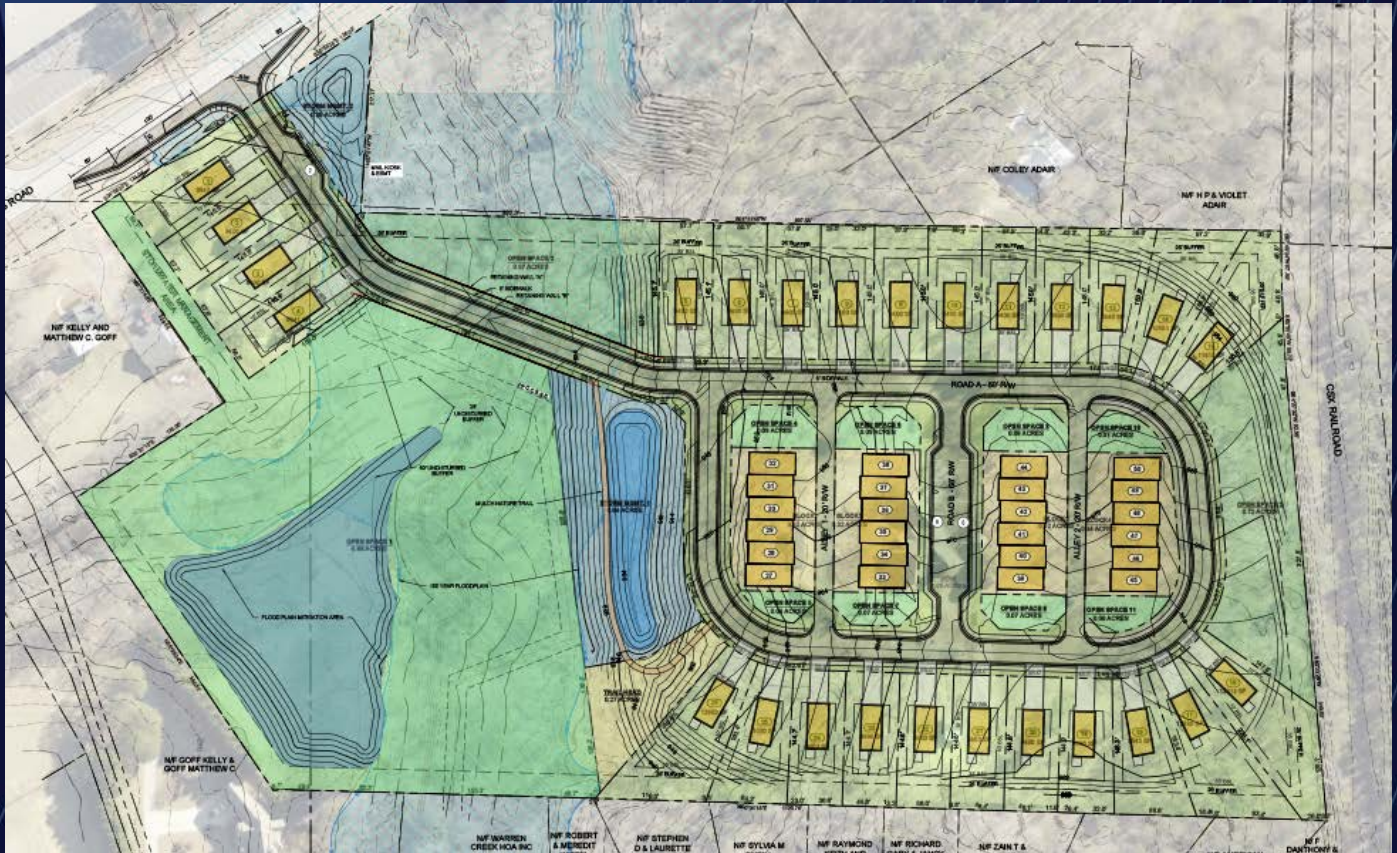


BLUE RIVER DEVELOPMENT



The Preserve at Powder Springs

Powder Springs, GA

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Blue River Development

The
P R E S E R V E
AT POWDER SPRINGS

“Blue River Development is proud to collaborate with the City of Powder Springs on The Preserve at Powder Springs community. This partnership provides additional opportunities for homeownership in Powder Springs and offers the city a chance to partner with a local, high-end developer.”

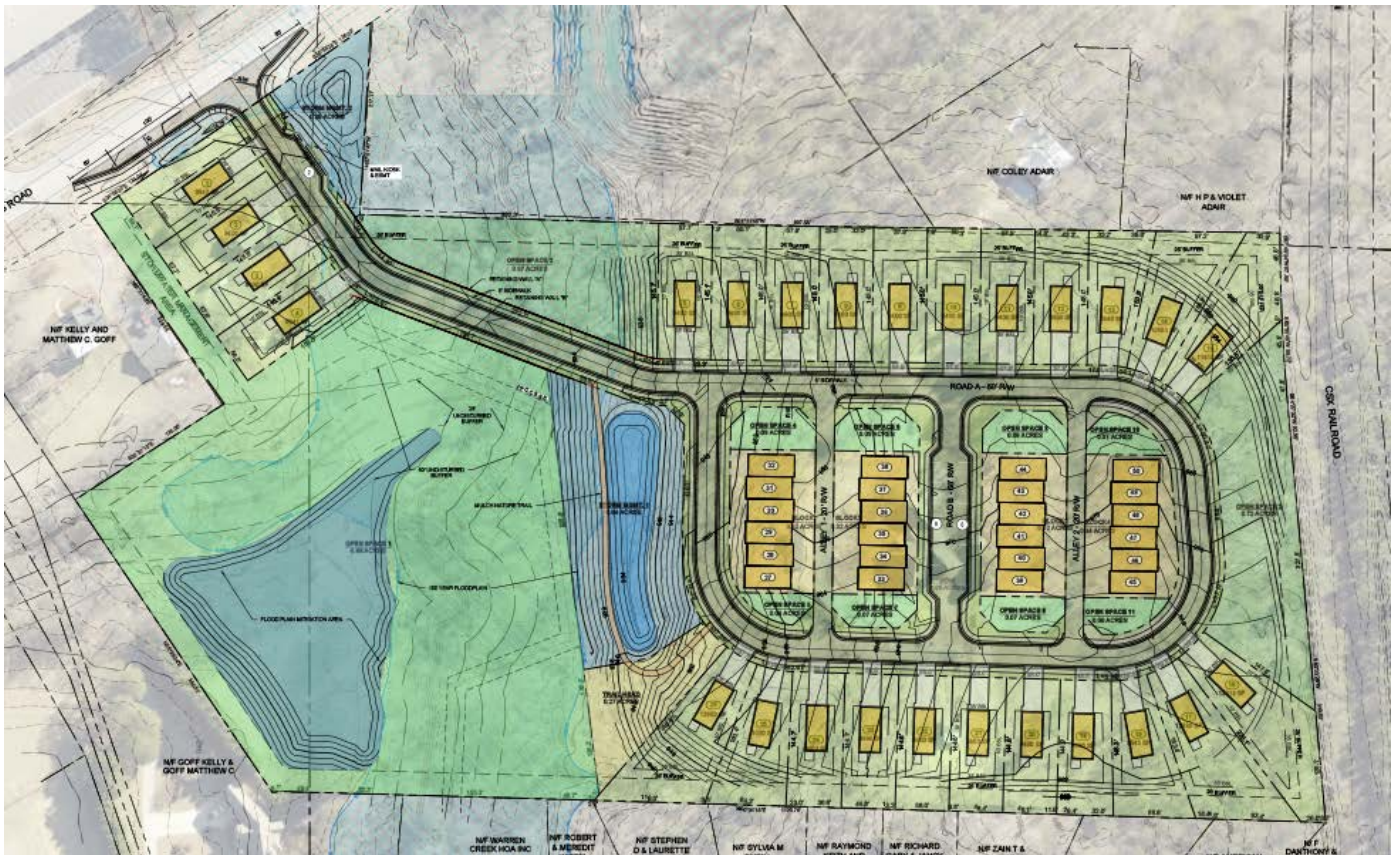
Brad & Michael Cooper
MANAGING PARTNERS

Project Summary

Project Name	The Preserve at Powder Springs
Address	5535 & 5551 Powder Springs Dallas SW
City	Powder Springs
Acres	+/- 17.8
Units	50 units (26 Detached & 24 Townhomes)
Parcels	19073400030, 19074600050
Zoned	PUD-R



Site Plan



LOT AND PRODUCT DIMENSIONS

- 50 units (26 Detached & 24 Townhomes)
 - Front setback: 35'
 - Side setback: 10'
 - Rear setback: 25' internal; 35' to adjacent property
 - Driveway min width 20'
 - Typical footprint: 1,200 sqft
 - Heated area: 1,800 sqft

Elevations



**Blue River is working with engineers in the city to revise plans and accommodate a plan to have a more prominent entryway.*

Elevations



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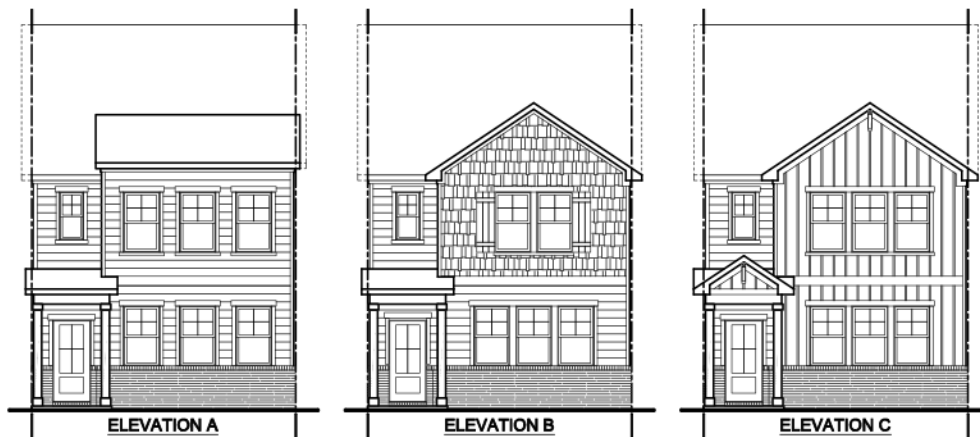


**Blue River is working with engineers in the city to revise plans and accommodate a plan to have a more prominent entryway.*

Elevations



1500 Plan Elevations A-C



1700 Plan Elevations A-C

Elevations



1850 Plan Elevations A-C

Variations Requested

- Add the future floodplain conditions to the drawing
- Show what future floodplain conditions would look like after construction and highlight differences
- Shift lots 1-4 so to provide a 35' setback to Powder Springs Dallas Road
- Provide a drawing highlighting the variations with a corresponding narrative supporting the variations

Below are the variations required:

- Flood plain variance to allow cut and fill within the floodplain.
 - A no-rise study is required to demonstrate grading in the floodplain will not cause a rise in floodplain elevation outside of the subject site
(Filed as a separate variance from the PUD-R rezoning)

With the PUD-R zoning, the following variations are required:

- **Temporary Stream Buffer Variance** to the 50' undisturbed buffer and the 75' impervious setback for a temporary construction access road to the on-site flood plain compensation area.
- **Variance to the 50' undisturbed stream setback** to allow construction of the floodplain compensation area.
- **Variance to allow road, sidewalk, and water quality practices** to be constructed within the 25' zoning buffer.

Amenities



- Dog Park
- Greenspaces
- Walking Trails
- Mail Kiosk



Blue River Development

Blue River Development is a nationally recognized, industry leading land sales and development team that specializes in the southeast. Our team has over 35 years of experience and has been involved in the origination, acquisition, development, and disposition of nearly \$3 billion in projects. These projects are comprised of thousands of residential lots, multifamily units and retail developments.

The BRD team has over 35 years combined experience and has been involved in the origination, acquisition, development and disposition of nearly \$3 billion in projects.



Blue River Development

BLUE RIVER COMMUNITIES (BRC) specializes in new home construction, with a primary focus on market-rate single-family detached homes and townhomes priced between \$300,000 and \$600,000. Catering to both individual homebuyers and institutional Build-for-Rent investors, BRC plans to embark on the development and construction of more than 500 lots and homes in 2024.

BRC is led by individuals with over 100 years of combined industry experience in the Sunbelt market. This experienced team has successfully acquired, developed, and constructed tens of thousands of homes throughout their extensive careers.

BLUE RIVER LIFESTYLE COMMUNITIES (BRLC) is a homebuilder specializing in suburban infill opportunities with a focus on the metro Atlanta region. BRLC aims to be the #1 choice among discerning homebuyers looking for elegant, high-quality, well-appointed luxury homes in well-positioned locations.

When you choose a Blue River Lifestyle Communities home, you'll be rewarded with prized locations and a focus on walkable access to the heart of each community. Our luxury homes in Atlanta are built with a leadership team with over 36 years of homebuilding experience in the market.



**BLUE RIVER
COMMUNITIES**
Homes Built For Life



BLUE RIVER
Lifestyle
COMMUNITIES