



BURNS CIVIL ENGINEERING
2039 LITTLE TEXAS VALLEY RD. ROME, GA 30165
706-766-3698
BurnsCivilEngineering@gmail.com

FOR WILLIAMSTONE TOWNHOMES
1558 VETERANS MEMORIAL HWY
AUSTELL, GA 30168
PROJECT VETERANS MEMORIAL TOWNHOMES
1558 VETERANS MEMORIAL HWY
AUSTELL, GA 30168

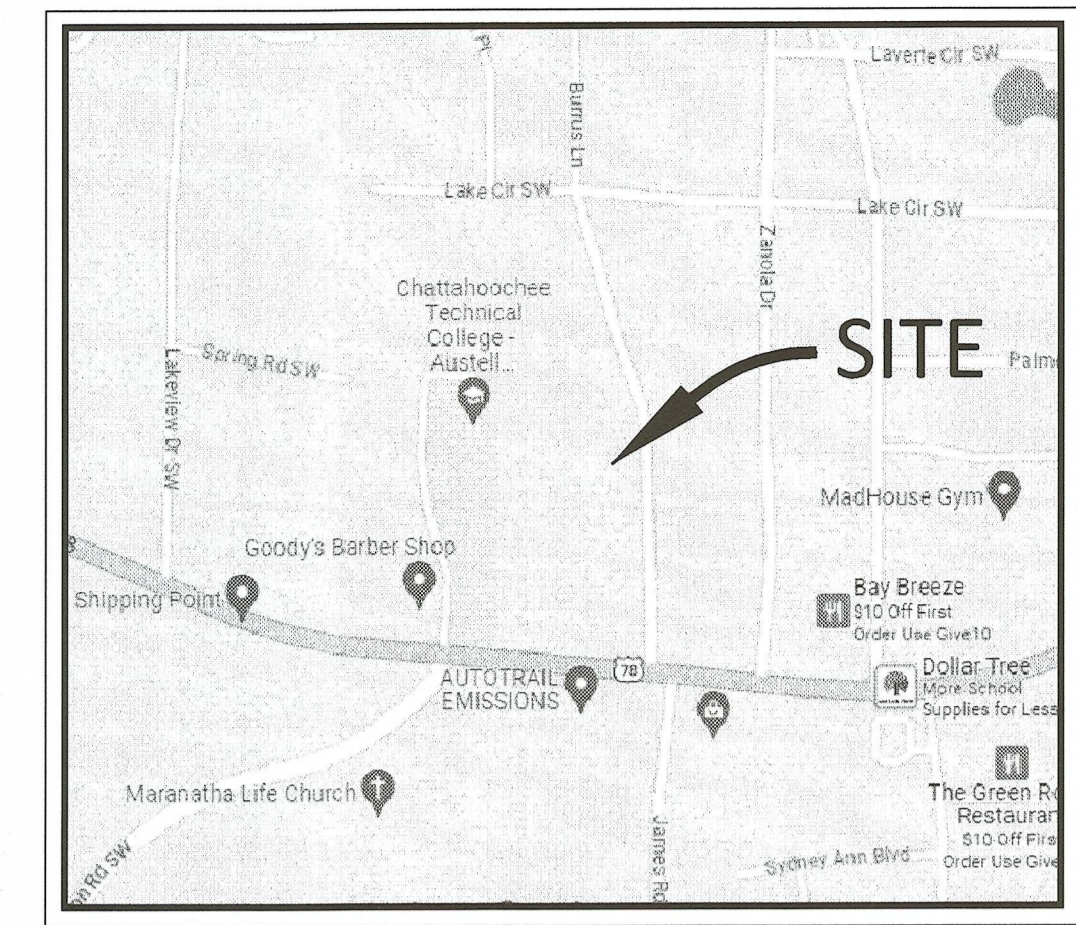
SHEET TITLE
CONCEPT PLAN/
REZONING PLAN

SHEET NUMBER
C201

PROJECT NUMBER
2023-11

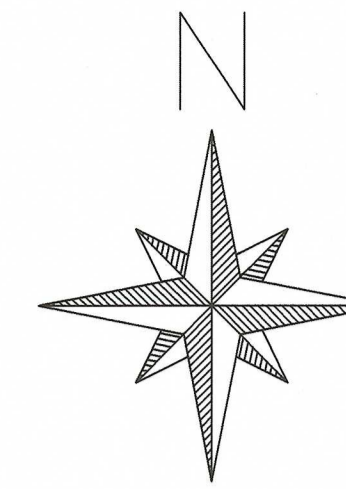
DATE
AUGUST 29TH 2023

REVISIONS



VICINITY MAP

2-9-2024
JAN 0 4 2024
COBB COUNTY ZONING



NOTE:
ALL DRIVES & AREAS NOT DESIGNATED WITH A LOT NUMBER ARE TO BE CONSIDERED COMMON SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NOTE:

- NUMBER & LOCATION OF UNITS MAY VARY DURING DESIGN PHASE BASED ON FIELD SURVEYED CONDITIONS.

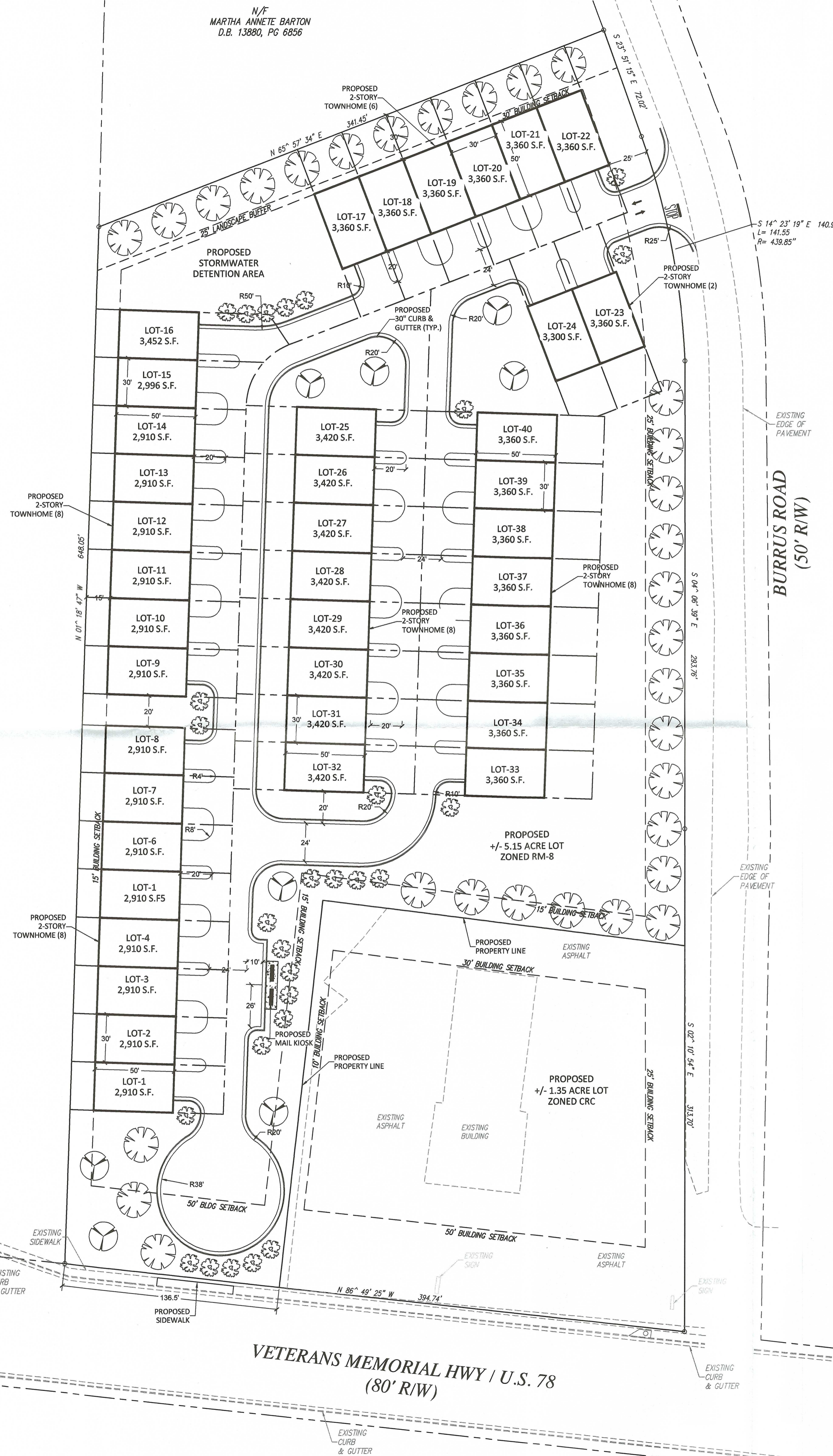
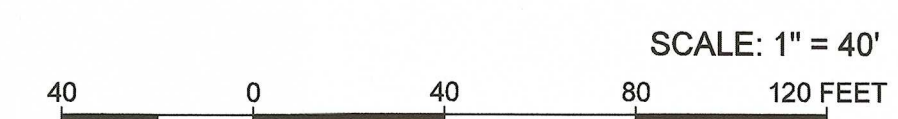
SITE DATA

- TOTAL SITE AREA = 6.5 ACRES
- PROJECT AREA= 5.15 ACRES
- OUTPARCEL AREA = 1.35 ACRES, TO REMAIN CRC
- PARCEL #:19130000030
- LAND LOT 1300, 19TH DISTRICT, 2ND SECTION
- CURRENT ZONING: CRC
- PROPOSED ZONING: RM-8
- PROPOSED USE: TOWNHOMES (40)
- DENSITY ALLOWED= 8 UNITS / ACRE
- PROPOSED DENSITY= 40 UNITS / 5.15 AC. = 7.76 UNITS / ACRE
- MIN LOT SIZE: 80,000 SQ FT
- MIN FRONTAGE & LOT WIDTH= 75 FT
- FRONT SETBACK= 40 OR 50 FT
- MAJOR SIDE SETBACK= 25 FT
- SIDE SETBACK= 15 FT
- REAR SETBACK= 30 FT
- MAX BUILDING HEIGHT= 35 FT
- PROPERTY INFORMATION TAKEN FROM COBB COUNTY GIS & PLAT BY THE RUSSELLE COMPANY, DATED 4/22/05
- THE PROPERTY IS NOT LOCATED WITHIN THE 100 YR FLOOD ZONE PER FIRM 13067C0203H, DATED: 3/4/2013
- THERE ARE NO STATE WATERS ONSITE
- THERE ARE NO STREAMS ONSITE
- THERE ARE NO CEMETERIES ONSITE
- THERE ARE NO WETLANDS ONSITE
- WATER PROVIDED BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY

IMPERVIOUS AREA CALCULATION:
MAXIMUM IMPERVIOUS AREA = 45%

PROPOSED IMPERVIOUS AREA = 2.77
2.56 ACRES / 5.15 ACRES X 100 = 49.7%

*VARIANCE REQUESTED FOR AN INCREASE TO THE MAXIMUM IMPERVIOUS AREA FROM 45% TO 50%



N/F
COBB COUNTY
D.B. 8152, PG 113

N/F
MARTHA ANNETE BARTON
D.B. 13880, PG 6856