

EXHIBIT "E"
MB MB



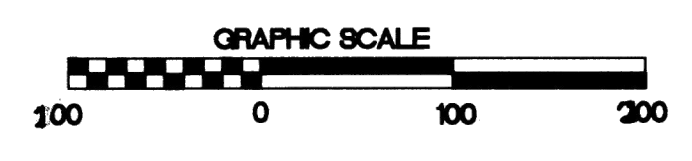
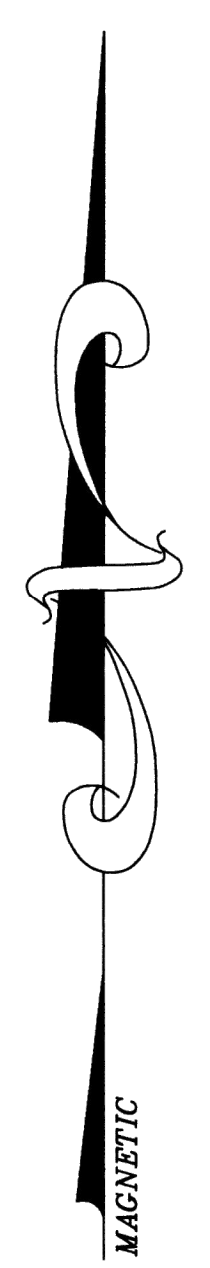
TECHNICAL DATA
 TRAVERSE PRECISION: 1/NA
 ANGLE CORRECTION: NA
 SURVEY ADJUSTMENT: NA
 EQUIPMENT: TOPCON GTS-48
 PLAT PRECISION: 1/2,179,766

LEGEND
 CORNER MONUMENTATION:
 ● CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 ○ CORNER FOUND (1/2" REINFORCING ROD)
 ▲ UNMONUMENTED CORNER
 ● CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 --- X --- FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE = 'O'
 C/L = CENTERLINE
 R/W = RIGHT OF WAY
 LAND LOT LINE = - - - - -

FLOOD STATEMENT
 I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067 00065 F EFFECTIVE DATE: AUGUST 18, 1986
 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES "A" & "X"
 THE CHARACTERISTICS OF THESE ZONES ARE ZONE "A" IS WITHIN THE 100-YEAR FLOOD PLAIN ZONE "X" IS OUTSIDE THE 100-YEAR FLOOD PLAIN

COMPILED PLAT FOR
GLENN A. WARREN
 LOCATED IN LAND LOTS 734, 735, 746 + 747
 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 WITHIN THE CITY OF POWDER SPRINGS, GEORGIA
 DATE: 01-24-96 SCALE: 1" = 100'

AREA =
 721,344 SQ. FT.
 16,560 ACRES

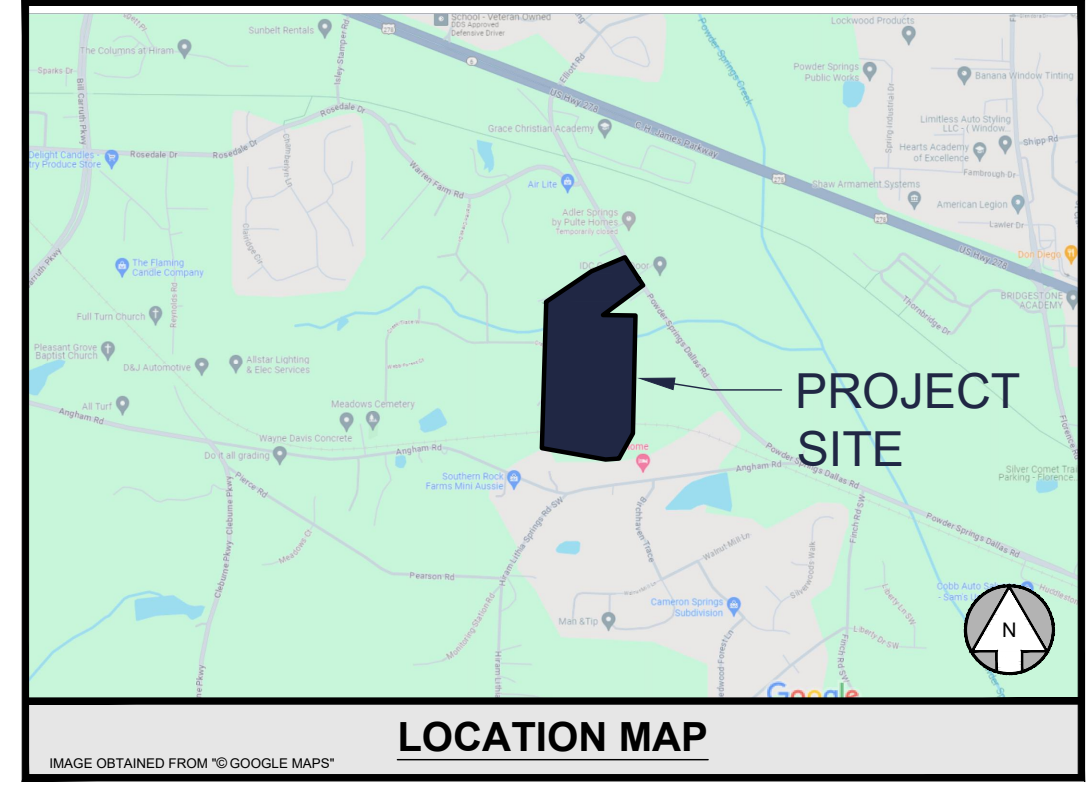
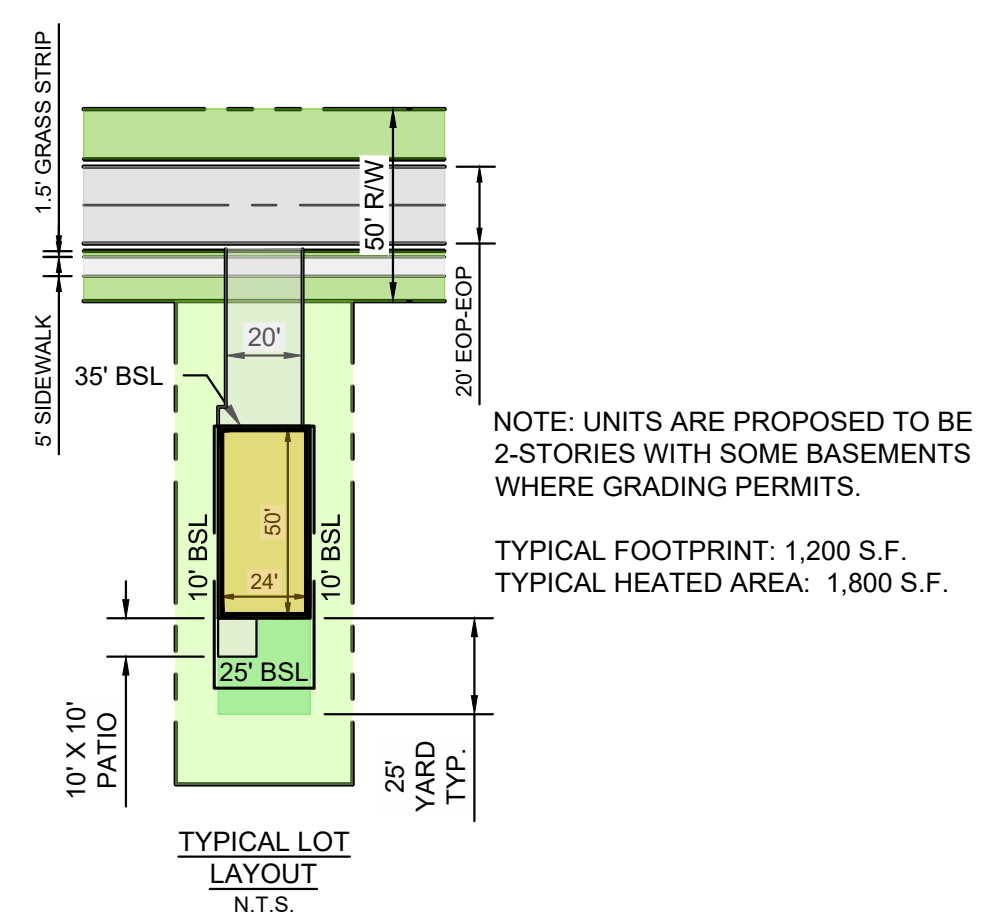


Drawing name: C:\Users\dom\Gaskins+LeCraw Desktop\Shared Folders\Engineering\0270002 - Blue River - 5535 Powder Spr. Rd. - Powder Spr. CalCAD\CONSTR\000000 - 06 - SITE - 42.bis.dwg 01 ZONING PLAN May 30, 2024 5:06pm by: dom

PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
1	9,562 Sq. Ft.	0.22 AC
2	7,278 Sq. Ft.	0.17 AC
3	7,274 Sq. Ft.	0.17 AC
4	8,114 Sq. Ft.	0.19 AC
5	7,257 Sq. Ft.	0.17 AC
6	7,253 Sq. Ft.	0.17 AC
7	8,726 Sq. Ft.	0.20 AC
8	11,095 Sq. Ft.	0.25 AC
9	12,283 Sq. Ft.	0.28 AC
10	8,813 Sq. Ft.	0.20 AC
11	7,091 Sq. Ft.	0.16 AC
12	6,738 Sq. Ft.	0.15 AC
13	6,740 Sq. Ft.	0.15 AC
14	6,742 Sq. Ft.	0.15 AC
15	7,596 Sq. Ft.	0.17 AC
16	7,359 Sq. Ft.	0.17 AC
17	11,516 Sq. Ft.	0.26 AC
18	9,181 Sq. Ft.	0.21 AC
19	7,640 Sq. Ft.	0.18 AC
20	7,915 Sq. Ft.	0.18 AC
21	9,441 Sq. Ft.	0.22 AC
22	12,478 Sq. Ft.	0.29 AC
23	9,885 Sq. Ft.	0.23 AC
24	7,818 Sq. Ft.	0.18 AC

PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
25	6,750 Sq. Ft.	0.15 AC
26	6,750 Sq. Ft.	0.15 AC
27	6,750 Sq. Ft.	0.15 AC
28	6,750 Sq. Ft.	0.15 AC
29	6,750 Sq. Ft.	0.15 AC
30	6,750 Sq. Ft.	0.15 AC
31	6,221 Sq. Ft.	0.14 AC
32	6,162 Sq. Ft.	0.14 AC
33	6,354 Sq. Ft.	0.15 AC
34	6,357 Sq. Ft.	0.15 AC
35	6,554 Sq. Ft.	0.15 AC
37	6,465 Sq. Ft.	0.15 AC
38	6,592 Sq. Ft.	0.15 AC
39	6,491 Sq. Ft.	0.15 AC
40	6,457 Sq. Ft.	0.15 AC
41	6,359 Sq. Ft.	0.15 AC
42	6,037 Sq. Ft.	0.14 AC

PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
Amenity	9,573 Sq. Ft.	0.22 AC
OPEN SPACE A	35,348 Sq. Ft.	0.81 AC
OPEN SPACE B	230,805 Sq. Ft.	5.30 AC
OPEN SPACE C	6,225 Sq. Ft.	0.14 AC
OPEN SPACE D	16,422 Sq. Ft.	0.38 AC
OPEN SPACE E	5,411 Sq. Ft.	0.12 AC
OPEN SPACE F	37,118 Sq. Ft.	0.85 AC
OPEN SPACE G	15,022 Sq. Ft.	0.34 AC
STORM MGMT.	18,658 Sq. Ft.	0.43 AC



Amenity and Open Space Summary			
Total Site Area, ac	18.22		
Flood Plain Area, ac	4.32	23.7%	
Required Open Space	3.64	20.0%	
	Area, ac	% Credit	% Area
Open Space Amenity Credit	0.22	0.25	0.06
Stormwater Mgmt.	0.43	0.50	0.22
Open Space A - Flood Plain	0.81	0.50	0.41
Open Space B - Flood Plain	5.30	0.50	2.65
Open Space C	0.14	1.00	0.14
Open Space D	0.38	1.00	0.38
Open Space E	0.12	1.00	0.12
Open Space F	0.80	1.00	0.80
Open Space G	0.34	1.00	0.34
Total	8.54		3.66

ZONING PLAN DISCLAIMER

- THE ZONING PLAN REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROMISEMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
- THIS ZONING PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

NOTES

- ALL EXISTING DATA, TOPOGRAPHY, PROPERTY BOUNDARIES, FLOOD PLAIN ELEVATIONS, CREEK LOCATION AND OTHER EXISTING FEATURES WERE TAKEN DIRECTLY FROM OR DERIVED FROM COBB COUNTY, GA GIS DATA.
- THE STREAM LOCATION DEPICTED WAS APPROXIMATED USING CONTOUR DATA OBTAINED BY COBB COUNTY GIS.
- FLOOD PLAIN SHOWN IS BASED ON OVERLAIN IMAGERY FROM COBB COUNTY GIS DATA. NO FLOOD STUDY INFORMATION IS AVAILABLE TO SHOW THE ACTUAL FLOOD BOUNDARY LIMITS AS THEY RELATE TO THE GROUND TOPOGRAPHY.
- THIS PROJECT WILL IMPACT THE 100 YEAR FLOODPLAIN. A FLOOD PLAIN IMPACT ANALYSIS WILL BE REQUIRED FOR THE DEVELOPMENT OF THE FINAL PLANS FOR THIS PROJECT.
- THIS PROJECT WILL IMPACT BOTH STATE AND LOCAL STREAM BUFFERS. A STREAM IMPACT STUDY AND STREAM BUFFER VARIANCES WILL BE REQUIRED TO IMPLEMENT THIS CONCEPT PLAN.

SITE SUMMARY	
SITE AREA	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.37 AC (24.0%)
PERVIOUS AREA:	13.84 AC (76.0%)
OPEN SPACE REQ'D (20% SITE AREA):	3.64 AC (20.0%)
OPEN SPACE (SEE OPEN SPACE TABLE):	3.66 AC (20.0%)
FLOOD PLAIN:	4.32 AC (23.7%)
TOTAL LOT AREA:	7.39 AC (40.6%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF POWDER SPRINGS
CURRENT ZONING:	R-30
ADJACENT ZONING:	R15, R15C, R30
PROPOSED ZONING:	PUD-R
BUILDING SETBACKS	
FRONT:	35'
SIDE:	10'
REAR INTERNAL:	25'
REAR TO ADJACENT PROPERTY:	35'
LOT SUMMARY	
HEATED SF PER UNIT:	1,800 S.F.
LOTS:	42
DWELLING UNITS PER ACRE:	2.31 DU/AC
PARKING SUMMARY	
PARKING REQ.:	(MIN) 2 SPACES/UNIT.
	2 FOR EACH LOT PLUS 2 FOR KIOSK
PARKING PROV.:	2 X 42 + 2 = 86 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	20' EOP-EOP
WALL SUMMARY	
WALL A:	426 L.F. - 3,808 SF
WALL B:	345 L.F. - 3,016 SF
TOTAL WALLS:	771 L.F. - 6,824 SF



PREPARED IN THE OFFICE OF:

PEF008127

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	05/01/24	DJC	MODIFIED OVERALL LAYOUT

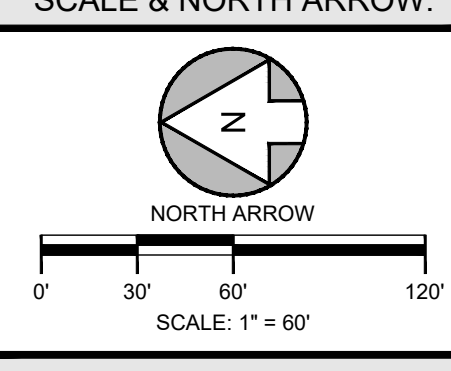


CLIENT
BLUE RIVER DEVELOPMENT
3810 WINDEMERE PKWY, SUITE 504

PROJECT
5535 POWDER SPRINGS DALLAS ROAD
LAND LOTS 735 & 746, DISTRICT 19, SECTION 2
POWDER SPRINGS, COBB COUNTY, GEORGIA

SEAL:

FOR INFORMATIONAL PURPOSES ONLY



DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DJC
REVIEWED BY:	DLS
JOB #:	02970002
DATE:	05.25.2024

01 ZONING PLAN