

Z-113
(2016)

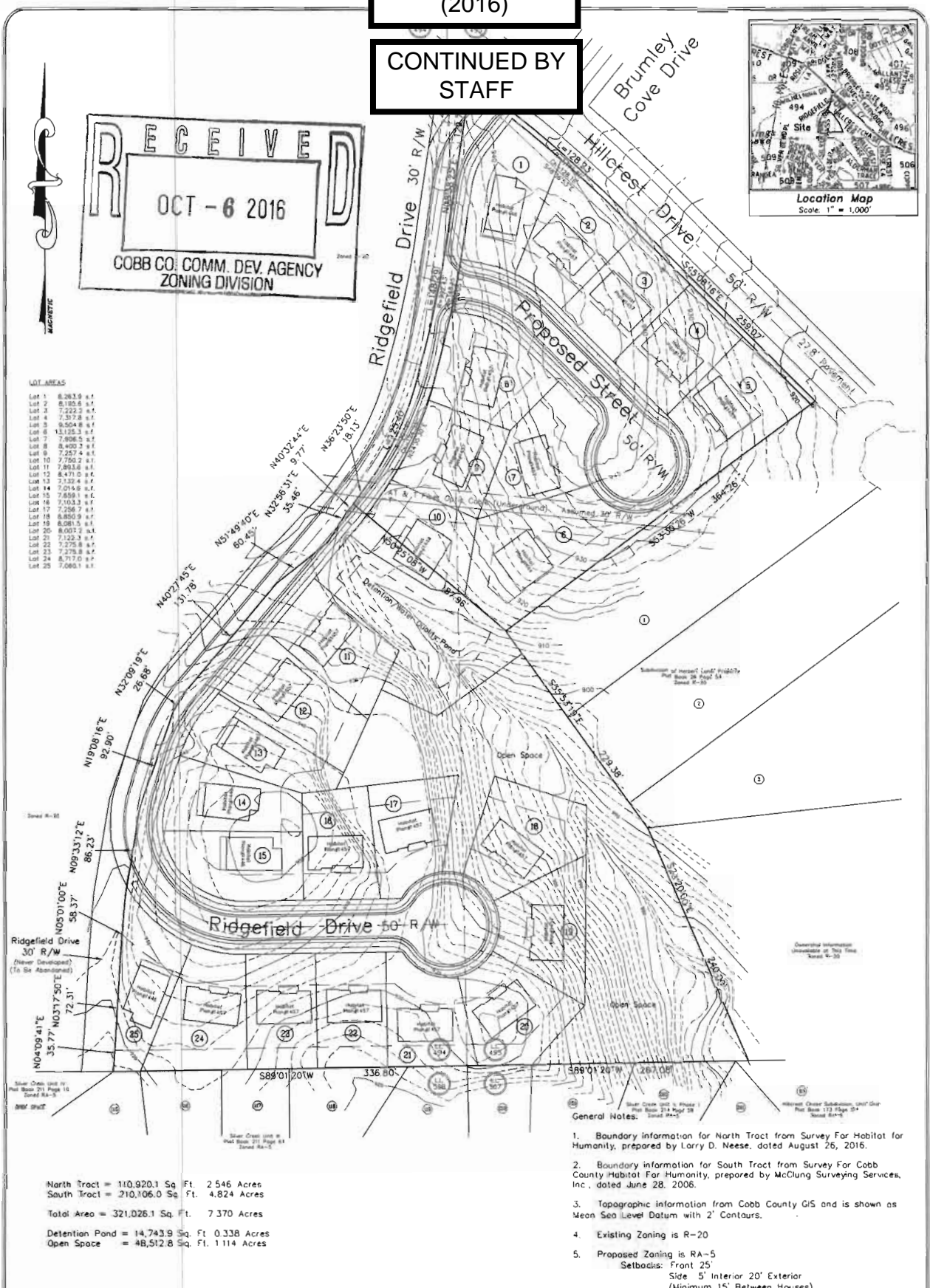
CONTINUED BY
STAFF

RECEIVED
OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LOT AREAS

- Lot 1 8,263.9 s.f.
- Lot 2 8,182.6 s.f.
- Lot 3 7,222.3 s.f.
- Lot 4 7,372.8 s.f.
- Lot 5 9,504.8 s.f.
- Lot 6 13,153.3 s.f.
- Lot 7 7,008.5 s.f.
- Lot 8 8,400.3 s.f.
- Lot 9 7,257.4 s.f.
- Lot 10 7,750.2 s.f.
- Lot 11 7,892.8 s.f.
- Lot 12 8,471.0 s.f.
- Lot 13 7,139.4 s.f.
- Lot 14 7,014.6 s.f.
- Lot 15 7,859.1 s.f.
- Lot 16 7,103.3 s.f.
- Lot 17 7,294.7 s.f.
- Lot 18 8,850.9 s.f.
- Lot 19 8,081.5 s.f.
- Lot 20 8,007.2 s.f.
- Lot 21 7,123.3 s.f.
- Lot 22 7,275.8 s.f.
- Lot 23 7,278.8 s.f.
- Lot 24 8,717.0 s.f.
- Lot 25 7,080.1 s.f.



North Tract = 110,920.1 Sq. Ft. 2.546 Acres
 South Tract = 210,106.0 Sq. Ft. 4.824 Acres
 Total Area = 321,026.1 Sq. Ft. 7.370 Acres
 Detention Pond = 14,743.9 Sq. Ft. 0.338 Acres
 Open Space = 48,512.8 Sq. Ft. 1.114 Acres

- General Notes:
- Boundary information for North Tract from Survey For Habitat for Humanity, prepared by Larry D. Neese, dated August 26, 2016.
 - Boundary information for South Tract from Survey For Cobb County Habitat For Humanity, prepared by McClung Surveying Services, Inc., dated June 28, 2006.
 - Topographic information from Cobb County GIS and is shown as Mean Sea Level Datum with 2' Contours.
 - Existing Zoning is R-20
 - Proposed Zoning is RA-5
 Setbacks: Front 25'
 Side 5' Interior 20' Exterior
 (Minimum 15' Between Houses)
 Rear 20'
 Rear Along Hillcrest Drive 40'
 - Minimum Lot Size: 7,000.0 Sq. Ft.
 - Density: 3.39 Units/Acre

THIS PROPERTY (OR PART) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS AND IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,708 FEET AND AN ANGULAR ERROR OF 1/100,000 PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 85,200 FEET.

EQUIPMENT UTILIZED: ANGLAR _____
 LINEAR _____

ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
 LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR, No. 2007



Larry D. Neese, PLS
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PROPOSED SUBDIVISION FOR:
**Habitat for Humanity
 NW Metro Atlanta**

AMOUNT	194 & 215	SECTION	2nd	CC	LT
DATE	8-26-16	SCALE	1"=40'	DATE	8-26-16
STATE	Georgia	SCALE	1"=40'	DATE	8-26-16
FIELD DATE	8-26-16	PLA DATE	10-04-16	JOB	150065

SHEET

CONVEYED BY THE WHO MEANS HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, AMEN! 27:17

APPLICANT: Habitat for Humanity of Northwest Metro Atlanta, Inc.
PHONE#: 770-432-7954 **EMAIL:** dmcginnis@nwmetroatlantahabitat.org
REPRESENTATIVE: David McGinnis
PHONE#: 770-436-2701 **EMAIL:** dhm3245@yahoo.com
TITLEHOLDER: Habitat for Humanity of Northwest Metro Atlanta, Inc.

PETITION NO: Z-113
HEARING DATE (PC): 12-06-16
HEARING DATE (BOC): 12-20-16
PRESENT ZONING: R-20

PROPERTY LOCATION: Located on the southwest side of Hillcrest Drive at Brumley Cove Drive, and on the east and south sides of Ridgefield Drive

PROPOSED ZONING: RA-5

ACCESS TO PROPERTY: Ridgefield Drive

PROPOSED USE: Residential subdivision

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and undeveloped acreage

SIZE OF TRACT: 7.370 acres
DISTRICT: 18
LAND LOT(S): 494, 495
PARCEL(S): 2, 12, 14, 16, 25
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

*****CONTINUED BY STAFF*****

NORTH: R-20/Hillcrest West
SOUTH: RA-5 & RA-4/Silver Creek
EAST: R-20/Single-family houses
WEST: R-20/Single-family houses and undeveloped acreage

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:

