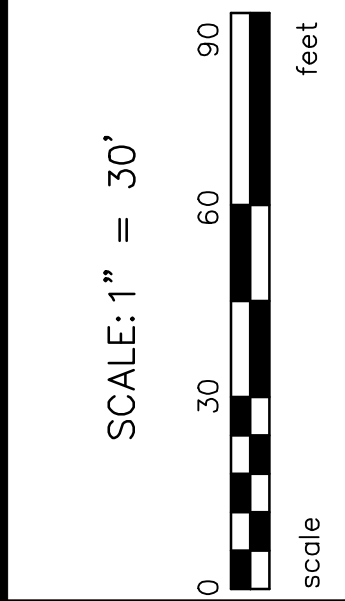
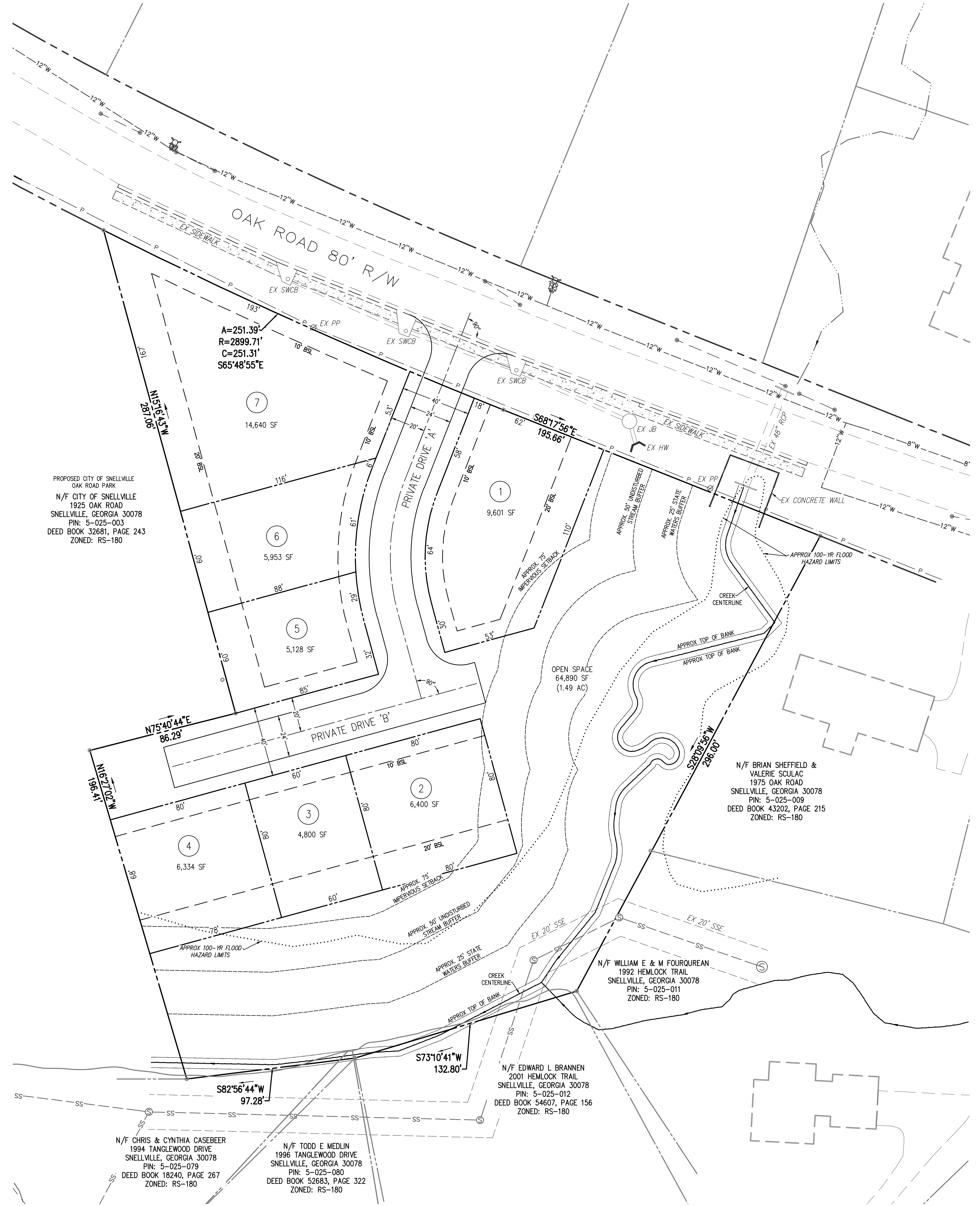
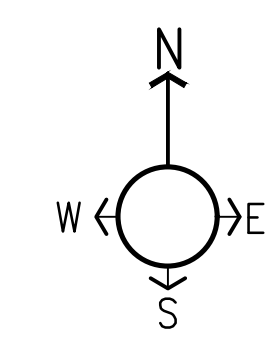
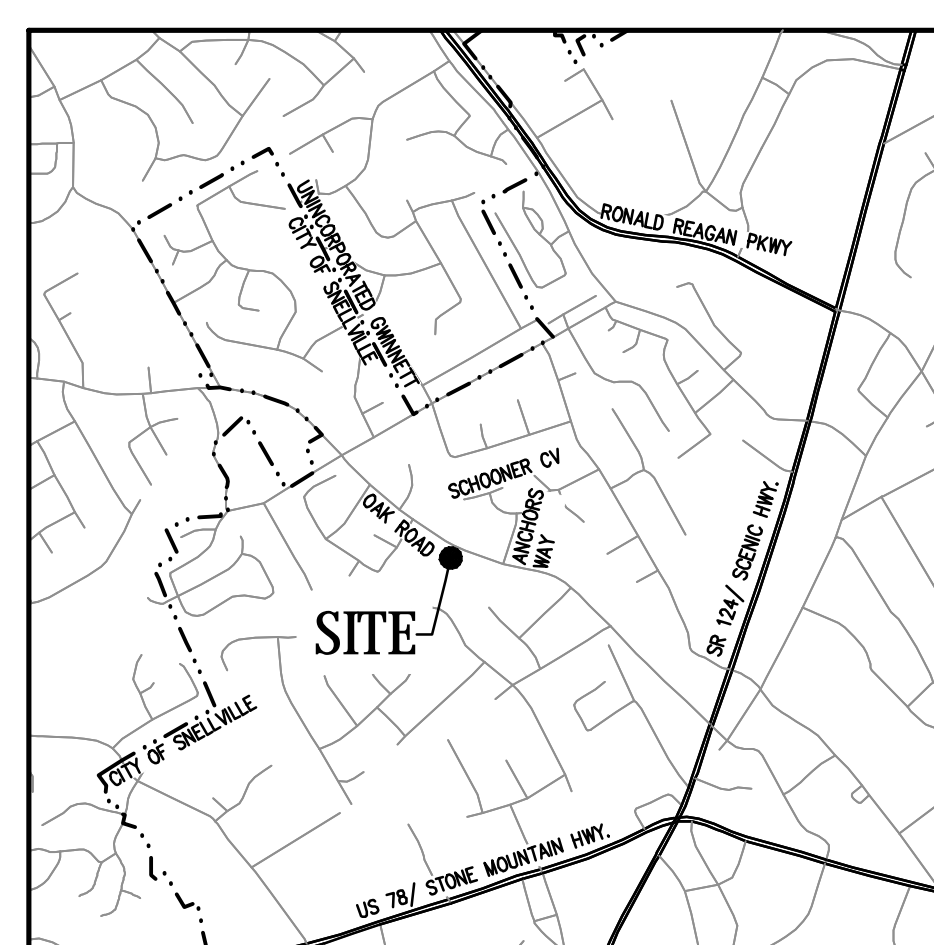


REVISIONS	DATE	ISSUE #
1	07/29/17	1



5TH LAND DISTRICT
PARCELS(S) 5-025-001
CITY OF SNELLVILLE
DRAWN:
OWENNETT COUNTY, GA
CHECKED:

REZONING EXHIBIT



PROPOSED CITY OF SNELLVILLE
OAK ROAD PARK
N/F CITY OF SNELLVILLE
1925 OAK ROAD
SNELLVILLE, GEORGIA 30078
PIN: 5-025-003
DEED BOOK 32681, PAGE 243
ZONED: RS-180

N/F CHRIS & CYNTHIA CASEBEER
1994 TANGLEWOOD DRIVE
SNELLVILLE, GEORGIA 30078
PIN: 5-025-079
DEED BOOK 18240, PAGE 267
ZONED: RS-180

N/F TODD E MEDLIN
1996 TANGLEWOOD DRIVE
SNELLVILLE, GEORGIA 30078
PIN: 5-025-080
DEED BOOK 52683, PAGE 322
ZONED: RS-180

N/F EDWARD L BRANNEN
2001 HEMLOCK TRAIL
SNELLVILLE, GEORGIA 30078
PIN: 5-025-012
DEED BOOK 54607, PAGE 156
ZONED: RS-180

N/F WILLIAM E & M FOURQUREAN
1992 HEMLOCK TRAIL
SNELLVILLE, GEORGIA 30078
PIN: 5-025-011
ZONED: RS-180

N/F BRIAN SHEFFIELD &
VALERIE SOULAC
1975 OAK ROAD
SNELLVILLE, GEORGIA 30078
PIN: 5-025-009
DEED BOOK 43202, PAGE 215
ZONED: RS-180

A=251.39'
R=2899.71'
C=251.31'
S65°48'55\"/>

7
14,640 SF

6
5,953 SF

5
5,128 SF

4
6,334 SF

3
4,800 SF

2
6,400 SF

1
9,601 SF

GENERAL NOTES

- OWNER: BRENDA BUTLER
1000 LAKEVIEW ROAD
GRAYSON, GEORGIA 30017
- DEVELOPER: MID CENTURY INVESTORS, LLC
2544 SCHOONER COVE
SNELLVILLE, GEORGIA 30078
CONTACT: JAMES NORTON
- ENGINEER: BLUE LANDWORKS LLC
4154 SILVER PEAK PARKWAY
SUITE B
SUWANEE, GEORGIA 30024
TEL: 678-804-8586
CONTACT: TAYLOR ANDERSON, PE
GA PE #28657
GA SSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #3414

- THIS PROPERTY IS SHOWN ON OWENNETT COUNTY TAX MAPS AS BEING PART OF THE 5TH LAND DISTRICT, LAND LOT 025, PARCEL ID(S) 5-025-001 AND CONTAINING 2.70 ACRES.
- THIS PROPERTY IS ZONED RS-180.
- PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
TOTAL AREA = 2.70
OPEN SPACE = 1.49 ACRES (55% OF TOTAL AREA)
NUMBER OF DWELLINGS = 7 NEW UNITS
DENSITY UNITS/ACRE = 2.59 UNITS/ACRE

- VARIANCE REQUEST IS FROM THE FOLLOWING SECTIONS:
ZONING ORDINANCE 9.3 (4)
- REDUCE MINIMUM LOT AREA FROM 30,000 SF TO 4,800.
 - MINIMUM LOT WIDTH FROM 100 FEET AT BUILDING LINE TO 45 FEET
 - MINIMUM FRONT YARD, 50 FEET FROM RIGHT-OF-WAY LINT TO 20 FEET.
 - MINIMUM REAR YARD FROM 40 FEET TO 20 FEET.
 - MINIMUM SIDE YARD FROM 10 FEET TO 0 FEET, 10 FEET BETWEEN BUILDINGS.
 - MAXIMUM GROUND COVERAGE, INCLUDING ACCESSORY STRUCTURES FROM 35 PERCENT TO 80 PERCENT

- ZONING ORDINANCE 4.7 STREET FRONTAGE REQUIREMENTS, FROM 25 FEET TO 0'.
DEVELOPMENT REGULATIONS SECTION 3.4.3
- EACH PROPOSED LOT COMPLIES WITH ALL REQUIREMENTS OF THE ZONING ORDINANCE AND IS LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL USE.
 - EACH PROPOSED LOT ABUTS UPON AN EXISTING PUBLIC STREET.

- A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA FLOOD HAZARD AREA PER FIRM PANEL NO. 13135C0128F, DATED SEPTEMBER 29, 2006.
- BOUNDARY INFORMATION AND CREEK LOCATION BASED ON "SURVEY FOR MID CENTURY INVESTORS, LLC" BY SCI DEVELOPMENT SERVICES DATED JANUARY 5, 2017.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM OWENNETT COUNTY GIS. CONTOUR INTERVAL IS TWO FEET.

ABBREVIATIONS	LEGEND	SYMBOLS
APPROX = APPROXIMATE	HP = HIGH POINT	● = PROPERTY CORNER
BC = BACK OR CURB	INV = INVERT	⋄ = SIGN
BFE = BOTTOM FLOOR ELEVATION	IE = INVERT ELEVATION	○ = SSMH
BPM = BENCHMARK	IPF = IRON PIN FOUND	○ = STUB
BW = BOTTOM OF WALL	IPS = IRON PIN SET - 1/2" REBAR	⊕ = HYDRANT
BLDG = BUILDING	ICV = IRRIGATION CONTROL VALVE	⊗ = WATER VALVE
B/L = BUILDING LINE	JB = JUNCTION BOX	⊙ = WATER METER
CS = CATCH BASIN	LLL = LAND LOT LINE	⊛ = LIGHT POST
C/L = CENTERLINE	LPLP = LIGHT POLE	⊚ = UTILITY POLE
CO = CONCRETE	LOWP = LOW POINT	
CONC = CONCRETE	MH = MANHOLE	
CMF = CONCRETE MONUMENT FOUND	MSL = MEAN SEA LEVEL	
CMP = CORRUGATED METAL PIPE	OTIP = OPEN TOP PIPE	
CSP = CORRUGATED STEEL PIPE	PCS = OUTLET CONTROL STRUCTURE	
CF = CUBIC FEET	PE = PEDESTAL	
C&G = CURB & GUTTER	PKF = PK NAIL FOUND	
CTF = CRIMP TOP FOUND	PCP = POLYVINYL CHLORIDE PIPE	
DIA = DIAMETER	POB = POINT OF BEGINNING	
DE = DRAINAGE EASEMENT	PPR = POWER	
DI = DROP INLET	PP = POWER POLE	
DIP = DUCTILE IRON PIPE	PTP = POWER/TELEPHONE POLE	
DWCB = DOUBLE WING CATCH BASIN	PL = PROPERTY LINE	
EP = EDGE OF PAVEMENT	PROP = PROPOSED	
ELEV = ELEVATION	RB = REBAR	
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE	
FC = FACE OF CURB	R/W = RIGHT-OF-WAY	
FT = FEET	SSE = SANITARY SEWER EASEMENT	
FFE = FINISHED FLOOR ELEVATION	SSMH = SANITARY SEWER MANHOLE	
FN = FIRE HYDRANT	SWCB = SINGLE WING CATCH BASIN	
FES = FLARED END SECTION	S/W = SIDEWALK	
FM = FORCE MAIN	TEL = TELEPHONE	
SPMH = GEORGIA POWER MANHOLE	TC = TOP OF BANK	
GI = GRATE INLET	TG = TOP OF CURB	
GR = GROUND	TPOB = TRUE POINT OF BEGINNING	
GW = GUY WIRE	TW = TOP OF WALL	
HW = HEADWALL	TRANS = TRANSFORMER	
HDPE = HIGH DENSITY POLYETHYLENE	UG = UNDERGROUND	