



CURVE NO.	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	5+54.92	86°36'07"	250.00'	265.29'	407.53	S63°19'33.75"W	363.88'
C2	2+77.72	121°49'21"	200.00'	111.27'	203.08	S54°00'29.41"E	194.47'
C3	5+62.68	96°33'33"	200.00'	178.32'	291.26	N49°24'39.24"E	266.20'
C4	6+51.11	156°14'19"	500.00'	105.19'	207.36	N22°13'08.54"E	205.87'
C5	10+66.06	162°27'48"	675.00'	104.11'	206.60	N25°19'53.03"E	205.79'

FEMA NOTE:  
 ACCORDING TO F.I.R.M. 13077C0135D DATED FEB. 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

**PAVEMENT MARKINGS AND SIGN NOTES**

- TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO STANDARDS ESTABLISHED IN THE "MANUAL UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- LETTERING ON STREET NAME SIGNS SHALL BE MIN. 4".
- R1-1 "STOP" SIGNS SHALL BE MIN. 30"x30".
- R2-1 SPEED LIMIT SIGNS SHALL BE MIN. 24"x30".

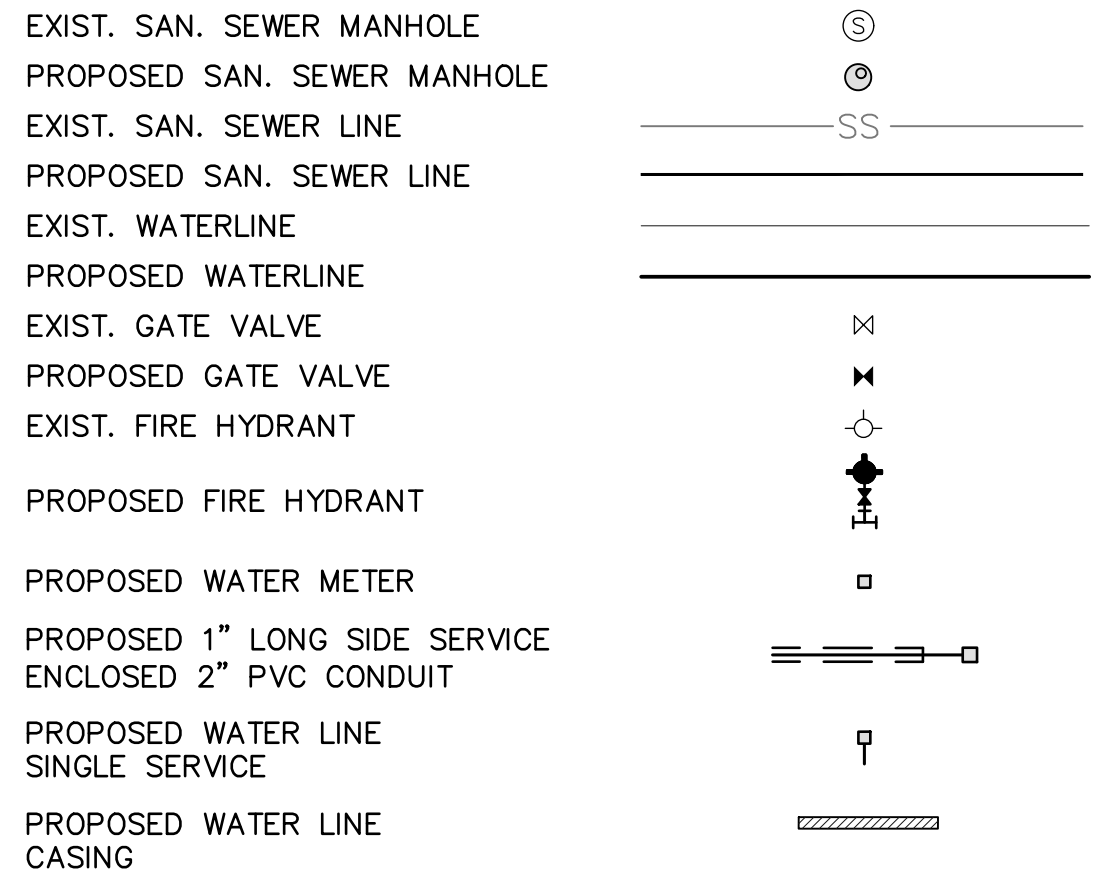
**MAILBOX KIOSK NOTES:**

- MAILBOX CLUSTER AREA TO MEET U.S. POSTAL SERVICE AND COWETA COUNTY DESIGN STANDARDS & REGULATIONS.
- MAILBOX CLUSTER AREA SHALL MEET THE ADA AND THE CURRENT GEORGIA ACCESSIBILITY CODE.

**KEY NOTES**

- TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK.
- TRANSITION EXISTING ROADWAY TO PROPOSED ROADWAY. REMOVE AND REPLACE 50' OF EXISTING ROAD AND TIE EXISTING ROAD TO PROPOSED ROAD. TYING PROPOSED ROADWAY (CURB & GUTTER INCLUDED) TO EXISTING ROADWAY OVER A TRANSITION DISTANCE OF 50'. (SEE SHEET C1.3)

**LEGEND**



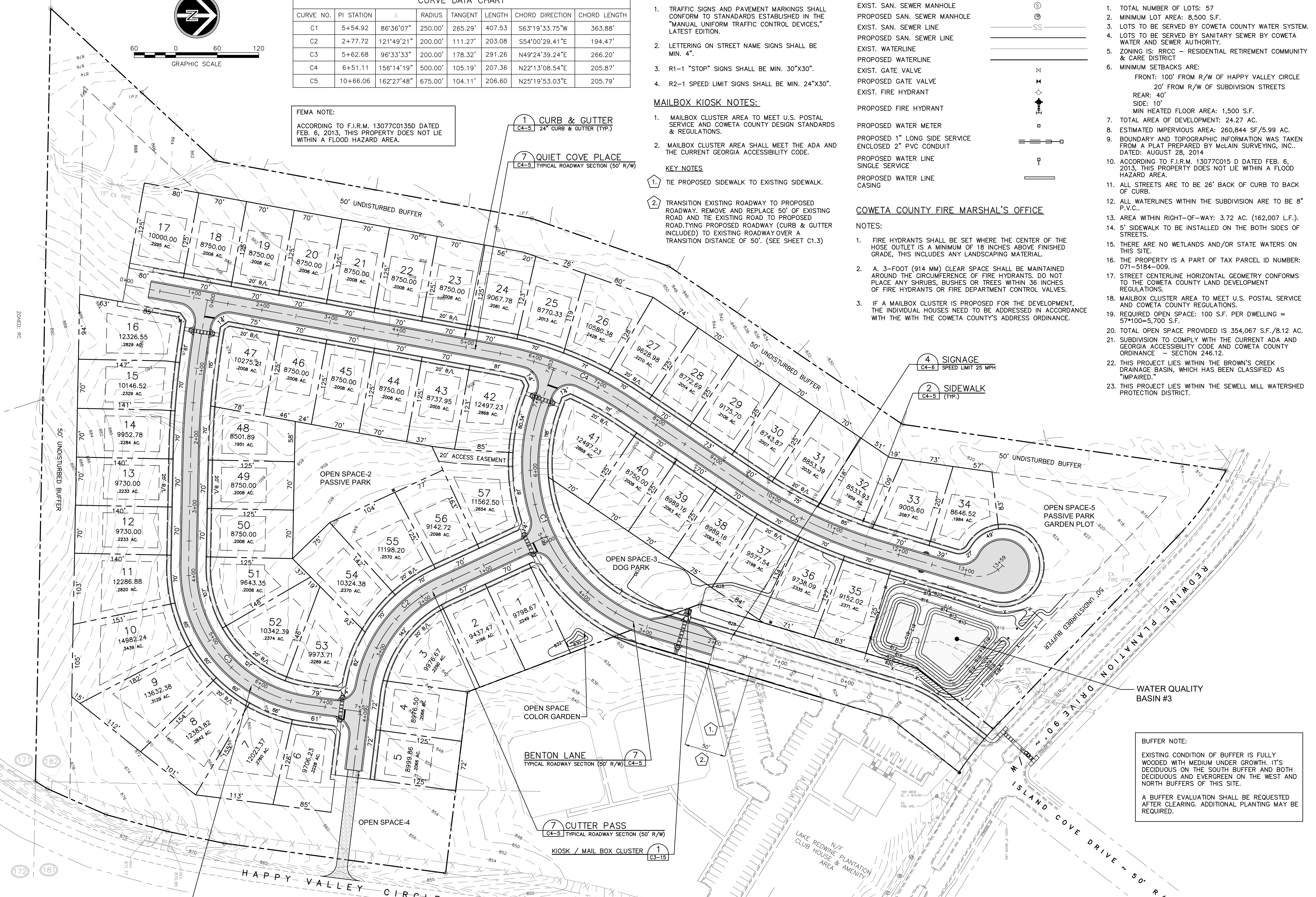
**GENERAL NOTES**

- TOTAL NUMBER OF LOTS: 57
- MINIMUM LOT AREA: 8,500 S.F.
- LOTS TO BE SERVED BY COWETA COUNTY WATER SYSTEM.
- LOTS TO BE SERVED BY SANITARY SEWER BY COWETA WATER AND SEWER AUTHORITY.
- ZONING IS: RRCC - RESIDENTIAL RETIREMENT COMMUNITY & CARE DISTRICT
- MINIMUM SETBACKS ARE:  
 FRONT: 100' FROM R/W OF HAPPY VALLEY CIRCLE  
 20' FROM R/W OF SUBDIVISION STREETS  
 REAR: 40'  
 SIDE: 10'  
 MIN HEATED FLOOR AREA: 1,500 S.F.
- TOTAL AREA OF DEVELOPMENT: 24.27 AC.
- ESTIMATED IMPERVIOUS AREA: 260,844 SF/5.99 AC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAT PREPARED BY McLAIN SURVEYING, INC. DATED: AUGUST 28, 2014
- ACCORDING TO F.I.R.M. 13077C015 D DATED FEB. 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB.
- ALL WATERLINES WITHIN THE SUBDIVISION ARE TO BE 8' P.V.C..
- AREA WITHIN RIGHT-OF-WAY: 3.72 AC. (162,007 L.F.).
- 5' SIDEWALK TO BE INSTALLED ON THE BOTH SIDES OF STREETS.
- THERE ARE NO WETLANDS AND/OR STATE WATERS ON THIS SITE.
- THE PROPERTY IS A PART OF TAX PARCEL ID NUMBER: 071-5184-009.
- STREET CENTERLINE HORIZONTAL GEOMETRY CONFORMS TO THE COWETA COUNTY LAND DEVELOPMENT REGULATIONS.
- MAILBOX CLUSTER AREA TO MEET U.S. POSTAL SERVICE AND COWETA COUNTY REGULATIONS.
- REQUIRED OPEN SPACE: 100 S.F. PER DWELLING = 57\*100=5,700 S.F.
- TOTAL OPEN SPACE PROVIDED IS 354,067 S.F./8.12 AC.
- SUBDIVISION TO COMPLY WITH THE CURRENT ADA AND GEORGIA ACCESSIBILITY CODE AND COWETA COUNTY ORDINANCE - SECTION 246.12.
- THIS PROJECT LIES WITHIN THE BROWN'S CREEK DRAINAGE BASIN, WHICH HAS BEEN CLASSIFIED AS "IMPAIRED."
- THIS PROJECT LIES WITHIN THE SEWELL MILL WATERSHED PROTECTION DISTRICT.

**COWETA COUNTY FIRE MARSHAL'S OFFICE**

**NOTES:**

- FIRE HYDRANTS SHALL BE SET WHERE THE CENTER OF THE HOSE OUTLET IS A MINIMUM OF 18 INCHES ABOVE FINISHED GRADE, THIS INCLUDES ANY LANDSCAPING MATERIAL.
- A 3-FOOT (914 MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. DO NOT PLACE ANY SHRUBS, BUSHES OR TREES WITHIN 36 INCHES OF FIRE HYDRANTS OR FIRE DEPARTMENT CONTROL VALVES.
- IF A MAILBOX CLUSTER IS PROPOSED FOR THE DEVELOPMENT, THE INDIVIDUAL HOUSES NEED TO BE ADDRESSED IN ACCORDANCE WITH THE WITH THE COWETA COUNTY'S ADDRESS ORDINANCE.



4 SIGNAGE  
 C4-6 SPEED LIMIT 25 MPH

2 SIDEWALK  
 C4-5 (TYP.)

1 CURB & GUTTER  
 C4-5 24" CURB & GUTTER (TYP.)

7 QUIET COVE PLACE  
 C4-5 TYPICAL ROADWAY SECTION (50' R/W)

7 CUTTER PASS  
 C4-5 TYPICAL ROADWAY SECTION (50' R/W)

1 KIOSK / MAIL BOX CLUSTER  
 C3-15

BUFFER NOTE:  
 EXISTING CONDITION OF BUFFER IS FULLY WOODED WITH MEDIUM UNDER GROWTH. IT'S DECIDUOUS ON THE SOUTH BUFFER AND BOTH DECIDUOUS AND EVERGREEN ON THE WEST AND NORTH BUFFERS OF THIS SITE.  
 A BUFFER EVALUATION SHALL BE REQUESTED AFTER CLEARING. ADDITIONAL PLANTING MAY BE REQUIRED.

RENKIN WAY  
 TYPICAL ROADWAY SECTION (50' R/W) C4-5

OVERALL SITE PLAN  
 HORZ. SCALE: 1" = 60'

Mar 24, 2020 - 10:52am - C:\BACK-UP\Projects\Jobs\Metrolis-Jim\HAPPY VALLEY DEVELOPMENT CORP\DWG\SHEET FILES\00C-301-SITE PLAN.dwg

**H & A**  
**HOVEY & ASSOCIATES INC.**  
 ENGINEERING CONSULTANTS  
 130 HOWARD LANE SUITE B  
 FAYETTEVILLE, GA 30214  
 PHONE: 770-600-2200  
 EMAIL: ghovey@hoveyandassociates.com

PREPARED FOR:  
 OWNER / DEVELOPER  
 24 HOUR CONTACT  
**HAPPY VALLEY DEVELOPMENT CORP.**  
 10 JACKSON STREET  
 NEWNAN, GA 30263  
 CONTACT: JIM MOTTOLA  
 PHONE: 678-877-1131  
 EMAIL: jim@mottolafoundationspecialtygroup.com



HOVEY & ASSOCIATES, INC.  
 LIC. #PEF003647 ACTIVE  
 SCALE: HORIZONTAL 1" = 60'  
 VERTICAL

NO.	DATE	DESCRIPTION
1	09/09/19	REVISED PER COWETA COUNTY REVIEW COMMENTS
2	02/14/20	REVISED PER COWETA COUNTY REVIEW COMMENTS
3	03/24/20	REVISED PER COWETA COUNTY REVIEW COMMENTS
4		
5		
6		
7		

DRAWN BY:  
 J. FINNEY  
 DESIGNED BY:  
 D. HOVEY  
 CHECKED BY:  
 D. HOVEY  
 ISSUE DATE  
 06/26/19  
 PROJECT NUMBER  
 20190021



**CONSTRUCTION PLANS**  
 FOR  
**THE COTTAGES AT REDWINE PLANTATION**  
 COWETA COUNTY LL 181 & 182 - 5TH DISTRICT  
 HAPPY VALLEY CIRCLE, NEWNAN, GA 30263  
 SITE PLAN

SHEET  
**C3.1**