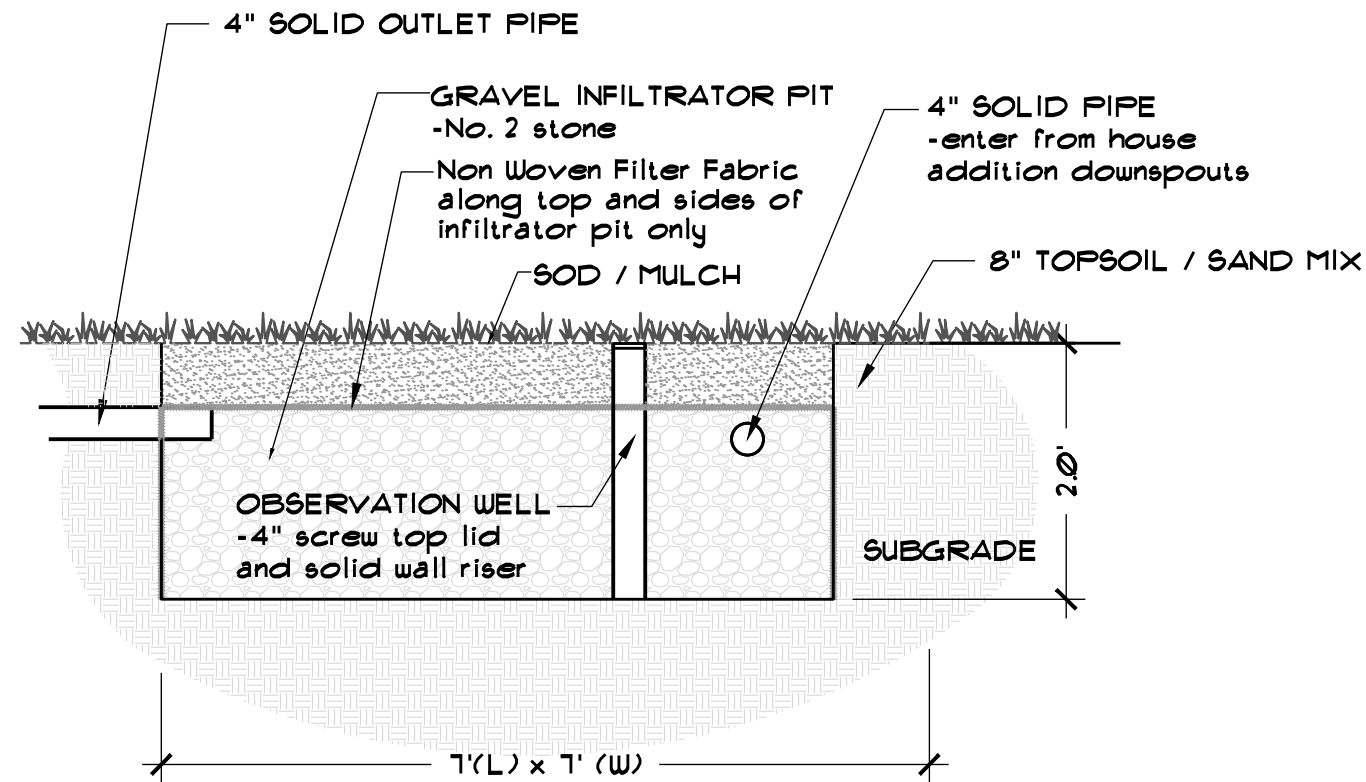
DATE	REVISION	No.

SITE PLAN  
OWNER:  
DAVIS DANIELLE D  
2255 GOODWOOD BLVD, SMYRNA GA 30080  
PARCEL # 17070200920  
COBB COUNTY  
DATE OF FIELD SURVEY 03/16/24 - DATE OF PLAT 05/02/24

CITY APPROVAL  
SIGNATURES:

SHEET NUMBER:

S-2



**NOTES:**  
 1. ALL PIPES WITHIN INFILTRATION PIT TO BE CAPPED & PERFORATED  
 2. ALL WATER FROM PROPOSED IMPERVIOUS SURFACES TO FLOW INTO PIT

WATER QUALITY CALCULATIONS			
Total new impervious - House addition		464	sf
GRAVEL PIT TO BE USED FOR WATER QUALITY			
Volume: $464 \times .083 = 38.5$	cu ft		
Void factor: $38.5 / 0.4 = 96.25$	cu ft required (incl stone void space)		
7'x7'x2' gravel pit provided	(98.0 cu ft)		

**GRAVEL PIT DETAIL**  
 scale : 1/2" = 1'-Ø"

