

STATE ROUTE 42
A.K.A U.S. 23

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ZONING: M-1
UNICORP. HENRY COUNTY

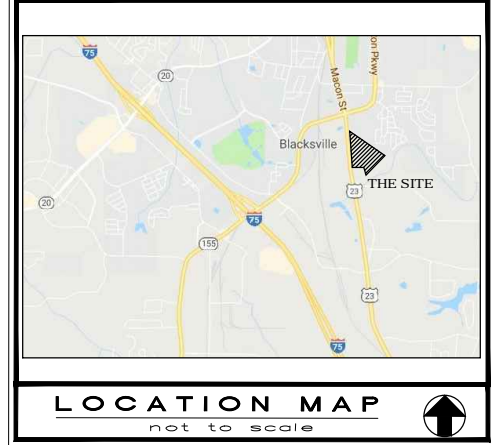
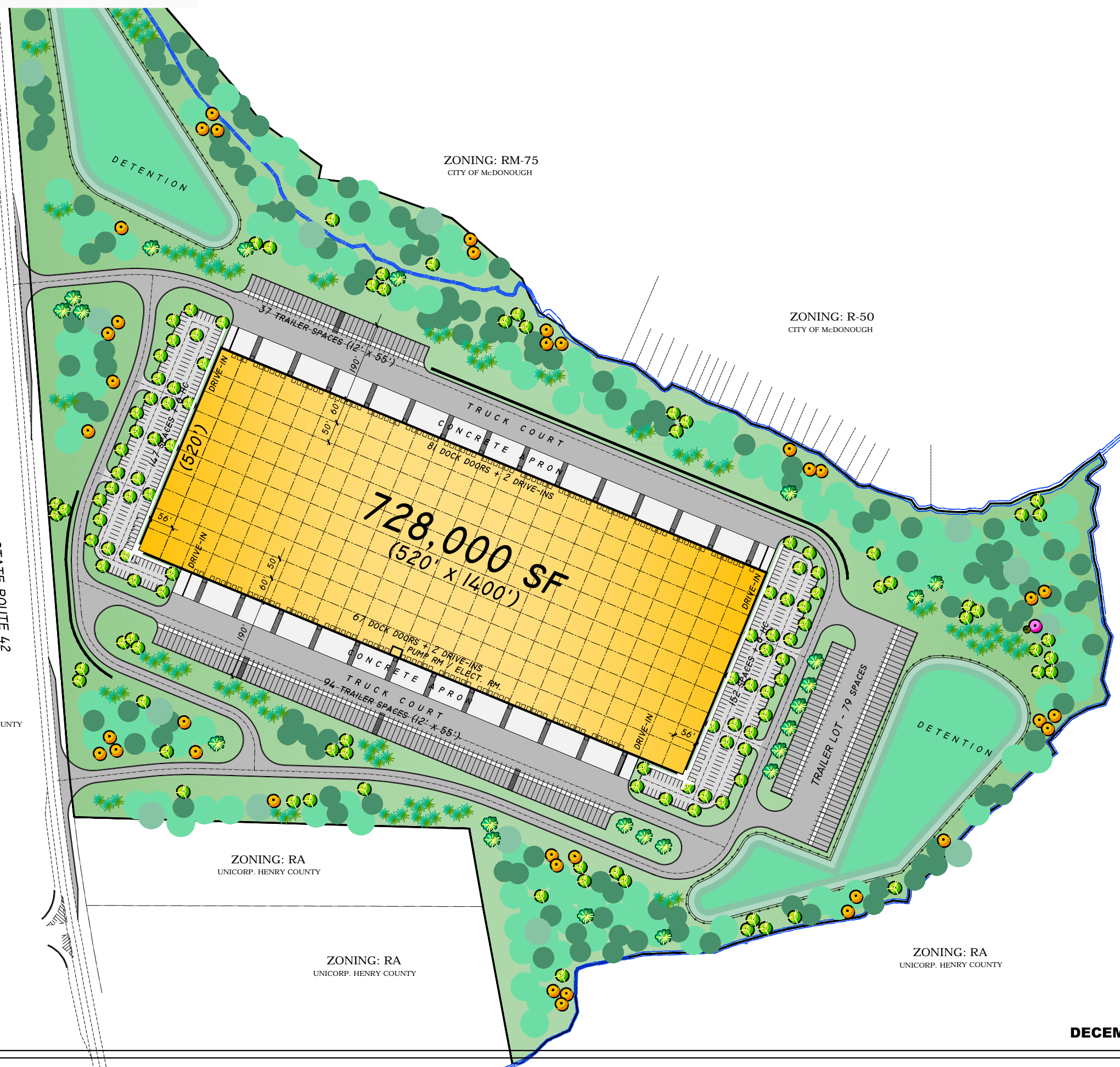
ZONING: RM-75
CITY OF McDONOUGH

ZONING: R-50
CITY OF McDONOUGH

ZONING: RA
UNICORP. HENRY COUNTY

ZONING: RA
UNICORP. HENRY COUNTY

ZONING: RA
UNICORP. HENRY COUNTY



THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED SITE DEVELOPMENT. FINALLY LAYOUT CONTINGENT UPON PERMITTING, DETENTION and JURISDICTIONAL PERMITTING. BASE DATA FIELD RUN BY TRAVIS PRUITT SURVEYING.

OWNER: LEE INVESTMENT PROPERTIES, LLLP
KATHI M. LEE
WILLIAM P. McKIBBEN
CANDY M. BARNETT

APPLICANT: MICHAEL K. GRAY, PRESIDENT
RIDGELINE PROPERTY GROUP
3353 PEACHTREE RD. NE / M-15
ATLANTA, GA 30326
404.441.3222

PROJECT DESCRIPTION:
MODERN LOGISTICS FACILITY WITH CAR AND TRAILER PARKING.

JURISDICTIONAL REQUEST:
ANNEXATION INTO THE CITY OF McDONOUGH.
REZONING FROM (COUNTY) RA ZONING TO (CITY) M-1 ZONING.

OWNER + DEVELOPER INFO

EXTG. ZONING: RA - RESIDENTIAL / AGRIC.
PROP. ZONING: M-1 - LIGHT INDUSTRIAL
TAX PARCEL ID #: 108-01027002
ACREAGE: 81.17 +/- ACRES
ADDRESS: HWY 23 / 42
McDONOUGH, GEORGIA

SURVEY BY: TRAVIS PRUITT SURVEYING
PLAT UPDATED 6-27-17

404 WATERS: CONTOUR ENVIRONMENTAL
DELINEATED ON 03-31-17

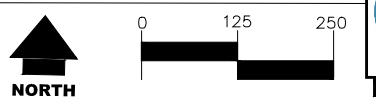
SITE PLAN BY: RIDGELINE PROPERTY GRP.

SETBACKS: 40' FRONT SETBACK;
- AND -
BUFFERS AT RA = 50'

IMPERVIOUS: 80% ALLOWABLE; 60% PROPOSED

UTILITIES: COUNTY WATER / CITY SEWER

PROJECT INFORMATION



DECEMBER 15, 2017

CONCEPTUAL SITE PLAN
McDONOUGH (UNINCORP. HENRY CO.), GEORGIA

