

LINE	LENGTH	BEARING
L8	39.91'	S13° 36' 24"E
L9	55.92'	S15° 07' 16"E
L10	81.91'	S13° 38' 51"E
L11	52.47'	S66° 24' 16"W
L12	13.73'	S54° 41' 07"W
L13	25.78'	S85° 54' 26"W
L14	51.87'	S60° 20' 19"W
L15	58.50'	S87° 35' 10"W
L16	85.77'	S72° 11' 09"W
L17	22.87'	S77° 07' 46"W
L18	27.57'	S55° 01' 28"W
L19	32.66'	S69° 18' 34"W
L20	36.60'	N75° 32' 54"W
L21	38.80'	S84° 40' 43"W
L22	71.60'	S75° 26' 53"W

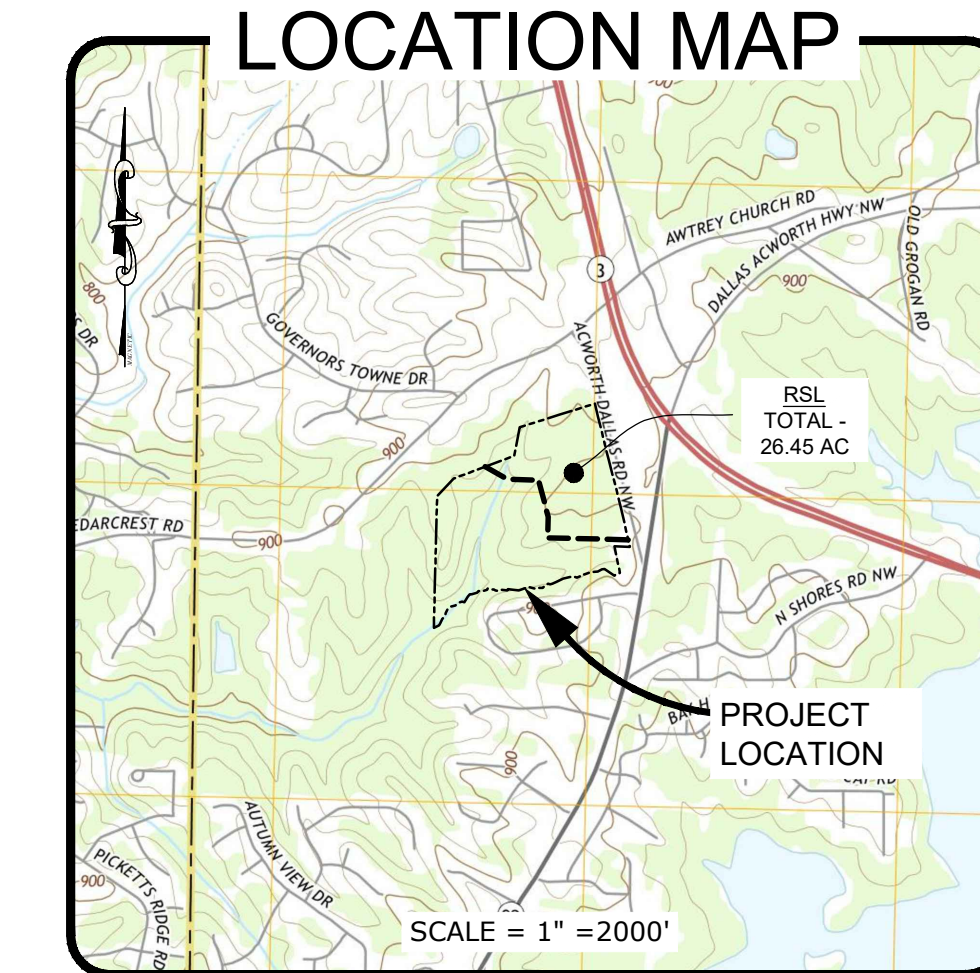
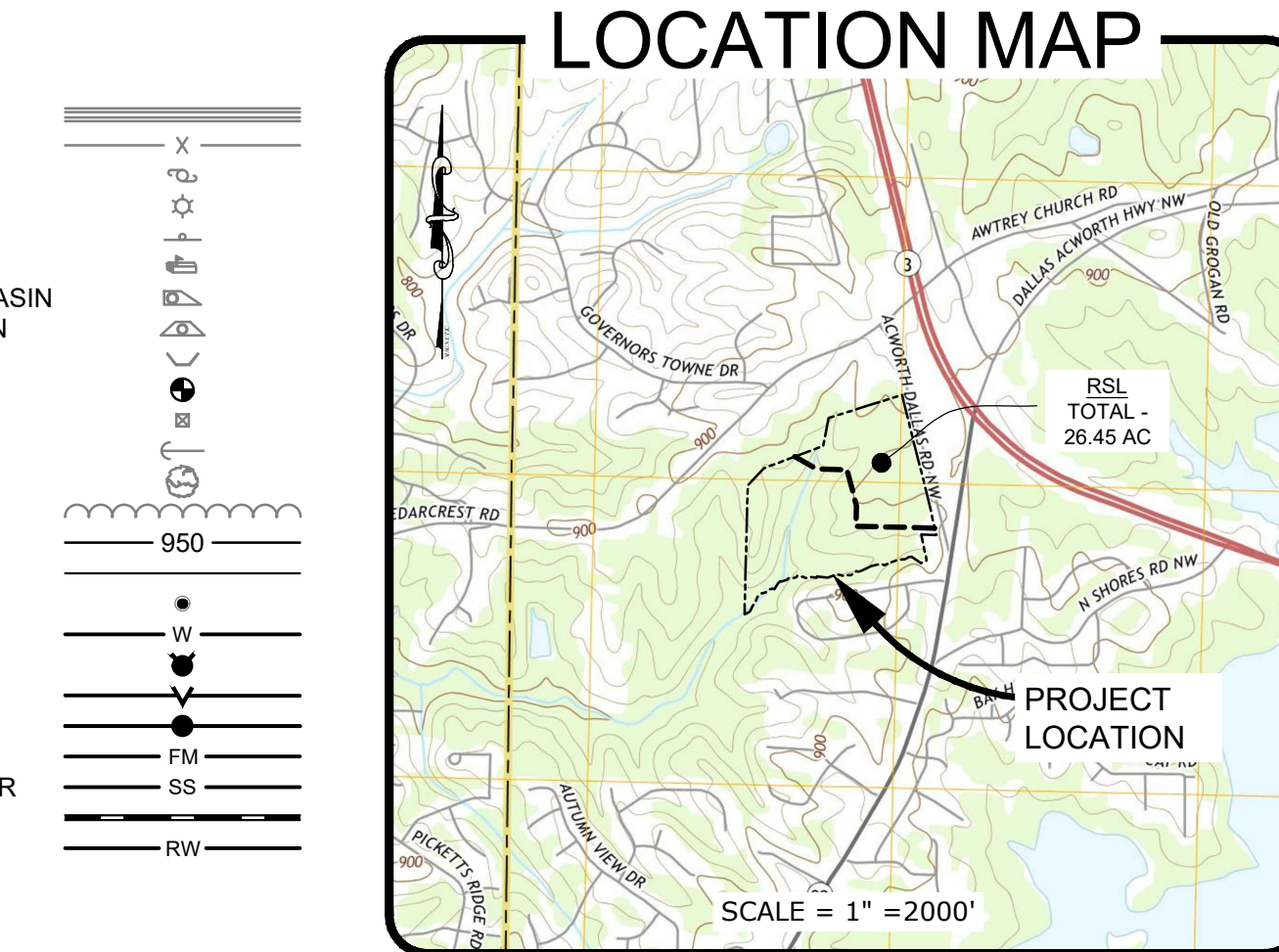
LINE	LENGTH	BEARING
L23	84.21'	S66° 10' 53"W
L24	40.59'	S61° 56' 21"W
L25	25.24'	S76° 42' 05"W
L26	19.01'	N69° 25' 04"W
L27	17.77'	S71° 13' 35"W
L28	32.70'	S53° 33' 25"W
L29	22.40'	S37° 49' 16"W
L30	56.97'	N88° 57' 34"W
L31	31.66'	S73° 29' 54"W
L32	58.67'	N72° 18' 45"W
L33	53.19'	S71° 59' 44"W
L34	58.85'	S71° 27' 14"W
L35	16.22'	S35° 07' 02"W
L36	60.05'	N84° 04' 21"W
L37	27.91'	S71° 23' 08"W

LINE	LENGTH	BEARING
L38	34.36'	N86° 51' 05"W
L39	22.09'	N59° 49' 58"W
L40	39.69'	N83° 44' 19"W
L41	21.69'	N67° 29' 31"W
L42	17.91'	S32° 50' 03"W
L43	34.19'	S69° 01' 58"W
L44	58.57'	S86° 37' 53"W
L45	18.75'	S37° 37' 36"W
L46	60.25'	S71° 51' 02"W
L47	21.77'	N87° 30' 57"W
L48	29.14'	S39° 53' 03"W
L49	70.48'	S31° 39' 20"W
L50	23.00'	N73° 38' 30"W
L51	25.95'	S71° 58' 20"W
L52	56.33'	S56° 57' 16"W

LINE	LENGTH	BEARING
L53	41.63'	S74° 43' 14"W
L54	49.24'	S53° 25' 32"W
L55	42.43'	S26° 40' 26"W
L56	44.70'	S21° 06' 04"W
L57	29.30'	S41° 20' 37"W
L58	48.24'	S24° 18' 36"W
L59	26.04'	S36° 38' 58"W
L60	69.85'	S63° 39' 12"W



Know what's below.
Call before you dig.



SITE NOTES

- TOTAL SITE AREA = 65.61 ACRES
PARCEL ID NOS.: 20004000120, 20004000140, 20004000240, 20004000150, 20004000160, 20004000170, 20007500530, 20007501120, & 200075005200
LOCATED WITHIN LAND LOT 39, 40, 75, & 76, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
- BOUNDARY AND TOPOGRAPHIC INFORMATION CONTAINED ON THIS SITE PLAN FROM SURVEY PREPARED BY CARLTON RAKESTRAW & ASSOCIATES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY MAY EXIST THAT ARE NOT SHOWN.
- EXISTING ZONING: R-20, & GENERAL COMMERCIAL (GC)

MINIMUM LOT SIZE: 20,000 S.F. (R-20), & 20,000 S.F. (GC)
MINIMUM LOT WIDTH AT SETBACK: 75' (R-20), & 60' (GC)
FRONT SETBACK: 35' (R-20), & 40' (GC)
SIDE SETBACK: 10' (R-20), & 10' (GC)
REAR SETBACK: 35' (R-20), & 30' (GC)
MAXIMUM HEIGHT OF STRUCTURES: 35' (R-20) & 4 STORIES (GC)
- PROPOSED ZONING: RESIDENTIAL SENIOR LIVING FACILITIES (RSL)
TOTAL AREA: 26.45 AC
TOTAL UNITS: 116 UNITS
TOTAL IMPERVIOUS AREA: 10.20 AC
STREET WIDTHS: 24' BOC-BOC (PUBLIC) & 22' BOC-BOC (PRIVATE)
ALLEY WIDTHS: 18'
MINIMUM LOT SIZE: N/A
MINIMUM LOT WIDTH AT FRONT SETBACK: N/A
FRONT SETBACK: N/A
SIDE SETBACK: N/A
REAR SETBACK: N/A
MAXIMUM HEIGHT OF STRUCTURES: 35' & 50'
- NO KNOWN CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES ARE KNOWN TO EXIST ON THIS SITE.
- STREAMS REQUIRING UNDISTURBED BUFFER DO EXIST ON SITE.
- STORM WATER MANAGEMENT FOR THE SUBJECT PARCEL WILL BE PROVIDED ON SITE.
- NO EXISTING LANDFILLS EXIST ON THIS SITE.
- A WETLAND STUDY FOR THE SITE HAS NOT BEEN CONDUCTED AT THIS TIME. NO KNOWN WETLANDS EXIST ON SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY WATER SYSTEM.
- WATER SERVICE BY COBB COUNTY WATER SYSTEM.
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NO. 13067C0011H, DATED OCTOBER 5, 2018, THIS PROPERTY IS LOCATED WITHIN BOTH ZONE "A" AND UNSHADED ZONE "X".
- ADDITIONAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.

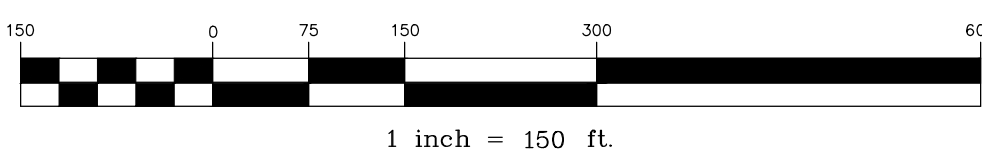
GENERAL NOTES

- INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PRIOR TO BEGINNING WORK THE CONTRACTOR SHALL REQUEST A FIELD LOCATION THROUGH THE UTILITY PROTECTION CENTER AND ANY UTILITY OWNERS THOUGHT TO HAVE FACILITIES IN THE AREA. THE CONTRACTOR SHALL PROMPTLY COMPARE THESE FIELD-MARKED LOCATIONS WITH THE PROJECT PLANS AND THEN NOTIFY THE ENGINEER OF ANY DIFFERENCES AND ANY ANTICIPATED PROBLEMS OR NEED FOR CONTRACT CHANGES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE OR CAUSE THE UTILITY OWNER TO EXCAVATE FOR THE PURPOSE OF DETERMINING EXACT ELEVATIONS OR LOCATIONS AT UTILITY CROSSINGS, AT ALL POINTS OF CONNECTION TO EXISTING UTILITIES AND AT OTHER CRITICAL LOCATIONS WELL IN ADVANCE OF THE WORK UNDER THIS CONTRACT.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO APPLICABLE LAWS, RULES AND REGULATIONS INCLUDING COBB COUNTY DEVELOPMENT REGULATIONS, LATEST EDITION. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SHOWN ON PLANS.
- ALL WORK WITHIN GEORGIA D.O.T. RIGHT-OF-WAY AND/OR COBB COUNTY RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH THE UTILITY ACCOMMODATION POLICY AND STANDARDS (AS AMENDED).
- DEVIATION FROM THESE PLANS AND SPECIFICATIONS, WITHOUT PRIOR WRITTEN CONSENT OF EITHER EDISON ENGINEERING GROUP OR OF COBB COUNTY, MAY RENDER THE WORK UNACCEPTABLE AND REQUIRE REPLACEMENT. CONTRACTOR SHALL INFORM ENGINEER IMMEDIATELY OF ANY ERRORS OR DISCREPANCIES DISCOVERED IN THE PLANS AND SHALL NOT PROCEED WITH ANY WORK IN QUESTION UNTIL THE ISSUE IS RESOLVED WITH ENGINEER.
- ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE, UNLESS PREVIOUSLY OBTAINED BY THE DEVELOPER.

CONTACT INFORMATION

APPLICANT/REPRESENTATIVE
THE WASSERMAN GROUP
CONTACT: STEVE WASSERMAN
4770 ATLANTA RD, S.E. STE 200
ATLANTA, GA 30339
PHONE: 404-895-7111

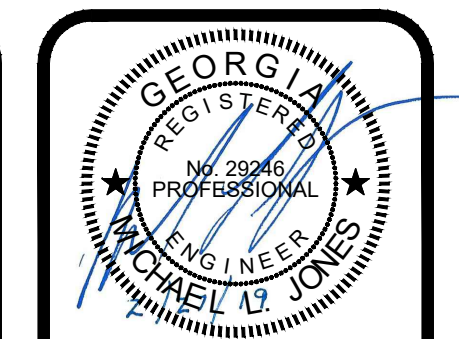
ENGINEER
EDISON ENGINEERING GROUP, LLC
CONTACT: MICHAEL L. JONES, P.E.
2203 MARIETTA HIGHWAY
DALLAS, GEORGIA 30157
PHONE: 770-505-8115
E-MAIL: MJONES@EDISONENG.COM



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REVISION	DATE
5 PER CLIENT COMMENTS	2-27-19

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DESIGN: MLJ
DRAWN: JEP
CHECK: MLJ

BAR BELOW IS 1" LONG FOR SCALES SHOWN ON THIS SHEET. IF NOT 1" LONG ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER	SCALE	DATE
18-019	1" = 150'	10-11-18

REVISION	DATE
1 PER COBB COUNTY COMMENTS	11-12-18
2 MEETING WITH PLANNING COMMISSION & CLIENT	11-14-18
3 UPDATED FEMA FIRM MAP	11-30-18
4 MEETING WITH CLIENT	1-17-19

EDISON ENGINEERING GROUP
MUNICIPAL, ENVIRONMENTAL, LAND PLANNING
2203 Charles Hardy Parkway • Dallas, GA 30157
Office (770) 505-8115

HOMESTEAD COTTAGES
ZONING PLAT
SHEET NO. **Z1**