

- NOTES: 1. ALL DATA IS BASED ON COBB COUNTY MONUMENT SURVEY. 2. ALL DATA IS BASED ON THE TBM SHOWN ON VINEYARD PLAT EAST RIVAL PLAT.
- AS PER ORIGINAL PLAN, NO. 1386700000, DATED: 11/11/03.
 - FLOOD HAZARD AREA ZONE X AND ZONE AE.
 - CONTOUR INTERVAL IS 2.0 FEET.
 - CONTOURS INTERPOLATED FROM ACTUAL FIELD LOCATED POINTS.
 - DATE OF FIELD WORK: DECEMBER 2013. (MULTIPLE TRIPS)
 - TYPICAL HOUSE SHOWN FOR GRADING PLAN ONLY.
 - COMPLETE STORM & SANITARY SEWER SYSTEM NOT SHOWN.
 - CUT & FILL VOLUMES BASED ON 1:1 RATIO. NO CUT & FILL ADJUSTMENT FACTORS WERE APPLIED.
 - ON-SITE STOCKPILES MAY NOT BE USABLE FOR INDIVIDUAL PLOTS.
 - FILL OF LESS THAN 1 FOOT NOT SHOWN ON PLAN.

PREPARED BY
VANSANT-CAMPBELL
 CIVIL ENGINEERING - LAND SURVEYING
 8887 Bolshak Parkway
 Douglasville, Georgia 30134
 Ph. (770) 942-1234 Fax (770) 942-2202

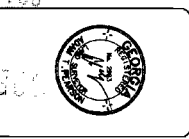
ROUGH GRADING PLAN FOR
VINEYARD
 LAND I
 CO

DATE: FEBRUARY 17, 2014

NO.	DATE	REVISION DESCRIPTION	DRAWN BY	GM

SCALE: 1" = 40'

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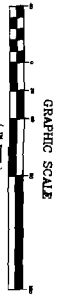
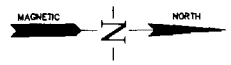
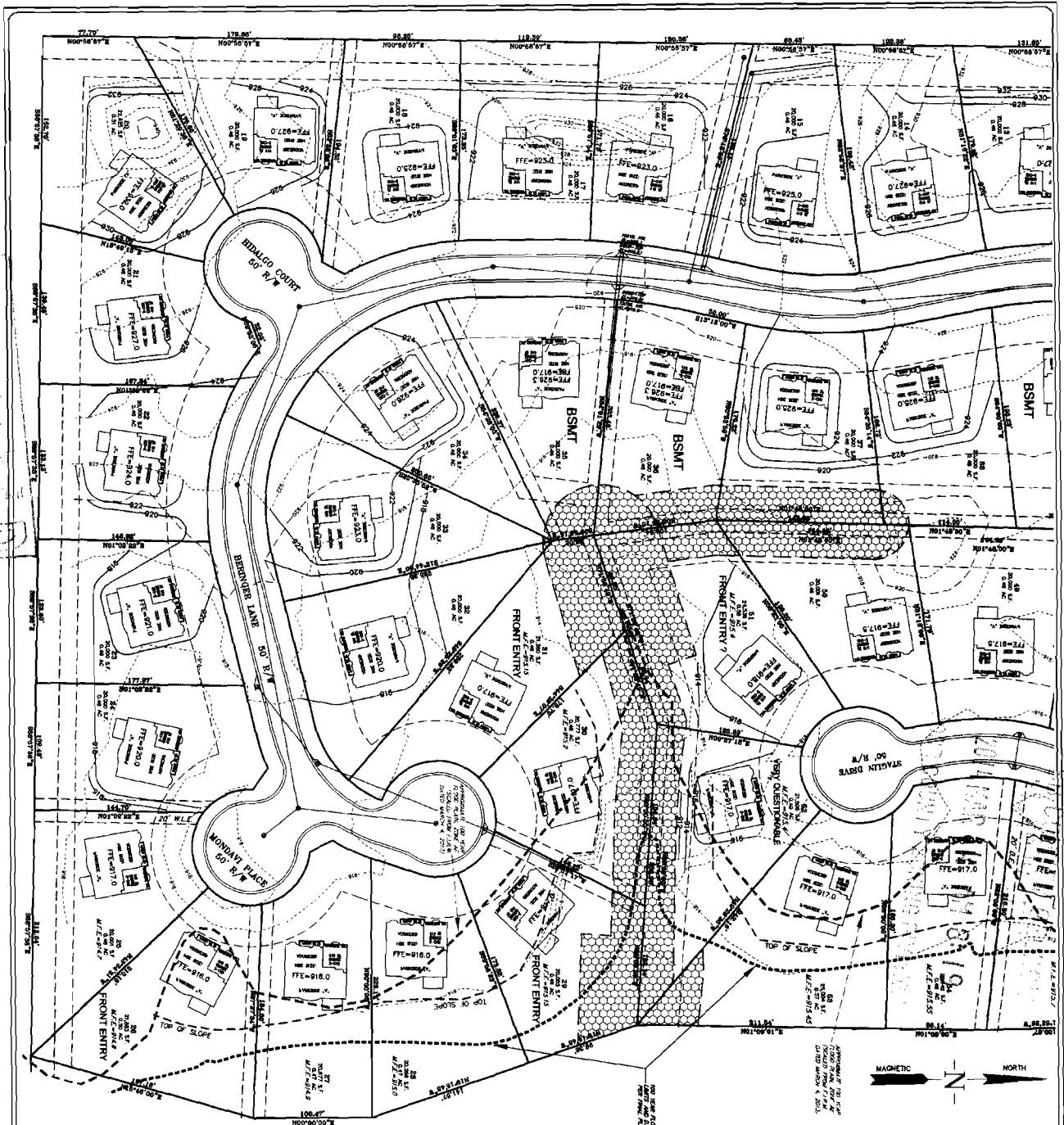


SHEET 2

V-37 (2014)

2014 MAR 14 AM 8:19
 1938 COUNTY ZONING DISTRICT

MAR 14 2014



- NOTES:**
1. VERTICAL DATUM IS BASED ON COBB COUNTY MONUMENT BM 904951, VERIFIED WITH THE TBM SHOWN ON VINEYARD BLVD EAST FINAL PLAN.
 2. ALL PER OFFICIAL RECORDS, PROJECT NO. 1300300000000000, FLOOD HAZARD AREA ZONE X AND ZONE AE.
 3. CONTOUR INTERVAL IS 2.0 FEET.
 4. CONTOURING INTERPOLATED FROM ACTUAL FIELD LOCATED POINTS.
 5. DATE OF FIELD WORK, DECEMBER 2013. (MULTIPLE TIMES)
 6. TYPICAL HOUSE SHOWN FOR GRADING PLAN ONLY.
 7. COMPLETE STORM & SANITARY SYSTEM NOT SHOWN.
 8. COMPLETE SITE TOPOGRAPHY NOT SHOWN.
 9. CUT & FILL VOLUMES BASED ON 1:1 SLOPE. NO CUT & FILL ADJUSTMENT FACTORS WERE APPLIED.
 10. ON-SITE STRUCTURES MAY NOT BE USABLE FOR STRUCTURAL FILL.
 11. FILL OF LESS THAN 1 FOOT NOT SHOWN ON PLAN.

Lot #	Area (sq ft)	Volume (cu yd)	Notes
Lot 1	1,234	123.4	
Lot 2	1,567	156.7	
Lot 3	1,890	189.0	
Lot 4	2,123	212.3	
Lot 5	2,456	245.6	
Lot 6	2,789	278.9	
Lot 7	3,123	312.3	
Lot 8	3,456	345.6	
Lot 9	3,789	378.9	
Lot 10	4,123	412.3	
Lot 11	4,456	445.6	
Lot 12	4,789	478.9	
Lot 13	5,123	512.3	
Lot 14	5,456	545.6	
Lot 15	5,789	578.9	
Lot 16	6,123	612.3	
Lot 17	6,456	645.6	
Lot 18	6,789	678.9	
Lot 19	7,123	712.3	
Lot 20	7,456	745.6	
Lot 21	7,789	778.9	
Lot 22	8,123	812.3	
Lot 23	8,456	845.6	
Lot 24	8,789	878.9	
Lot 25	9,123	912.3	
Lot 26	9,456	945.6	
Lot 27	9,789	978.9	
Lot 28	10,123	1,012.3	
Lot 29	10,456	1,045.6	
Lot 30	10,789	1,078.9	
Lot 31	11,123	1,112.3	
Lot 32	11,456	1,145.6	
Lot 33	11,789	1,178.9	
Lot 34	12,123	1,212.3	
Lot 35	12,456	1,245.6	
Lot 36	12,789	1,278.9	
Lot 37	13,123	1,312.3	
Lot 38	13,456	1,345.6	
Lot 39	13,789	1,378.9	
Lot 40	14,123	1,412.3	
Lot 41	14,456	1,445.6	
Lot 42	14,789	1,478.9	
Lot 43	15,123	1,512.3	
Lot 44	15,456	1,545.6	
Lot 45	15,789	1,578.9	
Lot 46	16,123	1,612.3	
Lot 47	16,456	1,645.6	
Lot 48	16,789	1,678.9	
Lot 49	17,123	1,712.3	
Lot 50	17,456	1,745.6	
Lot 51	17,789	1,778.9	
Lot 52	18,123	1,812.3	
Lot 53	18,456	1,845.6	
Lot 54	18,789	1,878.9	
Lot 55	19,123	1,912.3	
Lot 56	19,456	1,945.6	
Lot 57	19,789	1,978.9	
Lot 58	20,123	2,012.3	
Lot 59	20,456	2,045.6	
Lot 60	20,789	2,078.9	
Lot 61	21,123	2,112.3	
Lot 62	21,456	2,145.6	
Lot 63	21,789	2,178.9	
Lot 64	22,123	2,212.3	
Lot 65	22,456	2,245.6	
Lot 66	22,789	2,278.9	
Lot 67	23,123	2,312.3	
Lot 68	23,456	2,345.6	
Lot 69	23,789	2,378.9	
Lot 70	24,123	2,412.3	
Lot 71	24,456	2,445.6	
Lot 72	24,789	2,478.9	
Lot 73	25,123	2,512.3	
Lot 74	25,456	2,545.6	
Lot 75	25,789	2,578.9	
Lot 76	26,123	2,612.3	
Lot 77	26,456	2,645.6	
Lot 78	26,789	2,678.9	
Lot 79	27,123	2,712.3	
Lot 80	27,456	2,745.6	
Lot 81	27,789	2,778.9	
Lot 82	28,123	2,812.3	
Lot 83	28,456	2,845.6	
Lot 84	28,789	2,878.9	
Lot 85	29,123	2,912.3	
Lot 86	29,456	2,945.6	
Lot 87	29,789	2,978.9	
Lot 88	30,123	3,012.3	
Lot 89	30,456	3,045.6	
Lot 90	30,789	3,078.9	
Lot 91	31,123	3,112.3	
Lot 92	31,456	3,145.6	
Lot 93	31,789	3,178.9	
Lot 94	32,123	3,212.3	
Lot 95	32,456	3,245.6	
Lot 96	32,789	3,278.9	
Lot 97	33,123	3,312.3	
Lot 98	33,456	3,345.6	
Lot 99	33,789	3,378.9	
Lot 100	34,123	3,412.3	

SHEET 3

PREPARED BY
VANSANT-CAMPBELL
 CIVIL ENGINEERING - LAND SURVEYING
 8617 Buford Parkway
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 Ph: (770) 942-1234 Fax: (770) 942-2010

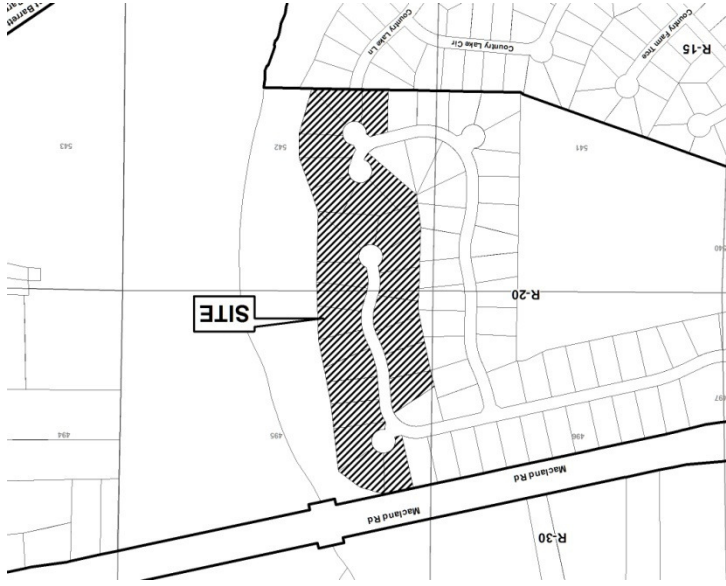
ROUGH GRADING PLAN FOR
VINEYARD
 LAND
 10
 V-37 (2014)

DATE: FEBRUARY 17, 2014

NO.	DATE	REVISION DESCRIPTION

DESIGN BY: GM
 CHECKED BY: ATF
 SCALE: 1" = 40'
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STIPULATIONS: _____

Held _____ Carried _____

Rejected _____ Seconded _____

Approved _____ Motion By _____
BOARD OF APPEALS DECISION

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

APPLICANT: Legendary Communities
PHONE: 678-462-5301
REPRESENTATIVE: Patrick Madden
PHONE: 770-804-9229
TITLEHOLDER: Vineyard Place East VDL, LLC
and BK Residential Construction, LLC
PROPERTY LOCATION: Along Staglin Drive and
Bernger Lane, east of John Petree Road, and on the south
side of Machland Road.
TYPE OF VARIANCE: Waive the front setbacks from the required 35 feet to 20 feet on lots 24 to 31 and lots 46
to 63 of Vineyard Place East subdivision.
PETITION No.: V-37
DATE OF HEARING: 05-14-14
PRESENT ZONING: R-20
LAND LOT(S): 495, 496, 541, 542
DISTRICT: 19
SIZE OF TRACT: 52.06 acres
COMMISSION DISTRICT: 4

COMMENTS

TRAFFIC: Recommend no on street parking.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No objection to proposed reduction in front setback with equal increase in rear setback.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

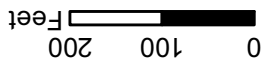
DESIGN GUIDELINES: This project is located within the Macland Road Design Guidelines.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

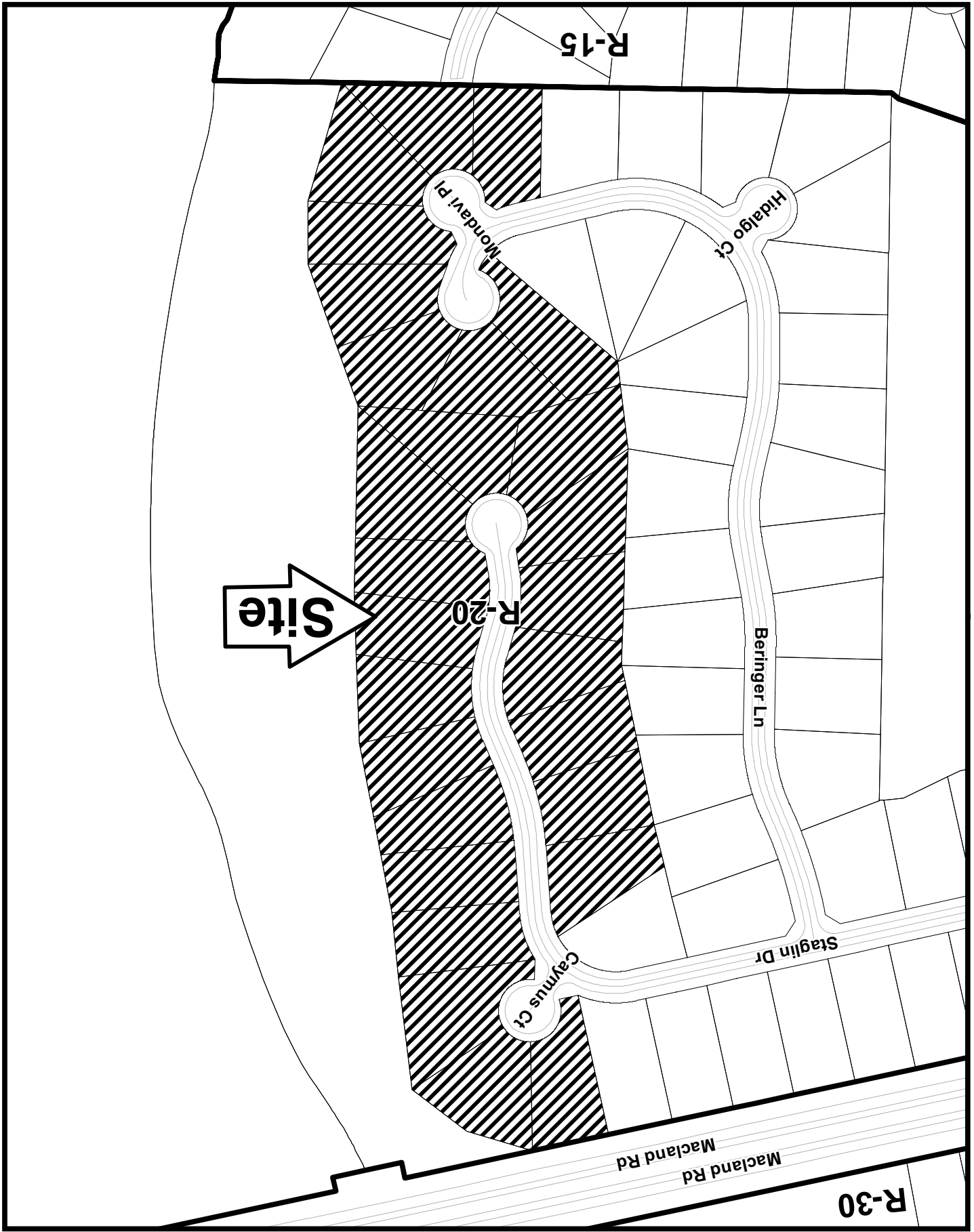
WATER: No conflict.

SEWER: No conflict.

This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary



V-37

R-30

R-15

Site

R-20

Macland Rd
Macland Rd

Staglin Dr

Beringer Ln

Hidalgo Ct

Mondavi Pl

Caymus Ct

Application for Variance

Cobb County

(type or print clearly)

Application No. V-37

Hearing Date: 5-14-14

Applicant Legendary Communities

Phone # 678.462.5301

E-mail l.taute@legendary.com

Patrick Madden

Address 5881 Glenridge Dr NE, # 250 Atlanta GA30328

(representative's name, printed)

(representative's signature)

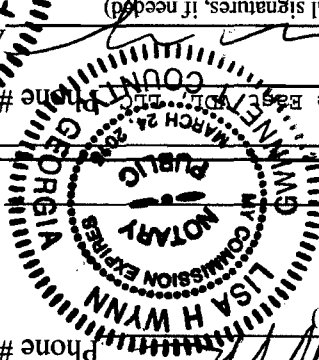
My commission expires:

Signed, sealed and delivered in presence of:

Patrick Madden

Notary Public

Titleholder Vineyard Place East



(attach additional signatures, if needed)

My commission expires: 10/16/15

Notary Public

Present Zoning of Property R-20

Location Macland Road and John Petree Road (Vineyard Place East Subdivision)

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 495, 496, 541 & 542 District 19th Size of Tract 52.06 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ YES _____ Other 100YR FLOOD CHANGE

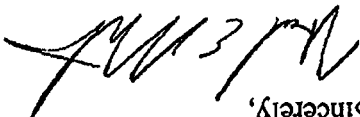
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (if applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Please see letter of explanation from Vansant Campbell Engineers attached.

List type of variance requested: Front setback variance from 35' to 20' on lots 24 to 31 and lots 46 to 63.

EXHIBIT
V-37 (2014)

Therefore, to alleviate some of these challenges we recommend asking for a 15 foot reduction in the required front setback. The proposed front setback would be 20 feet. With a 20 foot front setback, the proposed houses would be further away from the flood plain, less fill material for the pad and less imported fill. To keep from having an island of special zoning conditions, the lots we have selected are grouped together and are at the end of two streets.

Sincerely,

Gene Mastin
Vasant-Campbell

