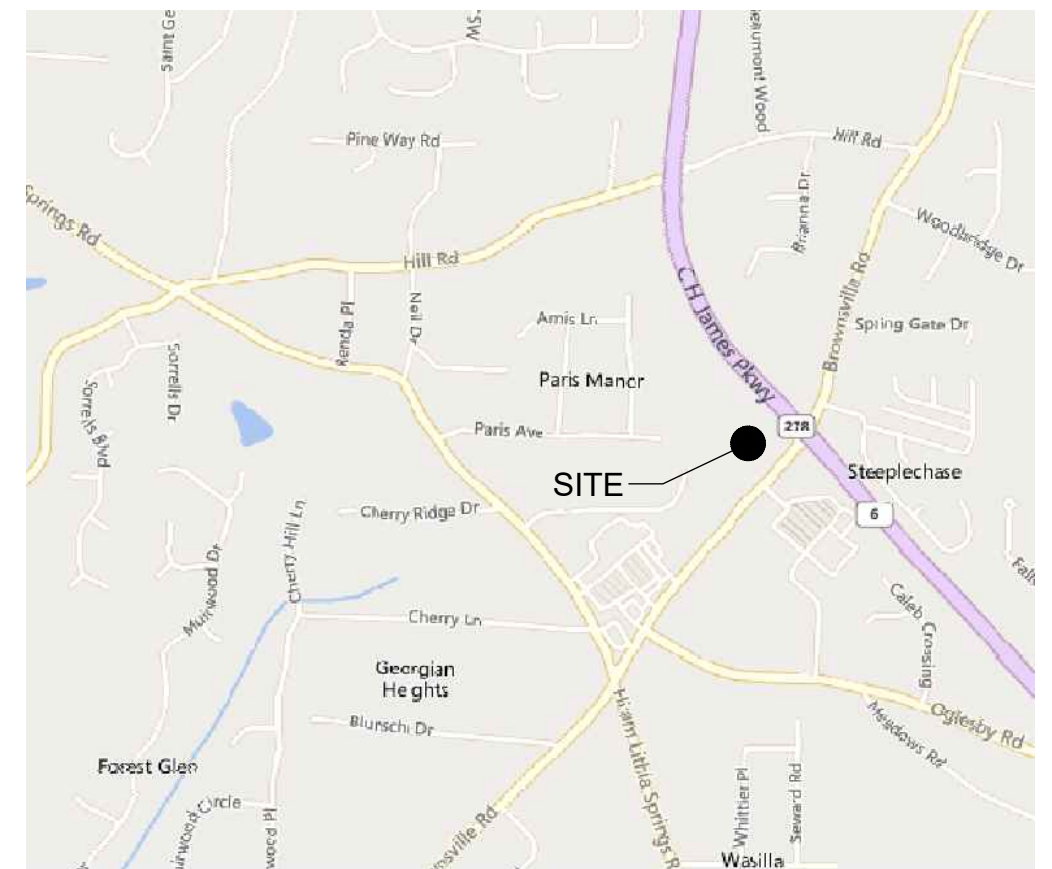


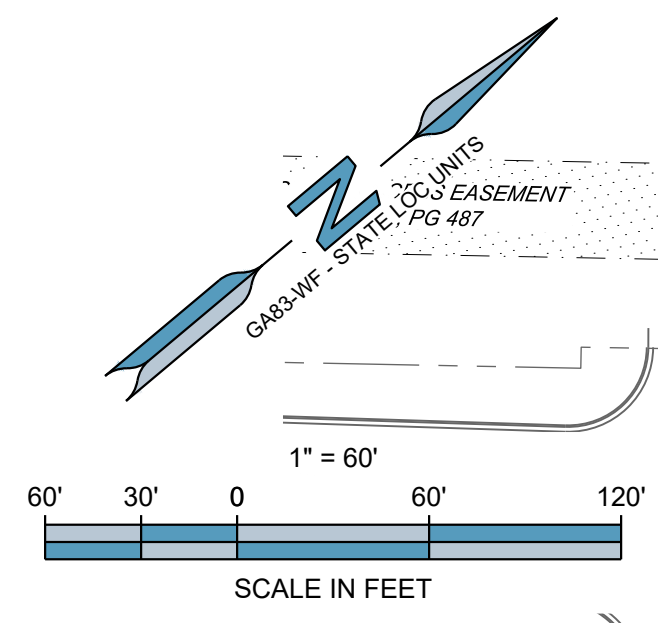
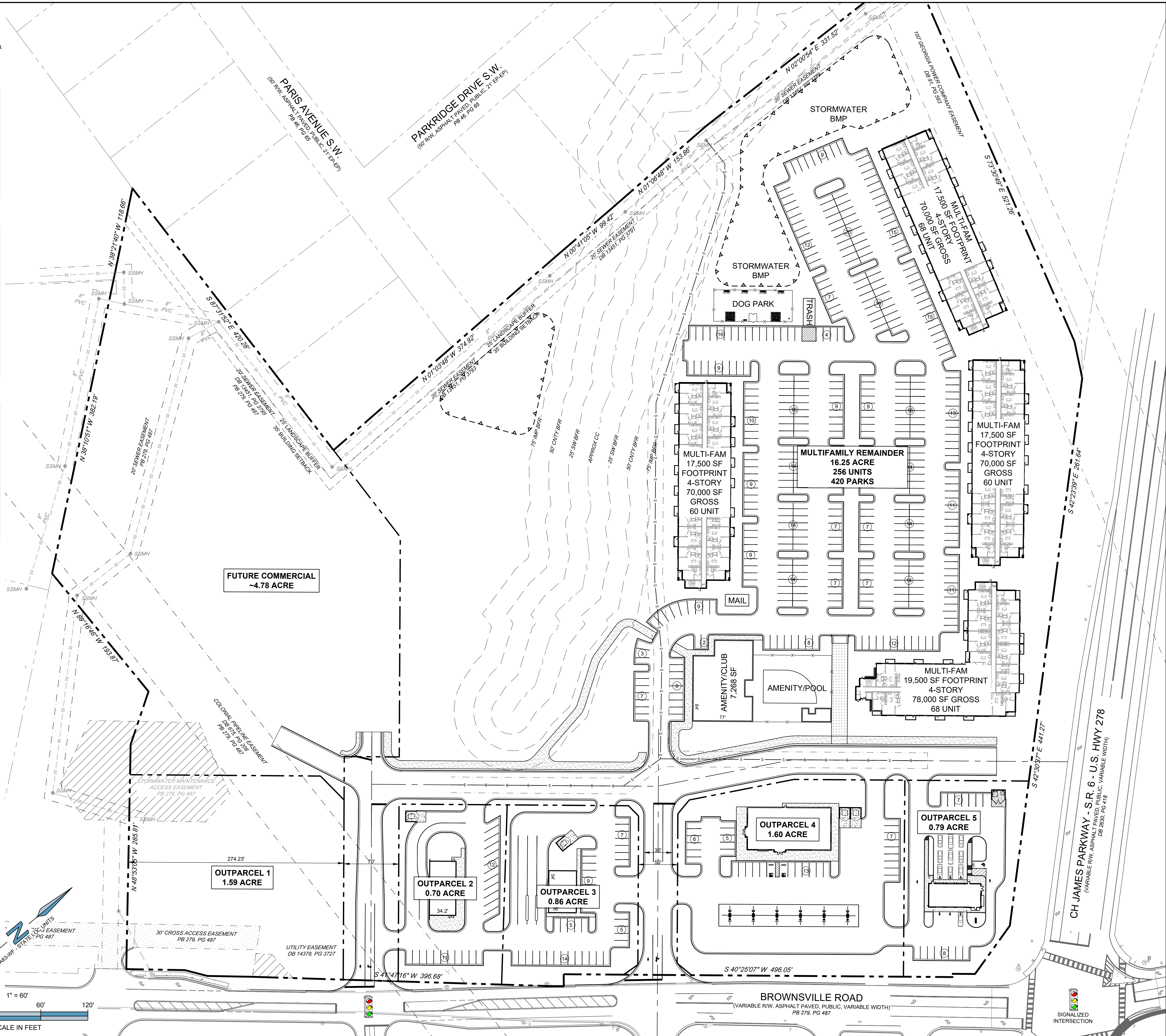
SITE NOTES:
 4320, 4330, 4340, 4380, 4420 BROWNSVILLE RD
 PARCELS: 19102600030, 19097300060, 19097300030, 19097300020, 19097300050
 PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. STREAM LOCATIONS AND STREAM BUFFERS AS SHOWN ON THE SITE PLAN. NO ADDITIONAL KNOWN WETLAND EXIST. THE 100-YR FLOODPLAIN DOES NOT AFFECT SUBJECT PROPERTY.
 EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE SURVEY PREPARED BY FRONTIER SURVEYING & MAPPING, LLC DATED 08/29/2022.

| SITE DATA | |
|--|---|
| EX ZONING: | R-30 (SINGLE-FAMILY RESIDENTIAL DISTRICT), CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT) |
| PR ZONING: | MXU (MIXED USE DEVELOPMENT) |
| PARCEL IDENTIFICATION NUMBER: | 19102600030, 19097300060, 19097300030, 19097300020, 19097300050 |
| TOTAL SITE AREA: | 26.58 AC |
| MULTI-FAMILY SITE AREA: | 16.25 AC |
| FUTURE COMMERCIAL AREA: | 4.78 AC |
| COMMERCIAL TRACT 1 AREA: | 1.59 AC |
| COMMERCIAL TRACT 2 AREA: | 0.70 AC |
| COMMERCIAL TRACT 3 AREA: | 0.86 AC |
| COMMERCIAL TRACT 4 AREA: | 1.60 AC |
| COMMERCIAL TRACT 5 AREA: | 0.79 AC |
| OPEN SPACE REQUIRED | 20% (3.25 AC) |
| OPEN SPACE PROVIDED | 20% (3.25 AC) |
| LANDSCAPE SETBACK - FRONT: | PER PLAN |
| LANDSCAPE SETBACK - SIDE: | PER PLAN |
| LANDSCAPE SETBACK - REAR: | PER PLAN |
| *S IMPROVEMENT SETBACK ROAD AROUND PARKING AREAS | |
| BUILDING SETBACK - FRONT: | PER PLAN |
| BUILDING SETBACK - SIDE: | PER PLAN |
| BUILDING SETBACK - REAR: | PER PLAN |
| BUILDING FLOOR AREA: | COMMERCIAL: 12,312 SF MULTIFAMILY: 256 UNITS |
| REQUIRED 12 DU / AC MAX (RES) | PROVIDED 256 UNITS/16.25 AC=15.75 DU/AC |
| 0.50 FAR MAX (COMMERCIAL/OFFICE) | 0.051 FAR |
| PARKING | |
| UNIT MIX | REQUIRED |
| 128 1 BDS | 1.5+0.1 - 2+0.2 / 1 BD 205-282 |
| 112 2 BDS | 1.5+0.1 - 1.75+0.2 / 2 BD 180-219 |
| 16 3 BDS | 2.0+0.2 - 2.5+0.2 / 3 BD 36-44 |
| | = 420 - 544 PARKS |
| | 421 PARKS PROVIDED |

| LINE LEGEND | |
|-------------|----------------------------------|
| | PROPERTY LINE |
| | EXISTING CHAINLINK FENCE |
| | EXISTING SCREEN FENCE |
| | EXISTING WOODEN FENCE |
| | EXISTING GUARDRAIL |
| | PROPOSED BUILDING WALLS |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED TAPERED CURB AND GUTTER |
| | PROPOSED CHAINLINK FENCE |
| | PROPOSED SCREEN FENCE |
| | PROPOSED WOODEN FENCE |
| | PROPOSED HANDRAIL |
| | PROPOSED GUARDRAIL |
| | PROPOSED RETAINING WALL |



VICINITY MAP
NOT TO SCALE



ENGINEER:
FORESITE group
 Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 P | 770.368.1399
 F | 770.368.1944
 W | www.foresitegroup.net

DEVELOPER:
ARRIS
 3340 PEACHTREE ROAD NE
 SUITE 1660
 ATLANTA, GA 30326
 404-452-9989
 CONTACT: PARKE LAMMERTS

PROJECT:
MIXED USE
 (COMMERCIAL & RESIDENTIAL)
 BROWNSVILLE RD. & US HIGHWAY 278
 COBB COUNTY, POWDER SPRINGS, GA

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |
| | |

PROJECT MANAGER: DMS
 DRAWING BY: BLV
 JURISDICTION: POWDER SPRINGS, GA
 DATE: 2026-05-22
 TITLE:

REZONING PLAN
 SHEET NUMBER:
 1 OF 1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 849.011