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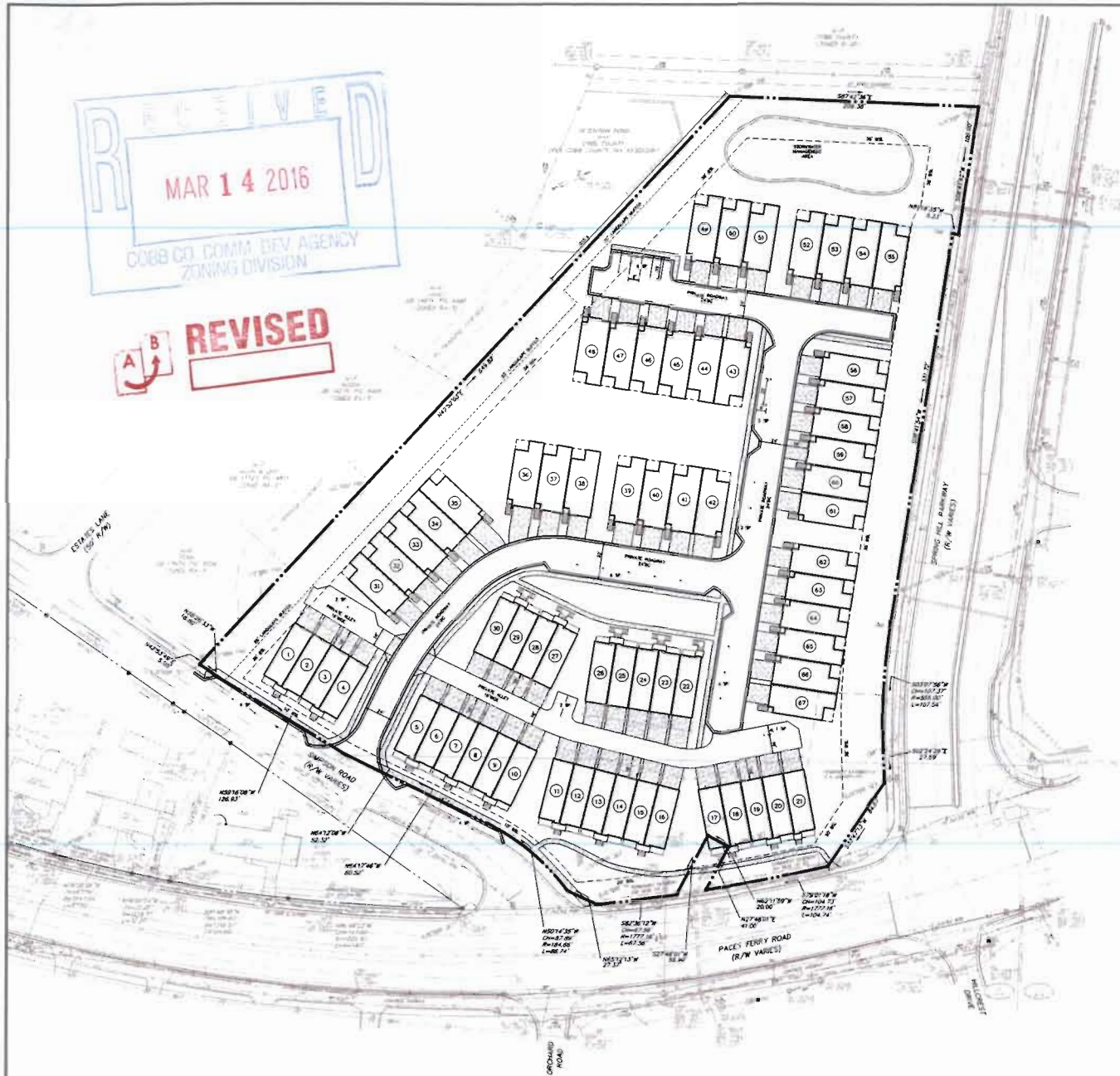
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED



VICINITY MAP

SCALE 1"=2,000'

FEMA MAP

SCALE 1"=1,000'

PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM ALTA/ACSM TITLE SURVEY FOR FUSION ACQUISITIONS II, LLC FIRST AMERICAN TITLE INSURANCE COMPANY BY GEOSURVEY, LTD. DATED 07.24.2015 AS PROVIDED BY CLIENT
2. EXISTING ZONING: R-20 & R-30
   PROPOSED ZONING: RM-12
2. PROPERTY IS LOCATED AT NORTHEAST CORNER OF PACES FERRY ROAD & SPRING HILL PARKWAY IN LAND LOTS 769 & 770, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA.
3. TOTAL SITE AREA = 6.01 ACRES±
4. DEVELOPER: BROOKS CHADWICK CAPITAL, LLC
   255 VILLAGE PARKWAY, SUITE 230
   MARIETTA, GA 30067
   CONTACT: MR. TODD SWASHER
   404.281.4554
5. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13067C0226G LAST REVISED DECEMBER 16, 2008
6. NO STREAMS OR WETLANDS EXIST ON OR WITHIN 200 FEET OF SITE.
7. WATER & SEWER SERVICE TO BE PROVIDED BY COBB COUNTY
9. PROPOSED INTERNAL ROADWAYS TO BE PRIVATE 24' BOC TO BOC WITH 10' ACCESS/UTILITY EASEMENT PROVIDED OFF BACK OF CURB. ALLEYS TO BE 16' WIDE IN 30' ACCESS/UTILITY EASEMENT
10. SIDEWALKS TO BE PROVIDED ON AT LEAST ONE SIDE OF PROPOSED INTERNAL ROADWAYS AS SHOWN ON SITE PLAN (4' SIDEWALK LOCATED 3' OFF BACK OF CURB)
11. STORMWATER MANAGEMENT TO BE PROVIDED ON-SITE IN AREA SHOWN (PROPOSED SITE TO BE MAX. 80% IMPERVIOUS)
12. TO THE OWNERS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL SITES. EXISTING CHURCH & ASSOCIATED DRIVES/PARKING/ETC. TO BE REMOVED WITH THIS DEVELOPMENT

SITE ANALYSIS

SITE AREA		6.01 ACRES
PROPOSED TOWNHOMES	24' WIDE FRONT ENTRY	37 UNITS
	18' WIDE REAR ENTRY	30 UNITS
	TOTAL	67 UNITS
PROPOSED DENSITY		11.15 UNITS/AC
PROPOSED SETBACKS	FRONT (PACES FERRY ROAD)	20 FEET
	MAJOR SIDE (SIMPSON ROAD)	10 FEET
	MAJOR SIDE (SPRING HILL PARKWAY)	30 FEET
	REAR/MINOR SIDE	20 FEET
	BUFFER AGAINST ADJACENT RESIDENTIAL	25 FEET*
	BUILDING SEPARATION	15 FEET
PROPOSED PARKING	INTERNAL PARKING	27 SPACES
	PROPOSED ON-STREET PARKING (SIMPSON RD)	8 SPACES
	TOTAL PROVIDED (0.5 SP/UNIT REQUIRED)	35 SPACES

* WITH REDUCTION DOWN TO 10 FEET AS SHOWN ON PLAN (REAR OF PROPERTY)

0 20' 40' 80' 160'

SCALE: 1"=40'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2016)

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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ZONING PLAN
FOR

SIMPSON ROAD at PACES FERRY

LAND LOTS 769 & 770
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FOR:

BROOKS CHADWICK CAPITAL, LLC
255 VILLAGE PARKWAY
SUITE 230
MARIETTA, GA 30067
PHONE 404.281.4554

Z-87 (2015)

REVISIONS

DATE: MARCH 10, 2016
CP&E DRAWING NO: 20161082f_20160309.dwg

ZONING PLAN

SHEET NO: Z.1