

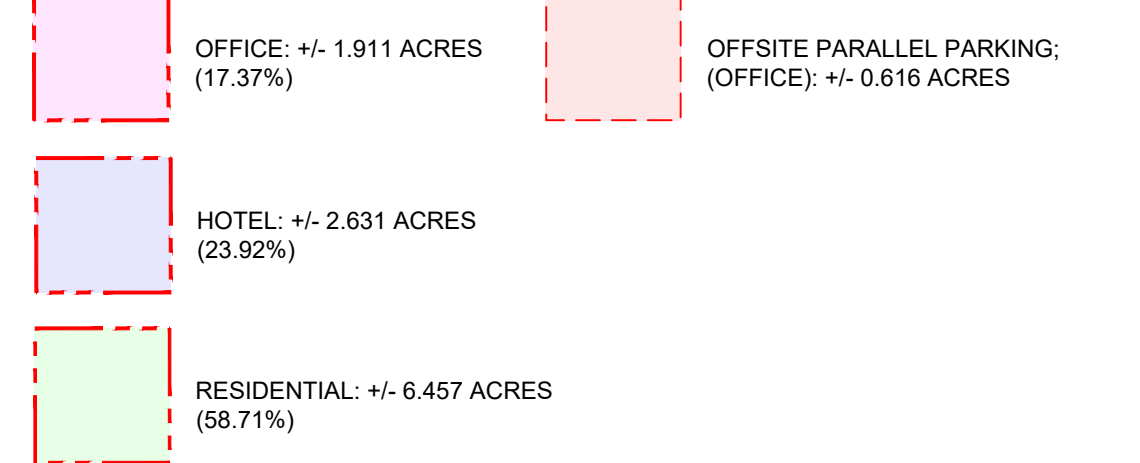
PROPERTY OWNERS:
19080500170; GW INVESTMENTS

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.

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.



PARKING CALCS

USE TYPE SPECIFIED	UNITS / S.F.	MINIMUM	PROVIDED
HOTEL (1 PER EACH 150 SQUARE FEET)	120	120	120
HOTEL (1 PER 300 S.F.)	7,500 S.F.	50	50
OFFICE / RESTAURANT (1 PER 125 S.F.)	22,200 S.F.	74	74
TOWNHOUSE (1 PER UNIT)	3,100 S.F.	25	25
RESIDENTIAL GUEST / RESIDENTIAL AMENITY SPACES	154	154	308
		0	14

SITE DATA	OVERALL DATA	EQUALS
EXISTING ZONING	MXU-CITY OF POWDER SPRINGS	
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS	
GROSS ACRES (PARCEL ID: 19080500080)	10.999 ACRES (479,135 SQ. FT.)	
LAND USES		EQUALS
	RESIDENTIAL (STACKED TOWNHOMES)	
TOTAL UNITS	154 UNITS	
DENSITY	14.01 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)	
	COMMERCIAL DATA	
HOTEL (INCLUDING BANQUET, ASSEMBLY, MEETING, RESTAURANT)		
FLOOR AREA	60,941 S.F.	
HEIGHT	5 STORIES	
OFFICE BUILDING (INCLUDING RESTAURANT)		
FLOOR AREA	25,300 S.F.	
HEIGHT	2 STORIES	
TOTAL FLOOR AREA FOR COMMERCIAL AND OFFICE	86,241 S.F.	
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE	0.18	
USE DISTRIBUTION (BUILDING COVERAGE)	APPROX. 34,000 S.F. OR 7.1%	
SETBACKS		EQUALS
PERIMETER BUILDING SETBACK:	10'	
BETWEEN BUILDINGS:	10'	
BUFFERS:	0'	
TYPICAL STREETS		EQUALS
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	
CODE VARIATIONS		
1. RESIDENTIAL DENSITY OF 14.01 U/A ALLOWED		
2. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED		
3. REQUIRED LOCATION OF OFFICE, OFFICE / RESTAURANT PARKING IS BEYOND 300 FEET OF AN ENTRANCE TO THE BUILDING THAT IT SERVES		



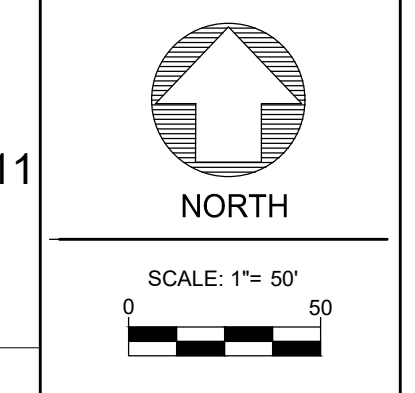
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ZONING EXHIBIT FOR POWDER SPRINGS-DALLAS RD
LL 804.824.825.826
DISTRICT 19TH, SECTION 2ND
PARCEL # 19080500080
CITY OF POWDER SPRINGS

Orig. Issue 09/2/21
Designed by JW
Checked by JJ
Project # 21225



ZONING EXHIBIT