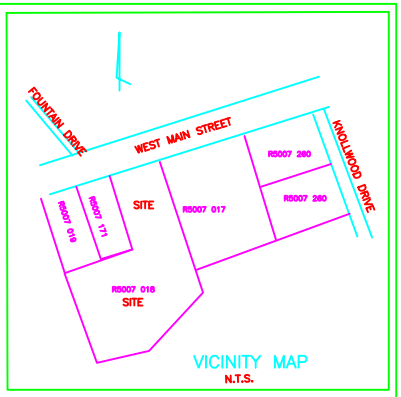
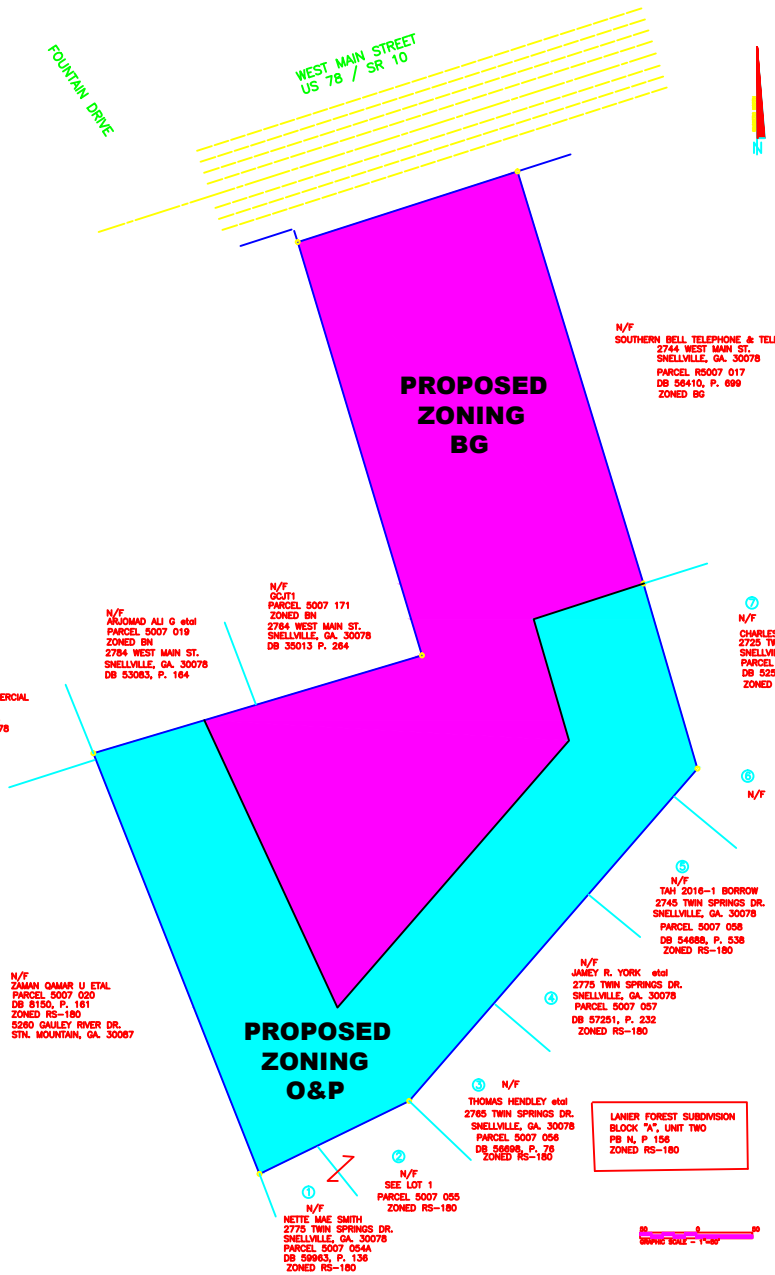
In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map Gwinnett County, Georgia
Community Panel Number13135C 0128B
Effective Date 09/29/2006
Revision Date





PROPERTY LINE DESCRIPTION – TOTAL TRACT
2752 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, Cates G.M.D. Georgia Militia District 408 being more particularly described as follows:

To find the "TRUE POINT OF BEGINNING", commence from the intersection of extended of the easterly Right of Way of Valley Drive a 50 foot Right Of Way with the southerly Right Of Way of U.S.Hwy 78 the Georgia State Route S.R. 10 a variable Right-Of-Way Thence 674.74 feet(5393.72 feet per Deed Book 56410, Page 0071) along the southerly Right Of Way U.S. 78 the S.R. 10 to a Point, said Point being point 3602460 (Transit 1 Reached R/W 3602001) State of Georgia Department Of Transportation Project Number GSDTP-0008-00(436) sheet 460 of 704, RIGHT OF WAY PLANS Sheet 24 Page 36 (station 11+63.39 49.00 feet right) per centerline continuing as shown on State of Georgia Department Of Transportation Project Number GSDTP-0008-00(436) sheet 48 of 704, Index Plan SR10/US 78 Drawing Number 13-0011 Thence South 16 degrees 44 minutes 00 seconds East for a distance of 12.00 feet along the southerly 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 374.60 feet to a point;
THENCE South 73 degrees 25 minutes 28 seconds West for a distance of 198.81 feet to the "TRUE POINT OF BEGINNING";
THENCE South 73 degrees 25 minutes 28 seconds for a distance of 297.19 feet to a point;
THENCE South 21 degrees 33 minutes 04 seconds East for a distance of 382.21 feet to a point;
Thence North 64 degrees 00 minutes 28 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 261.31 feet to a point;
THENCE North 16 degrees 18 minutes 43 seconds West for a distance of 167.02 feet to a point;
THENCE South 73 degrees 02 minutes 09 seconds West for a distance of 199.00 feet to a point;
THENCE South 16 degrees 18 minutes 22 seconds East for a distance of 108.54 feet to a point;
THENCE South 40 degrees 58 minutes 24 seconds West for a distance of 306.38 feet to a point;
THENCE North 24 degrees 50 minutes 58 seconds West for a distance of 274.48 feet to a point;
THENCE North 73 degrees 25 minutes 28 seconds East for a distance of 198.81 feet to the "TRUE POINT OF BEGINNING."

Said property contains 2.974 acres more or less.

THENCE South 73 degrees 25 minutes 28 seconds West for a distance of 198.81 feet to a point;
THENCE South 24 degrees 50 minutes 58 seconds East for a distance of 274.48 feet to a point;
THENCE North 40 degrees 58 minutes 24 seconds East for a distance of 306.38 feet to a point;
THENCE North 16 degrees 18 minutes 22 seconds West for a distance of 108.54 feet to a point;
THENCE North 73 degrees 02 minutes 09 seconds East for a distance of 199.00 feet to a point;
THENCE North 16 degrees 59 minutes 21 seconds West for a distance of 273.51 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 32 seconds West for a distance of 200.07 feet to the "TRUE POINT OF BEGINNING."

Said property contains 2.974 acres more or less.

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 = 3.398 ACS.) SEE NOTE 24
3.) PROPERTY AREA = 5.080 ACRES
4.) PROPOSED LOT COVERAGES BG = 1.724 ACS./1.38 MP/ 1.724 = 73.11% , AND O&P = 1.35 ACS./ 0.0879SP/1.35 = 7.05
5.) PROPOSED USE – HOTEL.
6.) THERE ARE STATE WATERS ON THIS PROPERTY.
7.) TAX PARCEL NO. R5007 018
8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
9.) MINIMUM ROOF PITCH 4:12
10.) ALL PARKING SPACES ARE 9'W X 19'L.
11.) PROVIDED 97 PARKING SPACES
12.) SETBACKS: FRONT – 25'
SIDE – 10'
BACK – 10', 40' IF ADJACENT TO RESIDENTIAL.
13.) LANDSCAPE BUFFERS: FRONT – 10'
SIDE – 5'
REAR – 40'
14.) THERE ARE PROPOSED 95 DWELLING UNITS.
15.) PROPOSED ZONING BG
16.) MINIMUM ROOM SIZE IS 350 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, HOTELS, HOTELS, AND EXTENDED-STAY HOTELS.
23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
24.) AN ADDITIONAL 1.35 ACRES OF OI TO BE REZONED BG.

IF YOU DIG IN GEORGIA ...
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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. 11533 PROFESSIONAL ENGINEER 07/10/20 GORDON C. STORY, JR.

GORDON STORY, PE, RLS
CIVIL ENGINEER • LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL
2608 RICKETSON ROAD
WARRENTON, GA. 30808
MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT 7
DISTRICT 5
GWINNETT COUNTY
DATE: 06/22/20
JOB: 1914GWN
DISK: # 1909A

PROPOSED ZONING FOR HOTEL

2752 WEST MAIN STREET
SNELLVILLE, GEORGIA
PARCEL R5007 018

REVISIONS:

SHEET
OF