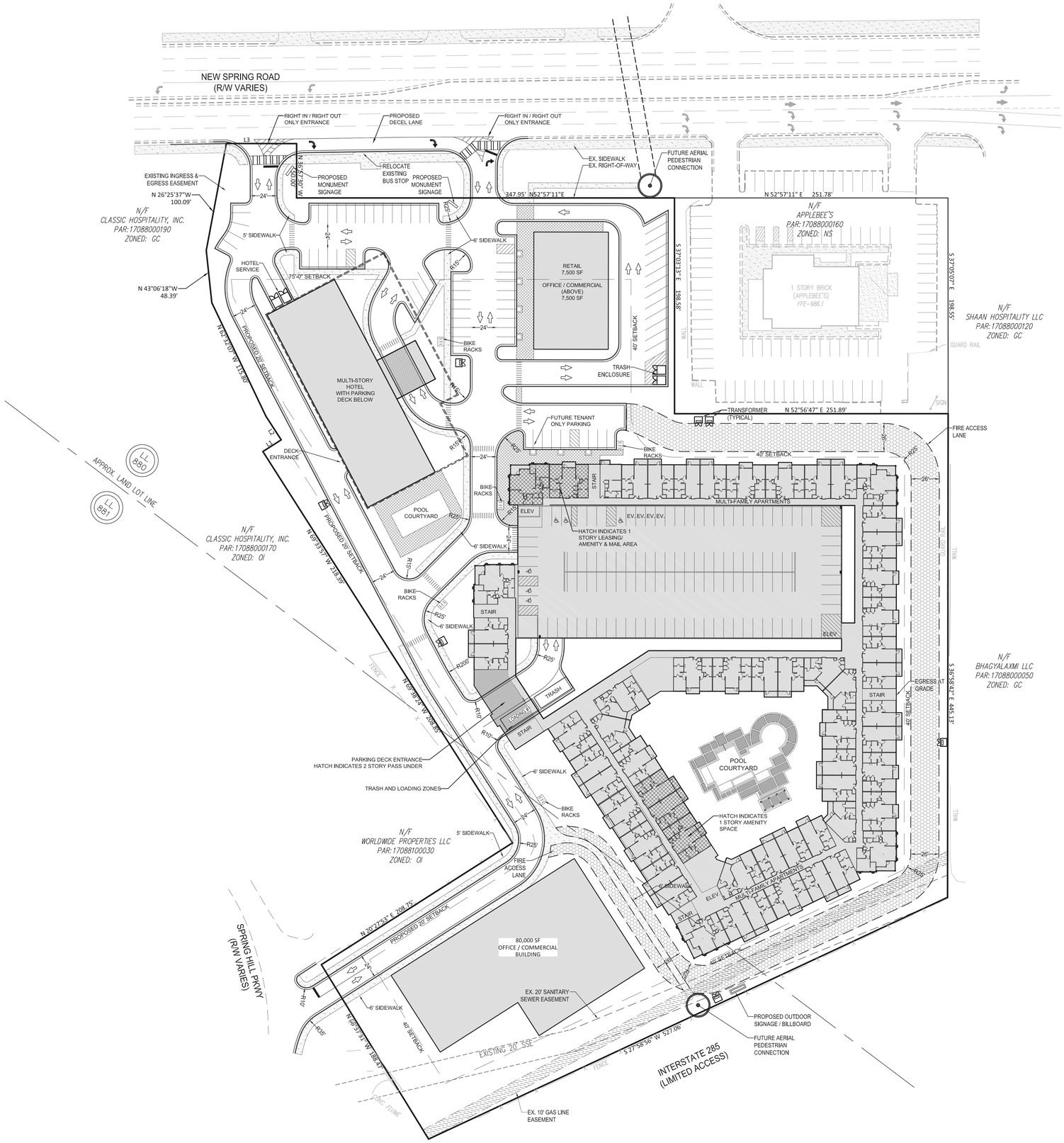

SITE DATA

PARCEL ADDRESS(S): 2800 SPRING RD
PARCEL PIN: 17088000190
CURRENT ZONING : NS (SMYRNA)

PARCEL ADDRESS(S): 2810 SPRING RD
PARCEL PIN: 17088000030
CURRENT ZONING: O&I (COBB COUNTY)

PROPOSED ZONING: MU CONDITIONAL

MULTI-FAMILY BUILDING DATA
TOTAL BUILDING AREA: 527,333 SF
FAR: 1.39

6-12 STORY, DUAL BRAND HOTEL WITH MEETING SPACE. (140-250 ROOMS) 126,000 SF.
COMMERCIAL / RETAIL : 7,500 SF.
OFFICE / COMMERCIAL ABOVE RETAIL : 7,500 SF.
OFFICE / COMMERCIAL BUILDING : 80,000 SF.
5-STORY WITH BASEMENT MULTI-FAMILY - TYPE 5A

MULTI-FAMILY APARTMENTS RESIDENTIAL DATA
389,333 TOTAL GROSS SF
292,000 TOTAL NET SF (75% EFF.)
-10,000 SF LEASING AND AMENITIES
282,000 TOTAL NET RENTABLE SF

UNIT DATA
900 AVERAGE SF PER UNIT
310 UNITS

PARKING DATA

MULTI-FAMILY:	310 UNITS X 1.50/UNIT:	465 SPACES
HOTEL:	140-200 ROOMS X 1.00/UNIT:	140-250 SPACES
COMMERCIAL / RETAIL	7,500 SF X 5/1,000:	38 SPACES
OFFICE / COMMERCIAL ABOVE:	7,500 SF X 5/1,000:	38 SPACES
OFFICE / COMMERCIAL BUILDING:	80,000 SF X 5/1,000:	400 SPACES
TOTAL SPACES REQUIRED:		1,191 SPACES

NOTE: MULTI-FAMILY PROJECT IS TO PROVIDE A MINIMUM OF 40 INTERNAL BIKE RACKS. EXTERNAL BIKE RACKS ARE TO BE PROVIDED THROUGHOUT THE PROPERTY. (SEE PLAN FOR RECOMMENDED LOCATIONS)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY, THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GEORGE THOMAS HERBERT III No. 3015 REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER T.

summit Engineering Consultants, Inc.
6250 Shiloh Road, Suite 100
Alpharetta, Georgia 30005
(p) 770-667-0095 (f) 770-667-0095

WESTPLAN INVESTORS
One Glenlake Parkway
Suite 1275
Atlanta, GA 30328

Revision Schedule

No	Date

Project No.	S-15-012
Design By:	CKH / CNR
Drawn By:	CNR
Checked By:	CKH
Date:	3/26/18
Scale:	1" = 40'

ZONING SITE PLAN
EMERSON CENTER
LAND LOTS 880 & 881
17th DISTRICT, 2nd SECTION
COBB COUNTY GEIRGIA

Drawing No.
1 of 1

S-15-012zon.dwg