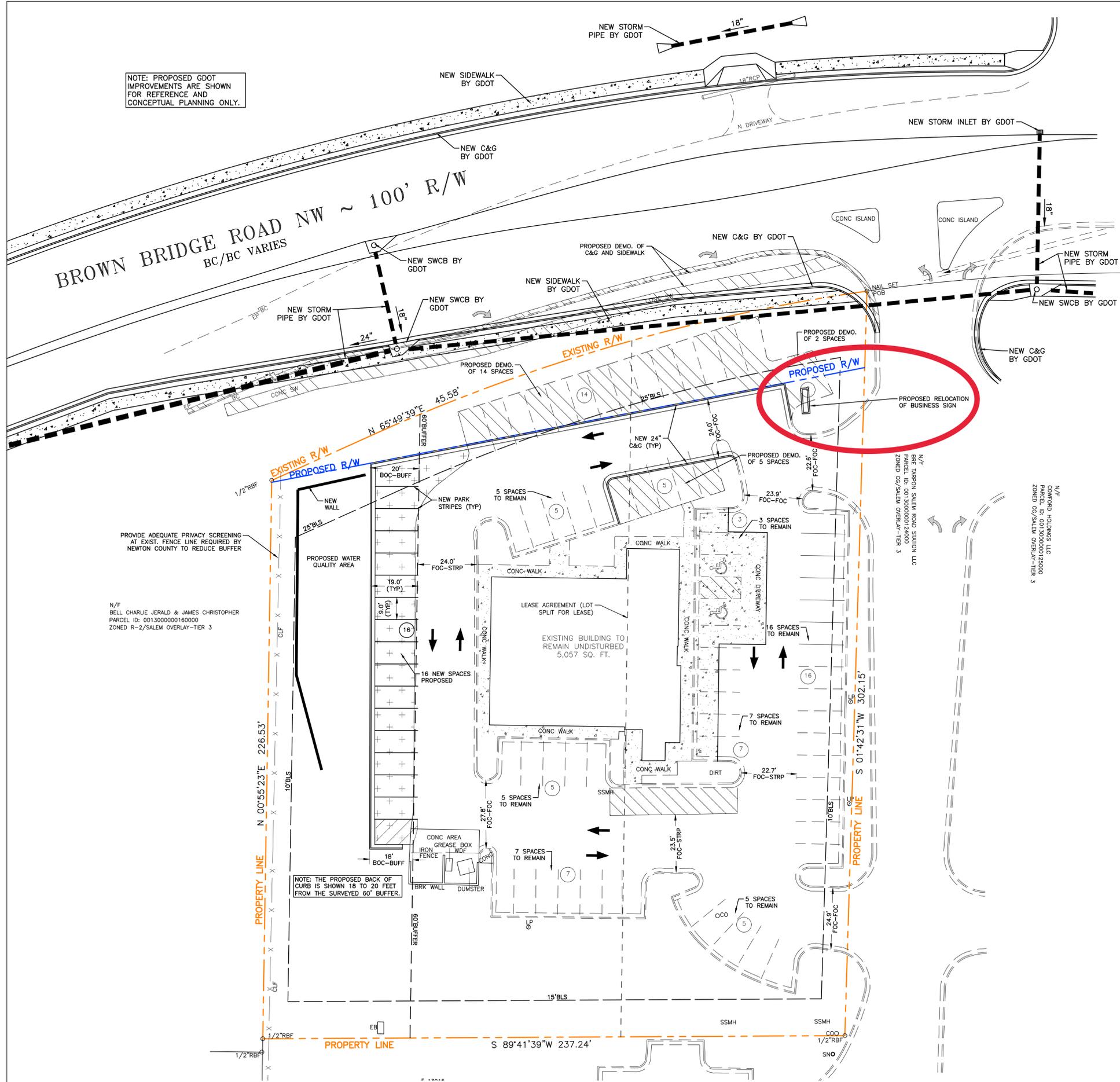


NOTE: PROPOSED GDOT IMPROVEMENTS ARE SHOWN FOR REFERENCE AND CONCEPTUAL PLANNING ONLY.



- CONCEPT PLAN NOTES:
1. CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALK, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS AND PROVIDE SEALANT AT ALL JOINTS BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH AND SEAMLESS TRANSITION.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF COLUMN, CENTER OF STRUCTURE, CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 3. PROPOSED IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL SITE PLANNING ONLY. PROPOSED IMPROVEMENTS BY THE GEORGIA DEPARTMENT OF TRANSPORTATION ARE SHOWN FOR REFERENCE ONLY.
 4. TOPOGRAPHY, UTILITIES, AND TREES ARE NOT SHOWN ON THIS PLAN FOR CLARITY.
 5. SEE ALTA/NSPS SURVEY PREPARED BY LAND SURVEY EXPRESS, INC DATED 06-27-2022 FOR LEGAL DESCRIPTION, ZONING CONDITIONS, AND TITLE EXCEPTIONS.

ALL IMPROVEMENTS EXISTING UNLESS NOTED "NEW".

ALL INFORMATION ON EXISTING CONDITIONS OBTAINED FROM THE ALTA/NSPS SURVEY, PREPARED BY SURVEY LAND EXPRESS, INC DATED 06-27-2022.

THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD AREA AS DEFINED BY F.I.R.M. #13217C0105D, CITY OF COVINGTON, NEWTON COUNTY, GEORGIA, DATED 03-17-2014.

PAVEMENT LEGEND

- NEW STD. DUTY ASPHALT
- NEW CONCRETE SIDEWALK
- DEMO. SURFACE

PARKING SUMMARY

EXISTING SPACES = 69
 PROPOSED SPACES = 64

| | |
|----------|----------|
| STANDARD | HANDICAP |
| 62 | 2 |

PARKING PROVIDED = 64 (INCL. 2 HC)
 PROPOSED PARKING SPACES ARE 19'X9'=171 SF OR LARGER

PROPOSED PARKING CALCULATION

MEDICAL CLINIC: ONE (1) SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA USED FOR OFFICES AND SIMILAR PURPOSES, BUT NOT LESS THAN FOUR (4) SPACES.
 REQUIRED 3,343SF=17 SPACES PROVIDED 32 SPACES

RESTAURANT: ONE (1) SPACE FOR EACH 100 SQUARE FEET OF FLOOR AREA
 REQUIRED 1,714SF=18 SPACES PROVIDED 32 SPACES (INCL. 2HC)

NOTE: THE MINIMUM SHARED PARKING REQUIREMENT IS 31 SPACES BY THE CALCULATION METHOD OF SEC. 460-050, ITEM J. PARKING IN ACCORDANCE WITH DIVISION 515 OF THE ZONING ORDINANCE.



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FOR REVIEW ONLY

NOT TO BE RELEASED FOR CONSTRUCTION

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |
| | | |

Owner/Developer
EVEREST MINDS COVINGTON, LLC
 1039 PARC LN E
 DECATUR, GA 30033

Project Name and Address
EVEREST MINDS COVINGTON, LLC
 13091 BROWN BRIDGE ROAD
 COVINGTON, GA 30016

Sheet Title
CONCEPTUAL SITE PLAN

Date
 04-06-2023

Scale
 1"=20'

Sheet
C-1

