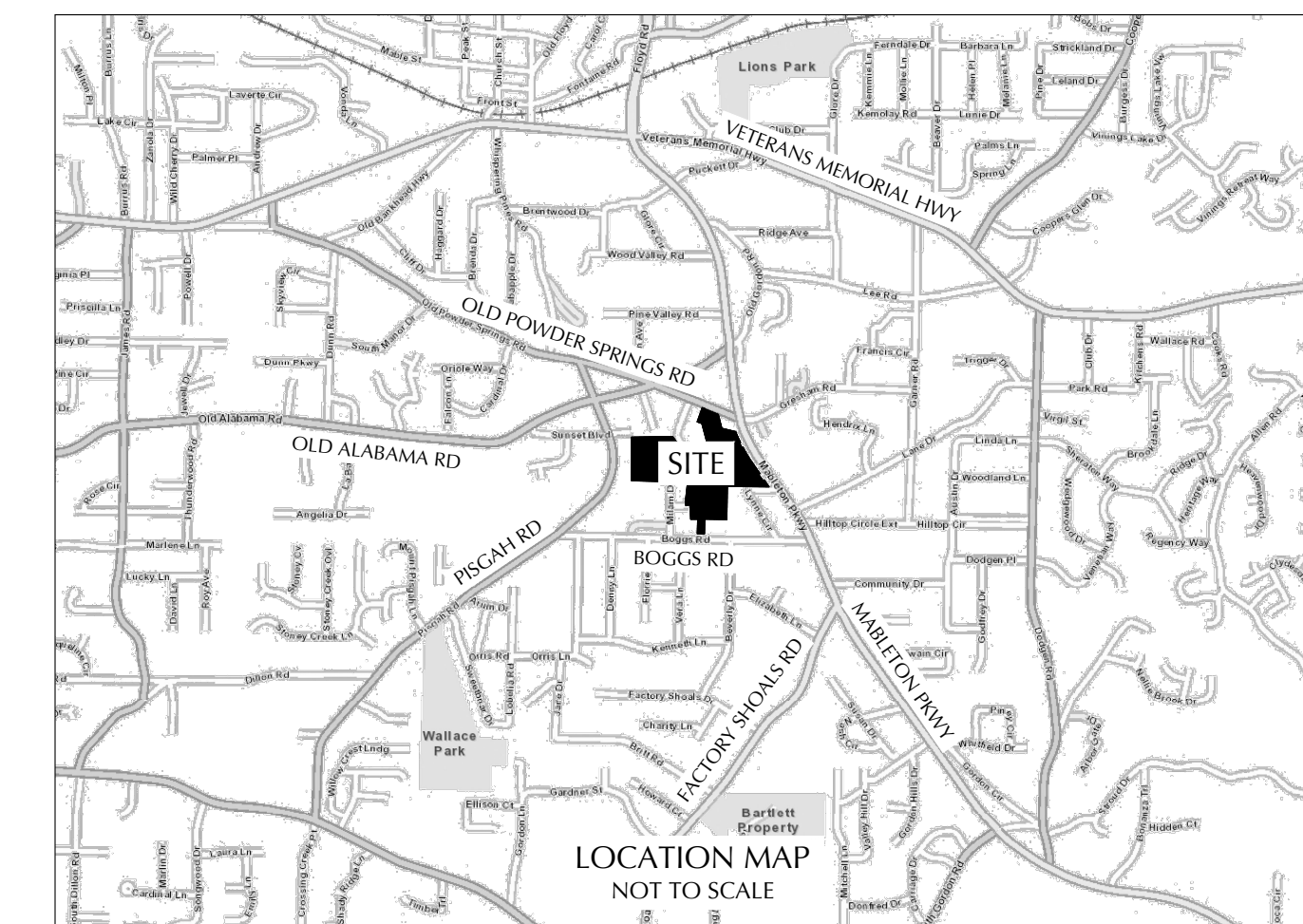
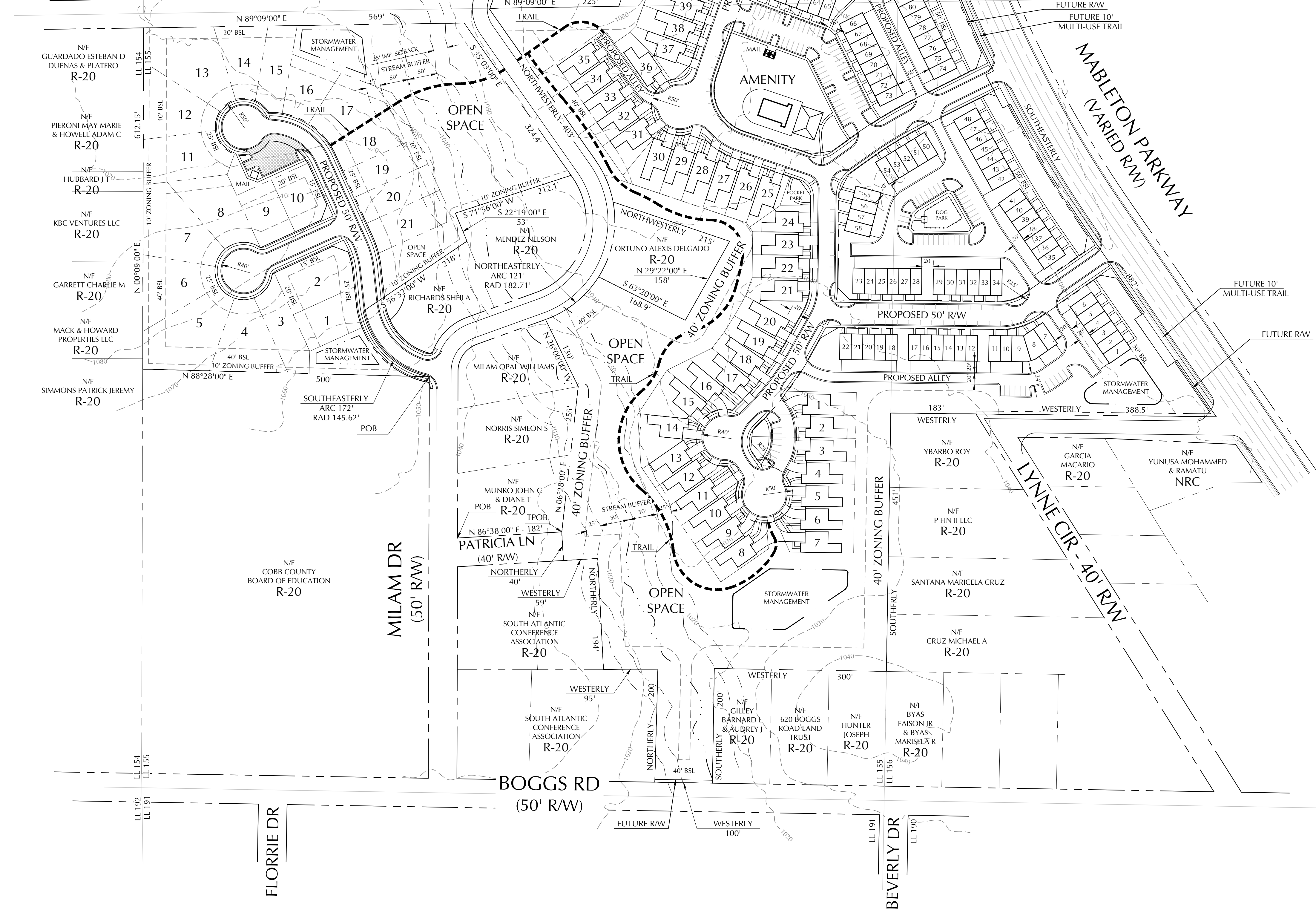


SUNSET BLVD
(UNIMPROVED)



WESTERN SECTION

SITE AREA	7.9 AC
SINGLE FAMILY DETACHED LOTS	21
(BASED UPON RA-5 STANDARDS)	
DENSITY	2.66 HOMES/AC
IMPERVIOUS SURFACE	2.0 AC (25.3%)

EASTERN SECTION

SITE AREA	23.0 AC
COMMERCIAL SF	13,500 SF
36'x72' COURTYARD ATTACHED	46
20'x45' TOWNHOMES	81
TOTAL UNITS	127
DENSITY	5.52 HOMES/AC
IMPERVIOUS SURFACE	7.35 AC (36.7%)

PROJECT SUMMARY

TOTAL PROJECT AREA	30.9 AC
EXISTING ZONING	R-20, NRC
PROPOSED ZONING	PVC
PROPOSED HOMES	148
GROSS PROJECT DENSITY	4.79 U/AC
OPEN SPACE REQUIRED	1.88 AC
OPEN SPACE PROVIDED	5.00 AC
IMPERVIOUS SURFACE	9.35 AC (33.5%)
SURFACE PARKING	224 SPACES
(GUEST & SHARED COMMERCIAL)	
DOES NOT INCLUDE DRIVEWAYS	

NOTES:

- 1) ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL 13067C0212H, EFFECTIVE DATE 03/04/20138, NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
- 2) NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- 3) NO CEMETERY IS KNOWN TO EXIST ON THIS SITE.
- 4) ACCORDING TO COBB COUNTY STREAM INVENTORY MAPPING A STREAM EXISTS ON THIS SITE.
- 5) BOUNDARY INFORMATION COMPILED FROM COUNTY GIS MAPPING AND PLATS AS COLLECTED FROM THE COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.
- 6) TOPOGRAPHIC INFORMATION SOURCED FROM COBB COUNTY GIS MAPPING SYSTEM.
- 7) MIN. DRIVEWAY LENGTH FOR FRONT-LOADED HOMES (FROM R/W TO GARAGE) = 20'



REVISIONS		
NO.	DATE	ISSUE
1	10/28/19	ADDITION



MILAM TRACT
COBB COUNTY, GEORGIA - 18th DIST., 2nd SECT., LAND LOTS 77, 78, 155 & 156
EMBRY GROUP LTD, LLC
SUWANEE, GEORGIA

TITLE	
ZONING PLAN	
DATE	7/5/19
JOB NO.	19016
DWG FILE	19016zw1
DRAWN BY	TS
CHECKED	TS
SCALE	1"=100'
SHEET	Z-1
1 of 1	

Not Released For Construction