

COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357



PROJECT: **SCENIC PROMENADE**
 1679 SR 124 (SCENIC HIGHWAY) LAND LOT 56, 5TH DISTRICT, PARCELS 5056 004 & 099
 SNELLVILLE, GEORGIA

CLIENT: **SCENIC AVENUE, LLC**
 PO BOX 704
 LOGANVILLE, GA 30052

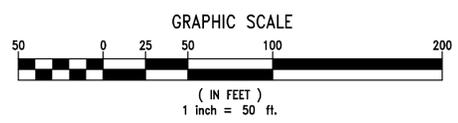
NOTE: EXISTING SHOPPING CENTER HAS BEEN FULLY CONSTRUCTED. THIS PLAN REPRESENTS APPROXIMATE EXISTING CONDITIONS OF THE DEVELOPMENT

SITE LEGEND	
PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
FENCING	
TRAFFIC FLOW	
STRIPING	
PARKING BAY COUNT	
HEAVY DUTY PAVING	
CONCRETE	
STANDARD DUTY PAVING	
GA DOT PAVING	
EXISTING FEATURES SCREENED	

SITE DATA	
TOTAL SITE AREA	±12.71 AC
SHOPPING CENTER	±11.02 AC
DISTURBED AREA	±14.50 AC
ZONING	BG, GENERAL BUSINESS
TOTAL RETAIL SQUARE FOOTAGE	83,375 SF
MAJOR A (MERCANTILE USE)	30,000 SF
MAJOR B (MERCANTILE USE)	21,500 SF
MAJOR C (GROCERY USE)	21,000 SF
SHOPS (MERCANTILE/RESTAURANT USE)	10,875 SF
MAXIMUM ALLOWABLE BUILDING HEIGHT PER CITY	80 FEET
MAJOR A BUILDING HEIGHT	38 FEET
MAJOR B BUILDING HEIGHT	36 FEET 4 INCHES
MAJOR C BUILDING HEIGHT	32 FEET 4 INCHES
SHOPS BUILDING HEIGHT	22 FEET 8 INCHES
CITY-REQUIRED PARKING	83,375 SF / 250 = 334 SPACES MIN.
FOR RETAIL SPACE:	1/250 SF (EXCLUDING STORAGE AREA)
	83,375 SF / 225 = 371 SPACES MAX.
	1/225 SF (EXCLUDING STORAGE AREA)
	8 HANDICAP SPACES REQUIRED FOR LOTS UP TO 400 SPACES
PARKING PROVIDED:	371 SPACES (INCLUDING 10 HC SPACES)
	4.45 / 1,000 SF

ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE TREE PROTECTION SUPERVISOR PRIOR TO COMMENCEMENT. ANY DAMAGE OR IMPACT TO TREE PRESERVATION AREAS SHALL BE REPORTED IMMEDIATELY TO THE TREE PROTECTION SUPERVISOR

THE ARCHITECTURAL PLANS WILL SHOW CANOPY WITH DIMENSIONS, ROOF OVERHANG, AND COVERED ARCADE/STRUCTURAL CANOPY (MINIMUM 5' WIDE) ALONG THE FRONT FACADE AND DETAILS PER THE CITY OF SNELLVILLE'S REQUIREMENTS.



CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.
 IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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REVISIONS	DATE

DRAWING TITLE: **SIGNAGE VARIANCE CONCEPT PLAN**

DRAWING FILE: P:\2623 60\Drawings\Civil\2623.60.dwg
 DRAWN BY: RG
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