



VICINITY MAP
NOT TO SCALE

SITE DATA	
ZONING:	GC (GENERAL COMMERCIAL)
OVERLAY DISTRICT:	(COMMERCIAL OVERLAY DISTRICT)
PARCEL IDENTIFICATION NUMBER:	168 1291 008A
PROJECT SITE AREA:	3.262 AC.
OPEN SPACE AREA REQUIRED (%):	17.0%
OPEN SPACE AREA PROPOSED (%):	19.6%
LANDSCAPE STRIP -	
FRONT:	15 FT
LEFT SIDE:	7.5 FT
RIGHT SIDE:	15 FT
REAR:	15 FT
BUILDING SETBACK -	
FRONT:	15 FT
LEFT SIDE:	7.5 FT
RIGHT SIDE:	15 FT
REAR:	15 FT
BUILDING FLOOR AREA:	18,800 S.F.
BUILDING HEIGHT:	29'-8"
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES

PARKING CALCULATIONS:

PARKING REQUIRED:	1 SPACE/300 SF OF COMMERCIAL FLOOR AREA AVAILABLE TO THE PUBLIC 1/5-2/2 OF THE 18,800 SF OF BUILDING PLUS THE 9,640 SF LIVE GOODS CENTER IS COMMERCIAL FLOOR AREA OPEN TO THE PUBLIC. THIS SUMS TO A TOTAL OF 17,882 SF
	17,882 SF / 300 SF = 60 SPACES (MIN. REQUIRED)
PARKING PROVIDED:	81 SPACES (77 VEHICULAR PARKING SPACES PLUS 4 GOLF CART PARKING SPACES)

NOTES:

- THE SITE IS ZONED GC (GENERAL COMMERCIAL) AND IS WITHIN THE CITY OF SENOIA COMMERCIAL OVERLAY DISTRICT.
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
- THE SITE WILL MEET THE LIGHTING INTENSITY REQUIREMENT OF 2.4 FOOT-CANDLES. THE LIGHTING DESIGN WILL BEST MATCH THE EXISTING LIGHTING POLE AND FIXTURE THAT IS CONSISTENT WITH THE SURROUNDING PUBLIC SHOPPING CENTER.
- NO PORTION OF THIS SITE IS IN THE 100-YEAR FLOODPLAIN. THERE ARE NO WETLANDS, STATE WATERS OR STATE WATER BUFFERS ON THIS SITE.
- SITE-RELATED VARIANCES APPROVED FOR REDUCTION IN BUILDING FOUNDATION PLANTING, FRONT LANDSCAPE BUFFER REDUCTION TO 15', PLAN LEFT SIDE LANDSCAPE WIDTH REDUCTION TO 7.5', AND REDUCTION IN MINIMUM OPEN SPACE REQUIREMENT TO 17%

N/F PROPERTY OF
**Central of Georgia
Railroad Company**
NO RECORD FOUND

N/F PROPERTY OF
Shops Grocery LLC
DEED BOOK 4807 / PAGE 43
PLAT BOOK 78 / PAGE 224
GROCERY PARCEL - SENOIA VILLAGE
ZONED GC
"PUBlix"

ENGINEER:

FORESITE
group

ForeSite Group, LLC
3740 Dawndel Ct.
Suite 100
Peacree Corners, GA 30092
1 | 770.368.1399
1 | 770.368.1944
www.foresitegroup.net

DEVELOPER:

**TRINITY PROPERTY
DEVELOPMENT**

1504 MACY DRIVE
ROSWELL, GA 30076
TEL: (770) 410-0888

CONTACT: MRS. MICHELLE BENNEFIELD

**TSC TRACTOR
SUPPLY CO.**

SR 16 & SR 85
SENOIA, GA
1ST DISTRICT, LL 279, 290 & 291
PARCEL # 168 1291 008A

SEAL:

REVISIONS DATE

PROJECT MANAGER: JMJ

DRAWING BY: RGM

JURISDICTION: SENOIA, GA

DATE: 2024-03-09

SCALE: 1" = 30'

TITLE:

SITE PLAN

SHEET NUMBER:

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 341.096

N/F PROPERTY OF
Shops of Senoia LLC
DEED BOOK 5250 / PAGE 79
PLAT BOOK 78 / PAGE 224
ZONED GC
(DETECTION POND)

N/F PROPERTY OF
Shops of Senoia LLC
DEED BOOK 5250 / PAGE 79
PLAT BOOK 100 / PAGE 259
OUT PARCEL 5 - SENOIA VILLAGE
ZONED GC
"PIEDMONT URGENT CARE"



N/F PROPERTY OF
Shops of Senoia LLC
DEED BOOK 5250 / PAGE 79
PLAT BOOK 100 / PAGE 259
OUT PARCEL 4 - SENOIA VILLAGE
ZONED GC
"CHICK-FIL-A"

N/F PROPERTY OF
Senoia Grocery LLC
DEED BOOK 4898 / PAGE 1
PLAT BOOK 78 / PAGE 224
OUT PARCEL 1 - SENOIA VILLAGE
ZONED GC
(VACANT)

