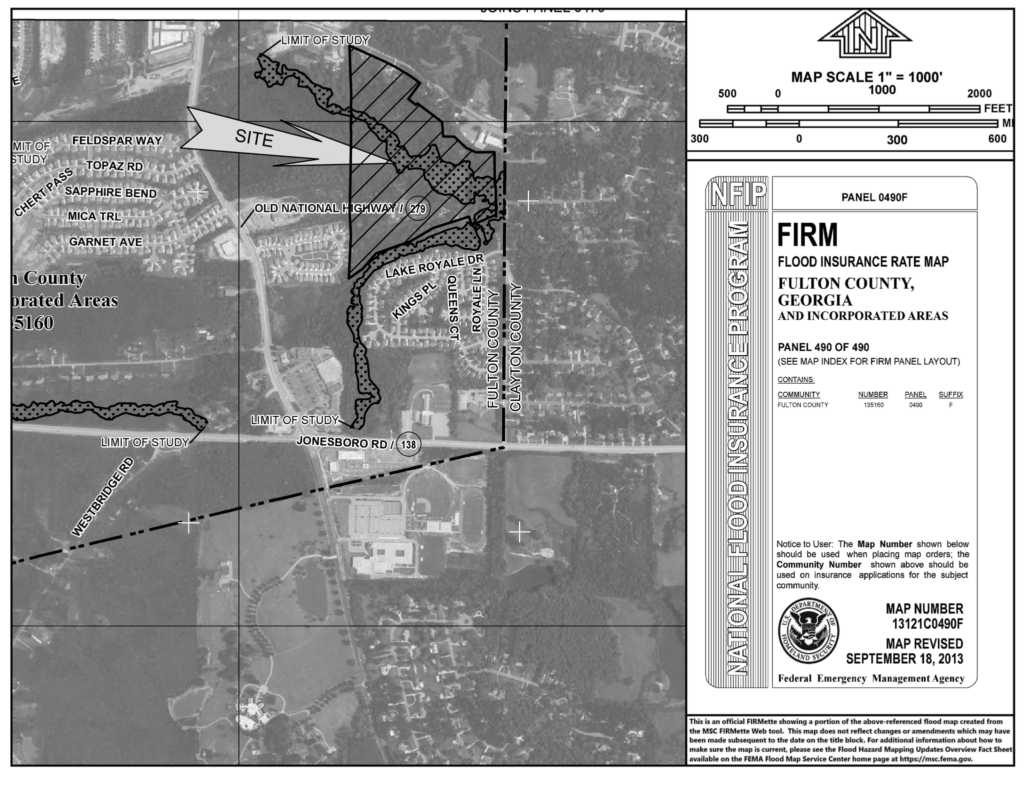
ZONING EXHIBIT
FOR
BETHSAIDA ROAD TRACT
LAND LOTS 165 & 188 ~ 13TH DISTRICT
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA



WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0490F, DATED SEPTEMBER 18, 2013. THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW:

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

NOTE: ALL PROPOSED STREETS TO MEET PUBLIC SAFETY (FIRE) ACCESS AND TURN AROUNDS. ALL STREET CREEK CROSSINGS SHALL BE DESIGNED ABOVE FLOOD ELEVATIONS. H.O.A. WILL BE REQUIRED TO MAINTAIN THE STORMWATER MANAGEMENT AREAS AND MAIL KIOSK.

DESCRIPTION OF PROPERTY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 165 & 188 OF THE 13 DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

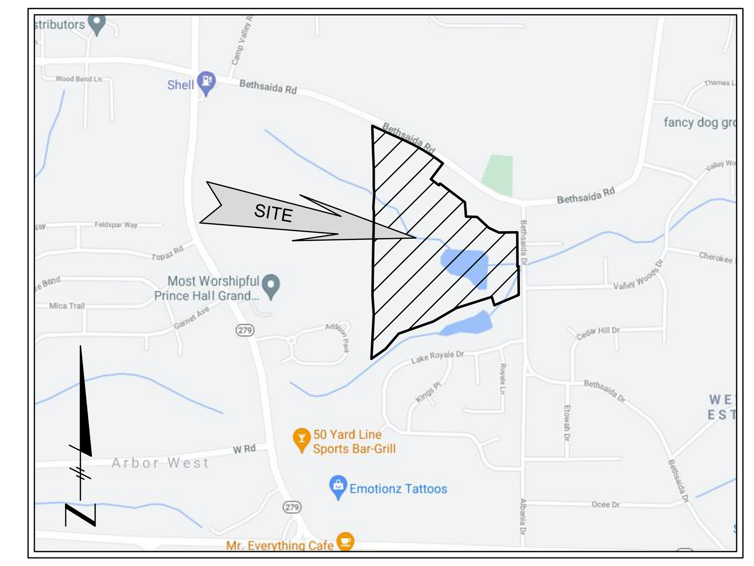
TO FIND THE TRUE **POINT OF BEGINNING** COMMENCE AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF BETHSAIDA ROAD (80' PUBLIC RIGHT OF WAY) AND THE WESTERN RIGHT OF WAY OF BETHSAIDA DRIVE (60' PUBLIC RIGHT OF WAY)THENCE DEPART ALONG THE WESTERN RIGHT OF BETHSAIDA DRIVE SOUTH 00°31'27" EAST, A DISTANCE OF 254.31 FEET TO AN IRON PIN FOUND (AXLE-FND); THENCE DEPARTING THE AFORE SAID WESTERN RIGHT OF WAY OF BETHSAIDA DRIVE SOUTH 89°17'47" WEST FOR A DISTANCE OF 8.97 FEET TO AN IRON PIN PLACED THE **TRUE POINT OF BEGINNING** SAID POINT IN ON THE PROPOSED WESTERN RIGHT OF WAY OF BETHSAIDA DRIVE (80' PROPOSED RIGHT OF WAY).

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE DEPART ALONG THE AFORE SAID PROPOSED WESTERN RIGHT OF WAY OF BETHSAIDA DRIVE SOUTH 00°33'40" EAST, A DISTANCE OF 348.40 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE DEPART THE AFORESAID PROPOSED WESTERN RIGHT OF WAY OF BETHSAIDA DRIVE NORTH 59°50'38" EAST FOR A DISTANCE OF 12.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP) ON THE EXISTING RIGHT OF WAY OF BETHSAIDA DRIVE (60' EXISTING PUBLIC RIGHT OF WAY); THENCE ALONG THE EXISTING RIGHT OF WAY OF BETHSAIDA DRIVE SOUTH 00°28'43" EAST FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE DEPART THE AFORESAID WESTERN, EXISTING RIGHT OF WAY OF BETHSAIDA DRIVE SOUTH 67°00'15" WEST FOR A DISTANCE OF 267.08 FEET TO A POINT; THENCE NORTH 17°35'16" WEST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE SOUTH 72°15'44" WEST FOR A DISTANCE OF 378.14 FEET TO A POINT; THENCE SOUTH 59°45'03" WEST FOR A DISTANCE OF 265.83 FEET TO A POINT; THENCE SOUTH 70°45'12" WEST FOR A DISTANCE OF 370.00 FEET TO A POINT; THENCE SOUTH 40°32'00" WEST FOR A DISTANCE OF 204.63 FEET TO A POINT; THENCE SOUTH 54°41'18" WEST FOR A DISTANCE OF 173.54 FEET TO A POINT; THENCE NORTH 02°53'49" EAST FOR A DISTANCE OF 449.68 FEET TO A POINT (IPF 1" OPEN TOP PIPE); THENCE NORTH 03°51'23" WEST FOR A DISTANCE OF 192.20 FEET TO A POINT (1/2" REBAR); THENCE NORTH 00°58'02" EAST FOR A DISTANCE OF 409.75 FEET TO A POINT (1/2" REBAR); THENCE NORTH 01°02'04" EAST FOR A DISTANCE OF 425.42 FEET TO A POINT; THENCE NORTH 06°55'02" WEST FOR A DISTANCE OF 45.80 FEET TO A POINT; THENCE NORTH 02°50'58" EAST FOR A DISTANCE OF 108.70 FEET TO A POINT; THENCE NORTH 06°54'58" EAST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE NORTH 04°29'02" WEST FOR A DISTANCE OF 72.30 FEET TO A POINT; THENCE NORTH 01°30'58" EAST FOR A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 00°31'58" EAST FOR A DISTANCE OF 46.50 FEET TO A POINT; THENCE NORTH 00°04'58" EAST FOR A DISTANCE OF 88.70 FEET TO A POINT; THENCE NORTH 00°11'58" EAST FOR A DISTANCE OF 13.40 FEET TO A POINT; THENCE NORTH 02°19'02" WEST FOR A DISTANCE OF 32.50 FEET TO A POINT; THENCE NORTH 01°04'02" WEST FOR A DISTANCE OF 45.90 FEET TO A POINT; THENCE NORTH 02°55'02" WEST FOR A DISTANCE OF 24.40 FEET TO A POINT; THENCE NORTH 01°58'02" WEST FOR A DISTANCE OF 35.50 FEET TO A POINT; THENCE NORTH 02°03'19" WEST FOR A DISTANCE OF 319.60 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP) ON THE SOUTHERN RIGHT OF WAY OF BETHSAIDA ROAD (80' RIGHT OF WAY); THENCE ALONG THE AFORESAID SOUTHERN RIGHT OF WAY OF BETHSADIA ROAD SOUTH 65°39'34" EAST FOR A DISTANCE OF 279.00 FEET TO A POINT; THENCE CONTINUE ALONG THE AFORE SAID RIGHT OF WAY OF BETHSAIDA ROAD SOUTH 65°29'52" EAST FOR A DISTANCE OF 45.46 FEET TO A POINT; THENCE CONTINUE ALONG THE AFORESAID SOUTHERN RIGHT OF WAY OF BETHSAIDA ROAD 435.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2040.18 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 60°22'23" EAST, 434.85 FEET TO A POINT; THENCE CONTINUE ALONG THE AFORESAID SOUTHERN RIGHT OF WAY BETHSAIDA ROAD SOUTH 52°57'51" EAST FOR A DISTANCE OF 49.96 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE DEPART THE SOUTHERN RIGHT OF WAY OF BETHSAIDA RIGHT OF WAY SOUTH 37°02'46" WEST FOR A DISTANCE OF 200.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE SOUTH 52°57'51" EAST FOR A DISTANCE OF 100.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE NORTH 37°02'46" EAST FOR A DISTANCE OF 20.65 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE SOUTH 52°58'35" EAST FOR A DISTANCE OF 313.53 FEET TO AN IRON PIN FOUND (IPF 3/8"RB); THENCE SOUTH 03°59'29" EAST FOR A DISTANCE OF 145.93 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE SOUTH 88°46'41" EAST FOR A DISTANCE OF 114.00 FEET TO AN IRON PIN PLACED (1/2 " REBAR W/CAP); THENCE SOUTH 46°44'01" EAST FOR A DISTANCE OF 162.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE SOUTH 64°50'21" EAST FOR A DISTANCE OF 110.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/ CAP); THENCE NORTH 89°17'47" EAST FOR A DISTANCE OF 186.20 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 45.98026 ACRES, OR 2,002,900 SQUARE FEET.

LEGEND

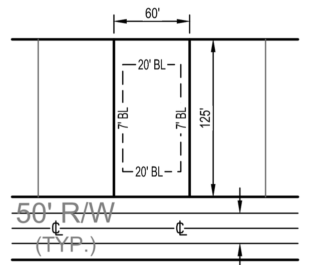
- A ~ ARC
- AC ~ ACRE(S)
- AE ~ ACCESS EASEMENT
- AGLC ~ ATLANTA GAS LIGHT COMPANY
- ASP ~ ASPHALT
- BB ~ BOTTOM OF BANK
- BC ~ BACK OF CURB
- B/C ~ BUILDING CORNER
- B.F.E ~ BASE FLOOD ELEVATION
- BL ~ BUILDING SETBACK LINE
- BM ~ BENCHMARK
- BPF ~ BLUE PIN FLAG
- BPM ~ BLUE PAINT MARK
- BS ~ BOTTOM OF SLOPE
- BSO ~ BELLSOUTH TELEPHONE CO.
- BSOCM ~ BELLSOUTH CABLE MARKER
- BSOMH ~ BELLSOUTH MANHOLE
- BW ~ BOTTOM OF WALL
- B/W ~ BARBED WIRE
- CB ~ CATCH BASIN
- CCA ~ CORNER CONCRETE APRON
- CCW ~ CORNER CONCRETE WALK
- CI ~ CURB INLET
- CL ~ CENTERLINE
- C/L ~ CHAINLINK
- CMF ~ CONCRETE MONUMENT FOUND
- CMP ~ CORRUGATED METAL PIPE
- CO ~ CLEANOUT
- COMM ~ COMMUNICATION
- CT ~ CRIMPED TOP PIPE
- CTV ~ CABLE TELEVISION
- C/W ~ CONCRETE WALK
- DB ~ DEED BOOK
- DE ~ DRAINAGE EASEMENT
- DI ~ DROP INLET
- DIP ~ DUCTILE IRON PIPE
- DNR ~ DEPT.OF NATURAL RESOURCES
- DNRMS ~ DNR MONUMENT SET
- DR ~ DRIVE
- EB ~ ELECTRIC BOX
- EMC ~ ELECTRIC MEMBERSHIP CORP.
- EP ~ EDGE OF PAVEMENT
- FC ~ FACE OF CURB
- F/C ~ FENCE CORNER
- FDC ~ FIRE DEPARTMENT CONNECTION
- FFE ~ FINISHED FLOOR ELEVATION
- FH ~ FIRE HYDRANT
- F/L ~ FENCE LINE
- FOCM ~ FIBRE OPTIC CABLE MARKER
- FP ~ FENCE POST
- F/P ~ FLAG POLE
- GLMP ~ GAS LINE MARKER POST
- GM ~ GAS METER
- G/P ~ GATE POST
- GP ~ GUY POLE
- GPC ~ GEORGIA POWER COMPANY
- G/R ~ GUARD RAIL
- GV ~ GAS VALVE
- GW ~ GUY WIRE
- HDPE ~ HIGH DENSITY POLYETHYLENE
- H/C ~ HANDICAP PARKING SPACE
- HVP/P ~ HIGH VOLTAGE POWER POLE
- H/W ~ HEADWALL
- ICV ~ IRRIGATION CONTROL VALVE
- INV ~ INVERT
- IPF ~ IRON PIN FOUND
- IPP ~ IRON PIN PLACED 1/2" RB W/ CAP
- IRF ~ INTERMEDIATE REGIONAL FLOOD
- JB ~ JUNCTION BOX
- (L) ~ CURVE TO THE LEFT
- L/A ~ LIMIT OF ACCESS
- Lc ~ LENGTH OF CHORD
- LLL ~ LAND LOT LINE
- L/P ~ LAMP POST/LIGHT POLE
- L/S ~ LANDSCAPED AREA
- M/B ~ MAILBOX
- MFE ~ MINIMUM FLOOR ELEVATION
- MFN ~ METROMEDIA FIBRE NETWORK
- MH ~ MANHOLE
- MNP ~ MAG NAIL PLACED
- MW ~ MONITORING WELL
- NF ~ NAIL FOUND
- N/F ~ NOW OR FORMERLY
- OCS ~ OUTLET CONTROL STRUCTURE
- OPF ~ ORANGE PIN FLAG
- OPM ~ ORANGE PAINT MARK
- OT ~ OPEN TOP PIPE
- P ~ POWER LINE
- PB ~ PLAT BOOK
- P/B ~ POWER BOX
- PG ~ PAGE(S)
- PIV ~ POST INDICATOR VALVE
- PL ~ PROPERTY LINE
- POB ~ POINT OF BEGINNING
- POC ~ POINT OF COMMENCING
- PM ~ POWER METER
- P/P ~ POWER POLE
- PS ~ PARKING SPACE(S)
- PVC ~ POLYVINYLCHLORIDE PIPE
- R ~ RADIUS
- (R) ~ CURVE TO THE RIGHT
- RB ~ RE-BAR
- RCP ~ REINFORCED CONCRETE PIPE
- RPF ~ RED PIN FLAG
- RPM ~ RED PAINT MARK
- RR ~ RAILROAD
- R/T ~ RETAINING
- R/W ~ RIGHT OF WAY
- SF ~ SQUARE FEET
- S/P ~ SERVICE POLE
- SR ~ SOLID ROD
- SS ~ SANITARY SEWER
- SSE ~ SANITARY SEWER EASEMENT
- S/W ~ SIDEWALK
- SWM ~ STORMWATER MANGEMENT FACILITY
- T/B ~ TRAFFIC SIGNAL BOX
- T/D ~ TRENCH DRAIN
- TBM ~ TEMPORARY BENCHMARK
- T/C ~ TOP OF CURB
- T/P ~ TELEPHONE POLE
- TP ~ TRAFFIC POLE
- TRANS ~ TRANSMISSION
- T/S ~ TRAFFIC SIGNAL
- TSI ~ TRAFFIC SIGN
- TW ~ TOP OF WALL
- T/W ~ TEST WELL
- U/G ~ UNDERGROUND
- VB ~ VALVE BOX
- VMP ~ VALVE MARKER POST
- W ~ WATER LINE
- WF ~ WETLAND FLAG
- WIF ~ WROUGHT IRON FENCE
- WM ~ WATER METER
- WV ~ WATER VALVE
- X ~ CORNER
- YI ~ YARD INLET
- YPF ~ YELLOW PIN FLAG
- YPM ~ YELLOW PAINT MARK



LOCATION MAP
NTS

NOTE: THE DEVELOPER WILL NEED TO COMPLETE A TREE SURVEY, AND RECOMPENSE WILL BE REQUIRED, EITHER VIA PLANTINGS OR CASH PAYMENT AT TIME OF LDP.

GENERAL NOTES:
1. ALL PROPOSED STREETS TO MEET PUBLIC SAFETY (FIRE) ACCESS AND TURN AROUNDS. ALL STREET CREEK CROSSINGS SHALL BE DESIGNED ABOVE FLOOD ELEVATIONS. H.O.A. WILL BE REQUIRED TO MAINTAIN THE STORMWATER MANAGEMENT AREAS AND MAIL KIOSK.
2. IF ANY BUILDINGS OR STRUCTURES EXIST ON THIS PROPERTY, THEY WILL BE REMOVED OR DEMOLISHED.
3. THIS DEVELOPMENT TO BE SERVED BY FULTON COUNTY PUBLIC WORKS GRAVITY SEWER.
4. WATER SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA



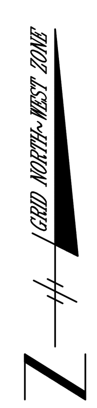
TYPICAL LOT
NTS

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM FULTON COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

DEVELOPMENT DATA

TOTAL SITE AREA:	45.98 AC
CURRENT ZONING:	AG-1
PROPOSED ZONING:	R-5
PROPOSED LOTS:	85 LOTS
PROPOSED DENSITY:	1.85 LOTS/AC
MINIMUM LOT AREA:	7,500 SF
MINIMUM LOT WIDTH:	60'
SETBACKS:	
FRONT	20' *
SIDE	7'
REAR	20'

* - DENOTES 5' STAGGER LOT BY LOT.



GRAPHIC SCALE
100

811 Know what's below. Call before you dig.

GEORGIA PROFESSIONAL No. 19315 REGISTERED ENGINEER DARYL R. COOK
03/10/2022

GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	02/11/22	JJT	REVISE BOUNDARY AND LOTS.
2.	03/10/22	JJT	REVISE LOTS AND AMENITY AREAS.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 100'
DESIGNED BY:	DRC
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	08/23/2021
JOB NUMBER:	210426

SHEET NUMBER:
1 OF 1