



SITE LOCATION MAP (N/S)

SITE DATA:

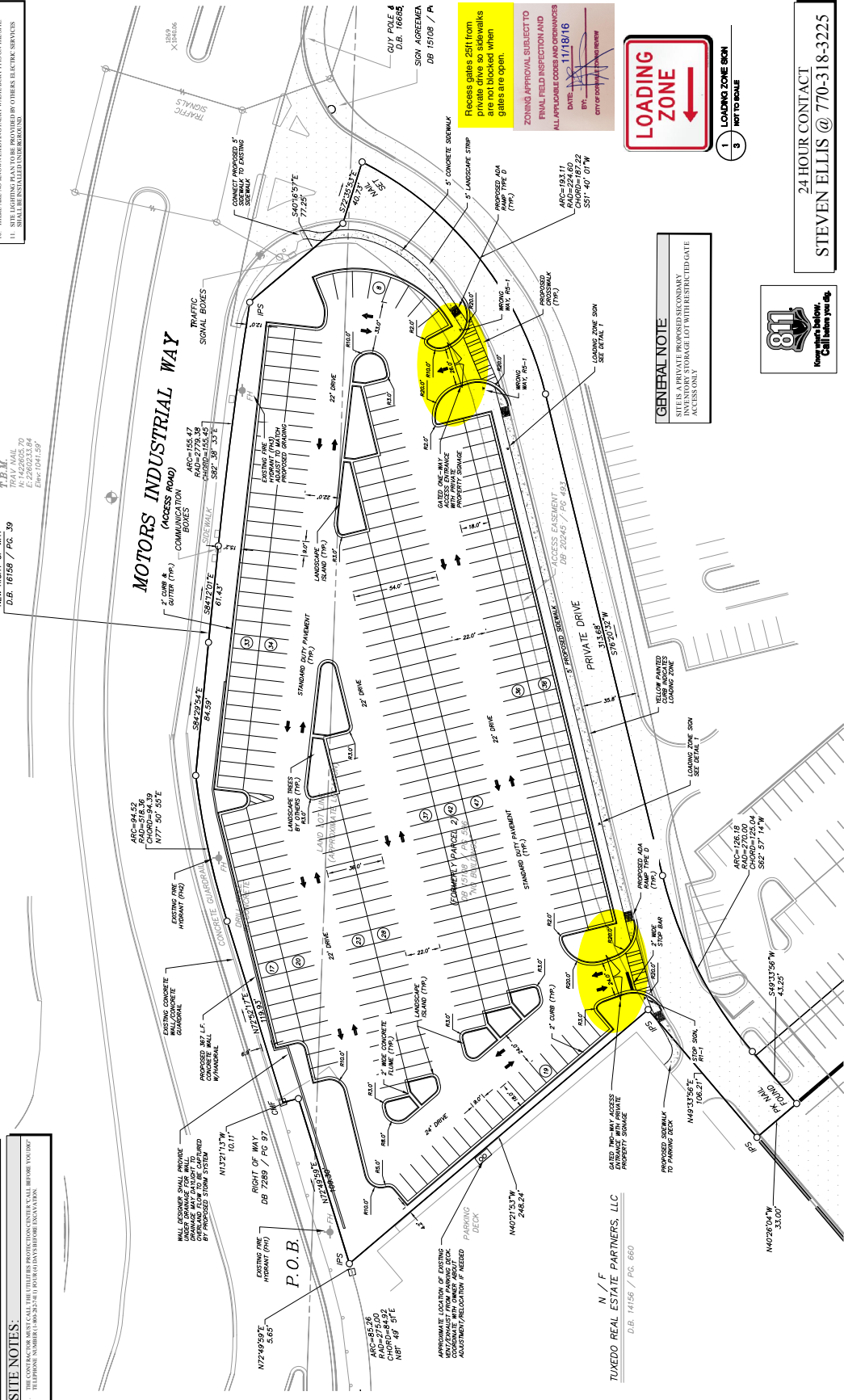
LOT AREA	3.237 ACRES
TOTAL IMPERVIOUS AREA	2.438 ACRES (75.48% IMPERVIOUS)
TOTAL PAVED AREA	0.785 ACRES (24.46% PAVED)
ZONING	CITY OF DORAVILLE C2
PARKING CALCULATIONS	
PARKING SPACES PROVIDED	399 SPACES

**INTERSTATE HWY. 285
(VARIABLE R/W)**

SITE NOTES:

1. THE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED, AND THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED.
2. THE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED, AND THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED.
3. THE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED, AND THE CITY OF DORAVILLE, GEORGIA, ORDINANCE 2014-11, AS AMENDED.

- GENERAL NOTES:**
1. BOUNDARY SURVEY INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATE 04/25/2016.
 2. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY POINTS AND DATA PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATE 04/25/2016.
 3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR DORAVILLE, GEORGIA, THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE (AREA OF SPECIAL FLOOD HAZARD).
 4. THE SITE IS LOCATED WITHIN THE CITY OF DORAVILLE, GEORGIA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES.
 5. THIS PARCEL NUMBER IS: B-32-26-015.
 6. THERE IS AN UNNAMED TRIBUTARY OF NANCY CREEK WITHIN ONE MILE OF THE SITE.
 7. THERE ARE NO KNOWN WATER WELLS LOCATED ON OR WITHIN 200' OF THE SITE.
 8. THERE ARE NO KNOWN WELLS WITHIN AN UNNAMED TRIBUTARY OF NANCY CREEK WITHIN ONE MILE OF THE SITE.
 9. THE NEAREST BODY OF WATER IS APPROXIMATELY 100' SOUTHWEST OF THE SITE.
 10. THERE ARE NO KNOWN EXISTING OR PROPOSED WATER SERVICE LINES ON THE SITE.
 11. SITE LAYOUT PLAN TO BE PROVIDED TO OTHER ELECTRIC SERVICES SHALL BE INSTALLED IN THE ROOM.



PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS™
 5000 PEAKVIEW INDUSTRIAL BLVD
 DORAVILLE, GEORGIA 30048
 PHONE: 404-310-4066
 HENNESSY CADILLAC INC. & CHICAGO TITLE INSURANCE COMPANY
 A MASTER PLANNED DEVELOPMENT
 HENNESSY VEHICLE STORAGE LOT

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/18/16	JPS	FINAL FIELD INSPECTION AND CORRECTIONS
2	11/18/16	JPS	FINAL FIELD INSPECTION AND CORRECTIONS
3	11/18/16	JPS	FINAL FIELD INSPECTION AND CORRECTIONS
4	11/18/16	JPS	FINAL FIELD INSPECTION AND CORRECTIONS

MASTER SITE PLAN
 SHEET TITLE
 SCALE: 1"=30'
 DATE: SEPTEMBER 15, 2016
 PROJECT: 02089.03A
 THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PLANNERS AND ENGINEERS COLLABORATIVE
 3 SHEET

Permit # 160744

24 HOUR CONTACT
 STEVEN ELLIS @ 770-318-3225



811
 Call before you dig

GENERAL NOTE
 SITE IS PRIVATE PROPOSED SECONDARY ACCESS ONLY

LOADING ZONE SIGN
 1. LOADING ZONE SIGN
 2. RETURN TO ROAD

RECESS GATES 25FT FROM PRIVATE DRIVE SO SIDEWALKS ARE OPEN, WHICH GATES ARE OPEN.

FINAL FIELD INSPECTION AND CORRECTIONS
 DATE: 11/18/16
 BY: JPS

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