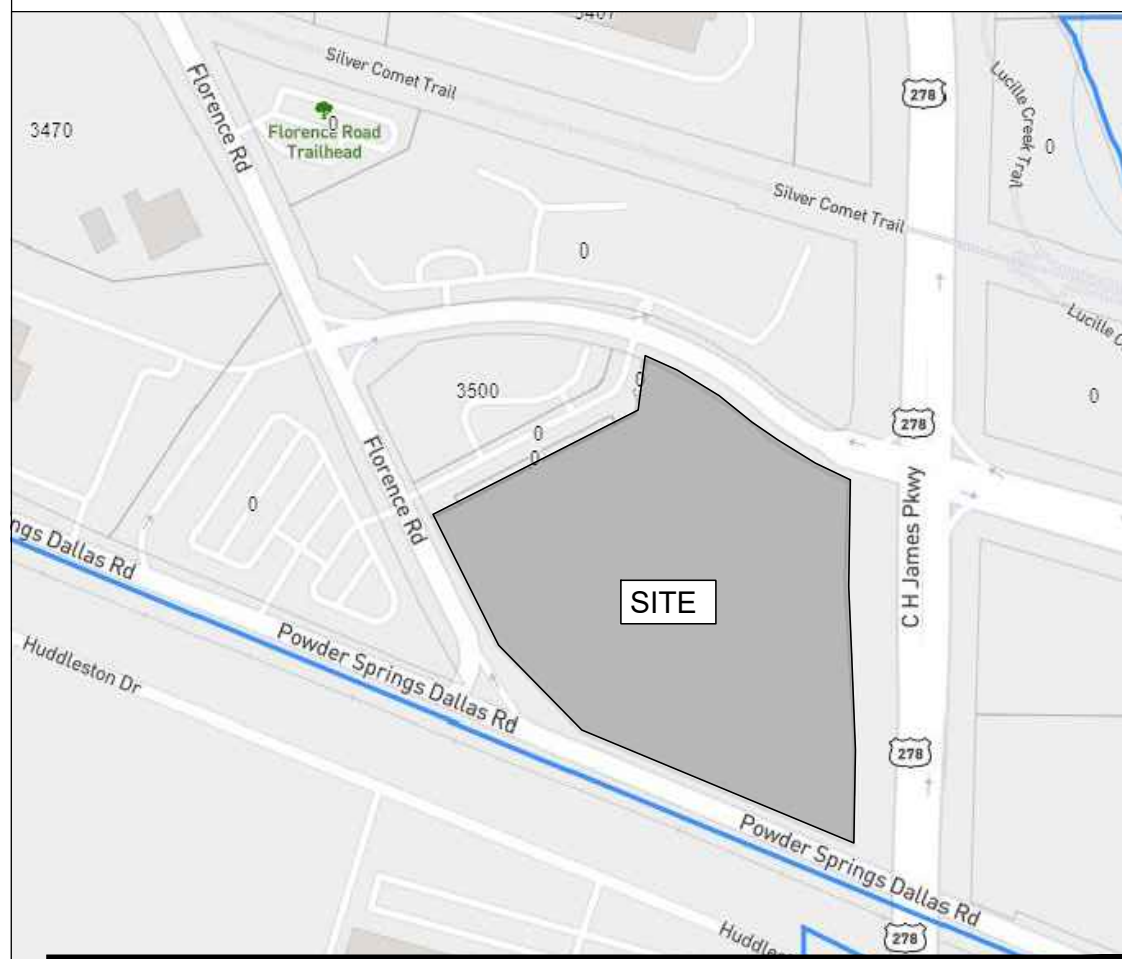


SITE VICINITY MAP - N.T.S.



SITE DATA

OVERALL DATA:
 EXISTING ZONING: MXU - CITY OF POWDER SPRINGS
 PROPOSED ZONING: MXU - CITY OF POWDER SPRINGS
 GROSS ACRES: 10.999 ACRES

SETBACKS:
 PERIMETER: 10'
 BETWEEN BUILDINGS: 10'
 BUFFERS: NONE
 MAX HEIGHT: 5 STORIES
 LANDSCAPE STRIP: 10'

LAND USE RESIDENTIAL PARCEL AREA: 7.722 ACRES (70.2%)
 3 STORY TOWNHOUSE: 154 UNITS (STACKED/REAR ENTRY)
 PROPOSED DENSITY: 19.9 UNITS PER ACRE
 OPEN SPACE REQUIRED: 20% OR 1.54 ACRES
 OPEN SPACE PROVIDED: CABANA (1,425 SF)
 PROPOSED AMENITIES: POOL SURFACE (1,090 SF)
 POOL DECKING (2,105 SF)
 PLAYGROUND (1,568 SF)

COMMERCIAL OUTPARCEL 1 AREA: 1.031 ACRES (9.4%)
 RESTAURANT W/ DRIVE THRU: 3,750 SF
 FAR PROVIDED: 0.08 FAR

COMMERCIAL OUTPARCEL 2 AREA: 0.756 ACRES (6.9%)
 RESTAURANT W/ DRIVE THRU: 2,330 SF
 FAR PROVIDED: 0.07 FAR

COMMERCIAL OUTPARCEL 3 AREA: 1.490 ACRES (13.5%)
 NEIGHBORHOOD RETAIL: 18,000 SF
 FAR PROVIDED: 0.28 FAR

TYPICAL STREET LAYOUT:
 STREET TYPE: PRIVATE STREETS
 STREET WIDTH: 24' B.C. - B.C. TYPICAL
 ALLEY WIDTH: 20' B.C. - B.C. TYPICAL
 SIDEWALKS: 5' (AS SHOWN)

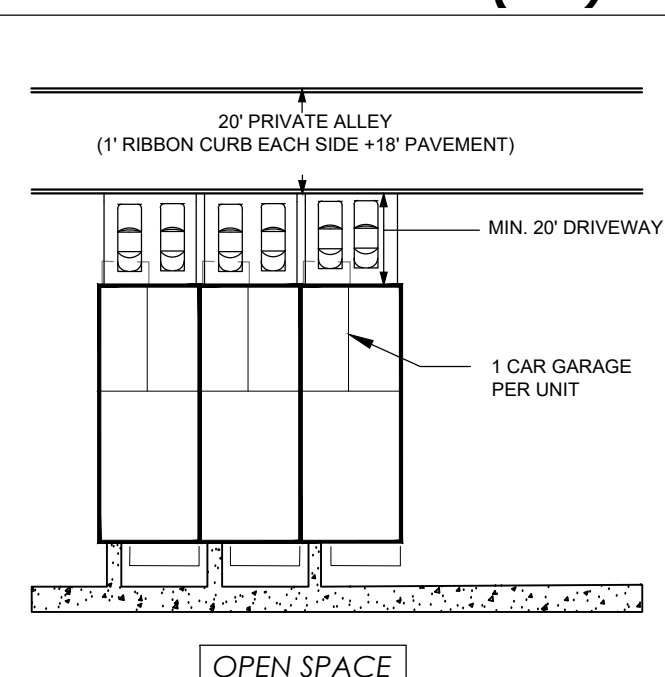
**** VARIANCES:**
 1. RESIDENTIAL DENSITY OF 19.9 U/A ALLOWED

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154 DRIVEWAY 154 GARAGE = 308 TOTAL
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		0	32
OUTPARCEL 1: RESTAURANT(1 PER 125 SF)	3,750 SF	30	33
OUTPARCEL 2: RESTAURANT(1 PER 125 SF)	2,330 SF	19	22
OUTPARCEL 3: RETAIL(1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND

- (CA) CABANA
- (CC) COMMUNITY GREEN
- (PL) POOL
- (PG) PLAYGROUND
- (DU) DUMPSTER
- (MK) MAIL KIOSK
- (MS) MONUMENT SIGN
- (SM) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
- (OS) OPEN SPACE

TYPICAL LOT DETAIL (NTS)



PROPERTY OWNERS:
 19080500080: GW INVESTMENTS

FEMA NOTE:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 113067C01177G, DATED 12/16/2008.

WATER AND SEWER NOTE:
 DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY.

STORMWATER NOTE:
 LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM WILL BE LOCATED ON TAX PARCEL ID: 19080500090.

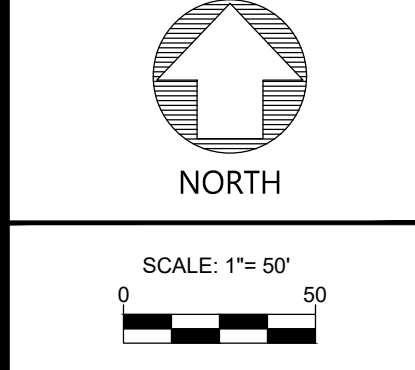


NO.	DATE	DESCRIPTION	CHK.	APP.



PARKLAND HOMEBUILDERS LLC

ZONING PLAN FOR AZALEA PARK
 L.L. 804, 824, 825, 826
 DISTRICT 19TH, SECTION 2ND
 PARCEL # 19080500080
 CITY OF POWDER SPRINGS



PROJECT NUMBER: GA3793-2602
 SHEET TITLE: ZONING PLAN
 SHEET NUMBER: 5.29.26