



MCFARLAND-DYER & ASSOCIATES
 474 SILVER PEAK PARKWAY, SUITE 101, GAINESVILLE, GEORGIA 30604
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 WWW.GCMDANET

Parcel Area Table Ph 1			Parcel Area Table Ph 1			Parcel Area Table Ph 1			Parcel Area Table Ph 1		
Parcel #	Area	Acres	Parcel #	Area	Acres	Parcel #	Area	Acres	Parcel #	Area	Acres
1	27804.79	0.64	21	15180.00	0.35	41	31841.23	0.73	61	15180.00	0.35
2	50464.84	1.16	22	15180.00	0.35	42	27240.98	0.63	62	15180.00	0.35
3	39011.89	0.90	23	15180.00	0.35	43	21967.43	0.50	63	15180.00	0.35
4	20819.53	0.48	24	15180.00	0.35	44	17011.80	0.39	64	15180.00	0.35
5	17949.49	0.41	25	15171.06	0.35	45	16100.00	0.37	65	15415.98	0.35
6	15194.64	0.35	26	15180.00	0.35	46	16100.00	0.37	66	15180.00	0.35
7	15180.02	0.35	27	15180.00	0.35	47	15876.79	0.36	67	15180.00	0.35
8	15180.02	0.35	28	15180.00	0.35	48	15747.18	0.36	68	15180.00	0.35
9	15180.02	0.35	29	15180.00	0.35	49	16029.07	0.37	69	16781.69	0.39
10	24611.49	0.57	30	16763.82	0.38	50	15928.85	0.37	70	16964.92	0.39
11	15329.32	0.35	31	16534.23	0.43	51	17383.85	0.40	71	15180.00	0.35
12	15189.06	0.35	32	17975.88	0.41	52	17864.46	0.41	72	15180.00	0.35
13	15122.07	0.35	33	16923.04	0.42	53	29087.25	0.67	73	15180.00	0.35
14	15191.74	0.35	34	16968.98	0.39	54	16854.38	0.39	74	39008.47	0.90
15	15115.50	0.35	35	19908.24	0.45	55	16351.54	0.38	75	15379.52	0.35
16	17021.98	0.39	36	19624.90	0.45	56	22300.98	0.51	76	15040.81	0.35
17	15180.00	0.35	37	16155.81	0.37	57	22018.67	0.51	77	16756.57	0.38
18	15180.00	0.35	38	16100.00	0.37	58	41511.92	0.95			
19	15180.00	0.35	39	16100.00	0.37	59	17980.00	0.41			
20	15180.00	0.35	40	16576.10	0.38	60	15175.90	0.35			

Parcel Area Table Ph 2			Parcel Area Table Open Space		
Parcel #	Area	Acres	Parcel #	Area	Acres
1	14263.42	0.33	1	521136.26	11.96
2	17444.62	0.40	2	167647.28	3.85
3	18233.40	0.42	3	49665.46	1.14
4	31065.48	0.71	4	1386752.14	31.84
5	21283.25	0.49			
6	16102.94	0.37			
7	17102.97	0.39			
8	15211.33	0.35			
9	15840.70	0.36			
10	17431.96	0.40			
11	28066.89	0.64			
12	17363.25	0.40			
13	19304.82	0.44			
14	17023.95	0.39			
15	15500.03	0.36			



SITE SUMMARY (PHASE 1)

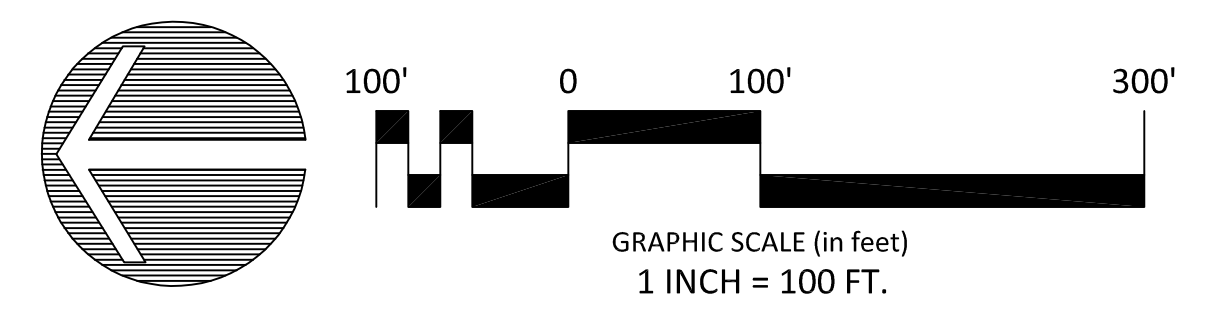
SITE INFORMATION	
CURRENT ZONING	R-30
PROPOSED ZONING	R-20 CSO
SITE AREA	55.351 ACRES
RESIDENTIAL	
SINGLE FAMILY DETACHED	77 LOTS
DENSITY	
DENSITY OVERALL PROJECT:	1.39 UNITS/ACRE
(77 UNITS/55.351 ACRE)	
OPEN SPACE	
OPEN SPACE PROVIDED	15.81 ACRES
	28.56%
NOTES	
1. THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE CONSTRUCTION DOCUMENT. PLAN IS PREPARED FOR USE ONLY BY OAK HALL COMPANIES, LLC.	

SITE SUMMARY (PHASE 2)

SITE INFORMATION	
CURRENT ZONING	R-30
PROPOSED ZONING	R-20 CSO
SITE AREA	40.88 ACRES
RESIDENTIAL	
SINGLE FAMILY DETACHED	15 LOTS
DENSITY	
DENSITY OVERALL PROJECT:	0.37 UNITS/ACRE
(15 UNITS/40.88 ACRE)	
OPEN SPACE	
OPEN SPACE PROVIDED	31.84 ACRES
	77.88%
NOTES	
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SITE SUMMARY (OVERALL SITE)

SITE INFORMATION	
CURRENT ZONING	R-30
PROPOSED ZONING	R-20 CSO
SITE AREA	96.23 ACRES
RESIDENTIAL	
SINGLE FAMILY DETACHED	92 LOTS
DENSITY	
DENSITY OVERALL PROJECT:	0.95 UNITS/ACRE
(99 UNITS/96.23 ACRE)	
OPEN SPACE	
OPEN SPACE	REQUIRED 35% OR 33.68 ACRES
	PROVIDED 49.5% OR 47.65 ACRES
NOTES	
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PROVENCE ESTATES REZONING PLAN

LAND LOTS 26, 27, 46 & 47
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 April 4, 2018