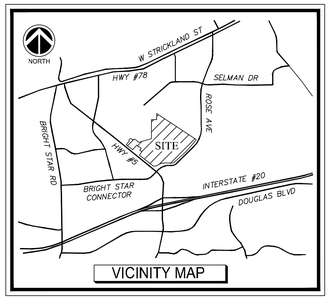
BOUNDARY LINE TABLE					
LINE	DISTANCE	DIRECTION	LINE	DISTANCE	DIRECTION
L1	765.78'	S45°27'36"W	L42	123.55'	N52°24'18"W
L2	10.97'	N44°39'53"W	L43	19.45'	N58°46'18"W
L3	91.90'	S45°20'29"W	L44	17.75'	N78°19'43"W
L4	11.02'	N43°36'24"W	L45	54.19'	N47°59'46"W
L5	86.84'	N00°55'16"E	L46	61.17'	N56°54'37"W
L6	459.51'	N88°46'44"W	L47	55.68'	N70°34'18"E
L7	20.00'	N00°52'12"E	L48	213.80'	S55°06'22"E
L8	95.07'	S89°05'09"W			
L9	23.72'	S00°08'20"W			
L10	43.26'	S80°17'24"W			
L11	28.76'	N79°09'30"W			
L12	60.72'	S81°54'27"W			
L13	35.77'	N80°58'30"W			
L14	40.88'	S75°17'56"W			
L15	27.58'	N83°11'27"W			
L16	26.18'	N62°20'20"W			
L17	32.89'	N66°49'11"W			
L18	60.36'	N73°52'59"W			
L19	52.63'	N57°11'32"W			
L20	70.40'	N63°40'01"W			
L21	176.02'	N53°02'56"W			
L22	144.75'	S07°45'47"E			
L23	64.85'	S87°08'54"E			
L24	117.76'	N35°52'17"E			
L25	57.89'	N84°27'55"W			
L26	58.56'	N50°51'51"W			
L27	48.68'	N67°43'24"W			
L28	63.45'	N25°51'58"W			
L29	21.53'	N48°20'41"W			
L30	17.07'	N05°33'50"W			
L31	15.05'	N25°58'45"E			
L32	9.99'	N02°42'06"W			
L33	21.46'	N37°59'03"W			
L34	27.71'	N61°01'52"W			
L35	22.42'	N70°25'50"W			
L36	48.46'	N28°05'04"W			
L37	31.71'	N59°15'12"W			
L38	23.33'	N80°44'08"W			
L39	17.26'	S89°38'53"W			
L40	20.00'	N62°25'49"W			
L41	24.69'	N29°11'20"W			

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1233.57'	382.80'	381.27'	S36°28'54"W
C2	135.00'	119.66'	115.78'	N10°28'43"E

BUILDING LEGEND:

BUILDING 100	251,600 SQ.FT.
BUILDING 200	251,600 SQ.FT.
BUILDING 300	234,000 SQ.FT.
TOTAL	737,200 SQ.FT.



VICINITY MAP

DEVELOPMENT SUMMARY:

BUILDING RATIO:

BUILDING #100	234,000 SQ.FT. -
BUILDING #200	251,600 SQ.FT.
BUILDING #300	251,600 SQ.FT.
TOTAL =	737,200 SQ.FT.
OFFICE SPACE (5% OF WAREHOUSE) -	36,860 SQ.FT.
REMAINING WAREHOUSE SPACE	700,340 SQ.FT.

DEVELOPMENT STANDARDS:

CURRENT ZONING:	GC
PROPOSED ZONING	L-1
PROPOSED AREA:	65.0 AC
BUILDING HEIGHT	
MAXIMUM HEIGHT:	50 FT.
PROPOSED BUILDING HEIGHT:	50 FT.
MINIMUM 1ST FLOOR HEIGHT:	16 FT.
BUILDING SETBACKS:	
FRONT SETBACK:	50 FT.
SIDE SETBACK:	
ADJACENT NON-RESIDENTIAL DISTRICT	15 FT.
ADJACENT RESIDENTAL DISTRICT	100 FT.
REAR SETBACK:	
ADJACENT NON-RESIDENTIAL DISTRICT	15 FT.
ADJACENT RESIDENTAL DISTRICT	100 FT.

PARKING SUMMARY:

PROPOSED USE:	INDUSTRIAL/WAREHOUSE 700,340 sq.ft.
PARKING - WAREHOUSE (1 PER 1500 SQ.FT.)	- 467 SPACES
PARKING - OFFICE (1 PER 400 SQ. FT.)	- 92 SPACES
TOTAL	- 559 SPACES
PARKING PROVIDED =	- 616 SPACES

LOADING SPACES
MINIMUM REQUIRED: 7 SPACES
(4 SPACES PLUS 1 SPACE FOR EVERY 100,000 SQ.FT. ABOVE 500,000 SQ.FT.)

LOADING SPACES PROVIDED EXCEED AMOUNT REQUIRED.

SURVEY NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY CENTERLINE SURVEYING AND LAND PLANNING, INC., DATED JULY 13, 2021
2. EXISTING TOPO INFORMATION SHOWN HEREON IS COMPILED FROM GIS INFORMATION
3. EXISTING CREEKS AND WETLANDS SHOWN HEREON ARE FROM A ENVIRONMENTAL DELINEATION BY OTHERS

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- UNDISTURBED BUFFER LINE
- UNDISTURBED STREAM BUFFER LINE
- STREAM CENTERLINE

PROJECT CONTACTS

OWNER:	TAYLOR & MATHIS 400 INTERSTATE NORTH PKWY, SUITE 850 ATLANTA, GA 30339 PHONE: 770-795-1330 CONTACT: MIKE IRBY
TRAFFIC ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 PHONE: 770-619-4280 CONTACT: HARRISON FORDER, P.E. AND JOHN WALKER. P.E., PTOE
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 PHONE: 470-299-7045 CONTACT: GREG MAXEY, P.E.
SITE PLANNER:	TAYLOR & MATHIS 400 INTERSTATE NORTH PKWY, SUITE 850 ATLANTA, GA 30339 PHONE: 770-795-1330 CONTACT: MIKE IRBY

GRAPHIC SCALE IN FEET 0 50 100 200

NORTH

Kimley»Horn
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TAYLOR&MATHIS
400 Interstate North Parkway, Suite 850
Atlanta, GA 30339
PHONE: 770-795-1330

CLIENT

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT

HIGHWAY 5 BUSINESS CENTER
9148 GA HIGHWAY, DOUGLASVILLE, GEORGIA 30134
LAND LOTS 161, 162, & 192, 2ND DISTRICT, 5TH SECTION
DRI# 3589

GSWCC CERT. (LEVEL III)	
DRAWN BY	BRM
DESIGNED BY	GMM
REVIEWED BY	GMM
DATE	03/16/2022
PROJECT NO.	019949000

TITLE
ZONING PLAN

SHEET NUMBER
ZN-00

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Drawing name: K:\ALP_PRJ\019949000_Taylor & Mathis\000_Roseville\CAD\References\Layout-Roseville-OUTPARCEL-3-21-22.dwg ZN-00 Zoning Plan Apr 11, 2022, 9:47am by: danny.taylor