

DEVELOPMENT SUMMARY

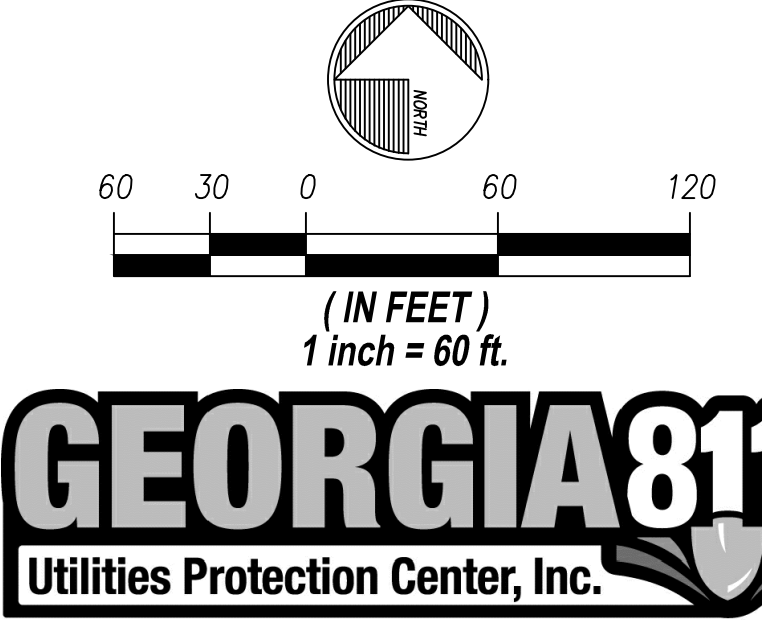
ZONING	EXISTING ZONING	PROPOSED ZONING
AREA	MOR/R-20	PUD-R
SITE AREA		24.23 ACRES
RECREATION AREA		4.17 ACRES
DENSITY		
RECREATION AREA REQUIRED (1 ACRE/50 LOTS)		1.52 ACRES
RECREATION AREA PROVIDED (INCLUDING POND)		4.17 ACRES (17X)
NUMBER OF UNITS		73 UNITS
PROPOSED DENSITY		3.0 UNITS/ACRE
SETBACKS		
FRONT		20 FEET
SIDE		5 FEET
SIDE MAJOR		5 FEET
REAR		20 FEET
MINIMUM HOUSE SIZE		1,400 SF
MAXIMUM BUILDING HEIGHT		45 FEET
MAXIMUM COVERAGE		50%
MINIMUM BUILDING SEPARATION		10 FEET

VARIANCE SUMMARY

1. REDUCE MINIMUM LOT AREA TO 6,000 SQUARE FEET.
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- NOTES:
1. PROPOSED USE: SINGLE FAMILY DWELLINGS.
 2. SITE AREA: 24.23 ACRES.
 3. UTILITY LOCATION AND EASEMENTS TO BE DETERMINED.
 4. DUMPSTER NOT APPLICABLE FOR SUBDIVISION.
 5. EXISTING GRADES ARE SHOWN.
 6. NO PARKING LOTS PROPOSED FOR THIS PROJECT EXCEPT MAIL KIOSK PARKING.
 7. LANDSCAPING TO BE DETERMINED.
 8. THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS INDICATED ON FEMA FIRM PANEL 1306720093H DATED MARCH 4, 2013.

24 HOUR CONTACT:
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ZONING PLAN
 OLD LOST MOUNTAIN RD
 LAND LOT 727
 19th DISTRICT
 CITY OF POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER
SHERLEY FAMILY HOMES
 750 CHASTAIN CORNER RD
 MARIETTA, GEORGIA 30066
 PHONE: 770.792.5500

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2018



REVISIONS

1.	5/28/20-REVISE ZONING PLAN
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ZONING PLAN
Z100

19079 ZONING PLAN-4.DWG 05/27/2020
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