

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	U.T. - UNDERGROUND TELEPHONE LINE
	G. - GAS LINE
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	U.E. - UNDERGROUND ELECTRICAL LINE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B. - POWERBOX
	W. - WATER LINE

**GENERAL SITE NOTES:**

- TOTAL SITE AREA = 5.69 ACRES
- TOTAL DISTURBED AREA = 5.42 ACRES
- TOTAL NUMBER OF PROPOSED LOTS = 45 LOTS
- DENSITY = 7.91 UNITS PER ACRE
- AMENITY AREA PACKAGE TO BE PERMITTED AND APPROVED UNDER A SEPARATE PERMIT.
- OWNER:  
PARAN HOMES, LLC  
3005 BRECKINRIDGE BLVD.  
DULUTH, GEORGIA  
30096
- 24-HOUR CONTACT:  
DAVID CARAGHER  
770-231-2122
- ZONING = MDR
- BUILDING SETBACKS:  
FRONT = 15' (MDR ZONING REQ'D = 35')  
REAR = 15' (MDR ZONING REQ'D = 20')  
SIDE = 10' (AS REQ'D BY MDR ZONING)
- MIN. LOT WIDTH (AT BUILDING LINE) = 20'  
MIN. LOT WIDTH (END UNITS) = 30'  
MIN. LOT AREA = 1,800 S.F.  
MAX. LOT AREA = 2,400 S.F.
- MAX. BUILDING HEIGHT = 30' (AS DEFINED IN INTERNATIONAL FIRE CODE, CURRENT ED.)
- IMPERVIOUS AREA = 2.9 AC. / 5.69 AC. = 50.96%
- OPEN SPACE PROVIDED = 1.52 AC. / 5.69 AC. = 26.7%
- ALL STORM WATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNERS RESPONSIBILITY.
- ALL DRIVEWAYS WILL BE A MINIMUM 22' IN LENGTH (MEASURED FROM BACK EDGE OF SIDEWALK) AND 20' IN WIDTH
- PARKING REQUIREMENTS: 0.5 SPACES/45 UNITS = 22.5 SPACES
- PARKING PROVIDED = 24

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

TABLE OF DEDICATION	
STREET NAME	L.F.
ROAD A	1184.50

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 & 130056, MAP NUMBER # 13067 C 0177 G DATED DECEMBER 16, 2008.

BENCHMARK: TOP OF FIRE HYDRANT  
ELEV. = 931.95  
TOP OF FIRE HYDRANT LOCATED ON SWEETWATER AVENUE EAST OF INTERSECTION WITH C.H. JAMES PARKWAY

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/14,124; ANGULAR ERROR: 6" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE; LINEAR PRECISION OF THIS PLAT: 1/104,751. MATTERS OF TITLE ARE EXCEPTED.

**"CERTIFICATE OF PRELIMINARY PLAT APPROVAL"**

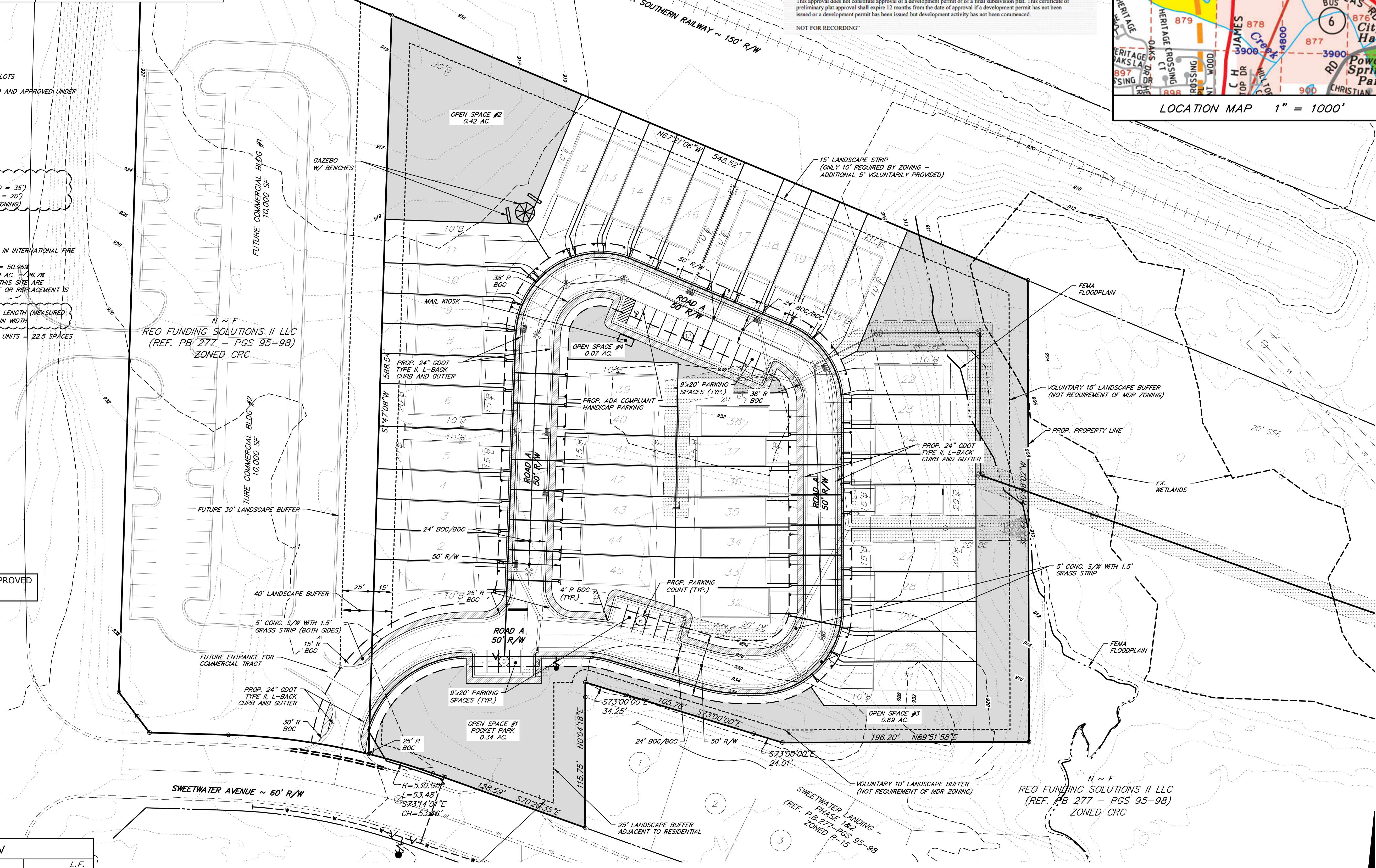
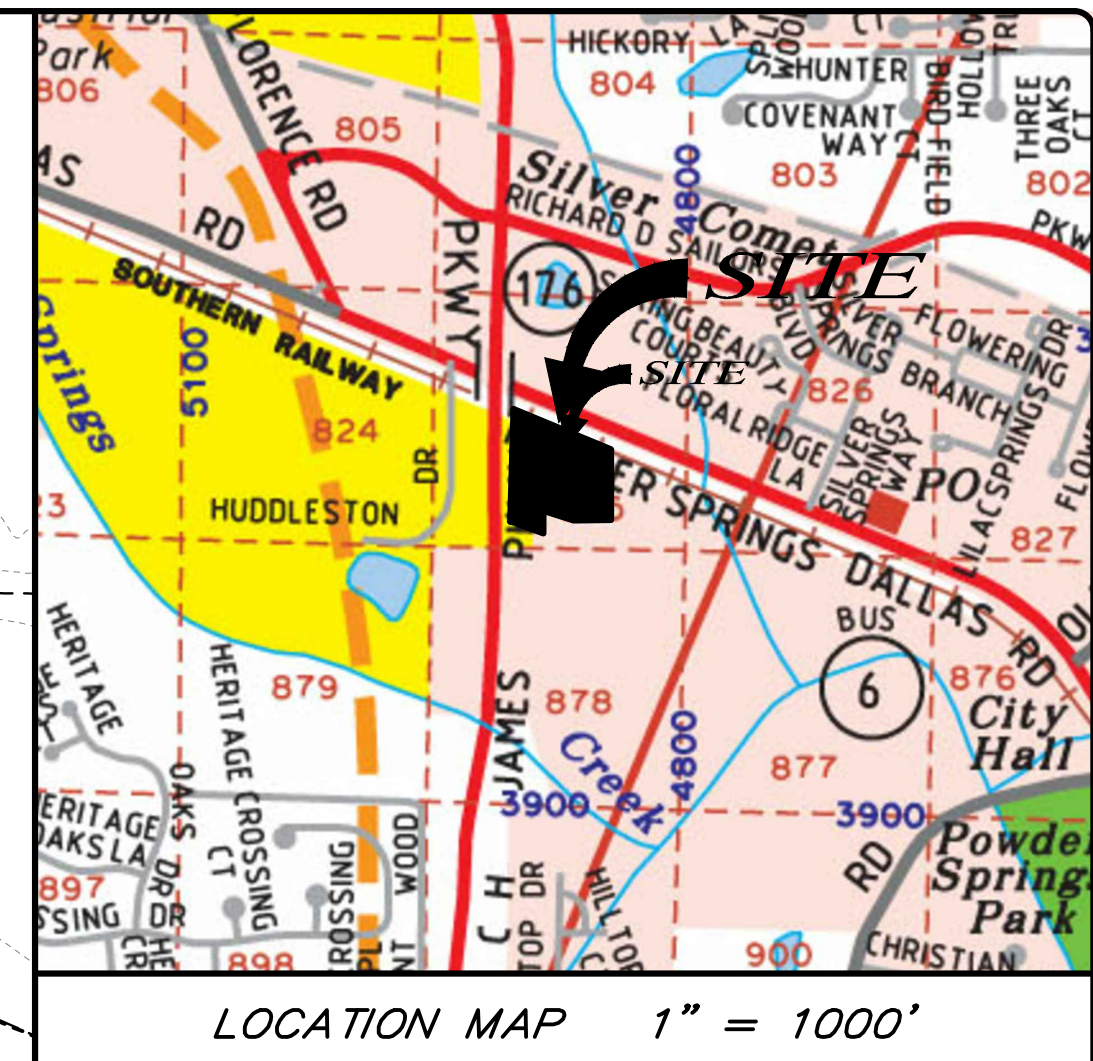
All applicable requirements of the Powder Springs Unified Development Code relative to preliminary platting having been fulfilled, approval of this preliminary plat is hereby granted by the Powder Springs Director of Community Development and the Director of Public Works subject to further compliance with all provisions of said development regulations.

Director of Community Development (or designee)  
Date: \_\_\_\_\_

Director of Public Works (or designee)  
Date: \_\_\_\_\_

This approval does not constitute approval of a development permit or of a final subdivision plat. This certificate of preliminary plat approval shall expire 12 months from the date of approval if a development permit has not been issued or a development permit has been issued but development activity has not been commenced.

NOT FOR RECORDING



24 HR. PHONE & EMERGENCY CONTACT:  
DAVID CARAGHER  
770-231-2122

OWNER/DEVELOPER:  
PARAN HOMES, LLC  
3005 BRECKINRIDGE BLVD.  
DULUTH, GEORGIA  
30096



**Gaskins**  
SURVEYING COMPANY, INC.  
ENGINEERING/CONSULTING PROJECT MGMT

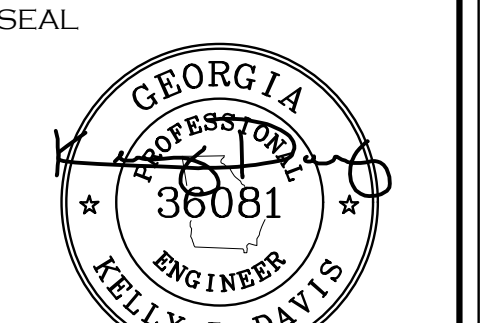
Phone: (770) 424-7168  
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1266 Powder Springs Road  
Marietta, Georgia 30064  
WWW.GASKINSURVEYING.COM

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**SWEETWATER LANDING TOWNHOMES**  
LAND LOTS 825, 878, 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA  
ZONED MDR (CASE #PZ 18-009, PZ 18-018, PZ 18-010)

REVISIONS		
REV.	DATE	REVISION REFERENCE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE  
**PRELIMINARY PLAT**



GASWCC LIV. II CERT # 21538	PROJECT I.D. 1801067	FIELD BOOK
DRAWN BY RAH	CHECKED BY KBD	
SCALE 1"=40'	ISSUE DATE 10/05/2018	
SHEET NUMBER		

**02**

ISSUED FOR CONSTRUCTION

Drawing name: P:\Paran Homes\Sweetwater Landing Townhomes\Engineering\Submittal\Sweetwater - PRELIM.dwg Plotted on: Nov 06, 2018 - 12:25pm Plotted By: Kelly Davis