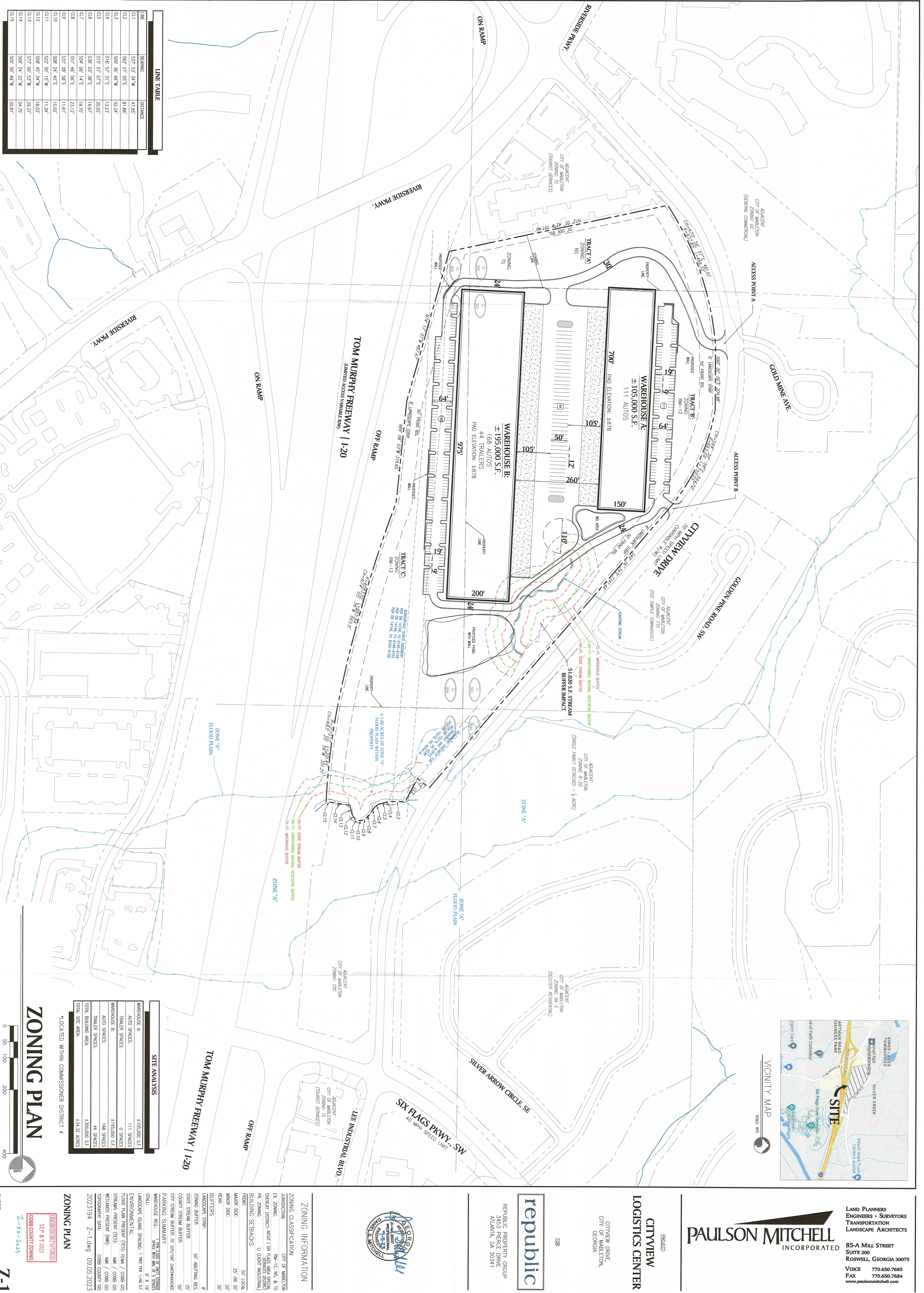


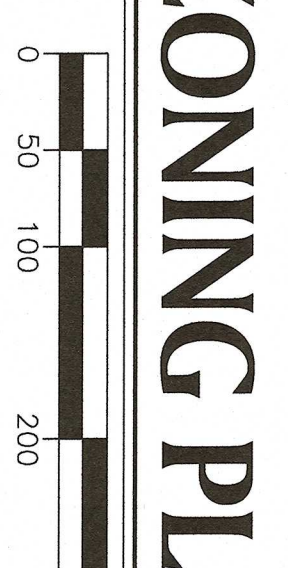
LINE	BEARING	DISTANCE
CL1	S37° 53' 34" W	47.95'
CL2	S62° 27' 53" E	81.86'
CL3	S00° 36' 46" W	52.24'
CL4	S16° 57' 31" E	13.23'
CL5	S15° 57' 07" E	20.02'
CL6	S36° 03' 38" E	14.97'
CL7	S54° 06' 14" E	19.70'
CL8	S31° 46' 56" E	23.12'
CL9	S31° 28' 58" E	11.61'
CL10	S08° 24' 45" E	15.02'
CL11	S27° 50' 15" W	11.34'
CL12	S58° 45' 34" W	18.03'
CL13	S17° 00' 53" W	29.37'
CL14	S09° 24' 22" W	54.75'
CL15	S05° 50' 49" W	20.81'



SITE ANALYSIS	
WAREHOUSE A:	±105,000 S.F.
AUTO SPACES:	111 SPACES
TRAILER SPACES:	0 SPACES
WAREHOUSE B:	±195,000 S.F.
AUTO SPACES:	168 SPACES
TRAILER SPACES:	44 SPACES
TOTAL BUILDING AREAS:	±300,000 S.F.
TOTAL SITE AREA:	±34.32 ACRES

*LOCATED WITHIN COMMISSIONER DISTRICT 4

ZONING PLAN



ZONING INFORMATION

ZONING CLASSIFICATION: CITY OF WARELTON RM-12, NS, & IS

JURISDICTION: CITY OF WARELTON

EX. ZONING: RM-12, NS, & IS

ORDINANCE: AMZL | SIX FLAGS AREA SPECIAL SERVICES DISTRICT

PRE. ZONING: U (LIGHT INDUSTRIAL)

BUILDING SETBACKS: 50' LOCAL

FRONT: 50' LOCAL

MAJOR SIDE: 25' OR 30'

MINOR SIDE: 20'

REAR: 30'

BUFFERES:

LANDSCAPE STRIP: 8'

ZONING BUFFER: 50' ABUTTING RES.

STATE STREAM BUFFER: 25'

CITY STREAM BUFFER: 75' CITY/TOWN CHANNING/HE

PARKING SUMMARY:

WAREHOUSE REQ.: 1 TRAILER SPACE PER 1,000 S.F. OF STORAGE SPACE

SMALL: 1 TRAILER SPACE PER 1,000 S.F. OF STORAGE SPACE

ENVIRONMENTAL:

FLOOD PLAIN PRESENT (FSP): FEMA / COBB GIS

SIX FLAGS PRESENT (SFS): N/A / COBB GIS

WILSONS PRESENT (WP): N/A / COBB GIS

TORONTOHAY DATA: COBB COUNTY GIS

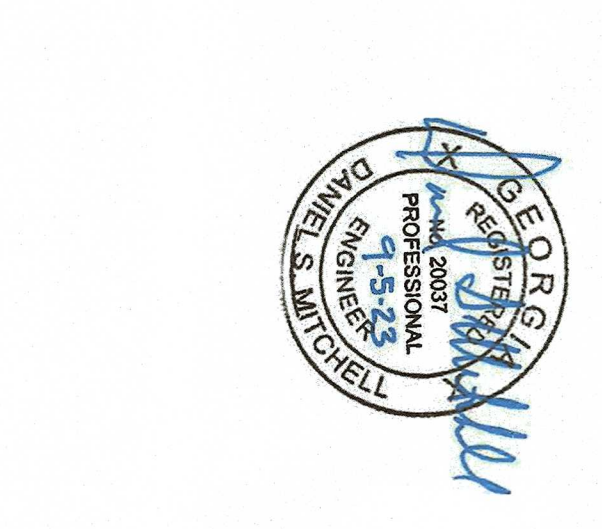
2023194 Z-1.dwg 09.05.2023

ZONING PLAN

RECEIVED
SEP 07 2023
COBB COUNTY ZONING

Z-50-2023

Z-1



republic

REPUBLIC PROPERTY GROUP
3415 PIERCE DRIVE
ATLANTA, GA 30341

PROJECT:
CITYVIEW LOGISTICS CENTER

CITYVIEW DRIVE,
CITY OF WARELTON,
GEORGIA

PAULSON MITCHELL
INCORPORATED

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