



SITE DATA

ADDRESS: RICHARD D SAILORS PARKWAY
 SITE AREA: 7.73 AC (336,814 SF)
 ZONING: CRC (COMMUNITY RETAIL COMMERCIAL)
 USE: CLIMATE CONTROLLED SELF STORAGE & HOTEL

TRACT 1
 SITE AREA: 4.18 AC (181,967 SF)
 USE: CLIMATE CONTROLLED SELF STORAGE
 BUILDING: 3-STORIES, 103,300 SF

TRACT 2
 SITE AREA: 3.55 AC (154,846 SF)
 USE: HOTEL
 BUILDING: 4-STORIES, 120 ROOMS MAXIMUM

FRONT SETBACK: 50' (From Richard Sailors Pkwy)
 SIDE SETBACK: 10'
 REAR SETBACK: 10'

NOTES

- THIS INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY THE HARDY SURVEY GROUP, DATED MARCH 21, 2018.
- WATER SERVICE PROVIDED BY THE CITY OF POWDER SPRINGS.
- SANITARY SEWER SERVICE PROVIDED BY THE CITY OF POWDER SPRINGS.

LEGEND

- ← PROPOSED MOVEMENT
- ✖ PROPOSED LIGHT POLE
- - - PROPERTY LINE
- ▬ MODULAR BLOCK WALL
- ▬ POURED CONCRETE WALL
- - - EXISTING CURB & GUTTER
- ▬ PROPOSED CURB & GUTTER

*****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
 (IN FEET)
 1 inch = 40 ft.

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

Line #	Direction	Length
L1	N67°48'32"W	19.34'
L2	N00°35'08"E	3.98'
L3	N22°14'53"E	90.66'
L4	N66°59'12"W	35.56'
L5	N69°04'22"W	37.29'
L6	N74°47'52"W	15.92'
L7	S79°43'51"W	14.19'



paradigm
 Engineering Services, Inc.
 Seven Dunwoody Park
 Suite 115
 Atlanta, GA 30038
 (770) 605-6030
 www.Paradigm.net

Project No. P-1703
 Design By: WBD
 Drawn By: JJO
 Checked By: WBD
 Date: 5/24/18
 Scale: 1" = 40'

Date	Revision	No

SHAMROCK BUILDING SYSTEMS
 5825 GORE PLACE
 AUSTELL, GEORGIA 30106
 OFFICE: 770-745-4820

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

Drawing No.
Z1

24 HOUR CONTACT: SEAMUS BURKE (770) 745-4820