



- SITE PLAN NOTES:**
- DEVELOPER:  
**ISLAND INVESTORS**  
350 ALLISON DR. NE  
ATLANTA, GA 30342  
CONTACT: RANDY WRIGHT  
PHONE: 404-316-1101
  - ENGINEER / SURVEYOR:  
**INTEGRATED SCIENCE & ENGINEERING, INC.**  
1039 SULLIVAN ROAD, SUITE 200  
NEWNAN, GA 30265  
CONTACT: JASON WALLS, P.E.  
PHONE: 678-552-2106
  - SITE DATA:  
PARCEL: LOTS 16, 17, AND TRACT "B" POWERS COURT  
TAX PARCEL ID NUMBER: 072604010, 072604009  
USE: COMMERCIAL BUSINESS PARK
  - SITE AREA: 9.454 ACRES
  - ZONING:  
CURRENT (OI)  
PROPOSED (C2)
  - SETBACKS:  
FRONT: 50 FEET (BUILDING)  
SIDE: 20 FEET (BUILDING)  
REAR: 30 FEET (BUILDING)
  - BUILDING AREA: 90,000 SF  
3 BUILDINGS AT 30,000 SF EACH
  - PARKING SUMMARY:  
- WAREHOUSE (81,000 SF) @ 1 SPACE PER 2000 SF = 41 SPACES  
- OFFICE (9,000 SF) @ 1 SPACE PER 250 SF = 36 SPACES  
  
TOTAL REQUIRED PARKING = 77 SPACES  
  
TOTAL PROVIDED PARKING = 78 SPACES
  - NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0077E DATED SEPTEMBER 26, 2008.
  - WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
  - UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY ON-SITE SEPTIC, OR CONNECTION TO PUBLIC SEWER THROUGH COORDINATION WITH THE TOWN OF TYRONE.
  - STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT TO BE PROVIDED BY PROPOSED STORMWATER MANAGEMENT FACILITIES ONSITE.



**INTEGRATED Science & Engineering**

1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265  
(678) 552-2106 | (678) 552-2107  
CSC No. 15-000024 Exp. 06/30/2022

Rev.	Description	Date	App.
1.	ISSUED FOR REVIEW		

Drawn by: 11/01/21

Project #: 20

Check by: 20

Design by: 20

Review by: 40

Scale: 1" = 40'

CONCEPT PLAN FOR TYRONE BUSINESS PARK

LAND LOT 116 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA

ENGINEERED CONCEPT PLAN

DRAWING NO. C200