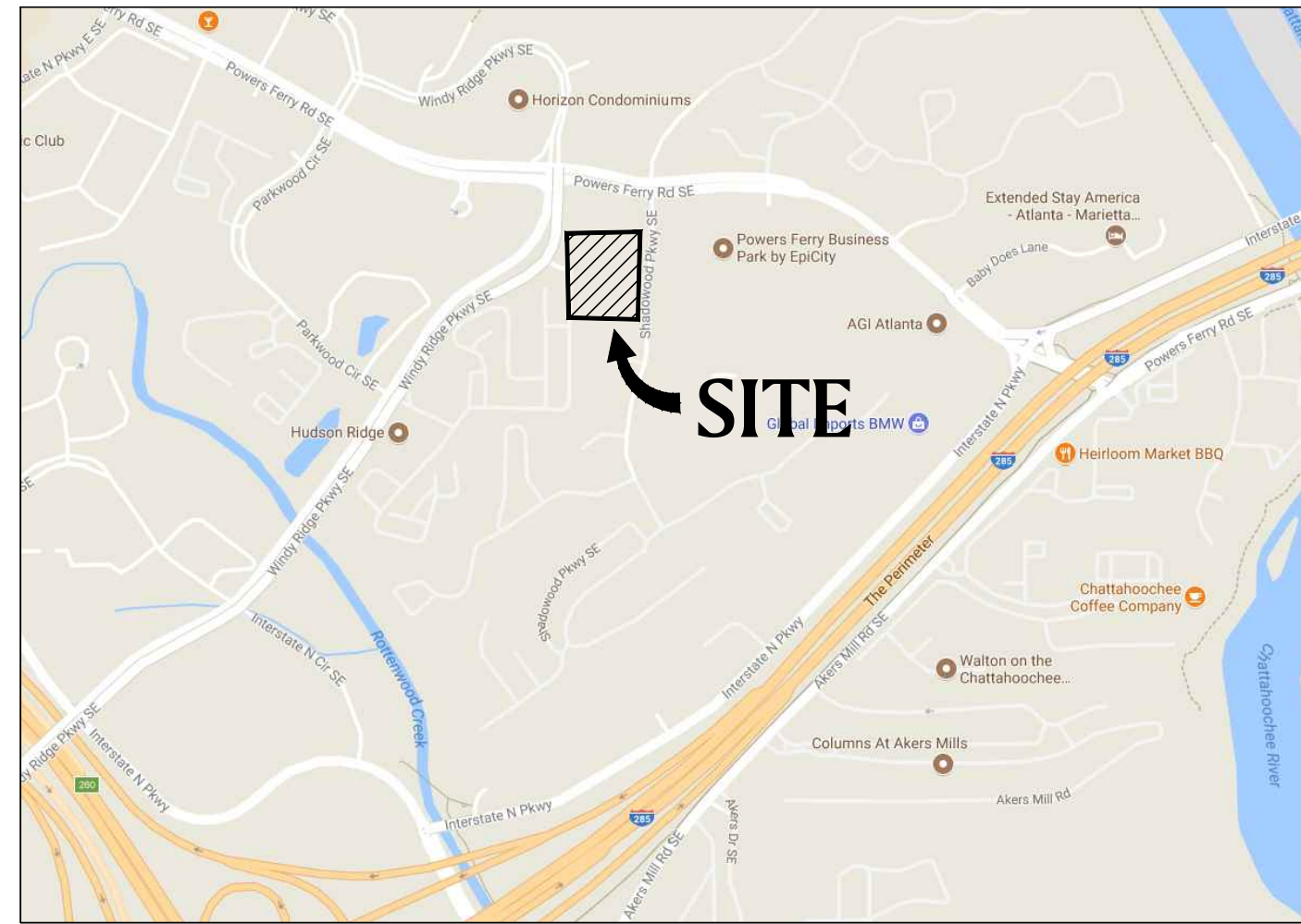
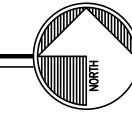


E:\310110\20181108_Plan\20181115_Plan.dwg, REVISIONS SHEET SIZE (36.00 x 24.00 INCHES), SCALE: NTS, DATE: 02/22/19, 2:10:19 PM, PROJECT: 20181108, SHEET: ZP-1



VICINITY MAP

COBB COUNTY, GA SCALE: NTS



GENERAL NOTES:

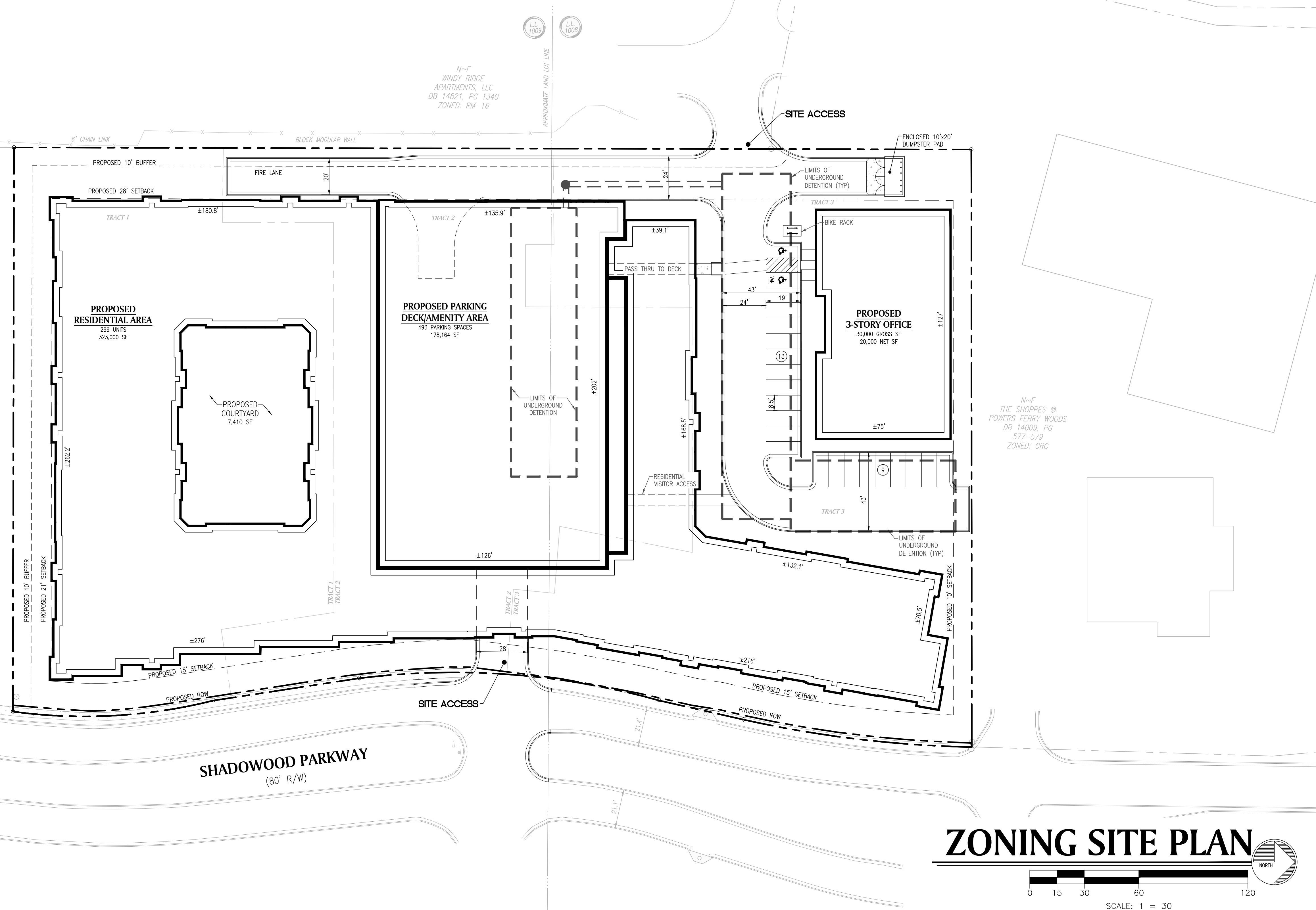
1. PROPERTY LINES, PARKING LAYOUT, EXISTING CONDITIONS & BUILDINGS TAKEN FROM SURVEY BY PMI, PROJECT NO. 2012108, SHEET V-1, DATED 3-6-12. LAST REVISED 10-24-12.
2. SITE IS LOCATED IN "DOBBS AFB CLEAR ZONE" PER COBB COUNTY GIS MAPS, AND MAY REQUIRE F.A.A. SUBMITTAL.
3. THERE ARE NO LAKES, STREAMS (STREAM BUFFERS), OR WETLANDS ON SITE.
4. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE.
5. THERE ARE NO CEMETERIES, OR ARCHITECTURAL/ARCHEOLOGICAL LANDMARKS LOCATED ON SITE.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED BY THE OWNER.

DEVELOPMENT GENERAL INFORMATION:

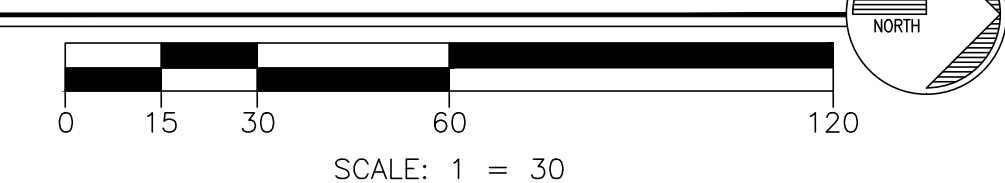
1. TOTAL SITE AREA = ±3.698 ACRES
2. TOTAL RESIDENTIAL UNITS = 299 UNITS
3. TOTAL RESIDENTIAL AREA = 323,000 SF
4. TOTAL PARKING DECK AREA = 178,164 SF
5. TOTAL OFFICE BUILDING AREA = 30,000 SF (20,000 NET SF)
6. TOTAL DEVELOPMENT AREA:
REQUIRED = OVER 500,000 SF
PROVIDED = 531,164 SF
7. REQUIRED PARKING:
RESIDENTIAL = 1.75 SPACE/UNIT x 299 UNITS = 524 SPACES
OFFICE = 1 SPACE/285 SF x 20,000 NET SF = 70 SPACES
TOTAL PARKING = 594 SPACES
8. PARKING PROVIDED:
PARKING DECK = 493 SPACES
SURFACE PARKING = 22 SPACES
TOTAL PARKING = 515 SPACES
9. PARKING SPACE DIMENSION REQUIRED = 8.5'x19'
PARKING SPACES DIMENSION PROVIDED = 8.5'x19'
10. DRIVE AISLE REQUIRED = 24'
DRIVE AISLE PROVIDED = 24'
11. MINIMUM LOT SIZE REQUIRED = 40,000 SF
MINIMUM LOT SIZE PROVIDED = 161,085 SF
12. MINIMUM LOT WIDTH AT FRONT SETBACK = 200'
LOT WIDTH PROVIDED AT FRONT SETBACK = 533'
13. MINIMUM PUBLIC ROAD FRONTAGE = 50'
PUBLIC ROAD FRONTAGE PROVIDED = 533'
14. UNDERGROUND DETENTION TO BE PROVIDED UNDER EXTERIOR PARKING SURFACE AND UNDER PARKING DECK

REQUESTED ZONING AND VARIANCES:

1. ZONING: FROM OI (OFFICE & INSTITUTIONAL) TO RRC (REGIONAL RETAIL COMMERCIAL)
2. VARIANCES:
2.1. FROM 50' FRONT SETBACK TO 15'
2.2. FROM 50' NORTH SIDE SETBACK TO 10' / FROM 50' SOUTH SIDE SETBACK TO 21'
2.3. FROM 50' REAR SETBACK TO 28'
2.4. FROM 594 PARKING SPACES REQUIRED TO 515 PARKING SPACES
2.5. FROM 50' REQUIRED BUFFER ADJACENT TO RESIDENTIAL ZONING TO 10'



ZONING SITE PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:

POWER LOFTS

LAND LOTS 1008 & 1009
17TH DISTRICT, 2ND SECTION
SHADOWOOD PKWY. AT POWERS
FERRY ROAD
COBB COUNTY, GA

FOR:

**CHANCE POWERS
FERRY, LLC**

25 NORTH MARKET ST.
JACKSONVILLE, FLORIDA 32202



REVISIONS

NO.	DATE	DESCRIPTION



2018110 PS-8.dwg 02.22.19

ZONING SITE PLAN