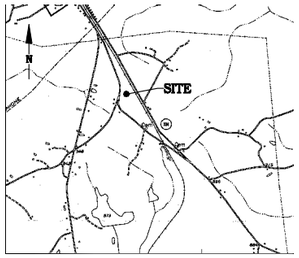
SUMMARY

SITE AREA = 16.38 ACRES
ZONING = M-1
PROPOSED PARKING SHOWN = 130
PROPOSED MANUFACTURING SHOWN = 150,000 SF
PROPOSED OFFICE SHOWN = 20,000 SF
THERE ARE NO EXISTING BUILDINGS
SETBACKS
FRONT = 50'
SIDE = 12'
REAR = 12'

VICINITY MAP N.T.S. Taken from Aero Surveys of Ga., Inc.



FLOOD MAP N.T.S.
THIS PROPERTY IS **NOT** LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP OF JACKSON COUNTY, GEORGIA. COMMUNITY PANEL NO. 130345-0125A, EFFECTIVE DATE NOV. 16, 1990.

SOUTHERN RAILROAD 100' R/W
ROCK FOUND 2.15' INSIDE R/W
S 28°12'37"E 989.40'
1/2" REBAR FOUND
S 28°12'37"E 269.48'
1297' TO C/L OF GA. HWY. 334
1/2" REBAR SET
12' BL
315.5'
301.89'
N 72°15'55"E
N/F LAMATTINE G. HARDMAN ESTATE
LOADING AREA
50.0'
30.0'
100.0'
500.0'
80.0'
RAILROAD SPUR
452.8'
409.10'
FUTURE MANUFACTURING EXPANSION
60,000 SF
250.0'
200.0'
150.0'
100.0'
300.0'
PROPOSED MANUFACTURING FACILITY
150,000 SF
FUTURE PARKING
STORAGE YARD
DETENTION
N/F JOYSERV CO. LTD.
S 61°47'23"W
1/2" REBAR SET
N 05°29'19"E 324.50' Rad 1159.53' Arc 325.56'
EXISTING FIRE HYDRANT
PROPOSED CORPORATE OFFICES
20,000 SF
200.0'
125.0'
75.0'
FUTURE OFFICES
10,000 SF
130 PARKING SPACES
236.4'
FUTURE PARKING
1/2" REBAR FOUND
49.21'
PHONE BOX
N 11°21'23"E 128.84'
55.7'
N 06°32'14"E 155.68' Arc 155.93' Rad 787.88'
N 49°21'54"W 297.85'
INV 24" RCP 35.4
INV 24" RCP 33.4
N 49°21'54"W 134.72'
1/2" REBAR SET
50' BL
N 48°46'04"W 133.90' Arc 133.92' Rad 2420.93'
N 25°29'51"W 288.11' Arc 296.06' Rad 367.24'
GA. HWY. 334 80' R/W

OWNER/DEVELOPER
FORMETCO
P.O. BOX 1989
DULUTH, GEORGIA 30096-0035
(770) 476-7000

24 HOUR CONTACT
MR. JERRY WILLIAMS
(770) 476-7000

SURVEY CONTACT
MR. CHRIS CARLAN, RLS
VENABLE & ASSOCIATES, INC.
(706) 367-8253

NOTES:
1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM PLAT BY VENABLE & ASSOCIATES DATED 6/1/06.

2. BUILDING, PARKING, STORAGE AREA, RAILROAD SPUR AND DETENTION AREA CONFIGURATIONS ARE CONCEPTUAL.

NORTH

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50' FT.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
P.O. BOX 848
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DAY DESIGN GROUP, Inc

FORMETCO

ANNEXATION & PRELIMINARY SITE PLAN
FOR
FORMETCO
NEW MANUFACTURING FACILITY
LOCATED IN
GEORGIA MILITIA DISTRICT 255
CITY OF COMMERCE ~ JACKSON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

DATE: 9/16/06
DRAWN BY: BHD
JOB NO.: 06-126

SHEET 1 OF 1