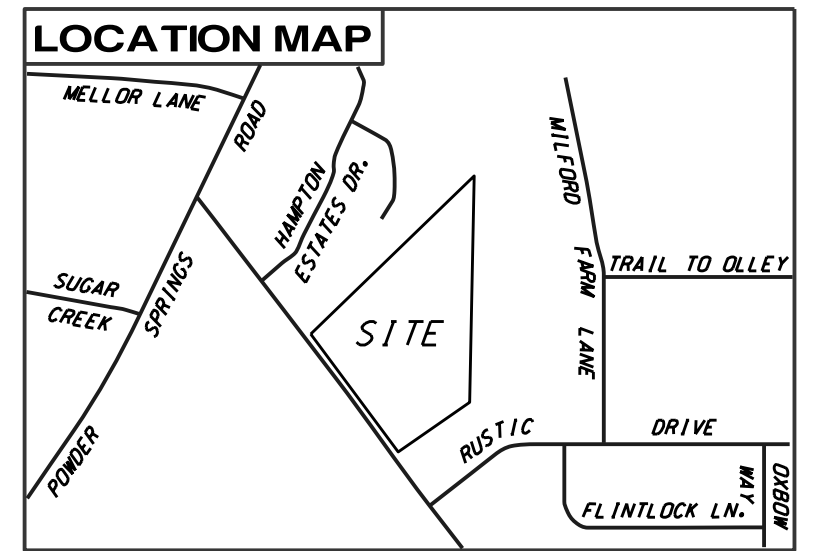


FILING INFORMATION BOX

MILFORD POINT

LAND LOT 592 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SPR-2017-00162



NORTHPOINT LAND SURVEYING
821 WYNTUCK DRIVE
KENNESAW, GEORGIA 30152
PHONE: (770) 316-5129
EMAIL: RSM@NPLandSurveying.com
WWW.NPLandSurveying.com



LAND LOT 549 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FINAL PLAN FOR
MILFORD POINT

DATE : 6/27/2018
PROJECT NO : 105-17
SCALE : 1" = 50'
DRAWN BY : GUY BRINKLEY
CHECKED BY : RYAN SCHULTZ
FIELD CREW : MONDARIUS MAXWELL, JASON HULSEY
24x36 DWG PATH : 2017\105-17\105-17FP
SHEET : 1 OF 5

OWNER / DEVELOPER
VENTURE HOMES, INC
445 FRANKLIN GATEWAY
MARIETTA, GA 30067
770-616-7515
SEAN RANDALL

DESIGNED BY:
BH&D ENGINEERING, INC
280 HERITAGE WALK
WOODSTOCK, GA 30188
678-462-4021
MICHAEL HENDERSON

US POSTAL SERVICE
USPS CLUSTER BOX LOCATION
IN COMMON AREA BESIDE LOT 31

FEMA FLOOD STATEMENT
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X...

SITE NOTES
PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

COBB DOT NOTE
THERE SHALL BE A NO ACCESS EASEMENT ON MILFORD CHURCH ROAD.

SURVEY NOTES
EQUIPMENT USED: SPECTRA PRECISION, FOCUS 30 TOTAL STATION, TRIMBLE R8 GPS RECEIVER ON THE 60PS NETWORK.

SEWER NOTE
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF PERMANENT WATER OR SANITARY EASEMENTS ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

ZONING CASE
ZONING CASE NUMBER IS Z-62 DATED AUGUST 16, 2016

FIRE MARSHAL NOTE
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

STREET NOTES
PEBBLE BEACH WAY LENGTH: 663 FEET RIGHT OF WAY: 50 FEET
KINGSTON HEATH WAY LENGTH: 424 FEET RIGHT OF WAY: 50 FEET

STORM WATER NOTE
ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAN ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAN, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE-YEAR MAINTENANCE SECURITY.

Table with 2 columns: Agency Name and Date. Rows include COBB COUNTY WATER SYSTEM, ZONING DIVISION, DEVELOPMENT & INSPECTIONS DIVISION, and COBB COUNTY BOARD OF COMMISSIONERS.

COVENANTS NOTE

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____, PAGE _____, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

SITE NOTES
INDIVIDUAL SITE PLANS MUST BE PREPARED TO DEMONSTRATE HOW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE HYDROLOGY STUDY. THE HOME FIRST FLOOR/GARAGE ELEVATION MUST BE 1' ABOVE THE TOP OF CURB.

SITE NOTES
THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3 FEET ABOVE THE LOCAL 100 YR HEADWATER POOL ELEVATION(S). UNLESS POOLING RUNOFF WILL BYPASS THE BUILDING WITH 1.0 FEET OF FREEBOARD PROTECTION. BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN/BEHIND THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE INLET. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW OVERFLOWS FROM INLETS AT THESE LOTS WILL BYPASS THE BUILDINGS AND HOW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE APPROVED HYDROLOGY STUDY.

SITE NOTES
SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOOTING INSPECTION.

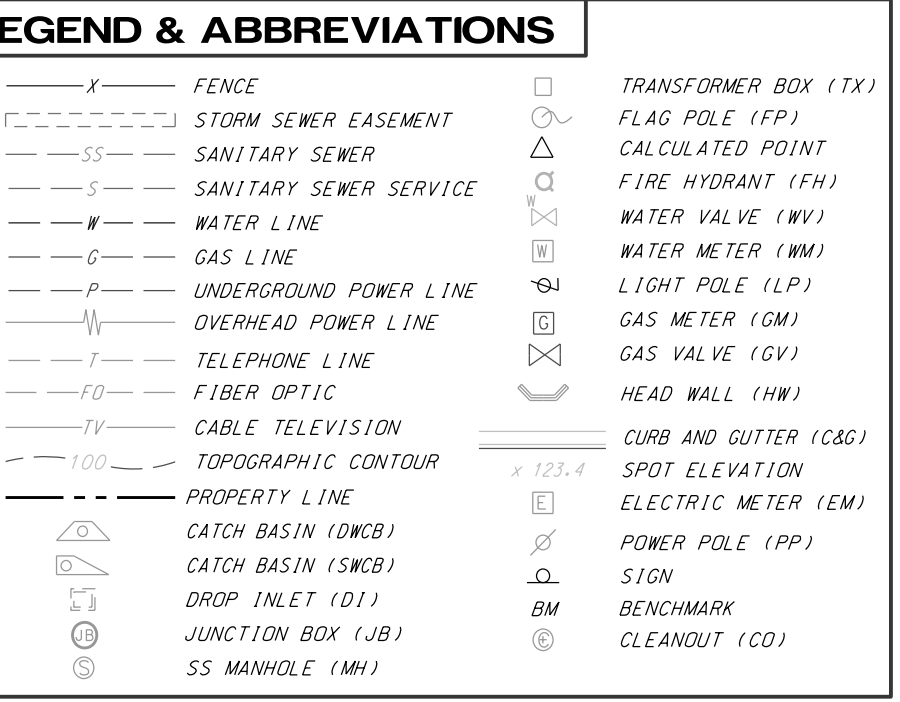
OWNERS ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. I DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, DETENTION POND LOTS, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE PRINTED NAME DATE

SITE NOTES
SETBACKS: FRONT: 25' SIDE: 5' REAR: 40'
STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.



SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

Geographic logo for Ryan M. Schultz, Registered Land Surveyor No. 3219. Includes date 8-07-2018 and signature.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Geographic logo for Ryan M. Schultz, Registered Land Surveyor No. 3219. Includes date 8-07-2018 and signature.

FILING INFORMATION BOX

FIRE MARSHALL NOTE

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 16, 2016
PAGE 7

CONSENT AGENDA (CONL)

O.B. 49 (CONT.)

6. Real estate sign to remain on the corner tract
7. Monument based sign to remain in place
8. District Commissioner to approve the final landscaping and exterior improvements
9. Applicant to sign Pedestrian Light District Affidavit
10. All previous stipulations from Z-81 of 2015 to remain in effect and be done at redevelopment

Clerk's Note: The Applicant, Mr. Robert Hightower, submitted a signed Pedestrian Light District Affidavit for the record.

CONSENT VOTE: ADOPTED 5-0

REGULAR AGENDA

Z-62

VENTURE HOMES (Ronald W. Mann & Marsha H. Mann, owners) requesting Rezoning from R-20 to RA-5 for the purpose of a Single Family Subdivision in Land Lots 549 and 562 of the 19th District. Located on the easterly side of Milford Church Road, east of Powder Springs Road (1910 Milford Church Road).

The public hearing was opened, and Mr. Sean Randall, Mr. George Spears, Ms. Charlene Kilgore, and Mr. Kenneth Howell addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to approve Z-62 to the RA-5 category, subject to:

1. Revised site plan (dated August 15, 2016) received by the District Commissioner on August 15, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes); noting that sidewalks are to be installed on internal roadways of this development
2. Letter of agreeable conditions from Mr. Sean Randall (dated August 12, 2016) received by the District Commissioner on August 15, 2016 (attached and made a part of these minutes), with the following change:
A. Item No. 4: "No more than one third of the homes to have less than 60% masonry on the front elevation."
3. Landscape plan to be reviewed and approved by the County Arborist, with final approval by the District Commissioner
4. Fencing plan to be provided to Community Development, with final approval by the District Commissioner

Petition No. Z-62
Meeting Date 8-16-16
Continued

3. Applicant agrees the minimum house size for the homes in the proposed development shall be 2,000 square feet of heated and cooled living space.
4. Homes within the proposed community shall be substantially similar in style and architecture to the elevations attached hereto as Exhibit "B". All homes will have "carriage-style" garage doors and front elevations shall, as a general rule, use a minimum of 60% masonry (i.e. brick, stone or stacked stone or any combination thereof). It is acknowledged that some attached elevations do not necessarily have 60% masonry but Applicant shall be governed by this general style of product to be constructed on the Property as per Exhibit "B". In no event, shall more than 1/3 of the homes constructed have a front elevation of less than 60% masonry. Side and rear elevations may also utilize masonry (i.e. brick, stone, stacked stone or any combination thereof) as well as stucco, cement fiber board & batten, cement lap siding, cement shake or cedar shake shingles or combination thereof in keeping with the appropriate style and use of such products on the front elevations. In addition, such architectural design shall conform and blend with the general styles of homes adjacent in each of the surrounding neighborhoods.
5. The proposed community shall have public streets; however, Applicant shall have the option of constructing private streets to the applicable County public streets' construction standards and installing gates if so desired by Applicant in accordance with all county ordinances and regulations. All driveways shall be a minimum of thirty (30) feet in length from the edge of the sidewalk to the garage.
6. Applicant agrees to the creation of a mandatory homeowners association ("HOA"). The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, amenities, and amenity areas; including the entrance areas, boundary buffers and the private streets if so constructed by the Applicant.
7. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
8. All homes shall have a minimum of 2 car garage. Garages shall be primarily used for the parking of vehicles and shall not be converted to other uses. The applicant shall include this restriction in the covenants to be enforced by the HOA.
9. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents architecturally consistent with the proposed homes.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 16, 2016
PAGE 8

REGULAR AGENDA (CONL)

5. Kiosk location to be determined at Plan Review, with final approval by the District Commissioner
6. Maximum number of rental homes to be limited to 10 percent
7. Any additional renderings for the homes not currently provided shall be subject to final approval by the District Commissioner
8. Water and Sewer Division comments and recommendations, not otherwise in conflict
9. Fire Department comments and recommendations, not otherwise in conflict
10. Stormwater Management Division comments and recommendations, not otherwise in conflict
11. Department of Transportation comments and recommendations, not otherwise in conflict
12. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: ADOPTED 5-0

Clerk's Note: Commissioner Cupid directed staff to review the traffic patterns on Powder Springs Road and Milford Church Road and bring back recommendations to address that corridor and intersection.

OTHER BUSINESS

O.B. 47

To consider amending the zoning stipulations and site plan relating to Atlantic Realty Development, LLC regarding rezoning application Z-116 of 2004 (B. F. Saul Real Estate Investment Trust), for property located on the south side of Crescent Parkway, southeasterly of Herodian Way Land Lots 878 and 916 of the 17th District.

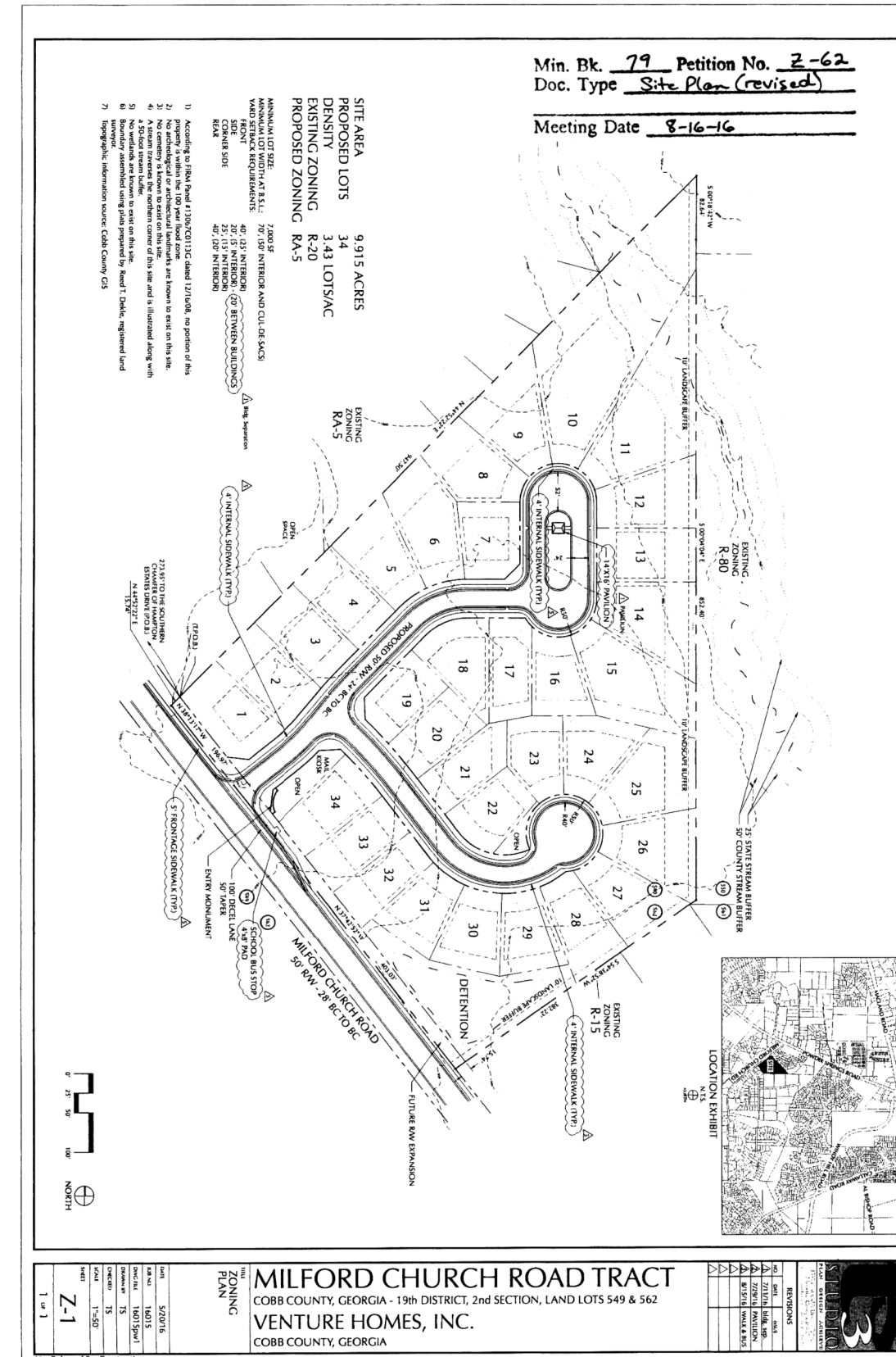
Mr. Pederson presented Applicant's request to continue; thereafter, the following motion was made:

MOTION: Motion by Ott, second by Birrell, to continue O.B. 47 until the September 20, 2016 Board of Commissioners' Zoning Hearing.

VOTE: ADOPTED 5-0

Petition No. Z-62
Meeting Date 8-16-16
Continued

10. Landscaping of the entrance areas as well as the frontage of the proposed community along all public streets, shall be professionally designed and implemented, which shall include the installation of an irrigation system, where appropriate. Maintenance of the entrance area and public street frontage at the entrance shall be by the mandatory homeowners association as set forth in the declaration of covenants, easements, and restrictions. All detention ponds shall be professionally landscaped in accordance with any applicable Cobb County standards.
11. Any street lights installed within the proposed community shall have down lighting, shall be environmentally sensitive, and shall be themed to the architecture and style of the residences.
12. All utilities servicing the residences within the proposed community shall be underground.
13. Applicant agrees the stormwater management facilities and system shall be constructed and installed consistent with all requirements of the Cobb County Stormwater Division.
14. The District Commissioner shall have the authority to approve minor modifications to these stipulations and conditions and the Zoning Plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer area or landscape strip to adjacent property; relocate a structure closer to a property line; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application agenda.
15. All landscaping referenced herein to be installed by the Applicant be approved by the Cobb County Arborist and the District Commissioner as part of the Plan Review process and incorporated into the overall landscape plan for the proposed community; and shall be irrigated as necessary.
16. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed community; including, but not limited to, such amenities as may be deemed appropriate by the Applicant.
17. Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
18. All setbacks shall be as shown on the referenced Site Plan.



Petition No. Z-62
Meeting Date 8-16-16
Continued

19. Applicant agrees to the installation of interior sidewalks along all interior streets as per the attached Site Plan. In addition, a 4' x 8' concrete pad will be appropriately placed behind the sidewalk adjacent to the proposed deed lane along Milford Church Road behind Lot 34 so that neighborhood school children may wait on the school bus.
20. Applicant shall construct a 14' x 16' open-air pavilion with appropriate landscaping for the use and enjoyment of the homeowners. The pavilion shall be constructed on the western end of the large "island" in the cul-de-sac surrounded by Lots 7-16 on the attached Site Plan. The pavilion and landscaping shall be maintained by the HOA.
21. All construction vehicles will be parked on-site on the Property at all times. No construction vehicles shall be parked on Milford Church Road or other surrounding streets to the proposed development.
22. Where the buffer does not interfere with the proper installation of any necessary improvements associated with the proposed development, the Applicant will create a 10' Tree Save Buffer from the property line to prohibit the removal of any existing trees during the development and homebuilding process. It is acknowledged that in this area, the Applicant may have to remove trees to install underground utilities, curb, gutter, streets, detention ponds and other associated infrastructure per the County approved Construction Plans.

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole.

Thank you in advance for your consideration of this project.

Sean G. Randall

Sean G. Randall, Chief Operating Officer
Venture Homes, Inc.
1580 Terrell Mill Road, Suite 100
Marietta, Georgia 30067
Mobile Phone: (770) 616-7515
Office Phone: (770) 955-8300, Ext. 117
E-Mail: sean@venturehomes.com

See Attachments



1580 Terrell Mill Road, Marietta, GA 30067 Phone: 770-955-8300 Fax: 770-955-6373

August 12, 2016

Mr. Jason A. Campbell, Planner III
Zoning Division
Cobb County Community Development Agency, Suite 400
1150 Powder Springs Road, Marietta, Georgia 30064

RE: Revised Stipulation Letter: Application for Rezoning; Application No. Z-62 (2016).
Applicant: Venture Homes, Inc.
Property Owner: Ronald W. & Marsha H. Mann
Property: 9.915 acres, more or less, located on the north side of Milford Church Road at 1910 Milford Church Road, Marietta, Georgia 30068; Land Lot 549 & 562, 19th District, 2nd Section, Cobb County, Georgia.

Dear Jason:

Venture Homes, Inc., the Applicant (hereinafter "Applicant") in the Application for Rezoning with regard to approximately 9.915 acres, more or less, located on the north side of Milford Church Road at 1910 Milford Church Road, Marietta, Georgia 30068; Land Lot 549 & 562, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property") is pleased to present the following information for your consideration. After meeting with planning and zoning staff and various Cobb County Departmental representatives, reviewing the Staff Comments and Recommendations, reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County Board of Commissioners and the recommendations thereof, we are submitting this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property.

The proposed stipulations are as follows:

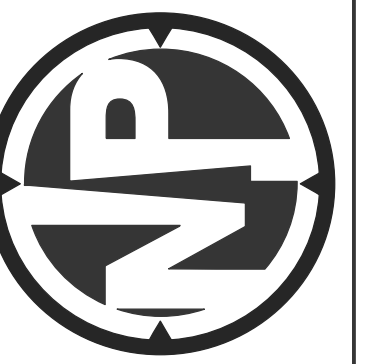
1. Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of RA-5, specific to the revised Site Plan prepared by Trey Schwartz of TSS Studio, dated July 29, 2016 and originally filed with the Zoning Office on June 1, 2016. A reduced copy of the Site Plan is attached hereto as Exhibit "A" and incorporated herein by reference.
2. The Subject Property shall be developed for a residential community consisting of a maximum of thirty-four (34) single family detached homes. The entire site is comprised of 9.915± acres and is planned for a total of 34 homes.

www.venturehomes.com

Petition No. Z-62
Meeting Date 8-16-16
Continued

Ce: Lisa Cupid
Galt Porter
Bianca Keaton
Dana Johnson
John Pederson
Ron Mann
Bob White
Terri Carroll

NORTH POINT
LAND SURVEYING
827 WYNTUCK DRIVE
KENNESAW, GEORGIA 30142
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LAND LOT 549 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FINAL PLAT
FOR
MILFORD POINT

DATE : 6/27/2018
PROJECT NO. : 105-17
SCALE : 1" = 50'
DRAWN BY : GUY BRINKLEY
CHECKED BY : RYAN SCHULTZ
FIELD CREW : MONDARIUS MAXWELL
JASON HULSEY
24x36 DWG PATH : 2017/105-17/107-17FP
SHEET : 2 OF 5



8-07-2018

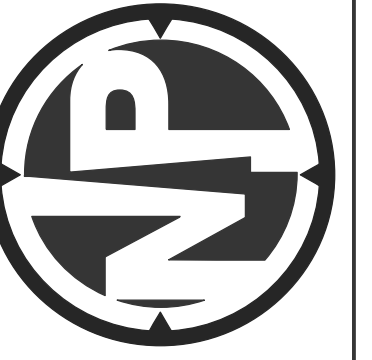
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FIRE MARSHALL NOTE

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT



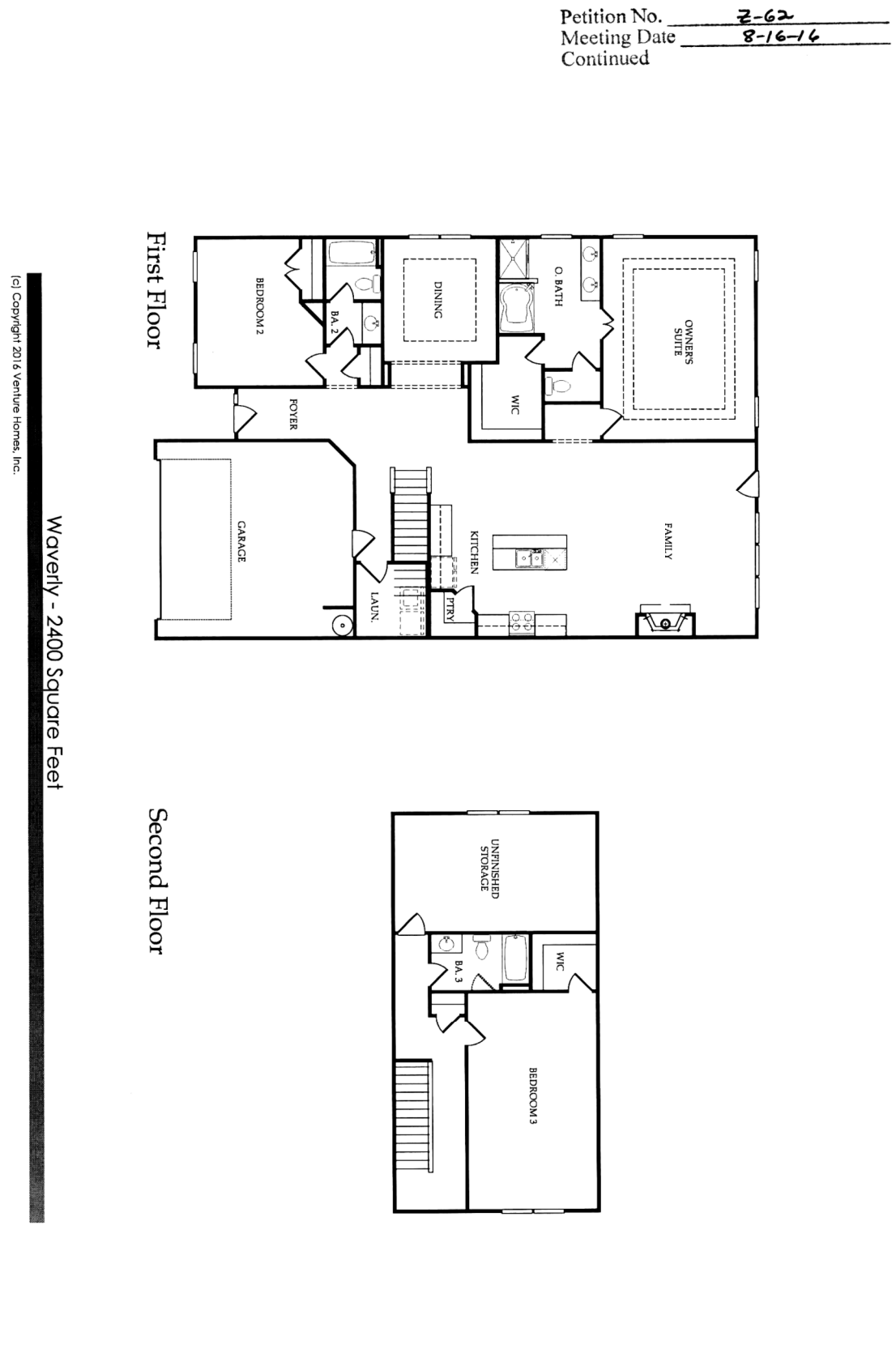
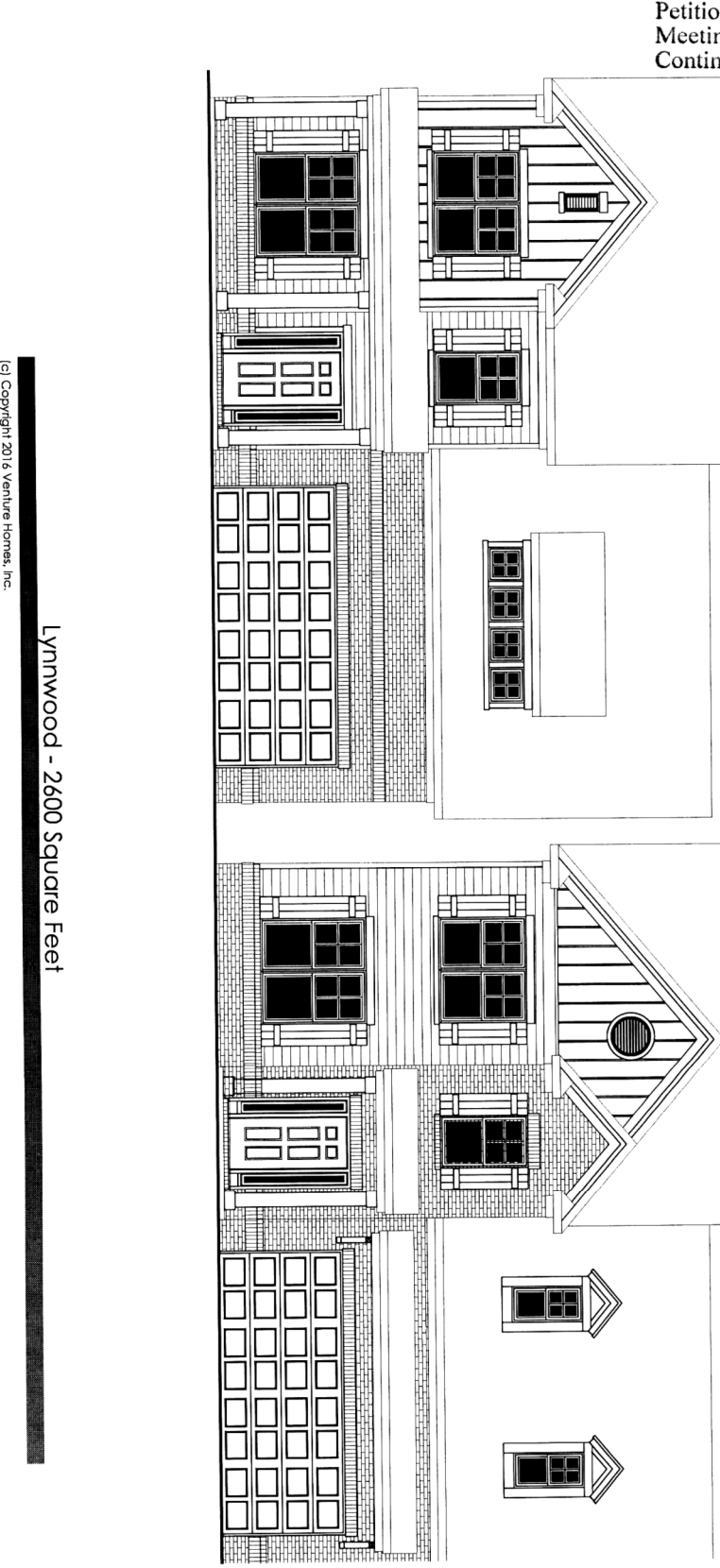
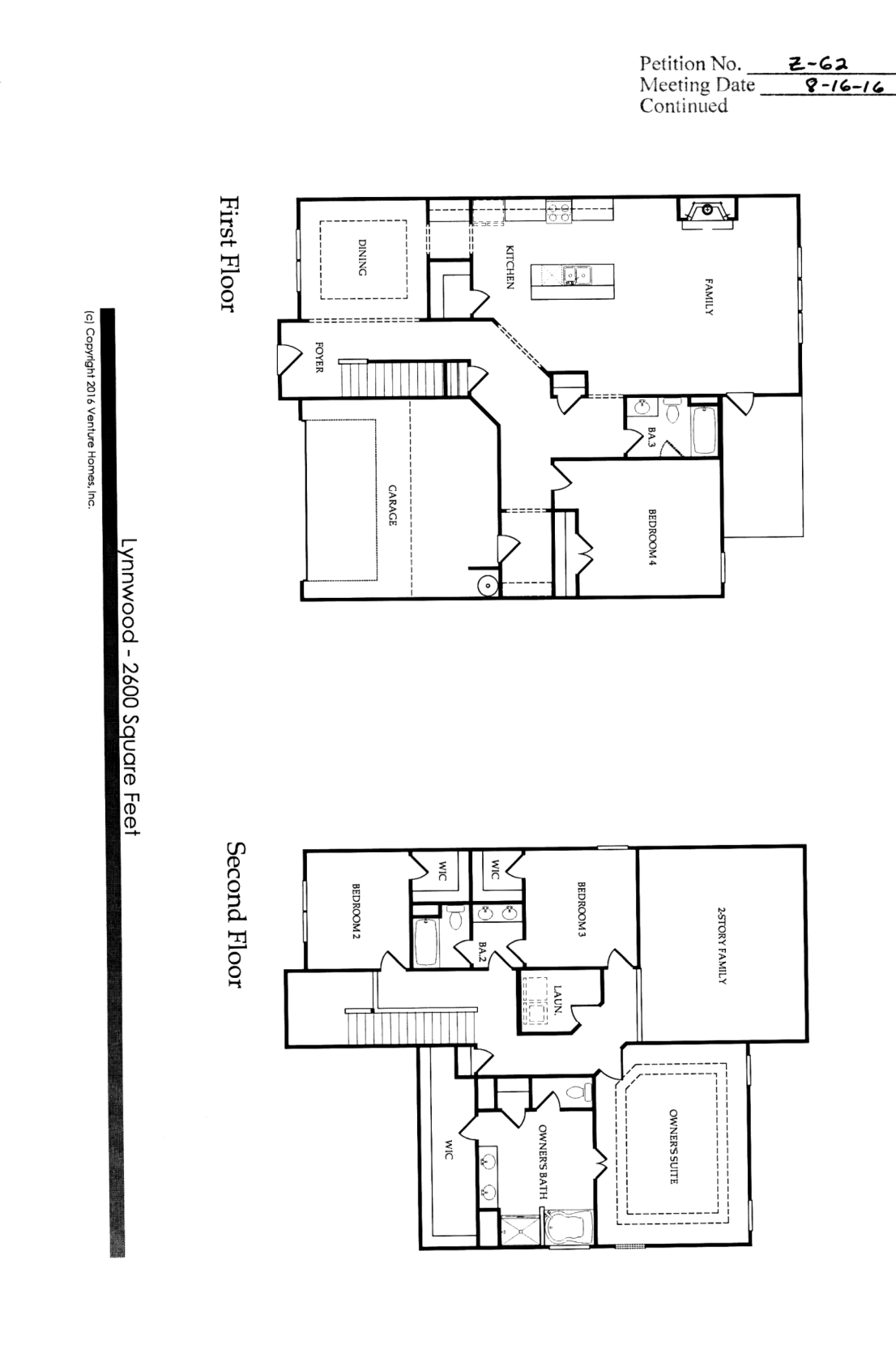
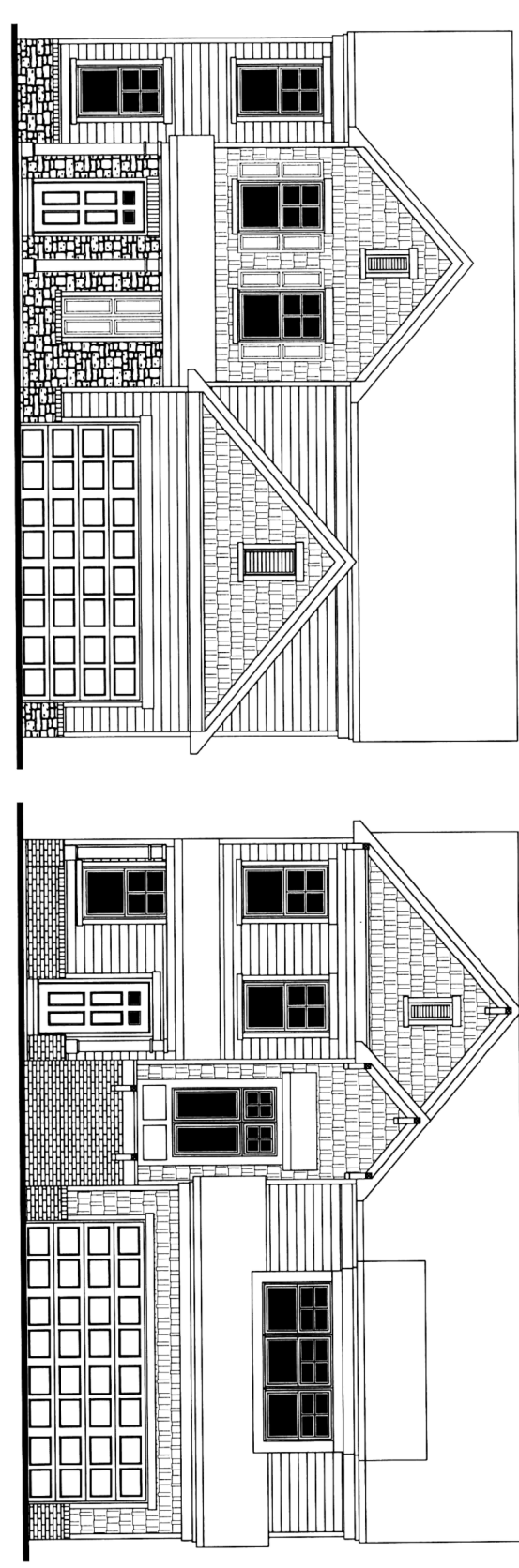
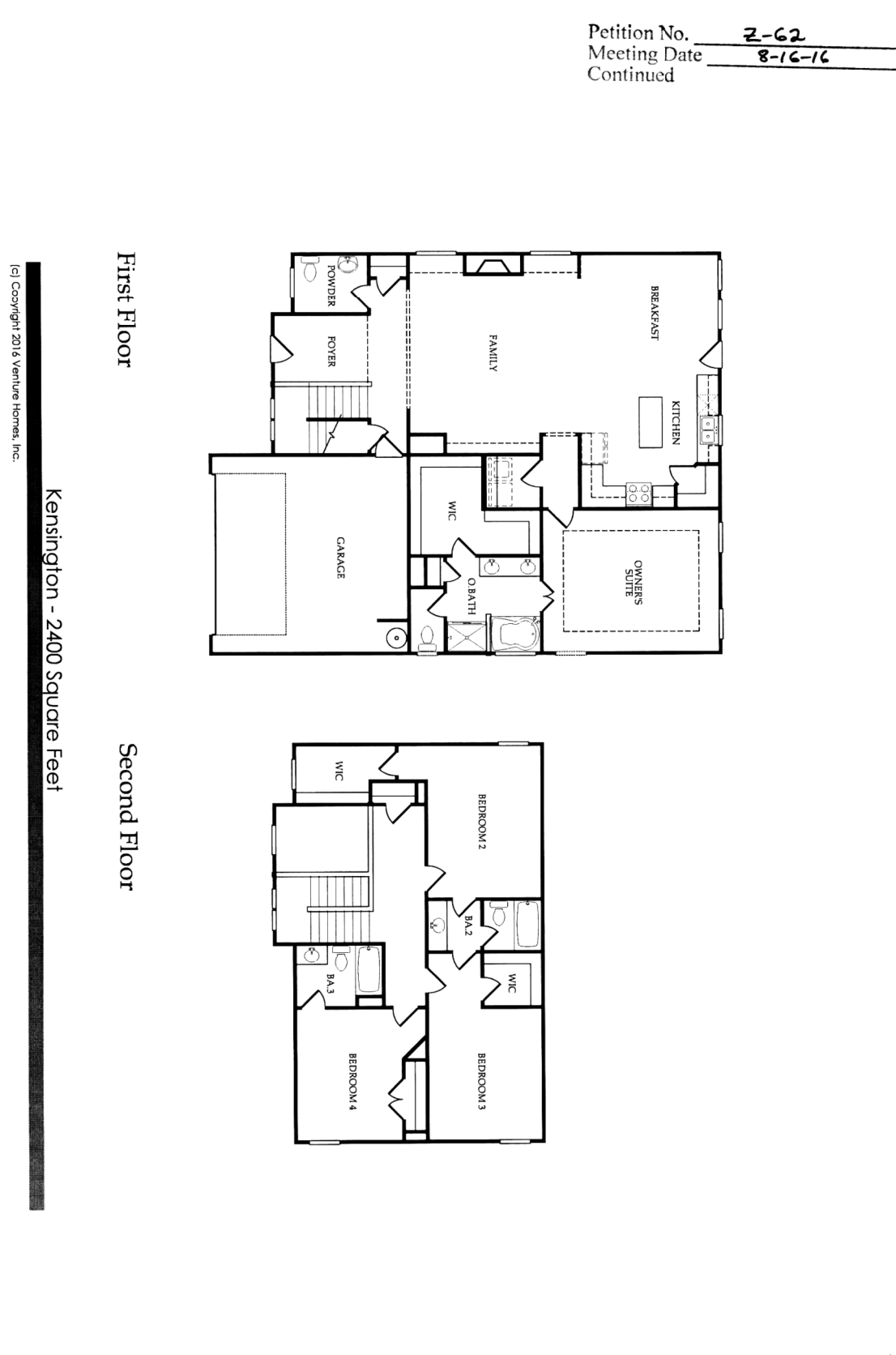
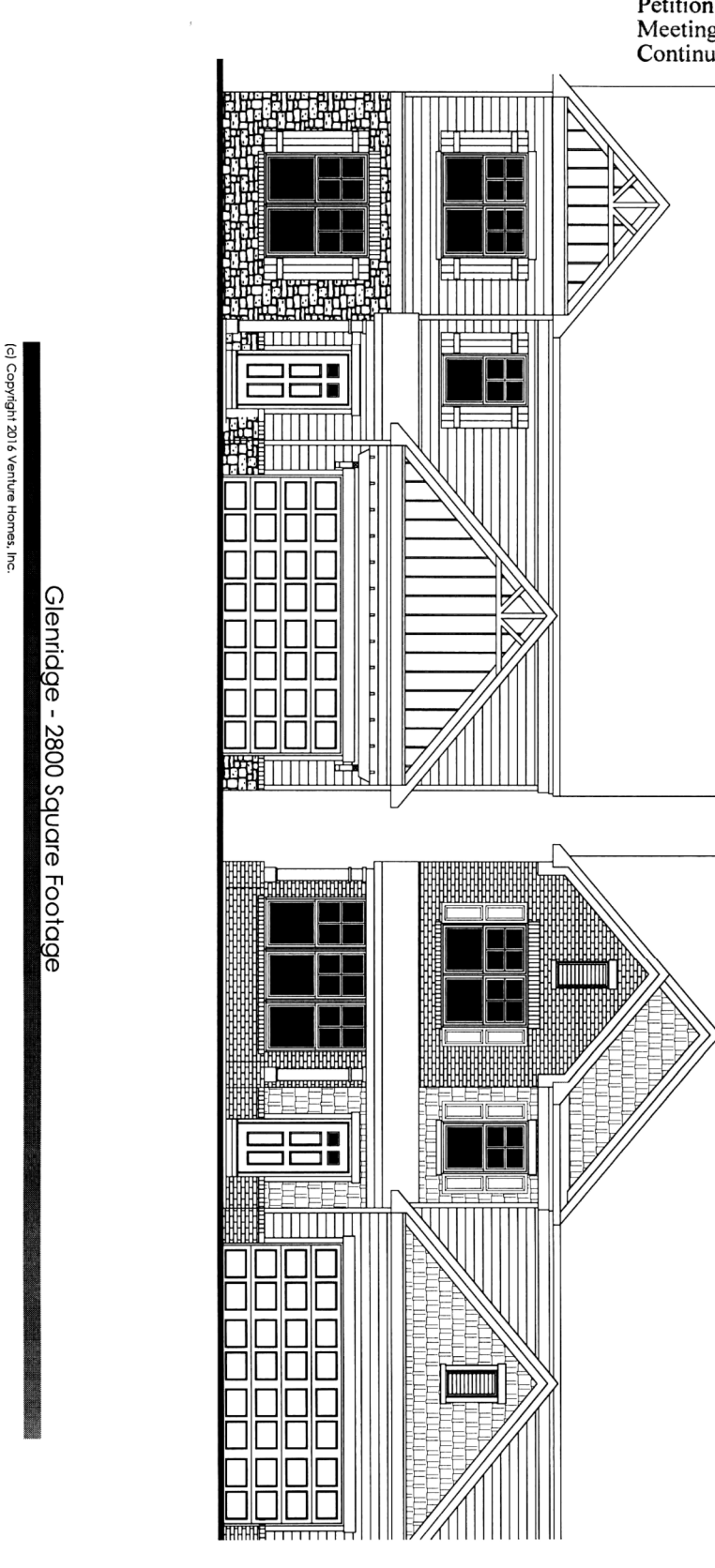
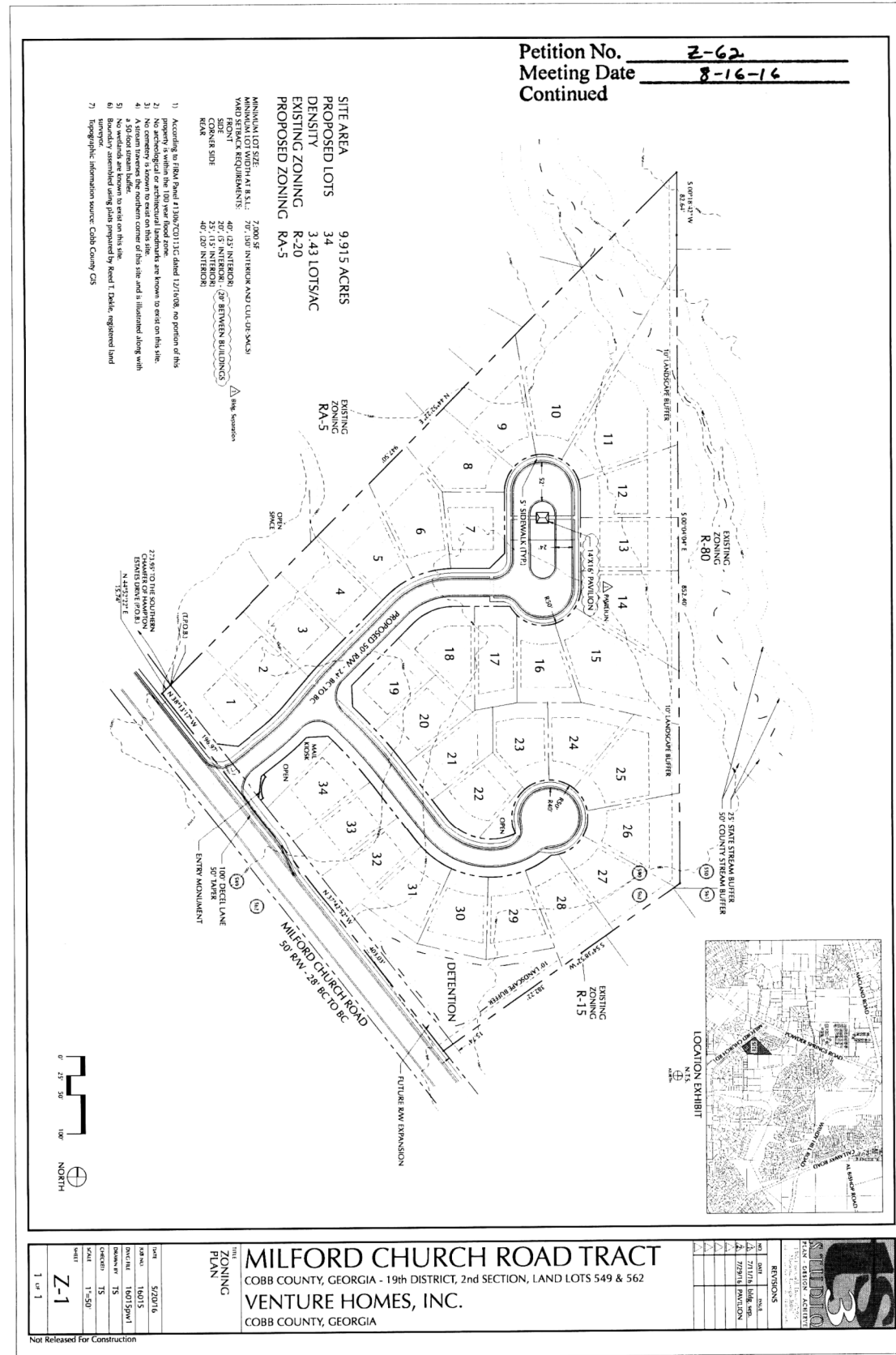
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LAND LOT 549 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FINAL PLAT
FOR
MILFORD POINT

DATE	: 6/27/2018
PROJECT NO.	: 105-17
SCALE	: 1" = 50'
DRAWN BY	: GUY BRINKLEY
CHECKED BY	: RYAN SCHULTZ
FIELD CREW	: MONDARIUS MAXWELL JASON HULSEY
24x36 DWG PATH	: 2017/105-17/107-17FP
SHEET	: 3 OF 5



- show on landscape plan for review by County Arborist and approval by District Commissioner
- iii. (Item #19, Page 4) Relative to installation of interior sidewalks and a 4' x 8' concrete pad adjacent to the decel lane along Milford Church Road behind lot 34 for school children to wait on the school bus; *show on plans*
- iv. (Item #20, Page 4) Relative to 14' x 16' open-air pavilion with landscaping to be constructed on western end of large island in the cul-de-sac surrounded by lots 7-16; *show on plans*
- v. (Item #21, Page 4) Relative to construction vehicles parked on site and not on Milford Church Road or surrounding streets; *add verbatim as note on Cover Sheet*
- vi. (Item #22, Page 4) Relative to 10 foot tree save buffer extending from property line of development; *show on plans*
- c. Landscape plan to be reviewed and approved by the County Arborist, with final approval by the District Commissioner; *submit landscape plan for review by County Arborist and approval by District Commissioner*
- d. Fencing plan to be provided to Community Development, with final approval by the District Commissioner; *submit fencing plan for approval by District Commissioner*
- e. Kiosk location to be determined at Plan Review, with final approval by the District Commission; *show on plans, coordinate with USPS and submit for District Commissioner approval*

FILING INFORMATION BOX

FIRE MARSHALL NOTE

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

May 24, 2017

John Pederson
Cobb County
1150 Powder Springs Street
Marietta GA 30064

Re: Milford Church and Walton Reserve Approval

Per my conversation with Sean Randall today, I have approved the site plan changes to Milford Church per the revised site plan by BH&D Engineering dated 05/15/17 as attached. I have also reviewed and approved the entry landscaping plan as submitted by HDG Engineering dated 05/17/17 for this project.

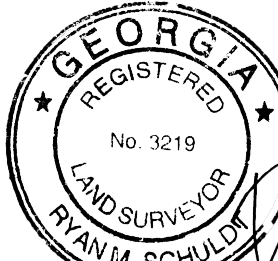
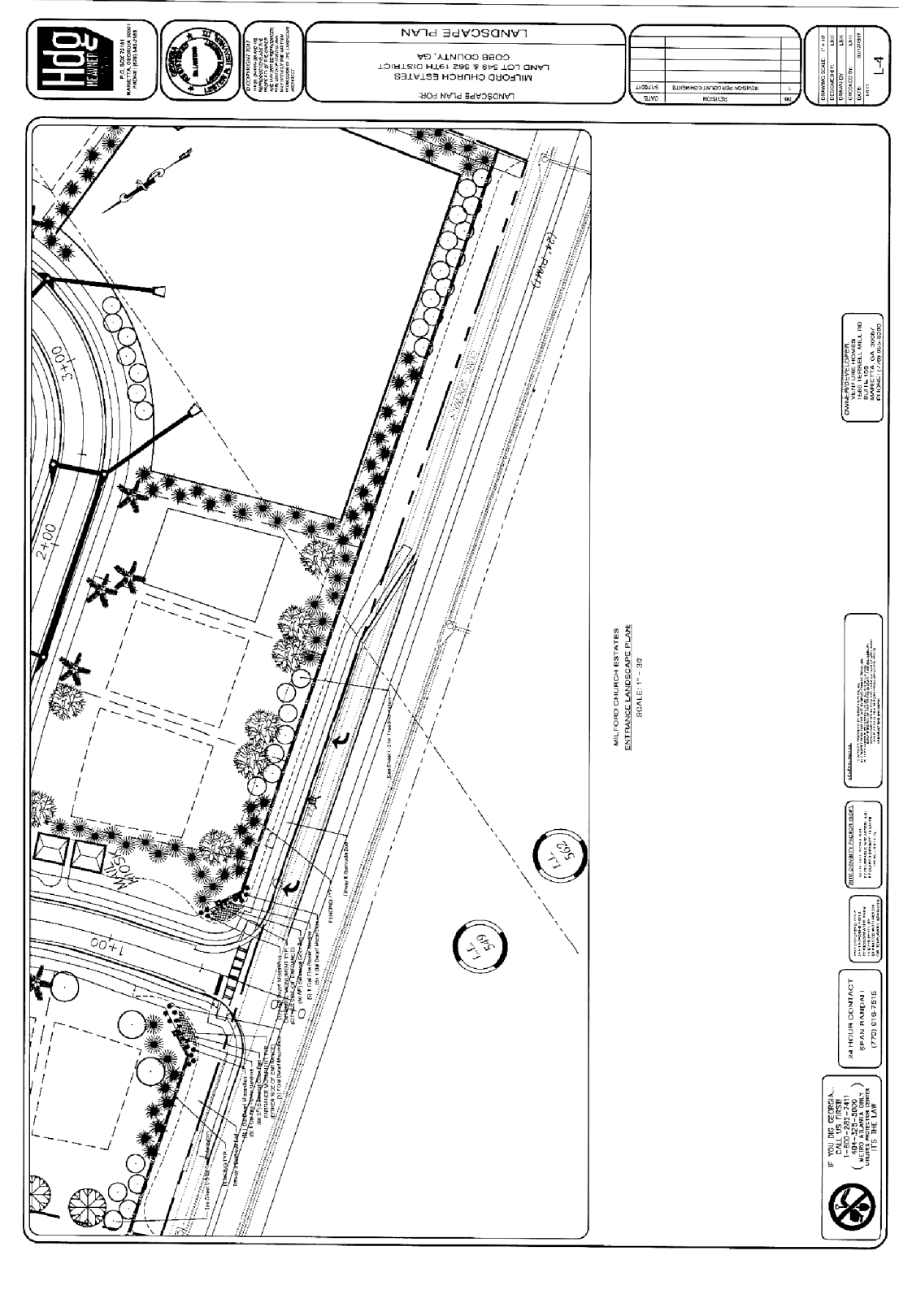
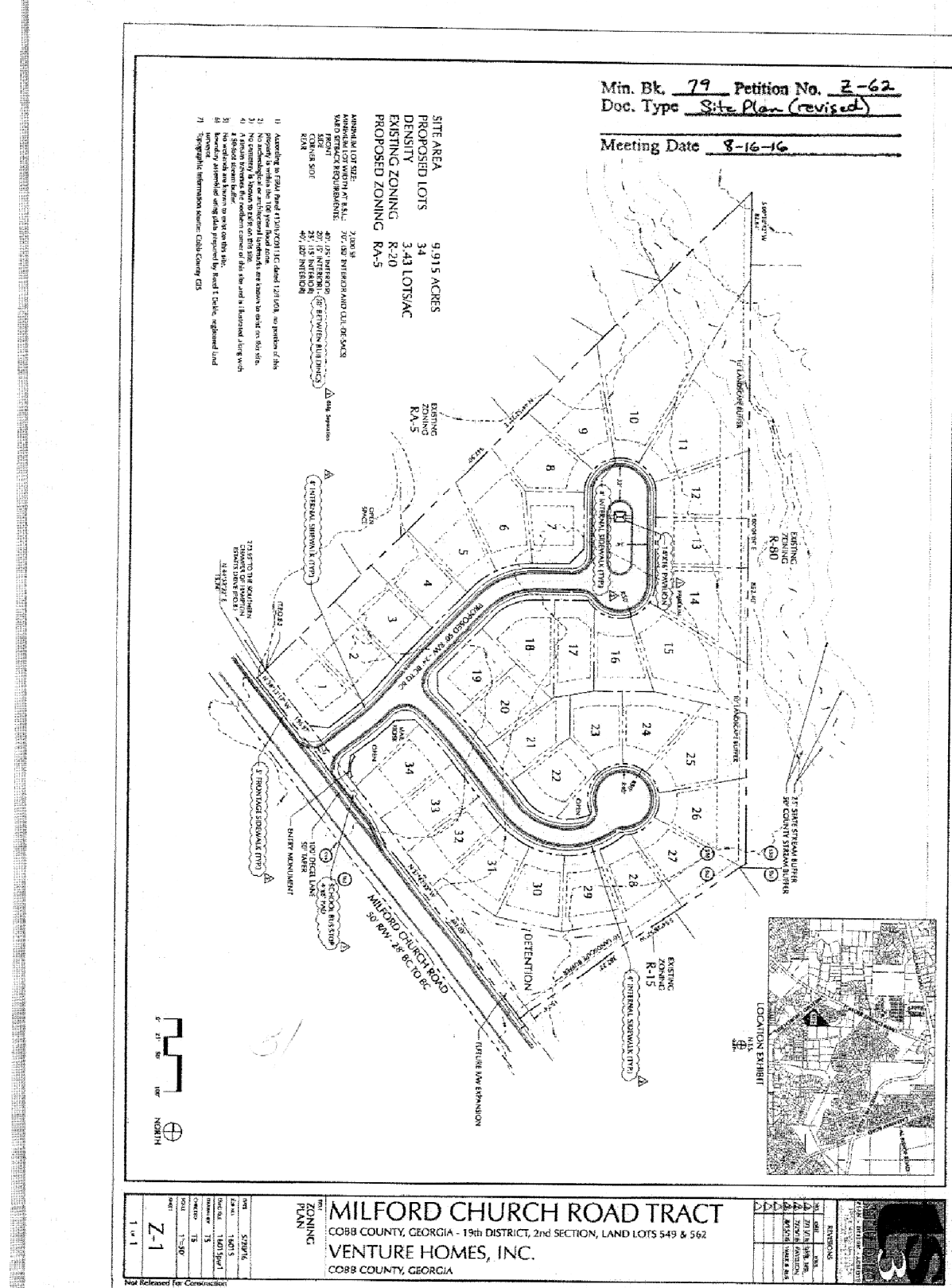
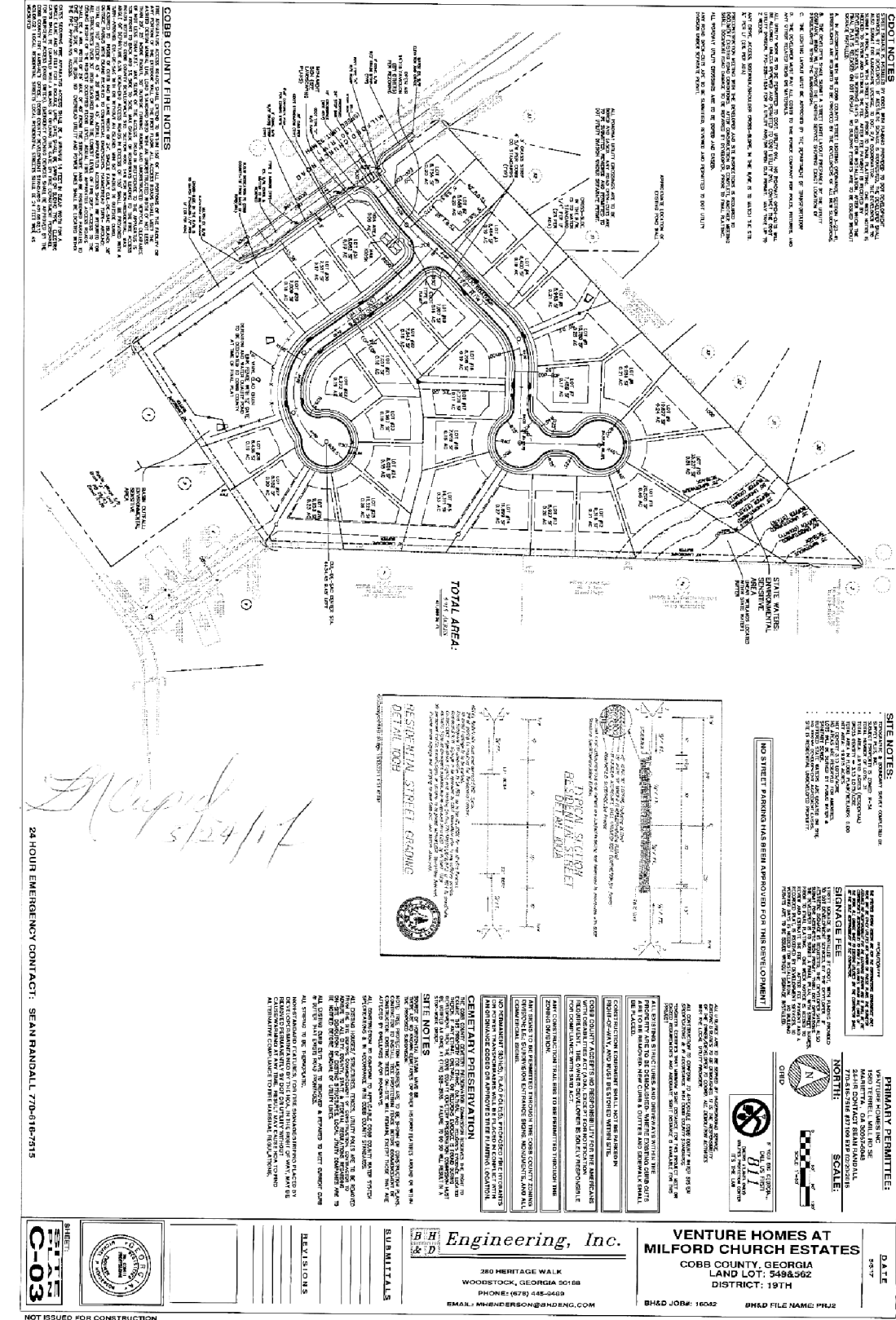
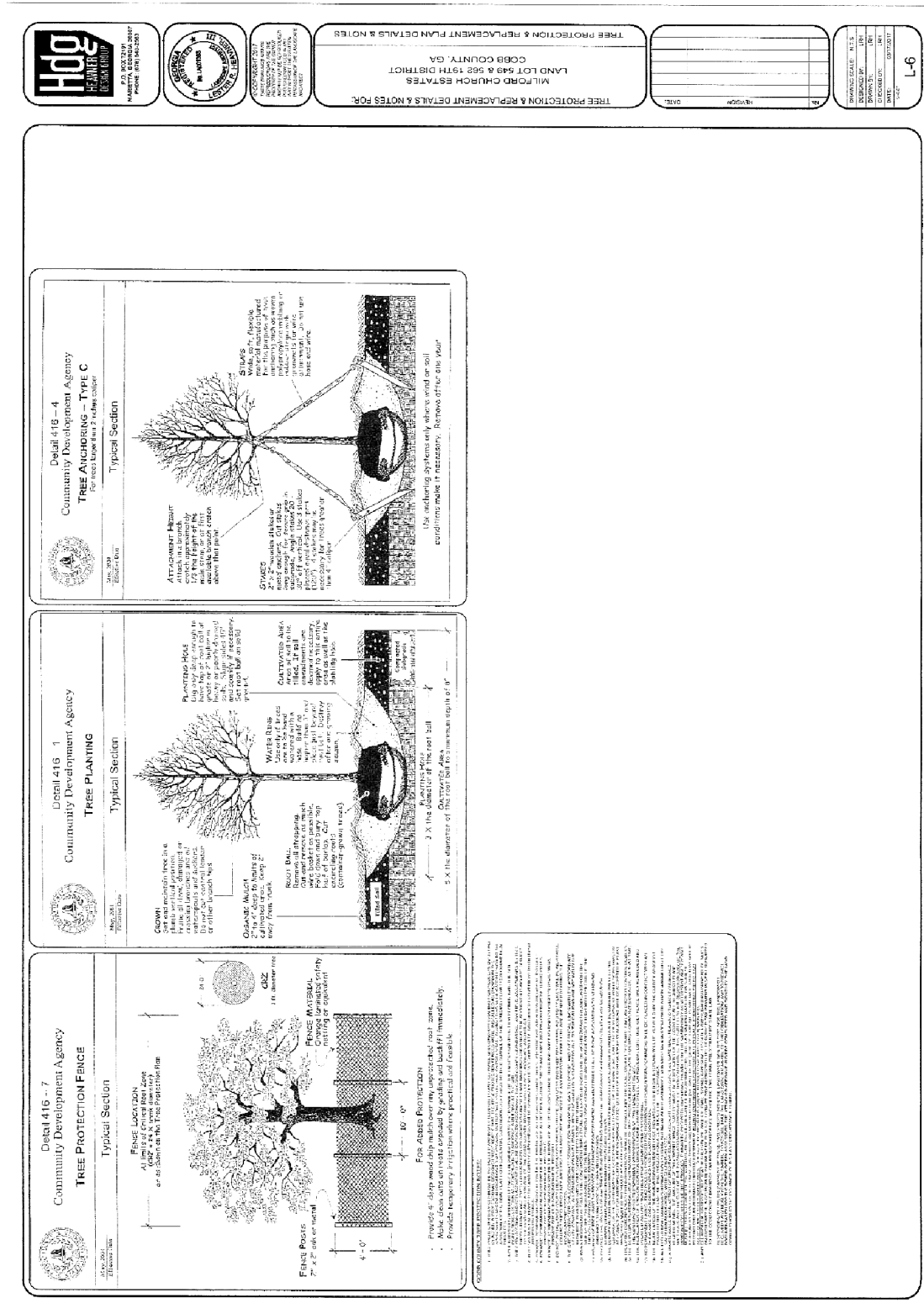
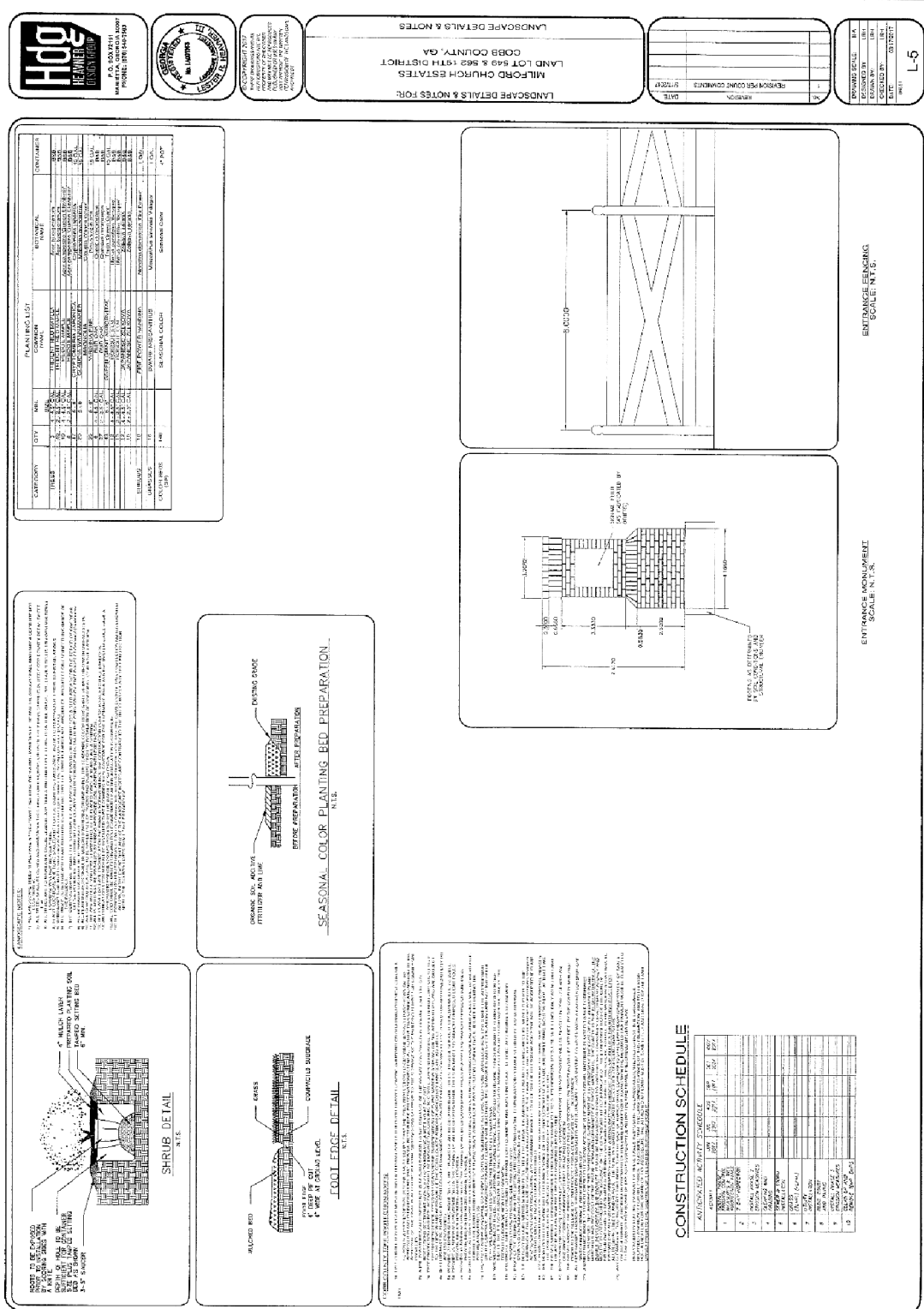
In addition, I have approved the Walton Reserve Lot 14 as submitted by Venture Homes, Inc. Please release that building permit based on this approval letter.

All drawings and site plans are attached for your reference. Please contact my office should you have any other questions.

Sincerely,

Commissioner Lisa Cupid
Cobb County Commissioner
District 4

Cc: Jason Campbell
Jim Davis
Donald Wells
Joi Akridge
Sean Randall



8-07-2018

DATE : 6/27/2018
PROJECT NO : 105-17
SCALE : 1" = 50'
DRAWN BY : GUY BRINKLEY
CHECKED BY : RYAN SCHULTZ
FIELD CREW : MONDARIUS MAXWELL
JASON HULSEY
24X36 DWG PATH : 2017/105-17/107-17FP
SHEET : 4 OF 5

FINAL PLAT
FOR
MILFORD POINT

LAND LOT 549 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

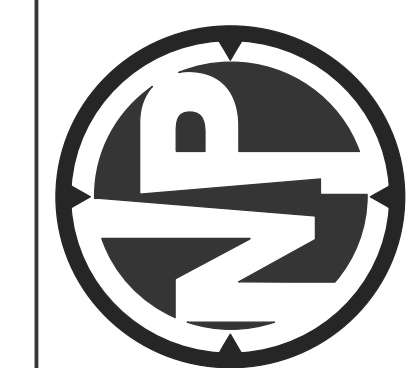


NORTHPOINT
LAND SURVEYING
827 WYNTUCK DRIVE
KENNESAW, GEORGIA 30142
PHONE: (770) 316-5129
EMAIL: RS@NPLandSurveying.com
WWW.NPLandSurveying.com

FILING INFORMATION BOX



NORTH POINT
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821 WYNTUCK DRIVE
KENNESAW, GEORGIA 30142
PHONE: (770) 315-5129
EMAIL: RS@NorthPointSurveying.com
www.NorthPointSurveying.com



LAND LOT 549 & 562
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FINAL PLAT
FOR
MILFORD POINT

DATE : 6/27/2018
PROJECT NO. : 105-17
SCALE : 1" = 50'
DRAWN BY : GUY BRINKLEY
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FIELD CREW : MONDARIUS MAXWELL
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24x36 DWG PATH : 2012/105-17/107-17FP
SHEET : 5 OF 5



US POSTAL SERVICE
USPS CLUSTER BOX LOCATION
IN COMMON AREA BESIDE LOT 31

Course	Bearing	Distance
CL1	N 53°10'20" E	71.67'
CL2	Rad: 275.00' Tan: 28.00' CA: 11°37'33"	ARC: 55.80' 55.70'
CL3	N 41°32'48" E	26.91'
CL4	N 41°32'48" E	22.77'
CL5	Rad: 250.00' Tan: 10.30' CA: 4°43'11"	ARC: 20.59' 20.59'
CL6	N 46°15'59" E	118.22'
CL7	Rad: 100.00' Tan: 41.52' CA: 45°05'35"	ARC: 78.70' 78.69'
CL8	S 88°38'26" E	118.21'
CL9	N 01°21'34" E	124.65'
CL10	S 48°27'12" E	9.54'
CL11	Rad: 600.00' Tan: 63.76' CA: 12°07'58"	ARC: 127.05' 126.82'
CL12	S 36°19'15" E	93.76'
CL13	Rad: 100.00' Tan: 146.55' CA: 111°23'03"	ARC: 194.40' 165.20'
CL14	N 57°42'18" W	9.45'

Course	Bearing	Distance
C1	Rad: 15.00' Tan: 15.15' CA: 90°33'24"	ARC: 23.71' 21.32'
C2	Rad: 15.00' Tan: 4.14' CA: 30°50'51"	ARC: 8.08' 7.98'
C3	Rad: 15.00' Tan: 14.30' CA: 87°14'49"	ARC: 22.84' 20.70'
C4	Rad: 15.00' Tan: 15.52' CA: 91°56'03"	ARC: 24.07' 21.57'
C5	Rad: 15.00' Tan: 7.32' CA: 52°01'12"	ARC: 13.62' 13.16'

LINE TABLE

LINE	DISTANCE	BEARING
L1	25.33	N69°18'53"E
L2	25.34	S70°45'42"E
L3	36.10	S55°31'48"E

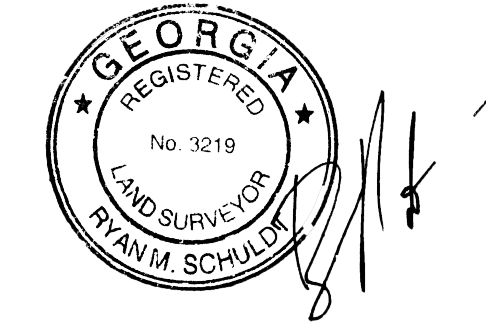
FIRE MARSHALL NOTE
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

BENCHMARK
SEWER MANHOLE - TOP
KINGSTON HEATH WAY CULDESAC
ELEV: 584.49

SITE NOTES
PER THE HOUSE LOCATION PLAN FOUND ON SHEET C-03A OF THE APPROVED CONSTRUCTION PLANS THERE IS TO BE A MINIMUM OF 20' BETWEEN HOUSES.

SITE NOTES
20 FEET BETWEEN BUILDINGS AS DEFINED BY SECTION 134, ARTICLE 1 OF THE COBB COUNTY CODE IS REQUIRED DUE TO THE EXCLUSION OF GUEST PARKING.

SITE NOTE (#1)
100-YEAR PONDING, AND 100-YEAR HEADWATER ELEVATIONS ARE BASED OFF OF APPROVED SITE PLAN BY BH&D ENGINEERING.



8-07-2018

