TOTAL AREA: 3.43 ACRES

NOTE:
DETENTION TO BE PROVIDED IN THE EXISTING DETENTION POND FOR OLDE HICKORY S/D.

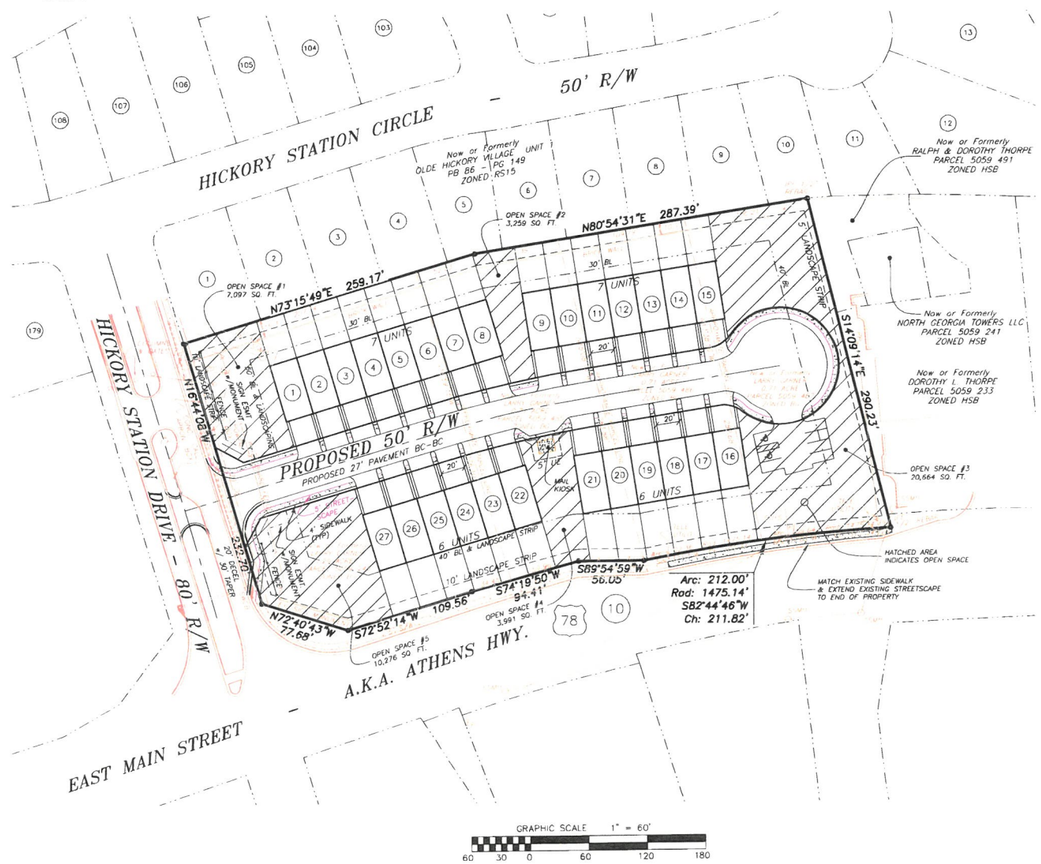
LEGEND :

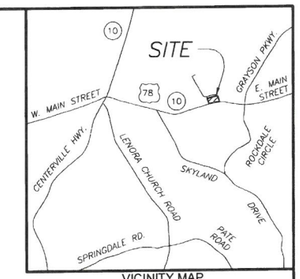
POB	POINT OF BEGINNING
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WEIR INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-O-P-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
	UTILITY POLE
-P-	UNDERGROUND POWER LINE
	GUIDE WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/T/T	CABLE/INTERNET/TELEPHONE
FH	FIRE HYDRANT
-W-	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	VAVLE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
	SAMPLING POINT
Mp	MONITORING POINT
	WETLANDS
SL	STREET LIGHT

811

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.





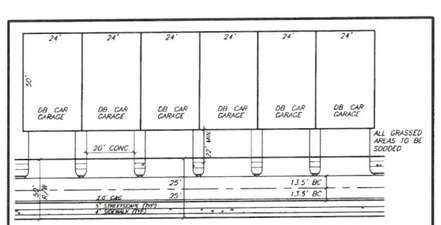
VICINITY MAP
N.T.S.

RECEIVED
SEP 08 2022
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

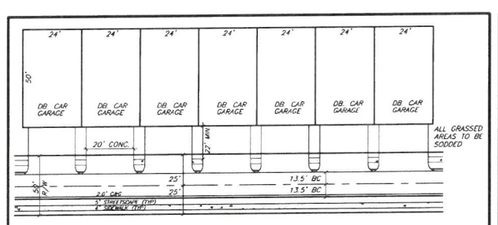
FENCE DETAIL
WROUGHT IRON WITH BRICK COLUMNS AT A MAXIMUM OF 30' O.C
N.T.S.

GENERAL NOTES:

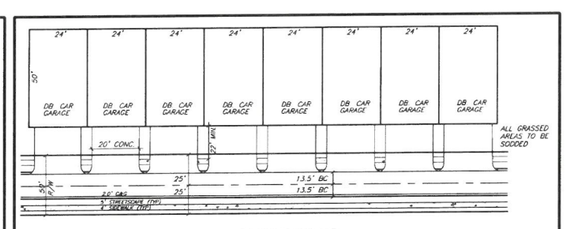
1. PROPERTY IS LOCATED AT 2045, 2055, 2065 & 2075 EAST MAIN STREET.
2. TOTAL AREA OF PROPERTY: 3.43 ACRES
3. EXISTING PROPERTY ZONING: BG
   PROPOSED PROPERTY ZONING: R-TH
4. PROPERTY INCLUDES PARCELS 5059 248, 5059 485, 5059 486 & 5049 487.
5. TOTAL NUMBER OF UNITS: 27
6. GROSS DENSITY: 7.87 UNITS PER ACRE
   NET DENSITY: 7.87 UNITS PER ACRE
7. MINIMUM DWELLING SIZE: ALL TOWN HOMES SHALL HAVE 1,200 SQUARE FEET OF HEATED FLOOR SPACE.
8. MINIMUM LOT SIZE: NO MINIMUM LOT SIZE PER SNELLVILLE UDO, SECTION.
9. SETBACKS EXTERNAL: ALONG STREET: 50' ALONG HICKORY STATION DRIVE, 40' ALONG EAST MAIN STREET / 40' ALONG NORTH & EAST PROPERTY LINES
   SETBACKS INTERNAL: 20' GRASSED OR LANDSCAPED STRIP BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREETS.
   SETBACKS FOR BUILDINGS: FRONT: 10' MIN / SIDE: 0' / SIDE ALONG STREET: 5' MIN. / REAR: 30' MIN.
9. MAXIMUM BUILDING HEIGHT = 35 FEET.
10. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
11. SANITARY SEWER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
12. ALL UTILITIES TO BE LOCATED UNDERGROUND.
13. ALL STREETS ARE TO BE PUBLIC STREETS.
14. F.I.R.M. PANEL NO. 13135C0129F, DATED 9/29/2006 INDICATES THAT THERE IS NO FLOOD PLAIN ON THIS PROPERTY.
15. THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
16. EACH UNIT SHALL HAVE 2 OR MORE OFF STREET PARKING SPACES.
17. 20% OF SITE IS REQUIRED FOR COMMON AREA.
18. BUILDING LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
19. OFF-STREET PARKING SPACES REQUIRED: 7 (1 PER 4 UNITS (7))
    PARKING SPACES PROVIDED: 7.
20. OPEN SPACE: 45,490 SQ. FT. or 1.05 ACRES (30.61% OF SITE IS OPEN SPACE)
21. DETENTION POND TO BE PROVIDED IN THE EXISTING DETENTION POND FOR OLDE HICKORY SUBDIVISION, SUBJECT TO ENTERING INTO A RECIPROCAL DRAINAGE EASEMENT AND COST SHARING AGREEMENT WITH OLDE HICKORY SUBDIVISION BASED UPON THE PRORATE LOTS USING THE DETENTION POND.
22. ALL TOWN HOMES TO HAVE THREE BEDROOMS.
23. FENCE ALONG EAST MAIN STREET AND LANDSCAPE EASEMENT AT ENTRANCE TO BE ALUMINUM "WROUGHT IRON STYLE" FENCE WITH BRICK COLUMNS 100' ON CENTER WITH EVERGREEN LANDSCAPING BEHIND THE ALUMINUM "WROUGHT IRON STYLE" FENCE TO GROW 8' TO 12' HIGH. THE EXISTING SIGN MONUMENT FOR THE OLDE HICKORY SUBDIVISION AND LANDSCAPING IN FRONT OF THE MONUMENT SHALL REMAIN AND ENTER INTO A RECIPROCAL MONUMENT AND LANDSCAPING EASEMENT AND COST SHARING AGREEMENT WITH OLDE HICKORY SUBDIVISION FOR THE LANDSCAPING AND MONUMENTS ALONG EAST MAIN STREET AND HICKORY STATION DRIVE.
24. THE VARIANCES WILL BE APPLIED FOR TO ALLOW EXISTING STREETSCAPE ALONG HICKORY STATION DRIVE AND EAST MAIN STREET TO REMAIN AS IS AND TO ALLOW EXISTING SIDEWALK ALONG HICKORY STATION DRIVE AND EAST MAIN STREET TO REMAIN AS IS. SIDEWALK ALONG EAST MAIN STREET TO BE EXTENDED TO MATCH TO THE END OF SUBJECT PROPERTY.
25. CKK SHALL INITIATE AND FILE A PETITION WITH GDOT FOR THE ADDITION OF A LEFT HAND TURN SIGNAL FOR THE EAST BOUND TRAFFIC ON U.S. HWY. 78 (E. MAIN STREET) TURNING ONTO HICKORY STATION DRIVE. BOTH THE CITY OF SNELLVILLE AND OLDE HICKORY VILLAGE HOMEOWNER'S ASSOCIATION WILL SUPPORT THE PETITION.
26. THE COVENANTS WILL INCLUDE A LEASING RESTRICTION TO INCLUDE A PROHIBITION AGAINST SHORT TERM LEASING SUCH AS AIRBNB, VRBO, AND THE LIKE.
27. C.K.K. SHALL ISSUE A PERMANENT EASEMENT TO THE OLDE HICKORY SUBDIVISION FOR THE BRICK WALL RUNNING ALONG THE NORTH SIDE OF THE PROPERTY AND THE PROPERTY TO THE NORTH OF THE BRICK WALL.
28. A DRAINAGE STUDY WILL BE REQUIRED TO SUPPORT CKK'S ABILITY TO SHARE OLDE HICKORY VILLAGE HOMEOWNER'S EXISTING DETENTION POND. IF ABLE TO SHARE, CKK SHALL BE REQUIRED TO ENTER INTO A CROSS DRAINAGE AND COST SHARING AGREEMENT WITH OLDE HICKORY VILLAGE HOA.
29. THE EXISTING MONUMENT FOR OLDE HICKORY VILLAGE IS TO REMAIN.
30. A COST SHARING AGREEMENT FOR THE ENTRANCE DRIVE TO BE AGREED UPON.
31. A RECIPROCAL EASEMENT AND COST SHARING AGREEMENT FOR THE STORM WATER DRAINAGE TO BE AGREED UPON.



6 UNIT LAYOUT
SINGLE FAMILY ATTACHED
ALL TOWN HOMES TO HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE
N.T.S.



7 UNIT LAYOUT
SINGLE FAMILY ATTACHED
ALL TOWN HOMES TO HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE
N.T.S.



8 UNIT LAYOUT
SINGLE FAMILY ATTACHED
ALL TOWN HOMES TO HAVE 1,800 SQUARE FEET OF HEATED FLOOR SPACE
N.T.S.

GEORGIA
No. 2276
LAND SURVEYOR
KEVIN V. RINGO
G.S.W.C.C.
LEVEL II - 0000083063
EXPIRES 02/27/2024

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.

RINGO ABERNATHY & ASSOCIATES
CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
174 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456

COUNTY/CITY:	GWINNETT/SNELLVILLE
LAND LOT(S)/DISTRICT:	59/5th
PARCEL(S):	248, 485, 486 & 487
DATE:	06/05/2022
SCALE:	1" = 60'
JOB NO.:	21099

REZONING PLAN FOR:

C.K.K. DEVELOPMENT

2045, 2055, 2065 & 2075 EAST MAIN STREET

REVISIONS	NO.	DATE

SHEET
1
1 OF 1