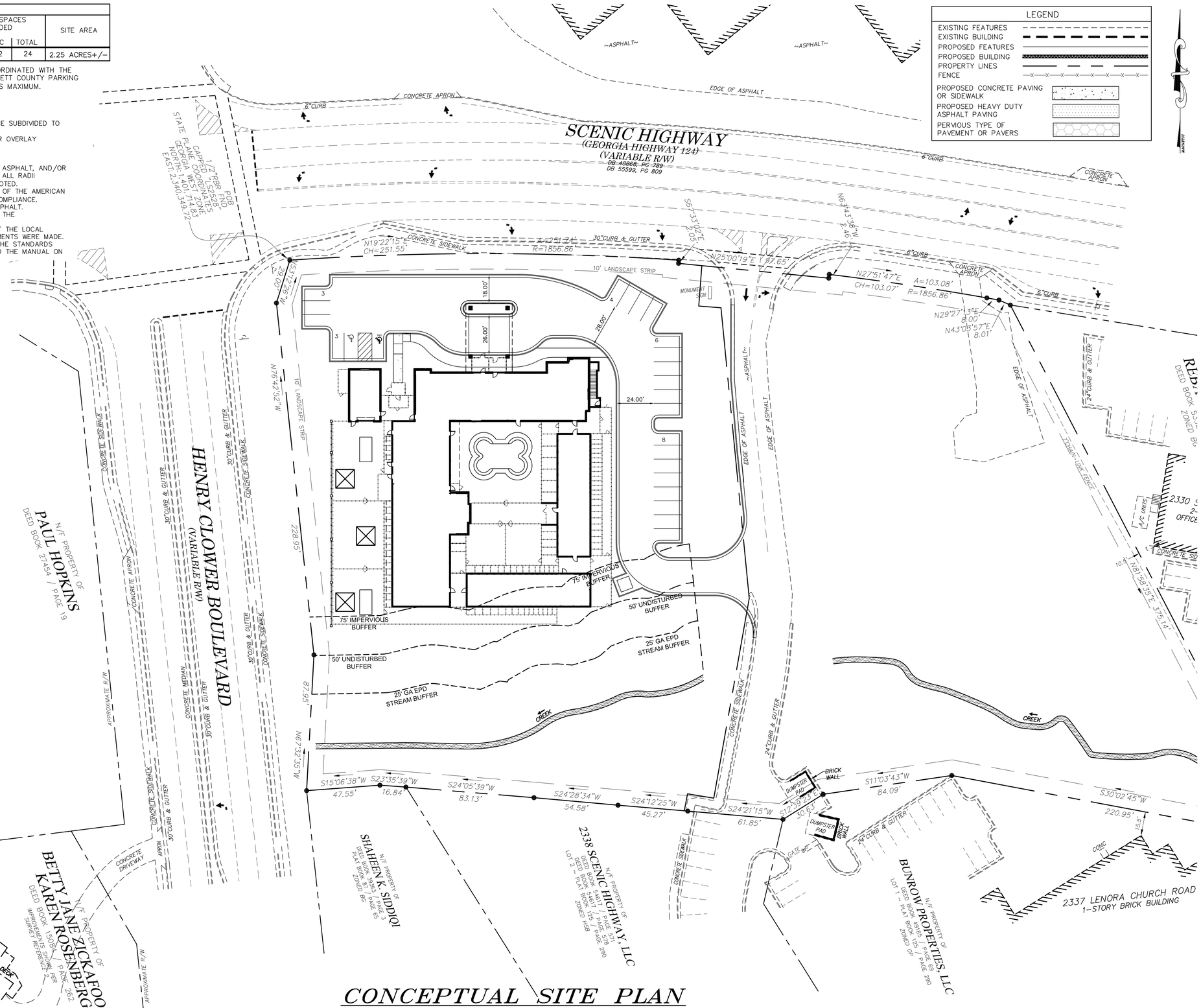
SITE DATA							
TENANT	BLDG. AREA (S.F.)	MIN. PARKING SPACES REQUIRED	MAX. PARKING SPACES ALLOWED	PARKING SPACES PROVIDED NORMAL/ COMPACT	HC	TOTAL	SITE AREA
PET PARADISE	14,265	TBD	TBD	22	2	24	2.25 ACRES+/-

NOTE: THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS WILL BE COORDINATED WITH THE CITY OF SNELLVILLE DEPENDING ON THE TENANT CLASSIFICATION. GWINNETT COUNTY PARKING REQUIREMENTS FOR A "KENNEL" ARE 2 SPACES MINIMUM AND 10 SPACES MAXIMUM.

SITE AND PARCEL INFORMATION
1. THE PARCEL NUMBER IS: 5026 074
2. THE SITE IS LOCATED IN LAND LOT No. 26 OF THE 5TH DISTRICT
3. THE TOTAL SITE AREA IS 4.3 ACRES BUT THE PET PARADISE SITE WILL BE SUBDIVIDED TO ONLY APPROXIMATELY 2.9 ACRES
4. THE CURRENT ZONING IS B-G (GENERAL BUSINESS) WITHIN THE CORRIDOR OVERLAY DISTRICT

SITE PLAN NOTES:
1. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
4. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
5. ALL CONSTRUCTION TO CONFORM TO STANDARDS AND SPECIFICATIONS OF THE LOCAL PERMITTING JURISDICTION SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
6. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



CONCEPTUAL SITE PLAN

GRAPHIC SCALE
30' 0 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7900
FAX: (770) 491-7750

SEAL
GEORGIA REGISTERED No. 25008 PROFESSIONAL ENGINEER ROBERT A. McCANN
8/14/19

A PROJECT OF:
Pet Paradise
5130 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FL 32216

PET PARADISE
SCENIC HWY (GA ROUTE 124) AT HENRY CLOWER BLVD
SNELLVILLE, GEORGIA

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
RAM	RCL

DATE
8/14/19

SHEET TITLE
RE-ZONING SITE PLAN

SHEET NUMBER
RZ1.0

HGA JOB No. 2018-310