

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

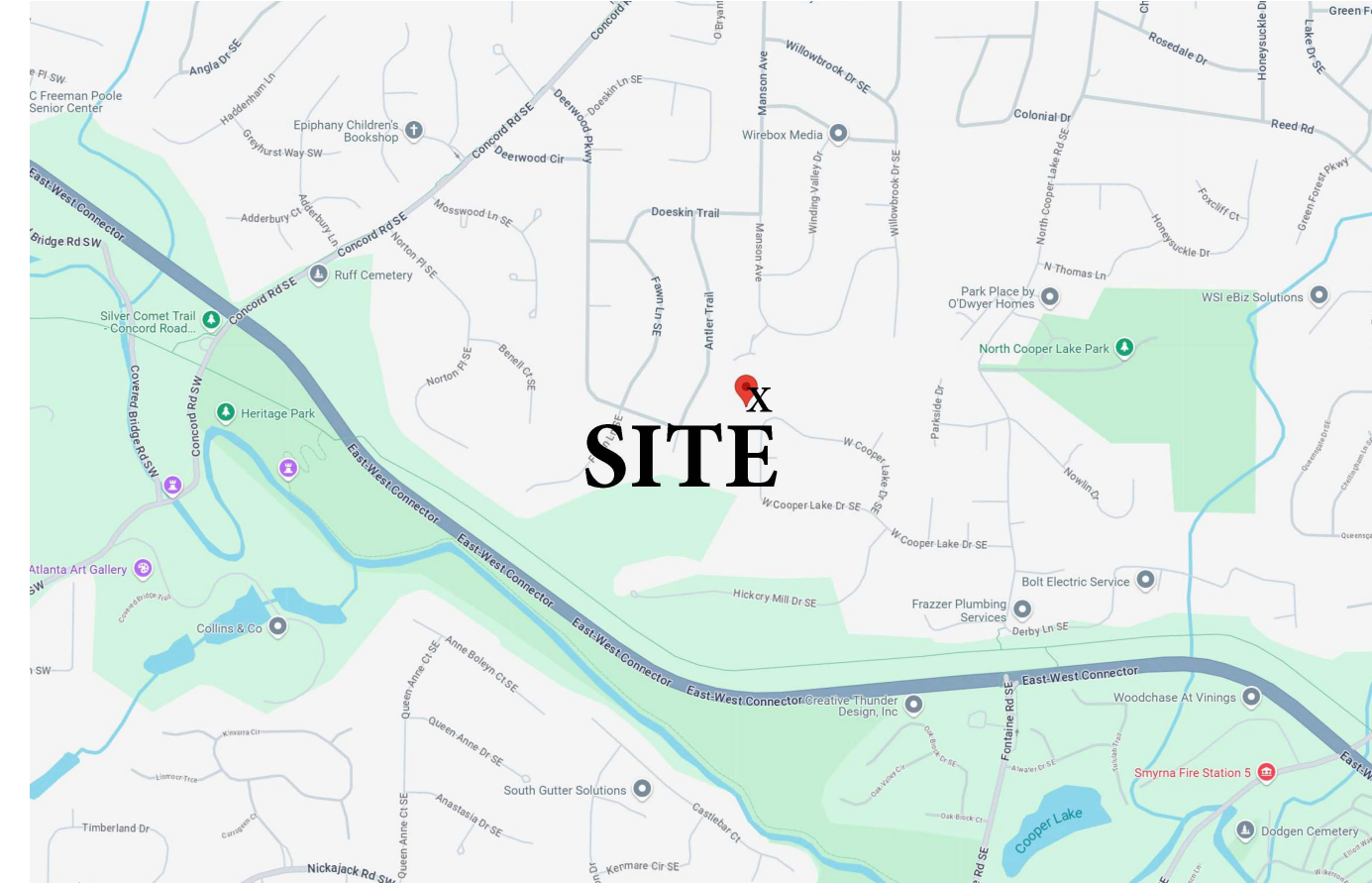
Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

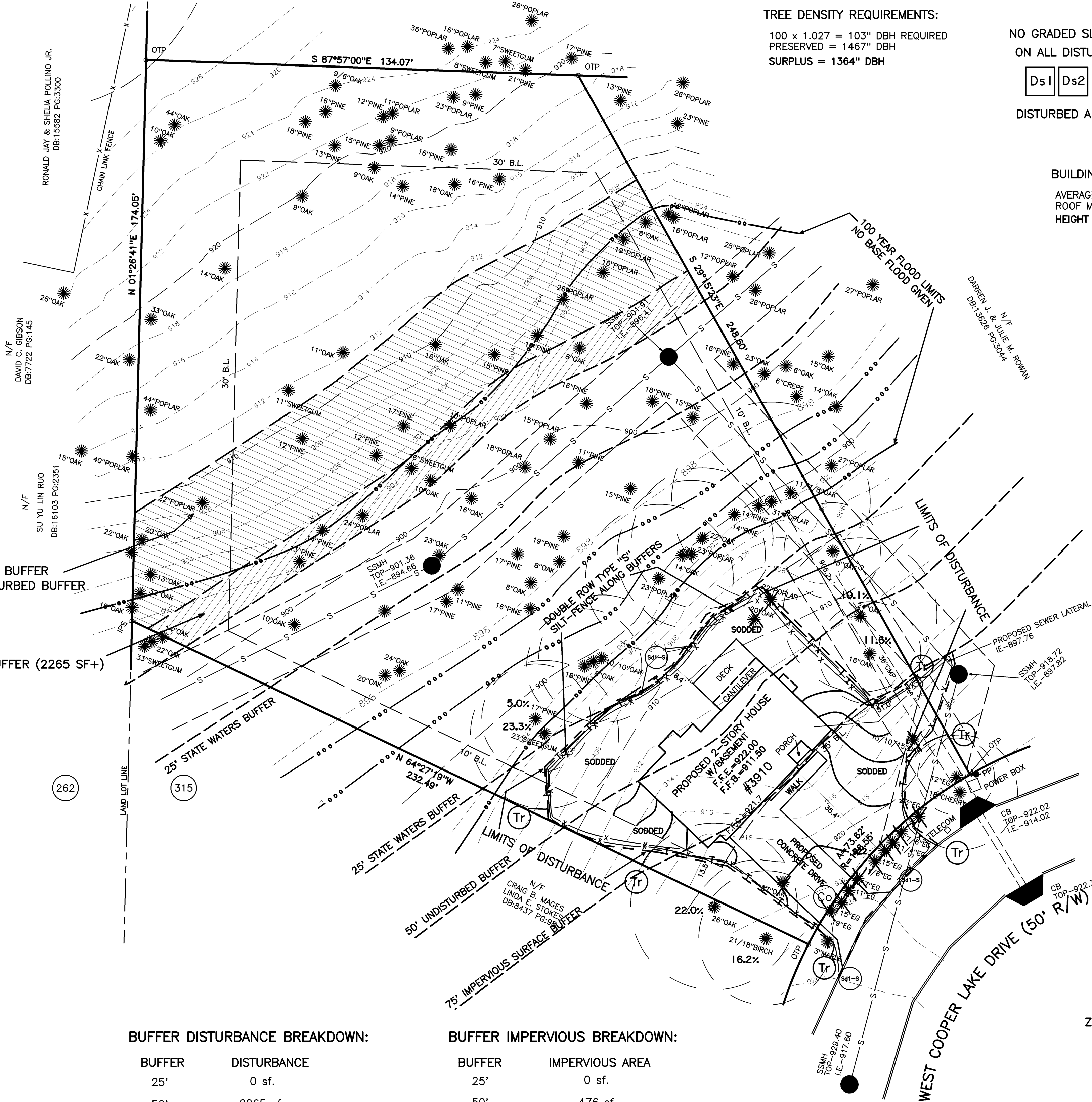
A PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C 0206 J, DATED 10/05/18

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
B.O.C. = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
X-X-X-X = FENCE LINE
O = FLOOD HAZARD ZONE LINE
S = STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
WV = WATER VALVE
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE



N/F
RUDY LEE RUSSELL & CARSON B. WEBER
DB:15472 PG:3119



NEWLY DEDICATED IMPERVIOUS BUFFER
25 LINEAR FEET FROM UNDISTURBED BUFFER
PLUS ADDITIONAL 1351 SF+

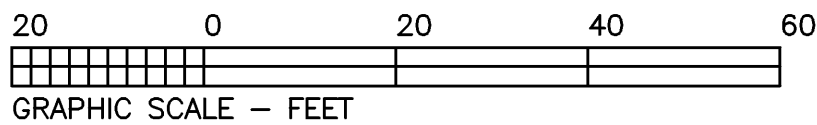
NEWLY DEDICATED UNDISTURBED BUFFER (2265 SF+)

BUFFER DISTURBANCE BREAKDOWN:

BUFFER	DISTURBANCE
25'	0 sf.
50'	2265 sf.
75'	2287 sf.
TOTAL	4552 sf.

BUFFER IMPERVIOUS BREAKDOWN:

BUFFER	IMPERVIOUS AREA
25'	0 sf.
50'	476 sf.
75'	1351 sf.
TOTAL	1827 sf.



TREE INVENTORY:

REMOVED:	SAVED:	16" PINE	18" PINE	8" OAK	20" OAK	16" SWEETGUM	16" PINE
27" OAK	12" EVERGREEN	15" PINE	10" POPLAR	11" PINE	24" OAK	12" PINE	13" PINE
19" EVERGREEN	24" OAK	15" PINE	10" POPLAR	11" PINE	24" OAK	12" PINE	15" PINE
15" EVERGREEN	14" PINE	15" PINE	10" POPLAR	11" PINE	24" OAK	12" PINE	15" PINE
11" EVERGREEN	23" POPLAR	18" OAK	18" POPLAR	16" PINE	17" PINE	17" PINE	18" PINE
7" EVERGREEN	18" OAK	16" SWEETGUM	22" OAK	11" SWEETGUM	8" POPLAR	8" POPLAR	10" OAK
11/8" EVERGREEN	15" OAK	18" POPLAR	11" PINE	23" POPLAR	13" OAK	44" POPLAR	44" OAK
11/4" EVERGREEN	14" PINE	16" POPLAR	10" OAK	14" OAK	23" OAK	11" OAK	16" PINE
7/6" EVERGREEN	8" PINE	23" POPLAR	16" OAK	13" PINE	16" OAK	12" PINE	11" POPLAR
15" EVERGREEN	11/7" (8" OAK	19" PINE	15" PINE	10/10" OAK	14" PINE	14" OAK	9/6" OAK
23" EVERGREEN	31" POPLAR	16" OAK	23" OAK	8" OAK	20" OAK	8" OAK	8" OAK
10/10/15" OAK	22" OAK	18" PINE	18" PINE	24" POPLAR	14" PINE	14" PINE	14" PINE
20" OAK	16" PINE	17" PINE	17" PINE	22" POPLAR	13" OAK	13" OAK	13" OAK
22" POPLAR	23" POPLAR	16" PINE	8" OAK	23" SWEETGUM	10" OAK	10" OAK	10" OAK

TREE DENSITY REQUIREMENTS:

100 x 1.027 = 103" DBH REQUIRED
PRESERVED = 1467" DBH
SURPLUS = 1364" DBH

NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 7885 sf.
0.181 ACRES

BUILDING HEIGHT:

AVERAGE GRADE = 914.8'
ROOF MIDPOINT = 948.6'
HEIGHT = 33.8'

24 HR CONTACT:

TERENCE LEWIS
PORTICO PROPERTIES
TLEWIS@PORTICOCUSTOMHOMES.COM
(770)617-1009

LOT AREA:

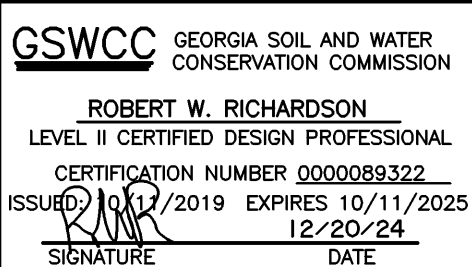
44,720 sf.
1.027 ACRES

PROPOSED LOT COVERAGE:

HOUSE = 1677 sf.
DRIVEWAY = 633 sf.
FRONT WALK = 85 sf.
FRONT PORCH = 39 sf.
REAR DECK = 164 sf.
TOTAL = 2598 sf.
LOT COVERAGE = 5.8%

ZONING INFORMATION:

CLASSIFICATION: R-15
MINIMUM LOT AREA = 15,000 sf.
MINIMUM FLOOR AREA = 2000 sf.
MAXIMUM LOT COVERAGE = 35%
MINIMUM LOT WIDTH = 85 FEET
SETBACKS: FRONT - 35 FEET
SIDE - 10 FEET
REAR - 30 FEET



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

VARIANCE SITE PLAN FOR:
3910 W. COOPER LAKE DR.
TAX PARCEL #17-0315-0029-0

REVISION:	LAND LOT: 315	LOT: 26 BLOCK: A
	DISTRICT: 17TH	SUB: COOPER LAKE HILLS
	COUNTY: COBB	
	GEORGIA	
FIELD DATE: 01/26/24	AREA = 1.027 ACRES	
PLAT DATE: 12/20/24	JOB No. 24042SPV	