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

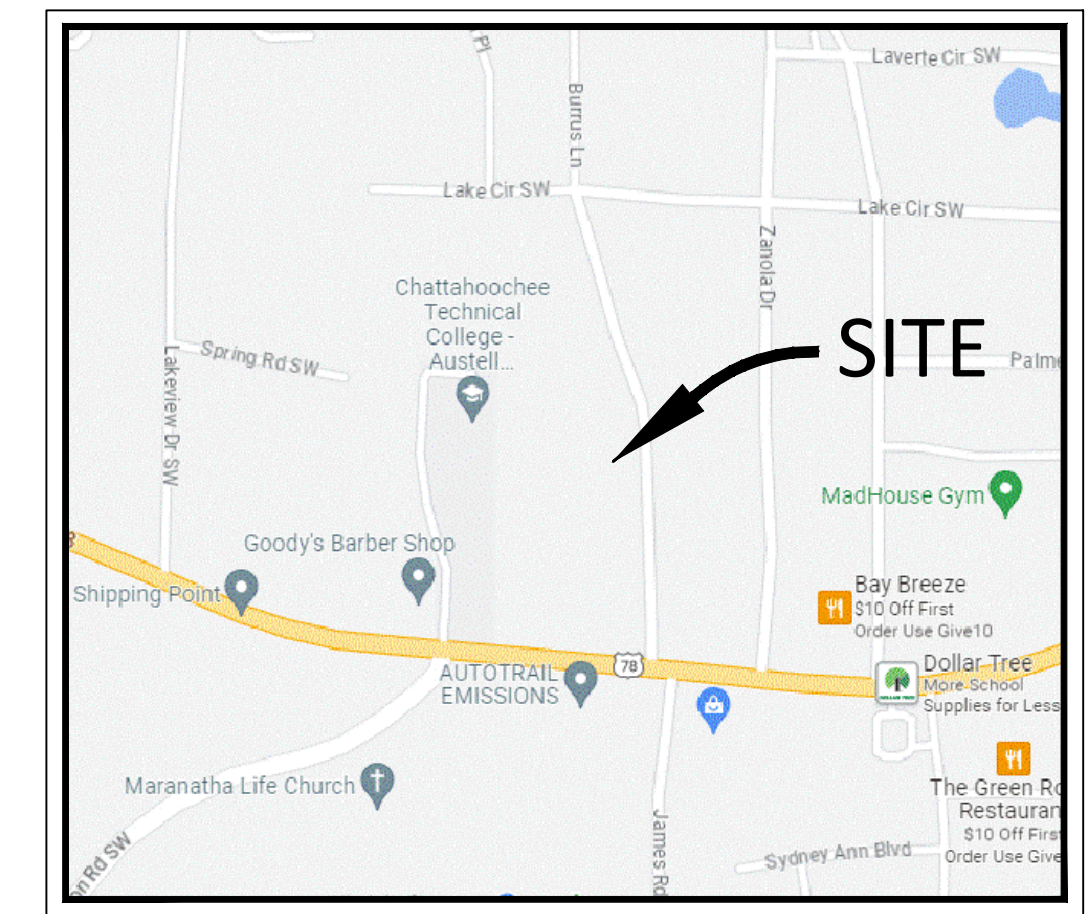
SHEET TITLE CONCEPT PLAN/ REZONING PLAN

SHEET NUMBER
C201

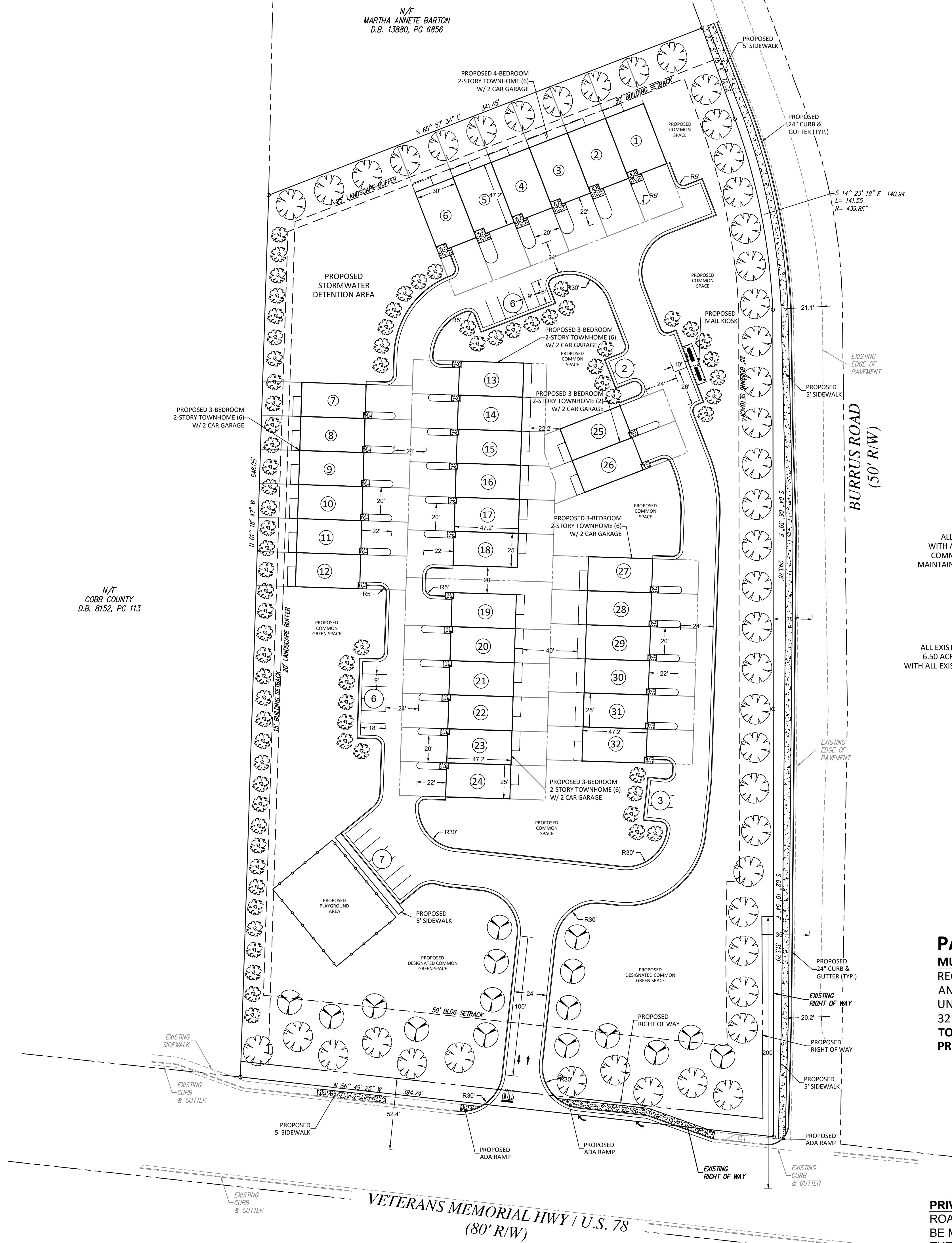
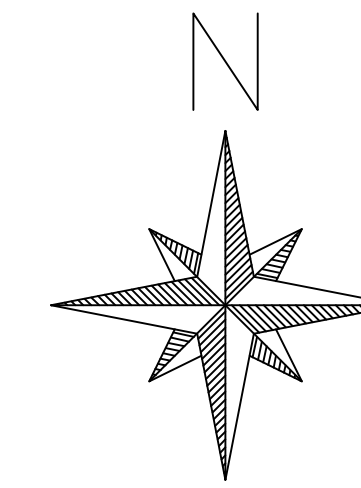
PROJECT NUMBER
RW2024-17

DATE
AUGUST 24TH 2024

REVISIONS



VICINITY MAP



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:
ALL EXISTING STRUCTURES ON THE EXISTING 6.50 ACRE LOT TO BE DEMOLISHED, ALONG WITH ALL EXISTING ASPHALT AND CONCRETE PAVING.

NOTE:
EXISTING ROAD WIDTHS AND RIGHT OF WAYS ARE APPROXIMATE AND WILL BE CONFIRMED WITH BOUNDARY AND TOPOGRAPHIC SURVEYS PRIOR TO FINAL DESIGN.

PARKING CALCULATION

MULTI-FAMILY
REQUIRED: 0.5 SPACES/ UNIT FOR UNITS W/ 2 CAR GARAGE AND MIN DRIVEWAY OF 22' LONG & 20' WIDE.
UNITS = 32
32 UNITS X 0.5 SPACES/UNIT = 16 SPACES
TOTAL REQUIRED PARKING SPACES=16 SPACES
PROVIDED SPACES=24 SPACES + 2 AT MAIL KIOSK

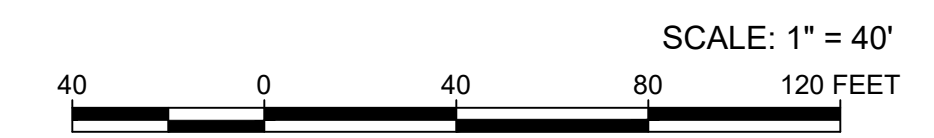
PRIVATE ROAD NOTE:
ROADS ARE TO BE PRIVATE AND ARE NOT INTENDED TO BE MAINTAINED BY A GOVERNMENT ENTITY OR AGENCY THEREOF.

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

- SITE DATA**
- TOTAL SITE AREA = 6.5 ACRES
 - PARCEL #:19130000030
 - LAND LOT 1300, 19TH DISTRICT, 2ND SECTION
 - CURRENT ZONING: CRC
 - PROPOSED ZONING: RM-5
 - PROPOSED USE: TOWNHOMES (32)
 - DENSITY ALLOWED= 5 UNITS / ACRE
 - PROPOSED DENSITY= 32 UNITS / 6.50 AC. = 4.92 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 = 2.45 ACRES
2.45 ACRES / 6.50 ACRES X 100 = 37.70%



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

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