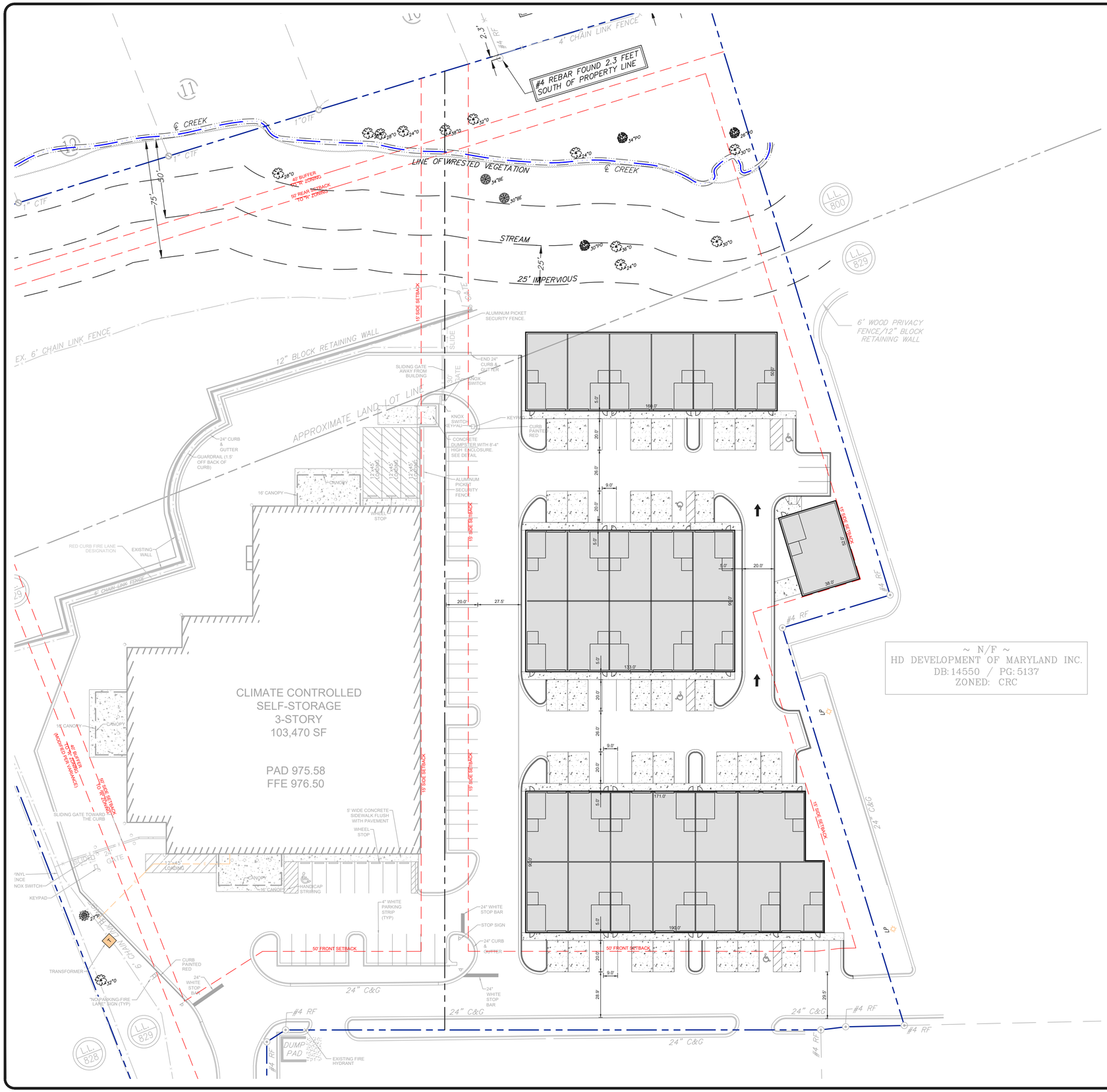
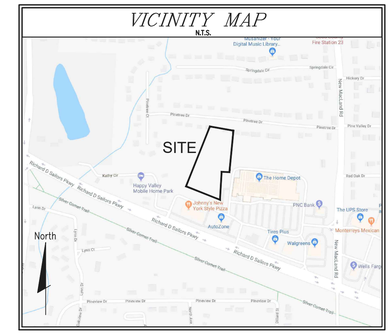


VICINITY MAP

N.T.S.



SITE DATA

ADDRESS: 1048 RICHARD D SAILORS PARKWAY
PARCEL ID: 19082900180
SITE AREA: 3.49 AC (152,104 SF)
IMPERVIOUS: 2.23 AC (96,972 SF) 64%
ZONING: CRC (COMMUNITY RETAIL COMMERCIAL)

PARCEL USE: 38,500 SF OF FLEX SPACE
OFFICE SPACE: 6,000 SF (200 SF PER UNIT)
WAREHOUSE SPACE: 16,000 SF
RETAIL SPACE: 16,500 SF

NUMBER OF BUILDINGS: 4, ALL 1 STORY
PARCEL IMPERVIOUS: 2.23 AC (96,972 SF) 64%

MAX FAR: 0.50 (76,052 SF)
PROPOSED FAR: 0.25 (38,500 SF)

FRONT SETBACK:40'
SIDE SETBACK: 15'
SIDE SETBACK: 50' (FROM "R" ZONING)
REAR SETBACK 50' (FROM "R" ZONING)
MINIMUM BUFFER ALONG "R" ZONING: 40'
OVERALL IMPERVIOUS SURFACE RATIO = 0.54

MINIMUM PARKING REQUIRED FOR FLEX SPACE:
OFFICE: 1 SPACE PER 300 SF = 20 SPACES
WAREHOUSE: 1 SPACE PER 2,000 SF = 8 SPACES
RETAIL: 1 SPACE PER 275 SF = 60 SPACES
TOTAL SPACES REQUIRED: 88 SPACES

MAXIMUM PARKING PERMITTED FOR FLEX SPACE:
OFFICE: 1 SPACE PER 200 SF = 30 SPACES
WAREHOUSE: 1 SPACE PER 1,500 SF = 11 SPACES
RETAIL: 1 SPACE PER 200 SF = 83 SPACES
TOTAL MAXIMUM SPACES: 124 SPACES

PARKING PROVIDED:

EXISTING SPACES:	27
REGULAR SPACES:	27
EXTRA LARGE SPACES:	31
HANDICAP SPACES:	4
TOTAL SPACES:	89

NORTH

GEORGIA811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

24 HOUR CONTACT:
JOSEPH BURKE (770) 490-7449

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24522 William B. Dunlap
xx/xx/xx

paradigm Engineering Services, Inc.
903 Bombay Lane
Roswell, GA 30076
(770) 605-0070
www.Paradigmeng.net

Project No.	P-2602
Design By:	WBD
Drawn By:	CR
Checked By:	WBD
Date:	2/23/26
Scale:	1" = 40'

No.	Revision	Date

Shamrock Building Systems
1298 Concord Road SE
Smyrna, GA 30080
(770)745-4822
FAX: 770-000-0000

SITE PLAN
Powder Springs Flex Space
RICHARD D SAILORS PARKWAY
LAND LOT 800 & 829, DISTRICT 19, 2ND SECTION
POWDER SPRINGS, COBB COUNTY, GEORGIA

Drawing No.
C2.1