

SITE DATA

SITE AREA	±2.88ACRES
ZONING	C-6 (COWETA COUNTY)
PROPOSED BUILDINGS TOTAL	17,400 SF
RETAIL	10,500 SF
RESTAURANT	6,900 SF (±150 SEATS)
OVERALL PARKING REQUIRED	123 SPACES
OVERALL PARKING PROVIDED	141 SPACES
RETAIL PARKING REQUIRED	53 SPACES (1/200 SF)
RESTAURANT (FAST FOOD) PARKING REQUIRED	70 SPACES (1/3 SEATS + 1 SPACE/EMPLOYEE ON LARGEST SHIFT)
OVERALL PARKING PROVIDED	12 SPACES (INCL. 1 HANDICAP)
ALL PARKING PROVIDED ARE	9'X18'
PER FEMA FIRM PANEL #13135C0015G, NO PORTION OF THE PROPOSED SITE IS WITHIN THE 100 YEAR FLOODPLAIN.	

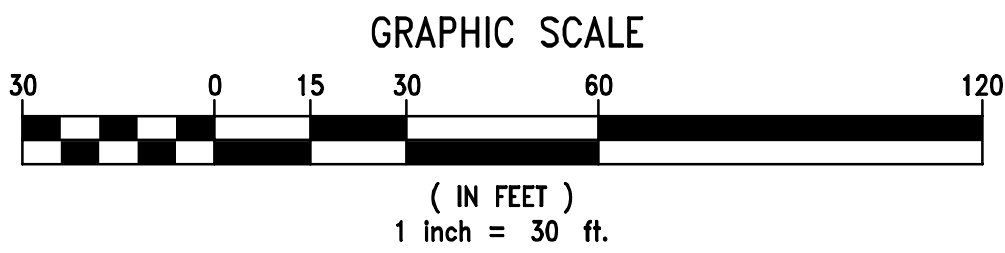
PROJECT	LORA SMITH COMMERCIAL
CLIENT	COWETA COUNTY UNINCORPORATED, GA
	RIVERWOOD

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APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE	
SITE PLAN	
DRAWING FILE:	
DRAWN BY: KMB	DRAWING NO.
DATE: 04/07/23	
PROJECT NO: 5957.00	C-1



Know what's below. Call before you dig.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS