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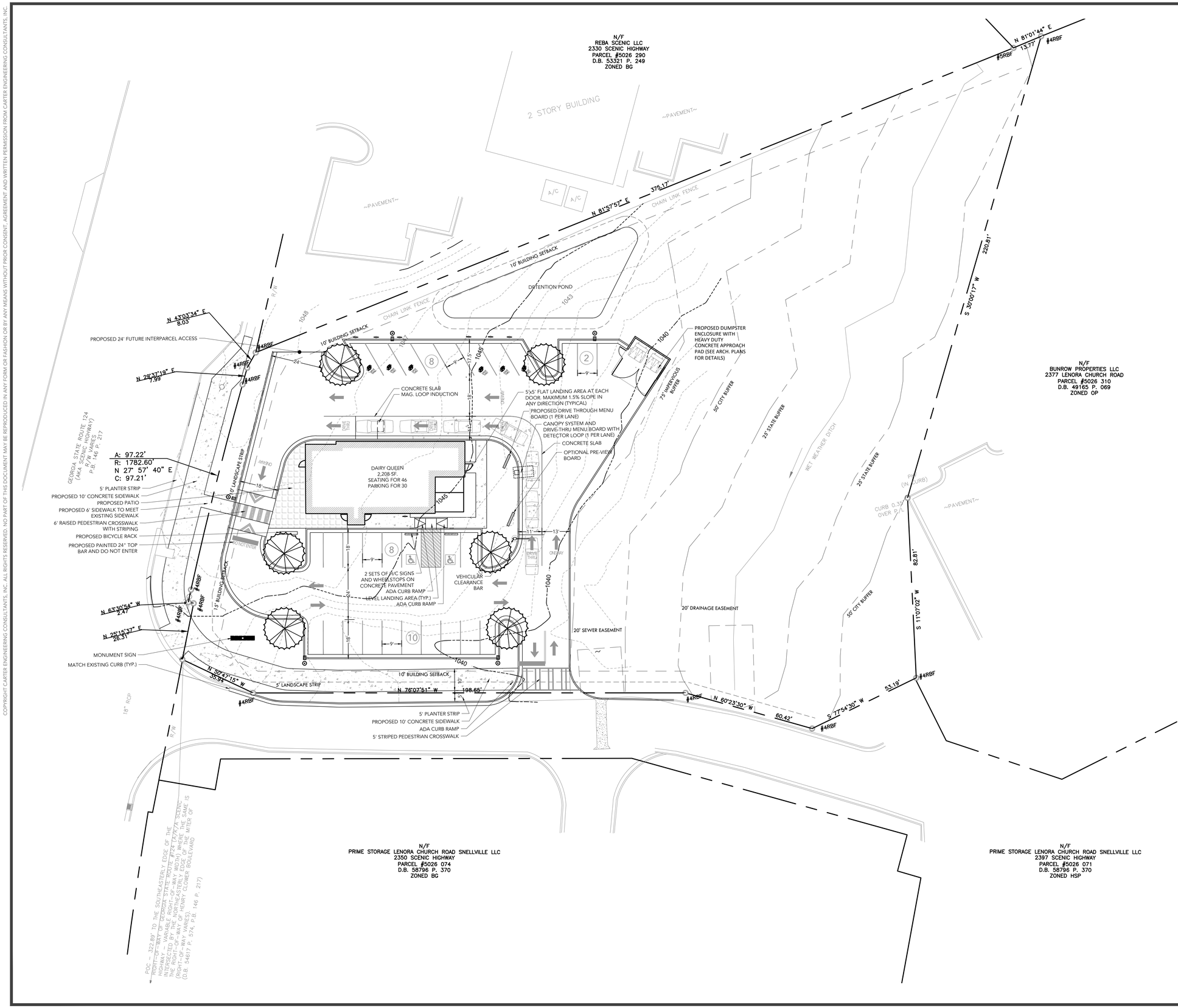

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	WILKERSON ARCHITECTS, LLC
3651 MARS HILL ROAD, STE 2000	119 E TALLULAH DR.
WATKINSVILLE, GA 30677	GREENVILLE, SC 29605
CONTACT: JEFF CARTER, P.E.	CONTACT: JAMES WILKERSON
PHONE: 770.725.1200	865.414.1499
JEFF@CARTERENGINEERING.NET	WILKPOE@CHARTER.NET

SITE INFORMATION

JURISDICTION	SNELLVILLE
PROPERTY LOCATION	2340 SCENIC HIGHWAY SNELLVILLE, GA 30078
PARCEL NUMBER	5026 316
CURRENT ZONING	BG (GENERAL BUSINESS)
CURRENT ZONING	BG (GENERAL BUSINESS)
OVERLAY DISTRICT	TOWNE CENTER OVERLAY DISTRICT
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: 15-FEET SIDE: 10-FEET REAR: 10-FEET
MAXIMUM LOT COVERAGE	90%
MINIMUM LANDSCAPE	10%
MAXIMUM BUILDING HEIGHT	80-FEET
SANITARY SEWER SERVICE	COUNTY
WATER SERVICE	COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13135C0129F
FEMA FIRM DATE	9/29/2006
FEMA SFHA ZONE	X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

PARKING DATA

Parking Required: (per Snellville, GA Code of Ordinances Table 207-1.2.B)

Requirement: Free standing restaurant: 1 space per 150 square feet of floor area.

2,208 Square Feet / 150 Square Feet = 15 Parking Spaces Required

Required Parking = 15 Parking Spaces Required (28 Provided)
Handicap Parking = 2 Provided (1 Required)

SITE AREA
1.71 ACRES
74,793.075 SQ FT

TOTAL LOT COVERAGE
0.528 ACRES
23,026 SQ FT
31%

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REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	8/15/22 - SUP SITE PLAN
2	----
3	----
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED No. 21798 PROFESSIONAL ENGINEER JAMES J CARTER
Date

GSWCC Level II Certification
No. 000000000083

CARTER ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
DAIRY QUEEN
2340 SCENIC HIGHWAY - SNELLVILLE, GA 30078

SHEET TITLE:
EXISTING SITE PLAN

PROJECT NAME:
DQ Grill & Chill

SHEET NUMBER:
1.0

PROJECT NUMBER:
22001JWA

DATE:
8/15/22

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".