



VICINITY/FEMA MAP
SCALE: 1" = 1000'

- PLAN NOTES:
- SURVEY INFORMATION PROVIDED BY CLIENT (SOURCE UNKNOWN). TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS.
 - PROPERTY IS LOCATED IN LAND LOTS 736 & 737, 16TH DISTRICT, COBB COUNTY, GEORGIA. PROPERTY ADDRESS IS 1901 ROSS ROAD, MARIETTA, GA 30066.
 - PROPERTY TO BE REZONED:
PARCEL #16077700080 (EXISTING RR ZONING COBB COUNTY UNINCORPORATED)
PARCEL #16077700060 (EXISTING RR ZONING COBB COUNTY UNINCORPORATED)
 - NOTE: PARCEL #16077700120 IS LOCATED WITHIN THE CITY OF MARIETTA (1881 SANDY PLAINS RD). THIS PARCEL WILL NOT BE REZONED BUT WILL BE INCORPORATED INTO THE PROPOSED SUBDIVISION LAYOUT AS THE AMENITY AREA (SEE SITE PLAN LAYOUT).
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) PER FIRM PANEL 13067C0107H, EFFECTIVE DATE NOVEMBER 2, 2012.
 - EXISTING ZONING: RR (COBB COUNTY UNINCORPORATED)
 - PROPOSED ZONING: RA-5
 - THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS (FIELD DELINEATION TO BE PERFORMED FOR CONFIRMATION).
 - WATER AND SEWER SERVICE PROVIDED BY COBB COUNTY.
 - APPLICANT: TOLL BROTHERS
2400 LAKEVIEW PARKWAY, SUITE 650
ALPHARETTA, GA 30009
CONTACT: MR. J.R. CROWE 678.699.1403
 - ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTIR J. CHRISTOPHER, P.E. 770.331.7303

SITE ANALYSIS	
SITE AREA	18.27 ACRES±
PROPOSED LOTS	91 UNITS
PROPOSED DENSITY (18.27 AC - 1.17 AC FLOODPLAIN = 17.1 AC NET)	5.32 UNITS
PROPOSED RA-5 ZONING CRITERIA	
MAXIMUM DENSITY	6.0 UNITS/AC
MIN. LOT WIDTH	40 FEET
MIN. LOT AREA	4,000 S.F.
MIN. BUILDING SETBACKS	FRONT 20 FEET (FROM BOC)
	SIDE 0 FEET (10 FT BUILDING SEPARATION)
	CORNER SIDE 10 FEET
	REAR 10 FEET
PERIMETER	20 FEET
MAX. IMPERVIOUS LOT COVERAGE (FOR OVERALL SITE)	45%

CP&E

CHRISTOPHER PLANNING
& ENGINEERING

9/21/2023

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

ZONING PLAN
FOR:

ROSS ROAD
TRACT

SANDY PLAINS ROAD
LAND LOTS 736 & 777
COBB COUNTY, GEORGIA

FOR:

AMERICA'S LUXURY HOME BUILDER®

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
MR. J.R. CROWE (GSWCC # 74061)
678.699.1403
jrcrowe1@tollbrothers.com

REVISIONS

△ 06.30.2023	CLIENT COMMENTS
△ 07.05.2023	CLIENT COMMENTS
△ 08.09.2023	COUNTY COMMENTS
△ 08.16.2023	COUNTY COMMENTS
△ 08.17.2023	COUNTY COMMENTS
△ 08.22.2023	COUNTY COMMENTS
△ 09.21.2023	COUNTY COMMENTS

DATE: JUNE 14, 2023 CP&E DRAWING NO: 2023117z1.dwg

ZONING
SITE PLAN

SHEET NO.

Z.1