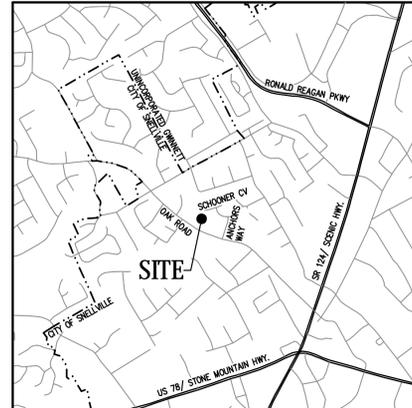
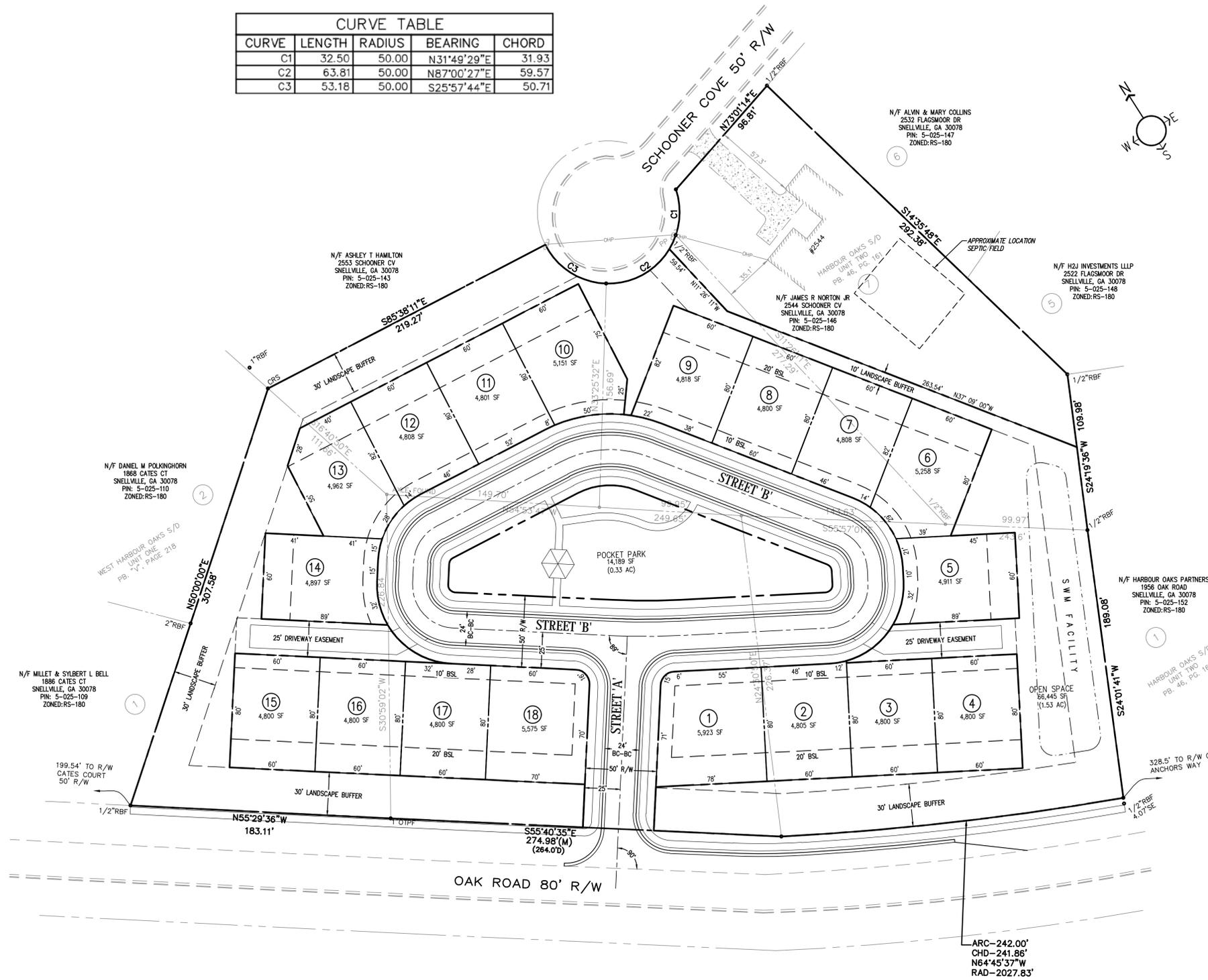


CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	32.50	50.00	N31°49'29"E	31.93
C2	63.81	50.00	N87°00'27"E	59.57
C3	53.18	50.00	S25°57'44"E	50.71



VICINITY MAP
SCALE: NTS

GENERAL NOTES

- OWNER/DEVELOPER: JAMES NORTON
2544 SCHOONER CV
SNELLVILLE, 30078
 - ENGINEER: BLUE LANDWORKS LLC
4154 SILVER PEAK PARKWAY
SUITE B
SUWANEE, GEORGIA 30024
TEL: 678-804-8586
CONTACT: TAYLOR ANDERSON, PE
GA PE #28657
GA SSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #3414
 - THE PROPERTIES ARE SHOWN ON GWINNETT COUNTY TAX MAPS AS BEING PART OF THE 5th LAND DISTRICT, LAND LOT 25, PARCEL ID(S) 5, 6, 7, 144, 145, 146, AND CONTAINING 5.594 ACRES (PER SURVEY, SEE NOTE 9).
 - THE PROPERTIES ARE CURRENTLY ZONED RS-180.
 - PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
TOTAL AREA = 5.59 AC (PER SURVEY, SEE NOTE 9)
AREA DEDICATED TO NEW UNITS: 4.89 ACRES
AREA TO REMAIN WITH PARCEL 5-025-146: 0.70 ACRES
OPEN SPACE = 1.86 AC (38% OF NEW UNIT AREA)
NUMBER OF UNITS = 18 NEW UNITS
DENSITY UNITS/ACRE = 18 UNITS / 4.89 ACRES = 3.68 UNITS/ACRE
- REQUESTED VARIANCE FROM SECTION 9.3 (4):
- REDUCE MINIMUM LOT AREA FROM 30,000 SF TO 4,800 SF
 - REDUCE MINIMUM LOT WIDTH FROM 100 FEET AT BUILDING LINE TO 45 FEET
 - REDUCE MINIMUM FRONT YARD FROM 50 FEET TO 10 FEET
 - REDUCE MINIMUM REAR YARD FROM 40 FEET TO 20 FEET
 - REDUCE MINIMUM SIDE YARD FROM 10 FEET TO 0 FEET, 10 FEET BETWEEN BUILDINGS
 - REDUCE MINIMUM SIDE YARD ON STREET SIDE OF CORNER FROM 35 FEET TO 10 FEET
 - INCREASE MAXIMUM GROUND COVERAGE, INCLUDING ACCESSORY STRUCTURES, FROM 35% TO 80%
- REDUCE SECTION 4.7 STREET FRONTAGE REQUIREMENTS FROM 25 FEET TO 0 FEET.
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
 - THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH, AND WILDLIFE SERVICE.
 - THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13135C0128F, DATED 9/29/2006.
 - BOUNDARY INFORMATION BASED ON "SURVEY FOR JIMMY NORTON 1896, 1926 AND 1946 OAK ROAD AND LOTS 7, 8, AND 9 SUBDIVISION: HARBOUR OAKS UNIT TWO", PREPARED BY SCI DEVELOPMENT SERVICES, DATED 9/15/16.

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PEF005518
LICENSE # LSF00144
4154 SILVER PEAK PARKWAY
SUITE B
SUWANEE, GEORGIA 30024
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
JAMES NORTON
2544 SCHOONER CV
SNELLVILLE, 30078



REVISIONS	DATE	ISSUE #	FIRST ISSUE	REVIEW	AGENCY COMMENTS
1	9/29/16	1			
2	10/27/16	2			



SOUTH LAND DISTRICT	LAND LOT(S) 25	PARCEL(S) #	CITY OF SNELLVILLE	STATE OF GEORGIA	CHECKED:
				GWINNETT COUNTY, GA	

OAK ROAD TRACT

REZONING EXHIBIT

PROJECT # 2014.037

SHEET 1 of 1

ABBREVIATIONS	LEGEND	SYMBOLS
APPROX = APPROXIMATE	HP = HIGH POINT	UC = UG TELEPHONE MARKER
BC = BACK OF CURB	INV = INVERT	WM = WATER METER
BFE = BOTTOM FLOOR ELEVATION	INVE = INVERT ELEVATION	WV = WATER VALVE
BM = BENCHMARK	IPF = IRON PIN FOUND	YI = YARD INLET
BW = BOTTOM OF WALL	IRP = IRON PIN SET - 1/2" REBAR	
BLDG = BUILDING	ICV = IRRIGATION CONTROL VALVE	
B/L = BUILDING LINE	JL = JUNCTION BOX	
CB = CATCH BASIN	LL = LAND LOT LINE	
C/L = CENTERLINE	LP = LIGHT POLE	
CO = CONCRETE	LWP = LOW POINT	
CMC = CONCRETE MONUMENT FOUND	MH = MANHOLE	
CMP = CORRUGATED METAL PIPE	MNSL = MEAN SEA LEVEL	
CF = CUBIC FEET	OC = OUTLET CONTROL STRUCTURE	
C&G = CURB & GUTTER	PVMT = PAVEMENT	
CFT = CRIMP TOP FOUNDING	PE = PEDESTAL	
DE = DRAINAGE EASEMENT	PF = POLYVINYL CHLORIDE PIPE	
DI = DROP INLET	PFB = POINT OF BEGINNING	
DWB = DUCTILE IRON PIPE	PWR = POWER	
EP = EDGE OF PAVEMENT	PP = POWER POLE	
ELEV = ELEVATION	PTP = POWER/TELEPHONE POLE	
EX = EXISTING	PL = PROPERTY LINE	
FE = FINISHED FLOOR ELEVATION	PROP = PROPOSED	
FH = FIRE HYDRANT	RB = REBAR	
FES = FLARED END SECTION	RCF = REINFORCED CONCRETE PIPE	
FM = FORCE MAIN	R/W = RIGHT-OF-WAY	
GMH = GEORGIA POWER MANHOLE	SE = SANITARY SEWER EASEMENT	
GR = GROUND	SSMH = SANITARY SEWER MANHOLE	
GW = GUY WIRE	SWCB = SINGLE WING CATCH BASIN	
HW = HEADWALL	S/W = SIDEWALK	
TRANS = TRANSFORMER	SF = SQUARE FEET	
	TEL = TELEPHONE	
	TB = TOP OF BANK	
	TC = TOP OF CURB	
	TG = TOP OF GROUND	
	TPOB = TRUE POINT OF BEGINNING	
	TW = TOP OF WALL	
	UC = UNDERGROUND	