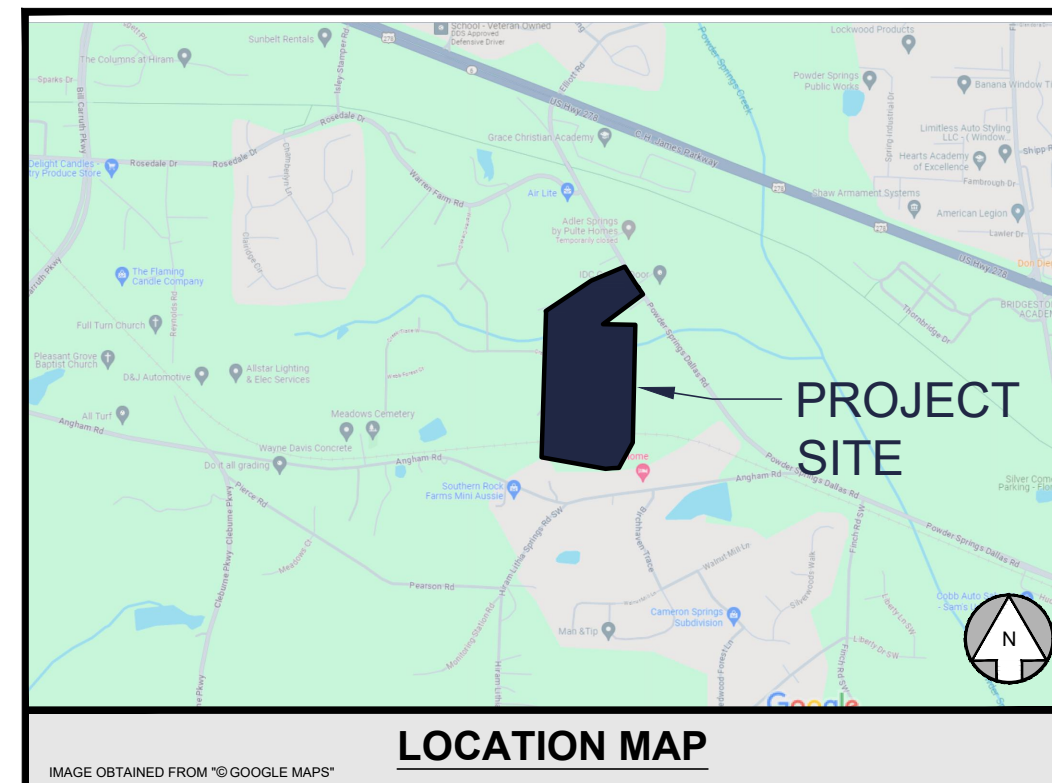
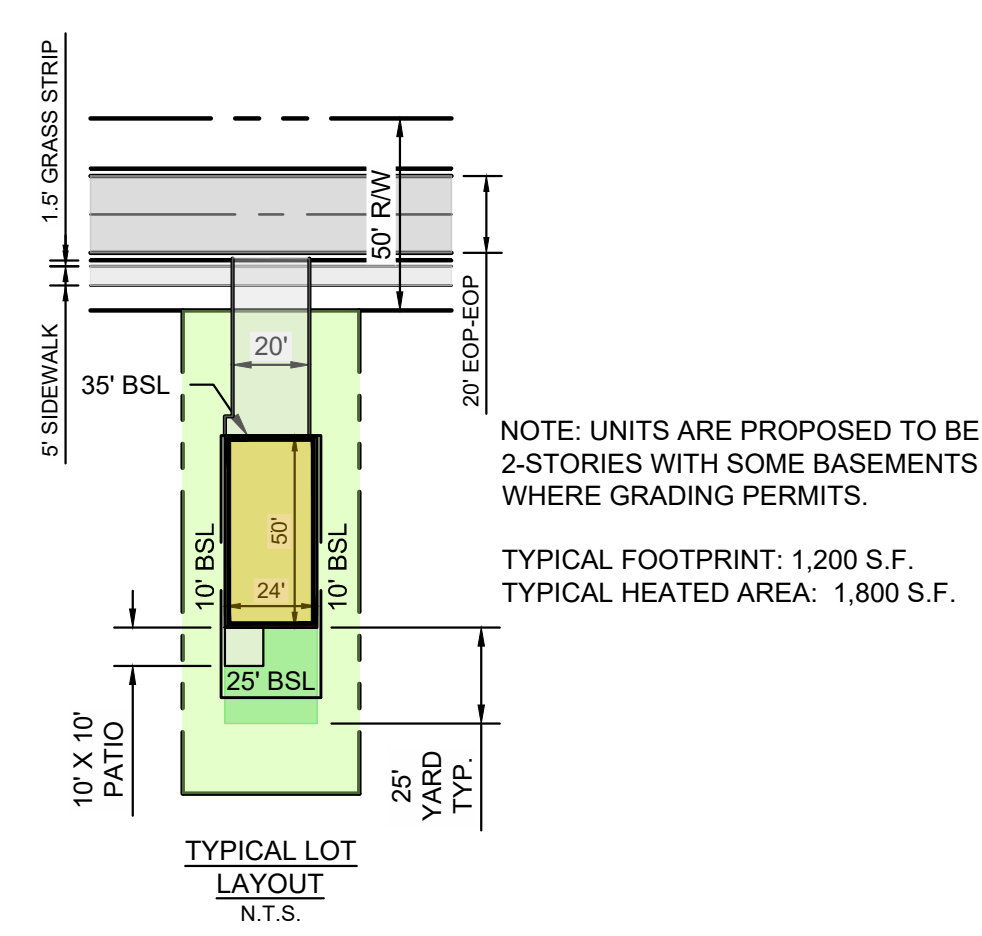


Parcel	Area (Sq. Ft.)	Area (Acres)
1	11,303 Sq. Ft.	0.26 AC
2	8,399 Sq. Ft.	0.19 AC
3	8,399 Sq. Ft.	0.19 AC
4	8,554 Sq. Ft.	0.20 AC
5	8,400 Sq. Ft.	0.19 AC
6	8,400 Sq. Ft.	0.19 AC
7	8,400 Sq. Ft.	0.19 AC
8	8,400 Sq. Ft.	0.19 AC
9	8,400 Sq. Ft.	0.19 AC
10	8,400 Sq. Ft.	0.19 AC
11	8,400 Sq. Ft.	0.19 AC
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	215,457 Sq. Ft.	4.95 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



Amenity and Open Space Summary			
	Existing	Proposed	
Total Site Area, ac	18.22	5.13	28.2%
Flood Plain Area, ac	4.38	24.0%	5.13
Required Open Space	3.64	20.0%	
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	4.946	0.50	2.47
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	8.28		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.

VARIANCES REQUIRED

- FLOOD PLAIN VARIANCE TO ALLOW CUT AND FILL WITHIN THE FLOODPLAIN. A NO-RISE STUDY IS REQUIRED TO DEMONSTRATE GRADING IN THE FLOODPLAIN WILL NOT CAUSE A RISE IN FLOODPLAIN ELEVATION OUTSIDE OF THE SUBJECT SITE. (FILED AS A SEPARATE VARIANCE FROM THE PUD-R REZONING).
- TEMPORARY STREAM BUFFER VARIANCE TO THE 50' UNDISTURBED BUFFER AND THE 75' IMPERVIOUS SETBACK FOR A TEMPORARY CONSTRUCTION ACCESS ROAD TO THE ON-SITE FLOOD PLAIN COMPENSATION AREA.
- VARIANCE TO THE 50' UNDISTURBED STREAM SETBACK TO ALLOW CONSTRUCTION OF THE FLOODPLAIN COMPENSATION AREA.
- VARIANCE TO ALLOW ROAD, SIDEWALK, STORM WATER MANAGEMENT FACILITIES, AND RELATED IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE 25' ZONING BUFFER.

SITE SUMMARY

SITE AREA	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.71AC (24.9%)
PERVIOUS AREA:	14.17 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:	4.38 AC (23.7%)
TOTAL SF LOT AREA:	5.59 AC (29.6%)
TOTAL TH LOT AREA:	1.58 AC (8.4%)
TOTAL LOT AREA:	7.17 AC (38.0%)

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

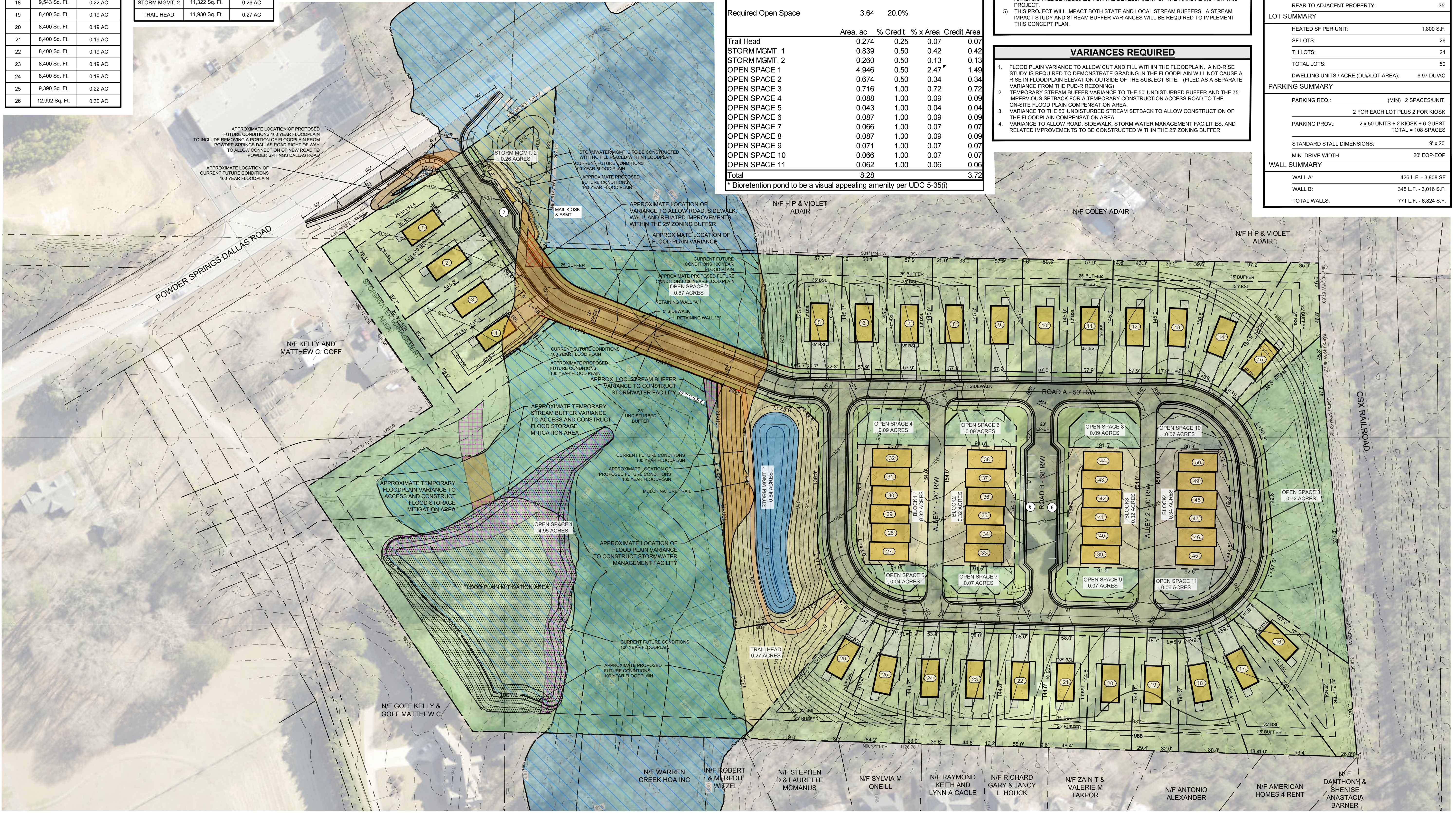
HEATED SF PER UNIT:	1,800 S.F.
SF LOTS:	26
TH LOTS:	24
TOTAL LOTS:	50
DWELLING UNITS / ACRE (DU/Lot AREA):	6.97 DU/AC

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
MIN. DRIVE WIDTH:	20' EOP-EOP

WALL SUMMARY

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



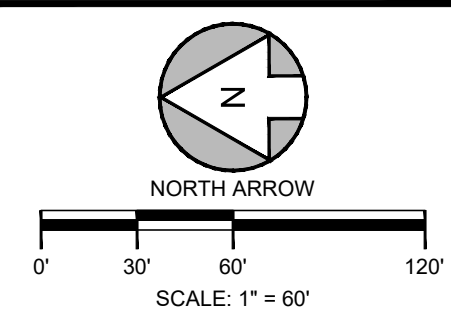
REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	05/01/24	DJC	MODIFIED OVERALL LAYOUT
2	05/01/24	DJC	DARKENED CONTOURS & UPDATED SETBACK
3	08/07/24	DJC	REMOVED DECLEANE FROM ADJACENT FRONTAGE
3	7/29/24	DJC	REVISED OVERALL LAYOUT

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



DESIGN INFO:

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

01 ZONING PLAN