24 HOUR CONTACT: SEAMUS BURKE (770) 745-4822

NORTH

CAUTION

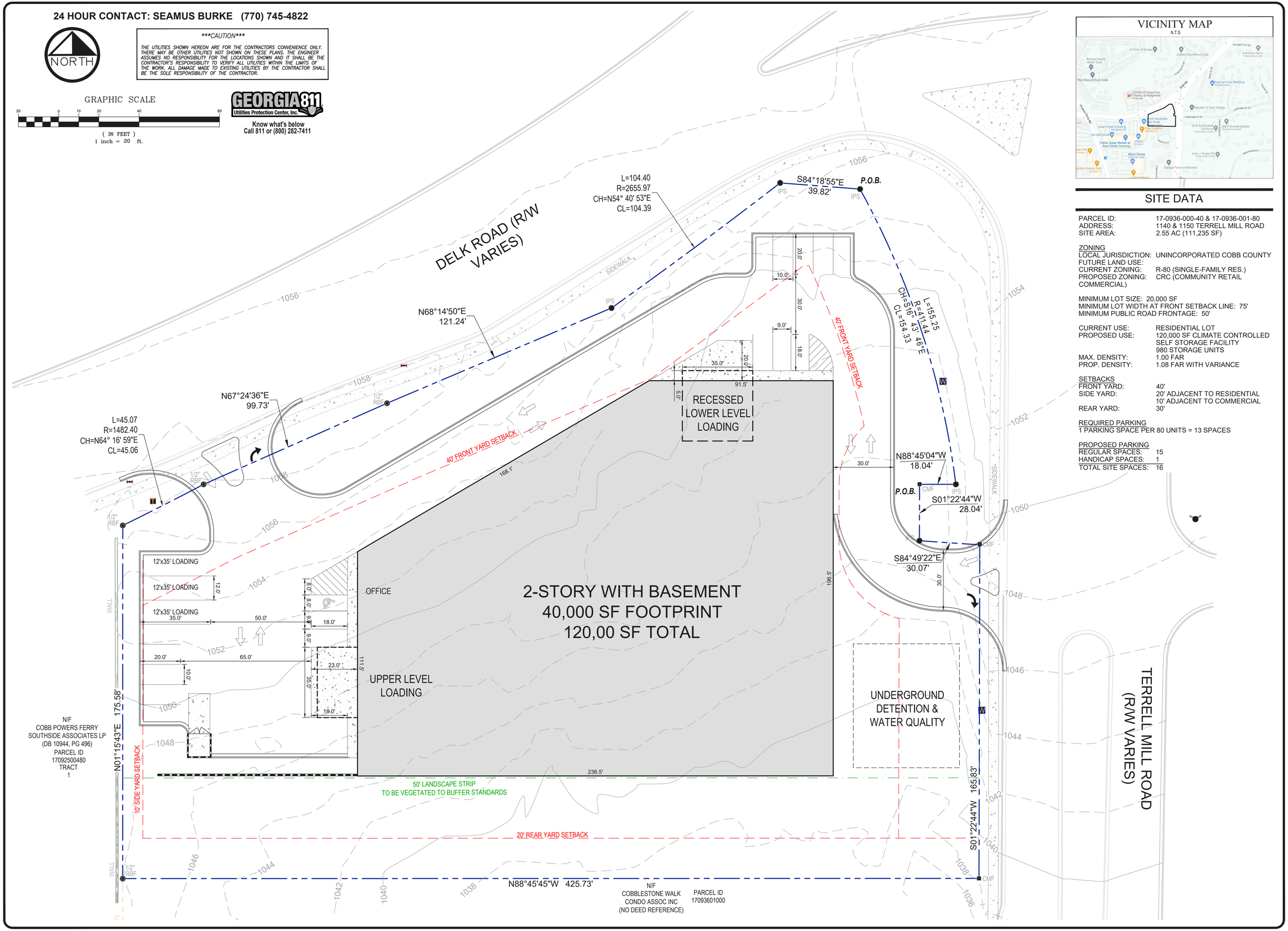
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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



VICINITY MAP

N.T.S.

SITE DATA

PARCEL ID: 17-0936-000-40 & 17-0936-001-80
ADDRESS: 1140 & 1150 TERRELL MILL ROAD
SITE AREA: 2.55 AC (111,235 SF)

ZONING
LOCAL JURISDICTION: UNINCORPORATED COBB COUNTY
FUTURE LAND USE:
CURRENT ZONING: R-80 (SINGLE-FAMILY RES.)
PROPOSED ZONING: CRC (COMMUNITY RETAIL COMMERCIAL)

MINIMUM LOT SIZE: 20,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75'
MINIMUM PUBLIC ROAD FRONTAGE: 50'

CURRENT USE: RESIDENTIAL LOT
PROPOSED USE: 120,000 SF CLIMATE CONTROLLED SELF STORAGE FACILITY
980 STORAGE UNITS
MAX. DENSITY: 1.00 FAR
PROP. DENSITY: 1.08 FAR WITH VARIANCE

SETBACKS
FRONT YARD: 40'
SIDE YARD: 20' ADJACENT TO RESIDENTIAL
10' ADJACENT TO COMMERCIAL
REAR YARD: 30'

REQUIRED PARKING
1 PARKING SPACE PER 80 UNITS = 13 SPACES

PROPOSED PARKING
REGULAR SPACES: 15
HANDICAP SPACES: 1
TOTAL SITE SPACES: 16

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24522 William B. Dunlap

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 113
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2226
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	9/9/2022
Scale:	1" = 20'

No	Revision	Date

SHAMROCK BUILDING SYSTEMS
5832 GORE PLACE
AUSTELL, GA 30106
PHONE: (770) 745-4822

ZONING SITE PLAN
TERRELL MILL & DELK STORAGE

1140 & 1150 TERRELL MILL ROAD
LAND LOT 936, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

Drawing No.
Z1