

LEGEND

- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- REAR SETBACK
- REAR YIELD
- REAR FENCE FOUND
- REAR MAIL SET
- CRAMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- CONC. MONUMENT FOUND
- CHOP INLET
- CATCH INLET
- HAND INLET
- 4" N/S
- 6" N/S
- 8" N/S
- 10" N/S
- 12" N/S
- 14" N/S
- 16" N/S
- 18" N/S
- 20" N/S
- 24" N/S
- 30" N/S
- 36" N/S
- 42" N/S
- 48" N/S
- 54" N/S
- 60" N/S
- 66" N/S
- 72" N/S
- 78" N/S
- 84" N/S
- 90" N/S
- 96" N/S
- 102" N/S
- 108" N/S
- 114" N/S
- 120" N/S
- 126" N/S
- 132" N/S
- 138" N/S
- 144" N/S
- 150" N/S
- 156" N/S
- 162" N/S
- 168" N/S
- 174" N/S
- 180" N/S
- 186" N/S
- 192" N/S
- 198" N/S
- 204" N/S
- 210" N/S
- 216" N/S
- 222" N/S
- 228" N/S
- 234" N/S
- 240" N/S
- 246" N/S
- 252" N/S
- 258" N/S
- 264" N/S
- 270" N/S
- 276" N/S
- 282" N/S
- 288" N/S
- 294" N/S
- 300" N/S
- 306" N/S
- 312" N/S
- 318" N/S
- 324" N/S
- 330" N/S
- 336" N/S
- 342" N/S
- 348" N/S
- 354" N/S
- 360" N/S
- 366" N/S
- 372" N/S
- 378" N/S
- 384" N/S
- 390" N/S
- 396" N/S
- 402" N/S
- 408" N/S
- 414" N/S
- 420" N/S
- 426" N/S
- 432" N/S
- 438" N/S
- 444" N/S
- 450" N/S
- 456" N/S
- 462" N/S
- 468" N/S
- 474" N/S
- 480" N/S
- 486" N/S
- 492" N/S
- 498" N/S
- 504" N/S
- 510" N/S
- 516" N/S
- 522" N/S
- 528" N/S
- 534" N/S
- 540" N/S
- 546" N/S
- 552" N/S
- 558" N/S
- 564" N/S
- 570" N/S
- 576" N/S
- 582" N/S
- 588" N/S
- 594" N/S
- 600" N/S
- 606" N/S
- 612" N/S
- 618" N/S
- 624" N/S
- 630" N/S
- 636" N/S
- 642" N/S
- 648" N/S
- 654" N/S
- 660" N/S
- 666" N/S
- 672" N/S
- 678" N/S
- 684" N/S
- 690" N/S
- 696" N/S
- 702" N/S
- 708" N/S
- 714" N/S
- 720" N/S
- 726" N/S
- 732" N/S
- 738" N/S
- 744" N/S
- 750" N/S
- 756" N/S
- 762" N/S
- 768" N/S
- 774" N/S
- 780" N/S
- 786" N/S
- 792" N/S
- 798" N/S
- 804" N/S
- 810" N/S
- 816" N/S
- 822" N/S
- 828" N/S
- 834" N/S
- 840" N/S
- 846" N/S
- 852" N/S
- 858" N/S
- 864" N/S
- 870" N/S
- 876" N/S
- 882" N/S
- 888" N/S
- 894" N/S
- 900" N/S
- 906" N/S
- 912" N/S
- 918" N/S
- 924" N/S
- 930" N/S
- 936" N/S
- 942" N/S
- 948" N/S
- 954" N/S
- 960" N/S
- 966" N/S
- 972" N/S
- 978" N/S
- 984" N/S
- 990" N/S
- 996" N/S
- 1002" N/S
- 1008" N/S
- 1014" N/S
- 1020" N/S
- 1026" N/S
- 1032" N/S
- 1038" N/S
- 1044" N/S
- 1050" N/S
- 1056" N/S
- 1062" N/S
- 1068" N/S
- 1074" N/S
- 1080" N/S
- 1086" N/S
- 1092" N/S
- 1098" N/S
- 1104" N/S
- 1110" N/S
- 1116" N/S
- 1122" N/S
- 1128" N/S
- 1134" N/S
- 1140" N/S
- 1146" N/S
- 1152" N/S
- 1158" N/S
- 1164" N/S
- 1170" N/S
- 1176" N/S
- 1182" N/S
- 1188" N/S
- 1194" N/S
- 1200" N/S
- 1206" N/S
- 1212" N/S
- 1218" N/S
- 1224" N/S
- 1230" N/S
- 1236" N/S
- 1242" N/S
- 1248" N/S
- 1254" N/S
- 1260" N/S
- 1266" N/S
- 1272" N/S
- 1278" N/S
- 1284" N/S
- 1290" N/S
- 1296" N/S
- 1302" N/S
- 1308" N/S
- 1314" N/S
- 1320" N/S
- 1326" N/S
- 1332" N/S
- 1338" N/S
- 1344" N/S
- 1350" N/S
- 1356" N/S
- 1362" N/S
- 1368" N/S
- 1374" N/S
- 1380" N/S
- 1386" N/S
- 1392" N/S
- 1398" N/S
- 1404" N/S
- 1410" N/S
- 1416" N/S
- 1422" N/S
- 1428" N/S
- 1434" N/S
- 1440" N/S
- 1446" N/S
- 1452" N/S
- 1458" N/S
- 1464" N/S
- 1470" N/S
- 1476" N/S
- 1482" N/S
- 1488" N/S
- 1494" N/S
- 1500" N/S
- 1506" N/S
- 1512" N/S
- 1518" N/S
- 1524" N/S
- 1530" N/S
- 1536" N/S
- 1542" N/S
- 1548" N/S
- 1554" N/S
- 1560" N/S
- 1566" N/S
- 1572" N/S
- 1578" N/S
- 1584" N/S
- 1590" N/S
- 1596" N/S
- 1602" N/S
- 1608" N/S
- 1614" N/S
- 1620" N/S
- 1626" N/S
- 1632" N/S
- 1638" N/S
- 1644" N/S
- 1650" N/S
- 1656" N/S
- 1662" N/S
- 1668" N/S
- 1674" N/S
- 1680" N/S
- 1686" N/S
- 1692" N/S
- 1698" N/S
- 1704" N/S
- 1710" N/S
- 1716" N/S
- 1722" N/S
- 1728" N/S
- 1734" N/S
- 1740" N/S
- 1746" N/S
- 1752" N/S
- 1758" N/S
- 1764" N/S
- 1770" N/S
- 1776" N/S
- 1782" N/S
- 1788" N/S
- 1794" N/S
- 1800" N/S
- 1806" N/S
- 1812" N/S
- 1818" N/S
- 1824" N/S
- 1830" N/S
- 1836" N/S
- 1842" N/S
- 1848" N/S
- 1854" N/S
- 1860" N/S
- 1866" N/S
- 1872" N/S
- 1878" N/S
- 1884" N/S
- 1890" N/S
- 1896" N/S
- 1902" N/S
- 1908" N/S
- 1914" N/S
- 1920" N/S
- 1926" N/S
- 1932" N/S
- 1938" N/S
- 1944" N/S
- 1950" N/S
- 1956" N/S
- 1962" N/S
- 1968" N/S
- 1974" N/S
- 1980" N/S
- 1986" N/S
- 1992" N/S
- 1998" N/S
- 2004" N/S
- 2010" N/S
- 2016" N/S
- 2022" N/S
- 2028" N/S
- 2034" N/S
- 2040" N/S
- 2046" N/S
- 2052" N/S
- 2058" N/S
- 2064" N/S
- 2070" N/S
- 2076" N/S
- 2082" N/S
- 2088" N/S
- 2094" N/S
- 2100" N/S
- 2106" N/S
- 2112" N/S
- 2118" N/S
- 2124" N/S
- 2130" N/S
- 2136" N/S
- 2142" N/S
- 2148" N/S
- 2154" N/S
- 2160" N/S
- 2166" N/S
- 2172" N/S
- 2178" N/S
- 2184" N/S
- 2190" N/S
- 2196" N/S
- 2202" N/S
- 2208" N/S
- 2214" N/S
- 2220" N/S
- 2226" N/S
- 2232" N/S
- 2238" N/S
- 2244" N/S
- 2250" N/S
- 2256" N/S
- 2262" N/S
- 2268" N/S
- 2274" N/S
- 2280" N/S
- 2286" N/S
- 2292" N/S
- 2298" N/S
- 2304" N/S
- 2310" N/S
- 2316" N/S
- 2322" N/S
- 2328" N/S
- 2334" N/S
- 2340" N/S
- 2346" N/S
- 2352" N/S
- 2358" N/S
- 2364" N/S
- 2370" N/S
- 2376" N/S
- 2382" N/S
- 2388" N/S
- 2394" N/S
- 2400" N/S
- 2406" N/S
- 2412" N/S
- 2418" N/S
- 2424" N/S
- 2430" N/S
- 2436" N/S
- 2442" N/S
- 2448" N/S
- 2454" N/S
- 2460" N/S
- 2466" N/S
- 2472" N/S
- 2478" N/S
- 2484" N/S
- 2490" N/S
- 2496" N/S
- 2502" N/S
- 2508" N/S
- 2514" N/S
- 2520" N/S
- 2526" N/S
- 2532" N/S
- 2538" N/S
- 2544" N/S
- 2550" N/S
- 2556" N/S
- 2562" N/S
- 2568" N/S
- 2574" N/S
- 2580" N/S
- 2586" N/S
- 2592" N/S
- 2598" N/S
- 2604" N/S
- 2610" N/S
- 2616" N/S
- 2622" N/S
- 2628" N/S
- 2634" N/S
- 2640" N/S
- 2646" N/S
- 2652" N/S
- 2658" N/S
- 2664" N/S
- 2670" N/S
- 2676" N/S
- 2682" N/S
- 2688" N/S
- 2694" N/S
- 2700" N/S
- 2706" N/S
- 2712" N/S
- 2718" N/S
- 2724" N/S
- 2730" N/S
- 2736" N/S
- 2742" N/S
- 2748" N/S
- 2754" N/S
- 2760" N/S
- 2766" N/S
- 2772" N/S
- 2778" N/S
- 2784" N/S
- 2790" N/S
- 2796" N/S
- 2802" N/S
- 2808" N/S
- 2814" N/S
- 2820" N/S
- 2826" N/S
- 2832" N/S
- 2838" N/S
- 2844" N/S
- 2850" N/S
- 2856" N/S
- 2862" N/S
- 2868" N/S
- 2874" N/S
- 2880" N/S
- 2886" N/S
- 2892" N/S
- 2898" N/S
- 2904" N/S
- 2910" N/S
- 2916" N/S
- 2922" N/S
- 2928" N/S
- 2934" N/S
- 2940" N/S
- 2946" N/S
- 2952" N/S
- 2958" N/S
- 2964" N/S
- 2970" N/S
- 2976" N/S
- 2982" N/S
- 2988" N/S
- 2994" N/S
- 3000" N/S

SURVEY PREPARED BY:
LAND SURVEYING, LLC
 105 MOUNTAIN BROOK DRIVE, SUITE 104
 CANTON, GA 30115
 Tel: 678.880.7502
 Fax: 678.609.4731
 www.gunninlandsurveying.com

NATIONAL FLOOD INSURANCE PROGRAM
 FIRM
 FLOOD INSURANCE RATE MAP
 COMMUNITY:
 COBB COUNTY, GA
 PANEL 191 OF 232
 MAP NUMBER:
 150052
 MAP DATE:
 03/01/2013

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN FLOOD ZONE X1 AND IS THEREFORE SUBJECT TO FLOODING. THE FLOOD ZONE IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FIRM MAP, EFFECTIVE DATE OF MARCH 4, 2013. **DATA WILL BE APPLIED TO REFLECT ACTUAL FIELD RAIN FLOOD LINE. **DATA NOT TO SCALE.

CURRENT ZONING:
 LC, R15 + RTD
PROP. ZONING: RTD
AREA: #13,203 ACRES
30 UNITS (26X50')
19 UNITS (21X40')

VICINITY MAP 1" = 1000'

SETBACKS REQUIRED:
 FRONT LOT LINE: 50' (**VARIANCE REQUESTED AS PER PLAN 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.

THESE 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
 MINIMUM 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

OWNER/DEVELOPER:
 VENTURE HOMES INC.
 1680 TERRELL MILL RD
 SUITE 100
 MARIETTA, GA 30067
 770-955-8300

DATE:
 08/18/2014

SCALE:
 NORTH:
 MAGNETIC

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

LINE	BEARING	DISTANCE
L1	S89°00'15"E	55.60'
L2	S54°26'21"E	63.92'
L3	S89°00'15"E	63.92'
L4	N69°26'03"E	65.57'
L5	N39°26'01"E	55.94'
L6	N60°19'44"E	41.91'
L7	S84°52'49"E	42.42'
L8	S89°00'15"E	31.67'
L9	N81°14'39"E	62.01'
L10	N81°14'39"E	75.85'
L11	N55°25'33"E	26.36'
L12	S73°25'28"E	29.21'
L13	S73°25'28"E	33.18'
L14	S85°46'06"E	32.12'
L15	N85°31'01"E	52.12'
L16	N67°28'11"E	29.20'
L17	N53°16'51"E	20.67'
L18	N67°28'11"E	29.20'
L19	N85°55'57"E	33.92'
L20	S75°43'59"E	33.54'
L21	N61°16'06"E	32.20'
L22	N69°47'21"E	21.04'
L23	N61°16'06"E	32.20'
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	N37°27'20"E	9.07'

Engineering, Inc.

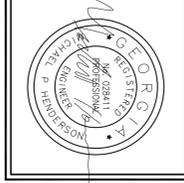
280 HERITAGE WALK
 WOODSTOCK, GEORGIA 30188
 PHONE: (678) 462-4021
 FAX: (678) 445-4326

SUBMITTALS

REVISIONS

SETBACKS

ZONING: RTD
FRONT SIDE REAR
SEE ZONING NOTES &
VARIANCES REQUESTED



SHEET 1/2
REZONING
PLAN

24 HOUR CONTACT: SEAN RANDALL 770-616-7515

