



**COMMERCIAL NOTES: "COUNTRY GARDENS"**  
 "COMMERCIAL CENTER"

- PROPOSED ZONING: C-8 "HEAVY COMMERCIAL" CRT: 20.73 AC.  
 C-7 "CONSUMER MAJOR SHOPPING": 17.33 AC.
- GROSS PROPERTY AREA - OWNER/APPLICANT: ± 38.11 AC.
- CURRENT ZONING CATEGORY: RC - RURAL CONSERVATION
- LAND LOT 62, THE 6TH DISTRICT (PARCELS #122-6062-02/6/10/13)
- ESTIMATED GREENSPACE, PARK, BUFFERS: ± 9.50 ACES (25%)
- IMPROVEMENTS COVERAGE ± 75% OR APPROX: ± 28.6 ACES
- MINIMUM BLDG. SETBACKS: 50' FRONT, 10' SIDE, 10' REAR (C-7)  
 (C-8) COMMERCIAL: 50' FRONT, 20' SIDE, 20' REAR
- ESTIMATED PARKING 5.5/1000' ± 150 SPACES; SHOWN: ± 442 (C-7)  
 C-8 ZONE PARKING: 5/1000' ± 250 SPACES; SHOWN: ± 90
- ACTUAL BUILDING NOS., SIZES, & SQ. FEET TO BE DETERMINED...  
 MAXIMUM BLDG. HGT. IN C-7 OR C-8 NOT TO EXCEED: 34' 11"
- WATER TO BE PROVIDED BY COMETA COUNTY WATER LINES (EXIST.)  
 SEWER SERVICED BY ON-SITE SEPTIC FIELDS & REPLACEMENT
- THIS PROPERTY IS LOCATED WITHIN SHOAL CREEK WATERSHED  
 PROTECTION DISTRICT; VERTICAL DATUM: ASSUMED ELEVATION  
 (NAVD 1929) FROM USGS QUAD MAP TOPO SOURCE.
- THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD  
 PLAN PER F.I.R.M. #13077C 0170C; EFFECTIVE MAY 16, 2006

KEY	± ACRES	ZONING	PROPOSED DEVELOPMENT:
A	± 13.73	C-7	GROCERY ANCHOR/RETAIL
PARK	3.60	C-7	SWIM., WATER QUALITY, PARK!
B	1.85	C-8	GAS, CAR WASH, OR SERVICE...
C	1.93	C-8	AUTOMOTIVE, TIRES, WUBE, ETC...
D	17.00	C-8	NURSERY; PUBLIC STORAGE, ETC
			± 38.11 ACES

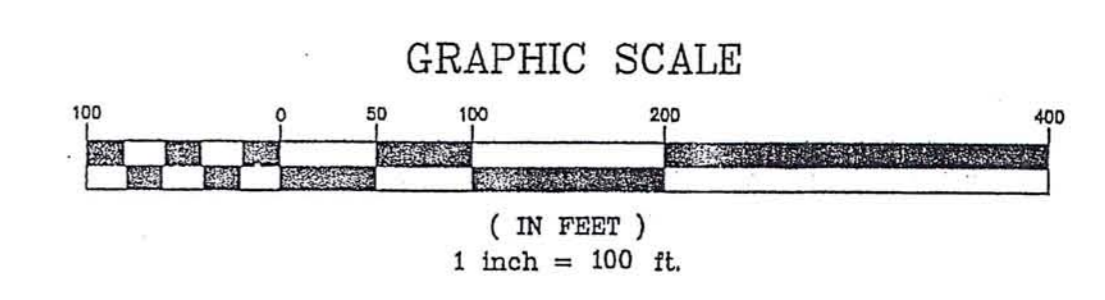
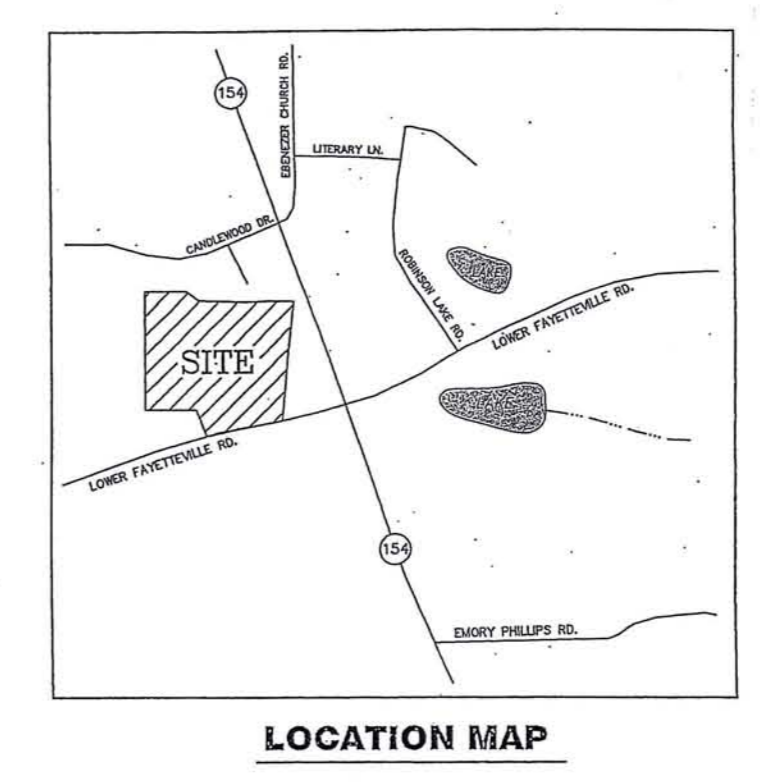
LINE TABLE

LINE	LENGTH	BEARING
L15	99.17	N65°00'27"E
L16	101.07	N69°02'50"E
L17	103.43	N74°39'02"E
L18	105.94	N77°57'21"E
L19	80.13	N80°11'31"E
L20	43.23	N80°27'52"E
L21	85.94	N80°44'45"E
L22	99.41	N80°58'17"E
L23	98.57	N80°34'32"E
L24	99.66	N80°36'51"E
L25	89.70	N79°53'52"E
L26	29.55	N76°28'05"E
L27	22.44	N76°22'59"E

... CONCEPTUAL LAND USE PLAN ...

APPLICANT/PROPERTY OWNER:  
 Mike Cunningham  
 Country Gardens Farm & Nursery  
 3728 Lower Fayetteville Rd.  
 Newnan, GA 30265  
 770-251-2673

DENNIS G. DREYER, OWNER'S REPRESENTATIVE...  
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**land.plans**  
 37 CALUMET PARKWAY • BLDG. N • NEWNAN, GA 30263  
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Neal Spradlin, P.E.  
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 Sharpsburg, GA 30277  
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 nextel: 1511014811

**CAPSTONE ENGINEERING, INC.**

GEORGIA REGISTERED PROFESSIONAL ENGINEER NEAL SPRADLIN

DESCRIPTION: SETBACKS ZONINGS

REV. DATE: 8/5/09

COUNTRY GARDENS FARM & NURSERY

CONCEPTUAL SITE PLAN

DATE: 8/5/09 DRAWN BY: MNS SCALE: 1"=80'

SHEET 1