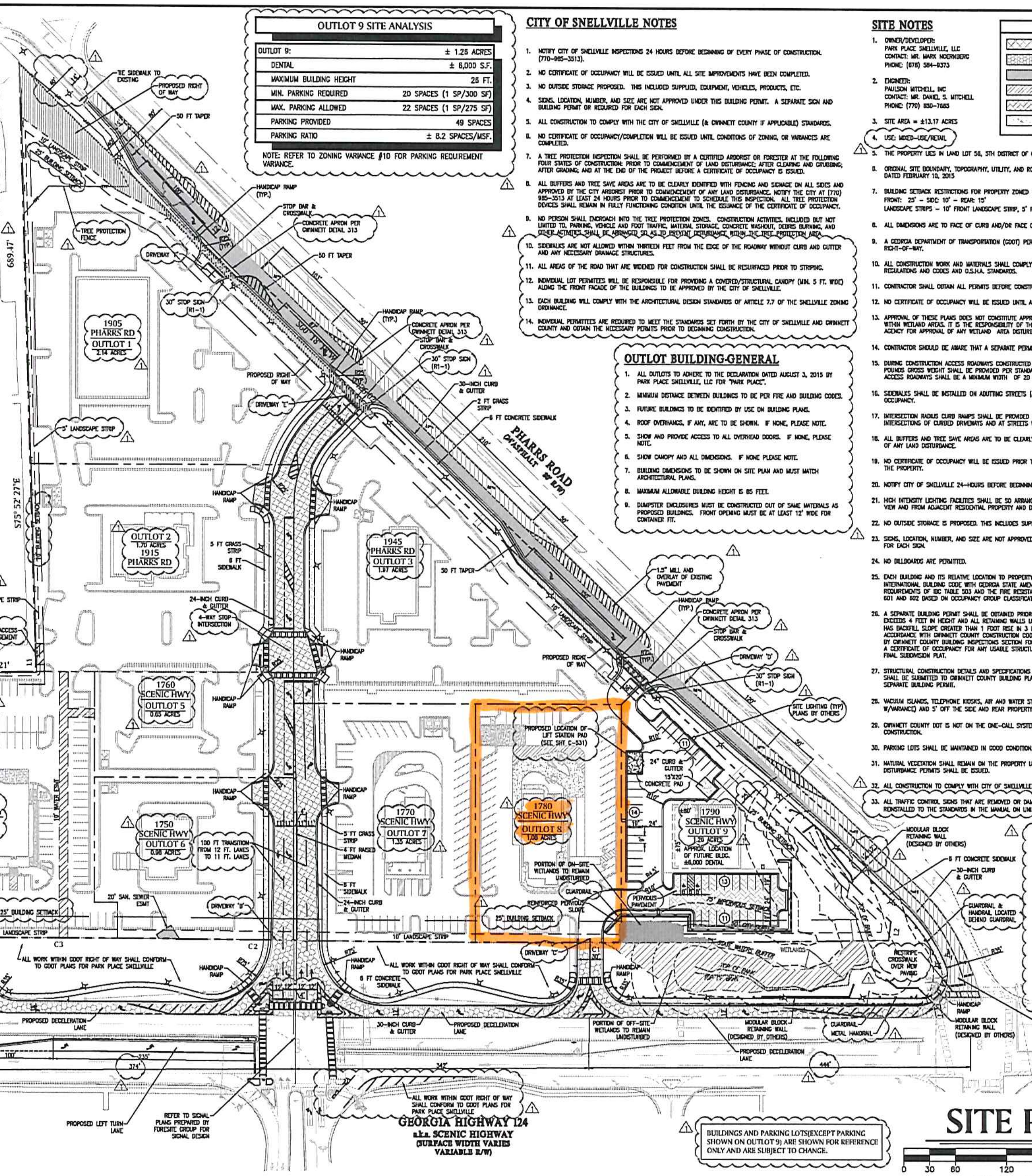

TYPICAL CROSS SECTION - PHARRS RD

SIGHT DISTANCE CERTIFICATION:

I, MR. DANIEL S. MITCHELL, P.E. THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROPOSED DRIVEWAY 'A' IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT. TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FT FROM THE EDGE OF PAVEMENT AT 3.5 FEET EYE HEIGHT AND 3.5 FEET AT THE OBJECT HEIGHT.

NOTE: THIS DRIVEWAY IS A RIGHT IN/RIGHT OUT DRIVEWAY. THERE IS NO SIGHT DISTANCE TO THE RIGHT.

I, MR. DANIEL S. MITCHELL, P.E. THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR DRIVEWAY "B" IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 400 FT WHEN TRAVELING SOUTH ON GA HWY 124 AND TURNING LEFT INTO THE DEVELOPMENT. THE DESIGNED SITE DISTANCE PROVIDES VISIBILITY OF GREATER THAN 400 FT WHEN TURNING LEFT OUT OF THE DEVELOPMENT ONTO GA HWY 124. THE DESIGNED SITE DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT WHEN TURNING RIGHT OUT OF THE DEVELOPMENT ONTO GA HWY 124. THE SIGHT DISTANCE SHALL BE MEASURED AS SHOWN AT 3.5 FEET EYE HEIGHT AND 3.5 FEET AT THE OBJECT HEIGHT. DRIVEWAY "B" IS A SIGNALIZED INTERSECTION.

I, MR. DANIEL S. MITCHELL, P.E. THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR DRIVEWAY "C" IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED AS SHOWN AT 3.5 FEET EYE HEIGHT AND 3.5 FEET AT THE OBJECT HEIGHT.

NOTE: THIS DRIVEWAY IS A RIGHT IN/RIGHT OUT DRIVEWAY. THERE IS NO SIGHT DISTANCE TO THE RIGHT.

I, MR. DANIEL S. MITCHELL, P.E. THE UNDERSIGNED, HEREBY CERTIFY THE PROPOSED ENTRANCES "DRIVEWAYS D, E & F" FOR THE PARK PLACE SNELLVILLE PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCES ALONG PHARRS ROAD IS 40 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCES IS GREATER THAN 445 FEET IN THE EASTERLY DIRECTION AND GREATER THAN 475 FEET IN THE WESTERLY DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED FROM THE ENTRANCES IS EQUAL TO OR EXCEEDS THE 445 FEET OF SIGHT DISTANCE LEFT AND 475 FEET OF SIGHT DISTANCE RIGHT AS REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE IS MEASURED WITH THE DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

MR. DANIEL S. MITCHELL, P.E. — DATE 10.01.15

FUTURE RIGHT OF WAY DEDICATION:
THE DEVELOPER SHALL DEDICATE, AT NO COST, TO THE GWINNETT COUNTY DOT, ANY REQUIRED RIGHT OF WAY, SLOPE OR CONSTRUCTION EASEMENT NECESSARY TO COMPLETE THE INTERSECTION IMPROVEMENT AT NORTH ROAD AND PHARRS ROAD, PROJECT NO. M-889-01, AS WELL AS, COORDINATION OF ANY CONSTRUCTION ACTIVITIES NEAR THAT INTERSECTION.

ANY TREE CREDITS FROM THE DESIGNATED TREE SAVE AREA THAT ARE LOST FROM THE RIGHT-OF-WAY DONATION FOR THE NORTH ROAD AND PHARRS ROAD ROUNDABOUT PROJECT WILL BE CREDITED TOWARD THE DEVELOPMENT'S REQUIRED TREE RECOMPENSE AS SHOWN ON THE SUBMITTED LANDSCAPE PLAN.

CITY OF SNELLVILLE TREE PROTECTION NOTES:

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.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NOTIFY THE CITY AT (770) 985-3513 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION. ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

NO PERSON SHALL ENCROACH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE PROTECTED AREAS.

Curve Table

Curve	Length	Radius	Chord Bearing	Chord Length
C1	713.51	2279.53'	N15° 39' 30"E	713.49'
C2	52.87	2304.13'	N16° 29' 22"E	52.87'
C3	408.52	2304.13'	N15° 39' 39"E	408.51'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S75° 52' 27"E	21.47'
L2	N67° 09' 06"W	22.19'

OUTLOT 9 SITE ANALYSIS

OUTLOT 9:	± 1.26 ACRES
DENTAL	± 6,000 S.F.
MAXIMUM BUILDING HEIGHT	26 FT.
MIN. PARKING REQUIRED	20 SPACES (1 SP/300 SF)
MAX. PARKING ALLOWED	22 SPACES (1 SP/275 SF)
PARKING PROVIDED	49 SPACES
PARKING RATIO	± 8.2 SPACES/MSF.

NOTE: REFER TO ZONING VARIANCE #10 FOR PARKING REQUIREMENT VARIANCE.

CITY OF SNELLVILLE NOTES

1. NOTIFY CITY OF SNELLVILLE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. (770-985-3513).
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDED SUPPLIED, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
4. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN AND BUILDING PERMIT OR REQUIRED FOR EACH SIGN.
5. ALL CONSTRUCTION TO COMPLY WITH THE CITY OF SNELLVILLE (& GWINNETT COUNTY IF APPLICABLE) STANDARDS.
6. NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED UNTIL CONDITIONS OF ZONING, OR VARIANCES ARE COMPLETED.
7. A TREE PROTECTION INSPECTION SHALL BE PERFORMED BY A CERTIFIED ARBORIST OR FORESTER AT THE FOLLOWING FOUR STATES OF CONSTRUCTION: PRIOR TO COMMENCEMENT OF LAND DISTURBANCE; AFTER CLEARING AND GRUBBING; AFTER GRADING; AND AT THE END OF THE PROJECT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NOTIFY THE CITY AT (770) 985-3513 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION. ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
9. NO PERSON SHALL ENCROACH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES, INCLUDED BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE TREE PROTECTION AREA.
10. SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM THE EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.
11. ALL AREAS OF THE ROAD THAT ARE WIDENED FOR CONSTRUCTION SHALL BE RESURFACED PRIOR TO STRIPING.
12. INDIVIDUAL LOT PERMITEES WILL BE RESPONSIBLE FOR PROVIDING A COVERED/STRUCTURAL CANOPY (MIN. 5 FT. WIDE) ALONG THE FRONT FACADE OF THE BUILDINGS TO BE APPROVED BY THE CITY OF SNELLVILLE.
13. EACH BUILDING WILL COMPLY WITH THE ARCHITECTURAL DESIGN STANDARDS OF ARTICLE 7.7 OF THE SNELLVILLE ZONING ORDINANCE.
14. INDIVIDUAL PERMITTEES ARE REQUIRED TO MEET THE STANDARDS SET FORTH BY THE CITY OF SNELLVILLE AND GWINNETT COUNTY AND OBTAIN THE NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

OUTLOT BUILDING-GENERAL

1. ALL OUTLOTS TO ADHERE TO THE DECLARATION DATED AUGUST 3, 2015 BY PARK PLACE SNELLVILLE, LLC FOR "PARK PLACE".
2. MINIMUM DISTANCE BETWEEN BUILDINGS TO BE PER FIRE AND BUILDING CODES.
3. FUTURE BUILDINGS TO BE IDENTIFIED BY USE ON BUILDING PLANS.
4. ROOF OVERHANGS, IF ANY, ARE TO BE SHOWN. IF NONE, PLEASE NOTE.
5. SHOW AND PROVIDE ACCESS TO ALL OVERHEAD DOORS. IF NONE, PLEASE NOTE.
6. SHOW CANOPY AND ALL DIMENSIONS. IF NONE PLEASE NOTE.
7. BUILDING DIMENSIONS TO BE SHOWN ON SITE PLAN AND MUST MATCH ARCHITECTURAL PLANS.
8. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 85 FEET.
9. DUMPSTER ENCLOSURES MUST BE CONSTRUCTED OUT OF SAME MATERIALS AS PROPOSED BUILDINGS. FRONT OPENING MUST BE AT LEAST 12' WIDE FOR CONTAINER FIT.

SITE NOTES

1. OWNER/DEVELOPER:
   PARK PLACE SNELLVILLE, LLC
   CONTACT: MR. MARK NOERNBERG
   PHONE: (678) 584-9373
2. ENGINEER:
   PAULSON MITCHELL, INC
   CONTACT: MR. DANIEL S. MITCHELL
   PHONE: (770) 650-7685
3. SITE AREA = ±13.17 ACRES
4. USE: MIXED-USE/RETAIL
5. THE PROPERTY LIES IN LAND LOT 56, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA.
6. ORIGINAL SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION BASED ON SURVEY BY PAULSON MITCHELL, INC. DATED FEBRUARY 10, 2015
7. BUILDING SETBACK RESTRICTIONS FOR PROPERTY ZONED BG:
   FRONT: 25' - SIDE: 10' - REAR: 15'
   LANDSCAPE STRIPS - 10' FRONT LANDSCAPE STRIP, 5' REAR LANDSCAPE STRIP
8. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
9. A GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PERMIT WILL BE REQUIRED FOR ANY ENCROACHMENTS WITHIN GDOT RIGHT-OF-WAY.
10. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH CITY OF SNELLVILLE AND GWINNETT COUNTY STANDARDS, REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
13. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SNELLVILLE OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
14. CONTRACTOR SHOULD BE AWARE THAT A SEPARATE PERMIT IS REQUIRED FOR EACH TEMPORARY BUILDING (JOB TRAILER).
15. DURING CONSTRUCTION ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1. ACCESS ROADWAYS SHALL BE A MINIMUM WIDTH OF 20 FEET.
16. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.
18. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
19. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED PRIOR TO SUBMITTAL, REVIEW, AND APPROVAL OF FINAL PLAT TO SUBDIVIDE THE PROPERTY.
20. NOTIFY CITY OF SNELLVILLE 24-HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 985-3513.
21. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
22. NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
23. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
24. NO BILLBOARDS ARE PERMITTED.
25. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE WITH GEORGIA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
26. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL WHICH EITHER EXCEEDS 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS OR WHICH HAS BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE AND, IF APPLICABLE, PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT.
27. STRUCTURAL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EACH RETAINING WALL AND FOR EACH DETENTION POND WALL SHALL BE SUBMITTED TO GWINNETT COUNTY BUILDING PLAN REVIEW FOR REVIEW AND APPROVAL FOR ISSUANCE OF A SEPARATE BUILDING PERMIT.
28. VACUUM ISLANDS, TELEPHONE KIOSKS, AIR AND WATER STANDS MUST BE BEHIND 50' FRONT BUILDING SETBACK LINE (OR 40' W/VARIANCE) AND 5' OFF THE SIDE AND REAR PROPERTY LINE.
29. GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.
30. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEED, DUST, TRASH AND DEBRIS.
31. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
32. ALL CONSTRUCTION TO COMPLY WITH CITY OF SNELLVILLE AND GWINNETT COUNTY STANDARDS.
33. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVING LEGEND

- HEAVY DUTY PAVING
- GDOT PAVING
- PHARRS RD IMPROVEMENTS
- PHARRS RD OVERLAY
- PERVIOUS PAVING
- CONCRETE

SEE PAVING SPECS - SHT C-611

OUTLOTS SITE ANALYSIS

	USE:	BUILDING SQUARE FOOTAGE:
OUTLOT 1:		
OUTLOT 2:		
OUTLOT 3:		
OUTLOT 4:		
OUTLOT 5:		
OUTLOT 6:		
OUTLOT 7:		
OUTLOT 8:		
OUTLOT 9:	MEDICAL	6,000 SF

BUILDINGS AND PARKING LOTS(EXCEPT PARKING SHOWN ON OUTLOT 9) ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

SITE PLAN

0 30 60 120 240
SCALE: 1 = 60

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com
PAULSON MITCHELL
INCORPORATED

PROJECT:

PARK PLACE SNELLVILLE

LAND LOT 56
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

PARCEL NUMBERS:
5056 009

FOR:

PARK PLACE SNELLVILLE, LLC

1505 LAKES PARKWAY
SUITE 190
LAWRENCEVILLE, GA 30043
(678) 584-9990

GEORGIA — DANIEL S. MITCHELL — PROFESSIONAL ENGINEER — 10-1-15

REVISIONS

1	10.01.15	CITY & COUNTY COMMENTS

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HR EMERGENCY CONTACT
MR. MARK NOERNBERG
678-584-9373

2014219c.dwg 07.31.15

SITE PLAN

SHEET C-100