

**PROPOSED ZONING DISTRICTS MAP
NEWMAN CROSSING EAST**





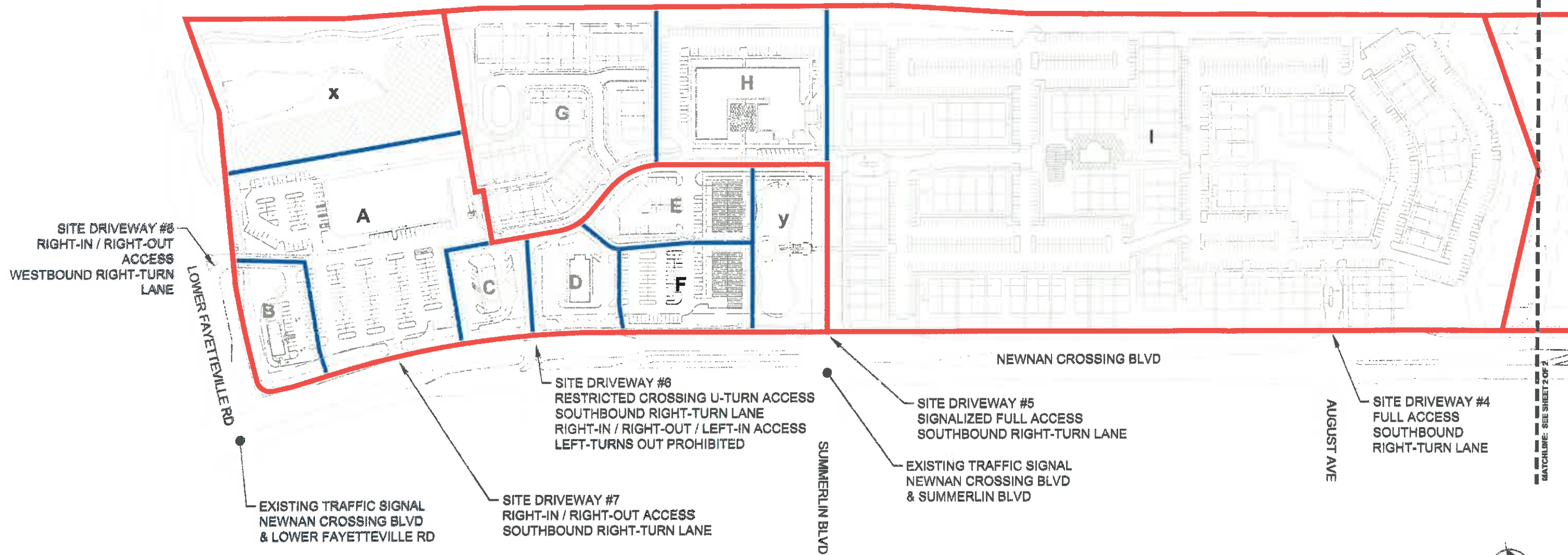
Illustrative plan for:
NEWMAN CROSSING EAST



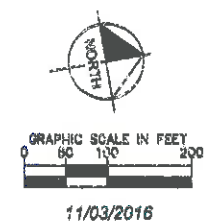
K:\ALP_PR\1017395001_Newnan Crossing East\CAD\Exhibits\2016-11-03 - Rezoning Plat Exhibits\2016-11-03 NCE Land Use Exhibit.dwg Layout Nov 03, 2016 8:40am by: logan.clark

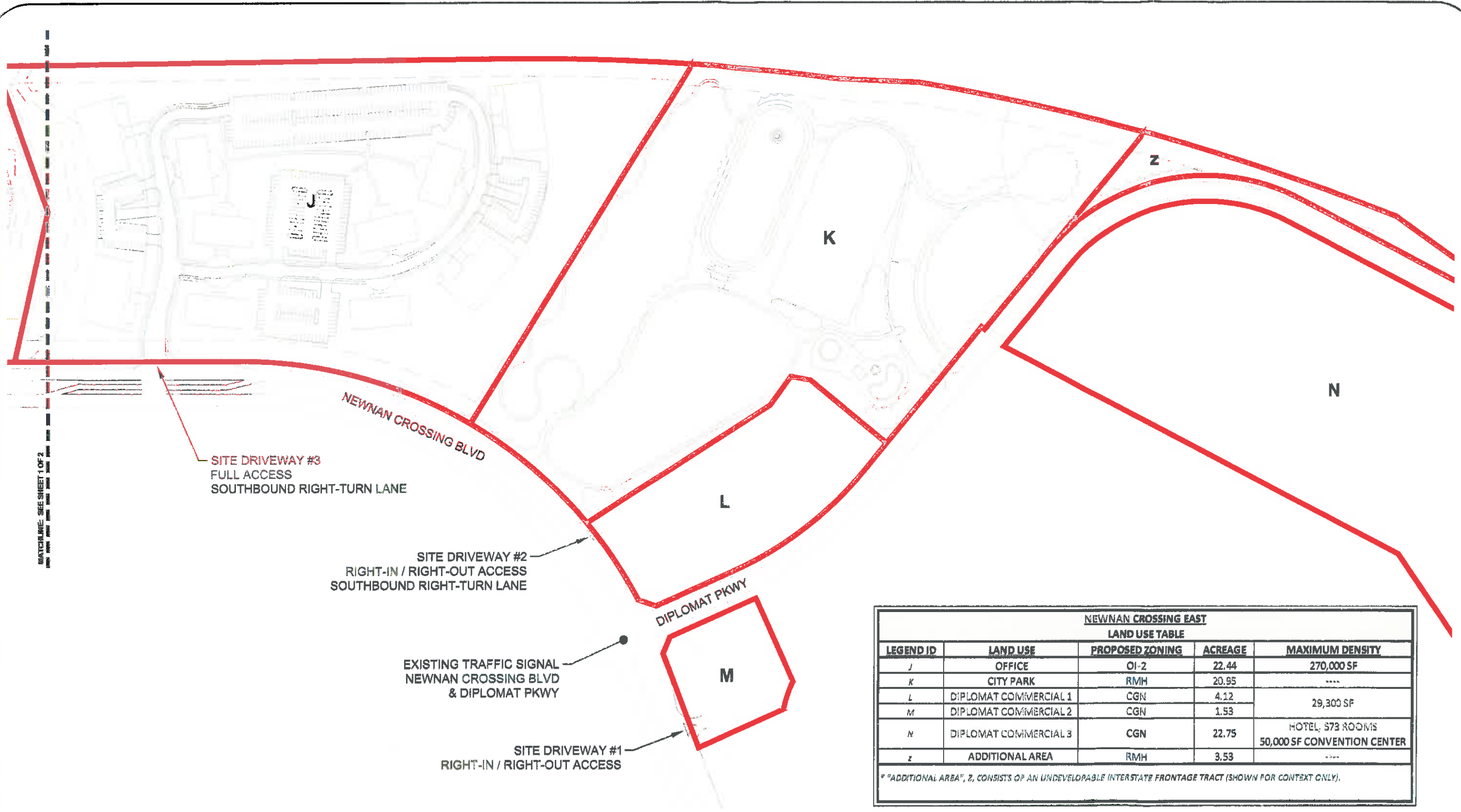
NEWNAN CROSSING EAST LAND USE TABLE				
LEGEND ID	LAND USE	PROPOSED ZONING	ACREAGE	MAXIMUM DENSITY
A	GROCERY	CCS	4.54	120,700 SF
B	OUTPARCEL 1	CCS	0.98	
C	OUTPARCEL 2	CCS	0.81	
D	OUTPARCEL 3	CCS	0.99	
E	RESTAURANT 1	CCS	1.32	
F	RESTAURANT 2	CCS	1.29	
G	TOWNHOME	RMH	4.44	35 UNITS
H	SENIOR LIVING	RMH	2.97	140 UNITS
I	MULTIFAMILY	RMH	24.23	498 UNITS
X	POND SITE	CCS	3.68	****
Y	PLAZA SITE	CCS	1.37	****

* "ADDITIONAL AREAS", X AND Y, CONSIST OF REQUIRED STORMWATER MANAGEMENT AREA AND PROPOSED PARK / PLAZA (SHOWN FOR CONTEXT ONLY).

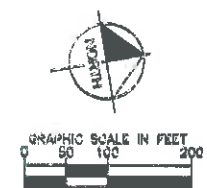


LAND USE EXHIBIT (1 OF 2)
NEWNAN CROSSING EAST

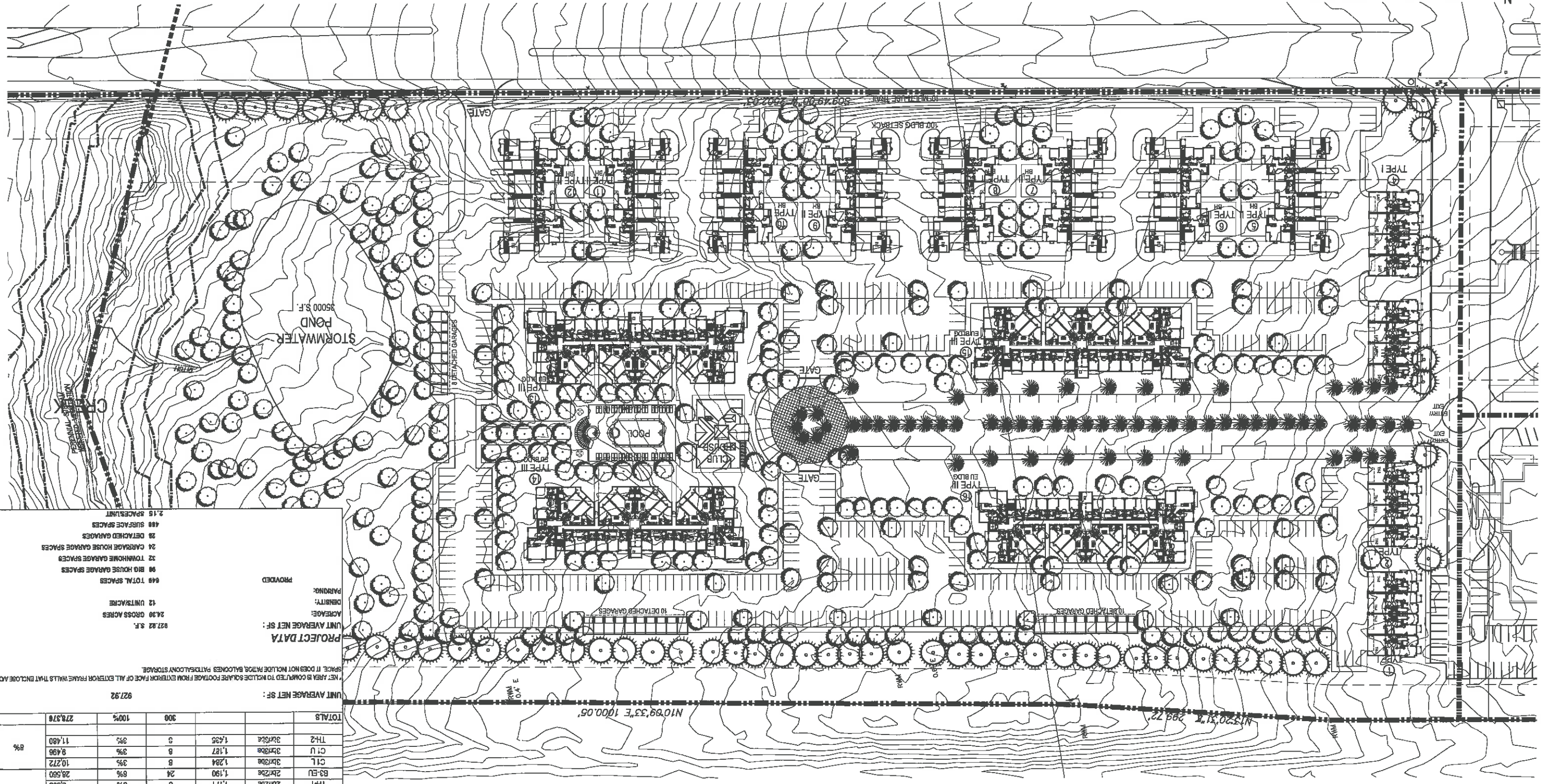




**LAND USE EXHIBIT (2 OF 2)
NEWNAN CROSSING EAST**



11/03/2016



NEWMAN CROSSING
 NOVARE GROUP
 2016401
 11-28-16

UNIT TABULATION

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
E1-EU	1br/1ba	660	12	4%	6,720	
A1L	1br/1ba	648	8	3%	5,168	
A1U	1br/1ba	768	8	3%	6,064	
A2U	1br/1ba	787	16	5%	12,592	
A3-EU	1br/1ba	820	98	32%	78,720	
B1-EU	2br/2ba	920	72	24%	68,240	
B1U	2br/2ba	887	18	5%	15,852	
B2L	2br/2ba	1,066	8	3%	8,448	
B2U	2br/2ba	1,182	8	3%	9,296	
TH-1	2br/2ba	1,171	8	3%	9,368	
B3-EU	2br/2ba	1,190	24	8%	28,560	
C1U	3br/3ba	1,187	8	3%	9,496	
TH-2	3br/3ba	1,436	5	3%	11,480	
TOTALS			308	100%	278,378	

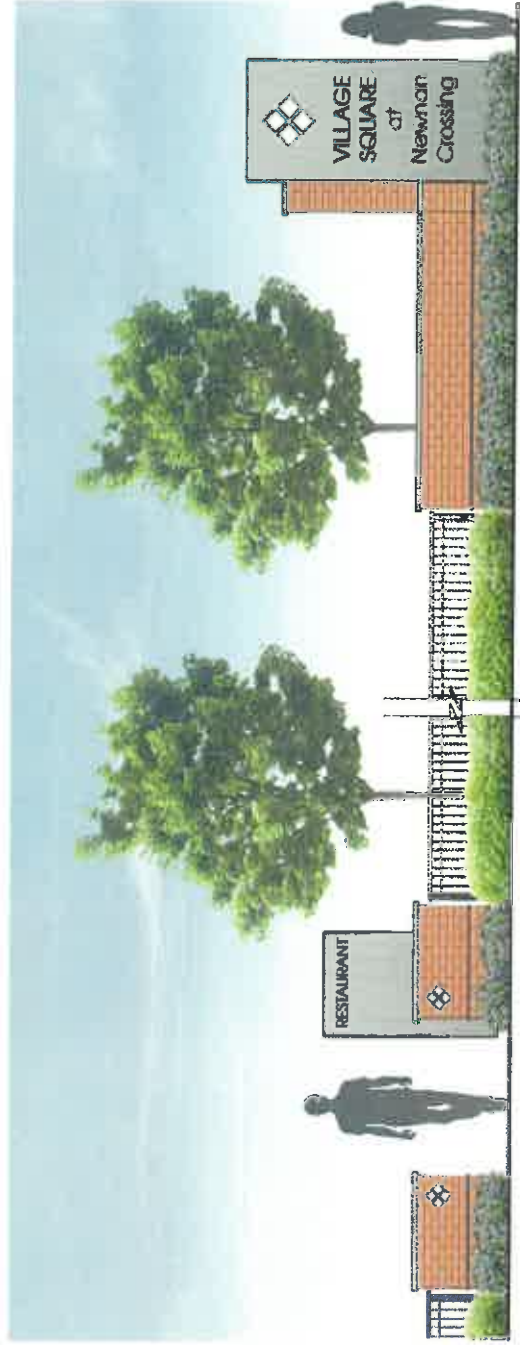
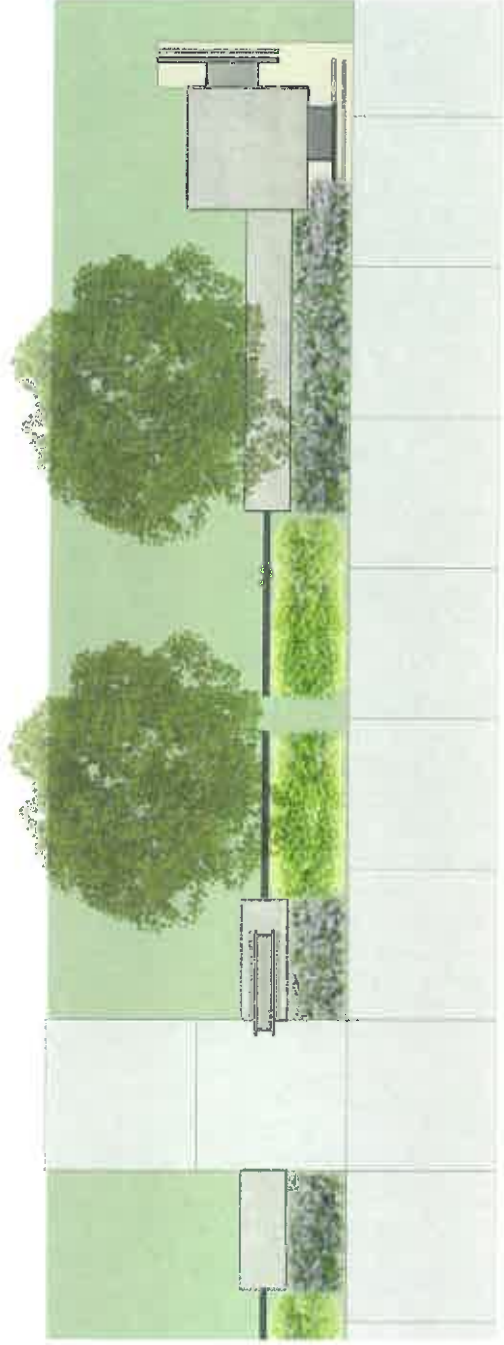
UNIT AVERAGE NET SF: 927.92
 (NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FRAME WALLS THAT ENCLOSE AN SPACE. IT DOES NOT INCLUDE PATIO, BALCONY, PATIO/BALCONY STORAGE)

PROJECT DATA

ACREAGE: 24.39 GROSS ACRES
 DENSITY: 12 UNITS/ACRE
 PARING: PROVIDED

PROVIDED

648 TOTAL SPACES
 98 BIG HOUSE GARAGE SPACES
 32 TOWNHOME GARAGE SPACES
 24 CARRIAGE HOUSE GARAGE SPACES
 28 DETACHED GARAGES
 488 SURFACE SPACES
 2.15 SPACES/UNIT



Newnan Crossing Signage Feature
Scale: 1/4" = 1'



