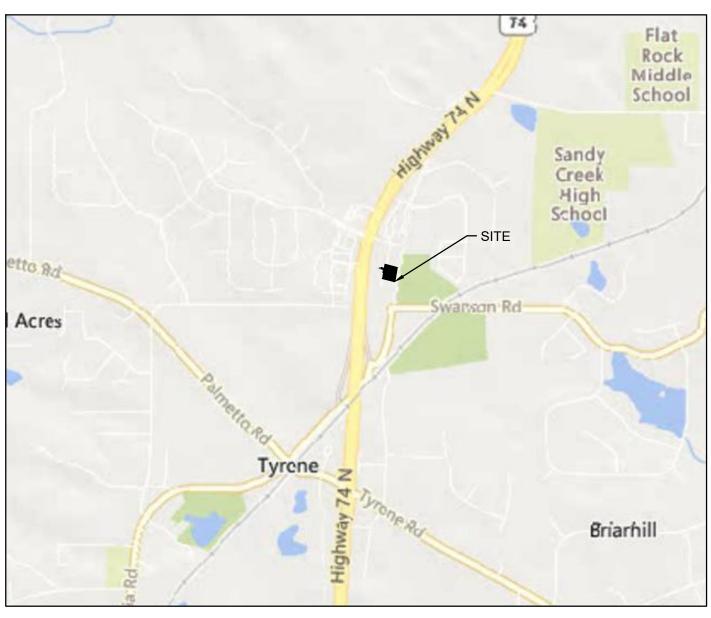


10 FT 38 37 36 35 34 30 31 32 33 29 28 Ω ROA 27 26 SENOIA 25 24 | 23 - 25' ___ F



VICINITY MAP

SITE

N.7	E PLAN NOTES: OWNER / DEVELOPER: ORTMAN VENTURES LLC 624 MAGNOLIA LANE PEACHTREE CITY, GA 30269			CONCEPT PLAN SITE 2 - OPTION 7	1
	CONTACT: LYNN ORTMAN / OWNER TELEPHONE: (512) 745-3079 EMAIL: LYNN.ORTMAN@DOGTOPIA.COM			O IS	10
2.	ENGINEER: HIGHLAND LAND PLANNING, LLC 201 PROSPECT PARK PEACHTREE CITY, GA 30269 EMAIL: JWALLS@HIGHLANDLP.US PHONE: 770-631-0499	SURVEYOR: W.S. BODKIN SURVEYING, LLC 315 CASTLEWOOD RD TYRONE, GA 30290 CONTACT: SCOTT BODKIN, R.L.S. PHONE: 770-312-5500			DRGTA
3.	SITE DATA: PARCEL: OLD SENOIA ROAD SITE AREA: 1.0 ACRES TAX PARCEL ID NUMBER: 0726 031 ZONING: C2 (HIGHWAY COMMERCIAL) USE: RETAIL			~	OF TYRONE, FAYETTE COUNTY, GEORGIA
4.	SETBACKS AND BUFFERS: FRONT: 50 FEET SIDE: 30 FEET REAR: 20 FEET BUFFER: 60 FOOT (AT HWY 74) ** NOTE: SETBACKS FROM OVERALL PLAT APP 25 FOOT REAR SETBACK AT SENOIA F		LAYOUT PLAN	or A TYRONE 'YRONE, G/	
5.	BUILDING AREA: OVERALL BUILDING = 8,000 SF DOGTOPIA = 5,000 SF RETAIL = 3,000 SF		CONCEPTUAL	F OGTOPL WN OF T	TH DISTRICT.
6.	PARKING SUMMARY: DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF @ REQUIRED SPACES: 20 SPACES RETAIL: 5.5 SPACES PER 1000 SF @ 3,000 SF REQUIRED SPACES: 16.5 SPACES	9 5,000 SF	CON	DOG	LAND LOTS XX AND XX OF THE XTH DISTRICT.TOWN
	TOTAL SPACES REQUIRED = 37 SPACES TOTAL SPACES PROVIDED = 38 SPACES	T. ALL PARKING LOT LANDSCAPE ISLANDS ARE MINIMUM 10			D LOTS XX A
		24 FEET MINIMUM WIDTH IF 2 WAY AND 20 FEET IN WIDTH IF			LAN
7.	FLOODPLAIN: NO PORTIONS OF THIS PROPERTY MAP, COMMUNITY PANEL #13113C0077E DATED S	' LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE SEPTEMBER 26, 2008.			
8.	ECOLOGY: WETLANDS AND STATE WATERS ARE PROPOSED DEVELOPMENT.	NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE			
9.	UTILITIES: WATER SERVICES PROVIDED BY THE PROVIDED BY THE TOWN OF TYRONE. BOTH AR	E FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE RE PROVIDED TO THE IMMEDIATE SITE AREA.			
10.	STORMWATER MANAGEMENT FACILITY LOCATED WATER QUALITY TREATMENT TO BE PROVIDED	RMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER D BEHIND THE PUBLIX SHOPPING CENTER, WITH ADDITIONAL VIA RRV OR WQV, WHICHEVER IS APPROPRIATE. A INTING THE SITE WILL BE PROVIDED AS PART OF THE		\Box	30269
11.	LANDSCAPING: A LANDSCAPE PLAN WILL BE PR BY THE PLANNING COMMISSION.	EPARED TO TOWN OF TYRONE STANDARDS, TO BE APPROVED			GEORGIA 30
12.	PLAN EXPIRATION: CONCEPT PLAN SHALL EXPIRED TO A SUBMITTED TO A SUBMITTAD SUBMITTED TO A SUBMITT	RE 12 MONTHS FROM THE DATE OF APPROVAL IF FINAL SITE TO THE CITY PLANNER.	En		REE CITY, G
13.	ARCHITECTURAL REVIEW: PROJECT SITE IS WIT REQUIRES AN ARCHITECTURAL REVIEW BY THE	THIN 500 FEET OF A MAJOR THOROUGHFARE AND THEREFORE PLANNING COMMISSION.		I C H L	Definition of the second

DRAWING NO. C200

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