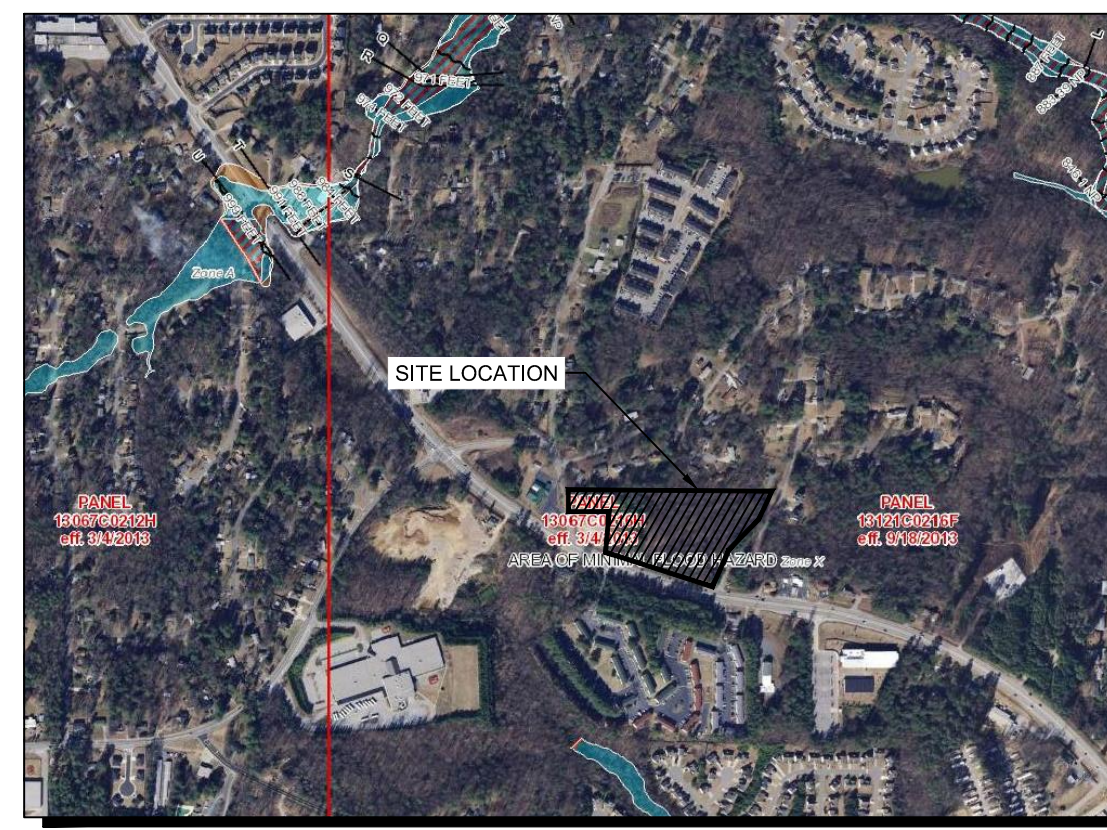
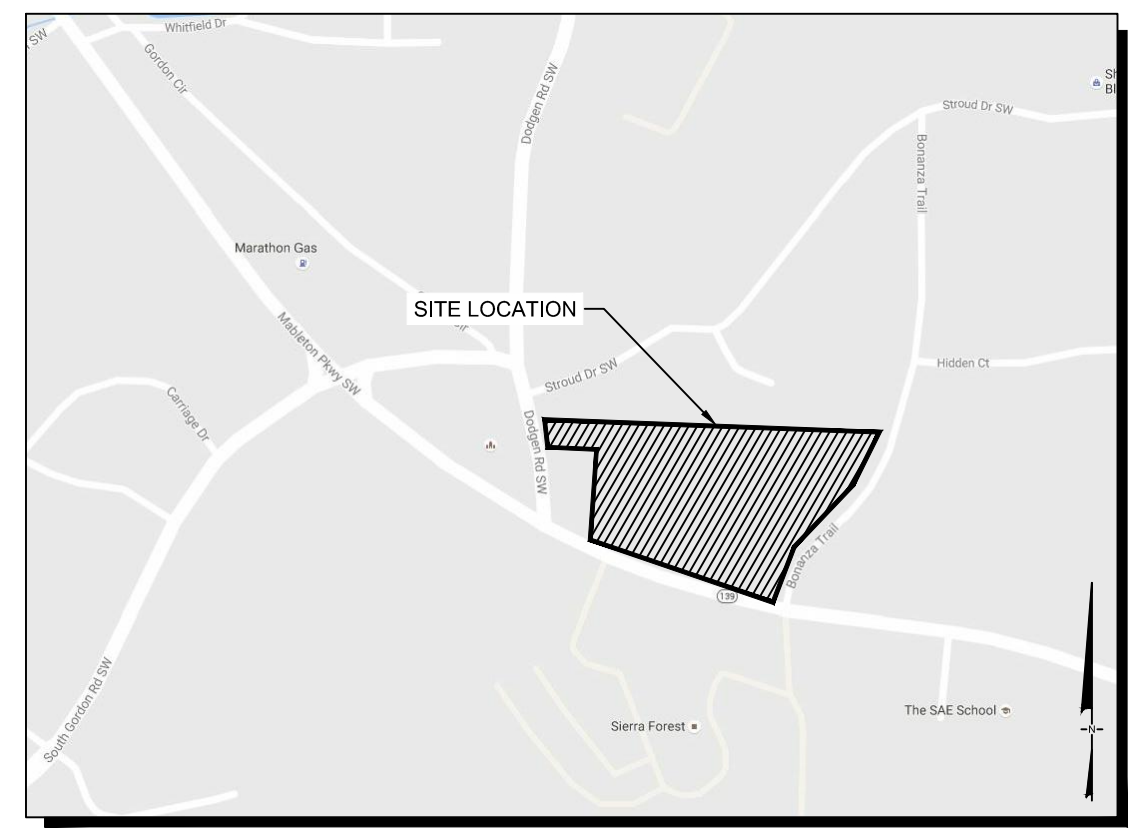


SITE DATA:	
SITE AREA	7.58 ACRES OR 329,980 SF
FLOOD HAZARD AREA	NONE
NET SITE AREA	7.58 ACRES
ZONING	
EXISTING ZONING	O & I (OFFICE & INSTITUTIONAL DISTRICT)
PROPOSED ZONING	RM-8 (MULTI-FAMILY RESIDENTIAL DISTRICT)
ZONING JURISDICTION	COBB COUNTY
SETBACK REQUIREMENTS (PERIMETER)	
FRONT YARD (BONANZA TRAIL)	50 FEET
MAJOR SIDE YARD (MABLETON PARKWAY)	35 FEET REQUIRED / 30 FEET PROPOSED
MAJOR SIDE YARD (DODGEN ROAD)	35 FEET
MINOR SIDE YARD	35 FEET
REAR YARD	40 FEET
SETBACK REQUIREMENTS (INTERIOR)	
FRONT YARD	9 FEET (VARIANCE REQUIRED)
SIDE YARD	5 FEET (VARIANCE REQUIRED)
SIDE YARD MAJOR	5 FEET (VARIANCE REQUIRED)
REAR YARD	20 FEET (VARIANCE REQUIRED)
DEVELOPMENT STANDARDS	
MAXIMUM DENSITY ALLOWED	8.00 UNITS PER ACRE OR 60.64 UNITS
PROPOSED DENSITY	7.26 UNITS PER ACRE OR 55 UNITS
24' X 50' UNITS (FRONT ENTRY)	55 UNITS
MINIMUM TRACT SIZE	90,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	75 FEET
MINIMUM PUBLIC ROAD FRONTAGE	75 FEET
MAXIMUM HEIGHT	40 FEET
MAXIMUM IMPERVIOUS COVERAGE	45% (148,491 SQ. FT.)
PROPOSED IMPERVIOUS COVERAGE	50% (155,840 SQ. FT.) (VARIANCE REQUIRED)
OPEN SPACE CALCULATIONS	
MINIMUM BUFFER	25 FEET LANDSCAPE ALONG RESIDENTIAL
PARKING REQUIREMENTS	
REQUIRED RESIDENT SPACES	2 PER DWELLING UNIT OR 110 SPACES
PROPOSED GUEST SPACES	0.5 SPACES PER UNIT OF 27.5 SPACES
PROPOSED RESIDENT SPACES	2 PER DWELLING UNIT OR 110 SPACES
PROPOSED GUEST SPACES	28 SPACES

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- VARIANCES REQUESTED:**
- REDUCE REQUIRED MAJOR SIDE SETBACK FROM 35 FEET TO 30 FEET ALONG MABLETON PKWY
  - INCREASE MAXIMUM IMPERVIOUS COVERAGE FROM 45% TO 50%
  - SEC. 110-80 - CUL-DE-SAC STREETS, DEAD-END STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL BE NO MORE THAN 800 FEET IN LENGTH UNLESS NECESSITATED BY TOPOGRAPHY. THE PROPOSED STREET IS APPROXIMATELY 1,424 FEET.
  - SEC. 110-79 - CURVES (SHORIZONTAL CURVES, WHERE A DEFLECTION ANGLE OF MORE THAN TEN DEGREES IN THE ALIGNMENT OF A STREET OCCURS, A CURVE OF REASONABLY LONG RADIUS SHALL BE INTRODUCED.) (ON STREETS WITH A RIGHT-OF-WAY OF 60 FEET OR MORE IN WIDTH, THE CENTERLINE RADIUS OF CURVATURE SHALL BE NO LESS THAN 300 FEET, AND ON OTHER STREETS SHALL BE NO LESS THAN 100 FEET. (2) A TANGENT OF 100 FEET SHALL BE INTRODUCED BETWEEN CURVES. THE PROPOSED STREET HAS A CENTERLINE RADIUS OF 46.5 FEET AND A TANGENT OF 54 FEET ADJACENT TO UNIT 60.

- GENERAL NOTES:**
- NO STREAMS, WETLANDS, OR FLOODPLAINS ARE LOCATED ON THE SITE
  - NO UTILITY EASEMENTS ARE LOCATED ON THE SITE
  - NO CEMETERIES ARE LOCATED ON THE SITE
  - SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

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**ZONING SITE PLAN**

SCALE: 1" = 50'  
DATE: AUGUST 6, 2020  
PROJECT: 16193.00B

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

**Z1**  
SHEET

**MABLETON PKWY AT BONANZA TRAIL**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
FOR  
**THE REVIVE LAND GROUP**  
ONE ALLIANCE CENTER  
3500 LENOX ROAD, SUITE 625  
ATLANTA, GEORGIA 30326  
PHONE: 678-223-8978

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