

1 JOHNSON ELIZABETH MAE D.B. 14547 PGS. 3304-3305

2 DAVID M. PONCE LUZ VELAZQUEZ D.B. 15182 PG. 799-800

3 PERRY CATHERINE D.B. 13719 PG. 2192

4 MIGUEL A. RAZO GERARADIN RAZO D.B. 7487 PG. 34

5 TIMOTHY WELCH BRENDA WELCH D.B. 4944 PG. 25

6 RHA 1 LLC D.B. 15199 PG. 2051

7 HAROLD L. McMUTRY D.B. 10493 PG. 177

8 BOB L. COGGIN BARBARA J. COGGIN D.B. 7109 PG. 217

17 **16** **15** **14** **13** **12** **11** **10** **9** **8** **7** **6** **5** **4** **3** **2** **1**

18 **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50**



24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

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
MAJOR SIDE YARD (DODGEN ROAD)	35 FEET
MINOR SIDE YARD	35 FEET
REAR YARD	40 FEET

SETBACK REQUIREMENTS (INTERIOR)

FRONT YARD	9 FEET
SIDE YARD	5 FEET
SIDE YARD MAJOR	5 FEET
REAR YARD	20 FEET

DEVELOPMENT STANDARDS

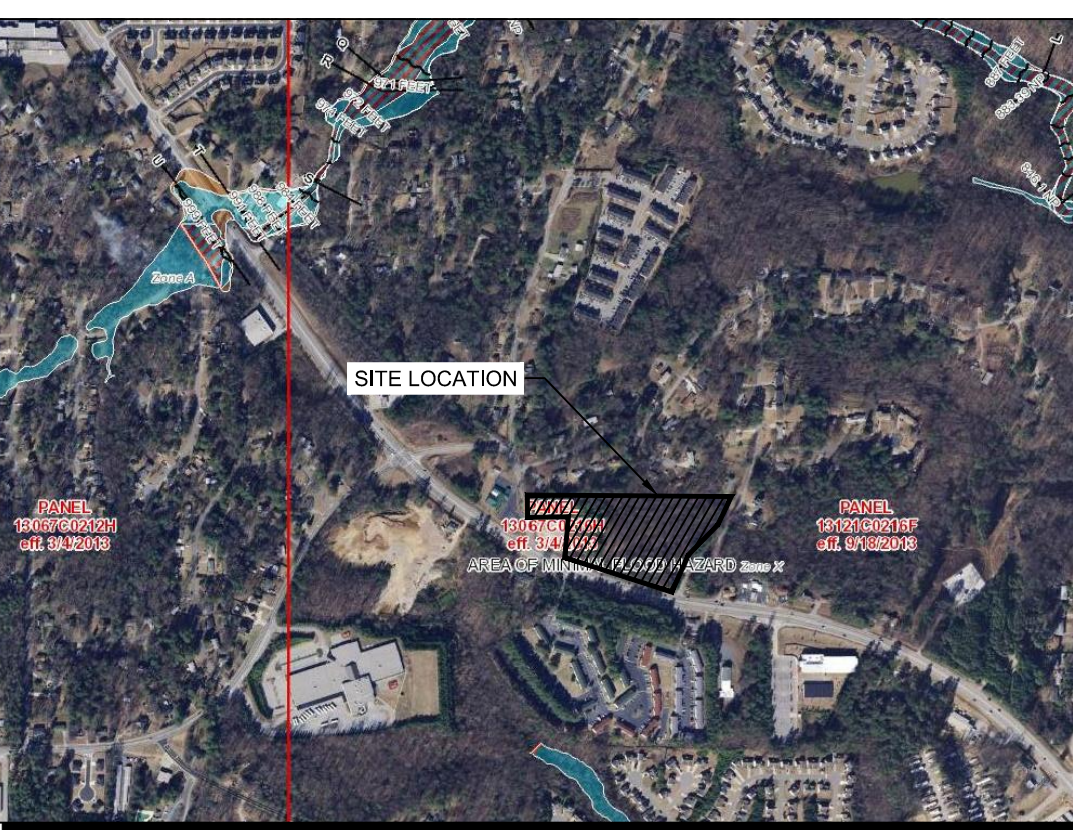
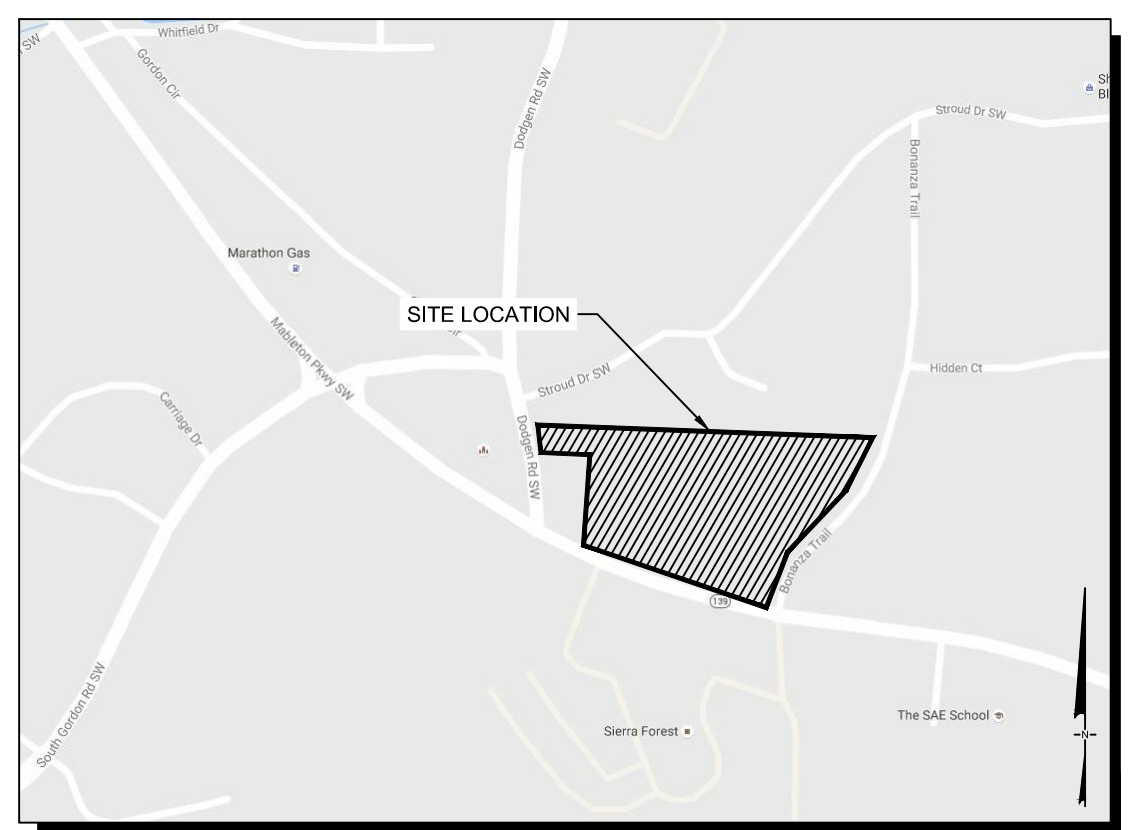
MAXIMUM DENSITY ALLOWED	8.00 UNITS PER ACRE OR 60.64 UNITS
PROPOSED DENSITY	6.60 UNITS PER ACRE OR 50 UNITS
24' X 54' UNITS (FRONT ENTRY)	50 UNITS
MINIMUM TRACT SIZE	80,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	75 FEET
MINIMUM PUBLIC ROAD FRONTAGE	75 FEET
MAXIMUM HEIGHT	40 FEET
MAXIMUM IMPERVIOUS COVERAGE	45% (148,491 SQ.FT.)
PROPOSED IMPERVIOUS COVERAGE	37% (121,148 SQ.FT.)

OPEN SPACE CALCULATIONS

MINIMUM BUFFER	25 FEET LANDSCAPE ALONG RESIDENTIAL
----------------	-------------------------------------

PARKING REQUIREMENTS

REQUIRED RESIDENT SPACES	2 PER DWELLING UNIT OR 100 SPACES
PROPOSED GUEST SPACES	0.5 SPACES PER UNIT OR 25 SPACES
PROPOSED RESIDENT SPACES	2 PER DWELLING UNIT OR 100 SPACES
PROPOSED GUEST SPACES	25 SPACES



- 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

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

ZONING SITE PLAN



SCALE: 1" = 40'
DATE: OCTOBER 30, 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

GEORGIA WEST ZONE

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

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX: (770) 451-5915

COBB COUNTY, GEORGIA
LAND LOT 389
PLANNING DISTRICT 16193
PARCEL 161930010