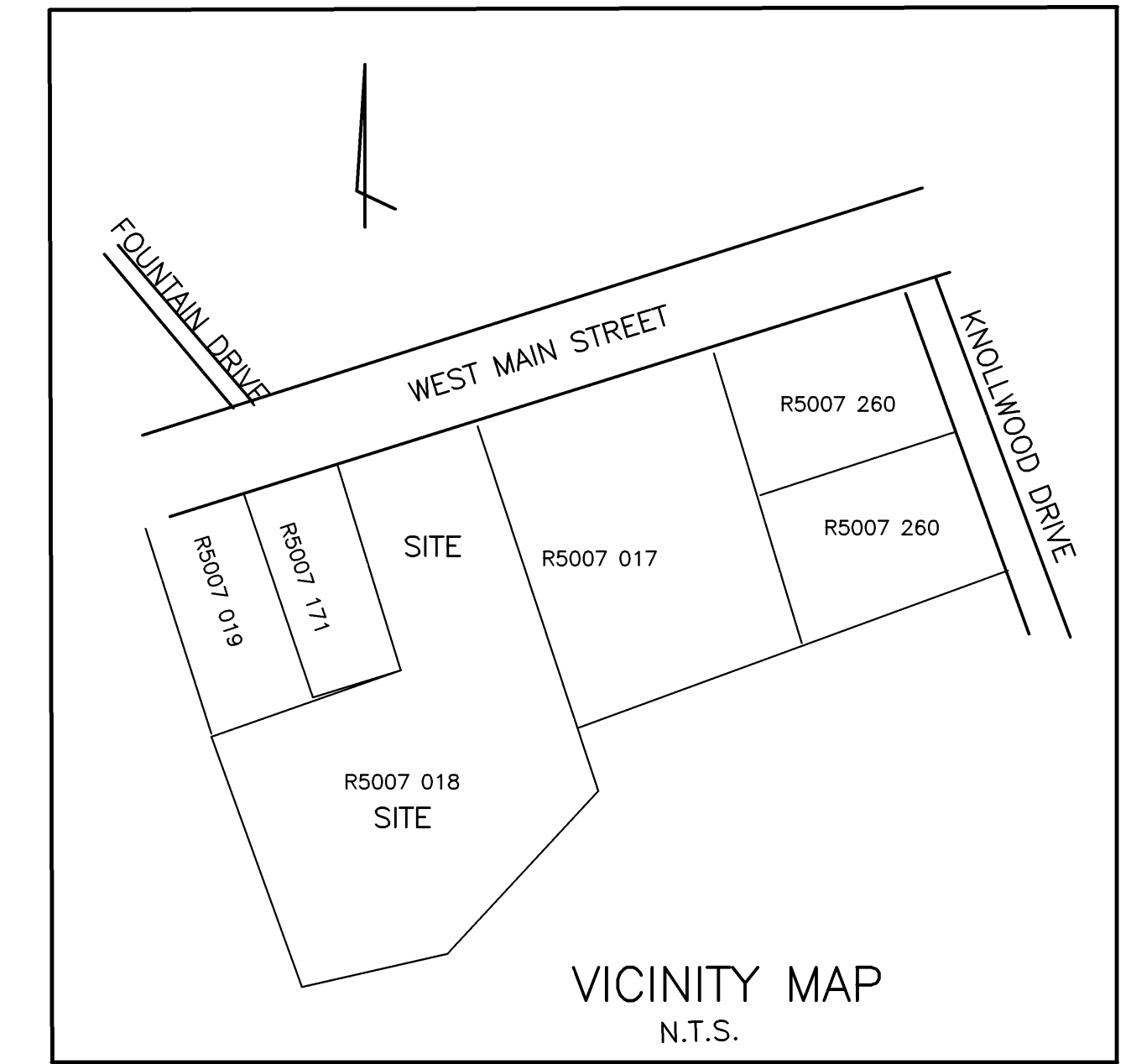
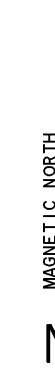
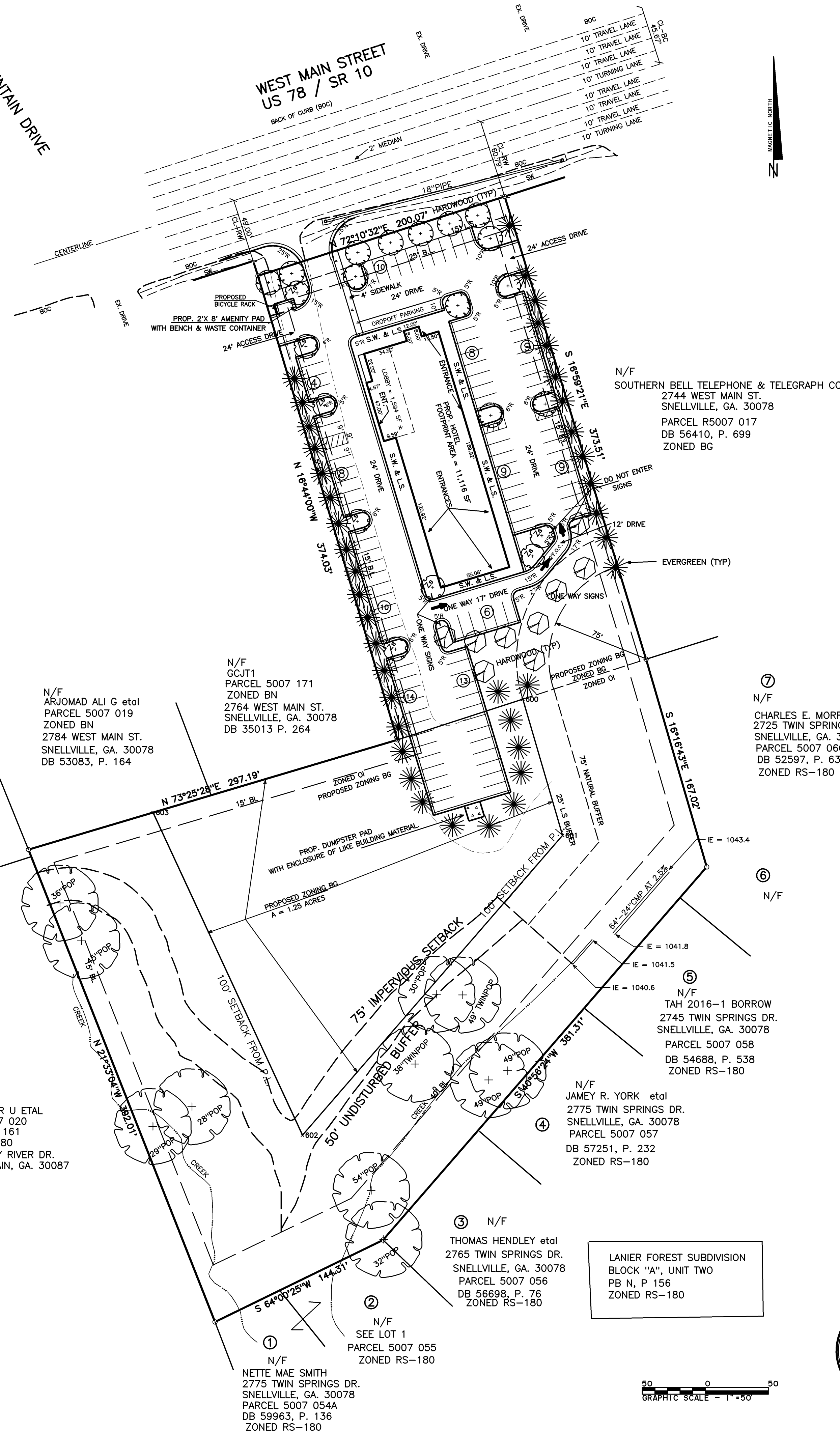


In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Gwinnett County, Georgia
 Community Panel Number 13135C 0128B
 Effective Date 09/29/2006
 Revision Date

FOUNTAIN DRIVE

WEST MAIN STREET
 US 78 / SR 10



VICINITY MAP
 N.T.S.

GENERAL NOTES:

- 1.) REFERENCE BOUNDARY SURVEY: SURVEY FOR MANSUR ENGINEERING, INC. DATED 6/23/2019.
- 2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OI (BG = 1.724 ACS., OI = 3.356 ACS.) SEE NOTE 24
- 3.) PROPERTY AREA = 5.080 ACRES
- 4.) PROPOSED LOT COVERAGE = 1.26 ACS IMP / 5.080 ACS X 100 = 24.8% (MAX. = 90%)
- 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.) PROPOSED 100 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 95 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.

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: 08/27/20 JOB: 1914ZON5 DISK: # 19GSA	PROPOSED RE-ZONING PLAN FOR: 2752 WEST MAIN STREET SNELLVILLE, GA. PARCEL R5007 018
	REVISIONS:	
	SHEET OF 1	

