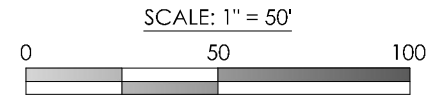


**STORMWATER MANAGEMENT NOTE:**  
 STORMWATER MANAGEMENT (DETENTION, WATER QUALITY) MUST BE PROVIDED ON SITE IN THE FORM OF AN UNDERGROUND SYSTEM IN COMBINATION WITH GROUND LEVEL WATER QUALITY FEATURES.



**SITE NOTES:**

**SITE AREA:**  
 TOTAL AREA: ±3.1 ACRES  
 EXISTING ZONING: C-2

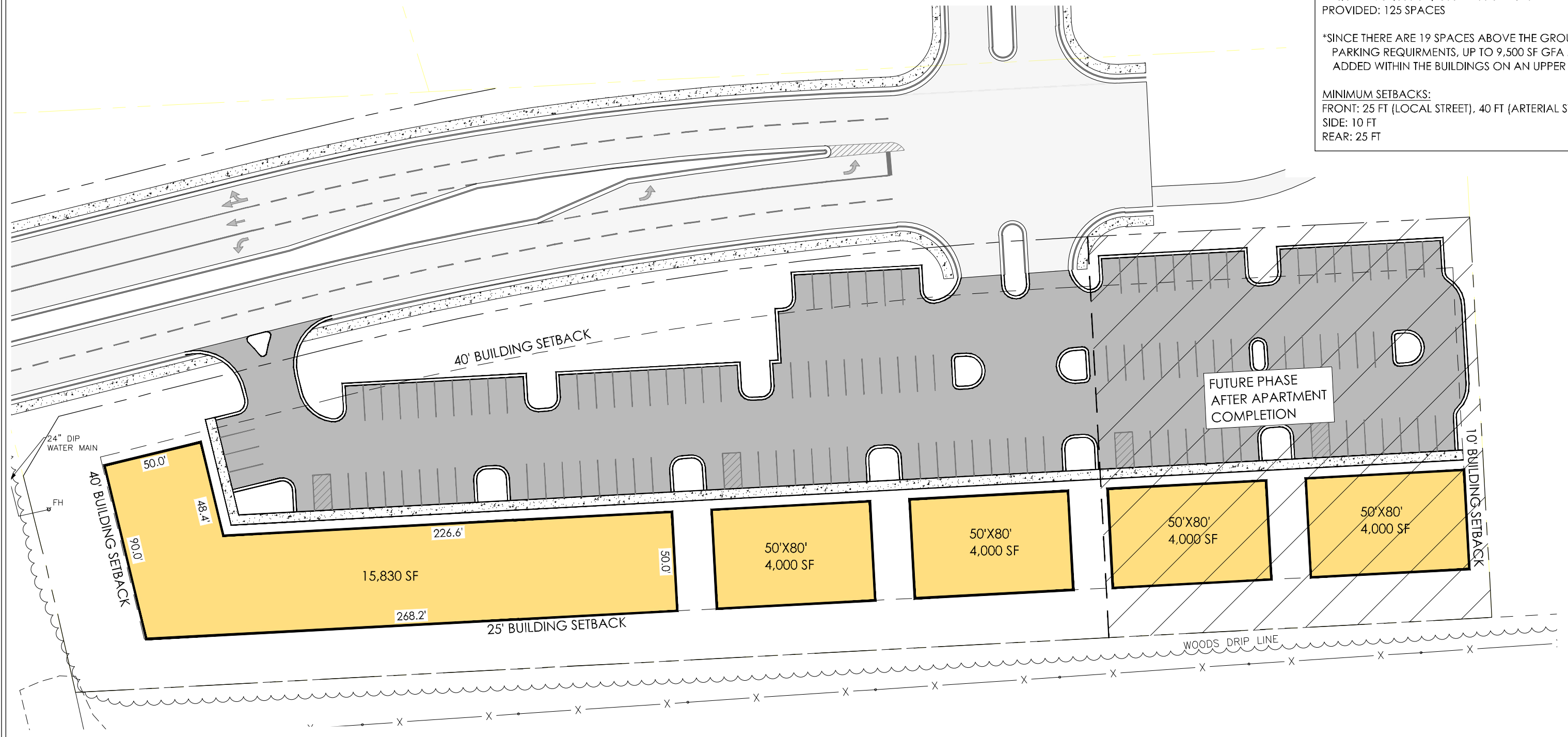
**PROPOSED BUILDINGS:**  
 TOTAL GFA (GROUND LEVEL): 31,830 SF

**PARKING REQUIREMENTS:**  
 1 SP / 300 SF GFA GROUND LEVEL  
 1 SP / 500 SF GFA UPPER LEVELS\*

**REQUIRED:** 31,830 SF / 300 = 106 SPACES  
**PROVIDED:** 125 SPACES

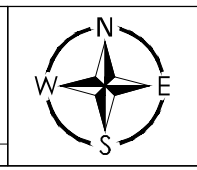
\*SINCE THERE ARE 19 SPACES ABOVE THE GROUND LEVEL PARKING REQUIREMENTS, UP TO 9,500 SF GFA MAY BE ADDED WITHIN THE BUILDINGS ON AN UPPER LEVEL.

**MINIMUM SETBACKS:**  
 FRONT: 25 FT (LOCAL STREET), 40 FT (ARTERIAL STREET)  
 SIDE: 10 FT  
 REAR: 25 FT



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**MAXWELL-REDDICK AND ASSOCIATES**  
 ENGINEERING • LAND SURVEYING  
 1221 MERCHANT WAY SUITE 201 STATESBORO, GA 30458 (912) 489-7112 OFFICE  
 11605 HAYNES BRIDGE RD SUITE 475 ALPHARETTA, GA 30009 (404) 693-1618 OFFICE  
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REVISIONS:

△	

DESIGNED: TCO	DRAWN BY: TCO	CHECKED: TCO
DATE: DEC. 11, 2018		
JOB NO.: 2017-114		

IMS DEVELOPMENT  
 GA HWY 96  
 WARNER ROBBINS, GA  
 CONCEPTUAL LAYOUT PLAN

DRAWING NUMBER  
**1**  
 1 OF 1 SHEETS