



THIS SEAL IS ONLY VALID IF COUPLED TO THE ORIGINAL DRAWING AND DATED WITH AN ORIGINAL SIGNATURE.

MASTER SITE PLAN

SHEET TITLE: _____
 DATE: SEPTEMBER 15, 2016
 PROJECT: 02089.03A

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/14/16	ISSUE FOR PERMIT
2	07/15/16	ISSUE FOR PERMIT
3	07/15/16	ISSUE FOR PERMIT
4	07/15/16	ISSUE FOR PERMIT

PLANNERS AND ENGINEERS COLLABORATIVE

WE PROVIDE SOLUTIONS™

5000 PEAKVIEW INDUSTRIAL BLVD
 DORAVILLE, GEORGIA 30049
 PHONE: 404-310-4066
 FAX: 404-310-4067

HENNESSY VEHICLE STORAGE LOT

A MASTER PLANNED DEVELOPMENT
 HENNESSY CADILLAC INC., & CHICAGO TITLE INSURANCE COMPANY

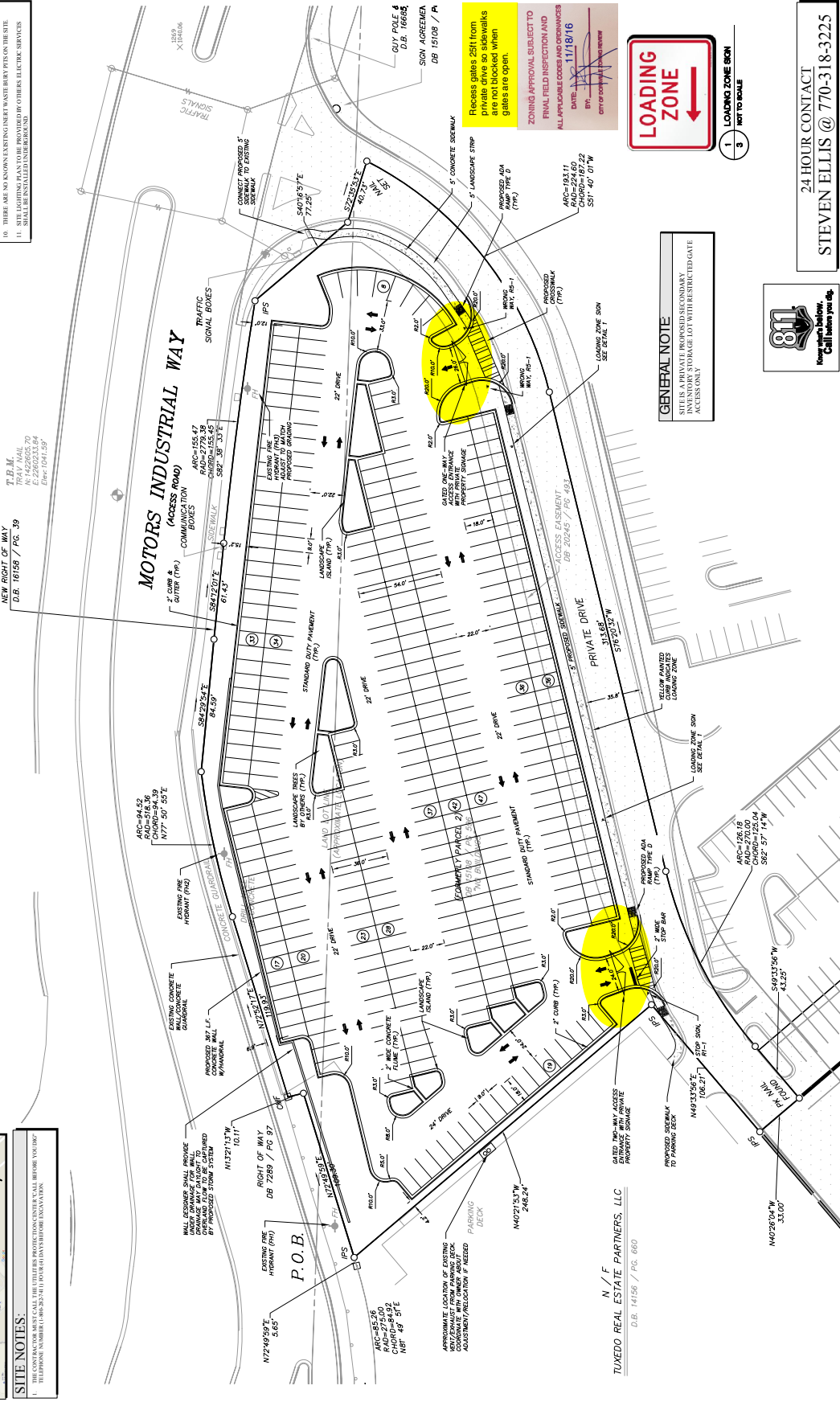
30 SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
 320 RESEARCH COURT • PEACHTREE CORNERS, GEORGIA 30092 • (770) 451-7241 • FAX (770) 451-7915 • WWW.PEACFLT.COM

- GENERAL NOTES:**
- BOUNDARY SURVEY INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE. DATE: 04/25/2016
 - TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED ABOVE
 - ACCORDING TO THE L.L.A. RECORD INSTRUMENT 2014-000400, THE AREA SHOWN AS A TRUCK TRAIL AND OVERHEAD POWER LINES ARE NOT TO BE CONSIDERED AS PART OF THE SITE. THE TRUCK TRAIL AND OVERHEAD POWER LINES ARE TO REMAIN AS SHOWN AND SHALL BE MAINTAINED BY THE CITY OF DORAVILLE.
 - SITE IS LOCATED ON THE NE CORNER, LAND LOTS 12 & 16, PARCELS 20012 & 20016, SECTION 16, TOWNSHIP 15 NORTH, RANGE 13 WEST, COUNTY OF DEKALB, GEORGIA WITHIN THE CITY OF DORAVILLE, THE USE OF WHICH IS ZONED C2.
 - THIS PARCEL NUMBER IS: R-32-26-015
 - THERE IS AN UNNAMED TRIBUTARY OF NANCY CREEK WITHIN ONE MILE OF THIS SITE.
 - THERE ARE NO KNOWN WATER WELLS LOCATED ON OR WITHIN 200' OF THE SITE.
 - THERE ARE NO KNOWN UTILITIES LOCATED ON OR WITHIN 200' OF THE SITE.
 - THE NEAREST BODY OF WATER IS APPROXIMATELY 100' SOUTHWEST OF THE SITE.
 - THERE ARE NO KNOWN EXISTING OR PROPOSED WASTEWATER PIPES ON THE SITE.
 - THE SITE LAYOUT PLAN HAS BEEN DEVELOPED BY OTHERS ELECTRIC SERVICES SHALL BE INSTALLED IN THE PROPOSED LOT.

SITE DATA:

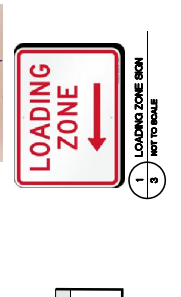
TOTAL LOT AREA: 3.237 ACRES
 TOTAL IMPERVIOUS AREA: 2.438 ACRES (75.48% IMPERVIOUS)
 TOTAL PERVIOUS AREA: 0.799 ACRES (24.48% PERVIOUS)
 ZONING: C2
 CITY OF DORAVILLE
 PARKING CALCULATIONS: _____
 PARKING SPACES PROVIDED: _____
 PARKING SPACES: 399 SPACES

INTERSTATE HWY. 285
 (VARIABLE R/W)



SITE NOTES:

- ALL DIMENSIONS SHALL BE SHOWN IN FEET AND INCHES. DIMENSIONS SHALL BE CAPTURED BY THE SURVEYOR. DIMENSIONS SHALL BE CAPTURED BY THE SURVEYOR.



GENERAL NOTE

SITE IS PRIVATE PROPOSED SECONDARY STORAGE LOT WITH RESTRICTED GATE ACCESS ONLY

24 HOUR CONTACT
 STEVEN ELLIS @ 770-318-3225



TUXEDO REAL ESTATE PARTNERS, LLC
 N / F
 D.B. 14156 / PG. 660