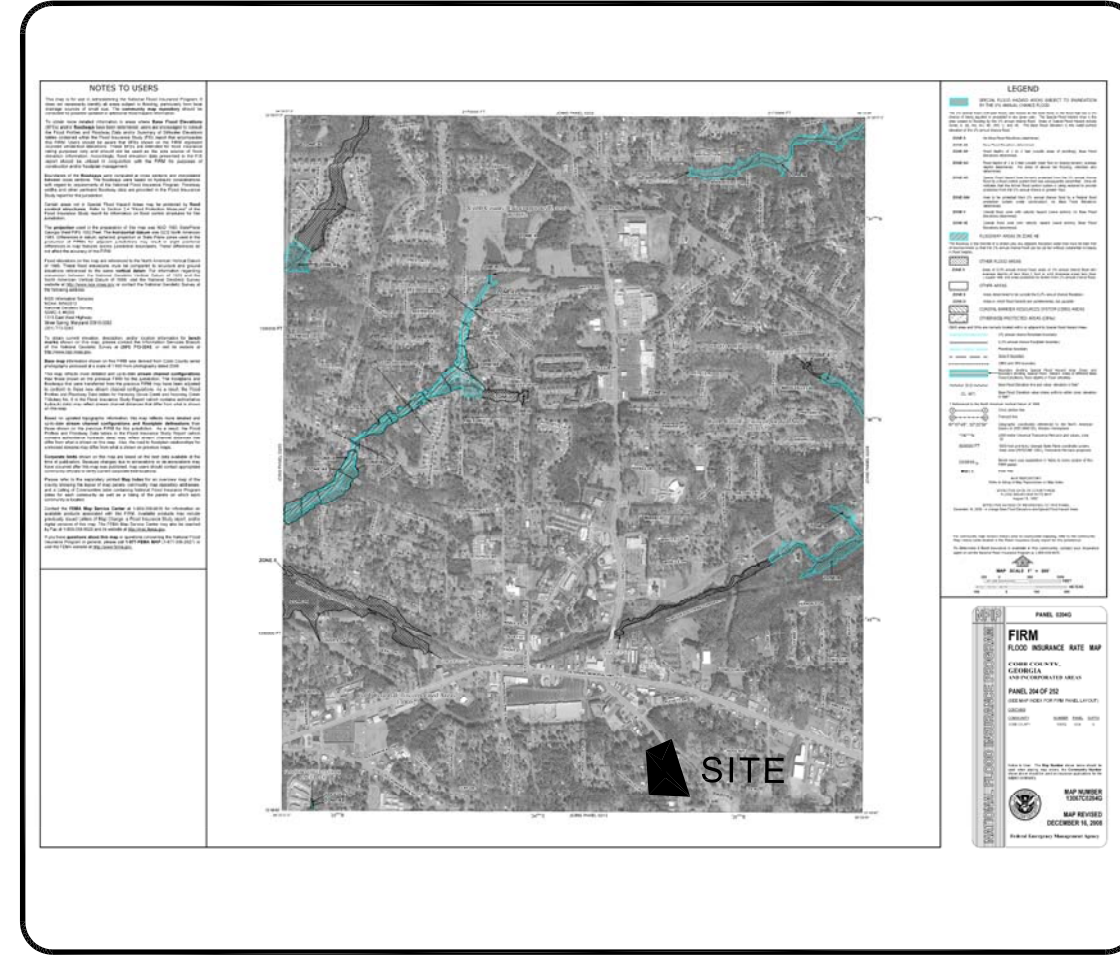


Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 2.107 ACRES
2. SITE LOCATION: SITE LOCATED AT THE CORNER OF MABLETON PARKWAY AND WOOD VALLEY ROAD
PARCEL ID NUMBER: 18015100430
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEYS PLUS, INC, DATED OCTOBER 21, 2005.
5. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0204 G, DATED DECEMBER 16, 2008.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
8. THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
9. THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
10. ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN
11. THERE IS ONE PROPOSED ACCESS POINT TO THE SUBDIVISION.
12. SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONNECTION TO COBB COUNTY SEWER SYSTEM. NO ONSITE SEPTIC SYSTEM IS PROPOSED.

Zoning Requirements:

PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

SITE DENSITY - 5 UNITS PER ACRE MAXIMUM ALLOWED
- 4.75 UNITS PER ACRE PROPOSED

MINIMUM LOT SIZE: 7,000 SQUARE FEET - OVERALL SIZE OF PRIVATE DEVELOPMENT IS 2.107 ACRES

MINIMUM WIDTH BETWEEN DWELLINGS: 20 FEET PER FIRE CODE (SHOWN)

MINIMUM PUBLIC ROAD FRONTAGE:
70 FEET - 654 FEET SHOWN

MINIMUM BUILDING SETBACK:
- FRONT: 25 OR 40 FEET - 40 FEET SHOWN OFF MABLETON PARKWAY
- SIDE: 25 OR 35 FEET - 25 FEET SHOWN
- REAR: 20 OR 40 FEET - 30 FEET SHOWN

PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

LANDSCAPE BUFFER AND SCREENING REQUIREMENTS:
UNLESS OTHERWISE NOTED WITHIN THIS DISTRICT'S REQUIREMENTS, ANY PROPERTY WITHIN AN RA-5 DISTRICT WHICH ABUTS A MORE RESTRICTIVE, RESIDENTIALLY ZONED PROPERTY SHALL HAVE A MINIMUM TEN-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY SUCH BUFFER SUBJECT TO APPROVAL BY COUNTY STAFF. REQUIRED BUFFERS MAY BE INCLUDED WITHIN REQUIRED SETBACKS; HOWEVER, IN SUCH CASE THAT THE REQUIRED BUFFER IS GREATER THAN THE REQUIRED SETBACK, THE REQUIRED BUFFER SHALL BE ADHERED TO.

Parking Requirements:

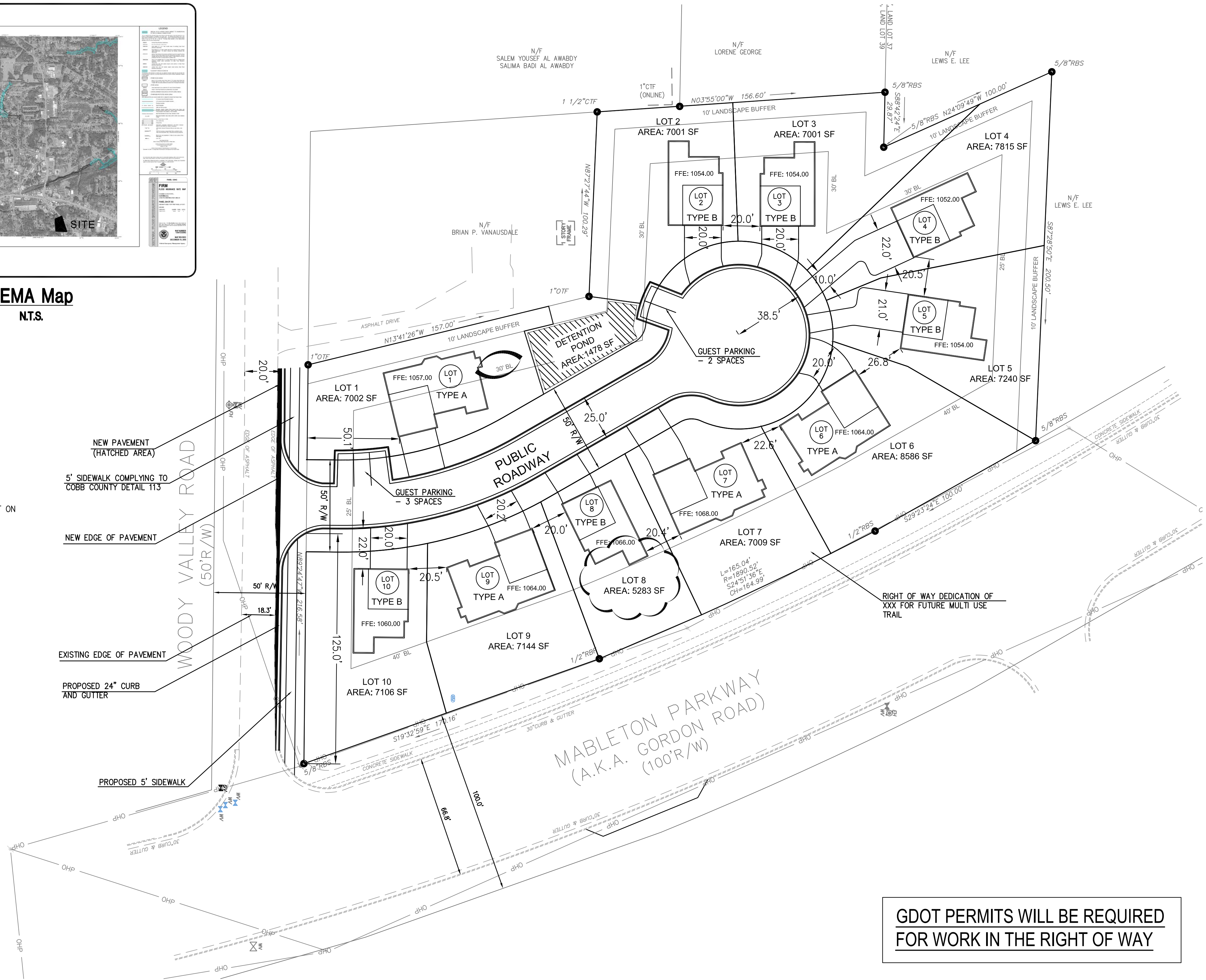
1. MINIMUM OF TWO PARKING SPACE PER DWELLING UNIT - SINGLE FAMILY DETACHED.

Guest Parking Requirements:

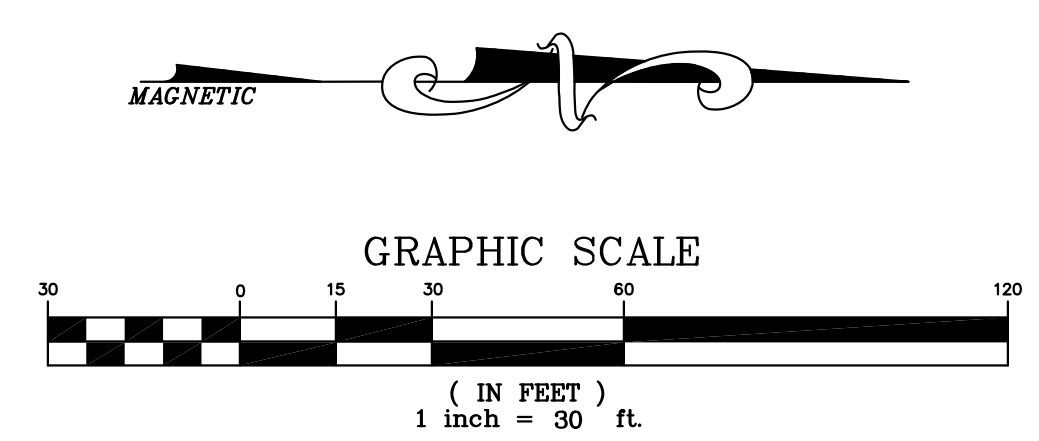
OCCUPANT PARKING SHALL BE INSTALLED AS REQUIRED BY ZONING AND ADDITIONAL GUEST PARKING SHALL BE REQUIRED AS FOLLOWS:
- WHERE DRIVEWAYS TO TWO CAR GARAGES EXCEED 50 FEET IN LENGTH, NO ADDITIONAL GUEST PARKING IS REQUIRED;
- WHERE DRIVEWAYS TO TWO CAR GARAGES ARE AT LEAST 22 FEET LONG AND 20 FEET WIDE, ADDITIONAL PARKING SHALL BE REQUIRED AT .5 SPACES PER DWELLING UNIT.
- WHERE DRIVEWAYS TO TWO CAR GARAGES ARE LESS THAN 22 FEET LONG AND 20 FEET WIDE, ADDITIONAL PARKING SHALL BE REQUIRED AT 1 SPACE PER DWELLING UNIT.
- WHERE ONLY SINGLE CAR GARAGES ARE PROVIDED, ADDITIONAL PARKING SHALL BE REQUIRED AT 2 SPACES PER DWELLING UNIT.
- GUEST PARKING SPACES MUST BE EVENLY DISTRIBUTED THROUGHOUT THE PROJECT.

GUEST PARKING CALCULATION			
LOT #	DRIVEWAY LENGTH	DRIVEWAY WIDTH	GUEST PARKING REQUIRED
1	22	20	0.5
2	22	20	0.5
3	22	20	0.5
4	68	22	0
5	51	21	0
6	17	20	1
7	30	20	0.5
8	19	20	1
9	22	20	0.5
10	22	20	0.5
TOTAL			5

DRIVEWAY LENGTH MEASURED ON THE SHORTER SIDE



GDOT PERMITS WILL BE REQUIRED FOR WORK IN THE RIGHT OF WAY



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Zoning Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS
6-18-18	AS SHOWN	GHB	GHB	

Zoning Plan For
5710 Mableton Pkwy
Land Lot 37.17th District
Cobb County, Georgia

Sheet No.
Z-1