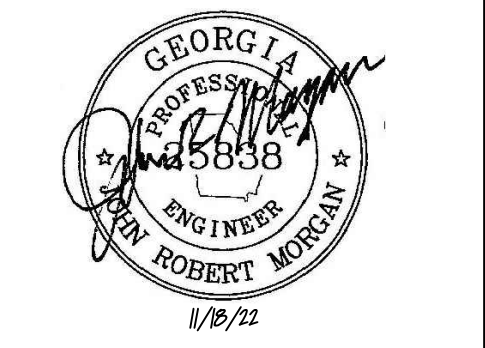
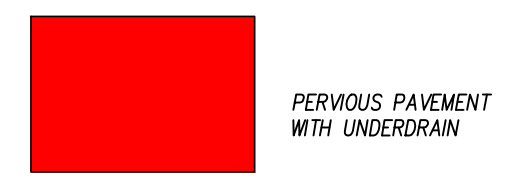
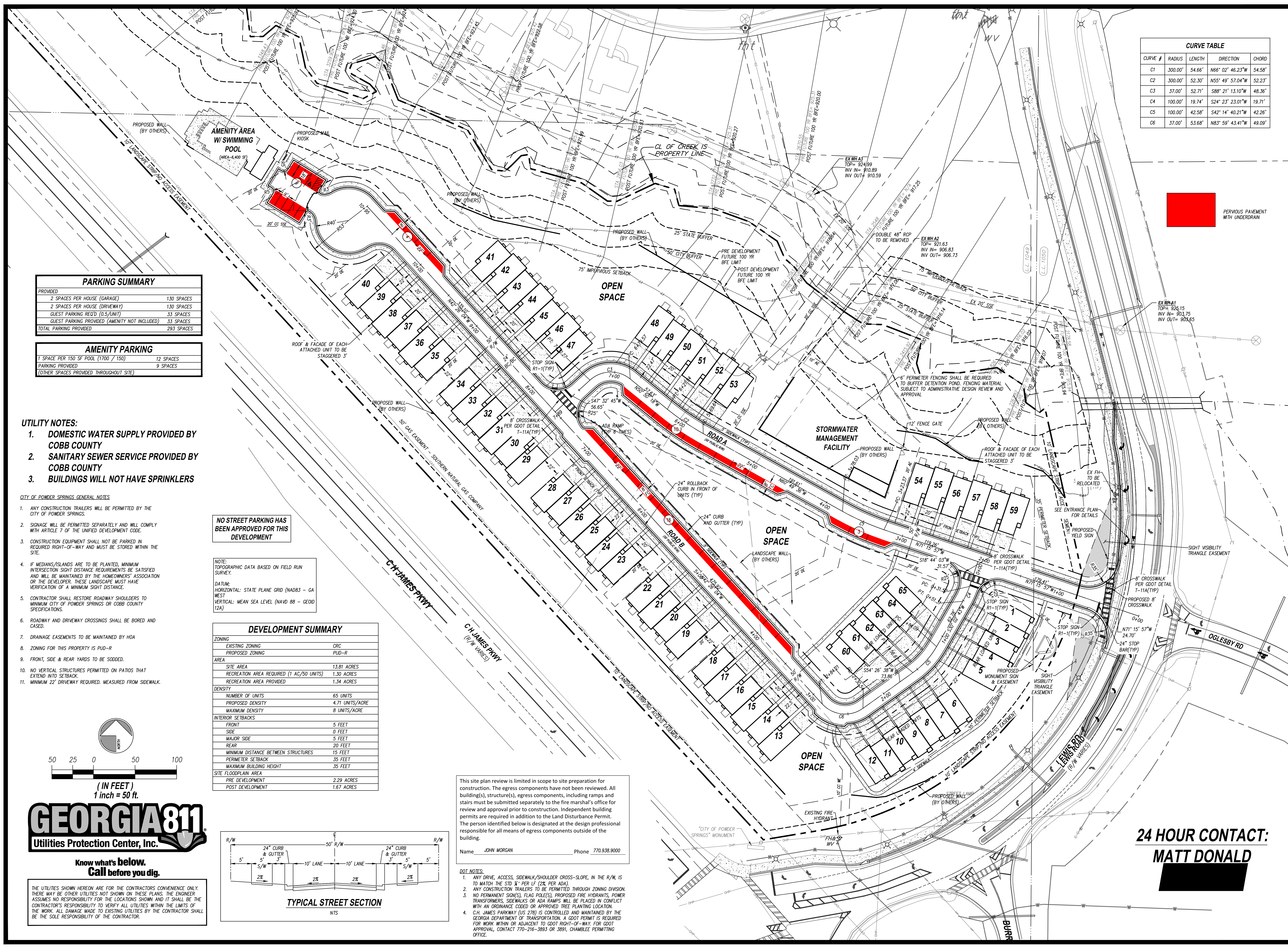


CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	300.00'	54.66'	N66° 02' 46.23"W	54.58'
C2	300.00'	52.30'	N55° 49' 57.04"W	52.23'
C3	37.00'	52.71'	S88° 21' 13.10"W	48.36'
C4	100.00'	19.74'	S24° 23' 23.01"W	19.71'
C5	100.00'	42.58'	S42° 14' 40.21"W	42.26'
C6	37.00'	53.68'	N83° 59' 43.41"W	49.09'



REVISIONS

01/23/23	CITY & COUNTY COMMENTS
03/20/23	CITY & COUNTY COMMENTS
04/20/23	CITY & COUNTY COMMENTS
05/15/23	CITY & COUNTY COMMENTS



PARKING SUMMARY

PROVIDED		
2 SPACES PER HOUSE (GARAGE)	130 SPACES	
2 SPACES PER HOUSE (DRIVEWAY)	130 SPACES	
GUEST PARKING REQ'D (0.5/UNIT)	33 SPACES	
GUEST PARKING PROVIDED (AMENITY NOT INCLUDED)	33 SPACES	
TOTAL PARKING PROVIDED	293 SPACES	

AMENITY PARKING

1 SPACE PER 150 SF POOL (1700 / 150)	12 SPACES
PARKING PROVIDED	9 SPACES
(OTHER SPACES PROVIDED THROUGHOUT SITE)	

- UTILITY NOTES:**
- DOMESTIC WATER SUPPLY PROVIDED BY COBB COUNTY
 - SANITARY SEWER SERVICE PROVIDED BY COBB COUNTY
 - BUILDINGS WILL NOT HAVE SPRINKLERS

- CITY OF POWDER SPRINGS GENERAL NOTES**
- ANY CONSTRUCTION TRAILERS WILL BE PERMITTED BY THE CITY OF POWDER SPRINGS.
 - SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH ARTICLE 7 OF THE UNIFIED DEVELOPMENT CODE.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
 - IF MEDIANS/ISLANDS ARE TO BE PLANTED, MINIMUM INTERSECTION SIGHT DISTANCE REQUIREMENTS BE SATISFIED AND WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR THE DEVELOPER. THESE LANDSCAPE MUST HAVE VERIFICATION OF A MINIMUM SIGHT DISTANCE.
 - CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM CITY OF POWDER SPRINGS OR COBB COUNTY SPECIFICATIONS.
 - ROADWAY AND DRIVEWAY CROSSINGS SHALL BE BORED AND CAVED.
 - DRAINAGE EASEMENTS TO BE MAINTAINED BY HOA.
 - ZONING FOR THIS PROPERTY IS PUD-R
 - FRONT, SIDE & REAR YARDS TO BE SOODED.
 - NO VERTICAL STRUCTURES PERMITTED ON PATIOS THAT EXTEND INTO SETBACK.
 - MINIMUM 22' DRIVEWAY REQUIRED, MEASURED FROM SIDEWALK.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NOTE:
 TOPOGRAPHIC DATA BASED ON FIELD RUN SURVEY.
 DATUM: HORIZONTAL: STATE PLANE GRID (NAD83 - CA WEST)
 VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A)

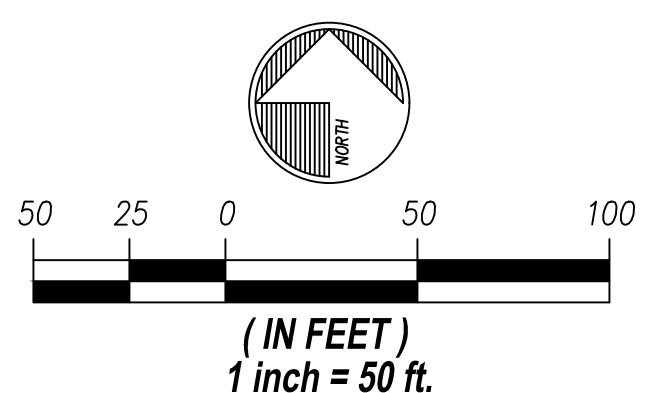
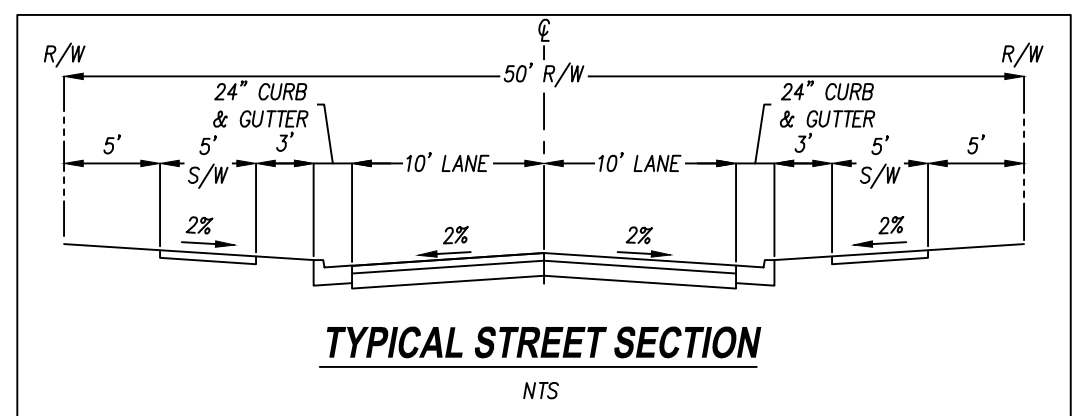
DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	CR-C
PROPOSED ZONING	PUD-R
AREA	
SITE AREA	13.81 ACRES
RECREATION AREA REQUIRED (1 AC/50 UNITS)	1.30 ACRES
RECREATION AREA PROVIDED	1.34 ACRES
DENSITY	
NUMBER OF UNITS	65 UNITS
PROPOSED DENSITY	4.71 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
INTERIOR SETBACKS	
FRONT	5 FEET
SIDE	0 FEET
MAJOR SIDE	5 FEET
REAR	20 FEET
MINIMUM DISTANCE BETWEEN STRUCTURES	15 FEET
PERIMETER SETBACK	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
SITE FLOODPLAIN AREA	
PRE DEVELOPMENT	2.29 ACRES
POST DEVELOPMENT	1.67 ACRES

This site plan review is limited in scope to site preparation for construction. The egress components have not been reviewed. All building(s), structure(s), egress components, including ramps and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building permits are required in addition to the Land Disturbance Permit. The person identified below is designated as the design professional responsible for all means of egress components outside of the building.

Name: JOHN MORGAN Phone: 770.938.9000

- DOT NOTES:**
- ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS-SLOPE, IN THE R/W, IS TO MATCH THE STD "X" PER LF (2% PER ADA).
 - ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH ZONING DIVISION.
 - NO PERMANENT SIGNS, FLAG POLES(C), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR ADA RAMP WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.
 - C.H. JAMES PARKWAY (US 278) IS CONTROLLED AND MAINTAINED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION. A GOOT PERMIT IS REQUIRED FOR WORK WITHIN OR ADJACENT TO GOOT RIGHT-OF-WAY. FOR GOOT APPROVAL, CONTACT 770-216-3893 OR 3891, CHAMBLEE PERMITTING OFFICE.



Know what's below. Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.