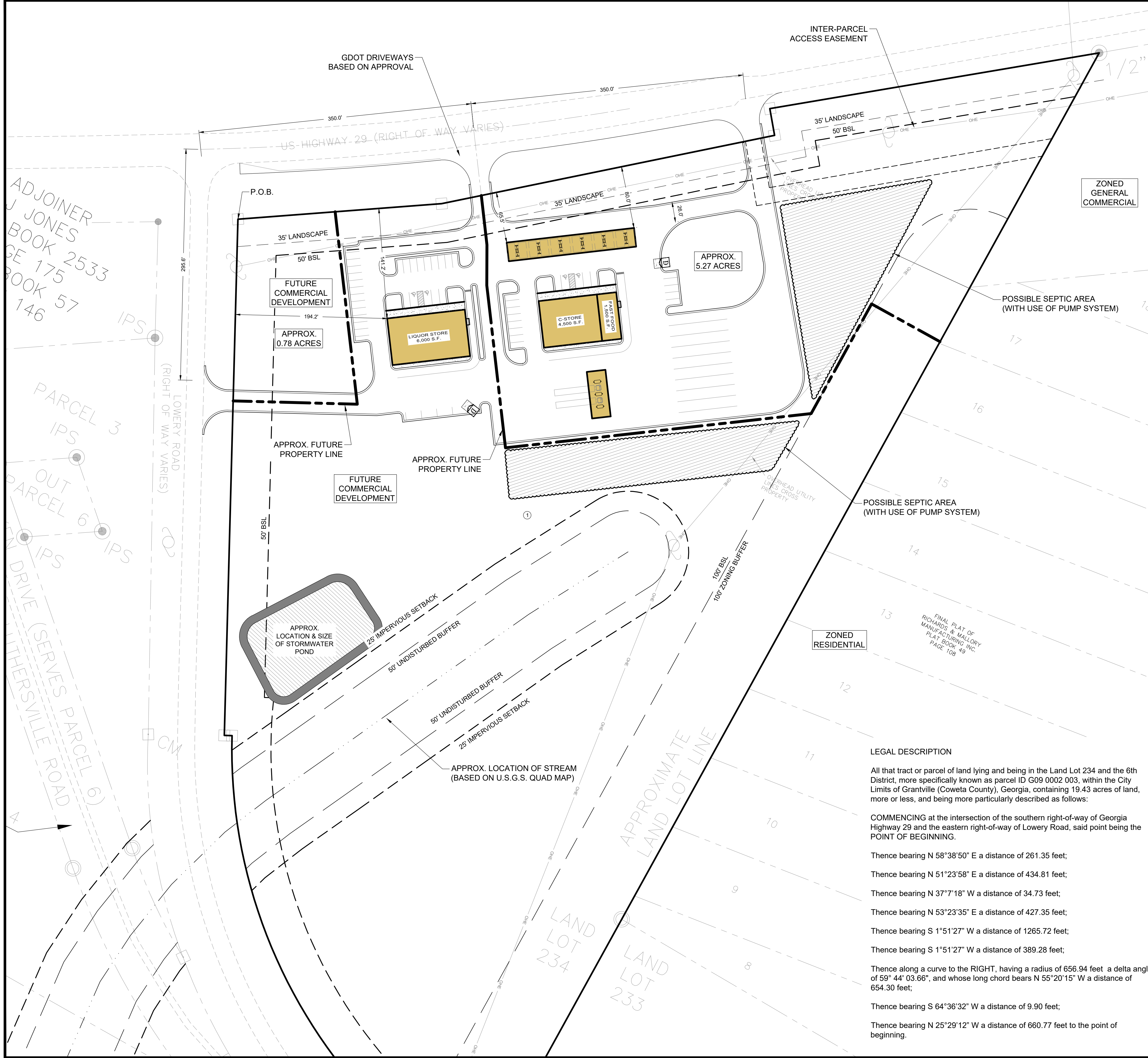
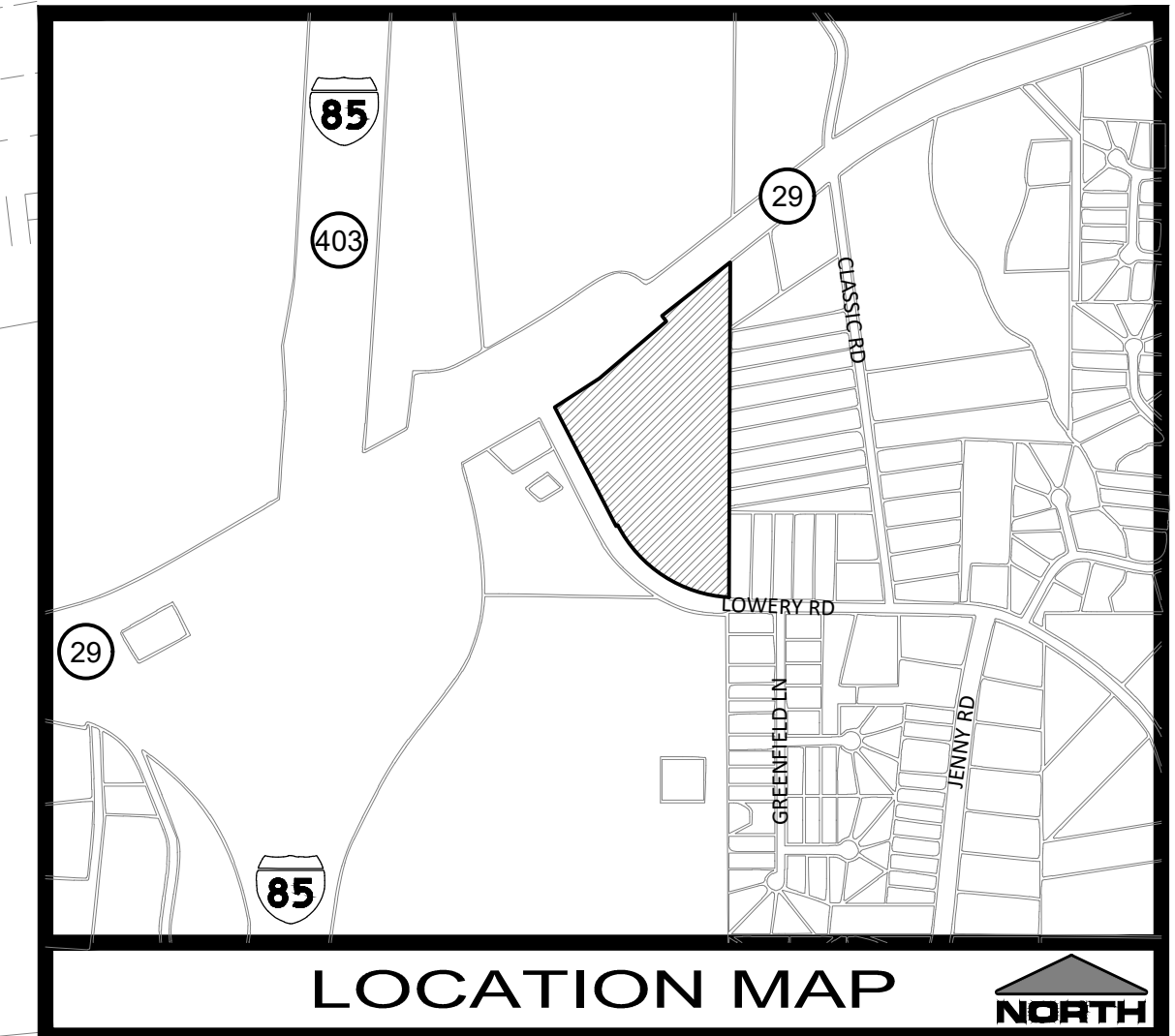


DATE:	
REVISION	
No.	



- TRUCK STOP, SUBJECT TO THE FOLLOWING CONDITIONS:**
1. THE LOT UPON WHICH THE TRUCK STOP IS LOCATED, INCLUDING ALL STRUCTURES AND PARKING SPACES, IS A MINIMUM OF FIVE (5) ACRES;
  2. NO SUCH USE IS ALLOWED WITHIN FIVE THOUSAND (5,000) FEET IN ANY DIRECTION FROM AN EXISTING SIMILAR USE;
  3. ON-SITE SECURITY SHALL BE PROVIDED BY THE OWNER OR OPERATOR OF THE TRUCK STOP TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK;
  4. NO LONG-TERM STORAGE OF TRAILERS OR TRUCKS SHALL BE ALLOWED ON THE LOT;
  5. NO OVERNIGHT OR SLEEPING FACILITIES SHALL BE PROVIDED ON THE LOT.

- SITE NOTES:**
1. THE EXISTING PROPERTY IS VACANT.
  2. PRESENT ZONING IS GENERAL COMMERCIAL.
  3. PROPERTY IS WITHIN THE HIGHWAY 29 OVERLAY DISTRICT AND MUST CONFORM TO ALL REQUIREMENTS INCLUDING ARCHITECTURAL FROM SECTION 4.1-11.
  4. EXISTING USE OF MAJORITY OF ADJACENT PROPERTY ALONG EASTERN PROPERTY LINE IS RESIDENTIAL. NORTHEAST CORNER IS ZONED GENERAL COMMERCIAL.

**PARKING REQUIREMENTS:**

CITY REQUIREMENT	REQUIRED MINIMUM	PARKING PROVIDED
C-STORE 4,500 S.F.	23	23
5 SPC. PER 1000 S.F.		
RETAIL 6,000 S.F.	30	30
5 SPC. PER 1000 S.F.		
FAST FOOD 20 SEATS		
4 EMPLOYEES	7	7
1 SPC. PER 4 SEATS		
1 SPC. PER 2 EMPLOYEES		
<b>TOTAL</b>	<b>60</b>	<b>60</b>

\* INCLUDES 4 A.D.A. PARKING SPACES (2 REQUIRED)

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the Land Lot 234 and the 6th District, more specifically known as parcel ID G09 0002 003, within the City Limits of Grantville (Coweta County), Georgia, containing 19.43 acres of land, more or less, and being more particularly described as follows:

COMMENCING at the intersection of the southern right-of-way of Georgia Highway 29 and the eastern right-of-way of Lowery Road, said point being the POINT OF BEGINNING.

Thence bearing N 58°38'50" E a distance of 261.35 feet;

Thence bearing N 51°23'58" E a distance of 434.81 feet;

Thence bearing N 37°7'18" W a distance of 34.73 feet;

Thence bearing N 53°23'35" E a distance of 427.35 feet;

Thence bearing S 1°51'27" W a distance of 1265.72 feet;

Thence bearing S 1°51'27" W a distance of 389.28 feet;

Thence along a curve to the RIGHT, having a radius of 656.94 feet a delta angle of 59° 44' 03.66", and whose long chord bears N 55°20'15" W a distance of 654.30 feet;

Thence bearing S 64°36'32" W a distance of 9.90 feet;

Thence bearing N 25°29'12" W a distance of 660.77 feet to the point of beginning.

