

VICINITY MAP
NTS

SECTION 917. STACKING SPACES FOR DRIVE-THROUGH FACILITIES.
ARTICLE 8. PARKING REQUIREMENTS (ADOPTED: DECEMBER 28, 2005) CITY OF CORNELIA, GA. ZONING ORDINANCE

STACKING SPACES SHALL BE PROVIDED FOR ANY USE HAVING A DRIVE-THROUGH FACILITY OR AREAS HAVING DROP-OFF AND PICK-UP AREAS IN ACCORDANCE WITH THE FOLLOWING. FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH WINDOWS, RESTAURANTS WITH DRIVE-THROUGH FACILITIES, CAR WASHES (AUTOMATED OR STAFFED FACILITIES), DRIVE-THROUGH PHOTO FINISHING BOOTHS, COFFEE KIOSKS, AND ANY OTHER USES WITH DRIVE-THROUGH FACILITIES SHALL PROVIDE THREE STACKING SPACES FOR EACH WINDOW OR DRIVE-THROUGH SERVICE FACILITY. STACKING SPACES SHALL BEGIN AT THE WINDOW OR COMMUNICATION/MECHANICAL DEVICE (E.G. ORDER BOARD) FIRST ENCOUNTERED BY THE VEHICLE USER. THE FOLLOWING GENERAL STANDARDS SHALL APPLY TO ALL STACKING SPACES AND DRIVE-THROUGH FACILITIES:

(A) STACKING SPACES AND LANES FOR DRIVE-THROUGH STATIONS SHALL NOT IMPEDE ON AND OFF SITE TRAFFIC MOVEMENTS, SHALL NOT CROSS OR PASS THROUGH OFF STREET PARKING AREAS, AND SHALL NOT CREATE A POTENTIALLY UNSAFE CONDITION WHERE CROSSED BY PEDESTRIAN ACCESS TO A PUBLIC ENTRANCE OF A BUILDING.

(B) DRIVE-THROUGH LANES SHALL BE SEPARATED FROM OFF-STREET PARKING AREAS. INDIVIDUAL LANES SHALL BE STRIPED, MARKED OR OTHERWISE DISTINCTLY DELINEATED.

(C) ALL DRIVE-THROUGH FACILITIES SHALL BE PROVIDED WITH A BYPASS LANE WITH A MINIMUM WIDTH OF TEN (10) FEET.

SECTION 918. STACKING SPACES FOR DRIVE-THROUGH FACILITIES.

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(B) DRIVE-THROUGH LANES SHALL BE SEPARATED FROM OFF-STREET PARKING AREAS. INDIVIDUAL LANES SHALL BE STRIPED, MARKED OR OTHERWISE DISTINCTLY DELINEATED.

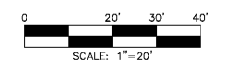
(C) ALL DRIVE-THROUGH FACILITIES SHALL BE PROVIDED WITH A BYPASS LANE WITH A MINIMUM WIDTH OF TEN (10) FEET.

Now or Formerly
Rare Hospitality International
Parcel: 083-136A
DB 855, PG 676

- SITE NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND CITY OF CORNELIA DEVELOPMENT REGULATIONS.
 - REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
 - TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: ENGINEERING 303
 - ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
 - ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, ONSITE OR OFF SITE, SUCH AS PAVEMENT, DRIVEWAYS, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
 - ALL SIGNAGE SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES AND LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
 - ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 - ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
 - ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
 - PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
 - PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

- ZONED: B-1 NEIGHBORHOOD BUSINESS
TOTAL SITE AREA: 1.299 ACRES
TOTAL BUILDING AREA: 4,084 SQFT
MINIMUM LOT AREA: NONE
MINIMUM HEIGHT: 35 FEET PROPOSED= 20+/-
MAXIMUM HEIGHT: 3 STORIES
PROPOSED: 1 STORY
MINIMUM LOT WIDTH: 75 FEET
MINIMUM FRONT YARD SETBACK: 25 FEET
MINIMUM SIDE YARD SETBACK: 10 FEET (INTERIOR LOT LINE) 15 FEET (CORNER LOT)
MINIMUM REAR YARD SETBACK: 20 FEET
MINIMUM LANDSCAPE STRIP REQUIRED ALONG RIGHT-OF-WAY: 10 FEET
MAXIMUM LOT COVERAGE: 40 PERCENT
MINIMUM LANDSCAPE OPEN SPACE: 20 PERCENT
- PARKING REQUIREMENTS:
BANK, CREDIT UNION, SAVINGS AND LOAN
MINIMUM PARKING REQUIRED: 1 SPACE/300 SF (ALSO SEE STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES)
4,084/300 = 13.61
MAXIMUM PARKING ALLOWED: 1 SPACE/200 SF (ALSO SEE STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES)
4,084/200 = 20.42
MINIMUM PARKING REQUIRED: 14
MAXIMUM PARKING ALLOWED: 21
TOTAL PARKING PROVIDED: 20 W/1 ADA SPACE

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TOTAL PARKING PROVIDED: 20 W/1 ADA SPACE	



PARCEL ID 083-135A & 083-135
LAND LOT: 105
DISTRICT: 10TH

REVISIONS:

PROJECT: SOUTHERN BANK & TRUST	
PROJECT ADDRESS: 218 CARPENTERS COVE LN	
PROJECT ADDRESS: CORNELIA, GA 30531	
CLIENT: SOUTHERN BANK & TRUST	
CLIENT ADDRESS: III SOUTHERN BANK DRIVE	
CLIENT ADDRESS: CLARKESVILLE, GA 30523	
DATE: 07/01/19	DWG: PRJ1

Civil Consulting Engineers, Inc.
www.civilconsultingengineersinc.com
211 E. MAIN STREET
CANTON, GA 30114
678-462-4072



07/01/19

SITE PLAN CI

Order Plans @
441 Historic Highway
R/W & Pavement Width Varies



IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR EMERGENCY CONTACT: SIDNEY ROLAND (706) 968-0805