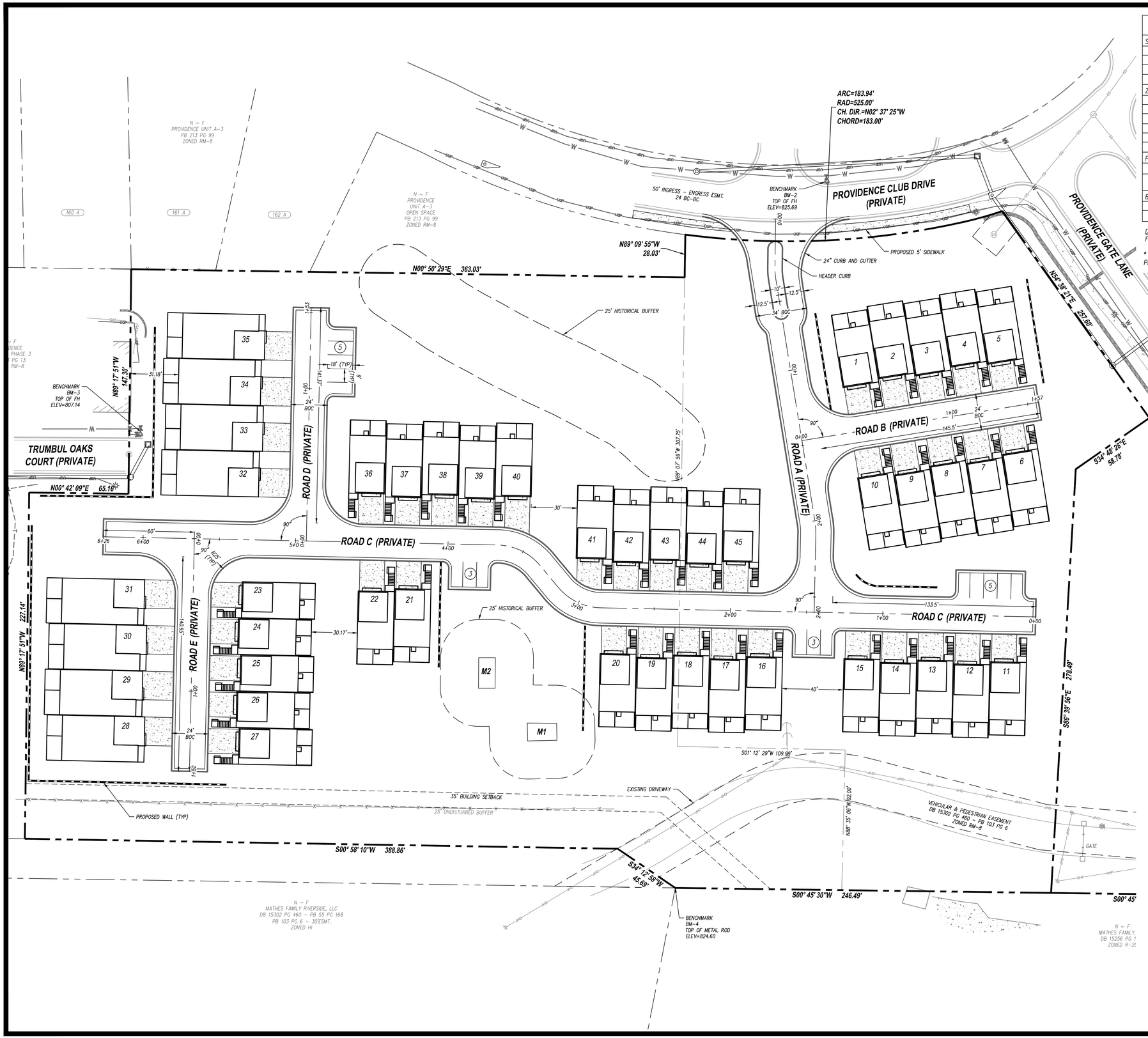

ZONING ANALYSIS

SITE PLAN:	
TOTAL SITE ACREAGE	6.03 ACRES
TOTAL LOT YIELD	45 UNITS
TOTAL DENSITY	7.46 UNITS/ACRE
PERCENT IMPERVIOUS	2.54 ACRES / 6.03 = 42.1%
ZONING:	
CURRENT ZONING	
MASTER PLAN	670 UNITS / 116.56 ACRES = 5.74 UNITS PER ACRE
UNIT C1	134 UNITS / 6.03 ACRES = 22.22 UNITS PER ACRE
PROPOSED ZONING	
MASTER PLAN	598 UNITS / 116.56 ACRES = 5.13 UNITS PER ACRE
UNIT C1	45 UNITS / 6.03 ACRES = 7.46 UNITS PER ACRE
PARKING:	
REQUIRED	2 SPACES PER UNIT
PROVIDED	2 SPACES PER UNIT (GARAGE AND DRIVEWAY) PLUS (16) 18'X9' SPACES = 106 TOTAL
BUILDING DIMENSIONS	
	24' X 38', NOT INCLUDING DECKS
	30' X 54', NOT INCLUDING DECKS

DETENTION
FEE IN LIEU OF DETENTION HAS BEEN PROVIDED

* MASTER PLAN AND OVERALL SITE ACREAGE TAKEN FROM PBS&J ZONING MASTER PLAN DATED 01/28/2004

24 HOUR CONTACT:
BRAD EDWARDS
404.434.5424

NORTH
30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

CONSTRUCTION PLANS

PROVIDENCE

UNIT C1
LAND LOT 180
18TH DISTRICT
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
PulteGroup
2475 NORTHWINDS PARKWAY
SUITE 600
ALPHARETTA, GA 30009
PHONE: 770.703.1646

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019

GEORGIA REGISTERED No. 30407 PROFESSIONAL ENGINEER MICHAEL A. HARONSKI
09.25.2017

REVISIONS

LAND PLAN
ZONING

LP9

17012 SITE.DWG 09.25.2017

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