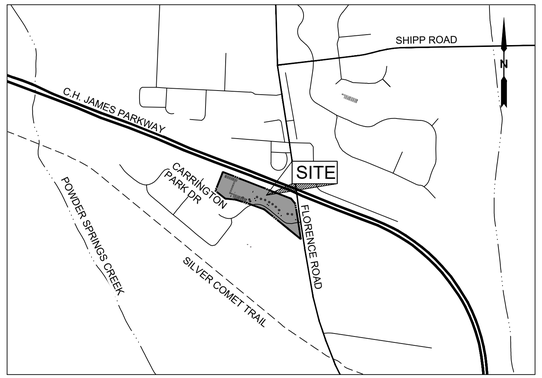
VICINITY MAP - NOT TO SCALE

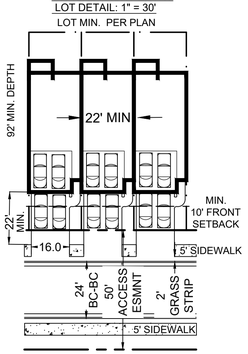


SITE DATA

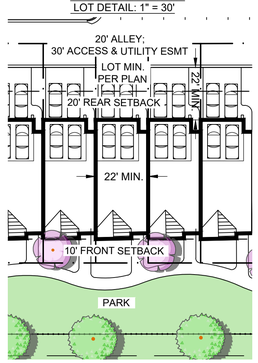
TOTAL ACRES:	+/ - 3.678 AC
EXISTING ZONING:	MXU
PROPOSED ZONING:	PUD-R
TOTAL UNITS:	29 UNITS
PROPOSED DENSITY:	7.88 U/A
MAX. DENSITY:	8 U/A
UNIT SIZE:	22' X 50' FRONT ENTRY TOWNHOMES
LOT AREA:	PER PLAN
DRIVEWAYS SHALL BE 22' FROM THE FRONT OF THE GARAGE TO THE BACK OF SIDEWALK	
BUILDING SETBACKS:	
FRONT:	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

TYPICAL FRONT ENTRY
LOT DETAIL: 1" = 30'



TYPICAL REAR ENTRY
LOT DETAIL: 1" = 30'



PROPERTY ADDRESS
0 C.H. JAMES PARKWAY
POWDER SPRINGS, GA 30127

PROPERTY OWNERS:
PIN: 19073200240 - Oth 12 LLC

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

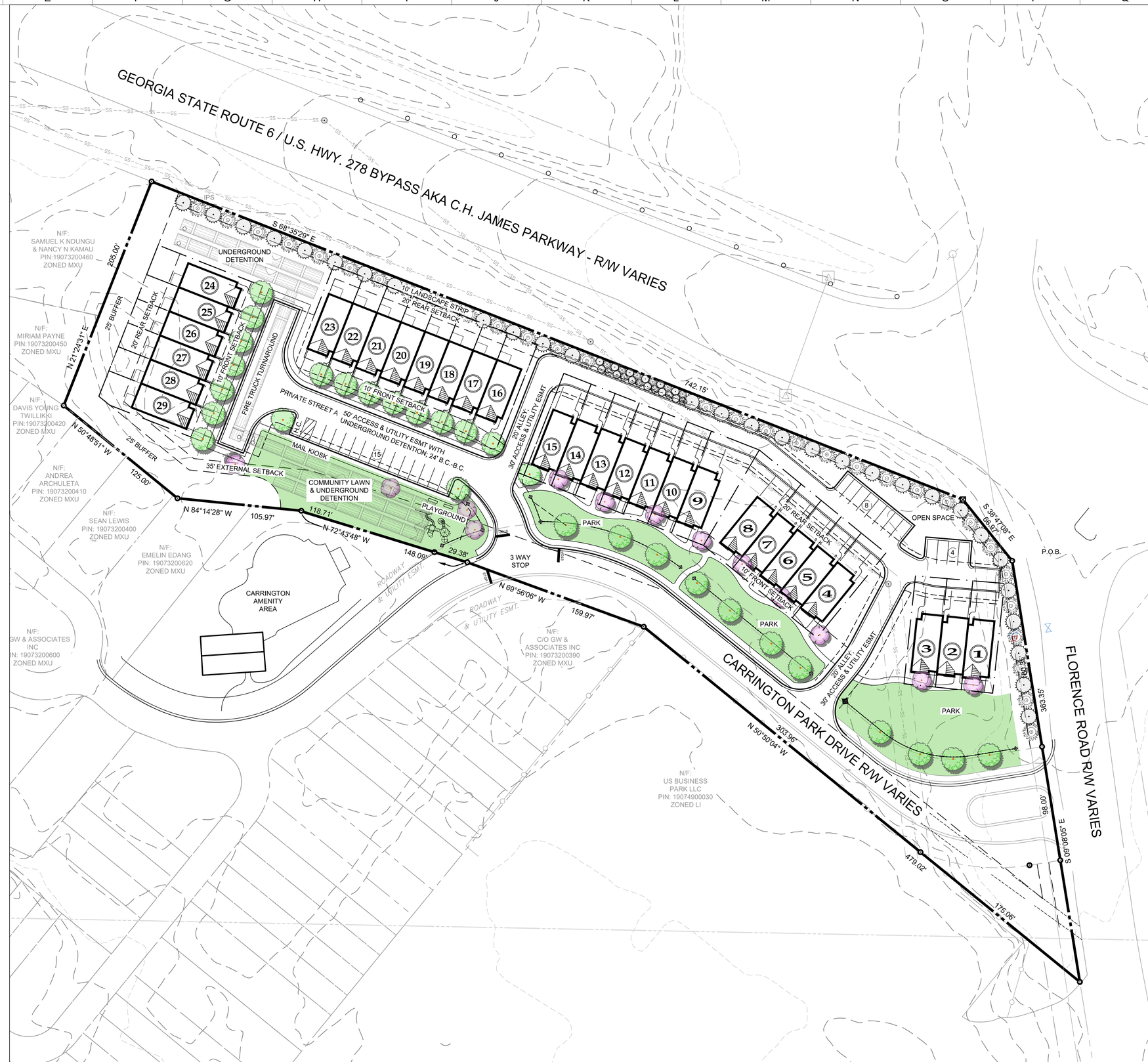
UTILITY NOTE:
ALL UTILITIES SHALL BE PLACED UNDERGROUND.

PARKING ANALYSIS					
LOT TYPE	GARAGE	DRIVEWAY	TOTAL PER HOUSE	TOTAL HOMES	TOTAL SPACES
TOWNHOMES	2	2	4	29	116
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					29
RECREATION AREA PARKING					34
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL					150

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.

ADDRESSING NOTE:
UNITS 1-15 ARE TO BE ADDRESSED AS CARRINGTON PARK DRIVE.
UNITS 16-29 ARE TO BE ADDRESSED AS PRIVATE STREET A.



ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE
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NOT RELEASED FOR CONSTRUCTION

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DEVELOPER
PARKLAND COMMUNITIES
299 S. MAIN ST., ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOBI, 404.456.5562
JIM@PARKLANDCO.COM

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

NORTH

SCALE: 1"= 40'
0 40

ZONING PLAN

6.20.23

Plot Date: Tuesday, June 20, 2023 5:46:49 PM
File Location: s:\sedarchive_01-civil_projects\03-projects\parkland\21341 - ch james pkwy\02-design\dwg\01-concepts\ch james pkwy zoning\6.6.20.23