

SITE DATA TABLE

ADDRESS	NWC OF HWY 29 & PINE RD
PARCEL ID	076 2072 020
JURISDICTION	COWETTA COUNTY
ZONING	M (INDUSTRIAL)
OVERLAY DISTRICT	QDCD (QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT)
EXISTING PARCEL SIZE	±1.72 AC
BUILDING SIZE	5,500 SQFT - 2-STORY

PARKING CALCULATIONS

PARKING REQUIRED	1 PER 200 SQFT = 33 REQUIRED SPACES
PARKING SPACE SIZE	90' = 9' x 18'
TOTAL PROPOSED	56 SPACES

BUILDING SETBACKS / LANDSCAPE BUFFERS

YARD	BUILDING	LANDSCAPE
FRONT (HWY 29)	135' FROM ROW CENTERLINE	20'
SIDE (PINE RD WEST)	100'	20'
SIDE (PINE RD SOUTH)	100'	20'
REAR (NORTH)	30'	10'

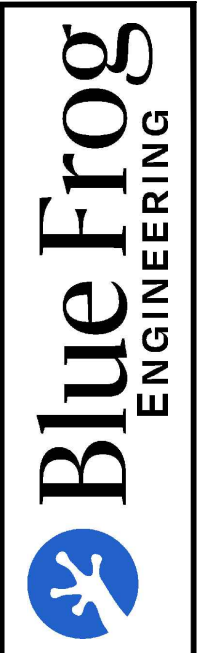
- ### CONCEPTUAL PLAN NOTES:
- THIS CONCEPTUAL PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
 - NO SITE VISIT HAS BEEN PERFORMED TO VERIFY EXISTING CONDITIONS.
 - PROPERTY BOUNDARIES ARE BASED ON COUNTY GIS DATA.
 - SITE CONDITIONS OR REGULATORY CONSTRAINTS MAY LIMIT DEVELOPMENT FEASIBILITY, WHICH HAS NOT BEEN VERIFIED.
 - UTILITY AVAILABILITY AND CAPACITY HAVE NOT BEEN VERIFIED.
 - NO ENGINEERING ANALYSIS OF STORMWATER MANAGEMENT OR GRADING HAS BEEN PERFORMED.
 - ADDITIONAL ANALYSIS AND DESIGN WILL BE REQUIRED TO PREPARE A SITE PLAN THAT COMPLIES WITH APPLICABLE CODES.
 - ALL DEVELOPMENT AND PURCHASE DECISIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER.

CONCEPTUAL PLAN LEGEND:

	EXISTING PROPERTY BOUNDARY
	REQUIRED BUILDING SETBACK LINE
	PROPOSED BUILDING SETBACK LINE
	LANDSCAPE BUFFER LINE
	STORMWATER AREA
	SEPTIC FIELD
	GA POWER EASEMENT
	PARKING COUNT

CONCEPTUAL SITE PLAN

NOT FOR CONSTRUCTION



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CONCEPTUAL SITE PLAN
SWEETWATER VETERINARY CLINIC
 NWC OF HWY 29 & PINE RD
 NEWNAN, GA 30263

DATE: 1/7/2026
 SCALE: 1" = 50'
 VERSION **3.2**