

VICINITY MAP

SCALE: 1 = 5,000

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13135C0117F DATED SEPTEMBER 29, 2006.

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

LEGEND - PROPOSED

SETBACK LINE	W	WATER METER	SIDEWALKS AND ARCHITECTURAL CONCRETE
PROPERTY LINE	ADA RAMP	HEAVY DUTY ASPHALT	HEAVY DUTY CONCRETE
PROPOSED CURB & GUTTER	CONCRETE WHEEL STOP	STANDARD DUTY ASPHALT	
PARKING SPACE NUMBER	TRANS PAD	TRANSFORMER PAD	
DIRECTIONAL ARROWS			
STOP BAR			
ACCESSIBLE SPACES			
ID SIGN			
PROPOSED LIGHT POLES			

CIVIL ENGINEER

CIVIL CONSULTING ENGINEERS, INC.
211 E. MAIN STREET
CANTON, GA 30114
ENGINEER: TERRY BOOMER
PHONE: 678.462.4072

DEVELOPER

DETHOMAS DEVELOPMENT, LLC
1505 LAKES PKWY
SUITE 190
LAWRENCEVILLE, GA 30043
CONTACT: RONNIE DETHOMAS
PHONE: 678.584.9990

OWNER

LILLIAN MARGENE MOULDER TRUST
1498 SCENIC HWY N
SNELLVILLE, GA 30078-2128

SITE AREA CALCULATIONS

TOTAL SITE AREA	388,821 SF	8.93 AC.
LOT 1	60902 SF	1.40 AC.
LOT 2	47676 SF	1.09 AC.
LOT 3	33264 SF	0.76 AC.
LOT 4	38245 SF	0.88 AC.
LOT 5	43059 SF	0.99 AC.
LOT 6	81364 SF	1.87 AC.
LOT 7	33463 SF	0.77 AC.
FUTURE RIGHT OF WAY	16061 SF	0.37 AC.
PROPOSED PARK AREA	107800 SF	0.25 AC.
PROPOSED GREEN SPACE	9065 SF	0.21 AC.
IMPERVIOUS AREA	204767 SF	4.70 AC.
PERVIOUS AREA	184054 SF	4.23 AC.

(SUBJECT TO CHANGE)

SITE DATA

PARCEL ID: (REFERENCE):	5074 007
FUTURE LAND USE:	RESIDENTIAL
EXISTING LAND USE:	VACANT
CURRENT ZONING CLASSIFICATION:	R100
PROPOSED ZONING CLASSIFICATION:	B6
OVERLAY DISTRICT CLASSIFICATION:	NONE
CURRENT LOCAL JURISDICTION:	WINNETT COUNTY
ANNEX ID:	CITY OF SNELLVILLE
FLOOD ZONE CLASSIFICATION:	'ZONE X'

DIRECTION	PROPERTY USE	ZONING
NORTH	RESIDENTIAL	R100
SOUTH	RETAIL	BC CITY OF SNELLVILLE
WEST	RESIDENTIAL	O/R100
EAST	RESIDENTIAL	R100

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	10'	SEE PLAN
REAR	20'	SEE PLAN
SIDE	10'	SEE PLAN
SIDE	10'	SEE PLAN

CITY OF SNELLVILLE

NOTIFY CITY OF SNELLVILLE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. (770-985-3513).

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.

SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN AND BUILDING PERMIT IS REQUIRED FOR EACH SIGN.

ALL CONSTRUCTION TO COMPLY WITH CITY OF SNELLVILLE (& GWINNETT CO. IF APPLICABLE) STANDARDS.

NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED UNTIL CONDITIONS OF ZONING, OR VARIANCES ARE COMPLETED.

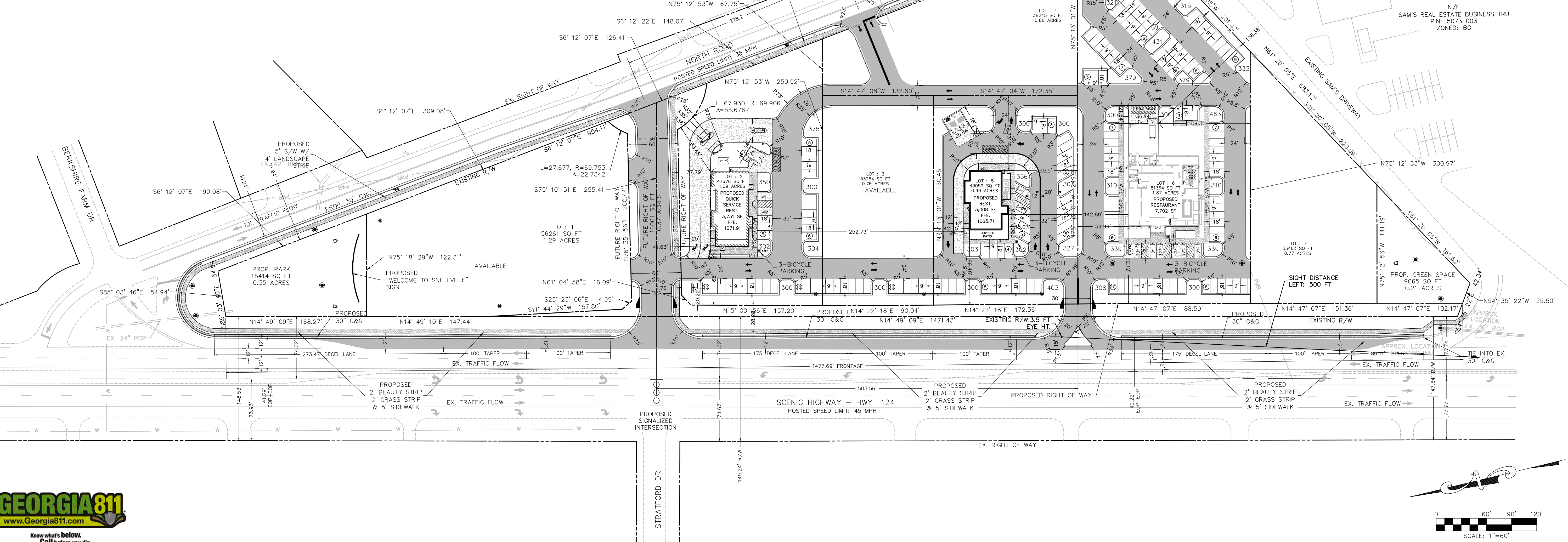
CORNER SIGHT DISTANCE FOR COMMERCIAL SITES UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE SCENIC HWY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCE(S) FOR THE PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 45 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 500 FEET IN THE SOUTH DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED FROM THE ENTRANCE IS EQUAL TO OR EXCEEDS THE 500 FEET OF SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE IS MEASURED WITH THE DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

SIGNED *T. Boomer* DATE 6/1/21

NOTES

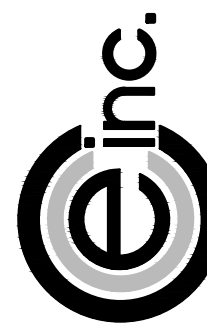
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- ALL DIMENSIONS AND RADII ARE TO THE FACE 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, ON-SITE OR OFF-SITE, SUCH AS PAYMENT UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- 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 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- LIGHT POLE BASES SHALL BE PAINTED PER SITE WORK SPECIFICATIONS.
- ALL STOP BARS, DIRECTIONAL ARROWS AND DOUBLE YELLOW STRIPING ARE TO BE THERMOPLASTIC, BOTH ON-SITE AND WITHIN THE DOT RIGHT OF WAY. PARKING STALL STRIPING IS TO BE 6" WIDE WHITE PAINT.
- LOADING AND UNLOADING OF ANY TRUCKS MUST TAKE PLACE ON-SITE. NO LOADING OR UNLOADING WILL BE ALLOWED IN THE COUNTY RIGHT OF WAY.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CIVIL CONSULTING ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CIVIL CONSULTING ENGINEERS, INC.

Civil Consulting Engineers, Inc.

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CANTON, GA 30114
678-462-4072
CivilConsultingEngineers.com



STAMP:



6/1/21
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.

PROJECT NAME:
**SCENIC POINTE
COMMERCIAL RETAIL**
PROJECT ADDRESS:
1498 SCENIC HWY N
CLIENT NAME:
DeTHOMAS INVESTMENTS, LLC
CLIENT ADDRESS:
1505 LAKES PKWY SUITE 190
SNELLVILLE, GA 30078
LAWRENCEVILLE, GA 30043

REV. DATE:	DESCRIPTION:
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OTHER PROJ. #:
CLIENT PROJ. #:
CCE PROJ. #:
2021-016
ISSUE DATE:
6/1/21
SHEET NAME:

SITE PLAN

SHEET NO:

C1