

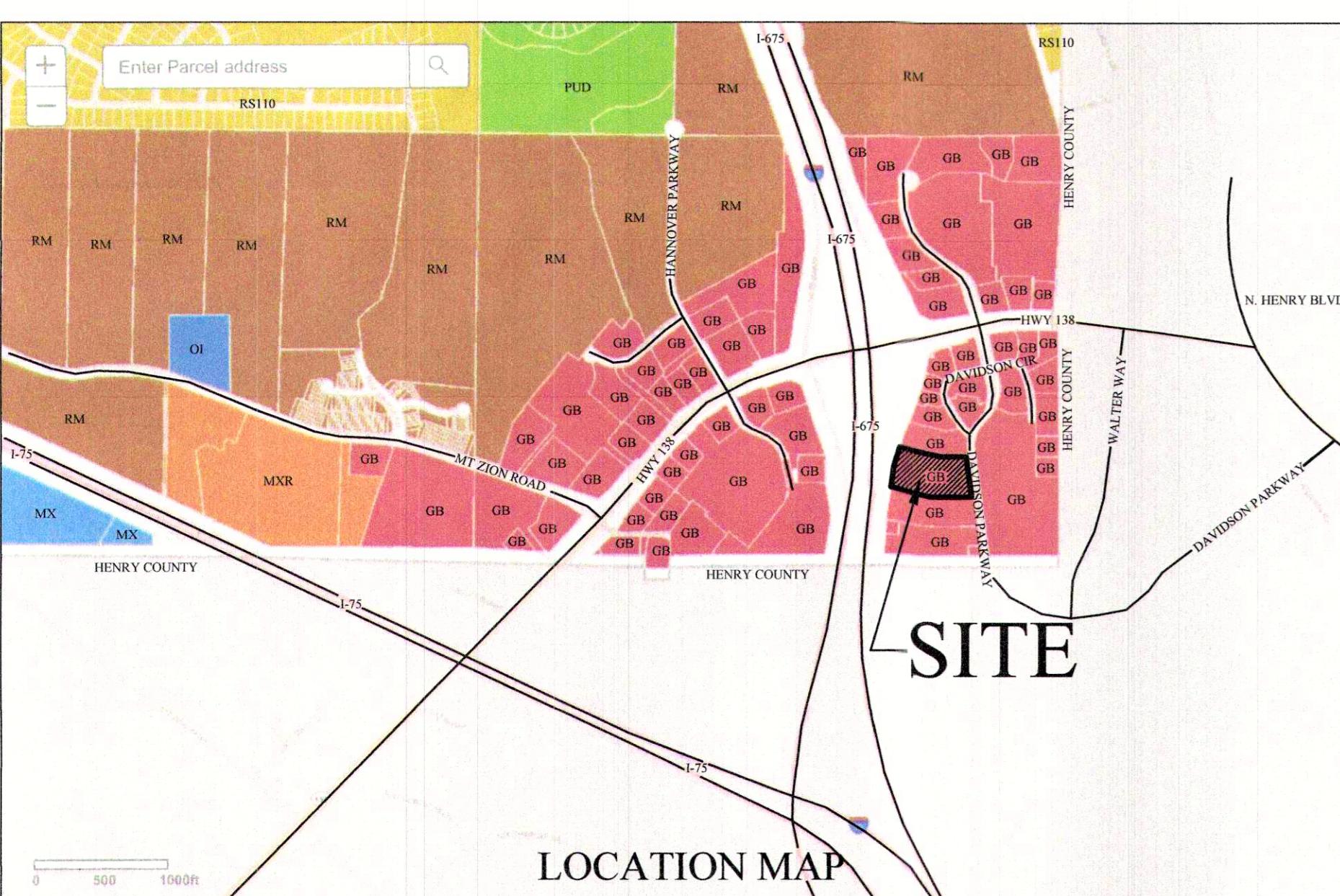
TOTAL TRACT AREA = 3.999 ACRES +/- (174,236 S.F. +/-)
PROPOSED TRACT AREA FOR NEW HOTEL = 2.319 ACRES +/- (101,262.83 S.F. +/-)
PROPOSED TRACT AREA FOR OUTPARCEL = 1.68 ACRES +/- (72,973.17 S.F. +/-)

SITE ADDRESS:
7495 DAVIDSON PARKWAY
STOCKBRIDGE, GA 30281
DB 10819 PG 64
TAX ID# 12072d A003

GENERAL NOTES:

1. PROPERTY ZONED: GB
2. PROPOSED ZONING: TO REMAIN GB
3. SETBACKS REQUIRED:
 - FRONT: 35'
 - SIDE: 0', 10', 30'
 - REAR: 15', 30'
4. PROPOSED USE: NEW FIVE-STORY 105-ROOM HOTEL
5. PARKING REQUIRED: 1 SPACE PER ROOM & 1 SPACE PER EMPLOYEE (MAXIMUM OF 8 EMPLOYEES)
6. PARKING PROVIDED: 113 SPACES (6 HANDICAP, 4 EV, 103 STANDARD SPACES)
7. PROPERTY SERVED BY CLAYTON COUNTY WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE: 0.00 % (0 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 67.75 % (68,608 S.F. COVERAGE)
10. PROPOSED STORMWATER MITIGATION: A NEW DETENTION & WATER QUALITY STORMWATER CONSTRUCTED IN DESIGNATED AREA.
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13063C0092 F DATED 06-07-2018 NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES.
13. ALL BOUNDARY SURVEY INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY FOR SOUTH PREPARED BY AMERICAN SURVEYING & MAPPING, INC. DATED 7-29-22 LAST REVISED PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. FIELDWORK PERFORMED BY CCWA, TOPOGRAPHIC CONTOURS PROVIDED BY CCWA, TILE #159, AND ARE TO NAVD88.
14. OWNER: NITIN KASHIPAREKH & KUMKUM KASHIPAREKH

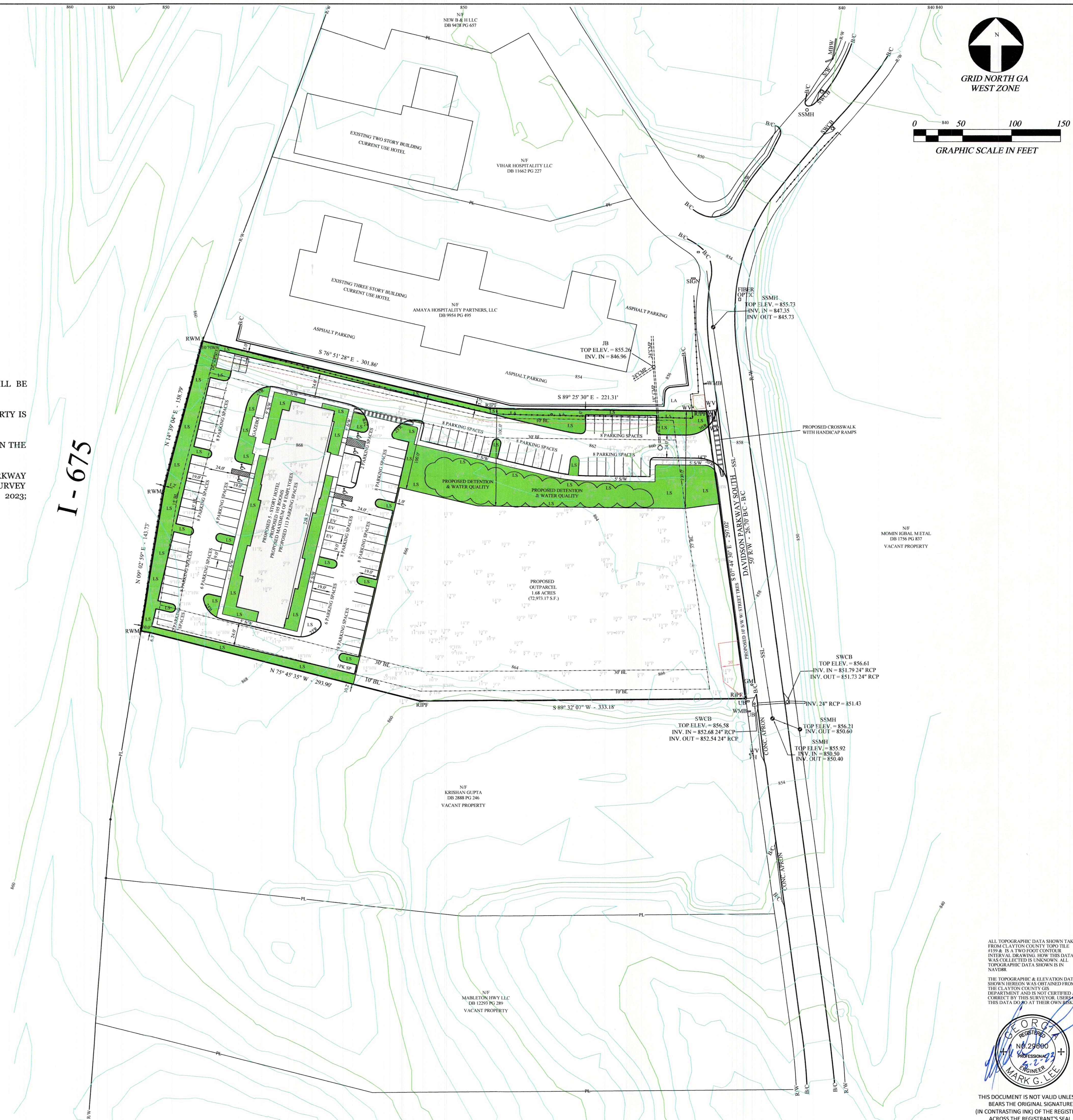
14. OWNER: NITIN KASHIPAREKH & KUMKUM KASHIPAREKH



LEGEND

AC	AIR COMPRESSOR	D.I.	DROP INLET	LP	LIGHT POLE
B/C	BACK OF CURB	EV	ELECTRIC VEHICLE	LS	LANDSCAPE AREA
BL	BUILDING SETBACK LINE	ELEV	ELEVATION	(M)	MEASURED
BW	BOTTOM OF WALL	EP	EDGE OF PAVEMENT	N/F	NOW OR FORMERLY
CB	CABLE BOX	FF	FINISHED FLOOR LEVEL	OHL	OVERHEAD LINE
C.U.B.	COUNTY UNDISTURBED BUFFER	FH	FIRE HYDRANT	P	PINE
CL	CENTERLINE	GM	GAS METER	PBOX	POWER BOX
CMF	CONCRETE MONUMENT FOUND	GP	GRAVEL PAD	PG	PAGE
CMP	CORRUGATED METAL PIPE	GW	GUY-WIRE	PL	PROPERTY LINE
CO	CLEANOUT	HW	HARDWOOD	PC	POINT CALCULATED
CONC.	CONCRETE	IMP	IMPERVIOUS	PP	POWER POLE
CP	CONCRETE PAD	INV	INVERT	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	LL	LAND LOT	RIPP	REBAR IRON PIN FOUND
(D)	DEED	LLC	LAND LOT CORNER	RIPS	REBAR IRON PIN SET
DE	DRAINAGE EASEMENT	LLL	LAND LOT LINE	RMF	RIGHT-OF-WAY MARKER FOUND

* HEIGHT



CONDITIONAL USE PERMIT PLAN FOR

JDED DEVELOPERS

STATEMENT OF
PROPERTY OWNED
BY THE
CITY OF
CLAYTON,
GEORGIA

OGRAPHIC DATA SHOWN TAKEN
LAYTON COUNTY TOPO TILE
S A TWO FOOT CONTOUR
AL DRAWING. HOW THIS DATA
LECTED IS UNKNOWN. ALL
APHIC DATA SHOWN IS IN

OGRAPHIC & ELEVATION DATA
HEREON WAS OBTAINED FROM
AYTON COUNTY GIS
MENT AND IS NOT CERTIFIED AS
T BY THIS SURVEYOR. USERS OF
TA DO SO AT THEIR OWN RISK.

A circular seal with the word "GEORGIA" at the top and "REGISTERED" at the bottom, with a small "TM" symbol next to it.

A circular professional engineer stamp. The text "NO. 29600" is at the top, "PROFESSIONAL" is in the middle, and "ENGINEER" is at the bottom. The date "5-2-23" is handwritten in the center. There is a large handwritten number "0223" to the left of the stamp and a handwritten mark resembling a plus sign to the right.

MENT IS NOT VALID UNLESS IT
THE ORIGINAL SIGNATURE
STING INK) OF THE REGISTRANT
S THE REGISTRANT'S SEAL

SIGNED BY: MGL
AWN BY: MGL
ECKED BY: MGL
ALE: 1" = 50'
TE: 8-1-23
 #: 2023046RP
M# PEFooo952
T: