

ZONING: R-20

SETBACKS
FRONT = 50' (PER PLAT)
SIDE = 10'
REAR = 35'
MIN. LOT SIZE = 20,000 SQ. FT.
MIN. LOT WIDTH @ SETBACK LINE = 75'

BOUNDARY REFERENCES:

- 1. PLAT BOOK 66, PAGE 21 OF PB 71 PG 45
- 2. SEE ADJOINERS

ADDRESS(S)

3539 MEADOW CHASE DRIVE
MARIETTA, GEORGIA, 30062

FLOOD NOTE

AS PER THE F.L.R.M., FLOOD INSURANCE RATE MAP COBB COUNTY COMMUNITY PANEL NO. 13067 C 0127 H DATED NOVEMBER 02, 2012, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE COBB COUNTY GIS MAPS LOCATED ONLINE AT HTTP://COBBGIS.ORG/

ADDITIONAL NOTES:

- 1) EXISTING 24" CMP WILL BE REMOVED
- 2) ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

SCOPE OF WORK

PROPOSED CONSTRUCTION OF NEW 2-STORY HOME (2913 SF) WITH ATTACHED GARAGE (898 SF) AND DRIVEWAY (4,445 SF). FINISHED FLOOR ELEV=975.0
PROPOSED CONSTRUCTION OF PORCH (FRONT: 52 SF) AND WOOD DECK (REAR: 496 SF). EXISTING TENNIS COURT TO BE REMOVED

SITE NOTES

- 1) PROPOSED CONSTRUCTION OF 2-STORY HOME
PROPOSED FFE = 975.0
FOOTPRINT = 2,913 SQ.FT.
- 2) ATTACHED PROPOSED GARAGE
PROPOSED FFE = 975.0
FOOTPRINT = 898 SQ.FT.
- 3) PROPOSED CONCRETE DRIVEWAY (4,445 SF)
- 4) PROPOSED SILT-FENCE TYPE 'C-SENSITIVE' Sd1-S
- 5) PROPOSED CONSTRUCTION EXIT (SEE DETAIL)
- 6) LIMITS OF DISTURBANCE IS DENOTED BY SILT FENCE: TOTAL DISTURBED AREA = 20,000 SQ. FT.
- 7) PROPOSED FRONT PORCH (52 SF)
- 8) PROPOSED REAR WOOD DECK W/STEPS (496 SF)
- 9) PROPOSED PAVESTONE WALL
- 10) CONCRETE WALL TO BE POURED WITH FOUNDATION.

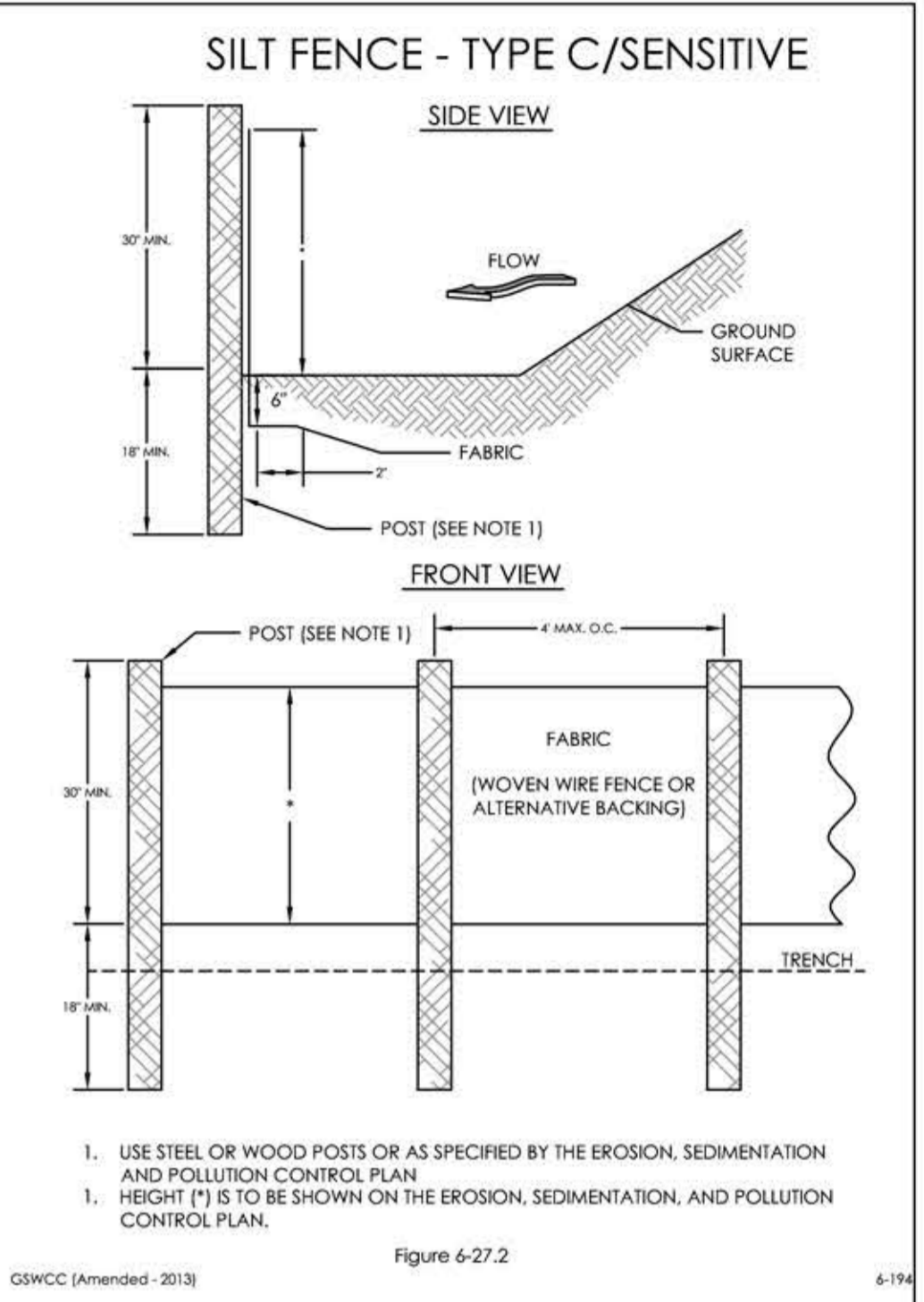
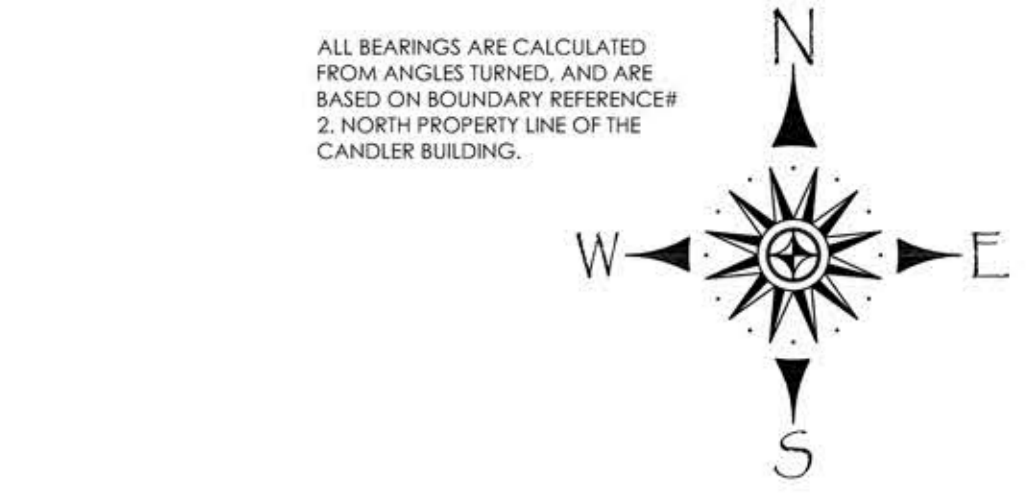
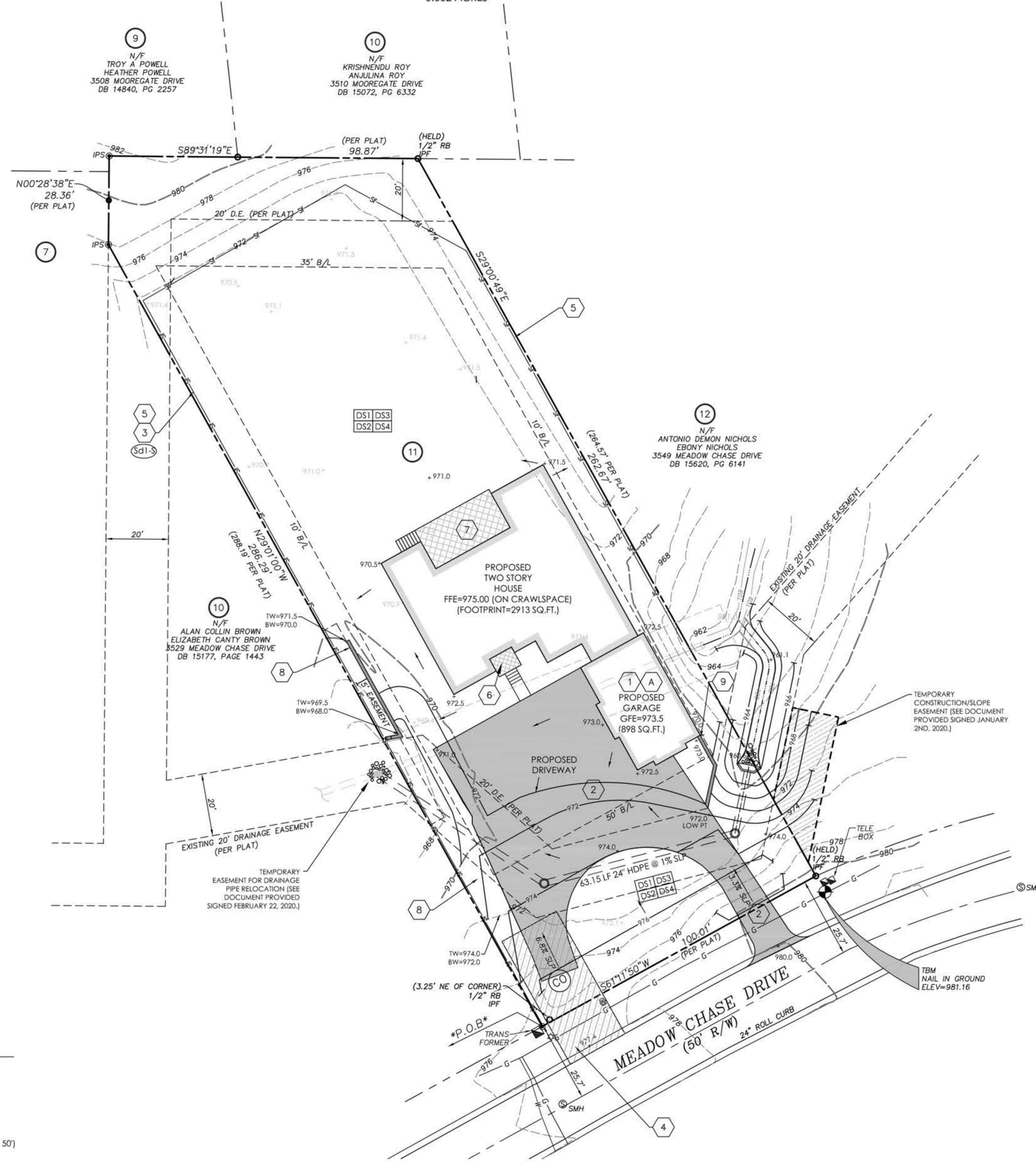
PROPOSED IMPERVIOUS SURFACE CALC.

PROPOSED BUILDING = 2,913 SQ.FT.
PROPOSED GARAGE = 898 SQ.FT.
PROPOSED CONC. DRIVEWAY = 4,476 SQ.FT.
PROPOSED FRONT PORCH = 52 SQ.FT.
PROPOSED REAR DECK = 496 SQ.FT.
TOTAL = 9,004 SQ.FT.

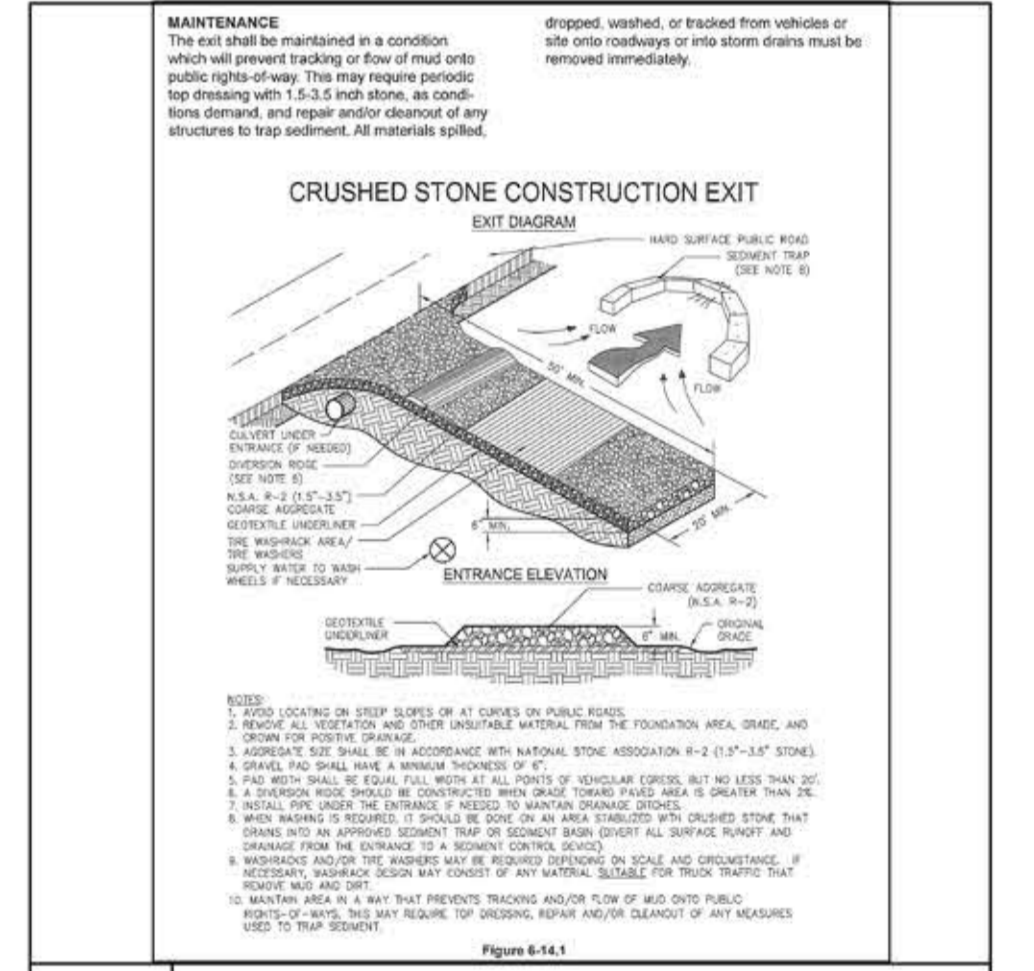
SITE AREA = 28,854 SQ.FT.
IMPERVIOUS CALC = 9004/28854 = 0.312
IMPERVIOUS CALC = 31.2%

TOTAL SITE AREA

28,854 SQ. FT.
0.662 ACRES



1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN
1. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
Figure 6-27.2
GSWCC (Amended - 2013) 6-194



CRUSHED STONE CONSTRUCTION EXIT
N.T.S.

UTILITY NOTE :
APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON THE BEST AVAILABLE INFORMATION FURNISHED BY EACH UTILITY. MERIDIAN GEOMATICS, LLC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-623-4344 OR 1-800-582-7411.
UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. MERIDIAN GEOMATICS, LLC MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES. ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

LEGEND table with symbols for IRON PIN FOUND, 1/2" REBAR SET, CORRUATED METAL PIPE, RIGHT OF WAY, CENTER LINE, PROPERTY LINE, FLARED END SECTION, LAND LOT LINE, TEMPORARY BENCHMARK, INVERT ELEVATION, SANITARY SEWER MANHOLE, POWER POLE, FIRE HYDRANT, LIGHT POLE, IRRIGATION CONTROL VALVE, GEORGIA POWER MANHOLE LID, TELE. COMM. MANHOLE LID, GAS VALVE, BENCHMARK, IRON PIN FOUND, PROPERTY LINE, FENCE, TELEPHONE LINE, GAS LINE, WATER LINE, SANITARY SEWER LINE, POWER LINE, FIRE DEPT. LINE, CRIMP TOP PIPE, REBAR, SIDEWALK LIGHTS, DRAIN INLET, SAN. SEWER MANHOLE, CLEANOUT, WATER METER, WATER VALVE, GUY WIRE, CONCRETE, NOW OR FORMERLY, PERC. TEST (BOREHOLE), 4x4 TRANSFORMER, EXISTING.

EROSION CONTROL LEGEND table with symbols for DS1 (DISTURBED AREA STABILIZATION WITH MULCHING ONLY), DS2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING), DS3 (DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING), DS4 (DISTURBED AREA STABILIZATION WITH SOD), CO (CONSTRUCTION EXIT), Sd1-S (SEDIMENT BARRIER SILT FENCE TYPE 'SENSITIVE'), Sd4 (TEMPORARY SEDIMENT TRAP).

