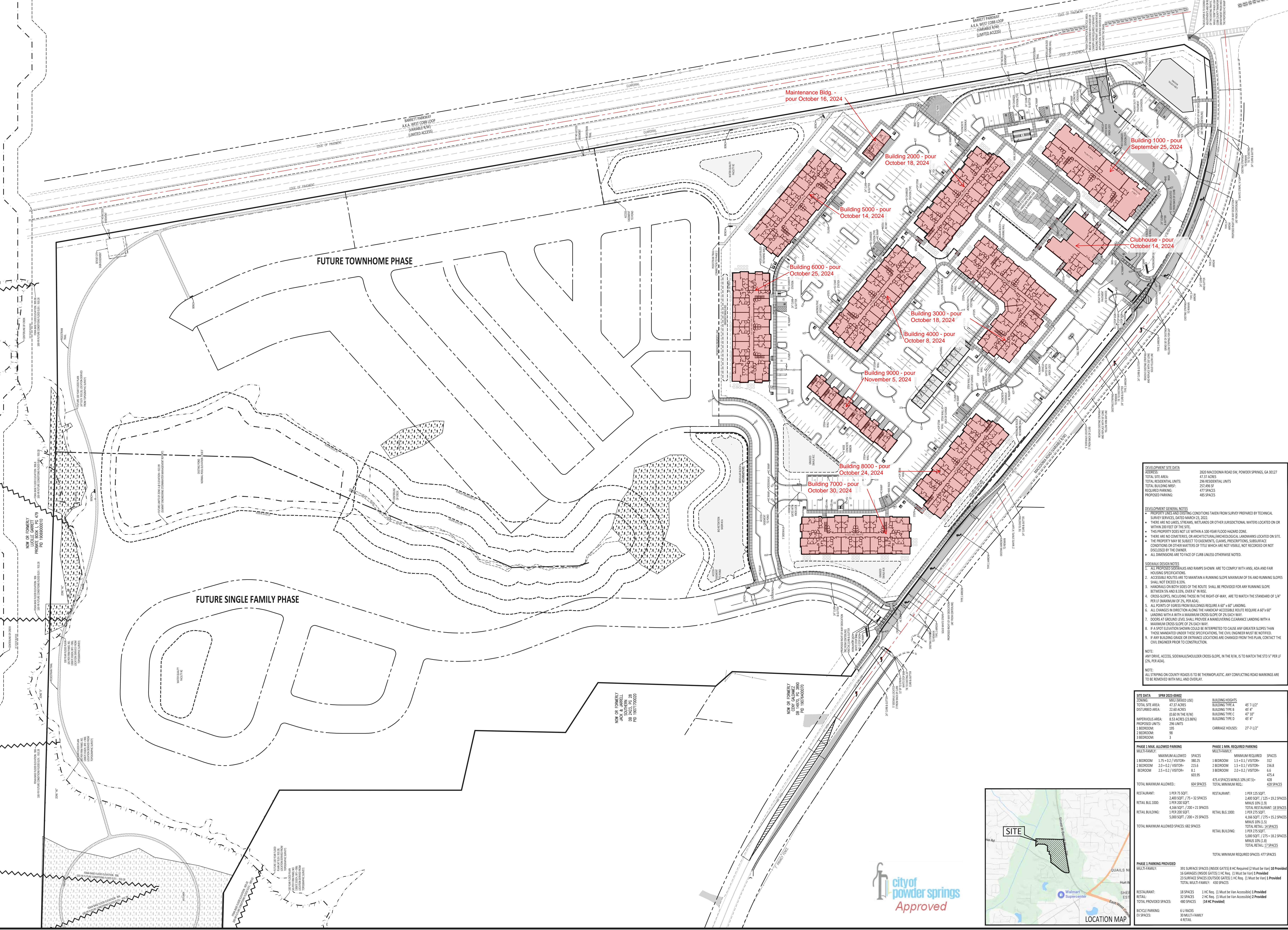
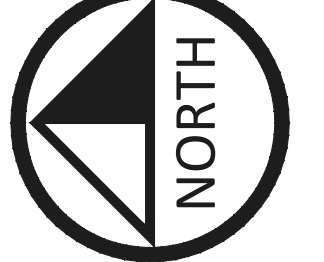
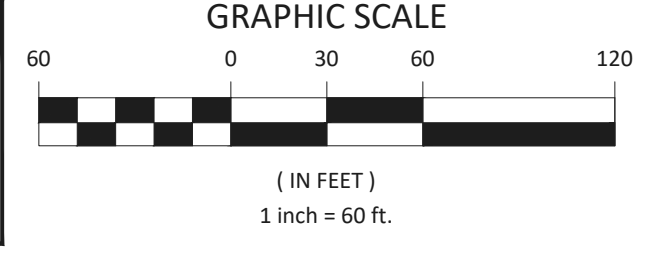


CAUTION
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



DEVELOPMENT SITE DATA

2820 MACEDONIA ROAD SW, POWDER SPRINGS, GA 30127
 47.37 ACRES
 298 RESIDENTIAL UNITS
 257,496 SF
 477 SPACES
 482 SPACES

DEVELOPMENT GENERAL NOTES

- PROPERTY LINES AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY TECHNICAL SURVEY SERVICES, DATED MARCH 22, 2022.
- THERE ARE NO LAKES, STREAMS, WETLANDS OR OTHER JURISDICTIONAL WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
- THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE.
- THERE ARE NO COMETRIES, OR ARCHITECTURAL, ANCHYSEOLOGICAL, LINDANAS LOCATED ON SITE. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, EASES, PRESCRIPTIONS, SUBSURFACE CONDITIONS OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED OR NOT DISCLOSED BY THE OWNER.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SIDEWALK DESIGN NOTES

- ALL PROPOSED SIDEWALKS AND RAMPS SHALL COMPLY WITH ADA AND FAIR HOUSING SPECIFICATIONS.
- ACCESSIBLE ROUTES ARE TO MAINTAIN A RUNNING SLOPE MAXIMUM OF 5% AND RUNNING SLOPES SHALL NOT EXCEED 8.3%.
- HANDRAILS ON BOTH SIDES OF THE ROUTE SHALL BE PROVIDED FOR ANY RUNNING SLOPE BETWEEN 5% AND 8.3%, OVER 6" IN RISE.
- CROSS SLOPES, INCLUDING THOSE IN THE RIGHT-OF-WAY, ARE TO MATCH THE STANDARD OF 1/4" PER LF (MAXIMUM OF 2% PER ADA).
- ALL POINTS OF GRESS FROM BUILDINGS REQUIRING A 60" x 60" LANDING.
- ALL CHANGES IN DIRECTION ALONG THE HANDICAP ACCESSIBLE ROUTE REQUIRE A 60" x 60" LANDING WITH A MAXIMUM CROSS-SLOPE OF 2% EACH WAY.
- DOORS AT GROUND LEVEL SHALL PROVIDE A MINIMUM CLEARANCE LANDING WITH A MAXIMUM CROSS-SLOPE OF 2% EACH WAY.
- IF A SPOT ELEVATION SHOWN COULD BE INTERPRETED TO CAUSE ANY GREATER SLOPES THAN THOSE MANDATED UNDER THESE SPECIFICATIONS, THE CIVIL ENGINEER MUST BE NOTIFIED.
- IF ANY BUILDING GRADE OR ENTRANCE LOCATIONS ARE CHANGED FROM THIS PLAN, CONTACT THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.

NOTE: ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS-SLOPE, IN THE R/W, IS TO MATCH THE STD 1/2" PER LF (2% PER ADA).

NOTE: ALL STIPING ON COUNTY ROADS IS TO BE THERMOPLASTIC. ANY CONFLICTING ROAD MARKINGS ARE TO BE REMOVED WITH MILL AND OVERLAY.

SITE DATA - SPS2023-00402

ZONING:	MU1 (MIXED USE)	BUILDING HEIGHTS:	45' 7-1/2"
TOTAL SITE AREA:	47.37 ACRES	BUILDING TYPE A:	45' 4"
DISTURBED AREA:	22.60 ACRES	BUILDING TYPE B:	47' 10"
AREA IN THE R/W:	8.53 ACRES (21.88%)	BUILDING TYPE C:	45' 4"
PROPOSED UNITS:	298 UNITS	CARHAGE HOUSES:	27-7-1/2"
1 BEDROOM:	156		
2 BEDROOM:	96		
3 BEDROOM:	3		

PHASE 1 MAX. ALLOWED PARKING	PHASE 1 MIN. REQUIRED PARKING
1 BEDROOM: 1.75-0.2 VISITOR= 386.25	1 BEDROOM: 1.5-0.1 VISITOR= 312
2 BEDROOM: 2.0-0.2 VISITOR= 213.6	2 BEDROOM: 1.5-0.1 VISITOR= 336.8
3 BEDROOM: 2.5-0.2 VISITOR= 603.95	3 BEDROOM: 2.0-0.2 VISITOR= 6.6
TOTAL MAXIMUM ALLOWED: 688 SPACES	475.4 SPACES MINUS 10% (47.54) = 628 SPACES

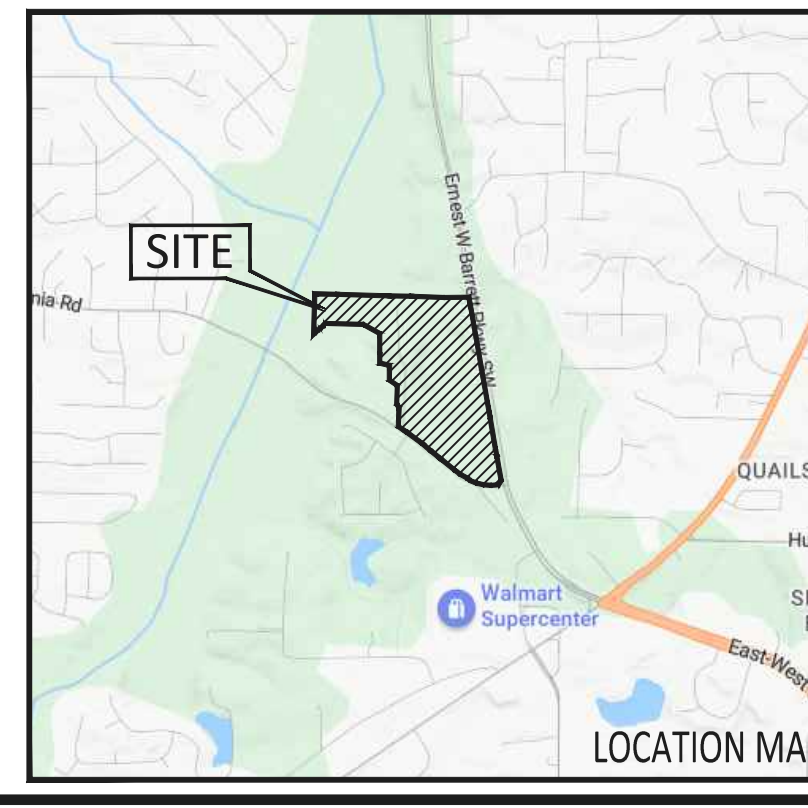
RESTAURANT: 1 PER 75 SQFT	RESTAURANT: 1 PER 125 SQFT
2,400 SQFT / 75 = 32 SPACES	2,400 SQFT / 125 = 19.2 SPACES
1 PER 200 SQFT	MINUS 10% (1.92)
4,000 SQFT / 200 = 20 SPACES	TOTAL RESTAURANT: 18 SPACES
1 PER 750 SQFT	1 PER 750 SQFT
5,000 SQFT / 750 = 6.67 SPACES	4,166 SQFT / 775 = 5.36 SPACES
TOTAL MAXIMUM ALLOWED SPACES: 682 SPACES	MINUS 10% (0.54)
	TOTAL RETAIL: 24 SPACES
	1 PER 750 SQFT
	5,000 SQFT / 775 = 6.45 SPACES
	MINUS 10% (0.65)
	TOTAL RETAIL: 27 SPACES

PHASE 1 PARKING PROVIDED

302 SURFACE SPACES (INSIDE GATES) @ 1.0 Must be Van 100 Provided
 16 GARAGES (INSIDE GATES) @ 1.0 HC Req. (11 Must be Van) 1 Provided
 23 SURFACE SPACES (OUTSIDE GATES) @ 1.0 HC Req. (11 Must be Van) 1 Provided
 TOTAL MULTI-FAMILY: 430 SPACES

RESTAURANT: 18 SPACES	1 HC Req. (11 Must be Van Accessible) 1 Provided
RETAIL: 32 SPACES	2 HC Req. (11 Must be Van Accessible) 2 Provided
TOTAL PROVIDED SPACES: 480 SPACES	(14 HC Provided)

BICYCLE PARKING: 6 U RACKS
 20 MULTI-FAMILY
 4 RETAIL



Summit
 Engineering Consultants, Inc.
 6250 Shiloh Road, Suite 200
 Marietta, GA 30067

SOUTH CITY PARTNERS
 3715 NORTHSIDE PARKWAY
 SUITE 1-310
 ATLANTA, GA 30327

OVERALL SITE PLAN
 SOUTH CITY MACEDONIA (PHASE 1)
 2820 MACEDONIA ROAD SW, POWDER SPRINGS, GA 30127
 LAND LOTS 716, 717, 764 & 765 - 19th DISTRICT - 2nd SECTION
 COBB COUNTY, GEORGIA

Project No.: S22-024
Design By: CKH
Drawn By: DG/CKH
Checked By: CKH
Date: 9/12/23
Scale: 1" = 60'

Revision Schedule

No.	Date	Description
1	10/23/23	ISSUE FOR PERMIT
2	11/14/23	REVISIONS TO ADDRESS CITY AND COUNTY COMMENTS
3	3/1/24	REVISIONS TO ADDRESS CITY AND COUNTY COMMENTS
4	5/1/24	ISSUED FOR LAND DISTURBANCE PERMIT

City of Powder Springs
 Approved

COBB COUNTY GEORGIA
 Drawing No. SPS-2023-00402
 05/31/2024
 S-22-024-001