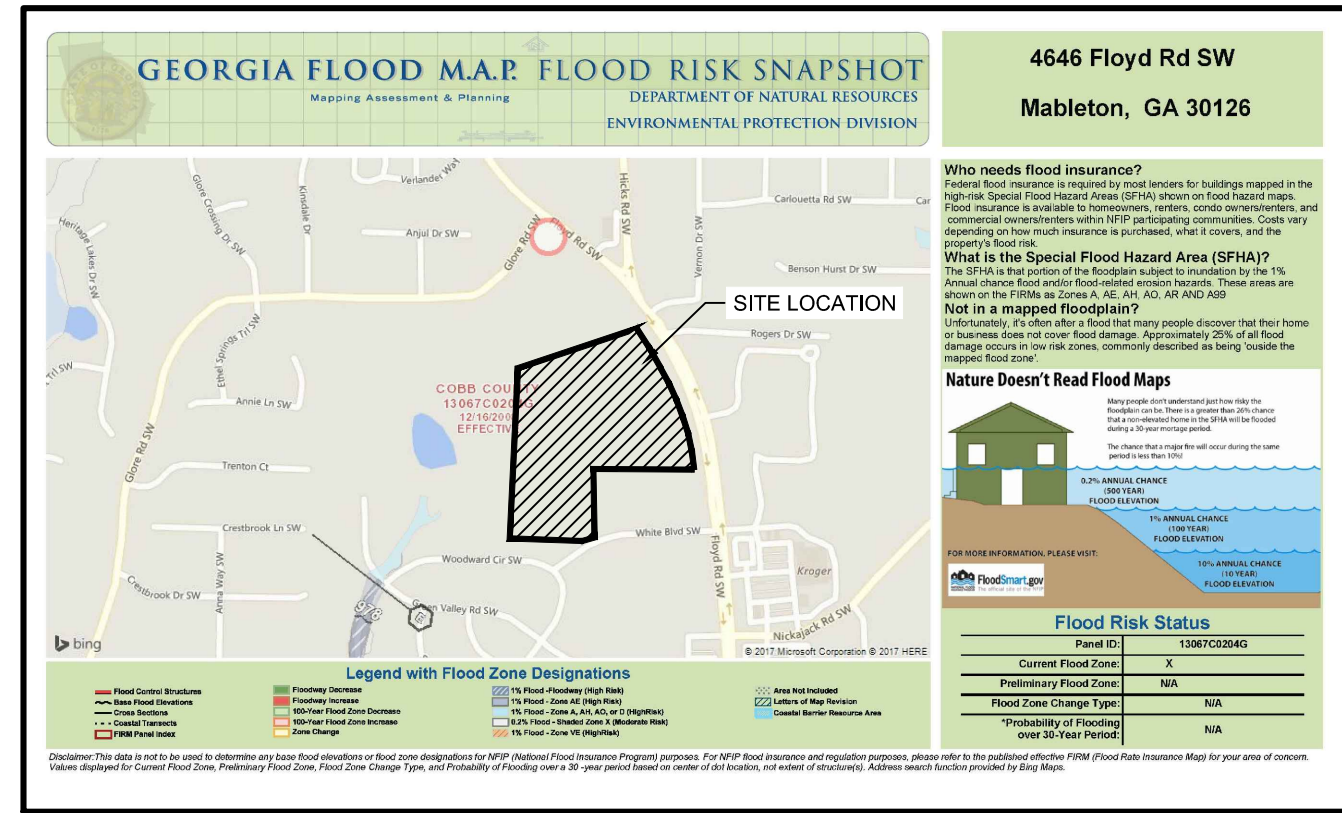
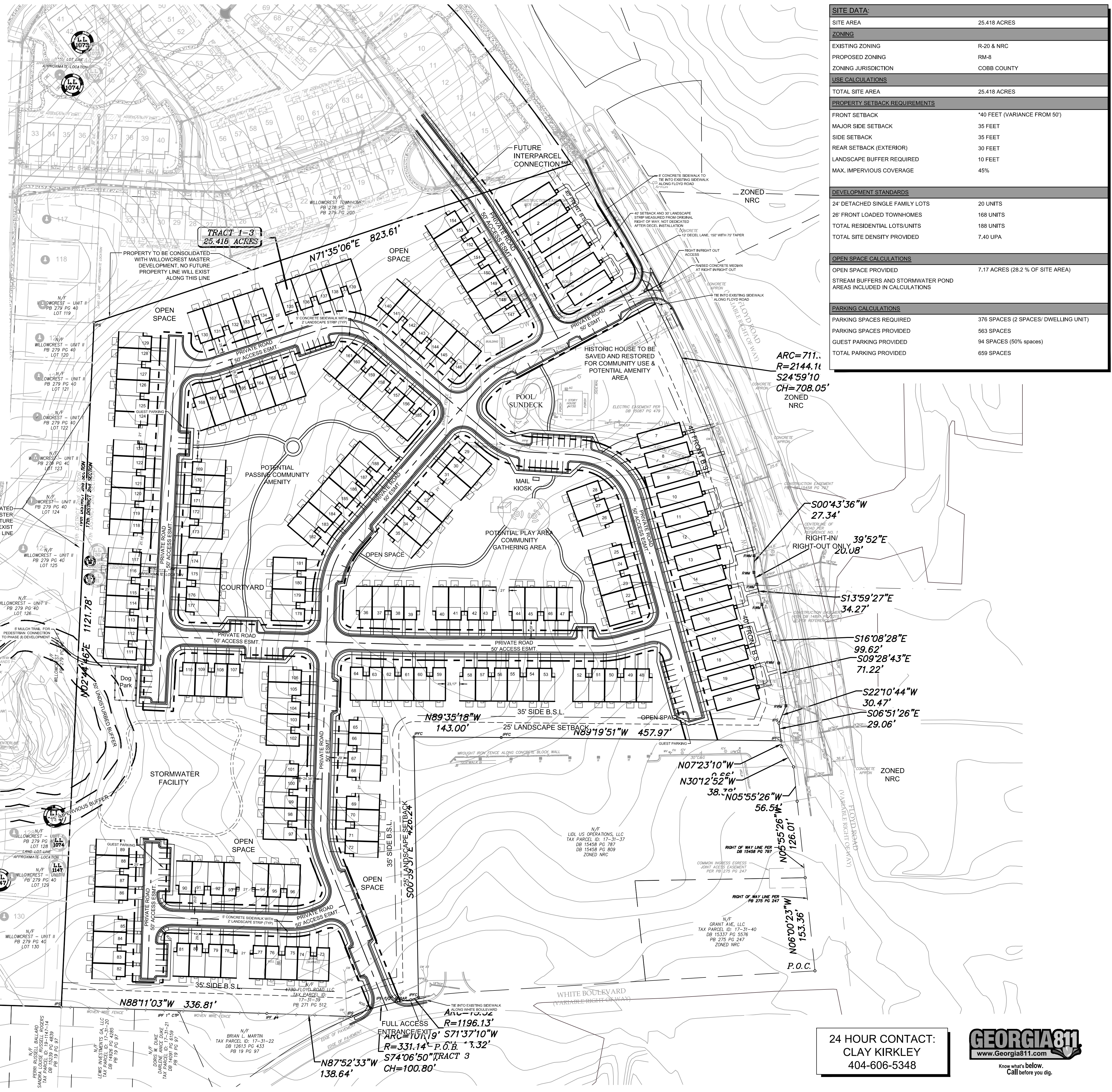


**SITE LOCATION MAP**  
NOT TO SCALE



**FEMA FIRM MAP**  
NOT TO SCALE



SITE DATA:	
SITE AREA	25.418 ACRES
ZONING	
EXISTING ZONING	R-20 & NRC
PROPOSED ZONING	RM-8
ZONING JURISDICTION	COBB COUNTY
USE CALCULATIONS	
TOTAL SITE AREA	25.418 ACRES
PROPERTY SETBACK REQUIREMENTS	
FRONT SETBACK	*40 FEET (VARIANCE FROM 50')
MAJOR SIDE SETBACK	35 FEET
SIDE SETBACK	35 FEET
REAR SETBACK (EXTERIOR)	30 FEET
LANDSCAPE BUFFER REQUIRED	10 FEET
MAX. IMPERVIOUS COVERAGE	45%
DEVELOPMENT STANDARDS	
24' DETACHED SINGLE FAMILY LOTS	20 UNITS
26' FRONT LOADED TOWNHOMES	168 UNITS
TOTAL RESIDENTIAL LOTS/UNITS	188 UNITS
TOTAL SITE DENSITY PROVIDED	7.40 UPA
OPEN SPACE CALCULATIONS	
OPEN SPACE PROVIDED	7.17 ACRES (28.2% OF SITE AREA)
STREAM BUFFERS AND STORMWATER POND AREAS INCLUDED IN CALCULATIONS	
PARKING CALCULATIONS	
PARKING SPACES REQUIRED	376 SPACES (2 SPACES/ DWELLING UNIT)
PARKING SPACES PROVIDED	563 SPACES
GUEST PARKING PROVIDED	94 SPACES (50% SPACES)
TOTAL PARKING PROVIDED	659 SPACES

**WILLOW CREST PHASE II**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
FOR  
MERITAGE HOMES OF GEORGIA  
2700 CUMBERLAND PKWY  
ATLANTA, GEORGIA 30339  
PHONE: 678-348-8352

**PLANNERS AND ENGINEERS COLLABORATIVE**  
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-9515

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
*1	08/10/2020	kw	Community Comments
*2	08/19/2020	kw	Commissioner cmts

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**REZONING SITE PLAN**

SCALE: 1" = 80'  
DATE: JUNE 10, 2020  
PROJECT: 13250.01

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



GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2021

24 HOUR CONTACT:  
CLAY KIRKLEY  
404-606-5348

