

SITE DATA:

CURRENT ZONING: MDR

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL

TOTAL SITE AREA:
UNIT I (PHASE 1): 20,376 AC.
UNIT I (PHASE 2): 59,221 AC.
UNIT II (PHASE 1): 5,401 AC.
UNIT II (PHASE 2): 24,622 AC.

TOTAL: 109.62 AC.
(Note: Areas do NOT include future Lewis Road R/W.)

OPEN SPACE:
UNIT I (Phase I): 3.11 AC. (As depicted on Final Plat For Springbrooke Estates Unit I, Phase I; PB 256, PG 89)

UNIT I (Phase II): 21.30 AC.
UNIT II: 10.81 AC. (As depicted on Final Plat For Springbrooke Estates Unit II, Phase 1; PB 260, PG 90) Springbrooke Estates Unit II, Phase 2; PB 261, PG 42)

TOTAL: 35.22 AC.

TOTAL LOTS:

UNIT I:
PHASE 1: 41 LOTS
PHASE 2: 106 LOTS
TOTAL LOTS OF UNIT I: 147 LOTS

UNIT II: 47 LOTS (As depicted on Final Plat For Springbrooke Estates Unit II, Phase 1; PB 260, PG 90) Springbrooke Estates Unit II, Phase 2; PB 261, PG 42)

TOTAL LOTS OF UNITS I & II: 194 LOTS

DENSITY:
UNIT I (PHASE 1): 2.11 LOTS/AC.
UNIT I (PHASE 2): 1.78 LOTS/AC.
UNIT II (PHASE 1): 2.41 LOTS/AC.
UNIT II (PHASE 2): 1.38 LOTS/AC

TOTAL DENSITY: 1.92 LOTS/AC
(Maximum Allowable Density Per Rezoning Stipulations = 2.35 LOTS/AC)

SETBACKS:
FRONT: 35' (MIN.)
REAR: 30'
SIDE: 10'

MIN. LOT SIZE: 11,000 SF
MIN. LOT WIDTH (@ BL): 60'
MIN. STREET FRONTAGE: 60'
MIN. LOT WIDTH (CUL-DE-SAC): 35'

SOURCE OF DOMESTIC WATER SUPPLY:
CITY OF POWDER SPRINGS

PROVISION FOR SANITARY SEWER DISPOSAL:
CITY OF POWDER SPRINGS AND COBB COUNTY WATER & SEWER.

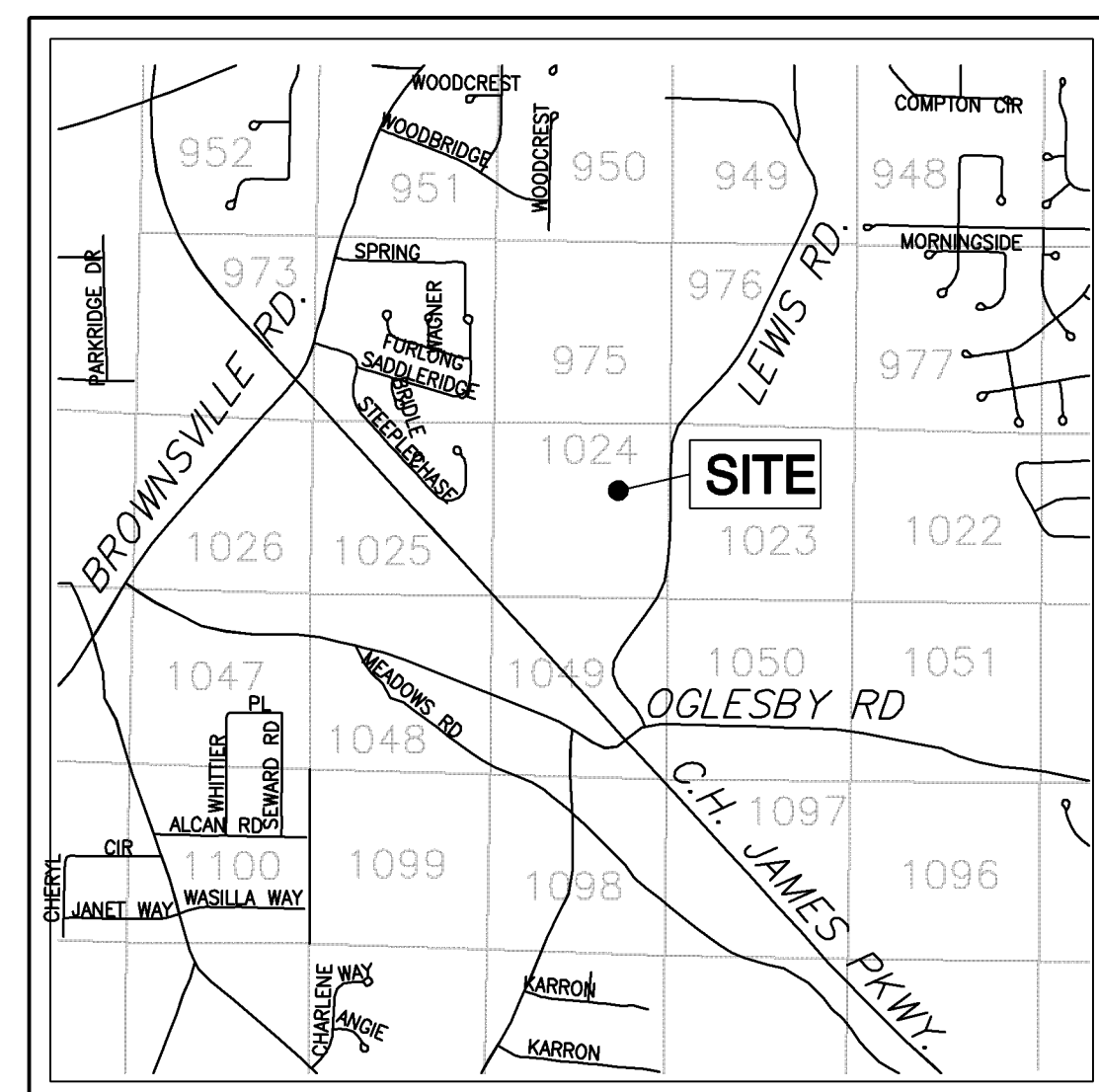
STORM BUFFER EXPANSION

LOT #	IMPACTED BUFFER AREA		
	50' UNDISTURBED	75' IMPERVIOUS	TOTAL
160	1,370.25 SF	2,223.58 SF	3,593.83 SF
161	2,394.57 SF	926.68 SF	3,321.25 SF
173	1,798.20 SF	465.13 SF	2,263.33 SF
174	1,580.37 SF	4.00 SF	1,584.37 SF
175	142.47 SF	0.00 SF	142.47 SF
TOTAL	7,285.86 SF	3,619.39 SF	10,905.25 SF

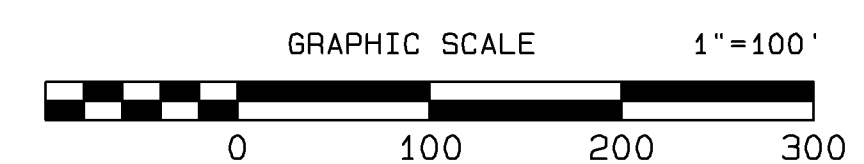
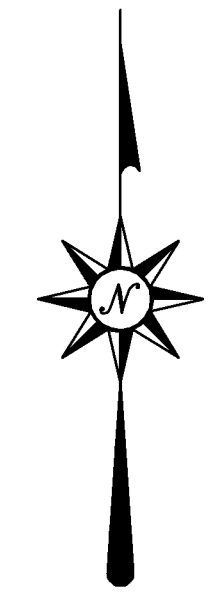
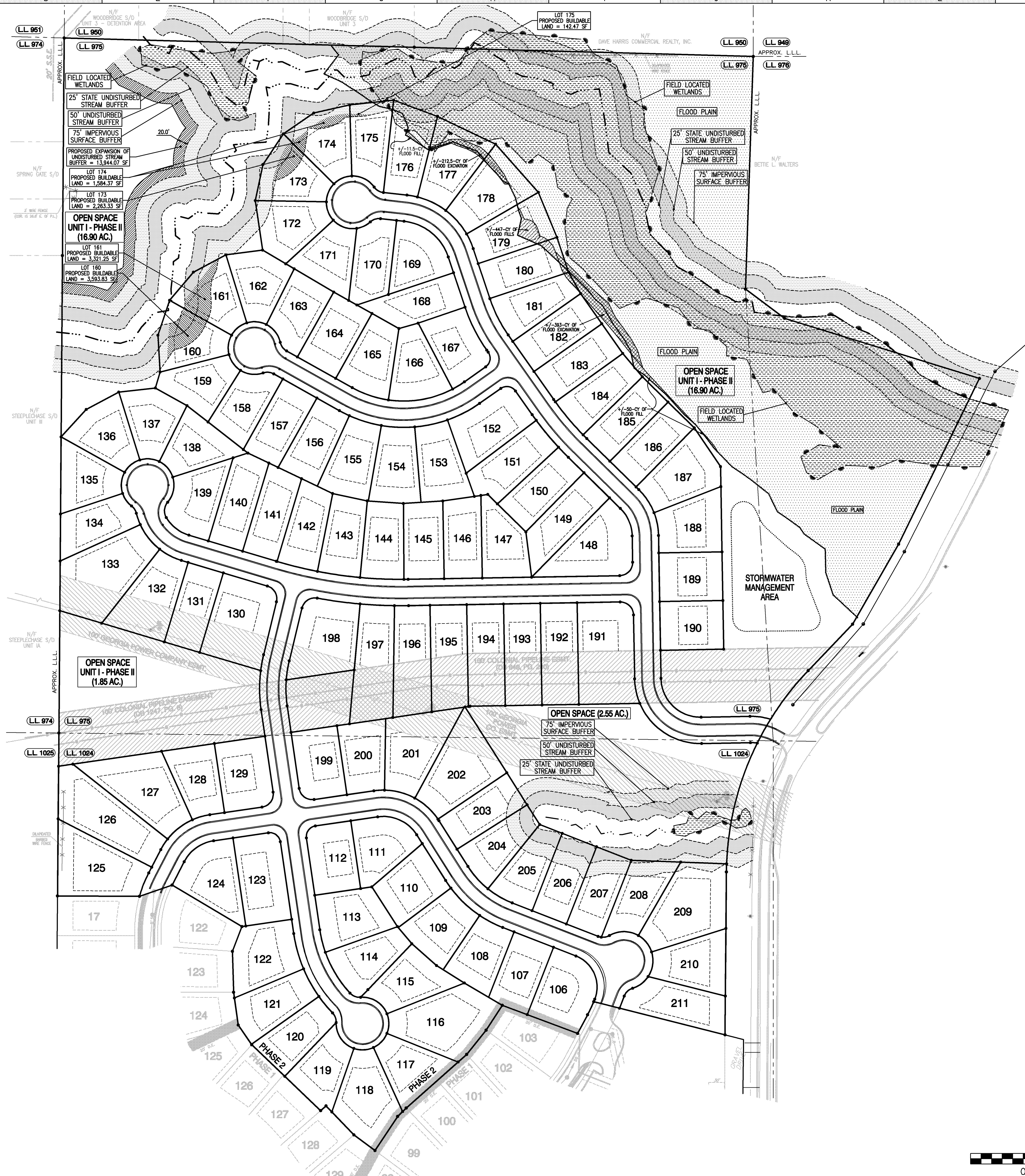
TOTAL BUFFER EXPANSION REQUIRED = 10,905.25 SF
TOTAL BUFFER EXPANSION PROVIDED = 13,944.07 SF

COMPARISON STORM BUFFER EXPANSION

- IN THE AREA OF LOTS 160-161:
J. LANCASTER PLAN = 7,227 SF
PROPOSED PLAN = 6,915.08 SF
- IN THE AREA OF LOTS 173-175:
J. LANCASTER PLAN = 13,658 SF
PROPOSED PLAN = 3,990.17 SF
- TOTALS:
J. LANCASTER PLAN = 20,885 SF
PROPOSED PLAN = 10,905.25 SF



LOCATION MAP



TERRATORY

Development Consultants

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DEVELOPER:
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24-HOUR CONTACT:
JOE HIOTT
PHONE: (404) 518-2209

PROJECT:
SPRINGBROOKE ESTATES UNIT I - PHASE 2
LAND LOTS 975, 976, 1023 & 1024
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

SHEET TITLE:
REZONING SKETCH PLAN

DRAWING DATE: February 5, 2018

DRAWING SCALES:
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: N/A

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1.	ADD 2ND ENTRANCE TO LEWIS ROAD; ADD FLOOD PLAN COMPENSATION AREAS.	2.26.18

SHEET RZ-1