



ALC

SITE LAYOUT
PLAN & NOTES

Z-30
(2011)
WITHDRAWN
WITHOUT
PREJUDICE

PROJECT NO.	05-2010
DRAWN BY	SCJ
DESIGNED BY	SCJ
CHECKED BY	SCJ
DATE	2/10/07



OWNER/SUBDIVIDER:
Crown Park Plaza, LLC
3571 Lawrence Drive
Atlanta, GA 30309
WORK: (404) 252-2288

SITE DATA:
SIZE: 5.32 acres
TRACT #1: 4.00 ACRES (174,240 SF)
TRACT #2: 1.32 ACRES (57,692 SF)
ZONING: MDC
LAND USE: 175
TOTAL SQUARE FOOTAGE: 35,700 SF
DISTURBED AREA: 5.84 ACRES

PARKING DATA:
TOTAL BUILDING SIZE (BLDG & PAD): 50,800 SF
TOTAL PARKING REQUIRED: 111 SPACES
TOTAL PARKING PROVIDED: 111 SPACES

24 HOUR EMERGENCY CONTACT:
JON BARRY
WORK: (404) 252-2288
CELL: (404) 275-4605
NOTE: CALL 770-528-8310 FOR UNDERGROUND PIPING INSPECTION

U/A - UNDESIGNED AREA
CHANGES ARE TO BE MADE TO BACK OF CURB UNLESS NOTED OTHERWISE

BUILDING 300 NOTE:
THIS BUILDING IS BEING CONSTRUCTED BY THE OWNER AS BEING A RESIDENTIAL DEVELOPMENT. THE ACTUAL BUILDING FOOTPRINT IS SUBJECT TO CHANGE BASED ON FINAL UTILITY ALIGNMENT.

-NOTIFY COBB COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING CONSTRUCTION (770) 781-2165.
-ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS MUST BE INSTALLED AFTER JANUARY 1, 2005 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.
-NO LAND DISTURBANCE PERMIT (LDP) WILL BE ISSUED WITHOUT THE SUBMITTAL OF A NOTICE OF INTENT (NOI)

RESIDENTIAL DEVELOPMENT (UNDER CONSTRUCTION) LDP-05-0222

MARIETTA SENIOR LIVING, LLC
DB 14151 PG 6179

POWDER/MACLAND LLC

RESIDENTIAL DEVELOPMENT (UNDER CONSTRUCTION) LDP-05-0222

BE-A-PROJECT SENSITIVE: OWNER OR LICENSEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE LOCATION OF ALL UTILITIES SHALL BE LOCATED 10' OFF THE PROPERTY LINE. THE LOCATION OF ALL UTILITIES SHALL BE LOCATED 10' OFF THE PROPERTY LINE. THE LOCATION OF ALL UTILITIES SHALL BE LOCATED 10' OFF THE PROPERTY LINE.

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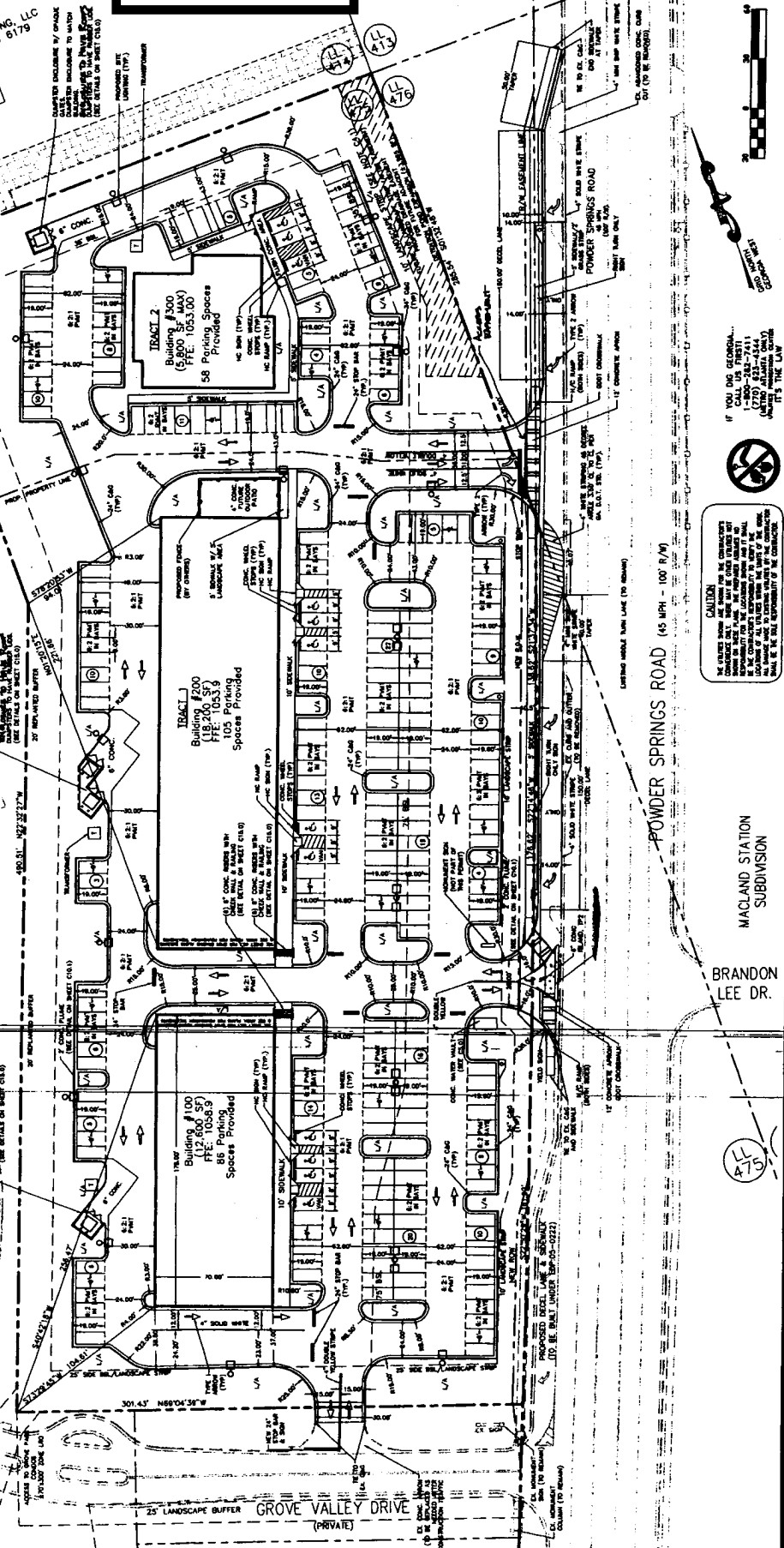
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CAUTION:
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MACLAND STATION SUBDIVISION

BRANDON LEE DR.

POWDER SPRINGS ROAD (45 MPH - 100' R/W)

LL 475



APPLICANT: GPP-Cobb, LLC
863-647-1581

REPRESENTATIVE: GPP-Cobb, LLC

TITLEHOLDER: GPP-Cobb, LLC

PROPERTY LOCATION: At the northwest intersection of Powder Springs Road and Grove Valley Drive.

ACCESS TO PROPERTY: Powder Springs Road

PHYSICAL CHARACTERISTICS TO SITE: Retail Center

FUTURE LAND USE MAP: Neighborhood Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

***** WITHDRAWN WITHOUT PREJUDICE *****

PETITION NO: Z-30

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: NRC with Stipulations

PROPOSED ZONING: NRC with Stipulations

PROPOSED USE: Amending Previous Zoning Conditions

SIZE OF TRACT: 5.3 acres

DISTRICT: 19

LAND LOT(S): 475

PARCEL(S): 1

TAXES: PAID DUE

COMMISSION DISTRICT: 4

OPPOSITION: No. **OPPOSED:** _____ **PETITION No.:** _____ **SPOKESMAN:** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

