

LEGEND

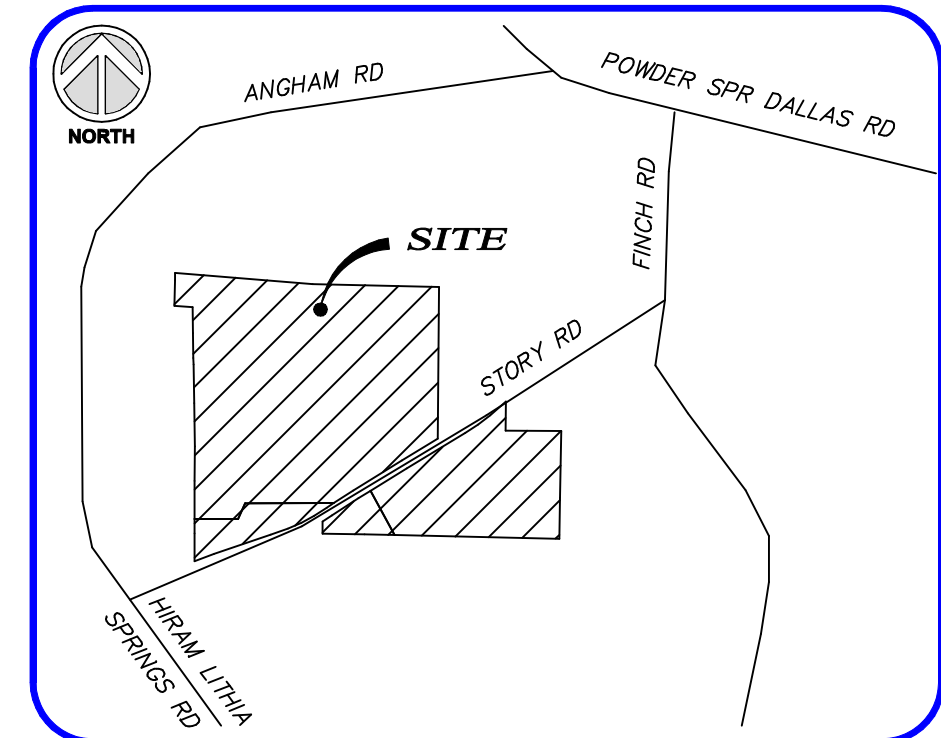
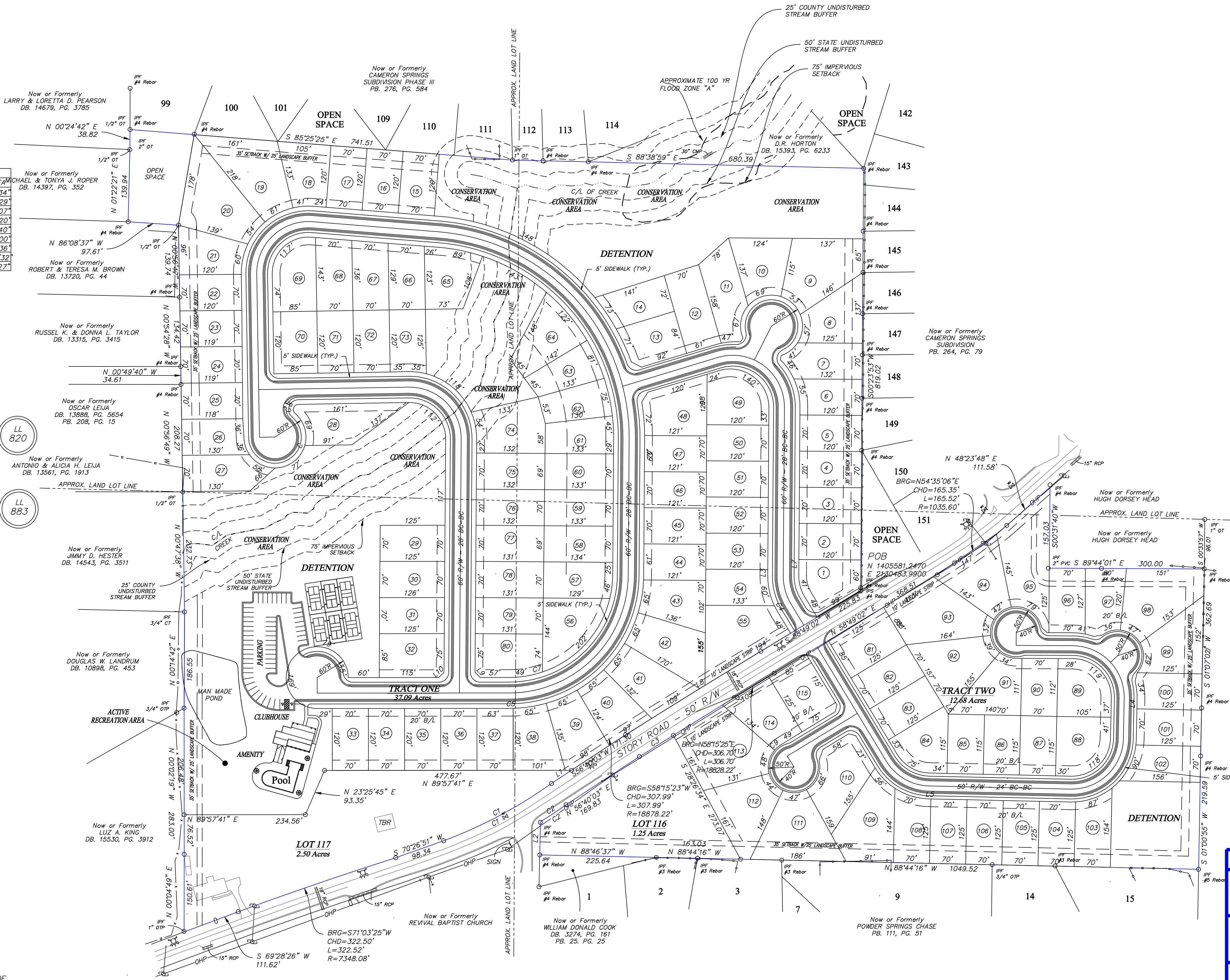
| | |
|--|-------------------|
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER METER |
| | POWER POLE |
| | GUY WIRE |
| | POWER LINE |
| | PIPE |
| | WOOD FENCE |
| | CHAIN LINK FENCE |
| | BARBED WIRE FENCE |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|---------|--------------|--------------|
| C1 | 896.02' | 237.07' | 119.23' | 236.38' | N61°57'46" E | 5°09'34" |
| C2 | 946.02' | 59.85' | 29.93' | 59.84' | N56°15'24" E | 3°37'29" |
| C3 | 8828.22' | 77.35' | 38.68' | 77.35' | S57°54'29" W | 1°00'14" 07" |
| C4 | 135.00' | 14.15' | 7.08' | 14.14' | S28°10'48" E | 0°00'20" |
| C5 | 260.00' | 7.16' | 3.58' | 7.16' | N89°10'21" E | 0°13'40" |
| C6 | 60.00' | 0.00' | 0.00' | 0.00' | N00°00'00" W | 0°00'00" |
| C7 | 200.00' | 15.98' | 7.99' | 15.97' | N73°37'57" E | 0°43'36" |
| C8 | 10.00' | 24.17' | 26.40' | 18.70' | S19°47'55" W | 38°30'32" |
| C9 | 50.00' | 15.58' | 7.86' | 15.52' | S49°50'35" W | 7°51'27" |

LINE TABLE

| LINE | DISTANCE | DIRECTION |
|------|----------|--------------|
| L1 | 46.24' | N56°40'03" E |
| L2 | 64.06' | N01°11'45" E |
| L3 | 11.72' | S00°23'53" W |
| L4 | 20.07' | S01°07'02" W |
| L5 | 3.62' | S88°44'16" E |
| L6 | 17.13' | N31°10'58" W |
| L7 | 16.97' | N00°23'53" E |
| L8 | 11.84' | S58°09'19" W |
| L9 | 14.09' | S44°49'13" E |
| L10 | 14.20' | N45°10'47" E |



VICINITY MAP

A portion of said described property is located within a special flood hazard area (Zone "A") according to Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map #13067C0177G, with a date of identification of Dec. 16, 2008 for Community No. 130052, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.

SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - R-30
 PROPOSED ZONING - PUD
 TRACT 1 ACREAGE - 37.09 AC.
 TRACT 2 ACREAGE - 12.68 AC.
 TOTAL TRACT ACREAGE - 49.77 AC.
 TOTAL RESIDENTIAL UNITS PROPOSED - 117
 PROPOSED DENSITY - 2.35 U/A
 MINIMUM LOT WIDTH DEPICTED THIS PLAN - 70 FT
 MINIMUM LOT SIZE DEPICTED - 8,000 SF
 OPEN SPACE PROVIDED - 10.45 ACRES (21.0%)

SETBACKS

FRONT - 15'
 SIDE - 5' (10' BETWEEN STRUCTURES)
 REAR INTERIOR - 20'
 EXTERIOR - 35' W/25' LANDSCAPE BUFFER

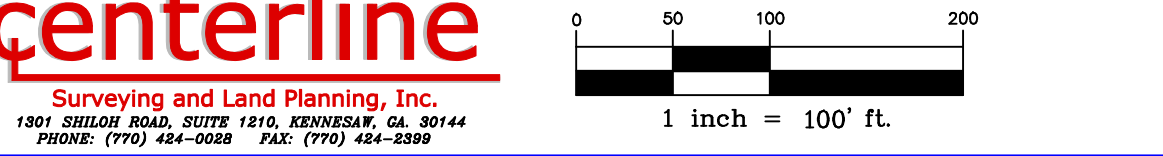
ALL RESIDENTIAL UNITS SHALL HAVE TWO-CAR GARAGES, AND THE PARKING PADS/DRIVEWAY IN FRONT OF THE GARAGE SHALL BE A MINIMUM OF 22 FEET IN LENGTH IN ORDER TO ACCOMMODATE TWO ADDITIONAL CARS. WITHOUT ENCRANCHING ON THE SIDEWALK. THE GARAGE SHALL BE USED FOR THE PARKING AND STORAGE OF VEHICLES AND MAY NOT BE ENCLOSED TO PROVIDE FOR ADDITIONAL RESIDENTIAL SPACE.



TRAVERSE CLOSURE - 1:54.864
 ANGULAR ERROR - 0.3 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:220,146
 ALL MATTERS OF TITLE EXCEPTED.

SURVEY NOTES:
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.



SEVEN SPRINGS

CONCEPTUAL PLAN FOR:
SEVEN SPRINGS
 5550 STORY ROAD - PARCEL ID# 19088300010
 COBB COUNTY, GA.

LOCATED IN LAND LOTS 820, 821, 882 & 883
 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

DPC
 DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

| | | | |
|-------------|---------------|----------------------|---------|
| DRAWN BY: | DP | DATE: | 9-17-21 |
| CHECKED BY: | DP | DRAWING NO.: | CONCEPT |
| JOB NO.: | 5550-STORY-RD | SHEET | 1 of 1 |
| NO. | DATE | REVISION DESCRIPTION | BY |
| 2 | 3-17-22 | REVISED ZONING CLASS | D |
| 3 | 4-7-22 | REVISED EXT. SETBACK | D |

APPLICANT
 DAVID PEARSON COMMUNITIES, INC.
 2000 FIRST DRIVE, SUITE 400
 MARIETTA, GA 30062

CONTACT
 DOUG PATTEN
 770-294-1974