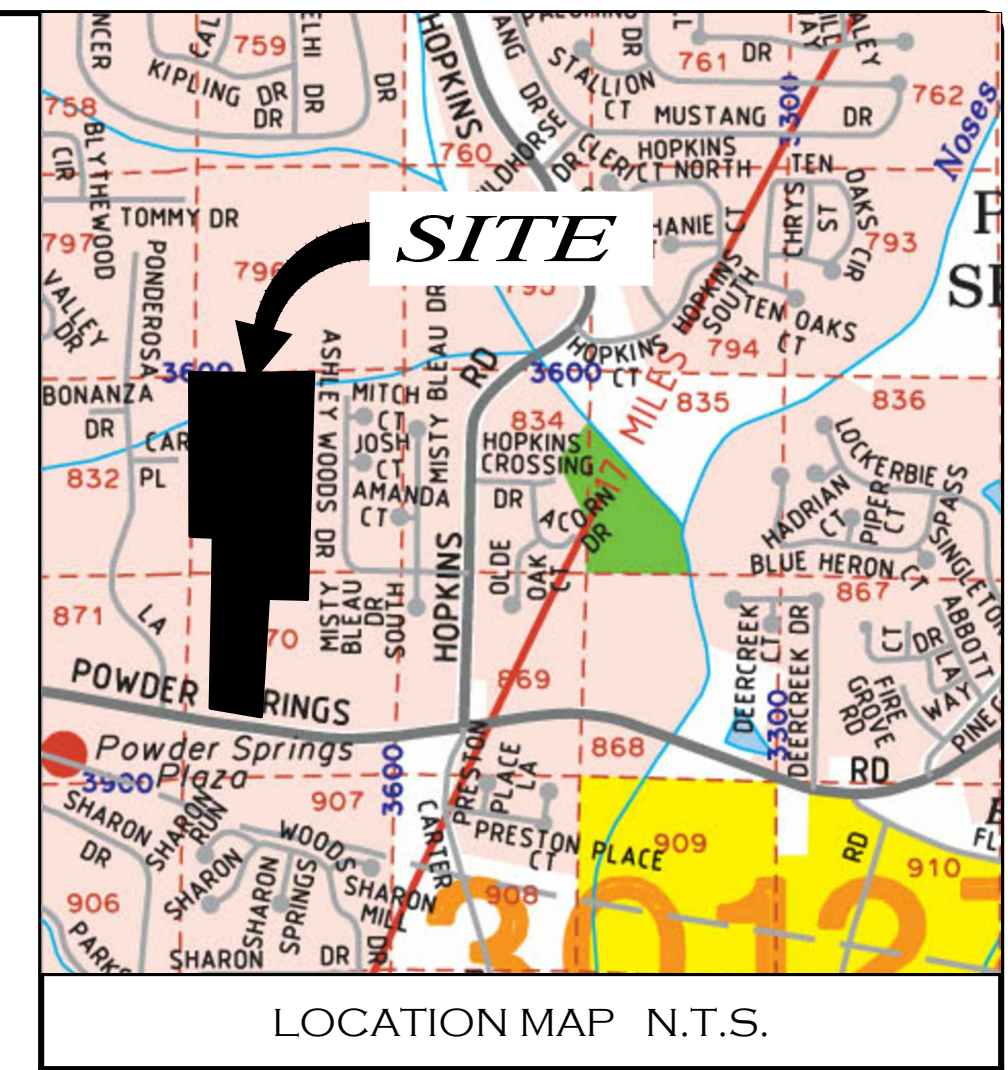


REQUESTED VARIANCES:

1. REDUCE FRONT SETBACK FROM 35' TO 25'.
2. REDUCE REQUIRED ROW WIDTH FROM 60' WITH 28' OF REQUIRED PAVEMENT TO 50' WITH 24' REQUIRED PAVEMENT
3. REDUCE THE MINIMUM LOT SIZE FOR FEE SIMPLE TOWNHOMES FROM 2,000 SQ. FEET TO 1,722 SQ. FEET.

GENERAL ZONING NOTES:

1. PROPERTY OWNER: TRACT 1: THOMAS R. McDONALD PARCEL #1908700030
TRACT 2: L.W. GANTT PARCEL #1908330040
TRACT 3: JAMES R. GANTT PARCEL #19083300380
TRACT 4: THE ESTATE OF EDNA WYATT PARCEL #19087000020
TRACT 5: RANDOLPH & MILDRED COOPER PARCEL #1908330070
2. APPLICANT: PARAN HOMES, LLC
DAVID CARAGHER
770-231-2122
3005 BRECKINRIDGE BLVD
DULUTH GA 30096
3. PROPERTY AREA: 27.44 AC.
4. EX. ZONING - R20
5. PROPOSED ZONING - MDR
6. MAXIMUM BUILDING HEIGHT = 35' AND/OR TWO STORIES
7. HEATED SQUARE FOOTAGE PER UNIT: 1722 SF - 1,801 SF
8. UNITS - 104
9. UNITS TO BE FEE SIMPLE
10. MAXIMUM DENSITY = 5.0 UNITS/AC
11. DENSITY - 104 UNITS/27.44 AC. = 3.79 UNITS/AC.
12. SETBACKS
12.1. FRONT = 25' SIDE = 10' REAR = 20'
13. MAXIMUM IMPERVIOUS RATIO = 50%
14. REQUIRED OPEN SPACE = 25% (7.05 AC.)
15. PROVIDED OPEN SPACE = 34% (9.37 AC.)
16. WATER PROVIDED BY THE CITY OF POWDER SPRINGS
17. SANITARY SEWER PROVIDED BY THE CITY OF POWDER SPRINGS
18. SURVEY PROVIDED BY: GASKINS SURVEYING CO.
HORIZONTAL DATUM IS NAD 83
VERTICAL DATUM IS NAVD 88
19. SURVEY DATE: 08/16/2018



Gaskins
ENGINEERING
SURVEYING
PLANNING/CONSULTING
CONSTRUCTION MGMT

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

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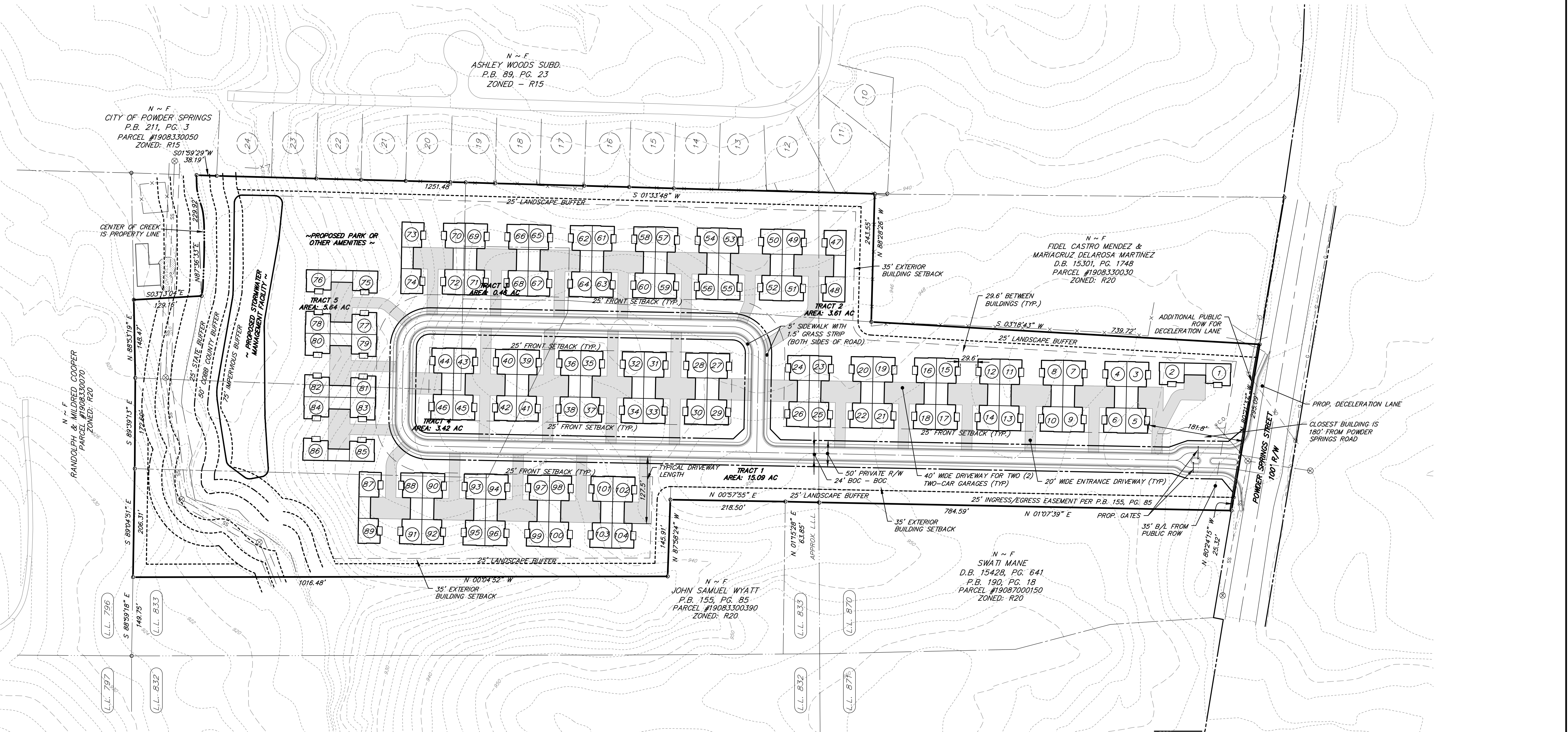
POWDER SPRINGS QUADS
LAND LOT 833 AND 870, 19TH DISTRICT, 2ND SECTION,
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

REVISIONS		
REV.	DATE	REVISION REFERENCE:
1.	11/14/18	COUNCIL COMMENTS

SHEET TITLE
ZONING PLAN

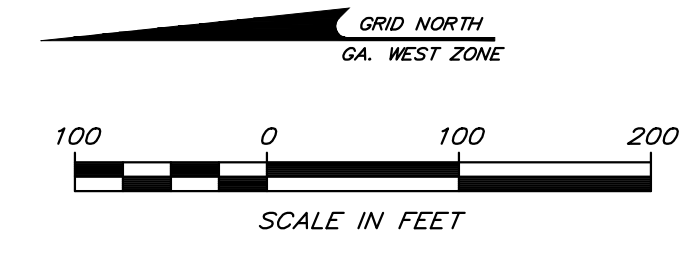
SEAL

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



Drawing name: G:\Paran Homes\1700 Powder Springs Road\Land Planning\Zoning\1700 Powder Springs Road Zoning Plan.dwg Plotted on: Nov 14, 2018 - 2:35pm
Plotted by: mbarlow

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X₁; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13087, MAP NUMBER # 1306700181 H DATED MARCH 4, 2013.



NOT ISSUED FOR CONSTRUCTION