

**SUBJECT PROPERTY**

OWNER: DOROTHY L THORPE (PER TAX ASSESSOR)  
 SITE ADDRESS: 2035 E MAIN ST, SNELLVILLE, GA 300780  
 AREAS:  
 TRACT A: 0.71 ACRES  
 TRACT B: 0.09 ACRES  
 PARCEL #R5059 233

REFERENCES:  
 1) DEED BOOK 58478 - PAGES 656-657  
 2) DEED BOOK 56424 - PAGE 614  
 3) PLAT BOOK 138 - PAGE 275

**TITLE EXCEPTIONS**

STEWART TITLE GUARANTY COMPANY  
 SCHEDULE B - PART 2  
 ISSUING OFFICE FILE NUMBER: 1910.032  
 EFFECTIVE DATE: AUGUST 2, 2023

**SPECIAL EXCEPTIONS**

11. JOINT DRIVEWAY AND UTILITY EASEMENT GRANT AND MUTUAL MAINTENANCE AGREEMENT FROM ROCKIN ROBINS, INC. TO JAMES C. JOHNSTON, DATED JULY 6, 1990, AND RECORDED JULY 11, 1990 IN DEED BOOK 7010, PAGE 7, GWINNETT COUNTY RECORDS, AS AMENDED BY THAT ACCESS AND SEWER LINE EASEMENT AGREEMENT FROM RALPH THORPE AND DOROTHY THORPE TO HIGHWAY 78 VENTURES, LLC, DATED JANUARY 6, 2005, AND RECORDED FEBRUARY 7, 2005 IN DEED BOOK 41567, PAGE 136, GWINNETT COUNTY RECORDS.

(ALL ITEMS PLOTTED HEREON)

12. RIGHT OF WAY EASEMENT FROM ROCKIN ROBINS DINER # 2 TO WALTON EMC, DATED SEPTEMBER 4, 1990, AND RECORDED MARCH 28, 1994 IN DEED BOOK 10146, PAGE 136, GWINNETT COUNTY RECORDS.

(THIS ITEM PERTAINS TO THE SUBJECT PROPERTY, BUT IS TOO VAGUE TO BE PLOTTED)

13. MEMORANDUM OF LAND LEASE BY AND BETWEEN RALPH THORPE AND DOROTHY THORPE AND SBA TOWERS, INC., A FLORIDA CORPORATION, DATED SEPTEMBER 30, 2002, AND RECORDED DECEMBER 9, 2002 IN DEED BOOK 30059, PAGE 233, GWINNETT COUNTY RECORDS.

(THIS ITEM CONTAINS AN ACCESS EASEMENT CROSSING THE SUBJECT PROPERTY, WHICH IS PLOTTED HEREON)

14. MEMORANDUM OF ANTENNA SITE AGREEMENT BY AND BETWEEN SBA TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED DECEMBER 28, 2015, AND RECORDED FEBRUARY 8, 2016 IN DEED BOOK 54091, PAGE 150, GWINNETT COUNTY RECORDS.

(ALL ITEMS PLOTTED HEREON)

15. EASEMENT AGREEMENT BY AND BETWEEN RALPH THORPE AND DOROTHY THORPE AND SBA TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED FEBRUARY 1, 2019, AND RECORDED FEBRUARY 22, 2019 IN DEED BOOK 56424, PAGE 614, GWINNETT COUNTY RECORDS.

(ALL ITEMS PLOTTED HEREON)

16. SHORT FORM OF LEASE BY AND BETWEEN WILLIAM STACEY BRITT AND AT&T WIRELESS PCS, INC., A DELAWARE CORPORATION, DATED APRIL 4, 1996, AND RECORDED JANUARY 27, 1997 IN DEED BOOK 13725, PAGE 258, GWINNETT COUNTY RECORDS; AND AMENDED IN THAT AMENDMENT TO SITE LEASE AGREEMENT BY AND BETWEEN NORTH GEORGIA TOWERS, LLC A GEORGIA LIMITED LIABILITY COMPANY AND SBA TOWERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED DECEMBER 30, 2015 AND RECORDED JANUARY 25, 2016 IN DEED BOOK 54062, PAGE 102, GWINNETT COUNTY RECORDS.

(ALL ITEMS PLOTTED HEREON)

17. ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/ACSM SURVEY FOR HIGHWAY 78 VENTURES, LLC, PREPARED BY DONALD W. HARKLEROAD, GRLS NO. 1578, HARKLEROAD AND ASSOCIATES, DATED NOVEMBER 10, 2003, AND RECORDED FEBRUARY 7, 2005 IN PLAT BOOK 108, PAGE 13, GWINNETT COUNTY PLAT RECORDS.

(ALL ITEMS PLOTTED HEREON)

18. ALL MATTERS AS SHOWN ON THAT SUBDIVISION PLAT FOR DOTTIE THORPE, PREPARED BY JOHN A. STEERMAN, GRLS NO. 2576, SCI DEVELOPMENT SERVICES, DATED DECEMBER 16, 2016, AND RECORDED MARCH 7, 2017 IN PLAT BOOK 138, PAGE 275, GWINNETT COUNTY PLAT RECORDS.

(ALL ITEMS PLOTTED HEREON)

19. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE INSURED MORTGAGE. THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED FOR IMPROVEMENTS, BUT INCREASES AS EACH SUCH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECTS, LIENS OR ENCUMBRANCES ON THE TITLE, UP TO THE FACE AMOUNT OF THE POLICY. AT THE TIME OF EACH SUCH DISBURSEMENT OF THE PROCEEDS OF THE LOAN, THE TITLE MUST BE CONTINUED IN WRITING BY THE COMPANY FOR DEFECTS, LIENS OR ENCUMBRANCES ON THE TITLE INTERVENING OR RECORDED BETWEEN DATE OF POLICY AND THE DATE OF THE DISBURSEMENT.

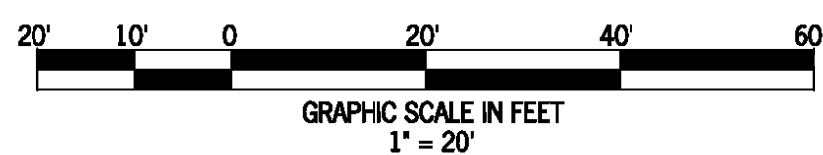
(THIS ITEM PERTAINS TO THE SUBJECT PROPERTY, BUT IS NOT A SURVEY MATTER)

**SYMBOLS**

IPF = - AS SHOWN HEREON  
 IPS = - 1/2" CAPPED REBAR TO BE SET  
 CMF = - CONCRETE MONUMENT FOUND

**LEGEND**

POB	POINT OF BEGINNING	CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY	C/L	CENTERLINE
BC	BACK OF CURB	CO	SEWER CLEANOUT
CTP	CRIMP TOP PIPE	DB	DEED BOOK
GW	GUY WIRE	EP	EDGE OF PAVEMENT
GM	GAS METER	LL	LAND LOT
GV	GAS VALVE	PL	PROPERTY LINE
IPF	IRON PIN FOUND	PKNS	PARKER KALON NAIL SET
IPS	IRON PIN SET	PB	PLAT BOOK
LP	LIGHT POLE	PG	PAGE
OTP	OPEN TOP PIPE	SSMH	SANITARY SEWER MANHOLE
R/W	RIGHT-OF-WAY	TELCO	TELECOMMUNICATIONS COMPANY
UP	UTILITY POLE		



**ZONING INFORMATION**

HSB - HIGHWAY SERVICE BUSINESS DISTRICT  
 - MINIMUM FRONT YARD SETBACK: 50 FEET  
 - MINIMUM SIDE YARD SETBACK: 10 FEET (INTERIOR)  
 - MINIMUM SIDE YARD SETBACK: 35 FEET (STREET)  
 - MINIMUM REAR YARD SETBACK: 15 FEET  
 ZONING INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE CITY OF SNELLVILLE, GWINNETT COUNTY ONLINE TAX ASSESSOR MAPS AND THE GWINNETT COUNTY CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BY THE PROPER ZONING OFFICIALS.

**GENERAL NOTES**

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ABSTRACT TITLE PROVIDED BY THE CLIENT AND DATED AUGUST 2, 2023. ALL EXCEPTIONS REFERENCED HAVE BEEN SHOWN WHERE POSSIBLE; THEREFORE, THE UNDERSIGNED AND CLAYTON ADAM MCCANN GAPLS #3481 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING ANY POSSIBLE INFORMATION NOT CONTAINED THEREIN.  
 THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.  
 THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.  
 EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: GEOMAX ZENITH 35 PRO GNSS DUAL FREQUENCY RECEIVER. [DATE OF LAST FIELD VISIT: 08-01-23]  
 THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 123,630 FEET.  
 THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAVD 88 (GEOID 18) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY MCCANN LAND SURVEYORS.  
 THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12A) AND HAVE A VERTICAL ACCURACY OF ±0.5'. CONTOURS OUTSIDE THE IMMEDIATE AREA ARE APPROXIMATE.  
 NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE CITY OF SNELLVILLE GWINNETT COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13135C0129F DATED 09/29/2006.

**SURVEYOR CERTIFICATION**

TO: DOROTHY THORPE, KURANI REAL ESTATE HOLDINGS, LLC, & STEWART TITLE GUARANTY COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6A, 7A, 7B1, 8, 11, 11A, 13, 16, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2023.  
 CLAYTON ADAM MCCANN GAPLS #3481  
 DATE: 09/21/2023

24Hr Contact:  
 SHAMRAN KURANI  
 PH: 770-923-2313  
 EMAIL: SKA@KGRUS.NET

811 Know what's below  
 Call before you dig.  
 UTILITY PROTECTION CENTER  
 1-800-282-7411  
 770-623-4344

**Existing Conditions Plan**

**LEAD**  
 land engineering and development  
 116 BELLEA ROAD, STE. 209  
 FAYETTEVILLE, GA 30214  
 P 678.432.5720  
 F 678.432.5463

Site Plan Prepared For:

**DUNKIN'**  
2035 Main Street

Developer:

**Platinum Donuts, LLC**

2826 BRECKENBRIDGE BLVD  
SUITE 444  
DULUTH, GA. 30096

DATE:	RELEASE DESCRIPTION / PER CITY COMMENTS
10-16-23	

DATE:	OCT 16, 2023
LAND LOT:	59
DIST:	5TH
SECTION:	N/A
CITY:	SNELLVILLE
COUNTY:	GWINNETT
STATE:	GEORGIA
JOB NUMBER:	2022.062

**1**

1 OF 3 SHEETS  
 © LAND ENGINEERING AND DEVELOPMENT



**GENERAL NOTES**

1. SITE AREA: 0.82 AC; DISTURBED AREA: N/A; CURRENT USAGE: RESTAURANT; PROPOSED USAGE: RESTAURANT; EXISTING IMPERVIOUS AREA: 0.496 AC (69.9%); PROPOSED IMPERVIOUS AREA: 0.462 AC (65.1%)
2. REFERENCE: ALTA SURVEY FOR DOROTHY THORPE, KURANI REAL ESTATE HOLDINGS, LLC, & STEWART TITLE GUARANTEE COMPANY, PREPARED BY MCCANN LAND SURVEYING, SEPTEMBER 12, 2023, LAST REVISED, SEPTEMBER 21, 2023.
3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA PER FEMA FIRM COMMUNITY PANEL # 13135C0129F9, DATED 09-29-2006.
4. THE DESIGN PROFESSIONAL WHO'S SEAL APPEARS HEREON CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLANS SHEET DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.
5. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.
6. CONTRACTOR SHALL DISPLAY ALL APPLICABLE PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.
8. CONTRACTOR SHALL ASSURE THAT ALL FINAL INSPECTIONS ARE MADE.
9. CONTRACTOR MUST FIELD VERIFY ALL INVERTS AND LOCATIONS OF EXISTING INFRASTRUCTURE SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
11. SIGNS ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
12. ALL CONSTRUCTION TRAILERS SHALL BE PERMITTED THROUGH THE BUILDING AND CONSTRUCTION DEPARTMENT.
13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES THAT ARE TO REMAIN.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE CONSTRUCTION PROJECT.
15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
16. ALL RADII ARE SHOWN AS BACK OF CURB UNLESS OTHERWISE DESIGNATED. ALL OTHER DIMENSIONS ARE SHOWN AS FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE DESIGNATED.
17. TRAFFIC FLOW ARROWS SHOWN FOR INFORMATION PURPOSES ONLY. NO TRAFFIC ARROWS ARE TO BE PAINTED IN THE PARKING LOT.
18. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TOWARDS DRAINAGE STRUCTURES AT ALL TIMES DURING CONSTRUCTION.
19. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
20. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH 'TENZAK' (OR SIMILAR TYPE FENCING), AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.
21. ANY AND ALL FIELD CONDITIONS DIFFERING FROM THE INFORMATION PROVIDED ON THE APPROVED PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY. THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION AND OBTAIN APPROVAL OF ALL CHANGES BEFORE TAKING CORRECTIVE ACTION. ALL CHANGES REQUIRING REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH UNAPPROVED CHANGES OR REVISIONS TO THE APPROVED PLANS.
22. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
23. IT IS THE OWNERS/DEVELOPERS RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.
24. NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED UNTIL CONDITIONS OF ZONING, OR VARIANCES ARE COMPLETED.

**SNELLVILLE PLANNING AND DEVELOPMENT NOTES**

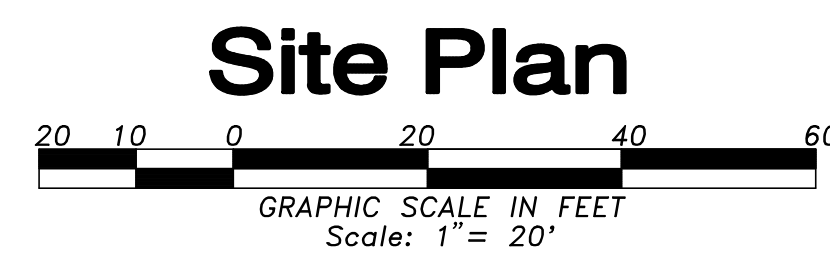
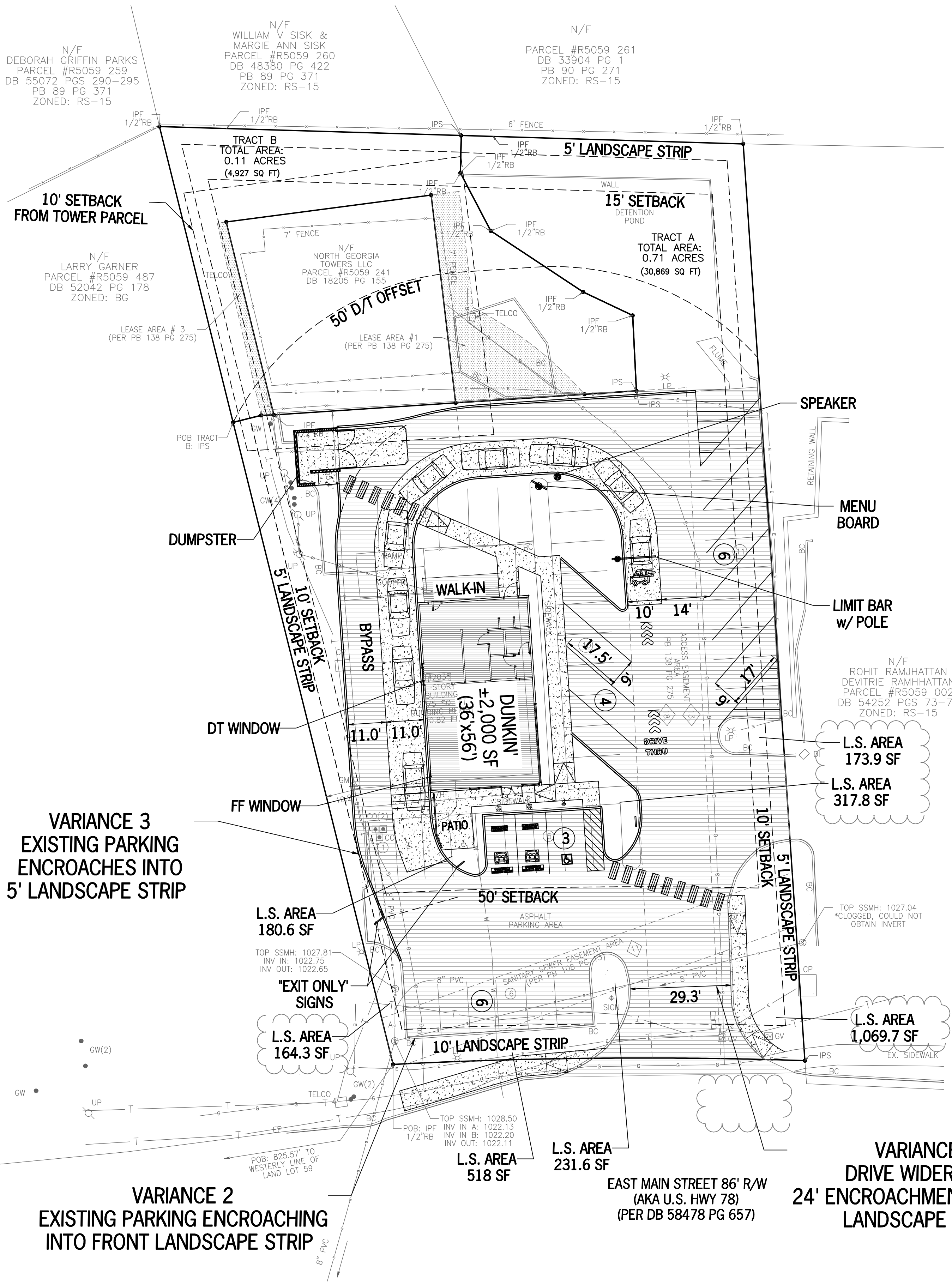
1. NO OVERHEAD DOORS ARE PROPOSED
2. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY FOR DOROTHY THORPE, KURANI REAL ESTATE HOLDINGS, LLC, & STEWART TITLE GUARANTEE COMPANY, PREPARED BY MCCANN LAND SURVEYING, SEPTEMBER 12, 2023, LAST REVISED, SEPTEMBER 21, 2023.
3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA PER FEMA FIRM COMMUNITY PANEL # 13135C0129F9, DATED 09-29-2006.
4. BUILDING WILL COMPLY WITH ARCHITECTURAL DESIGN STANDARDS OF ARTICLE 7.7 AND ARTICLE IX SECTION 9.15.D.2 OF THE SNELLVILLE ZONING ORDINANCE.
5. NOTIFY CITY OF SNELLVILLE INSPECTION 224-HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION. (770-985-3513).
6. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
7. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
8. SIGNS, LOCATION, NUMBERING AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN AND BUILDING PERMIT IS REQUIRED FOR EACH SIGN.
9. ALL CONSTRUCTION TO COMPLY WITH CITY OF SNELLVILLE (& GWINNETT CO. IF APPLICABLE) STANDARDS.
10. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
11. DECORATIVE FLUTED BLACK COBRA HEAD HIGH-PRESSURE SODIUM LIGHT POLES AND FIXTURES SHALL BE INSTALLED 150 FEET ON CENTER ON ALL RIGHTS-OF-WAY, WHERE APPLICABLE STREET LIGHTS SHALL BE PLACED ADJACENT TO THE SIDEWALK PADS.
12. WALTON EMC WILL INSTALL ALL PEDESTRIAN AND STREETLIGHTS IN THE CORRIDOR OVERLAY DISTRICT. OWNER/DEVELOPER IS REQUIRED TO PURCHASE STREET AND PEDESTRIAN LIGHTS.

**SNELLVILLE TREE PRESERVATION NOTES**

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE TREE PROTECTION SUPERVISOR PRIOR TO COMMENCEMENT. ANY DAMAGE OR IMPACT TO TREE PRESERVATION AREAS SHALL BE REPORTED IMMEDIATELY TO THE TREE PROTECTION SUPERVISOR.
2. A TREE PROTECTION INSPECTION SHALL BE PERFORMED BY A CERTIFIED ARBORIST OR FORESTER AT THE FOLLOWING FOUR STAGES OF CONSTRUCTION: PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, AFTER CLEARING AND GRUBBING, AFTER GRADING, AND AT THE END OF THE PROJECT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
3. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NOTIFY THE CITY AT (770)985-3513 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION. ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4. NO PERSON SHALL ENCRUCH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE PROTECTED AREAS.
5. ANY TREE(S), DESIGNATED FOR PRESERVATION, WHICH IS NEGLIGENTLY DAMAGED DURING CONSTRUCTION, AS DETERMINED BY THE CITY ARBORIST, SHALL BE TREATED ACCORDING TO NATON ARBORISTS ASSOCIATION STANDARDS. IF FATALLY DAMAGED, THE TREE(S) SHALL BE REPLACED WITH FOUR-INCH CALIPER TREES EQUAL TO THE UNIT VALUE TO THE TREE(S) REMOVED. ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED WITH TREES EQUAL TO THREE TIMES THE UNIT VALUE OF THE TREE REMOVED.

**LEGEND**

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
DI	DROP INLET
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GUY	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE



**BUFFER NOTES**

1. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED, OR FLAGGED, OR MARKED WITH 'TENZAK' (OR SIMILAR TYPE FENCING), AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.
2. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AND REPLANTED WHERE SPARSELY VEGETATED.
3. BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL BE FIRST BROUGHT TO THE ATTENTION OF THE DEVELOPMENT PLAN REVIEW AND FORMAL APPROVAL SUBMITTED PRIOR TO INITIATING ACTIVITY WITHIN THE REQUIRED BUFFER AREAS.
4. TREES IDENTIFIED TO BE PRESERVED AND COUNTED AS CREDIT FOR MEETING REQUIRED UNIT DENSITY SHALL HAVE FOUR-FOOT ORANGE TREE PROTECTION FENCING INSTALLED AT THE CRITICAL ROOT ZONES.
5. NO PERSON ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCRUCH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY OR TEMPORARY SOIL DEPOSITS WITHIN SIX (6) FEET OF THE AREA OUTSIDE THE CRITICAL ROOT ZONE AS DEFINED HEREIN, OR ANY EXISTING SIGNIFICANT TREE WITHIN A TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
6. ALL TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.

**PROJECT NARRATIVE**

THE SCOPE OF THIS PROJECT IS TO REDEVELOP THE EXISTING RESTAURANT SITE UTILIZING AS MUCH OF THE EXISTING INFRASTRUCTURE & SITE IMPROVEMENTS AS POSSIBLE. THE EXISTING BUILDING WILL BE DEMOLISHED AND A NEW FREESTANDING 1,904 S.F. DUNKIN' RESTAURANT WITH DRIVE THRU CONSTRUCTED. PROPOSED SITE IMPROVEMENTS WILL ADDRESS PARKING, ACCESS, LANDSCAPING, STORMWATER, & UTILITIES WITHIN 0.71 ACRES OF TRACT A. TRACT B WILL NOT BE DISTURBED. THE EXISTING STORMWATER POND WILL BE CLEANED AND MODIFIED WITH ANY NECESSARY IMPROVEMENTS TO MEET CURRENT STORMWATER REGULATIONS. THE PROPOSED IMPROVEMENTS DECREASE THE IMPERVIOUS ARE ON THE PROPERTY BY 0.034 ACERS (4.8%)

**SITE INFORMATION**

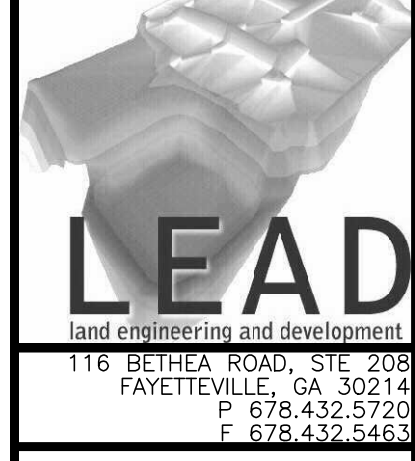
OWNER:	KURANI REAL ESTATE HOLDINGS, LLC 125 LAWRENCEVILLE STREET SUITE 100 NORCROSS, GA 30071
DEVELOPER:	PLATINUM DONUTS, LLC & SHAMRAN KURANI 2825 BRECKENBRIDGE BLVD SUITE 140 DULUTH, GA. 30096
ENGINEER:	LAND ENGINEERING AND DEVELOPMENT 175 GEORGIA AVE E FAYETTEVILLE, GA 30214 P: 678-432-5720 F: 678-432-5463 BMOYE@LANDENGDEV.COM
LANDSCAPE ARCHITECT:	ALLSOUTH LANDSCAPES 215 CARNES DRIVE FAYETTEVILLE, GEORGIA 30215 678-878-6988
SITE ADDRESS:	2035 MAIN STREET, SNELLVILLE, GA.
TAX PARCEL ID:	5059 233 & 5059 491
SITE AREA :	TRACT A: ±0.71 ACRES, TRACT B: ±0.11 ACRES
SITE ZONING:	HSG
SETBACKS:	50' FRONT 10' SIDE 15' REAR
LANDSCAPE STRIP:	10' FRONT 5' SIDE 5' REAR
BUILDING AREA:	1,904 S.F.
BUILDING HEIGHT:	24'-0"
LOT COVERAGE:	TRACT A = 65.9% TRACT B = 9.1%
IMPERVIOUS AREA:	0.496 AC (69.9%) EXISTING 0.462 AC (65.1%) PROPOSED 0.034 AC (4.8%) REDUCTION
PROJECT HAS NO:	ROOF OVERHANGS OR OVERHEAD DOORS

**PARKING CALCULATIONS**

USAGE:	RESTAURANT
REQUIRED:	ONE (1) SPACE PER 150 SF
BLDG S.F.:	2,000 SF x 1/150
REQUIRED:	14 SPACES
PROVIDED:	18 STANDARD SPACES 1 ADA SPACE
	19 TOTAL SPACES

CONTRACTOR TO REFERENCE SCHEMATIC SITE PLAN SHEETS WITHIN THE ARCHITECTURAL PLANS FOR ALL DRIVE THRU LANE DETAILS, INCLUDING MENU BOARD, ORDER SPEAKER, CONFIRMATION POST, PREVIEW BOARD, PICK UP WINDOW, CLEARANCE BAR, BOLLARDS, WAYFINDING SIGNS, PYLON SIGNS, DIRECTIONAL SIGNS, AND STRIPING.

**24hr Contact:**  
 SHAMRAN KURANI  
 PH: 770-923-2313  
 EMAIL: SKA@KGRUS.NET



Site Plan Prepared For:  
**DUNKIN'**  
 2035 Main Street  
 Platnum Donuts, LLC  
 2825 BRECKENBRIDGE BLVD  
 SUITE 140  
 DULUTH, GA. 30096

DATE:	10-16-23
DATE:	OCT 16, 2023
LAND LOT:	59
DIST:	5TH
SECTION:	N/A
CITY:	SNELLVILLE
COUNTY:	GWINNETT
STATE:	GEORGIA
JOB NUMBER:	2022.062

RELEASE DESCRIPTION	PER CITY COMMENTS
DATE:	10-16-23
DATE:	OCT 16, 2023
LAND LOT:	59
DIST:	5TH
SECTION:	N/A
CITY:	SNELLVILLE
COUNTY:	GWINNETT
STATE:	GEORGIA
JOB NUMBER:	2022.062
	2 OF 3 SHEETS
	LAND ENGINEERING AND DEVELOPMENT



LANDSCAPE NOTES

- 1. ALL PLANT BEDS TO BE PINESTRAW 2 1/2" THICK
2. SOIL OR HYDROSEAL ALL DESTURED AREAS WITH TIMFAY 419
3. BERMUDA UNLESS OTHERWISE IDENTIFIED ON PLAN & PERMANENT GRASSING SCHEDULE

PARKING COMPLIANCE

ALL PARKING ISLANDS EXCEED 300SF AND ARE PLANTED WITH TREES, SHRUBS AND GROUND COVER WITH A 40% COVERAGE

Table with 3 columns: EXISTING TREES DENSITY CALCULATIONS, SIZE, QTY, TOTAL INCHES. Lists various tree sizes and quantities.

TREE DENSITY CALCULATIONS (TRACT A)
LOT SIZE: 0.71 ACRES (30,868 SF)
TREES TO REMAIN: 140' NO ADDITIONAL TREE DENSITY REQUIRED

TREE COVERAGE CALCULATIONS
MAIN STREET 10' LANDSCAPE STRIP
LANDSCAPE STRIP: 120' X 10' = 1,200 SF
40% COVERAGE MIN. WITH TREES AND LARGE SHRUBS = 480 SF

WEST SIDE LANDSCAPE STRIP
LANDSCAPE STRIP 193 X 5 = 965 SF
40% COVERAGE MIN. WITH TREES AND LARGE SHRUBS = 386 SF

EAST LANDSCAPE STRIP
EXISTING LANDSCAPING TO REMAIN, NO NEW LANDSCAPING REQUIRED, EXISTING LANDSCAPING COVER IS MORE THAN 40% COVERAGE

NORTH LANDSCAPE STRIP EXISTING PINE TREES TO REMAIN, EXISTING LANDSCAPING COVER IS MORE THAN 40% COVERAGE

CITY OF SNELLVILLE TREE PROTECTION NOTES: ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH TREE PROTECTION SUPERVISOR PRIOR TO COMMENCEMENT. ANY DAMAGE OR IMPACT TO TREE PRESERVATION AREAS SHALL BE REPORTED IMMEDIATELY TO THE TREE PROTECTION SUPERVISOR.

CITY OF SNELLVILLE NOTES: IMPERMEABLE RIGID TREE ROOTS BARRIERS SHALL BE INSTALLED IN A LINEAR METHOD IN ALL TREE STRIPS. THE BARRIER SHALL BE A MINIMUM OF 24 INCHES DEEP AND INCLUDES RIBS TO DIRECT ROOT GROWTH DOWNWARD.

LEGEND
POB POINT OF BEGINNING
IPS IRON PIN SET
IPF IRON PIN FOUND

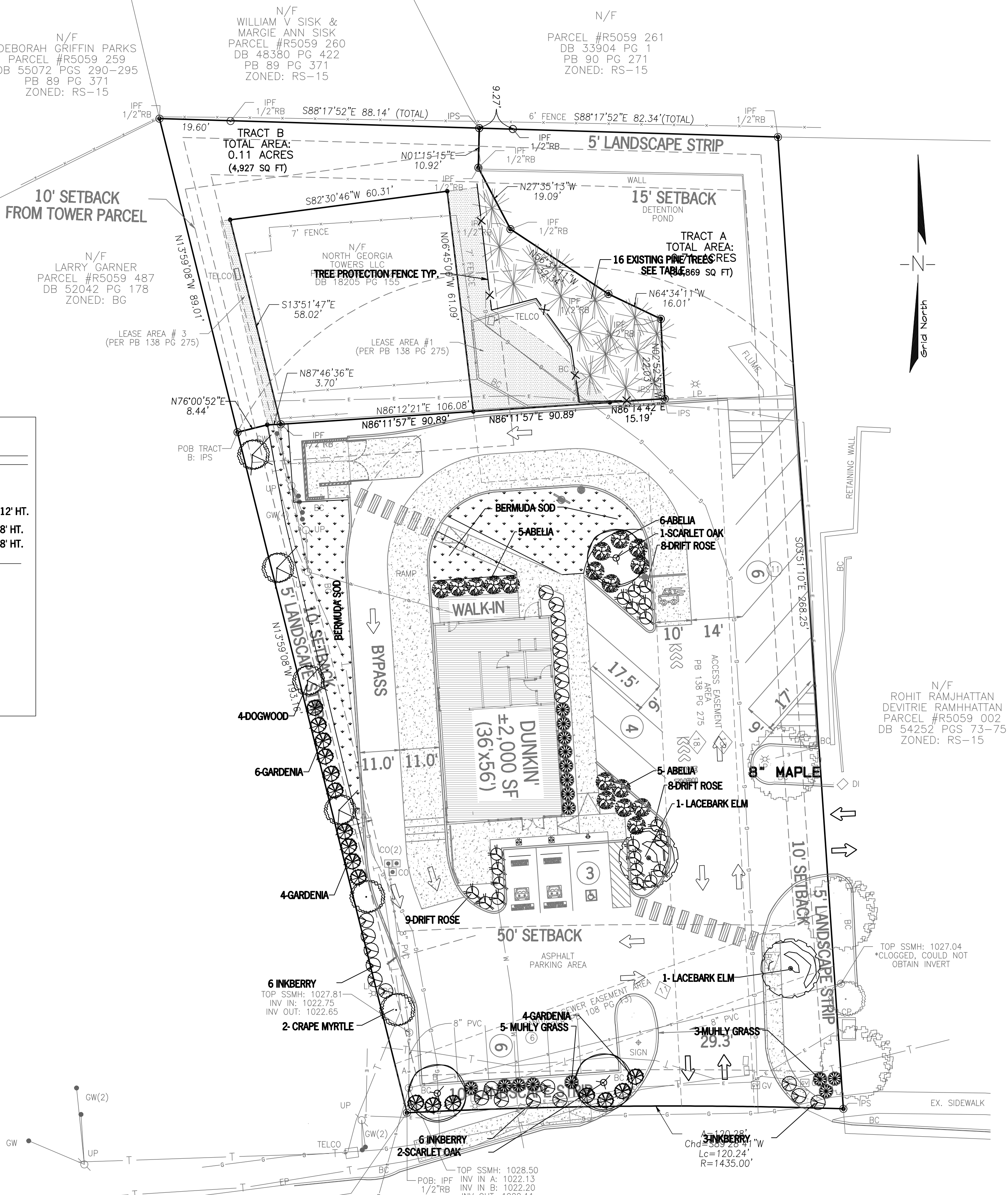
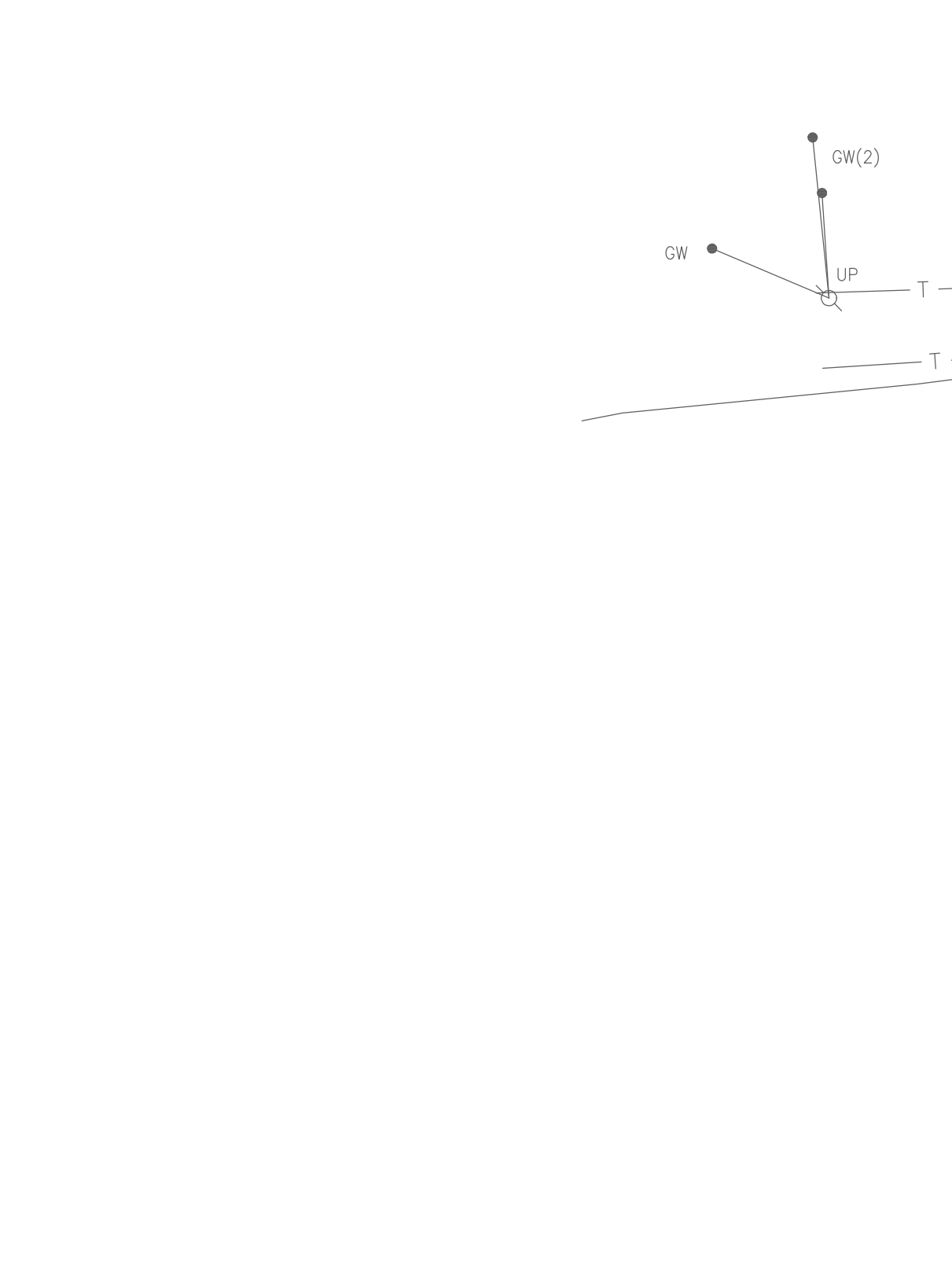
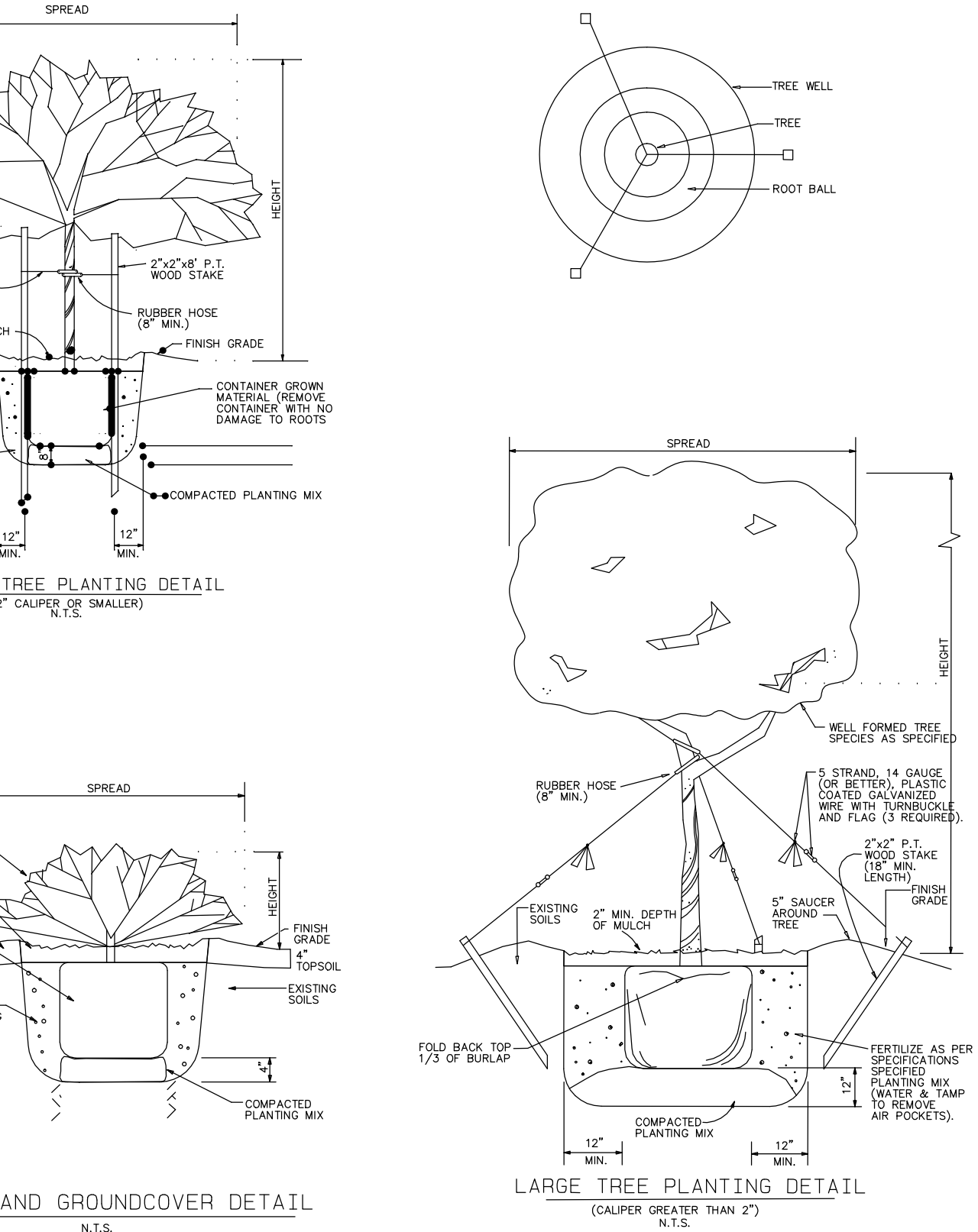
LANDSCAPE/MAINTENANCE SPECIFICATIONS

- 1. SOIL: Contractor shall submit a soil test from existing stockpiled topsoil, if any, to determine the type and amount of amendments needed for the area that is to receive stockpiled topsoil.
2. INVESTIGATE AND CORRECT ANY UNSUITABLE SOIL CONDITIONS.
3. NEW TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH, WEEDS AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN ONE (1) INCH IN ANY DIRECTION, AND ANY OTHER MATTER HARMFUL TO PLANT GROWTH.

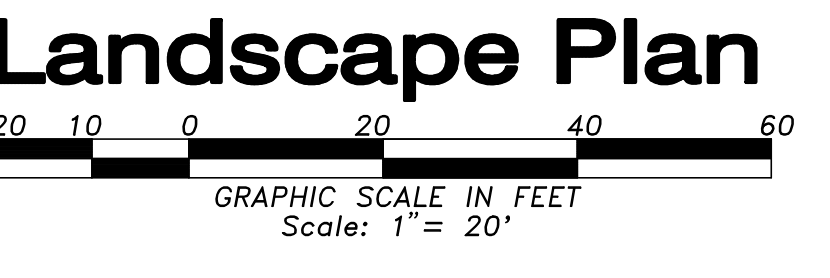
PLANT LEGEND FOR SHRUBS and PLANT LEGEND FOR TREES. Includes symbols for Inkberry, Muhly, Gardenia, Abelia, Drift Rose, Scarlet Oak, Lacebark Elm, Crape Myrtle, and Flowering Dogwood.

LANDSCAPE PLANTING SCHEDULE

Table with 4 columns: QTY., BOTANICAL NAME, COMMON NAME, and dimensions. Lists plants like Quercus coccinea, Lagerstromia indica, Cornus florida, Abelia grandiflora, etc.



EAST MAIN STREET 86' R/W (AKA U.S. HWY 78) (PER DB 58478 PG 657)



Logo for AllSouth LawnsScapes, Inc. with contact information for Peachtree City, GA.

LEAD logo and professional registration information for the Georgia Professional Landscaping Association.

Developer information: Platnum Donuts, LLC, 2826 Breckenridge Blvd, Duluth, GA. 30096. Prepared For: DUNKIN' 2035 Main Street.

24Hr Contact: SHAMRAN KURANI, PH: 770-923-2313, EMAIL: SKA@KGRUS.NET. 811 Know what's below Call before you dig.

Table with columns for DATE, RELEASE DESCRIPTION, PER CITY COMMENTS, DATE, LAND LOT, DIST, SECTION, CITY, COUNTY, STATE, JOB NUMBER. Includes project details and date OCT 16, 2023.

LEGEND table listing various symbols and abbreviations used in the landscape plan, such as POB, IPS, IPF, CMF, etc.