Z002 - PRELIM PLAN - ARCH D - Size 24x36

SURVEY & PLAT NOTES

1. Subject and adjacent property owners' deed and plat references were obtained through Clerk of Superior County, but are not guaranteed as to accuracy or completeness. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of COBB COUNTY, GEORGIA.

2. Survey done without benefit of a current Title Search or Commitment. As such, Land Use Restrictions, Setbacks, Zoning, Easements and other Title Facts may exist that are not shown hereon.

3. Utilities such as Electric Lines, Water Lines, Gas Lines, Sanitary Sewer Lines or Wells may or may not exist on site and may or may not be shown hereon.

4. Structures visible on the date of survey are shown hereon.

5. Locations are accurate only where dimensioned.

6. This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.

7. This property IS located in a Special Flood Hazard Area "ZONE AE" per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13067C0216H & 13067C0217J; Effective Date: 10/05/2018.

8. The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

9. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

LOT 1
N/F BROWN
D.B. 14351 Pg. 3699
PB 21, Pg. 173
PARCEL NO: 18016400020
CURRENT ZONING R-15

LOT 43
N/F FYR SFR
D.B. 15565, Pg. 5233
PB 21, Pg. 173
PARCEL NO: 18016400510
CURRENT ZONING R-15

LOT 37
N/F HARTMAN
D.B. 15160, Pg. 4887
PB 21, Pg. 173
PARCEL NO: 18018100320
CURRENT ZONING R-15

LOT 63
N/F GARRETT
D.B. 14783, Pg. 4996
PB 21, Pg. 173
PARCEL NO: 18016400700
CURRENT ZONING R-20

LOT 38
N/F DONALDSON
NO DEED REFERENCE
PB 21, Pg. 173
PARCEL NO: 18018100330
CURRENT ZONING R-15

LOT 64
N/F FLORES
D.B. 15404, Pg. 1225
PB 21, Pg. 173
PARCEL NO: 18016400720
CURRENT ZONING R-15

LOT 39
N/F ADAM
D.B. 15450, Pg. 1679
PB 21, Pg. 173
PARCEL NO: 18018100340
CURRENT ZONING R-15

LOT 65
6031 BLACKHAWK
D.B. 15230, Pg. 77
PB 21, Pg. 173
PARCEL NO: 18016400720
CURRENT ZONING R-20

LOT 40
N/F FORRESTER
D.B. 13986, Pg. 746
PB 21, Pg. 173
PARCEL NO: 18018100350
CURRENT ZONING R-15

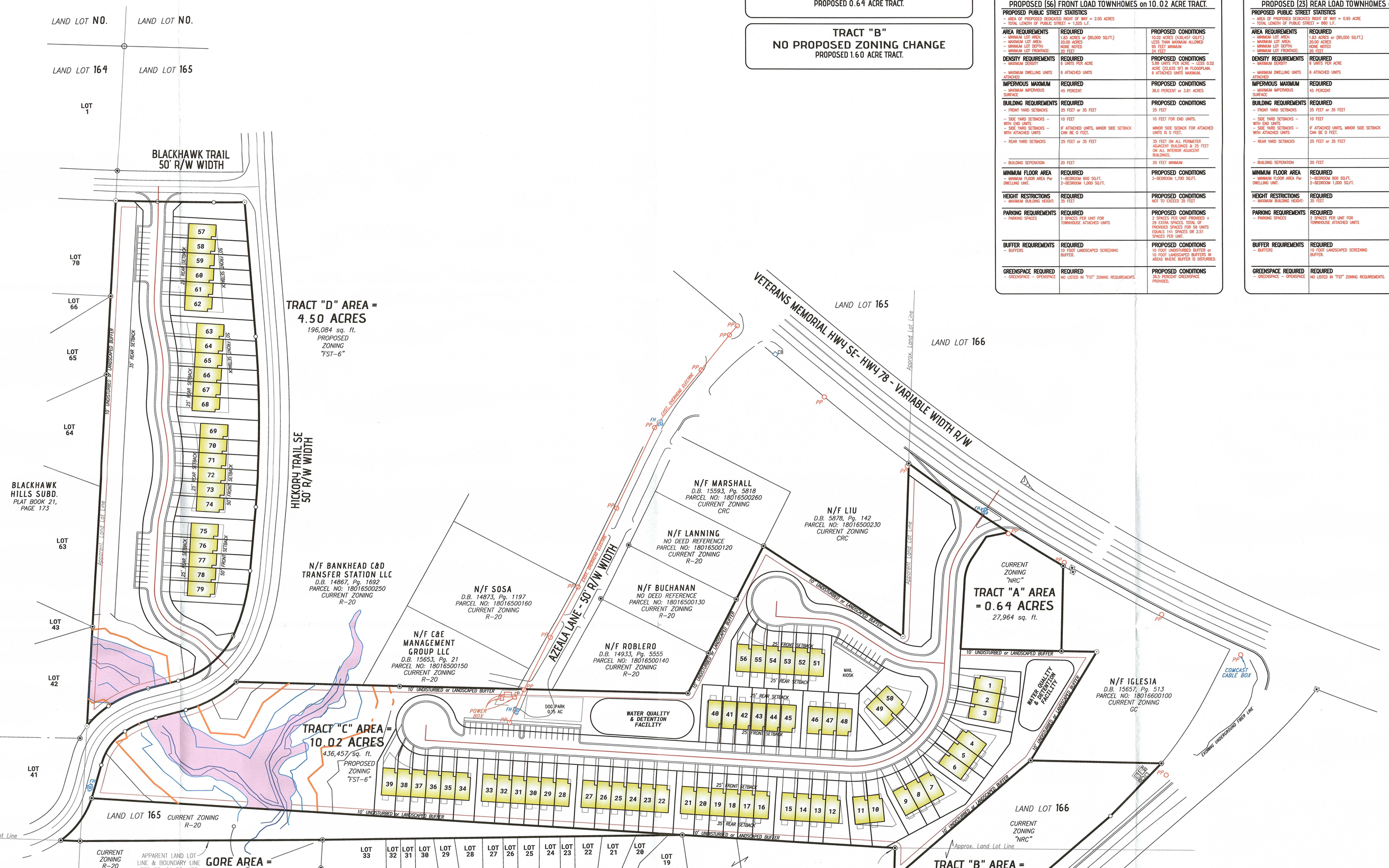
LOT 66
N/F CURTIS
NO DEED REFERENCE
PB 21, Pg. 173
PARCEL NO: 18016400730
CURRENT ZONING R-15

LOT 41
N/F PUGA
D.B. 15453, Pg. 1909
PB 21, Pg. 173
PARCEL NO: 18018400490
CURRENT ZONING R-15

LOT 70
N/F GUTIERREZ
D.B. 15457, Pg. 313
PB 21, Pg. 173
PARCEL NO: 18016400770
CURRENT ZONING R-15

LOT 42
N/F McMICHEN
NO DEED REFERENCE
PB 21, Pg. 173
PARCEL NO: 18016400500
CURRENT ZONING R-15

LOT 115
N/F FORRESTER
D.B. 15457, Pg. 313
PB 21, Pg. 173
PARCEL NO: 18016400770
CURRENT ZONING R-15



LOT 19
N/F LASAKI
D.B. 16155, Pg. 61
PB 211, Pg. 16
PARCEL NO: 18018100370
CURRENT ZONING FST-8

LOT 20
N/F TENTH STREET HOLDINGS, LLC
D.B. 16006, Pg. 4306
PB 211, Pg. 16
PARCEL NO: 18018100380
CURRENT ZONING FST-8

LOT 21
N/F ANDERSON
D.B. 15573, Pg. 4512
PB 211, Pg. 16
PARCEL NO: 18018100390
CURRENT ZONING FST-8

LOT 22
N/F HARRIS
D.B. 13862, Pg. 86
PB 211, Pg. 16
PARCEL NO: 18018100400
CURRENT ZONING FST-8

LOT 23
N/F EVANS
D.B. 13942, Pg. 4907
PB 211, Pg. 16
PARCEL NO: 18018100410
CURRENT ZONING FST-8

LOT 24
N/F GUPLIN
D.B. 14237, Pg. 390
PB 211, Pg. 16
PARCEL NO: 18018100420
CURRENT ZONING FST-8

LOT 25
N/F DOBBS
D.B. 14943, Pg. 1189
PB 211, Pg. 16
PARCEL NO: 18018100430
CURRENT ZONING FST-8

LOT 26
N/F JONES
D.B. 14201, Pg. 5873
PB 211, Pg. 16
PARCEL NO: 18018100440
CURRENT ZONING FST-8

LOT 27
N/F HENTREL
D.B. 14032, Pg. 1740
PB 211, Pg. 16
PARCEL NO: 18018100450
CURRENT ZONING FST-8

LOT 28
N/F ALUFOHAI
D.B. 16028, Pg. 6216
PB 211, Pg. 16
PARCEL NO: 18018100460
CURRENT ZONING FST-8

LOT 29
N/F JONES
D.B. 13975, Pg. 2506
PB 211, Pg. 16
PARCEL NO: 18018100470
CURRENT ZONING FST-8

LOT 30
N/F BANKS
D.B. 14096, Pg. 463
PB 211, Pg. 16
PARCEL NO: 18018100480
CURRENT ZONING FST-8

LOT 31
N/F NGUMI
D.B. 15412, Pg. 4809
PB 211, Pg. 16
PARCEL NO: 18018100490
CURRENT ZONING FST-8

LOT 32
N/F JACKSON
D.B. 15288, Pg. 4123
PB 211, Pg. 16
PARCEL NO: 18018100500
CURRENT ZONING FST-8

LOT 33
N/F BUCKNER
D.B. 15316, Pg. 2410
PB 211, Pg. 16
PARCEL NO: 18018100510
CURRENT ZONING FST-8

TRACT "A"
NO PROPOSED ZONING CHANGE
PROPOSED 0.64 ACRE TRACT.

TRACT "B"
NO PROPOSED ZONING CHANGE
PROPOSED 1.60 ACRE TRACT.

TRACT "C" PROPOSED ZONING "RM-8"
CURRENT ZONING "R-20" & "NRC"

PROPOSED (56) FRONT LOAD TOWNHOMES on 10.02 ACRE TRACT.

PROPOSED PUBLIC STREET STATISTICS
- AREA OF PROPOSED DEDICATED RIGHT OF WAY = 2.05 ACRES
- TOTAL LENGTH OF PUBLIC STREET = 1,320 L.F.

	REQUIRED	PROPOSED CONDITIONS
AREA REQUIREMENTS – MINIMUM LOT AREA: – MAXIMUM LOT AREA: – MINIMUM LOT DEPTH: – MINIMUM LOT FRONTAGE:	1.83 ACRES or (80,000 SQ.FT.) 20.00 ACRES NONE NOTED 20 FEET	10.02 ACRES (436,457 SQ.FT.) LESS THAN MAXIMUM ALLOWED 95 FEET MINIMUM 24 FEET
DENSITY REQUIREMENTS – MAXIMUM DENSITY – MAXIMUM DWELLING UNITS ATTACHED	6 UNITS PER ACRE 6 ATTACHED UNITS	PROPOSED CONDITIONS 5.6 UNITS PER ACRE – LESS 0.52 ACRE (22,635 SF) IN FLOODPLAIN. 6 ATTACHED UNITS MAXIMUM.
IMPERVIOUS MAXIMUM – MAXIMUM IMPERVIOUS SURFACE	REQUIRED 45 PERCENT	PROPOSED CONDITIONS 38.0 PERCENT or 3.81 ACRES
BUILDING REQUIREMENTS – FRONT YARD SETBACKS – SIDE YARD SETBACKS – WITH END UNITS – SIDE YARD SETBACKS – WITH ATTACHED UNITS – REAR YARD SETBACKS – BUILDING SEPARATION	REQUIRED 25 FEET or 35 FEET 10 FEET 0' ATTACHED UNITS, MINOR SIDE SETBACK CAN BE 0 FEET. 25 FEET or 35 FEET 20 FEET	PROPOSED CONDITIONS 25 FEET 10 FEET FOR END UNITS. MINOR SIDE SEIBACK FOR ATTACHED UNITS IS 0 FEET. 25 FEET ON ALL PERIMETER ADJACENT BUILDINGS & 25 FEET ON ALL INTERIOR ADJACENT BUILDINGS. 20 FEET MINIMUM
MINIMUM FLOOR AREA – MINIMUM FLOOR AREA Per DWELLING UNIT.	REQUIRED 1-BEDROOM 900 SQ.FT. 2-BEDROOM 1,000 SQ.FT.	PROPOSED CONDITIONS 3-BEDROOM 1,700 SQ.FT.
HEIGHT RESTRICTIONS – MAXIMUM BUILDING HEIGHT:	REQUIRED 35 FEET	PROPOSED CONDITIONS NOT TO EXCEED 35 FEET
PARKING REQUIREMENTS – PARKING SPACES	REQUIRED 2 SPACES PER UNIT FOR TOWNHOUSE ATTACHED UNITS	PROPOSED CONDITIONS 2 SPACES PER UNIT PROVIDED + 28 EXTRA SPACES TOTAL OF PROVIDED SPACES FOR 56 UNITS EQUALS 141 SPACES OR 2.51 SPACES PER UNIT
BUFFER REQUIREMENTS – BUFFERS	REQUIRED 10 FOOT LANDSCAPED SCREENING BUFFER.	PROPOSED CONDITIONS 10 FOOT UNDISTURBED BUFFER or 10 FOOT LANDSCAPED BUFFERS IN AREAS WHERE BUFFER IS DISTURBED.
GREENSPACE REQUIRED – GREENSPACE – OPENSPACE	REQUIRED NO LISTED IN "FST" ZONING REQUIREMENTS.	PROPOSED CONDITIONS 38.0 PERCENT GREENSPACE PROVIDED.

TRACT "D" PROPOSED ZONING "RM-8"
CURRENT ZONING "R-20"

PROPOSED (23) REAR LOAD TOWNHOMES on 4.50 ACRE TRACT.

PROPOSED PUBLIC STREET STATISTICS
- AREA OF PROPOSED DEDICATED RIGHT OF WAY = 0.95 ACRE
- TOTAL LENGTH OF PUBLIC STREET = 880 L.F.

	REQUIRED	PROPOSED CONDITIONS
AREA REQUIREMENTS – MINIMUM LOT AREA: – MAXIMUM LOT AREA: – MINIMUM LOT DEPTH: – MINIMUM LOT FRONTAGE:	1.83 ACRES or (80,000 SQ.FT.) 20.00 ACRES NONE NOTED 20 FEET	4.50 ACRES (196,084 SQ.FT.) LESS THAN MAXIMUM ALLOWED 120 FEET MINIMUM 24 FEET
DENSITY REQUIREMENTS – MAXIMUM DENSITY – MAXIMUM DWELLING UNITS ATTACHED	6 UNITS PER ACRE 6 ATTACHED UNITS	PROPOSED CONDITIONS 5.1 UNITS PER ACRE – LESS 0.21 ACRE (9,178 SF) IN FLOODPLAIN. 6 ATTACHED UNITS MAXIMUM.
IMPERVIOUS MAXIMUM – MAXIMUM IMPERVIOUS SURFACE	REQUIRED 45 PERCENT	PROPOSED CONDITIONS 35.1 PERCENT or 1.58 ACRES
BUILDING REQUIREMENTS – FRONT YARD SETBACKS – SIDE YARD SETBACKS – WITH END UNITS – SIDE YARD SETBACKS – WITH ATTACHED UNITS – REAR YARD SETBACKS – BUILDING SEPARATION	REQUIRED 25 FEET or 35 FEET 10 FEET 0' ATTACHED UNITS, MINOR SIDE SETBACK CAN BE 0 FEET. 25 FEET or 35 FEET 20 FEET	PROPOSED CONDITIONS 50 FEET – OFF HICKORY TRAIL 10 FEET FOR END UNITS. MINOR SIDE SEIBACK FOR ATTACHED UNITS IS 0 FEET. 25 FEET ON ALL PERIMETER ADJACENT BUILDINGS. 20 FEET MINIMUM
MINIMUM FLOOR AREA – MINIMUM FLOOR AREA Per DWELLING UNIT.	REQUIRED 1-BEDROOM 900 SQ.FT. 2-BEDROOM 1,000 SQ.FT.	PROPOSED CONDITIONS 3-BEDROOM 1,700 SQ.FT.
HEIGHT RESTRICTIONS – MAXIMUM BUILDING HEIGHT:	REQUIRED 35 FEET	PROPOSED CONDITIONS NOT TO EXCEED 35 FEET
PARKING REQUIREMENTS – PARKING SPACES	REQUIRED 2 SPACES PER UNIT FOR TOWNHOUSE ATTACHED UNITS	PROPOSED CONDITIONS 2 SPACES PER UNIT PROVIDED + 23 EXTRA SPACES. TOTAL OF PROVIDED SPACES FOR 23 UNITS EQUALS 69 SPACES OR 2.87 SPACES PER UNIT
BUFFER REQUIREMENTS – BUFFERS	REQUIRED 10 FOOT LANDSCAPED SCREENING BUFFER.	PROPOSED CONDITIONS 10 FOOT UNDISTURBED BUFFER or 10 FOOT LANDSCAPED BUFFERS IN AREAS WHERE BUFFER IS DISTURBED.
GREENSPACE REQUIRED – GREENSPACE – OPENSPACE	REQUIRED NO LISTED IN "FST" ZONING REQUIREMENTS.	PROPOSED CONDITIONS 39.4 PERCENT GREENSPACE PROVIDED.

OVERALL ACREAGE - 16.76 ACRES
RM-8 ACREAGE - 14.52 ACRES
(TO BE REZONED)
NRC ACREAGE - 2.24 ACRES
(NOT INCLUDED IN REZONED)

SURVEYOR CERTIFICATION
ROBERT S. LEWIS, GA. RLS #2789

GEORGIA REGISTERED No. 2789 PROFESSIONAL LAND SURVEYOR ROBERT S. LEWIS

BY: _____ 06/01/2024
ROBERT S. LEWIS, GA. RLS #2789 DATE

MONUMENTATION

SYMBOLS	ABBREVIATIONS
○ 1/2" REBAR SET w/ STAMPED CAP "R.S.LEWIS GARLS2789"	IPS – IRON PIN SET
⊠ CONC. R/W MONUMENT FND. 4" x 4" CONC. (TYP.)	IPF – IRON PIN FND.
◉ 1/2" RBR. FND. w/ "SIZE and TYPE"	ANG. IR. – ANGLE IRON
◈ FENCE COR. FND. w/ "SIZE and TYPE"	O.T.P. – OPEN TOP PIPE
⊛ TREE FOUND w/ "SIZE and TYPE"	C.T.P. – CRIMP TOP PIPE
⌀ COMPUTED POINT	FND. – FOUND
	CONC. – CONCRETE
	COR. – CORNER
	REF. – REFERENCE
	MON. – MONUMENT
	℄ – CENTERLINE
	℄ – PROPERTY LINE
	C.P. – COMPUTED P.T.

ABBREVIATIONS
P.O.C – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
N.T.S. – NOT TO SCALE
LLL – LAND LOT LINE LLC – LAND LOT CORNER
D.B. – DEED BOOK P.B. – PLAT BOOK
R/W – RIGHT OF WAY N/F – NOW OR FORMALLY
EOP – EDGE OF PAVEMENT INT. – INTERSECTION
B – BUILDING LINE O.H.P. – OVERHEAD POWER
℄ – CENTERLINE ℄ – PROPERTY LINE
APPROX. – APPROXIMATE APPT. – APPARENT

CLOSURE STATEMENT
A substantial portion of the Fieldwork Data used for the computation of this survey we obtained by a CARLSON BRX7 BASE & ROVER – MULTI-FREQUENCY GNSS RECEIVER receiving real time corrections from EGPS SOLUTIONS Correction Service Subscription. The relative positional accuracy of the Field data collected is 0.04' HORIZONTAL at the 95% CONFIENCE LEVEL.

This plat for (TRACT 1) has been calculated for closure and found to be accurate within one foot in 254,137 feet.

This plat for (TRACT 2) has been calculated for closure and found to be accurate within one foot in 202,864 feet.

This plat for (TRACT 3) has been calculated for closure and found to be accurate within one foot in 242,240 feet.

This plat for (TRACT 4) has been calculated for closure and found to be accurate within one foot in 301,176 feet.

SURVEY REFERENCES
1.) WARRANTY DEED FROM "NACOOCHEE CORPORATION" TO "FAITH CHRISTIAN FELLOWSHIP of CENTRAL ATLANTA, INC. d/b/a ZOE CHRISTIAN FELLOWSHIP" DATED 08/10/1999. RECORDED IN COBB COUNTY RECORDS DEED BOOK 12861, PAGE 68.

2.) WARRANTY DEED FROM "PHILLIP JULIAN WOODALL, RANDY W. WOODALL, TIMOTHY D. FREEMAN, and SHARON L. DAVIS" TO "ZOE CHRISTIAN FELLOWSHIP, INC." DATED 05/15/2002. RECORDED IN COBB COUNTY RECORDS DEED BOOK 13548, PAGE 4433.

3.) QUITCLAIM DEED FROM "PHILLIP JULIAN WOODALL, RANDY W. WOODALL, TIMOTHY D. FREEMAN, and SHARON L. DAVIS" TO "ZOE CHRISTIAN FELLOWSHIP, INC." DATED 05/15/2002. RECORDED IN COBB COUNTY RECORDS DEED BOOK 13548, PAGE 4437.

4.) QUITCLAIM DEED FROM "FAITH CHRISTIAN FELLOWSHIP of CENTRAL ATLANTA, INC. d/b/a ZOE CHRISTIAN FELLOWSHIP" TO "ZOE CHRISTIAN FELLOWSHIP, INC." DATED 05/15/2002. RECORDED IN COBB COUNTY RECORDS DEED BOOK 13548, PAGE 4440.

5.) QUITCLAIM DEED FROM "FAITH CHRISTIAN FELLOWSHIP of CENTRAL ATLANTA, INC. d/b/a ZOE CHRISTIAN FELLOWSHIP" TO "ZOE CHRISTIAN FELLOWSHIP, INC." DATED 05/15/2002. RECORDED IN COBB COUNTY RECORDS DEED BOOK 13548, PAGE 4443.

6.) LIMITED WARRANTY DEED FROM "DISCOVERY BOULEVARD (ATLANTA) PIP, LP" TO "DABNEY PARTNERS, L.L.C." DATED 05/04/2005. RECORDED IN COBB COUNTY RECORDS DEED BOOK 14150, PAGE 2787.

Z-44-2024
RECEIVED
JUN 06 2024
COBB COUNTY ZONING

MANOR RESTORATION
Located in Land Lots 165, 166 & 180
District 18th - Section 2nd
COBB County - Georgia
Parcel Numbers: 18016400780, 18016600110 & 18016600190
Address: 922 VETERANS MEMORIAL HWY

IRON PIN SET SURVEY CAP DETAIL
R.S. LEWIS GARLS2789

REVISIONS	REV. NO.	DATE OF REV.	DESC.	JOB NO.:2024-026B
	...	...	...	

FIELD:D.LEWIS & L.S.LEWIS CALC'D:R.S.LEWIS DRAFTER:R.S.LEWIS
C:\JOBS\2024 ALL BERNIE PROJECTS\2910'S VETERANS MEMORIAL\office\cad files\26022910 2910'S VETERANS MEMORIAL - ZONING APP PLAN - TST REV 240602-4.dwg

PROPOSED DEVELOPMENT LAYOUT PLAN SHEET FOR:
PROJECT CLIENT: BERNIE SMITH
922 VETERANS MEMORIAL PARKWAY
Land Lot 165, 166 & 180, District 18th., Section 2nd., COBB County, Georgia
Being within the City of MABLETON
SITE ADDRESS: 922 VETERAN'S MEMORIAL HWY.

LEWIS5 DEVELOPMENT CONCEPTS LLC
285 Ton Reeve Drive
Canton, GA 30177
770-289-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000829563

LEWIS5 DEVELOPMENT CONCEPTS, LLC

811 Call Before You Dig!

GEORGIA REGISTERED No. 2789 PROFESSIONAL LAND SURVEYOR ROBERT S. LEWIS

Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000829563

REFERENCED NORTH

NORTH REFERENCED HEREON TO: GRID NORTH-NAD(83) GEORGIA WEST ZONE
VERT. DATUM REFERENCED HEREON TO: NAVD(88)

DATE of ORIGINAL: 03/13/2024

DATE LAST REVISED: NA

1	REVISION DESC
2	REVISION DESC
3	REVISION DESC
4	REVISION DESC
5	REVISION DESC
6	REVISION DESC

GRAPHIC SCALE
75' 0 37.5' 75'
Scale: 1" = 75'

SHEET Z002

DRAWING PATH/NAME: S:\2024\026 ALL BERNIE PROJECTS\2910'S VETERANS MEMORIAL\office\cad files\26022910 2910'S VETERANS MEMORIAL - ZONING APP PLAN - TST REV 240602-4.dwg
LAST SAVED: Tuesday, June 4, 2024 1:08:08 PM
PLOT DATE: Thursday, June 6, 2024 1:31:29 PM
CLIENT NAME: BERNIE SMITH
PROJECT NAME: XX