

I:\2022\202214010 Preliminary\2022.03.21 - 2022.10.01.dwg, ARCH FILE, BLEED @ 0.100 IN, 1/8" = 1' (AS SHOWN), DATE: 10/10/2022, 10:53:31 AM



ADJACENT ZONING: GB  
(GENERAL BUSINESS)  
UNINCORPORATED  
CLAYTON COUNTY  
HIGHWAY 42 CORRIDOR OVERLAY

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(GENERAL BUSINESS)  
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ADJACENT ZONING: LI  
(LIGHT INDUSTRIAL)  
UNINCORPORATED  
CLAYTON COUNTY  
HIGHWAY 42 CORRIDOR OVERLAY

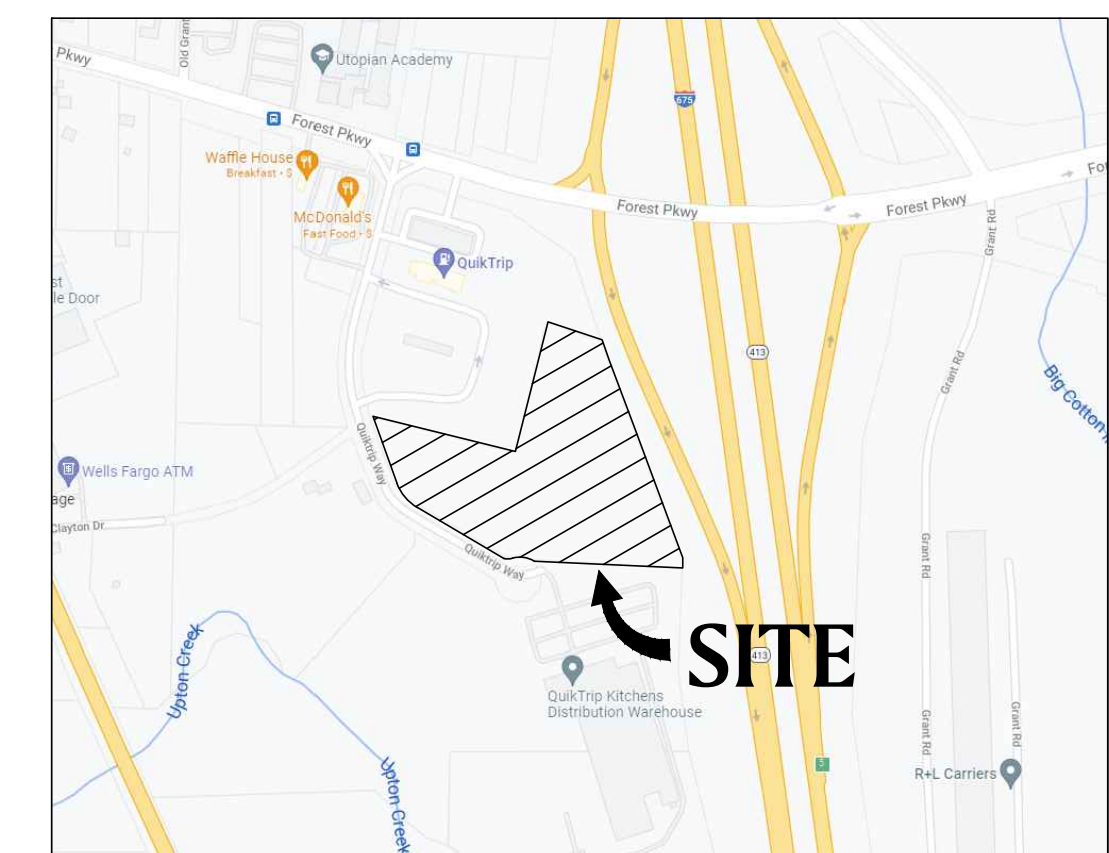
ADJACENT ZONING: HI  
(HEAVY INDUSTRIAL)  
UNINCORPORATED  
CLAYTON COUNTY  
HIGHWAY 42 CORRIDOR OVERLAY

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**PRELIMINARY SITE PLAN DISCLAIMER:**

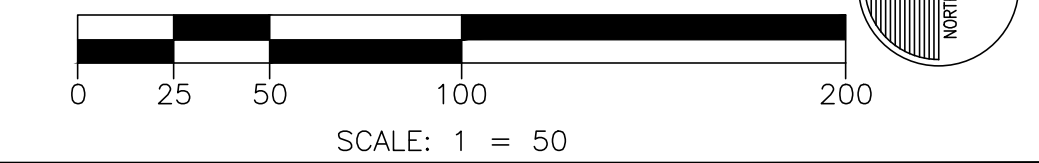
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLES/LOOK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.



**VICINITY MAP**  
SCALE: NTS

SITE ANALYSIS	
PARKING PROVIDED:	133 SPACES
IMPERVIOUS AREA	±4.6 AC (±58%)
SITE AREA	±7.9 AC



# CONCEPTUAL SITE PLAN

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:  
**CLAYTON COUNTY  
PIN: 12182C A001**

FOREST PARKWAY &  
QUICK TRIP WAY  
ELLENWOOD  
CLAYTON COUNTY, GEORGIA

FOR:

P.O. BOX 923653  
PEACHTREE CORNERS  
GEORGIA 30010

### ZONING INFORMATION

**ZONING CLASSIFICATION**  
 JURISDICTION: UNINCORPORATED CLAYTON COUNTY  
 EX. ZONING: GB (GENERAL BUSINESS)  
 OVERLAY DISTRICT: HIGHWAY 42 OVERLAY DISTRICT  
 PR. ZONING: GB (GENERAL BUSINESS)

**BUILDING SETBACKS**

FRONT:	35'
MAJOR SIDE:	0'
MINOR SIDE:	30' ABUTTING RESIDENTIAL
REAR:	15' ABUT. NON-RES/35' ABUT. RES

**BUFFERS**

LANDSCAPE STRIP:	15' FRONT / 10'
ZONING BUFFER:	---
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50'
CITY STREAM BUFFER:	75'

**PARKING SUMMARY**

WAREHOUSE REQ.:	--- SPACE/--- S.F.
STALL:	--- x ---
LANDSCAPE ISLAND SPACING:	1 PER 8 SPACES

**LANDSCAPE REQ'S.**

MAXIMUM IMPERVIOUS ALLOWED:	---%
MAXIMUM BUILDING COVERAGE:	---%

**ENVIRONMENTAL**

FLOOD PLAIN PRESENT (FIRM):	13063C 0081F
STREAMS PRESENT (NWI):	NWI
WETLANDS PRESENT (NWI):	NWI - CLAYTON GIS
TOPOGRAPHY DATA:	CLAYTON GIS
2022140 cp1	03.22.22

### CONCEPTUAL SITE PLAN