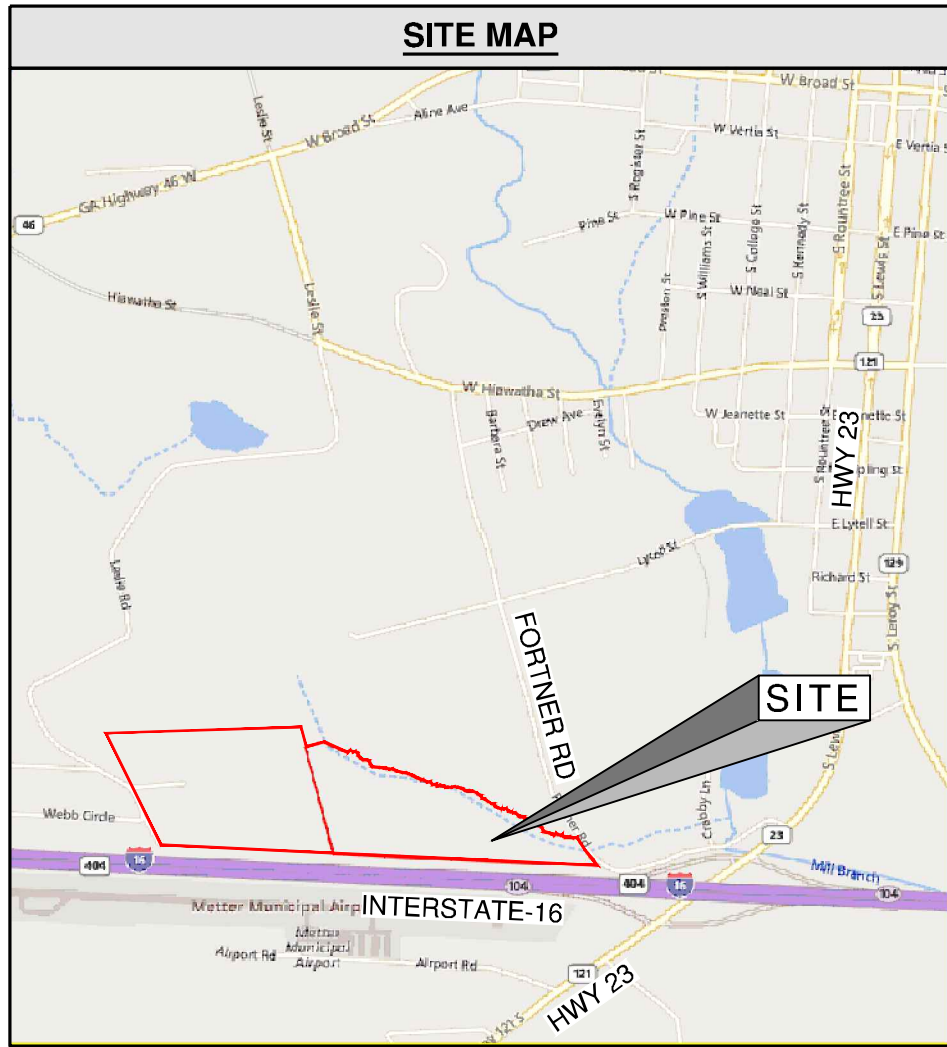


I:\Maxwell\Reddick & Associates, Inc\2025\262-262 Roy Hill - 990 Fortner Road Master Engineering\Design\Conceptual Drawings\990_FORTNER_CON_3_PLOT DATE: 7/15/2026 5:51 PM



NOTES:

SITE AREA:
PARENT PARCEL 1: ± 46.76
PARENT PARCEL 2: ± 54 ACRES

TOTAL AREA: ± 100.76 ACRES

SITE ZONING:
EXISTING ZONING: AG-3
PROPOSED ZONING: LI

BUILDING SETBACKS:

MINIMUM FRONT SETBACK:	60 FT
MINIMUM SIDE SETBACK:	50 FT
MINIMUM REAR SETBACK:	50 FT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PAPE - DAWSON

2500 NORTHWINDS PKWY, STE. 350 | ALPHARETTA, GA 30009 | 404.683.1616

811

Call before you dig

NOTE TO CONTRACTOR:

ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND THE FIELD CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS.

REVISIONS:

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PARCEL SUBDIVISION
990 FORTNER RD
CANDLER COUNTY, GA

ZONING SITE MAP

DESIGNED: DMH
DRAWN BY: MHK
CHECKED:

DATE: JULY 15, 2026
JOB NO.: 2025-262
SCALE: AS SHOWN

DRAWING NUMBER
C1.0
SHEET NUMBER 1