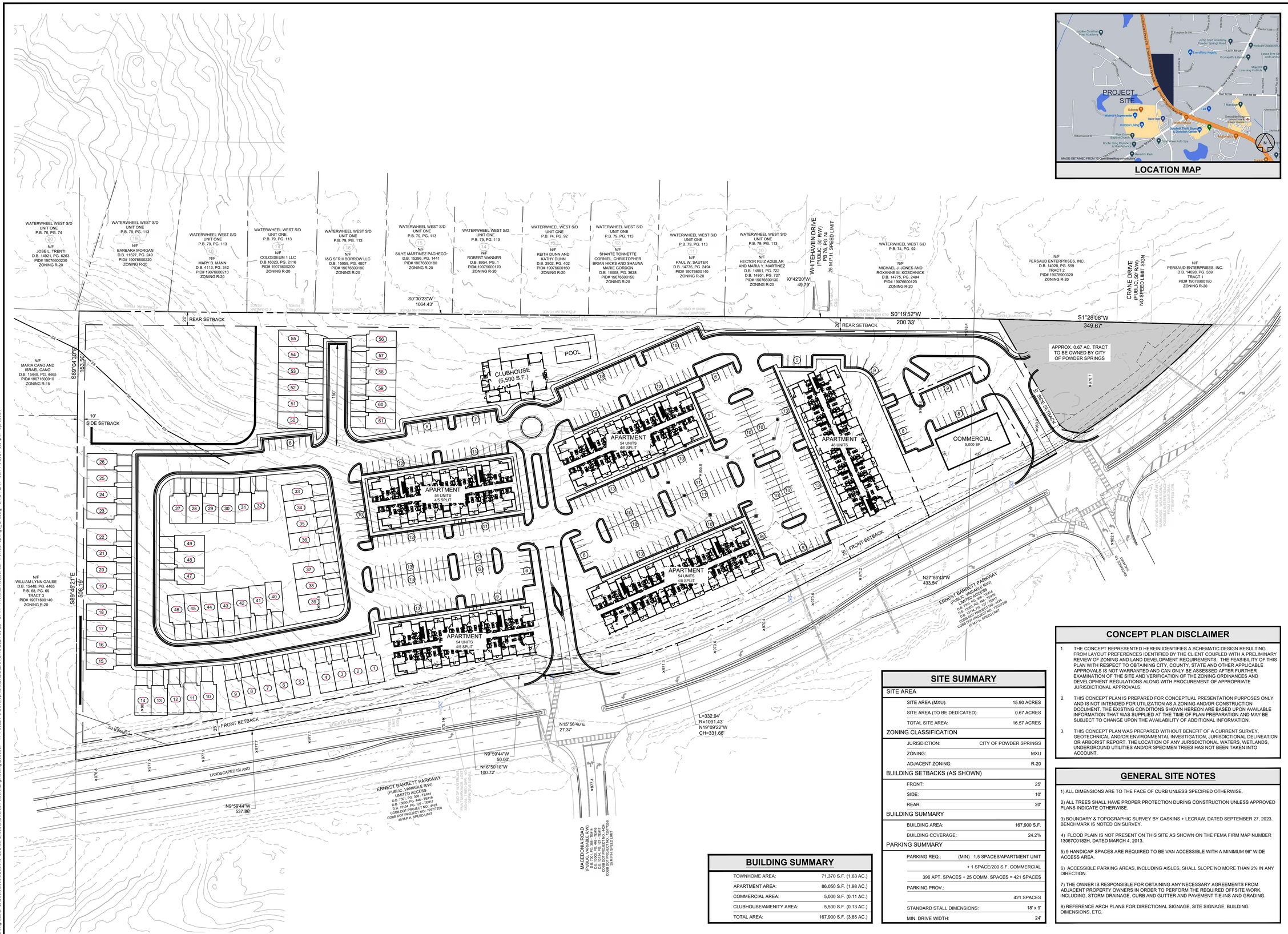





LOCATION MAP

## CONCEPT PLAN DISCLAIMER

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

## SITE SUMMARY

| | |
|---|---|
| **SITE AREA** | |
| SITE AREA (MXU): | 15.90 ACRES |
| SITE AREA (TO BE DEDICATED): | 0.67 ACRES |
| TOTAL SITE AREA: | 16.57 ACRES |
| **ZONING CLASSIFICATION** | |
| JURISDICTION: | CITY OF POWDER SPRINGS |
| ZONING: | MXU |
| ADJACENT ZONING: | R-20 |
| **BUILDING SETBACKS (AS SHOWN)** | |
| FRONT: | 25' |
| SIDE: | 10' |
| REAR: | 20' |
| **BUILDING SUMMARY** | |
| BUILDING AREA: | 167,900 S.F. |
| BUILDING COVERAGE: | 24.2% |
| **PARKING SUMMARY** | |
| PARKING REQ.: | (MIN) 1.5 SPACES/APARTMENT UNIT + 1 SPACE/200 S.F. COMMERCIAL 396 APT. SPACES + 25 COMM. SPACES = 421 SPACES |
| PARKING PROV.: | 421 SPACES |
| STANDARD STALL DIMENSIONS: | 18' x 9' |
| MIN. DRIVE WIDTH: | 24' |

## BUILDING SUMMARY

| | |
|---|---|
| TOWNHOME AREA: | 71,370 S.F. (1.63 AC.) |
| APARTMENT AREA: | 86,050 S.F. (1.98 AC.) |
| COMMERCIAL AREA: | 5,000 S.F. (0.11 AC.) |
| CLUBHOUSE/AMENITY AREA: | 5,500 S.F. (0.13 AC.) |
| TOTAL AREA: | 167,900 S.F. (3.85 AC.) |

## GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED SEPTEMBER 27, 2023. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0182H, DATED MARCH 4, 2013.

5) 9 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED IN THE OFFICE OF:
GASKINS +LECRAW
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SUITE A
DULUTH, GA 30096
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FAX - [redacted]
www.gaskinslecraw.com
PEF008127

REVISIONS:

| REV # | DATE | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| - | - | - | - |

CLIENT
VPT 6652 PS DEVELOPEMENT, LLC
1759 MONROE DRIVE NE - SUITE 252 - ATLANTA, GA 30324

PROJECT
6652 BARRETT PARKWAY
LOCATED IN L.L. 765 & 790
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SEAL:
GEORGIA PROFESSIONAL ENGINEER 19136 DAVID L. STUART
GASWCC LVL II CERT # 7666
6/11/2024

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 30' 60' 120'
SCALE: 1" = 60'

DESIGN INFO:

| | |
|---|---|
| DRAWN BY: | ACC |
| DESIGNED BY: | ACC |
| REVIEWED BY: | DLS |
| JOB #: | 2308037 |
| DATE: | June 11, 2024 |

ZONING PLAN

ZP-1

Drawing name: C:\Users\ccook\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\2308037 - VPT 6652 PS Development\CADD\EXHIBITS\2024-03-26 - CP14 - Proxima Residential - Powder Springs, GA.dwg SITE PLAN Jun 11, 2024 3:04pm by: ccook

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