

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:

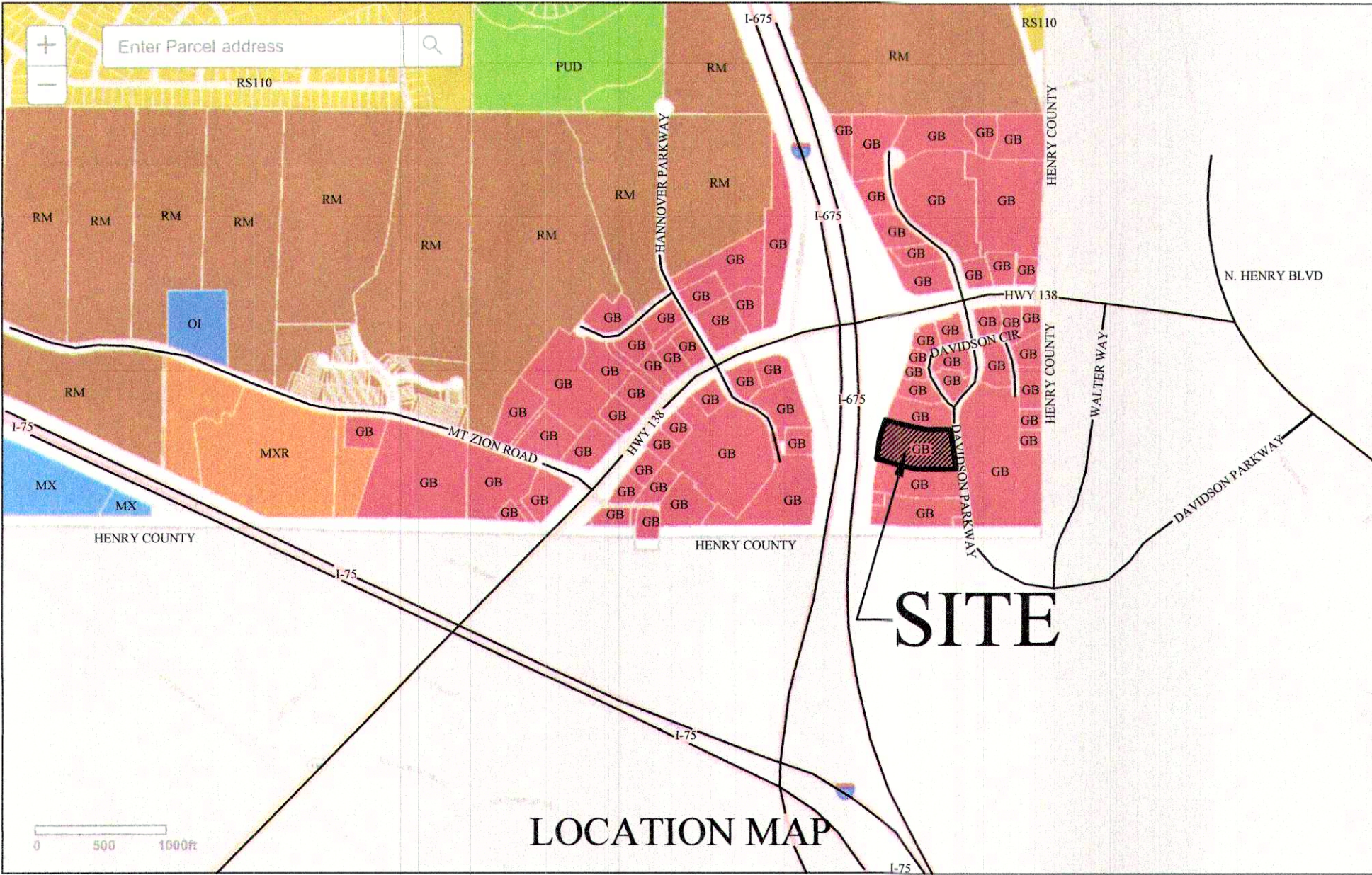
A NEW DETENTION & WATER QUALITY STORMWATER FACILITY WILL BE CONSTRUCTED IN DESIGNATED AREA.
11.

AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13063C0092 F DATED 06-07-17, THIS PROPERTY IS 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 LOCATED ON THE PROPERTY.
13.

ALL BOUNDARY SURVEY INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY FOR DAVIDSON PARKWAY SOUTH PREPARED BY AMERICAN SURVEYING & MAPPING, INC. DATED 7-29-22 LAST REVISED 8-5-23. TREE SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. FIELDWORK PERFORMED IN JULY 2023; TOPOGRAPHIC CONTOURS PROVIDED BY CCWA, TILE #159, AND ARE TO NAVD88.
14.

OWNER: NITIN KASHIPAREKH & KUMKUM KASHIPAREKH



LEGEND

AC	AIR COMPRESSOR	D.I.	DROP INLET	LP	LIGHT POLE	R/W	RIGHT-OF-WAY
B/C	BACK OF CURB	EV	ELECTRIC VEHICLE	LS	LANDSCAPE AREA	SRF	STEEL ROD FOUND
BL	BUILDING SETBACK LINE	ELEV	ELEVATION	(M)	MEASURED	SSE	SANITARY SEWER EASEMENT
BW	BOTTOM OF WALL	EP	EDGE OF PAVEMENT	N/F	NOW OR FORMERLY	SSL	SANITARY SEWER LINE
CB	CABLE BOX	FF	FINISHED FLOOR LEVEL	OHL	OVERHEAD LINE	SSMH	SANITARY SEWER MANHOLE
C.U.B.	COUNTY UNDISTURBED BUFFER	FH	FIRE HYDRANT	P	PINE	S.U.B.	STATE UNDISTURBED BUFFER
CL	CENTERLINE	GM	GAS METER	PBOX	POWER BOX	SWCB	SINGLE WING CATCH BASIN
CMF	CONCRETE MONUMENT FOUND	GP	GRAVEL PAD	PG	PAGE	S/W	SIDEWALK
CMF	CORRUGATED METAL PIPE	GW	GUY-WIRE	PL	PROPERTY LINE	TBM	TEMPORARY BENCHMARK
CO	CLEANOUT	HW	HARDWOOD	PC	POINT CALCULATED	TW	TOP OF WALL
CONC.	CONCRETE	IMP	IMPERVIOUS	PP	POWER POLE	WMB	WATER METER BOX
CP	CONCRETE PAD	INV	INVERT	RCP	REINFORCED CONCRETE PIPE	WT	WALNUT TREE
DB	DEED BOOK	LL	LAND LOT	RIPP	REBAR IRON PIN FOUND	WV	WATER VALVE
(D)	DEED	LLC	LAND LOT CORNER	RIPS	REBAR IRON PIN SET		FENCE
DE	DRAINAGE EASEMENT	LLL	LAND LOT LINE	RMF	RIGHT-OF-WAY MARKER FOUND	*	HEIGHT OF WALL

NOTE: ALL RIPP & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.



ALL TOPOGRAPHIC DATA SHOWN TAKEN FROM CLAYTON COUNTY TOPO TOILE #159 & IS A TWO FOOT CONTOUR INTERVAL DRAWING. HOW THIS DATA WAS COLLECTED IS UNKNOWN. ALL TOPOGRAPHIC DATA SHOWN IS IN NAVD88.

THE TOPOGRAPHIC & ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM THE CLAYTON COUNTY GIS DEPARTMENT AND IS NOT CERTIFIED AS CORRECT BY THIS SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

CONDITIONAL USE PERMIT PLAN FOR

JDH DEVELOPERS

BOC-2306-0326

LOCATED IN:	
LAND LOT: 72	
DISTRICT: 12TH	
SECTION:	
COUNTY: CLAYTON	
GEORGIA	
CITY:	
REVISIONS	

DESIGNED BY: MGL
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 50'
DATE: 8-1-23
JOB #: 2023046RP
FIRM # PEF000952

SHEET:

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, HIRAM, GEORGIA 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plea.com