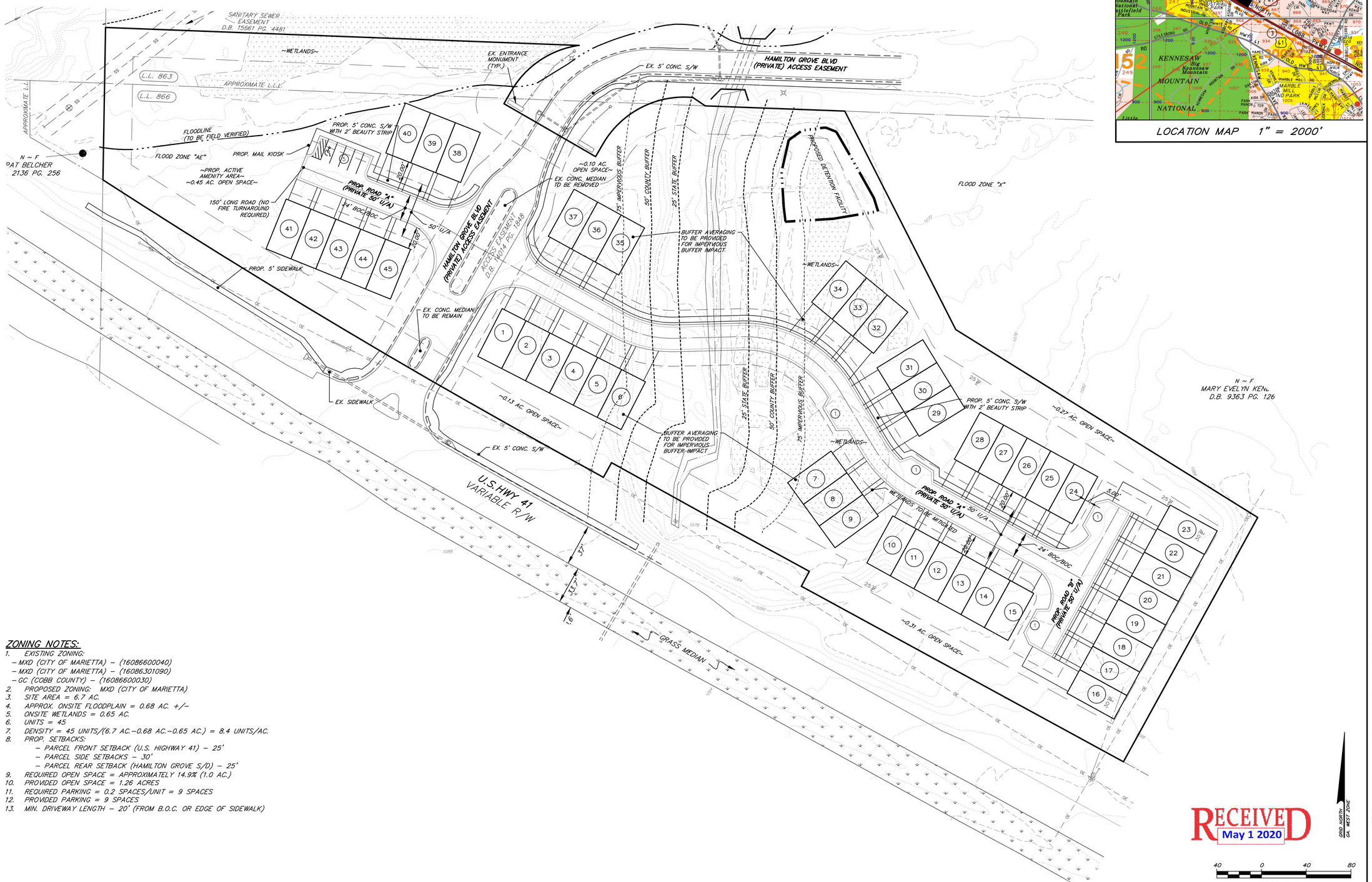

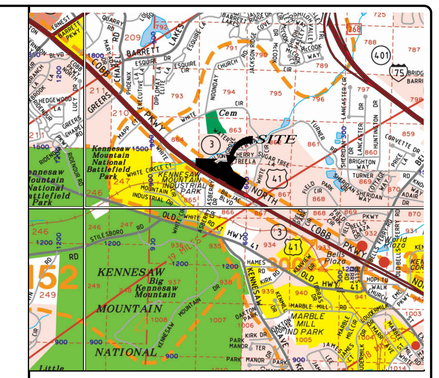

LOCATION MAP 1" = 2000'

ZONING NOTES:

1. EXISTING ZONING:
   - MXD (CITY OF MARIETTA) – (16086600040)
   - MXD (CITY OF MARIETTA) – (16086301090)
   - GC (COBB COUNTY) – (16086600030)
2. PROPOSED ZONING: MXD (CITY OF MARIETTA)
3. SITE AREA = 6.7 AC.
4. APPROX. ONSITE FLOODPLAIN = 0.68 AC. +/–
5. ONSITE WETLANDS = 0.65 AC.
6. UNITS = 45
7. DENSITY = 45 UNITS/(6.7 AC.–0.68 AC.–0.65 AC.) = 8.4 UNITS/AC.
8. PROP. SETBACKS:
   - PARCEL FRONT SETBACK (U.S. HIGHWAY 41) – 25'
   - PARCEL SIDE SETBACKS – 30'
   - PARCEL REAR SETBACK (HAMILTON GROVE S/D) – 25'
9. REQUIRED OPEN SPACE = APPROXIMATELY 14.9% (1.0 AC.)
10. PROVIDED OPEN SPACE = 1.26 ACRES
11. REQUIRED PARKING = 0.2 SPACES/UNIT = 9 SPACES
12. PROVIDED PARKING = 9 SPACES
13. MIN. DRIVEWAY LENGTH – 20' (FROM B.O.C. OR EDGE OF SIDEWALK)

RECEIVED
May 1 2020

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THE DUGOUT
TOWNHOME DEVELOPMENT
LAND LOTS 863, & 866, 16TH DISTRICT, 2ND SECTION,
CITY OF MARIETTA, COBB COUNTY, GEORGIA
ZONED MXD, GC

NOT ISSUED FOR CONSTRUCTION

REVISIONS

REV.	DATE	REVISION REFERENCE:

SHEET TITLE
ZONING PLAN

SEAL

PROJECT I.D.	FIELD BOOK
T113	--
DRAWN BY	CHECKED BY
PEB	MMB
SCALE	ISSUE DATE
1" = 40'	4/30/20

SHEET NUMBER
01

Drawing name: P:\T113 (Factory)_DUE DILIGENCE\Dugout Property\Dugout Property Zoning (4.30.20).dwg Plotted on: Apr 30, 2020 – 12:55pm
Plotted By:mbarlow