

LEGEND / SYMBOLOGY

	EXISTING TREE LINE
	TREE PROTECTION
	CLEARING LIMITS
	SPECIMEN TREES
	PROPOSED TREE PROTECTION
	TREE REMOVAL
	EXISTING TREES
	WETLANDS HATCH AND WETLANDS BOUNDARY LINE
	25' IMPERVIOUS STREAM SETBACK HATCH
	WSE 880.86' WATER SURFACE FUTURE FLOODPLAIN ELEVATION
	SLOPES GREATER THAN 25%
	FLOOD PLAIN (ZONE)
	CuC PuE SOIL TYPE
	PfD SOILS DELINEATION LINE (TYP.)
	AREA TO BE DEMOLISHED/REMOVED

- GENERAL SITE DATA:**
- TOTAL AREA OF SITE: 2.40 ACRES
 - PROPERTY CURRENT ZONING: GC (GENERAL COMMERCIAL)
MIN. LOT AREA: 1.00 ACRES
MIN. LOT WIDTH: 100'
MIN. FRONT SETBACK: 25'
MIN. SIDE SET: 20'
MIN. REAR SETBACK: 30'
MAX BUILDING HEIGHT: 40'
 - NO WETLANDS OR STATE WATERS ARE PRESENT ON THIS SITE OR WITHIN 200 FEET OF THIS SITE.
 - THIS PROJECT IS TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER DEPARTMENT FOR WATER SERVICE.
 - THIS PROJECT IS TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER DEPARTMENT FOR SEWER SERVICE.
 - STORM WATER DETENTION HAS BEEN PROVIDED BY THE EXISTING DETENTION POND, DESIGNED AND AS-BUILT AS PART OF THE CUMBERLAND WEST OVERALL DEVELOPMENT.

SURVEY NOTE:
BOUNDARY INFORMATION TAKEN FROM PLAT PREPARED BY MCLAIN SURVEYING INC. DATED 10/18/2010.
TOPOGRAPHIC INFORMATION PROVIDED BY COWETA COUNTY G.I.S. DEPARTMENT.

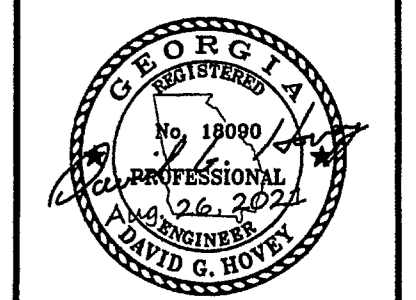
* RESTAURANTS REQUIRE 1 SPACE PER 75 S.F. WITH PATRON USE, OR (NEED 33.3 SPACES FOR 2,770 S.F.)
1 SPACE PER 100 S.F. W/O PATRON USE

FEMA NOTE:
ACCORDING TO F.I.R.M. 13077C0287D AND DATED FEB. 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

PLAN VIEW
HORZ. SCALE: 1" = 20'

H & A
HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30215
PHONE: 770-460-2200
EMAIL: dghovey@hoveyandassociates.net

PREPARED FOR:
DAVID LINDSEY
140 VILLAGE CIR
SENOIA, GA 30276
24 HOUR CONTACT:
NAME: DAVID LINDSEY
PHONE: 770-301-4647
EMAIL:
LINDSEY@DAVIDLINDSEYHOMES.COM



HOVEY & ASSOCIATES, INC.
LIC. #PEF002847 ACTIVE
SCALE: HORIZONTAL 1" = 20'
VERTICAL NA

NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2		
1		

DRAWN BY:
M. GRAY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE
09/28/2021
PROJECT NUMBER
2021-00XX



CONSTRUCTION PLANS
FOR
DAVID LINDSEY
VILLAGE WEST COMMERCIAL - LOT 1 & 2
LAND LOT 247 - 1ST DISTRICT
CITY OF SENOIA - COWETA COUNTY
EXISTING CONDITIONS / DEMOLITION

SHEET
C1.2

Aug 26, 2021 - 2:54pm - C:\BACKUP\H&A\Projects\Jobs\LINDSEY DAVID VILLAGE WEST - LOT 1 & 2\PROJECT TYPE\FILES\00C-102 EXISTING CONDITIONS (24X36).dwg

Need A TOTAL of 87 spaces
ATLANTA RESERVE GROUP, INC.