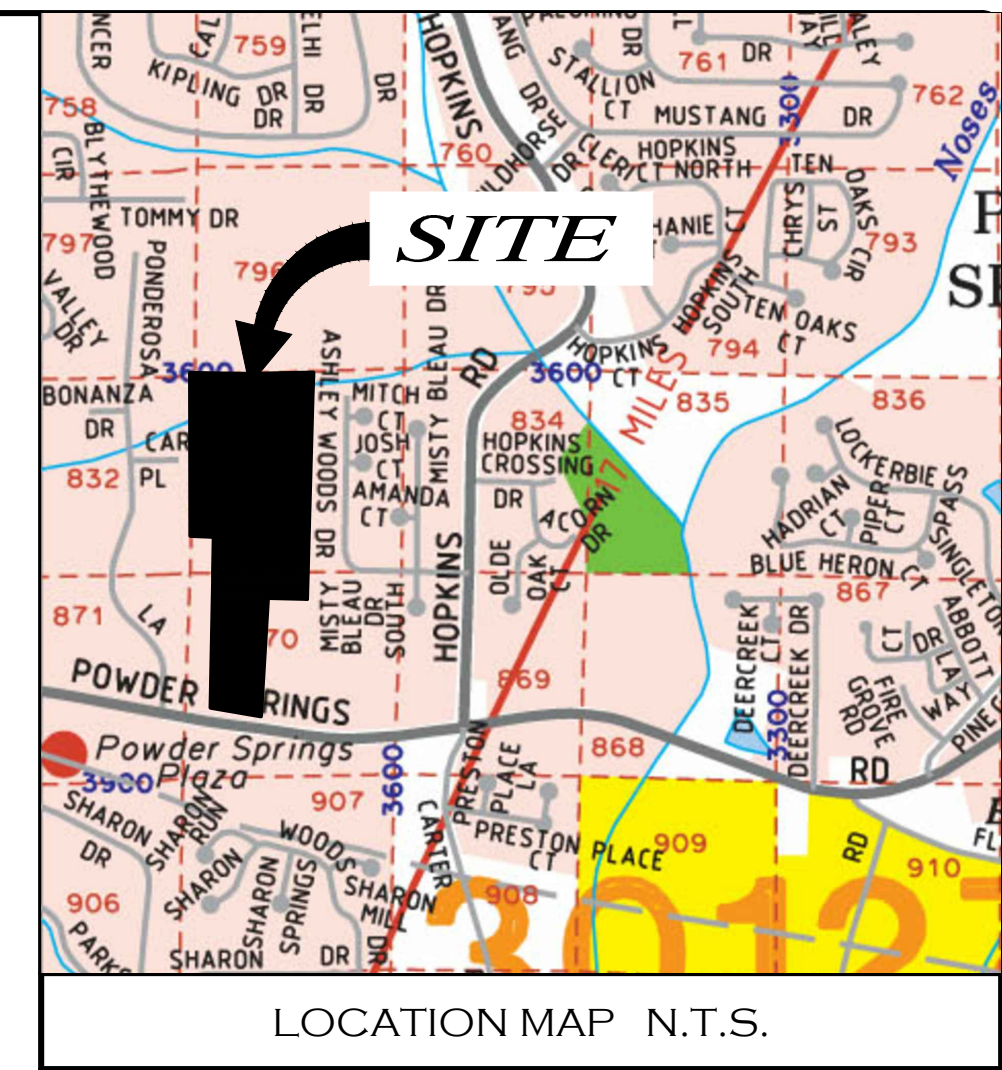


Drawing name: C:\Paran Homes\13700 Powder Springs Road\Land Planning\Zoning\13700 Powder Springs Road Zoning Plan.dwg Plotted on: Mar 20, 2019 - 5:48am Plotted By: mbarlow

GENERAL ZONING NOTES:

- PROPERTY OWNER: TRACT 1: RANDOLF & MILDRED COOPER PARCEL #1908330070  
TRACT 2: L.W. GANTT PARCEL #19083300380  
TRACT 3: JAMES R. GANTT PARCEL #1908330040  
TRACT 4: THOMAS R. McDONALD PARCEL #19087000030  
TRACT 5: THE ESTATE OF EDNA WYATT PARCEL #19087000020  
TRACT 6: EDNA M. WYATT PARCEL #19087000140  
TRACT 7: CHRISTINA REBECCA BARNES & WILLIAM FRANCIS BARNES PARCEL #19083300390
- APPLICANT: PARAN HOMES, LLC  
KENDALL KING  
678-726-9646  
3005 BRECKINRIDGE BLVD  
DULUTH GA 30086
- PROPERTY AREA: 32.56 AC.
- EX. ZONING - R20 & MDR
- PROPOSED ZONING - PUD-R
- MAXIMUM BUILDING HEIGHT = 35' AND/OR TWO STORIES
- HEATED SQUARE FOOTAGE PER UNIT: 1722 SF - 1,801 SF
- UNITS - 118
- UNITS TO BE FEE SIMPLE
- MAXIMUM DENSITY = 8.0 UNITS/AC
- DENSITY - 118 UNITS/32.56 AC. = 3.62 UNITS/AC.
- SETBACKS  
12.1. FRONT = 25' FROM R/W SIDE = MIN. 20' BETWEEN BUILDINGS REAR = N/A
- MAXIMUM IMPERVIOUS RATIO = 50%
- REQUIRED RECREATION AREA = 1 ACRE PER 50 UNITS = 3 ACRES
- PROVIDED RECREATION AREA = 3 ACRES
- 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
- SURVEY DATE: 02/18/2019

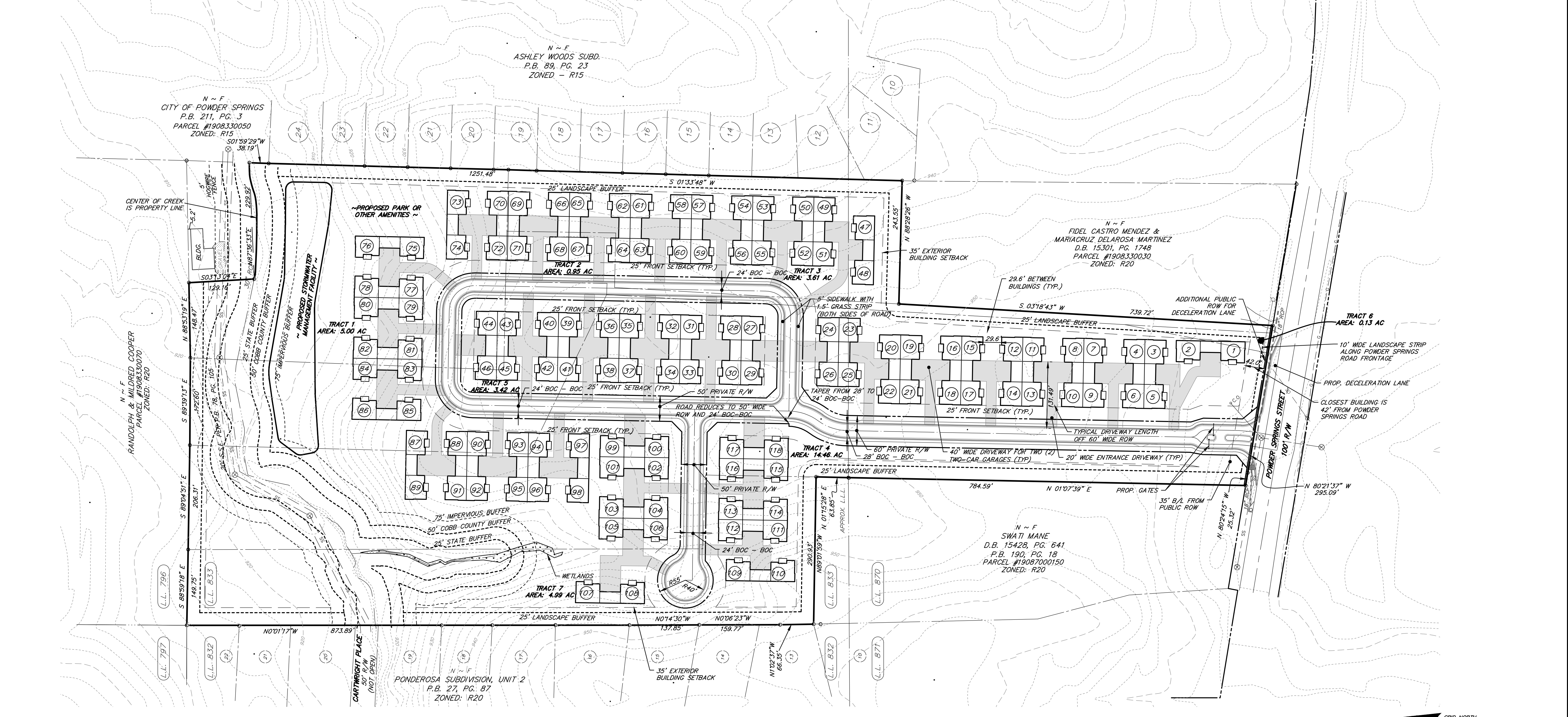


**Gaskins**  
ENGINEERING  
SURVEYING  
PLANNING/CONSULTING  
CONSTRUCTION MGMT

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

© 2019, 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.

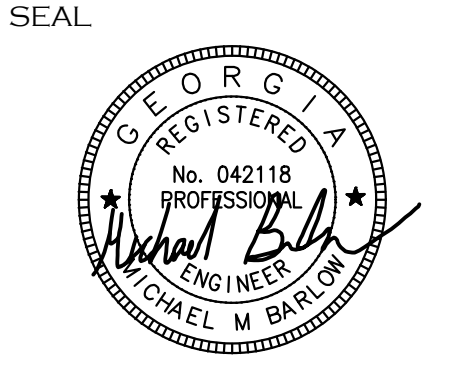
**POWDER SPRINGS QUADS**  
LAND LOT 833 AND 870, 19TH DISTRICT, 2ND SECTION,  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA



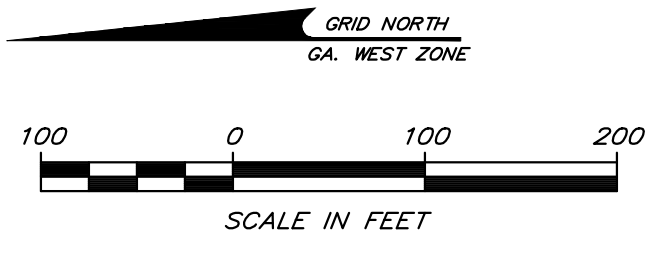
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067, MAP NUMBER # 1306700181 H DATED MARCH 4, 2013

| REVISIONS |          |                     |
|-----------|----------|---------------------|
| REV.      | DATE     | REVISION REFERENCE: |
| 1.        | 11/14/18 | COUNCIL COMMENTS    |
| 2.        | 2/22/19  | PUD-R ZONING        |
| 3.        | 3/14/19  | CITY COMMENTS       |
| 4.        | 3/20/19  | CITY COMMENTS       |

SHEET TITLE  
ZONING PLAN



|                  |                        |
|------------------|------------------------|
| PROJECT I.D.     | FIELD BOOK             |
| DRAWN BY<br>MEB  | CHECKED BY<br>MMB      |
| SCALE<br>1"=100' | ISSUE DATE<br>10/10/18 |
| SHEET NUMBER     |                        |



NOT ISSUED FOR CONSTRUCTION