HAMILTON BLVD

POCKET PARK

BARTOW COUNTY FLOOD PLAIN

SINGLE FAMILY MAIL KIOSK

COMMON AREA PAVILION

TOWNHOMES MAIL KIOSK
COMMON AREA
POCKET PARK

GDOT DRIVEWAY

COMMERCIAL OUTLOT
AREA = 3.00 ACRES

EXISTING CSX

DEVELOPMENT OPEN SPACE

REGIONAL STORMWATER POND

BARTOW COUNTY FLOOD PLAIN

BEARDEN RD

JOE FRANK HARRIS PKWY

HWY 293

HWY 411

COMMON AREA

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

PROJECT SITE DATA:

PROPERTY: HYW 293
PROPOSED ZONING: PUD
SITE AREA: 33.00 AC
OPEN SPACE 10% REQ'D= 3.3 AC
OPEN SPACE INCLUDED IN COMMON AND WITH IN EACH USE
25FT BUFFER ADJACENT TO SINGLE FAMILY

SINGLE FAMILY
- LOTS: 49
- MINIMUM LOT SIZE: 4,000 S.F.
- MINIMUM LOT WIDTH: 50-FT
- FRONT SETBACK: 10-FT
- SIDE SETBACK: 5-FT
- REAR SETBACK: 20-FT

TOWNHOMES
- MINIMUM TOWNHOME SIZE: 20-FT X 50-FT
- LOTS: 92
- MINIMUM LOT FRONTAGE: 20-FT
- FRONT SETBACK: 10-FT(FRONT LOADED)
- FRONT SETBACK: 10-FT(REAR LOADED)
- SIDE SETBACK: 10-FT END OF ROW
  20-FT BETWEEN TOWNHOME ROW
- REAR SETBACK: 20-FT

COMMERCIAL
- AREA: 3.0± ACRES
- FRONT SETBACK: 10-FT
- SIDE SETBACK: 10-FT
- REAR SETBACK: 20-FT

PROJECT NO.: 23052

DATE: 7/7/23

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

MACALLAN HWY 293

LOCATED IN LAND LOT 89 & 90
5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:

SITE PLAN

SHEET NO.:

CONCEPT

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