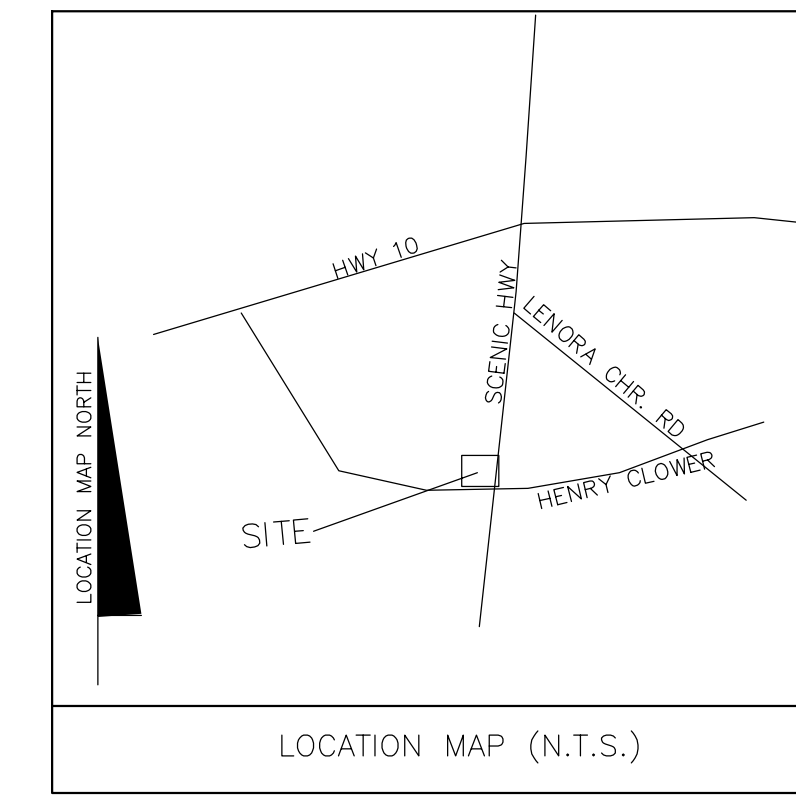


N/F
 NEW LONDON PLAZA LLC.
 PARCEL ID: R5026 079
 DB: 23409 PG: 125
 COMMUNITY SHOPPING MALL

FLOOD STATEMENT

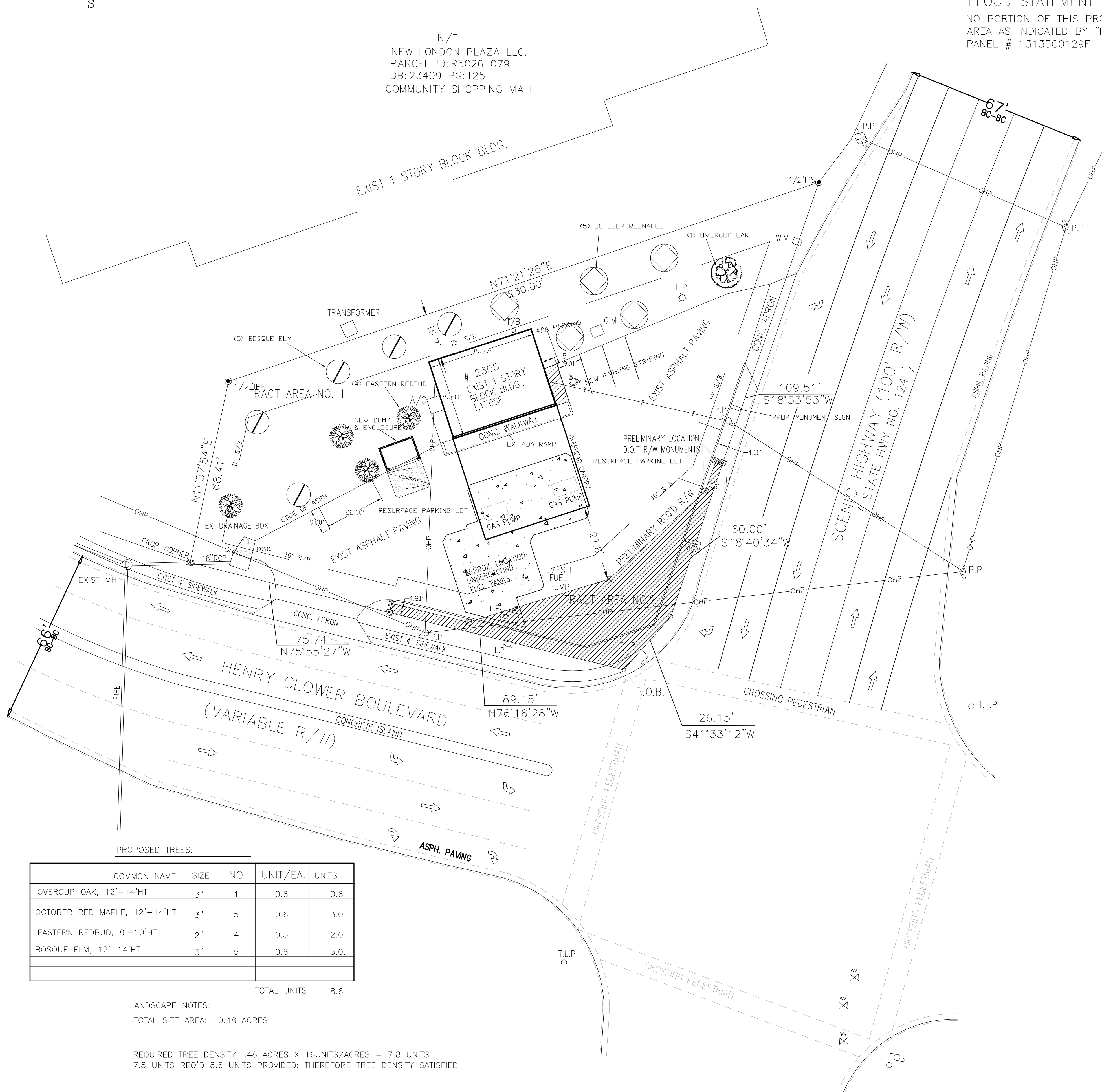
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13135C0129F DATE 9/29/2006



SUMMARY AREA

TRACT NO.1	23,467 sq.ft. 0.538 acres
TRACT NO.2	2,179 sq.ft. 0.050 acres
TRACT NO.1 LEST D.O.T ACQUISITION	21,288 sq.ft. 0.488 acres

LISTS OF VARIANCES REQUESTED



PROPOSED TREES:

COMMON NAME	SIZE	NO.	UNIT/EA.	UNITS
OVERCUP OAK, 12'-14'HT	3"	1	0.6	0.6
OCTOBER RED MAPLE, 12'-14'HT	3"	5	0.6	3.0
EASTERN REDBUD, 8'-10'HT	2"	4	0.5	2.0
BOSQUE ELM, 12'-14'HT	3"	5	0.6	3.0
TOTAL UNITS				8.6

LANDSCAPE NOTES:

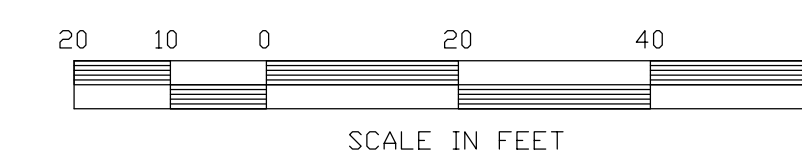
TOTAL SITE AREA: 0.48 ACRES

REQUIRED TREE DENSITY: .48 ACRES X 16UNITS/ACRES = 7.8 UNITS
 7.8 UNITS REQ'D 8.6 UNITS PROVIDED; THEREFORE TREE DENSITY SATISFIED

OWNER
 WINSTON PROPERTY VENTURES, LLC
 1550 N. BROWN ROAD
 SUITE 130
 LAWRENCEVILLE, GA 30043

ZONED BG

IMPERVIOUS AREA: 12,758SF
 LOT COVERAGE: 59%
 EXISTING/PROPOSED PARKING: 5 RATIO IS 1/2345F
 ZERO DISTURBED ACREAGE:

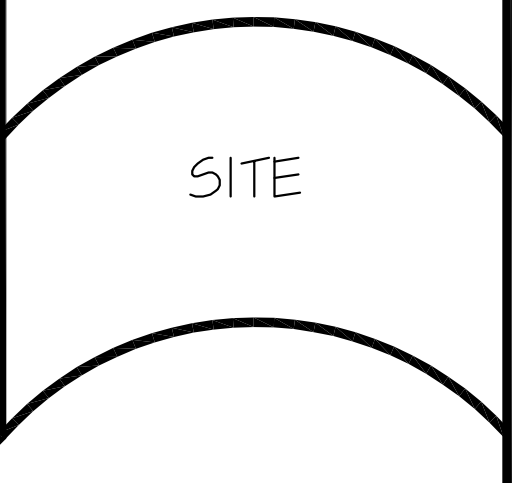


DRAWN BY: TLD
 CHECKED BY: TLD
 APPROVED:



DATE	NO.	REVISION	BY
SCALE: 1" = 20'	20	JOB NO. 2018MISC	DATE: 4-9-18

SITE PLAN
 FOR
WINSTON PROPERTY VENTURES, LLC
 LOCATED AT
 LL 26 5TH DISTRICT, ID# R5026 228
 2305 SCENIC HWY SW
 CITY OF SNELLVILLE
 GWINNETT COUNTY



DAWSON ENGINEERING CONSULTANT, LLC
 1569 CHERRY HILL ROAD
 CONTERS, GEORGIA 30094
 678-485-9610 FAX: 678-720-5795

