

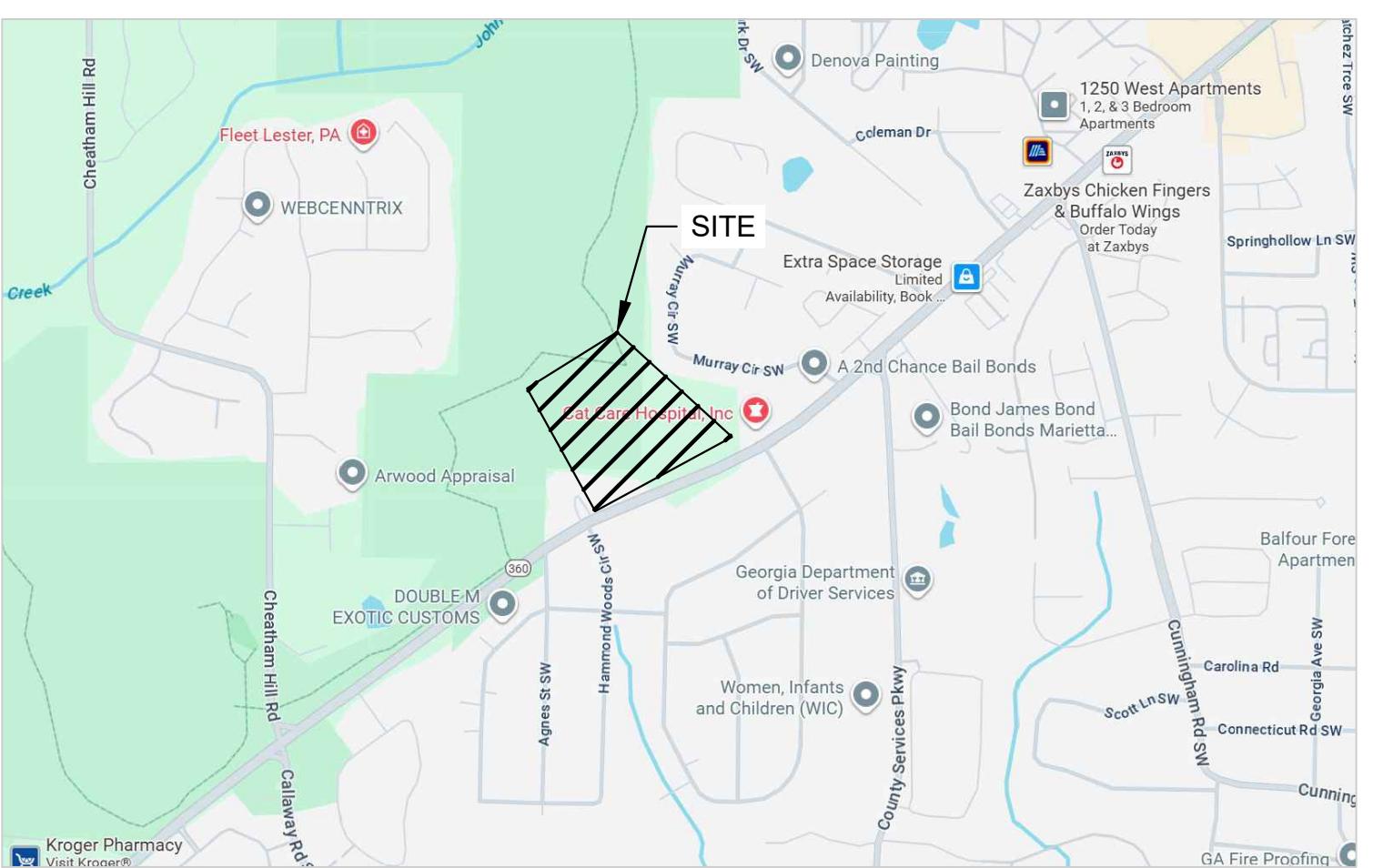
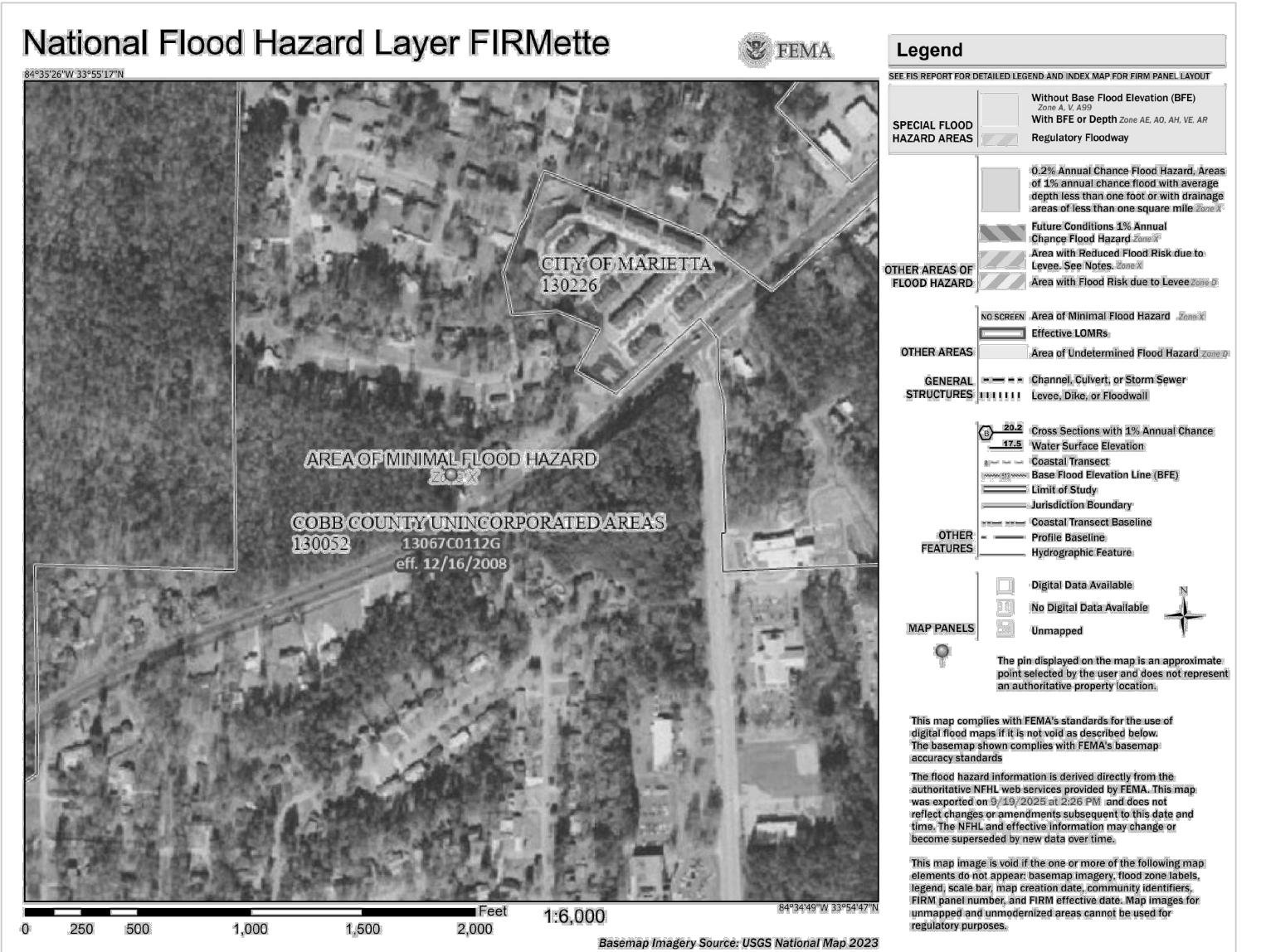
<b>SITE NOTES</b>	
1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 09.12.2025.	
2. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.	
<b>SITE NOTES</b>	
— — — — —	PROPERTY LINE
— — — — —	BUILDING SETBACK LINE
	CONCRETE SIDEWALK
(10)	PARKING COUNT

<b>SITE DEVELOPMENT SUMMARY</b>	
<b>SITE SUMMARY</b>	
CURRENT ZONING:	R-20 (COBB COUNTY)
PROPOSED ZONING:	PRD-SF (CITY OF MARIETTA)
<b>SITE AREA:</b>	10.923 ACRES
REQUIRED RECREATION AREA:	0.86 ACRES (1 AC / 50 UNITS)
PROVIDED RECREATION AREA:	1.18 ACRES (1.34 AC / 50 UNITS)
<b>BUILDING SETBACK:</b>	
<b>FRONT:</b>	20'*
*MEASURED FROM BACK OF SIDEWALK IF PRESENT, OTHERWISE MEASURED FROM BACK OF CURB	
<b>SIDE (INTERNAL):</b>	5'
<b>REAR:</b>	10'
<b>PROPOSED LAND USES &amp; DENSITIES</b>	
SINGLE FAMILY RESIDENTIAL	43 UNITS
<b>PARKING SUMMARY</b>	
REQUIRED PARKING:	9 (0.2 SPACES/UNIT)
<b>PROPOSED PARKING:</b>	
SINGLE FAMILY	86 SPACES (2.0/UNIT)
PUBLIC ON-STREET PARKING	9 SPACES

**TYPICAL LOT LAYOUT (1"=30')**

This diagram illustrates a typical lot layout for a single-family residence. The layout includes the following key features and dimensions:

- MIN LOT AREA: 4,000 SF**
- 40' X 50' SINGLE FAMILY RESIDENCE** (shaded gray area)
- REAR PROPERTY LINE** (dashed line)
- 10' REAR SETBACK**
- 5' SIDE SETBACK**
- 20' MINIMUM DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS CLOSER**
- 50' MIN. PUBLIC ROW**
- PROPOSED INTERNAL STREETSCAPE (ONE SIDE):**
  - 2' MIN LANDSCAPE STRIP
  - 5' MIN SIDEWALK



# PRE POWDER SPRINGS ROAD LLC

# Kimley-Horn AND LLC

# POWDER SPRINGS ROAD

PROJECT ADD PROJECT CITY	
 <i>Amory Galloway</i> No. PE043398 PROFESSIONAL ENGINEER CONNOR ROBERT GALLOWAY	
01/13/2026	
GSWCC NO. (LEVEL II)	0000078213
DRAWN BY	NAJ
DESIGNED BY	WIB
REVIEWED BY	CRG
DATE	1/13/2026
PROJECT NO.	018111001
TITLE	
<b>C1.80</b> <b>REZONING</b> <b>SITE PLAN</b>	
SHEET NUMBER	
<b>C1.80</b>	

# RECEIVED

GRAPHIC SCALE IN FEET

0 25 50 100



**Know what's below.  
Call before you dig.**

SHEET NUMBER  
**C1.80**