

SCALE: NTS STRATEGIC REAL ESTATE PARTNERS, LLC PHONE: (404) 836-4841 CONTACT: J.R. WRIGHT, JR ADDRESS: 3715 NORTHSIDE PARKWAY BUILDING 400, SUITE 425 ATLANTA, GA 30327 TRAFFIC ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. PHONE: (770) 619-4280 CONTACT: JOHN WALKER, PTOE HARRISON FORDER, P.E. (GA, AL) ADDRESS: 11720 AMBER PARK DRIVE SUITE 600 ALPHARETTA, GA 30009 CIVIL ENGINEER: PAULSON MITCHELL, INC. PHONE: (770) 650-7685 CONTACT: JOHN WISE ADDRESS: 85-A MILL STREET SUITE 200 ROSWELL, GA 30075

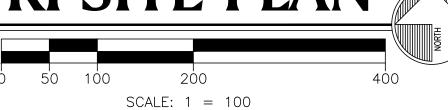
OFFICE SERVICES	RED
RETAIL	BLUE
RESIDENTIAL	MAGENTA
TOWNHOME	GREEN

SITE ANALYSIS	
PVC TRACT	±25.00 ACRES
RETAIL	±30,000 S.F
AGE RESTRICTED RESIDENTIAL (±6.0 AC)	±220 UNITS
TOWNHOME LOTS (24ftx75ft)	140 LOTS
TOTAL OPEN SPACE AREA	±178,000 S.F
OFFICE SERVICES TRACT	±32.28 ACRES
BUILDING A	±140,000 S.F
BUILDING B	±165,000 S.F
BUILDING C	±120,000 S.F
TOTAL BUILDING AREA	±425,000 S.F
TOTAL SITE AREA	±57.28 ACRES
PROPOSED DEDICATED R.O.W.	±0.15 ACRES
TOTAL SITE AREA (NET)	±57.13 ACRES
MINIMUM PARKING REQUIREMENTS	(NO MAXIMUM REQUIREMENTS
COMMUNITY RETAIL: (1 SP/200 S.F.)	201 SPACES PROVIDED
INDEPENDENT LIVING FACILITIES: (1.5 SP/UNIT)	330 SPACES PROVIDE
TOWNHOUSES: (2 SP/UNIT)	280 SPACES PROVIDE
WAREHOUSES: (1 SP/2,000 S.F.)	433 SPACES PROVIDED

OPEN SPACE: PVC REQUIRED: 323 UNITS x 550 SF /UNIT = 177,650 S.F. (4.08 ACRES) PROVIDED: ±178,000 S.F.

SITE DENSITY	
RETAIL PROPOSED	±30,000 S.F.
RETAIL LAND AREA	±5.0 ACRES
RETAIL FAR	0.14 FAR
OFFICE SERVICES PROPOSED	±425,000 S.F.
OFFICE SERVICES LAND AREA	±32.28 ACRES
OFFICE SERVICES FAR	0.30 FAR
AGE RESTRICTED UNITS PROPOSED	220 UNITS
AGE RESTRICTED LAND AREA	±6.0 ACRES
AGE RESTRICTED DENSITY	36.7 UNITS/ACRE
TOWNHOME UNITS PROPOSED	140 UNITS
TOWNHOME LAND AREA	±14.0 ACRES
TOWNHOME DENSITY	10 UNITS/ACRE

DRI SITE PLAN



PROJECT:

CHASTAIN MEADOWS DRI #3940

CHASTAIN ROAD UNINCORPORATED COBB COUNTY, GEORGIA

<u>FOR</u>:



3715 NORTHSIDE PARKWAY BUILDING 400, SUITE 425 ATLANTA, GEORGIA 30327

REVISIONS

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Utilities Protecti	ion Center,	Inc.

Know what's **below. Call before you dig.**

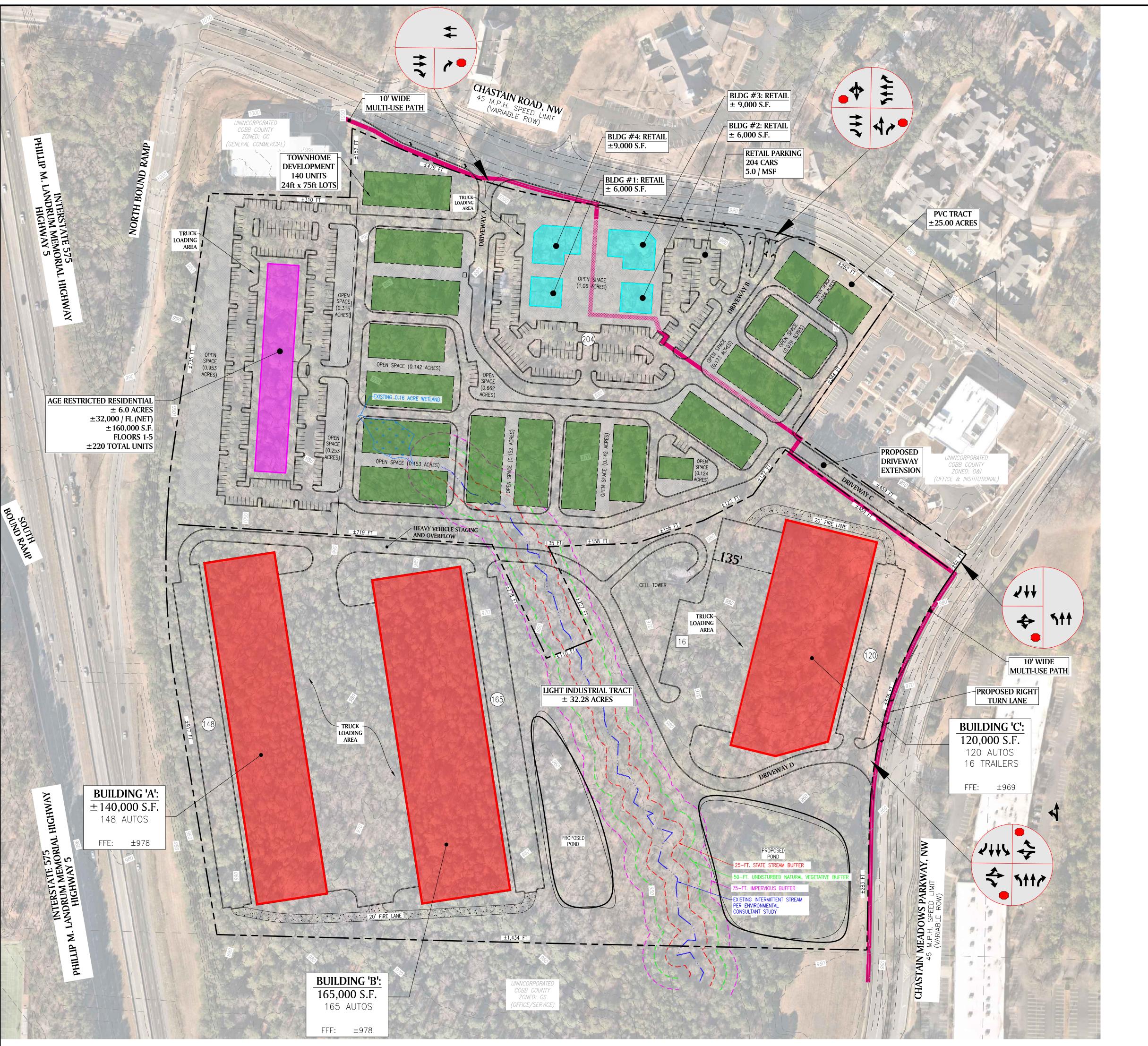
24 HR EMERGENCY CONTACT MR. CHRISTOPHER SHAW 404-852-4292

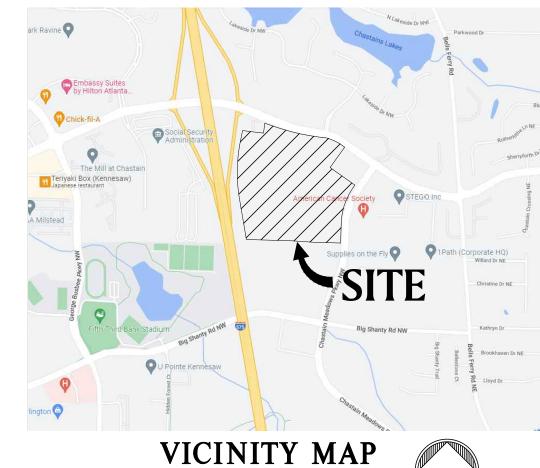
2022209 DRI - 06.28.2023.dwg

DRI SITE PLAN

SHEET

EX-1





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LIGHT INDUSTRIAL	RED
RETAIL	BLUE
RESIDENTIAL	MAGENTA
TOWNHOME	GREEN

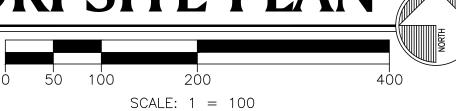
SUITE 200 ROSWELL, GA 30075

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AGE RESTRICTED RESIDENTIAL (±6.0 AC)	±220 UNITS
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TOTAL OPEN SPACE AREA	±178,000 S.F.
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BUILDING A	±140,000 S.F.
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TOTAL SITE AREA	±57.28 ACRES
PROPOSED DEDICATED R.O.W.	±0.15 ACRES
TOTAL SITE AREA (NET)	±57.13 ACRES
MINIMUM PARKING REQUIREMENTS	(NO MAXIMUM REQUIREMENTS)
COMMUNITY RETAIL: (1 SP/200 S.F.)	204 SPACES PROVIDED
INDEPENDENT LIVING FACILITIES: (1.5 SP/UNIT)	330 SPACES PROVIDED
TOWNHOUSES: (2 SP/UNIT)	280 SPACES PROVIDED
WAREHOUSES: (1 SP/2,000 S.F.)	433 SPACES PROVIDED

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REVISIONS



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DRI SITE PLAN

SHEET

EX-1