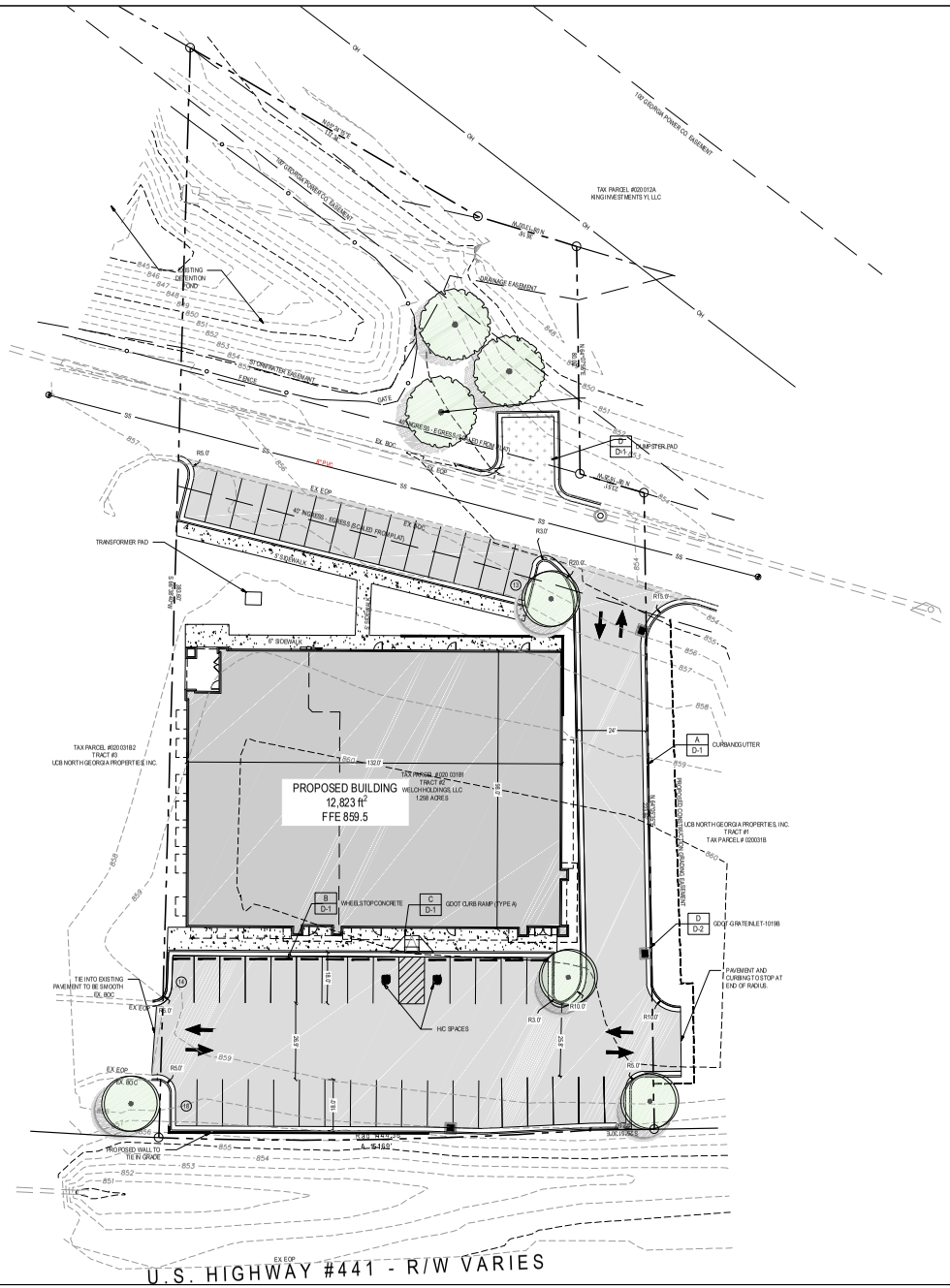

PAVING LEGEND:

HD = HEAVY DUTY
SD = STANDARD DUTY

- SD ASPHALT PAVING
- SD CONCRETE PAVING
- HD CONCRETE PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOP BARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER
WELCH HOLDINGS, LLC.
1349 LORD ROAD
COMMERCE, GA 30530
CONTACT: KEVIN WELCH
KWELCH@RENEGADEBILDINGS.COM
706-654-3100

PROJECT INFORMATION	
ADDRESS	HOMER ROAD
PARCEL NUMBER	020 031B1
ACREAGE	1.258
EXISTING ZONING	C3-COMMERCIAL
PROPOSED ZONING	C-3 COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL BUILDING
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13157C0155C, DATED 12/17/2010. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. **A SEPARATE PERMIT WILL BE FILED FOR SIGN.**
SURVEY INFO	BOUNDARY AND INFORMATION OF SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SMITH PLANNING GROUP, LLC FOR WELCH HOLDINGS LLC DATED X. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL CITY OF COMMERCE GA ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH CITY OF COMMERCE, GA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF COMMERCE, GA ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PARKING		
	REQUIRED	PROVIDED
COMMERCIAL (1 PER 350 ft²)	36	44
ADA SPACES	2	2
TOTAL	36	46

UTILITY DATA	
WATER SUPPLY	CITY OF COMMERCE
SEWERAGE DISPOSAL	CITY OF COMMERCE
SOLID WASTE	TBD
PROPOSED UTILITIES	X ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

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811
Know what's below.
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3 WORKING DAYS BEFORE YOU DIG

1 inch = 20 ft.

SMITH PLANNING GROUP
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1022 T WELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
(706) 769-95 15
(706) 769-95 95 FAX
www.smithplanninggroup.com

WELCH HOLDINGS, LLC.

HOMER ROAD

SEALS:

GEORGIA REGISTERED No. 035654 PROFESSIONAL ENGINEER EDWARD LANE
05/04/2021

SHEET TITLE:

SITE

SHEET ISSUE: 04-29-2021 PROJECT NO. 19-2604

NO.	DATE	DESCRIPTION

SHEET NO.

C-20

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