

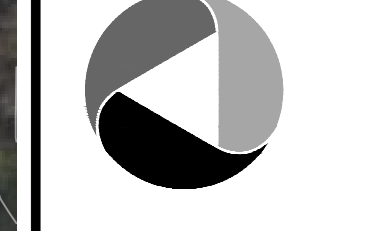
**Know what's below. Call before you dig.**  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES TO THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR EMERGENCY CONTACT**  
 NAME \_\_\_\_\_  
 NUMBER \_\_\_\_\_

**ATWELL**  
 866.850.4200 www.atwell-group.com  
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 MARLBOROUGH, MA 01902  
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TRATON HOMES  
 CONCEPT PLAN  
 COBB COUNTY, GEORGIA

TRATON HOMES  
 CONCEPT PLAN

DATE 02-04-2025

REVISIONS

SCALE: 1"=50'

DRAWN BY: ##

CHECKED BY: ##

PROJECT MANAGER: ##

JOB #: ##

FILE CODE: ##

SHEET NO. CSP2

NOT ISSUED FOR CONSTRUCTION CAD FILE: H03HSJ6



<b>SITE AREA</b>	
TOTAL PROPERTY AREA:	9.3± AC
<b>ZONING CLASSIFICATION</b>	
PROPOSED JURISDICTION	CITY OF POWDER SPRINGS
PROPOSED ZONING	PLD
<b>DEVELOPMENT PROPOSAL</b>	
PROPOSED DENSITY	40 UNITS (4.3 UNITS/AC)
PROPOSED LOT DIMENSIONS	35'W X 100'D (3,500 SF MIN.)
PROPOSED FRONT SETBACK	22'
PROPOSED SIDE SETBACK	5'
PROPOSED REAR SETBACK	20'
PROPOSED PERIMETER SETBACK	25'
MAX. BUILDING HEIGHT	35'
ZONING BUFFER (DISTURBED/RE-VEGETATED)	25' (VARIANCE REQUIRED)
LANDSCAPE STRIP	10' (VARIANCE REQUIRED)
OPEN SPACE REQUIRED	20% (1.86± AC)
OPEN SPACE PROPOSED	34% (3.2 AC)
OPEN SPACE INCLUDES ZONING BUFFER, UNDEVELOPED AREAS, LANDSCAPED AREAS, FLOOD PLAIN, STREAM BUFFERS.	
OPEN SPACE DOES NOT INCLUDE PROPOSED LOTS, PROPOSED R/W, STORMWATER FACILITIES, UTILITY EASEMENTS.	
<b>NOTES</b>	
1. BASE INFORMATION PROVIDED BY GIS DATA.	
2. GDOT DRIVEWAY PERMIT REQUIRED.	
<b>VARIANCE REQUESTS</b>	
1. ZONING BUFFER - REQUEST TO DISTURB/RE-VEGETATE ZONING BUFFER (UDO DIVISION V - SEC. 12-42.C)	
2. LANDSCAPE STRIP - REQUEST TO REDUCE FRONTAGE LANDSCAPE STRIP FROM 20' TO 10'. (UDO DIVISION II - SEC. 2-15.F.6)	