

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 — 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**

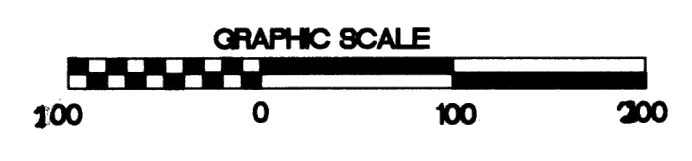
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067 00065 F EFFECTIVE DATE: AUGUST 18, 1986

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

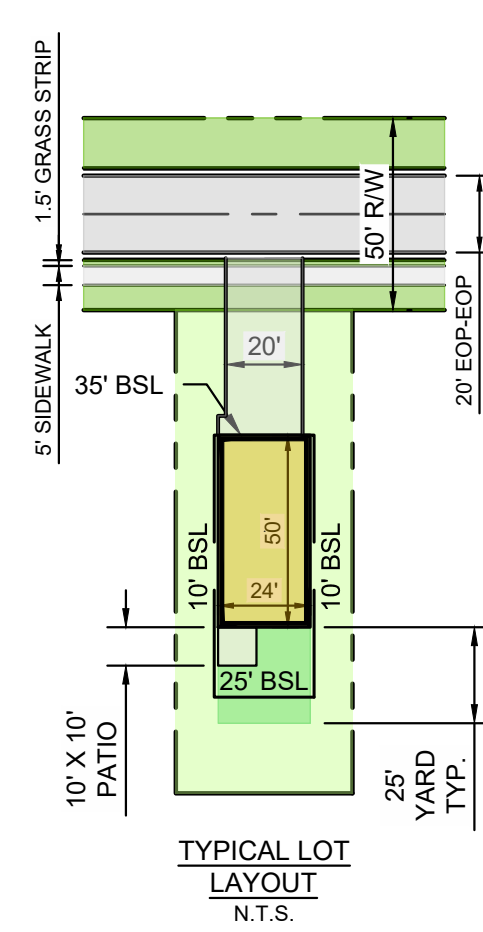




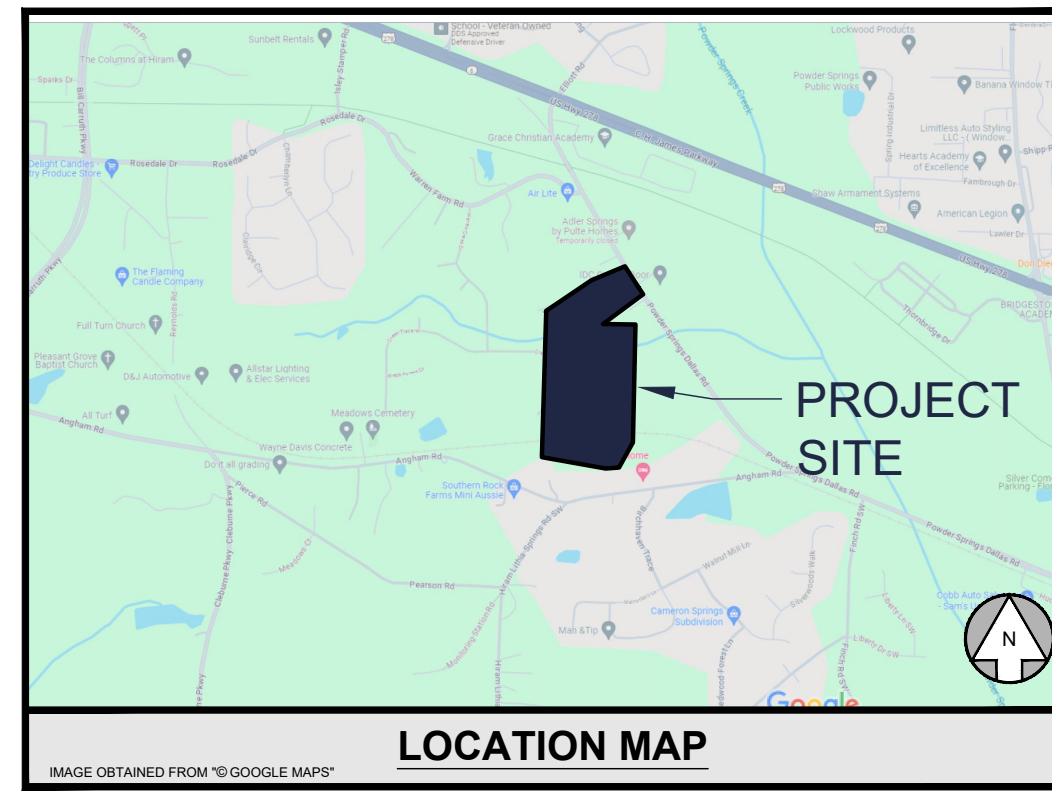
PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
1	9,562 Sq. Ft.	0.22 AC
2	7,278 Sq. Ft.	0.17 AC
3	7,274 Sq. Ft.	0.17 AC
4	8,114 Sq. Ft.	0.19 AC
5	7,257 Sq. Ft.	0.17 AC
6	7,253 Sq. Ft.	0.17 AC
7	8,726 Sq. Ft.	0.20 AC
8	11,095 Sq. Ft.	0.25 AC
9	12,283 Sq. Ft.	0.28 AC
10	8,813 Sq. Ft.	0.20 AC
11	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



NOTE: UNITS ARE PROPOSED TO BE 2-STORIES WITH SOME BASEMENTS WHERE GRADING PERMITS.  
TYPICAL FOOTPRINT: 1,200 S.F.  
TYPICAL HEATED AREA: 1,800 S.F.



**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	Credit Area
Open Space Amenity Credit	0.22	0.25	0.06	0.06
Stormwater Mgmt.	0.43	0.50	0.22	0.22
Open Space A - Flood Plain	0.81	0.50	0.41	0.41
Open Space B - Flood Plain	5.30	0.50	2.65	1.20
Open Space C	0.14	1.00	0.14	0.14
Open Space D	0.38	1.00	0.38	0.38
Open Space E	0.12	1.00	0.12	0.12
Open Space F	0.80	1.00	0.80	0.80
Open Space G	0.34	1.00	0.34	0.34
<b>Total</b>	<b>8.54</b>			<b>3.66</b>

**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**

<b>SITE AREA</b>	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.37 AC 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%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	CITY OF POWDER SPRINGS
CURRENT ZONING:	R-30
ADJACENT ZONING:	R15, R15C, R30
PROPOSED ZONING:	PUD-R
<b>BUILDING SETBACKS</b>	
FRONT:	35'
SIDE:	10'
REAR INTERNAL:	25'
REAR TO ADJACENT PROPERTY:	35'
<b>LOT SUMMARY</b>	
HEATED SF PER UNIT:	1,800 S.F.
LOTS:	42
DWELLING UNITS PER ACRE:	2.31 DU/AC
<b>PARKING SUMMARY</b>	
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
<b>WALL SUMMARY</b>	
WALL A:	426 L.F. - 3,808 SF
WALL B:	345 L.F. - 3,016 S.F.
TOTAL WALLS:	771 L.F. - 6,824 S.F.

PREPARED IN THE OFFICE OF:

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1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE: (770) 426-1234  
www.gaskinslecrow.com

PEF008127

**REVISIONS:**

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



**CLIENT**  
BLUE RIVER DEVELOPMENT  
3715 DAVINCI COURT, SUITE 300, NORCROSS, GA 30092

**PROJECT**  
5535 POWDER SPRINGS DALLAS ROAD  
5535 POWDER SPRINGS DALLAS ROAD  
LAND LOTS 734, 735, 746 & 747, DISTRICT 19, SECTION 2  
POWDER SPRINGS, COBB COUNTY, GEORGIA

**SEAL:**

FOR INFORMATIONAL PURPOSES ONLY

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

**DESIGN INFO:**

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

**01 ZONING PLAN**







