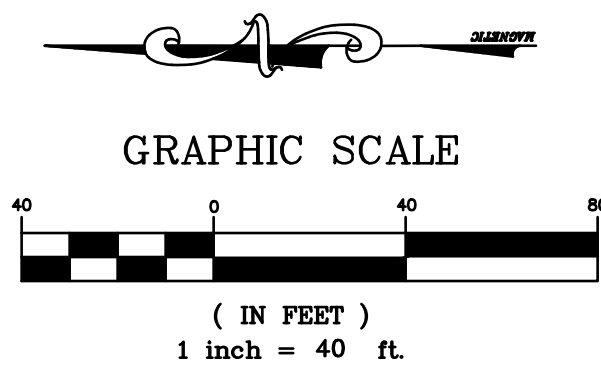
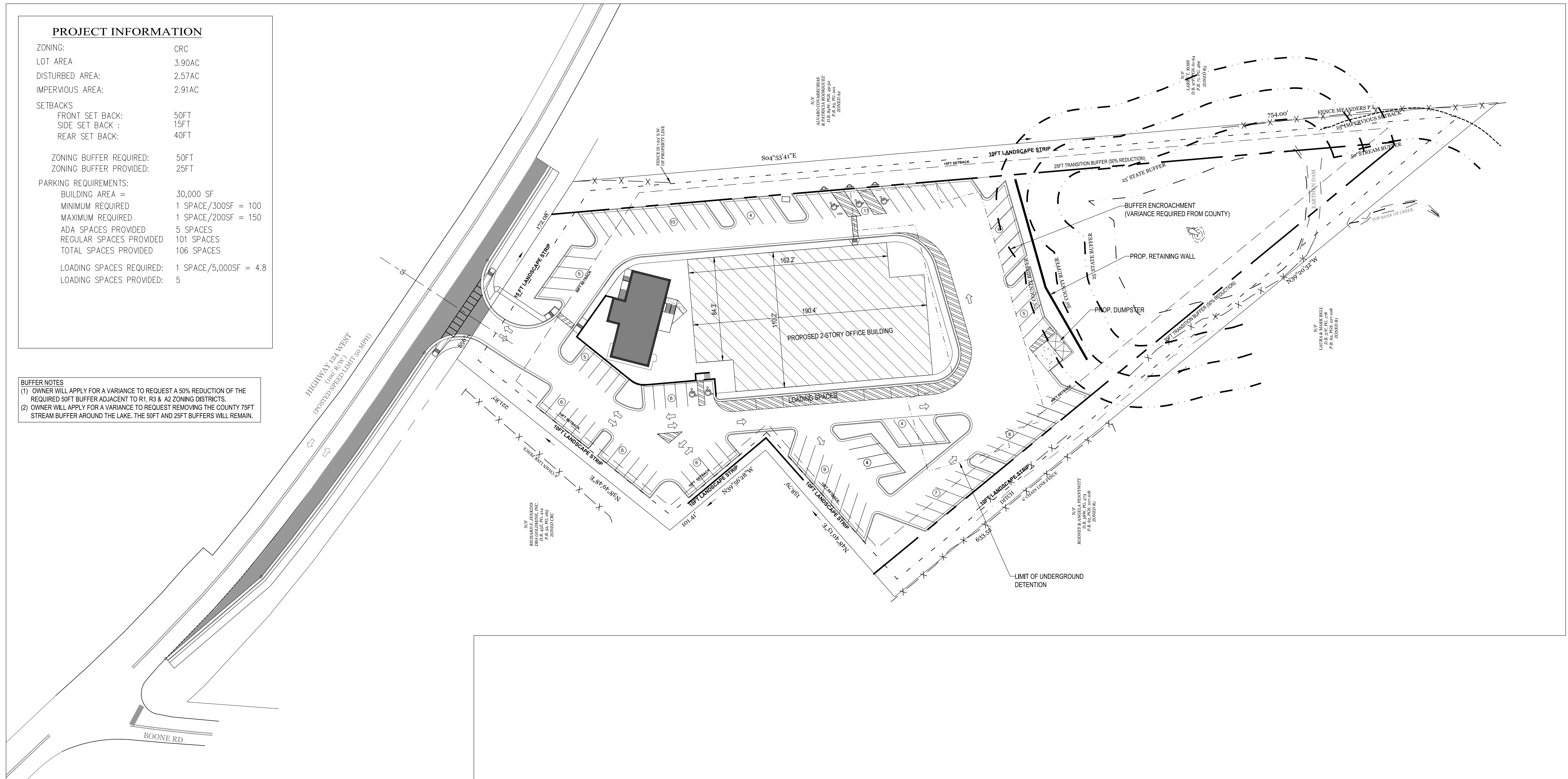


PROJECT INFORMATION

ZONING:	CRC
LOT AREA:	3.90AC
DISTURBED AREA:	2.57AC
IMPERVIOUS AREA:	2.91AC
SETBACKS	
FRONT SET BACK:	50FT
SIDE SET BACK :	15FT
REAR SET BACK:	40FT
ZONING BUFFER REQUIRED: 50FT	
ZONING BUFFER PROVIDED:	25FT
PARKING REQUIREMENTS:	
BUILDING AREA =	30,000 SF
MINIMUM REQUIRED	1 SPACE/300SF = 100
MAXIMUM REQUIRED	1 SPACE/200SF = 150
ADA SPACES PROVIDED	5 SPACES
REGULAR SPACES PROVIDED	101 SPACES
TOTAL SPACES PROVIDED	106 SPACES
LOADING SPACES REQUIRED:	1 SPACE/5,000SF = 4.8
LOADING SPACES PROVIDED:	5

BUFFER NOTES
 (1) OWNER WILL APPLY FOR A VARIANCE TO REQUEST A 50% REDUCTION OF THE REQUIRED 50FT BUFFER ADJACENT TO R1, R3 & A2 ZONING DISTRICTS.
 (2) OWNER WILL APPLY FOR A VARIANCE TO REQUEST REMOVING THE COUNTY 75FT STREAM BUFFER AROUND THE LAKE. THE 50FT AND 25FT BUFFERS WILL REMAIN.



OWNER/DEVELOPER
 MAROUN AOUN
 404-886-2987
 MACFLOOR@AOL.COM
 MAILING ADDRESS:
 930 ANTRIM GLEN DR
 HOSCHTON, GA. 30548

24-HOUR CONTACT
 MAROUN AOUN
 Tel. 404-886-2987

ENGINEER
 CivTech Consulting, LLC
 2302 Parklake Drive, N.E., Suite 625
 Atlanta, GA 30345
 Contact: Samuel McIntosh, P.E.
 Tel. 770-756-4699
 Email: smcintosh@civtechconsulting.com



DATE	REV. NO.	REVISION

CIVITECH CONSULTING, LLC
 2302 PARKLAKE DR, N.E., SUITE 625
 ATLANTA, GA 30345
 TEL. 770-756-1270

MAROUN'S OFFICE PARK
 6485 GA 124, HOSCHTON, GA 30548
 JACKSON COUNTY



DESIGNED BY: SMC	CHECKED BY: SMC	APPROVED BY: SMC
DRAWN BY: AS	CHECKED BY: AS	
DATE: 1/4/2024	SCALE: AS SHOWN	DRAWING NO. C-200

SITE PLAN

NOT RELEASED FOR CONSTRUCTION