



### SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE PAVING

### SITE AREA CALCULATIONS

LOT SIZE	= 44,780 SQ. FT. (1.03 AC.)
LIMITS OF DISTURBANCE	= ??? SQ. FT. (??? AC.)
EX. IMPERVIOUS AREA	= 9,383 SQ. FT. (0.22 AC.)
PROP. IMPERVIOUS AREA	= 13,891 SQ. FT. (0.32 AC.)
NET IMPERVIOUS AREA	= 4,508 SQ. FT. (0.10 AC.)

### BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 4,100 SQ. FT.

### ZONING

JURISDICTION CITY OF SNELLVILLE  
ZONING OP (OFFICE PROFESSIONAL DISTRICT)

### PARKING

TOTAL PARKING REQUIRED 1 SPACE/500 SF (MIN.) - 9 SPACES  
PARKING PROVIDED 11 SPACES (1 ADA ACCESSIBLE)

### SETBACKS

FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	20'
FRONT LS STRIP	10'
PERIMETER LS STRIP	5'

### 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, TRUCK WELLS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
  
BOUNDARY & TOPOGRAPHY: SAWHNEY & ASSOCIATES DATED 10/24/2021
- 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 GEORGIA 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 MINIMUM 4,000 PSI 28 DAY COMPRESSIVE STRENGTH (SEE DETAILS)
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18".
- 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).
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
- 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.



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CLIENT:

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SEAL:

REVISIONS:

NO. DATE DESCRIPTION

PROJECT:

## PROP. PARKING LOT ADDITION

2329 SCENIC HWY.  
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: 12-3-2021

PROJECT NO.:

SHEET:

# C2.0



Know what's below.  
Call before you dig.

