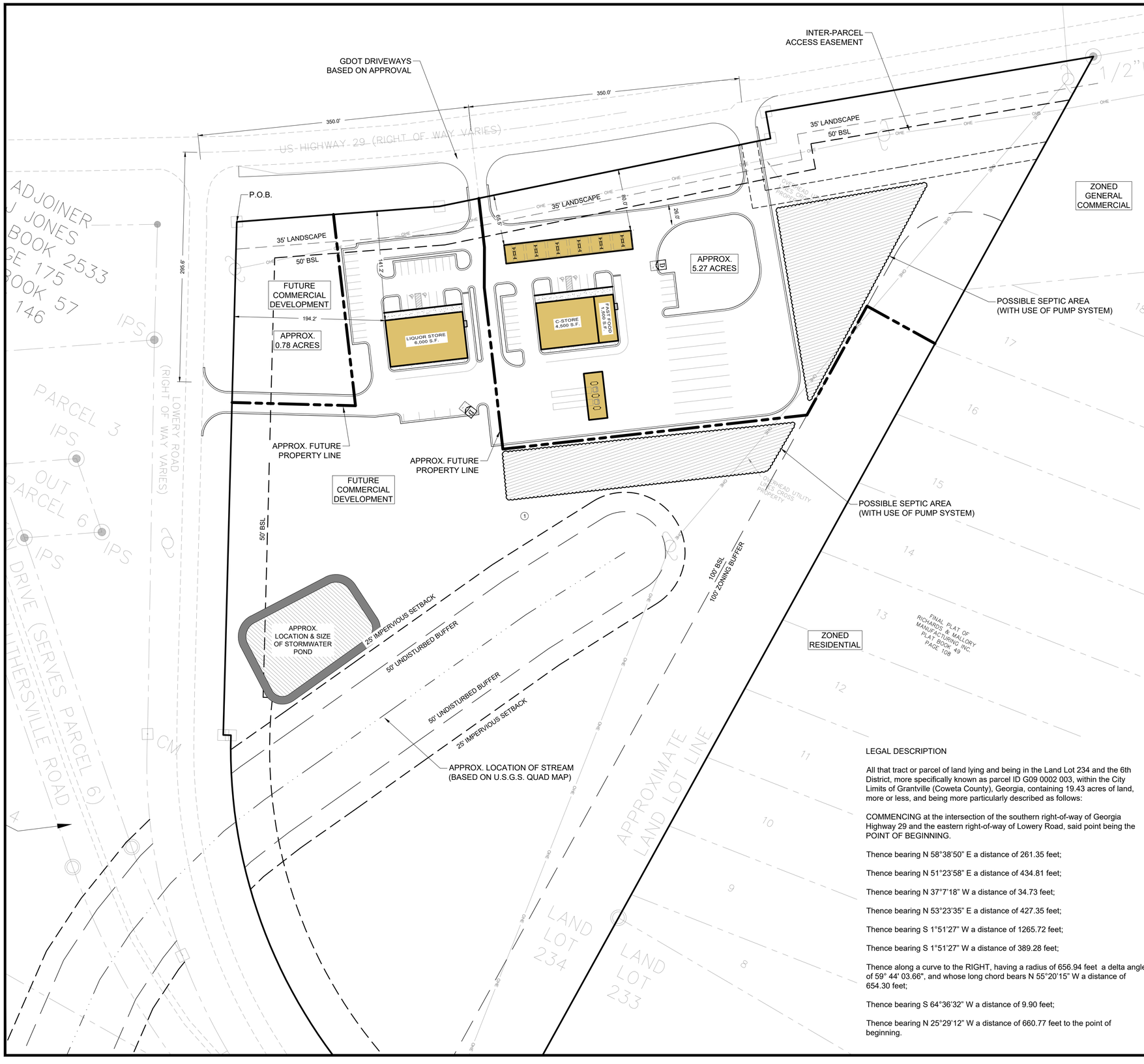

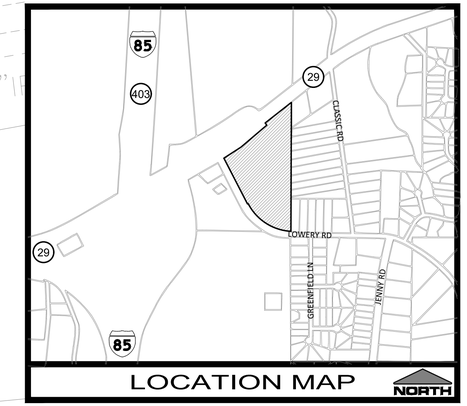

TRUCK STOP, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE LOT UPON WHICH THE TRUCK STOP IS LOCATED, INCLUDING ALL STRUCTURES AND PARKING SPACES, IS A MINIMUM OF FIVE (5) ACRES;
2. NO SUCH USE IS ALLOWED WITHIN FIVE THOUSAND (5,000) FEET IN ANY DIRECTION FROM AN EXISTING SIMILAR USE;
3. ON-SITE SECURITY SHALL BE PROVIDED BY THE OWNER OR OPERATOR OF THE TRUCK STOP TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK;
4. NO LONG-TERM STORAGE OF TRAILERS OR TRUCKS SHALL BE ALLOWED ON THE LOT;
5. NO OVERNIGHT OR SLEEPING FACILITIES SHALL BE PROVIDED ON THE LOT.

SITE NOTES:

1. THE EXISTING PROPERTY IS VACANT.
2. PRESENT ZONING IS GENERAL COMMERCIAL.
3. PROPERTY IS WITHIN THE HIGHWAY 29 OVERLAY DISTRICT AND MUST CONFORM TO ALL REQUIREMENTS INCLUDING ARCHITECTURAL FROM SECTION 4.1-11.
4. EXISTING USE OF MAJORITY OF ADJACENT PROPERTY ALONG EASTERN PROPERTY LINE IS RESIDENTIAL. NORTHEAST CORNER IS ZONED GENERAL COMMERCIAL.

PARKING REQUIREMENTS:

CITY REQUIREMENT		*REQUIRED MINIMUM*	*PARKING PROVIDED*
C-STORE	4,500 S.F.	23	23
5 SPC. PER 1000 S.F.			
RETAIL	6,000 S.F.	30	30
5 SPC. PER 1000 S.F.			
FAST FOOD	20 SEATS	7	7
	4 EMPLOYEES		
1 SPC. PER 4 SEATS			
1 SPC. PER 2 EMPLOYEES			
	TOTAL	60	60

* INCLUDES 4 A.D.A PARKING SPACES (2 REQUIRED)

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Land Lot 234 and the 6th District, more specifically known as parcel ID G09 0002 003, within the City Limits of Grantville (Coweta County), Georgia, containing 19.43 acres of land, more or less, and being more particularly described as follows:

COMMENCING at the intersection of the southern right-of-way of Georgia Highway 29 and the eastern right-of-way of Lowery Road, said point being the POINT OF BEGINNING.

Thence bearing N 58°38'50" E a distance of 261.35 feet;

Thence bearing N 51°23'58" E a distance of 434.81 feet;

Thence bearing N 37°7'18" W a distance of 34.73 feet;

Thence bearing N 53°23'35" E a distance of 427.35 feet;

Thence bearing S 1°51'27" W a distance of 1265.72 feet;

Thence bearing S 1°51'27" W a distance of 389.28 feet;

Thence along a curve to the RIGHT, having a radius of 656.94 feet a delta angle of 59° 44' 03.66", and whose long chord bears N 55°20'15" W a distance of 654.30 feet;

Thence bearing S 64°36'32" W a distance of 9.90 feet;

Thence bearing N 25°29'12" W a distance of 660.77 feet to the point of beginning.

60 30 0 60 120 180

SCALE IN FEET
1" = 60'

LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NUMBER: 0000039604

PREPARED BY
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CONTACT: ROBERT "BO" CONE

OWNER/DEVELOPER:
VIRGINIA SINGH
329 LINMAN DRIVE
LAGRANGE, GA 30241
678-230-6563

GRANTVILLE 85 RETAIL

LAND LOT 234 - 6th DISTRICT
PARCEL ID: G09 0002 003
CITY OF GRANTVILLE (COWETA CO.), GEORGIA

SHEET TITLE: CONCEPT PLAN

SIGNED / SEALED

No.	REVISION	DATE:

DESIGNED BY: RAC
DRAWN BY: JAM
CHECKED BY: RAC
SCALE: AS SHEET
SHEET C-0

21-020
21-May-21