

**Z-35
(2016)**

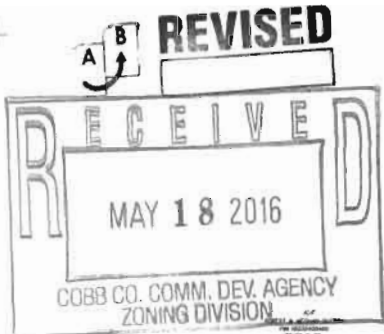
SITE NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - R-20
 PROPOSED ZONING - RSL
 TOTAL AREA - 9.56 ACRES
 TOTAL RESIDENTIAL UNITS - 34
 RESIDENTIAL DENSITY - 3.56 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:
 FRONT - 30' (EXTERIOR)
 REAR - AS SHOWN ON PLAT
 SIDE - MIN. 15' BETWEEN BLDGS

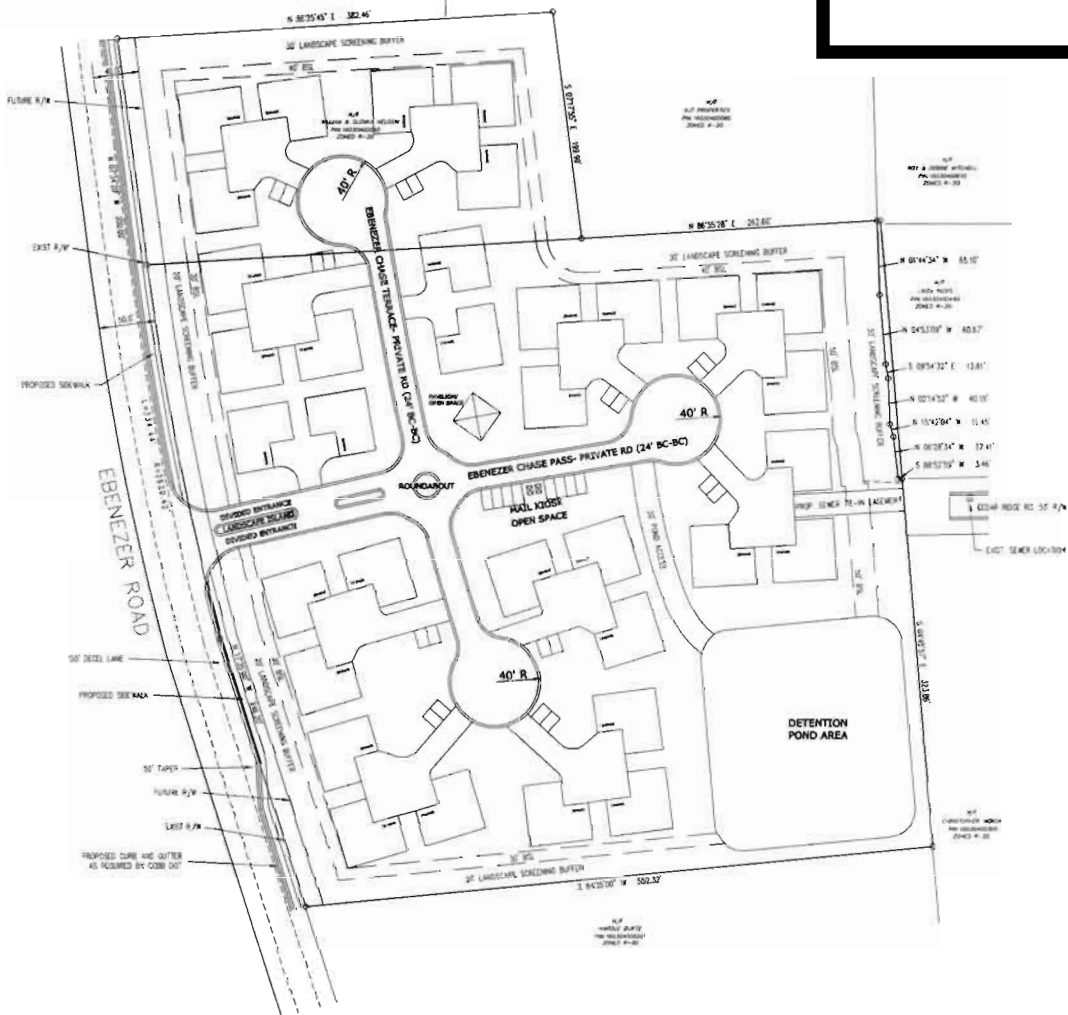


LOCATION MAP

PROPERTY ADDRESS:
 2750 5042 5047 EBENEZER ROAD
 MARIETTA, GEORGIA 30068

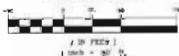


Continued Indefinitely



IF STATE WATERS ARE DISCOVERED TO EXIST ON THIS SITE A 20' BUFFER MEASURED FROM THE TOP OF BANK SHALL REMAIN UNDEVELOPED AND SUBJECT TO ALL THE REGULATIONS GOVERNING STATE WATERS.
 NO OBSTACLES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.
 ANY WELLBORE EXIST ON SITE, NONE SHALL BE DEGRADED WITHOUT CONSENT OF ENGINEER'S APPROVAL.
 NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 NO ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH COBB COUNTY STANDARDS SPECIFICATIONS AND REQUIREMENTS.
 THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THIS PROPOSED DEVELOPMENT FOR THIS SITE. SPECIFIC DESIGN OPTIONS ARE THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE COBB COUNTY STANDARDS REVIEW AND APPROVAL PROCEDURES.
 ALL EXISTING STRUCTURES TO BE REMOVED.

GRAPHIC SCALE



APPLICANT/DEVELOPER
 ADVENTURE LIVING
 4760 TOWNSHIP CHASE
 MARIETTA, GEORGIA 30068
 24 HOUR CONTACT
 BERNIE SMITH
 770-652-5044

DRAWN BY: CAJ	NO.	DATE	REVISION DESCRIPTION	BY
CHECKED BY: DP				
DATE: 5-17-16				
SCALE: 1" = 50'				
PROJECT NO:				
DWG NO:				

CONCEPT PLAN FOR
EBENEZER CHASE
 LAND LOT 304 & 345, 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

centerline
 Surveying and Land Planning, Inc.
 1507 BRIDLE ROAD, SUITE 1210, MARIETTA, GA 30068
 PHONE: (770) 824-6688 FAX: (770) 824-2589

APPLICANT: Adventur Living LLC

PHONE#: 770-652-0044 **EMAIL:** Berniesmith@kw.com

REPRESENTATIVE: Parks Huff

PHONE#: 770-422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: T.M. Denome, William Harry Nelson and Glenna S. Nelson

PROPERTY LOCATION: East side of Ebenezer Road, north of Blackwell Road, and the western terminus of Cedar Ridge Road (3860 and 3862 Ebenezer Road)

ACCESS TO PROPERTY: Ebenezer Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family house and Princeton Manor

SOUTH: R-80/ Single family house on large lot

EAST: R-20/North Ridge

WEST: R-20/Single-family houses

PETITION NO: Z-35

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): ~~05-17-16~~ 12-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Senior Living

SIZE OF TRACT: 9.56 acres

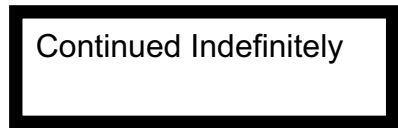
DISTRICT: 16

LAND LOT(S): 304

PARCEL(S): 9,45

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:

