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1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
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PEF008127

REVISIONS:

REV #	DATE	CHECKED BY	DRAWN BY
1 <td>05/01/24 <td>DJC <td>DJC </td></td></td>	05/01/24 <td>DJC <td>DJC </td></td>	DJC <td>DJC </td>	DJC
2 <td>05/01/24 <td>DJC <td>DJC </td></td></td>	05/01/24 <td>DJC <td>DJC </td></td>	DJC <td>DJC </td>	DJC
3 <td>7/29/24 <td>DJC <td>DJC </td></td></td>	7/29/24 <td>DJC <td>DJC </td></td>	DJC <td>DJC </td>	DJC

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

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

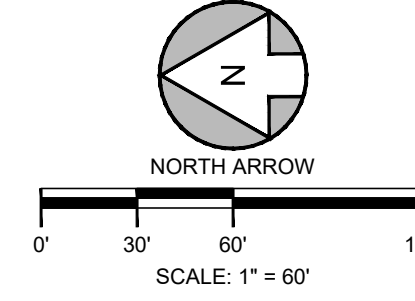
SEAL:

FOR INFORMATIONAL PURPOSES ONLY

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

SITE AREA	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.71AC (24.9%)
PERVIOUS AREA:	14.14 AC (75.1%)
OPEN SPACE REQ'D (20% SITE AREA):	3.72 AC (20.0%)
OPEN SPACE (SEE OPEN SPACE TABLE):	3.61 AC (20.4%)
FLOOD PLAIN:	4.32 AC (23.7%)
TOTAL SF LOT AREA:	5.56 AC (29.4%)
TOTAL TH LOT AREA:	1.58 AC (8.4%)
TOTAL LOT AREA:	7.13 AC (37.8%)

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF POWDER SPRINGS
CURRENT ZONING:	R-30
ADJACENT ZONING:	R15, R15C, R30
PROPOSED ZONING:	PUD-R

BUILDING SETBACKS	
FRONT:	35'
SIDE:	10'
REAR INTERNAL:	25'
REAR TO ADJACENT PROPERTY:	35'

LOT SUMMARY	
HEATED SF PER UNIT:	1,800 S.F.
SF LOTS:	26
TH LOTS:	24
TOTAL LOTS:	50
DWELLING UNITS / ACRE (DU#/LOT AREA):	7.01 DU/AC

PARKING SUMMARY	
PARKING REQ.:	(MIN) 2 SPACES/UNIT.
	2 FOR EACH LOT PLUS 2 FOR KIOSK
PARKING PROV.:	2 x 50 UNITS + 2 KIOSK + 6 GUEST TOTAL = 108 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	20' EOP-EOP

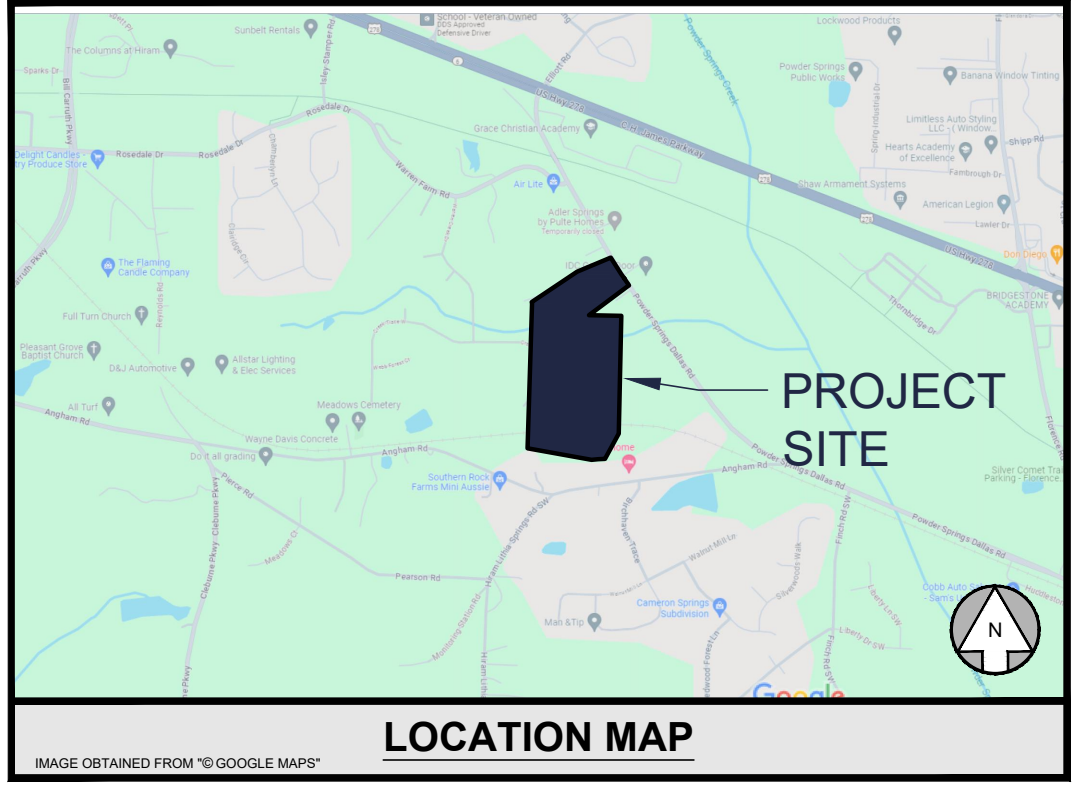
WALL SUMMARY	
WALL A:	426 L.F. - 3,808 SF
WALL B:	345 L.F. - 3,016 S.F.
TOTAL WALLS:	771 L.F. - 6,824 S.F.

**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 PROCUREMENT 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.

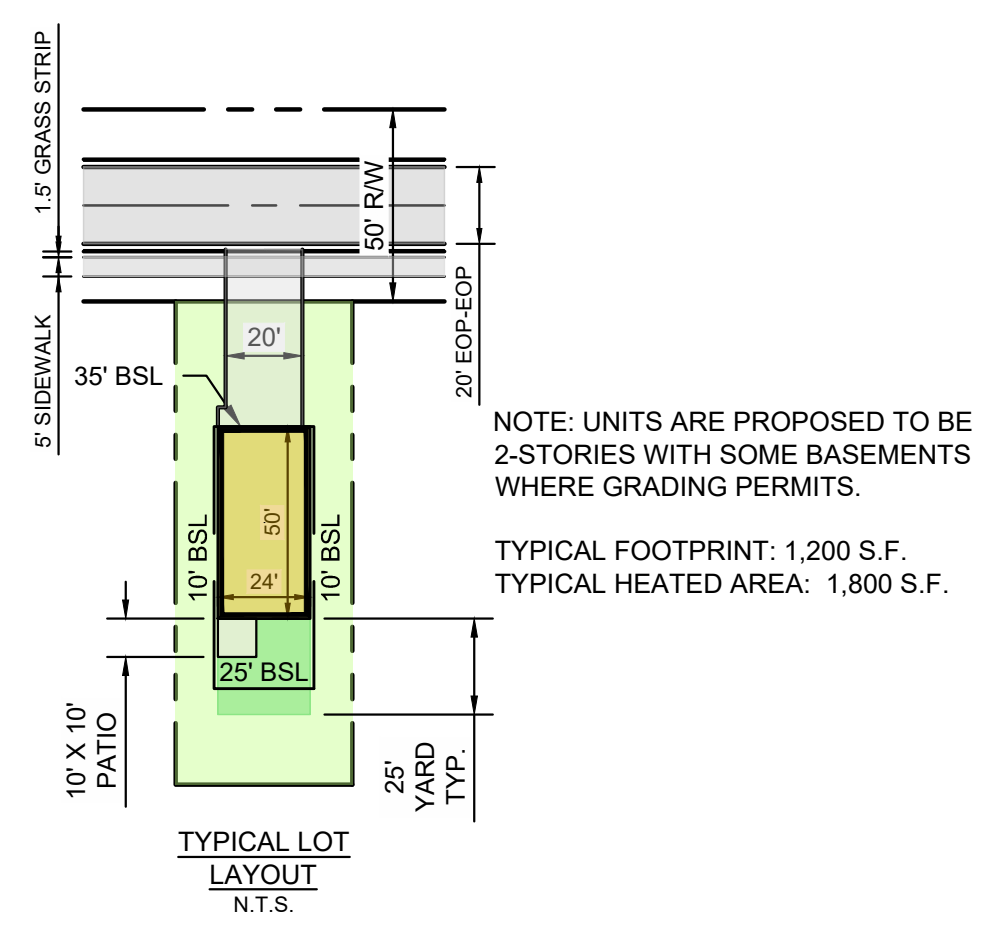


**Amenity and Open Space Summary**

Total Site Area, ac	18.22		
Flood Plain Area, ac	4.32	23.7%	
Required Open Space	3.64	20.0%	

	Area, ac	% Credit	% x Area	Credit Area
Trail Head	0.274	0.25	0.07	0.07
STORM MGMT. 1	0.839	0.50	0.42	0.42
STORM MGMT. 2	0.260	0.50	0.13	0.13
OPEN SPACE 1	4.982	0.50	2.49	1.49
OPEN SPACE 2	0.674	0.50	0.34	0.34
OPEN SPACE 3	0.716	1.00	0.72	0.72
OPEN SPACE 4	0.088	1.00	0.09	0.09
OPEN SPACE 5	0.043	1.00	0.04	0.04
OPEN SPACE 6	0.087	1.00	0.09	0.09
OPEN SPACE 7	0.066	1.00	0.07	0.07
OPEN SPACE 8	0.087	1.00	0.09	0.09
OPEN SPACE 9	0.071	1.00	0.07	0.07
OPEN SPACE 10	0.066	1.00	0.07	0.07
OPEN SPACE 11	0.062	1.00	0.06	0.06
Total	8.31			3.72

\* Bioretention pond to be a visual appealing amenity per UDC 5-35(i)



**PARCEL AREA TABLE**

Parcel	Area (Sq. Ft.)	Area (Acres)
1	9,847 Sq. Ft.	0.23 AC
2	8,400 Sq. Ft.	0.19 AC
3	8,400 Sq. Ft.	0.19 AC
4	8,441 Sq. Ft.	0.19 AC
5	8,400 Sq. Ft.	0.19 AC
6	8,400 Sq. Ft.	0.19 AC
7	8,400 Sq. Ft.	0.19 AC
8	8,400 Sq. Ft.	0.19 AC
9	8,400 Sq. Ft.	0.19 AC
10	8,400 Sq. Ft.	0.19 AC
11	8,400 Sq. Ft.	0.19 AC
12	8,400 Sq. Ft.	0.19 AC
13	8,440 Sq. Ft.	0.19 AC
14	10,683 Sq. Ft.	0.25 AC
15	11,615 Sq. Ft.	0.27 AC
16	13,613 Sq. Ft.	0.31 AC
17	12,860 Sq. Ft.	0.30 AC
18	9,543 Sq. Ft.	0.22 AC
19	8,400 Sq. Ft.	0.19 AC
20	8,400 Sq. Ft.	0.19 AC
21	8,400 Sq. Ft.	0.19 AC
22	8,400 Sq. Ft.	0.19 AC
23	8,400 Sq. Ft.	0.19 AC
24	8,400 Sq. Ft.	0.19 AC
25	9,390 Sq. Ft.	0.22 AC
26	12,992 Sq. Ft.	0.30 AC

**PARCEL AREA TABLE**

Parcel	Area (Sq. Ft.)	Area (Acres)
BLOCK1	13,999 Sq. Ft.	0.32 AC
BLOCK2	14,095 Sq. Ft.	0.32 AC
BLOCK3	14,095 Sq. Ft.	0.32 AC
BLOCK4	14,864 Sq. Ft.	0.34 AC
OPEN SPACE 1	217,024 Sq. Ft.	4.98 AC
OPEN SPACE 2	29,355 Sq. Ft.	0.67 AC
OPEN SPACE 3	31,183 Sq. Ft.	0.72 AC
OPEN SPACE 4	3,824 Sq. Ft.	0.09 AC
OPEN SPACE 5	1,863 Sq. Ft.	0.04 AC
OPEN SPACE 6	3,804 Sq. Ft.	0.09 AC
OPEN SPACE 7	2,858 Sq. Ft.	0.07 AC
OPEN SPACE 8	3,804 Sq. Ft.	0.09 AC
OPEN SPACE 9	3,081 Sq. Ft.	0.07 AC
OPEN SPACE 10	2,865 Sq. Ft.	0.07 AC
OPEN SPACE 11	2,698 Sq. Ft.	0.06 AC
ROW	132,833 Sq. Ft.	3.05 AC
STORM MGMT. 1	36,531 Sq. Ft.	0.84 AC
STORM MGMT. 2	11,322 Sq. Ft.	0.26 AC
TRAIL HEAD	11,930 Sq. Ft.	0.27 AC

