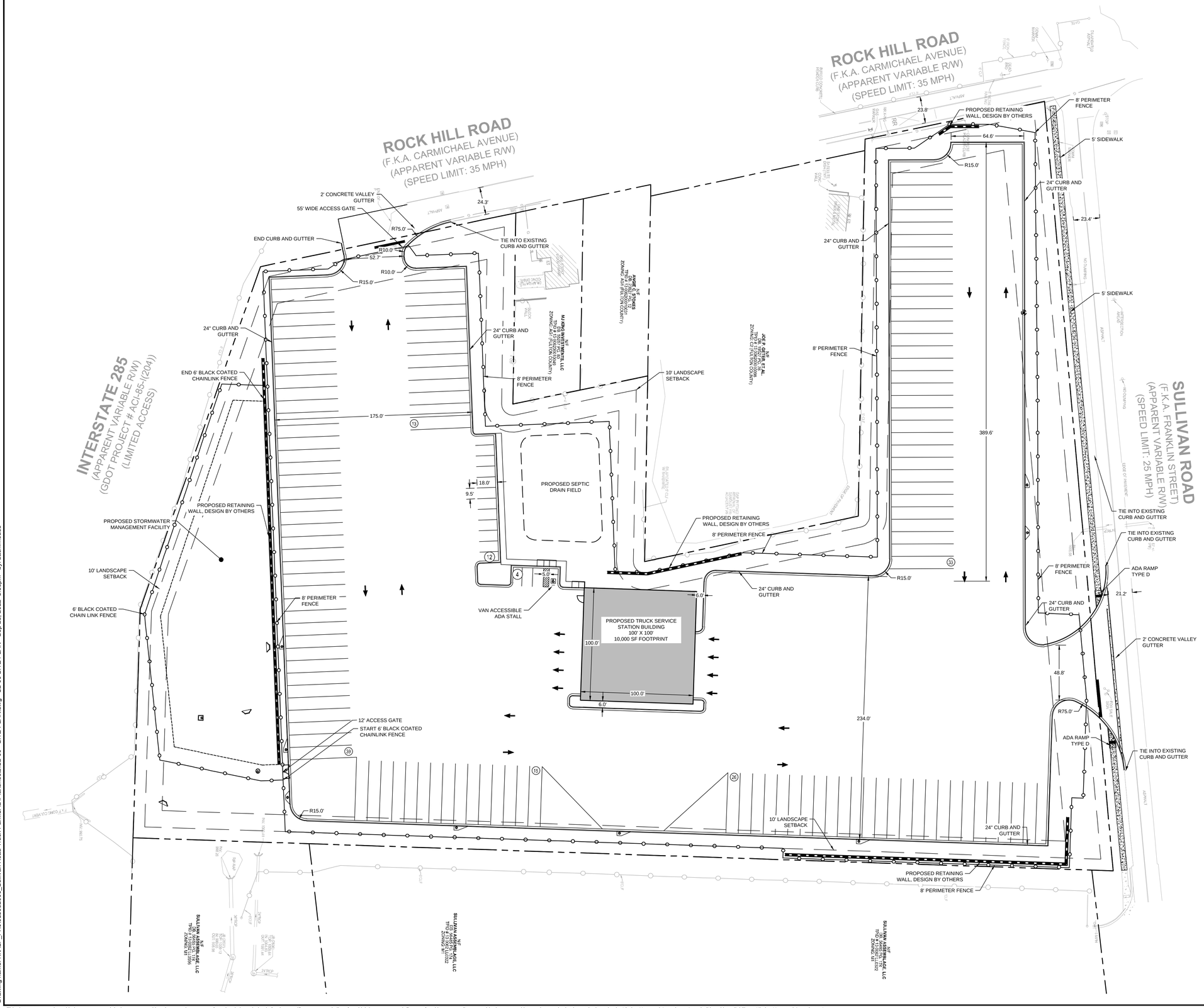

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	M1 (LIGHT INDUSTRIAL DISTRICT)	
SITE AREA:	8.98	ACRES
IMPERVIOUS AREA:	6.28	ACRES (69.9%)
MAX IMPERVIOUS AREA:	70%	
PERVIOUS AREA:	2.70	ACRES (30.1%)
TOTAL DISTURBED AREA:	9.17	ACRES

BUILDING SETBACK:
FRONT (SULLIVAN RD): 40 FT
FRONT (ROCKHILL RD): 35 FT
SIDE: 25 FT
BACK: 25 FT

LANDSCAPE SETBACK:
FRONT: 10 FT
SIDE: 10 FT
BACK: 10 FT

PARKING SUMMARY:

PROPOSED PARKING:	16 SPACES (TOTAL)
REQUIRED PARKING:	15 SPACES

(TOTAL PARKING AREA EQUIVALENT TO 25% OF THE GROSS FLOOR AREA:
10,000 SF * 0.25 = 2,500 SF (25% OF GFA)
9.5 FT * 18 FT = 171 SF (PARKING STALL SF)
2,500 / 171 = 15 SPACES

PROPOSED TRUCK PARKING: 126 SPACES (TOTAL)

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK PROFESSIONAL LAND SURVEYING, DATED 10/25/2021.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT
- (10) PARKING COUNT

GEORGIA811. Utility Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770.436.1490
WWW.KIMLEY-HORN.COM

PREPARED FOR
FOUNDRY COMMERCIAL
3520 PIEDMONT ROAD, SUITE 360
ATLANTA, GA 30305
PHONE: 704.965.1251

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SULLIVAN ROAD WAREHOUSE
LAND LOT 62, CITY OF COLLEGE PARK, GEORGIA, 30337
LAND LOT 62, 15TH DISTRICT
PARCEL ID: 13 006200010015, 13 006200010056, 13 006200010064, 13 006200010072, 13 006200010080, 13 006200010106
006200010106

GSWCC NO. (LEVEL II)	000089277
DRAWN BY	KB
DESIGNED BY	ADS
REVIEWED BY	RTS
DATE	08/03/2022
PROJECT NO.	013082006

TITLE
SITE PLAN

SHEET NUMBER
C2-00

Drawing name: K:\ALP_PRJ\013082006_Sullivan Road Truck Park\CAD\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Sep 28, 2022 3:58pm by: zach.rhodes

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