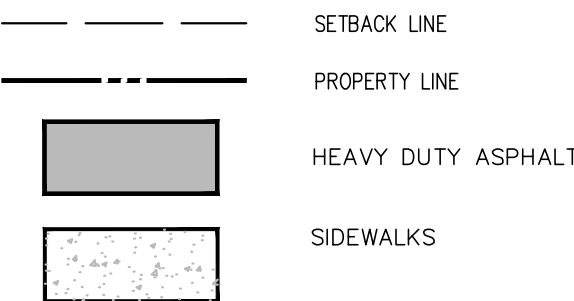




LEGEND - PROPOSED



SITE DATA

FUTURE LAND USE:	SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
CURRENT ZONING CLASSIFICATION:	R-10/R-15
PROPOSED ZONING CLASSIFICATION:	R-15 OR/5C OVERLAY
CURRENT LOCAL JURISDICTION:	COBB COUNTY
FLOOD ZONE CLASSIFICATION:	SEE PLAN
MINIMUM LOT WIDTH:	50FT/ 35 AT CUL-DE-SAC
MINIMUM LOT AREA:	10,000SQFT
TOTAL ADJACENT:	17,720
PROPOSED OPEN SPACE:	9.34C
PROPOSED RESIDENTIAL LOTS:	32
PARKING DATA:	
.5 GUEST SPACES PER LOT	16
PARKING SPACES REQUIRED:	20
PARKING SPACES PROVIDED:	26

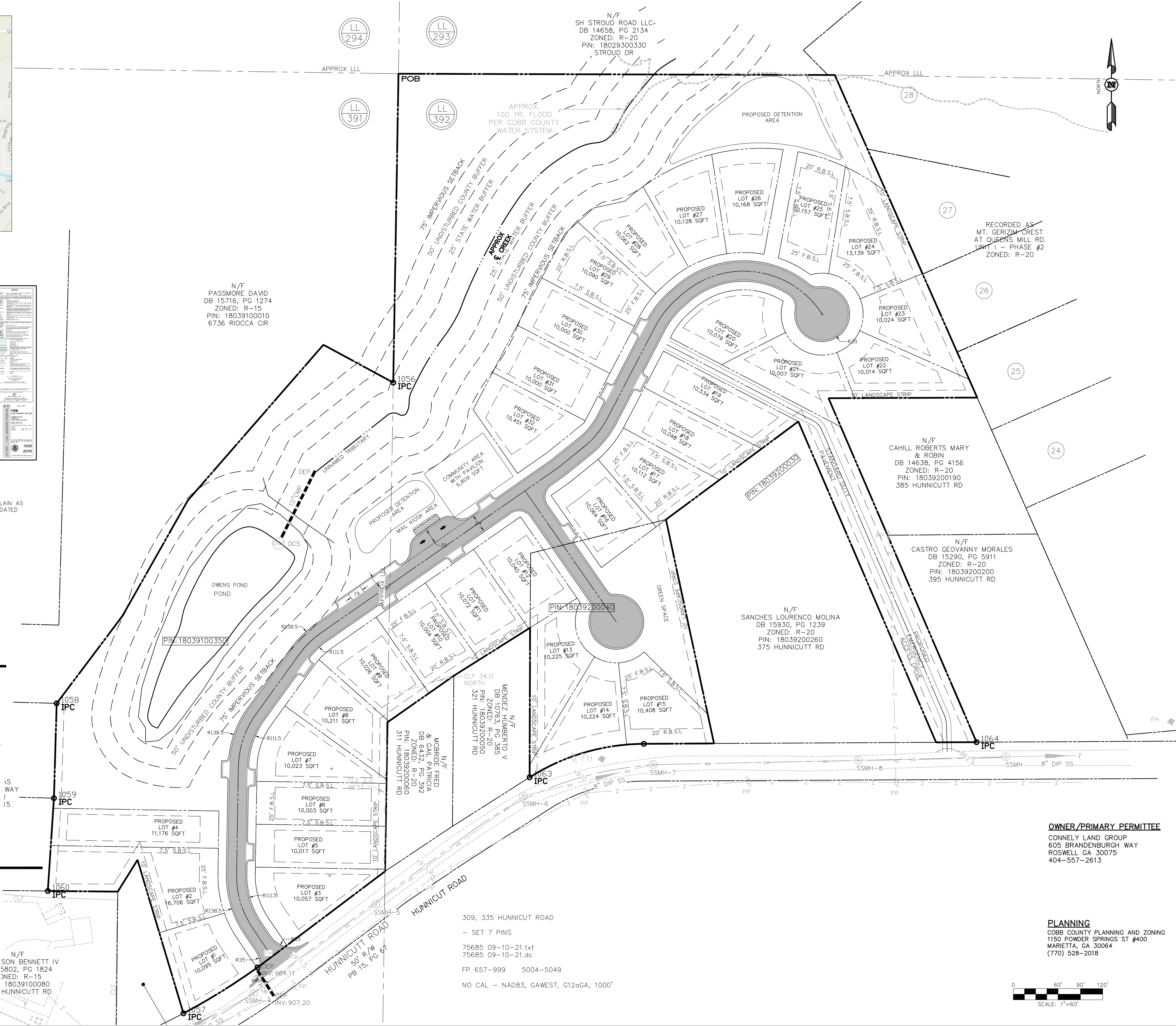
DIRECTION	PROPERTY USE	ZONING
NORTH	RESIDENTIAL	R-20
EAST	RESIDENTIAL	R-20
SOUTH	RESIDENTIAL	RM-12
WEST	RESIDENTIAL	R-20

SETBACK DATA

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	25 FEET	SEE PLAN
REAR	20 FEET	SEE PLAN
SIDE	7.5 FEET	SEE PLAN

NARRATIVE:
THIS PRELIMINARY PLAT SHOWS A PROPOSED NEIGHBORHOOD ALONG
HUNNICUTT ROAD
THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF 32 SINGLE
FAMILY HOME SITES, UTILITIES, PAVEMENT, LANDSCAPING AND ASSOCIATED
STORMWATER MANAGEMENT SYSTEM.

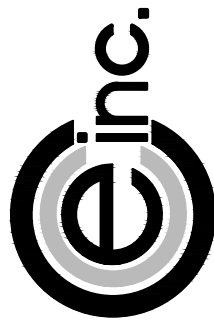
N/F
SON BENNETT I
5802, PG 1824
ONED: R-15
18039100080
HUNNICUTT RD



OWNER/PRIMARY PERMITTEE
CONNELLY LAND GROUP
605 BRANDENBURGH WAY
ROSWELL GA 30075
404-557-2613

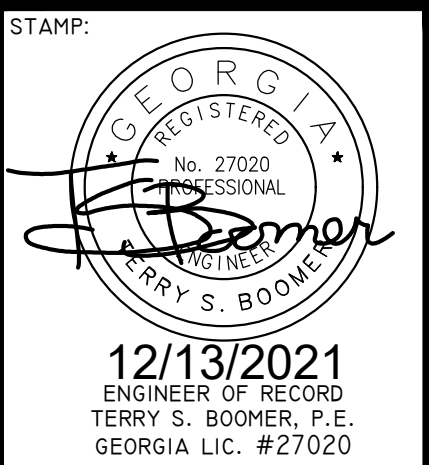
PLANNING
COBB COUNTY PLANNING AND ZONING
1150 POWDER SPRINGS ST #400
MARIETTA, GA 30064
(770) 528-2018

Civil Consulting Engineers, Inc.



211 EAST MAIN STREET
CANTON, GA 30114
678-462-4072
CivilConsultingEngineers, Inc.

CivilConsultingEngineersinc.com



HUNNICUT ROAD REZONING

PROJECT NAME:

MABELTON, GA 30126

PROJECT ADDRESS:
HINNIGUIT ROAD

CONNELLY LAND GROUP

LESS:
605 BRANDENBURGH WAY
ROSWELL GA 30075

[illegible]

OTHER PROJ. #

CLIENT PROJ. #

CCE PROJ. #: 2021-039

PLOT DATE

ISSUE DATE: 12/13/2021

SHEET NAME

REZOING SITE PLAN

SHEET NO.

C1