

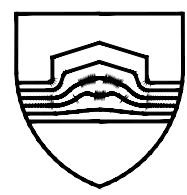


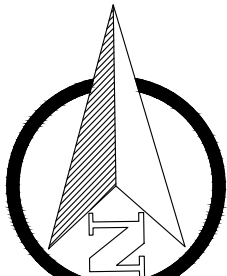
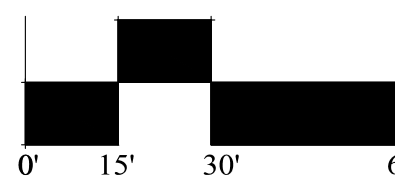
DEVELOPMENT SUMMARY

Total Area OS Zoning Area: 7.1 Acres  
Current Zoning: OS  
Proposed Zoning: RM-8  
Proposed Townhomes: 38  
Proposed Density: 5.35 Units Per Acre  
Exterior Setbacks:  
Front: 75'  
Side: 35'  
Rear: 40'  
Proposed Density: 5.35 Units Per Acre  
All townhomes to have sprinkler systems.  
Parking:  
Resident Parking Required: 72 (2 per unit)  
Guest Parking Required: 38 (1 per unit)  
Resident Parking Provided: 144 (4 per unit)  
2 Garage+2 Drive  
Guest Parking Provided: 38 (1 per unit)  
Total Parking Provided: 182 Parking Spaces

RM-12, Lot #2 AKA Parcel ID 18039100160  
RM-12, Lot #2 to be open space or used for detention if required.  
RM-12, Lot #2 Total Area: 0.4 Acres  
OS Parcel ID 18039100030 Total Area: 7.1 Acres  
Overall Area Including RM-12 Lot: 7.5 Acres  
Overall Project Density: 5.06 Units Per Acre  
**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 PROPERTY IS OWNER:  
WESTMORELAND INC.  
A GEORGIA CORPORATION  
PROPERTY IS LOCATED IN LAND DISTRICT 18 LAND LOT 391.  
PROPERTY ADDRESS:  
6721 Mableton Parkway (Parcel ID 18039100030)  
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'  


  
No. 001335  
DANIEL T. MASON  
LANDSCAPE ARCHITECT

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

|                 |           |           |
|-----------------|-----------|-----------|
| OCTOBER 7, 2021 |           |           |
| JOB #: 21-030   |           |           |
| REVISIONS       |           |           |
| NO.             | DATE      | ISSUE     |
| 1               | 10.7.2021 | SUBMITTAL |
| 1               | 1.18.2022 | DENSITY   |
| SHEET#: 1 of 1  |           |           |