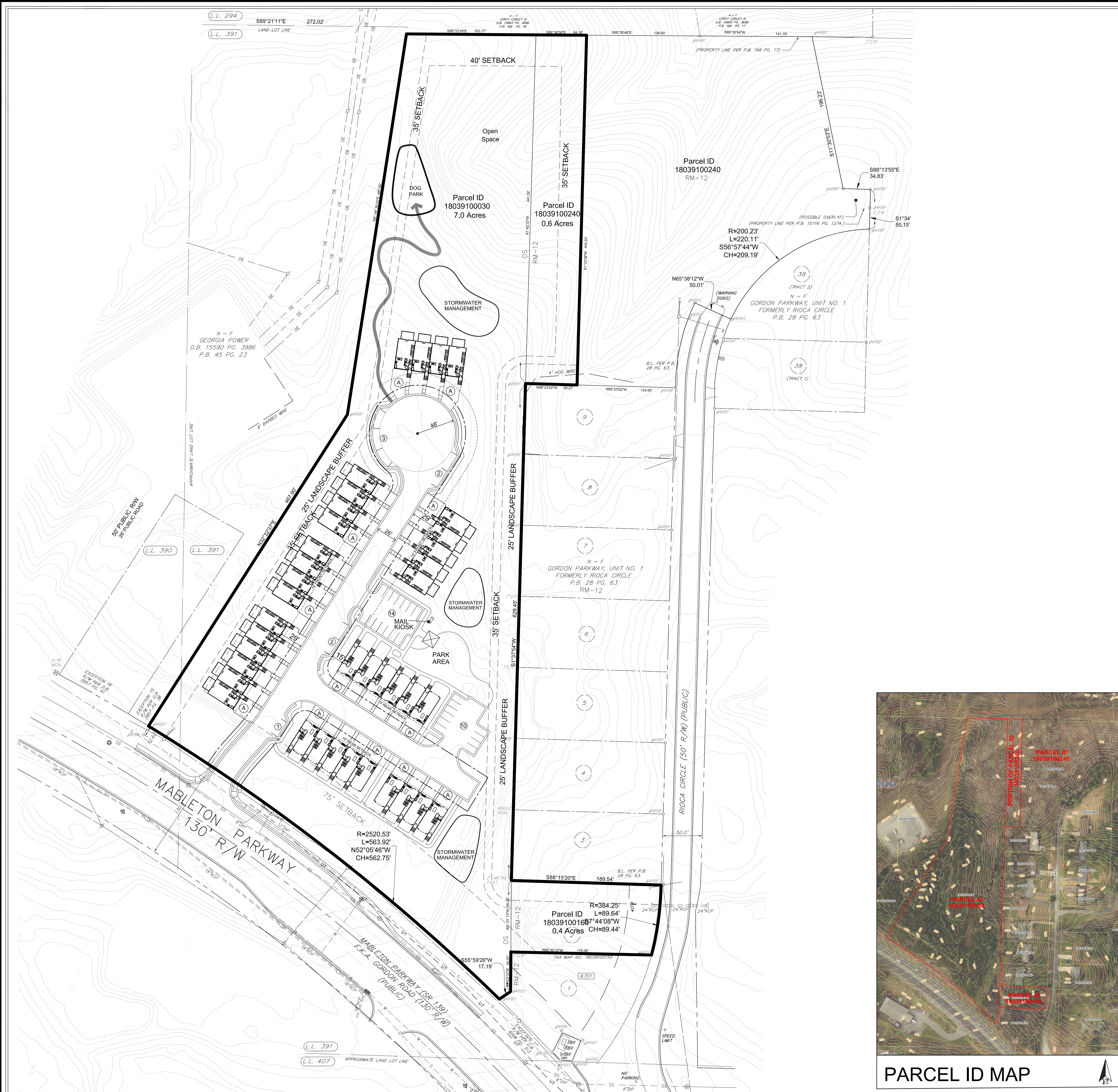




DEVELOPMENT SUMMARY

Total Area Area: 8.0 Acres  
Parcel ID 18039100030 (OS) 7.0 Acres  
Parcel ID 18039100160 (RM-12) 0.4 Acres  
Parcel ID 18039100240 (RM-12) 0.6 Acres

Current Zonings: OS & RM-12  
Proposed Zoning: RM-8  
Proposed Townhomes: 38  
Proposed Density: 4.75 Units Per Acre  
Exterior Property Setbacks:

Front: 75'  
Side: 35'  
Rear: 40'

Interior Setbacks From R/W:  
Front: \* 15'  
Side Between Buildings: \* 10'  
Side Corner: \* 15'  
Rear: \* 10'

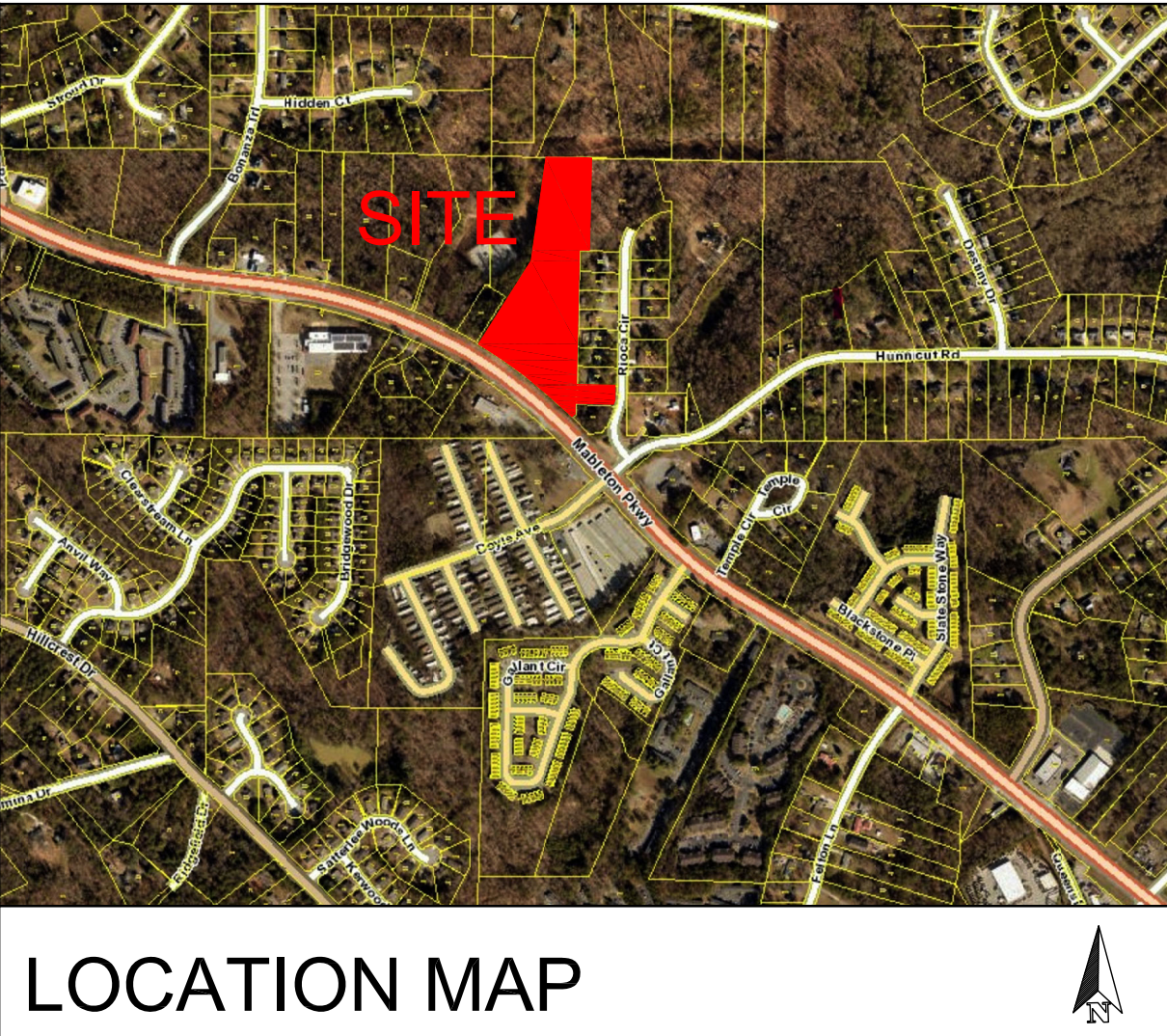
\*Variance Required  
All townhomes to have sprinkler systems.

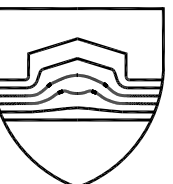
Parking Requirements  
Resident Parking Required: 76 (2 per unit)  
Guest Parking Required: 32 Spaces  
26 @(1 per unit)  
12 @(0.5 per unit)

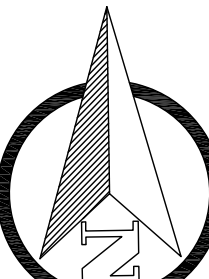
Resident Parking Provided: 152 (2 Garage + 2 Drive)  
Guest Parking Provided: 32 Spaces  
Total Parking Provided: 185 Parking Spaces  
Ⓐ = Denotes 20' wide x 22' long driveway.

Parcel ID 18039100160 to be open space or used for detention if required.

**ADDITIONAL NOTES:**  
THERE IS NO 100-YEAR FLOOD ON THE PROPERTY.  
THERE ARE NO WETLANDS ON THE PROPERTY.  
THERE ARE NO CEMETERIES ON THE PROPERTY.  
THERE ARE NO STREAMS ON THE PROPERTY.  
THERE ARE NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE PROPERTY.  
THE PROPERTIES ARE OWNED BY:  
WESTMORELAND INC.  
A GEORGIA CORPORATION  
PROPERTIES ARE LOCATED IN LAND DISTRICT 18 LAND LOT 391.  
PROPERTY ADDRESSES:  
6721 Mableton Parkway (Parcel ID 18039100030)  
6709 Rioca Circle (Parcel ID 18039100160)  
6773 Rioca Circle (Parcel ID 18039100240)  
SURVEY BY GASKINS ENGINEERING AND SURVEY.  
DISCLAIMER: THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.



  
**ST. BOURKE**  
Land Planning | Development  
Asset Management  
1123 Zonolite Road, NE Suite 30  
Atlanta, GA 30306  
678.853.2530 | stbourke.com

  
SCALE: 1" = 60'  
0' 30' 60' 120'

  
No. 001335  
DANIEL T. MASON  
LANDSCAPE ARCHITECT

ZONING PLAN  
**MABLETON PARKWAY TRACT**  
COBB COUNTY, GA  
KERLEY FAMILY HOMES

MAY 17, 2022  
JOB #: 21-030  
REVISIONS  
NO. DATE ISSUE  
SHEET#: 1 of 1