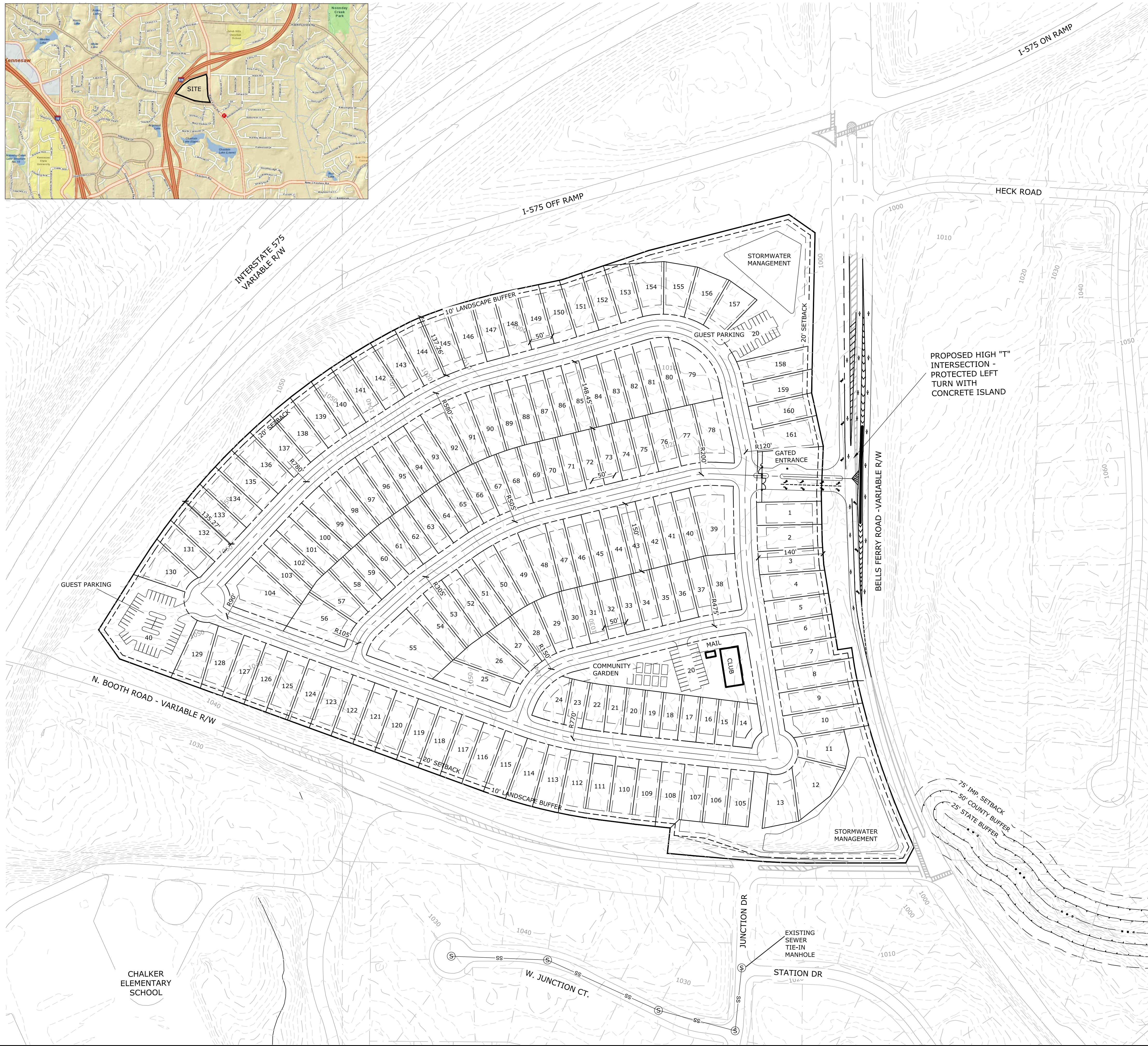
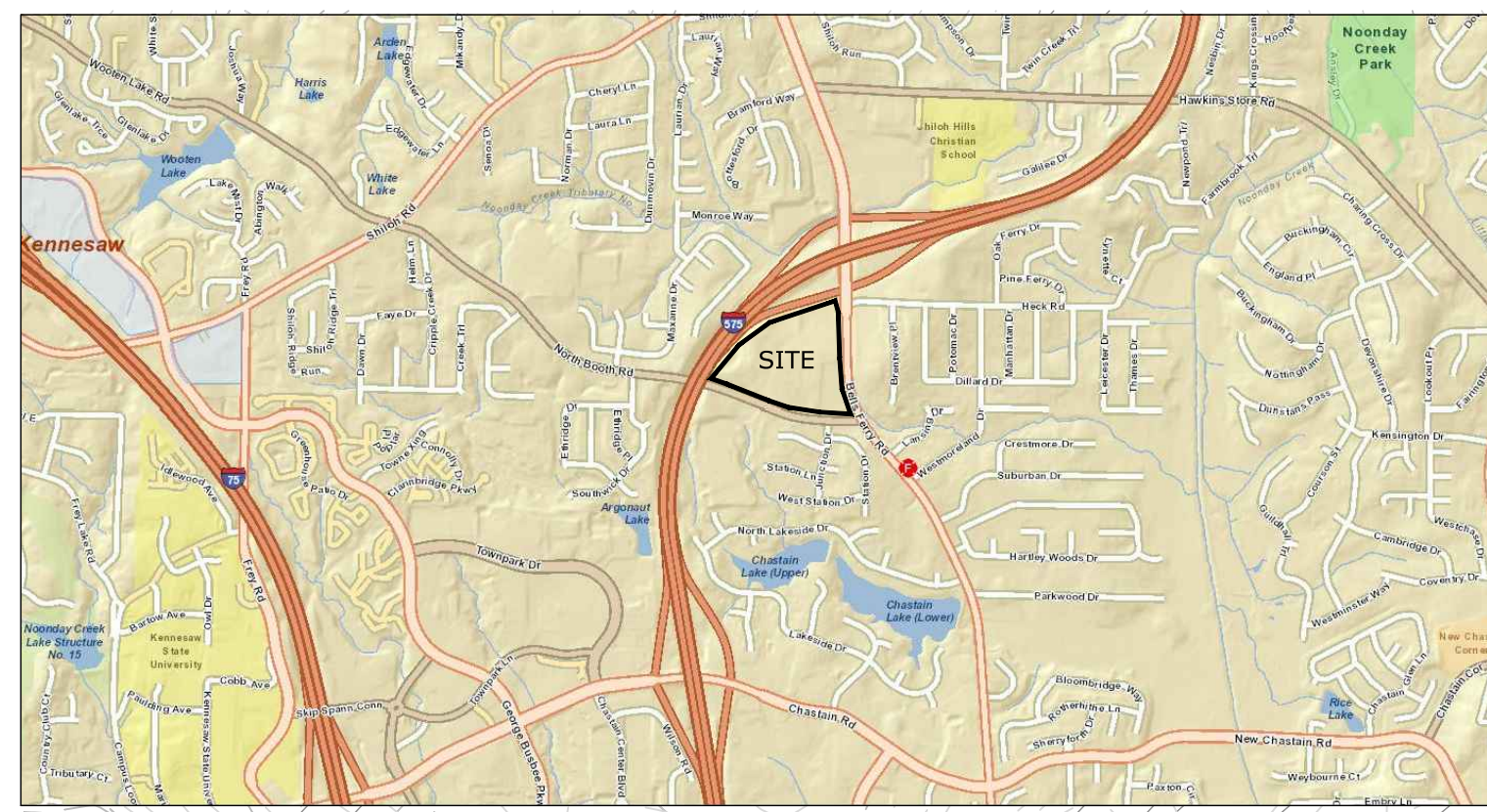


FILE NAME: I:\CUSTOMERS_PROJECTS\731 Jim Chapman Fine Homes, LLC\731-18-038 Bells Ferry\731-18-038 C_Site Plan 5 - 150 lot and move entrance.dwg PLOT STYLE: SEI-LAND-C.ctb PLOT DATE: 6/12/2018 USER: NATHAN ADRIAN



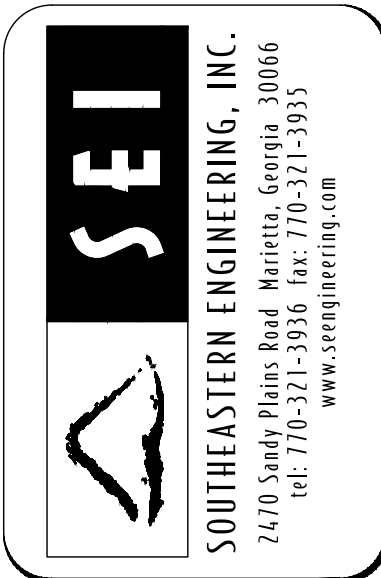
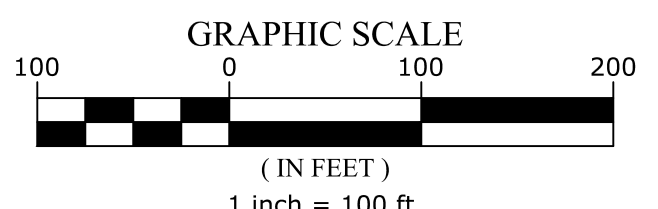
SITE DATA	
OWNER/DEVELOPER:	JIM CHAPMAN COMMUNITIES 2700 CUMBERLAND PARKWAY SUITE 130 ATLANTA, GA 30339-4089
ENGINEER/SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
BOUNDARY:	COBB COUNTY TAX PARCEL DATA
TOPOGRAPHY:	COBB COUNTY GIS DATA
PARCEL ID #s:	16028400020, 16028400010, 16028500010
SITE AREA:	35.8 AC.
NUMBER OF LOTS:	161
GUEST PARKING:	80 SPACES
DENSITY:	161 LOTS / 35.8 ACRES = 4.5 UNITS PER ACRE
FLOOD INFO:	THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13067C0041H, DATED 3/4/2013.
PROPOSED ZONING:	RSL NON-SUPPORTIVE
DEVELOPMENT STANDARDS:	MAX. DENSITY: 5.0 UNITS PER ACRE EXTERIOR LANDSCAPE BUFFER: 10' MIN. BUILDING SETBACK ADJ PUBLIC ROAD: 20' MIN. SIDE SETBACK: 5' MIN. SETBACK BETWEEN STRUCTURES: 10' REAR SETBACK: 0' MAX IMPERVIOUS TOTAL SITE: 55%

ZONING LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 284 and 285 of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the Westerly variable right-of-way of Bells Ferry Road and the Northerly right-of-way of North Booth Road; THENCE proceeding along said right-of-way of North Booth Road; THENCE along a curve to the left an arc length of 543.48 feet (said curve having a radius of 4186.40 feet and a chord bearing of SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST and a chord distance of 543.10 feet) to a point; THENCE along a reverse curve to the right an arc length of 543.48 feet (said curve having a radius of 4186.40 feet and a chord bearing of NORTH 88 DEGREES 02 MINUTES 39 SECONDS WEST and a chord distance of 543.10 feet) to a point; THENCE proceeding NORTH 05 DEGREES 52 MINUTES 29 SECONDS EAST a distance of 42.20 feet to a point; THENCE proceeding NORTH 83 DEGREES 57 MINUTES 50 SECONDS WEST a distance of 85.74 feet to a point; THENCE along a curve to the right an arc length of 385.27 feet (said curve having a radius of 1373.87 feet and a chord bearing of NORTH 76 DEGREES 12 MINUTES 16 SECONDS WEST and a chord distance of 384.01 feet) to a point; THENCE proceeding NORTH 68 DEGREES 09 MINUTES 50 SECONDS WEST a distance of 599.77 feet to a point; THENCE along a curve to the right an arc length of 171.24 feet (said curve having a radius of 2758.00 feet and a chord bearing of NORTH 69 DEGREES 56 MINUTES 25 SECONDS WEST and a chord distance of 171.21 feet) to a point; THENCE proceeding NORTH 51 DEGREES 38 MINUTES 21 SECONDS WEST a distance of 76.78 feet to a point on the Southeasterly variable right-of-way of Interstate No. 575; THENCE along a curve to the right an arc length of 338.30 feet (said curve having a radius of 1055.66 feet and a chord bearing of NORTH 33 DEGREES 19 MINUTES 39 SECONDS EAST and a chord distance of 336.85 feet) to a point; THENCE proceeding NORTH 42 DEGREES 29 MINUTES 06 SECONDS EAST a distance of 221.93 feet to a point; THENCE along a curve to the right an arc length of 573.18 feet (said curve having a radius of 1097.43 feet and a chord bearing of NORTH 57 DEGREES 28 MINUTES 10 SECONDS EAST and a chord distance of 566.69 feet) to a point; THENCE proceeding NORTH 76 DEGREES 59 MINUTES 00 SECONDS EAST a distance of 152.44 feet to a point; THENCE proceeding NORTH 70 DEGREES 42 MINUTES 03 SECONDS EAST a distance of 199.80 feet to a point; THENCE proceeding NORTH 73 DEGREES 15 MINUTES 00 SECONDS EAST a distance of 341.48 feet to a point; THENCE proceeding SOUTH 51 DEGREES 24 MINUTES 14 SECONDS EAST a distance of 73.06 feet to a point on the aforesaid right-of-way of Bells Ferry Road; THENCE proceeding SOUTH 02 DEGREES 39 MINUTES 12 SECONDS EAST a distance of 346.57 feet to a point; THENCE proceeding SOUTH 12 DEGREES 06 MINUTES 43 SECONDS EAST a distance of 152.29 feet to a point; THENCE proceeding SOUTH 01 DEGREES 49 MINUTES 40 SECONDS WEST a distance of 46.13 feet to a point; THENCE proceeding SOUTH 01 DEGREES 32 MINUTES 55 SECONDS EAST a distance of 209.76 feet to a point; THENCE proceeding SOUTH 00 DEGREES 22 MINUTES 52 SECONDS EAST a distance of 21.51 feet to a point; THENCE along a curve to the left an arc length of 173.10 feet (said curve having a radius of 1083.32 feet and a chord bearing of SOUTH 05 DEGREES 29 MINUTES 00 SECONDS EAST and a chord distance of 172.92 feet) to a point; THENCE proceeding NORTH 78 DEGREES 47 MINUTES 36 SECONDS EAST a distance of 30.06 feet to a point; THENCE along a curve to the left an arc length of 478.83 feet (said curve having a radius of 1438.50 feet and a chord bearing of SOUTH 17 DEGREES 21 MINUTES 10 SECONDS EAST and a chord distance of 476.62 feet) to a point to a point and POINT OF BEGINNING.

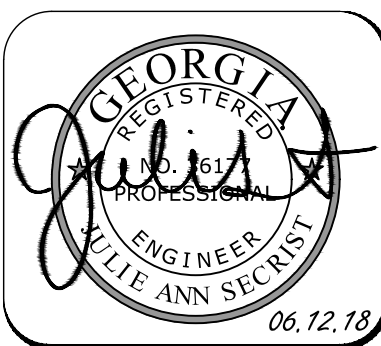
Said parcel contains 35.80 acres more or less.



DATE	ISSUED DESCRIPTION

JIM CHAPMAN COMMUNITIES
2700 CUMBERLAND PARKWAY SUITE 130
ATLANTA, GA 30339
24 HOUR CONTACT INFORMATION

RSL SITE PLAN
PROJECT LOCATED AT:
BELLS FERRY RD @ N. BOOTH ROAD
UNINCORPORATED
COBB COUNTY, GEORGIA



ISSUED FOR:
REVISION

Project No.: 731-18-038
Designed By: NRA
Issue Date: 6/12/18

1



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.