

PROPERTY OWNERS:
 19095300040: BRADY PAT
 19095300070: AD DUHA LLC

FEMA NOTE:
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER:
 FEMA MAP NO. 13067C0177G, DATED 12/16/2008.

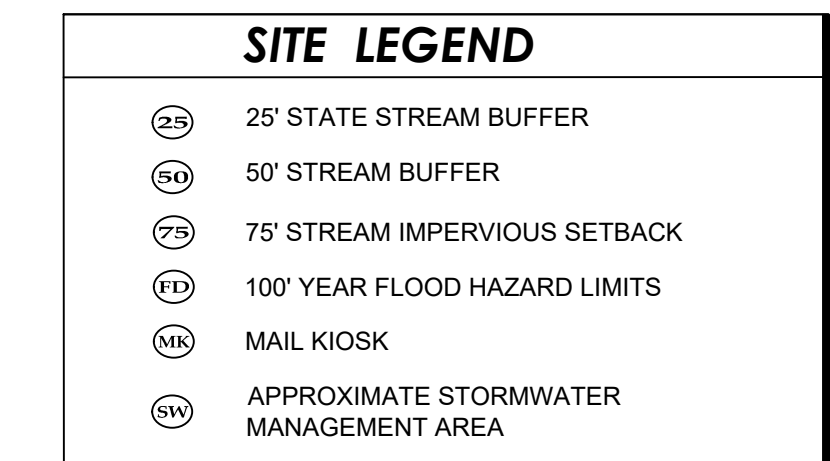
WATER AND SEWER NOTE:
 DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE.

STORMWATER NOTE:
 LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM.

PLAN NOTE:
 THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

PARCEL AREAS:

- COMMERCIAL: +/- 8.12 ACRES OR (49.1%)
- RESIDENTIAL: +/- 8.406 ACRES OR (50.9%)



USE TYPE SPECIFIED	UNITS / S.F. PROVIDED	MINIMUM REQUIRED	PROVIDED
PICKLEBALL COMPLEX (SPORTS CLUB 1 PER 250 S.F.)	23,982 S.F.	96	115
BUSINESS USE	4,164 S.F.		
ASSEMBLY USE	9,980 S.F.		
EXERCISE USE (INDOOR PICKLEBALL COURTS)	22,762 S.F.		
KITCHEN USE	1,220 S.F.		
TOWNHOUSE (1 PER UNIT)	122	122	244
RESIDENTIAL GUEST / RESIDENTIAL AMENITY SPACES			50
TOTAL		218	409

SITE DATA	OVERALL DATA	EQUALS
EXISTING ZONING	R-20 (COBB) & NRC (POWDER SPRINGS)	
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS	
GROSS ACRES (PARCEL ID: 19095300070, 19095300060)	16.526 ACRES (719,892 SQ. FT.)	
LAND USES	EQUALS	
RESIDENTIAL (STACKED TOWNHOMES)		
TOTAL UNITS	122	
DENSITY	7.38 UNITS PER ACRE	
HEIGHT	3 STORIES	
BUILDING SEPARATION	10'	
HEATED FLOOR AREA	+/- 1,958 S.F. (3 BEDROOM UNITS)	
HEATED FLOOR AREA	+/- 1,636 S.F. (2 BEDROOM UNITS)	
COMMERCIAL DATA		
PICKLEBALL COMPLEX (SPORTS CLUB)		
FLOOR AREA	23,982 S.F.	
HEIGHT	2 STORIES	
TOTAL FLOOR AREA FOR COMMERCIAL	23,982 S.F.	
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE	0.033	
SETBACKS	EQUALS	
PERIMETER BUILDING SETBACK:	30' / 35' (US HWY 278)	
BETWEEN BUILDINGS:	10'	
BUFFERS:	20' GRADED/REPLANTED AS SHOWN	
LANDSCAPE STRIP	10' (HILL RD) / 25' (US HWY 278)	
TYPICAL STREETS	EQUALS	
STREET TYPE:	PRIVATE	
STREET WIDTH:	24' B.C. - B.C. TYPICAL	
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL	
PARKING SPACE DIMENSIONS	9' X 19' TYPICAL	
CODE VARIATIONS		
1. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED		



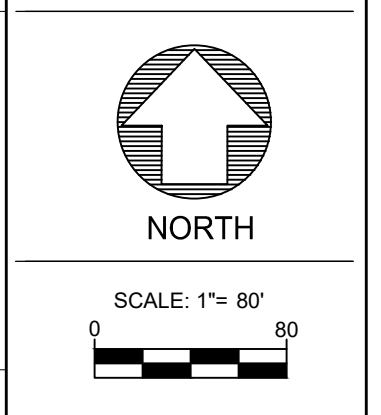
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 JOHN@MAYFAIRTREETPARTNERS.COM

Zoning Exhibit For HILL ROAD SW
 L.L. 952, 953, 973 - DISTRICT 19TH
 2ND SECTION
 CITY OF POWDER SPRINGS & COBB COUNTY, GEORGIA

Orig. Issue 2/21/22
 Designed by JW
 Checked by BW
 Project #



ZONING EXHIBIT
 4.06.2022