5/12/2022   3:08:24 PM   P:\Marietta\1476 City of Powder Springs\1476.013 Richard Sailors at Powder Springs and Forest Hill\Engineering\Design\1476.013_Right Of Way Cover.dwg
USER:Eric Brisse

COUNTY	CROY REFERENCE NUMBER	SHEET NO.	TOTAL SHEETS
COBB	1476.013	###	###

LOCATION SKETCH

N

7 Cobb

PROJECT LOCATION

NOT TO SCALE
THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

FUNCTIONAL CLASS: MINOR ARTERIAL

THIS PROJECT IS 100% IN COBB COUNTY IN CONG. DIST. NO. 19TH.

LAND LOTS: 869, 870, 871
LAND DISTRICT: 2ND

NOTE:
PROJECT TO BE CONSTUCTED AS PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2021 EDITION, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND MODIFIED BY CONTRACT DOCUMENTS.
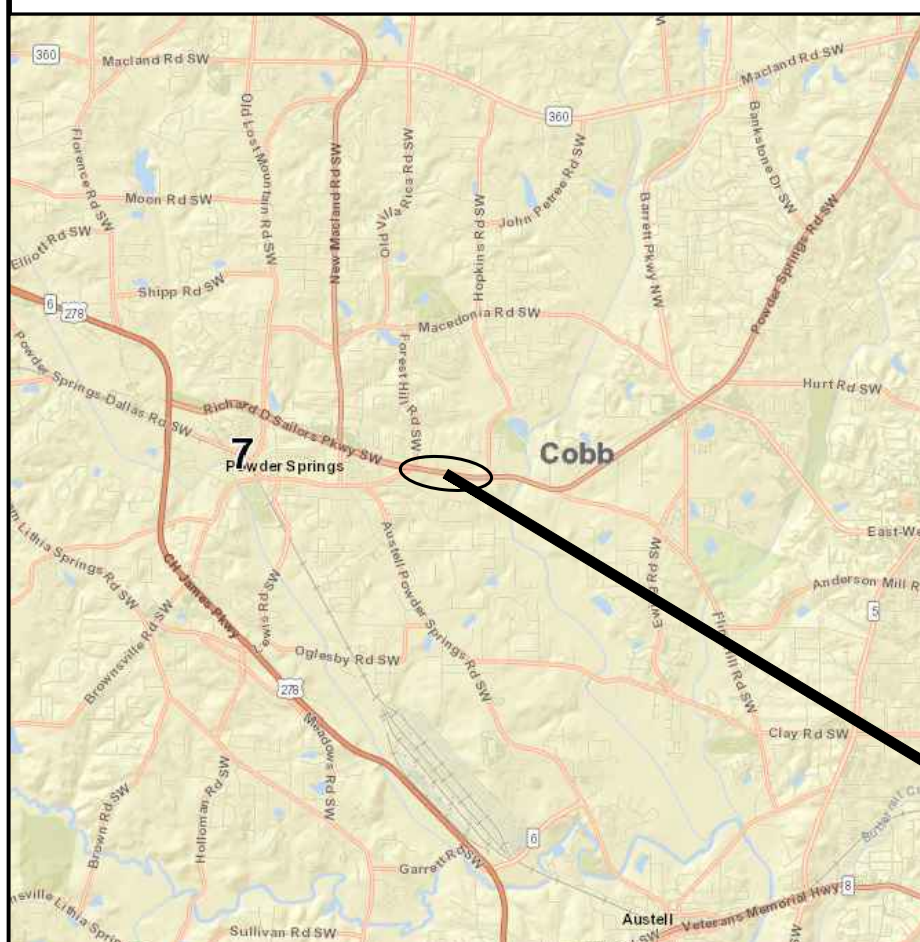
CITY OF POWDER SPRINGS
RIGHT OF WAY PROPOSED
POWDER SPRINGS ROAD SAFETY IMPROVEMENTS

PROJECT NO. 1476.013

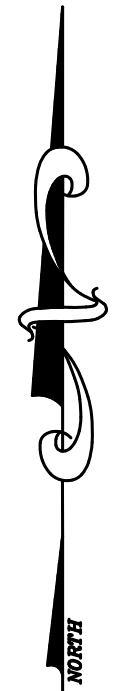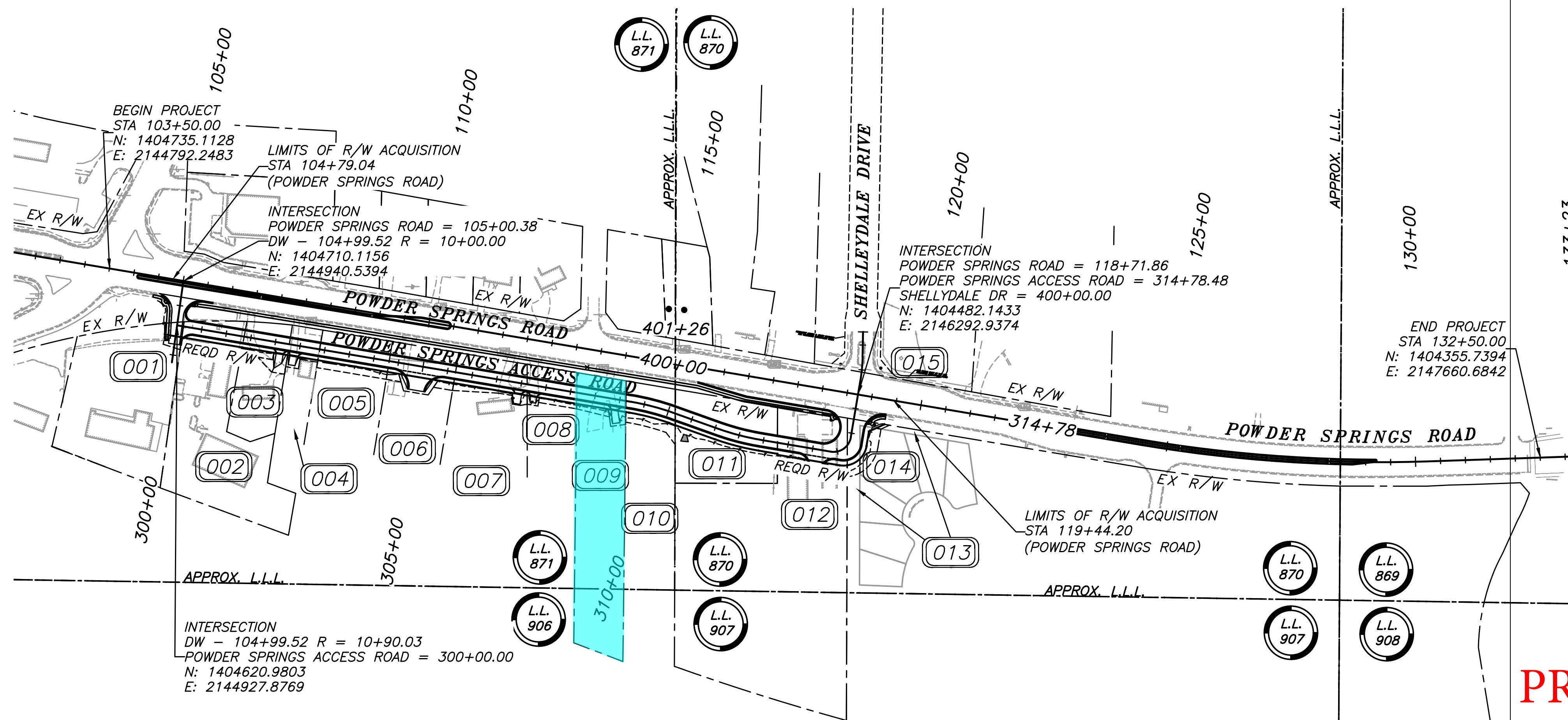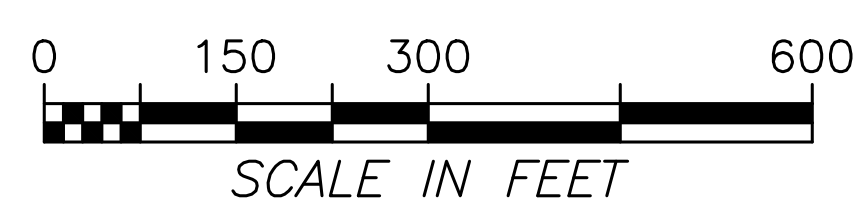### CONVENTIONAL SIGNS

STATE OR COUNTY LINE . . . .
CITY LIMIT LINE . . . .
LAND LOT LINE . . . .
PROPERTY LINE . . . .
SURVEY OR BASE LINE . . . .
RIGHT OF WAY LINE
   EXISTING . . . .
   REQUIRED . . . .
   LIMIT OF ACCESS . . . .
   REQD R/W & LIMIT OF ACCESS . . .
   R/W MARKERS . . . .
FENCE . . . .
RAILROAD . . . .
POWER LINE . . . .
TELEPHONE LINE . . . .
POWER POLES . . . .
TELEPHONE OR TELEGRAPH POLES . . . .

BEGIN PROJECT
STA 103+50.00
N: 1404735.1128
E: 2144792.2483

LIMITS OF R/W ACQUISITION
STA 104+79.04
(POWDER SPRINGS ROAD)

INTERSECTION
POWDER SPRINGS ROAD = 105+00.38
DW - 104+99.52 R = 10+00.00
N: 1404710.1156
E: 2144940.5394

INTERSECTION
POWDER SPRINGS ROAD = 118+71.86
POWDER SPRINGS ACCESS ROAD = 314+78.48
SHELLYDALE DR = 400+00.00
N: 1404482.1433
E: 2146292.9374

END PROJECT
STA 132+50.00
N: 1404355.7394
E: 2147660.6842

LIMITS OF R/W ACQUISITION
STA 119+44.20
(POWDER SPRINGS ROAD)

INTERSECTION
DW - 104+99.52 R = 10+90.03
POWDER SPRINGS ACCESS ROAD = 300+00.00
N: 1404620.9803
E: 2144927.8769

POWDER SPRINGS ROAD
POWDER SPRINGS ACCESS ROAD
SHELLEYDALE DRIVE

EX R/W   REQD R/W   EX R/W

L.L. 871   L.L. 870   L.L. 871   L.L. 870   L.L. 906   L.L. 907   L.L. 870   L.L. 869   L.L. 907   L.L. 908

APPROX. L.L.L.

CROY

200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: ▮▮▮▮   FAX: ▮▮▮▮

PRELIMINARY

		MILES
LENGTH OF RIGHT OF WAY PROJECT	COUNTY NO. 67	
NET LENGTH OF RIGHT OF WAY		0.28
NET LENGTH OF BRIDGES		0.00
NET LENGTH OF EXCEPTIONS		0.00
GROSS LENGTH OF PROJECT		0.55

0   150   300   600
SCALE IN FEET

PLANS PREPARED BY: CHRIS RIDEOUT, P.E.

DESIGN

PLANS COMPLETED: 05-04-2022

REVISIONS	SHEETS		
05-12-2022	60-02		

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

DRAWING No.
60-01

Station labels: 105+00, 110+00, 115+00, 120+00, 125+00, 130+00, 133+23, 300+00, 305+00, 310+00, 314+78, 400+00, 401+26, 314+78

Parcels: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015

CROY REFERENCE NUMBER	COUNTY
1476.013	COBB

PRELIMINARY

1-STORY SINGLE FAMILY

109+00 110+00 111+00 112+00 113+00 114+00

EX R/W   EX R/W

EX R/W   EX SIDEWALK   18" RCP   EX SIDEWALK   18" RCP

N: 1404643.6898
E: 2145334.5967

N: 1404560.5779
E: 2145827.6408

POWDER SPRINGS ROAD
S80°25'54.00"E
2448.869

P.O.B. #1 (008)
307+05.06
39.70 L

P.O.B. #1 (009)
308+06.37
39.77 L

P.O.B. #1 (010)
309+06.27
39.73 L

P.O.B. #1 (006)
304+31.08
39.69 L

P.O.B. #1 (007)
305+66.08
39.62 L

EX R/W   18" RCP   CONC   24" RCP   CONC   ASPHALT

005-L1   006-L1   EX R/W   007-L1   008-L1   EX R/W   009-L1   010-L1

MATCHLINE 108+50 (SEE SHEET 60-02)
MATCHLINE 114+50 (SEE SHEET 60-04)

P.O.B. #2 (005)
P.O.B. #2 (006)
304+31.29
22.00 R

P.O.B. #3 (006)
P.O.B. #4 (006)
305+34.58
22.00 R

P.O.B. #2 (008)
P.O.B. #2 (009)
308+16.03
22.00 R

POWDER SPRINGS ACCESS ROAD
S80°25'54.00"E
922.793

P.O.B. #3 (007)
307+15.49
22.00 R

P.O.B. #3 (008)
307+40.22
22.00 R

P.O.B. #3 (009)
309+15.94
22.00 R

308+80.60
22.00 R

304+54.35
22.00 R

305+66.14
22.00 R

306+86.12
22.00 R

005-L5   006-L5   006-L4   006-L3   007-L4   007-L6   007-L3   008-L4   008-L3   008-L8   009-L4   REQD R/W   009-L3   010-C4

REQD R/W

005-L3   009-L4   009-L3

AREA 1   AREA 2   007-L7

005-L6   004-L8   006-L9   006-L10   005-L9   006-L12   007-L9   007-L14   008-L10   008-L7   008-L6   009-L8   009-L6   010-C9

304+31.35
37.00 R

306+58.01
27.00 R

306+86.12
27.00 R

307+40.22
32.00 R

308+17.59
32.00 R

308+85.17
36.95 R

309+22.79
42.00 R

304+61.43
37.00 R

305+66.15
37.00 R

307+40.19
39.37 R

304+69.46
54.00 R

305+19.46
54.00 R

305+27.49
37.00 R

006-L14   006-L13

307+05.12
44.00 R

307+18.42
39.37 R

306+86.12
33.28 R

306+89.36
44.00 R

307+18.42
39.37 R

308+90.78
55.35 R

309+19.08
42.00 R

309+19.78
46.51 R

CURVE NO.= 2
PI STA.= 309+66.54
N= 1404460.3189
E= 2145880.9676
Δ= 10°00'00.0"
D= 11°27'33.0"
T= 43.74
L= 87.27
R= 500.00
E= 1.91

(005)
PID: 19087100250
BROWN, HARRY A C/O
LINDA BROWN THURWANGER
0 POWDER SPRINGS RD

(006)
PID: 19087100260
BROWN, HARRY A C/O
LINDA BROWN THURWANGER
3805 POWDER SPRINGS RD

(007)
PID: 19087100270
THRASHER, ROGER L & FRANCES
3785 POWDER SPRINGS RD

(008)
PID: 19087100280
THRASHER, ROGER L & FRANCES
3765 POWDER SPRINGS RD

(009)
PID: 19087100290
YAZBAK, MARTHA
3759 POWDER SPRINGS RD
DB-14872 PG-2723

LEGEND

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C—F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR. OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS . . . . BLA
END LIMIT OF ACCESS . . . . ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA — ENV. SENSITIVE AREA
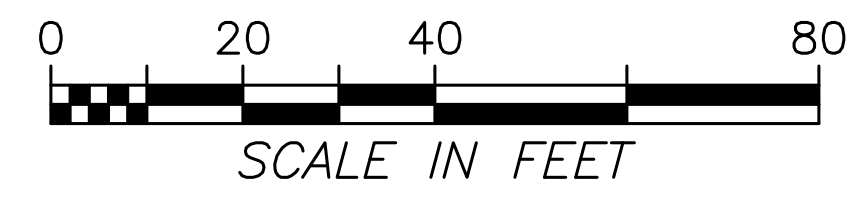
0   20   40   80
SCALE IN FEET

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: FAX:

REVISION DATE

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

USER: Zachary Strickland

P:\Marietta\1476 City of Powder Springs\1476.013 Richard Sailors at Powder Springs and Forest Hill\Engineering\Design\1476.013_Right Of Way Plan.dgn

CROY REFERENCE NUMBER	COUNTY
1476.013	COBB

PARCEL 008 — REQ'D R/W #1

POB: 307+05.06, 39.70 LT

#	BEARING	DISTANCE
008-L1	S80°28'04"E	101.31'
008-L2	S00°40'44"W	62.52'
008-L3	N80°25'54"W	75.81'
008-L4	N80°25'54"W	24.73'
008-L5	N00°01'25"W	62.58'

REQ'D AREA = 6232 S.F.
REQ'D AREA = 0.143 AC.

PARCEL 008 — REQ'D TEMP. EASM'T. #1

POB: 308+16.03, 22.00 RT

#	BEARING	DISTANCE
008-L6	S00°40'44"W	10.12'
008-L7	N80°25'54"W	77.38'
008-L8	N09°34'06"E	10.00'
008-L3	S80°25'54"E	75.81'

REQ'D AREA = 766 S.F.
REQ'D AREA = 0.018 AC.

PARCEL 008 — REQ'D DRWY. EASM'T. #1

POB: 307+40.22, 22.00 RT

#	BEARING	DISTANCE
008-L8	S09°34'06"W	10.00'
008-L9	S09°34'06"W	7.37'
008-L10	N80°25'54"W	21.80'
008-L11	N00°01'25"W	17.62'
008-L4	S80°25'54"E	24.73'

REQ'D AREA = 405 S.F.
REQ'D AREA = 0.009 AC.

PARCEL 009 — REQ'D R/W #1

POB: 308+06.37, 39.77 LT

#	BEARING	DISTANCE
009-L1	S80°24'29"E	99.90'
009-L2	S00°39'44"W	62.48'
009-L3	N80°25'54"W	35.34'
009-L4	N80°25'54"W	64.57'
009-L5	N00°40'44"W	62.52'

REQ'D AREA = 6169 S.F.
REQ'D AREA = 0.142 AC.

PARCEL 009 — REQ'D TEMP. EASM'T. #1

POB: 308+16.03, 22.00 RT

#	BEARING	DISTANCE
009-L4	S80°25'54"E	64.57'
009-L6	S07°23'49"E	15.63'
009-L7	N76°14'24"W	67.75'
009-L8	N00°40'44"E	10.12'

REQ'D AREA = 817 S.F.
REQ'D AREA = 0.019 AC.

PARCEL 009 — REQ'D DRWY. EASM'T. #1

POB: 309+15.94, 22.00 RT

#	BEARING	DISTANCE
009-L9	S00°39'44"W	24.80'
009-L10	S82°36'11"W	30.32'
009-L11	N07°23'49"W	19.24'
009-L6	N07°23'49"W	15.63'
009-L3	S80°25'54"E	35.34'

REQ'D AREA = 962 S.F.
REQ'D AREA = 0.022 AC.

PARCEL 010 — REQ'D R/W #1

POB: 309+06.27, 39.73 LT

#	BEARING	DISTANCE
010-L1	S80°25'45"E	99.74'
010-L2	S00°07'22"W	72.08'
010-L3	N70°25'54"W	12.23'
010-C4	CHORD BEARING: N75°25'54"W	CHORD LENGTH: 83.32' ARC LENGTH: 83.43' RADIUS: 478.00'
010-L5	N80°25'54"W	6.85'
010-L6	N00°39'44"E	62.48'

REQ'D AREA = 6468 S.F.
REQ'D AREA = 0.148 AC.

PARCEL 010 — REQ'D TEMP. EASM'T. #1

POB: 310+22.29, 22.00 RT

#	BEARING	DISTANCE
010-L7	S00°07'22"W	38.80'
010-L8	N37°00'55"W	30.12'
010-C9	CHORD BEARING: N75°25'54"W	CHORD LENGTH: 79.83' ARC LENGTH: 79.94' RADIUS: 458.00'
010-L10	N80°25'54"W	3.71'
010-L11	N00°39'44"E	20.24'
010-L5	S80°25'54"E	6.85'
010-C4	CHORD BEARING: S75°25'54"E	CHORD LENGTH: 83.32' ARC LENGTH: 83.43' RADIUS: 478.00'
010-L3	S70°25'54"E	12.23'

REQ'D AREA = 2215 S.F.
REQ'D AREA = 0.051 AC.

PARCEL 011: TOTAL TAKE

PARCEL 012 — REQ'D R/W #1

POB: 312+16.44, 71.80 LT

#	BEARING	DISTANCE
012-L1	S80°27'15"E	141.97'
012-L2	S00°11'12"W	94.56'
012-C3	CHORD BEARING: N89°56'41"W	CHORD LENGTH: 15.54' ARC LENGTH: 15.61' RADIUS: 47.00'
012-L4	N80°25'54"W	22.85'
012-L5	N80°25'54"W	50.06'
012-L6	N80°25'54"W	53.29'
012-L7	N00°10'10"E	2.03'
012-L8	N00°10'10"E	95.08'

REQ'D AREA = 13592 S.F.
REQ'D AREA = 0.312 AC.

PARCEL 012 — REQ'D TEMP. EASM'T. #1

POB: 312+32.30, 24.00 RT

#	BEARING	DISTANCE
012-L6	S80°25'54"E	53.29'
012-L9	S20°21'47"E	23.57'
012-L10	S89°33'57"W	40.92'
012-L11	N56°46'29"W	23.77'
012-L12	N00°10'10"E	18.24'

REQ'D AREA = 1369 S.F.
REQ'D AREA = 0.031 AC.

PARCEL 012 — REQ'D TEMP. EASM'T. #2

POB: 313+35.65, 24.00 RT

#	BEARING	DISTANCE
012-L4	S80°25'54"E	22.85'
012-C3	CHORD BEARING: S89°56'41"E	CHORD LENGTH: 15.54' ARC LENGTH: 15.61' RADIUS: 47.00'
012-L13	S00°11'12"W	23.22'
012-L14	S88°14'46"W	50.64'
012-L15	N00°17'06"E	6.83'
012-L16	N30°03'19"E	25.13'

REQ'D AREA = 1163 S.F.
REQ'D AREA = 0.027 AC.

PARCEL 012 — REQ'D DRWY. EASM'T. #1

POB: 312+85.59, 24.00 RT

#	BEARING	DISTANCE
012-L5	S80°25'54"E	50.06'
012-L16	S30°03'19"W	25.13'
012-L15	S00°17'06"W	6.83'
012-L17	N89°42'54"W	28.43'
012-L18	N00°26'03"W	14.66'
012-L9	N20°21'47"W	23.57'

REQ'D AREA = 1179 S.F.
REQ'D AREA = 0.027 AC.

PARCEL 013 — REQ'D R/W #1

POB: 314+28.34, 13.09 LT

#	BEARING	DISTANCE
013-L1	S80°27'21"E	75.18'
013-L2	S65°18'05"W	18.55'
013-L3	S65°18'05"W	15.44'
013-L4	S09°34'06"W	29.75'
013-C5	CHORD BEARING: S27°22'52"W	CHORD LENGTH: 28.76' ARC LENGTH: 29.22' RADIUS: 47.00'
013-C6	CHORD BEARING: S62°52'05"W	CHORD LENGTH: 28.54' ARC LENGTH: 29.00' RADIUS: 47.00'
013-L7	N00°11'12"E	94.56'

REQ'D AREA = 3564 S.F.
REQ'D AREA = 0.082 AC.

PARCEL 013 — REQ'D TEMP. EASM'T. #1

POB: 313+56.95, 32.66 RT

#	BEARING	DISTANCE
013-C6	CHORD BEARING: N62°52'05"E	CHORD LENGTH: 28.54' ARC LENGTH: 29.00' RADIUS: 47.00'
013-L8	S00°11'31"W	28.37'
013-C9	CHORD BEARING: S72°47'18"W	CHORD LENGTH: 26.57' ARC LENGTH: 26.73' RADIUS: 70.00'
013-L10	N00°11'12"E	23.22'

REQ'D AREA = 635 S.F.
REQ'D AREA = 0.015 AC.

PARCEL 013 — REQ'D TEMP. EASM'T. #2

POB: 314+28.37, 62.09 RT

#	BEARING	DISTANCE
013-L11	S80°27'16"E	10.25'
013-L12	S65°18'05"W	18.56'
013-L13	N80°25'54"W	10.24'
013-L2	N65°18'05"E	18.55'

REQ'D AREA = 107 S.F.
REQ'D AREA = 0.002 AC.

PARCEL 014 — REQ'D TEMP. EASM'T. #1

POB: 314+17.93, 46.76 RT

#	BEARING	DISTANCE
014-L1	S80°25'54"E	10.24'
014-L2	S09°34'06"W	38.44'
014-C3	CHORD BEARING: S35°42'30"W	CHORD LENGTH: 61.68' ARC LENGTH: 63.87' RADIUS: 70.00'
014-L4	N00°11'31"E	28.37'
014-C5	CHORD BEARING: N27°22'52"E	CHORD LENGTH: 28.76' ARC LENGTH: 29.22' RADIUS: 47.00'
014-L6	N09°34'06"E	29.75'
014-L7	N65°18'05"E	15.44'

REQ'D AREA = 1907 S.F.
REQ'D AREA = 0.044 AC.

PRELIMINARY

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: FAX:

REVISION DATE