



KNOW WHATS BELOW
CALL BEFORE YOU DIG
THREE WORKING DAYS
BEFORE YOU DIG

LEGEND

- DB = DEED BOOK
- PB = PLAT BOOK
- ZOL = ZONING DEMARCATION LINE
- TYP = TYPICAL
- EX = EXISTING
- PR = PROPOSED
- TBA = TO BE ABANDONED
- TBR = TO BE REMOVED
- TBF = TO BE FILLED
- U.E. = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- C = COMPACT PARKING SPACE
- OSSA = OPEN SOIL SURFACE AREA
- BSL = BUILDING SETBACK LINE
- PBL = PARKING SETBACK LINE
- FEE = FINISHED FLOOR ELEVATION
- SSM = SANITARY SEWER MANHOLE
- U.P. = UTILITY POLE
- PC = PROPERTY CORNER
- PCF = PROPERTY CORNER FOUND
- PRC = PR. PROPERTY CORNER
- IPF = IRON PIN FOUND
- IPSS = IRON PIN SET - 1/2" REBAR
- CMF = CONCRETE MONUMENT FOUND
- OTF = OPEN TOP PIPE
- CO = CLEAN OUT
- SSMH = SANITARY SEWER MANHOLE
- DIP = DUCTILE IRON PIPE
- FH = FIRE HYDRANT
- WM = WATER METER
- WV = WATER VALVE
- TP = TELEPHONE POLE
- PP = POWER POLE
- PTP = POWER TELEPHONE POLE
- LP = LIGHTPOST
- SIG = TRAFFIC SIGNAL
- UTPED = UNDERGROUND TELEPHONE PEDESTAL
- FD = FIBER OPTIC PEDESTAL
- TRANS = TRANSFORMER
- GI = GRATE INLET
- HGI = HOODED GRATE INLET
- JB = JUNCTION BOX
- OCS = OUTLET CONTROL STRUCTURE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- IE = INVERT ELEVATION
- LWCB = LEFT WING CATCH BASIN
- RWCB = RIGHT WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- FES = FLARED END SECTION
- GUY WIRE =
- = SANITARY SEWER
- = WATER
- = UNDERGROUND UTILITY
- = OVERHEAD UTILITY
- = UNDERGROUND TELECOMM.
- = GAS

PARKING DATA
REQUIRED PARKING: 84 SPACES
RETAIL STORES
MINIMUM = ONE SPACE / 250 SF. GROSS FLOOR
MAXIMUM = ONE SPACE / 175 SF. GROSS FLOOR
7,800 SF. GENERAL OFFICE/250 = 32 MINIMUM REQUIRED SPACES
PROFESSIONAL & GENERAL OFFICE SPACE
MINIMUM = ONE SPACE / 300 SF. GROSS FLOOR
MAXIMUM = ONE SPACE / 275 SF. GROSS FLOOR
9,600 SF. PROFESSIONAL OFFICE/300 = 32 MINIMUM REQUIRED SPACES
DAY CARE CENTER
MINIMUM = TWO SPACES / CLASSROOM
10 CLASSROOMS * 2 = 20 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 107 SPACES
STANDARD SURFACE: 96 (9'X19'), 5 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT SURFACE: 2 (9'X17')
COMPACT SURFACE: 9 (8'X17')
MAXIMUM ALLOWED PARKING: 118 SPACES
7,800 SF. RETAIL STORES/175 = 44 MAXIMUM ALLOWED SPACES
9,600 SF. PROFESSIONAL OFFICE/275 = 34 MAXIMUM ALLOWED SPACES
DAY CARE CENTER - 40 PROPOSED SPACES

SITE COVERAGE DATA
TOTAL PROJECT ACREAGE: 3.4265 ACRES (149,257.68 SF.)
FUTURE ROW: 0.0661 ACRES (2,879.30 SF.)
NET SITE ACREAGE: 3.36 ACRES (146,378.38 SF.)
EXISTING LOT COVERAGE: 0.00 SF (0.00% OF NET SITE)
PROPOSED LOT COVERAGE: 84,107.66 SF. (57.46% OF NET SITE)
BUILDINGS & CANOPY: 50,256.58 SF. (20.53% OF NET SITE)
PAVING: 45,851.08 SF. (31.38% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 8,115.87 SF. (5.54% OF NET SITE)
TOTAL LANDSCAPE AREA: 62,270.70 SF. (42.54% OF NET SITE)

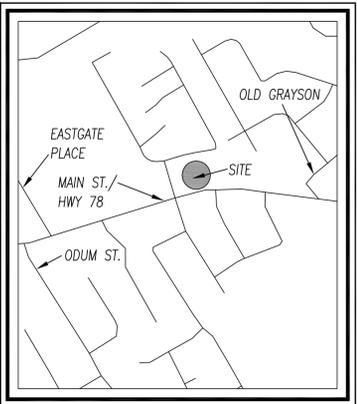
EXISTING UTILITIES NOTE

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL, AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ALL UTILITIES ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE CITY OF SNELLVILLE CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

REZONE CONCEPT PLAN NOTES

- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
- ALL CURB RADI ARE TO BE 4'-5" UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CURB AND GUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
- ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF SNELLVILLE CODE ENFORCEMENT AND PLANNING OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE CITY OF SNELLVILLE CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
- PARKING LOT SCREENING SHRUBS ARE PROPOSED TO BE PLANTED 3' ON CENTER.
- ALL UTILITIES ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

BC ZONING REGULATIONS

MIN. FRONT YARD: 25'
MIN. SIDE YARD: 10', 40' WHEN ABUTTING A RESIDENTIAL DISTRICT
MIN. REAR YARD: 15', 40' WHEN ABUTTING A RESIDENTIAL DISTRICT
MAX. LOT COVERAGE: 90%
MIN. LANDSCAPED AREA: 10%
MAX. BLDG HEIGHT: 80'

BUILDING DATA

PROPOSED BUILDING & CANOPY AREA:	29,400.00 SF.
BUILDING 100	- 7,800 SF.
BUILDING 200	- 9,600 SF.
BUILDING 300	- 12,000 SF.
PROPOSED BUILDING HEIGHT:	<40'

PROJECT DATA

PROPERTY OWNER: LARRY GARNER
2885 ATKINSON ROAD, ----
LOGANVILLE, GEORGIA 30052
ATTN: LARRY GARNER, ----

DEVELOPER: NICHOLS LAND & INVESTMENT COMPANY
2500 DANIELS BRIDGE ROAD
ATHENS, GA 30606
ATTN: DANIEL MARKS
706.553.3900

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELS BRIDGE RD. SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 2075/2065/2055/2045 MAIN STREET
TAX PARCEL: R5059 248, R5059 485, R5059 486 & R5059 487
GMD: LAND LOT 59 OF THE 5TH DISTRICT

TOTAL PROJECT ACREAGE: 3.4265 ACRES (149,257.68 SF.)
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY WILLIAMS & ASSOCIATES DATED 09/04/2015.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A WILLIAMS & ASSOCIATES SURVEY FOR NICHOLS LAND & INVESTMENT COMPANY, DATED 09/04/2015.

EXISTING ZONING: BG
PROPOSED ZONING: BG
EXISTING USE: VACANT COMMERCIAL PROPERTY
PROPOSED USE: RETAIL, PROFESSIONAL & GENERAL OFFICE AND A DAY CARE CENTER

FLOOD PLAN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 1313501125F (DATED 09/29/2006).

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.

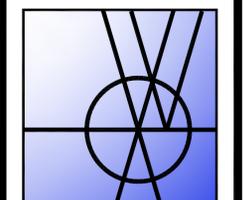
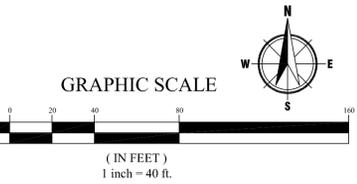
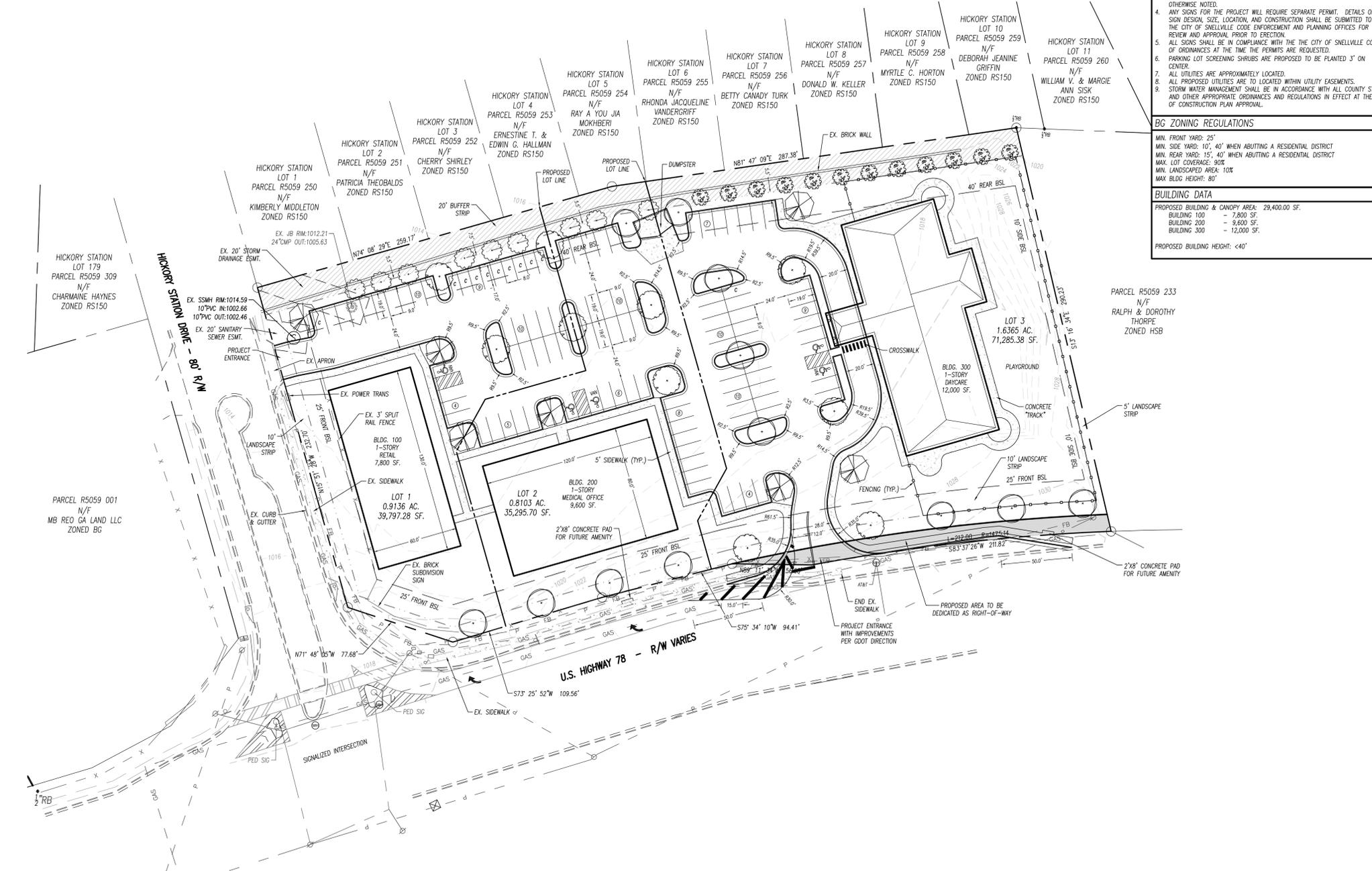
WATER SUPPLY: GWINNETT COUNTY PUBLIC UTILITIES DEPARTMENT
SEWAGE DISPOSAL: GWINNETT COUNTY PUBLIC UTILITIES DEPARTMENT
SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

	WILLOW OAK		ALTA MAGNOLIA
	NUTTALL OAK		DOGWOOD'S SPIRE ARBOREVITAE
	OVERCUP OAK		EXISTING TREE TO REMAIN
			EXISTING TREE TO BE REMOVED



Williams & Associates

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P: 706.310.0400
F: 706.310.0411

www.gaplaning.com

**PEDIATRIC PARTNERS
OF GWINNETT**
GWINNETT COUNTY, GEORGIA

3.4265 ACRES - 2075/2065/2055/2045 MAIN STREET

DATE: 09/08/2015

REVISIONS

DATE	COMMENT
X	X



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

15147
REZONE PLAN
01