

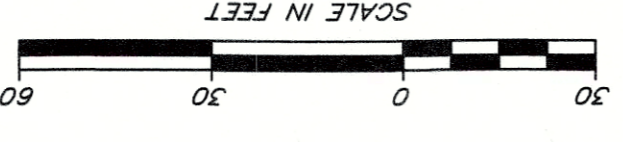
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO FEMA (FIRM) COMMUNITY NUMBER # 13005.  
# 13067202061 DATED OCTOBER 5, 2018

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASURER. LINEAR PRECISION OF TRAVERSE: 1/36,496; ANGULAR ERROR: 0.5" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/101,700. MATTERS OF TITLE ARE EXCEPTED.

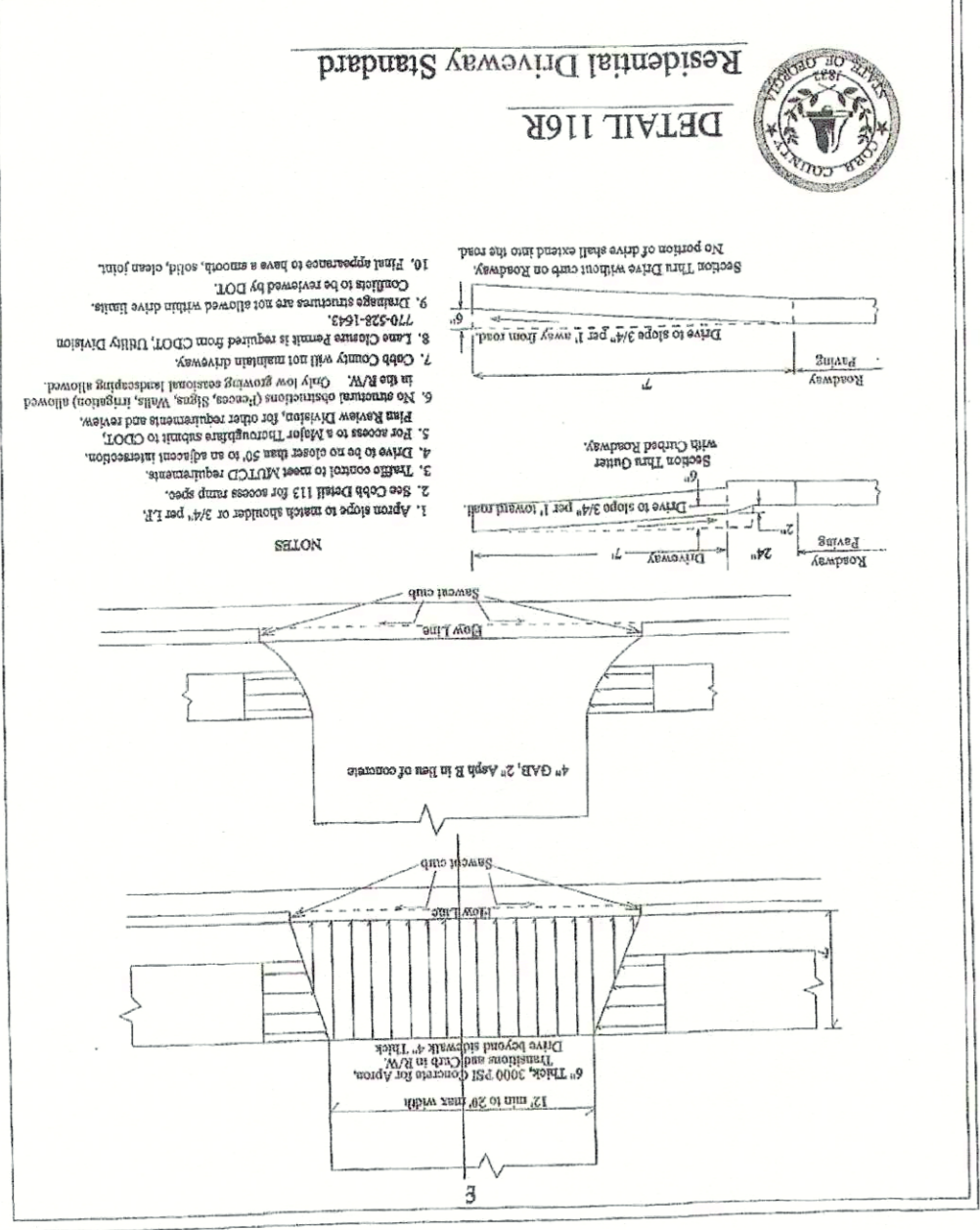
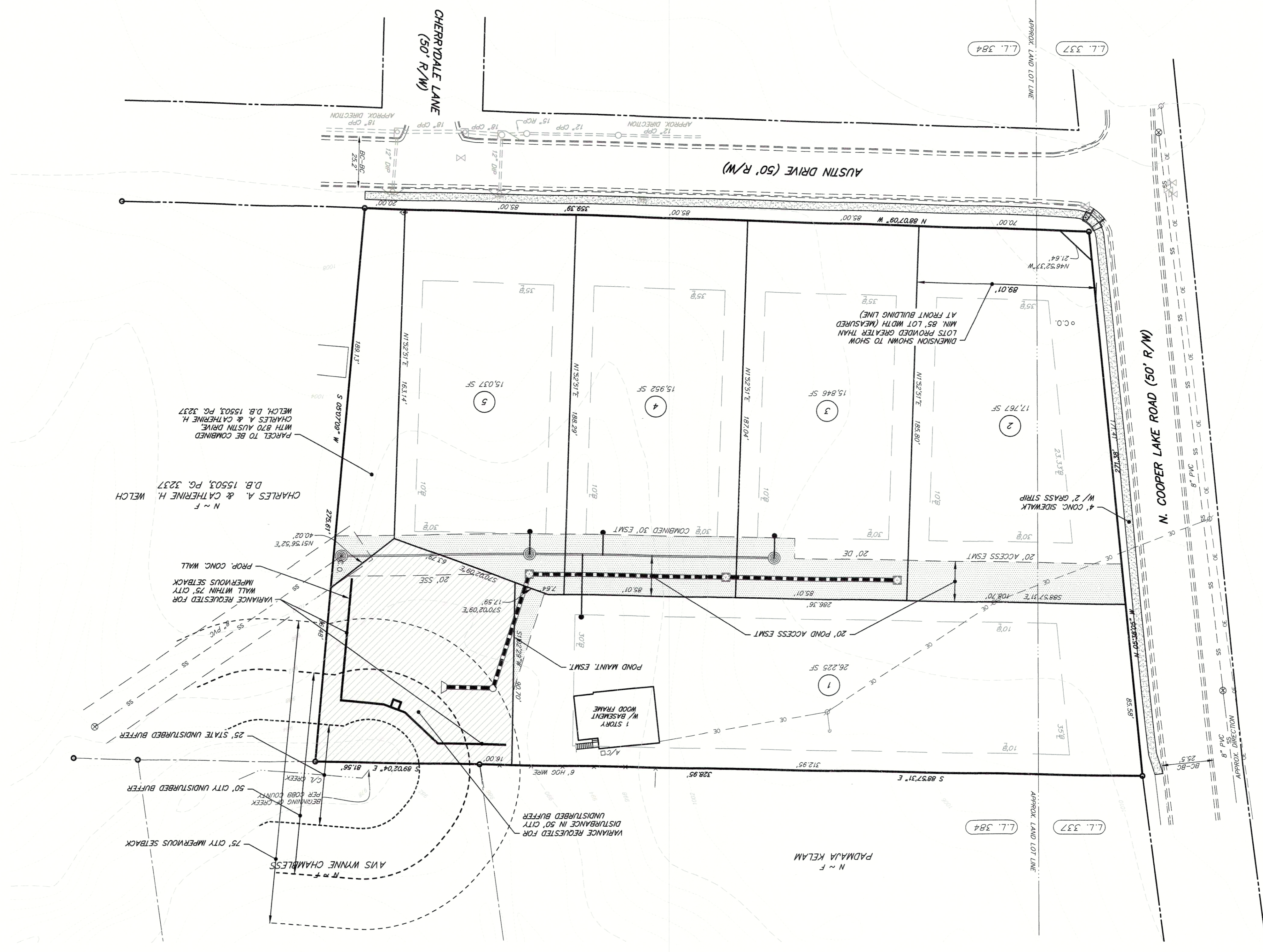
BENCHMARK, TOP OF FH  
ELEV. = 1021.03  
TOP OF FIRE HYDRANT LOCATED AT INTERSECTION OF NORTH COOPER AND AUSTIN DRIVE

OWNER/DEVELOPER:  
CHARLES WELCH  
6120 POWERS FERRY ROAD  
SUITE 350  
ATLANTA, GA 30339

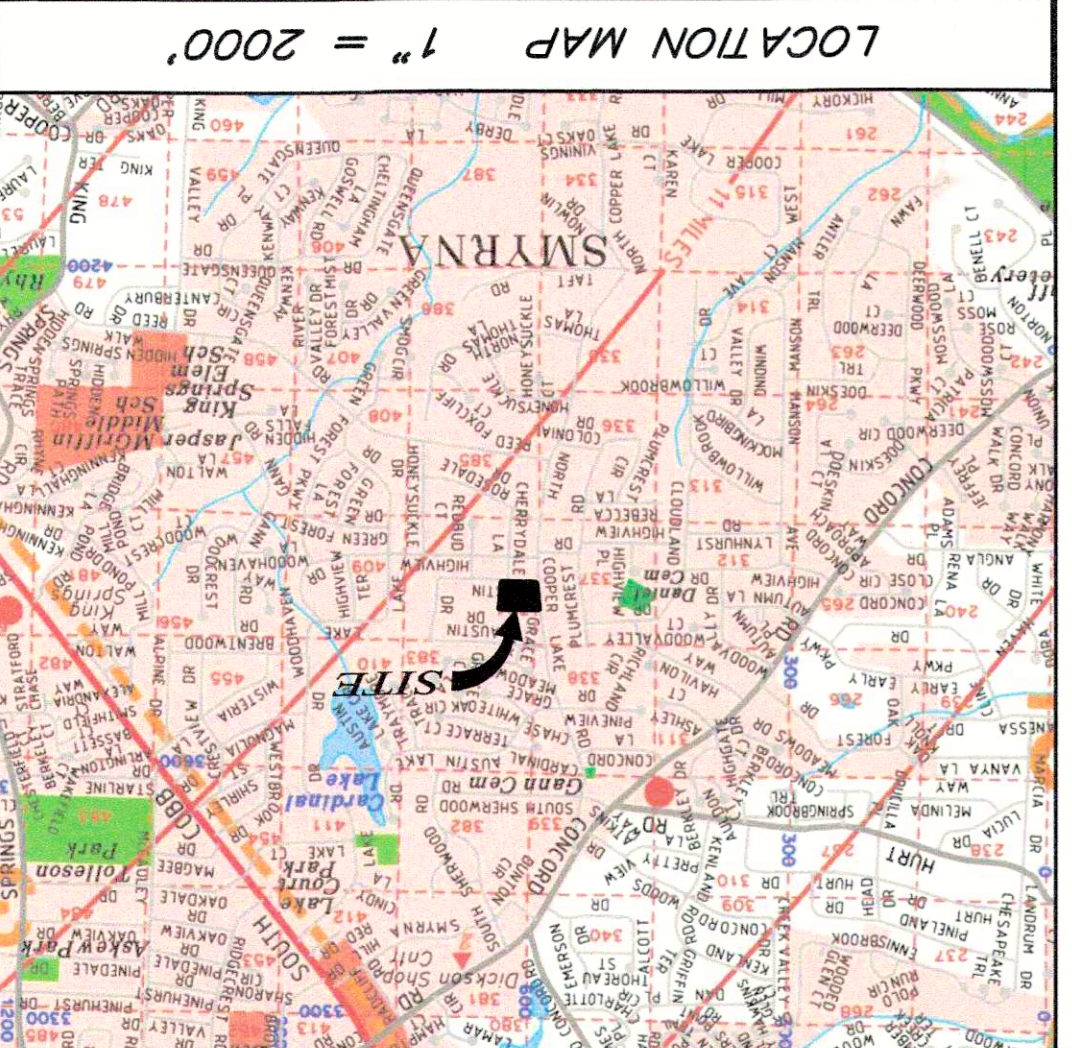
24 HR. PHONE & EMERGENCY CONTACT:  
CHARLES WELCH  
(404) 626-3893



GOOD NORTH  
04 WEST ZONE



- GENERAL SITE NOTES:**
- TOTAL SITE AREA = 2.40 ACRES
  - TOTAL DISTURBED AREA = 5 LOTS
  - TOTAL NUMBER OF PROPOSED LOTS TO BE PERMITTED AND APPROVED UNDER A SEPARATE PERMIT.
  - OWNER: CHARLES WELCH  
6120 POWERS FERRY ROAD  
ATLANTA, GA 30339
  - 24-HOUR CONTACT:  
CHARLES WELCH  
(404) 626-3893
  - CURRENT ZONING = R-15
  - BUILDING SETBACKS:  
FRONT = 35'; REAR = 30'  
SIDE = 10'; MAJOR SIDE = 23.33'
  - MIN. LOT WIDTH (AT BUILDING LINE) = 85'
  - MAX. LOT AREA = 15,000 S.F.
  - MAX. BUILDING HEIGHT = 35'
  - MAX IMPERVIOUS COVERAGE = 35%



**LEGEND**

	P.P. - POWER POLE
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	W.V. - WATER VALVE
	G.M. - GAS METER
	U.E.L. - UNDERGROUND ELECTRICAL LINE
	T.F. - TYPE OF FENCE
	O.H.P.L. - OVERHEAD POWER LINES
	D.I. - DROP INLET / YARD INLET
	H.M. - HEADWALL
	P.B.X. - POWERBOX
	U.T.L. - UNDERGROUND TELEPHONE LINE
	G.L. - GAS LINE
	SW.A.E. - STORMWATER ACCESS/EASEMENT
	E. - EASEMENT (TYPE SPECIFIED ON PLAN)

SHEET NUMBER  
PROJECT ID: 1810062  
FIELD BOOK  
DRAWN BY: RAH  
CHECKED BY: RBD  
SCALE: 1"=XXX'  
ISSUE DATE: 03/27/19

SEAL

PRELIMINARY PLAT

REVISIONS

REV.	DATE	REVISION REFERENCE

**3813 NORTH COOPER LAKE RD**  
SUBDIVISION  
LAND LOTS 337 & 384, 17TH DISTRICT, 2ND SECTION,  
CITY OF SMYRNA, COBB COUNTY, GEORGIA  
ZONED R15

**Gaskins**  
PLANNING & SURVEYING • PLANNING CONSULTING • CONSTRUCTION MANAGEMENT  
1770 Peachtree College Park, Suite 3  
1206 Peachtree Springs Road  
Phone: 770.420.9008  
FAX: 770.420.1488  
www.gaskins.com

NOT ISSUED FOR CONSTRUCTION