

FLOOD INFORMATION:
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE "A" AND ZONE "AE" ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0094 H COMMUNITY #130052 DATED: MARCH 4, 2013

WESTON HEIGHTS
 PB 41 PG. 155
 ZONED R-20

WALKING PATH
 ALONG LAKE

LL 682

LL 725

WCP MANAGEMENT, LLC.
 DB.3620 PG. 3621
 ZONED CC

APPLICANT INFORMATION:
 MANOR RESTORATIONS
 4763 TOWNSHIP CHASE
 MARIETTA, GEORGIA 30066

24 HR. CONTACT:
 BERNIE SMITH
 (770) 652-0044

OWNER/PROPERTY INFORMATION:
 JUNE B. & LEWIS J. ALDER
 3091 NEW MACLAND ROAD
 POWDER SPRINGS, GA. 30127
 PIN#19068200040

SITE NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL FEE SIMPLE TOWNHOMES
 CURRENT ZONING - R-20
 PROPOSED ZONING - MDR
 TOTAL AREA - 13.5 ACRES
 TOTAL RESIDENTIAL UNITS - 47
 RESIDENTIAL DENSITY - 3.48 U/A
 MINIMUM LOT SIZE - 2,000 SF
 MAXIMUM DENSITY ATTACHED UNITS - 5.0 U/A
 MAXIMUM IMPERVIOUS SURFACE - 50%
 MAXIMUM HEATED FLOOR SPACE - 1,200 SF.
 MAXIMUM BUILDING HEIGHT - 35 FT.
 MINIMUM OPEN SPACE - 20%

PROPOSED BUILDING SETBACK REQUIREMENTS:
 FRONT - 20'
 REAR - 20'
 SIDE - MIN. 10' BETWEEN STRUCTURES

THIS PROJECT AS PROPOSED WILL BE PRIVATE WITH FEE SIMPLE TOWNHOMES. ALL INFRASTRUCTURE AND COMMON AREAS WILL BE MAINTAINED BY THE HOA.

THIS PROJECT AS PROPOSED IS VERY SIMILAR IN CONCEPT DESIGN AS FEATURED WITHIN THE CITY OF POWDER SPRINGS COMPREHENSIVE LAND USE PLAN, ILLUSTRATION SHOWN ON PAGE 50.

THE NAME OF THIS DEVELOPMENT WILL BE DETERMINED BY THE BUILDER AND AND THE MARKETING RESEARCH. THE SUBDIVISION NAME WILL REQUIRE CITY AND 911 APPROVALS, PRIOR TO USE.

CONSTRUCTION IS PLANNED TO BE APPROXIMATELY 100 FT FROM LAKE

STORM WATER DETENTION AND WATER QUALITY WILL BE SUPPLIED BY THE EXIST. LAKE AND OR MANAGEMENT STRUCTURES ADJACENT TO THE EXIST. FLOOD PLAIN AREA. A COMPLETE HYDROLOGY WILL DETERMINE THE NEEDS FOR THIS PROJECT.

THE FEMA FLOOD ZONE "A" ELEVATION IS APPROXIMATE AND WILL BE DETERMINED BY FLOOD STUDY PERFORMED BY A PROFESSIONAL ENGINEER.

DOMESTIC WATER IS AVAILABLE WITHIN THE R/W AND WILL BE SUPPLY BY THE LOCAL CITY/COUNTY UTILITY FOR THIS AREA.

SANITARY SEWER IS AVAILABLE TO THE SITE AND WILL BE SUPPLY BY THE LOCAL CITY/COUNTY UTILITY FOR THIS AREA.

GUEST PARKING SHALL BE PROVIDED ACCORDING TO COBB COUNTY FIRE MARSHALL REQUIREMENTS.

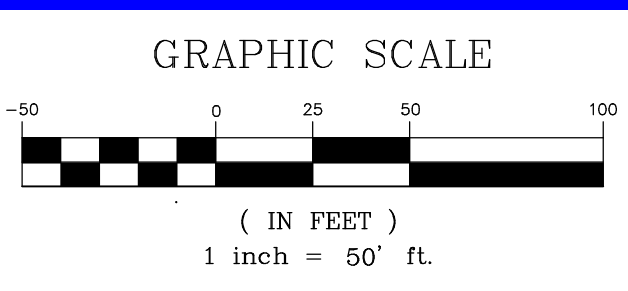
LAND DISTURBANCE PLANS WILL BE SUBMITTED FOR REVIEW AND APPROVED BY ALL GOVERNMENTAL AGENCIES AS WELL AS THE LOCAL ISSUING AUTHORITY.

ALL INFRASTRUCTURE CONSTRUCTION SHALL BE BUILT TO CITY/COUNTY STANDARDS.

THIS SURVEY WAS COMPILED FROM DEEDS AND PLATS OF RECORD, WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

TOPOGRAPHIC INFORMATION BASED ON COBB COUNTY GIS AND MSL DATUM.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.



| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|--------|--------------------------------|----|
| 1 | 1-3-19 | PER ZONING REVIEW COMMENTS | DP |
| 1 | 1-4-19 | PER ZONING 2nd REVIEW COMMENTS | DP |

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| DRAWN BY: DP |
| CHECKED BY: DP |
| DATE: 12-7-18 |
| SCALE: 1" = 50' |
| PROJECT No.: 1118030 |