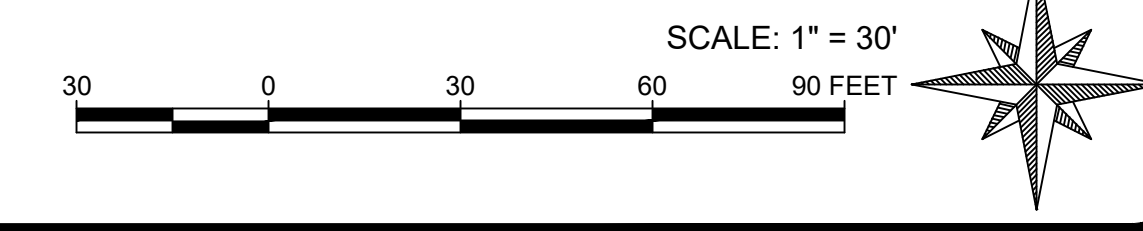


VICINITY MAP

NOTES:
 1. CONDITIONAL USE PERMIT REQUIRED FOR BOTH OIL CHANGE AND FUEL SALE USES

Level 1		
	Existing/Req'	Proposed
Zoning	GB	-
Use Allowed	CUP	-
Use Specific Req'	-	-
Flood Zone	-	-
National Wetlands Inventory	-	-
Overlay District	HWY 138	-
Pit Stop	-	5,016 SF
Costa Oil	-	816 SF
Total Bldg SF	-	5,832 SF
Parcel A	0.94 AC	-
Parcel B	0.50 AC	-
Total Site Area	-	1.44 AC
Building Setbacks	-	-
Major	35'	-
Minor	10'	-
Side	10'	-
Rear	none	-
Landscape Strips	-	-
Major	-	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	-	37
Parking Size	-	9'x20'
Compact Parking %	-	-



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

GSWCC LEVEL II DESIGN
 PROF. CERT#0000003430

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PRELIMINARY SITE PLAN
 HWY 138 PIT STOP
 1791 HWY 138 SW
 RIVERDALE, GA 30296

CP2
 22233
 APRIL 28, 2023
 REVISIONS

