



License and Variance Board Meeting - Final

September 11, 2024
10:00 AM

-
- I. **V24-074** Public Hearing - Variance Request - V24-074 - Allow encroachment into the City's 75 ft. impervious surface setback - Land Lot 488 - 0.25 acres - 1088 Parkview Place - Adam Ingleson



City of Smyrna

Issue Sheet

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

File Number: V24-137

Agenda Date: 9/11/2024

In Control: .

File Type: Variance Item

Agenda Section:

Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-074 - Allow encroachment into the City's 75 ft. impervious surface setback - Land Lot 488 - 0.25 acres - 1088 Parkview Place - Adam Ingleson

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting two variances to allow encroachment into the City's 50-foot undisturbed buffer and City's 75-foot impervious surface setback to rebuild a deck at 1088 Parkview Place. The City's stream buffers are controlled by Chapter 46, Article VI.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting relief from the City's 50-foot undisturbed stream buffer and City's 75-foot impervious surface setback to install a deck and screened porch in the rear yard. According to Section 46-160 of the Stream Buffer Protection Ordinance, variances must be reviewed under the following standards: (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; (2) The locations of all streams on the property, including along property boundaries; (3) The location and extent of the proposed buffer or setback intrusion; (4) Whether alternative designs are possible which require less intrusion or no intrusion; (5) The long-term and construction water-quality impacts of the proposed variance; (6) Whether as a result of an exchange of buffer area the net buffer area is not reduced; and (7) Whether issuance of the variance is at least as protective of natural resources and the environment. After a review of the standards above, Community Development and the City Engineer believe that the encroachment will not adversely affect surrounding residents nor the existing stream; therefore, staff recommends approval of the requested variances with the following conditions:

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

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

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

Date: August 28, 2024

RE: VARIANCE CASE V24-073
1088 Parkview Place – Allow encroachment into the City’s 50-foot undisturbed stream buffer

VARIANCE CASE V24-074
1088 Parkview Place – Allow encroachment into the City’s 75-foot impervious surface setback

BACKGROUND

The applicant is requesting two variances to allow encroachment into the City’s 50-foot undisturbed buffer and City’s 75-foot impervious surface setback to rebuild a deck at 1088 Parkview Place. The City’s stream buffers are controlled by Chapter 46, Article VI.

ANALYSIS

The subject parcel is a 0.25-acre lot located on the west side of Parkview Place in the Parkview Village subdivision (see Figure 1). A stream runs through the rear of the property and continues through the adjacent properties to the north and south. The subject parcel and adjacent parcels to the north, east, and south are zoned RDA whereas the adjacent properties to the west are zoned R-15; all properties are occupied by detached single-family homes.

The applicant is proposing to replace an existing roughly 294 square foot deck with a roughly 364 square foot deck which will be half open-air deck and half a screened-in porch. The rear yard and a majority of the home itself is greatly encumbered by the State’s 25-foot undisturbed buffer, the City’s 50-foot undisturbed stream buffer, and the City’s 75-foot impervious surface setback, with no section of the rear yard untouched by stream buffers. Since the property was platted in 2004, prior to the Stream Buffer Protection Ordinance in 2005, the hardship is not self-created. No other variances are needed as the property is below their impervious coverage maximum of 45%.

Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming stream buffer encroachments. 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.” Since the deck is being completely rebuilt with the addition of a screened-in

VARIANCE CASE V24-073 & 074

August 28, 2024

Page 2 of 5

porch, the property no longer remains legally nonconforming. However, since the existing single-family home and deck were already non-conforming, the hardship is not self-created.

Since the stream buffer encroachment occurred in 2004 and the additional land disturbing activity is considered minor and over previous impervious material, the City Engineer has determined that no remediation is required in order to support the variances.

Due to the existing stream buffers encumbering the entirety of the rear yard and the existing home, Community Development believes these are the minimum variances needed to allow for any replacement of the existing deck and that there should be no negative impacts to adjacent properties if approved. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting relief from the City's 50-foot undisturbed stream buffer and City's 75-foot impervious surface setback to install a deck and screened porch in the rear yard. According to Section 46-160 of the Stream Buffer Protection Ordinance, variances must be reviewed under the following standards: (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; (2) The locations of all streams on the property, including along property boundaries; (3) The location and extent of the proposed buffer or setback intrusion; (4) Whether alternative designs are possible which require less intrusion or no intrusion; (5) The long-term and construction water-quality impacts of the proposed variance; (6) Whether as a result of an exchange of buffer area the net buffer area is not reduced; and (7) Whether issuance of the variance is at least as protective of natural resources and the environment. After a review of the standards above, Community Development and the City Engineer believe that the encroachment will not adversely affect surrounding residents nor the existing stream; therefore, staff recommends **approval** of the requested variances with the following conditions:

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

Figure – 3
Subject Property



Figure – 4
Adjacent Property to the North



Figure – 5
Adjacent Property to the South



Figure – 5
Adjacent Property across Parkview Place



NO CHANGE TO IMPERVIOUS SURFACE AREA
NO SOIL DISTURBANCE

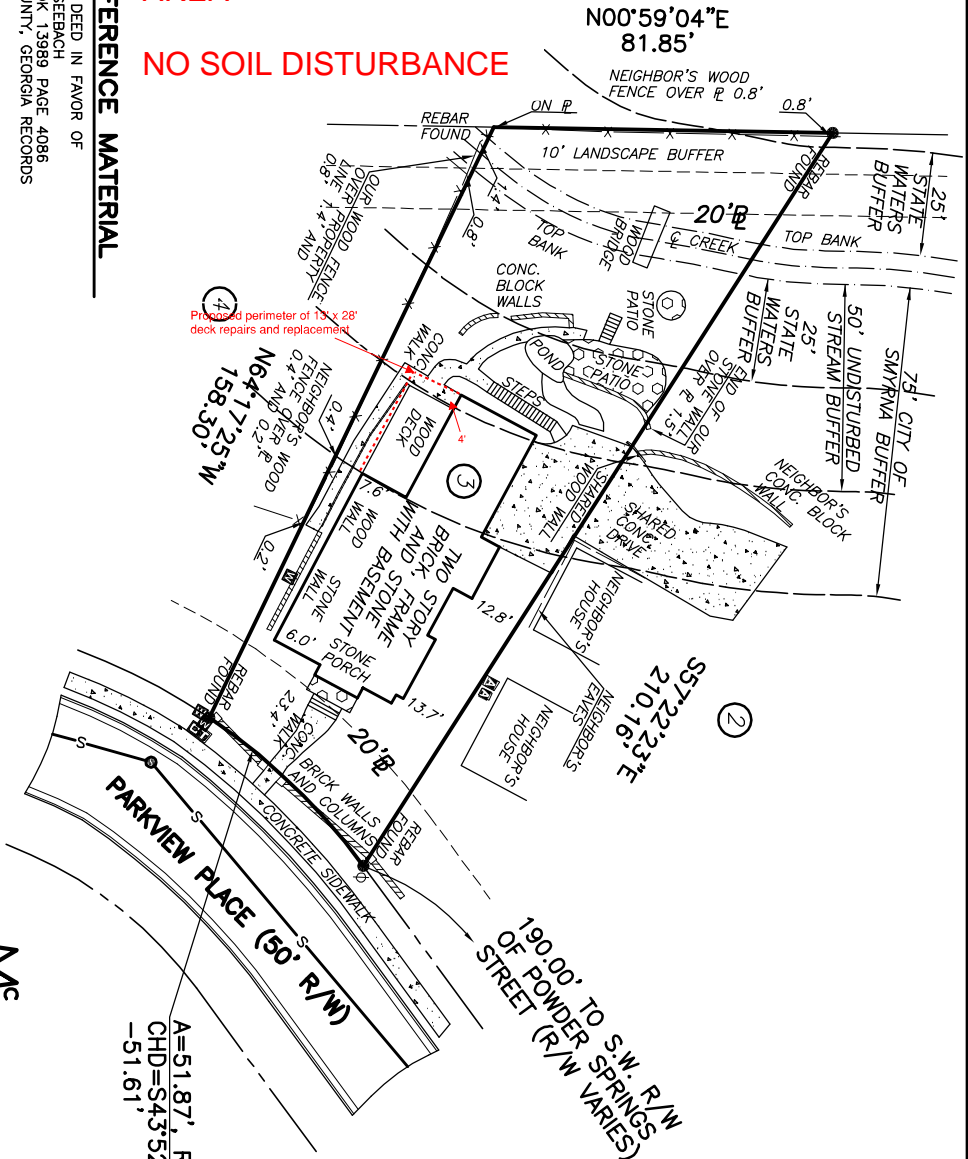
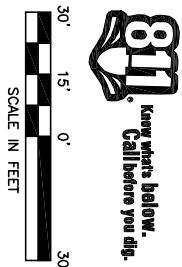
REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
JOHN L. SEEBACH
DEED BOOK 13989 PAGE 4086
COBB COUNTY, GEORGIA RECORDS

LEGEND

- RCP
- CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

No.	Revision	Date



A=51.87', R=150.00'
CHD=S43°52'52\"/>

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02\"/>
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA= 0.255± ACRES
OR 11,126± SQ. FT.

1088 PARKVIEW PLACE
SMYRNA, GEORGIA

PROPERTY OF
GREG KALA
ANNE KALA

LOT 3
PARKVIEW VILLAGE

LAND LOT 488
DISTRICT 17TH,
COUNTY COBB
GEORGIA
PLAT PREPARED: 4-16-13
FIELD: 4-11-13 SCALE: 1\"/>

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
This property is not located
in a Federal Flood Area
as indicated by F.I.R.M.
Official Flood Hazard Maps.
In my opinion this plat is a
correct representation of the
land plotted.
Michael R. Niles
Georgia RLS #2666
Member SALSOG
JOB#233582

This original of
this document was
sealed and signed by
Michael R. Niles
L.S. #2546
on 4-16-13. THIS
REPRODUCTION IS NOT
A CERTIFIED
DOCUMENT.

McLUNG
SURVEYING SERVICES, INC.

Variance Application

VAR-24-54

Submitted On: Aug 12, 2024

Applicant

 Adam Ingleson
 404-290-3884
 inglesonadam@gmail.com

Primary Location

1088 PARKVIEW PL SE
SMYRNA, GA 30080

Applicant Information

First Name

Adam

Last Name

Ingleson

Street Address

3810 Valley Green Dr

City

Marietta

State

GA

Zip Code

30068

Email

inglesonadam@gmail.com

Phone Number

404 290 3884

Are you the titleholder of the subject property?

No

Titleholder Information

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

Anne Costales Kala

Street Address

1088 Parkview Place SE

City

Smyrna

State

GA

Zip Code

30080

Email Address

ackala905@gmail.com

Phone Number

4042726893

Property Information

Property Address

1088 Parkview Place SE Smyrna GA 30080

Description of Requested Variances

Repairing and extending existing Deck at rear of home, modifying pergola to a covered porch. No additional foundation work will be required to support extension as existing load points will be utilized. Variance for Garage that was built as part of original home construction. Though no work is to be done on this part of the structure Owner would like to have a variance in place as it is currently non conforming.

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

**If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to

true

submittal of the variance application.**

Please contact City Engineer, Mark Wolff with any questions relating to the stormwater mitigation plan; 678-631-5546 or mwolff@smyrnaga.gov.

Comprehensive Narrative

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

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and
7. Whether issuance of the variance is at least as protective of natural resources and the environment.

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

Existing residence was built in 2003 prior to the establishment of City of Smyrna Stream buffers. Upon municipal buffer adoption the rear of the home and deck became non conforming to the new city buffer requirements. The deck is now non conforming requiring a variance prior to the performance of any permitted work. As home owner would like to extend deck to the rear of property 4', the 50' undisturbed buffer becomes a second point of discussion. The Owner would also like the non conforming Garage of home to be part of variance so that it is recorded for future needs. Thus the variance is 3 fold - 1) repairing the non forming deck as part of the City of Smyrna Stream Buffer variance and 2) the extending of the deck as part of the 50' undisturbed stream buffer variance. and 3) provide variance for non conforming garage that was built prior to buffer requirements being put in place.

It MUST be noted that impervious surface will NOT be increased at all and that there will be NO ADDITIONAL FOUNDATION WORK required in ether buffer as existing concrete footings will suffice for proposed construction.

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:

true

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 678-631-5387 / Fax 770-431-2808

I, ANNE COSTALES KALA, swear that I am the Property Owner of the property located at 1088 PARKVIEW PLACE, SE SMYRNA, GA 30080 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): DRESSER AND ASSOCIATES

Business Contact Person: ADAM INGLESOR

Business Address: 1871 OAK VILLAGE LANE, LAWRENCEVILLE, GA 30043

Contact Telephone: 706-490-2742

Contact Email: jay.dresser@m3as.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.)

Anne Costales Kala
Signature of Property Owner

1088 PARKVIEW PL, SE
Address

ANNE COSTALES KALA
Name of Property Owner (print clearly)

SMYRNA, GA. 30080
City, State, Zip

NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified by ANNE COSTALES Hala

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERE TO.

on the premises described in the application.

NAME

ADDRESS

X [Signature]
ROBERT L. ALEXANDER, JR.
X [Signature]
KILI D. ALEXANDER

1087 PARKVIEW PL, SE
1087 PARKVIEW PL, SE

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.

AK KJ

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Anne Costales Kala

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERETO.

on the premises described in the application.

NAME

ADDRESS

x Tobin L. North
TOBIN L. NORTH

1091 PARKVIEW PL SE

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.

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

TN

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by ANNE COSTALES KALA

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERETO.

on the premises described in the application.

NAME	ADDRESS
<u>Robert D. Rourke, Jr.</u>	<u>1090 PARKVIEW PL. SE</u>
<u>Jennifer S. Rourke</u>	<u>1090 PARKVIEW PL. SE</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.

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

9589 0710 5270 1435 7408 65

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To Don Marino	
Street and Apt. No., or PO Box No. 1084 PARKVIEW AVE	
City, State, ZIP+4® SMYRNA, GA. 30080	

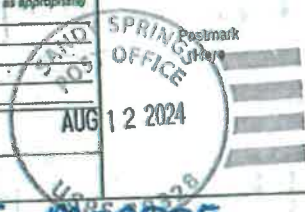
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1435 7408 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To DAVID S. MORRIS	
Street and Apt. No., or PO Box No. 3391 LARA LANE SW	
City, State, ZIP+4® MARIETTA, GA. 30060	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Real Estate (Your House or Land)[View Bill](#)[View bill image](#)**As of**

8/9/2024

Bill Year

2023

Bill

9060

Owner

KALA ANNE COSTALES

Parcel ID

17048800600

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00
TOTAL		\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00

Search: 17048800600

COUNTY TAX RECEIPT

24 records returned Page 1 of 2

Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due
KALA ANNE COSTALES	2024	17048800600	1088 PARKVIEW PL	Original	Unpaid	\$1,275.87
KALA ANNE COSTALES	2023	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2022	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2021	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2020	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2019	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Adjusted	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Original	N/A	N/A

[illegible]

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 CORN COUNTY DEVELOPMENT STANDARDS.

COBB COUNTY DEVELOPMENT CERTIFICATION:

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING LAW IS APPROVED SUBJECT TO THE COBB COUNTY ADOPTION OF ALL STREETS UTILITIES EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A 14 DAY NOTICE BOND.

DATE: 8-5-03
CITY ENGINEER: [Signature]
DATE: 8-5-03
PUBLIC WORKS: [Signature]
DATE: 8-5-03
PLASTERING & ZOOMING: [Signature]

DATE: 8-4-03

PLAY FILMED IN OFFICE OF
BOOKED PAGE 10
DATE: 10/13/2011
CLERK, DEPT. OF SUPERIOR COURT.

FINAL PLAT
OF
PARKVIEW VILLAGE
LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

8. ALL WATERSHED FINISHED FLOOR ELEVATIONS SHOW HEREON ARE FOR DRAINAGE PURPOSES ONLY. HIGHLY FINISHED FLOOR ELEVATIONS ARE REQUIRED TO ACCURATELY REFLECT THE LOTS WITH SANITARY SEWER RETURN (DRAINAGE AND SANITARY) BEYER ELEVATIONS WHICH WERE ASSOCIATED WITH THE ELEVATIONS. UNLESS CLEARLY INDICATED OTHERWISE, LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINAGE ARE NOT TO BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
9. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THEIR EXISTENT PATTERN OF EASEMENTS ARE SHOWN IN THIS FASHION. THE EASEMENT LINES ARE HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE MOUTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH THEY ARE SHOWN. ANY EASEMENT IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE MOUTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH IT IS SHOWN IS KNOWN ON ONLY ONE PORTION OF A LOT. LINE 118 IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE 118 IN THE SAME EASEMENT WIDTH AND POSITION AS IDENTIFIED ON THE EASEMENT AREA OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
10. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR MAINTENANCE OF IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE USER'S RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.
11. 1/2" IRON PINS TO BE PLACED AT ALL LOT CORNERS AFTER FINAL PLAT.
12. THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES OR OTHER HISTORIC FEATURES ON SITE TO THE BEST OF KNOWLEDGE.
13. BENCHMARK: SEE NOTE AT BOTTOM OF SHEET REGARDING CONSTRUCTION OF BENCHMARK.
14. DRAWING FOR DETAILS ON RELEVANT REQUIREMENTS FOR EACH LOT.
15. THERE ARE TO BE PLANTED AS SHOWN IN THE RIGHT-OF-WAY PRIOR TO THE CONSTRUCTION OF THE LOT.
16. THERE SHALL BE PROTECTIVE COVENANTS ON ALL LOTS AND THERE SHALL BE A MANDATORY HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT.
17. A SIDEWALK SHALL BE ADDED IN THE ROAD SIDE OF DEVELOPMENT. THE SIDEWALK SHALL BE 6' WIDE. THE SIDEWALK SHALL BE BUILT IN THE CITY'S PRIVATE INTERNAL STREET. SHALL BE BUILT IN THE CITY'S SPECIFICATIONS AND HAVE A SIDEWALK ON BOTH SIDES A PROTECTIVE POWER SPRINGS STREET.

BENCHMARK INFORMATION:
BY 033 214, ELEVATION=1072.89 (NORTH AMERICAN VERTICAL DATUM)

TO REACH THE STATION FROM THE SNYDER POST OFFICE ON CHEROKEE ROAD, GO EAST 0.5 MILE TO THE INTERSECTION OF GEORGIA ROUTE 3 (ATLANTA STREET). TURN RIGHT AND GO SOUTH 1.1 MILES TO LOVE STREET ON THE LEFT. TURN LEFT AND GO EAST 0.2 MILE TO THE STATION EMPOWERED IN THE SIDEWALK ON THE NORTH

THE STATION IS A STANDARD DIK STAMPED 033-214. SET IN A DRILL HOLE FLUSH WITH THE CONCRETE OF THE SIDEWALK SURFACE. NO SURFACE MARKER WAS SET. THE STATION IS LOCATED 3.0 FEET SOUTH OF A GUARDRAIL, 53.0 FEET WEST OF THE NORTHWEST CORNER OF A BRIDGE MINORWALL, 6.5 FEET SOUTHWEST OF A UTILITY POLE, AND 5.0 FEET NORTH OF THE EDGE OF THE CURB ON THE NORTH SIDE OF LOWE STREET.

[illegible]

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

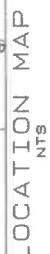
filed in office 5-18-2004

CFN # 0093166

Plat Book 234 Page 12

* SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE CITY OF SYRANA CODE SECTION 58-68 (3). LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE FEET (3') ABOVE THE 100 YEAR FLOOD HAZARD AREA, AND ELEVATION CERTIFICATION PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE SUBMITTAL OF THE PLANS.

★ THE MINIMUM FLOOR ELEVATION (WFE) FOR LOTS SHALL BE AT LEAST TWO (2) FEET ABOVE THE ADJACENT STREET'S TOP OF CURB. THE BUILDER SHALL PROVIDE ADEQUATE SHALE BETWEEN THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE HEADWALL/INLET AT THE REAR



FLOOD MAP

1000

100

BASE FLOOD ELEVATIONS DETERMINED

WATTS & BROWNING, ENGINEERS, INC HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ☆ZONE(S) A1 & X-UNSHED AS PER:

REVISIONS	DESCRIPTION	DATE SURVEYED:	1" = 50'
NO. DATE	BY	02/21/02 & 04/18/02	
1. 02/20/01	SEE EXHIBIT 10 & 11 SHEET 2 OF 4	DATE DRAFTED:	05/01/03
2. 02/21/01	SEE EXHIBIT 10 & 11 SHEET 3 OF 4	DRAWN BY:	J. BREWER
		CHECKED BY:	J. BREWER
		FIELD BOOK #:	N.H.
		JOB NUMBER:	2105
		FOLDER REF#:	020119
		COGN FILE#:	020119
		DISC FILE:	560/P0M01ST
		COUNTY:	B. VFWAL 11/02/19
		PLAT FILE:	0080
		SHEET:	8
			1 OF 4



ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE
Q1.1	70.72'	100.00'	40° 31' 02"	57° 17' 45"
Q1.2	136.14'	150.00'	52° 00' 00"	69° 25' 00"
Q1.3	181.05'	150.00'	53° 34' 11"	69° 25' 00"
Q1.4	110.63'	100.00'	63° 30' 00"	57° 17' 45"
Q1.5	12.81'	151.68'	27° 30' 00"	37° 45' 19"

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	18311	20	5302
2	13646	21	7492
3	11165	22	6463
4	9076	23	7893
5	8071	24	7892
6	7141	25	8394
7	7853	26	8510
8	6956	27	10542
9	7551	28	8691
10	6950	29	8559
11	8077	30	8545
12	6957	31	8444
13	8067	32	8275
14	8068	33	8435
15	8000	34	8432
16	8000	35	8197
17	8000	36	7632
18	8000	37	7632
19	8019	38	10161
20	2652	39	3159
21	4577		

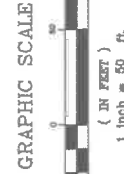
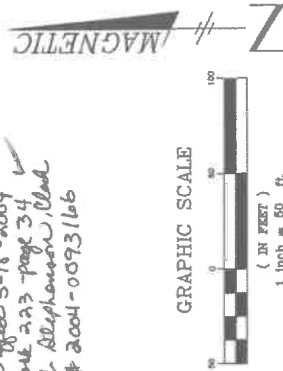
CUL-DE-SAC DETAIL
SCALE 1" = 50'

ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	44.43°	185.19' 33"E	50.00'	50.34' 36"
C2	20.14°	143.20' 21"E	50.00'	23.04' 26"
C3	20.14°	143.15' 55"E	50.00'	23.04' 26"
C4	50.70°	114.19' 17"W	50.00'	59.05' 59"
C5	43.71°	149.24' 50"W	50.00'	50.05' 09"
C6	57.26°	553.44' 02"W	50.00'	63.37' 06"
C7	16.57°	544.35' 11"W	20.00'	47.27' 22"
C8	5.43°	575.59' 50"E	20.00'	45.34' 05"

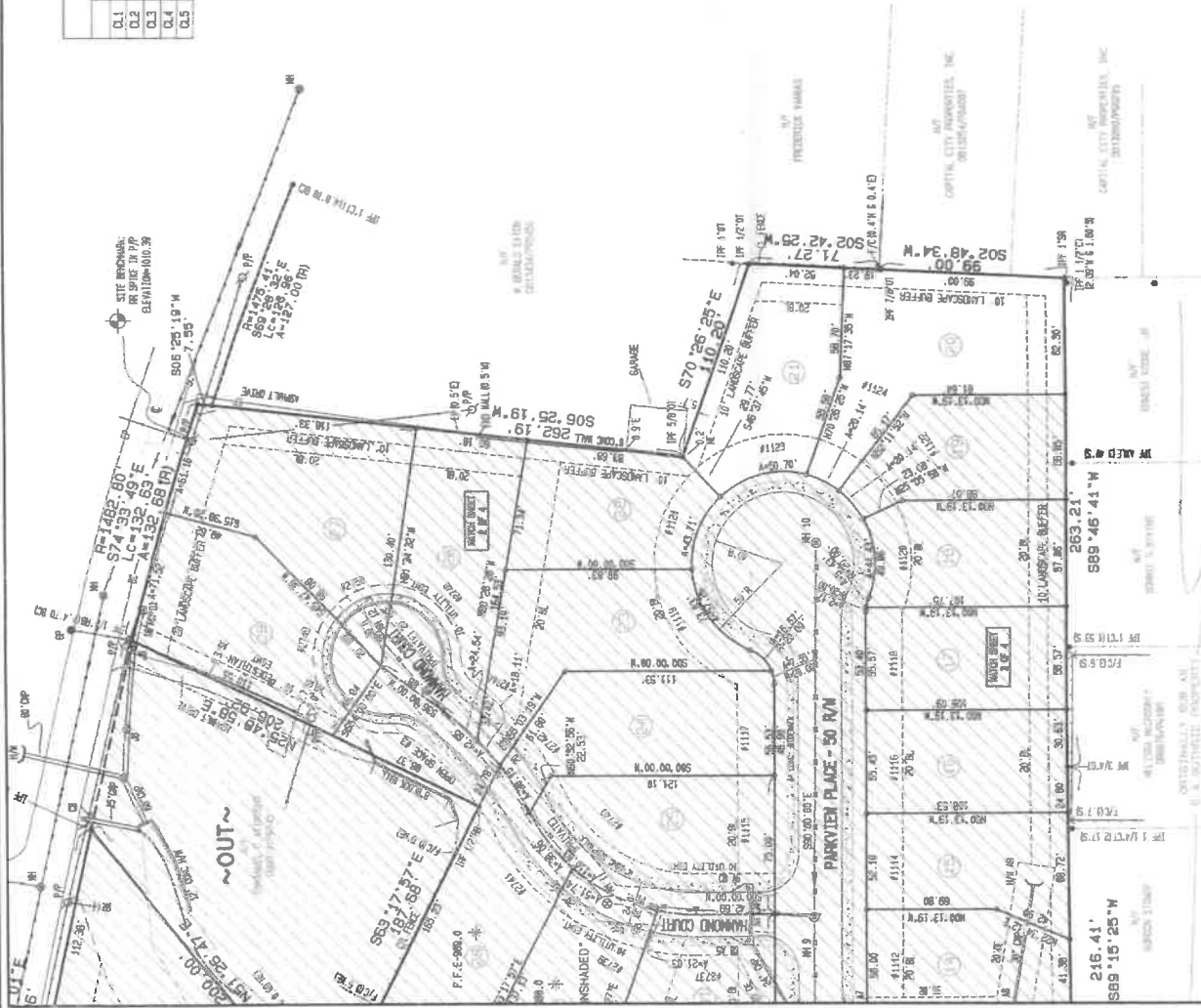
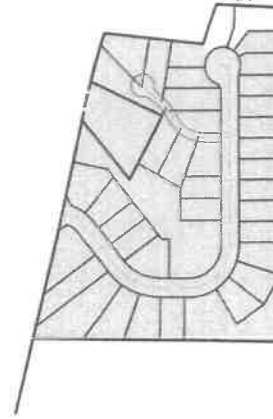
FILED IN OFFICE 03-29-05
PLAT BOOK 284 PAGE 15
JAY C STEPHENSON-CLERK
CF# 2005 0051085

FILED IN OFFICE AUG 8 2008
PLAT BOOK 285 PAGE 45
JAY C STEPHENSON-CLERK
CF# 2008 0140853

FILED IN OFFICE 5-18-2004
PLAT BOOK 223 PAGE 34
JAY C STEPHENSON-CLERK
CF# 2004 0093166



SHEET 4
SHEET INDEX



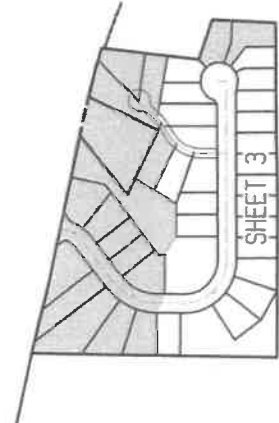
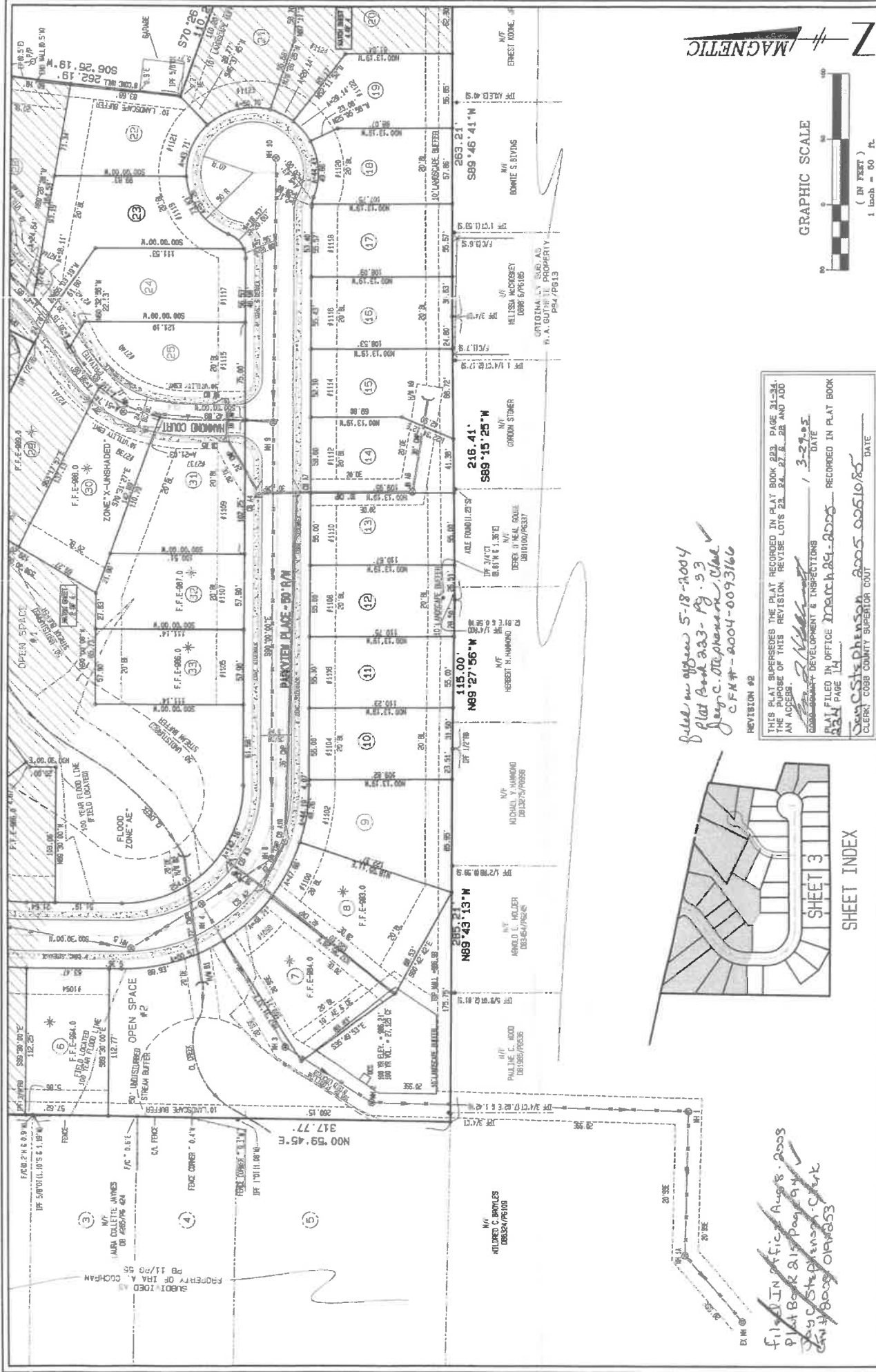
FINAL PLAT
OF
PARKVIEW VILLAGE
LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA



W & B ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5562 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-4533
FAX: (770) 451-5625

NO.	DATE	DESCRIPTION
1.	02/21/06	SEE REVISION NOTE 1 & SHEET 2 OF 4
2.	02/21/06	SEE REVISION NOTE 2 & SHEET 3 OF 4

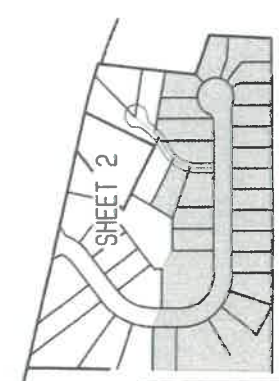
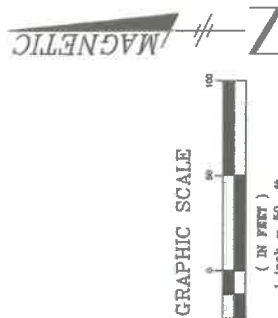
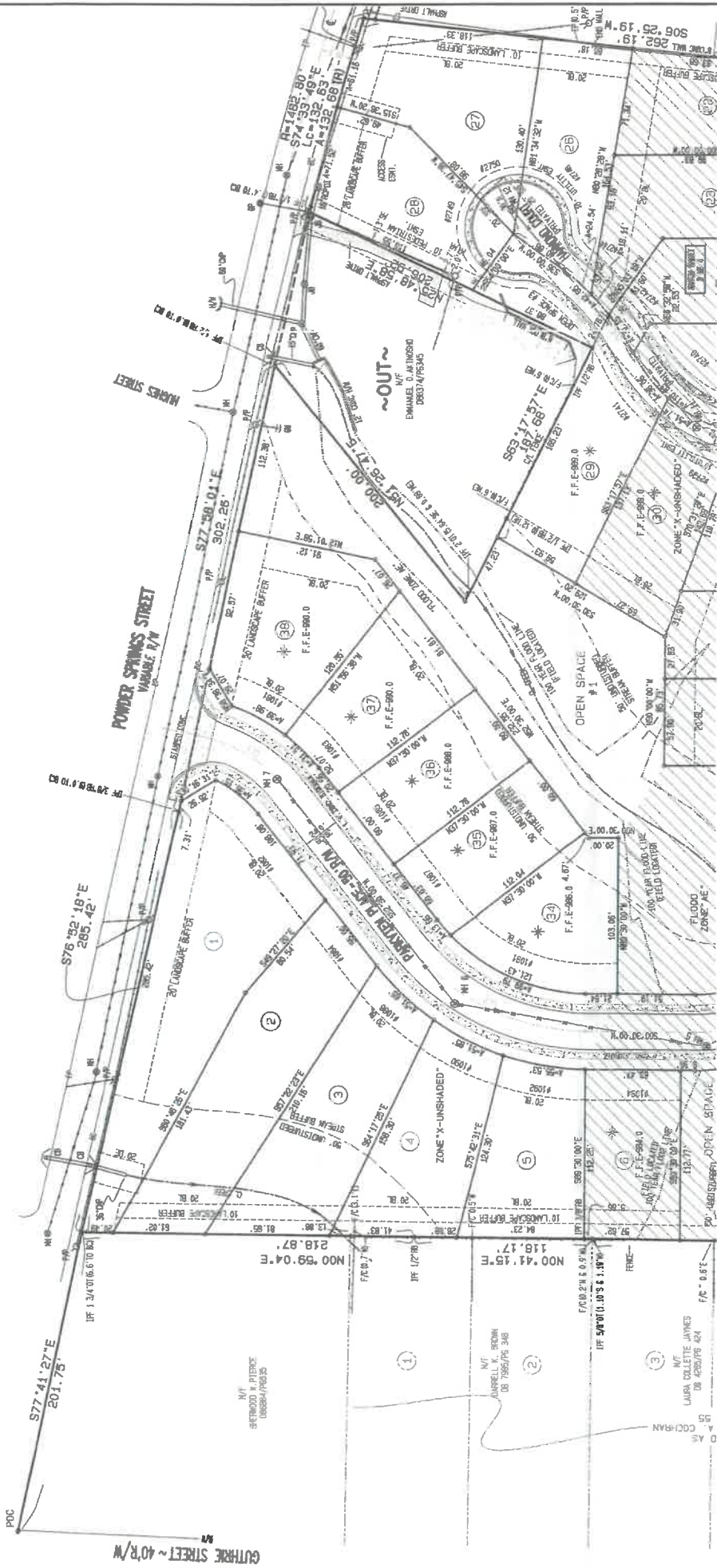
DATE SURVEYED:	02/21/02 & 04/18/02
DATE DRAFTED:	05/01/03
SURVEYED BY:	T. GREENE
DRAWN BY:	T. JONES
CHECKED BY:	N.H.
FIELD BOOK #:	2175
JOB NUMBER:	08119
FOLDER NUMBER:	08119
CROSS FILE:	98119
DISC FILE:	08119
COUNTY:	COBB
PLAT FILE:	006
SHEET:	4 OF 4



FINAL PLAT
OF
PARKVIEW VILLAGE
LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA



NO.	DATE	DESCRIPTION
1.	02/21/02	DATE SURVEYED
2.	02/21/02	DATE DRAFTED
3.	02/21/02	SURVEYED BY
4.	02/21/02	DRAWN BY
5.	02/21/02	CHECKED BY
6.	02/21/02	FIELD BOOK #
7.	02/21/02	JOB NUMBER
8.	02/21/02	FOLDER NUMBER
9.	02/21/02	COORD FILE
10.	02/21/02	CLASS FILE
11.	02/21/02	PLAT FILE
12.	02/21/02	SHEET



REVISION #1
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 215, PAGE 82-50.
THE PURPOSE OF THIS REVISION, REVISE THE LOTS 1-3.

FILED IN OFFICE 5-18-2004 DATE 5-18-04
PLAT FILED IN OFFICE 5-18-2004 RECORDED IN PLAT BOOK 215, PAGE 32.
Laura Collette Jones, Clerk
COBB COUNTY SUPERIOR COURT

FILED IN OFFICE AUG 8 2003
PLAT BOOK 234 PAGE 13
Laura Collette Jones, Clerk
COBB COUNTY SUPERIOR COURT

SCALE:	1" = 50'
DATE SURVEYED:	02/21/02 & 04/10/02
DATE DRAFTED:	02/07/03
SURVEYED BY:	T. GREENE
DRAWN BY:	T. GREENE
CHECKED BY:	M.H.
FIELD BOOK #:	02019
FOLDER NUMBER:	02019
DEED FILE:	02019
COUNTY:	COBB
PLAT FILE:	02019
SHEET:	2 OF 4

NO.	DATE	DESCRIPTION
1.	05/04/04	SEE REVISION NOTE 11 THIS SHEET.
2.	03/21/05	SEE REVISION NOTE 12 SHEET 3 OF 4.

W&B

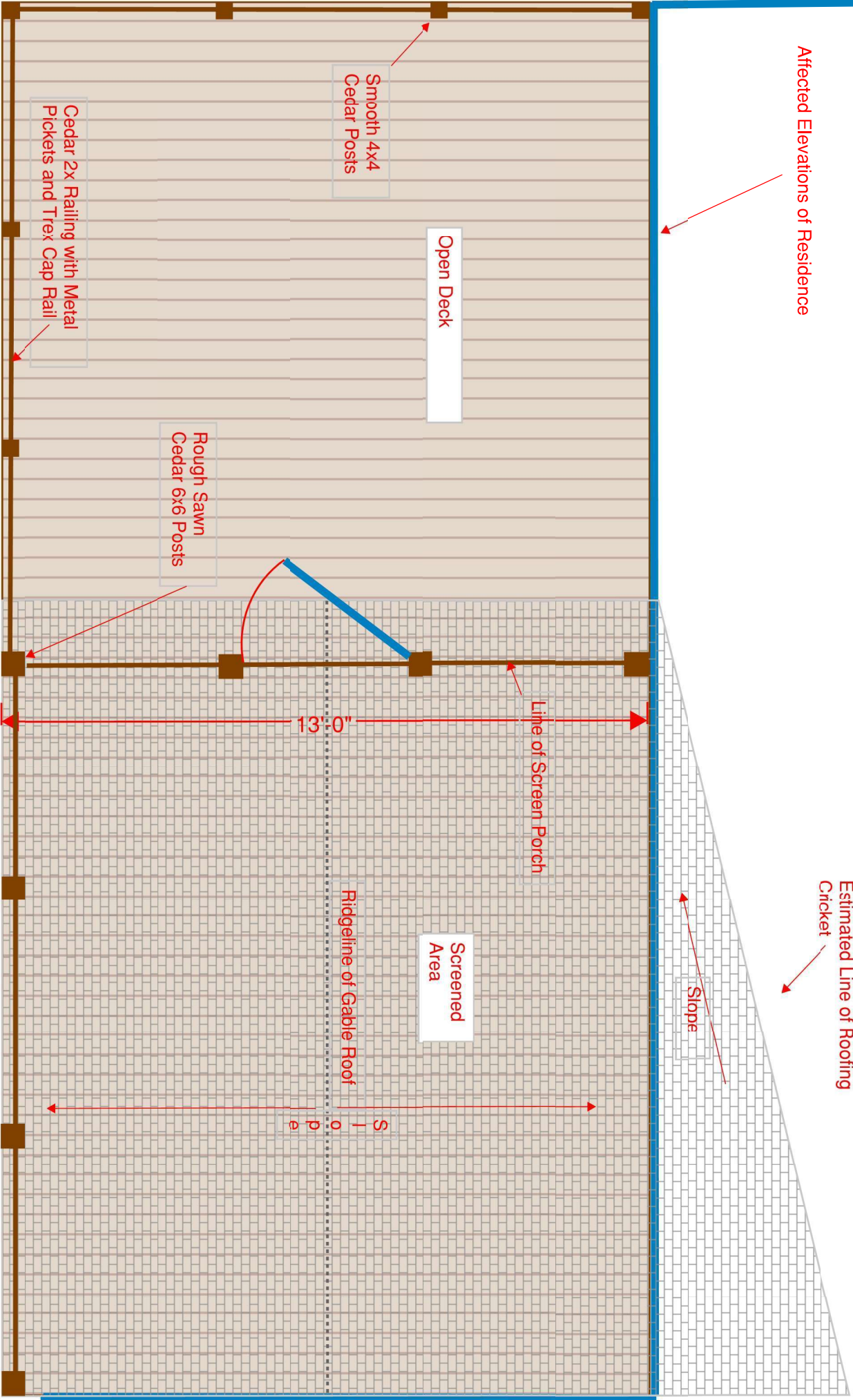
WATTS & BOWMAN ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS
5562 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 453-9555
FAX: (770) 453-9555



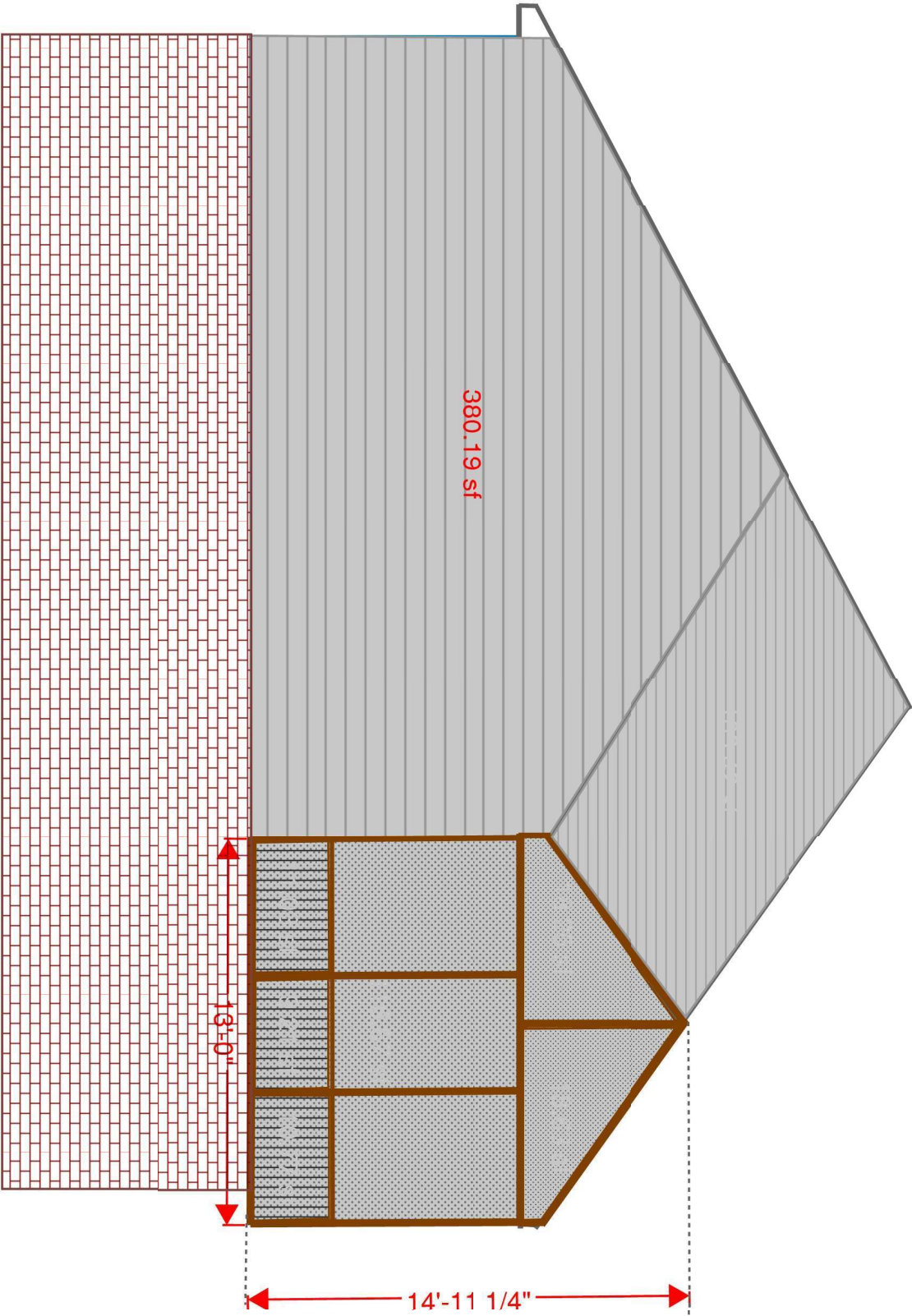
PARKVIEW VILLAGE

FINAL PLAT
OF
LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA



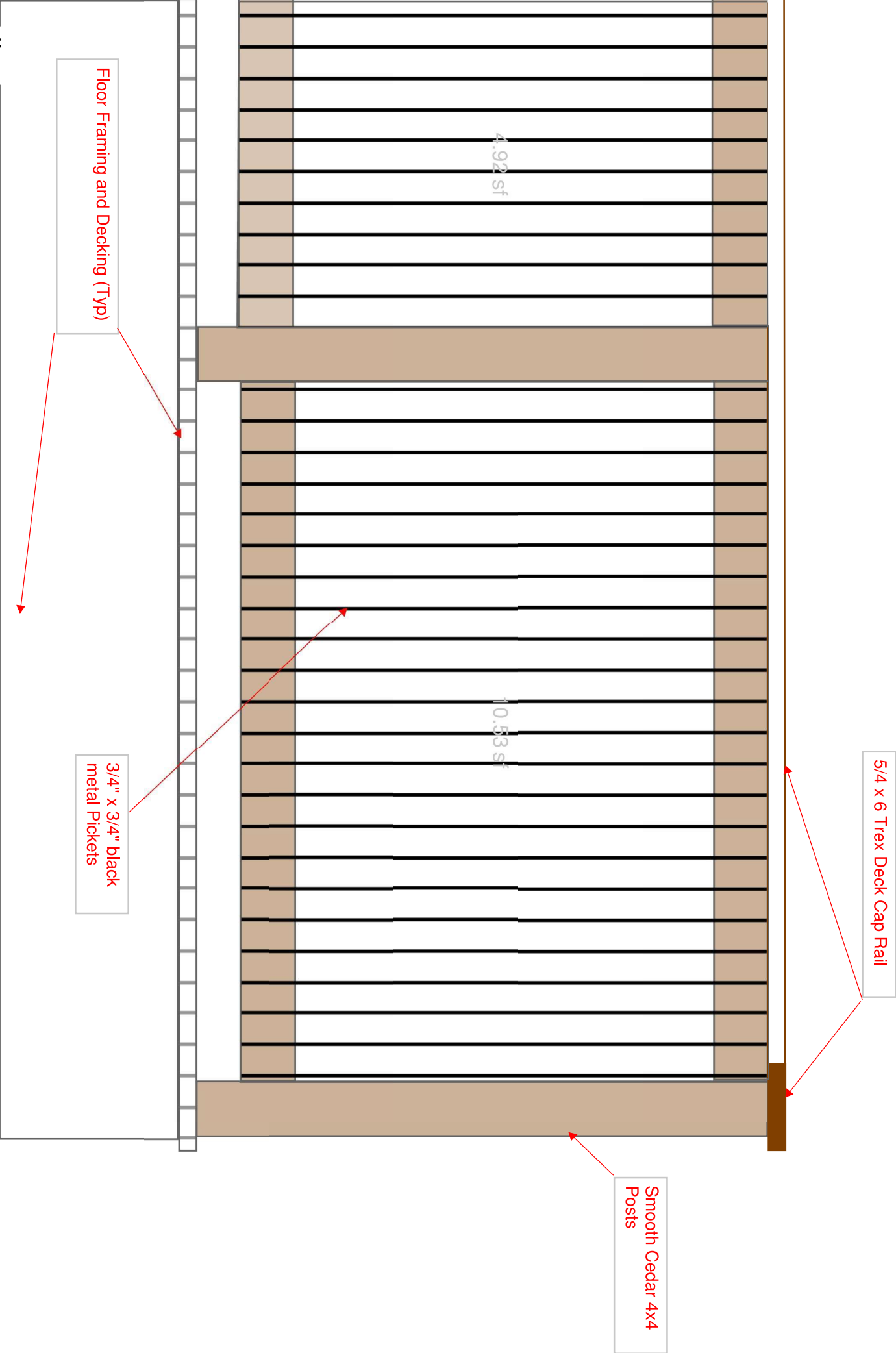
Floor Plan of Proposed Screen Porch and Deck

Scale 3/8" = 1'

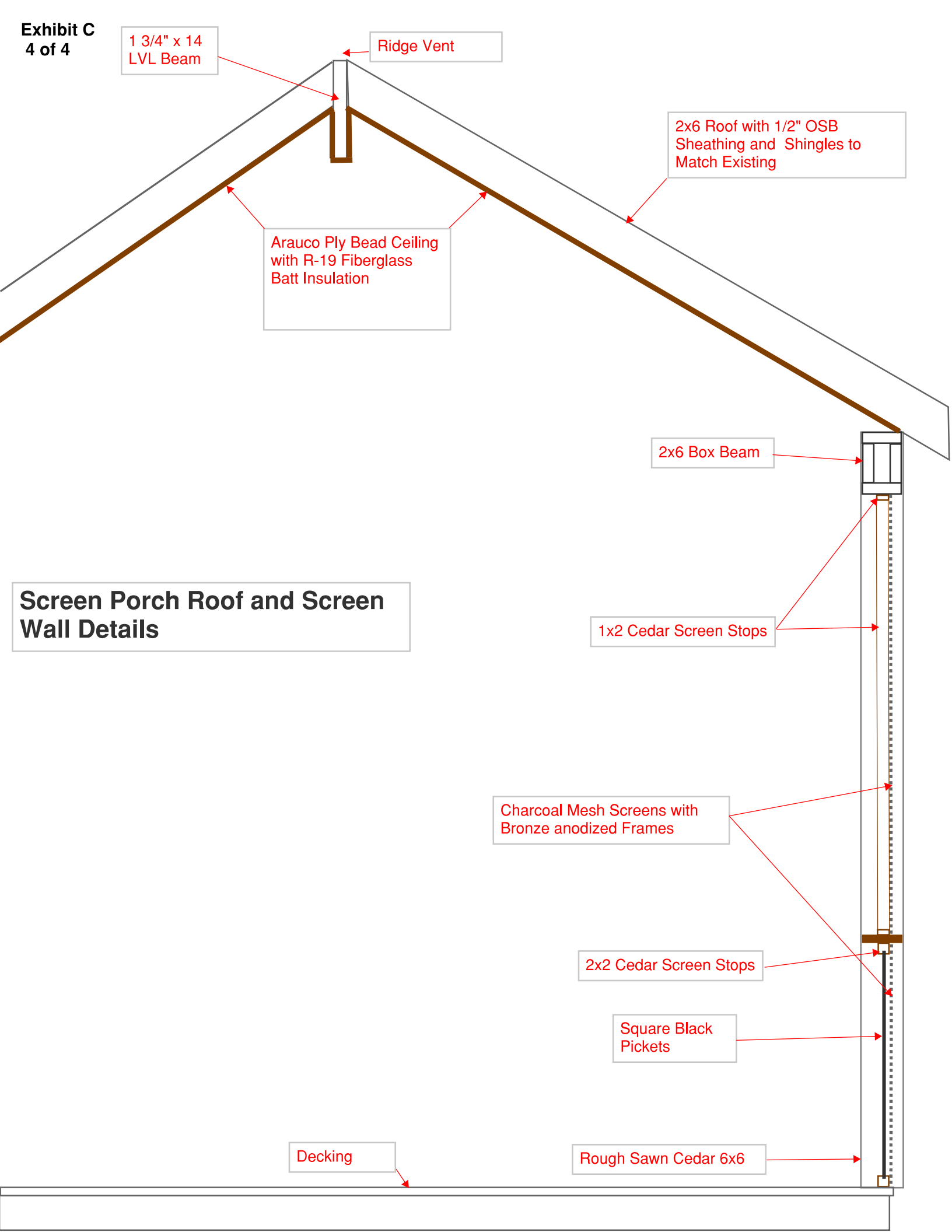


Rear Elevation with Proposed Screen Porch and Deck

Scale 3/16" = 1'



Deck Railing Detail (as viewed from outside)



1 3/4" x 14
LVL Beam

Ridge Vent

2x6 Roof with 1/2" OSB
Sheathing and Shingles to
Match Existing

Arauco Ply Bead Ceiling
with R-19 Fiberglass
Batt Insulation

Screen Porch Roof and Screen
Wall Details

2x6 Box Beam

1x2 Cedar Screen Stops

Charcoal Mesh Screens with
Bronze anodized Frames

2x2 Cedar Screen Stops

Square Black
Pickets

Decking

Rough Sawn Cedar 6x6

Reinforced Footings to be 30" x 36" x12", with 3 - #4 rebars embedded in each direction

Triple 2x12 Beams

Steel Structural Hangers Through Bolted with 1/2" Bolts

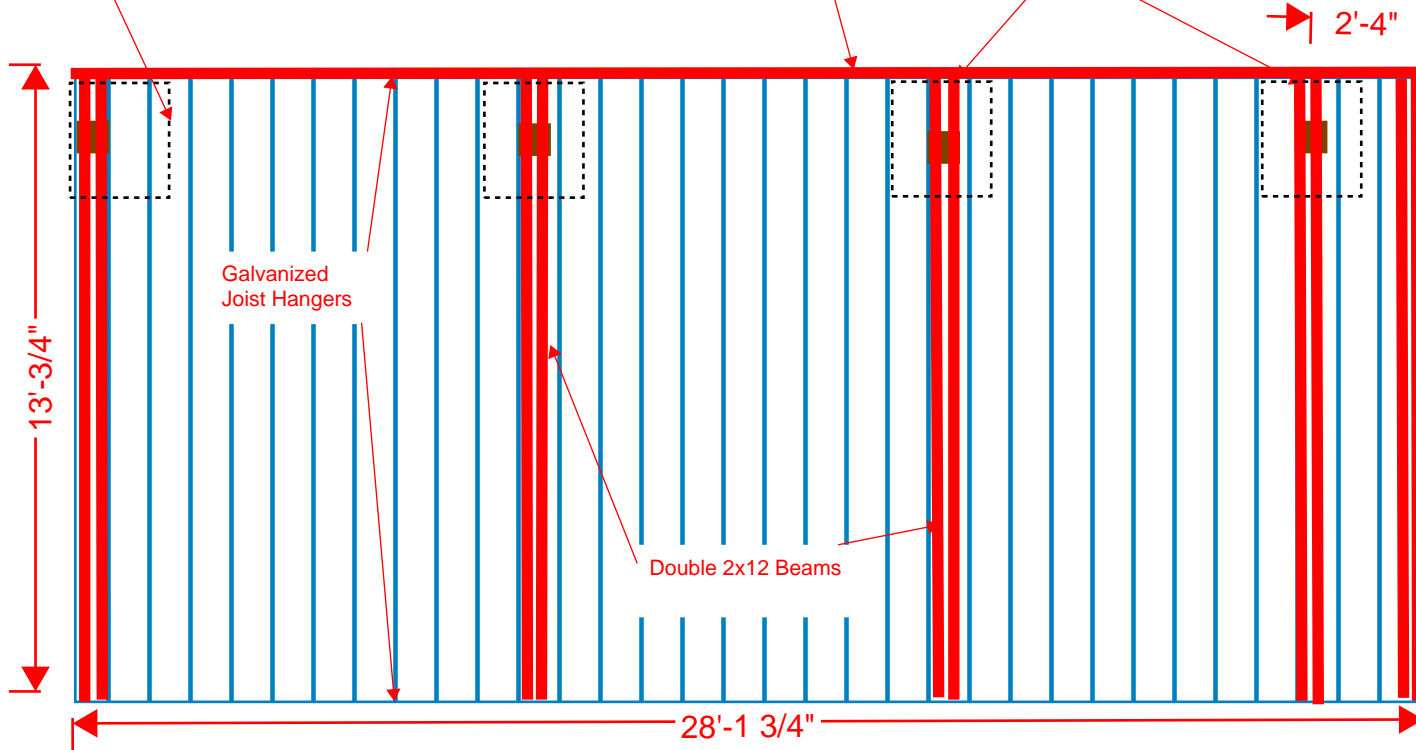
2'-4"

1'-2"

Load Points at Posts

Galvanized Joist Hangers

Double 2x12 Beams



Structural Framing Plan