

NOTE: INFORMATION FOR THIS PLAT TAKEN FROM FINAL PLAT OF SHADOWBROOK CROSSING

HOUSE LOCATION PLAN FOR:
**FRONT DOOR COMMUNITIES
LOT 46**

SHADOWBROOK CROSSING

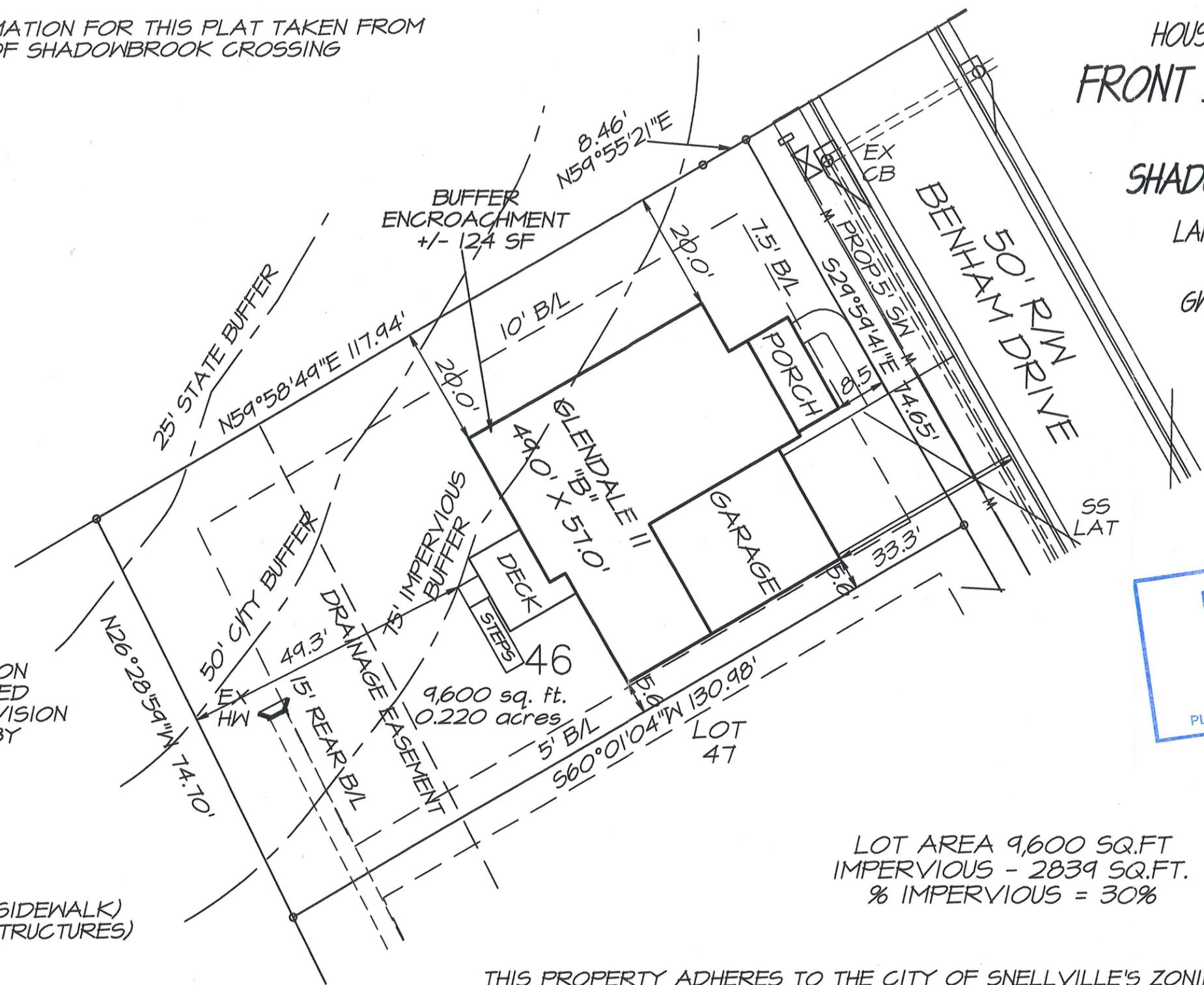
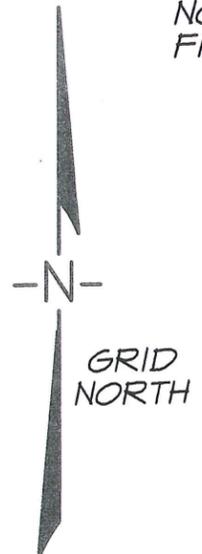
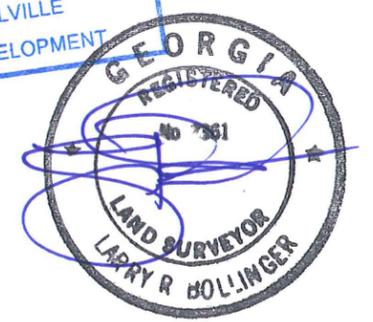
LAND LOT 41 - 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

SCALE 1" = 20'

DATE: AUGUST 29, 2016
NOVEMBER 3, 2016
(SHIFT HOUSE)

OWNER/DEVELOPER
FRONT DOOR COMMUNITIES
OVERLOOK I
2849 PACES FERRY ROAD SE
ATLANTA, GEORGIA
PHONE: 404-996-0577

RECEIVED
NOV 08 2016
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



NOTE: BUFFER LOCATION TAKEN FROM RECORDED FINAL PLAT OF SUBDIVISION NOT FIELD LOCATED BY LANDMAN INC.

HEATED SF 3,019
DECK 166 SF
PORCH 125 SF

SETBACKS
FRONT 7.5' (20' FROM SIDEWALK)
SIDE 5' (10' BETWEEN STRUCTURES)
REAR 15'

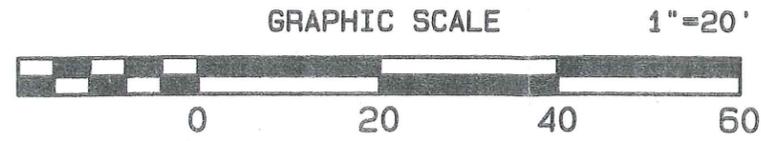
NOTE:
NO PERMANENT STRUCTURES TO BE ERRECTED IN ANY DRAINAGE EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE SNELLVILLE PUBLIC WORKS DEPARTMENT.

STORMWATER GUTTERS AND DOWNSPOUTS SHALL NOT BE INSTALLED IN A MANNER THAT WILL DISCHARGE STORMWATER INTO ADJACENT PROPERTIES. STORMWATER SHALL BE ALLOWED TO NATURALLY FLOW INTO AND ALONG DRAINAGE SWALES AND TO THE PUBLIC STREET OR STORMWATER INLETS

9,600 sq. ft.
0.220 acres
LOT 46
LOT 47

LOT AREA 9,600 SQ.FT
IMPERVIOUS - 2839 SQ.FT.
% IMPERVIOUS = 30%

THIS PROPERTY ADHERES TO THE CITY OF SNELLVILLE'S ZONING CONDITIONS AS REFERENCED IN ORDINANCE NO. 2014-19, 11-10-2014, CONDITIONS 1-23. SEE ATTACHED DOCUMENTATION DETAILING THE ORDINANCE AND ZONING CONDITIONS PERTAINING TO THIS PROPERTY.



LANDMAN INC.
DBA: LAND DEVELOPING CO.
Land Surveying / Land Planning
1162 Rockbridge Road
Stone Mountain, Ga.
PHONE: (770) 923-6691
FAX: (770) 923-6485

SCALE: 1" = 20'
DATE SURVEYED:
DATE DRAFTED: 8-29-16
SURVEYED BY:
DRAWN BY: LRB
JOB NUMBER: #2627