PROP. ZAXBYS SIGN

PROP. 10' STREET YARD.

FAIRLAWN DRIVE 486 L.F.

(VARIABLE PUBLIC R/W)

PARKING REQUIREMENTS:

1 SPACE / 100 S.F. GFA

MAG. NAIL FOUND

2,195 S.F. / 100 = 22 SPACES REQUIRED

6 PROPOSED SPACES + 22 EXISTING SPACES = 28 TOTAL SPACES

EXISTING IMPERVIOUS AREA CHART			
IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	TOTAL AREA (AC)	IMPERVIOUS COVERAGE (AC)
0.34	0.62	0.97	36%
PROPOSED IMPERVIOUS AREA CHART			
IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	TOTAL AREA (AC)	IMPERVIOUS COVERAGE (AC)
0.67	0.30	0.97	69%

BUFFERYARD / LANDSCAPE REQUIREMENTS:

ONE LARGE VARIETY TREE PER 5,000 S.F. OF VEHICLE USE AREA. 10,815 S.F. PROPOSED VEHICLE USE AREA 9,993 / 5,000 = 2 TREES REQUIRED

NO PARKING SPACE SHALL BE 75 FT FROM A LARGE VARIETY TREE 2 TREES REQUIRED

TOTAL TREES REQUIRED = 2 TOTAL TREES PROVIDED = 8

1010 COMMERCE DRIVE,

CONTACT: 770.725.1200

MARK@CARTERENGINEERING.COM

MSP & ASSOCIATES LAND SURVEYING, INC.

MARK CAMPBELL, P.E.

301 E HILLCREST DR., GREENVILLE SC, 29609

CONTACT: (864) 370-2232

MICHAEL S. PERDUE, PLS #L-4322

SURVEYOR

BOGART, GA 30622





SHEET TITLE:

SITE

SITE PLAN

ZAXBY'S IRLAWN COURT

ZAXBYS

SHEET NUMBER: C 3.0

PROJECT NUMBER:

25065ZAX

07/24/2025