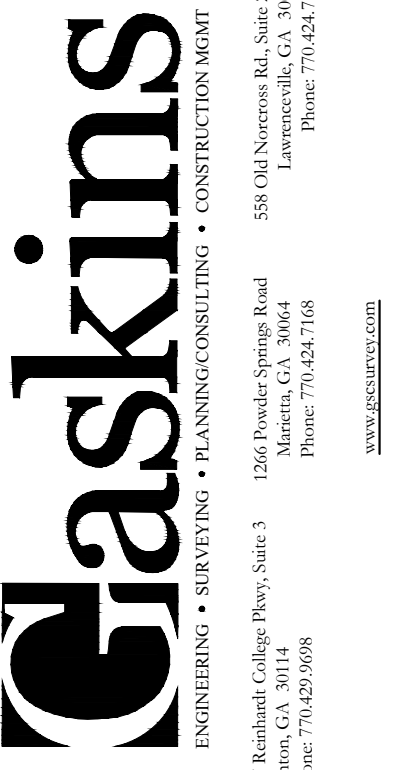


ZONING	
TOTAL SITE AREA = 11.5 ACRES	
CURRENT ZONING - LI (LIGHT INDUSTRIAL)	
PROPOSED ZONING - PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL)	
NO. OF UNITS = 70 (28 DETACHED, 42 ATTACHED)	
MAXIMUM RESIDENTIAL DENSITY - 8 DWELLING UNITS PER ACRE	
PROPOSED RESIDENTIAL DENSITY = 6.1 UNIT/AC.	
MAXIMUM BUILDING HEIGHT = 35 FEET	
MAXIMUM BUILDING HEIGHT = 2 STORIES	
REQUIRED OPEN SPACE/REC AREA = 1.4 AC. (1 AC./50 UNITS)	
PROVIDED OPEN SPACE/REC AREA = 1.6 AC.	
REQUIRED PARKING = 175 SPACES	
● PER POWDER SPRINGS PUD = 140 SPACES (2 X UNITS)	
● PER COBB FMO = 35 SPACES (0.5 X UNITS)	
PROVIDED PARKING = 176 SPACES	
● PER POWDER SPRINGS PUD = 140 SPACES	
● PER COBB FMO = 35 SPACES	



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BLUE RIVER DEVELOPMENT
 SILVER COMET
 LAND LOT 734, 19TH DISTRICT, 2ND SECTION,
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
 ZONED LI

REVISIONS		
REV.	DATE	REVISION REFERENCE:

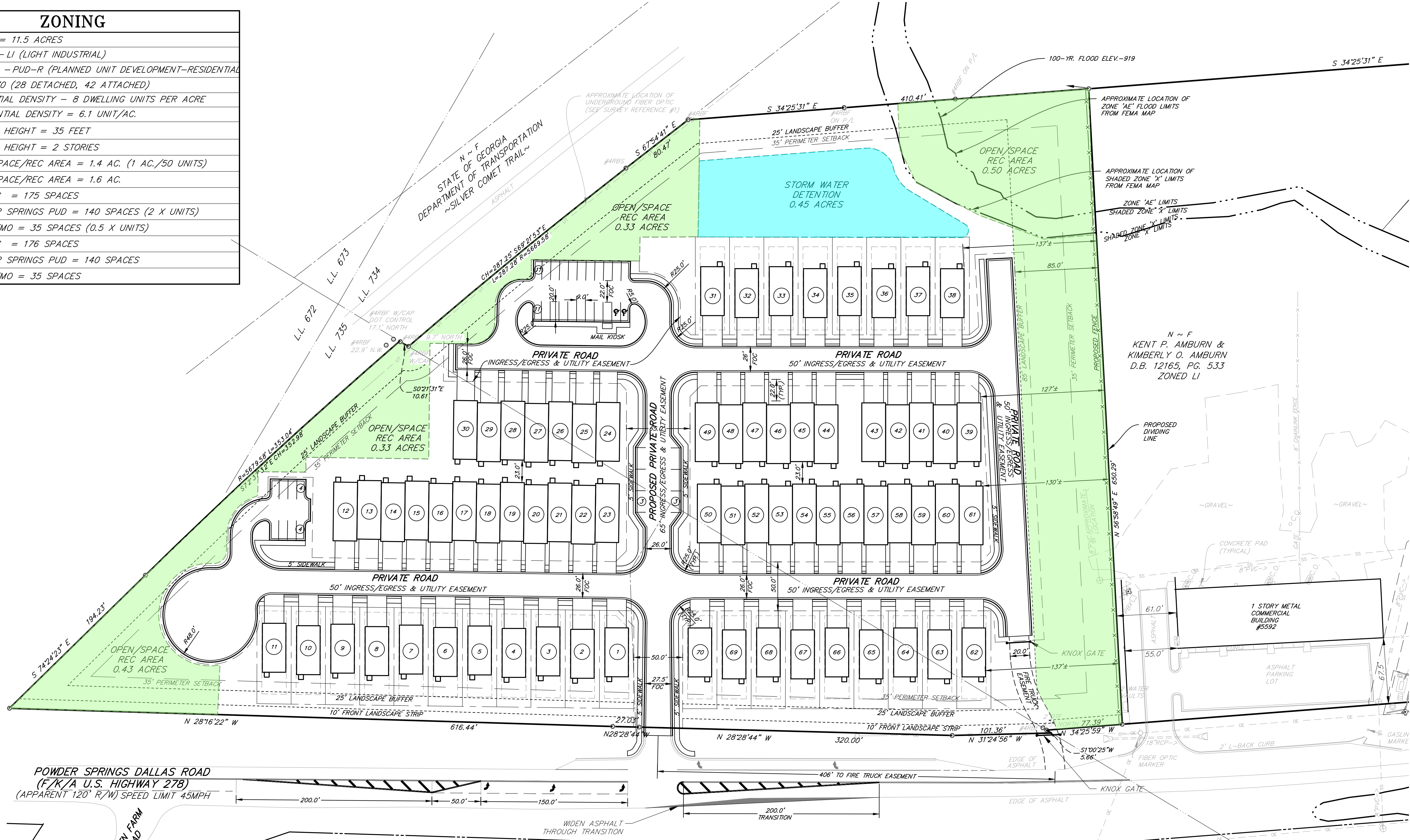
SHEET TITLE
 SITE PLAN

SEAL

PROJECT ID: X999	FIELD BOOK N/A
DRAWN BY MJI	CHECKED BY DLS
SCALE 1"=50'	ISSUE DATE 09/21/21
SHEET NUMBER	

01

NOT ISSUED FOR CONSTRUCTION



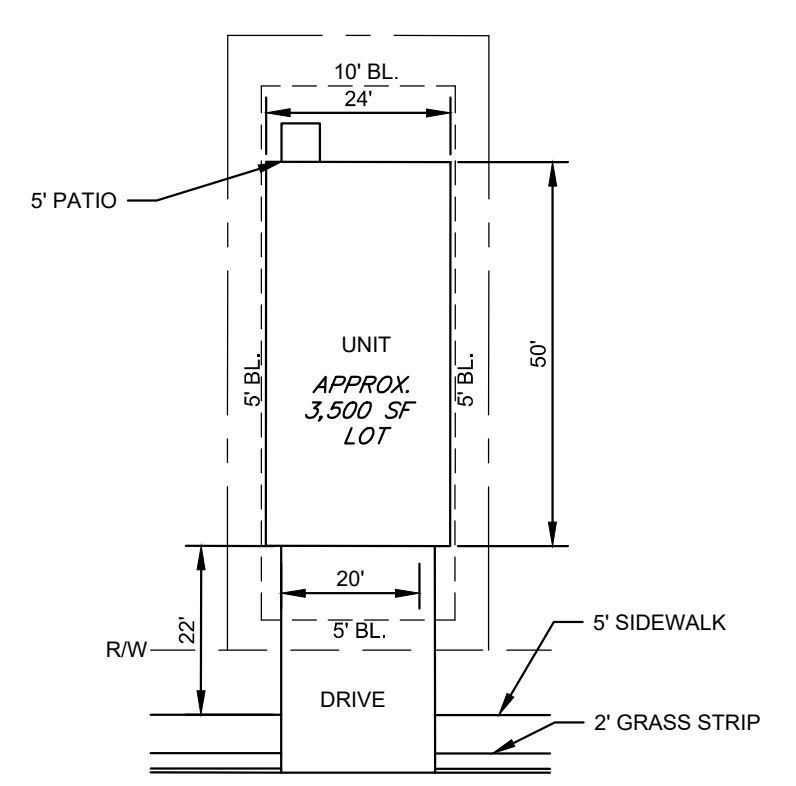
POWDER SPRINGS DALLAS ROAD
 (F/K/A U.S. HIGHWAY 278)
 (APPARENT 120' R/W) SPEED LIMIT 45MPH

DETACHED LOT AREA SUMMARY

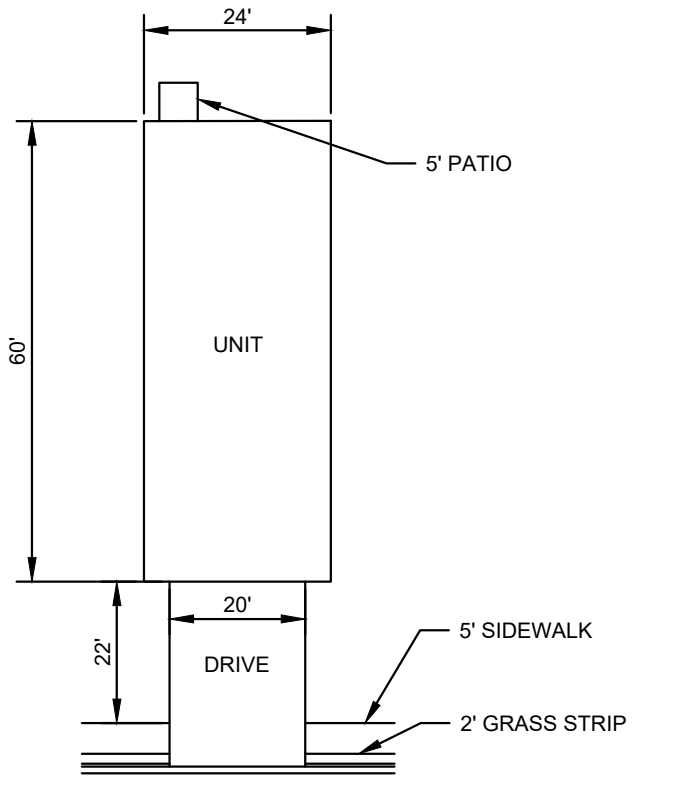
LOT 1 = 3,500 (SF)	LOT 31 = 3,500 (SF)	LOT 62 = 3,492 (SF)
LOT 2 = 3,500 (SF)	LOT 32 = 3,500 (SF)	LOT 63 = 3,500 (SF)
LOT 3 = 3,500 (SF)	LOT 33 = 3,500 (SF)	LOT 64 = 3,500 (SF)
LOT 4 = 3,500 (SF)	LOT 34 = 3,498 (SF)	LOT 65 = 3,500 (SF)
LOT 5 = 3,500 (SF)	LOT 35 = 3,498 (SF)	LOT 66 = 3,500 (SF)
LOT 6 = 3,500 (SF)	LOT 36 = 3,500 (SF)	LOT 67 = 3,500 (SF)
LOT 7 = 3,500 (SF)	LOT 37 = 3,500 (SF)	LOT 68 = 3,500 (SF)
LOT 8 = 3,500 (SF)	LOT 38 = 3,500 (SF)	LOT 69 = 3,500 (SF)
LOT 9 = 3,500 (SF)		LOT 70 = 3,500 (SF)
LOT 10 = 3,500 (SF)		
LOT 11 = 3,500 (SF)		

N ~ F
 GRACE BAPTIST CHURCH
 OF MABLETON, INC.
 D.B. 14041, PG. 1859
 TRACT II
 ZONED LI

N ~ F
 GRACE BAPTIST CHURCH
 OF MABLETON, INC.
 D.B. 14041, PG. 1859
 TRACT I
 ZONED LI



STANDARD DETACHED UNIT
 N.T.S.



STANDARD ATTACHED UNIT
 N.T.S.



Plotted by: P:\Blue River\Silver Comet\Engineering\Summit\Silver Comet SITE LAYOUT.dwg
 Printed on: Dec 08, 2021 - 3:27pm
 Plotted by: Birmingh