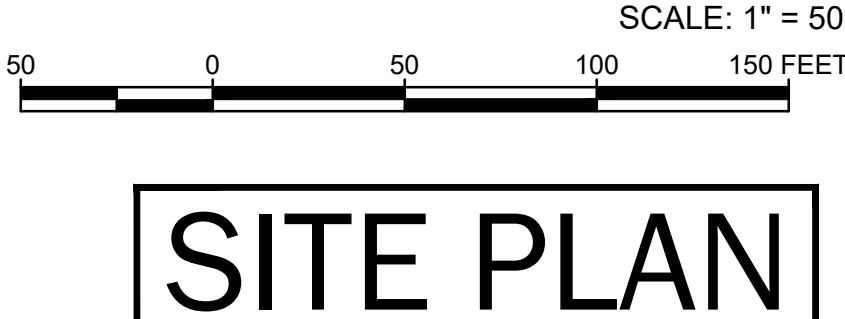
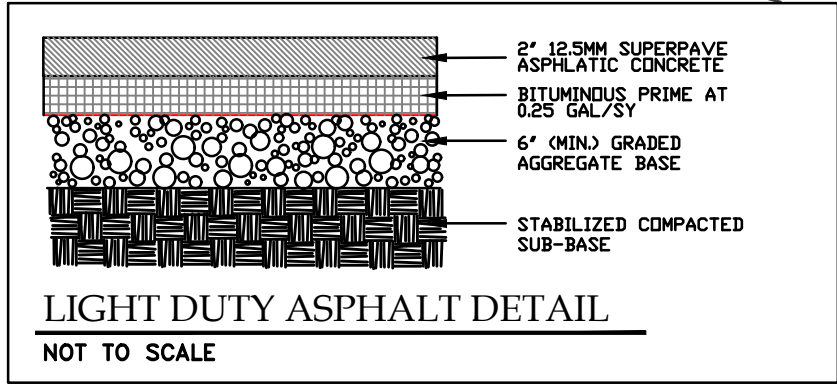




GENERAL NOTES:
SITE AREA= 10.755 AC.
PARCEL #H13W120
ZONING=M-R
-MINIMUM LOT SIZE= 1 ACRE
-MINIMUM LOT WIDTH= 150 FT (MAJOR STREETS)
18 FT. (OTHER STREETS)
-FRONT SETBACK= 20' FT.
-SIDE SETBACK= 30' FT.
-REAR SETBACK= 30' FT.
-MAX DENSITY= 14 UNITS/AC
-PROP. UNIT COUNT= 144 UNITS
-PROP. DENSITY=13.39 UNITS/AC
-BOUNDARY INFORMATION TAKEN BY A
BOUNDARY SURVEY PREPARED BY
ROLLINS LAND SURVEYING, DATED: 10/25/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY
ROLLINS LAND SURVEYING
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE
"X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE
PER FIRM 13115C0188E, DATED: 09/25/2009
-WATER SERVICE PROVIDED BY: CITY OF ROME
-SANITARY SEWER PROVIDED BY: CITY OF ROME

PARKING COUNT
REQUIREMENT: 2/DWELLING UNIT
REQUIRED: 288 SPACES
PROVIDED: 339 SPACES



SITE PLAN

Group

BAILEY civil

P.O. Box 4392
Cartersville, Ga 30120
678.925.6003
baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
WILKINS STREET APARTMENTS
GARRARD AVENUE & WILKINS STREET
ROME, GA 30165

SHEET TITLE
APARTMENT
CONCEPT PLAN
OPTION 1

SHEET NUMBER
C201

PROJECT NUMBER
24133

DATE
APRIL 2ND, 2024

REVISIONS