GENERAL SITE NOTES:

1. TOTAL SITE AREA = ~6.2 AC.
2. DENSITY = 41 UNITS/6.2 AC. = 6.6 UNITS/AC.
3. TOTAL RECREATION AREA REQ. = 1 AC/50 UNITS = 35,720 SF
4. TOTAL RECREATION AREA PROVIDED = 37,976 SF
5. PROP. ZONING = PUD-R
6. BUILDING SETBACKS:
   FRONT: 16'
   REAR: 20' (35' EXTERIOR SETBACK REQ.)
   SIDE: 10'
7. TYPICAL TOWNHOME SHOWN = 24'x50' (W/24'x8' PATIO)
8. MINIMUM DRIVEWAYS TO BE 22' LONG (FROM SIDEWALK)
9. PARKING REQ. = 0.5 SPACES/UNIT = 21 SPACES
10. PARKING PROVIDED = 22 SPACES

NORTH

40 0 40 80
SCALE IN FEET

LEJ metrics
PROFESSIONAL SOLUTIONS
LETELMETRICS.COM
1050 SHILOH ROAD, NW.
BUILDING 300, SUITE 306
KENNESAW, GA 30144

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN

GaSWCC #10465

NEW MACLAND RD TRACT

CITY OF POWDER SPRINGS
COBB COUNTY, GA

REVISION DESCRIPTION:

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	08/25/21
SHEET TITLE:	CONCEPTUAL LAYOUT
SCALE:	1"=40'
SHT. NO	01
REV. NO:	####

Dhagerman-C:\Users\dhagerman\Documents\new macland layout.dwg-September 16, 2021