

SITE DATA							
TENANT	BLDG. AREA (S.F.)	MIN. PARKING SPACES REQUIRED	MAX. PARKING SPACES ALLOWED	PARKING SPACES PROVIDED			SITE AREA
				NORMAL/COMPACT	HC	TOTAL	
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**

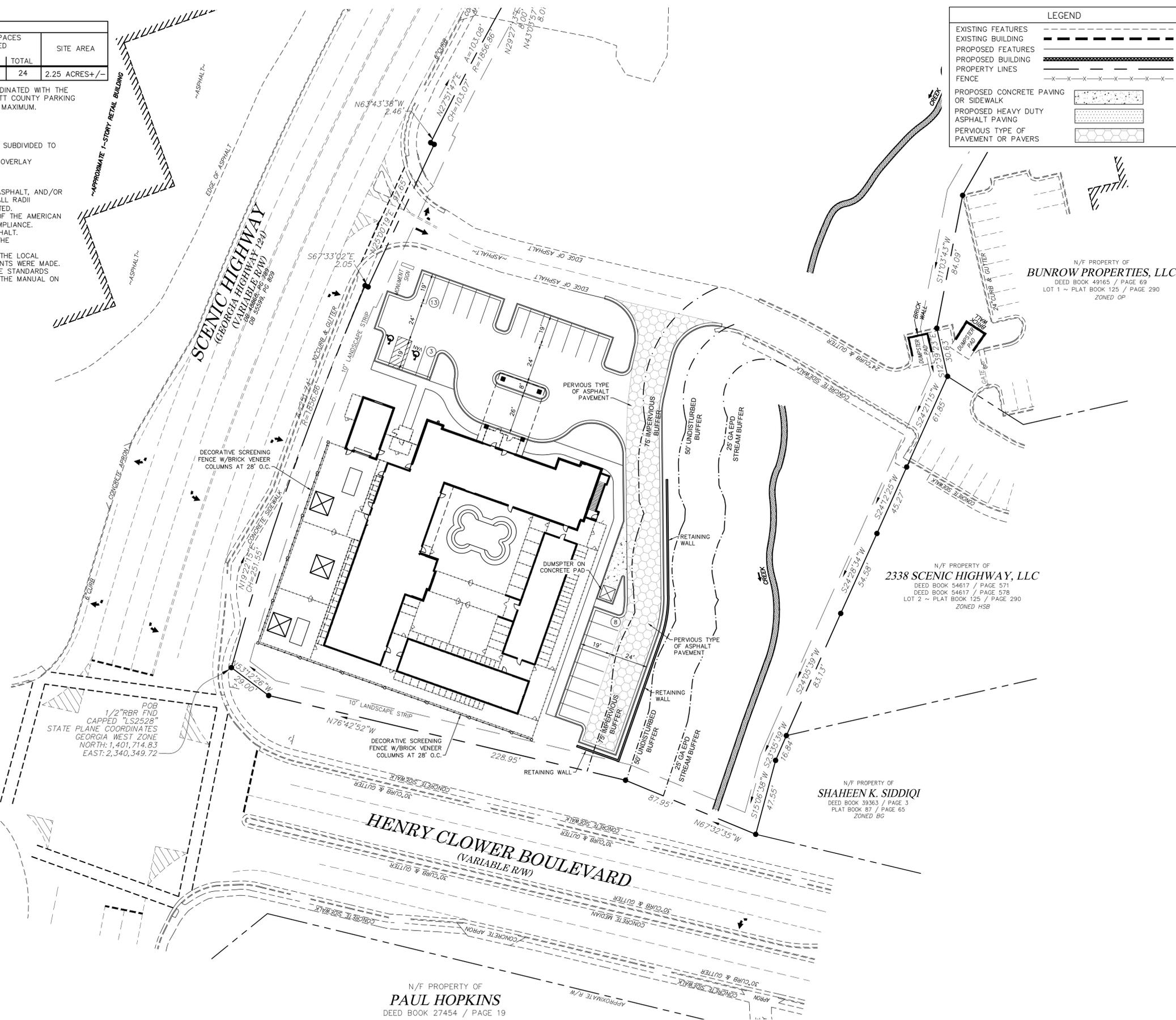
1. THE PARCEL NUMBER IS: 5026 074
2. THE SITE IS LOCATED IN LAND LOT No. 26 OF THE 5TH DISTRICT
3. THE TOTAL SITE AREA IS 4.3 ACRES BUT THE PET PARADISE SITE WILL BE SUBDIVIDED TO ONLY APPROXIMATELY 2.9 ACRES
4. THE CURRENT ZONING IS B-G (GENERAL BUSINESS) WITHIN THE CORRIDOR OVERLAY DISTRICT

**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.

**LEGEND**

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- FENCE
- PROPOSED CONCRETE PAVING OR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PERVIOUS TYPE OF PAVEMENT OR PAVERS



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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. HANES 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.

N/F PROPERTY OF  
**PAUL HOPKINS**  
DEED BOOK 27454 / PAGE 19

**CONCEPTUAL SITE PLAN**

GRAPHIC SCALE  
0 40' 80' 160'  
(IN FEET)  
1 inch = 40 ft.

**HANES GIPSON & ASSOCIATES**  
CONSULTING ENGINEERS  
CIVIL & STRUCTURAL SERVICES  
1550 NORTH BROOK ROAD, SUITE 100  
SNELLVILLE, GA 30045  
PHONE: (770) 491-7650  
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**HGA**

REGISTERED PROFESSIONAL ENGINEER  
No. 25988  
ROBERT A. MCCALL  
6/10/19

**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: RAM  
CHECKED BY: RCL

DATE: 6/10/19

SHEET TITLE: RE-ZONING SITE PLAN

SHEET NUMBER: RZ1.0

HQA JOB No. 2018-310