LINE TABLE		
LINE	LENGTH	BEARING
L1	36.07'	S13° 38' 24"E
L2	20.82'	S13° 37' 16"E
L10	61.91'	S13° 38' 53"E
L11	53.47'	S68° 24' 18"W
L12	13.73'	S54° 41' 37"W
L13	25.70'	S65° 54' 26"W
L14	61.67'	S60° 20' 18"W
L15	59.82'	S60° 20' 12"W
L16	86.77'	S72° 11' 08"W
L17	33.87'	S77° 07' 46"W
L18	37.57'	S89° 01' 26"W
L19	33.89'	S89° 12' 34"W
L20	34.85'	N75° 52' 54"W
L21	36.66'	S84° 40' 43"W
L22	71.46'	S76° 26' 52"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	84.21'	S85° 10' 53"W
L24	40.69'	S81° 55' 21"W
L25	28.24'	S76° 42' 05"W
L26	19.01'	S68° 38' 04"W
L27	17.77'	S71° 13' 55"W
L28	33.79'	S65° 33' 28"W
L29	22.48'	S57° 49' 15"W
L30	39.67'	N86° 57' 34"W
L31	51.99'	S72° 38' 54"W
L32	99.67'	N72° 18' 45"W
L33	53.18'	S71° 59' 44"W
L34	39.55'	S71° 27' 14"W
L35	16.32'	S66° 07' 02"W
L36	80.09'	N54° 04' 21"W
L37	27.81'	S71° 32' 06"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	34.36'	N86° 51' 06"W
L39	32.89'	N39° 48' 54"W
L40	36.53'	N53° 44' 18"W
L41	21.53'	N87° 28' 21"W
L42	17.20'	S22° 20' 02"W
L43	34.19'	S59° 31' 58"W
L44	59.37'	S86° 37' 53"W
L45	19.76'	S57° 31' 28"W
L46	60.25'	S71° 31' 32"W
L47	31.77'	N87° 30' 57"W
L48	28.14'	S39° 31' 03"W
L49	76.48'	S21° 39' 20"W
L50	23.80'	N73° 39' 29"W
L51	69.80'	S71° 59' 20"W
L52	96.37'	S89° 57' 16"W

LINE TABLE		
LINE	LENGTH	BEARING
L53	41.53'	S74° 42' 14"W
L54	48.04'	S83° 28' 32"W
L56	43.42'	S33° 40' 28"W
L56	44.70'	S31° 36' 04"W
L57	39.35'	S41° 20' 37"W
L58	48.24'	S39° 18' 38"W
L59	18.04'	S59° 36' 26"W
L60	59.66'	S62° 29' 12"W

811 Know what's below. Call before you dig.

ENTRANCE GATES ARE LOCATED ON STREETS A AND C1. ENTRANCE MONUMENTS ARE LOCATED ON STREET A.

ALL PUBLIC ROADS SHALL HAVE 50' R/W

CONTACT INFORMATION

APPLICANT/REPRESENTATIVE
THE WASSERMAN GROUP
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ATLANTA, GA 30339
PHONE: 404-885-1111

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

LEGEND

PERM. EASEMENT	CONCRETE FLUME
CONST. EASEMENT	FENCE LINE
PROPERTY LINE	UTILITY POLE
BUILDING SETBACK	LIGHT POLE
STREAM BUFFER	SIGN
STREAM BUFFER	MAILBOX
CREEK/STREAM	SINGLE-WING CATCH BASIN
SILT FENCE TYPE NS	DBL-WING CATCH BASIN
SILT FENCE TYPE S	HEADWALL
CLEARING LIMITS	BENCHMARK
TREE PROTECTION	R.O.W. MONUMENT
EXIST. CONTOUR - MJR	GUY WIRE
EXIST. CONTOUR - MNR	TREE
FIBER OPTIC	TREELINE
BURIED GAS LINE	EXIST. CONTOUR - MJR
BURIED CABLE TV	EXIST. CONTOUR - MNR
BURIED TELEPHONE	PROP. WATER METER
BURIED ELECTRIC	PROP. WATER LINE
OVERHEAD ELECTRIC	PROP. FIRE HYDRANT
WATER METER	PROP. WATER VALVE
WATER LINE	PROP. AIR REL. VALVE
FIRE HYDRANT	PROP. FORCEMAIN
WATER VALVE	PROP. SANITARY SEWER
FORCEMAIN	PROP. STORM SEWER
SANITARY SEWER	PROP. REUSE WATER
STORM SEWER	
REUSE WATER	

LOCATION MAP

SITE NOTES

1. TOTAL SITE AREA = 85.51 ACRES
PARCEL ID NOS. 20004000120, 20004000140, 20004000240, 20004000150, 20004000160, 20004000170, 20007500530, 20007501120, & 20007500200
LOCATED WITHIN LAND LOT 39, 40, 75, & 76, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
2. 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.
3. EXISTING ZONING: R-20, R-30, & GENERAL COMMERCIAL (GC)
MINIMUM LOT SIZE: 20,000 S.F. (R-20), 30,000 S.F. (R-30), & 20,000 S.F. (GC)
MINIMUM LOT WIDTH AT SETBACK: 75' (R-20), 75' (R-30), & 60' (GC)
FRONT SETBACK: 35' (R-20), 40' (R-30), & 40' (GC)
SIDE SETBACK: 10' (R-20), 12' (R-30), & 10' (GC)
REAR SETBACK: 30' (R-20), 40' (R-30), & 30' (GC)
MAXIMUM HEIGHT OF STRUCTURES: 35' (R-20 & R-30) & 4 STORIES (GC)
5. PROPOSED ZONING: RESIDENTIAL SENIOR LIVING FACILITIES (RSL) & MULTIPLE-FAMILY (RM-8)
TOTAL AREA: 26.98 (RSL) & 58.65 (RM-8)
TOTAL UNITS: 108 (RSL) & 121 (RM-8)
TOTAL IMPERVIOUS AREA: 12.11 ACRES (RSL) & 10.93 ACRES (RM-8)
STREET WIDTHS: 24' BOC-BOC
ALLEY WIDTHS: 16' & 20'
MINIMUM LOT SIZE: N/A (RSL)
MINIMUM TRACT SIZE: 80,000 S.F. (RM-8)
MINIMUM LOT WIDTH AT FRONT SETBACK: N/A (RSL) & 75' (RM-8)
FRONT SETBACK: N/A (RSL) & 40' OR 50' (RM-8)
SIDE SETBACK: N/A (RSL) & 30' (RM-8)
REAR SETBACK: N/A (RSL) & 30' (RM-8)
MAXIMUM HEIGHT OF STRUCTURES: 35' & 50' (RSL) & 40' (RM-8)
6. NO KNOWN CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES ARE KNOWN TO EXIST ON THIS SITE.
7. STREAMS REQUIRING UNDISTURBED BUFFER DO NOT EXIST ON SITE.
8. STORM WATER MANAGEMENT FOR THE SUBJECT PARCEL WILL BE PROVIDED ON SITE.
9. NO EXISTING LANDFILLS EXIST ON THIS SITE.
10. A WETLAND STUDY FOR THE SITE HAS NOT BEEN CONDUCTED AT THIS TIME. NO KNOWN WETLANDS EXIST ON SITE.
11. SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY WATER SYSTEM.
12. WATER SERVICE BY COBB COUNTY WATER SYSTEM.
13. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NO. 13067C0011H, DATED DECEMBER 19, 2006, THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X".
14. ADDITIONAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.

GENERAL NOTES

1. 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.
2. 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.
3. 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).
4. 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.
5. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE, UNLESS PREVIOUSLY OBTAINED BY THE DEVELOPER.

RECEIVED
OCT 29 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED

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GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL L. JONES 21268

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

REVISION	DATE
△	

EDISON ENGINEERING GROUP
MUNICIPAL • ENVIRONMENTAL
2203 Marietta Highway, Dallas, GA 30157
Office: (770) 505-8115

HOMESTEAD COTTAGES

HOMESTEAD COTTAGES
ZONING PLAT

SHEET NO.
Z1

Z-70 (2018)

J:\2018\18-019 HOMESTEAD COTTAGES\dwg\ZONING PLAT_10-11-18.dwg, 10/29/2018 5:16:46 PM