

VICINITY MAP  
NOT TO SCALE

**NOTES:**

- THE SITE IS ZONED GC (GENERAL COMMERCIAL) AND IS WITHIN THE CITY OF SENOIA COMMERCIAL OVERLAY DISTRICT
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
- THE SITE WILL MEET THE LIGHTING INTENSITY REQUIREMENT OF 2.4 FOOTCANDLES. THE LIGHTING DESIGN WILL BEST MATCH THE EXISTING LIGHTING POLE AND FIXTURE THAT IS CONSISTENT WITH THE SURROUNDING PUBLIX SHOPPING CENTER.

**PARKING CALCULATIONS:**

<b>PARKING REQUIRED:</b>	1 SPACE/300 SF OF COMMERCIAL FLOOR AREA AVAILABLE TO THE PUBLIC (15,242 OF THE 18,800 SF OF BUILDING PLUS THE 2,640 SF LIVE GOODS CENTER IS COMMERCIAL FLOOR AREA OPEN TO THE PUBLIC. THIS SUMS TO A TOTAL OF 17,882 SF)
	17,882 SF / 300 SF = 60 SPACES (MIN. REQUIRED)
<b>PARKING PROVIDED:</b>	81 SPACES (77 VEHICULAR PARKING SPACES PLUS 4 GOLF CART PARKING SPACES.)

NF PROPERTY OF  
**Shops of Senoia LLC**  
DEED BOOK 5421 / PAGE 707  
PLAT BOOK 9 / PAGE 241  
ZONED GC  
(VACANT)

NF PROPERTY OF  
**Central of Georgia  
Railroad Company**  
NO RECORD FOUND

NF PROPERTY OF  
**Shops Grocery LLC**  
DEED BOOK 4807 / PAGE 43  
PLAT BOOK 78 / PAGE 224  
GROCERY PARCEL - SENOIA VILLAGE  
ZONED GC  
"PUBIX"

ENGINEER:  
**FORESITE group**  
ForeSITE Group, LLC  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092  
770.368.1399  
770.368.1944  
www.foresitegroup.net

DEVELOPER:  
**TRINITY PROPERTY DEVELOPMENT**  
1504 MACY DRIVE  
ROSWELL, GA 30076  
TEL: (770) 410-0888  
CONTACT: MRS. MICHELLE BENNEFIELD

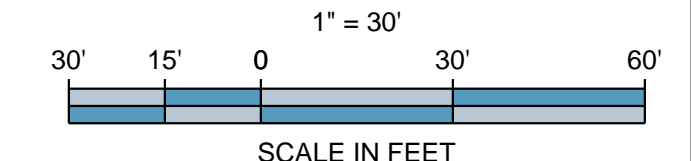
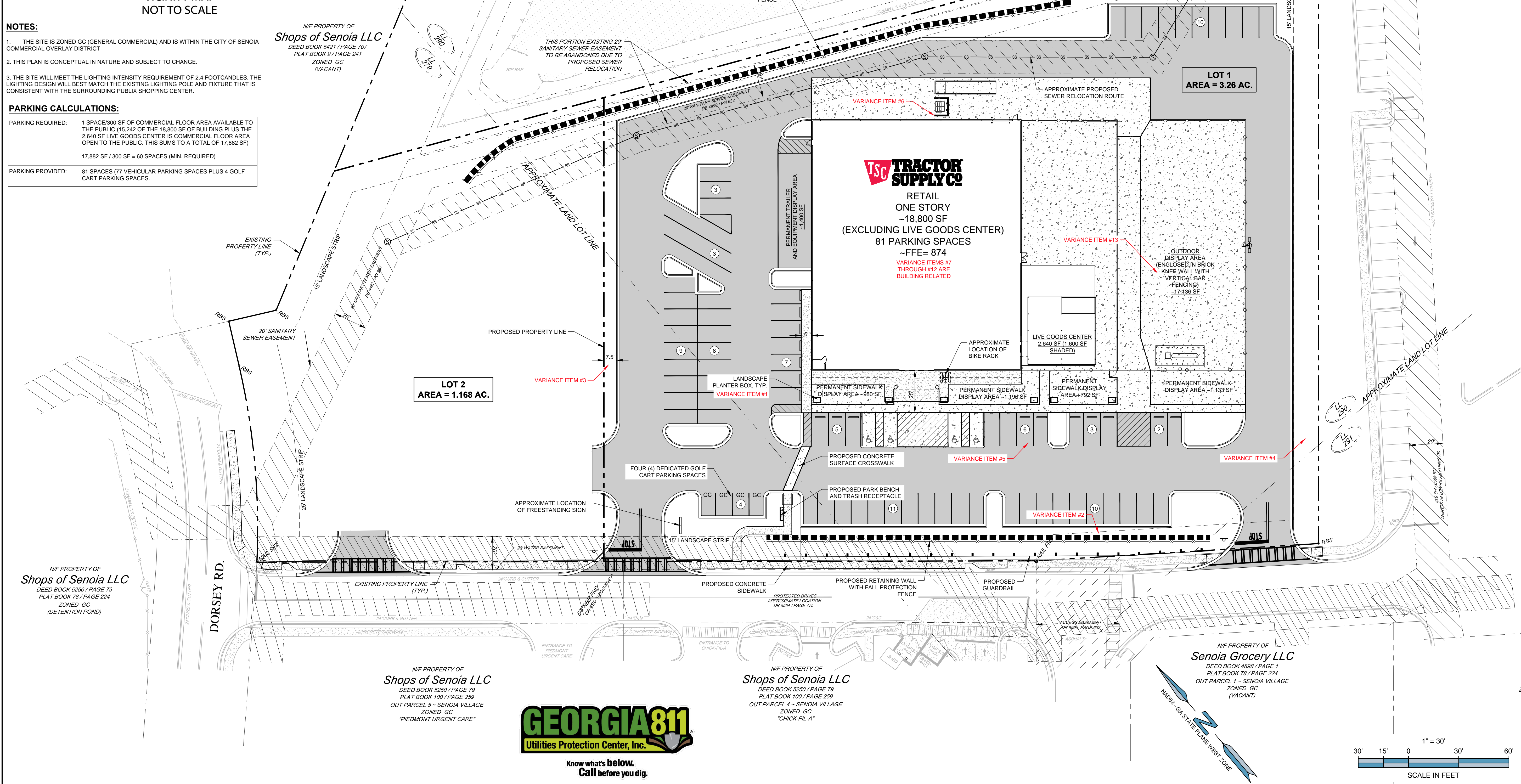
PROJECT:  
**TRACTOR SUPPLY CO.**  
SR 16 & SR 85  
SENOIA, GA  
1ST DISTRICT, LL 279, 290 & 291  
PARCEL # 168 1291 008A

SEAL:

REVISIONS	DATE
CITY COMMENTS	2024.02.08
CITY COMMENTS	2024.02.16
PARKING REVISION	2024.02.16

PROJECT MANAGER:	JMJ
DRAWING BY:	RGM
JURISDICTION:	SENOIA, GA
DATE:	2024-01-18
SCALE:	1" = 30'
TITLE:	

**VARIANCE PLAN**  
SHEET NUMBER:  
**V-1**  
COMMENTS:  
NOT RELEASED FOR CONSTRUCTION  
JOB/FILE NUMBER:  
341.096



PLAN, OR WELL STREET - SENOIA, GEORGIA VARIANCE PLAN  
 DRAWING DATE: 2/16/2024 9:58 AM  
 REVISIONS: 0  
 PROJECT: 341.096