VICINITY MAP

SCALE: NTS

EARTHWORK CALCULATIONS:

Cut volume (adjusted)	61,843.04 Cu. Yd.
Fill volume (adjusted)	61,779.44 Cu. Yd.
Net volume (adjusted)	63.60 Cu. Yd.<Cut>

SITE ANALYSIS

BUILDING A:	±215,000 S.F.
AUTO SPACES:	184 SPACES
TRAILER SPACES:	36 SPACES
BUILDING B:	±284,000 S.F.
AUTO SPACES:	211 SPACES
TRAILER SPACES:	37 SPACES
TOTAL BUILDING AREA:	±448,000 S.F.
IMPERVIOUS AREA:	±22.67 ACRES (69.5%)
TOTAL SITE AREA:	±32.63 ACRES

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 TITLEBLOCK 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.

CONCEPTUAL SITE PLAN

0 50 100 200 400

SCALE: 1 = 100

PAULSON·MITCHELL·WISE
— CIVIL ENGINEERS & PLANNERS —
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
INFO@CIVILPMW.COM
770.630.7685
CIVILPMW.COM

PROJECT:

JONESBORO ROAD DEVELOPMENT

7600 JONESBORO ROAD
UNINCORPORATED
CLAYTON COUNTY, GEORGIA

FOR:

W. P. CAREY

ONE MANHATTEN WEST,
395 9TH AVENUE, 58TH FLOOR,
NEW YORK, NEW YORK 10001

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION:	UNINCORPORATED CLAYTON COUNTY
EX. ZONING:	HI (HEAVY INDUSTRIAL)
OVERLAY DISTRICT:	COMMERCIAL OVERLAY (BUSINESS CORRIDOR OVERLAY DISTRICT)
PR. ZONING:	HI (HEAVY INDUSTRIAL)

BUILDING SETBACKS

FRONT:	50' ADJ ARTERIAL/45' ADJ COLLECTOR/ 40' ADJ. TO LOCAL
MAJOR SIDE:	50'
MINOR SIDE:	50'
REAR:	50'

BUFFERS

LANDSCAPE STRIP:	15' FRONT/10' SIDE & REAR
ZONING BUFFER:	40' ADJ TO RESIDENTIAL
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' UNDISTURBED
CITY STREAM BUFFER:	75'

PARKING SUMMARY

WAREHOUSE REQ.:	5 PLUS 1 FOR EVERY EMP IN LARGEST WORKING SHIFT
STALL:	9' X 18'
LANDSCAPE ISLAND SPACING:	1 PER 10 SPACES

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED:	__%
MAXIMUM BUILDING COVERAGE:	__%

ENVIRONMENTAL

FLOOD PLAIN PRESENT (NO):	FEMA/CLAYTON GIS
STREAMS PRESENT (NO):	NWI/CLAYTON GIS
WETLANDS PRESENT (NO):	NWI/CLAYTON GIS
TOPOGRAPHY DATA:	CLAYTON COUNTY GIS

2024280 CP-14 Alt.dwg 02.05.2026

CONCEPTUAL SITE PLAN

SHEET **CP-14**

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