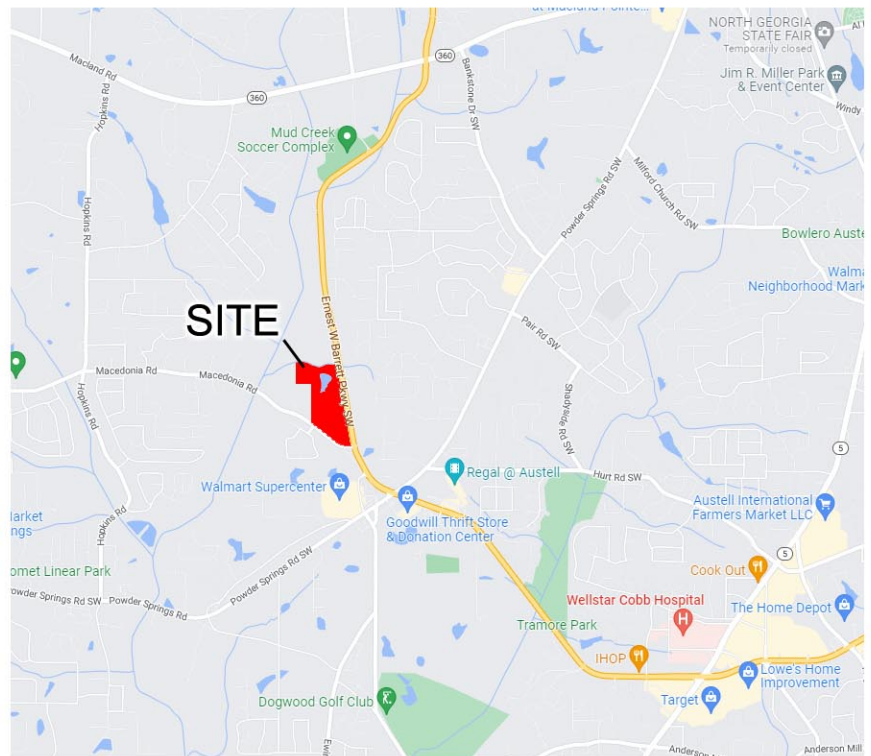


ZONING



SITE LOCATION

SUMMARY

Land lots 717 and 764 of the 19th district
 2884, 2896 and 2820 Macedonia Road, City of Powder Springs
 Cobb County
 Zoned R-20, LRO and NRC
 Proposed zoning MXU

47.4 acres +/- 34 acres net useable site area
 4.7 acres flood plain
 5.2 acres stream buffer/wetland
 1.0 acres gas esmt.

446 total units proposed overall density 9.4 units/acre
 30% open space provided
 Less than 50% impervious surface

- (A) 297 UNITS MULTIFAMILY 3 floors +/- 14.7 acres
- (B.1) 6,000 s.f. retail first floor
- (B.2) 5,000 s.f. retail 1 floor
- (C) 43 Townhomes 24' X 50' front garage
- (D) 55 Townhomes 20' x 50' alley garage
Townhome +/-14.0 acres 7 duac
- (E) 20 Single family homes, 55' x 100' lots
- (F) 31 Single family homes, 50' x 100' lts
Single family 18.7 acres 6 duac

NOTE: Minimum distance between buildings and property lines fronting on Macedonia Road and Barrett Parkway are shown on plan.

Parking Summary

Callout	USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING REQUIRED	Provided
COMMERCIAL USES¹				
B.2	Restaurant	1 per 125 square feet	1 per 75 square feet	40
B.1	Retail	1 per 275 square feet	1 per 200 square feet	21
RESIDENTIAL USES¹				
A	Apartment 1 bdrm.	1.5 per unit plus .1 per unit for guest space	2 per unit plus .2 per unit for guest space	478
	Apartment 2 bdrm.	1.5 per unit plus .1 per unit for guest space	1.75 per unit plus .2 per unit for guest space	
	Apartment 3 bdrm.	2 per unit plus .2 per unit for guest space	2.5 per unit plus .2 per unit for guest space	
C-F	Single family detached or attached (townhouse)	1 per unit ²	2 per unit plus	180
RECREATIONAL FACILITIES				
Amenity	Swimming pool subdivision amenity	1 per 150 square feet of surface water area ³	1 per 100 square feet of surface water area	11
	Community center	1 per 300 square feet	1 per 250 square feet	4

¹10% reduction in total required parking for MXU zoning district
²Single family and townhomes with garages
³Includes on street spaces

NOTE:
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.

