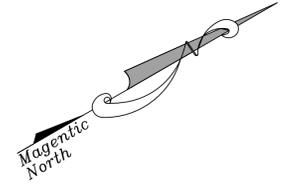
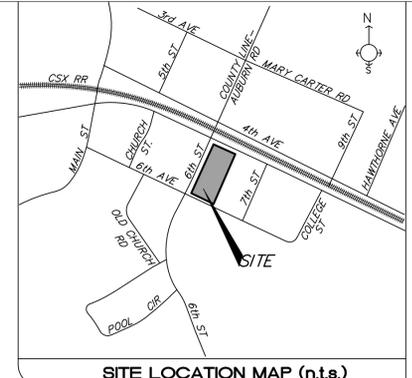


TOTAL AREA 1.95 ACRES

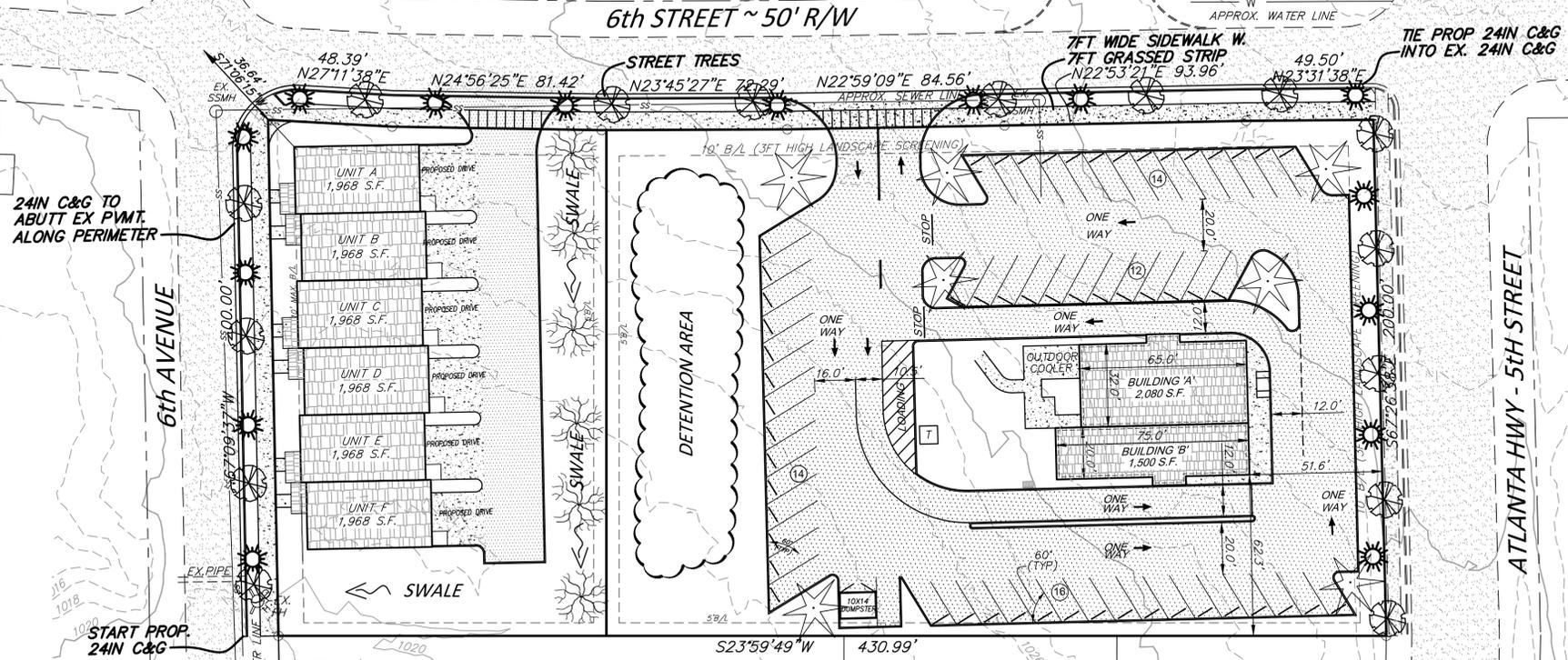
- NOTES:**
 1.) PRESENT ZONING: C2 GENERAL COMMERCIAL DISTRICT
 2.) TOTAL AREA 1.95 ACRES
 3.) WATER PROVIDED BY CITY OF AUBURN
 4.) CITY OF AUBURN SEWER

BUILDING SETBACKS C2:
 FRONT: 10' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 5' FROM PROPERTY LINES

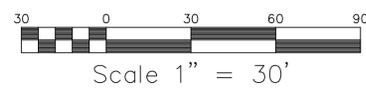
- REFERENCE:**
 1.) SURVEY FOR CB-4 L.L.C. BY W.T. DUNAHOO & ASSOC.
 DATED: 12/19/22
 2.) NOAA TOPO



PEDESTRIAN LIGHTING TO BE PROVIDED ALONG PERIMETER OF PROJECT SITE



- ~ LEGEND ~**
 INV.: = INVERT
 CL = CENTERLINE
 M.H. = MANHOLE
 ELEV.: = ELEVATION
 L.P. = LIGHT POLE
 -W- = WATER LINE
 S = SEWER LINE
 P = PROPERTY LINE
 R/W = RIGHT OF WAY
 IPS = IRON PIN SET (1/2" OPEN TOP)
 IPF = IRON PIN FOUND (1/2" REBAR)



REVISION:	
DATE:	

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS OPERATION. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404/395-5000. THROUGHOUT GEORGIA 800/282-7411.

302 WEST MAY STREET
 WINDER, GA. 30680
Sullins Engineering, LLC
 PHONE: (678) 687-6219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS ~ LAND PLANNERS

CONCEPT PLAN FOR:
6th STREET
 LOCATED IN:
 PARCEL: AUY1121 GMD: 277
 CITY OF AUBURN
 BARROW COUNTY, GEORGIA



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 www.Georgia811.com
 800-282-7411

DATE 8/22/25	JOB # 2605
SHEET 1	