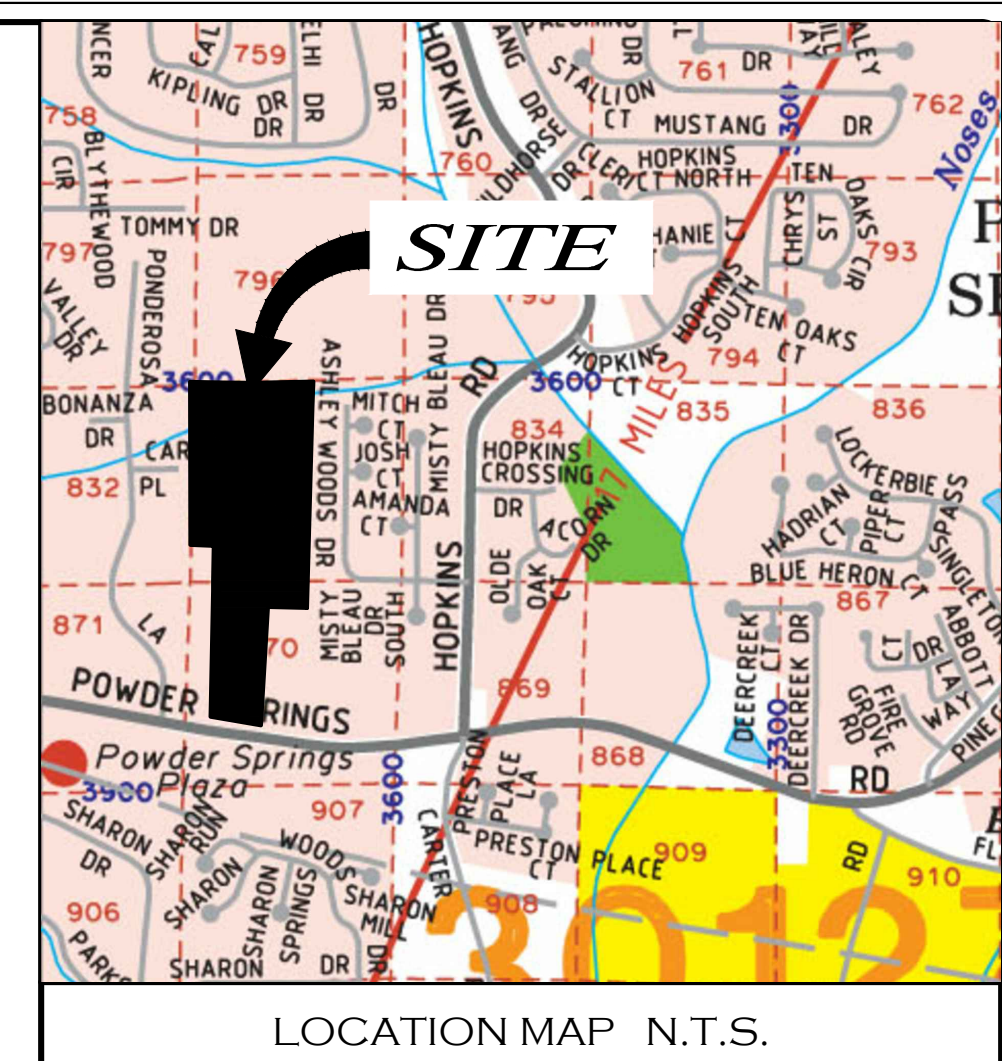


Drawing name: C:\Paran Homes\13700 Powder Springs Road\Land Planning\Zoning\13700 Powder Springs Road Zoning Plan.dwg Plotted on: Oct 10, 2018 9:35am

- GENERAL ZONING NOTES:**
- PROPERTY OWNER:
 - TRACT 1: THOMAS R. McDONALD PARCEL #19087000030
 - TRACT 2: L.W. GANTT PARCEL #19083300040
 - TRACT 3: JAMES R. GANTT PARCEL #19083300380
 - TRACT 4: THE ESTATE OF EDNA WYATT PARCEL #19087000020
 - TRACT 5: RANDOLPH & MILDRED COOPER PARCEL #19083300070
 - APPLICANT:
 - PARAN HOMES, LLC
 - DAVID CARAGHER
 - 770-231-2122
 - 3005 BRECKINRIDGE BLVD
 - DULUTH GA 30096
 - PROPERTY AREA: 27.77 AC.
 - EX. ZONING - R20
 - PROPOSED ZONING - MDR
 - MAXIMUM BUILDING HEIGHT = 35' AND/OR TWO STORIES
 - APPROXIMATE SQUARE FOOTAGE PER QUAD UNIT: 2,270 SF
 - UNITS - 104
 - UNITS TO BE FEE SIMPLE
 - MAXIMUM DENSITY = 5.0 UNITS/AC
 - DENSITY - 104 UNITS/27.77 AC. = 3.75 UNITS/AC.
 - SETBACKS
 - 12.1. FRONT = 35' SIDE = 10' REAR = 20'
 - MAXIMUM IMPERVIOUS RATIO = 50%
 - REQUIRED OPEN SPACE = 25% (7.05 AC.)
 - PROVIDED OPEN SPACE = 26% (7.22 AC.)
 - WATER PROVIDED BY THE CITY OF POWDER SPRINGS
 - SANITARY SEWER PROVIDED BY THE CITY OF POWDER SPRINGS
 - SURVEY PROVIDED BY: GASKINS SURVEYING CO.
 - HORIZONTAL DATUM IS NAD 83
 - VERTICAL DATUM IS NAVD 88
 19. SURVEY DATE: 08/16/2018



Gaskins
 ENGINEERING
 PLANNING/CONSULTING
 SURVEYING
 CONSTRUCTION MGMT

1266 Powder Springs Road
 Marietta, Georgia 30064
 Phone: (770) 424-7168
 Fax: (770) 424-7593
 WWW.GASKINSURVEYING.COM

© 2018, GASKINS SURVEYING COMPANY, INC. This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing, including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

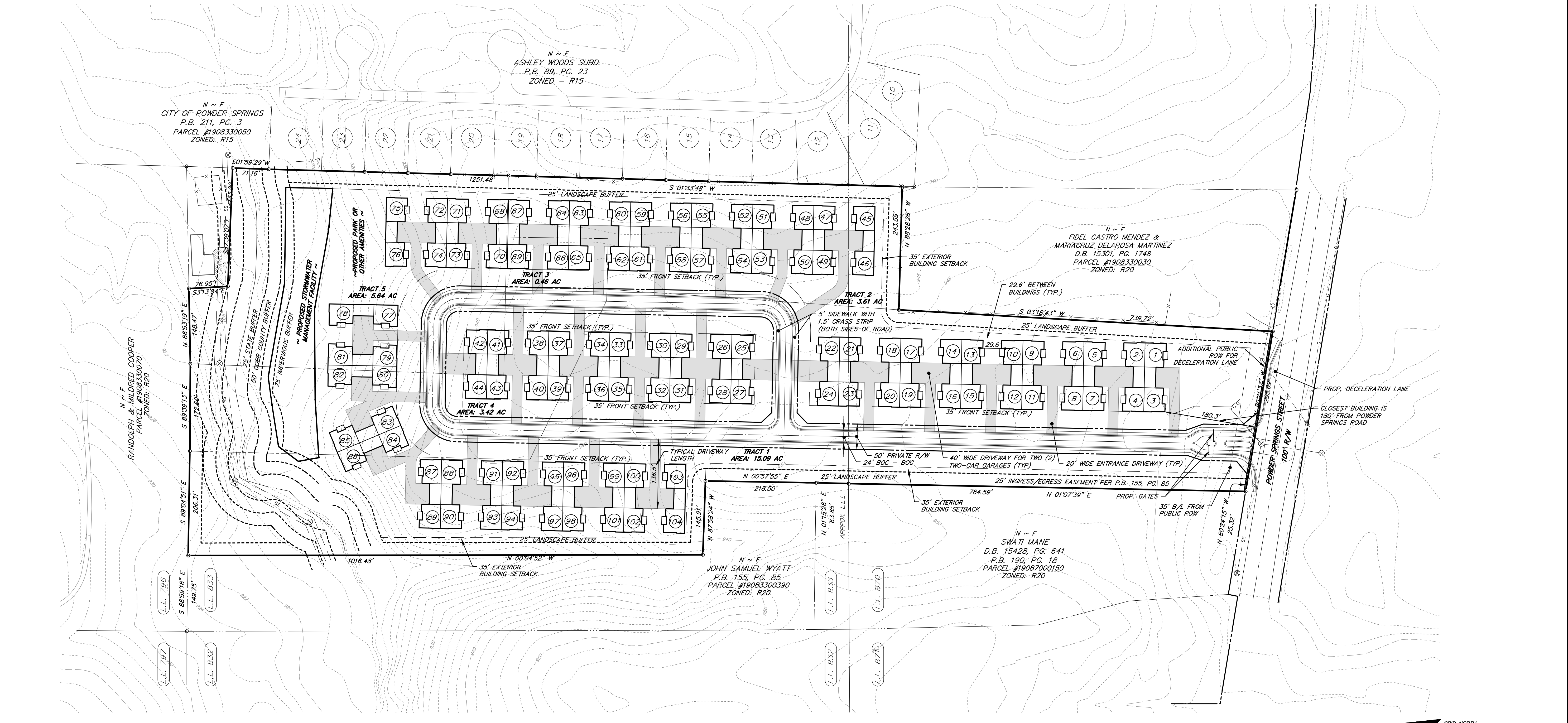
POWDER SPRINGS QUADS
 LAND LOT 833 AND 870, 19TH DISTRICT, 2ND SECTION,
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

REVISIONS		
REV.	DATE	REVISION REFERENCE:

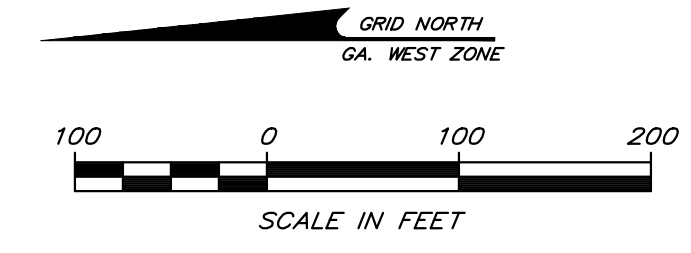
SHEET TITLE
 ZONING PLAN

SEAL

PROJECT I.D.	FIELD BOOK
---	---
DRAWN BY	CHECKED BY
MEB	MMB
SCALE	ISSUE DATE
1"=100'	10/10/2018
SHEET NUMBER	



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067, MAP NUMBER # 1306700181 H DATED MARCH 4, 2013.



NOT ISSUED FOR CONSTRUCTION