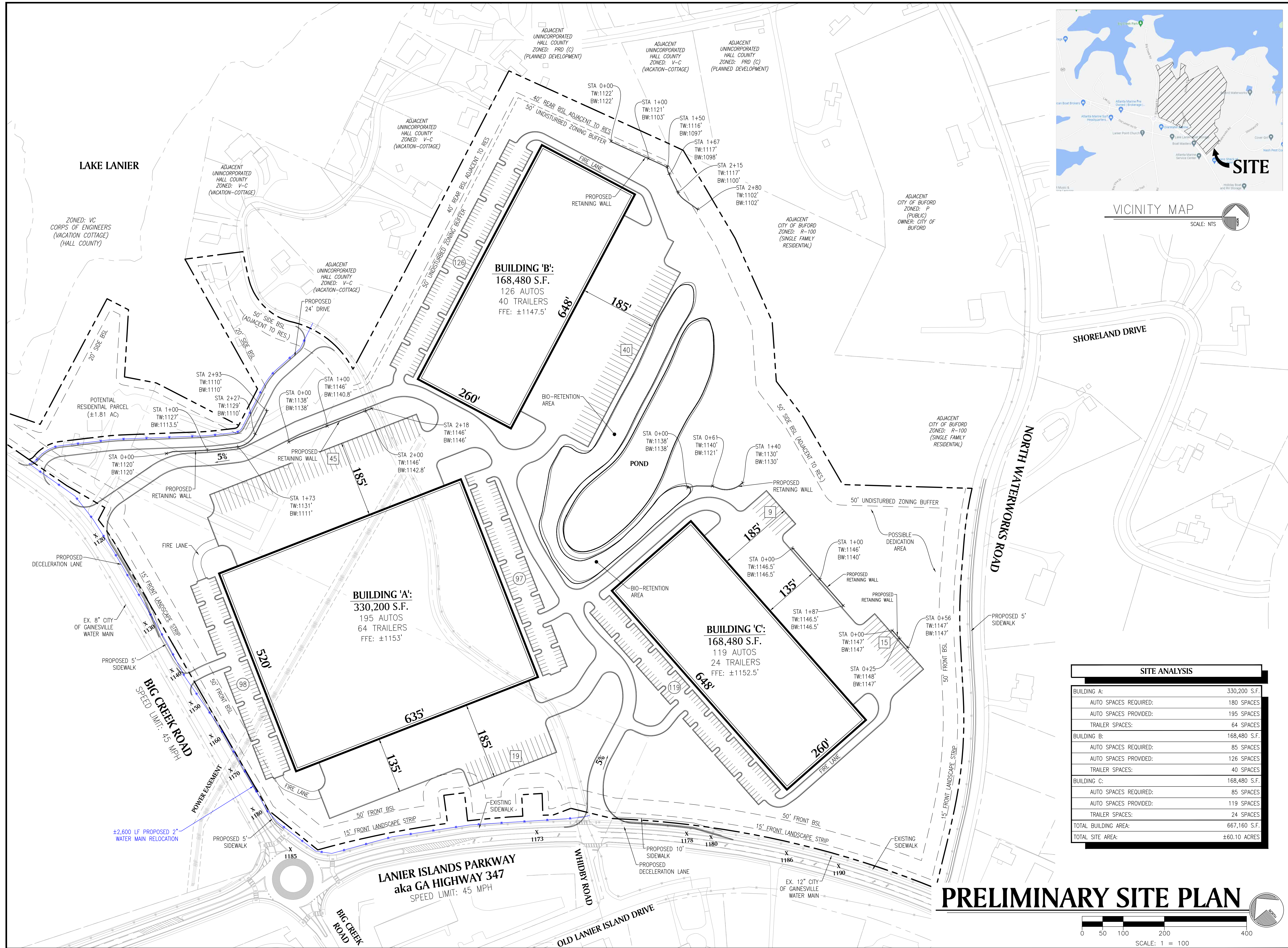


13/2023/2023224/0 Preliminary/2023224 CP8.dwg, ARD1 FULL BLEED 0 (0.000 X 36.000 INCHES), SOURCE: PLOTSET, DATE: 10/20/2023, 09:48:04 AM



VICINITY MAP
SCALE: NTS

SITE ANALYSIS	
BUILDING A:	330,200 S.F.
AUTO SPACES REQUIRED:	180 SPACES
AUTO SPACES PROVIDED:	195 SPACES
TRAILER SPACES:	64 SPACES
BUILDING B:	168,480 S.F.
AUTO SPACES REQUIRED:	85 SPACES
AUTO SPACES PROVIDED:	126 SPACES
TRAILER SPACES:	40 SPACES
BUILDING C:	168,480 S.F.
AUTO SPACES REQUIRED:	85 SPACES
AUTO SPACES PROVIDED:	119 SPACES
TRAILER SPACES:	24 SPACES
TOTAL BUILDING AREA:	667,160 S.F.
TOTAL SITE AREA:	±60.10 ACRES

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:
BIG CREEK ROAD INDUSTRIAL EAST
BIG CREEK ROAD & LANIER ISLANDS PARKWAY
CITY OF BUFORD, GEORGIA

FOR:
Trammell Crow Company
3550 LENOX ROAD NE,
SUITE 2200
ATLANTA, GEORGIA 30326

ZONING INFORMATION
ZONING CLASSIFICATION: CITY OF BUFORD C-2 (GENERAL BUSINESS) & EX. ZONING: R-100 (SINGLE FAMILY RESIDENTIAL)
OVERLAY DISTRICT: M-1 (LIGHT INDUSTRIAL)
PR. ZONING: M-1 (LIGHT INDUSTRIAL)
BUILDING SETBACKS:
FRONT: 50' FROM R/W
SIDE: 50' IF ABUT RESIDENTIAL / 20'

REAR: 40' IF ABUT RESIDENTIAL / 15'
BUFFERS:
LANDSCAPE STRIP: 10'
ZONING BUFFER: 50' (UNDISTURBED)
STATE STREAM BUFFER: 25'
UNDIST. STREAM BUFFER: 50'
IMPERVIOUS STREAM BUFFER: 75'
PARKING SUMMARY:
WAREHOUSE REQ.: 1 PER 2,000 SF OF GFA STORAGE
STALL: 9'X19'
LANDSCAPE ISLAND SPACING: 1/5 PERIMETER LOT, 1/10 INTERIOR

ENVIRONMENTAL
FLOOD PLAIN PRESENT (YES): FEMA / HALL GIS
STREAMS PRESENT (NO): NWI / HALL GIS
WETLANDS PRESENT (NO): NWI / HALL GIS
TOPOGRAPHY DATA: HALL COUNTY GIS
2023224 CP8.dwg 03.20.24

PRELIMINARY SITE PLAN

