

SITE SUMMARY

PARCELS = 17055600050, 17055600060
 ACREAGE = 7.01 ACRES
 EXISTING ZONING = R-20
 PROPOSED NO. LOTS = 13
 PROPOSED DENSITY = 1.85 UNITS / ACRE

NOTES

ALL LOTS TO BE SERVED BY COBB COUNTY WATER AND SEWER.

PROPOSED MIN. CRITERIA

SETBACKS:
 FRONT = 35'
 SIDE = 12'
 REAR = 35'
 MAX. DENSITY = 2.00 UNITS / ACRE
 MIN. LOT SIZE = 20,000 SF
 MIN. LOT WIDTH = 100 FEET
 MIN. HOUSE SIZE = 2100 SF
 MAX. HEIGHT = 35'
 MAX. IMPERVIOUS = 35% (7,000 SF / LOT)

BLOCK / LOT CHART

BLOCK	LOTS
A	13

TOTAL LOTS = 13

LINE TABLE

LINE	LENGTH	BEARING
L1	19.41	S89°47'56"W
L2	6.75	N89°47'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	23.55	25.00	22.69	N83°13'01"W
C2	23.55	25.00	22.69	N82°48'53"E

OWNER/DEVELOPER
 PARAMOUNT
 4045 ORCHARD RD, BLDG 400
 SMYRNA, GA 30080
 PHONE: 770-527-5195
 CONTACT: BEN MORRIS

DESIGN ENGINEER
 REED PLANNING & DESIGN, INC.
 321 THOMPSON CREEK PARK RD.
 DAWSONVILLE, GA 30534
 PHONE: 706-531-8428
 CONTACT: KEVIN REED, P.E.

24-HOUR CONTACT
 CONTACT: BEN MORRIS
 PHONE: 770-527-5195

REED PLANNING & DESIGN

321 Thompson Creek Park Rd.
 Dawsonville, GA 30534
 Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
 CERTIFIED DESIGN
 PROFESSIONAL
 CERTIFICATION NO 1639
 EXPIRES 10/27/2017

**THE GROVE AT FOREST HILLS
 PARAMOUNT**
 CITY OF SMYRNA, COBB COUNTY, GA

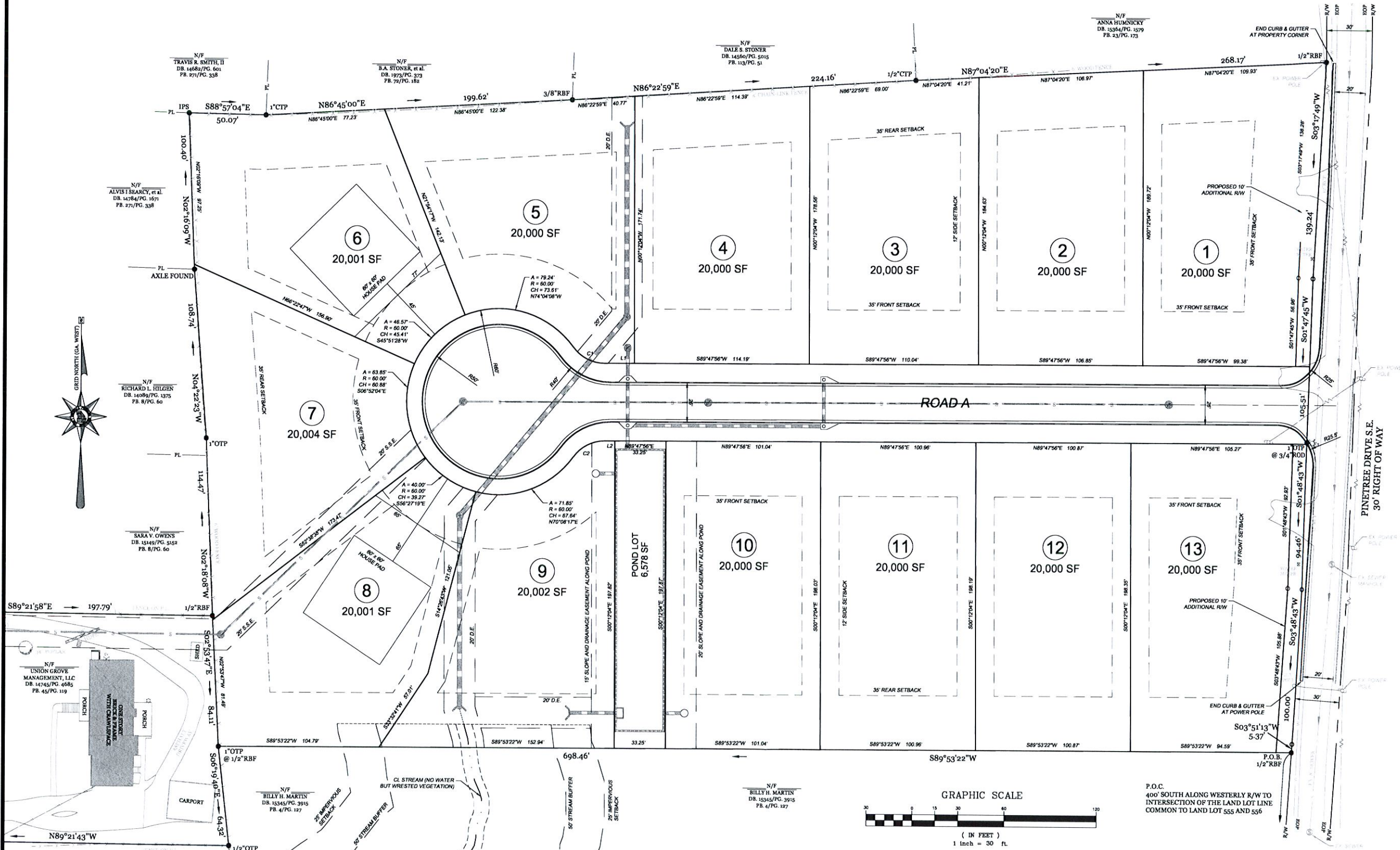
PARCEL	00050,00060
LAND LOT	556
DISTRICT	17 (2nd SECT)
CITY	SMYRNA
COUNTY	COBB
STATE	GEORGIA

PRELIMINARY PLAN

JOB NUMBER	DATE
17101	4-21-17

DATE	NO	REVISION

C-3.1



LEGEND

- NTS - NOT TO SCALE
- IPS - 1/2" IRON PIN SET
- LL - LAND LOT
- LLL - LAND LOT LINE
- PL - PROPERTY LINE
- CL - CENTERLINE
- IPF - IRON PIN FOUND
- RBF - REBAR FOUND
- CTP - CEMENT TOP PIPE
- OTF - OPEN TOP PIPE
- BSL - BUILDING SETBACK LINE
- R/W - RIGHT-OF-WAY
- SSE - SANITARY SEWER EASEMENT
- DE - DRAINAGE EASEMENT
- MH - MANHOLE
- CB - CATCH BASIN
- JB - JUNCTION BOX
- HW - HEADWALL
- DI - DRAIN INLET
- UP - POWER/UTILITY POLE
- PH - FIRE HYDRANT
- IE - INVERT ELEVATION
- FPE - FIRST FLOOR ELEVATION
- BFE - BASEMENT FLOOR ELEVATION
- GFE - GARAGE FLOOR ELEVATION
- UTY - UNDERGROUND TELE. P.D.
- SLS - SANITARY SEWER LINE, PIPE
- SSS - STORM SEWER LINE, PIPE
- F-L - FENCE LINE
- N/O - NOW OR FORMERLY
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPLET PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

A TOPOCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,154 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,691 FEET AND CONTAINS 7.01 ACRES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

- REFERENCES:
- 1) SUB-DIVISION OF F.M. COLLIER'S PROPERTY RECORDED IN PLAT BOOK 4, PAGE 127, COBB COUNTY RECORDS.
 - 2) WARRANTY DEED RECORDED IN DEED BOOK 15311, PAGE 6389, AFORESAID RECORDS.
 - 3) SUB-DIVISION OF F.M. COLLIER'S PROPERTY RECORDED IN PLAT BOOK 13, PAGE 166, AFORESAID RECORDS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER BOUNDARY SURVEY FOR BEN MORRIS BY GEORGIA PREMIER LAND SURVEYING DATED 10/19/16.

TOPOGRAPHIC INFORMATION SHOWN PER COBB COUNTY GIS INFORMATION AS PROVIDED 01/12/17. CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN PER F.I.R.M. PANEL NO. 13067C0207H, DATED MARCH 4, 2013.

REED
PLANNING & DESIGN

321 Thompson Creek Park Rd.
Dawsonville, GA 30534
Phone: 706-531-8438

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