



**SITE INFORMATION**

**BUILDING USE:**  
 OFFICE 40,800 SF  
 RETAIL 8,000 SF  
 RESTAURANT 6,000 SF

**BUILDING COVERAGE:**  
 17%

**BUILDING HEIGHT:**  
 BUILDING \*1\* - 2'  
 BUILDING \*2\* - 20'  
 BUILDING \*3\* - 14'

**BUILDING SETBACKS:**  
 FRONT (S.R. 124 & LENORA) = 15'  
 SIDE (INTERIOR END) = 10'  
 SIDE (CORNER END) = 10'  
 REAR = 10'

**AREA CALCULATIONS:**  
 SITE 393,775 SF, 9.0 ACRES  
 PERVIOUS AREA: 21,792 SF, 5.00 ACRES (5.4%)  
 IMPERVIOUS AREA: 371,983 SF, 8.48 ACRES (8.8%)  
 OFFSITE = 4,302 SF, 0.10 ACRES (0.1%)  
 DISTURBED AREA: 346,481 SF, 7.92 ACRES  
 OFFSITE = 44,376 SF, 1.02 ACRES

**LANDLOTS:** 36 & 27  
**DISTRICT:** 5th  
**JURISDICTION:** CITY OF SNELLVILLE  
**CURRENT ZONING:** BG (GENERAL BUSINESS), BN (NEIGHBORHOOD BUSINESS), and RS50 (SINGLE FAMILY RESIDENTIAL)

**SITE LIGHTING:**  
 SITE LIGHTING DESIGNED BY OTHERS. POLE LOCATIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY.

**ZONING:**  
 CURRENT - BN  
 PROPOSED - BG

**LAND USE:**  
 CURRENT - VACANT  
 PROPOSED - RETAIL

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
 No. 42031235  
 6/15/08  
**BRADFORD EDWARDS**

**GRAPHIC SCALE (in feet) 1"=40'**  
 0' 20' 40' 80'

**DATE:** 06/05/2008  
**SCALE:** 1" = 40'  
**DWG NAME:** 071192 BASE  
**DRAWN BY:** I CD

**ZONING PLAN**

1 OF 1  
 SHEET NO.

**DEVELOPER/PLANS FOR:**  
**THE BOULEVARDS SHOPS & OFFICES AT SCENIC**  
 2348 S.E. 124 (SCENIC HIGHWAY)  
 SNELLVILLE, GEORGIA  
 PARCEL 5026-076  
 LAND LOTS 26 & 27, 5th DISTRICT, CITY OF SNELLVILLE, DUNWIDDY COUNTY, GEORGIA

**DEVELOPER/OWNER:**  
**The Boulevards Shops & Offices at Scenic, LLC.**  
 2338 SCENIC HIGHWAY  
 SNELLVILLE, GEORGIA 30078  
 PHONE: (404) 213-4476  
 FAX: (770) 393-8333

**CIVIL ENGINEER:**  
**Edwards Engineering INCORPORATED**  
 PERIMETER PLACE BUSINESS PARK  
 3990 FLOWERS ROAD, SUITE 500  
 ATLANTA, GEORGIA 30386  
 PHONE: (678) 905-5000, FAX: (678) 905-5011

**CITY OF SNELLVILLE**  
 JUN 9 2008  
 PLANNING & DEVELOPMENT

**THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.**

**ISSUED FOR PERMITTING**