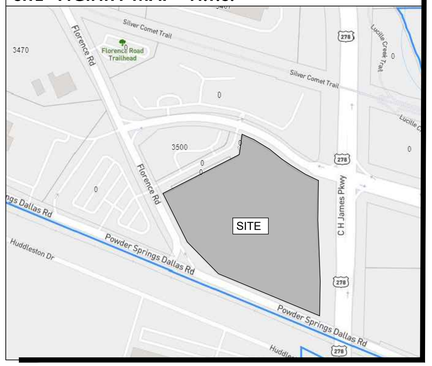
Plot Date: Tuesday, May 26, 2026 12:16:31 PM

SITE VICINITY MAP - N.T.S.



SITE DATA

OVERALL DATA:

EXISTING ZONING	MXU - CITY OF POWDER SPRINGS
PROPOSED ZONING	MXU - CITY OF POWDER SPRINGS
GROSS ACRES	10.999 ACRES

SETBACKS:

PERIMETER:	10'
BETWEEN BUILDINGS:	10'
BUFFERS:	NONE
MAX HEIGHT:	5 STORIES
LANDSCAPE STRIP:	10'

LAND USE

RESIDENTIAL PARCEL AREA:	7.722 ACRES (70.2%)
3 STORY TOWNHOUSE:	154 UNITS (STACKED/REAR ENTRY)
PROPOSED DENSITY:	19.9 UNITS PER ACRE
OPEN SPACE REQUIRED:	20% OR 1.54 ACRES
OPEN SPACE PROVIDED:	20% OR 1.54 ACRES
PROPOSED AMENITIES:	CABANA (1,625 SF) POOL SURFACE (1,090 SF) POOL DECKING (2,105 SF) PLAYGROUND (1,568 SF)
COMMERCIAL OUTPARCEL 1 AREA:	1.031 ACRES (9.4%)
RESTAURANT W/ DRIVE THRU:	3,750 SF
FAR PROVIDED:	0.08 FAR
COMMERCIAL OUTPARCEL 2 AREA:	0.756 ACRES (6.9%)
RESTAURANT W/ DRIVE THRU:	2,330 SF
FAR PROVIDED:	0.07 FAR
COMMERCIAL OUTPARCEL 3 AREA:	1.490 ACRES (13.5%)
NEIGHBORHOOD RETAIL:	18,000 SF
FAR PROVIDED:	0.28 FAR

TYPICAL STREET LAYOUT:

STREET TYPE:	PRIVATE STREETS
STREET WIDTH :	24' B.C. - B.C. TYPICAL
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL
SIDEWALKS:	5' (AS SHOWN)

** **VARIANCES:**

1. RESIDENTIAL DENSITY OF 19.9 U/A ALLOWED

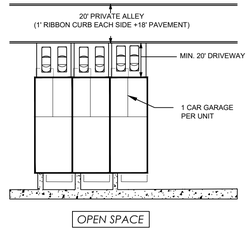
PARKING CALCS

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		0	27
OUTPARCEL 1: RESTAURANT(1 PER 125 SF)	3,750 SF	30	30
OUTPARCEL 2: RESTAURANT(1 PER 125 SF)	2,330 SF	19	25
OUTPARCEL 3: RETAIL(1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND

CA	CABANA	MK	MAIL KIOSK
CC	COMMUNITY GREEN	SW	STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
PL	POOL	OS	OPEN SPACE
PG	PLAYGROUND		
DU	DUMPSTER		

TYPICAL LOT DETAIL (NTS)



PROPERTY OWNERS:
19080500080: GW INVESTMENTS

FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER:
FEMA MAP NO. 13067C01177G, DATED 12/16/2008.

WATER AND SEWER NOTE:
DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY

STORMWATER NOTE:
LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM WILL BE LOCATED ON TAX PARCEL ID: 19080500090.

NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA
REGISTERED
No. 1774
LANDSCAPE ARCHITECT
ROBERT L. WATKINS

LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

PARKLAND HOMEBUILDERS LLC

ZONING PLAN FOR
AZALEA PARK

L.L. 804, 824, 825, 826
DISTRICT 19TH, SECTION 2ND
PARCEL # 19085000080
CITY OF POWDER SPRINGS

NORTH

SCALE: 1"= 50'
0 50

PROJECT NUMBER
GA3793-2602

SHEET TITLE
ZONING PLAN

SHEET NUMBER
5.26.26

File Location: s:\sw\projects\ga3793-2602 - trillium drive - park springs\02-design\01-concept\cad\trillium zoning 5.22.26_kn