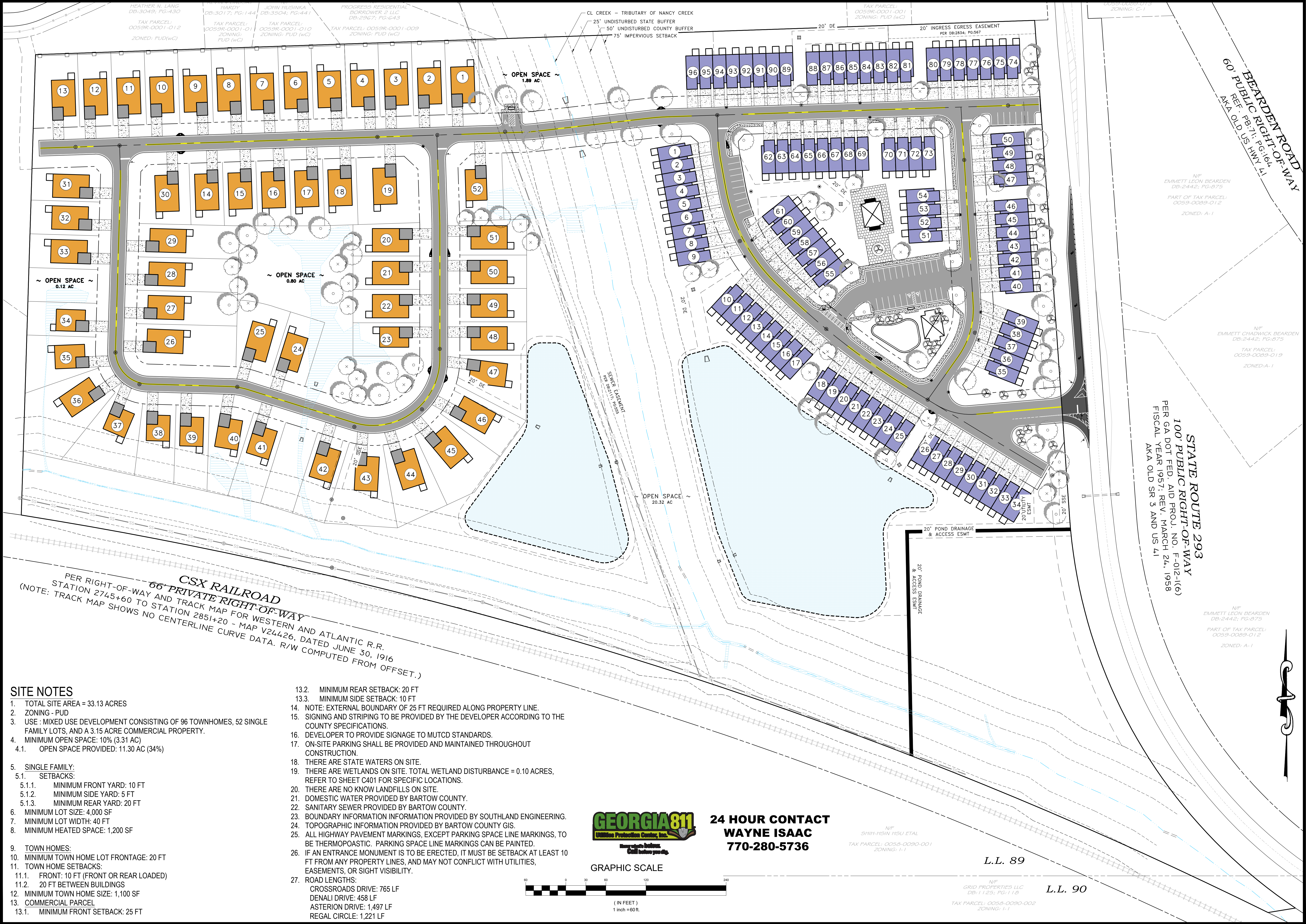


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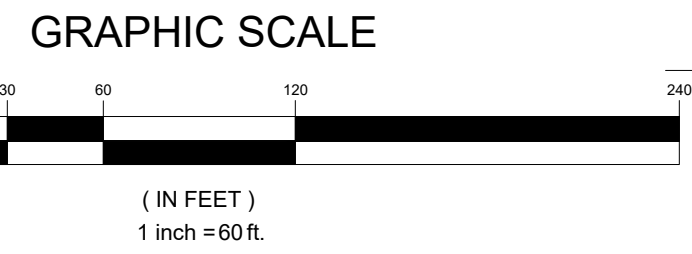


SITE NOTES

- 1. TOTAL SITE AREA = 33.13 ACRES
- 2. ZONING - PUD
- 3. USE : MIXED USE DEVELOPMENT CONSISTING OF 96 TOWNHOMES, 52 SINGLE FAMILY LOTS, AND A 3.15 ACRE COMMERCIAL PROPERTY.
- 4. MINIMUM OPEN SPACE: 10% (3.31 AC)
 - 4.1. OPEN SPACE PROVIDED: 11.30 AC (34%)
- 5. SINGLE FAMILY:
 - 5.1. SETBACKS:
 - 5.1.1. MINIMUM FRONT YARD: 10 FT
 - 5.1.2. MINIMUM SIDE YARD: 5 FT
 - 5.1.3. MINIMUM REAR YARD: 20 FT
- 6. MINIMUM LOT SIZE: 4,000 SF
- 7. MINIMUM LOT WIDTH: 40 FT
- 8. MINIMUM HEATED SPACE: 1,200 SF
- 9. TOWN HOMES:
 - 10. MINIMUM TOWN HOME LOT FRONTAGE: 20 FT
 - 11. TOWN HOME SETBACKS:
 - 11.1. FRONT: 10 FT (FRONT OR REAR LOADED)
 - 11.2. 20 FT BETWEEN BUILDINGS
 - 12. MINIMUM TOWN HOME SIZE: 1,100 SF
 - 13. COMMERCIAL PARCEL
 - 13.1. MINIMUM FRONT SETBACK: 25 FT
 - 13.2. MINIMUM REAR SETBACK: 20 FT
 - 13.3. MINIMUM SIDE SETBACK: 10 FT
- 14. NOTE: EXTERNAL BOUNDARY OF 25 FT REQUIRED ALONG PROPERTY LINE.
- 15. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE COUNTY SPECIFICATIONS.
- 16. DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
- 17. ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 18. THERE ARE STATE WATERS ON SITE.
- 19. THERE ARE WETLANDS ON SITE. TOTAL WETLAND DISTURBANCE = 0.10 ACRES. REFER TO SHEET C401 FOR SPECIFIC LOCATIONS.
- 20. THERE ARE NO KNOWN LANDFILLS ON SITE.
- 21. DOMESTIC WATER PROVIDED BY BARTOW COUNTY.
- 22. SANITARY SEWER PROVIDED BY BARTOW COUNTY.
- 23. BOUNDARY INFORMATION PROVIDED BY SOUTHLAND ENGINEERING.
- 24. TOPOGRAPHIC INFORMATION PROVIDED BY BARTOW COUNTY GIS.
- 25. ALL HIGHWAY PAVEMENT MARKINGS, EXCEPT PARKING SPACE LINE MARKINGS, TO BE THERMOPLASTIC. PARKING SPACE LINE MARKINGS CAN BE PAINTED.
- 26. IF AN ENTRANCE MONUMENT IS TO BE ERRECTED, IT MUST BE SETBACK AT LEAST 10 FT FROM ANY PROPERTY LINES, AND MAY NOT CONFLICT WITH UTILITIES, EASEMENTS, OR SIGHT VISIBILITY.
- 27. ROAD LENGTHS:
 - CROSSROADS DRIVE: 765 LF
 - DENALI DRIVE: 458 LF
 - ASTERION DRIVE: 1,497 LF
 - REGAL CIRCLE: 1,221 LF



24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



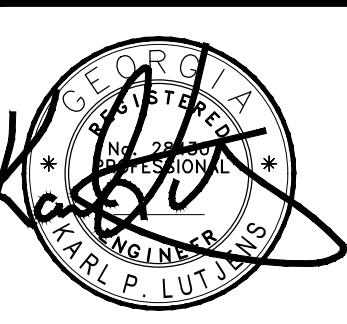
PROJECT NO.: 23052

DATE: 07/23/2024

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

CROSSROADS
 LOCATED IN LAND LOTS 89, 90
 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA



SHEET TITLE:

SITE PLAN

SHEET NO.:

C201

BEARDEN ROAD
 60' PUBLIC RIGHT-OF-WAY
 AKA OLD US HWY 41
 REF. PB.71, PG.16,4

STATE ROUTE 293
 100' PUBLIC RIGHT-OF-WAY
 PER GA DOT FED. AID PROJ. NO. F-012-1(G)
 FISCAL YEAR 1957; REV. MARCH 24, 1958
 AKA OLD SR 3 AND US 41

EMMETT LEON BEARDEN
 DB-2442; PG-875
 PART OF TAX PARCEL:
 0059-0089-012
 ZONED: A-1

EMMETT CHADWICK BEARDEN
 DB-2442; PG-875
 TAX PARCEL:
 0059-0089-019
 ZONED: A-1

EMMETT LEON BEARDEN
 DB-2442; PG-875
 PART OF TAX PARCEL:
 0059-0089-012
 ZONED: A-1

EMMETT LEON BEARDEN
 DB-2442; PG-875
 PART OF TAX PARCEL:
 0059-0089-002
 ZONING: I-1

GRID PROPERTIES LLC
 DB-1125; PG-118
 TAX PARCEL: 0058-0090-002
 ZONING: I-1

L.L. 89

L.L. 90