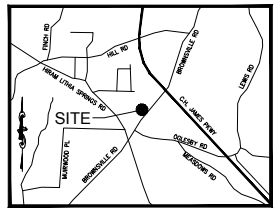


**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 1026 and 1027 of the 19th District, Cobb County, within The City of Powder Springs, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the Land Lot Corner common to Land Lots 972, 973, 1026 and 1027, said point being the TRUE POINT OF BEGINNING; Thence South 41 degrees 16 minutes 58 seconds East, a distance of 678.11 feet to a 1/2-inch rebar found located on the Northern right-of-way line of Brownsville Road (60-foot right-of-way); Thence along said right-of-way line South 41 degrees 03 minutes 32 seconds West, a distance of 360.89 feet to a 5/8-inch rebar set; Thence North 38 degrees 13 minutes 51 seconds West, a distance of 13.72 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 38 degrees 13 minutes 51 seconds West, a distance of 885.62 feet to a 1-inch angle iron found; Thence North 38 degrees 24 minutes 40 seconds West, a distance of 118.66 feet to a 1/2-inch crimp top pipe found; Thence South 87 degrees 34 minutes 52 seconds East, a distance of 420.28 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 6.505 Acres.



LOCATION MAP  
NOT TO SCALE

**SETBACKS:**  
FRONT - 40'  
SIDE - 15'  
REAR - 40'  
ABUTTING RESIDENTIAL PROPERTY - 50'

**LANDSCAPE BUFFERS:**  
FRONT - 10'  
SIDE OR REAR ABUTTING COMM - 5'  
SIDE OR REAR ABUTTING RES - 40'

**PROPERTY OWNER:**  
JOSEPH F. HARDY  
4440 BROWNSVILLE ROAD  
POWDER SPRINGS, GA 30127

**APPLICANT:**  
JWA VENTURES II, LLC  
2660 EAST CHASE LANE, SUITE 100  
MONTGOMERY, AL 36117  
PHONE: 334-260-2528

- NOTES:**
- 1) ALL EXISTING STRUCTURES ON THE PROPERTY TO BE DEMOLISHED.
  - 2) DOMESTIC WATER SHALL BE SUPPLIED VIA WATER LINE ON NORTHERN R/W OF BROWNSVILLE RD ADJACENT TO SITE.
  - 3) FIRE HYDRANT TO BE PLACED WITHIN THE COBB COUNTY FIRE DEPARTMENT MINIMUM DISTANCE TO SERVICE BUILDING.
  - 4) SANITARY SEWER SHALL BE SUPPLIED VIA MANHOLE LOCATED ON NORTHSIDE OF PARCEL. ALTERNATE LOCATION IN KROGER PARKING LOT.
  - 5) DETENTION TO BE PROVIDED FOR EACH PARCEL PER THE GA. STORMWATER MANUAL. MASTER DETENTION WILL BE PROVIDED IF DESIGN DICTATES.
  - 6) EXISTING INFORMATION IS FROM A PRELIMINARY SURVEY BY GEOSURVEY, LTD. DATED 02/18/2019 AND COUNTY GIS/AERIALS.

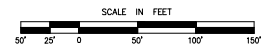
**SITE ANALYSIS - AUTO PARTS STORE**

PROPOSED AUTO PARTS	7,627 SF.
PARKING REQUIRED (MIN: 2.0/MAX: 3.33)	16/26 SPACES
PARKING PROVIDED	24 SPACES (3.15/1,000SF)
AUTO PARTS LAND AREA	±1.65 ACRES
SELLER RETAINED AREA	±4.85 ACRES
TOTAL LAND AREA	±6.50 ACRES
EXISTING ZONING	R-30
PROPOSED ZONING (ENTIRE 6.5 ACRES TO BE REZONED)	CRC
TOTAL IMPERVIOUS AREA - AUTO PARTS STORE	±0.57 ACRES (34.5%)
FLOOR AREA RATIO	0.106
BUILDING HEIGHT	25 FEET

**LEGEND FOR PROPOSED IMPROVEMENTS**

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR LIMITS AND DETAILS.
- PUBLIC ROADWAY ASPHALTIC PAVEMENT

**ZONING PLAN**



3471 DONAVILLE ST  
DULUTH, GA 30098  
PHONE: 404-587-5701  
FAX: 404-587-5703  
WWW.BDGSE.COM

**BDG**  
Buckel Design Group, LLC.

PROPOSED COMMERCIAL DEVELOPMENT  
POWDER SPRINGS, COBB COUNTY, GA

FOR: JWA VENTURES II, LLC  
MONTGOMERY, ALABAMA

REVISION	BY

DRAWN: CDB  
CHECKED: ADB  
ISSUED DATE: 2/21/2019  
ISSUED FOR: CONCEPTUAL REVIEW  
PROJECT NO.: 19-102  
FILE: 19-105-P-2  
SHEET: P-2

1905 Project - Feb. 16, 2019 - 2:45pm  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

**811**  
Know what's below  
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