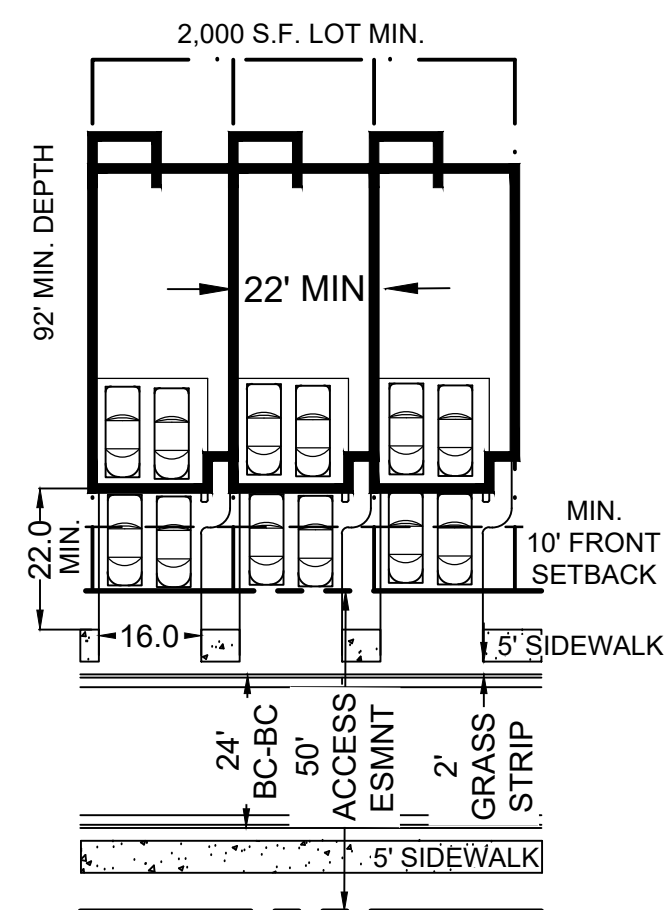


SITE DATA

TOTAL ACRES: +/- 3.678 AC
 EXISTING ZONING: MXU
 PROPOSED ZONING: PUD-R
 TOTAL UNITS: 29 UNITS
 PROPOSED DENSITY: 7.88 U/A
 MAX. DENSITY: 8 U/A
 UNIT SIZE: 22' X 50' FRONT ENTRY TOWNHOMES
 LOT AREA: 2,000 S.F. MIN.
 DRIVEWAYS SHALL BE 22' FROM THE FRONT OF THE GARAGE TO THE EDGE OF THE SIDEWALK
 BUILDING SETBACKS:
 FRONT: 10'
 SIDE: 5'
 REAR: 20'
 EXTERNAL: 35' TO ANY ZONED DISTRICT
 MIN. HEATED FLOOR AREA REQUIRED:
 3-BEDROOM: 1,200 S.F.
 4+BEDROOM: 1,400 S.F.
 BETWEEN BUILDINGS: 20'
 BUILDING HEIGHTS: 35'
 RECREATION AREA: 10,000 S.F. MIN.
 TYPICAL STREET: 24' STREET B.C. - B.C. WITH A 50' ACCESS & UTILITY EASEMENT
 SIDEWALKS: 5' (BOTH SIDES)
 BEAUTY STRIP: 2' GRASSED STRIP
 LANDSCAPE STRIP: 10' ALONG C.H. JAMES PARKWAY & FLORENCE ROAD
 BUFFER: 25' TO ANY ZONED DISTRICT
 MAX. IMPERVIOUS SURFACE OF A LOT: 100%

VARIANCE REQUESTED:
 1. TANGENT LENGTHS AT INTERSECTIONS TO BE MIN. 10'
 2. 25' BUFFER TO 0' ADJACENT TO CARRINGTON AMENITY AREA

TYPICAL LOT DETAIL: 1" = 30'



PROPERTY ADDRESS
 0 C.H. JAMES PARKWAY
 POWDER SPRINGS, GA 30017

PROPERTY OWNERS:
 PIN: 19073200240 - Oth 12 LLC

WATER NOTE:
 WATER PROVIDED BY COBB COUNTY;
 AVAILABLE WITHIN THE CARRINGTON PARK
 DRIVE RIGHT OF WAY.

UTILITY NOTE:
 ALL UTILITIES SHALL BE PLACED UNDERGROUND.

PARKING ANALYSIS		TOTAL PER HOUSE	TOTAL HOMES	TOTAL SPACES
LOT TYPE	GARAGE/DRIVEWAY			
TOWNHOMES	2	4	29	116
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				29
RECREATION AREA PARKING				34
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				150

SEWER NOTE:
 SANITARY LINE TO CONNECT WITH
 EXISTING GRAVITY SEWER MANHOLE ON
 PROPERTY. SEWER PROVIDED BY COBB
 COUNTY.

FEMA NOTE:
 ACCORDING TO FIRM NUMBER
 13067C0089G & 13067C0177G DATED
 12/16/2008 FOR PAULDING COUNTY
 GEORGIA, THE PROPERTY SHOWN DOES
 NOT LIE WITHIN A SPECIAL FLOOD
 HAZARD AREA.



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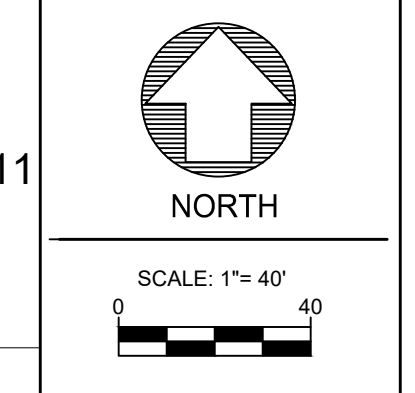
NOT
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 FOR
 CONSTRUCTION

SURVEYING BY:
 ALLIANCE LAND SURVEYING
 PHONE: (678) 828-8424
 CONTACT: DAVID ANDERSON

DEVELOPER
PARKLAND COMMUNITIES
 299 S. MAIN ST., ALPHARETTA, GA 30009
 24 HR CONTACT: JIM JACOBI, 404.456.5562
 JIM@PARKLANDCO.COM

Site Zoning Plan for
CARRINGTON WALK
 C.H. JAMES PARKWAY
 POWDER SPRINGS, GA
 L.L. 732 - DISTRICT 19TH
 PARCEL #19073200240

Orig. Issue 5.19.22
 Designed by GB
 Checked by BW
 Project # 21341



ZONING PLAN

5.15.23