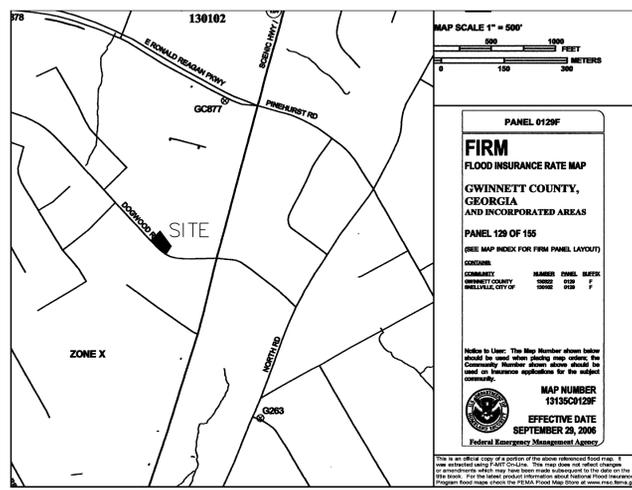
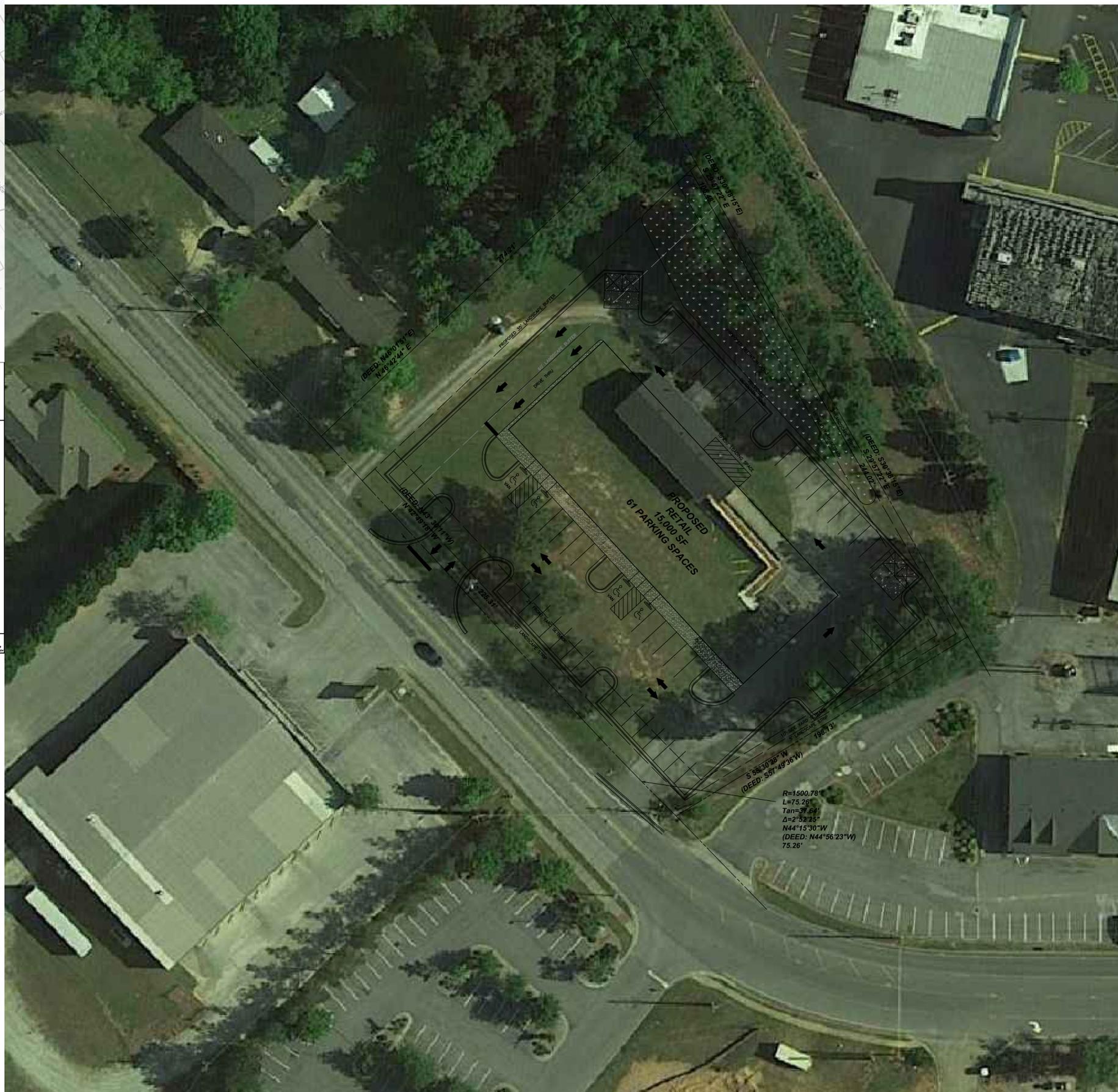


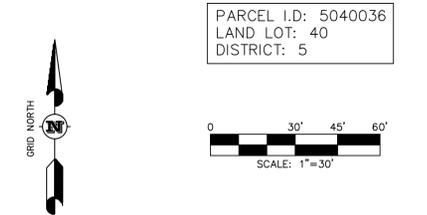
VICINITY MAP
NTS



THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13135C0129F, DATED SEPTEMBER 29, 2006



EXISTING ZONING: RS-180-SINGLE FAMILY RESIDENCE DISTRICT
 PROPOSED ZONING: BG-GENERAL BUSINESS DISTRICT (REF. SEC. 9.10)
 TOTAL SITE AREA: 1.75± ACRES
 TOTAL BUILDING AREA: 10,800 SF
 MINIMUM LOT AREA: NONE
 MINIMUM LOT WIDTH: NONE
 MAXIMUM HEIGHT OF BUILDING: 80 FEET
 MINIMUM FRONT YARD: 25 FEET FROM RIGHT-OF-WAY
 MINIMUM REAR YARD: 15 FEET, BUT 40 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT
 MINIMUM SIDE YARD: 10 FEET; BUT 40 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT
 MINIMUM SIDE YARD ON STREET SIDE OF CORNER: 35 FEET
 MAXIMUM GROUND COVERAGE: 90 PERCENT.
 (SEC. 19-33)
 MINIMUM LANDSCAPE BUFFER STRIP ABUTTING RS-180: 60 FEET
 PROPOSED LANDSCAPE BUFFER TO 35 FEET (VARIANCE REQUIRED)
 (SEC. 19-73)
 FRONT LANDSCAPE STRIP: 10 FEET
 SIDE LANDSCAPE STRIP: 5 FEET
 SIDE LANDSCAPE STRIP: 5 FEET
PARKING REQUIREMENTS (SEC. 11.1):
 RETAIL STORES
 MINIMUM-ONE SPACE PER EACH 250 SQUARE FEET OF GROSS FLOOR AREA
 MAXIMUM-ONE SPACE FOR EACH 175 SQUARE FEET OF GROSS FLOOR AREA
 LOADING-ONE SPACE FOR FIRST 5,000 SQUARE FEET PLUS ONE SPACE FOR EACH ADDITIONAL 30,000 SQUARE FEET OR FRACTION THEREOF
 MINIMUM PARKING REQUIRED: 44
 10,800/250 = 43.2 (44)
 MAXIMUM PARKING REQUIRED: 62
 10,800/175 = 61.71 (62)
 TOTAL PARKING PROVIDED: 45 W/2 ADA PARKING SPACES



24-HOUR CONTACT:
 CORY CIANCI (770) 833-2930

REVISIONS: COUNTY COMMENTS 08/06/15

PROJECT: RETAIL CENTER @ DOGWOOD RD

PROJECT ADDRESS: 1958 DOGWOOD ROAD

PROJECT ADDRESS: SNELLVILLE, GA 30078

CLIENT: COR PROPERTIES, LLC

CLIENT ADDRESS: 420 SOUTH HILL ST

CLIENT ADDRESS: BUFORD, GA 30518

DATE: 10/19/2016 DWG: CSP3

Civil Consulting Engineers, Inc.

122 CEDAR WOODS TRAIL
 CANTON, GA 30114
 678-462-4072