

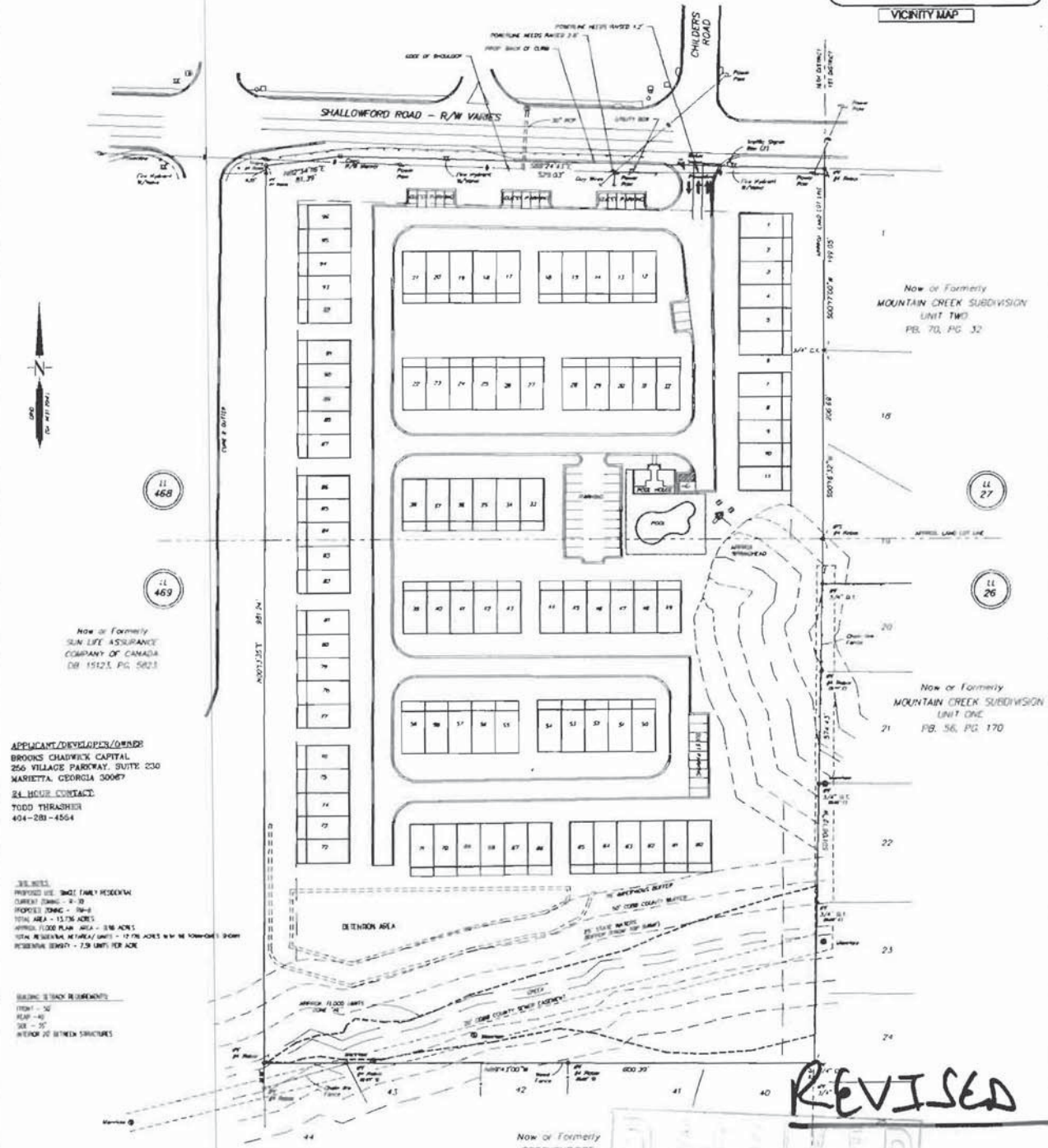
Z-56
(2014)

Continued by Staff

NOTES

THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS TAKEN ALL REASONABLE PRECAUTIONS TO ENSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF PROPERTY OR PERSONS ARISING FROM THE USE OF THIS SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OBLIGATIONS OR INTERESTS IN THE PROPERTY SURVEYED. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OBLIGATIONS OR INTERESTS IN THE PROPERTY SURVEYED. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OBLIGATIONS OR INTERESTS IN THE PROPERTY SURVEYED.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.L.R.M. PANEL 0068 H. COMMUNITY NO. 130052, DATED: MARCH 4, 2013.



Now or Formerly
SUN LIFE ASSURANCE
COMPANY OF CANADA
DB 15123, PG. 5623

APPLICANT/DEVELOPER/OWNER:
BROOKS CHADWICK CAPITAL
255 VILLAGE PARKWAY, SUITE 230
MARIETTA, GEORGIA 30067
24 HOUR CONTACT:
TODD THRAINGER
404-281-4564

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: R-30
PROPOSED ZONING: R-30
TOTAL AREA: 15.76 ACRES
APPROX. FLOOD PLANE AREA: 3.16 ACRES
TOTAL RESERVATION AREA: 12.76 ACRES (80% IN FLOOD PLANE)
RESERVATION DENSITY: 7.9 UNITS PER ACRE

BASELINE STAKED ELEMENTS:
FRONT - 30'
REAR - 40'
SIDE - 30'
INTERIOR TO BETWEEN STRUCTURES

CONCEPTUAL PLAN FOR:
BROOKS CHADWICK CAPITAL, INC.
PROPERTY IS LOCATED IN LAND LOT 468 & 469
IN THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE OF PLAT: JUNE 25, 2014

Now or Formerly
BRECKENRIDGE
PHASE TWO, UNIT TWO
P.L. 139, PG. 78

REVISOR
JUL - 3 2014
PROPERTY ADDRESS:
SHALLOWFORD ROAD
MARIETTA, GEORGIA 30068
PROPERTY IS ZONED: R-30
SHAFTSISE CLOSURE - 7.23.007
WHEELER ERROR - 2.4 DEC 2014
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON SELF TOTAL STATION
PLAT CLOSED - 8.27.008
DATE OF FIELD WORK - MAY 02, 2014

This survey was prepared in conformity with the Technical Standards for Land Surveyors promulgated by the Board of Professional Engineers and Land Surveyors and its set forth in the Georgia Public Act S.C.C.A. 10-8-57.



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Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2588
PROJECT No. 1140088
Sheet No. 1 of 1

APPLICANT: Brooks Chadwick, LLC

PHONE#: (404) 281-4554 **EMAIL:** todd@brooks Chadwick.com

REPRESENTATIVE: John H. Moore

PHONE#: (770) 429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Kenneth B. Clary

PROPERTY LOCATION: South side of Shallowford Road, east of Johnson Ferry Road.

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NRC/Retail Center and R-20/Wooded
- SOUTH:** R-15/Breckinridge Subdivision and CRC/Wal-Mart Retail Center
- EAST:** R-20/Mountain Creek Subdivision
- WEST:** R-20/Wooded undeveloped strip abutting PSC/Retail Center

Continued by Staff

PETITION NO: Z-56

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-30

PROPOSED ZONING: RM-8

PROPOSED USE: Townhouses

SIZE OF TRACT: 13.736 acres

DISTRICT: 16

LAND LOT(S): 468, 469

PARCEL(S): 5, 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

