

LEGEND

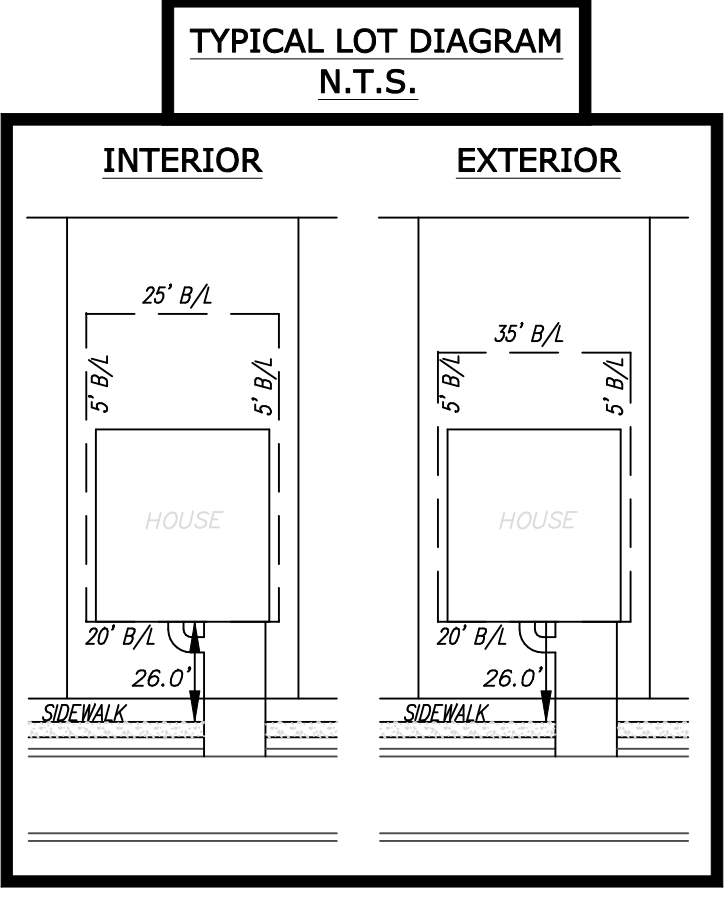
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	POWER POLE
	GUY WIRE
	POWER LINE
	PIPE
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C#1	896.02'	237.07'	236.38'	S61°57'46"W
C#2	946.02'	59.85'	59.84'	N56°15'24"E
C#3	18828.22'	77.35'	77.35'	N57°54'29"E

LINE TABLE

LINE	DISTANCE	DIRECTION
L1	46.24'	N66°40'03"E
L2	64.06'	N01°11'45"E
L3	32.88'	S31°35'55"E

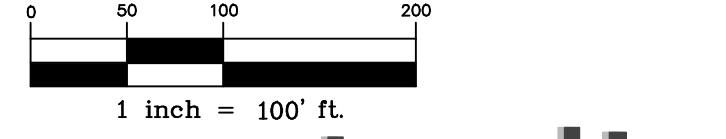


TRAVERSE CLOSURE - 1:54,864
 ANGULAR ERROR - 0.3 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:220,146
 ALL MATTERS OF TITLE EXCEPTED.

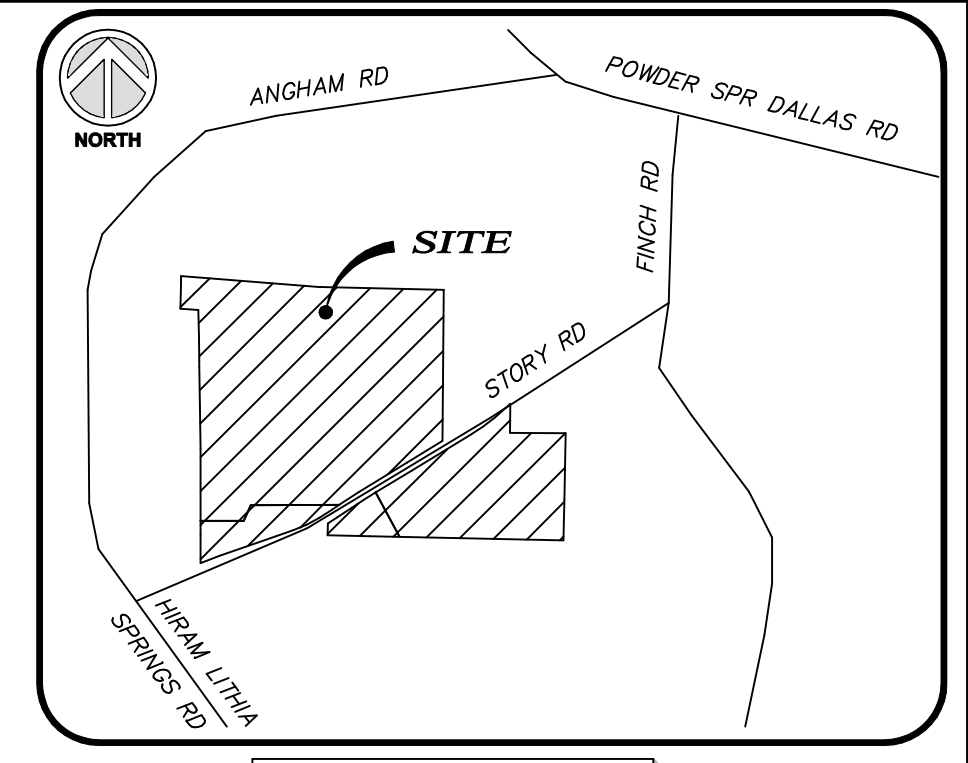
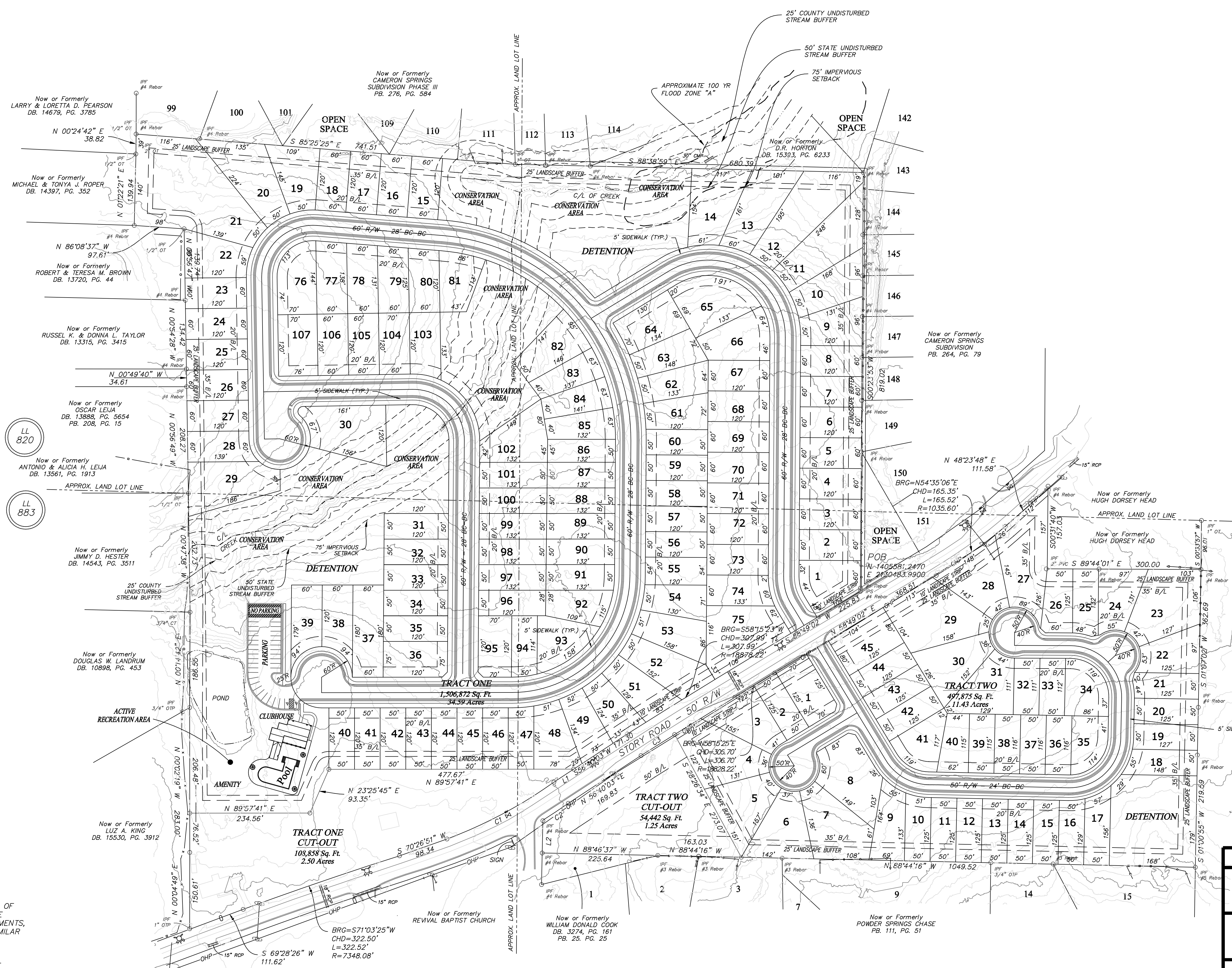
CURRENT OWNER OF RECORD:
 JAMES RAY STOREY

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.



centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2398



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-R
 TRACT 1 ACREAGE - 34.59 AC.
 TRACT 2 ACREAGE - 11.43 AC.
 TOTAL TRACT ACREAGE - 46.02 AC.
 REQUIRED OPEN SPACE - SEE BELOW NOTE*
 *A RECREATION AREA SHALL BE PROVIDED AT A RATIO OF 1 ACRE PER 50 UNITS (OR A PROPORTIONAL PERCENTAGE THEREOF) WITH A MINIMUM OF 10,000 SQUARE FEET PROVIDED. SUCH AREA SHALL BE DEVELOPED WITH AT LEAST ONE RECREATIONAL FEATURE, SUCH AS A WALKING TRAIL, PAVILION, GAZEBO, PICNIC AREA, SWIMMING POOL, PLAYGROUND, OR TENNIS COURTS. RECREATIONAL AREAS MUST BE OUTSIDE OF ANY FLOODPLAIN AREA. ANY RECREATIONAL AREA MUST BE LOCATED IN AN AREA WITH A SLOPE OF LESS THAN 15%; HOWEVER, ALL RECREATION AREAS OR APPLICABLE GREEN SPACE MUST MEET ADA REQUIREMENTS FOR ACCESSIBILITY

TOTAL RESIDENTIAL UNITS PROPOSED - 152
 PROPOSED DENSITY - 3.30 U/A
 MINIMUM LOT WIDTH AT BUILDING LINE - 50 FT.
 MINIMUM LOT SIZE DEPICTED - 6,000 SF.

SETBACKS
 FRONT - 20'
 SIDE - 5' (10' BETWEEN STRUCTURES)
 REAR INTERIOR - 25'
 EXTERIOR - 35'

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 ENCRoACHING 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.

CONCEPTUAL PLAN FOR:
STORY ROAD
 5550 STORY ROAD - PARCEL ID# 19088300010
 COBB COUNTY, GA.
 LOCATED IN LAND LOTS 820, 821, 882 & 883
 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

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
1				

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

CONTACT
 DOUG PATTEN
 770-321-5032