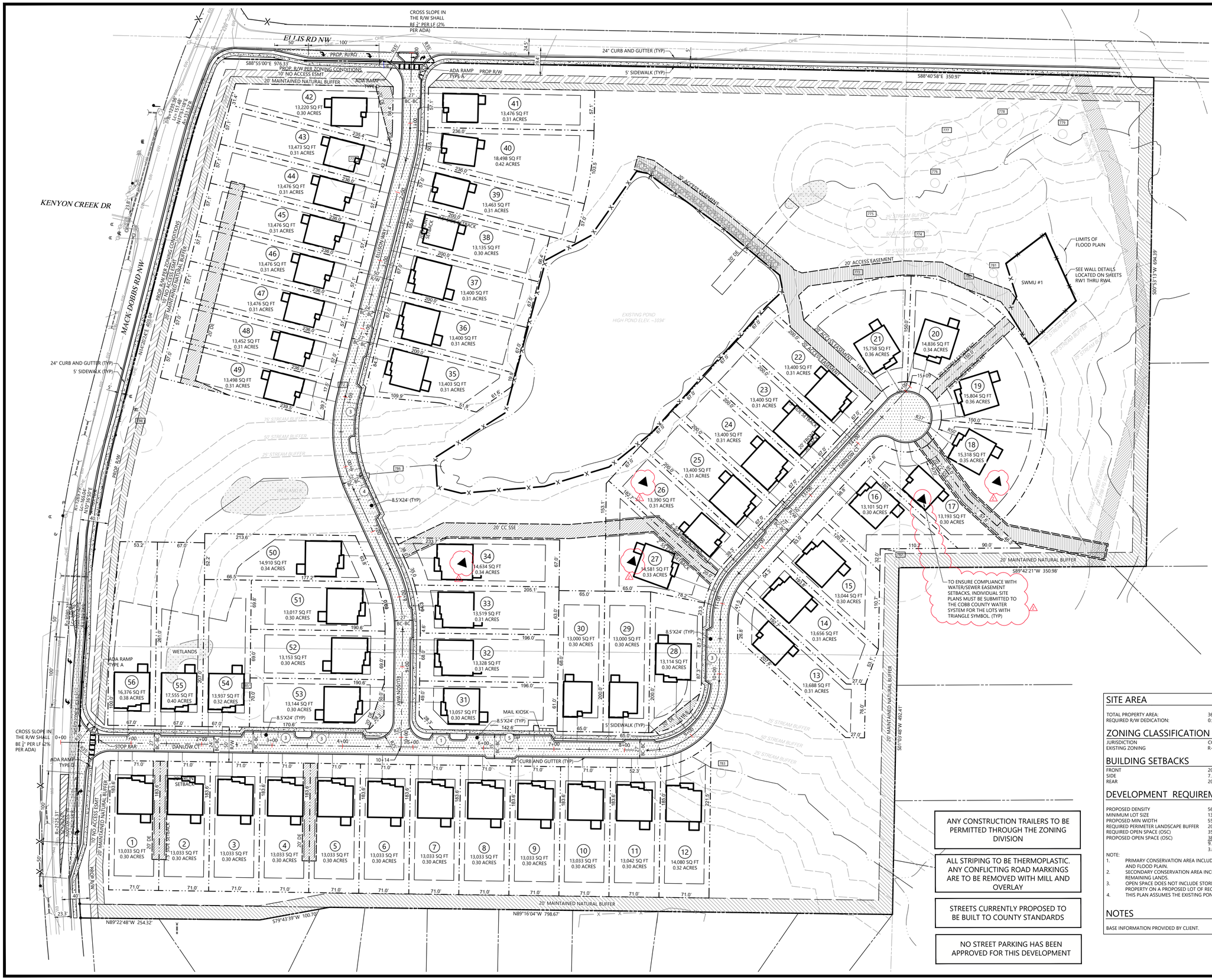

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR ADA RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

ANY ENTRANCE SIGNAGE FOR THE PROPOSED COMMUNITY SHALL BE GROUND BASED, MONUMENT-STYLE SIGNAGE, AND SHALL CONSIST OF BRICK, STONE, STACKED STONE, OR COMBINATIONS THEREOF, WITH ACCENTS.

STREETS INSTALLED WITHIN THE PROPOSED COMMUNITY SHALL HAVE DOWN LIGHTING, SHALL BE ENVIRONMENTALLY SENSITIVE, AND SHALL BE THEMED TO THE ARCHITECTURE AND STYLE OF THE RESIDENCES, AS OFFERED BY THE POWER PROVIDER

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION

ALL STRIPING TO BE THERMOPLASTIC. ANY CONFLICTING ROAD MARKINGS ARE TO BE REMOVED WITH MILL AND OVERLAY

STREETS CURRENTLY PROPOSED TO BE BUILT TO COUNTY STANDARDS

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

SITE AREA

TOTAL PROPERTY AREA:	36.1± AC
REQUIRED R/W DEDICATION:	0.9± AC

ZONING CLASSIFICATION

JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20/OSC

BUILDING SETBACKS

FRONT	20' (PER ZONING PLAN)
SIDE	7.5' (PER ZONING PLAN)
REAR	20' (PER ZONING PLAN)

DEVELOPMENT REQUIREMENTS / PROPOSAL

PROPOSED DENSITY	56 LOTS
MINIMUM LOT SIZE	13,000 SF (PER CONDITIONS)
PROPOSED MIN WIDTH	55'
REQUIRED PERIMETER LANDSCAPE BUFFER	20'
REQUIRED OPEN SPACE (OSC)	35% (12.32 AC)
PROPOSED OPEN SPACE (OSC)	38.3% (13.5 AC)
	9.7 AC (71.8%) PRIMARY CONSERVATION AREA
	3.8 AC (28.2%) SECONDARY CONSERVATION AREA

NOTE:
1. PRIMARY CONSERVATION AREA INCLUDES WETLANDS, STREAM BUFFERS, STEEP SLOPES AND FLOOD PLAIN.
2. SECONDARY CONSERVATION AREA INCLUDES AMENITY AREAS, UNDEVELOPED AND REMAINING LANDS.
3. OPEN SPACE DOES NOT INCLUDE STORM WATER FACILITIES, PROPOSED R/W, OR ANY PROPERTY ON A PROPOSED LOT OF RECORD.
4. THIS PLAN ASSUMES THE EXISTING POND WILL BE USED FOR STORMWATER.

NOTES

BASE INFORMATION PROVIDED BY CLIENT.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
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770-741-0218

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866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
COA# PE0005804

LAND LOT 179 & 180, 20TH DISTRICT | ELLIS RD & MACK DOBBS RD | COBB COUNTY, GA

RESERVE AT HICKORY WALK
TAYLOR MORRISION OF GEORGIA, LLC
SPR-2023-00368 CONSTRUCTION PLANS
SITE PLAN

DATE	
08/29/2023	
1	REVISIONS PER COMMENTS 11/07/2023
2	REVISIONS PER COMMENTS 12/14/2023

REVISIONS

GEORGIA REGISTERED No. PE047350 PROFESSIONAL ENGINEER MICHAEL S. VICKERY

COBB COUNTY GEORGIA

SCALE: 1"=60'

DRAWN BY: BB
CHECKED BY: BJT
PROJECT MANAGER: MV
JOB #: 23001569
PERMIT: SPR-2023-00368
SHEET DATE: 08/26/2024

C200

NOT-ISSUED-FOR-CONSTRUCTION

CAD FILE: 23001569-C200 SITE PLAN

FILE NAME: K:\23001569-Ellis Road Tract\CWD\Engineering\04 PRODUCTION\23001569-C200 SITE PLAN.dwg LAST SAVED BY: mmccarty 2/4/2024 5:48 PM PLOTTED BY: Michael Mccarty 2/4/2024 PLOT STYLE: ATWELL.CTB