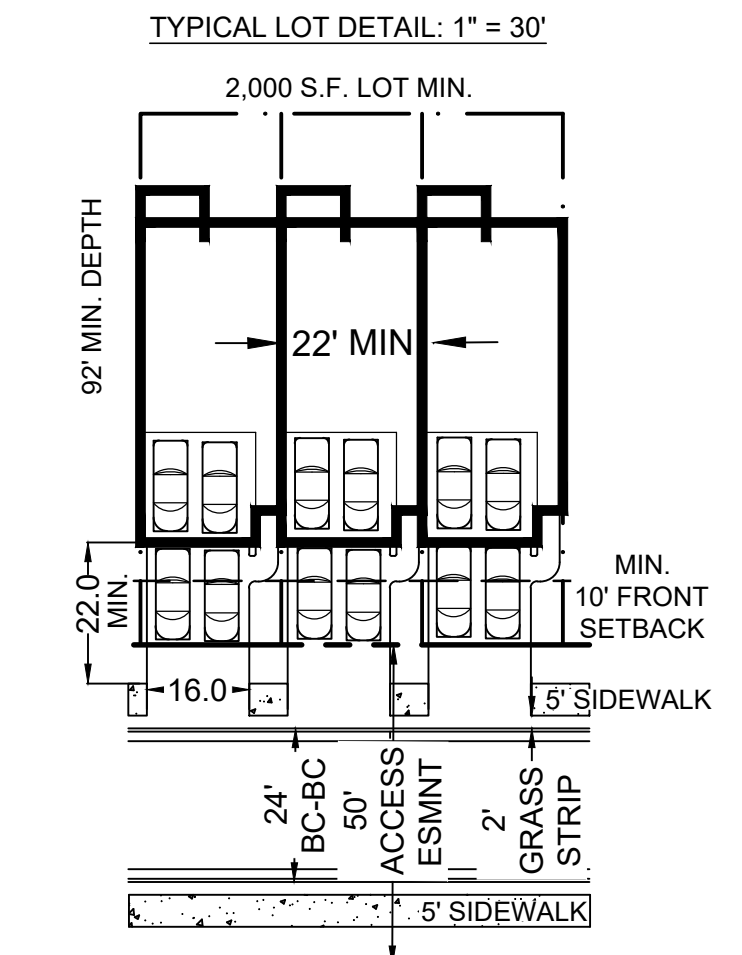


**SITE DATA**

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



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

**PROPERTY OWNERS:**  
 PIN: 19073200240 - Oth 12 LLC

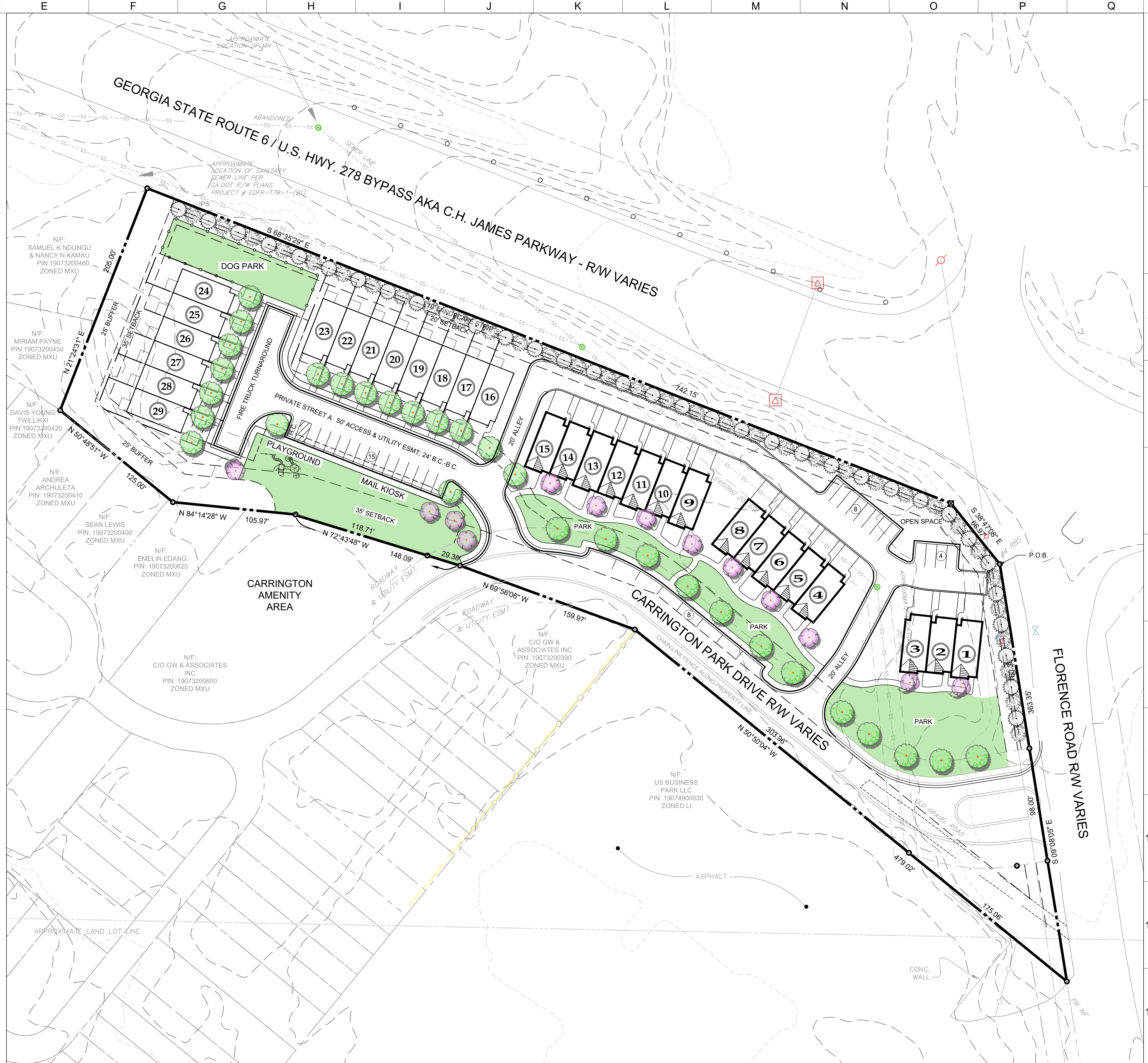
**WATER NOTE:**  
 WATER PROVIDED BY COBB COUNTY;  
 AVAILABLE WITHIN THE CARRINGTON PARK DRIVE RIGHT OF WAY.

**UTILITY NOTE:**  
 ALL UTILITIES SHALL BE PLACED UNDERGROUND.

**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.

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				35
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				151



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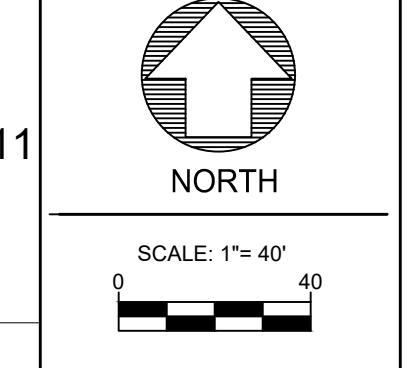
NOT RELEASED FOR CONSTRUCTION

SURVEYING BY:  
 ALLIANCE LAND SURVEYING  
 PHONE: [REDACTED]  
 CONTACT: DAVID ANDERSON

DEVELOPER  
**PARKLAND COMMUNITIES**  
 299 S. MAIN ST., ALPHARETTA, GA 30009  
 24 HR CONTACT: JIM JACOBI

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**

8.12.22