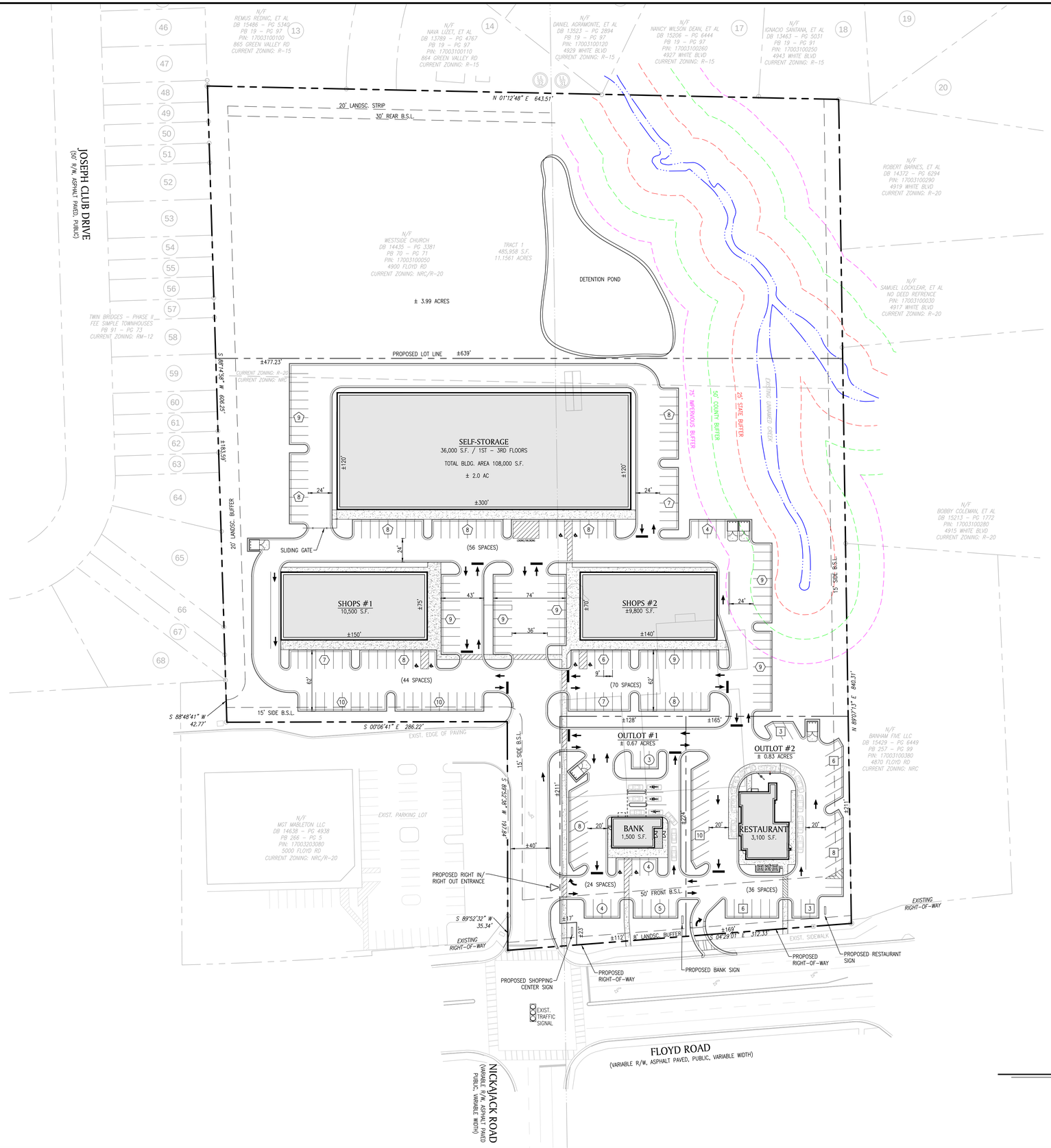

VICINITY MAP

MABLETON, GA SCALE: NTS

ZONING PLAN NOTES

1. EXISTING ZONING: NRC/ R-20
2. PROPOSED ZONING: NRC (NEIGHBORHOOD RET. COMM.)
3. BUILDING SETBACKS:
   A. FRONT: 50'
   B. SIDE: 15'
   C. REAR: 30'
4. BUFFERS:
   A. FRONT/ STREET: 8' LANDSCAPE STRIP
   B. SIDE: 20' TO RESIDENTIAL
   C. REAR: 20' TO RESIDENTIAL
5. BUILDING SUMMARY:
   A. MAX BUILDING HEIGHT: 35', 2 STORIES
   B. MAX BUILDING COVERAGE: RETAIL: 0.25 F.A.R.
6. IMPERVIOUS AREA: 4.91 AC.
7. THERE ARE NO CEMETERIES, OR ARCHITECTURAL/ARCHEOLOGICAL LANDMARKS LOCATED ON SITE.
8. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEMA FLOOD INSURANCE MAP OF COBB COUNTY AND INCORPORATED AREAS, MAP NUMBER 13067C0204G, DATED DECEMBER 16, 2008.

SITE ANALYSIS	
OUTLOT #1	±0.67 ACRES
BANK	1,500 S.F.
PARKING PROVIDED	± 24 SPACES
PARKING RATIO	16 SPACES/1000 S.F.
OUTLOT #2	±0.83 ACRES
RESTAURANT	3,100 S.F.
PARKING PROVIDED	± 36 SPACES
PARKING RATIO	11.6 SPACES / 1000 S.F.
RETAIL #1	10,500 S.F.
PARKING PROVIDED	± 44 SPACES
PARKING RATIO	4.2 SPACES/1000 S.F.
RETAIL #2	9,800 S.F.
PARKING PROVIDED	± 70 SPACES
PARKING RATIO	7.1 SPACES/1000 S.F.
SELF-STORAGE BUILDING LOT	±2.0 ACRES
3-STORY SELF-STORAGE BUILDING	105,120 S.F.
PARKING PROVIDED	± 56 SPACES
OVERALL LAND AREA	± 11.156 ACRES

ZONING SITE PLAN

0 25 50 100 200
SCALE: 1 = 50

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

PROPOSED DEVELOPMENT

4900 FLOYD ROAD SW
CITY OF MABLETON
COBB CO., GA 30126

FOR:

CORNERPOINT PARTNERS, LLC

285 MOUNT VERNON HWY.
SANDY SPRINGS, GA 30328

GEORGIA REGISTERED No. 21037 PROFESSIONAL ENGINEER 4-3-19 DANIEL S. MITCHELL

REVISIONS

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

2018213 ZP-3.dwg 04.03.19

ZONING SITE PLAN

SHEET ZP-3