



SITE DATA: PARCEL "A" & "B"

SITE AREA:	1.768 acres (77,028 sq.ft)
LOT #6439:	
BUILDING:	
1ST FLR:	12,156 SQ. FT.
2ND FLR:	12,156 SQ. FT.
3RD FLR:	8,152 SQ. FT.
TOTAL BLDG AREA:	30,028 SQ. FT.
BLDG HEIGHT:	MAX 4 STORIES (2 MIN)
BLDG USE:	RETAIL/OFFICE
PARKING REQUIRED:	77 SPACES
1ST FLR = 37 (3 STALLS / 1000 SQ. FT. BLDG)	
2ND FLR = 37 (3 STALLS / 1000 SQ. FT. BLDG)	
3RD FLR = 21 (RESIDENTIAL - 1.5 STALLS / 2BR UNIT)	
PARKING PROVIDED:	104 SPACES (INCLUDES 2 ADA)
TOTAL PARKING REQ'D:	95 SPACES
LANDSCAPE:	
GREEN SPACE:	21,452 SQ. FT. (0.28% OF LOT AREA)

SITE DATA: PARCEL "C"

SITE AREA:	0.839 acres (36,526 sq.ft)
LOT #6439:	
BUILDING:	
TOTAL BLDG AREA:	11,356 SQ. FT.
BLDG HEIGHT:	MAX 4 STORIES (2 MIN)
BLDG USE:	RETAIL/OFFICE
PARKING REQUIRED:	36 SPACES (3 STALLS / 1000 SQ. FT. BLDG)
PARKING PROVIDED:	35 SPACES (INCLUDES 2 ADA)
LANDSCAPE:	
GREEN SPACE:	8,640 SQ. FT. (0.24% OF LOT AREA)

LOTS #6449, 6443, 6439

OWNER:
Bells Ferry
Property LLC

Address: _____

Approved by: _____

Drawing Number: **189-BF-ABC**

Scale: 1/16" = 1'-0" Date: 03-02-2026

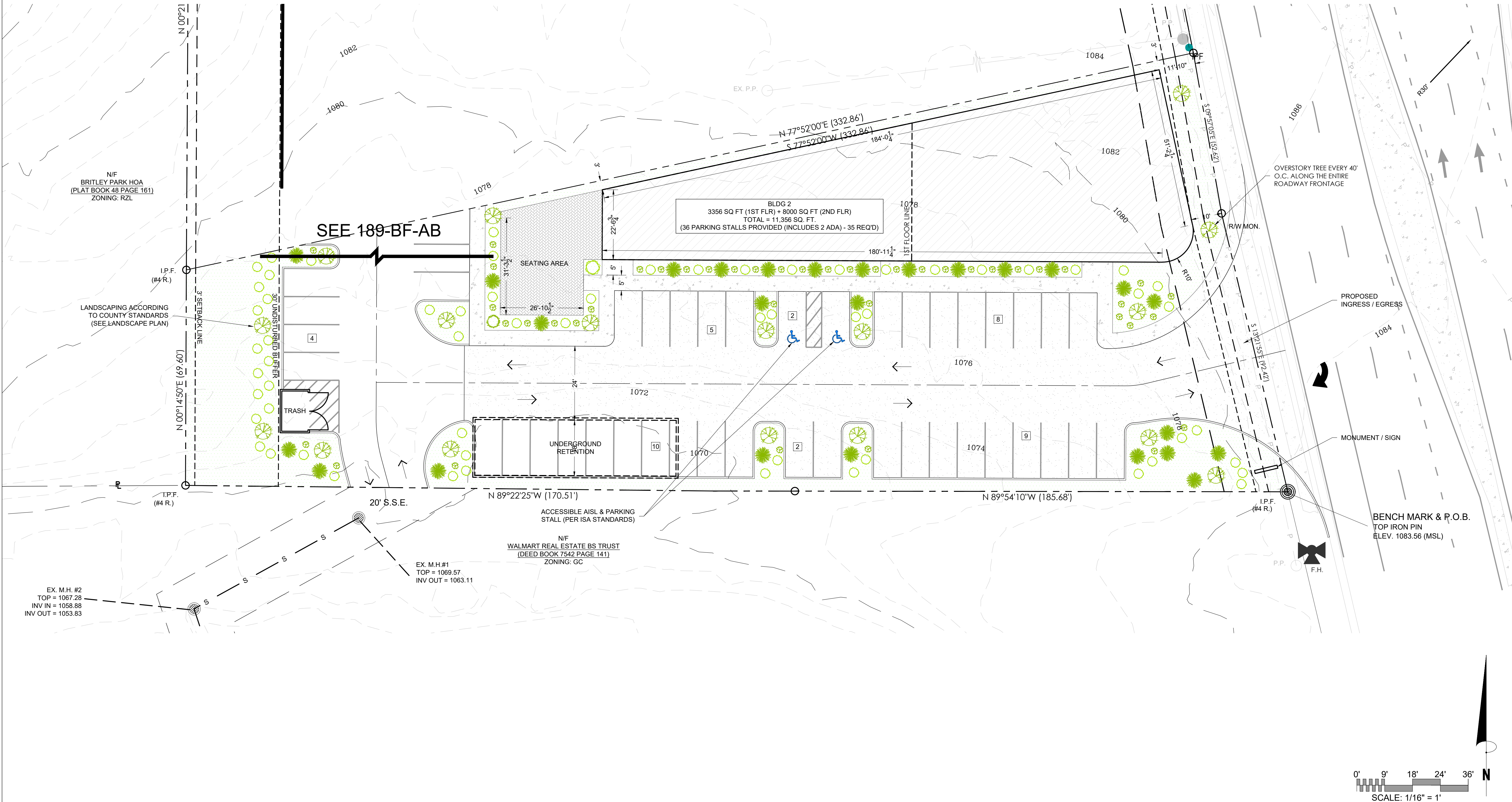
SITE DATA

SITE AREA:
LOT #6439: 0.839 acres (36,526 sq.ft)

BUILDING:
TOTAL BLDG AREA: 11,356 SQ. FT.
BLDG HEIGHT: MAX 4 STORIES (2 MIN)
BLDG USE: RETAIL/OFFICE

PARKING REQUIRED: 36 SPACES (3 STALLS / 1000 SQ. FT. BLDG)
PARKING PROVIDED: 35 SPACES (INCLUDES 2 ADA)

LANDSCAPE:
GREEN SPACE: 8,640 SQ. FT. (0.24% OF LOT AREA)



SITE DATA

SITE AREA:
LOT #6439: 1.768 acres (77,028 sq.ft)

BUILDING:
1ST FLR: 12,156 SQ. FT.
2ND FLR: 12,156 SQ. FT.
3RD FLR: 8,152 SQ. FT.
TOTAL BLDG AREA: 30,028 SQ. FT.

BLDG HEIGHT: MAX 4 STORIES (2 MIN)
BLDG USE: RETAIL/OFFICE

PARKING REQUIRED: 77 SPACES
1ST FLR = 37 (3 STALLS / 1000 SQ. FT. BLDG)
2ND FLR = 37 (3 STALLS / 1000 SQ. FT. BLDG)
3RD FLR = 21 (RESIDENTIAL - 1.5 STALLS / 2BR UNIT)
PARKING PROVIDED: 104 SPACES (INCLUDES 2 ADA)
TOTAL PARKING REQ'D: 95 SPACES

LANDSCAPE:
GREEN SPACE: 21,452 SQ. FT. (0.28% OF LOT AREA)

BRITLEY PARK LANE
(70' R/W)

NIF
BRITLEY PARK HOMEOWNERS ASSOCIATION
P.B. 48, PG. 161
TAX ID 15N05F-001-A
ZONED RZL

A-202.45'
R-704.00'
C-201.75'
N 68°38'59" E

20' SANITARY
SEWER EASEMENT
P.B. 48, PG. 161

N 60°24'41" E (78.93')

N 00°19'27" E (99.25')

ACCESSIBLE AISL & PARKING
STALL (PER ISA STANDARDS)

RETAINING WALL
(SEE ENG. - TYP)

LANDSCAPING ACCORDING
TO COUNTY STANDARDS
(SEE LANDSCAPE PLAN)

N 00°21'40" E (116.39')

NIF
BRITLEY PARK HOA
(PLAT BOOK 48 PAGE 161)
ZONING: RZL

I.P.F.
(#4 R.)

SEE 189-BF-C

NIF
BRITLEY PARK HOMEOWNERS ASSOCIATION
P.B. 48, PG. 161
TAX ID 15N05F-001-A
ZONED RZL

A-202.45'
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N 68°38'59" E

20' SANITARY
SEWER EASEMENT
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N 60°24'41" E (78.93')

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TO COUNTY STANDARDS
(SEE LANDSCAPE PLAN)

N 00°21'40" E (116.39')

NIF
BRITLEY PARK HOA
(PLAT BOOK 48 PAGE 161)
ZONING: RZL

I.P.F.
(#4 R.)

SEE 189-BF-C

N 76°53'17" E
(26.23')

S 06°33'00" E
(20.89')

CMF
10.8' SE

A-127.64'
R-1965.86'
C-127.62'
S 08°24'29" E

PROPOSED
INGRESS / EGRESS

BELLS FERRY ROAD
(R/W VARIES)

R=1965.85'
L=118.95'
C.B.=S 09°52'10"E
C.D.=118.94'

OVERSTORY TREE EVERY 40'
O.C. ALONG THE ENTIRE
ROADWAY FRONTAGE

MONUMENT / SIGN

LOTS #6449 & 6443

OWNER:
Bells Ferry
Property LLC

Address:

Approved by:

Drawing Number:

189-BF-AB

Scale:

1/16" = 1'-0

Date:

03-02-2026