526 LYLE CIRCLE

REVISIONS: 1 2 3 4 5

LEGEND

RBF	REBAR FOUND
IPS	IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
℄	PROPERTY LINE
℄	CENTER LINE
℄	SETBACK LINE
LLL	LAND LOT LINE
PP	POWER POLE
GUY	GUY WIRE ANCHOR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
DI	DROP INLET
GI	GRATE INLET
MH	MANHOLE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
LL	LAND LOT
-W-	WATER LINE
-P-	AERIAL POWER WIRE
-T-	AERIAL PHONE WIRE
-G-	GAS LINE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
➡	PROPOSED DRAINAGE PATH
⟹	EXISTING DRAINAGE PATH
·	PRIMARY CORNER
○	SECONDARY CORNER
✲	EXISTING FIRE HYDRANT

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

N/F
JACKSON EMC
PARCEL: 5-176-036
ZONING: RM

TO HURRICANE SHOALS ROAD

T: 1078.27
IE: 1074.50

30"RCP

N80°33'11"E
75.70'

IPF

S54°05'50"E
21.90'

IE: 1074.22

N56°43'08"W
135.01'

IPF

N/F
JACKSON EMC
PARCEL: 5-176-046A
ZONING: RM

N/F
THE BRAND BANKING CO.
PARCEL: 5-176-245
ZONING: ???

S51°06'47"E
389.72'

EASEMENT FOR LYLE CIRCLE

LYLE CIRCLE

15'

12" W

N/F
HARMONY MANOR LTD
PARCEL: 5-176-150
ZONING: RM

120.30'

N60°13'11"E

IPF

15' SIDE YARD

50' FRONT YARD

EXISTING WOOD FRAME

N/F
PENTECOSTALS OF LAWRENCEVILLE, INC
PARCEL: 5-176-38
ZONING: BG

ANDERSON SQUARE, UNIT II
PLAT BOOK O, PAGE 315

N02°10'49"W
132.70'

15' ENHANCED BUFFER

10' DRAINAGE ESMT

40' REAR YARD

N/F
GLEN THOMAS ROBERTS, JR
PARCEL: 5-176-128
ZONING: RS150
LOT 11

1.63 ACRES

CURRENT ZONING: B-1
TAX PARCEL NO: 5176-35B

R/W

GA HWY. NO. 20

IP

122.4'

S76°29'43"W
308.70'

77.60'

TPOB

℄ LYLE CIRCLE

2" OTP

S76°29'43"W

P P

15' SIDE YARD

40' REAR YARD

IPF

15' ENHANCED BUFFER

N60°37'49"W
170.30'

15' ENHANCED BUFFER

4' CHAIN LINK FENCE 180.60'

S61°17'11"W

FENCE POST
AT CORNER

N/F
MIKE SALVO
PARCEL: 5-176-35A
ZONING: BG

EXISTING WOOD FRAME

N/F
JUDY WALTERS
PARCEL: 5-176-127
ZONING: RS150
LOT 10

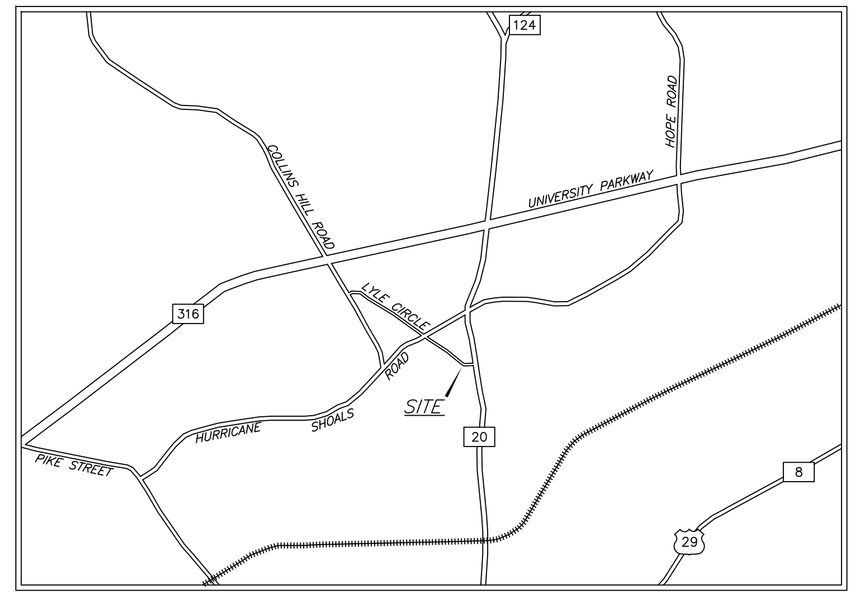
ANDERSON SQUARE, UNIT II
PLAT BOOK O, PAGE 315

N/F
YUSUF ALI
PARCEL: 5-176-126
ZONING: RS150
LOT 9

ANDERSON SQUARE, UNIT II
PLAT BOOK O, PAGE 315

10' DRAINAGE ESMT

VICINITY MAP
N.T.S.



OWNER:
ALESSANDRO V. SALVO
526 LYLE CIRCLE
LAWRENCEVILLE, GA 30045

24-HOUR CONTACT
MIKE SALVO
678-377-8028
FAX.: 678-377-8035

ENGINEER & SURVEYOR:
SCHMITT ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 1276,
WINDER, GEORGIA 30680

TEL: 770-867-6744 office
TEL: 770-380-9994 cell
EMAIL: philschmitt@windstream.net

PLAT REFERENCES:

1. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY SCHMITT ENGINEERING AND LAND SURVEYING DATED MARCH 12, 2012

2. TOPOGRAPHIC SURVEY IS BASED ON GWINNETT COUNTY GIS.

GENERAL NOTES:

1. SEWER SERVICE IS AVAILABLE FROM THE GWINNETT COUNTY PUBLIC UTILITIES. WATER SERVICE IS AVAILABLE FROM CITY OF LAWRENCEVILLE.

2. CLEARING, GRUBBING AND GRADING ONLY, NO BUILDINGS PERMITTED.

3. SITE AREA: 1.63 ACRES

4. EXISTING BUILDING TO BE DEMOLISHED PER SEPARATE DEMO PERMIT.

FLOOD HAZARD NOTE:

1. THERE IS NO PORTION OF THIS SITE THAT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA, MAP NUMBER 13135C0074F EFFECTIVE SEPTEMBER 29, 2006

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SCHMITT ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 1274
WINDER, GEORGIA 30680
770-867-6744

SITE PLAN

2.0

DISTRICT	5TH	PARCEL	35B
LAND LOT	176	STATE	GEORGIA
CITY	LAWRENCEVILLE	COUNTY	GWINNETT
DATE	10/1/2013	PROJ:	12002
SCALE	1"=20'		

INS