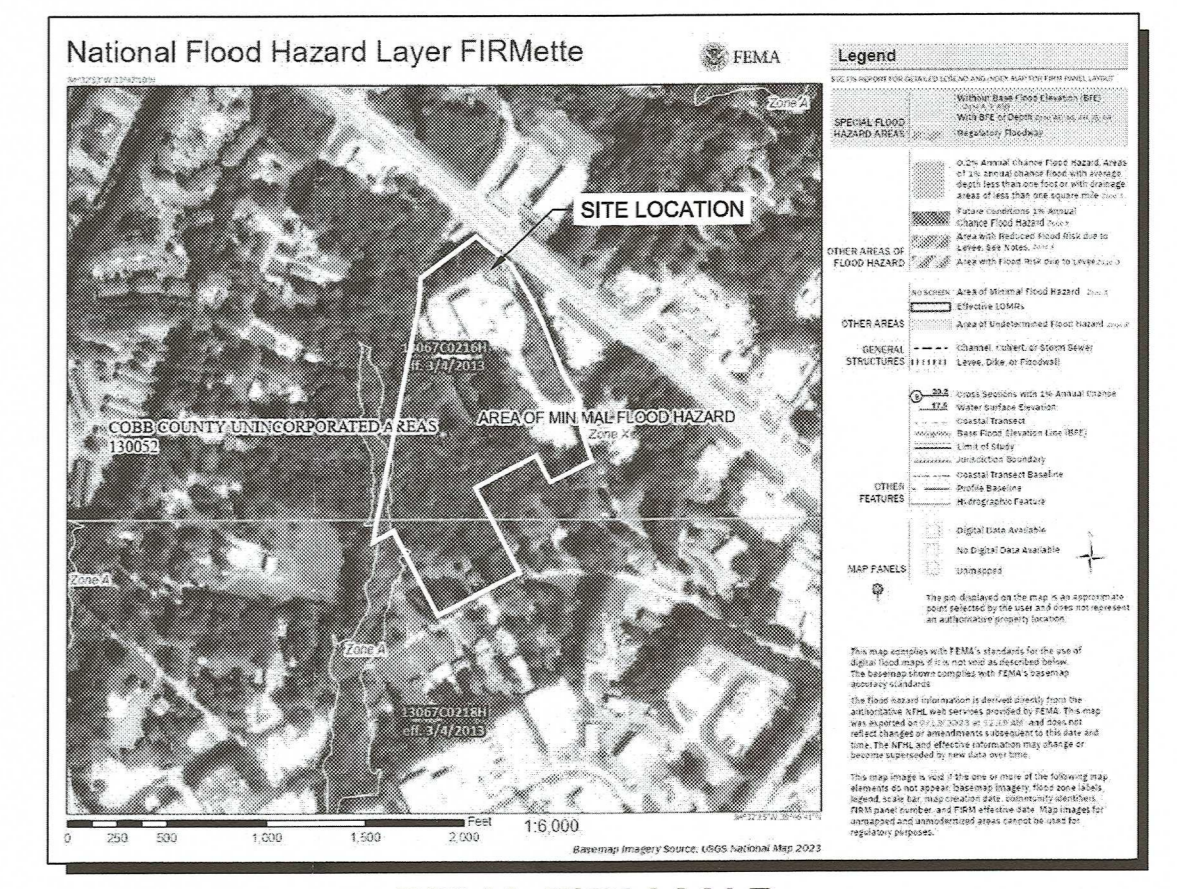
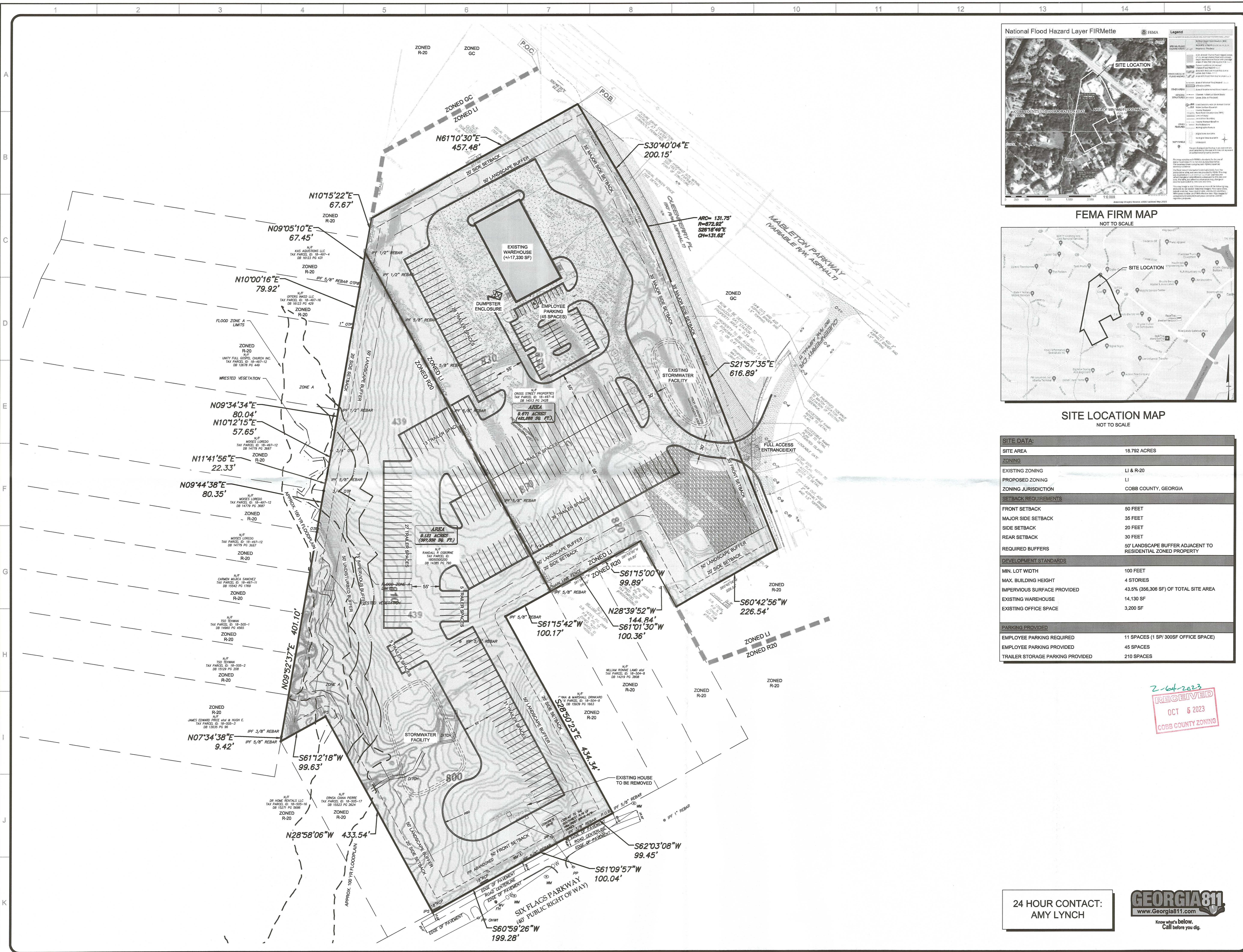
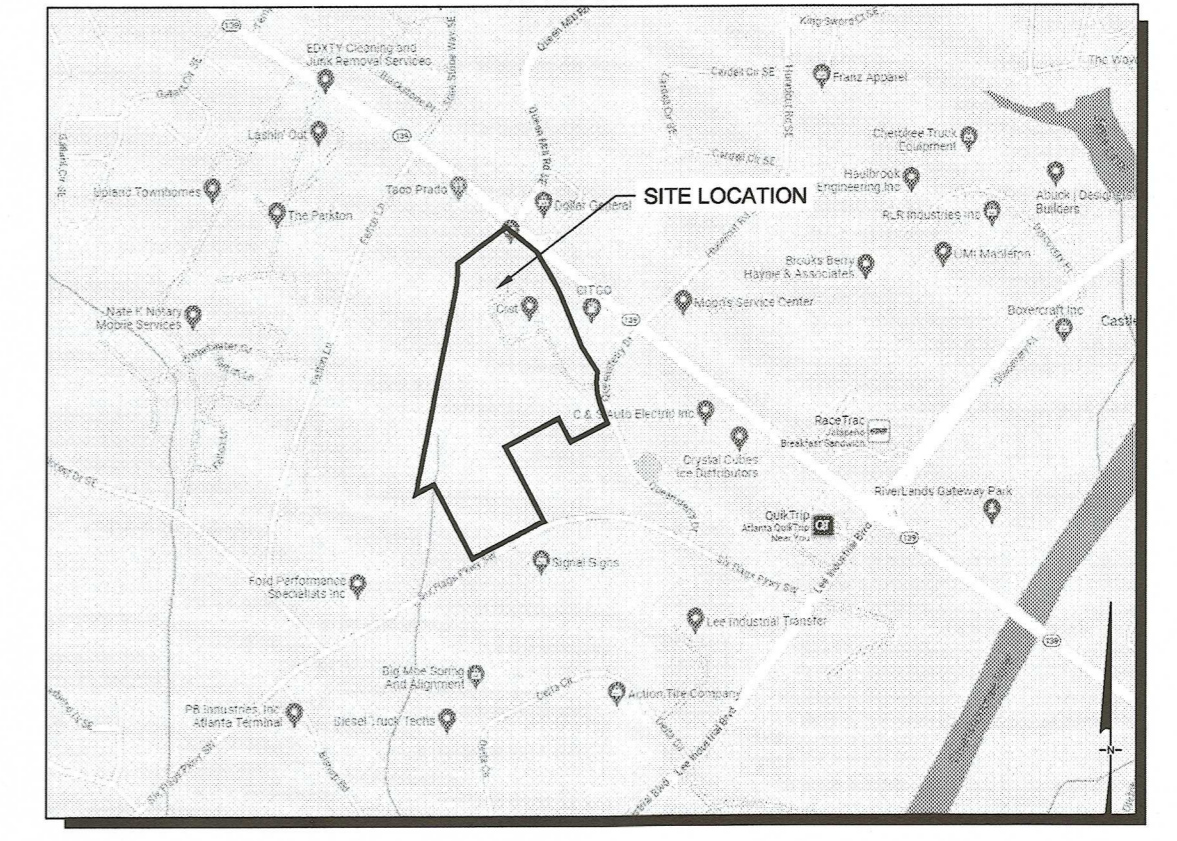


J:\2023\300861\DWG\Concepts & Exhibits\Zoning\300861_01_Site_Zone-2.dwg - kashawater - 10/23/2023 4:59 PM
 This drawing is the property of Georgia811, Inc. and is to be used only for the project and site identified herein. It is not to be used for any other project without the written consent of Georgia811, Inc.



FEMA FIRM MAP
NOT TO SCALE

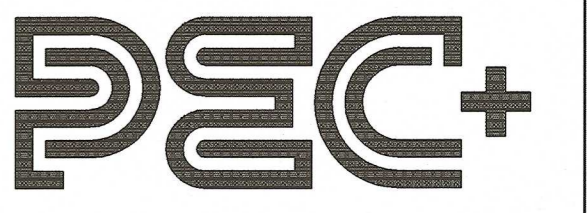


SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	18.792 ACRES
ZONING	
EXISTING ZONING	LI & R-20
PROPOSED ZONING	LI
ZONING JURISDICTION	COBB COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET
MAJOR SIDE SETBACK	35 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	30 FEET
REQUIRED BUFFERS	50' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONED PROPERTY
DEVELOPMENT STANDARDS	
MIN. LOT WIDTH	100 FEET
MAX. BUILDING HEIGHT	4 STORIES
IMPERVIOUS SURFACE PROVIDED	43.5% (356,306 SF) OF TOTAL SITE AREA
EXISTING WAREHOUSE	14,130 SF
EXISTING OFFICE SPACE	3,200 SF
PARKING PROVIDED	
EMPLOYEE PARKING REQUIRED	11 SPACES (1 SP/300SF OFFICE SPACE)
EMPLOYEE PARKING PROVIDED	45 SPACES
TRAILER STORAGE PARKING PROVIDED	210 SPACES

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
**SIX FLAGS PKWY.
at QUEENSFERRY
DR.**

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
439 QUEENS FERRY DRIVE
MABLETON, GEORGIA 30126

COBB COUNTY JURISDICTION

FOR
**TREASURER OF CEDAR REAL
ESTATE GROUP IV, LLC.**

MUNICIPALITY PROJECT #

REVISIONS

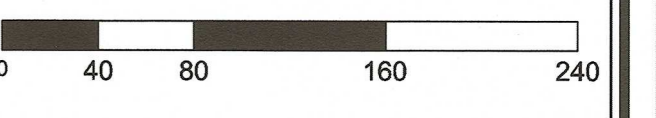
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

2-6-2023
RECEIVED
OCT 5 2023
COBB COUNTY ZONING

10/03/2023
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

**REZONING
MASTER PLAN**



SCALE: 1" = 80'
DATE: 10/03/2023
PROJECT: 23098.01

24 HOUR CONTACT:
AMY LYNCH

Z1
SHEET