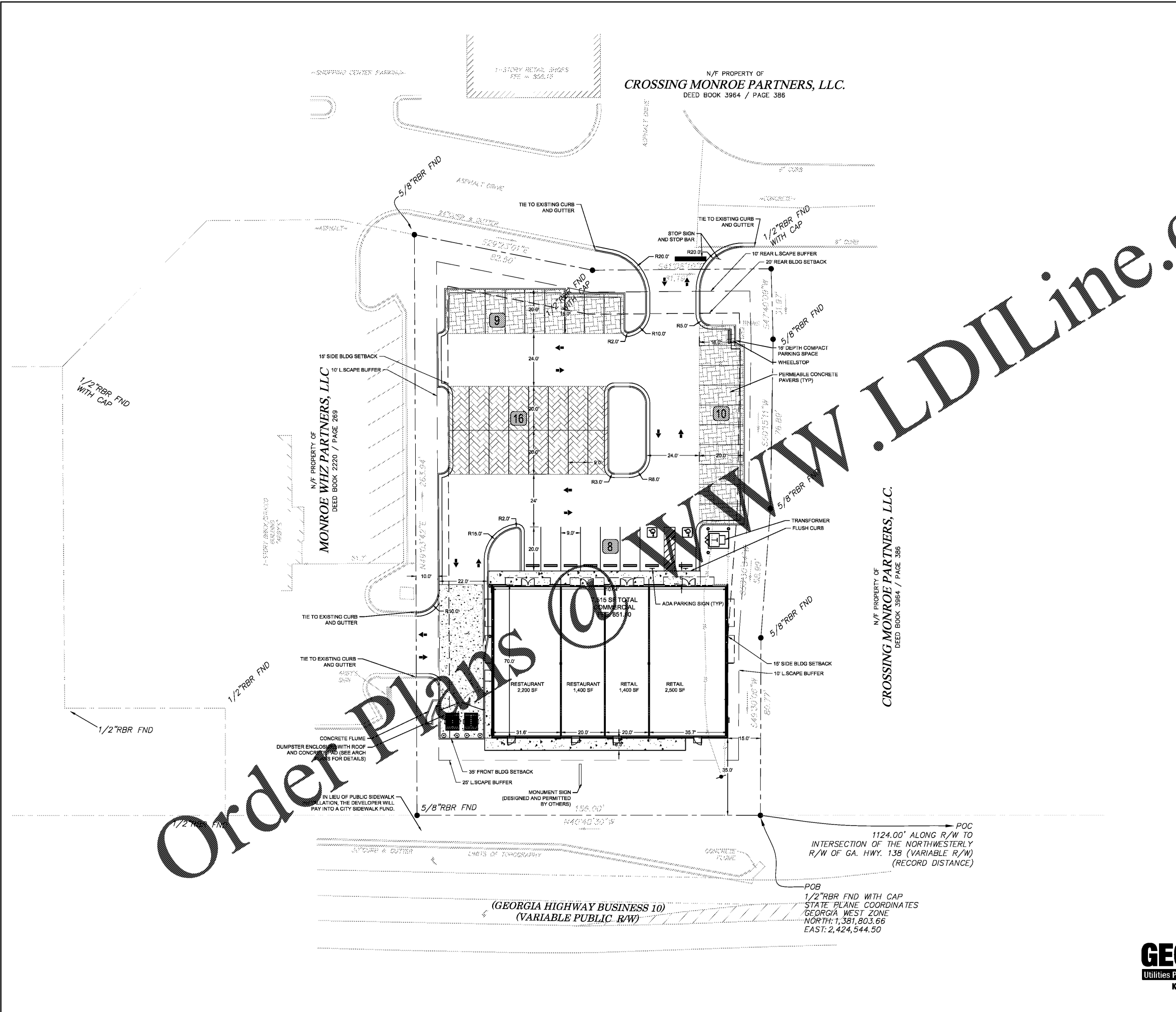


Drawing name: K:\ATL_Civil\14023009_Monroe_GA\CAD\Plan\Sheet\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN - Aug 08, 2019 11:48am by david.woodson



N/F PROPERTY OF
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(GEORGIA HIGHWAY BUSINESS 10)
(VARIABLE PUBLIC R/W)

POC
1124.00' ALONG R/W TO
INTERSECTION OF THE NORTHWESTERLY
R/W OF GA. HWY. 138 (VARIABLE R/W)
(RECORD DISTANCE)

POB
1/2"RBR FND WITH CAP
STATE PLANE COORDINATES
GEORGIA WEST ZONE
NORTH: 1,381,803.66
EAST: 2,424,544.50

SITE NOTES:

- | | |
|------------|-------------------------------|
| ZONING: | B-3 - HIGHWAY COMMERCIAL |
| OVERLAY: | CDO (CORRIDOR DESIGN OVERLAY) |
| SITE AREA: | 0.92 ACRES |
- | | | |
|--------------|----------------------|-----------------|
| LOT COVERAGE | TOTAL | 40,191 SF |
| | IMPERVIOUS | 23,606 SF (59%) |
| | PERVIOUS | 16,585 SF (41%) |
| | PAVERS | 6,246 SF |
| | PAVER ADJUSTED (50%) | 3,123 SF |
| | LANDSCAPE | 13,462 SF |
- | | | |
|-------------------|-------------|-------|
| BUILDING SETBACK: | FRONT YARD: | 35 FT |
| | SIDE YARD: | 15 FT |
| | REAR YARD: | 20 FT |
- | | | |
|-------------------|-------|-------|
| LANDSCAPE BUFFER: | FRONT | 25 FT |
| | SIDE | 10 FT |
| | REAR | 10 FT |
- THE INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARIE KOHN ARCHITECT, DATE 09/19 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL LANDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] STANDARD DUTY PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE HATCH
- [Pattern] PERMEABLE CONCRETE PAVERS
- [Symbol] PARKING COUNT

PARKING SUMMARY:

PROPOSED USE:	
RETAIL	3,900 SF
RESTAURANT	3,400 SF
PARKING PROVIDED:	
STANDARD	43 TOTAL SPACES
ADA	41 SPACES
	2 SPACES

Kimley»Horn
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3930 EAST JONES BRIDGE ROAD, SUITE 350
PEACHTREE CORNERS, GEORGIA 30082
WWW.KIMLEY-HORN.COM

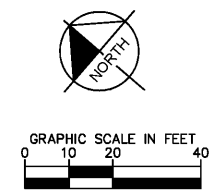
SOUTHBOUND DEVELOPMENT GROUP
3542 VANET ROAD
ATLANTA, GA 30341
PHONE: (404) 987-2402

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

SPRING STREET EXCHANGE MONROE OUTPARCEL
2180 WEST SPRING STREET, MONROE, GA 30666
LAND LOT 8, 3 DISTRICT

GEORGIA
NO. 023045
PROFESSIONAL
PLANNING

GSWCC NO. (LEVEL II)	0000022363
DRAWN BY	DEW
DESIGNED BY	RWB
REVIEWED BY	BLH
DATE	08/08/2019
PROJECT NO.	014023009
TITLE	SITE PLAN
SHEET NUMBER	C2-00



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