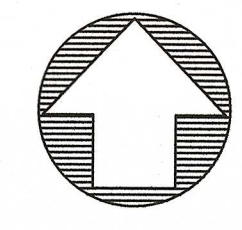




VICINITY MAP
N.T.S.

OWNER/DEVELOPER TORRES INSURANCE AGENCY 10410 E. VETERANS MEMORIAL HWY, LITHIA SPRINGS, GA 30122 CONTACT: MR. DANIEL ESCOBAR-TORRES	CIVIL ENGINEER JDM CONSULTANTS, LLC P.O. BOX 366411 ATLANTA, GA 30336 PHONE: 205.266.1648 CONTACT: DARRELL JOHNSON EMAIL: darrell@jdmconsultantsllc.com
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0 10' 20'
SCALE: 1"=20'

2-1-2024
RECEIVED
NOV 02 2023
COBB COUNTY ZONING

JDM CONSULTANTS
DESIGN CONSULTING MANAGEMENT
P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

SITE AREA CALCULATIONS

LOT SIZE = 1.0 ACRES

LOT COVERAGE AREA CALCULATIONS

PROP. BUILDING ROOF AREA = 2,073 SQ. FT.
EXISTING IMPERVIOUS AREA = 0 SQ. FT. (0.00 ACRES)
PROPOSED IMPERVIOUS AREA = 25,047 SQ. FT. (0.57 ACRES) 85.9%

ZONING

JURISDICTION RA-5 COBB COUNTY
FUTURE REZONING (SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL DISTRICT) GC

ZONING STIPULATIONS

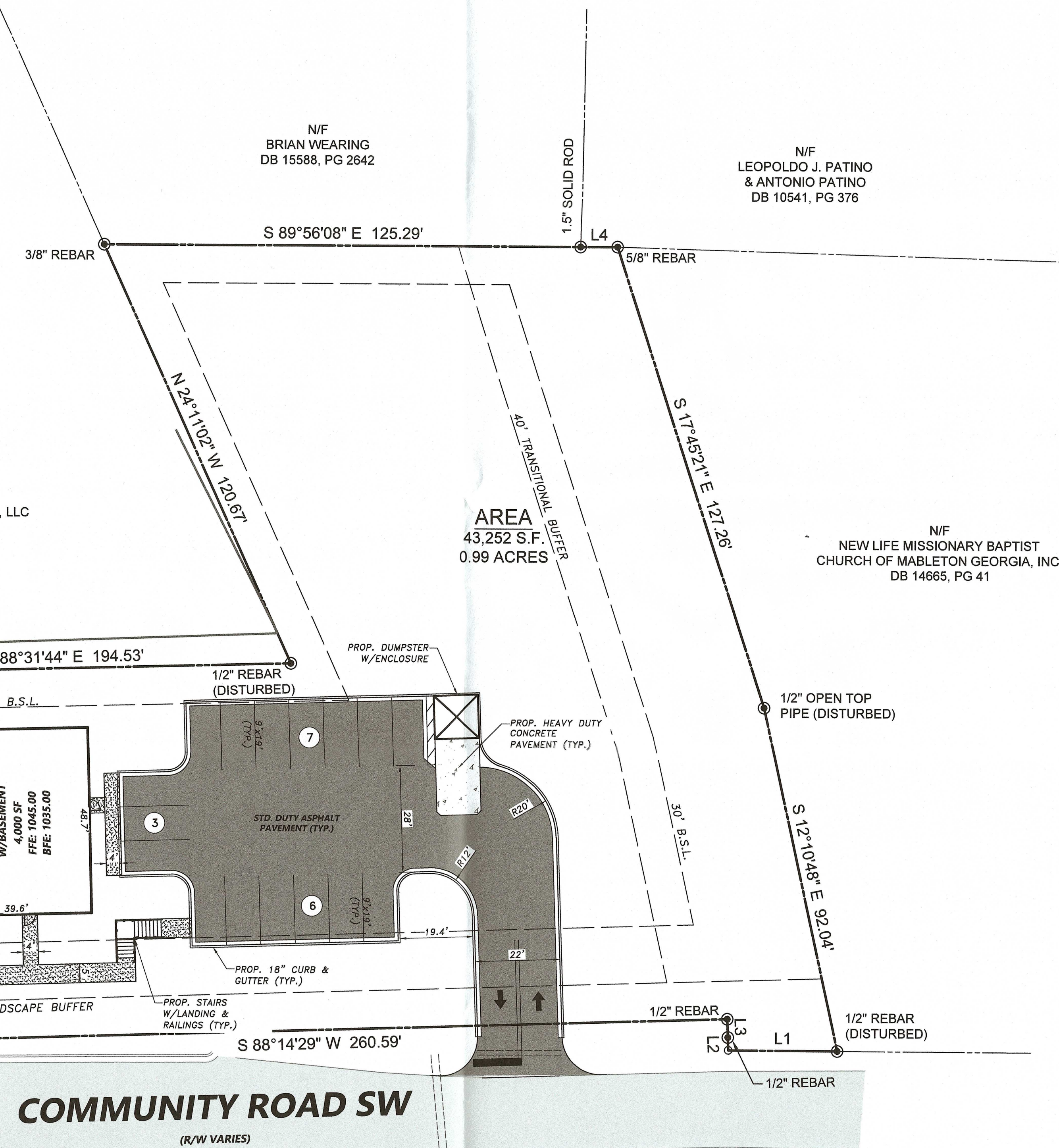
MIN. LOT SIZE	7,000 SF
FRONT YARD SETBACK	40'
MAJOR SIDE YARD SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	30'
MAX. BUILDING HEIGHT	50'
LANDSCAPE BUFFER	10'

NOTES + IMPLICATIONS

1. LOT NEEDS TO BE REZONED TO GC TO SUPPORT DEVELOPMENT INTENT.
2. THE DEVELOPMENT CAN ONLY DISTURB UP TO 0.1 ACRE OF THE WETLAND AREA.
3. BASED ON THE LOCATION OF THE BUILDING, A GEOTECHNICAL CONSULTANT WOULD BE RECOMMENDED FOR SOIL ANALYSIS IN THE AREA.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK WELLS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
4. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
5. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
6. ALL STRIPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
8. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI 28 DAY COMPRESSIVE STRENGTH (SEE DETAILS)
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18".
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
18. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.



MABLETON PARKWAY
(R/W VARIES)

COMMUNITY ROAD SW
(R/W VARIES)

CLIENT:

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SEAL:



REVISIONS:
NO. DATE DESCRIPTION

PROJECT:

6265 MABLETON PKWY
PARCEL ID: 18018900250
CITY OF MABLETON
COBB COUNTY, GA 30126

SHEET TITLE:

SITE PLAN

DESIGNED BY: JDM
DRAWN BY: DJ
CHECKED BY: DJ
APPROVED BY: JDM

SCALE: AS SHOWN
DATE: 10-25-2023

PROJECT NO.:

SHEET:

1 OF 1



NOT ISSUED FOR CONSTRUCTION