

**SITE DATA**

CURRENT SITE AREA: Lot 11 = 21231.4sf  
 Lot 12 = 20321.3sf  
 TOTAL = 41552.7sf = 1.09 AC. ACRES  
 (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)

SITE AREA AFTER DEDICATION OF R.O.W.: Lot 11 = 26001.4sf  
 Lot 12 = 19936.0sf  
 TOTAL = 45937.4sf = 1.07 AC. ACRES  
 (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)

DISTURBED SITE AREA: 13000sf = 0.3 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)

IMPERVIOUS AREA: Lot 11 = 2109sf  
 Lot 12 = 2109sf  
 TOTAL = 4218sf

PERCENT IMPERVIOUS: 43705sf = 0.1AC = 9% OF TOTAL SITE AREA

EXISTING ZONING: COBB COUNTY R20/GC/RM12

NUMBER OF UNITS: 2 = 1.09/UPA

PARKING SPACES: OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED

WATER & SEWER: COBB COUNTY / CITY OF SMYRNA (TBD)

POWER PROVIDER: GEORGIA POWER

STATE WATERS: THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET

**NOTES:**

1. THESE LOTS ARE BEING PROPOSED TO MATCH THE HISTORICAL PLAT FOR THE GREEN HILLS SUBDIVISION.
2. THESE LOTS ARE CURRENTLY VACANT AND COMPOSED OF A FULLY FENCED AREA.
3. THESE LOTS ARE PROPOSED TO CONTAIN INDIVIDUAL STORM WATER DETENTION AND INFILTRATION SYSTEMS SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED. MAINTENANCE OF THESE FACILITIES SHALL BE THROUGH EACH INDIVIDUAL LOT.
4. THE FINAL SIZE AND EXACT TYPE OF STORM WATER MANAGEMENT FACILITY OR BMP SHALL BE DESIGNED FOR EACH LOT WITH THE SITE PERMIT PLANS. CURRENTLY IT IS ANTICIPATED THAT A SIMPLE ABOVE GROUND DETENTION FACILITY WILL BE APPROPRIATE FOR EACH LOT.
5. DEVELOPER WILL TAP WATER MAIN
6. DEVELOPER WILL INSTALL WATER SOURCES AND SET WATER METER BOX PER CITY SPECIFICATIONS.
7. CITY WILL SET WATER METER
8. DEVELOPER WILL TAP SEWER MAIN AND INSTALL SEWER TAP LATERAL PER CITY SPECIFICATIONS.

**WATER QUALITY VOLUME - PRELIMINARY**

NEW LOT  
 Total On-Site Area = 1.07 acres  
 Impervious Area (10%) = .1 acres

$$WQV = (1.2RVA)/12 \text{ where } Rv = 0.05 + 0.009(I); I = \text{Impervious area/Total area}$$

$$I = 0.1 \text{ ac}/1.07 \text{ ac} = 10\%$$

$$Rv = 0.05 + 0.009(1) = 0.059$$

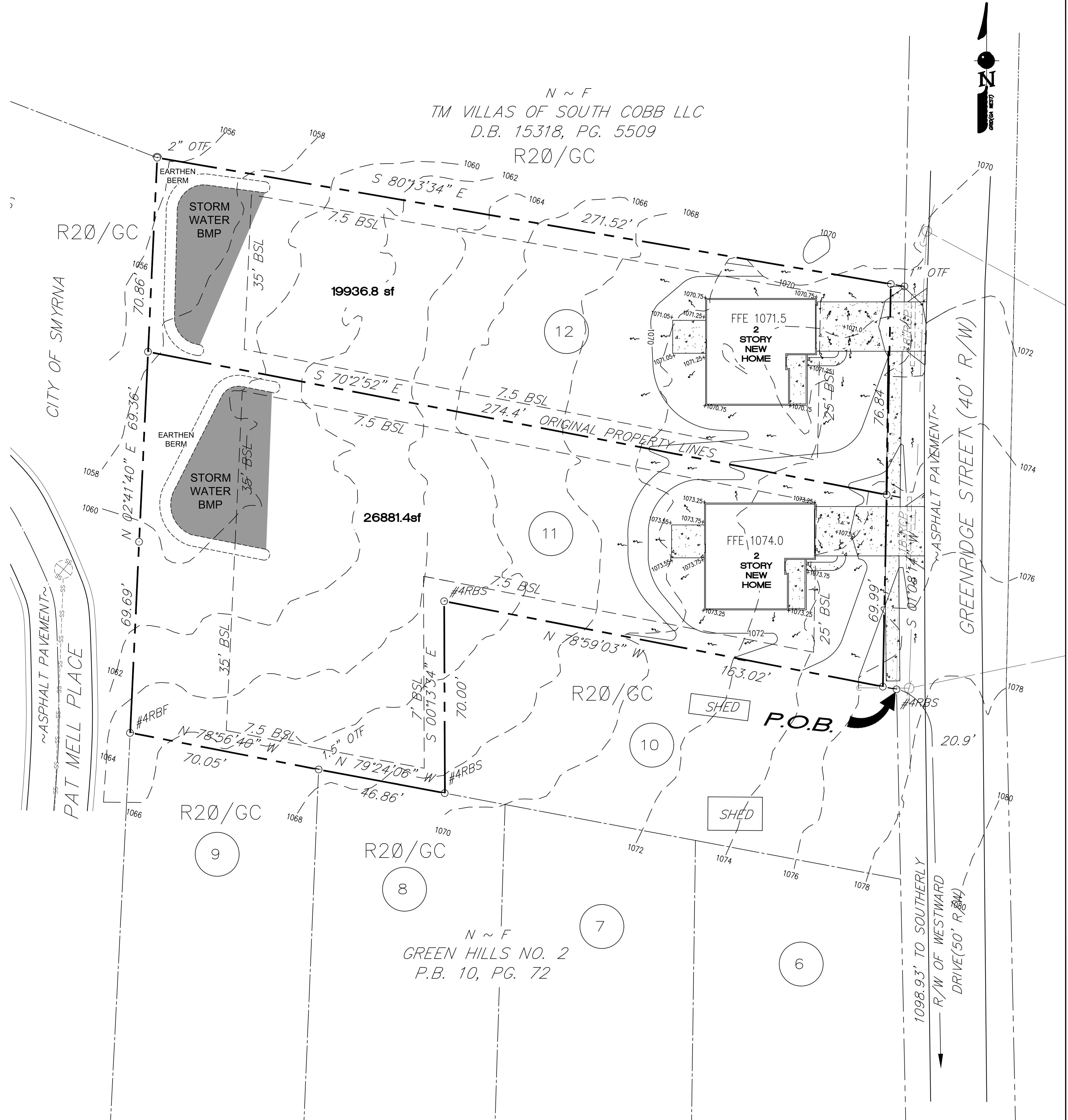
$$WQV = 1.4 \text{ cu. ft.}$$

$$WQV = (1.2RVA)/12$$

$$= [(1.2)(0.1)(1.07 \text{ ac})]/12$$

$$= 0.01 \text{ ac-ft} = 435 \text{ cu. ft.}$$

>1000 CU. FT. TO BE PROVIDED



**OWNER/DEVELOPER**  
**CONTACT: RICK KOLB**  
**PHONE: (404) 518-3542**



The Phes at Greenridge - Lots 11 & 12  
 Now or Formerly Lots 11, 12, & Reserved Lot of Green Hills Subdivision  
 No. 2 Land Lot 349, 17th District, 2nd Section, Cobb County, Georgia

FOR KIMBERLY NORWOOD

Date:	Description:
1/11/19	PERMIT 1ST

PROJ. NO: 2019-01  
 DESIGN: sjm  
 DRAWN: sjm  
 CHECKED: sjm  
 DATE: 1/11/2019  
 SCALE: 1"=20'-0"

PRELIMINARY SITE PLAN