

*Rezoning Plan for*

# Hopkins Road Community

Powder Springs, Georgia Land Lot 869, 870, 19th District, 2nd Section  
 PIN: 19086900280 DB 15441 Pg 141

prepared for:  
**Olympia Homes**



## Site Data

**Total Site Area:** 3.1 AC  
**Present Zoning:** R-15  
**Proposed Zoning:** MDR  
**Total Units Shown:** 24

(26' x 50' min., with 2 car front loaded garages)  
 (10 guest parking spaces provided)

**Density:** 7.74 UN/AC

**Maximum Building Height:** 35'

(2 story units)

**Total Impervious Surface:** 43,248 SF

(.99 AC) (32% of total site area)

**Total Open Space Shown:** .85 AC

(28% of total site area)

**Building Setbacks:** (see below)

## Variations Requested

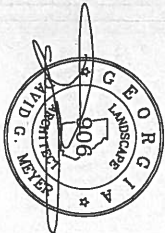
**\*front setback:** from 35' to 6'

(rear setback on west end of property has been increased from 20' to 39' and rear setbacks on north and south sides of property have been increased from 20' to 26' to partially offset decrease in front setback)

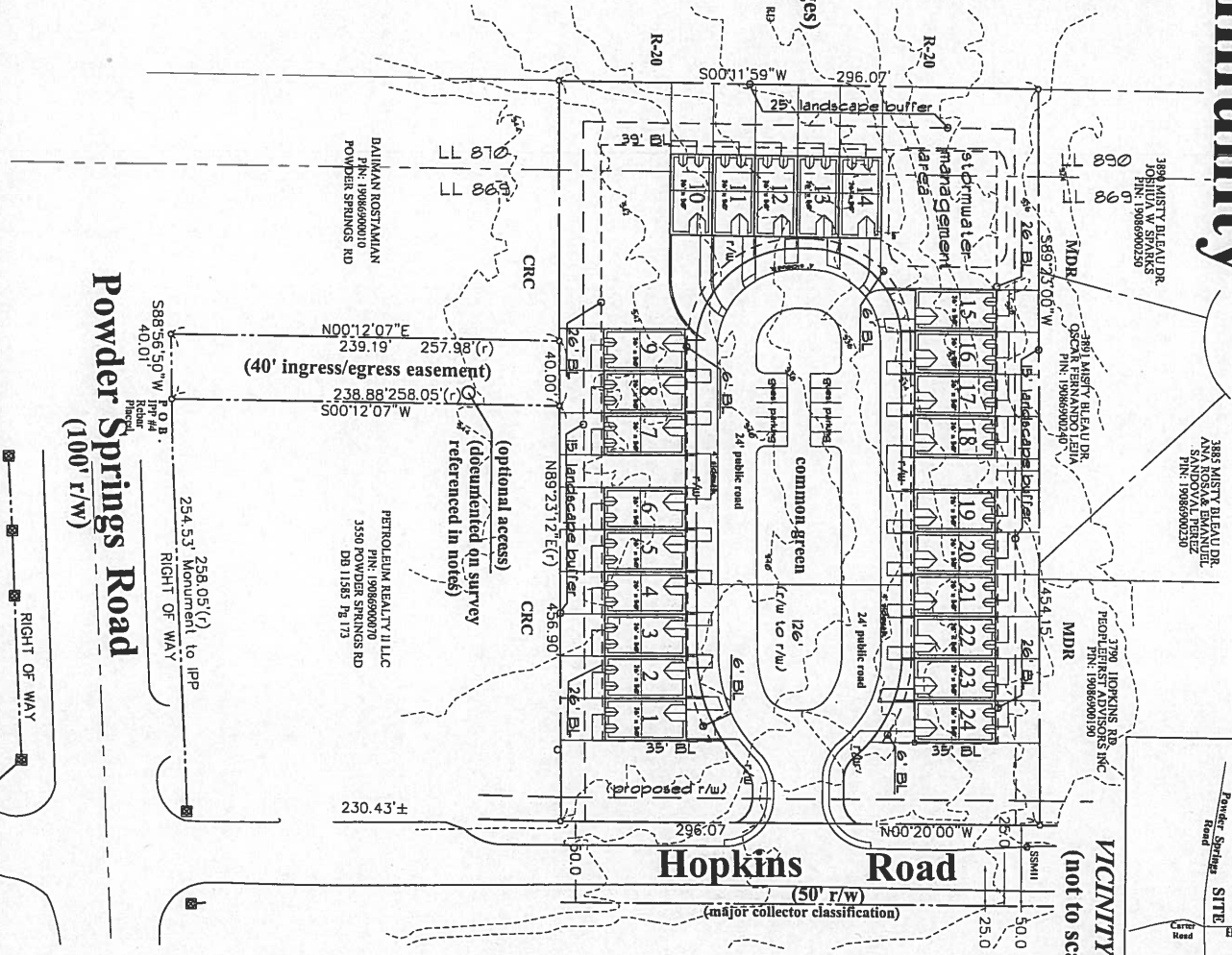
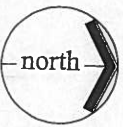
**\*side setback:** from 10' to zero lot line

**Notes:**

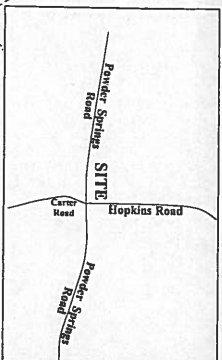
1. Boundary survey by J.A. Evans and Associates.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) 150610003715, December 16, 2006, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be reviewed based on hydrologic study.



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**VICINITY MAP**  
 (not to scale)



**Powder Springs Road**  
 (100' R/W)

**Hopkins Road**  
 (50' R/W)  
 (major collector classification)