

HERITAGE AT WINDS - UNIT IV
 PG. 187, PG. 82
 ZONED (RND)

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C 0119 H, DATED 03/04/13

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CITY OF ATLANTA DESIGN AND CONSTRUCTION STANDARDS. EXISTING UTILITIES SHALL BE MAINTAINED AND DEPTH MUST BE MAINTAINED AS REQUIRED TO CONTROL EROSION.
2. NO ADDITIONAL DRAINAGE AREAS SHALL BE DEDICATED DURING CITY RIGHT-OF-WAY.
3. APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY RIGHT-OF-WAY.
4. A FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS, AND IN SOME CASES 10' WIDE, WITH A 2-FOOT GRADE STRIP ADJACENT TO THE SIDE OF CURB OR CURED AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION OR COBB COUNTY STANDARD SPECIFICATIONS AND DETAILS.
5. CONSTRUCTION OF NEW OR EXISTING OCCUPANCIES SHALL BE ALLOWED.
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PROPOSED LOT COVERAGE:

HOUSE = 2425 sq. ft.
 DRIVEWAY = 1055 sq. ft.
 FRONT WALK = 46 sq. ft.
 FRONT PORCH = 153 sq. ft.
 SCREEN PORCH = 275 sq. ft.
 DECK = 168 sq. ft.
 WALKS = 20 sq. ft.
 POOL/DECKING = 1058 sq. ft.
 TOTAL = 5206 sq. ft.
 LOT COVERAGE = 34.96%
 MAXIMUM = 35% = 5211 sq. ft.

GREEN INFRASTRUCTURE CALCULATIONS:

LOT COVERAGE = 35%
 $R_v = 0.05 + 0.009(35) = 0.365$
 $WV = (1.2)(0.365)(14891) = 6440.4$
 12
 $= 544$ CF STORAGE REQUIRED
 GRAVEL TRENCH TO BE UTILIZED
 GRAVEL VOLUMES: 544/0.4 = 1360 CF
 TRENCH DIMENSIONS: 6' d x 10' w x 23' l
 GRAVEL VOLUME = 1360 CF
 STORAGE PROVIDED = 552 CF

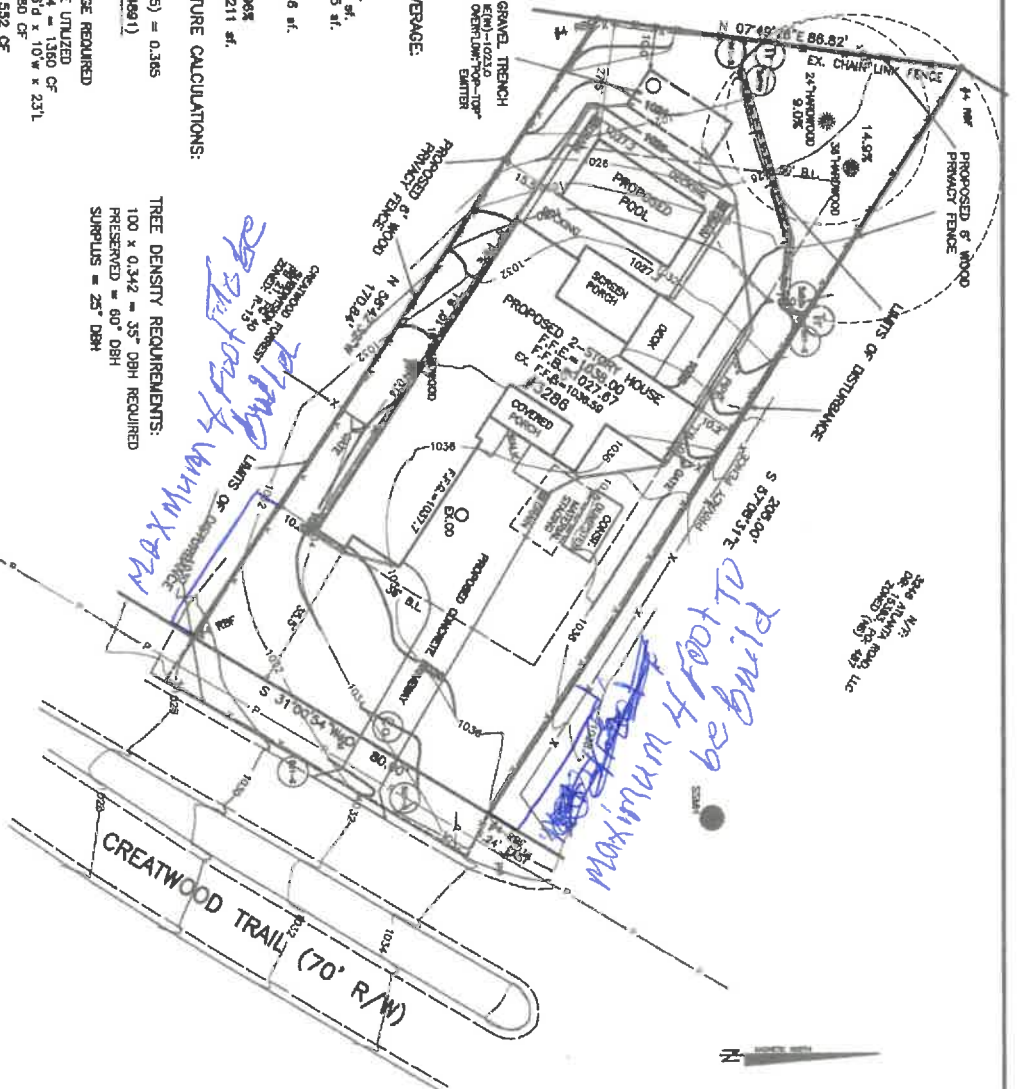
NO GRADED SLOPE SHALL EXCEED 3H:1V
 ON ALL DISTURBED AREAS

Dist 1 Dist 2 Dist 3 Dist 4

DISTURBED AREA = 14,050 sq. ft.
 0.323 ACRES

ZONING INFORMATION:

CLASSIFICATION: R-15
 MINIMUM LOT AREA = 15,000 sq. ft.
 MINIMUM FLOOR AREA = 2000 sq. ft.
 MAXIMUM LOT COVERAGE = 35%
 MINIMUM LOT WIDTH = 85 FEET
 SETBACKS: FRONT - 35 FEET
 SIDE - 10 FEET
 REAR - 20 FEET



OWNER/24 HR CONTACT: LOT AREA:
 SARAH AHMED 14,891 sq. ft.
 SARAH AHMED 0.342 ACRES
 (404) 552-8868

SWWC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

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RELEASED FOR CONSTRUCTION



ALPHA LAND SERVICES
 3286 CREATWOOD TRAIL
 TAX PARCEL #17062900100
 11/29/23