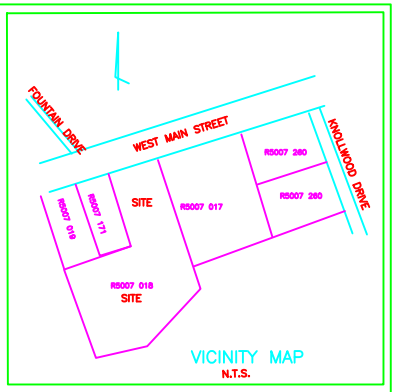
In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map G#Innett County, Georgia
Community Panel Number13135C 0128B
Effective Date 09/29/2006
Revision Date



FOUNTAIN DRIVE

WEST MAIN STREET
US 78 / SR 10

N

EXISTING ZONING BG

EXISTING ZONING 0&P

THENCE South 73 degrees 25 minutes 28 seconds West for a distance of 166.81 feet to a point;
THENCE South 24 degrees 00 minutes 55 seconds East for a distance of 274.49 feet to a point;
THENCE North 62 degrees 56 minutes 24 seconds East for a distance of 368.39 feet to a point;
THENCE North 16 degrees 10 minutes 22 seconds West for a distance of 109.54 feet to a point;
THENCE North 73 degrees 02 minutes 09 seconds East for a distance of 103.00 feet to a point;
THENCE North 16 degrees 09 minutes 21 seconds West for a distance of 273.81 feet to a point on the south right of way of U.S.Hwy. 78;
Thence along said right of way South 72 degrees 10 minutes 33 seconds West for a distance of 205.07 feet to the "TRUE POINT OF BEGINNING."
Said property contains 2.674 acres more or less.

PROPERTY LINE DESCRIPTION – TOTAL TRACT
2752 West Main Street NW, Snellville Georgia, 30078 Gwinnett County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5 of the 7th Land District, Gwinnett County Georgia, Called G.M.D. Georgia Metric District 408 being more particularly described as follows:

To find the "TRUE POINT OF BEGINNING", commence from the intersection if extended of the easterly Right of Way of Valley Drive a 50 foot Right Of Way with the southerly Right Of Way U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way Thence 674.74 feet(GMD.7) feet per Deed Book 50610 Page 0071) along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point, said Point being point 30004460 (Parcel 1 Required R/W HC2501) State of Georgia Department Of Transportation Project Number CSSTP-0008-00(439) sheet 693 of 704, RIGHT OF WAY PLANS Sheet 24 Page 32 (station 11+63.56 48.00 feet right) per centerline continuing as shown on State of Georgia Department Of Transportation Project Number CSSTP-0008-00(439) sheet 46 of 704, Multiline Plan 5910/19 79 Bearing Number 13-0Fit Thence South 16 degrees 44 minutes 00 seconds East for a distance of 12.00 feet along the westerly property line said tax parcel R5007 018 to a point on the south right of way of U.S. Hwy. 78;
THENCE South 16 degrees 44 minutes 00 seconds East for a distance of 274.03 feet to a point;
THENCE South 73 degrees 25 minutes 28 seconds West for a distance of 166.81 feet to the "TRUE POINT OF BEGINNING";
THENCE South 73 degrees 25 minutes 28 seconds for a distance of 287.19 feet to a point;
THENCE South 21 degrees 33 minutes 04 seconds East for a distance of 392.01 feet to a point;
Thence North 64 degrees 02 minutes 25 seconds East for a distance of 144.31 feet to a point;
THENCE North 40 degrees 58 minutes 24 seconds East for a distance of 391.31 feet to a point;
THENCE North 16 degrees 10 minutes 43 seconds West for a distance of 107.78 feet to a point;
THENCE South 73 degrees 02 minutes 09 seconds West for a distance of 103.00 feet to a point;
THENCE South 16 degrees 10 minutes 22 seconds East for a distance of 109.54 feet to a point;
THENCE South 40 degrees 58 minutes 24 seconds West for a distance of 306.39 feet to a point;
THENCE North 24 degrees 00 minutes 55 seconds East for a distance of 274.49 feet to a point;
THENCE North 73 degrees 25 minutes 28 seconds East for a distance of 166.81 feet to the "TRUE POINT OF BEGINNING."
Said property contains 2.674 acres more or less.

N/F
SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
2744 WEST MAIN ST.
SNELLVILLE, GA. 30078
PARCEL R5007 017
DB 56410, P. 699
ZONED BG

N/F
ARJOMAD ALI G etal
PARCEL 5007 019
ZONED BN
2784 WEST MAIN ST.
SNELLVILLE, GA. 30078
DB 53083, P. 164

N/F
GCJT1
PARCEL 5007 171
ZONED BN
2764 WEST MAIN ST.
SNELLVILLE, GA. 30078
DB 35013 P. 264

N/F
BFS RETAIL & COMMERCIAL
PARCEL 5007 167
2780 WEST MAIN ST.
SNELLVILLE, GA. 30078
ZONED BN
DB 25395, P. 242

⑦ N/F
CHARLES E. MORRIS, III etal
2725 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 060
DB 52597, P. 631
ZONED RS-180

⑥ N/F

⑤ N/F
TAH 2016-1 BORROW
2745 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 058
DB 54688, P. 538
ZONED RS-180

④ N/F
JAMEY R. YORK etal
2775 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 057
DB 57251, P. 232
ZONED RS-180

③ N/F
THOMAS HENDLEY etal
2765 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 056
DB 56696, P. 78
ZONED RS-180

② N/F
SEE LOT 1
PARCEL 5007 055
ZONED RS-180

① N/F
NETTE MAE SMITH
2775 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 054A
DB 56963, P. 136
ZONED RS-180

N/F
ZAMAN QAMAR U ETAL
PARCEL 5007 020
DB 8150, P. 161
ZONED RS-180
5260 GAULEY RIVER DR.
STN. MOUNTAIN, GA. 30087

LANIER FOREST SUBDIVISION
BLOCK "A", UNIT TWO
PB N, P 156
ZONED RS-180

1.) REFERENCE BOUNDARY SURVEY: SURVEY FOR MANSUR ENGINEERING, INC. DATED 6/23/2016.
2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OP (BG = 1.724 ACS., O&P = 0.350 ACS.) SEE NOTE 24
3.) PROPERTY AREA = 2.000 ACRES
4.) PROPOSED LOT COVERAGE BG = 1.724 ACS./1.38 MAX / 1.724 = 73.1% , AND O&P = 1.35 ACS./ 0.697MAX/1.35 = 7.0%
5.) PROPOSED USE – HOTEL.
6.) THERE ARE STATE WATERS ON THIS PROPERTY.
7.) TAX PARCEL NO. R5007 018
8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 60' MAXIMUM
9.) MINIMUM ROOF PITCH 4/12
10.) ALL PARKING SPACES ARE 9'W X 18'L.
11.) PROPOSED 97 PARKING SPACES
12.) SETBACKS: FRONT – 25'
SIDE – 15'
BACK – 15', 40' IF ADJACENT TO RESIDENTIAL.
13.) LANDSCAPE BUFFERS: FRONT – 15'
SIDE – 5'
REAR – 40'
14.) THERE ARE PROPOSED 68 DWELLING UNITS.
15.) PROPOSED ZONING BG
16.) MINIMUM ROOM SIZE IS 300 SF.
17.) DECORATIVE STREET LIGHTS WILL BE PROVIDED
18.) DECORATIVE PEDESTRIAN LIGHTS WILL BE PROVIDED
19.) PARKING LOT LIGHTING USING DECORATIVE LIGHT POLES AND FIXTURES WILL BE PROVIDED.
20.) THE EXTERIOR BUILDING MATERIAL SHALL MEET CITY CODES.
21.) THE COLOR OF THE EXTERIOR BUILDING SHALL MEET CITY CODES.
22.) THE BUILDING SHALL COMPLY WITH ART. VII, MOTELS, HOTELS, AND EXTENDED–STAY HOTELS.
23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
24.) AN ADDITIONAL 1.25 ACRES OF OI TO BE REZONED BG.

IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION
The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

GEORGIA REGISTERED No. 17523 PROFESSIONAL 07/10/20 ENGINEER GORDON C. STORY, JR.

GRAPHIC SCALE – 1"=30'

GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL
2608 RICKETSON ROAD
WARRENTON, GA. 30828
MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT 7
DISTRICT 5
GWINNETT COUNTY
DATE: 06/27/20
JOB: 19142085
DISK: # 19085

EXISTING ZONING

2752 WEST MAIN STREET
SNELLVILLE, GEORGIA
PARCEL R5007 018

REVISIONS:

SHEET
OF