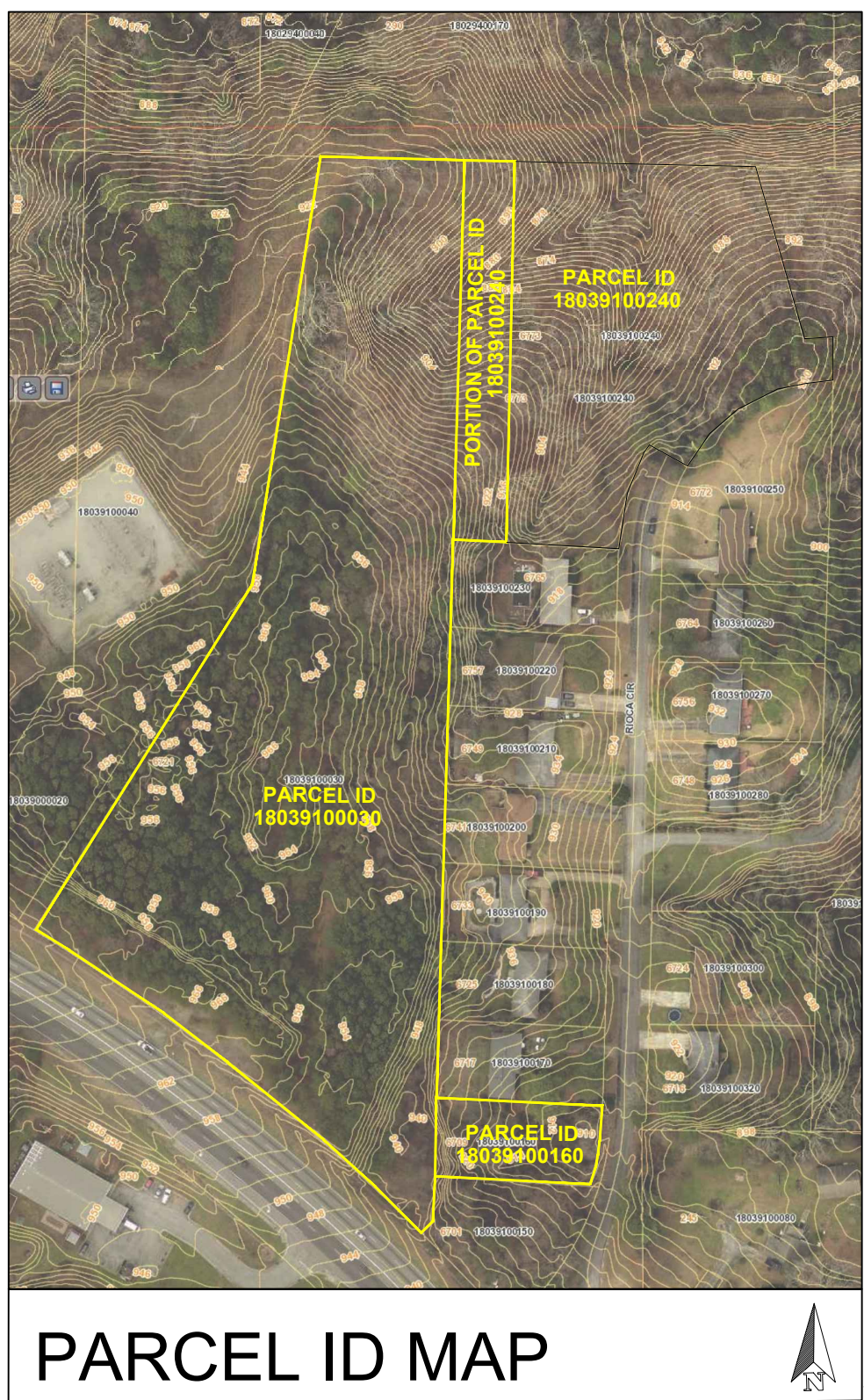
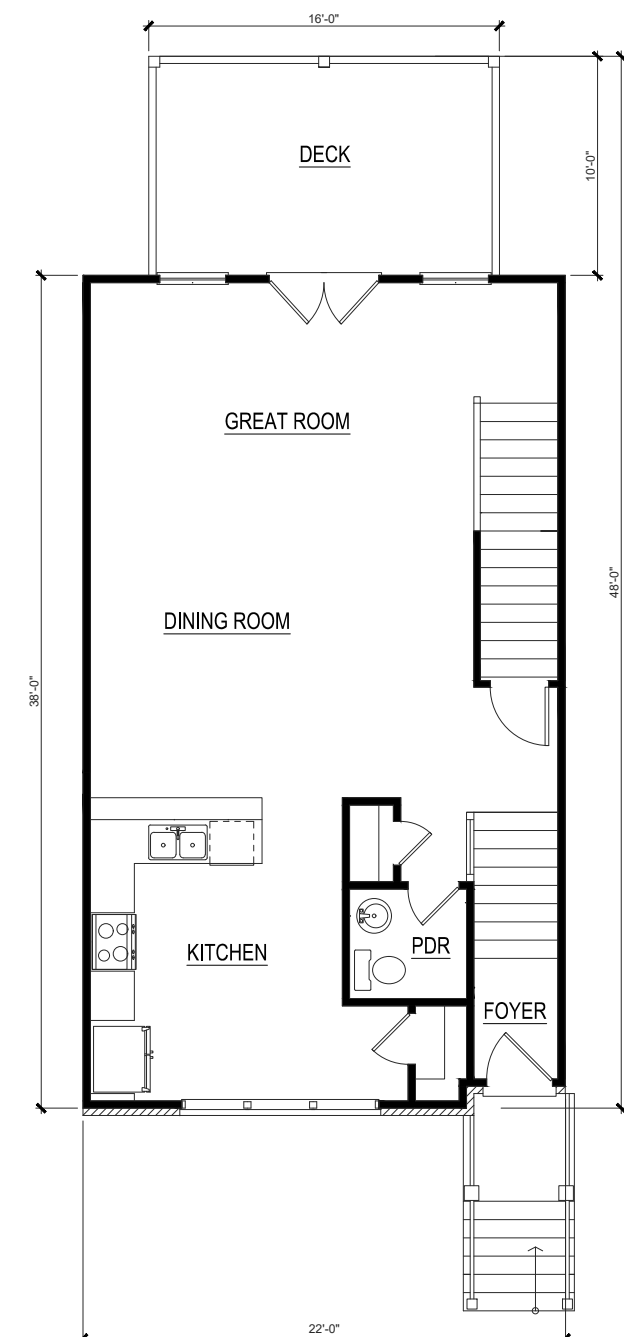


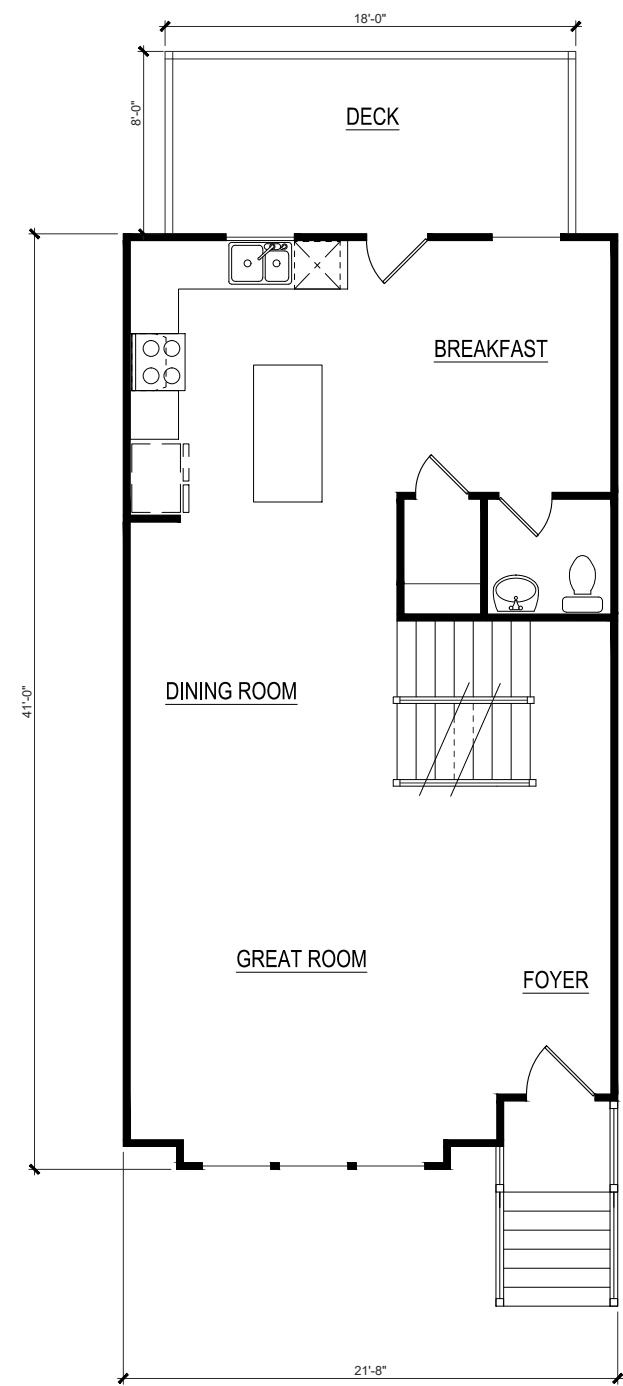


PARCEL ID MAP



TYPICAL FRONT ENTRY UNIT

NOT TO SCALE



TYPICAL REAR ENTRY UNIT

NOT TO SCALE

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: 34 Spaces
32 @(1 per unit)
4 @(0.5 per unit)

2 no spaces required

Resident Parking Provided: 152 (2 Garage + 2 Drive)

Guest Parking Provided: 34 Spaces

Total Parking Provided: 184 Parking Spaces

(A) = Denotes 20' wide x 22' long driveway.

(B) = Denotes driveway longer than 50', no spaces required.

Parcel ID 18039100160 to be detention area.

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)

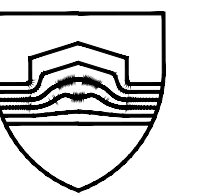
SURVEY BY GASKINS ENGINEERING AND SURVEY.

DISCLAIMER: THIS CONCEPT PLAN IS SUBJECT TO

CHANGE BASED UPON FINAL ENGINEERING.



LOCATION MAP



ST. BOURKE

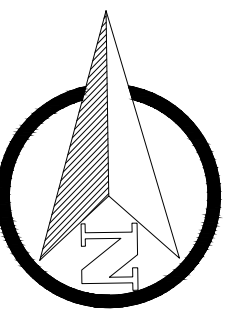
Land Planning | Development

Asset Management

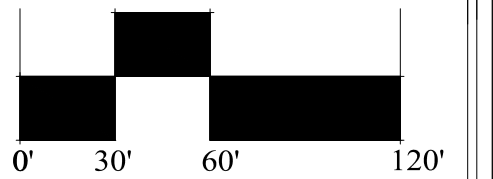
1123 Zonolite Road, NE Suite 30

Atlanta, GA 30306

678.853.2530 | stbourke.com



SCALE: 1" = 60'



ZONING PLAN
MABLETON PARKWAY TRACT

COBB COUNTY, GA

KERLEY FAMILY HOMES

May 27, 2022

JOB #: 21-030

REVISIONS

NO.	DATE	ISSUE
	6/10/22	Parking Spaces

SHEET#: 1 of 1