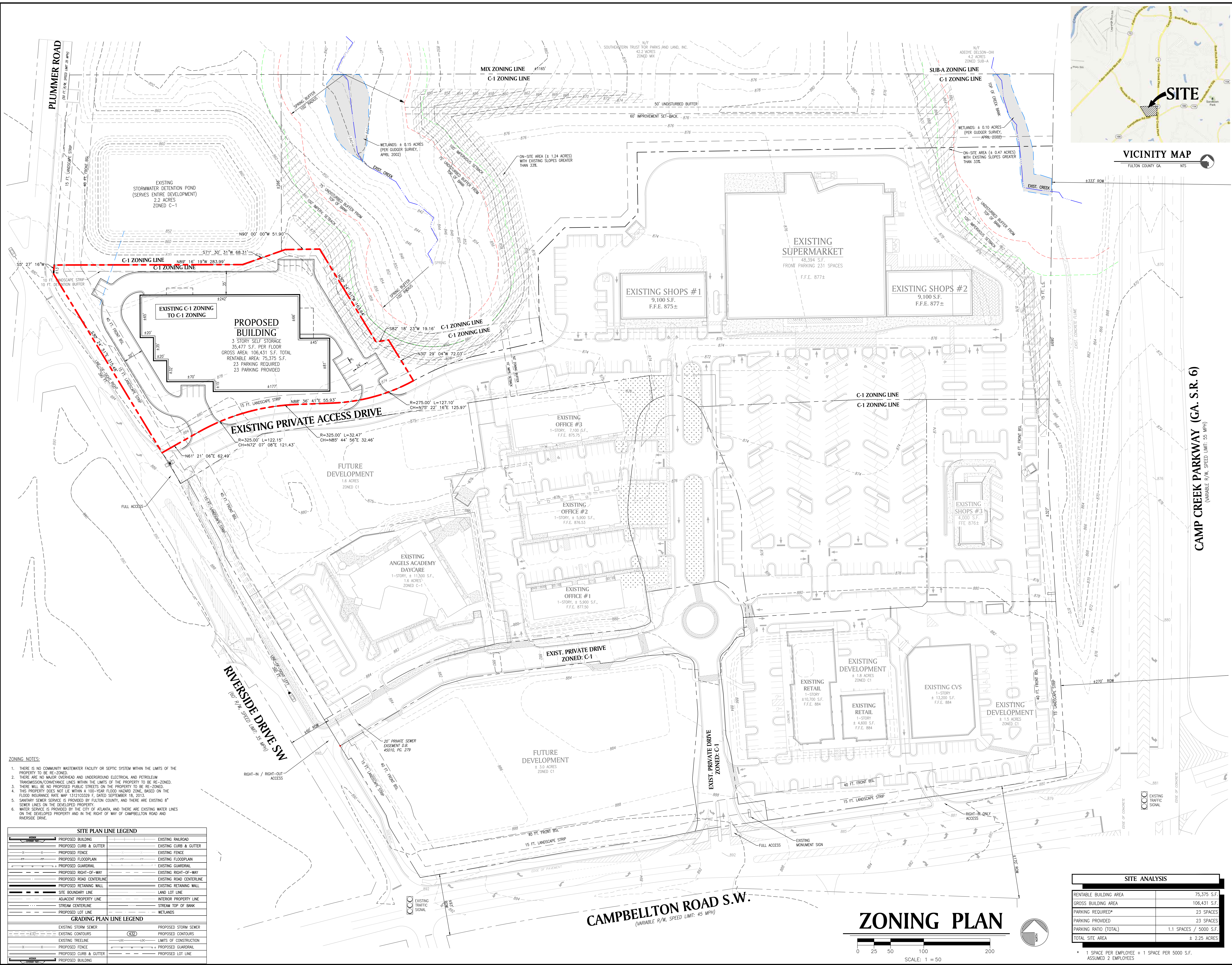


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LAND PLANNERS
ENGINEERS & SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
SANDTOWN CROSSING
CAMPBELLTON ROAD & CAMP CREEK PARKWAY
LAND LOT 118, 14F DISTRICT
CITY OF SOUTH FULTON
FULTON COUNTY, GA 30331

FOR:
SANDTOWN CROSSING INC. AND SANDTOWN CROSSING NORTH SHOPS, LLC
5784 LAKE FORREST DRIVE
SUITE 290
ATLANTA, GEORGIA 30328
(404) 255-7535

CAMP CREEK PARKWAY (GA. S.R. 6)
(VARIABLE R/W, SPEED LIMIT: 55 MPH)

- ZONING NOTES:**
1. THERE IS NO COMMUNITY WASTEWATER FACILITY OR SEPTIC SYSTEM WITHIN THE LIMITS OF THE PROPERTY TO BE RE-ZONED.
 2. THERE ARE NO MAJOR OVERHEAD AND UNDERGROUND ELECTRICAL AND PETROLEUM TRANSMISSION/CONVEYANCE LINES WITHIN THE LIMITS OF THE PROPERTY TO BE RE-ZONED.
 3. THERE WILL BE NO PROPOSED PUBLIC STREETS ON THE PROPERTY TO BE RE-ZONED.
 4. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE, BASED ON THE FLOOD INSURANCE RATE MAP 1312100329 F, DATED SEPTEMBER 16, 2013.
 5. SANITARY SEWER SERVICE IS PROVIDED BY FULTON COUNTY, AND THERE ARE EXISTING 8" SEWER LINES ON THE DEVELOPED PROPERTY.
 6. WATER SERVICE IS PROVIDED BY THE CITY OF ATLANTA, AND THERE ARE EXISTING WATER LINES ON THE DEVELOPED PROPERTY AND IN THE RIGHT OF WAY OF CAMPBELLTON ROAD AND RIVERSIDE DRIVE.

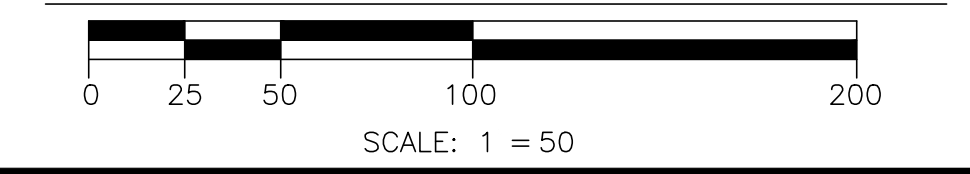
SITE PLAN LINE LEGEND	
PROPOSED BUILDING	EXISTING RAILROAD
PROPOSED CURB & GUTTER	EXISTING CURB & GUTTER
PROPOSED FENCE	EXISTING FENCE
PROPOSED FLOODPLAIN	EXISTING FLOODPLAIN
PROPOSED GUARDRAIL	EXISTING GUARDRAIL
PROPOSED RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY
PROPOSED ROAD CENTERLINE	EXISTING ROAD CENTERLINE
PROPOSED RETAINING WALL	EXISTING RETAINING WALL
SITE BOUNDARY LINE	LAND LOT LINE
ADJACENT PROPERTY LINE	INTERIOR PROPERTY LINE
STREAM CENTERLINE	STREAM TOP OF BANK
PROPOSED LOT LINE	WETLANDS
GRADING PLAN LINE LEGEND	
EXISTING STORM SEWER	PROPOSED STORM SEWER
EXISTING CONTOURS	PROPOSED CONTOURS
EXISTING TREELINE	LIMITS OF CONSTRUCTION
PROPOSED FENCE	PROPOSED GUARDRAIL
PROPOSED CURB & GUTTER	PROPOSED LOT LINE
PROPOSED BUILDING	

SITE ANALYSIS	
RENTABLE BUILDING AREA	75,375 S.F.
GROSS BUILDING AREA	106,431 S.F.
PARKING REQUIRED*	23 SPACES
PARKING PROVIDED	23 SPACES
PARKING RATIO (TOTAL)	1.1 SPACES / 5000 S.F.
TOTAL SITE AREA	± 2.25 ACRES

* 1 SPACE PER EMPLOYEE + 1 SPACE PER 5000 S.F. ASSUMED 2 EMPLOYEES

CAMPBELLTON ROAD S.W.
(VARIABLE R/W, SPEED LIMIT: 45 MPH)

ZONING PLAN



20211169 Z-2.dwg 06.15.21

ZONING PLAN

SHEET **Z-2**