

SITE PLAN SUMMARY NOTES

CURRENT ZONING: C-1
 PROPOSED ZONING: R-3
 PROPOSED USE CONDO-TOWNHOME

AREA OF RESIDENTIAL DEVELOPMENT = 10.275 AC
 TOTAL NUMBER OF UNITS = 90
 OVERALL DENSITY = 9 UNITS/AC

OUTER PROPERTY SETBACKS
 FRONT SET BACK = 25 FEET
 SIDE SETBACK = 25 FEET
 REAR SETBACK = 25 FEET

- NOTE:
- 1) CONDO BUILDINGS WILL HAVE 20' SEPARATION BETWEEN BUILDINGS
 - 2) SITE WILL INCLUDE PLAYGROUND AND OPENSACE



PROJECT NO.:
22036
 DATE:
05/04/2022

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SOUTHLAND
 ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

FELTON'S WALK
 CONDOMINIUM
 LAND LOTS 123, 4TH DISTRICT,
 3RD SECTION, BARTOW COUNTY, GEORGIA



SHEET TITLE:

SITE PLAN

SHEET NO.:

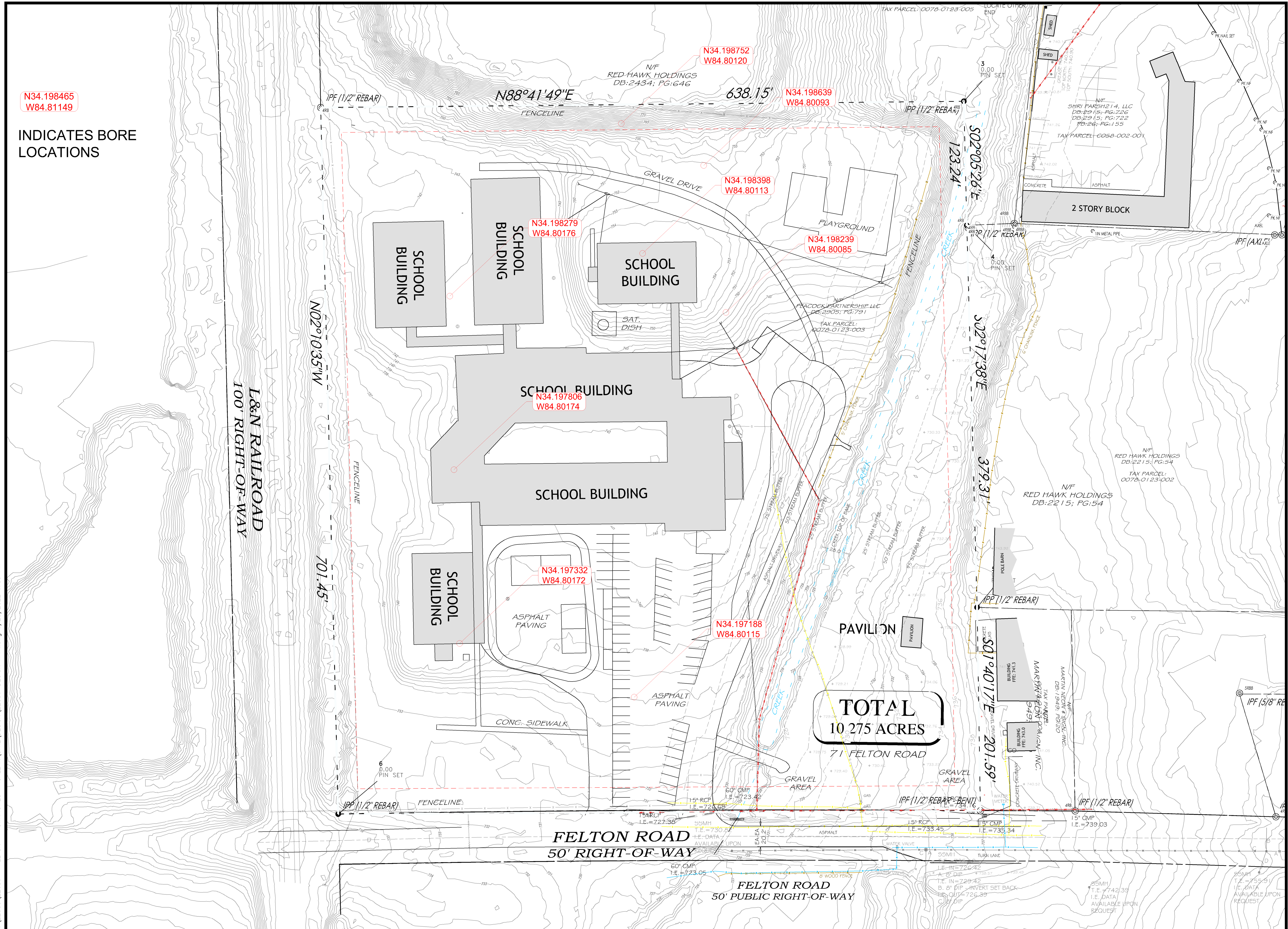
C201

G:\22000\22036 - FELTON - TOWNHOMES MACALLAN\CIVIL\DESIGN\CONCEPT1.dwg 5/6/2022 9:46 AM

G:\22000\22036 - FELTON - TOWNHOMES MACALLAN\CIVIL\DESIGN\22036-DESIGN MAIN.dwg 6/29/2022 6:59 PM

N34.198465
W84.81149

INDICATES BORE
LOCATIONS



**TOTAL
10.275 ACRES**

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**FELTON'S WALK
CONDOMINIUM**
LAND LOTS 123, 4TH DISTRICT,
3RD SECTION, BARTOW COUNTY, GEORGIA



SHEET TITLE:

EXISTING
CONDITIONS

SHEET NO.:

C101

SITE PLAN SUMMARY NOTES

CURRENT ZONING: C-1
 PROPOSED ZONING: R-3
 PROPOSED USE CONDO-TOWNHOME

AREA OF RESIDENTIAL DEVELOPMENT = 10.275 AC
 TOTAL NUMBER OF UNITS = 90
 OVERALL DENSITY = 9 UNITS/AC

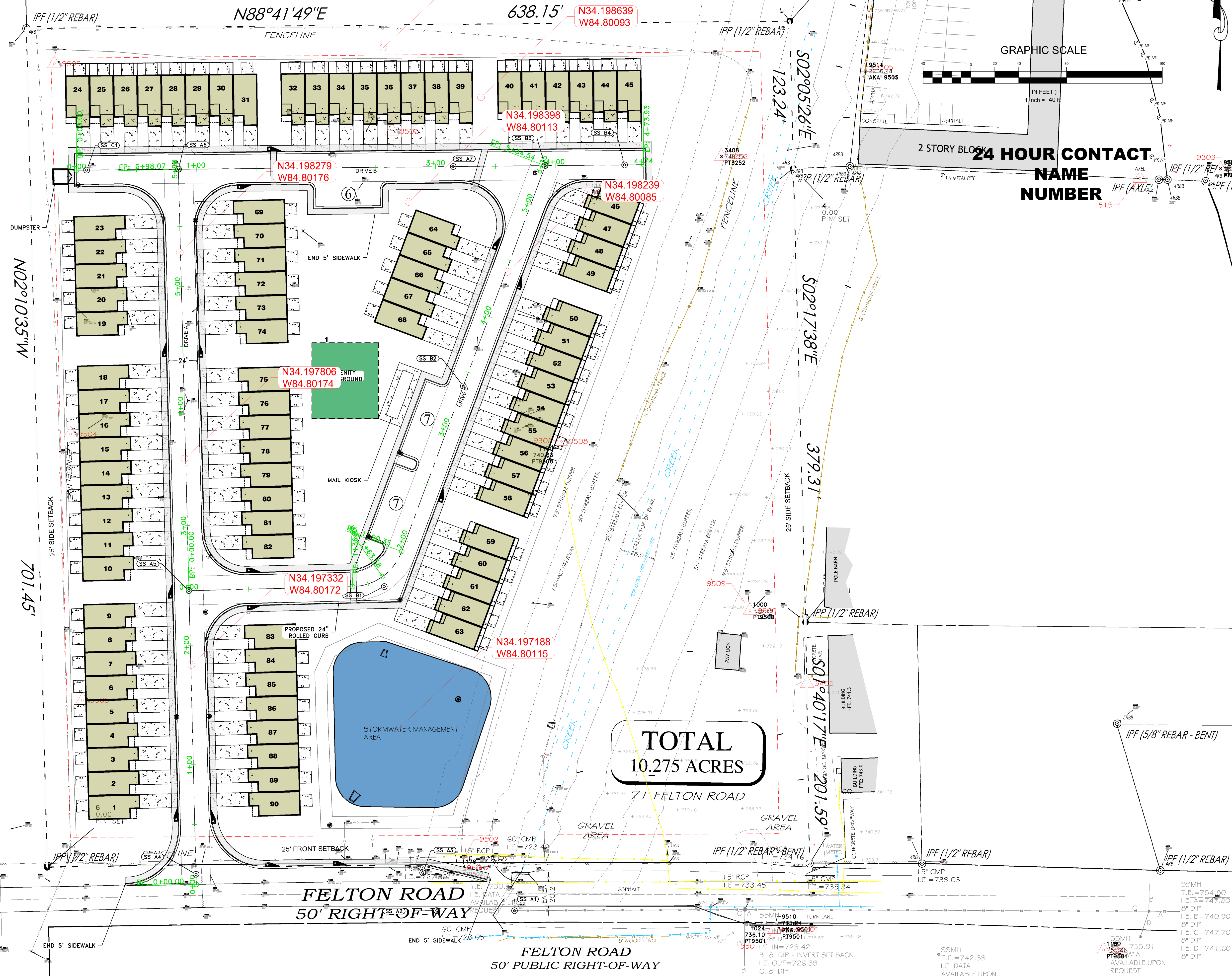
OUTER PROPERTY SETBACKS
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- NOTE:
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N34.198465
 W84.81149

INDICATES BORE
 LOCATIONS

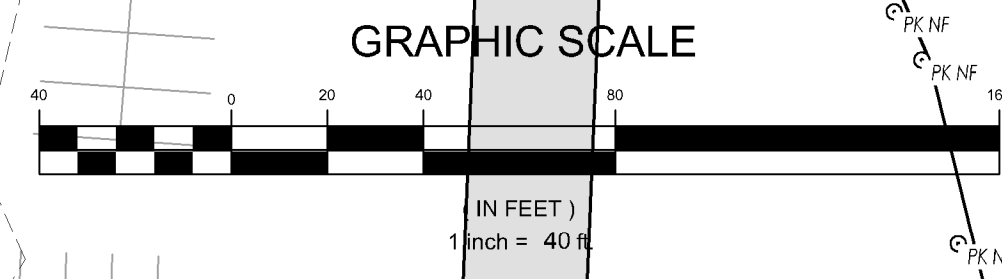
L&N RAILROAD
 100' RIGHT-OF-WAY



**TOTAL
 10.275 ACRES**

**FELTON ROAD
 50' RIGHT-OF-WAY**

**FELTON ROAD
 50' PUBLIC RIGHT-OF-WAY**



**24 HOUR CONTACT
 NAME
 NUMBER**

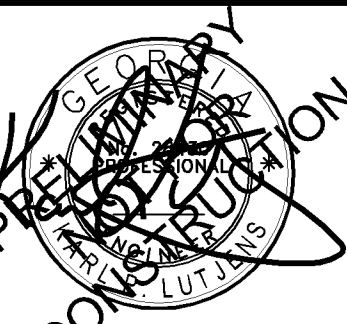
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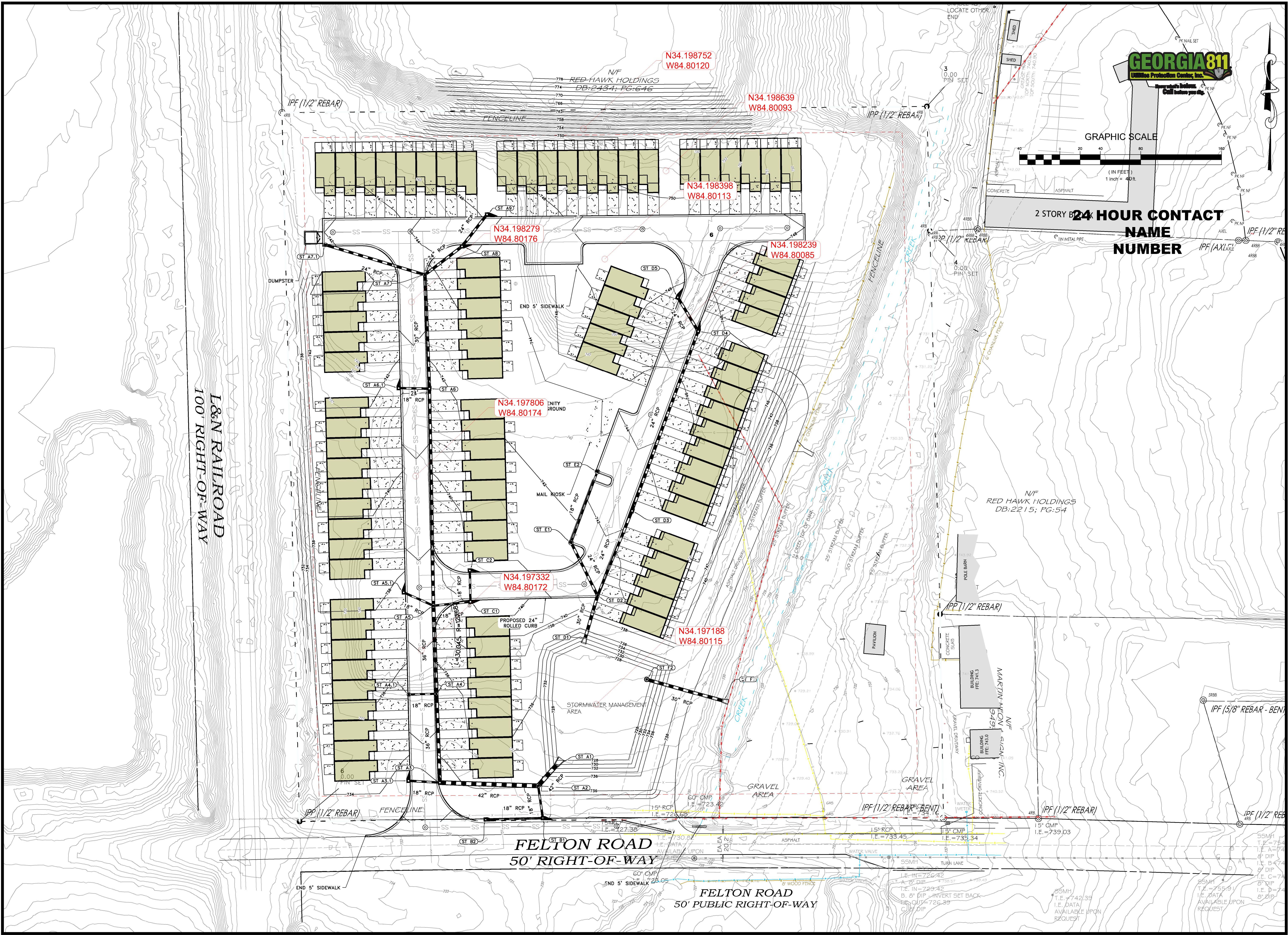
SHEET TITLE:

**SITE
 PLAN**

SHEET NO.:

C201

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W84.80120

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W84.80093

N34.198398
W84.80113

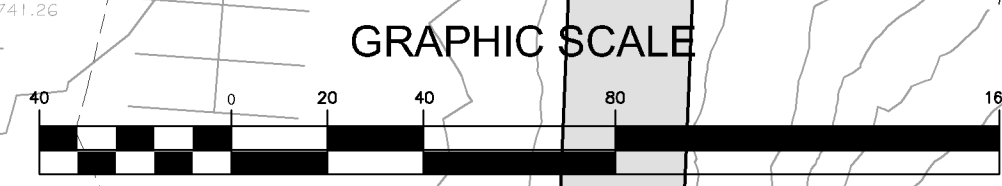
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W84.80085

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W84.80174

N34.197332
W84.80172

N34.197188
W84.80115

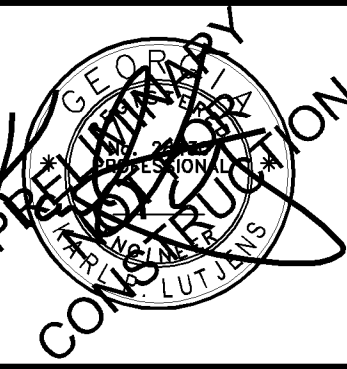


2 STORY **24 HOUR CONTACT**
NAME
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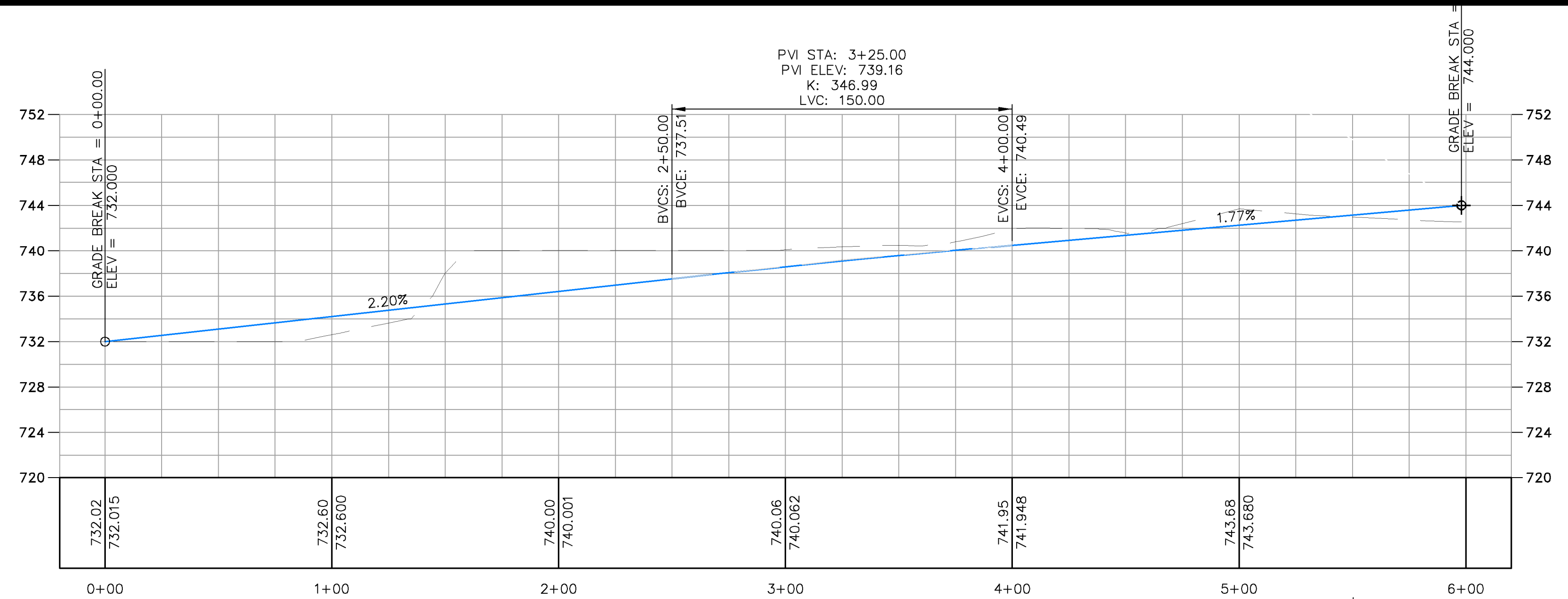


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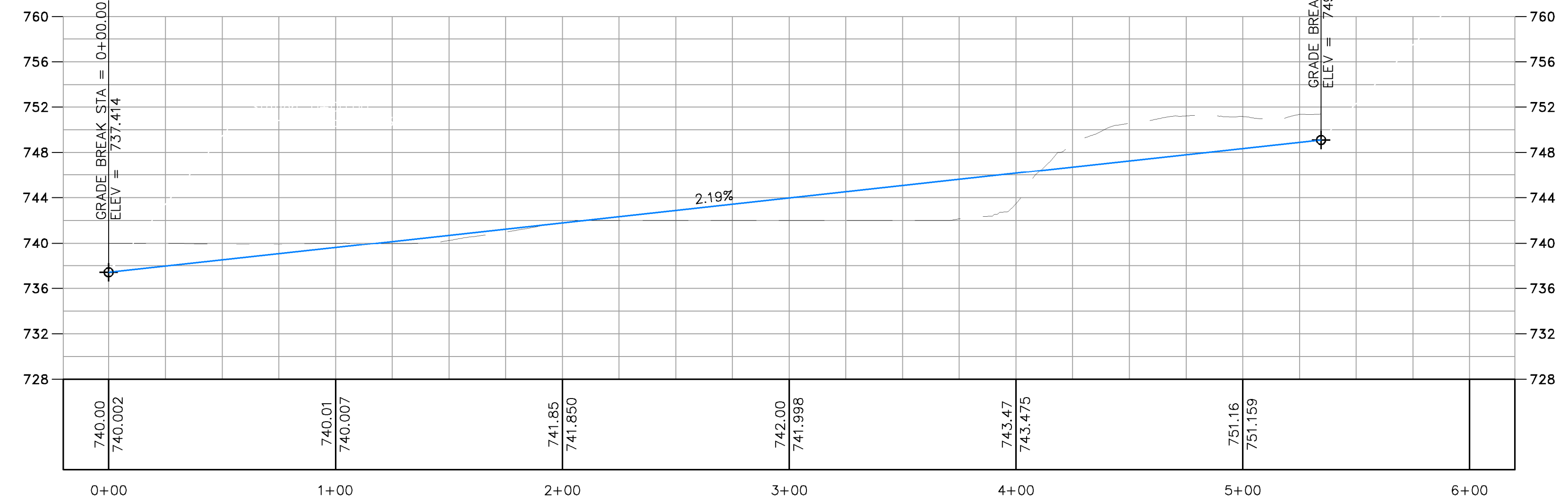
GRADING PLAN

SHEET NO.:

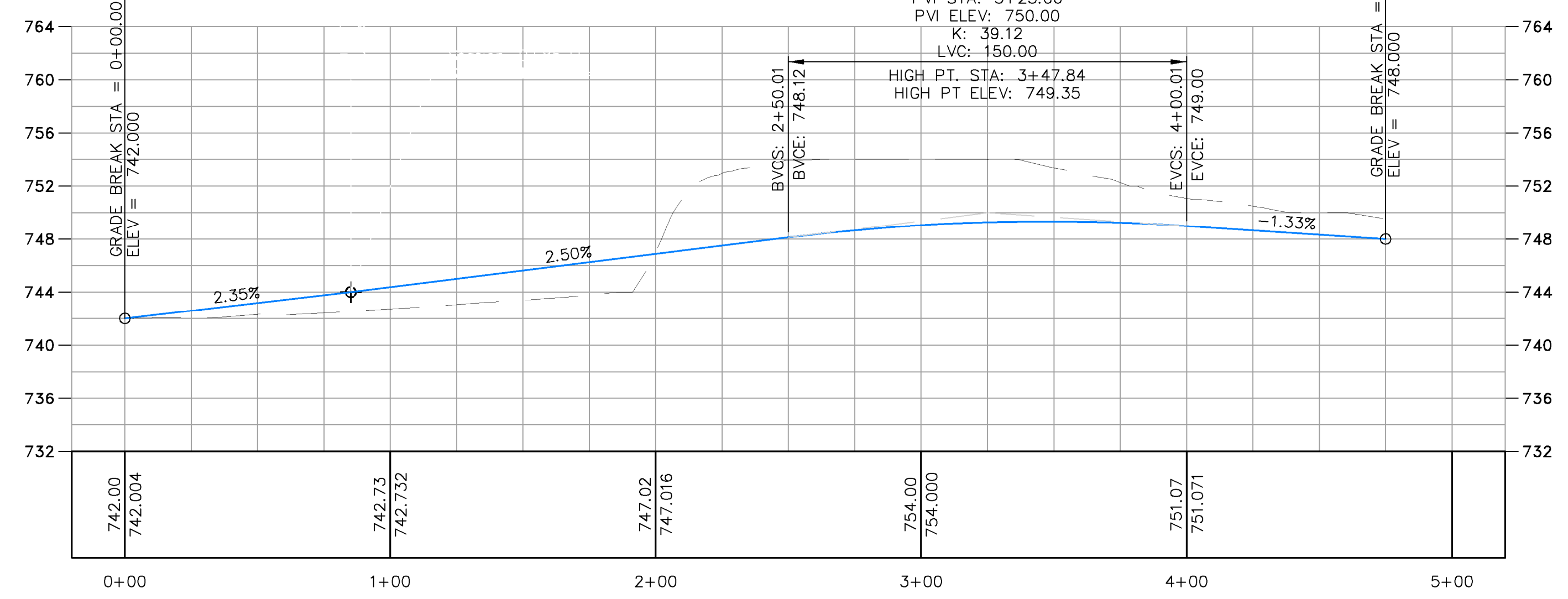
C401



DRIVE A
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



DRIVE B
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



DRIVE C
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00

**24 HOUR CONTACT
NAME
NUMBER**

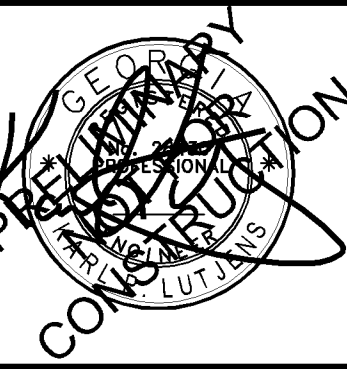
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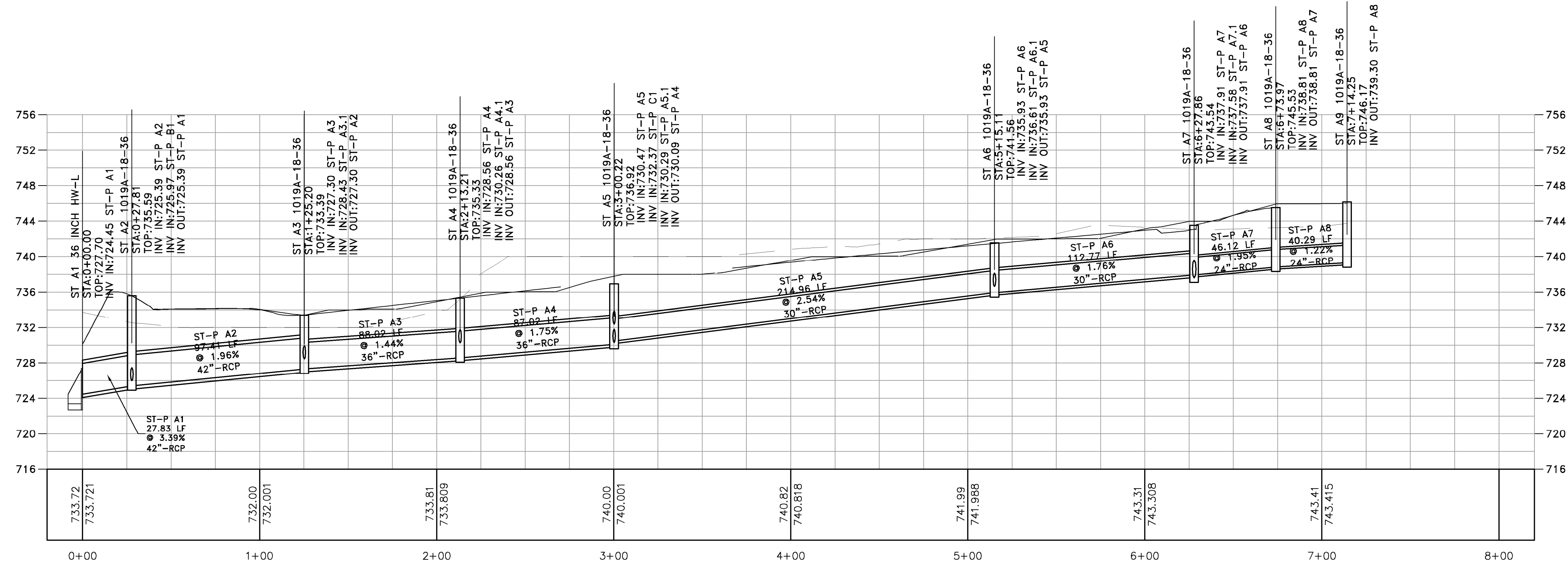
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CONDOMINIUM**
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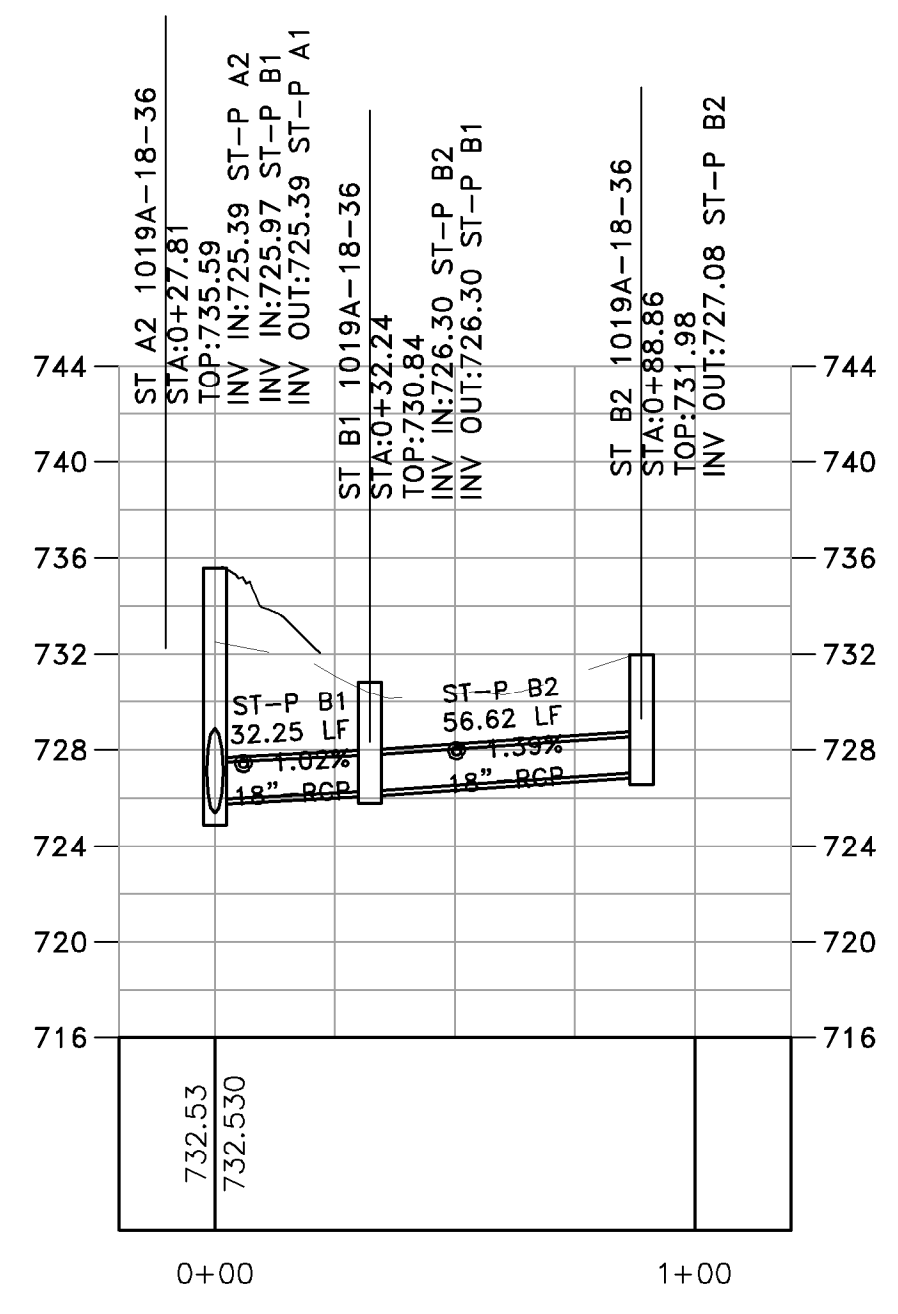
SHEET TITLE:
DRIVEWAY
PROFILES

SHEET NO.:
C601

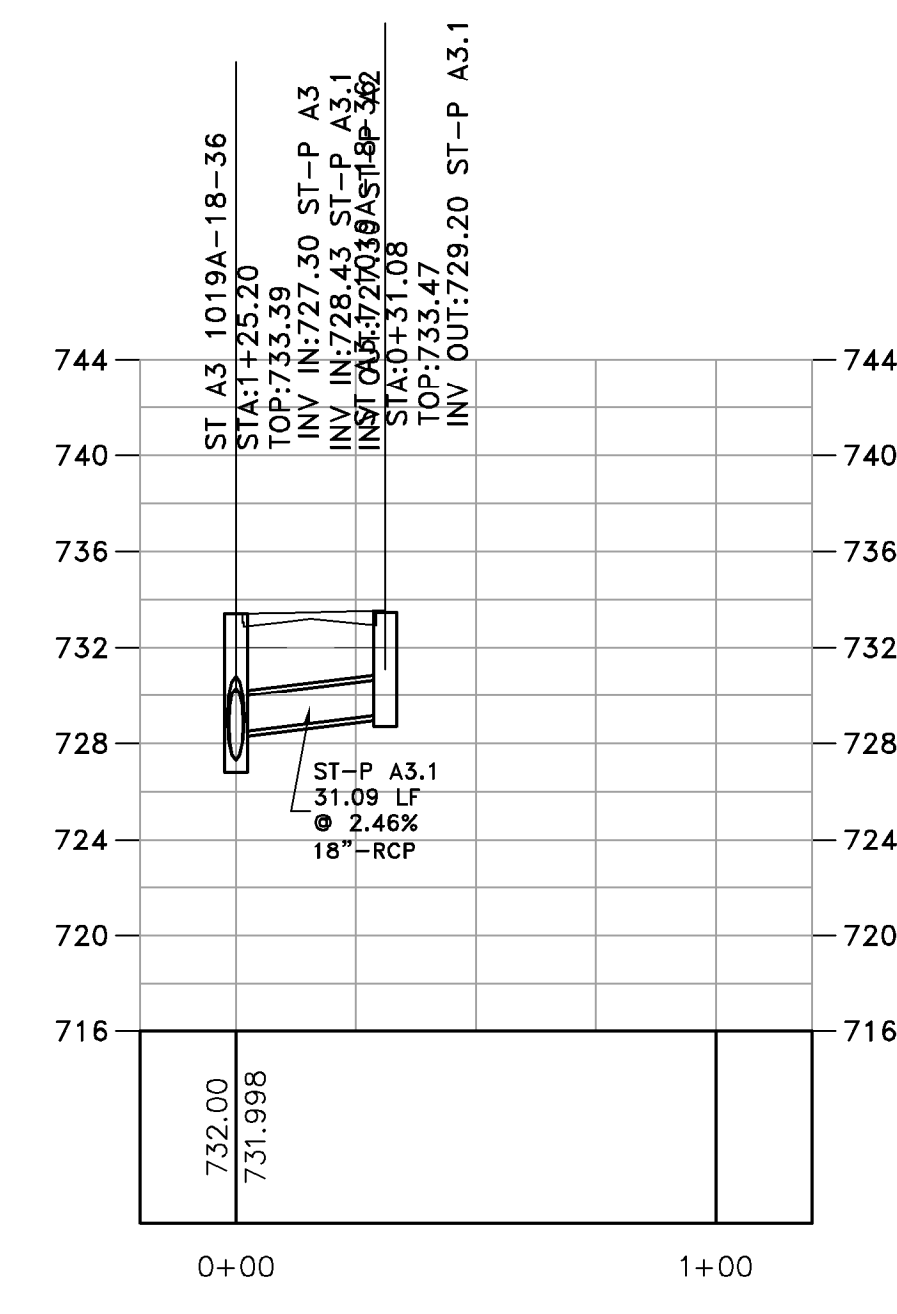


STORM A
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00

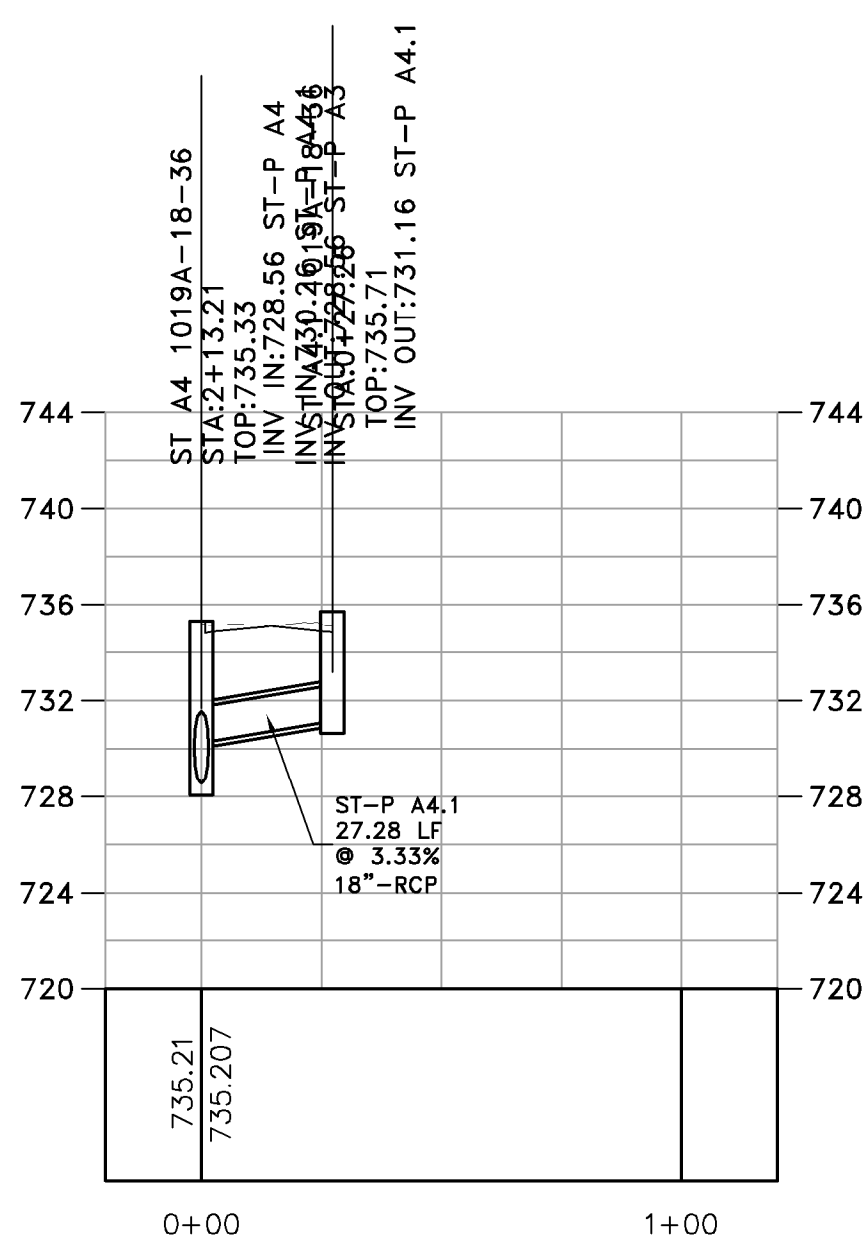
**24 HOUR CONTACT
NAME
NUMBER**



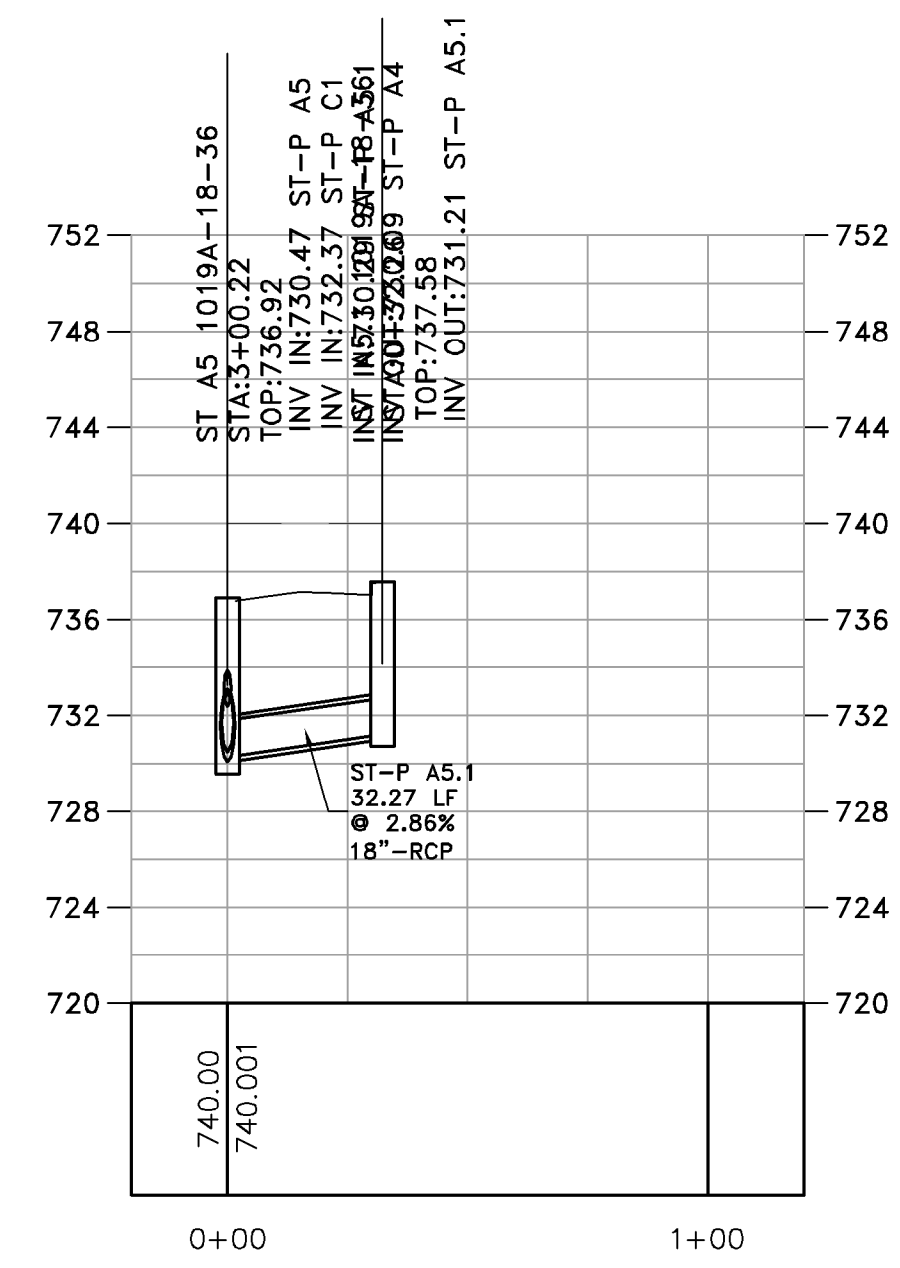
STORM B
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM A3.1
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM A4.1
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM A5.1
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00

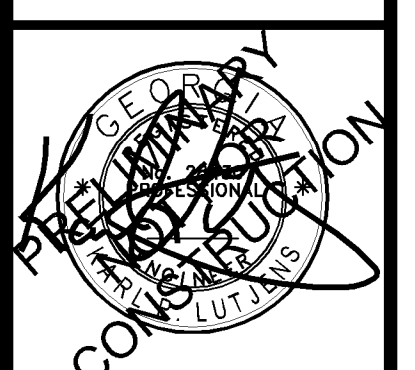
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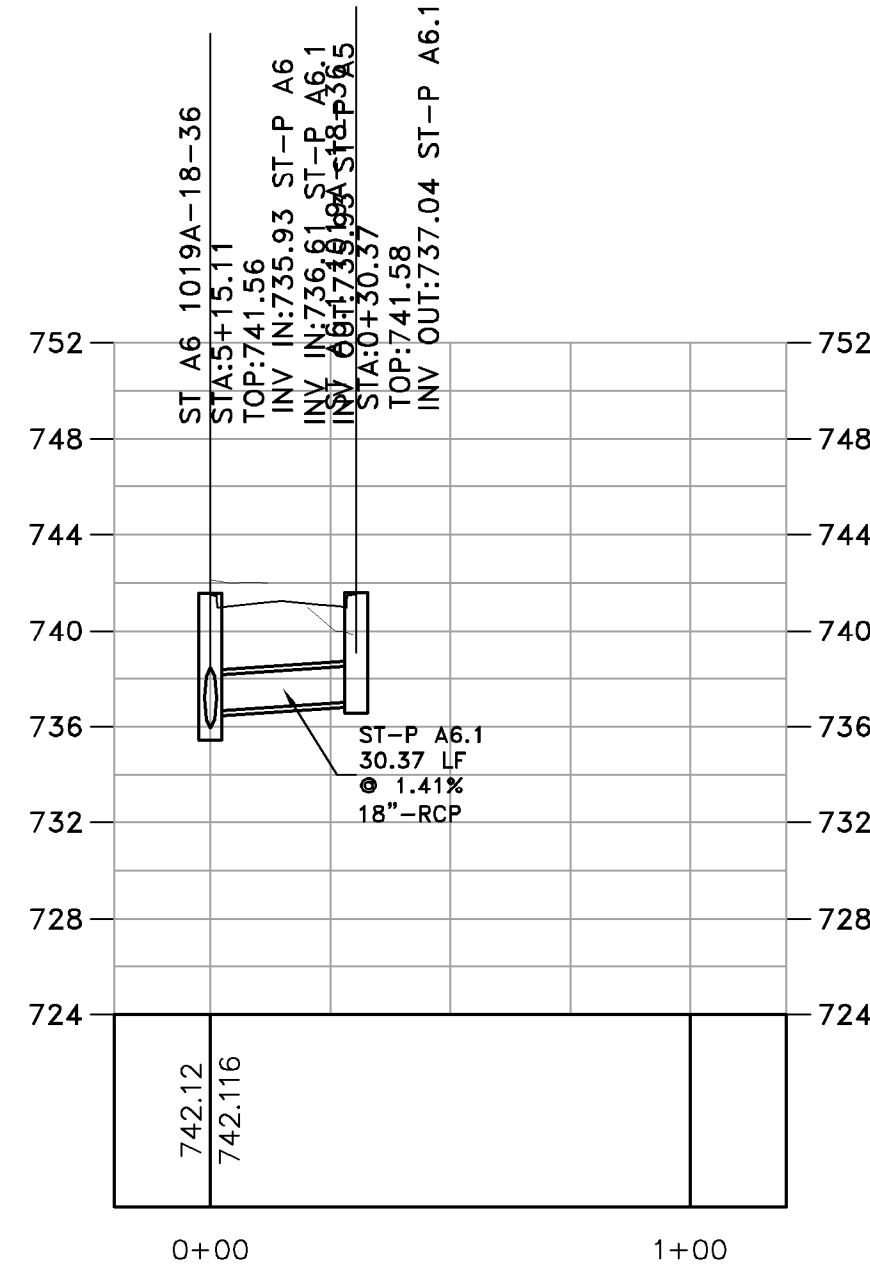
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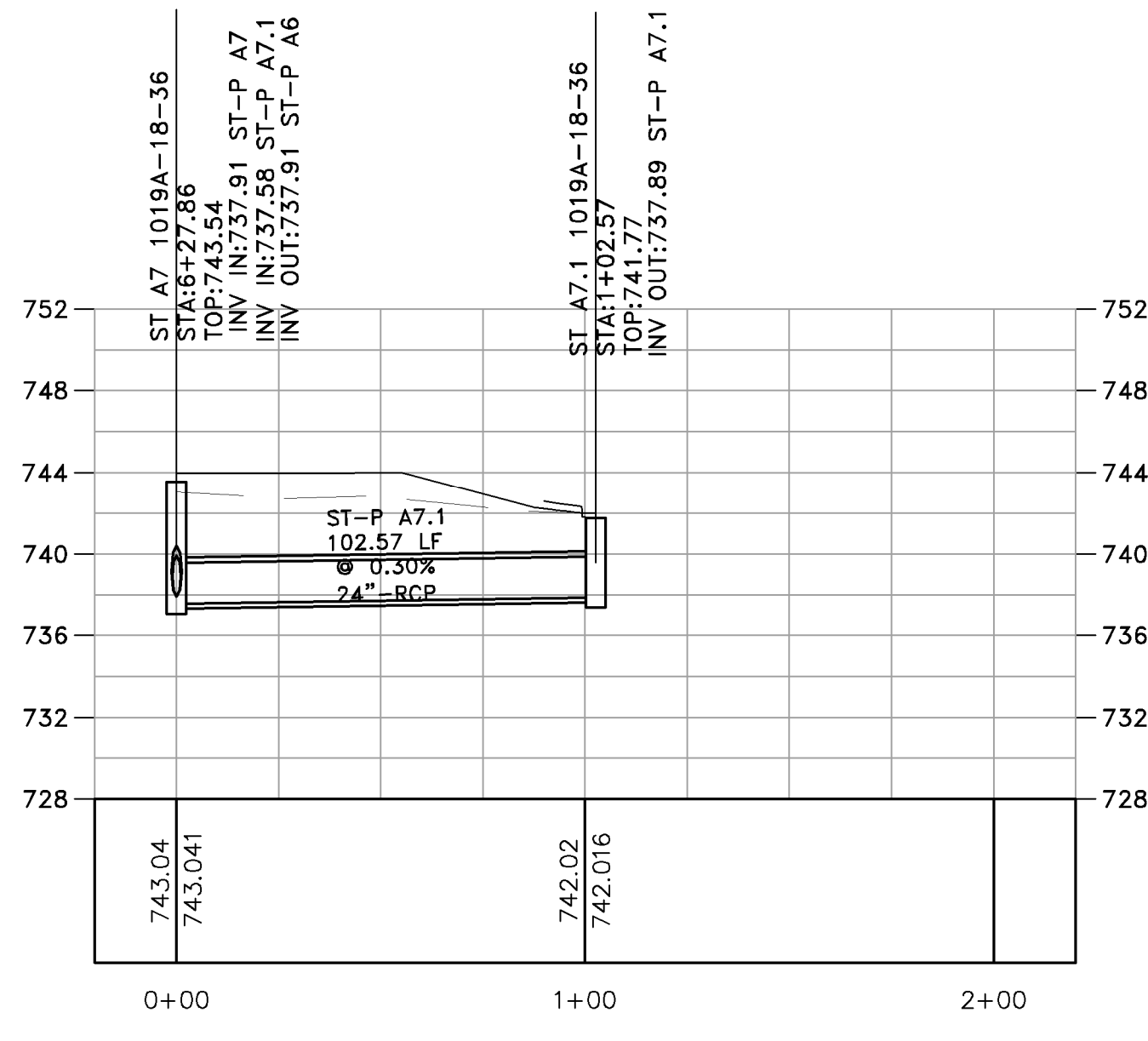


SHEET TITLE:
**STORM
SEWER
PROFILES**

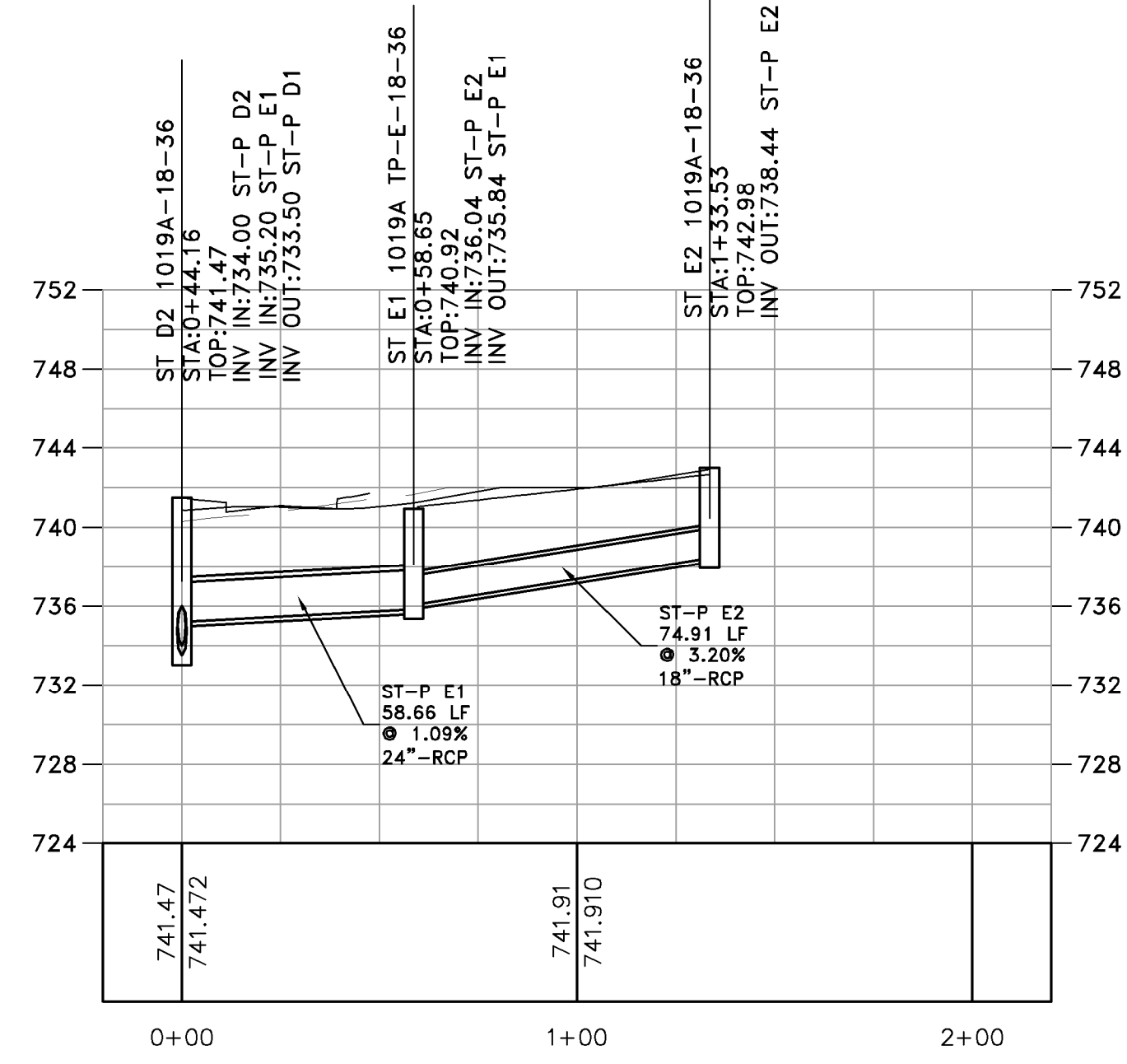
SHEET NO.:
C602



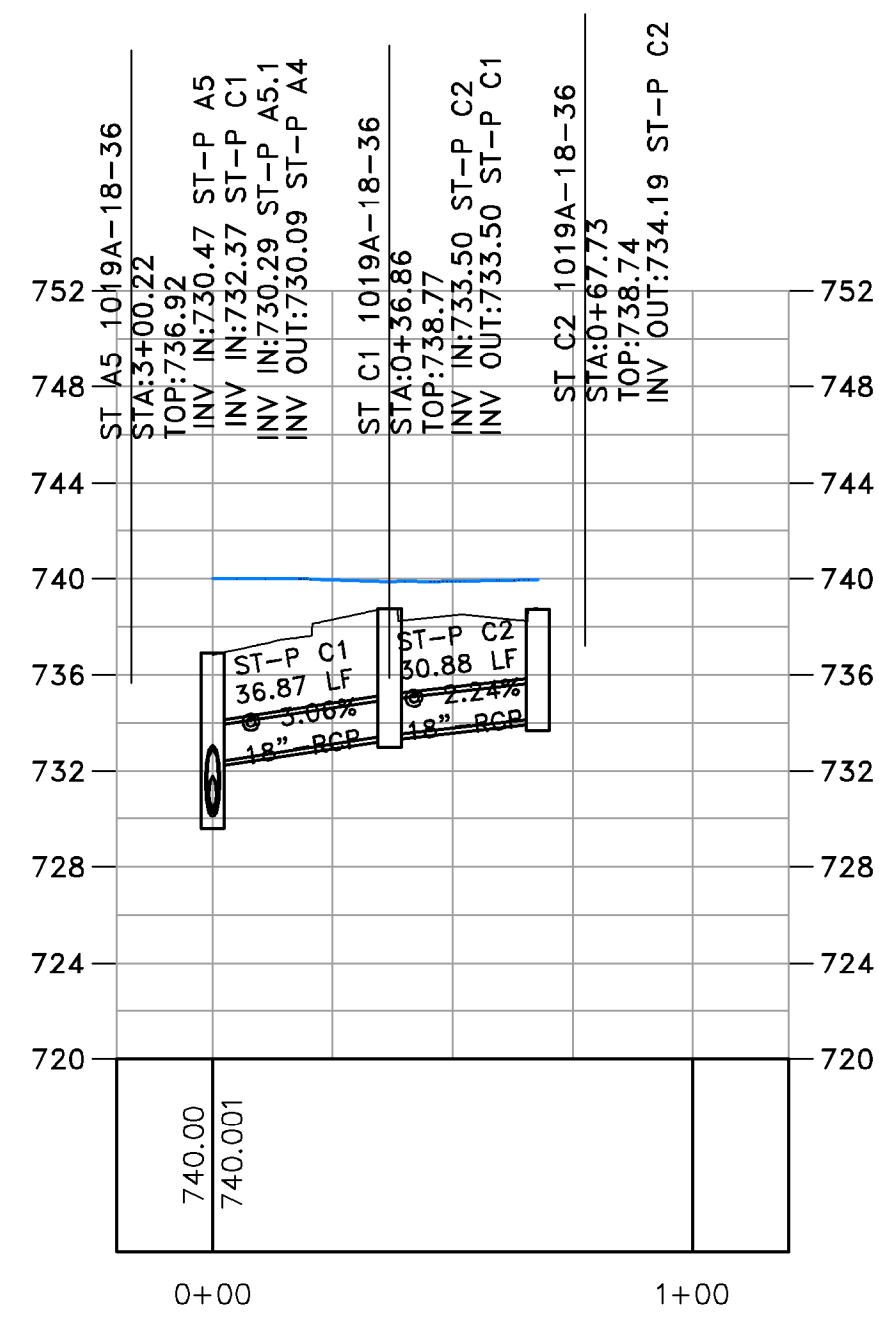
STORM A6.1
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00



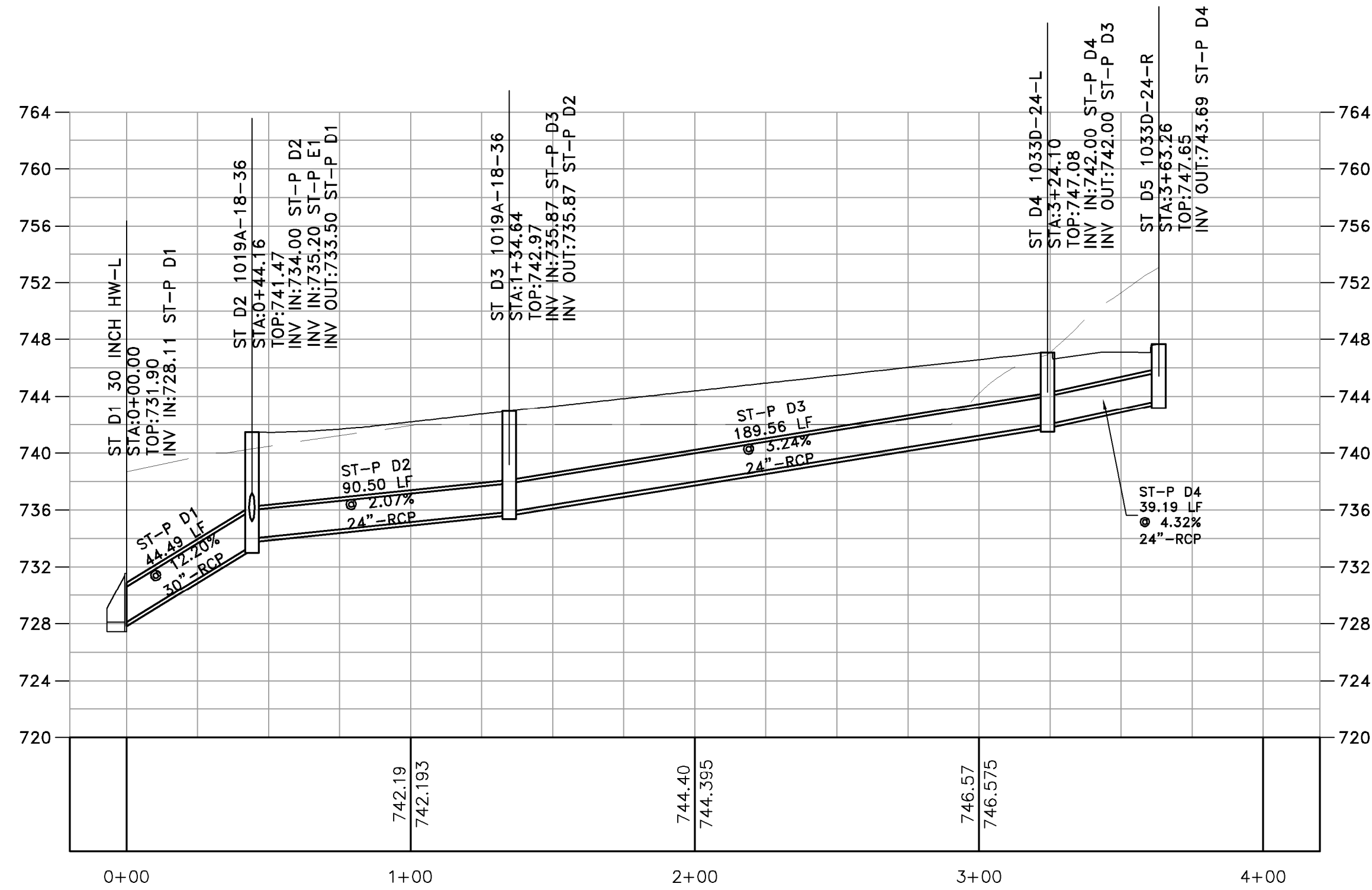
STORM A7.1
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00



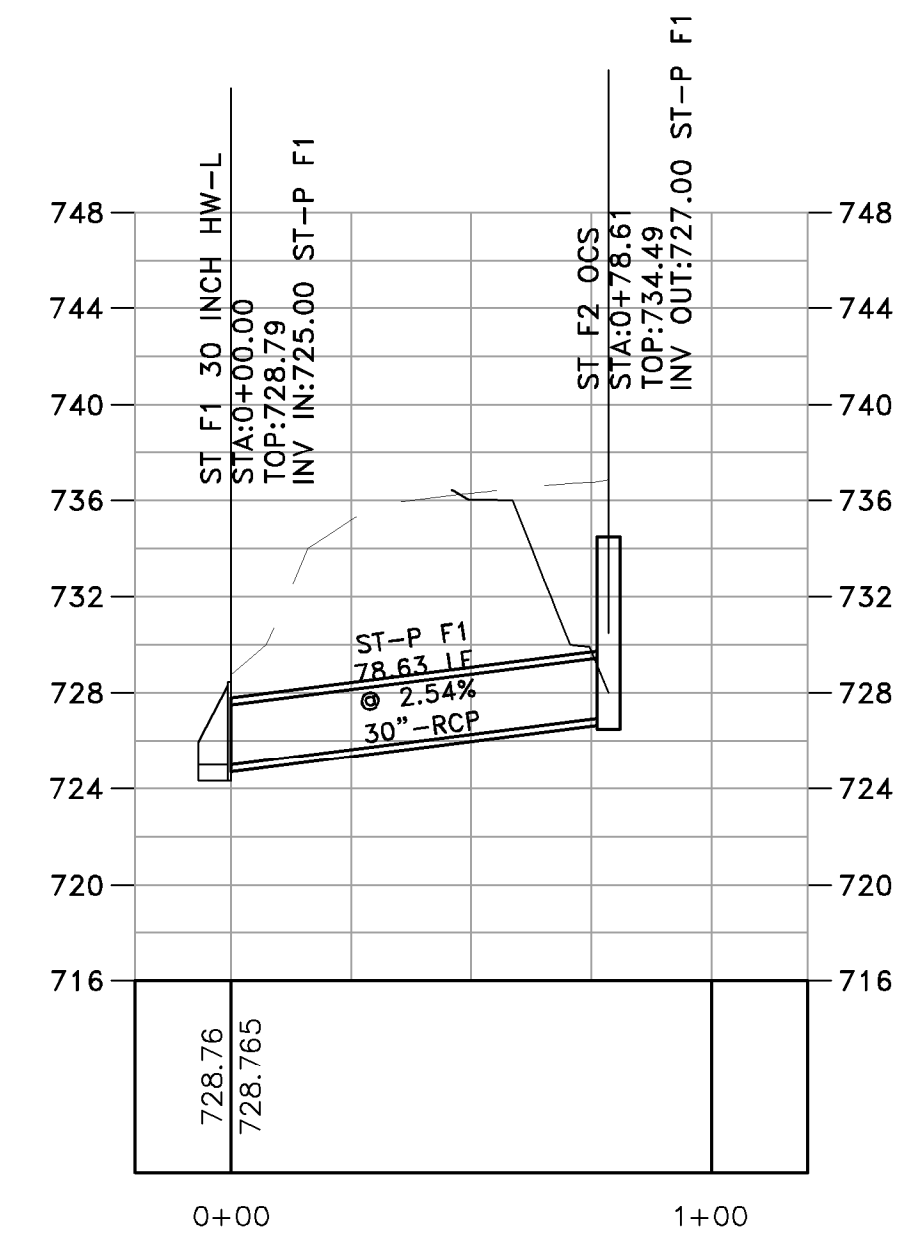
STORM E
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00



STORM C
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00



STORM D
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00



STORM F
 VERTICAL SCALE: 8.00
 HORIZONTAL SCALE: 40.00

**24 HOUR CONTACT
 NAME
 NUMBER**

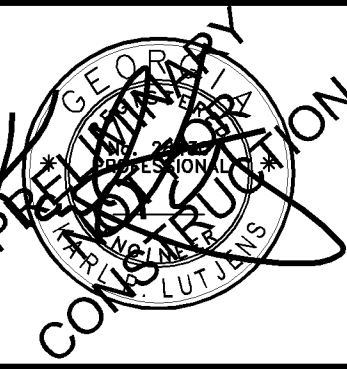
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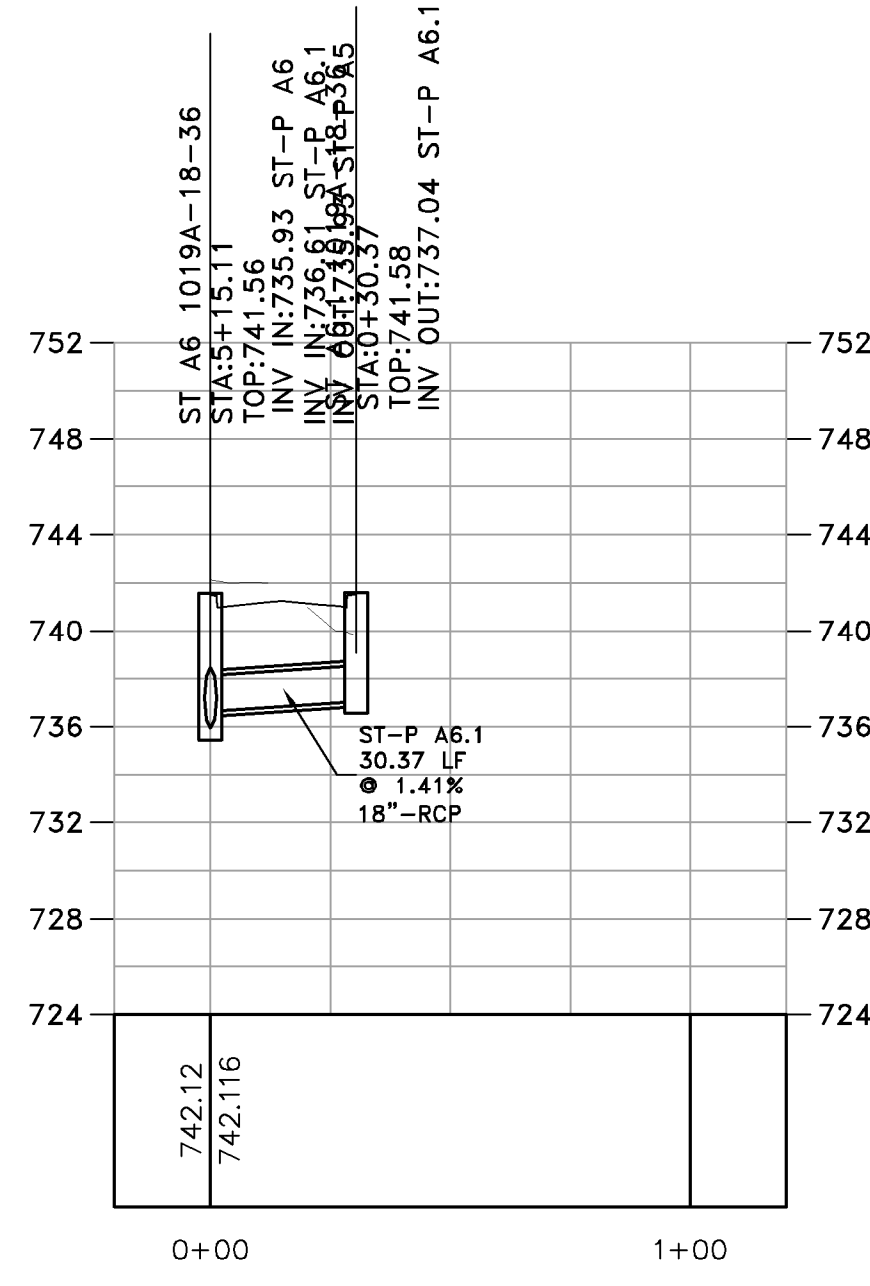
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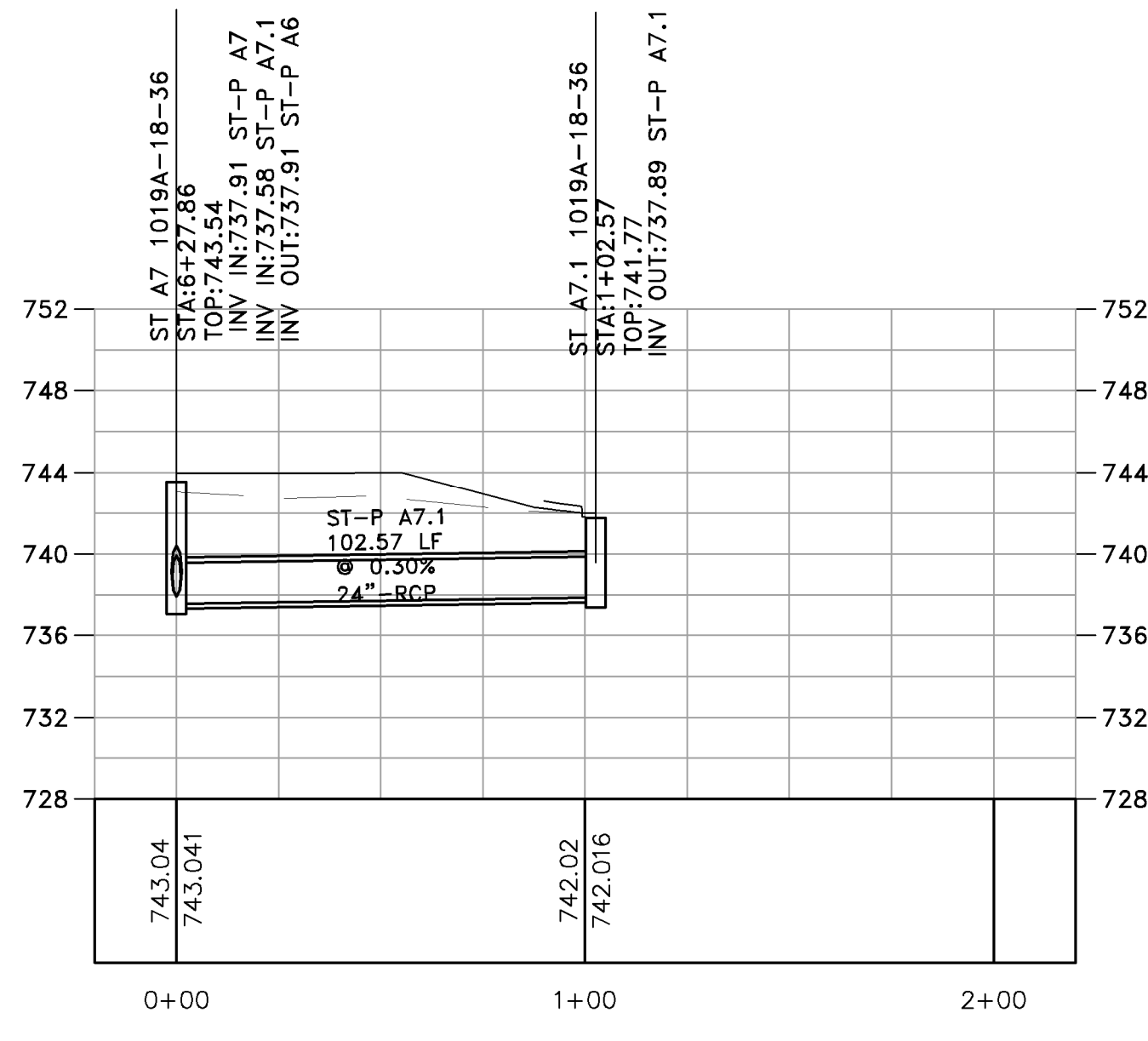


SHEET TITLE:
**STORM
 SEWER
 PROFILES**

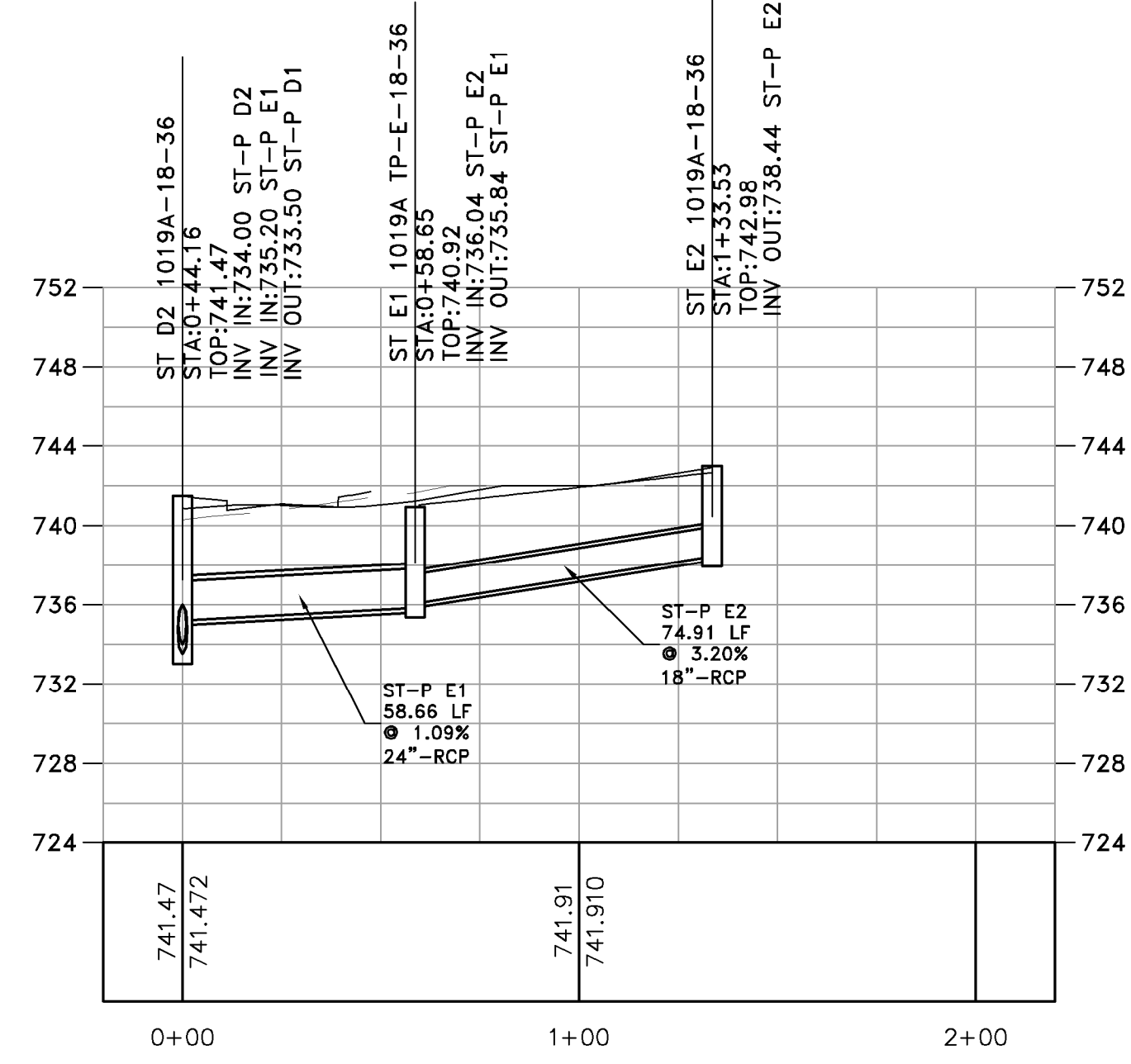
SHEET NO.:
C603



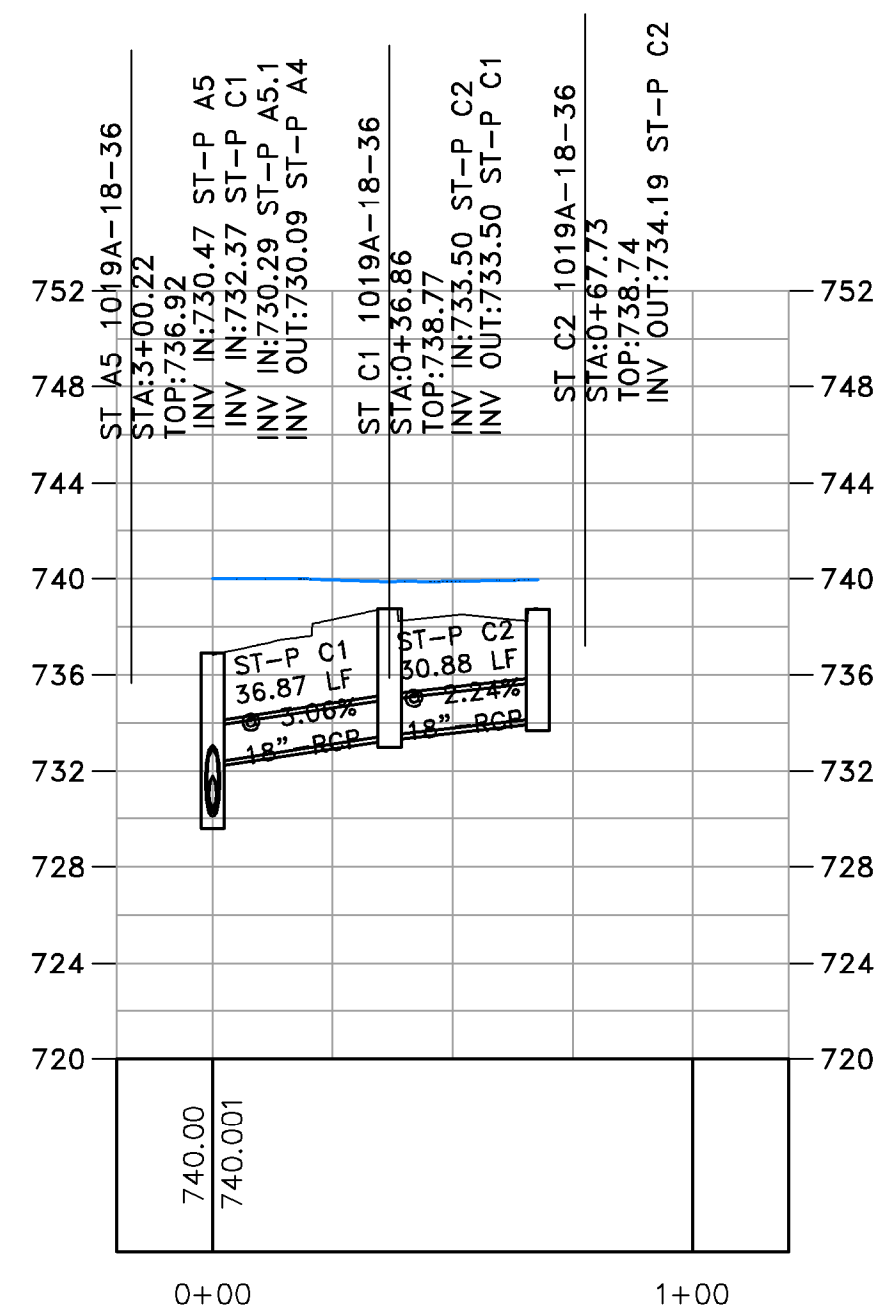
STORM A6.1
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



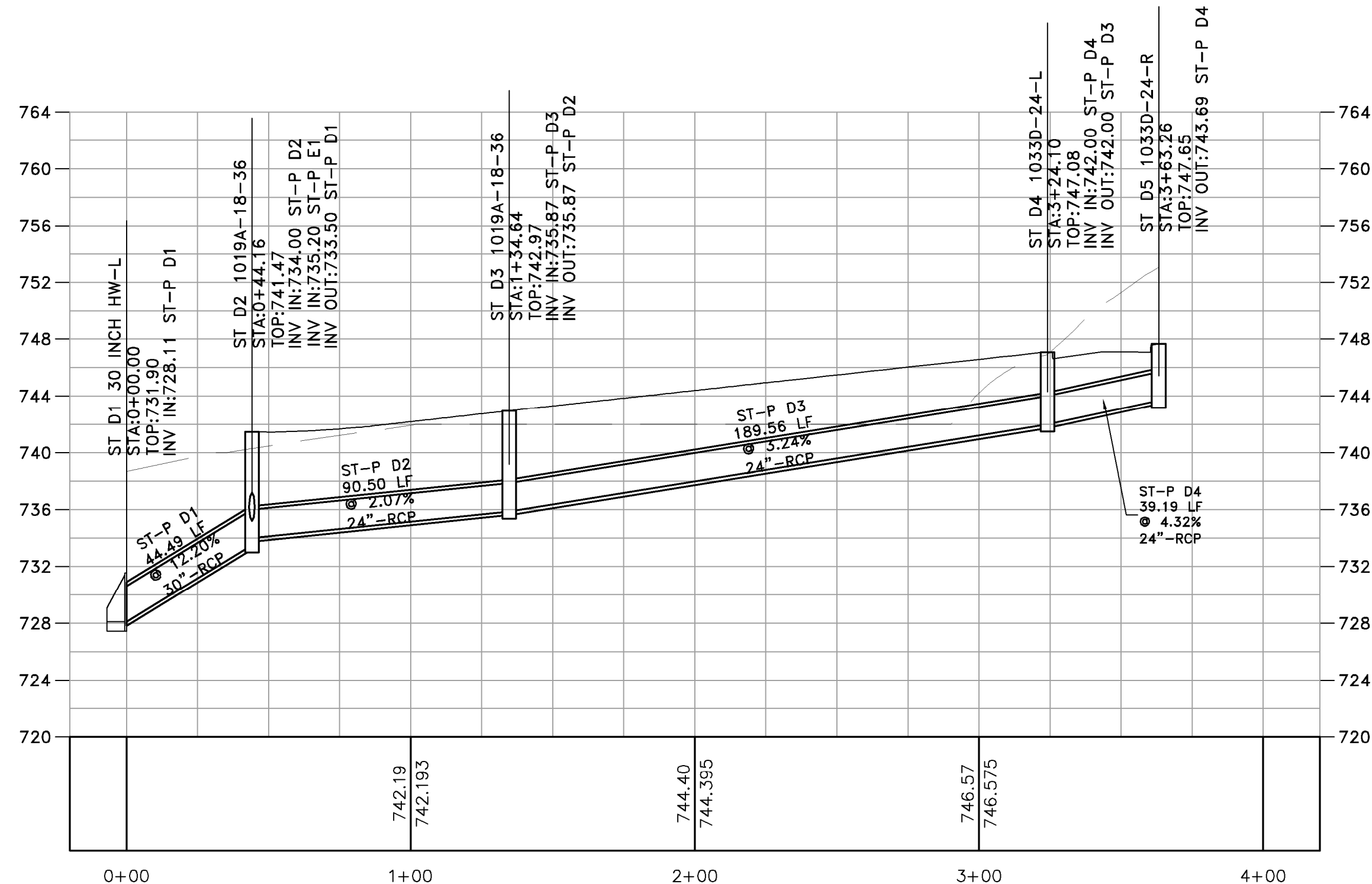
STORM A7.1
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



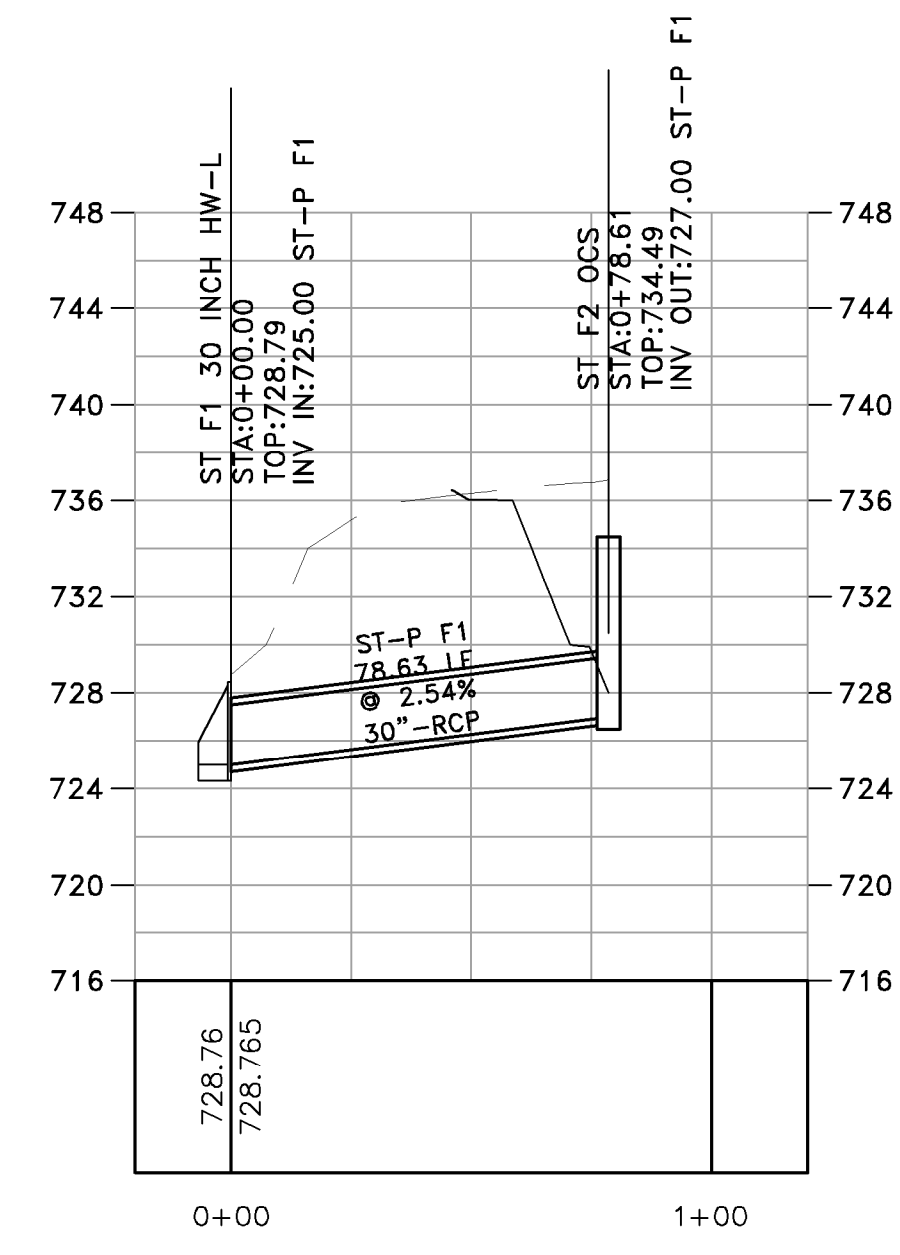
STORM E
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM C
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM D
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00



STORM F
VERTICAL SCALE: 8.00
HORIZONTAL SCALE: 40.00

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SHEET TITLE:
SANITARY SEWER PROFILES
SHEET NO.:
C604