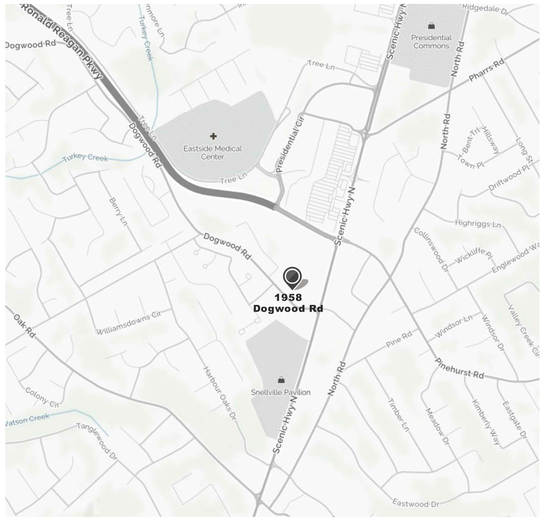
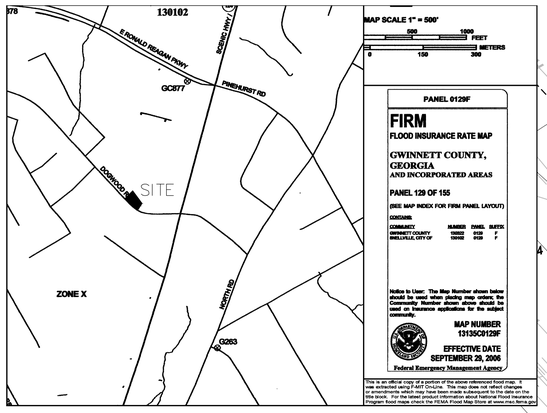


VICINITY MAP
NTS



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: 15,000 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: 60
15,000/250 = 60

MAXIMUM PARKING REQUIRED: 86
15,000/175 = 86

TOTAL PARKING PROVIDED: 61 W/4 ADA PARKING SPACES

JOSEPH KOOVAKADA
DEED BOOK 51074 PAGE 723
PARCEL: 5040 03 5
ZONED: RS 180

ADAMS SCENIC SQUARE, LLC
DEED BOOK 52805 PAGE 332
PARCEL: 5040 101
ZONED: BG

EMPIRE INVESTMENTS SNELLVILLE, LLC
DEED BOOK 53238 PAGE 847
PARCEL: 50 40 03 9
ZONED: BN

PROPOSED RETAIL 15,000 SF 61 PARKING SPACES

DOGWOOD ROAD
60' RIGHT-OF-WAY
POSTED SPEED LIMIT: 35 MPH

1.75± ACRES

SITE BENCHMARK #1
TOP OF FIRE HYDRANT
ELEV. 1091.34

SITE BENCHMARK #2
MAG NAIL
ELEV. 1091.63

MANHOLE (SAN.)
TOP = 1088.45
UNABLE TO OBTAIN
INVERT LID BOLTED SHUT

MANHOLE (SAN.)
TOP = 1093.09
INV. IN = 1088.59
INV. OUT = 1088.56

IR(O) 5.06' FROM TRUE CORNER

(DEED: N46°01'51"E) N 46°42'44" E 274.21'

(DEED: S30°38'15"E) S 29°57'22" E 106.48'

(DEED: S30°38'15"E) S 29°57'22" E 244.02'

(DEED: N43° 30'11"W) N 42°49'18" W 225.31'

S 58°30'28" W (DEED: S57°49'36"W) 198.13'

R=1500.78'
L=75.26'
Tan=37.64'
Δ=2°52'25"
N44°15'30"W
(DEED: N44°56'23"W)
75.26'

PARCEL I.D: 5040036
LAND LOT: 40
DISTRICT: 5

GRID NORTH

SCALE: 1"=20'

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

REZONING PLAN	C1