2-70

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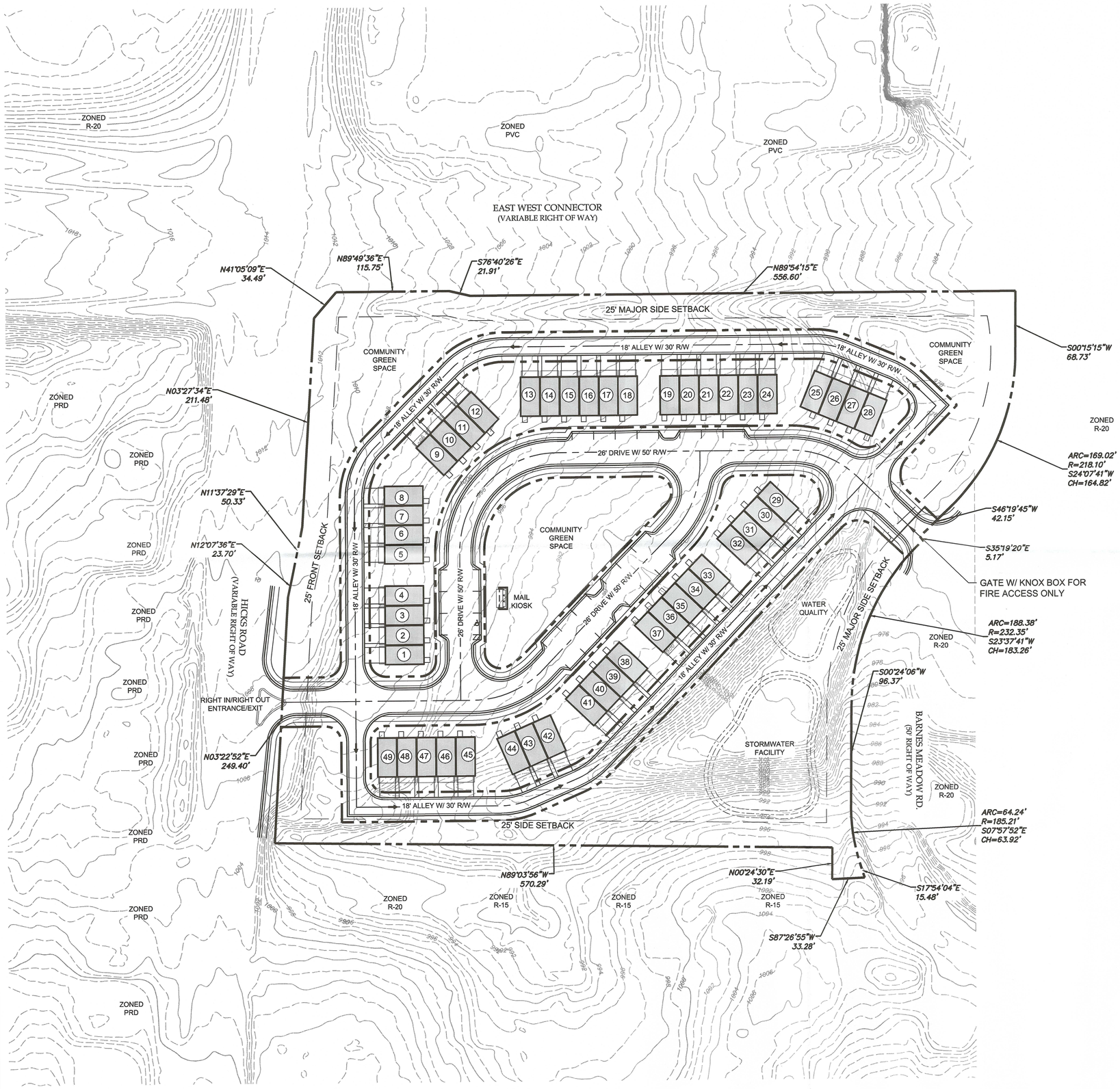
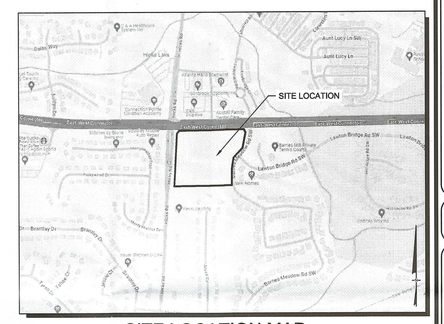
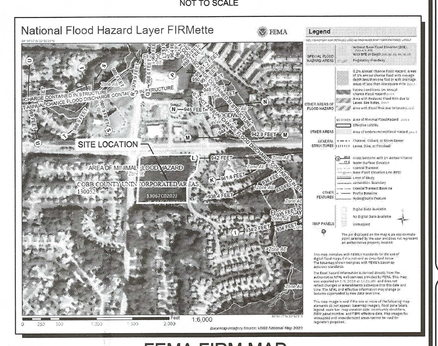


SITE DATA:	
TOTAL SITE AREA	8.25 ACRES
ZONING:	
EXISTING ZONING	PVC - CONDITIONAL
PROPOSED ZONING	PVC - CONDITIONAL (CHANGE OF CONDITIONS)
ZONING JURISDICTION	COBB COUNTY
USE CALCULATIONS:	
TOTAL SITE AREA	8.25 ACRES
20' REAR LOADED SINGLE FAMILY ATTACHED TOWNS	49 UNITS (3 STORY)
TOTAL PROPOSED DENSITY	5.94 UPA
SETBACK REQUIREMENTS:	
FRONT SETBACK (LOCAL-HICKS)	25 FEET
MAJOR SIDE SETBACK (BARNES / EAST-WEST)	25 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	N/A
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS:	
MIN SITE ACREAGE	N/A
MINIMUM UNIT WIDTH	20 FEET
MAX LOT COVERAGE	65% TOTAL SITE IMPERVIOUS
MAX HEIGHT	45 FEET FOR PRIMARY STRUCTURE
OPEN SPACE CALCULATIONS:	
OPEN SPACE PROPOSED	1.70 ACRES (20.2% OF TOTAL GROSS AC)
PARKING REQUIREMENTS:	
TOTAL PARKING REQUIRED	136 SPACES (2 SPACES/ DWELLING UNIT)
PROPOSED RESIDENT PARKING	196 SPACES (2 GARAGE AND 2 DRIVEWAY)
PROPOSED GUEST PARKING	25 SPACES (0.50 SP/UNIT)
TOTAL PARKING PROVIDED	221 SPACES (4.5 SPACES/ DWELLING UNIT)



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

RECEIVED
OCT 03 2024
COBB COUNTY ZONING

24 HOUR CONTACT:
BRANDON WOODS

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PEACHTREE CORNERS, GA 30092

PROJECT

Hicks Road at East West Connector

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

SE CORNER OF EAST WEST CONNECTOR AND HICKS ROAD

COBB COUNTY JURISDICTION

FOR

RESIBUILT

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	03/18/2024	JH	Rev-Access / Reduce Density
-2	10/01/2024	JH	Client Comments

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

MASTER REZONING PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 10/01/2024
PROJECT: 23333.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

I:\2023\23333\00\Civ\Concepts & Exhibits\Zoning\23333.00-Site Zone-10.dwg - JonHovland - 10/1/2024 3:07 PM