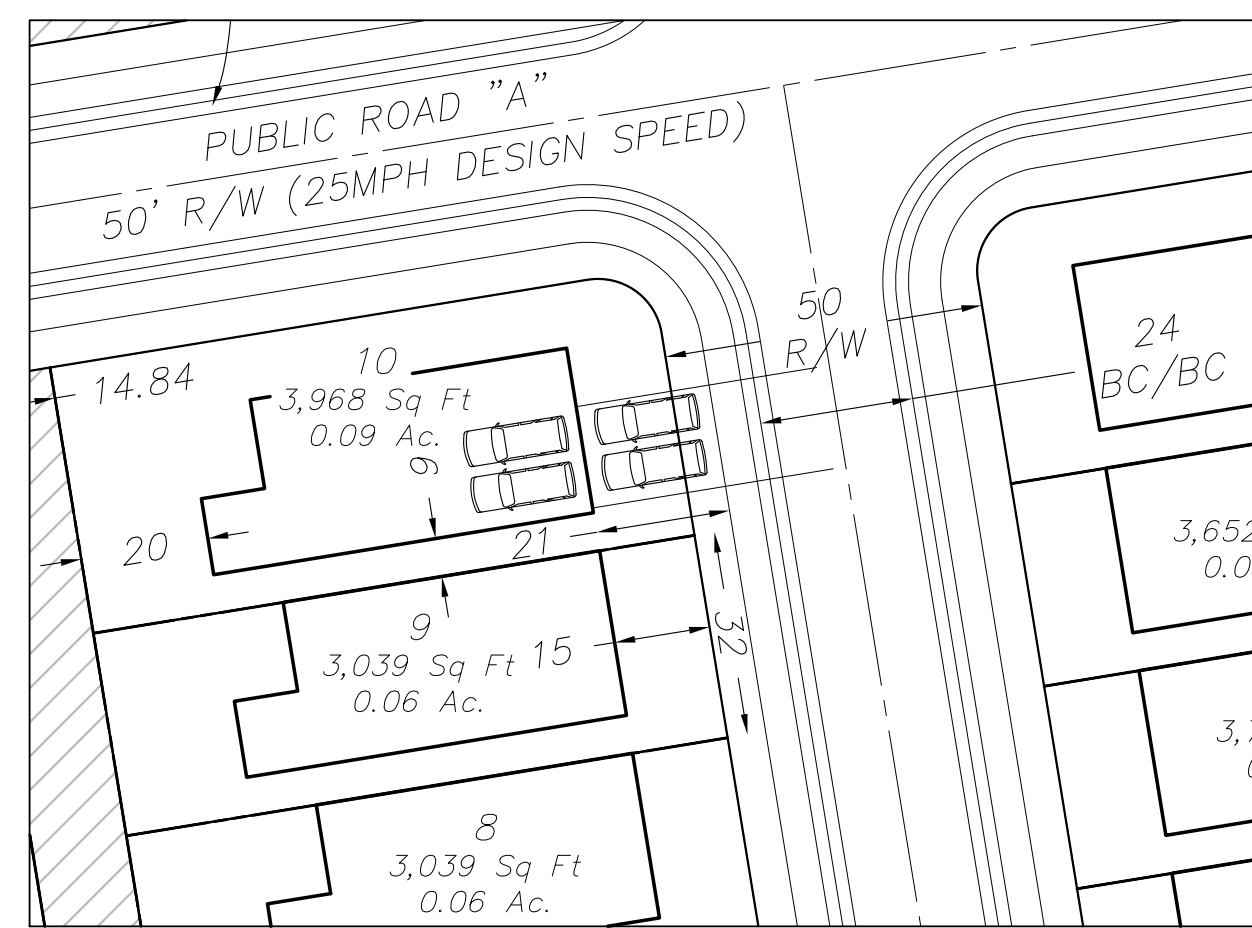
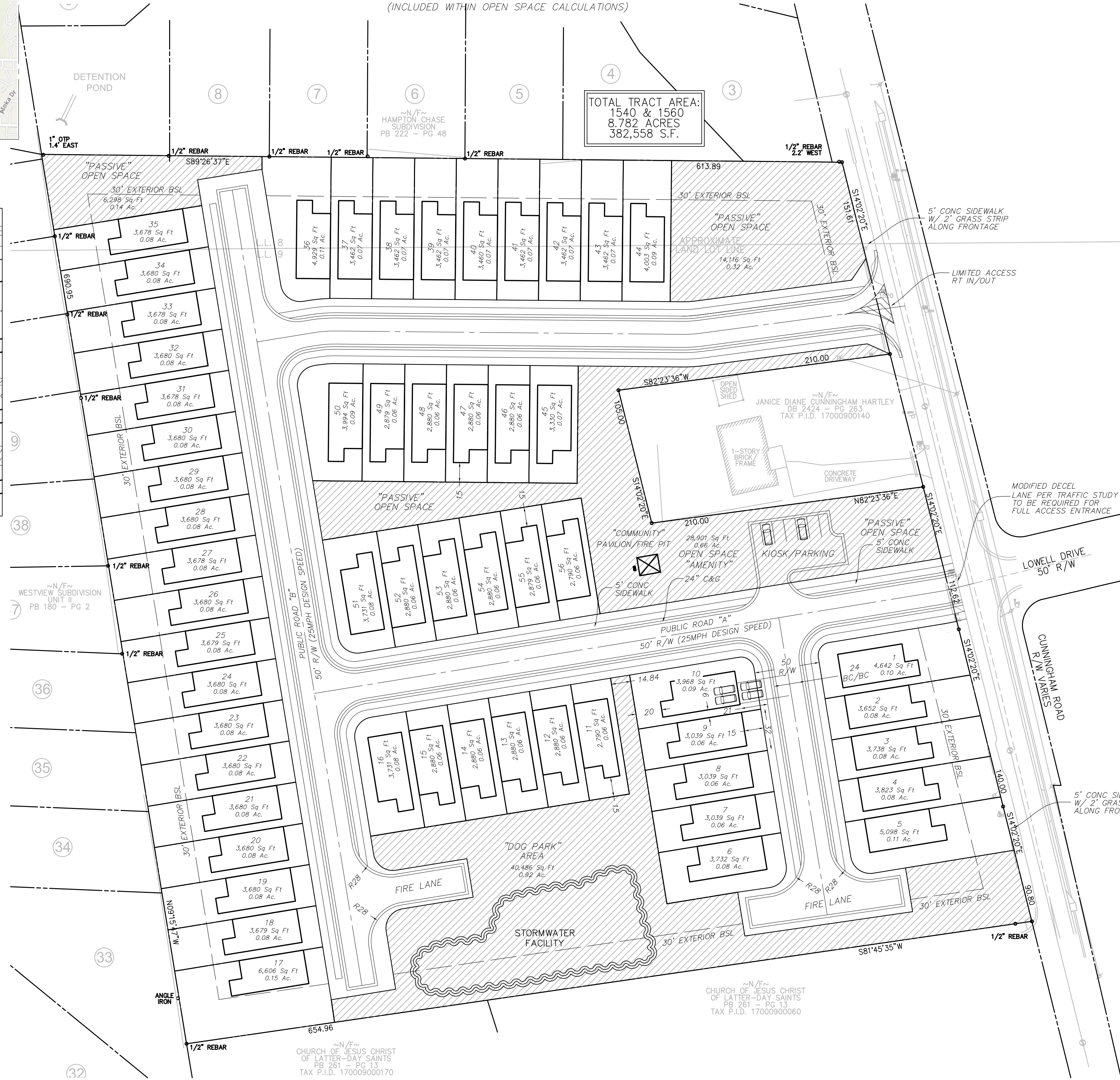


**VICINITY MAP
N.T.S.**



**TYP HOUSE PARKING SECTION
1"=30'**



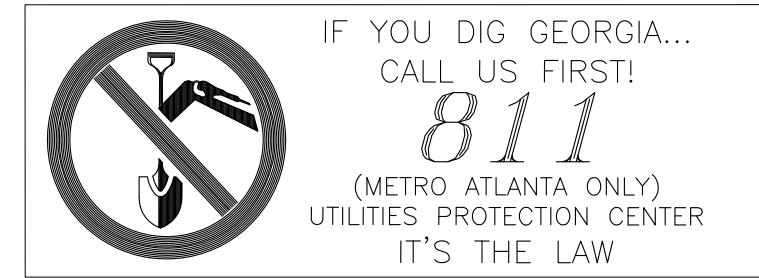
ZONING NOTES:

- EXISTING ZONING: "R-2"
- PROPOSED ZONING: PRD-SF (MAX DENSITY: 7 U/AC)
- TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY: COBB COUNTY GIS & TAX PLATS
- TOTAL NUMBER OF LOTS: 56
- TOTAL AREA: ±8.782 ACRES (PURCHASE AREA)
- NET DENSITY: 6.38 UNITS/ACRE
- AREAS ARE RESERVED FOR AMENITIES.
- LOTS WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.
- STATE WATERS ARE NOT LOCATED ON SITE PER SITE VISIT WITH CITY PERSONNEL.
- SITE IS UNDEVELOPED PROPERTY.
- GARAGE PARKING SPACES PROVIDED: 224 (4/UNIT)
- GUEST PARKING: 0.2 SPACES/UNIT=12 REQUIRED
- TOTAL PARKING: 236 SPACES
- ALL PARKING SPACES SHALL BE 9'X19' & CARS CAN'T EXTEND OVER INTO SIDEWALK 50 AS TO BLOCK PEDESTRIAN ACCESS.
- OPEN SPACE REQUIRED (25%)=2.20 ACRES
- OPEN SPACE PROVIDED (20%)=±1.80 ACRES (VARIANCE)-SEE SHADED AREAS ON PLAN
- AMENITY/RECREATIONAL AREA REQUIRED: 1 ACRE
- AMENITY/RECREATIONAL AREA PROVIDED: 1 ACRE (INCLUDED WITHIN OPEN SPACE CALCULATIONS)

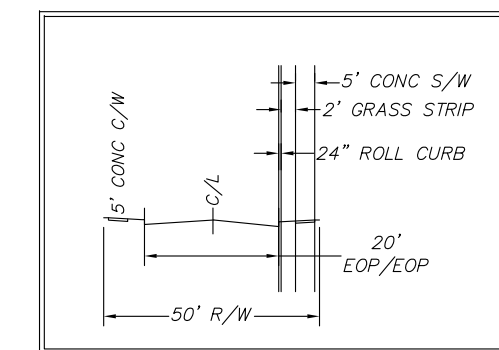
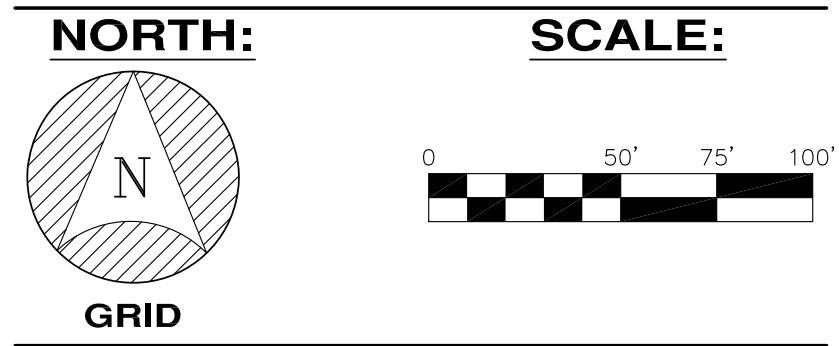
****SETBACKS:**
EXTERIOR PROPERTY LINE(S): 35'
INTERIOR:
FRONT: 20' FROM BACK OF SIDEWALK
SIDE: 0' W/ 5' MIN BETWEEN BUILDINGS
REAR: 10' MIN

MINIMUM LOT SIZE: 2,790 SF
TOTAL LOT AREA: 198,720 SF
TOTAL # OF LOTS: 56
AVERAGE LOT SIZE: ±3,545 SF

TOTAL TRACT AREA:
1540 & 1560
8.782 ACRES
382,558 S.F.



APPLICANT
VENTURE COMMUNITIES, LLC
5500 INTERSTATE NORTH PKWY
SUITE 150
SANDY SPRINGS, GA 30328
ROB WHITE: 404-735-9165



****PER IFC APPENDIX "D" PAVEMENT WIDTH @ FIRE HYDRANTS SHALL BE A MINIMUM OF 26' WIDE, NOT INCLUDING CURB & GUTTER. 26' WIDTH SHALL EXTEND 20' IN EITHER DIRECTION OF FIRE HYDRANT C/L**

***ENGINEER CERTIFIES THAT MINIMUM SIGHT DISTANCE FOR THIS PROJECT MEET OR EXCEED REQUIREMENTS AND ADEQUATE SIGHT DISTANCE IS AVAILABLE FOR THIS PROJECT**

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR 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.

ALL UTILITIES ARE TO BE SERVED BY UNDERGROUND SERVICE. EXISTING UTILITIES TO BE DEMOLISHED. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO COORD. ALL DEMOLITION ACTIVITIES WITH THE LOCAL UTILITY PROVIDER.

NO CULTURE FEATURES EXIST WITHIN BOUNDARIES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS, WAS PROVIDED BY THE OWNER AND THE FOLLOWING COMPANY:
BOUNDARY & TOPOGRAPHY: COBB COUNTY GIS MAPS
- ALL DIMENSIONS AND RADI ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATION SECTION 03300.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB WITHIN THE DEVELOPMENT SHALL BE 24" ROLL BACK CURB.
- ENGINEER CERTIFIES THAT MINIMUM INTERSECTION & STOPPING SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN & LAYOUT OF THESE PLANS.
- RADIUS AT INTERSECTION OF ROADS= 25' UNLESS OTHERWISE NOTED.
- TRASH COLLECTION BY INDIVIDUAL PICKUP.

****COVENANTS SHALL BE DUE FOR REVIEW BEFORE FINAL PLAT WILL BE APPROVED**

ALL CURB RAMPS SHALL BE PER
GDOT A3 WITH RED PANEL
DETECTION SET FLUSH IN WET
CONCRETE PER GDOT A4



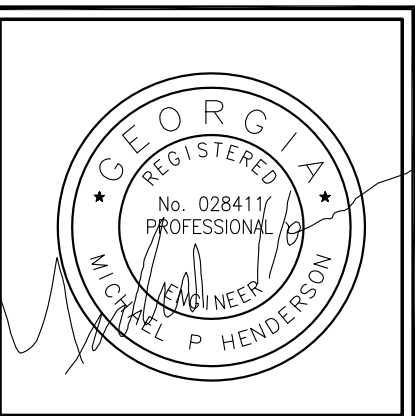
DATE
08/12/2020

**1540 & 1560 CUNNINGHAM ROAD
REZONING
CITY OF MARIETTA, GEORGIA
LAND LOT: 9
DISTRICT: 17TH**

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110 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
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SUBMITTALS

REVISIONS



**SHEET:
REZONING
C-01**