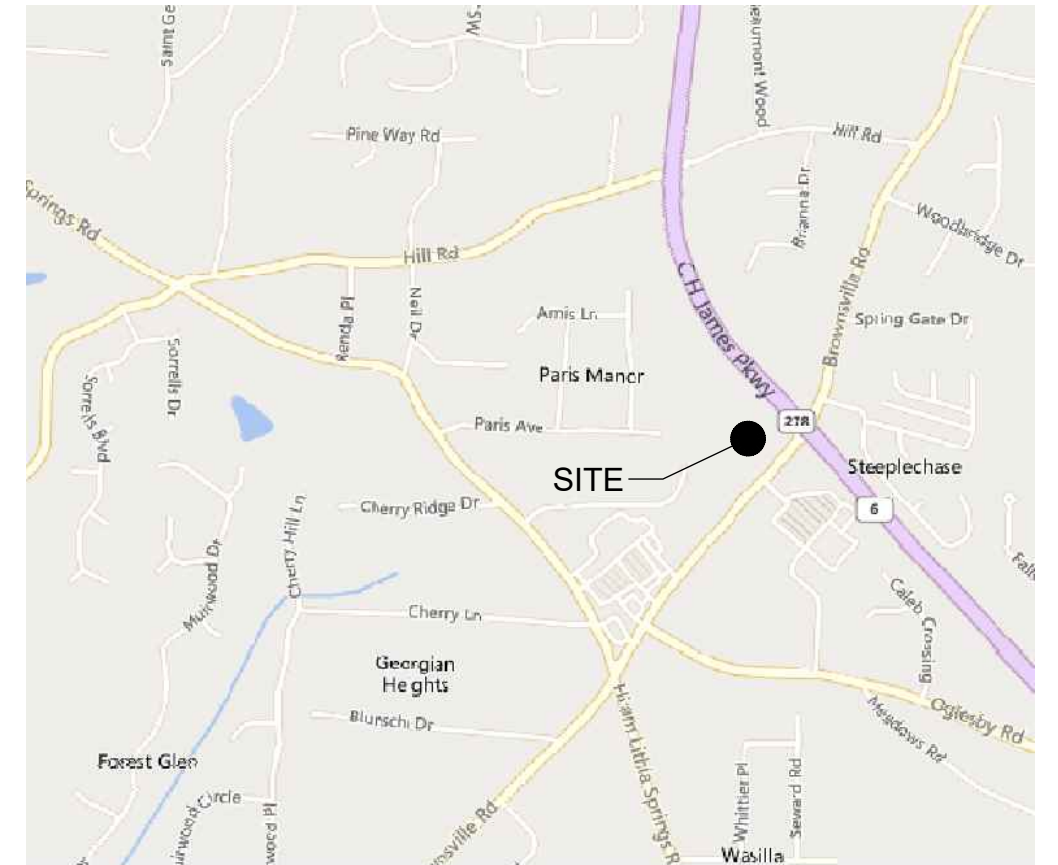


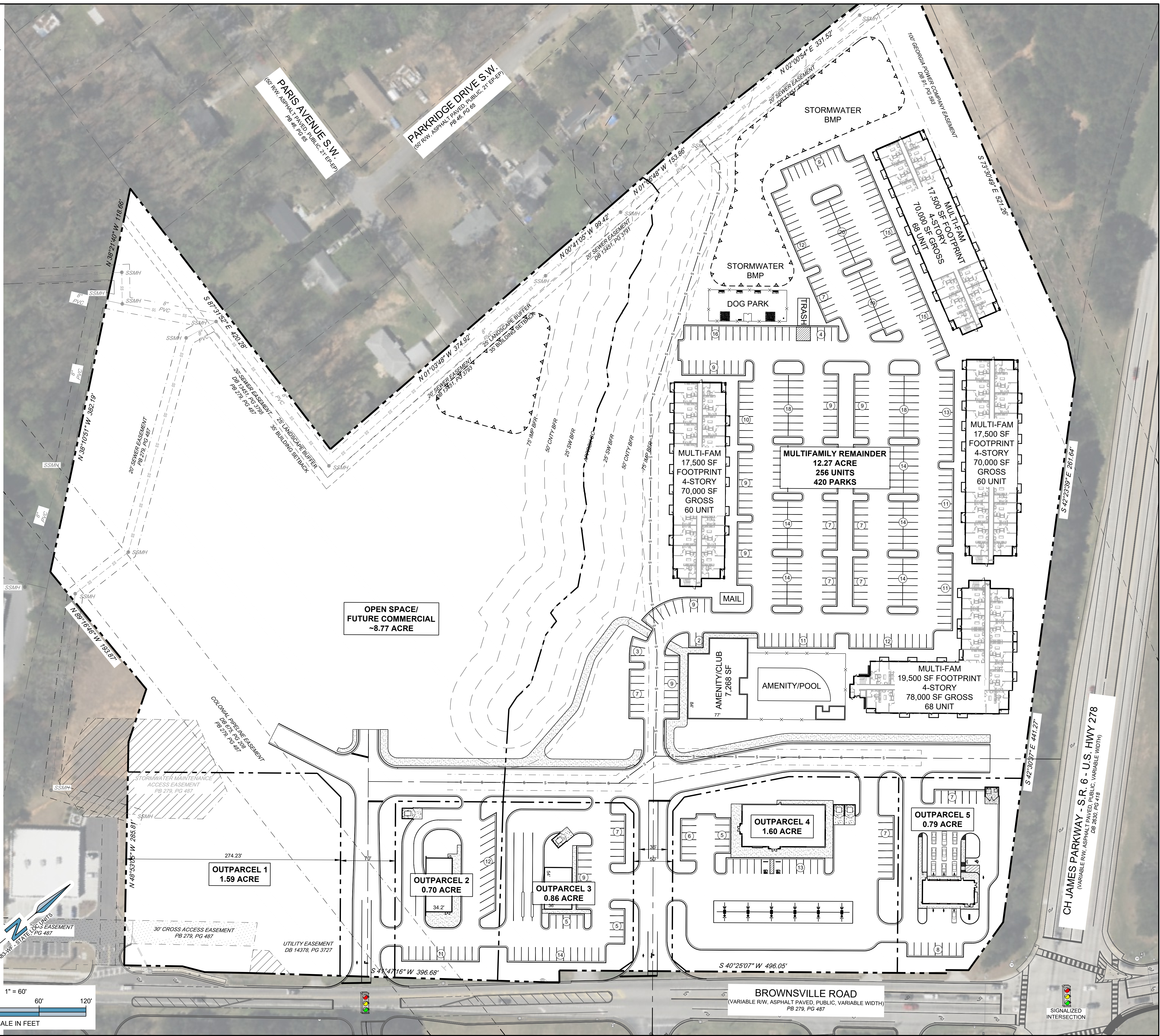
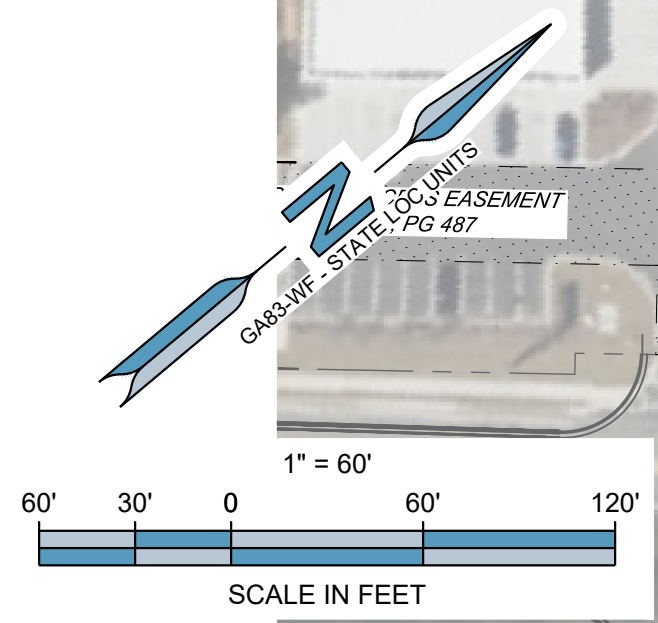
SITE NOTES:
 4320, 4330, 4340, 4380, 4420 BROWNSVILLE RD
 PARCELS: 19102600030, 19097300060, 19097300030, 19097300020, 19097300050
 PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. STREAM LOCATIONS AND STREAM BUFFERS AS SHOWN ON THE SITE PLAN. NO ADDITIONAL KNOWN WETLAND EXIST. THE 100-YR FLOODPLAIN DOES NOT AFFECT SUBJECT PROPERTY.
 EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE SURVEY PREPARED BY FRONTIER SURVEYING & MAPPING, LLC DATED 08/29/2022.

SITE DATA	
EX ZONING:	R-30 (SINGLE-FAMILY RESIDENTIAL DISTRICT), CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT)
PR ZONING:	MXU (MIXED USE DEVELOPMENT)
PARCEL IDENTIFICATION NUMBER:	19102600030, 19097300060, 19097300030, 19097300020, 19097300050
TOTAL SITE AREA:	26.58 AC
MULTI-FAMILY SITE AREA:	12.27 AC
OPEN SPACE / FUTURE COMMERCIAL AREA:	8.77 AC
COMMERCIAL TRACT 1 AREA:	1.59 AC
COMMERCIAL TRACT 2 AREA:	0.70 AC
COMMERCIAL TRACT 3 AREA:	0.86 AC
COMMERCIAL TRACT 4 AREA:	1.60 AC
COMMERCIAL TRACT 5 AREA:	0.79 AC
LANDSCAPE SETBACK - FRONT:	PER PLAN
LANDSCAPE SETBACK - SIDE:	PER PLAN
LANDSCAPE SETBACK - REAR:	PER PLAN
BUILDING SETBACK - FRONT:	PER PLAN
BUILDING SETBACK - SIDE:	PER PLAN
BUILDING SETBACK - REAR:	PER PLAN
BUILDING FLOOR AREA:	COMMERCIAL: 12,312 SF MULTIFAMILY: 256 UNITS
REQUIRED:	PROVIDED
12 DU / AC MAX (RESI)	256 UNITS/26.53 AC=9.65 DU/AC
0.50 FAR MAX (COMMERCIAL/OFFICE)	0.051 FAR
PARKING	
UNIT MIX	REQUIRED
128 1 BDS	1.5-2 / 1 BD 192-256
112 2 BDS	1.5-1.75 / 2 BD 168-196
16 3 BDS	2.0-2.5 / 3 BD 32-40
	= 392-492 PARKS
	420 PARKS PROVIDED

LINE LEGEND	
	PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING SCREEN FENCE
	EXISTING WOODEN FENCE
	EXISTING GUARDRAIL
	PROPOSED BUILDING WALLS
	PROPOSED CURB AND GUTTER
	PROPOSED TAPERED CURB AND GUTTER
	PROPOSED CHAINLINK FENCE
	PROPOSED SCREEN FENCE
	PROPOSED WOODEN FENCE
	PROPOSED HANDRAIL
	PROPOSED GUARDRAIL
	PROPOSED RETAINING WALL



VICINITY MAP
NOT TO SCALE



ENGINEER:
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 Foresite Group, LLC
 3740 Davinci Ct.
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 Peachtree Corners, GA 30092
 Phone: 770.368.1399
 Fax: 770.368.1944
 Website: www.foresitegroup.net

DEVELOPER:
ARRIS
 3340 PEACHTREE ROAD NE
 SUITE 1660
 ATLANTA, GA 30326
 404-452-9898
 CONTACT: PARKE LAMMERTS

PROJECT:
**MIXED USE
 (COMMERCIAL & RESIDENTIAL)**
 BROWNSVILLE RD. & US HIGHWAY 278
 COBB COUNTY, POWDER SPRINGS, GA

SEAL:

REVISIONS	DATE

PROJECT MANAGER: DMS
 DRAWING BY: BLV
 JURISDICTION: POWDER SPRINGS, GA
 DATE: 2026-05-22
 TITLE:

REZONING PLAN
 SHEET NUMBER:
 1 OF 1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOBFILE NUMBER: 849.011