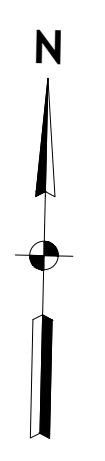


DEVELOPMENT NOTES:

1. DEVELOPER WANTS TO REZONE FROM R-20 TO R-15 (OCS)
2. PARCEL AT 44817 BROOKWOOD DRIVE IS 1.04-ACRE PARCEL THAT WILL BE COMBINED WITH THE 11.39-ACRE PROPERTY AT 44841 BROOKWOOD DRIVE TO GIVE A COMBINED PROJECT SIZE OF 12.43 ACRES. COMBINING THE TWO LOTS WILL BE PURSUED UNDER A SEPARATE LOT COMBINATION APPLICATION TO COBB COUNTY AT THE APPROPRIATE TIME.

SITE DATA	
TOTAL AREA OF DEVELOPMENT:	12.43 AC
TOTAL DISTURBED AREA ON SITE:	1.73 AC
GREEN SPACES:	
PROTECTED STREAM BUFFER:	3.38 AC
LANDSCAPE STRIPS:	0.89 AC
OTHER:	
TOTAL GREEN SPACES:	4.27 AC
BUILDABLE AREA (12.43 - 4.27):	8.16 AC
DEVELOPMENT DENSITY:	
NUMBER OF LOTS:	17
DENSITY (17/8.16):	2.08 UNITS/AC
ALLOWABLE DENSITY:	2.1 UNITS/AC

ZONING STANDARDS	
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-15 (OCS)
MINIMUM LOT SIZE:	15,000/10,000 SF
MAX. UNITS/AC:	2.10
MIN. FLOOR AREA:	1,150 SF
MIN. LOT WIDTH:	75 FT (50 FT AT CUL-DE-SAC)
SETBACK - FRONT:	35 FT
SETBACK - SIDE:	10/7.5 FT (25 FT IF ADJACENT STREET)
SETBACK - REAR:	30 FT
MAX. COVERAGE:	35%
MAX. HEIGHT:	35 FT



CIVITECH CONSULTING, LLC
 4-2-21 GRANT FOREST CIRCLE
 ELLENWOOD, GA 30294
 TEL: 770-756-4699

TRANQUILITY SUBDIVISION
 4841 BROOKWOOD DRIVE
 LAND LOT 1145, DISTRICT 19
 MABLETON, COBB COUNTY, GEORGIA

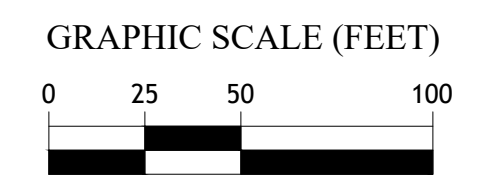
PRELIMINARY
 GRADING &
 DRAINAGE PLAN

DATE:	SCALE:	DESIGNED BY:	DRAWN BY:	APPROVED BY:
9/27/2021	AS SHOWN	SAM	CK	
SHEET C-5				
OF SHEETS				
FILE NO.				

GSWCC Georgia Golf and Water Conservation Commission

Samuel A. McIntosh
 Level II Certified Design Professional

Certification Number: 0000024059
 Issued: 11/21/2018 Expires: 11/21/2021



OWNER/DEVELOPER
 T.A.M.G. REALTY, INC
 875 ROSWELL RD, SUITE C100
 ROSWELL, GA 30076

ENGINEER:
 CIVITECH CONSULTING, LLC
 4221 GRANT FOREST CIRCLE
 ELLENWOOD, GA 30294

CONTACT: TIFFANY GRAY
 TEL: 678-278-9439
 EMAIL: tgray@tamgrealty.com

CONTACT: SAMUEL MCINTOSH, P.E.
 TEL: 770-756-4699
 EMAIL: slmcintosh@civitechconsulting.com