

**PROPERTY OWNERS:**  
 19095300040: BRADY PAT  
 19095300070: AD DUHA LLC

**FEMA NOTE:**  
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER:  
 FEMA MAP NO. 13067C0177G, DATED 12/16/2008.

**WATER AND SEWER NOTE:**  
 DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE.

**STORMWATER NOTE:**  
 LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM.

**PLAN NOTE:**  
 THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

**PARCEL AREAS:**

- COMMERCIAL: +/- 8.12 ACRES OR (49.1%)
- RESIDENTIAL: +/- 8.406 ACRES OR (50.9%)

**SITE LEGEND**

- (25) 25' STATE STREAM BUFFER
- (50) 50' STREAM BUFFER
- (75) 75' STREAM IMPERVIOUS SETBACK
- (FD) 100' YEAR FLOOD HAZARD LIMITS
- (MK) MAIL KIOSK
- (SM) APPROXIMATE STORMWATER MANAGEMENT AREA

**PARKING CALCS**

USE TYPE SPECIFIED	UNITS / S.F. PROVIDED	MINIMUM REQUIRED	PROVIDED
PICKLEBALL COMPLEX (SPORTS CLUB 1 PER 250 S.F.)	23,982 S.F.	96	111
BUSINESS USE	4,164 S.F.		
ASSEMBLY USE	9,980 S.F.		
EXERCISE USE (INDOOR PICKLEBALL COURTS)	22,762 S.F.		
KITCHEN USE	1,220 S.F.		
TOWNHOUSE (1 PER UNIT)	122	122	244
RESIDENTIAL GUEST / RESIDENTIAL AMENITY SPACES			50
<b>TOTAL</b>		<b>218</b>	<b>405</b>

SITE DATA	OVERALL DATA	EQUALS
EXISTING ZONING	R-20 (COBB) & NRC (POWDER SPRINGS)	
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS	
GROSS ACRES (PARCEL ID: 19095300070, 19095300060)	16.526 ACRES (719,892 SQ. FT.)	
<b>LAND USES</b>	<b>EQUALS</b>	
<b>RESIDENTIAL (STACKED TOWNHOMES)</b>		
TOTAL UNITS	122	
DENSITY	7.38 UNITS PER ACRE	
HEIGHT	3 STORIES	
BUILDING SEPARATION	10'	
HEATED FLOOR AREA	+/- 1,958 S.F. (3 BEDROOM UNITS)	
HEATED FLOOR AREA	+/- 1,636 S.F. (2 BEDROOM UNITS)	
<b>COMMERCIAL DATA</b>		
PICKLEBALL COMPLEX (SPORTS CLUB)		
FLOOR AREA	23,982 S.F.	
HEIGHT	2 STORIES	
<b>TOTAL FLOOR AREA FOR COMMERCIAL</b>	23,982 S.F.	
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE	0.033	
<b>SETBACKS</b>	<b>EQUALS</b>	
PERIMETER BUILDING SETBACK:	30' / 35' (US HWY 278)	
BETWEEN BUILDINGS:	10'	
BUFFERS:	20' GRADED/REPLANTED AS SHOWN	
LANDSCAPE STRIP	10' (HILL RD) / 25' (US HWY 278)	
<b>TYPICAL STREETS</b>	<b>EQUALS</b>	
STREET TYPE:	PRIVATE	
STREET WIDTH:	24' B.C. - B.C. TYPICAL	
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL	
PARKING SPACE DIMENSIONS	9' X 19' TYPICAL	
<b>CODE VARIATIONS</b>		
1. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED		



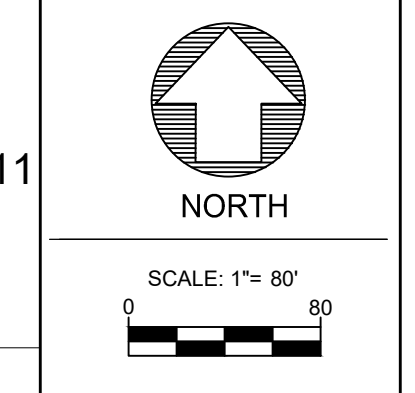
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 JOHN@MAYFAIRREETPARTNERS.COM

**Zoning Exhibit For HILL ROAD SW**  
 L.L. 952, 953, 973 - DISTRICT 19TH  
 2ND SECTION  
 CITY OF POWDER SPRINGS & COBB COUNTY, GEORGIA

Orig. Issue 2/21/22  
 Designed by JW  
 Checked by BW  
 Project #



**ZONING EXHIBIT**  
 3.14.2022