

- GENERAL NOTES:**
- TOTAL AREA OF SITE: 1.19 ACRES.
 - PROPERTY IS ZONED: GC (GENERAL COMMERCIAL)
 MIN. LOT SIZE: 1.0 ACRE
 MIN. LOT WIDTH AT FRONT B/L: 100'
 MIN. FRONT SETBACK: 30' FROM CUMBERLAND CIRCLE
 MIN. FRONT SETBACK: 75' FROM HWY. 16
 MIN. SIDE SETBACK: 20'
 MIN. REAR SETBACK: 30'
 MAX. BUILDING HEIGHT ALLOWED: 40'
 PROPOSED BUILDING HEIGHT: 41'6"
 - TOTAL NO. OF PARKING SPACES PROVIDED: 61 SPACES
 (INCLUDING 2 HANDICAPPED SPACES)
 TOTAL NO. OF SPACES REQUIRED BASED ON GROSS S.F.:
 5.5 SPACES PER 1,000 S.F. = 11,025 / 1,000 X 6.5 = 60.64
 USE 61
 - THIS PROJECT IS TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER DEPARTMENT FOR WATER SERVICE.
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 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13077C0287D, THIS PROPERTY DOES NOT LIE WITHIN A 100 YR. FLOOD ZONE. DATED FEBRUARY 2, 2013
 - BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM FINAL PLAT FOR CUMBERLAND VILLAGE, PREPARED BY McLAIN SURVEYING INC., DATED MAY 3 2004.
 - ALL CONSTRUCTION WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF SENOIA.
 - NO WETLANDS OR STATE WATERS ARE PRESENT ON THIS SITE.
 - LANDSCAPE PLAN AND BUILDING ELEVATIONS WILL BE SUBMITTED AT A LATER DATE FOR REVIEW.
 - STORM WATER DRAINAGE HAS BEEN PROVIDED BY EXISTING DETENTION POND, DESIGNED AND AS-BUILT AS PART OF THE CUMBERLAND VILLAGE OVERALL DEVELOPMENT.
 - WATER QUALITY WILL BE CONTAINED ONSITE AND WILL BE ADDRESSED ON THE CONSTRUCTION PLANS.
 - THERE SHALL BE A 4' HIGH LANDSCAPE BERM CONSTRUCTED BETWEEN THE CURB AND GUTTER ALONG CUMBERLAND CIRCLE AND THE PROPOSED PARKING LOT.

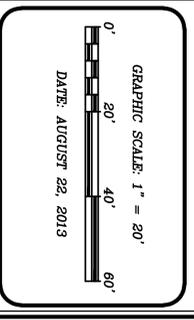
CIVIL ENGINEERING
 LAND PLANNING
 HYDROLOGY

PREPARED BY:
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PREPARED FOR:
LINDSEY AND ASSOCIATES
 120 VILLAGE CIRCLE
 SENOIA, GA. 30276
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CONCEPTUAL PLAN
 FOR:
CUMBERLAND VILLAGE LOT 8

LOCATED IN: LOT 8 ~
 CUMBERLAND VILLAGE ~ I.L.
 247 ~ 1st DISTRICT ~ CITY
 OF SENOIA ~ COWETA CO.,
 GEORGIA



REV.	DATE	DESCRIPTION

SHEET **1**
 OF **1**
 SHEETS