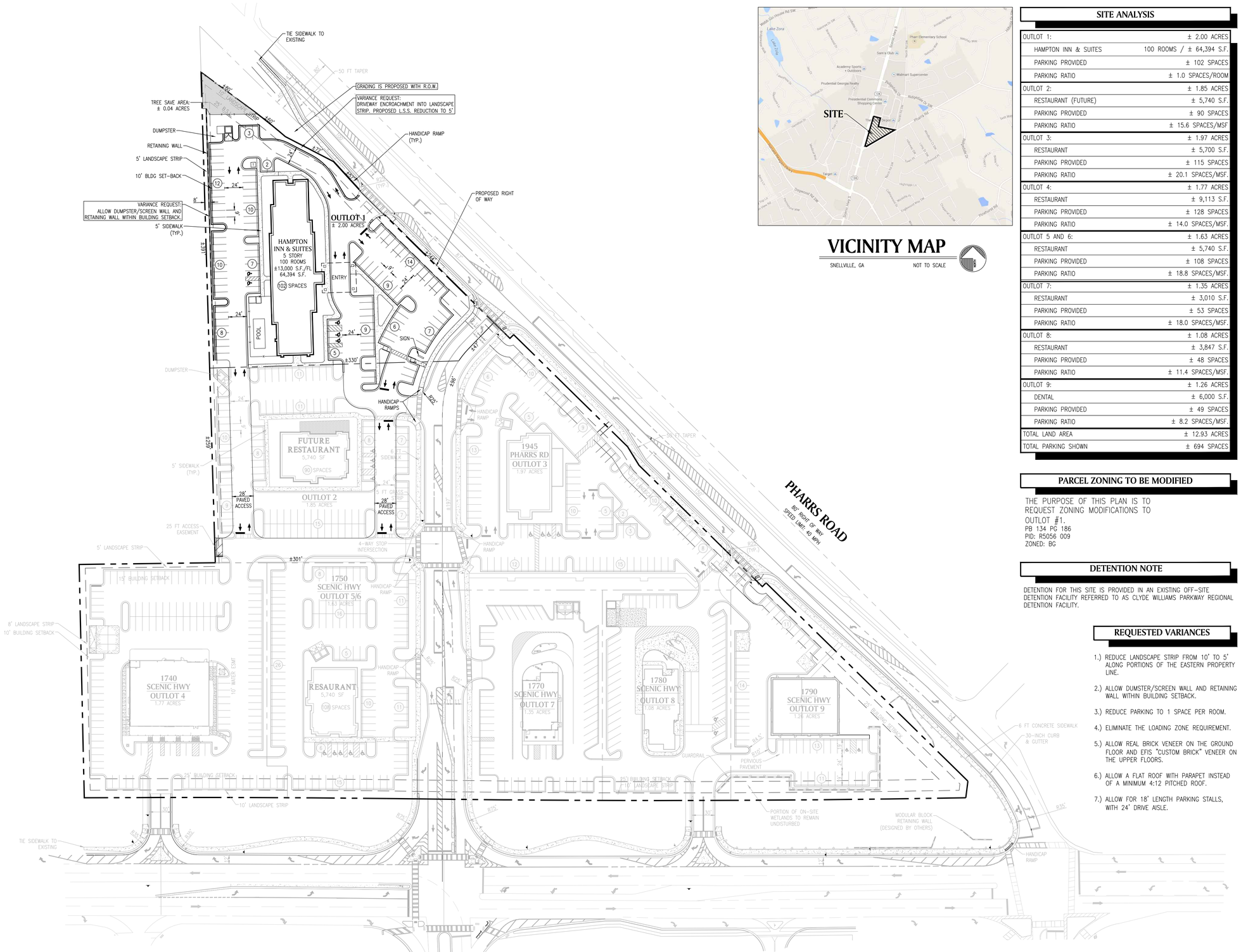

VICINITY MAP

SNELLVILLE, GA — NOT TO SCALE

SITE ANALYSIS

OUTLOT 1:	± 2.00 ACRES
HAMPTON INN & SUITES	100 ROOMS / ± 64,394 S.F.
PARKING PROVIDED	± 102 SPACES
PARKING RATIO	± 1.0 SPACES/ROOM
OUTLOT 2:	± 1.85 ACRES
RESTAURANT (FUTURE)	± 5,740 S.F.
PARKING PROVIDED	± 90 SPACES
PARKING RATIO	± 15.6 SPACES/MSF
OUTLOT 3:	± 1.97 ACRES
RESTAURANT	± 5,700 S.F.
PARKING PROVIDED	± 115 SPACES
PARKING RATIO	± 20.1 SPACES/MSF.
OUTLOT 4:	± 1.77 ACRES
RESTAURANT	± 9,113 S.F.
PARKING PROVIDED	± 128 SPACES
PARKING RATIO	± 14.0 SPACES/MSF.
OUTLOT 5 AND 6:	± 1.63 ACRES
RESTAURANT	± 5,740 S.F.
PARKING PROVIDED	± 108 SPACES
PARKING RATIO	± 18.8 SPACES/MSF.
OUTLOT 7:	± 1.35 ACRES
RESTAURANT	± 3,010 S.F.
PARKING PROVIDED	± 53 SPACES
PARKING RATIO	± 18.0 SPACES/MSF.
OUTLOT 8:	± 1.08 ACRES
RESTAURANT	± 3,847 S.F.
PARKING PROVIDED	± 48 SPACES
PARKING RATIO	± 11.4 SPACES/MSF.
OUTLOT 9:	± 1.26 ACRES
DENTAL	± 6,000 S.F.
PARKING PROVIDED	± 49 SPACES
PARKING RATIO	± 8.2 SPACES/MSF.
TOTAL LAND AREA	± 12.93 ACRES
TOTAL PARKING SHOWN	± 694 SPACES

PARCEL ZONING TO BE MODIFIED

THE PURPOSE OF THIS PLAN IS TO REQUEST ZONING MODIFICATIONS TO OUTLOT #1.
PB 134 PG 186
PID: R5056 009
ZONED: BG

DETENTION NOTE

DETENTION FOR THIS SITE IS PROVIDED IN AN EXISTING OFF-SITE DETENTION FACILITY REFERRED TO AS CLYDE WILLIAMS PARKWAY REGIONAL DETENTION FACILITY.

REQUESTED VARIANCES

1.) REDUCE LANDSCAPE STRIP FROM 10' TO 5' ALONG PORTIONS OF THE EASTERN PROPERTY LINE.

2.) ALLOW DUMSTER/SCREEN WALL AND RETAINING WALL WITHIN BUILDING SETBACK.

3.) REDUCE PARKING TO 1 SPACE PER ROOM.

4.) ELIMINATE THE LOADING ZONE REQUIREMENT.

5.) ALLOW REAL BRICK VENEER ON THE GROUND FLOOR AND EFIS "CUSTOM BRICK" VENEER ON THE UPPER FLOORS.

6.) ALLOW A FLAT ROOF WITH PARAPET INSTEAD OF A MINIMUM 4:12 PITCHED ROOF.

7.) ALLOW FOR 18' LENGTH PARKING STALLS, WITH 24' DRIVE AISLE.

ZONING PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

ZONING MODIFICATION PLAN

0 30 60 120 240
SCALE: 1 = 60

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

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FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

PARK PLACE SNELLVILLE

LAND LOT 56
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

FOR:

PARK PLACE SNELLVILLE, LLC

1505 LAKES PARKWAY
SUITE 190
LAWRENCEVILLE, GA 30043
(678) 584-9990

ZONING INFORMATION

ZONING RESEARCH DATE: AUGUST 2016

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SNELLVILLE, GA
EX. ZONING:	RS180
PR. ZONING:	BG (BUSINESS GENERAL)
BUILDING SETBACKS	
FRONT:	25'
SIDE:	10'
REAR:	15'
BUFFERS	
FRONT/STREET:	10' L.S.
SIDE:	8' L.S.
REAR:	--'
BUILDING SUMMARY	
MAX. BUILDING HT.:	80'
MAX. BUILDING COVERAGE:	--%
PARKING SUMMARY	
RETAIL REQ.:	-- SPACES/1,000 S.F.
RESTAURANT REQ.:	-- SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS:	9' x 19'
COMPACT STALL DIMENSIONS:	9' x 17'
COMPACT STALLS ALLOWED:	--%
MIN. 90°/60° DRIVE WIDTH:	24'/12'
LANDSCAPE REGULATIONS	
TREE DENSITY:	16 UNITS/ACRE
ISLAND REQ.:	1 ISLAND/10 SPACES
MIN. ISLAND SIZE/WIDTH:	300 S.F./--'
GREENSPACE %:	--%
FEMA MAP	
FIRM PANEL #:	--
DRAWING RECORD	
DRAWN BY:	--
2016203ps34	12.12.16

PRELIMINARY SITE PLAN

SHEET **PS-34**