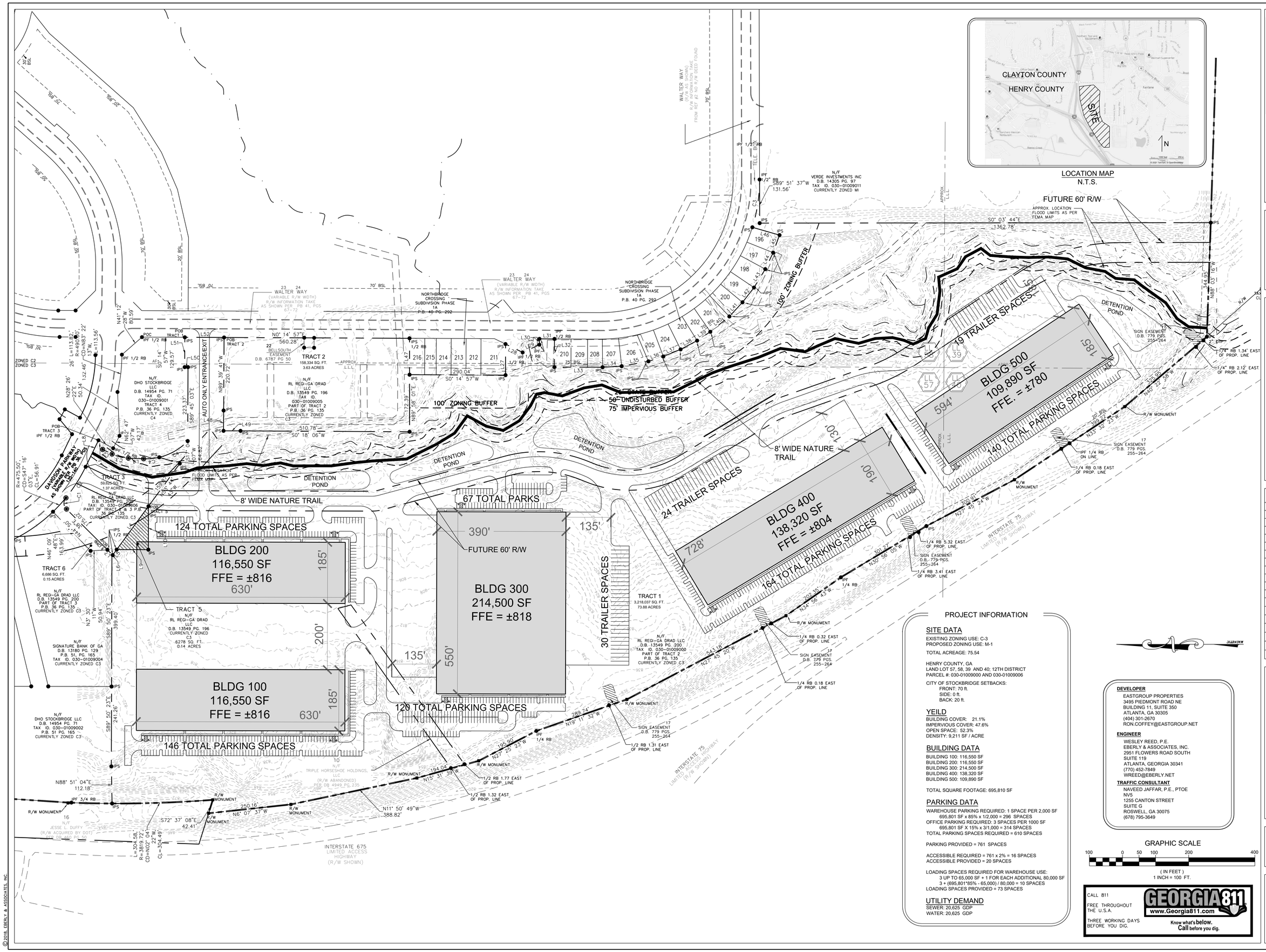

LOCATION MAP
N.T.S.

EBERLY & ASSOCIATES
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT:

DAVIDSON PARKWAY
COMMERCE CENTER
DRI: 3309

LAND LOT 57, 58, 39 AND 40
12TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS:

PROJECT INFORMATION

SITE DATA

EXISTING ZONING USE: C-3
PROPOSED ZONING USE: M-1

TOTAL ACREAGE: 75.54

HENRY COUNTY, GA
LAND LOT 57, 58, 39 AND 40; 12TH DISTRICT
PARCEL #: 030-01009000 AND 030-01009006

CITY OF STOCKBRIDGE SETBACKS:
FRONT: 70 ft.
SIDE: 0 ft.
BACK: 20 ft.

YEILD

BUILDING COVER: 21.1%
IMPERVIOUS COVER: 47.6%
OPEN SPACE: 52.3%
DENSITY: 9.211 SF / ACRE

BUILDING DATA

BUILDING 100: 116,550 SF
BUILDING 200: 116,550 SF
BUILDING 300: 214,500 SF
BUILDING 400: 138,320 SF
BUILDING 500: 109,890 SF

TOTAL SQUARE FOOTAGE: 695,810 SF

PARKING DATA

WAREHOUSE PARKING REQUIRED: 1 SPACE PER 2,000 SF
695,801 SF x 85% x 1/2,000 = 296 SPACES
OFFICE PARKING REQUIRED: 3 SPACES PER 1000 SF
695,801 SF X 15% x 3/1,000 = 314 SPACES
TOTAL PARKING SPACES REQUIRED = 610 SPACES

PARKING PROVIDED = 761 SPACES

ACCESSIBLE REQUIRED = 761 x 2% = 16 SPACES
ACCESSIBLE PROVIDED = 20 SPACES

LOADING SPACES REQUIRED FOR WAREHOUSE USE:
3 UP TO 65,000 SF + 1 FOR EACH ADDITIONAL 80,000 SF
3 + (695,801*85% - 65,000) / 80,000 = 10 SPACES
LOADING SPACES PROVIDED = 73 SPACES

UTILITY DEMAND

SEWER: 20,625 GDP
WATER: 20,625 GDP

DEVELOPER
EASTGROUP PROPERTIES
3495 PIEDMONT ROAD NE
BUILDING 11, SUITE 350
ATLANTA, GA 30305
(404) 301-2670
RON.COFFEY@EASTGROUP.NET

ENGINEER
WESLEY REED, P.E.
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TRAFFIC CONSULTANT
NAVEED JAFFAR, P.E., PTOE
NV5
1255 CANTON STREET
SUITE G
ROSWELL, GA 30075
(678) 795-3649

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

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AMENDED SITE PLAN

SCALE:	1"= 100'
DATE:	07/19/2021
DRAWN BY:	W. REED
PROJECT MANAGER:	W. REED
QA/QC CHECK:	*

PROJECT NO.
21-054

SHEET NO.
REZONING
NOT ISSUED FOR CONSTRUCTION

G:\PROJECTS\2021\21-054 East Group - Davidson Parkway\5.0 Drawing\21-054 BASE.dwg July 20, 2021

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