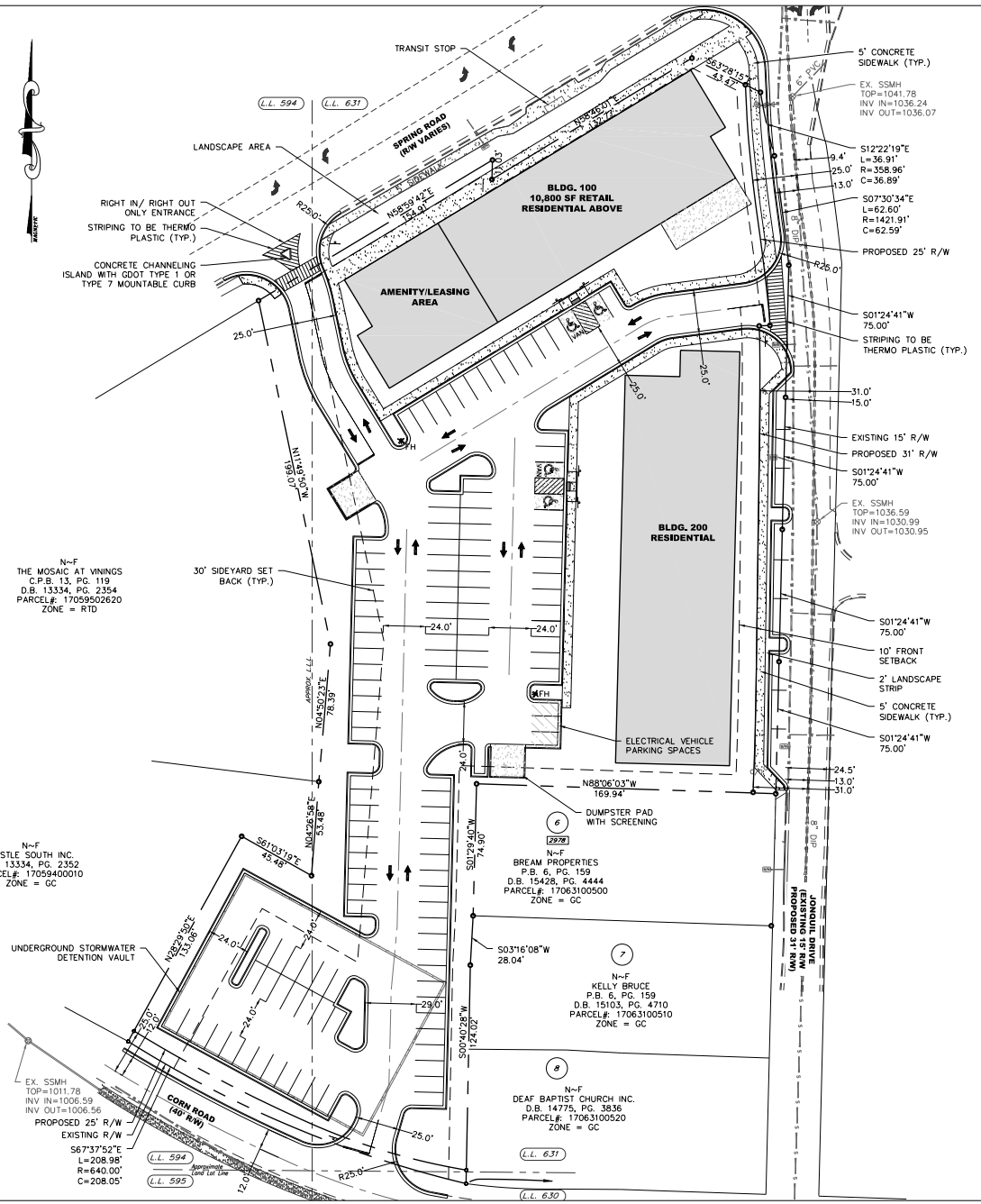

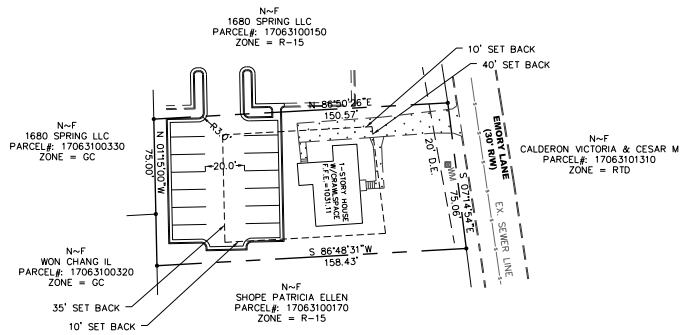

PROJECT INFORMATION

MAIN SITE DATA

ZONING USE: MU (CDD-2 SPRING RD OVERLAY)
TOTAL ACREAGE: 2.93

COBB COUNTY, GA
LAND LOT 594, 595, & 631; 17TH DISTRICT
PARCEL #: 17063100450, 17063100460, 17063100470, 17063100480, 17063100490, 17059400910, 17059401820

PROPOSED SETBACKS BUILDING 100:

FRONT (SPRING RD.):	5 FT.
SIDE (JONQUIL DR.):	5 FT.
SIDE (WEST):	30 FT.
REAR :	N/A

PROPOSED SETBACKS BUILDING 200:

FRONT :	10 FT.
SIDE :	10 FT.
REAR :	30 FT.

BUILDING DATA

BUILDING 100:

GROSS AREA:	60,100 SF
RETAIL:	10,800 SF
AMENITY:	4,300 SF
GROSS RESIDENTIAL	45,075 SF
NET RESIDENTIAL:	36,060 SF (80% Eff.)
TOTAL UNITS:	40 UNITS

BUILDING 200:

GROSS RESIDENTIAL:	74,000 SF
NET RESIDENTIAL:	59,200 SF (80% Eff.)
TOTAL UNITS:	65 UNITS

OVERALL TOTAL UNITS: 105 UNITS

PARKING DATA

REQUIRED PARKING
DWELLING: 1SPACES/UNIT
COMMERCIAL: 1 SPACES/1,000 SF
TOTAL: 121 SPACES

PARKING PROVIDED:
136 TOTAL SPACES

PROJECT INFORMATION

REV COFFEE SITE DATA

ZONING USE: RT (CDD-2 SPRING RD OVERLAY)
TOTAL ACREAGE: 0.266

COBB COUNTY, GA
LAND LOT 631; 17TH DISTRICT
PARCEL #: 17063100160

ALL SETBACKS REMAIN AS EXISTING

PARKING DATA

ADDITIONAL PARKING PROVIDED:
14 TOTAL SPACES

LOCATION MAP

N.T.S.

NO PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE AE AS PER THE COBB COUNTY F.I.R.M. NO. 13067C0119H DATED MARCH 4, 2013.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

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LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER 19018 JEREMIAH CASON PHILLIPS

PROJECT:
SPRING ROAD MIXED-USE
THE WOODBERRY GROUP LLC
LAND LOT 594, 595, & 631
17TH DISTRICT
COBB COUNTY, GEORGIA
1650 SPRING RD

REVISIONS:

ZONING SITE PLAN

SCALE: 1"= 30'
DATE: 04/10/2020
DRAWN BY: CQL
PROJECT MANAGER: MW
QA/QC CHECK: MW

PROJECT NO.
20-023

SHEET NO.
C3.01
NOT ISSUED FOR CONSTRUCTION

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