

August 15, 2024

Mr. Dan Conn
 Gaskins + LeCraw, Inc.
 1266 Powder Springs Rd SW
 Marietta, GA 30064

Reference: 5535 Powder Springs Dallas Rd Townhome Development, Powder Springs, GA

Dear Dan,

NV5 reviewed the subject project to determine the relative impact of the site on the surrounding road network. The site location is shown in Figure 1. We used the resource Trip Generation, 11th Ed., ITE to determine the number of trips for the 26 single family units and the 24 townhome units. Table 1 shows those trips.

Table 1: Trip Generation

Land Use Code	Detail	Factor	AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
210	Single-Family Detached	26 units	6	16	22	18	10	28
215	Single-Family Attached (Townhomes)	24 units	6	14	20	15	11	26
TOTAL		50 units	12	30	42	33	21	54

Source: ITE Trip Generation, 11th Ed. Values shown are calculated based on trip gen curve equations.

The location of the site on the corridor makes it just as likely that motorists will travel north on Powder Springs Dallas Road towards US 278 as they are to the south and east. Using the existing traffic patterns at the nearby intersections as an indicator of future patterns, the likely traffic volumes from the site were estimated and shown in Figure 2.

Using traffic counts available from the Georgia DOT's Automated Traffic Signal Performance Measures (ATSPM), the estimate site trips were compared to the existing traffic in the peak hours. (This is the standard times for study rather than reviewing daily traffic counts.) The new trips will represent approximately 1.1% to 1.2% of the future traffic at the intersection of CH James Pkwy and Powder Springs Dallas Road. This small percentage is within the daily fluctuations of traffic at that locations; i.e., the volume on CH James Pkwy changes by more than that amount from day to day.

The relatively small volume of new site traffic added during the AM and PM peak hours as well as the likely travel patterns indicates that the site will have a minimal impact on the surrounding road network.

I hope you find this information helpful in your planning efforts.

Sincerely,

John Karnowski, P.E., PTOE, AICP
 Traffic Services National Director

Figure 1. Site Location



Figure 2. Site Traffic Volume Distribution



CH James Pkwy (US 278)				Powder Springs Dallas	Powder Springs Dallas		
Time	Eastbound		Westbound	Northbound	Southbound	Hrly Total	
	Left	Thru/Right	Total All Mvmts	Total All Mvmts	Total All Mvmts	Total All Mvmts	Vehicle Total
12:00 AM	1	128	129	371	4	2	506
1:00 AM	2	93	95	241	0	1	337
2:00 AM	0	105	105	189	0	1	295
3:00 AM	0	182	182	204	4	2	392
4:00 AM	3	395	398	233	3	7	641
5:00 AM	9	594	603	405	13	14	1035
6:00 AM	30	803	833	412	27	21	1293
7:00 AM	46	1188	1234	620	42	48	1944
8:00 AM	41	1038	1079	662	47	39	1827
9:00 AM	37	825	862	667	30	21	1580
10:00 AM	41	751	792	776	38	20	1626
11:00 AM	52	775	827	750	46	20	1643
12:00 PM	38	805	843	773	42	31	1689
1:00 PM	53	832	885	772	47	28	1732
2:00 PM	51	760	811	885	39	35	1770
3:00 PM	42	975	1017	1097	56	50	2220
4:00 PM	44	804	848	1174	46	57	2125
5:00 PM	35	827	862	1231	43	63	2199
6:00 PM	51	847	898	1123	38	62	2121
7:00 PM	57	711	768	874	44	39	1725
8:00 PM	50	600	650	601	37	25	1313
9:00 PM	34	400	434	382	22	18	856
10:00 PM	19	312	331	404	16	20	771
11:00 PM	2	195	197	331	8	8	544
Total	738	14945	15683	15177	692	632	32184

Source: Georgia DOT Automated Traffic Signal Performance Measures database - Data date: 8/7/2014
Signal ID#7381

Peak Hour Traffic

Existing Volume

CH James Pkwy (US 278)								Powder Springs Dallas	Powder Springs Dallas
Eastbound				Westbound	Northbound	Southbound	Hrly Total		
Time	Left	Thru/Right	Total All Mvmts	Total All Mvmts	Total All Mvmts	Total All Mvmts	Vehicle Total		
7:00 AM	46	1188	1234	620	42	48	1944		
5:00 PM	35	827	862	1231	43	63	2199		

Source: Georgia DOT Automated Traffic Signal Performance Measures database - Data date: 8/7/2014

Projected Site Trips

CH James Pkwy (US 278)								Powder Springs Dallas	Powder Springs Dallas
Eastbound				Westbound	Northbound	Southbound	Hrly Total		
Time	Left	Thru/Right	Total All Mvmts	Total All Mvmts	Total All Mvmts	Total All Mvmts	Vehicle Total		
7:00 AM	4	0	4	2	15	0	21		
5:00 PM	12	0	12	4	10	0	26		

Source: Trip Generation, 11th Ed., ITE

Total Future Traffic with Site Trips

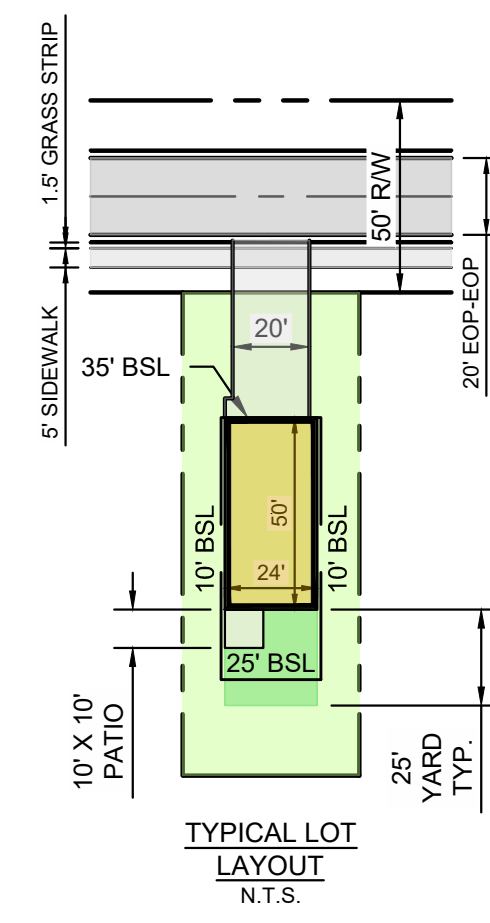
CH James Pkwy (US 278)								Powder Springs Dallas	Powder Springs Dallas
Eastbound				Westbound	Northbound	Southbound	Hrly Total		
Time	Left	Thru/Right	Total All Mvmts	Total All Mvmts	Total All Mvmts	Total All Mvmts	Vehicle Total		
7:00 AM	50	1188	1238	622	57	48	1965		
5:00 PM	47	827	874	1235	53	63	2225		

Percent of Site Traffic at Intersection

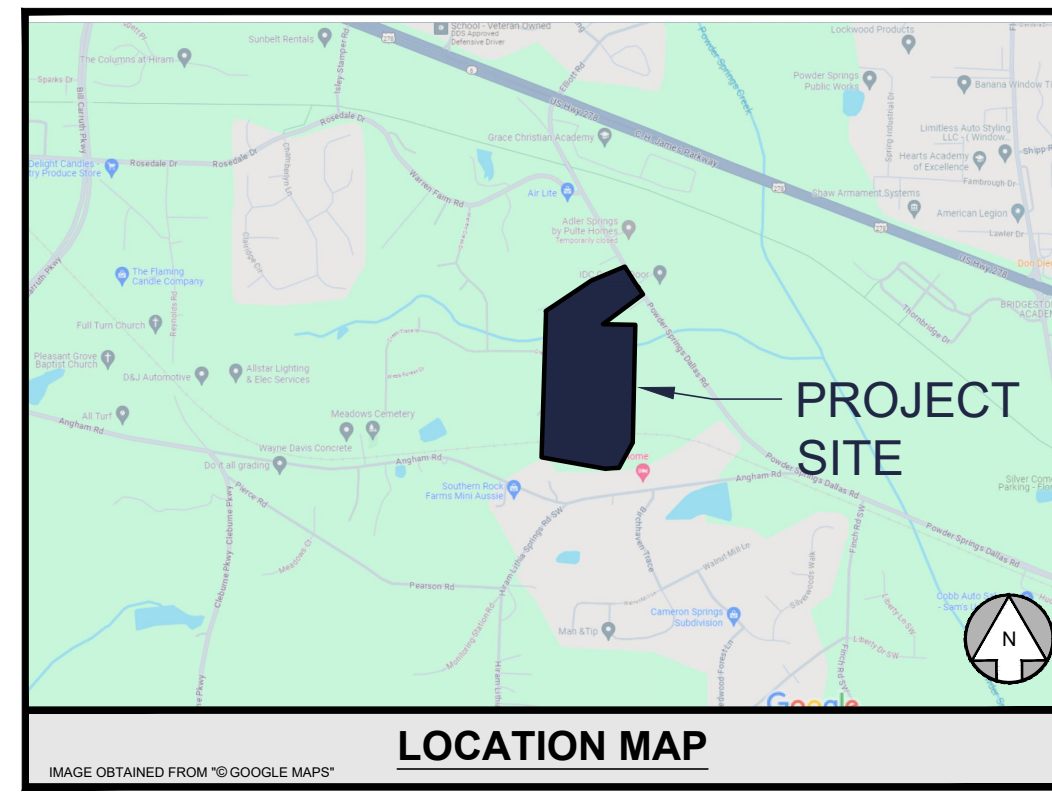
CH James Pkwy (US 278)								Powder Springs Dallas	Powder Springs Dallas
Eastbound				Westbound	Northbound	Southbound	Hrly Total		
Time	Left	Thru/Right	Total All Mvmts	Total All Mvmts	Total All Mvmts	Total All Mvmts	Vehicle Total		
7:00 AM	8.0%	0.0%	0.3%	0.3%	26.3%	0.0%	1.1%		
5:00 PM	25.5%	0.0%	1.4%	0.3%	18.9%	0.0%	1.2%		

Parcel	Area (Sq. Ft.)	Area (Acres)
1	9,847 Sq. Ft.	0.23 AC
2	8,400 Sq. Ft.	0.19 AC
3	8,400 Sq. Ft.	0.19 AC
4	8,441 Sq. Ft.	0.19 AC
5	8,400 Sq. Ft.	0.19 AC
6	8,400 Sq. Ft.	0.19 AC
7	8,400 Sq. Ft.	0.19 AC
8	8,400 Sq. Ft.	0.19 AC
9	8,400 Sq. Ft.	0.19 AC
10	8,400 Sq. Ft.	0.19 AC
11	8,400 Sq. Ft.	0.19 AC
12	8,400 Sq. Ft.	0.19 AC
13	8,440 Sq. Ft.	0.19 AC
14	10,683 Sq. Ft.	0.25 AC
15	11,615 Sq. Ft.	0.27 AC
16	13,613 Sq. Ft.	0.31 AC
17	12,860 Sq. Ft.	0.30 AC
18	9,543 Sq. Ft.	0.22 AC
19	8,400 Sq. Ft.	0.19 AC
20	8,400 Sq. Ft.	0.19 AC
21	8,400 Sq. Ft.	0.19 AC
22	8,400 Sq. Ft.	0.19 AC
23	8,400 Sq. Ft.	0.19 AC
24	8,400 Sq. Ft.	0.19 AC
25	9,390 Sq. Ft.	0.22 AC
26	12,992 Sq. Ft.	0.30 AC

Parcel	Area (Sq. Ft.)	Area (Acres)
BLOCK1	13,999 Sq. Ft.	0.32 AC
BLOCK2	14,095 Sq. Ft.	0.32 AC
BLOCK3	14,095 Sq. Ft.	0.32 AC
BLOCK4	14,864 Sq. Ft.	0.34 AC
OPEN SPACE 1	217,024 Sq. Ft.	4.98 AC
OPEN SPACE 2	29,355 Sq. Ft.	0.67 AC
OPEN SPACE 3	31,183 Sq. Ft.	0.72 AC
OPEN SPACE 4	3,824 Sq. Ft.	0.09 AC
OPEN SPACE 5	1,863 Sq. Ft.	0.04 AC
OPEN SPACE 6	3,804 Sq. Ft.	0.09 AC
OPEN SPACE 7	2,858 Sq. Ft.	0.07 AC
OPEN SPACE 8	3,804 Sq. Ft.	0.09 AC
OPEN SPACE 9	3,081 Sq. Ft.	0.07 AC
OPEN SPACE 10	2,865 Sq. Ft.	0.07 AC
OPEN SPACE 11	2,698 Sq. Ft.	0.06 AC
ROW	132,833 Sq. Ft.	3.05 AC
STORM MGMT. 1	36,531 Sq. Ft.	0.84 AC
STORM MGMT. 2	11,322 Sq. Ft.	0.26 AC
TRAIL HEAD	11,930 Sq. Ft.	0.27 AC



NOTE: UNITS ARE PROPOSED TO BE 2-STORIES WITH SOME BASEMENTS WHERE GRADING PERMITS.
TYPICAL FOOTPRINT: 1,200 S.F.
TYPICAL HEATED AREA: 1,800 S.F.



Amenity and Open Space Summary			
Total Site Area, ac	18.22		
Flood Plain Area, ac	4.32	23.7%	
Required Open Space	3.64	20.0%	
	Area, ac	% Credit	% x Area Credit Area
Trail Head	0.274	0.25	0.07
STORM MGMT. 1	0.839	0.50	0.42
STORM MGMT. 2	0.260	0.50	0.13
OPEN SPACE 1	4.982	0.50	2.49
OPEN SPACE 2	0.674	0.50	0.34
OPEN SPACE 3	0.716	1.00	0.72
OPEN SPACE 4	0.088	1.00	0.09
OPEN SPACE 5	0.043	1.00	0.04
OPEN SPACE 6	0.087	1.00	0.09
OPEN SPACE 7	0.066	1.00	0.07
OPEN SPACE 8	0.087	1.00	0.09
OPEN SPACE 9	0.071	1.00	0.07
OPEN SPACE 10	0.066	1.00	0.07
OPEN SPACE 11	0.062	1.00	0.06
Total	8.31		3.72

* Bioretention pond to be a visual appealing amenity per UDC 5-35(i)

ZONING PLAN DISCLAIMER

- THE ZONING PLAN REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROMISEMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
- THIS ZONING PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

NOTES

- ALL EXISTING DATA, TOPOGRAPHY, PROPERTY BOUNDARIES, FLOOD PLAIN ELEVATIONS, CREEK LOCATION AND OTHER EXISTING FEATURES WERE TAKEN DIRECTLY FROM OR DERIVED FROM COBB COUNTY, GA GIS DATA.
- THE STREAM LOCATION DEPICTED WAS APPROXIMATED USING CONTOUR DATA OBTAINED BY COBB COUNTY GIS.
- FLOOD PLAIN SHOWN IS BASED ON OVERLAIN IMAGERY FROM COBB COUNTY GIS DATA. NO FLOOD STUDY INFORMATION IS AVAILABLE TO SHOW THE ACTUAL FLOOD BOUNDARY LIMITS AS THEY RELATE TO THE GROUND TOPOGRAPHY.
- THIS PROJECT WILL IMPACT THE 100 YEAR FLOODPLAIN. A FLOOD PLAIN IMPACT ANALYSIS WILL BE REQUIRED FOR THE DEVELOPMENT OF THE FINAL PLANS FOR THIS PROJECT.
- THIS PROJECT WILL IMPACT BOTH STATE AND LOCAL STREAM BUFFERS. A STREAM IMPACT STUDY AND STREAM BUFFER VARIANCES WILL BE REQUIRED TO IMPLEMENT THIS CONCEPT PLAN.

SITE SUMMARY

SITE AREA	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.71AC (24.9%)
PERVIOUS AREA:	14.14 AC (75.1%)
OPEN SPACE REQ'D (20% SITE AREA):	3.72 AC (20.0%)
OPEN SPACE (SEE OPEN SPACE TABLE):	3.61 AC (20.4%)
FLOOD PLAIN:	4.32 AC (23.7%)
TOTAL SF LOT AREA:	5.56 AC (29.4%)
TOTAL TH LOT AREA:	1.58 AC (8.4%)
TOTAL LOT AREA:	7.13 AC (37.8%)

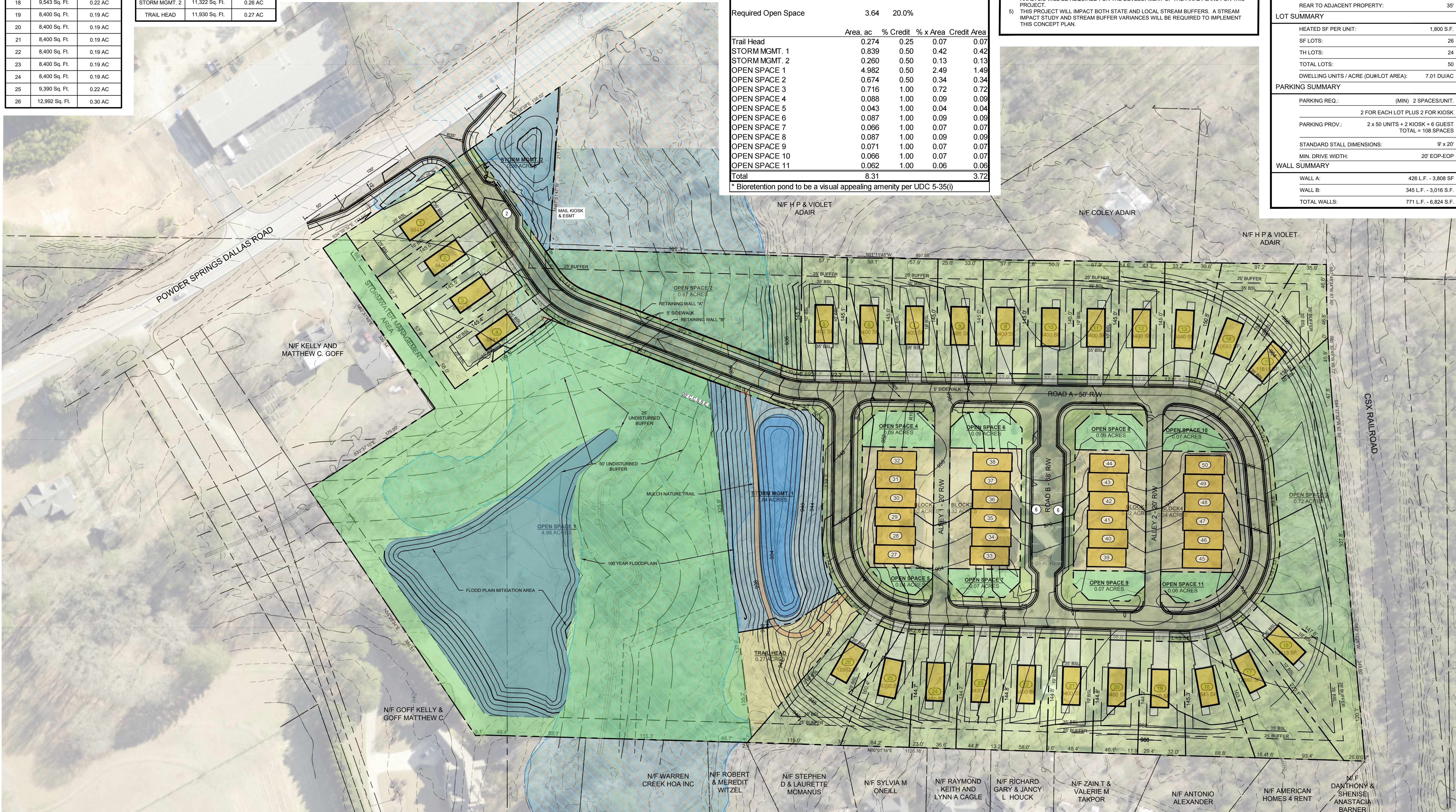
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF POWDER SPRINGS
CURRENT ZONING:	R-30
ADJACENT ZONING:	R15, R15C, R30
PROPOSED ZONING:	PUD-R

BUILDING SETBACKS	
FRONT:	35'
SIDE:	10'
REAR INTERNAL:	25'
REAR TO ADJACENT PROPERTY:	35'

LOT SUMMARY	
HEATED SF PER UNIT:	1,800 S.F.
SF LOTS:	26
TH LOTS:	24
TOTAL LOTS:	50
DWELLING UNITS / ACRE (DU/LOT AREA):	7.01 DU/AC

PARKING SUMMARY	
PARKING REQ.:	(MIN) 2 SPACES/UNIT.
	2 FOR EACH LOT PLUS 2 FOR KIOSK
PARKING PROV.:	2 x 50 UNITS + 2 KIOSK + 6 GUEST
	TOTAL = 108 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	20' EOP-EOP

WALL SUMMARY	
WALL A:	426 L.F. - 3,808 SF
WALL B:	345 L.F. - 3,016 S.F.
TOTAL WALLS:	771 L.F. - 6,824 S.F.



PREPARED IN THE OFFICE OF:

© 2024 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

REVISIONS:

REV #	DATE	DESCRIPTION	BY	CHK
1	05/01/24	MODIFIED OVERALL LAYOUT	DJC	DJC
2	05/01/24	DARKENED CONTOURS & UPDATED SETBACK	DJC	DJC
3	08/07/24	REMOVED DECELANE FROM ADJACENT FRONTAGE	DJC	DJC
3	08/07/24	REVISED OVERALL LAYOUT	DJC	DJC

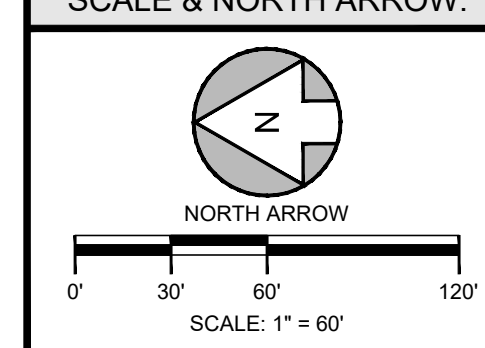
CLIENT
BLUE RIVER DEVELOPMENT
3715 DAVINCI COURT, SUITE 300, NORCROSS, GA 30092

PROJECT
5535 POWDER SPRINGS DALLAS ROAD
5535 POWDER SPRINGS DALLAS ROAD
LAND LOTS 734, 735, 746 & 747, DISTRICT 19, SECTION 2
POWDER SPRINGS, COBB COUNTY, GEORGIA

SEAL:
FOR INFORMATIONAL PURPOSES ONLY

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.



DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DJC
REVIEWED BY:	DLS
JOB #:	02970002
DATE:	05.25.2024

01 ZONING PLAN