Borrower or Owner: Monterey Homes

Property Address: Monterey Heights S/D - West Sandtown Road

City: Powder Springs County: Cobb State: GA Zip Code:

Lender or Client: Bank of North Georgia

SITE PLAN

File No.

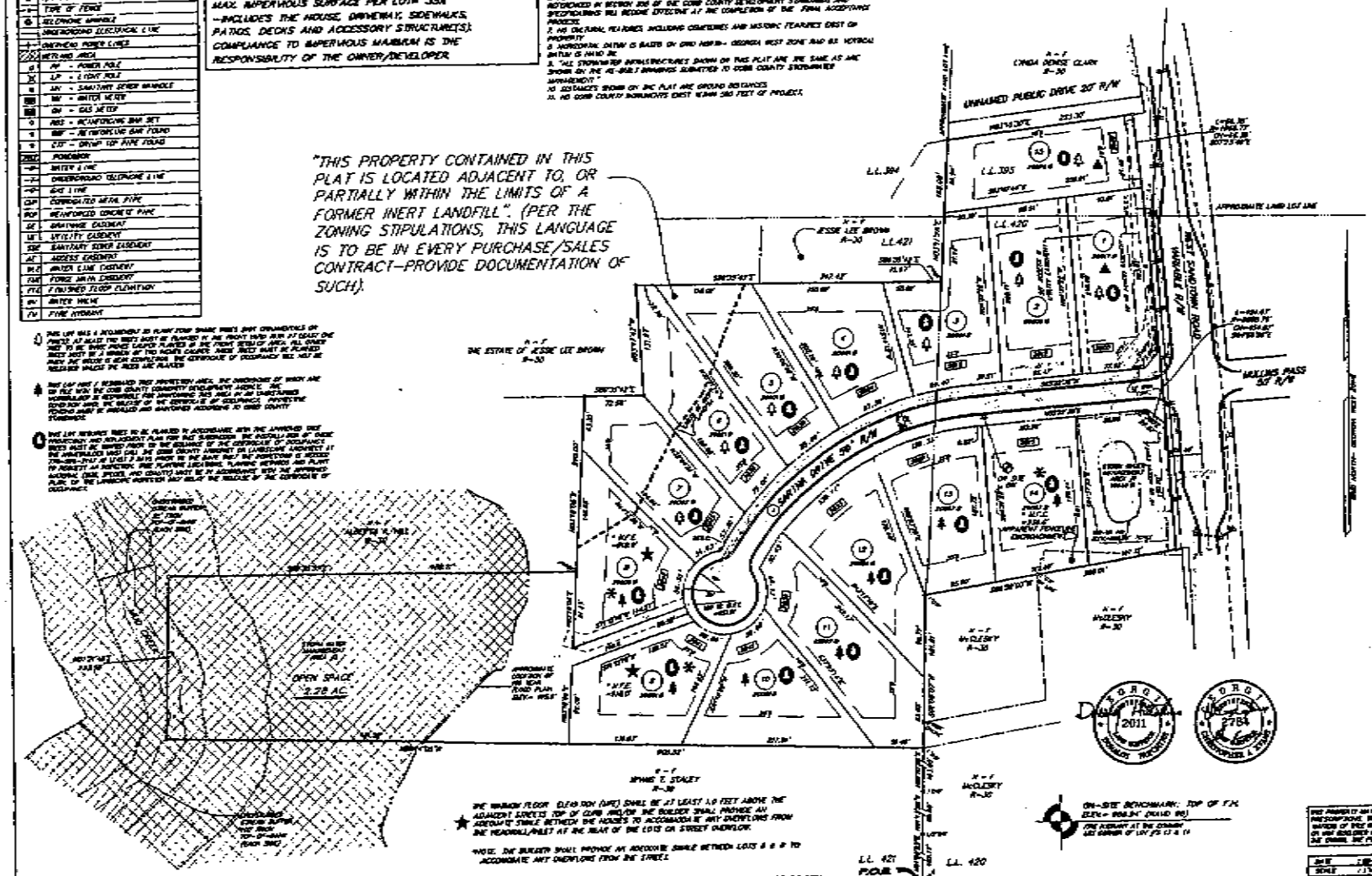
LEGEND	
	HEADWALL
	FLARED END SECTION (R.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	DROP INLET
	JUNCTION BOX
	FIRE HYDRANT
	DI - DROP INLET / YARD INLET
	0.5" - IRON BAR FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	TELEPHONE PEDESTAL
	UNDERGROUND ELECTRICAL LINE
	OVERHEAD POWER LINES
	WETLAND AREA
	PP - POWER POLE
	LP - LIGHT POLE
	SM - SANITARY SEWER MANHOLE
	WM - WATER METER
	GM - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	POWDER
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	ACCESS EASEMENT
	WATER LINE EASEMENT
	FORCE MAIN EASEMENT
	FINISHED FLOOR ELEVATION
	WATER VALVE
	FIRE HYDRANT

TOTAL AREA = 10.55 ACRES	
TOTAL NO. OF LOTS = 75	
DENSITY / YIELD = 1.42 LOTS PER ACRE	
PRESENT ZONING - R-20 (Z-214-2005) & (Z-118-2008)	
MIN. LOT SIZE = 20,000S.F.	
MIN. FRONT YARD = 35'	
MIN. SIDE YARD = 10'	
MIN. REAR YARD = 35'	
MIN. HOUSE SIZE = 2,300 S.F.	
MAX. IMPERVIOUS SURFACE PER LOT= 35% -INCLUDES THE HOUSE, DRIVEWAY, SIDEWALKS, PATIOS, DECKS AND ACCESSORY STRUCTURE(S). COMPLIANCE TO IMPERVIOUS MAXIMUM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.	

NOTES:
1. BUILDER OR EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM EVERMORE ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 3' OVER SIDE OF SIDE PROPERTY LINES, 10' OVER SIDE OF REAR PROPERTY LINES, AND 25' ALONG EXTERIOR (REAR) PROPERTY LINES.
3. STATE BUFFER PROPERTIES ARE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY, THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
4. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUCTED AS DRAINAGE IN LOCATION THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF SURFACE WATER BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
5. NO IRON BAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
6. PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY NOTICED IN SECTION 206 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.
7. NO CULTURAL FEATURES INCLUDING CEMETERIES AND HISTORIC FEATURES EXIST ON PROPERTY.
8. HORIZONTAL DATUM IS BASED ON GRID NORTH - GEORGIA WEST ZONE AND US VERTICAL DATUM IS NAVD 88.
9. "ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT."
10. ALL DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES
11. NO COBB COUNTY BOUNDARIES EXIST WITHIN 500 FEET OF PROJECT.

TABLE OF INDICATION	
STREET NAME	LENGTH (L.F.)
SARNIA DRIVE	660

"THIS PROPERTY CONTAINED IN THIS PLAT IS LOCATED ADJACENT TO, OR PARTIALLY WITHIN THE LIMITS OF A FORMER INERT LANDFILL". (PER THE ZONING STIPULATIONS, THIS LANGUAGE IS TO BE IN EVERY PURCHASE/SALES CONTRACT-PROVIDE DOCUMENTATION OF SUCH).



THE WINDOW FLOOR ELEVATION (WFE) SHALL BE AT LEAST 1.0 FEET ABOVE THE ADJACENT STREETS TOP OF CURB AND/OR THE BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE HEADWALL/INLET AT THE REAR OF THE LOTS ON STREET OVERFLOW.

*NOTE: THE BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN LOTS 6 & 8 TO ACCOMMODATE ANY OVERFLOWS FROM THE STREET.

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 38-4.(C)(1) (WHICH FLOOR ELEVATIONS SHALL BE NO LESS THAN 3 FEET ABOVE THE 100 YEAR FLOOD HAZARD AREA OR 2 FEET ABOVE LOW POINT OF CURB OF ROAD ADJACENT TO LOT. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOUNDATION INSPECTION.

NO PERMANENT STRUCTURE(S) SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') OF A SIDE OR SIDE SETBACKS. AN INDIVIDUAL LOT SITE PLAN MUST BE REVIEWED AND APPROVED BY COBB COUNTY WATER SYSTEM STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, RESERVATIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT REFLECTED ON NOR SHOWN ON THE SALE CONTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

SCALE IN FEET: 40 0 80 160

DATE	1-22-02
SCALE	1"=40'
DRAWN BY	
CHECKED BY	
FIELD BOOK	

Gaskins

FINAL PLAT FOR:

MONTEREY HEIGHTS

LOCATED IN LAND LOTS 394, 395, 420 & 421
19th DISTRICT, 2nd SECTION
COBB COUNTY, GA.