



- GENERAL NOTES:**
- SITE AREA= 4.98 AC.
 - PLOT= 1-0507-014
 - ZONING= C-1
 - MINIMUM LOT SIZE= 26,000 S.F.
 - MINIMUM LOT WIDTH= 100 FT.
 - FRONT SETBACK= 40 FT.
 - SIDE SETBACK= 20 FT.
 - REAR SETBACK= 20 FT.
 - MAXIMUM BUILDING HEIGHT 75 FT
 - PARKING ALLOWED= 1 SPACE PER 200SF OF GROSS FLOOR AREA (1838 SF/200SF = 9.19 SPACES)
 - MINIMUM 10' SIDEWALK
 - PARKING PROVIDED= 35 SPACES (35 SPACES, 2 HANDICAP ACCESSIBLE SPACES)
 - BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY LEWIS & ASSOCIATES LAND SURVEYING LLC, DATED: 11/17/2022.
 - TOPOGRAPHIC INFORMATION PROVIDED BY LEWIS & ASSOCIATES LAND SURVEYING LLC, DATED: 11/17/2022.
 - THIS PROJECT IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FIRM 13015C0288H, DATED: 10/05/18
 - WATER SERVICE PROVIDED BY: BARTOW COUNTY
 - SANITARY SEWER PROVIDED BY: ONSITE SEPTIC

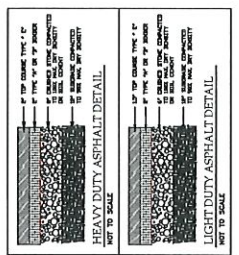
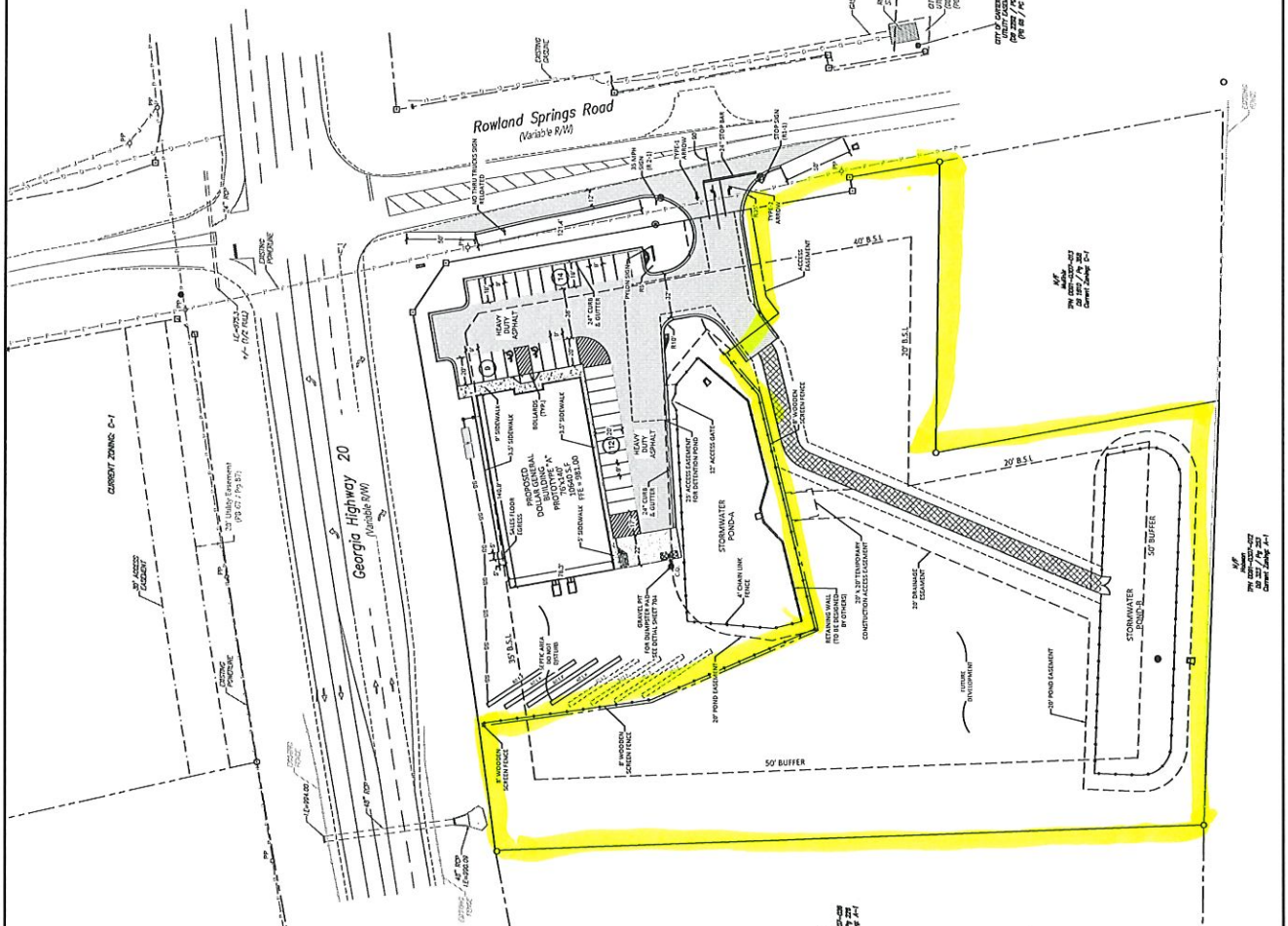
SIGHT DISTANCE CERTIFICATION:
ADEQUATE SIGHT DISTANCE EXISTS AT THE ENTRANCE PER THE MINIMUM BARTOW COUNTY REQUIREMENTS.

[Signature]
3-30-23

24 HOUR CONTACT
RUSSELL OWEN
770-547-5931



SITE PLAN



PARKING REQUIREMENTS FOR RETAIL STORE:

REQUIRED PARKING:
MAXIMUM = 1 SPACE PER 200 SF
PROPOSED BUILDING AREA = 10,640 SF
MINIMUM = NO LESS THAN 50% OF MAXIMUM
MINIMUM SPACES = 27
LOADING SPACES = 1 PER 5,000 SF + 1 PER EACH
MINIMUM LOADING SPACES = 1

PROPOSED PARKING:
PROVIDED SPACES = 35
PROVIDED LOADING SPACES = 2

NOTE: PANEL EXTERIOR FINISH PRODUCT SHALL NOT BE ALLOWED ON METAL BUILDINGS EXCEEDING 650 SQUARE FEET IN GROSS FLOOR AREA CONSTRUCTED OR PLACED ON LOTS WITHIN THE C-1 DISTRICT, UNLESS FINISHED WITH A PRODUCT WITH THE FOLLOWING EXCEPTION: THE REAR WALL OF A METAL BUILDING MAY BE ALLOWED TO BE FINISHED WITH A METAL FINISH. ALL COMMERCIAL AND RETAIL OPERATIONS IN THE C-1 DISTRICT MUST OCCUPY A STRUCTURE OF A MINIMUM OF 500 SQUARE FEET.

FLOOD HAZARD STATEMENT
THIS PROJECT IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF BARTOW COUNTY, GA NUMBER 13015C0288H, DATED 10/05/18.

BARTOW FIRE NOTES:

- APPROVED PLANS SHALL BE ON THE JOB SITE
- ALL STRUCTURES SHALL BE CONSTRUCTED PER THE 2015 INTERNATIONAL FIRE CODE WITH GA AMENDMENTS AND 2010 ADA STANDARD WITH GEORGIA ACCESSIBILITY CODE 1203-3-20.

NOTE:

- ALL TRAFFIC CONTROL DEVICES, SIGNS, AND MARKINGS SHALL BE CONSTRUCTED AND USED TO CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND TO THE DESIGN AND INSTALLATION ALL ROADWAY AND ROADSIDE DESIGN MUST CONFORM TO AASHTO GUIDELINES.

