



SITE AREA CALCULATIONS

LOT SIZE	= 238,273 SQ. FT. (5.47 AC)
DISTURBED AREA	= 112,947 SQ. FT. (2.59 AC)
PROP. IMPERVIOUS AREA	= 51,585 SF (1.18 AC.)-21.6%
PROP. PERVIOUS AREA	= 186,988 SF (4.29 AC.)-78.4%

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 8,000 SQ. FT.

ZONING

C1 (CIVIC/INSTITUTIONAL DISTRICT)

PARKING

REQUIRED PARKING	59 SPACES (1 SPACE/6 SEATS)
PROVIDED PARKING	92 REGULAR SPACES
	3 ADA ACCESSIBLE (1 VAN)
TOTAL PROVIDED	95 PARKING SPACES

SETBACKS

FRONT YARD SETBACK	50'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	40'
REAR YARD BUFFER	20'
MAX. BLDG. HEIGHT	3 STORIES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:
BOUNDARY & TOPOGRAPHY:
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN). ALL STRIPING IN R/W SHALL BE THERMOPLASTIC.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- ==== 18" CURB AND GUTTER
- STOP STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- GRATE INLET
- STORM MANHOLE
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING



ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT
ENERGY ENGINEERING
6735 Peachtree Industrial Blvd. Suite 100
Northpark Town Center, Suite 1700
Atlanta GA 30326
TEL: (404) 643-6044

EMAIL: eabua@conceptengrs.net

CLIENT:

THIS DRAWING IS THE PROPERTY OF CES LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF CES LLC.

SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
REJOICE IN THE WORD
3079 LENORA CHURCH ROAD
SNELLVILLE, GA 30078

SHEET TITLE:
SITE PLAN

DESIGNED BY: DO-CES
DRAWN BY: DJ
CHECKED BY: DJ
APPROVED BY: DO-CES

SCALE: AS SHOWN
DATE: 8-12-2020

PROJECT NO.: CES-2020-041-C
SHEET:

C2.0

