

WESTPLAN INVESTORS
One Glendale Parkway
Suite 12175
Atlanta, GA 30328

Date: _____

Revision Schedule

No.	Project No.	Date	Scale
1	S-15-012	3/28/18	1" = 40'
	Design By:	CHK / CNR	
	Drawn By:	CNR	
	Checked By:	CHK	

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

Drawing No.
1 of 1
S-15-012zon.dwg

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 80,000 SF.

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

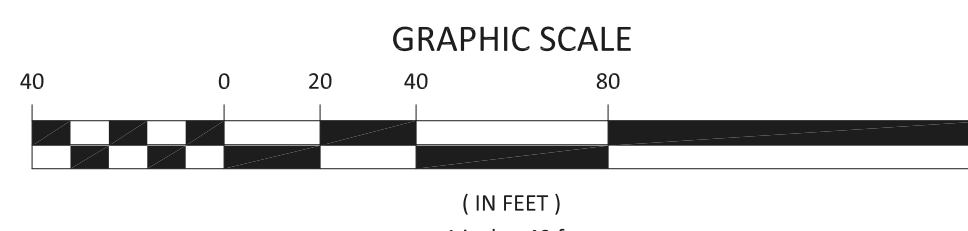
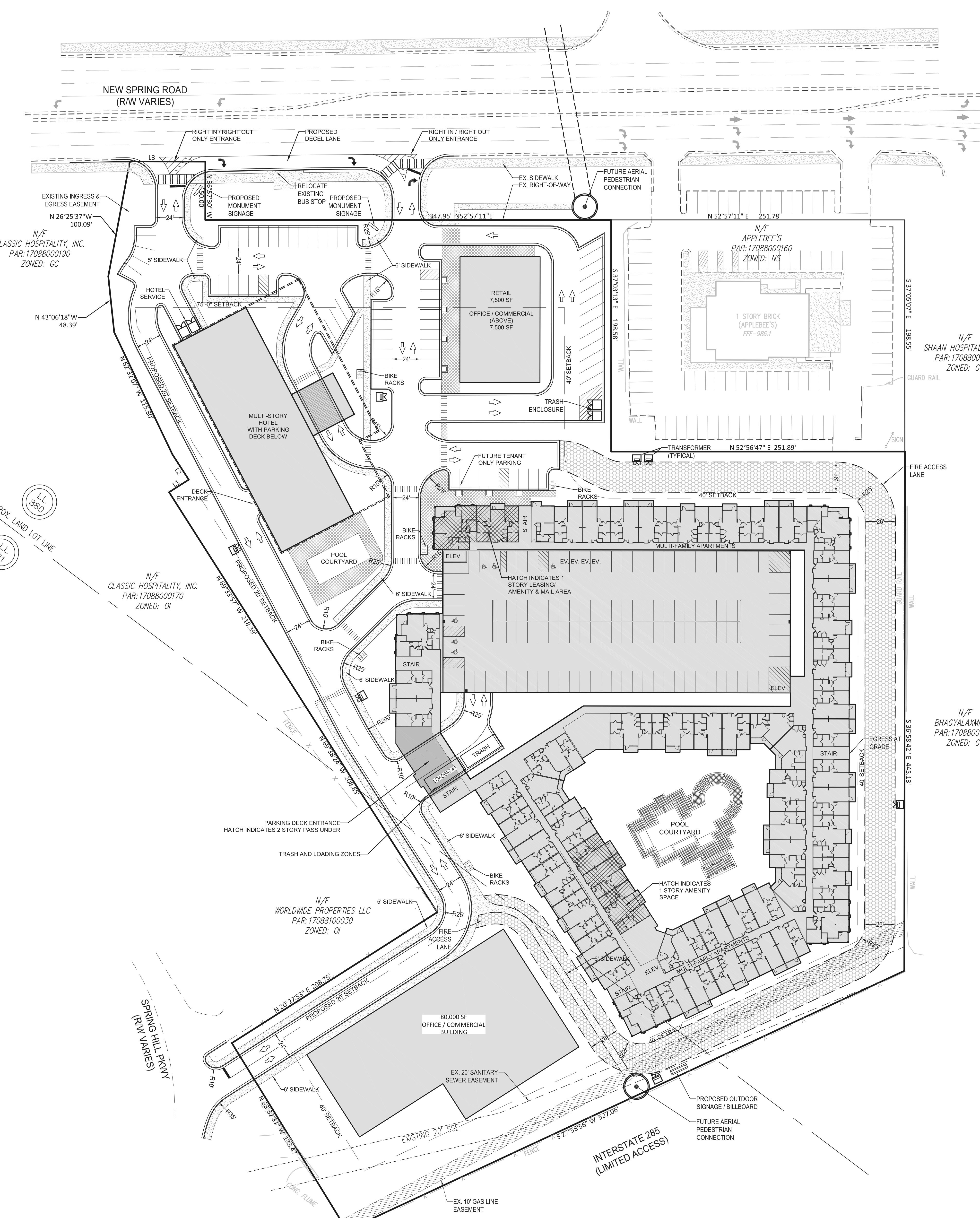
900 AVERAGE SF PER UNIT
310 UNITS

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)



*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S 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.

