

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	T - UNDERGROUND TELEPHONE LINE
	G - GAS LINE
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TM - TELEPHONE MANHOLE
	E - UNDERGROUND ELECTRICAL LINE
	OP - OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	W - WATER LINE

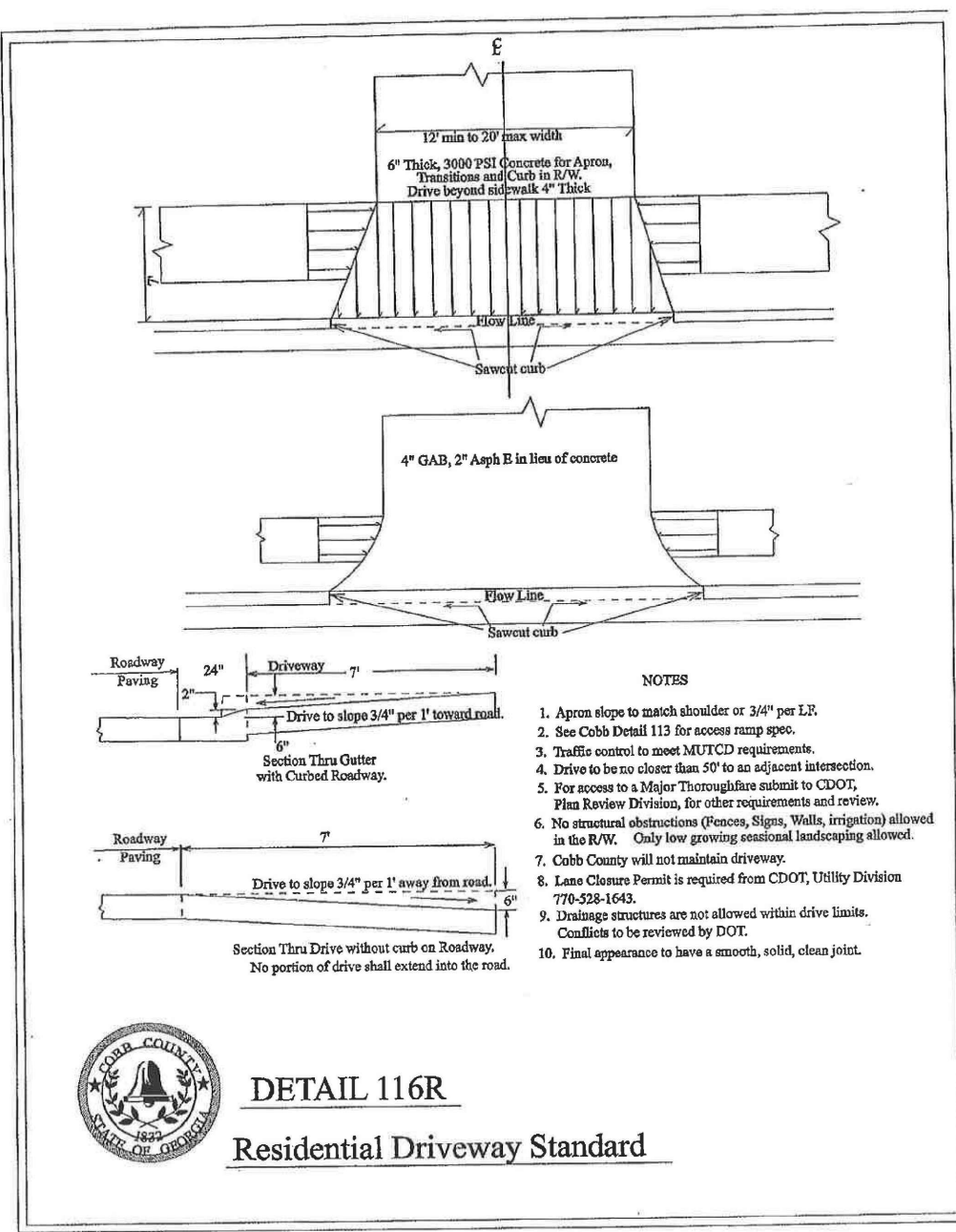
- STORMWATER ACCESS/MAINT. ESMT.
- EASEMENT (TYPE SPECIFIED ON PLAN)

PROP. LOCATION OF DRIVEWAY (LOCATION CANNOT BE REVISED DUE TO SIGHT DISTANCE LIMITATIONS - SEE SHEET XX FOR DETAILS)

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ALLOWABLE IMPERVIOUS AREA FOR LOT 3 = 0.35*20,398 SF = 7,139.3 SF
 IMPERVIOUS AREA PROPOSED (INCLUDING EX. HOUSE/WALKWAYS AND PROP. DRIVEWAY REVISION) = 7,036.2 SF

LOCATION OF EXISTING DRIVEWAY TO REMAIN. DEVELOPER TO REPLACE DRIVEWAY APRON TO CONFORM WITH COBB COUNTY DETAIL 116R (SHOWN ON THIS SHEET)



Drawing name: P:\11239 (Market Development Partners)\3943 North Cooper Lake Subdivision Engineering\Submitt\3943 NORTH COOPER LAKE_PRELIM.dwg
 Plotted on: Dec 28, 2018 - 10:41am
 Plotted by: Kelly Davis



- GENERAL SITE NOTES:**
1. TOTAL SITE AREA = 2.28 ACRES
 2. TOTAL DISTURBED AREA = 1.83 ACRES
 3. TOTAL NUMBER OF PROPOSED LOTS = 5 LOTS
 4. AMENITY AREA PACKAGE TO BE PERMITTED AND APPROVED UNDER A SEPARATE PERMIT.
 5. OWNER: SOUTHERN REALTY PARTNERS, LLC
84 CHURCH STREET
MARIETTA, GA 30060
382U
 6. 24-HOUR CONTACT: WHIT SMITH
(770) 403-7543
 7. CURRENT ZONING = R-15
 8. BUILDING SETBACKS:
FRONT = 35'; REAR = 30'
SIDE = 10'; MAJOR SIDE = 35'
 9. MIN. LOT WIDTH (AT BUILDING LINE) = 65'
 10. MIN. LOT AREA = 15,000 S.F.
 11. MAX. BUILDING HEIGHT = 35'
 12. MAX. IMPERVIOUS COVERAGE = 35%

Gaskins
SURVEYING COMPANY, INC.
ENGINEERING
PLANNING/CONSULTING
PROJECT MGMT

1266 Powder Springs Road
Marietta, Georgia 30064
Phone: (770) 424-7168
Fax: (770) 424-7593
WWW.GSCSURVEY.COM

3943 NORTH COOPER LAKE ROAD
 LAND LOTS 336 & 385, 17TH DISTRICT, 2ND SECTION,
 CITY OF SMYRNA, COBB COUNTY, GEORGIA
 ZONED R-15

REVISIONS		
REV.	DATE	REVISION REFERENCE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE
SIGNAGE PLAN

NOT ISSUED FOR CONSTRUCTION

SEAL

 GSWCC LIV. II CERT # 21538

PROJECT I.D. 1802027 FIELD BOOK ----
 DRAWN BY RAH/DJS CHECKED BY KBD
 SCALE 1"=XXX' ISSUE DATE 11/6/18
 SHEET NUMBER
05



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE X-; ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER # 130057 MAP NUMBER # 13067C0209H DATED MARCH 04, 2013

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000"; ANGULAR ERROR: 3" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE; LINEAR PRECISION OF THIS PLAN: 1/XXXX,XXX. MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: DOUBLE WING CATCH BASIN
 ELEV. = 1021.87
 LOCATED ON NORTH COOPER LAKE ROAD
 IN FRONT OF EXISTING ONE STORY HOUSE

24 HR. PHONE & EMERGENCY CONTACT:
WHIT SMITH
 (770) 403-7543

