

Rezoning Plat

3716/3720 Powder Springs Road

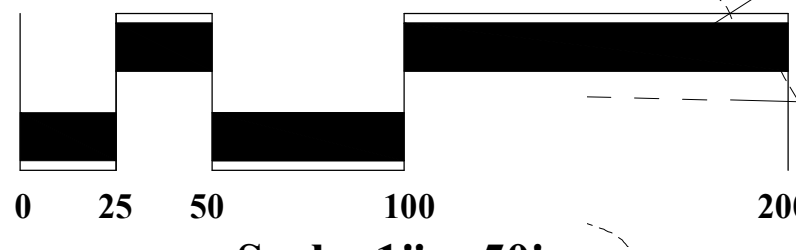
City of Powder Springs, Georgia Land Lot 833 and 870, 19th District, 20th Section

prepared for:

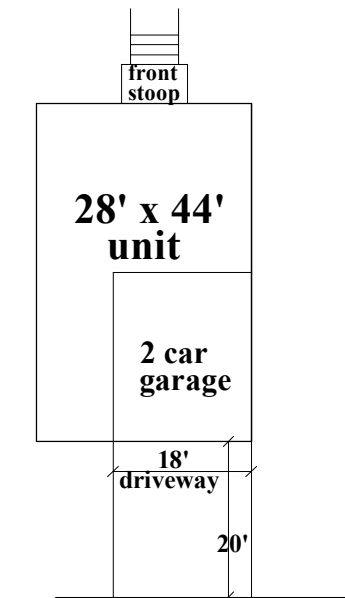
Mr. Mike Nelson
Mike Nelson Homes
P.O. Box 7027
Marietta, Georgia 30065



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
DGMLPC.COM



October 30, 2024



typical unit
(not to scale)

Site Data

- Total Site Area:** 4.90 AC
- Present Zoning:** R-20
- Proposed Zoning:** PUD-R
- Townhome Community**
- Total Units Shown:** 36
- Density:** 7.35 UN/AC
- Unit Size:** 28'x 44' w/2 car garages
- Guest Parking:** 18 spaces provided (.5 spaces/unit)
- Open Space Required:** 20% = .98 AC (42,689 SF)
- Open Space Provided (shown in stipled area):** 23% = 1.15AC (49,984 SF)
- Amenities provided:** perimeter walking trails and gazebo

General Notes:

1. Boundary and topography from Taso and Associates, dated January 19, 2024
2. According to Flood Insurance Rate Map (FIRM) #13067C0181H, March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams and/or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements are known to exist on site.
7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

