VETERANS MEMORIAL HIGHWAY
(STATE ROUTE 8 - R.O.W. VARIES IN WIDTH)

ALLEN ROAD
(40' R.O.W.)

PROJECT SIGNAGE

175' STORAGE LANE

100' TAPER

PROPOSED 6' TALL - 24" SQUARE BRICK COLUMNS AT 21' ON CENTER WITH A 5' DECORATIVE WOODEN FENCE BETWEEN COLUMNS

PROPOSED RIGHT OF WAY 14' FROM FACE OF CURB

10' LANDSCAPE STRIP

50' FRONT SETBACK

40' SIDE SETBACK

OPEN SPACE

REAR ENTRY GARAGE UNITS

FRONT ENTRY GARAGE UNITS

ASPHALT DRIVEWAY

24' PROPOSED PUBLIC ROAD
50' PROPOSED ROW

TANGENT-84.5'

TANGENT-146.3'

TANGENT-148.1'

TANGENT-39.7'

TANGENT-467.8'

TANGENT-82.4'

TANGENT-57.2'

CURVE-100' R

ENCROACHMENT AND EASEMENT AGREEMENT PER DB 18331 PG 2430

ALL DRIVEWAYS ARE 20-FEET WIDE BY 22-FEET DEEP MEASURED FROM THE SIDEWALK OR BACK OF CURB

POCKET PARK WITH SCHOOL BUS WAITING AREA

20' WIDE POND ACCESS

WOOD BEAM WALL

COMMUNITY GATHERING AREA

PAVILION AND MAIL KIOSK

STORMWATER POND #1

STORMWATER POND #2

POND RETAINING WALLS

10' LANDSCAPED SCREENING BUFFER

10' LANDSCAPE SCREENING BUFFER

75' IMPERVIOUS SETBACK
50' COUNTY STREAM BUFFER
25' STATE WATERS BUFFER

15' SANITARY SEWER EASEMENT PER DB 1283 PG 567

LAND LOT LINE
APPROXIMATE LOCATION

L.L. 45

L.L. 72

N/F
BESA TARAZHI & ILIR PJETRI
TAX PARCEL ID: 18004500170
DB 15320 PG 2868
DB 15331 PG 2430
ZONED (R-20)

N/F
LOUIS G. DELUCA JR.
DEBORAH A. DELUCA
TAX PARCEL ID: 18007200560
DB 15087 PG 5721
PB 136 PG 2
ZONED (R-20)

N/F
ARNISCA G. WILSON
TAX PARCEL ID: 18007200670
DB 14144 PG 5041
PB 228 PG 79
ZONED (R-20)

N/F
VIVIAN SIMPSON
TAX PARCEL ID: 18007200680
DB 14144 PG 5430
PB 228 PG 79

N/F
SHAYALA MCGINNIS WINSTON POWE
TAX PARCEL ID: 18004500410
DB 14144 PG 5391
PB 228 PG 79

N/F
DEREK L. SUTTON
TAX PARCEL ID: 18004500420
DB 14314 PG 5133
PB 228 PG 79
ZONED (R-20)

N/F
MARIA S. AGUIRRE RICHARDSON
TAX PARCEL ID: 18004500240
DB 15922 PG 5502
ZONED (NS)

N/F
JEFFREY BUCKNER
TAX PARCEL ID: 18004500250
DB 9381 PG 60
ZONED (R-20)

N/F
CARREKER AND CARREKER, L.L.C.
TAX PARCEL ID: 18004500310
DB 15044 PG 4746
DB 1857 PG 408
ZONED (NS)

N/F
JOHN HOWARD ALLEN
TAX PARCEL ID: 18004500220
DB 7339 PG 379
ZONED (NS)

N/F
MARIA AGUIRRE RICHARDSON
TAX PARCEL ID: 18004500210
DB 15922 PG 5504
ZONED (NS)

RWM
N: 1387237.6
E: 2181239.7

SSMH
EXIT ONLY

SSMH
TOP=1040.48
I.E.(I)=1032.08
I.E.(O)=1031.73

SSMH
TOP=1032.31
I.E.(I)=1023.26
I.E.(O)=1023.06

SSMH
TOP=1029.76
I.E.(I)=1022.16
I.E.(O)=1022.01

SSMH
TOP=1024.75
I.E.(I)=1018.05
I.E.(O)=1018.00

SSMH
TOP=1021.60
I.E.(I)=1013.70
I.E.(O)=1013.55

SITE DATA:	
SITE AREA	8.737 ACRES OR 380,568 SF
ZONING	
EXISTING ZONING	GC (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING	FST (FEE SIMPLE TOWNHOUSE RESIDENTIAL DISTRICT)
LOT DIMENSIONS (MINIMUM)	
MINIMUM LOT AREA	80,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	20 FEET; 30 FEET FOR LOT WITH END UNIT
MINIMUM PUBLIC ROAD FRONTAGE	20 FEET
BUILDING SETBACKS (MINIMUM)	
FRONT ARTERIAL SETBACK	50 FEET
SIDE SETBACK (EXTERIOR)	40 FEET
REAR SETBACK (EXTERIOR)	35 FEET
DEVELOPMENT STANDARDS	
MINIMUM UNIT SIZE	1 BR - 900 SF; 2 BE - 1,000 SF
BUILDING HEIGHT	2 ½ STORIES OR 35 FEET
MAXIMUM IMPERVIOUS AREA	45% OR 171,256 SF
PROPOSED IMPERVIOUS AREA	39.5% OR 150,434 SF
TOWNHOUSES	67 UNITS
MAXIMUM DENSITY	10 UNITS PER ACRE OR 87 UNITS
PROPOSED DENSITY	7.67 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	34 SPACES

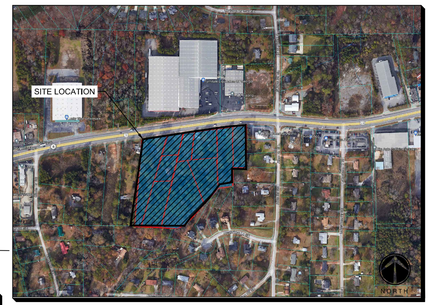
GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0216H, WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 13067C, COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED
3. POWER AND GAS EASEMENTS ARE NOT LOCATED ON THE SITE
4. SANITARY SEWER EASEMENT IS LOCATED ALONG SOUTHEASTERN PROPERTY BOUNDARY
5. NO CEMETERIES ARE LOCATED ON THE SITE
6. SPEED LIMIT ON VETERANS MEMORIAL PARKWAY (STATE ROUTE 8) IS 45 MPH
7. WATER UTILITY PROVIDER IS COBB COUNTY
8. SANITARY SEWER PROVIDER IS COBB COUNTY
9. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON SITE PLAN

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

0 40 80 120 feet
1" = 40'-0"



SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE

ENGINEER
THE REVIVE LAND GROUP
SOURCE. ENTITLE. REVIVE.
ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT
SOMERSET AT VETERANS MEMORIAL
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

220 VERTERANS MEMORIAL HIGHWAY
MAPLETON, GEORGIA
30126

COBB COUNTY
GEORGIA

LAND LOT: 45
DISTRICT: 18TH

CLIENT
THE REVIVE LAND GROUP
SOURCE. ENTITLE. REVIVE.
ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION

REVISION	DATE

PROJECT NUMBER
21023

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
CHARLES BARRY EHRHARDT

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

NORTH

DATE
MAY 18, 2022

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01