LEGEND

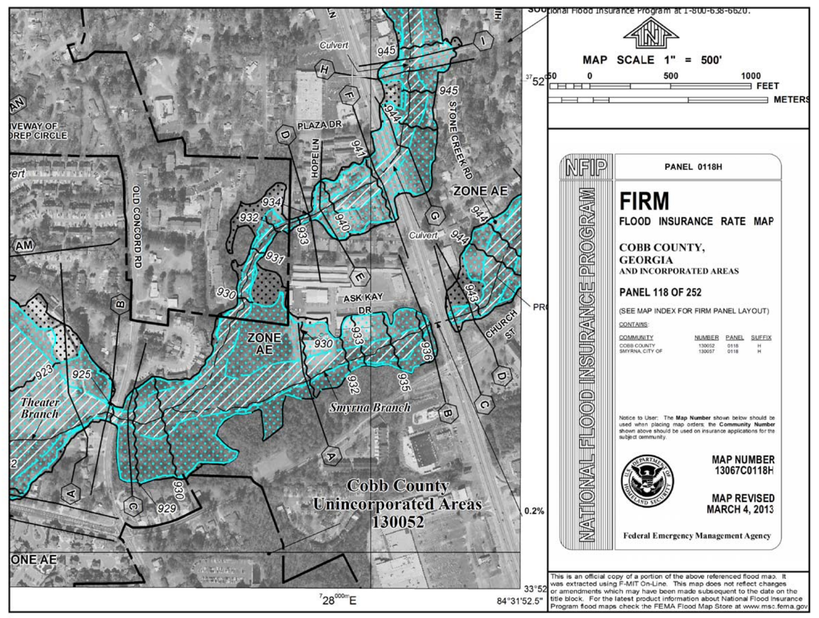
POB	POINT OF BEGINNING		FIRE HYDRANT
POC	POINT OF COMMENCEMENT		WATER VALVE
RBS	REBAR SET		WATER METER
RBF	REBAR FOUND		GAS METER
PKF	PK NAIL FOUND		POWER METER
MNS	MAG NAIL SET		ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND		POWER POLE
OTF	OPEN TOP PIPE FOUND		OVERHEAD ELECTRICAL
CMF	CONC. MONUMENT FOUND		GUY WIRE
DI	DROP INLET		R.D. ROOF DRAIN
CI	CATCH INLET		DROP INLET
YI	YARD INLET		JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE		SINGLE WING CATCH BASIN
JB	JUNCTION BOX		DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN		HEAD WALL
DWCB	DOUBLE WING CATCH BASIN		FLARED END SECTION
HW	HEADWALL	G	UNDERGROUND GAS LINE
FES	FLARED END SECTION	W	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	E	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	T	UNDERGROUND TELECOM
SS	SANITARY SEWER	SS	SANITARY SEWER LINE
S.S.E.	SANITARY SEWER EASEMENT		SANITARY SEWER MANHOLE
F.M.E.	FORCE MAIN EASEMENT	C.O.	CLEAN OUT GREASE TRAP
D.E.	DRAINAGE EASEMENT	G.T.	FENCE BOLLARD SPOT
W.E.	WATER EASEMENT		ELEVATION
1	PHOTO POSITION INDICATOR		99.9

SURVEY PREPARED BY:

Gunnin

LAND SURVEYING, LLC

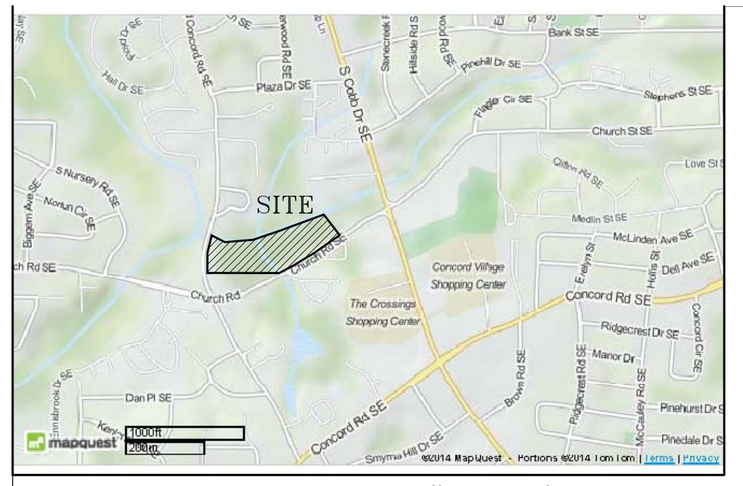
105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502 www.gunninlandsurveying.com
Fax: 678.609.4731



FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.13067C0118H – EFFECTIVE DATE OF MARCH 4, 2013.

**LOMA WILL BE APPLIED FOR TO REFLECT ACTUAL FIELD RAN FLOOD LINE, IN LIEU OF SCALED MAP



VICINITY MAP 1"=1000'

SETBACKS REQUIRED:
FRONT LOT LINE: 50' (**VARIANCE REQUESTED AS PERPLAN 10' & 20')
SIDE LOT LINE: 35' (**VARIANCE REQUESTED FOR 20')
REAR LOT LINE: 40'
**10' FRONT SETBACK FROM CHURCH ROAD RIGHT-OF-WAY DEDICATION
**VARIANCE REQUESTED FOR MAXIMUM # OF UNITS CONNECTED FROM 6 TO 8

WATER & SEWER TO BE SERVED BY PUBLIC SERVICES.

THERE ARE WETLANDS/STREAMS LOCATED ON SUBJECT PROPERTY, PER CITY GIS MAPS

PROPOSED ZONING:
RTD- RESIDENTIAL TOWNHOUSE
MINIMUM LOT AREA: 80,000 SF
TOTAL LOT AREA: 13.203 ACRES
AREA OUTSIDE FLOOD PLAIN: 4.49 ACRES
MAX DENSITY ALLOWED: 10 U/ACRE
MIMIMUM UNIT SIZE: 1,200 SF
MAX BUILDING HEIGHT: 35'
NUMBER OF LOTS: 49
DENSITY: 3.71 UNITS/ACRES
OPEN SPACE: 8.71 ACRES OR 66%
PARKING SPACES REQUIRED: 2/UNIT
PARKING SPACES PROVIDED: 2/UNIT (MINIMUM)
GUEST PARKING: 5 SPACES

**HOA SHALL BE MANDATORY FOR MAINTENANCE OF INFRASTRUCTURE, PRIVATE ROADS, LANDSCAPING, ETC... WITHIN DEVELOPMENT.

**DENOTES TREES TO BE SAVED

LANDSCAPE PLAN AND DENSITY CALC'S PER ORDINANCE TO BE SUPPLIED AND PERMITTED AT TIME OF LDP SUBMITAL

TREE SAVE FENCING SHALL BE PLACED ALONG THE 50' UNDISTURBED BUFFER TO REMAIN "NATURAL" EXCEPT FOR SANITARY SEWER TIE-IN POINT

OWNER/DEVELOPER:
VENTURE HOMES, INC.
1580 TERRELL MILL RD
SUITE 100
MARIETTA, GA 30067
770-955-8300

NORTH: N MAGNETIC

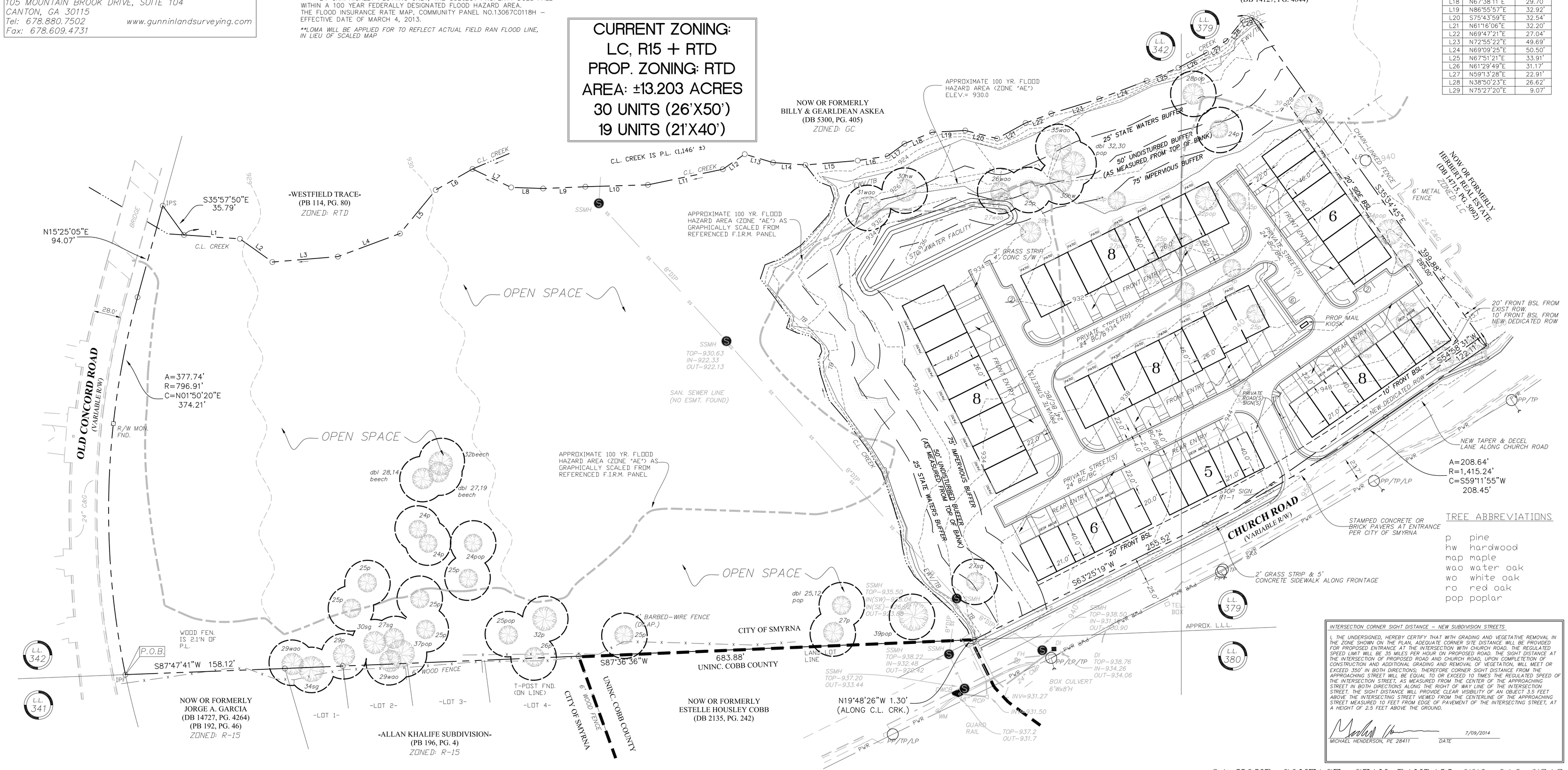
SCALE: 0 50' 75' 100' SCALE: 1"=50'

THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

CREEK TRAVERSE TABLE

LINE	BEARING	DISTANCE
L1	S86°00'13"E	55.60'
L2	S54°26'21"E	39.52'
L3	N85°15'52"E	65.18'
L4	N69°36'03"E	65.57'
L5	N39°26'01"E	55.94'
L6	N60°19'44"E	41.91'
L7	S64°32'49"E	42.42'
L8	S88°00'19"E	31.67'
L9	N87°32'55"E	41.91'
L10	N88°17'43"E	62.01'
L11	N78°14'29"E	75.85'
L12	N55°25'33"E	26.36'
L13	S73°25'28"E	29.21'
L14	S85°46'06"E	32.18'
L15	N85°13'01"E	52.12'
L16	N81°22'36"E	29.90'
L17	N53°36'51"E	20.67'
L18	N67°38'11"E	29.70'
L19	N86°55'57"E	32.92'
L20	S75°43'59"E	32.54'
L21	N61°16'06"E	32.20'
L22	N69°47'21"E	27.04'
L23	N72°55'22"E	49.69'
L24	N69°09'25"E	50.50'
L25	N67°51'21"E	33.91'
L26	N61°29'49"E	31.17'
L27	N59°13'28"E	22.91'
L28	N38°50'23"E	26.62'
L29	N75°27'20"E	9.07'

CURRENT ZONING:
LC, R15 + RTD
PROP. ZONING: RTD
AREA: ±13.203 ACRES
30 UNITS (26'X50')
19 UNITS (21'X40')



TREE ABBREVIATIONS

p	pine
hw	hardwood
map	maple
wao	water oak
wo	white oak
ro	red oak
pop	poplar

INTERSECTION CORNER SIGHT DISTANCE – NEW SUBDIVISION STREETS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WITH GRADING AND VEGETATIVE REMOVAL IN THE ZONE SHOWN ON THE PLAN, ADEQUATE CORNER SITE DISTANCE WILL BE PROVIDED FOR PROPOSED ENTRANCE AT THE INTERSECTION WITH CHURCH ROAD. THE REGULATED SPEED LIMIT WILL BE 35 MILES PER HOUR ON PROPOSED ROAD. THE SIGHT DISTANCE AT THE INTERSECTION OF PROPOSED ROAD AND CHURCH ROAD, UPON COMPLETION OF CONSTRUCTION AND ADDITIONAL GRADING AND REMOVAL OF VEGETATION, WILL MEET OR EXCEED 350' IN BOTH DIRECTIONS. THEREFORE CORNER SIGHT DISTANCE FROM THE APPROACHING STREET WILL BE EQUAL TO OR EXCEED 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION STREET. THE SIGHT DISTANCE WILL PROVIDE CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 10 FEET FROM EDGE OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 2.5 FEET ABOVE THE GROUND.

MICHAEL HENDERSON, PE 28411 — DATE 7/09/2014

24 HOUR CONTACT: SEAN RANDALL 770-616-7515

DATE
08/12/2014

619 CHURCH ROAD
COBB COUNTY, GEORGIA
CITY OF SMYRNA
LAND LOT: 342 & 379
DISTRICT: 2ND
SECTION: 2ND

BH&D JOB#: 29552 BH&D FILE NAME: REZONE-2

BH&D Engineering, Inc.
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 462-4021
FAX: (678) 445-4326

SUBMITALS

REVISIONS

SETBACKS

ZONING: RTD

FRONT SIDE REAR
SEE ZONING NOTES & VARIANCES REQUESTED

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 028411 MICHAEL P. HENDERSON

SHEET: 1/2
REZONING PLAN