SITE NOTES:

1. SITE AREA: TOTAL SITE AREA: 6.12 ACRES / 266,581 SF
2. SITE ADDRESS: 0 MAYNARD ROAD, ATLANTA GEORGIA, FULTON COUNTY, GEORGIA
3. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY MCCLUNG SURVEYING SERVICES, DATED 10-21-2025.
4. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13121C0236F, DATED 9/18/2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

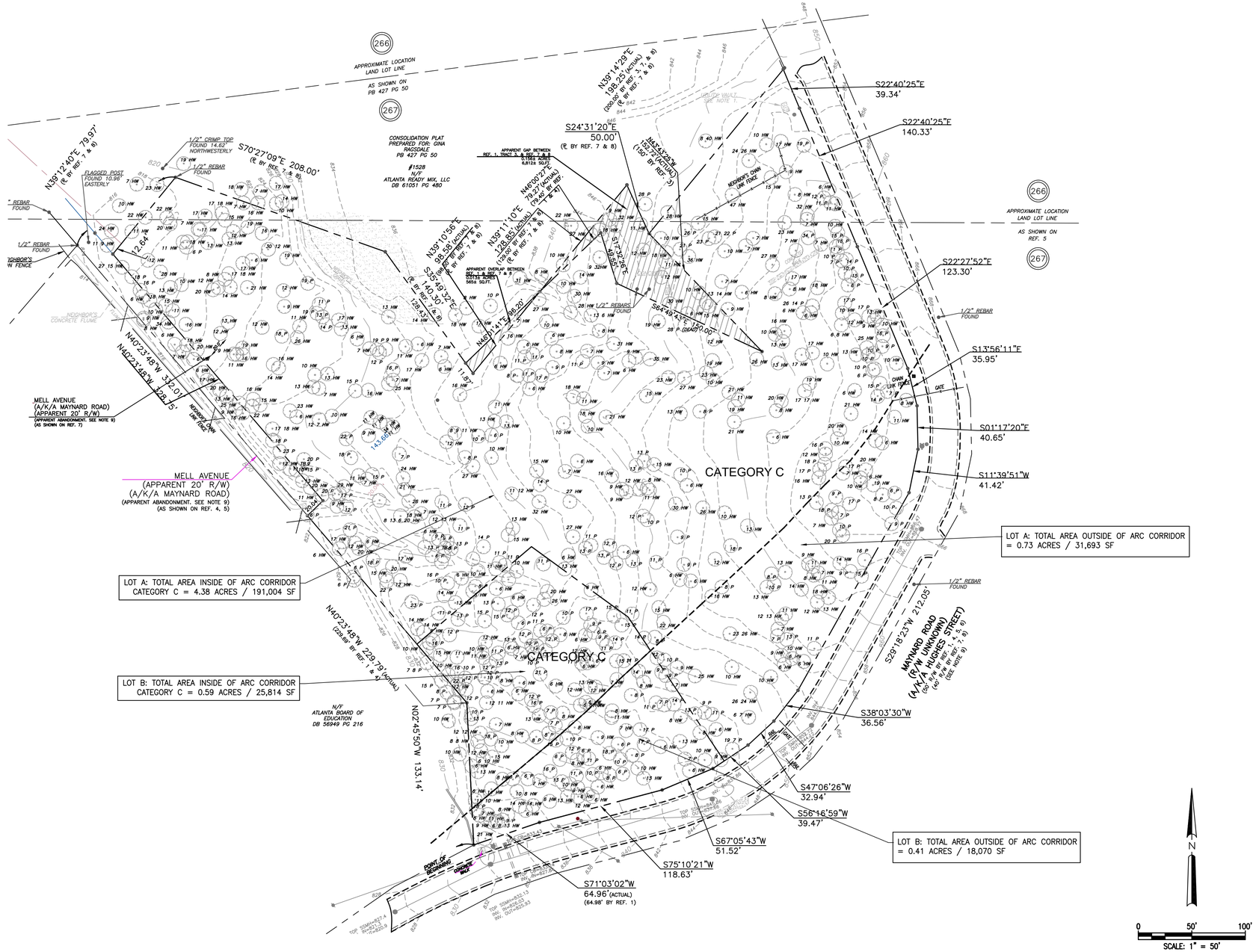
ARC VULNERABILITY CHART:

ARC VULNERABILITY CHART LOT A		
Total Property Area (sf)	**Area Inside ARC Category C (sf)**	**Area Outside ARC Corridor (sf)**
222,697	191,004	31,693
Category C	**Cleared**	**Impervious**
Allowed Area (%)	70%	45%
Allowed Area (sf)	133,703	85,952
Existing Area (sf)	0	0
Proposed Area (sf)	TBD	TBD

ARC VULNERABILITY CHART LOT B		
Total Property Area (sf)	**Area Inside ARC Category C (sf)**	**Area Outside ARC Corridor (sf)**
43,884	25,814	18,070
Category C	**Cleared**	**Impervious**
Allowed Area (%)	70%	45%
Allowed Area (sf)	18,070	11,616
Existing Area (sf)	0	0
Proposed Area (sf)	TBD	TBD

ZONING DIALOG
I-1 (LIGHT INDUSTRIAL)

STANDARD		REQUIREMENT	PROPOSED
MIN. LOT AREA		NONE	TBD
MIN. LOT WIDTH		NONE	TBD
MAX. BLDG. HEIGHT		NONE	TBD
MAX. FAR		2.0	TBD
MAX. IMPERVIOUS COVERAGE		NONE	TBD
MIN. LANDSCAPE AREA		NONE	TBD
SETBACK	AMENITY ZONE	5 FT	TBD
	WALK ZONE	10 FT	TBD
	FRONT	40 FT	TBD
	SIDE	20 FT	TBD
TRANSITIONAL (ALONG R PROPERTIES)	SIDE	20 FT	TBD
	REAR	20 FT	TBD



Prepared By:
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PREPARED FOR:
SOUTHERN DEMOLITION
2035 BOLTON ROAD
ATLANTA, GA 30318
AGENTGINA@HOTMAIL.COM

PROPOSED SUBDIVISION PLAN

DATE	11-04-2025	REVISIONS
SCALE	AS SHOWN	
DRAWN	EFS	
CHECKED	GHB	

CONSTRUCTION PLANS FOR:
0 MAYNARD ROAD
LAND LOT 8, 17th DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 25-333

SHEET NO.
C-2