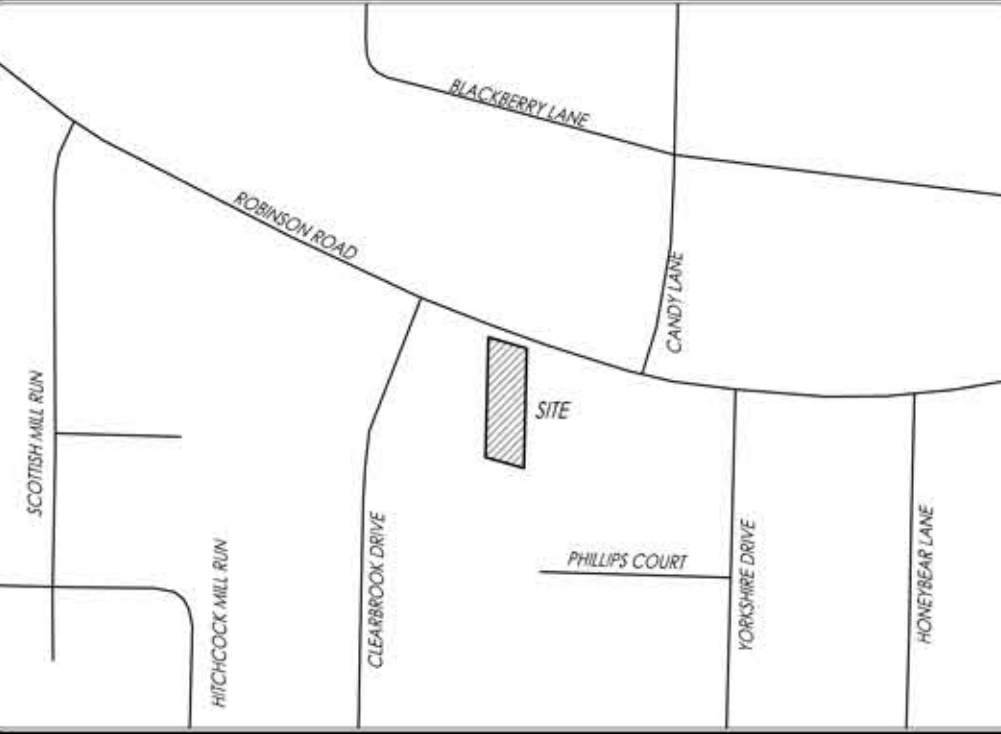


- SCOPE OF WORK**
- PROPOSED CONSTRUCTION OF NEW 2-STORY HOME WITH ATTACHED AND DRIVEWAY, FINISHED FLOOR ELEV=1008.5, PROPOSED CONSTRUCTION OF PORCH (FRONT) AND WOOD DECK (REAR)
- SITE NOTES**
- PROPOSED CONSTRUCTION OF 2-STORY HOME
PROPOSED FFE = 1008.5
HEIGHT = 12' STORY
FOOTPRINT = 2,720 SQ.FT.
 - PROPOSED CONCRETE DRIVEWAY (2,507 SF)
 - PROPOSED SILT-FENCE TYPE "C-SENSITIVE" (SD1-S)
 - PROPOSED CONSTRUCTION EXIT (SEE DETAIL)
 - LIMITS OF DISTURBANCE IS DENOTED BY SILT FENCE; TOTAL DISTURBED AREA = 12,000 SQ. FT.
 - PROPOSED FRONT PORCH (32 SF)
 - PROPOSED REAR WOOD DECK (180 SF)
 - PROPOSED TREE PROTECTION FENCE.
 - PROPOSED UNDERGROUND STORAGE TRENCH. (SHOWN PER PLAT)

PROPOSED IMPERVIOUS SURFACE CALC.

PROPOSED BUILDING = 2,720 SQ.FT.
PROPOSED DRIVEWAY = 2,507 SQ.FT.
PROPOSED PORCH = 32 SQ. FT.
PROPOSED DECK = 180 SQ. FT.
TOTAL = 5,439 SQ.FT.

SITE AREA = 20,047 SQ.FT.
IMPERVIOUS CALC = 5439/20047 = 0.271
IMPERVIOUS CALC = 27.1%



ZONING: R-20
LOCATION MAP N.T.S.

SETBACKS
FRONT = 40'
SIDE = 10'
REAR = 35'
MIN. LOT SIDE = 20,000 SQ.FT.
MIN. LOT WIDTH = 00'

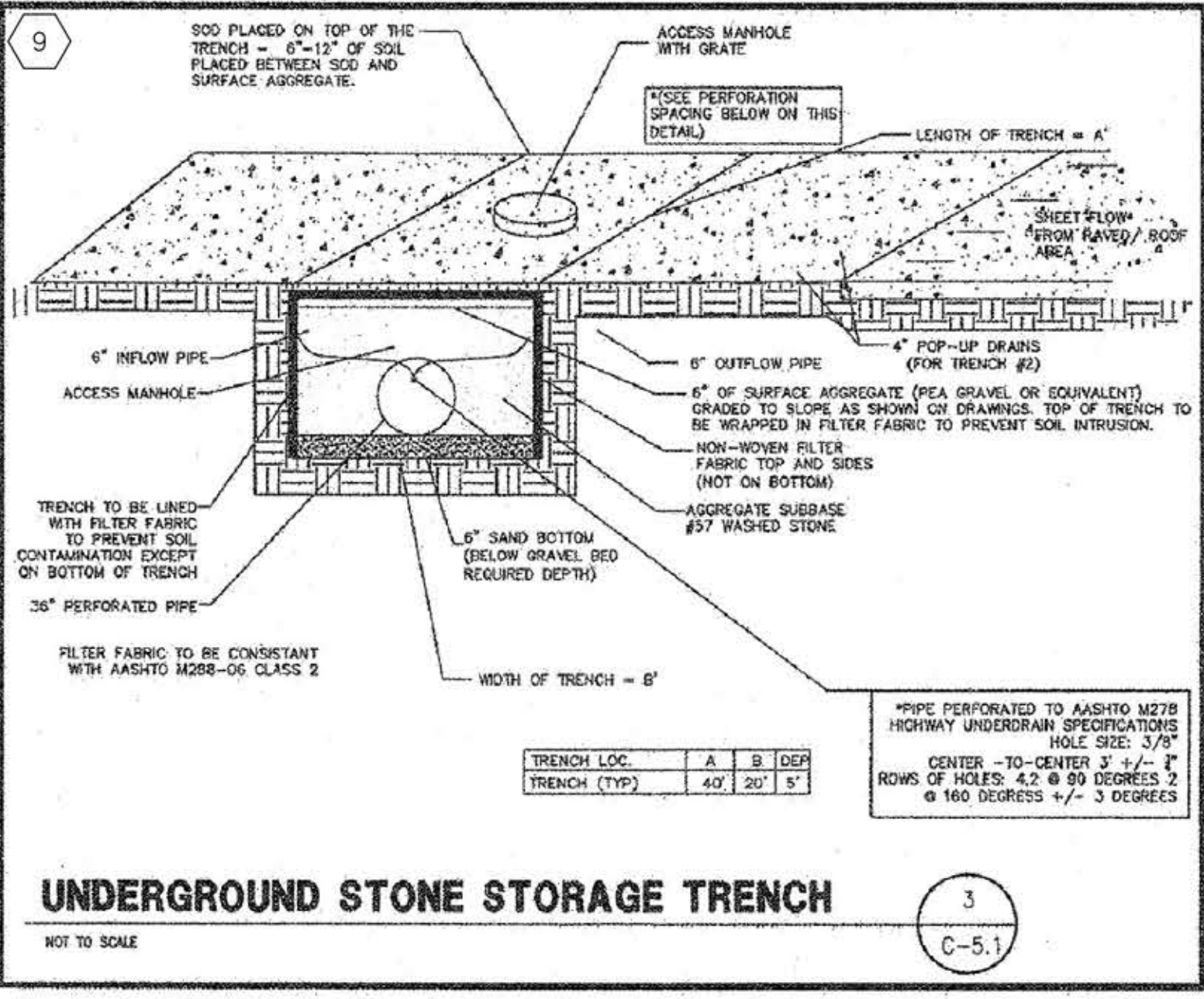
- SURVEY REFERENCES:**
- SUBJECT DEED BOOK 15686, PAGE 4227
 - PLAT BOOK 278, PAGE 660; PLAT BY MCCLUNG SURVEYING, DATED 10/08/2019 FOR FINAL SUBDIVISION PLAT 2930 ROBINSON ROAD
 - SEE ADJOINERS

ADDRESS(S)
2920 ROBINSON ROAD
MARIETTA, GEORGIA, 30068

FLOOD NOTE
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. 13067 C 0129 H DATED NOVEMBER 2, 2012, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

WATER QUALITY CALCULATION

TOTAL IMPERVIOUS SURFACE = 5,439 SQ.FT.
REQUIRED STORAGE = 5,439 x 0.1 = 534.9
TRENCH (x3) = 10' LONG X 10' WIDE X 5' DEEP = 500 CU.FT.
40% VOIDS IN TRENCH = 0.40 x 500 x 3 = 600 CU.FT.



UTILITY NOTE :

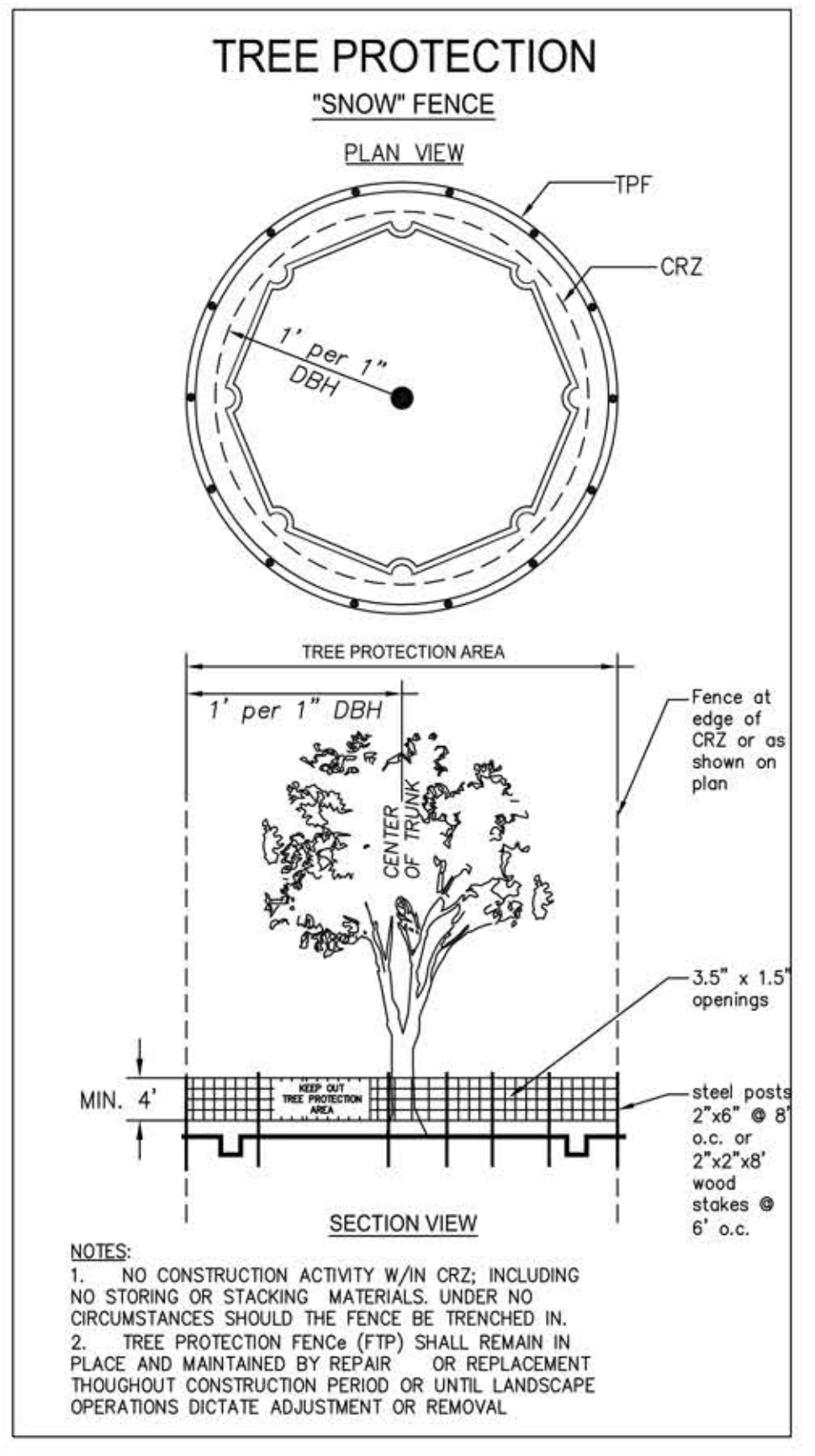
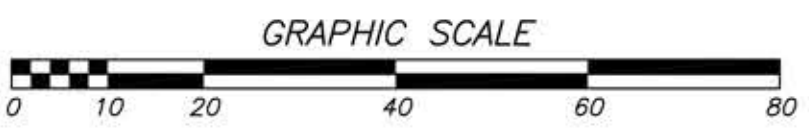
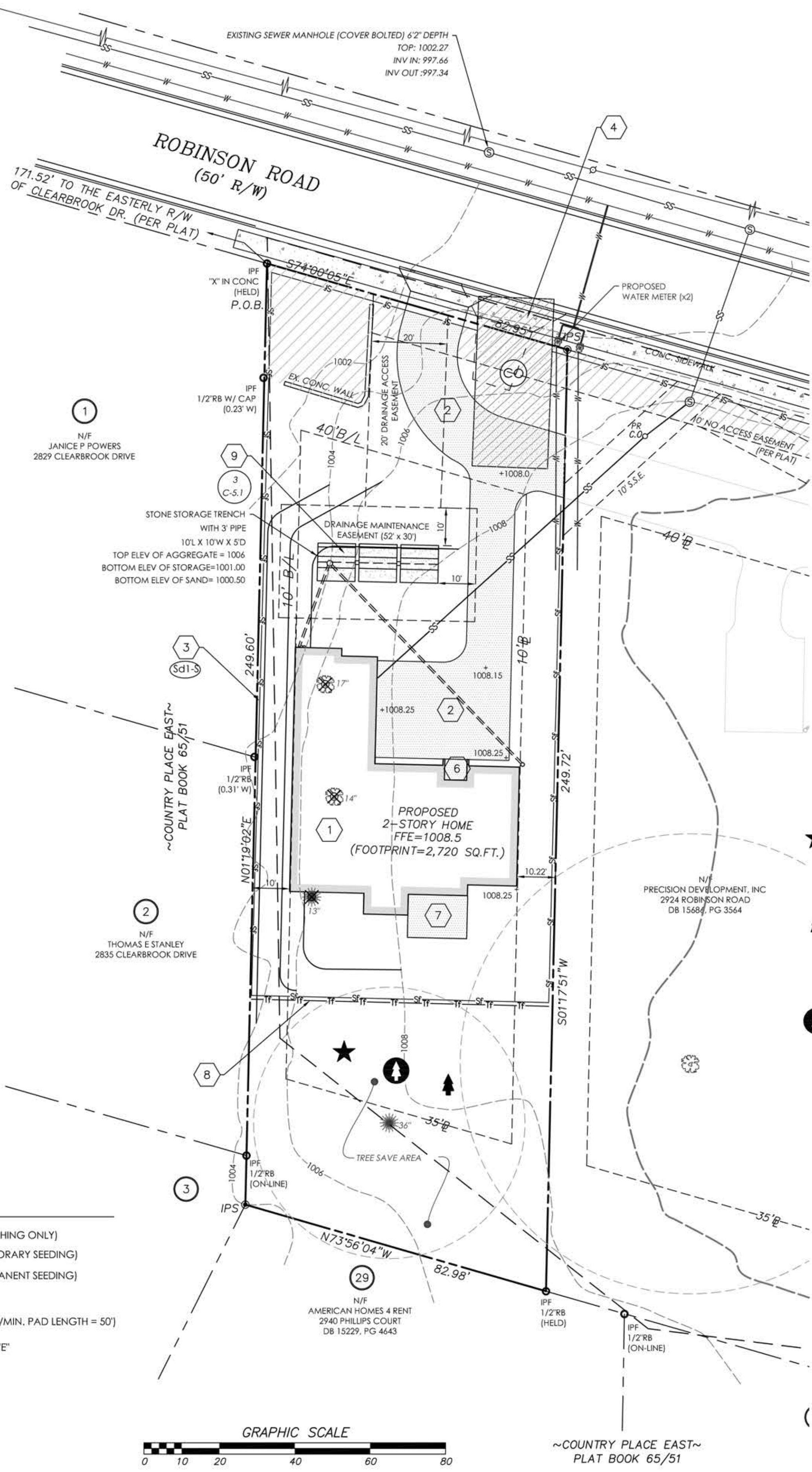
APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON THE BEST AVAILABLE INFORMATION FURNISHED BY EACH UTILITY. MERIDIAN GEOMATICS, LLC, IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 404-623-4344 OR 1-800-282-7411.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. MERIDIAN GEOMATICS, LLC, MAY NOT HAVE FULL ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNKNOWN UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

- LEGEND**
- IRON PIN FOUND
 - 1/2" REBAR SET
 - CORRUGATED 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
 - AIR CONDITIONER
 - NOW OR FORMERLY
 - PERC. TEST (BOREHOLE)
 - 4x4 TRANSFORMER
 - RAIL ROAD TIE WALL

- TREE LEGEND**
- EX. HARDWOOD TREE
 - PINE TREE
 - PECAN TREE
 - OAK TREE
 - PR. TREE TO BE REMOVED

- EROSION CONTROL LEGEND**
- 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 (MIN. PAD WIDTH = 20'/MIN. PAD LENGTH = 50')
 - SD1-S SEDIMENT BARRIER SILT FENCE TYPE "SENSITIVE"
 - SD4 TEMPORARY SEDIMENT TRAP



PLAT SITE PLAN & TREE NOTES

- NO CONSTRUCTION ACTIVITY W/IN CRZ, INCLUDING NO STORING OR STACKING MATERIALS UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
- TREE PROTECTION FENCE (TPF) SHALL REMAIN IN PLACE AND MAINTAINED BY REPAIR OR REPLACEMENT THROUGHOUT CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL.

CRUSHED STONE CONSTRUCTION EXIT

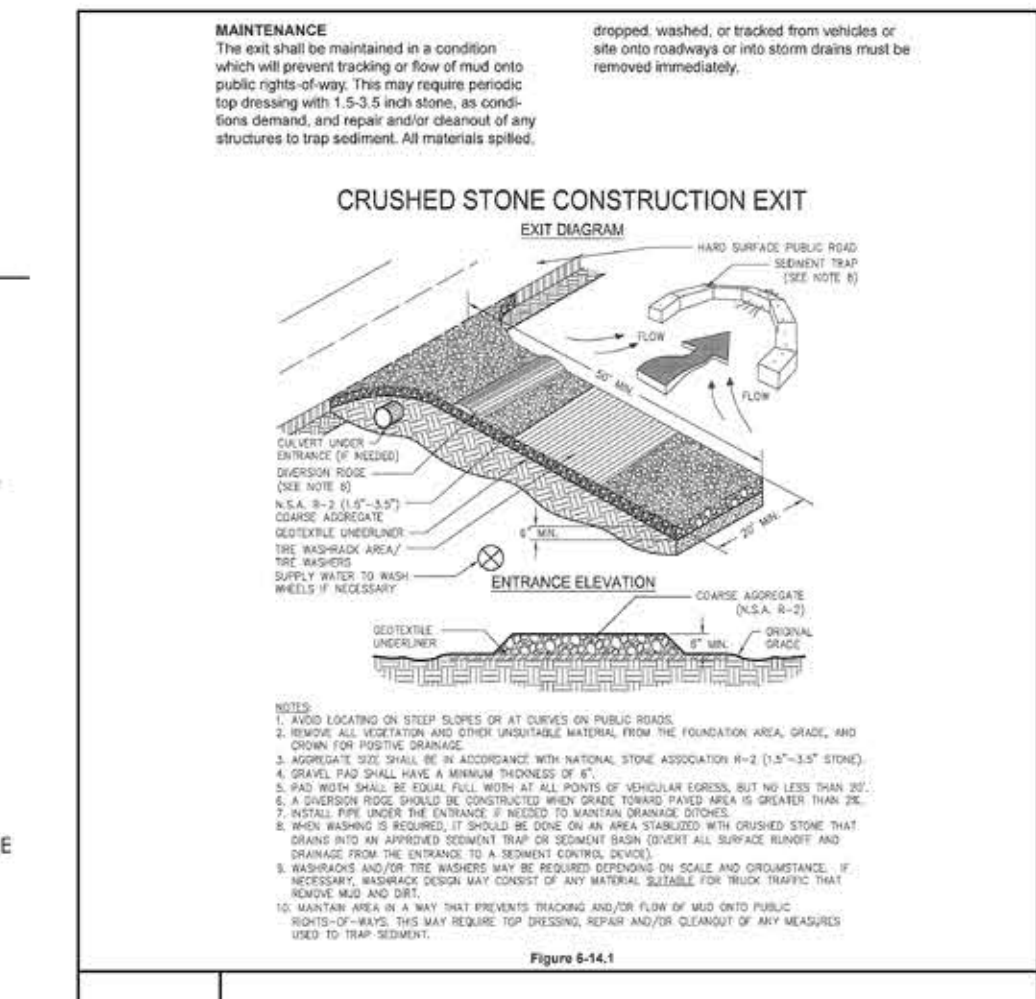
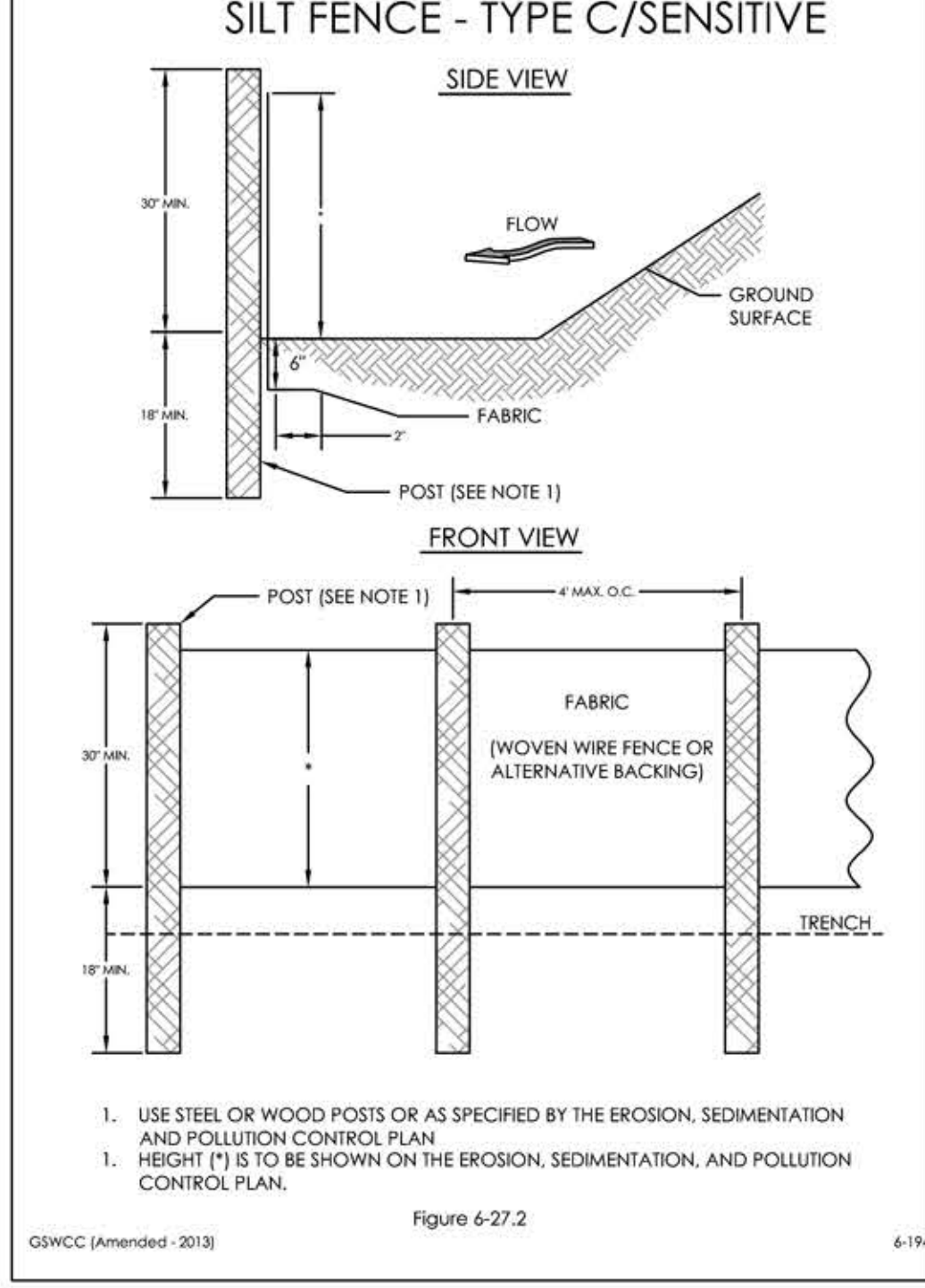
THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3 FEET ABOVE THE LOCAL 100 YR HEADWATER POOL ELEVATION(S), UNLESS POOLING RUNOFF WILL BYPASS THE BUILDING WITH 1.0 FOOT OF FREEBOARD PROTECTION. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW RUNOFF WILL BE DIRECTED TO A REQUIRED STONE STORAGE TRENCH (PER LDP# SPR-2012-00342) IN ACCORDANCE WITH THE APPROVED PLANS AND HYDROLOGY STUDY.

A STORMWATER MAINTENANCE AGREEMENT MUST BE SIGNED & RECORDED PRIOR TO OBTAINING A BUILDING PERMIT. THE HOMES FIRST FLOOR/GARAGE ELEVATION MUST BE 1' ABOVE THE TOP OF CURB.

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA. THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS. THIS MUST BE VERIFIED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST CALL THE COBB I&R SYSTEM AT 770-528-2073 TO REQUEST AN ARBORIST INSPECTION (CODE: S81) AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED. ANY INFRINGEMENTS INTO THE TREE PROTECTION AREAS MUST BE MITIGATED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.

THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. TREE PLANNING LOCATIONS, PLANTING METHODS AND PLANT MATERIAL (SIZE, SPECIES, AND QUALITY) MUST BE IN ACCORDANCE WITH THE APPROVED PLAN. THIS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST CALL THE COBB I&R SYSTEM AT 770-528-2073 TO REQUEST AN ARBORIST INSPECTION (CODE: S81) AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED.

THESE TREES ARE TO BE PLANTED BY THE HOMEOWNER AND INSPECTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NO BOND IS REQUIRED.



LEGAL DESCRIPTION (TRACT 1)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1055 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING TRACT 1, AS SHOWN ON THAT CERTAIN SURVEY OF 2930 ROBINSON ROAD WHICH IS RECORDED IN PLAT BOOK 278, PAGES 660-661, COBB COUNTY, GEORGIA RECORDS, WHICH IS MORE SPECIFICALLY DESCRIBED BELOW:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CLEARBROOK DRIVE AND THE SOUTHERLY RIGHT OF WAY OF ROBINSON ROAD, THENCE LEAVING SAID INTERSECTION AND TRAVELING EASTERLY ALONG THE RIGHT OF WAY OF ROBINSON ROAD 171.52 FEET TO AN IRON PIN FOUND (X' IN CONCRETE) AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG ROBINSON ROAD RIGHT OF WAY SOUTH 74°00'05" EAST A DISTANCE OF 82.95 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°17'51" WEST A DISTANCE OF 249.72 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 73°56'04" WEST A DISTANCE OF 82.98 FEET TO AN IRON PIN SET; THENCE NORTH 01°19'02" EAST A DISTANCE OF 249.60 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,023 SQUARE FEET OR 0.460 ACRES.