



## License and Variance Board Meeting - Final

December 13, 2023  
10:00 AM

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**F. V23-080** Public Hearing - Variance Request - V23-080 - Allow maximum impervious surface area increase from 35% to 39% - Land Lot 459 - 4040 Kenway Place - Mandy DeSantis



# City of Smyrna

## Issue Sheet

A Max Bacon  
City Hall  
2800 King Street  
Smyrna, GA 30080

File Number:

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**Agenda Date:** 12/13/2023

**In Control:** License and Variance Board

**File Type:** Variance Item

**Agenda Section:**  
Formal Business

**Agenda Number:** F

**Department:** Community Development

**Agenda Title:**

Public Hearing - Variance Request - V23-080 - Allow maximum impervious surface area increase from 35% to 39% - Land Lot 459 - 4040 Kenway Place - Mandy DeSantis

***Ward 7 Councilmember - Kathy Young***

**ISSUE AND BACKGROUND:**

The applicant is seeking a variance to allow an increase in the impervious surface area from 35% to 39% for a sunroom addition on the rear of the single-family home located at 4040 Kenway Place. Section 801 sets the maximum impervious surface area of the R-15 zoning district at 35%.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the requested variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT

### MEMORANDUM

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To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director  
Caitlin Crowe, Planner I

Date: November 20, 2023

**RE: VARIANCE CASE V23-080**  
**4040 Kenway Place – Allow maximum impervious surface area increase from 35% to 39%**

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#### BACKGROUND

The applicant is seeking a variance to allow an increase in the impervious surface area from 35% to 39% for a sunroom addition on the rear of the single-family home located at 4040 Kenway Place. Section 801 sets the maximum impervious surface area of the R-15 zoning district at 35%.

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#### ANALYSIS

The subject parcel is a 0.20-acre lot located on the west side of Kenway Place within the King Valley at Vinings subdivision (see Figure 1). The subject parcel and all adjoining parcels are zoned R-15 and are all occupied by single-family detached homes.

The existing home was originally built in 1999 and was completed with a 39% impervious surface area, which is 4% over the allowable maximum impervious surface area. The applicant is proposing to demolish the existing 240 square foot deck and replace it with a sunroom on the rear of the home. Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming impervious area. Additionally, per Section 1102, “no nonconforming building, structure or use shall be extended, nor shall its total value be enhanced, unless such extensions or alterations conform with the provisions of this ordinance.” With the sunroom addition and thus the enhanced value, the property is required to be brought to current code regarding the allowable impervious surface area coverage.

Since the original increase in impervious surface area occurred in 1999 and there is no addition of land disturbing activities or stormwater runoff with the current addition proposal, the City Engineer has determined that no remediation is required in order to support the variance.

The subject property is currently buffered from adjacent properties by an existing wooden privacy fence and vegetation so impact to neighboring properties would be minimal. Strict application of the ordinance would deny the applicant any ability to modify any portion of the home since the existing impervious area is already over the allowable maximum impervious

coverage. Additionally, a similar variance was approved in the neighborhood at 1139 Queensgate Drive in 2016 (V16-029). At the time of this report, Community Development has not received any calls in opposition to the request.

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## STAFF COMMENTS

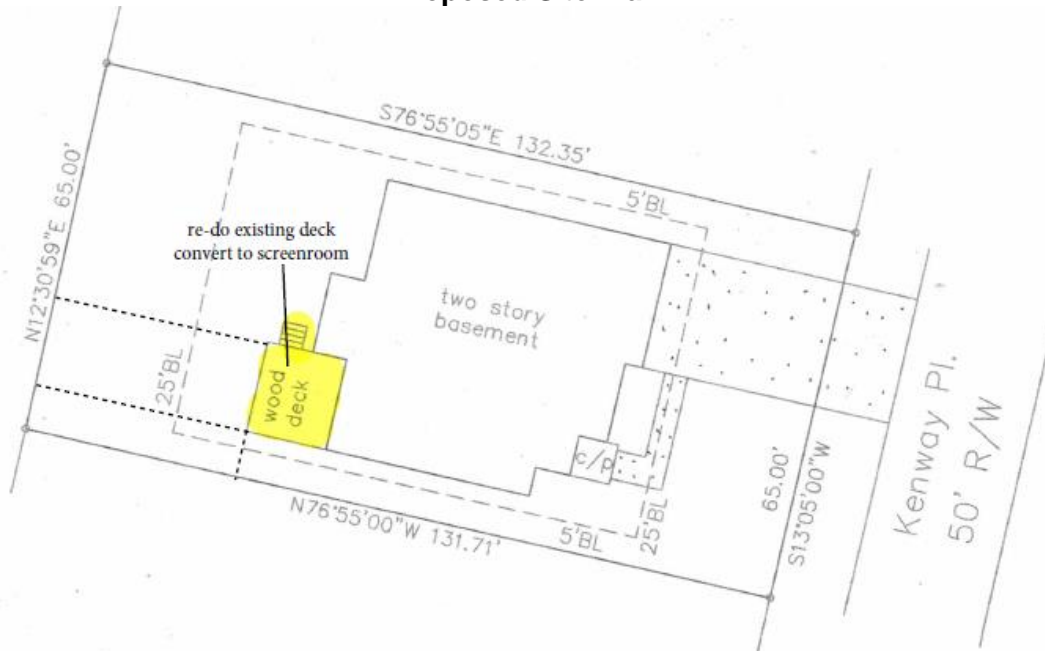
The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

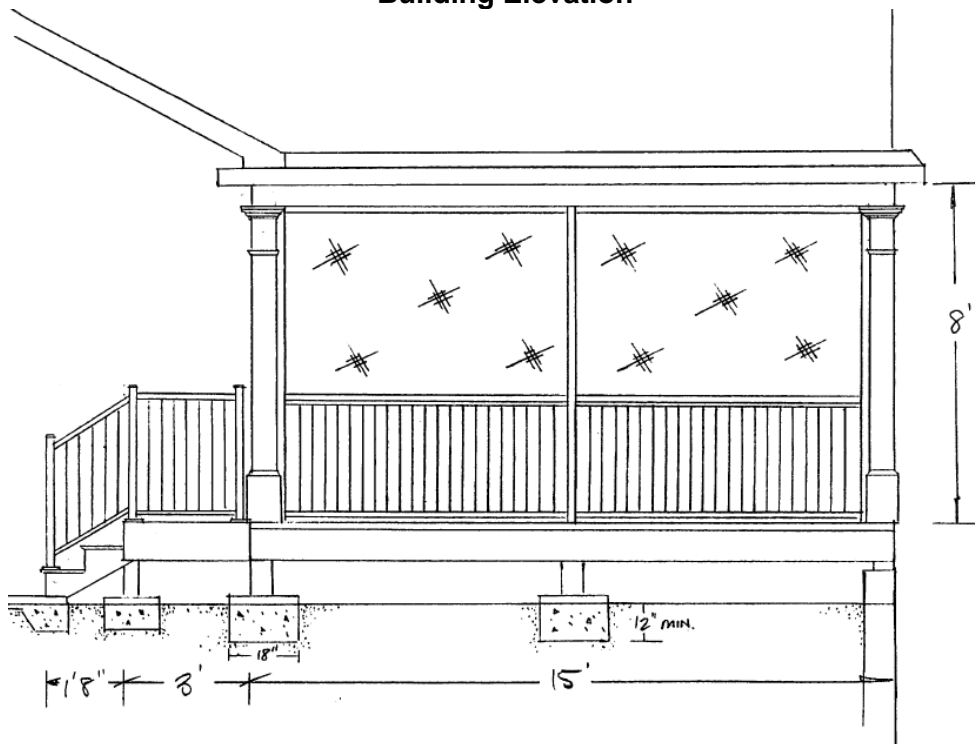
Figure – 1



**Figure – 2**  
**Proposed Site Plan**



**Figure – 3**  
**Building Elevation**



**Figure – 4**  
**Subject Property**



**Figure – 5**  
**Adjacent Property to the North**

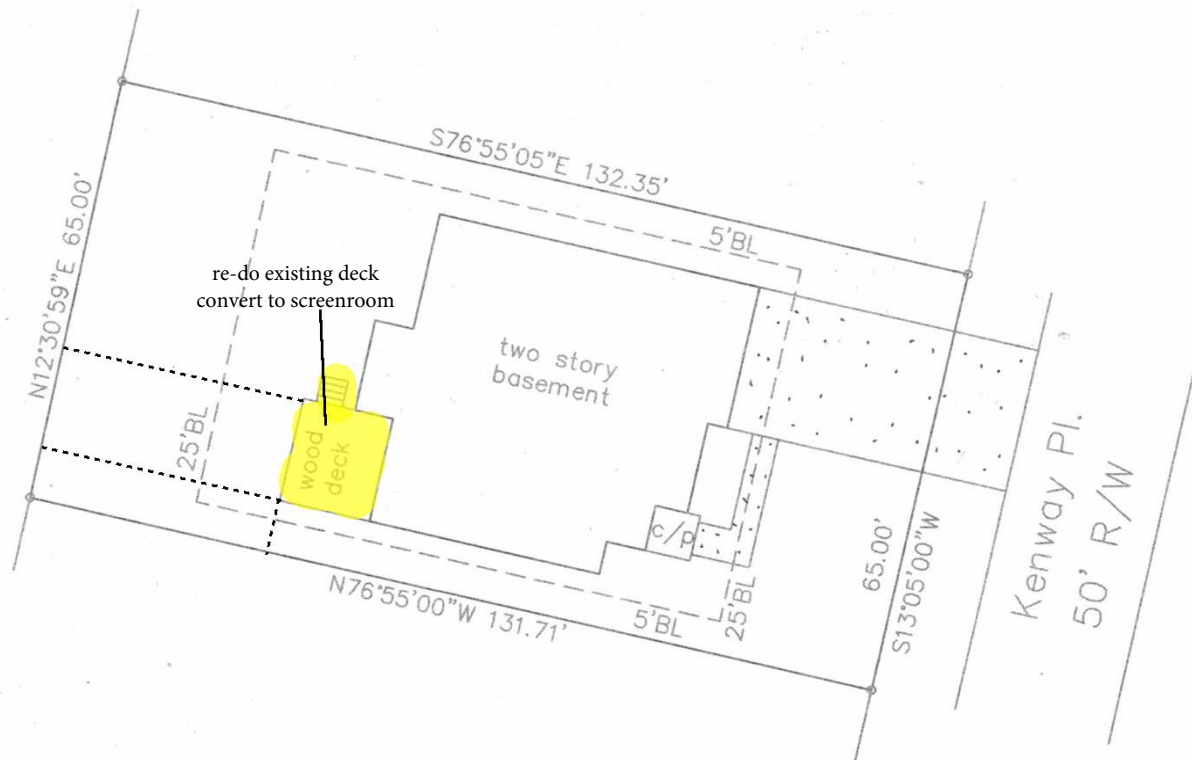


**Figure – 6**  
**Adjacent Property to the South**



**Figure – 7**  
**Adjacent Property across Kenway Place**





## LEGEND

IPS=IRON PIN SET  
 IPF=IRON PIN FOUND  
 CL=CENTER LINE  
 BL=BUILDING LINE  
 N/F=NOW OR FORMERLY  
 MH=MAN HOLE  
 S=SANITARY  
 P=POWER  
 W=WATER  
 G=GAS  
 -X-=FENCE  
 BC=BACK OF CURB  
 WM=WATER METER  
 WV=WATER VALVE  
 PB=POWER BOX  
 GM=GAS METER  
 SSE=SANITARY SEWER ESM'T  
 DE=DRAINAGE ESM'T  
 ESM'T=EASEMENT  
 CB=CATCH BASIN  
 HW=HEAD WALL  
 DI=DROP INLET  
 JB=JUNCTION BOX  
 LLL=LAND LOT LINE

30' 15' 0' 30'

GRAPHIC SCALE IN FEET

REFERENCE

PLAT BOOK 171 PAGE 59

total lot.....	8582 sf
house.....	2316 sf
drive, walk, porch.....	825 sf
deck, steps.....	240 sf
total.....	3381 sf
3381 / 8582 = 39% impervious	

site survey for

Wanna Sim



IN MY OPINION THIS PLAT IS A  
CORRECT REPRESENTATION OF THE  
LAND PLATED

*Jeffrey J. Johnson*

JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY  
IS BASED HAS A PRECISION OF ONE  
FOOT IN 10000+ FEET AND A ANGULAR  
ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN  
100000+ FEET

EQUIPMENT USED: Nikon-322

JOHNSON  
SURVEYING

Atlanta Ga. 30253  
678-557-1449

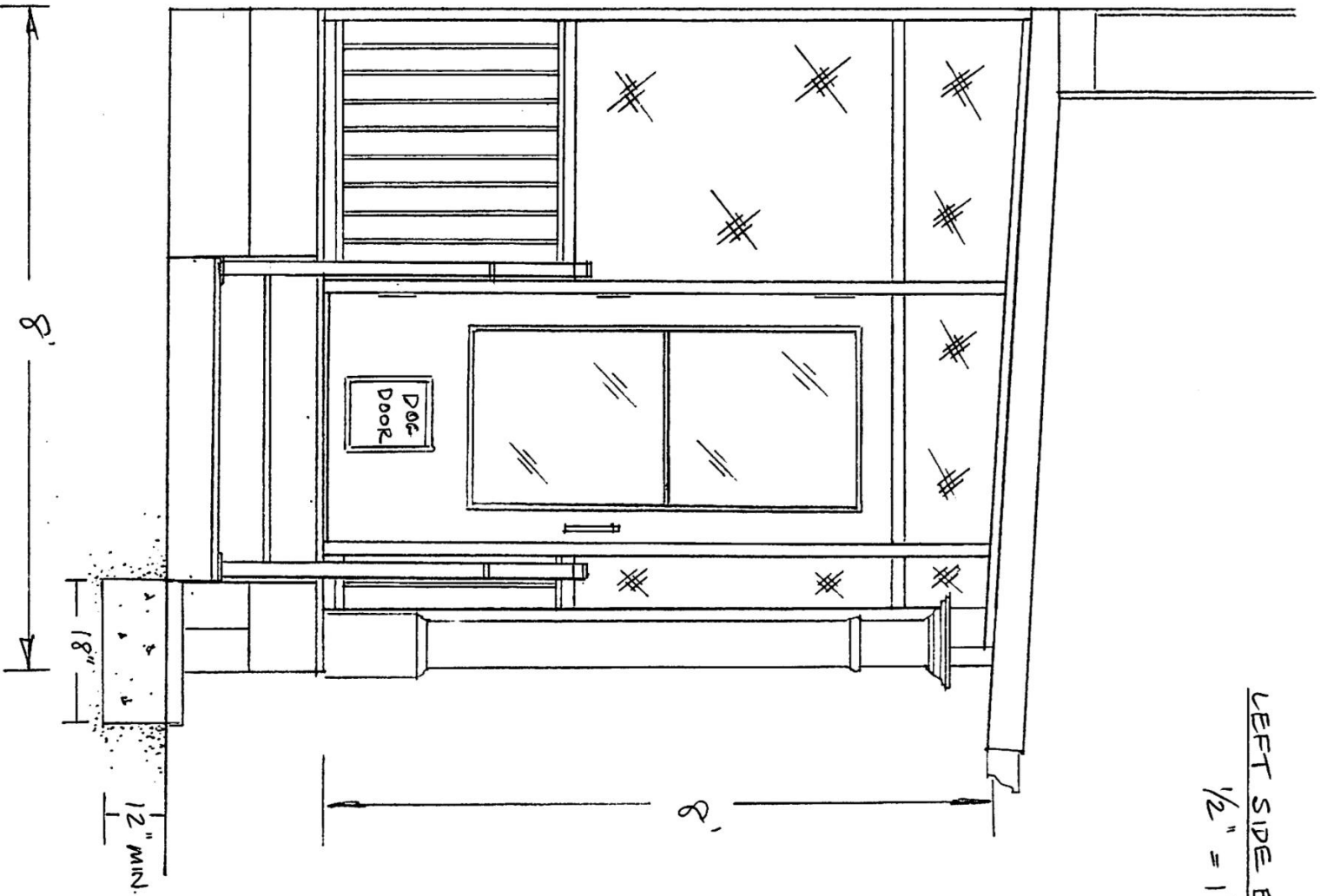
Land Lot 459  
District 17, Sec. 2  
Cobb County, Ga.  
King Valley at Vinings  
Unit 1  
Lot 132  
4040 Kenway Pl.

DATE: 10-17-2023

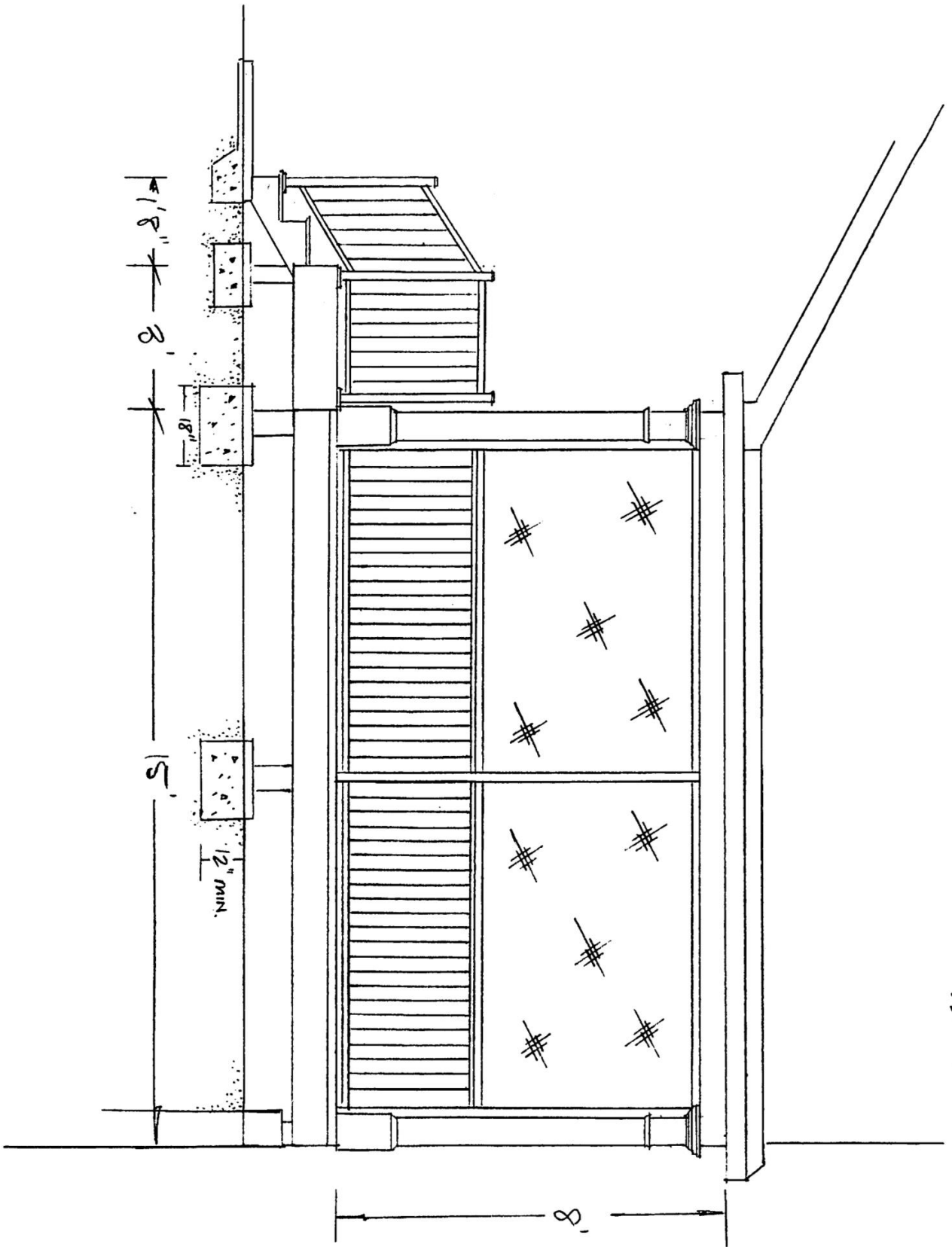
SCALE: 1"=30'

JOB NO: 23-116

- WHITE WOOD GRAIN CEILING w/ EMBOSSED LINES
- WHITE ALUMINUM FRAMING
- BLACK RAILING w/ WHITE TOP CAP
- WHITE 36" OUTSWING STORM DOOR w/ SMALL DOG DOOR
- DURALITE ACADIA GRAY COMPOSITE DECKING
- GAF HD WEATHERED WOOD SHINGLES
- WHITE GUTTER + FASCIA
- SCREEN TO OUTSIDE OF WALL
- RAILING TO INSIDE OF WALL

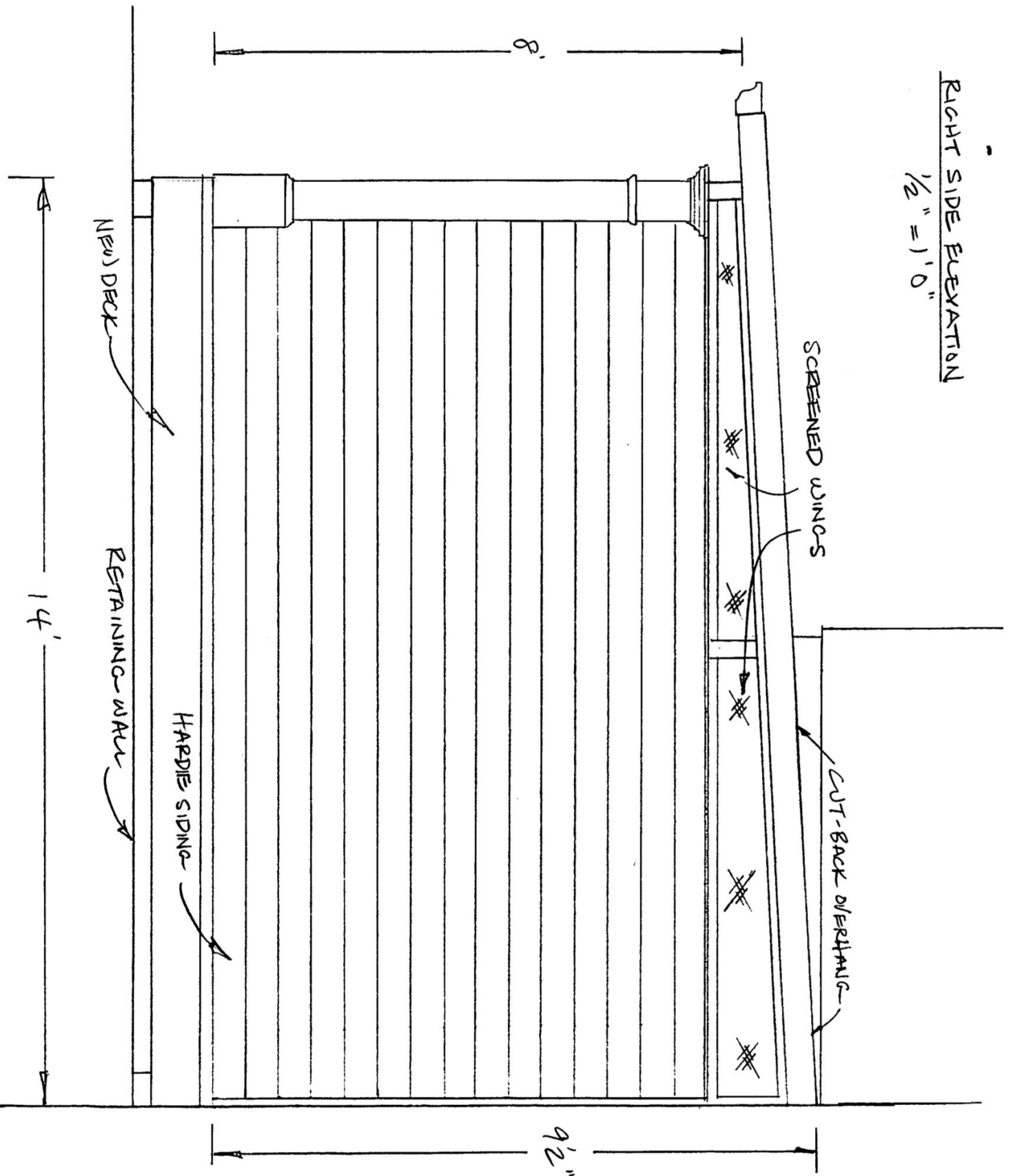


LEFT SIDE ELEVATION  
1/2" = 1' 0"



FRONT ELEVATION  
1/8" = 1'0"

RIGHT SIDE ELEVATION  
 $\frac{1}{2}" = 1'0"$





# K900 Series

For the pet owner who wants their pet to have the freedom to go in and out of the house as they choose

**10 yr**  
LIMITED  
WARRANTY

## K900 PLUS SELF-STORING STORM DOOR

**K900 Plus with  
Large Pet Opening**



### Pet Entry System

Provides pets the freedom to go in and out as they choose (security panel included)  
Large pet opening measures 10.5" x 15.75" for pets up to 90 lbs.  
Small pet opening measures 6.25" x 6.25" for pets up to 12 lbs.



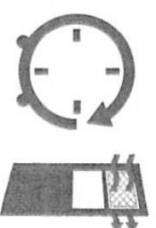
### One-Hand Retractable Insect Screen

Retractable insect screen conveniently rolls into the frame of the door and out of view when not in use



See page 3

Easy to clean low-maintenance outer layer bonded to a moisture resistant wood core for strength and durability

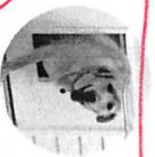


### Anytime Ventilation

Features integrated insect screen system with a glass panel that moves up and down for full glass protection or fresh air

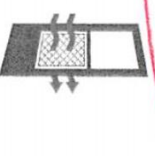
## K900 SELF-STORING STORM DOOR

**K900 with  
Large Pet Opening**



### Pet Entry System

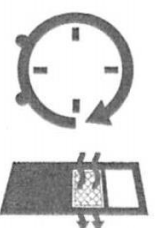
Provides pets the freedom to go in and out as they choose (security panel included)  
Large pet opening measures 10.5" x 15.75" for pets up to 90 lbs.  
Small pet opening measures 6.25" x 6.25" for pets up to 12 lbs.



### Self-Storing Glass Panel

Lower glass panel that slides up to let in the fresh air or down for full protection

Easy to clean low-maintenance outer layer bonded to a moisture resistant wood core for strength and durability



### Anytime Ventilation

Features integrated insect screen system with a glass panel that moves up and down for full glass protection or fresh air

## K900 Series Style Options:

### HANDLE STYLE

(Included with the K900 Plus Self-Storing Storm Door)



Brass



Nickel

### HANDLE STYLE

(Included with the K900 Self-Storing Storm Door)



Black

### DOOR COLOR

White





City of Smyrna, GA

11/3/2023


**VAR-23-47****Variance Application**

Status: Active

Submitted On: 10/31/2023

**Primary Location**4040 KENWAY PL SE  
SMYRNA, GA 30082**Owner**SIM WANNA & CHENG ELSA  
KENWAY PL 4040 SMYRNA,  
GA 30082**Applicant** Mandy DeSantis 770-514-7019

mandybl@dcenclosures.com

 2031 Baker Court NW  
Kennesaw, GA 30144

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**Applicant Information****First Name\***

Mandy

**Last Name\***

DeSantis

**Street Address\***

2031 Baker Court

**City\***

Kennesaw

**State\***

GA

**Zip Code\***

30144

**Email\***

mandybl@dcenclosures.com

**Phone Number\***

770-514-7019

**Are you the titleholder of the subject property?\***

No

## Titleholder Information

**Full Name (i.e., First and Last Name, or Name of Entity)\*** ⓘ

Wanna Sim

**Street Address\***

4040 Kenway Place SE

**City\***

Smyrna

**State\***

GA

**Zip Code\***

30082

**Email Address**

wannasim@yahoo.com

**Phone Number\***

770-800-2053

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## Property Information

**Property Address\* ⓘ**

4040 Kenway Place

**Description of Requested Variances\* ⓘ**

Change allowed imperious lot calculations from the required 35% to 39% to allow for a screen room addition on existing deck (no added square footage). Property is currently at 39%.

## Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.


**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.\*** 

1. No additional impervious areas are being added in the construction of the screen room.
  2. The hardship was no fault of current homeowner.
  3. The homeowner would like to utilize their exiting deck by building a screen room over it, so that they can enjoy their backyard and not suffer from the sun and insects.
  4. The current property has an impervious lot calculation of 39%. The current zoning of the property only allows for 35%. We are requesting the property conform with the current code to allow for a screen room addition on the existing rear deck.
-

## Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

**Applicant Signature:\***

 Amanda DeSantis  
Oct 30, 2023



## PROPERTY OWNER AUTHORIZATION

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080  
Office Phone 770-319-5387 / Fax 770-431-2808

Wanna Sim & Elsa Cheng

I, \_\_\_\_\_, swear that I am the Property Owner of the property

located at: 4040 Kenway Place Smyrna, GA 30082

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Amanda DeSantis

Address: 2031 Baker Court Kennesaw, GA 30144

Telephone: 770-514-7019 Email: mandybl@dcenclosures.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Wanna Sim

Signature of Property Owner

4040 Kenway Place

Address

Wanna Sim

Elsa Cheng

Name of Property Owner (print clearly)

Smyrna, GA 30082

City, State, Zip

# Signature Certificate

Reference number: KNEN4-XPUUI-HWIXF-TE8FQ

## Signer

## Timestamp

## Signature

**Elsa Cheng**

Email: elsasim@gmail.com

Sent:

30 Oct 2023 15:45:11 UTC

Viewed:

30 Oct 2023 20:23:19 UTC

Signed:

30 Oct 2023 20:24:45 UTC

### Recipient Verification:

✓Email verified

30 Oct 2023 20:23:19 UTC



IP address: 107.217.193.38

Location: Smyrna, United States

**Wanna Sim**

Email: wannasim@yahoo.com

Sent:

30 Oct 2023 15:45:11 UTC

Viewed:

30 Oct 2023 20:23:40 UTC

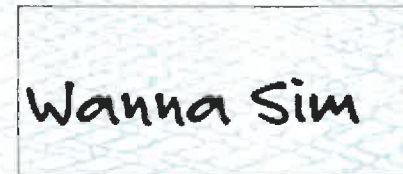
Signed:

30 Oct 2023 20:25:04 UTC

### Recipient Verification:

✓Email verified

30 Oct 2023 20:23:40 UTC



IP address: 107.217.193.38

Location: Smyrna, United States

Document completed by all parties on:  
30 Oct 2023 20:25:04 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Wanna Sim & Elsa Cheng

Intends to make an application for a variance for the purpose of screen room / impervious lot calculations

on the premises described in the application.

NAME	ADDRESS
<u>[Signature]</u>	<u>4038 KENWAY PL - Derricotte</u>
<u>[Signature]</u>	<u>4042 KENWAY PL - Shen</u>
<u>[Signature]</u>	<u>4307 GOSWELL RD - Tharavil</u>
<u>[Signature]</u>	<u>4309 GOSWELL RD - McCann</u>
<u>[Signature]</u>	<u>4039 Kenway PL - McHugh</u>
<u>[Signature]</u>	<u>4041 Kenway PL - Ellikkulathu</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

## Real Estate (Your House or Land)

[Never unpaid bill\(s\) exist for this parcel.](#)

[View Bill image](#)

View Bill

Personal Property (Boats, etc.)

As of 10/30/2023

Real Estate (Your House or Land)

Bill Year 2022

Bill

15591

Owner

SIRI WANNIA & CHENG ELSA

Parcel ID

17045900580

Charges

[View Payments/Adjustments](#)

Property Detail

Owner Information

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$1,785.88	\$1,785.88	\$0.00	\$0.00	\$0.00
TOTAL		\$1,785.88	\$1,785.88	\$0.00	\$0.00	\$0.00

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

View Payments

City Billing



Printed: 10/27/2023

## Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Payer:  
WANNA R SIM

**SIM WANNA & CHENG ELSA**

**Payment Date: 10/13/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17045900580	10/15/2023	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$4,925.28	\$0.00



Scan this code with your  
mobile phone to view  
this bill!!

AN HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAN THAT THIS PLAN MAY MAKE FOR AN ACTUAL ABUSE, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY SAID STREETS AND RIGHTS-OF-WAY, MANHOLES AND SEWER DEDICATED TO THE USE OF THE PUBLIC FOREVER. ALL ALLEYS, PAVED WATER-COURSES, DRAINAGE ESSENTIALS, AND PUBLIC PLACES ARE SHOWN FOR THE PURPOSES OF CONSIDERATIONS HEREIN EXPRESSED, IN CONSIDERATION OF THE PUBLIC PURPOSES HEREIN SET FORTH AND FOR THE BENEFIT OF THE PUBLIC, AND I HEREBY WARRANT THAT I HAVE NO OTHER INTEREST OR CONSIDERATION IN SAID OWNED PREMISES AND DO NOT INTEND TO SUE OR CONSIDER SUEING ANY PERSON FOR DAMAGES OR INJURIES, OR FOR THE LOSS OF ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN ON THIS PLAN. THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPOSED RIGHTS-OF-WAY AND DRAINAGE ESSENTIALS ARE SHOWN, AND THE DRAINAGE OF WATERS FROM THE PROPERTY SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSE OF STREAMS.

[illegible]

Filed in Office 1-24-78 @ 8:55  
Plat Book 171 pg 59  
Jay C Stephens, Clerk DP

William C. Boston, 8-7-97  
SIGNATURE  
WILLIAM C. BOSTON JR.  
DATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB DEVELOPMENT STANDARDS.

2554

THIS PLAN HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

8-19-97 Davey Snow

DATE \_\_\_\_\_ COBB COUNTY WATER SYSTEM

DATE \_\_\_\_\_ ZONING DIVISION \_\_\_\_\_

DATE	DEVELOPMENT & INSPECTIONS DIVISION
10/1/78	10/1/78
10/2/78	10/2/78
10/3/78	10/3/78
10/4/78	10/4/78
10/5/78	10/5/78
10/6/78	10/6/78
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10/26/78	10/26/78
10/27/78	10/27/78
10/28/78	10/28/78
10/29/78	10/29/78
10/30/78	10/30/78
10/31/78	10/31/78

DATE \_\_\_\_\_  
✓ COLES COUNTY BOARD OF COMMISSIONERS

PLAT FILED IN OFFICE B-27-97 RECORDED IN  
PLAT BOOK 169 PAGE 25

Jay C. Stephenson, Clerk of  
CLERK, COBB COUNTY SUPERIOR COURT

BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS. THIS MEANS EFFECTUATING INSTALLATION AND MAINTENANCE OF HAY BALE, SILT SCREEN, BATTER BOARD, CONSTRUCTION ENTRANCE SHIELD, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT AND DEBRIS.

\*Site plans must be prepared subject to the requirements of the Cobb County Code Sec. 58-68(3). Lowest floor elevations shall be no less than 3 feet above the 100-year flood hazard area. An elevation certification, prepared by a registered land surveyor, is required prior to framing inspection.

[illegible]

1. TOTAL AREA: 34,080.00 ACRES  
2. TOTAL NUMBER OF LOTS: 70  
3. DENSITY: 2.969 LOTS / ACRE  
4. MIN. LOT SIZE: 400 SQ. FT.  
5. MIN. LOT WIDTH: 60 @ VARIOUS PLANS.  
6. OWNER / DEVELOPER: MOTIN PROPERTIES TWO

SIDE: 50 FEET  
FRONT: 20 FEET  
REAR: 28 FEET  
MIN. LOT SIZE: 400 SQ. FT.  
MIN. LOT WIDTH: 60 @ VARIOUS PLANS.

6. ENGINEER / SUPERVISOR:  
NATTS & BROWNING ENGINEERS, INC.

(404) 355 7070

7. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE FOR DRAINAGE PURPOSES ONLY. HIGHER FINISHED FLOOR ELEVATIONS MAY BE REQUIRED TO ADEQUATELY SERVE THE LOTTS WITH SANITARY SEWER.

8. HEREON ARE CENTERED ON THE NATURAL DRAINING STRUCTURES.

PIES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINAGE NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE GENERAL PATTERN OF EASEMENT LINES CONCERNING THE LOCATION OF GRID

THE EASEMENT LINE HAS BEEN BROKEN IN THIS FASHION, THE EASEMENTS ARE IDENTIFIED AS FOLLOWS:

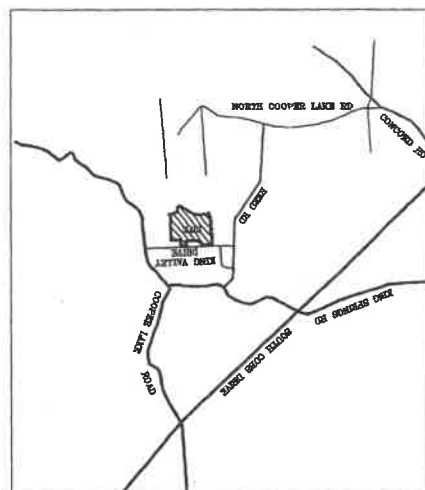
1. THE EASEMENT WITHIN OR DEPTH OF LOTS OR BLOCKS OF LOTS ON EITHER PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THAT LOT.

2. THE EASEMENT IDENTIFIED AS FLOOD ZONE AREA BEING IDENTIFIED AS THAT POSITION SHOWN ON ALL FLOOD ZONE MAPS HAS BEEN IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.

3. THE EASEMENT IDENTIFIES THE PRIVATE CONSTRUCTION, PLANTING OR OTHER IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY THE SOLE PERSON MAKING IMPROVEMENTS FOR THE BENEFIT OF ANY SUCH IMPROVEMENTS SHALL BE PROPERLY OWNERS.

NO BASE FLOOD ELEVATIONS DETERMINED

MAITS & SONNING, ENGINEERS, INC HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFI) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE C51 AS PER FEMA AS PER CDSB COUNTY FIRM, COMMUNITY PANEL NO. 1306700075, DATED 6/16/92

[illegible]

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT PAVED OR GRAVEL SANITARY SEWER ELEMENT ON EITHER SIDE OF THE SETBACKS ON WITHIN TWO FEET (2') ON EITHER SIDE THEREOF.  
(SEE CODEB CODE SECTION 3-26-53)

THIS MAP OR PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
ONE FOOT IN 294,941 FEET.

WERE USED TO OBTAIN THE LINEAR ANGULAR MEASUREMENTS USED IN PREPARATION OF THIS PLAT

LENGTH OF PUBLIC STREET	
STREET NAME	LENGTH
QUEENSGATE DRIVE	2889.40'
KENWAY PLACE	1950.02'
KENWAY COURT	400.15'



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS & REQUIREMENTS OF LAW

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

FINAL PLAT OF  
KING VALLEY  
AT VININGS  
UNIT I  
LAND LOTS 405, 406, 458, 459  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

Watts &amp; Downing Engineers, Inc.

**88 PEACHTREE PARK DRIVE N.E.  
ATLANTA, GEORGIA 30309-1909**  
PHONE: (404) 368-7070  
FAX: (404) 368-2008

**SCALE:**

DATE DRAFTED: 6/5/91

DRAWN BY: A.M.C.I.

FIELD BOOK # 1856

**JOB NUMBER:** 960024

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COUNTY: COBB

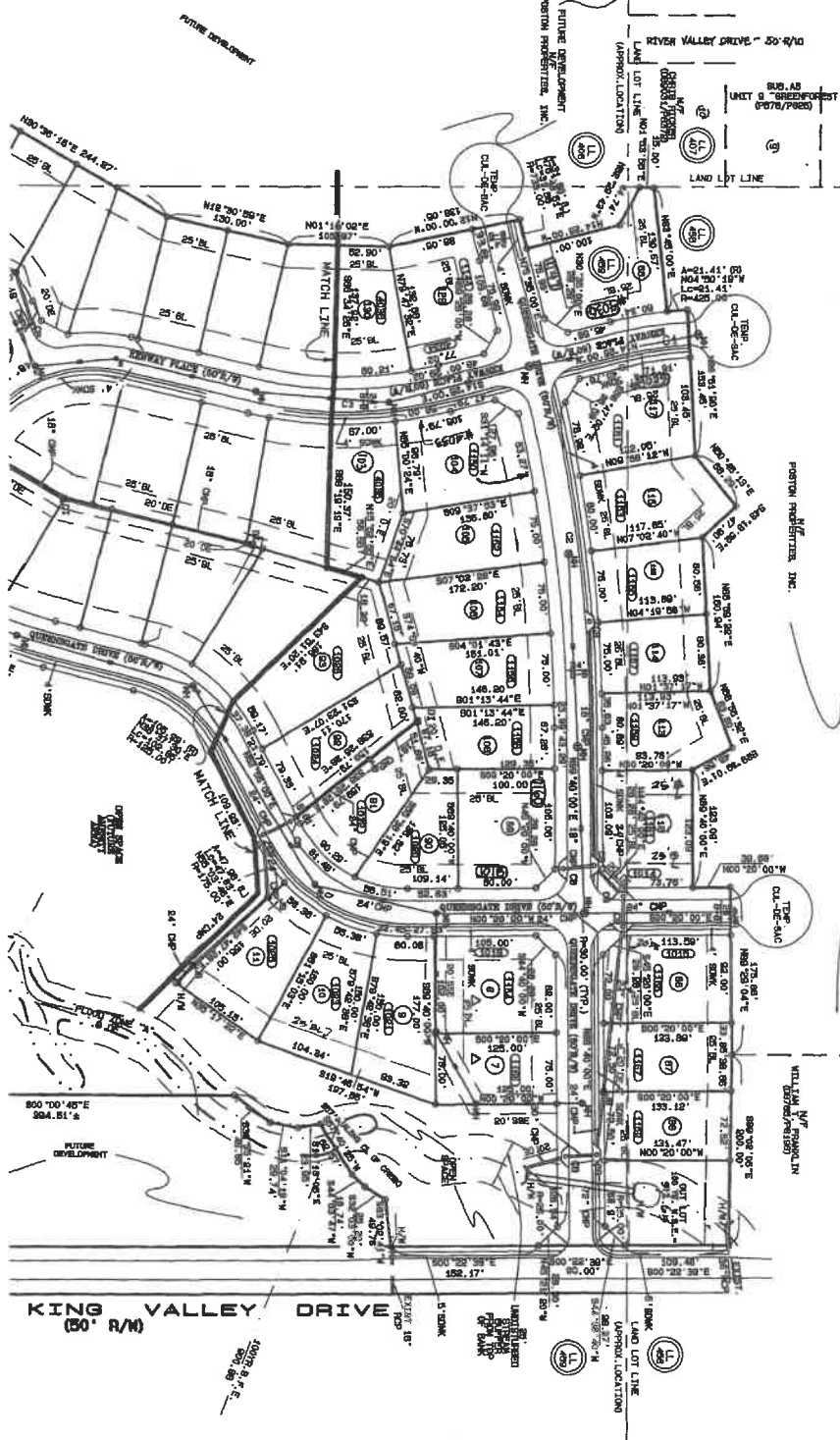
**SHEET: 1 OF 3**

GRAPHIC SCALE

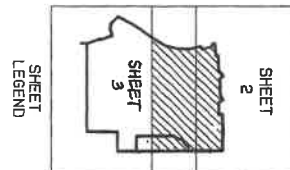
( IN FEET )  
1 inch = 100 ft.



Filed in Office 8-27-97 at 8:54  
Plat Book 171 pg 20  
Jay C. Stephenson, Clerk DP



REVISION NO. 1 DATE 1-22-98  
THIS PLAT SUPERSEDES THE PLAT  
RECORDED IN PLAT BOOK 169  
PAGE 23-27. THE PURPOSE OF  
THE REVISION IS TO: CHANGE LOT LINES:  
1-22-98  
APPROVED BY  
Jay C. Stephenson, Clerk DP  
PLAT FILED IN OFFICE 1-29-98, 8:40 AM  
PLAT BOOK 171 PAGE 20  
CLERK, COBB COUNTY SUPERIOR COURT DATE



FINAL PLAT OF  
KING VALLEY  
AT VININGS  
UNIT I  
LAND LOTS 405, 406, 458, 459  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA



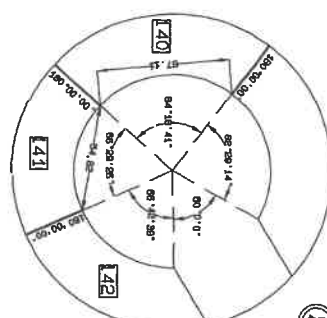
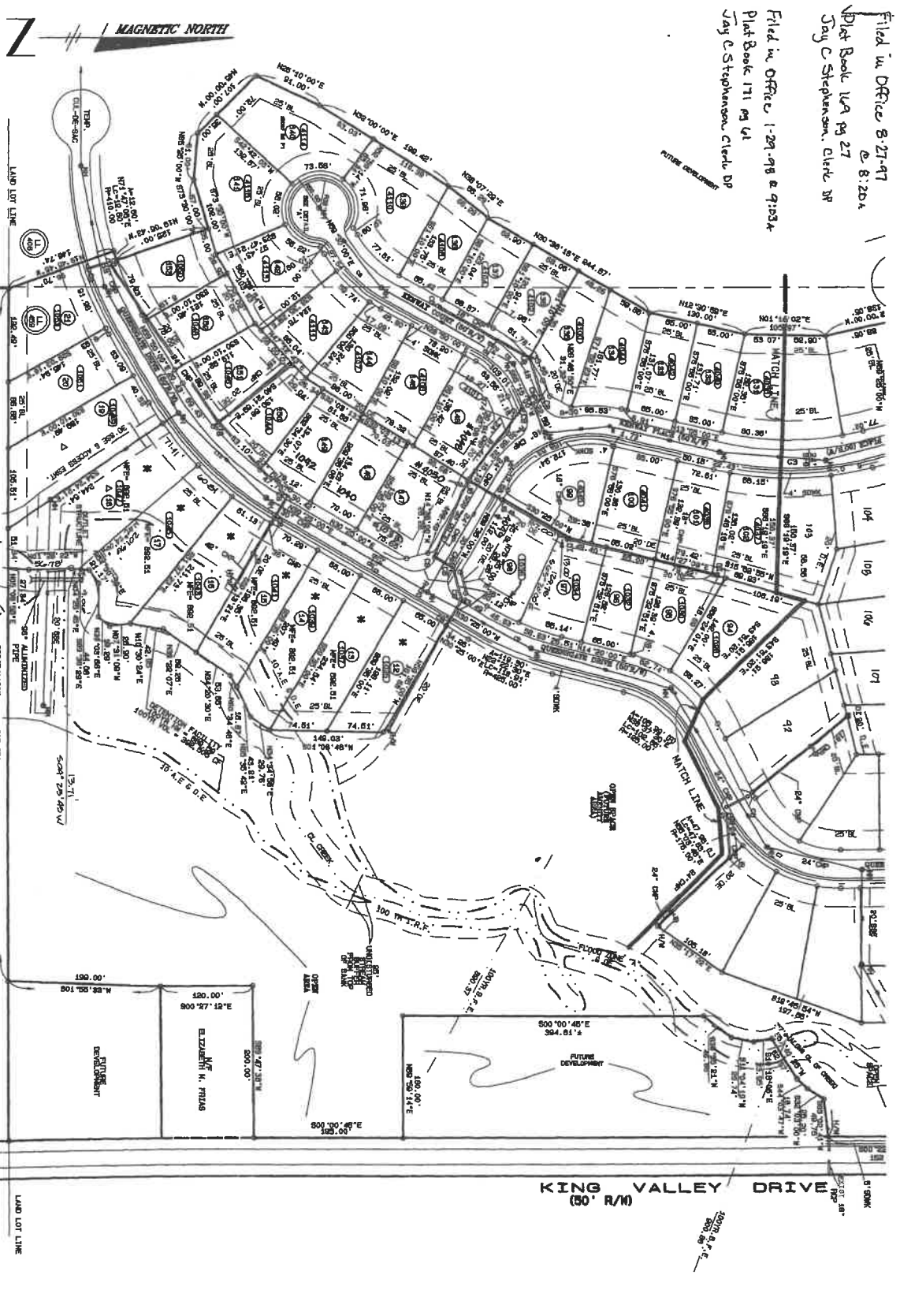
NO.	DATE	DESCRIPTION
1	1-22-98	See note this sheet.



Wells & Bunting Engineers, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS  
50 PELICANEE PARK DRIVE N.E.  
ATLANTA, GEORGIA 30306-1300  
PHONE 404-525-2000  
FAX 404-525-2000

SCALE: 1" = 100'  
DATE SURVEYED: OCT 1998  
DATE DRAFTED: 8/5/97  
SURVEYED BY: T. GREENE  
DRAWN BY: A.M.C.M.  
CHECKED BY: SLS  
FIELD BOOK #: 1856  
JOB NUMBER: 980526  
DISC FILE: ACAD-205-980526  
COUNTY: COBB  
PLAT FILE: B  
SHEET: 2 OF 3

Filed in Office 8-27-97  
 e 8:20A  
 Plat Book 169 pg 27  
 Jay C. Stephenson, Clerk SR  
 Filed in Office 1-29-98 at 9:03A  
 Plat Book 171 pg 14  
 Jay C. Stephenson, Clerk DP

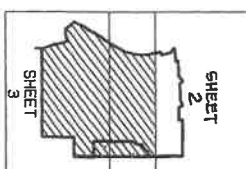


DETAIL "A"  
 SCALE: 1"=50'

\* Site plans must be prepared subject to the requirements of the Cobb County Code Sec. 58-68(C). Lowest floor elevations shall be no less than 3 feet above the 100-year flood hazard area. An elevation certification, prepared by a registered land surveyor, is required prior to framing inspection.

Δ SEE W/3 DEPT. NOTE ON SHEET 1.

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 100 ft



# FINAL PLAT OF KING VALLEY AT VININGS UNIT I

LAND LOTS 405, 406, 458, 459  
 17th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA



REVISIONS	NO.	DATE	DESCRIPTION
1	1-29-98	3rd NOTE	2 OF 3



**W & B Engineering, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 85 PEACHTREE PARK DRIVE N.E.  
 ATLANTA, GEORGIA 30309-1505  
 TEL: (404) 262-0500  
 FAX: (404) 262-0500

SCALE: 1" = 100'  
 DATE SURVEYED: OCT 1996  
 DATE DRAFTED: 8/3/97  
 SURVEYED BY: J. GREENE  
 DRAWN BY: A.M.C.M.  
 CHECKED BY: S.L.S.  
 FIELD BOOK #: 1856  
 JOB NUMBER: 960528  
 DISC FILE: ACAD-205 960528  
 COUNTY: COBB  
 PLAT FILE: B  
 SHEET: 3 OF 3