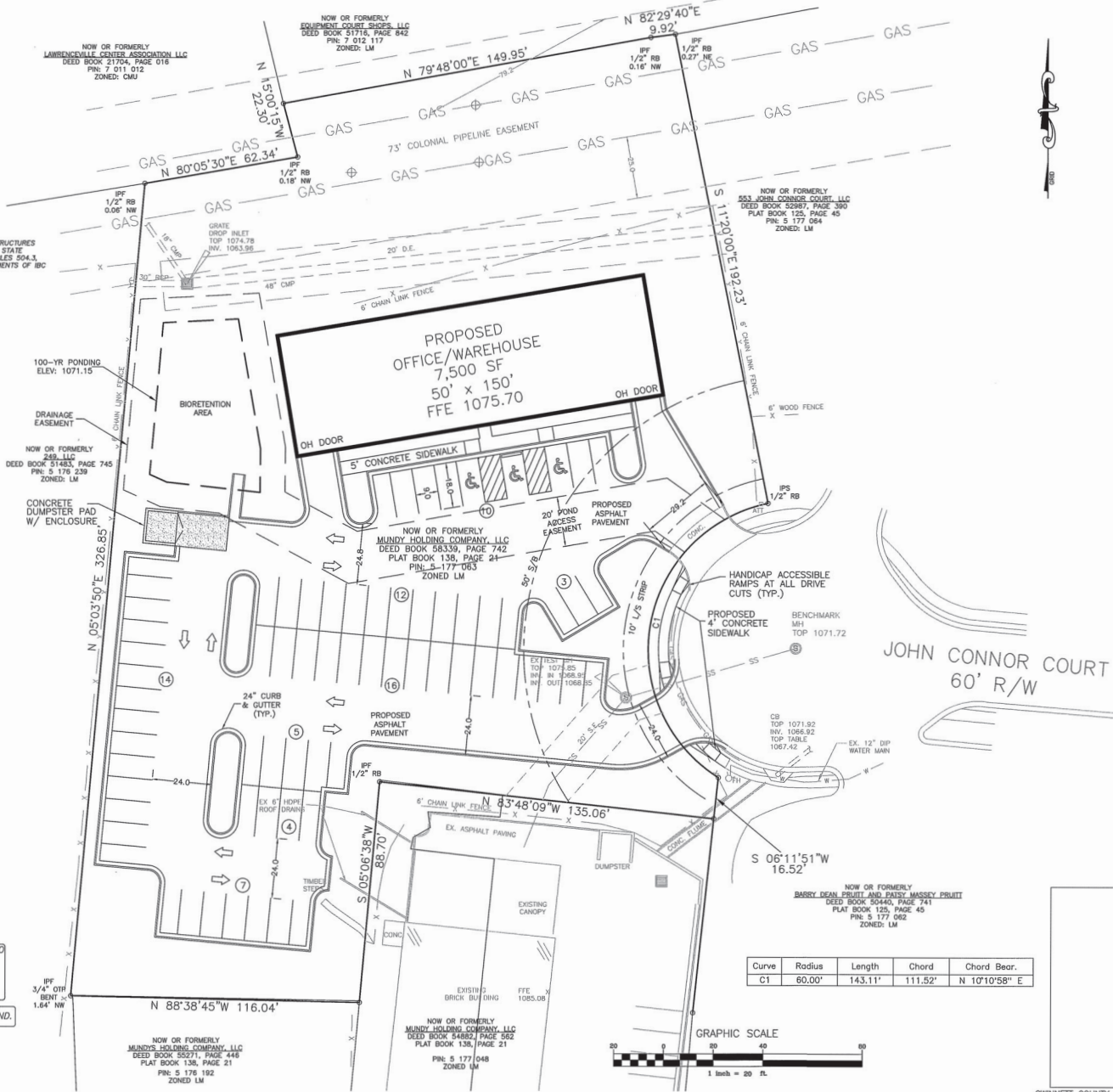


GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
- TOTAL IMPERVIOUS COVERAGE PERCENTAGE: 72.6%
- BUILDING LINE SETBACKS:
FRONT - 50', SIDE - 0' AND REAR - 0'
ZONED - LM
- TOPOGRAPHIC INFO IS TO MEAN SEA LEVEL.
- MAXIMUM HEIGHT FOR DWELLING IS 50'.
- THERE ARE NO EXISTING BUILDINGS ON SITE.
- PROPOSED USE OF PROPOSED BUILDINGS IS OFFICE / WAREHOUSE.
- PARKING CALCULATIONS:
OFFICE/ WAREHOUSE
1 SPACE/ 1000 SF GFA WAREHOUSE
1 SPACE/ 300 SF GFA OFFICE
1000 SF OFFICE / 300 SF = 4 SPACES REQUIRED
6,500 SF OFFICE / 1000 SF = 7 SPACES REQUIRED
PROPOSED PARKING:
67 STANDARD SPACES
+3 HANDICAP SPACES
70 TOTAL SPACES

BUILDING NOTES:

- EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 504.1, 504.4 & 506.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR SITE LIGHTING.

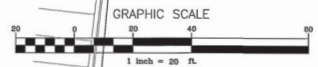


NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

NOTE: ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

NOTE: PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLE, WEEDS, DUST, TRASH AND DEBRIS.

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	143.11'	111.52'	N 10°10'58" E



NO.	DATE	REVISIONS
1	8/8/23	PER LAWRENCEVILLE COMMENTS
2	10/9/23	PER LAWRENCEVILLE COMMENTS
3	11/29/23	PER LAWRENCEVILLE COMMENTS



THE ENGINEER, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

Civilscapes, Inc.
 CIVIL DESIGN & LANDSCAPE ARCHITECTURE
 7185 SHADY GROVE ROAD, CUMMING, GA 30041
 OFFICE: 678-513-5536 EMAIL: CIVILSCAPESDESIGN@PRODO.COM

SITE PLAN FOR MUNDY COLLISION
 PROPERTY ADDRESS: 562 JOHN CONNOR COURT
 LAND LOT 176 & 177 / 5TH LAND DISTRICT
 CITY OF LAWRENCEVILLE / GWINNETT COUNTY

SHEET NUMBER C3.0

SCALE: 1" = 20'
 DATE: 02/07/23
 PROJECT NO.