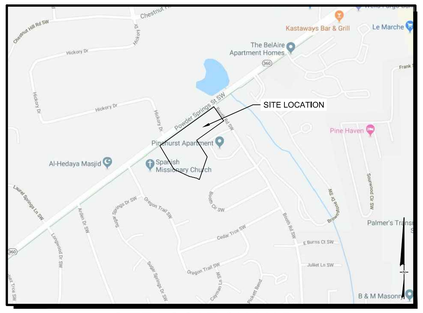
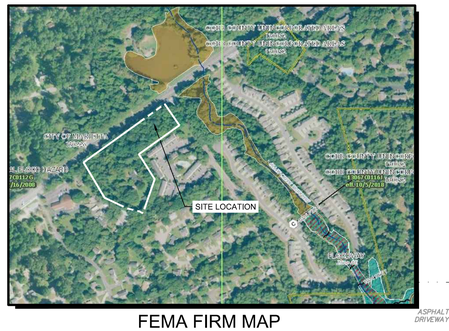
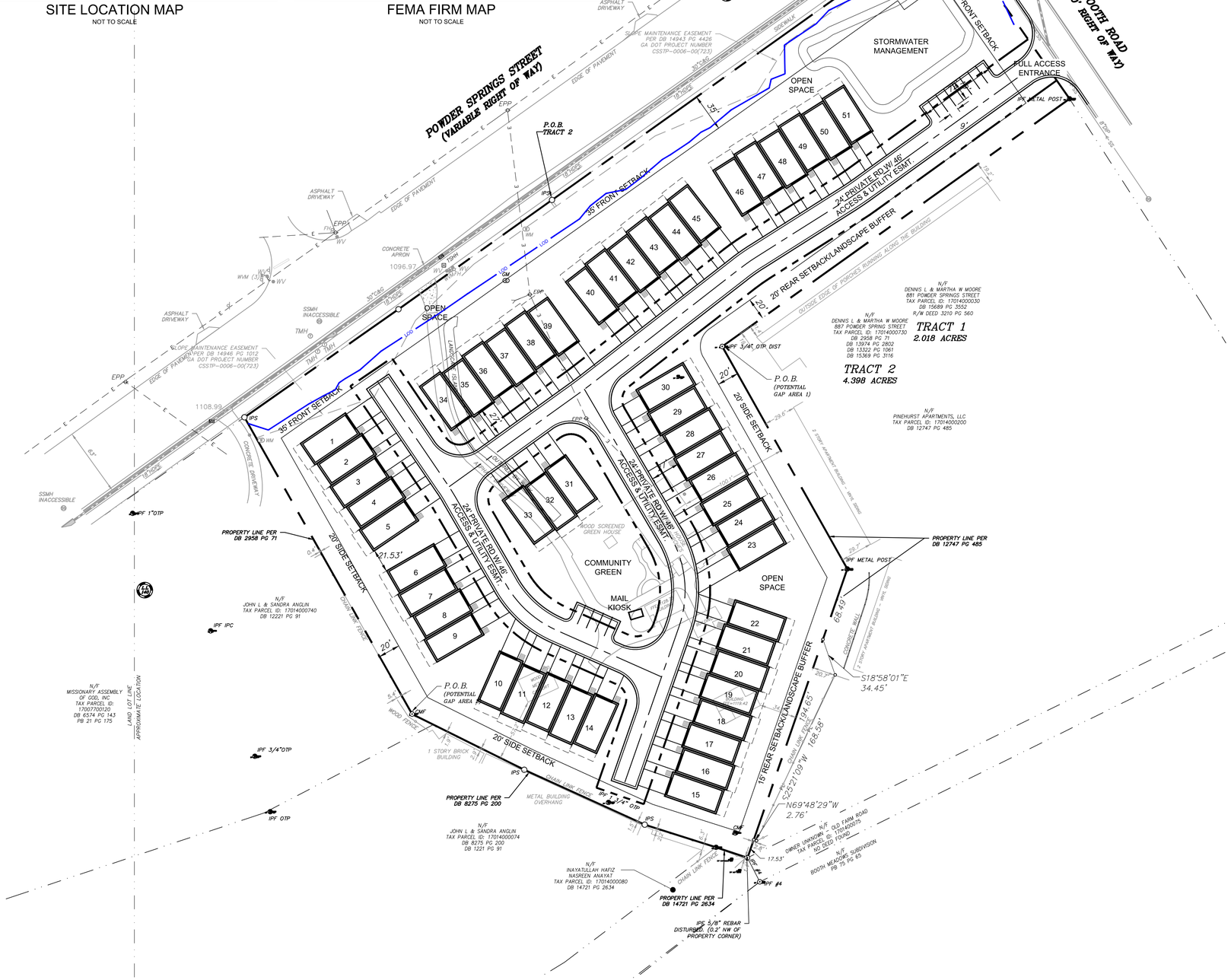


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE DATA:

SITE AREA	6.416 ACRES
ZONING	
EXISTING ZONING	R-2
PROPOSED ZONING	PRD
ZONING JURISDICTION	CITY OF MARIETTA
DENSITY CALCULATIONS	
TOTAL RESIDENTIAL ATTACHED UNITS PROPOSED	51 UNITS
TOTAL DENSITY PROPOSED	7.94 UPA
BUILDING SETBACK SUMMARY	
FRONT SETBACK(POWER SPRINGS ST.)	35 FEET
FRONT SETBACK(BOOTH ROAD)	35 FEET
REAR SETBACK	15 FEET
SIDE SETBACK	20 FEET
MIN. BUILDING SEPARATION	
SIDE TO SIDE	20 FEET
REAR TO REAR	30 FEET
FRONT TO REAR	35 FEET
FRONT TO FRONT	30 FEET
SIDE TO REAR	30 FEET
MIN. FLOOR AREA	1,800 FEET
MAX SITE BLDG COVERAGE PROPOSED	70% FEET
OPEN SPACE SUMMARY	
OPEN SPACE REQUIRED	25% (1.60 AC.)
OPEN SPACE PROVIDED (Excludes Stormwater Pond)	29.6% (1.90 AC.)
PARKING SUMMARY	
ATTACHED SINGLE-FAMILY MIN. PARKING REQUIRED (2 SPACES/DWELLING UNIT)	102 SPACES
GUEST PARKING REQUIRED (0.2/UNIT)	10.2 SPACES
GUEST PARKING PROVIDED	14 SPACES
TOTAL PARKING PROVIDED 2 GARAGE, 2 DRIVEWAY + GUEST	218 SPACES

RECEIVED
May 13, 2020

24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913

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CITY OF MARIETTA, COBB COUNTY, GEORGIA

LAND LOT XX
XX DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	05/12/2020	kw	City Comments

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REZONING MASTER PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: FEB. 16, 2020
PROJECT: 19303.00

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. 10/28/2021

GRID NORTH
GEORGIA WEST ZONE

Z5
SHEET

Z:\19303\19303\Concepts & Exhibits\Zoning\19303.00-Site Review-5.dwg - BMcCrone - 05/12/2020 10:03 AM