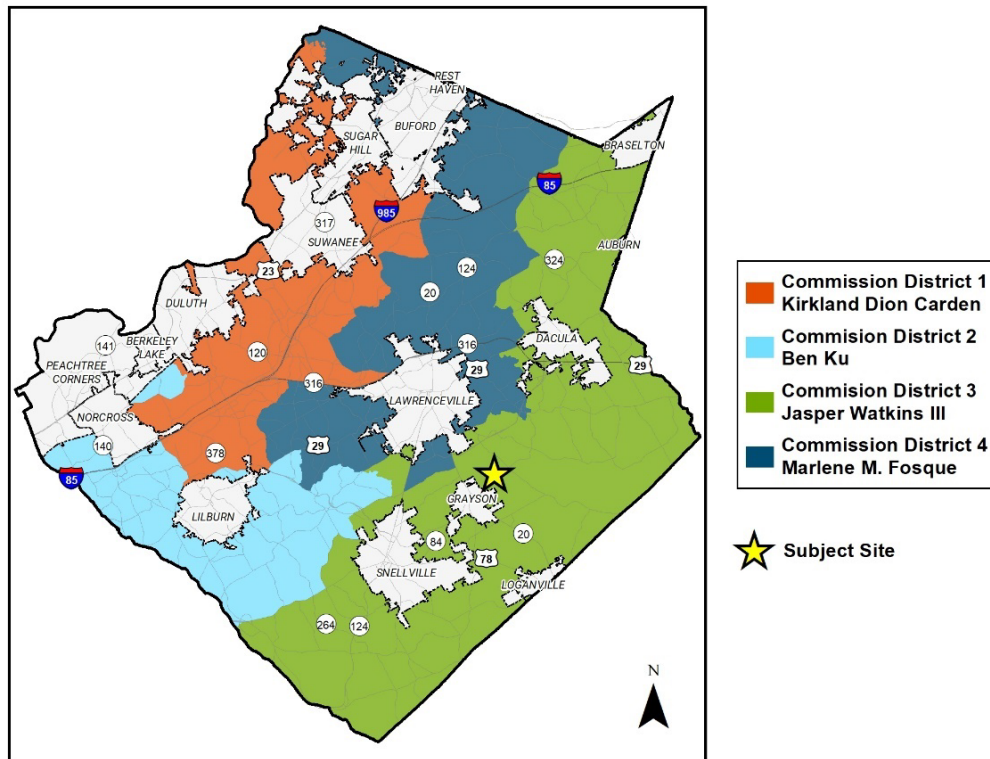




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00004
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Special Use Permit
Additional Request: Waiver and Variance
Address: 250 Grayson New Hope Road
Map Number: R5168 058
Site Area: 12.87 acres
Square Footage: 9,060
Proposed Development: Special Events Hall
Commission District: District 3 – Commissioner Watkins
Character Area: Suburban Estate Living

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 7/5/2022
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

Applicant: 250 Grayson New Hope Road Trust
250 Grayson New Hope Road
Grayson, GA 30017

Owners: Gustavo Sandoval Lopez
250 Grayson New Hope Road
Grayson, GA 30017

Contact: Zaidh Cuellar

Contact Phone: 404.380.4748

Zoning History

The subject property is zoned RA-200 (Agriculture-Residence District). A 1980 rezoning case rezoned the property from R-100 (Single-Family Residence District) to RA-200 pursuant to REZ1980-00163. No other zoning requests are on record for this property. Two code enforcement violations have been issued for this property. The first was for parking on an unpaved surface (CEU2013-07895) and the second was for a noise violation (CEU2021-11468).

Existing Site Condition

The subject site is a 12.87-acre parcel located along Grayson New Hope Road, east of its intersection with Round Road. The parcel is developed with a number of animal enclosures and agricultural buildings including a horse barn, a shed, horse arena, and other accessory structures. A single-family home is also located near the front of the site. This building is used for storage. A 6-foot-high chain link fence is installed around the perimeter of the property. Pastures separated by split-rail fences are located over much of the site. The only hydrology on the site is found in two small ponds, one located near the road frontage and the other in the southeast portion of the property. The site can be accessed via a gravel driveway from Grayson New Hope Road. The site slopes up towards the middle by approximately 20 feet and then is generally flat. The nearest Gwinnett County Transit stop is approximately 4.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single family detached homes on large lots and institutional uses. A Gwinnett County water pump station is to the east. The property to the south, across Grayson New Hope Road, is undeveloped. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Special Event Hall	RA-200	N/A
North	Single-Family Residential	R-100	0.31 units per acre
East	Gwinnett County Water Resources	R-100	N/A
	Single-Family Residential	RA-200	0.44 units per acre
South	Undeveloped	R-100	N/A
West	Single-Family Residential	R-100	0.67 units per acre

Project Summary

The applicant requests a special use permit on a 12.87-acre property zoned RA-200 for a special events hall, including:

- A 9,060 square-foot event hall with 4,155 square-foot of seating area and a maximum height of 26 feet.
- Events would include weddings, baby showers, birthday parties, baptisms, group meetings, and other similar uses.
- A total of 160 gravel surface parking spaces located between a proposed show barn and the subject event hall. Trailer parking is proposed between the show barn and proposed event hall.
- Existing events on the site include education and hands-on experience for children and adults through field trips, camps, and workshops.
- A maximum of 150 guests at one time on the property between the event center and show barn.
- Special event hours limited between 9:00 AM and 11:00 PM.
- A 20,000 square-foot show barn with 135 bleacher seats and a maximum height of 45 feet.
- An existing horse barn, in the front of the site, along Grayson New Hope Road.
- An entrance via an existing gravel driveway leading to the proposed parking lot.
- No stormwater management facility is shown on the site plan.
- A 10-foot-wide landscape strip along Grayson New Hope Road.
- Note: Only the event hall is a part of the request. All other equestrian related facilities are permitted as a use by right.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for an event center on a parcel zoned RA-200, Agriculture-Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	≤40'	YES
Front Yard Setback	Minimum 35'	35'	YES
Side Yard Setback	Minimum 20'	20'	YES
Rear Yard Setback	Minimum 40'	40'	YES
Off-Street Parking	Minimum Spaces - Event Center: 104 Minimum Spaces - Show Barn: 34 Total minimum Spaces: 138	160 spaces	YES

Landscape Strip	10'	10'	YES
Maximum number of guests	150	150	YES
Minimum lot area	3 acres	12.87 acres	YES
Hours of Operation	9:00 a.m. to 11:00 p.m.	9:00 a.m. to 11:00 p.m.	YES
Road Classification	Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway	Major Collector	YES
Sidewalks	Minimum 5 Feet	0	NO*
Setbacks for stables, corrals, riding rings, and other similar facilities	Minimum 100 Feet	30.5 feet	NO**

* The applicant requests a waiver for the required 5-foot-wide sidewalk along Grayson New Hope Road.

** The applicant requests a variance to reduce the required 100-foot-wide setback to 30 feet along the property lines to the north, east, and west.

Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

900-90.3 Sidewalk design and construction standards

A. Width. Sidewalks shall be at least 5 feet wide on abutting external streets.

The applicant proposes to eliminate the required 5-foot-wide sidewalk along the Grayson New Hope Road.

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

230-130.3 Supplemental Use Standards:

- 1. Equestrian Facilities, Riding Stables, or Academies. Stables, corrals, riding rings, and other similar facilities shall be located no closer than 100 feet to any property line.**

The applicant requests a variance to reduce the required 100-foot-wide setback to 30 feet along the property lines to the north, east, and west for the existing horse barn and a proposed show barn.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to

transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject property is located on a major collector street. It is primarily surrounded by low-density single family residential developments. Commercial uses are concentrated along Loganville Highway to the west. Although the surrounding uses are primarily low density residential, the proposed use would be an appropriate addition to the area. The subject property is currently used as a horse barn where field trips, camps, and workshops are offered. The requested special use permit for an event hall will add a service to the area for events such as community or private parties, gatherings, or charity events; weddings, wedding receptions; showers; business functions, and similar events. Therefore, the proposed special use permit will allow a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The addition of a special event hall to an existing agritourism business will not adversely affect the existing use or usability of adjacent or nearby property. The majority of the activity on the site is expected to remain related to the barns through field trips and camps which are held during the day. In addition, the acreage of the lot exceeds the minimum lot requirement for an event hall, which would be appropriately buffered along the perimeter. With the proposed condition, the special use permit would not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has reasonable economic use as currently zoned.

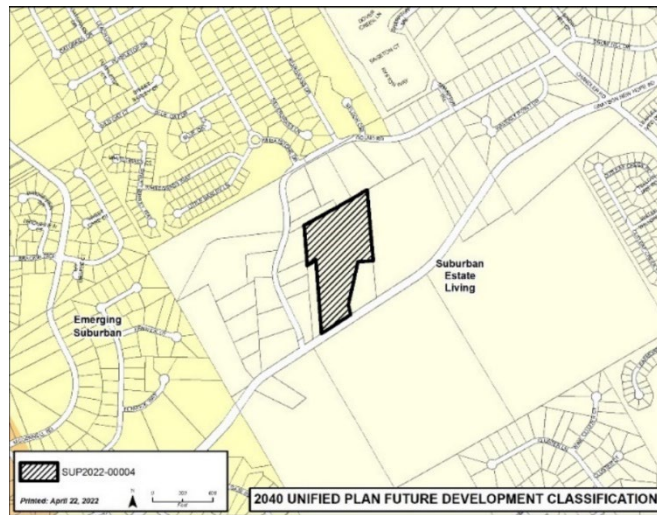
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, and planning. No impact is anticipated on school

enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit D).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Suburban Estate Living Character Area. The Character Area intends to convey the County's desire to preserve its historical and agricultural character so that new development is low in intensity and consists primarily of large residential lots. Although the event hall is not listed as a potential development type in this character area, the development meets the intent of the character area by proposing low land use intensity and low lot coverage. The event hall is proposed to be centrally located on a 12.87 acres lot, which exceeds the minimum required lot area. Therefore, the proposal aligns with the intent of the character area.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

The subject property is currently used for a horse barn. As stated by the applicant, the horse barn has developed as place for agritourism that provides education and hands-on experience for children and adults through field trips, camps, and workshops about farm animals and other farm related experiences. Although the special use permit is requested for the event hall, the applicant has indicated that the main events will still be field trips and camps for school kids, and these are generally held during the day and can last for about 90 minutes. In addition, the UDO requires 3 acres for an event hall with 150 people capacity. The lot area of the subject property exceeds the minimum lot requirement for an event hall which keeps the low-density character of the area giving supporting grounds for approval of the proposed special use permit.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development

Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The request is to eliminate the required 5-foot-wide sidewalk along Grayson New Hope Road. Currently, there is no sidewalk along this section of Grayson New Hope Road frontage. The request does not align with the character area recommendationS which states *“Sidewalks should be modest but present on both sides of the street within neighborhoods, and on at least one side of the street outside of neighborhoods to provide connectivity with trails and schools”*. The property has approximately 354 feet of road frontage, which is a significant opportunity to install a sidewalk in this section of Grayson New Hope Road. There is no natural hardship on the site that can justify the request to eliminate the sidewalk. Approving this request would adversely affect the general public welfare and nullify the intent of the Development Regulations.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. The staff makes the following findings related to the variance request:

The requested variance is to reduce the required 100-foot-wide setback to 30 feet along the property lines to the north, east, and west. The existing horse barn is 30.5 feet away from the eastern property line. The proposed show barn would be further away from the property lines. According to the applicant, there will be four horses, four sheep, and one cow. All the animals will be housed in the existing barn and the rear portion of the parcel will be utilized as the grazing area. Approving this variance request would allow the applicant to maintain the agricultural use that is consistent with the intent of this zoning district. Therefore, relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of Title 2 of the UDO.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

In addition, staff recommends **DENIAL** of the following waiver request:

1. To eliminate the required 5-foot-wide sidewalk along the Grayson New Hope Road.

In addition, staff recommends **APPROVAL** of the following variance request:

1. To reduce the required 100-foot-wide setback for the existing barn and proposed show barn to 30 feet along the eastern property lines.

Staff Recommended Conditions

Approval of a Special Use Permit for a special events hall, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with the Exhibit B: site plan dated April 18, 2022 with revisions required by the conditions and Unified Development

Ordinance subject to review and approval by Department of Planning and Development. Uses on the site shall be limited to a special event facility and show barn.

2. A 10-foot-wide landscaped buffer shall be maintained along the perimeter of the property at all times.
3. Parking areas shall be screened with landscaping from the neighboring properties subject to review and approval of the Department of Planning and Development.
4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



View of the Property from Grayson New Hope Road



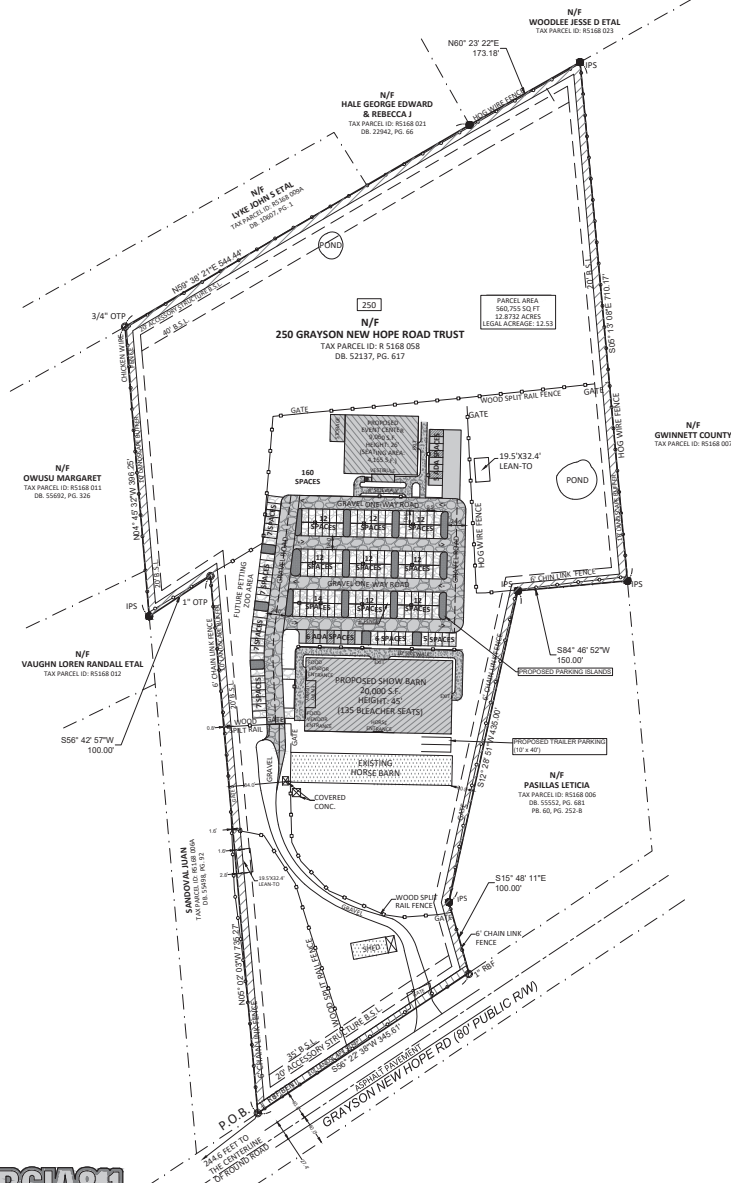
View of the Property from Grayson New Hope Road

Exhibit B: Site Plan

[attached]

RECEIVED

4/18/2022



SITE LAYOUT PLAN

Statement of Zoning

ZONED: RA200 (AGRICULTURE) GWINNETT COUNTY
ZONING
MIN. LOT SIZE: 40,000 SQ. FT.
MIN. LOT WIDTH: 200 FEET
MIN. FRONT SETBACK: 35/50 FEET
MIN. SIDE SETBACK: 20 FEET
MIN. REAR SETBACK: 40 FEET

Lot Data

ADDRESS: 250 GRAYSON NEW HOPE ROAD,
GRAYSON, GA 30017
LOT AREA: 560,755 S.F. (12.8732 AC.)

Owner / Developer

OWNER: MARIA A. ORIZABA DE SANDOVAL
24HR. CONTACT: GLOBAL MORTGAGE COMPANY
PHONE: (770) 279-2722
DEVELOPER: GLOBAL MORTGAGE COMPANY
1244 BEAVER RUN RD, #300,
MARIETTA, GA 30067
PHONE: (770) 279-2722
DESIGNER: GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: (770) 418-9233 FAX: (770) 418-9289
WWW.GRANTSHEPHERD.COM

Site Regulations

- TABLE OF PERMITTED USES FOR EVENT HALLS: 230-130.3.00
- SUCH FACILITIES SHALL BE LOCATED ON A PRINCIPAL ARTERIAL, MAJOR ARTERIAL, MINOR ARTERIAL, MAJOR COLLECTOR STREET OR STATE HIGHWAY.
 - THE PROPERTY SHALL CONTAIN A MINIMUM OF 3 ACRES.
 - ACTIVITIES SHALL BE LIMITED TO COMMUNITY OR PRIVATE PARTIES, GATHERINGS OR CHARITY EVENTS, WEDDINGS, WEDDING RECEPTIONS, SHOWERS, BUSINESS FUNCTIONS, OTHER SMALL EVENTS MAY ALSO BE ALLOWED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
 - GUESTS SHALL BE LIMITED TO NO MORE THAN 100 (SUBJECT TO FIRE CODE LIMITATIONS) AT ANY ONE TIME. DURING INCLEMENT WEATHER THERE SHALL BE SUFFICIENT SPACE TO SHELTER SMALLER GUESTS. ADEQUATE PERMANENT RESTROOM FACILITIES SHALL BE PROVIDED, WHICH SHALL MEET THE MINIMUM REQUIREMENTS OF THE SWANWELL COUNTY ENVIRONMENTAL HEALTH SECTION AND BUILDING CODE REQUIREMENTS.
 - SPECIAL EVENT HOURS OF OPERATION SHALL BE LIMITED TO BETWEEN 9:00AM AND 11:00PM.
 - ADEQUATE OFF-STREET PARKING FACILITIES SHALL BE PROVIDED ON-SITE.
 - NOISE PERMITS WILL BE REQUIRED PER EVENT AS DEEMED NECESSARY.

Site Events

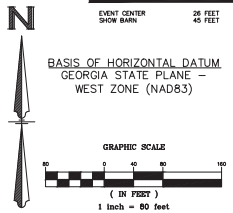
- WEDDINGS
- SHEET METALS
- BACHELOR PARTIES
- BIRTH ANNIVERSARIES
- BAPTISMS
- GROUP GATHERINGS

Building Area

EVENT CENTER	9,000 S.F.
SHOW BARN	20,000 S.F.
TOTAL	29,000 S.F.

Building Heights

EVENT CENTER	26 FEET
SHOW BARN	40 FEET



RELEASED FOR
CONSTRUCTION

GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
Seaton G Shepherd
Level II Certified Design Professional
0900004511
CERTIFICATION NUMBER
ISSUED: 01/21/2021 EXPIRES: 01/21/2024



GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

GRANT SHEPHERD & ASSOCIATES, INC.
Land Surveyors & Planners
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9233 FAX: 770.418.9289
WWW.GRANTSHEPHERD.COM
COA/LSF 000469

NO.	DATE	DESCRIPTION
No. 1	10/26/2021	EP INITIAL SUBMITTAL
No. 2	11/22/2021	EP COMMENTS FROM GWINNETT
No. 3	10/10/2022	EP SHOW BARN SEATING CHAIRS
No. 4	10/10/2022	EP BUILDING HEIGHTS ADDED TO PLAN
No. 5	04/18/2022	EP

RESIDENTIAL SITE PLAN
For: Global Mortgage Company
250 Grayson New Hope Road, Grayson, GA 30017
Land Lot 168 of the 5th District,
City of Grayson, Gwinnet County, Georgia

Sheet Name
SITE & GRADING PLAN
Sheet / Drawing Scale
1" = 80'
Unless Otherwise Noted
GSA Project No.
20-01-330.1
Drawn By / Field Crew
Crew No. 1
EP 11/22/2021
Sheet No. 02 OF 05

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

6/13/2022

REZONING APPLICANT'S LETTER OF INTENT

The applicant and owner's agent of 250 Grayson New Hope Rd, Gustavo Sandoval Lopez, requests a Special Use Permit on 12.53 acres for the purpose of hosting weddings, corporate events, birthday parties, sweet 16, prom parties and school groups. The Sandoval family purchased the property in 2013 by Maria A Orizabal de Sandoval, Trustee of 250 Grayson New Hope Rd Trust. It has evolved into a truly unique experience for agritourism that helps educate young and old about farm animals and organic, pesticide free gardening. The farm serves the local community as well as surrounding counties by providing education and hands-on experience for children and adults through field trips, camps, and workshops. The goal is to not only to enhance the essential process of farming but to educate on the origins of what goes on our plates. The facility is not open to the public on the daily basis but by appointment only except for a few days throughout the year. On those days it is open to the public generally for only a couple of hours. They will provide hand lead pony rides and introduce kids to sheep, goats, and will show them how to milk a goat. They also have a beehive and a composting area with worms as well as the vegetable garden area where they can see where their food comes from. There will be 4 horses at a time. They will be kept at the back of the property. There will also be 1 cow and 4 sheeps in the existing barn. The portion of the parcel behind wood split rail fence in the back is for animal grazing.

There are 2 open pavilions and an enclosed event building that can hold up to 150 people. It is in that area that they are proposing to have a wedding venue. The Hours of operation will be 9:00am - 11pm. If any alcohol is served, then there must be a police officer hired to provide security. The main events will still be field trips and camps for school kids, and these are generally held during the day and can last for about 90 minutes. There is an ample parking in the old rigins rings on the property so no cars will be allowed to park along Grayson New Hope Rd. No bright lighting or loudspeakers will be installed anywhere on the property.

For this Special Use Permit, a waiver of a sidewalk is also requested. Considering that on that side of the street there is a ditch for the water, the terrain would not support a sidewalk.

Also, is necessary a variance request to reduce the required 100 feet setback to 30 feet.

Requested information for Application for a Special Use Permit at 250 Grayson New Hope Rd, Grayson GA 30017.

- Property owner of 250 Grayson New Hope Rd: Maria A Orizabal de Sandoval, Trustee of 250 Grayson New Hope Rd Trust. Mrs. de Sandoval made a Power of Attorney (attached) on behalf of her husband: Mr. Gustavo Sandoval, so he can make any type of decision about the property.

- List of potential events:

- Weddings
- Sweet 16
- Birthday parties
- Prom parties
- Agritourism sessions for school kids
- Dancing horses shows
- Farm animals' competitions
- Christening
- Other family event

- Information about the show barn and proposed 736 bleacher seats: The bleacher seats will be placed for special events such as dancing horse shows or farm animal competitions, etc.

Exhibit D: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00004	
Case Address:		250 Grayson New Hope Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Grayson New Hope Road is a major collector. ADT = 10,491.		
2	4.7 miles to nearest transit facility (#2454884) Grayson Highway and Veterans Organization.		
3	Provide sight distance certification for ALL driveways/streets connecting to classified roads in accordance with sections 900-40.6 and 900-50.7 of the UDO.		
4	Developer shall construct a minimum 5' sidewalk, as well as curb and gutter, along the entire frontage of the property.		
5	Standard deceleration lane with appropriate taper and adequate right-of-way will be required.		
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00004		
Case Address:		250 Grayson New Hope Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The existing structures are connected to a 3/4-inch residential water meter.			
2	Water: The Property owner shall upgrade their existing residential water meter to a commercial meter			
3	Sewer: The property owner shall remain on septic service.			
4	Sewer: Upsizing of the septic tank and drain field may be required			
5	Sewer: The property owner shall contact the Gwinnett, Newton, Rockdale County Health Departments to confirm requirements.			
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps

[attached]

LITTLE
BARLEY LN

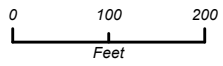
ROUND RD

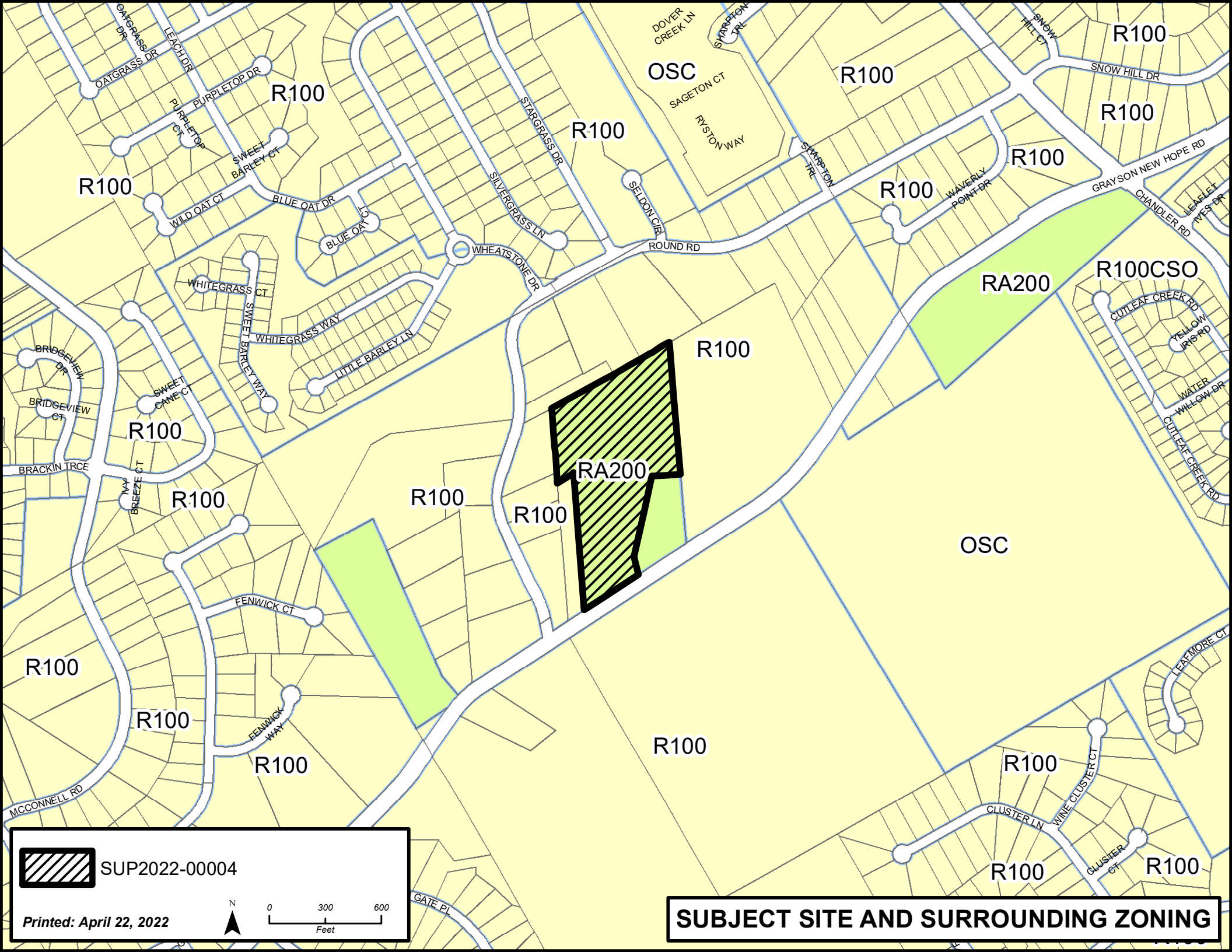
GRAYSON NEW HOPE RD




SUP2022-00004

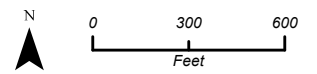
Printed: April 22, 2022



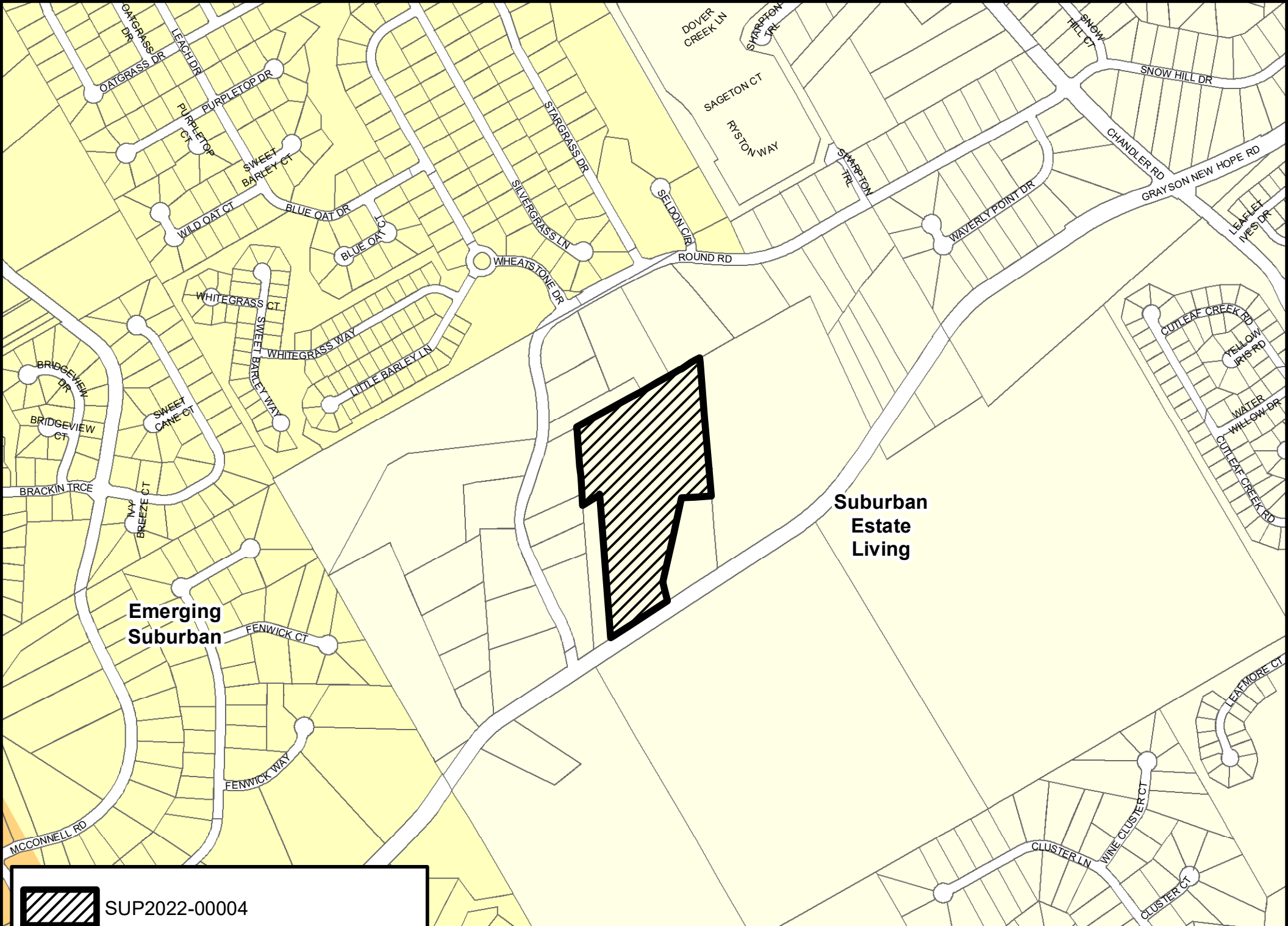


 SUP2022-00004

Printed: April 22, 2022

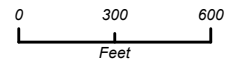


SUBJECT SITE AND SURROUNDING ZONING



SUP2022-00004

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

4/08/2022 10:34AM

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>250 GRAYSON NEW HOPE ROAD TRUST</u>	NAME: <u>Gustavo Sandoval Lopez</u>
ADDRESS: <u>250 GRAYSON NEW HOPE ROAD</u>	ADDRESS: <u>260 Grayson New Hope Rd</u>
CITY: <u>GRAYSON</u>	CITY: <u>Grayson</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>678-923-7415</u>	PHONE: <u>(678) 923 7415</u>
CONTACT PERSON: <u>Zaidh Cuellar</u> PHONE: <u>404-380-4748</u>	
CONTACT'S E-MAIL: <u>zaidhcuellar@mmsofga.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>Ra200 w/SUP</u>	BUILDING/LEASED SQUARE FEET: <u>792</u>
PARCEL NUMBER(S): <u>R5168 058</u>	ACREAGE: <u>__</u>
ADDRESS OF PROPERTY: <u>250 Grayson New Hope Rd, Grayson, GA 30017</u>	
SPECIAL USE REQUESTED: <u>Special events, corporate and weddings</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6/13/2022

REZONING APPLICANT'S LETTER OF INTENT

The applicant and owner's agent of 250 Grayson New Hope Rd, Gustavo Sandoval Lopez, requests a Special Use Permit on 12.53 acres for the purpose of hosting weddings, corporate events, birthday parties, sweet 16, prom parties and school groups. The Sandoval family purchased the property in 2013 by Maria A Orizabal de Sandoval, Trustee of 250 Grayson New Hope Rd Trust. It has evolved into a truly unique experience for agritourism that helps educate young and old about farm animals and organic, pesticide free gardening. The farm serves the local community as well as surrounding counties by providing education and hands-on experience for children and adults through field trips, camps, and workshops. The goal is to not only to enhance the essential process of farming but to educate on the origins of what goes on our plates. The facility is not open to the public on the daily basis but by appointment only except for a few days throughout the year. On those days it is open to the public generally for only a couple of hours. They will provide hand lead pony rides and introduce kids to sheep, goats, and will show them how to milk a goat. They also have a beehive and a composting area with worms as well as the vegetable garden area where they can see where their food comes from. There will be 4 horses at a time. They will be kept at the back of the property. There will also be 1 cow and 4 sheeps in the existing barn. The portion of the parcel behind wood split rail fence in the back is for animal grazing.

There are 2 open pavilions and an enclosed event building that can hold up to 150 people. It is in that area that they are proposing to have a weeding venue. The Hours of operation will be 9:00am - 11pm. If any alcohol is served, then there must be a police officer hired to provide security. The main events will still be field trips and camps for school kids, and these are generally held during the day and can last for about 90 minutes. There is an ample parking in the old rigins rings on the property so no cars will be allowed to park along Grayson New Hope Rd. No bright lighting or loudspeakers will be installed anywhere on the property.

For this Special Use Permit, a waiver of a sidewalk is also requested. Considering that on that side of the street there is a ditch for the water, the terrain would not support a sidewalk.

Also, is necessary a variance request to reduce the required 100 feet setback to 30 feet.

Requested information for Application for a Special Use Permit at 250 Grayson New Hope Rd, Grayson GA 30017.

- Property owner of 250 Grayson New Hope Rd: Maria A Orizabal de Sandoval, Trustee of 250 Grayson New Hope Rd Trust. Mrs. de Sandoval made a Power of Attorney (attached) on behalf of her husband: Mr. Gustavo Sandoval, so he can make any type of decision about the property.

- List of potential events:

- Weddings
- Sweet 16
- Birthday parties
- Prom parties
- Agritourism sessions for school kids
- Dancing horses shows
- Farm animals' competitions
- Christening
- Other family event

- Information about the show barn and proposed 736 bleacher seats: The bleacher seats will be placed for special events such as dancing horse shows or farm animal competitions, etc.



Specific Power of Attorney

BE IT ACKNOWLEDGED that I, María A. Orizaba De Sandoval with GA ID #052152241, the undersigned, do hereby grant a limited and Specific power of attorney to Gustavo Sandoval Lopez with ID# 052413241 address 250 Grayson New Hope Road GA 30017.

As my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. Sell, exchange, invest, modify, apply for permit in order to rezone or variance, reinvest any assets of property located on 250 Grayson New Hope Road GA 30017.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

WITNESS 1:

Full legal name Zaid Cuellar Signature [Signature]

WITNESS 2:

Full legal name Judith Fresneda Signature [Signature]

maria. A. Orizaba
Signature

Acknowledgement

This document was acknowledged before me on this 08 day of November, 2020.

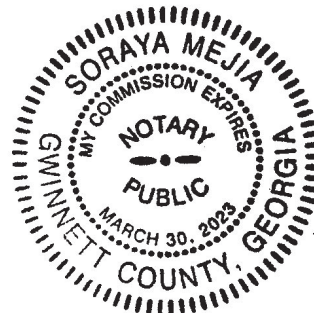
Signature of Notary Public [Signature]

Full legal Name Soraya Mejia

My commission expires March 30, 2023

State of Georgia

County of Gwinnett



SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THAT THE PROPOSED USE IS SUITABLE

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT AFFECT THE USE OF THE SURROUNDING PROPERTIES

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAS NO REASONABLE ECONOMIC USE WITHOUT THE SPECIAL PERMIT

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE EFFECT ON THE EXISTING INFRASTRUCTURE

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

THE SUBJECT PROPERTY IS DESIGNATED AS RURAL ESTATE

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

SEE LETTER OF INTENT



SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Gustavo Sandoval

Signature of Applicant

11/2/2020

Date

Gustavo Sandoval Lopez

Type or Print Name and Title

[Signature]

Signature of Notary Public

11/2/2020

Date

Notary





SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

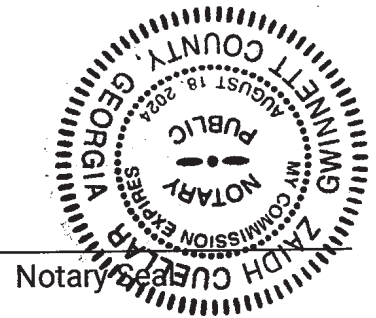
maria. A. Orizaba.
Signature of Property Owner

11/2/2020
Date

María A. Orizaba De Sandoval
Type or Print Name and Title

[Signature]
Signature of Notary Public

11/2/2020
Date





**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Gustavo Sandoval

Signature of Applicant

Gustavo Sandoval Lopez

Type or Print Name

11/2/2020 .

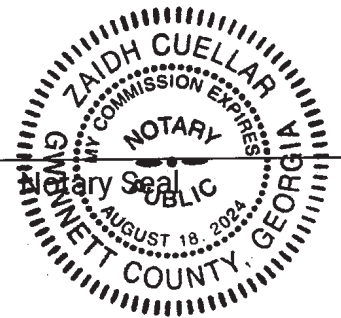
Date

[Signature]

Signature of Notary Public

11/2/2020

Date



RECEIVED

4/11/2022 10:00AM

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5 - 168 058
(Map Reference Number) District Land Lot Parcel

Gustavo Sandoval
Signature of Applicant

11/2/2020
Date

Gustavo Sandoval Lopez
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Temia Harmon
NAME

TSA
TITLE

4.7.2022
DATE

RECEIVED

4/18/2022

250 Grayson New Hope Road Trust
Metes and Bounds Description

Beginning at a 1-inch Re-bar found bent on the southwesterly right of way line of Grayson New Hope Road (80' public R/W) which is 244.6 feet along said right of way line from the centerline of round road; Thence North 05 degrees 02 minutes 03 seconds West a distance of 735.27 feet to a point; Thence South 56 degrees 42 minutes 57 seconds West a distance of 100.00 feet to an Iron Pin Set; Thence North 04 degrees 45 minutes 32 seconds West a distance of 396.25 feet to an Open Top Pipe; Thence North 59 degrees 38 minutes 21 seconds East a distance of 544.44 feet to a point; Thence North 60 degrees 23 minutes 22 seconds East a distance of 173.18 feet to an Iron Pin Set; Thence South 05 degrees 13 minutes 08 seconds East a distance of 710.17 feet to an Iron Pin Set; Thence South 84 degrees 46 minutes 52 seconds West a distance of 150.00 feet to an Iron Pin Set; Thence South 12 degrees 28 minutes 51 seconds West a distance of 435.00 feet to an Iron Pin Set; Thence South 15 degrees 48 minutes 11 seconds East a distance of 100.00 feet to a 1-inch Re-bar found; Thence South 56 degrees 22 minutes 38 seconds West a distance of 345.61 feet to a 1 inch Re-bar found bent and to the Point of Beginning.

Tax Parcel ID: R 5168 058.

Said Parcel containing 560,755 square feet or 12.8732 acres.

RECEIVED

Symbols & Abbreviations

- 1/2" RFB
- 1/2" RBS
- CONC. NAIL FOUND
- ⊕ X NAIL SET
- ✕ FIND X MARK
- ✕ SET X MARK
- ▲ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- ⊕ BENCHMARK
- ⊕ CONC. NAIL MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BS. BLDG. SETBACK LINE
- RCP REINFORCED CONC. PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- LS/ LANDSCAPING
- ⊕ IRON PIN SET
- 1/2" RFB 1/2" RE-BAR FOUND
- 1" CTP 1" CRAMP TOP PIPE FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- T.M. TEMPORARY BENCH MARK
- SS — SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- ⊕ STORM DRAIN PIPING
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM INLET
- ⊕ CURB INLET
- ⊕ DROP INLET
- ⊕ PAY PHONE
- ⊕ TELEPHONE BOX
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE POLE
- ⊕ UNDERGROUND TELEPHONE LINE
- ⊕ OVERHEAD TELEPHONE LINE
- ⊕ CABLE TELEVISION LINE
- ⊕ OVERHEAD CABLE
- ⊕ CABLE BODY
- ⊕ TRAFFIC POLES
- ⊕ TRAFFIC SIGNAL
- ⊕ TRAFFIC MANHOLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ STOP SIGN
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ BACK OF CURB
- ⊕ EP EDGE OF PAVEMENT
- ⊕ EC EDGE OF CONCRETE
- ⊕ PROPERTY LINE
- ⊕ D.E. DRAINAGE EASEMENT
- ⊕ LANDSCAPE EASEMENT
- ⊕ S.S.E. SANITARY SEWER ESMT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ BACKFLOW PREVENTOR
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS MANHOLE
- ⊕ GAS LINE
- ⊕ BORE HOLE
- ⊕ MONITORING WELL
- ⊕ MAIL BOX
- ⊕ UNKNOWN MANHOLE
- ⊕ POWER BOX
- ⊕ FENCE LINE
- ⊕ OPEN TOP PIPE
- ⊕ SIDEWALK
- ⊕ TRANSVERSE POINT
- ⊕ PIPE LINE A

Utility Notes

- UTILITY SURVEY WAS NOT PERFORMED.

Map or Plat and Survey References

- REFERENCE DEED BOOK 52137, PAGE 617
- REFERENCE PLAT BOOK 60, PAGE 252-8

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 424,699 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (84-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANS, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RESIDENTIAL SITE LAYOUT PLAN" AND COMPLETED ON 02/14/2020 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON Hiper V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL TIME VIA THE Hiper GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,625 FEET, AND WAS NOT ADJUSTED.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change to any property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels is local record. RECORDED ON THIS DATE DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE PURPOSES OF THE LAND.

Furthermore, the undersigned surveyor certifies that:

IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 55-6-47.

PRESENTED BEFORE ME THIS 13 DAY OF MARCH, IN THE YEAR OF 2020.

Michelle R. Sierpina
MICHELLE R. SIERPINA 3349

Michelle R. Sierpina
MICHELLE R. SIERPINA 3349

Zoning Note

ZONED: RA300 (AGRICULTURE) GWINNETT COUNTY ZONING

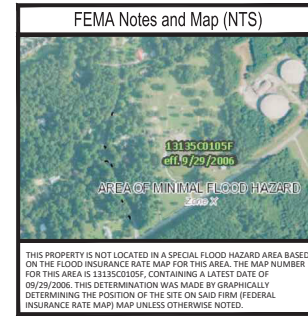
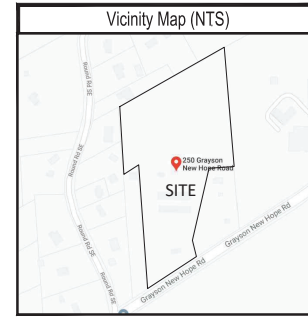
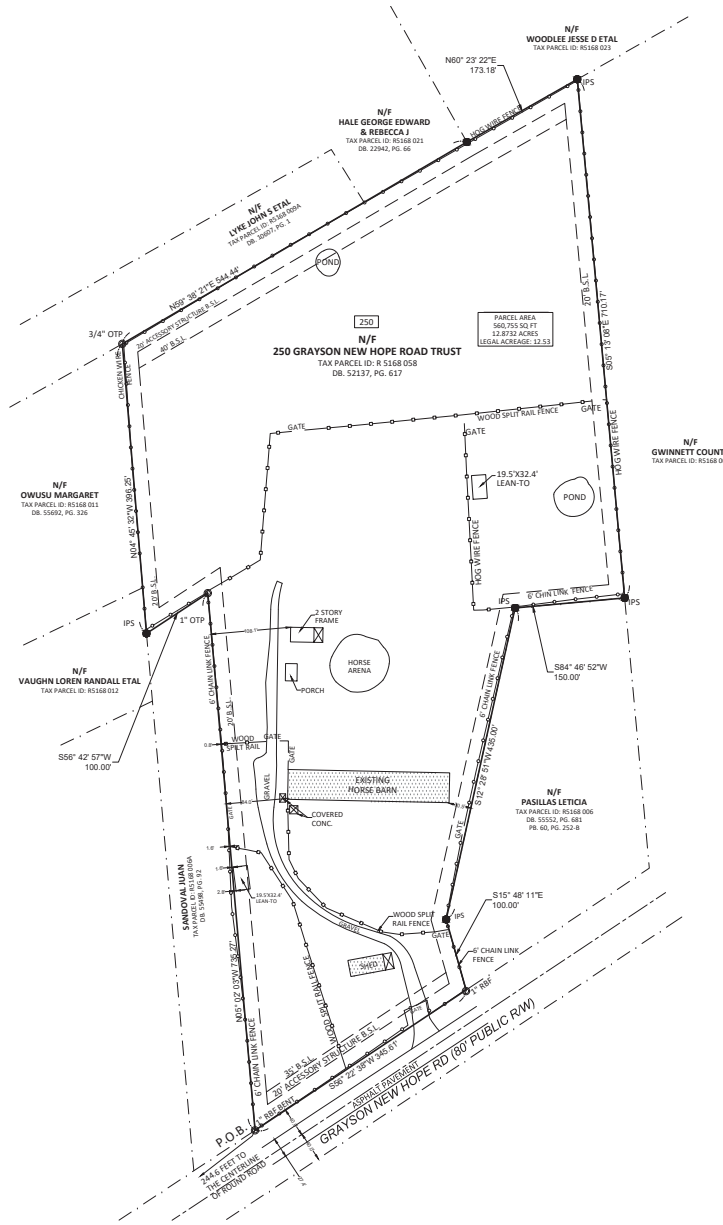
MIN. LOT SIZE: 40,000 SQ. FT.
MIN. LOT WIDTH: 200 FEET

SETBACKS:
FRONT SETBACK: 35.00 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 40 FEET

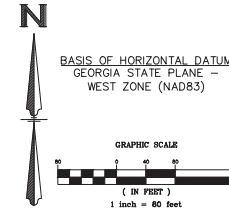
ACCESSORY STRUCTURE SETBACKS FOR STRUCTURES OVER 100 SQUARE FEET:
20 FOOT SETBACK ADJACENT TO ALL PROPERTY LINES AND RIGHT-OF-WAY (20'-120'-0')



EXISTING CONDITIONS SURVEY



RELEASED FOR
CONSTRUCTION



G RANT SHEPHERD & ASSOCIATES, INC.
Land Surveyors & Planners
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA, 30046
PHONE: 770.418.8233 FAX: 770.418.8289
www.grsurveying.com

COA/LSF 000489

NO.	DATE	DESCRIPTION
No. 1	10/08/2021	EP INITIAL SUBMITTAL
No. 2	11/22/2021	EP COMMENTS FROM GWINNETT
No. 3	01/09/2022	EP SHOW BARN SEATING IMPAITE
No. 4	01/09/2022	EP BUILDING HEIGHTS ADDED TO PLAN
No. 5	04/19/2022	EP

RESIDENTIAL SITE PLAN
For: Global Mortgage Company
250 Grayson New Hope Road, Grayson, GA 30017
Land Lot 168 of the 5th District,
City of Grayson, Gwinnet County, Georgia

Sheet Name
EXISTING CONDITIONS

Sheet / Drawing Scale
1" = 80'

Unless Otherwise Noted

GSA Project No.
20-01-330.1

Drawn By / Field Crew
Crew No. 1
11/22/2021

EP
Sheet No. 01
OF 05

RECEIVED

4/18/2022

RELEASED FOR
CONSTRUCTION

GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

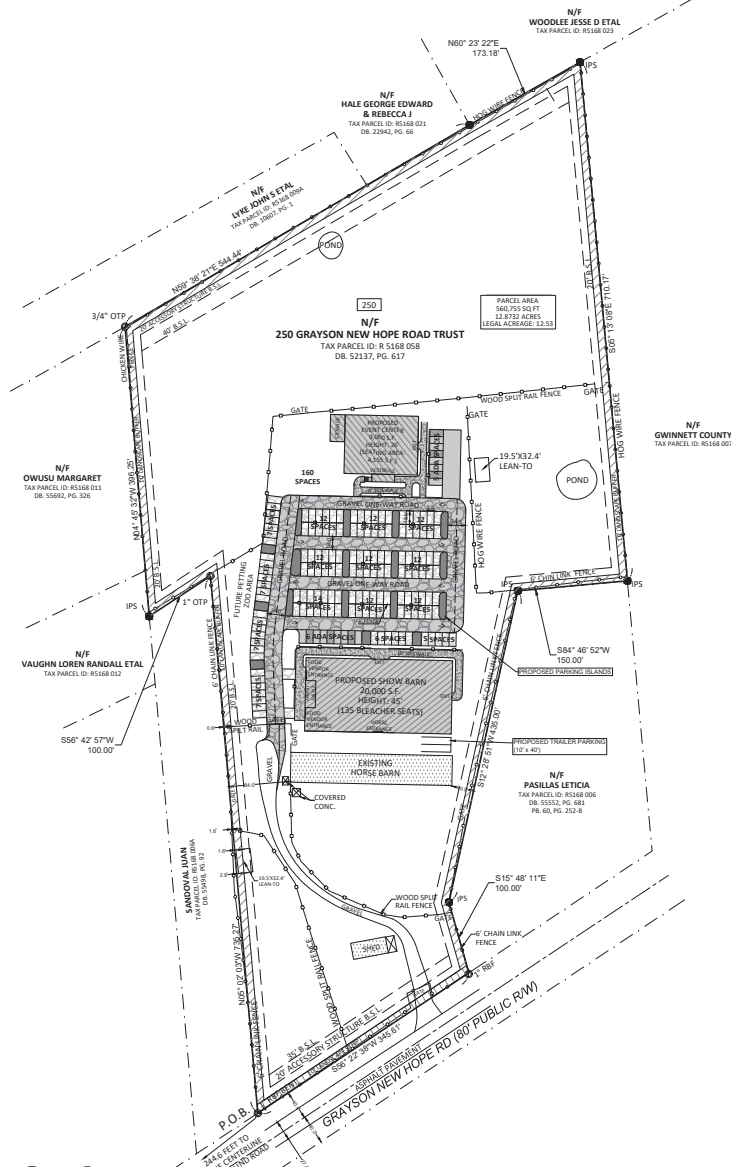
Seaton G Shepherd
Level II Certified Design Professional

CERTIFICATION NUMBER 0900004511
ISSUED: 01/21/2021 EXPIRES: 01/21/2024



GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

SITE LAYOUT PLAN



Statement of Zoning

ZONED: RA200 (AGRICULTURE) GWINNETT COUNTY
ZONING

MIN. LOT SIZE: 40,000 SQ. FT.
MIN. LOT WIDTH: 200 FEET
MIN. FRONT SETBACK: 35/50 FEET
MIN. SIDE SETBACK: 20 FEET
MIN. REAR SETBACK: 40 FEET

Lot Data

ADDRESS: 250 GRAYSON NEW HOPE ROAD,
GRAYSON, GA. 30017
LOT AREA: 560,755 S.F. (12.8732 AC.)

Owner / Developer

OWNER: MARIA A. ORIZABA DE SANDOVAL
24HR. CONTACT: GLOBAL MORTGAGE COMPANY
PHONE: (770) 279-2722

DEVELOPER: GLOBAL MORTGAGE COMPANY
1244 BEAVER RUN RD, #300,
MARIETTA, GA 30067
PHONE: (770) 279-2722

DESIGNER: GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: (770) 418-9233 FAX: (770) 418-9289
WWW.GRANTSHEPHERD.COM

Site Regulations

- TABLE OF PERMITTED USES FOR EVENT HALLS: 230-130.3.00
- SUCH FACILITIES SHALL BE LOCATED ON A PRINCIPAL ARTERIAL, MAJOR ARTERIAL, MINOR ARTERIAL, MAJOR COLLECTOR STREET OR STATE HIGHWAY.
 - THE PROPERTY SHALL CONTAIN A MINIMUM OF 3 ACRES.
 - ACTIVITIES SHALL BE LIMITED TO COMMUNITY OR PRIVATE PARTIES, GATHERINGS OR CHARITY EVENTS, WEDDINGS, WEDDING RECEPTIONS, SHOWERS, BUSINESS FUNCTIONS, OTHER SMALL EVENTS MAY ALSO BE ALLOWED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
 - GUESTS SHALL BE LIMITED TO NO MORE THAN 100 (SUBJECT TO FIRE CODE LIMITATIONS) AT ANY ONE TIME. DURING INCLEMENT WEATHER THERE SHALL BE SUFFICIENT SPACE TO SHELTER SMALLER GUESTS. ADEQUATE PERMANENT RESTROOM FACILITIES SHALL BE PROVIDED, WHICH SHALL MEET THE MINIMUM REQUIREMENTS OF THE SWINNETT COUNTY ENVIRONMENTAL HEALTH SECTION AND BUILDING CODE REQUIREMENTS.
 - SPECIAL EVENT HOURS OF OPERATION SHALL BE LIMITED TO BETWEEN 9:00AM AND 11:00PM.
 - ADEQUATE OFF-STREET PARKING FACILITIES SHALL BE PROVIDED ON-SITE.
 - NOISE PERMITS WILL BE REQUIRED PER EVENT AS DEEMED NECESSARY.

Site Events

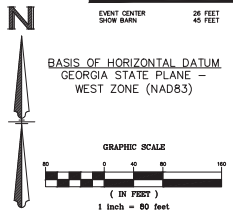
- WEDDINGS
- SHEET METS
- BACHELOR PARTIES
- BIRTH ANNIVERSARIES
- BAPTISMS
- GROUP GATHERINGS

Building Area

EVENT CENTER	9,000 S.F.
SHOW BARN	20,000 S.F.
TOTAL	29,000 S.F.

Building Heights

EVENT CENTER	26 FEET
SHOW BARN	40 FEET



GRANT SHEPHERD & ASSOCIATES, INC.
Land Surveyors & Planners
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PHONE: 770.418.9233 FAX: 770.418.9289
WWW.GRANTSHEPHERD.COM

COA/LSF 000469

NO.	DATE	DESCRIPTION
No. 1	10/26/2021	EP INITIAL SUBMITTAL
No. 2	11/22/2021	EP COMMENTS FROM GWINNETT
No. 3	10/10/2022	EP SHOW BARN SEATING CHAIRS
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RESIDENTIAL SITE PLAN
For: Global Mortgage Company
250 Grayson New Hope Road, Grayson, GA 30017
Land Lot 168 of the 5th District,
City of Grayson, Gwinnet County, Georgia

Sheet Name
SITE & GRADING PLAN
Sheet / Drawing Scale
1" = 80'
Unless Otherwise Noted

GSA Project No.
20-01-330.1

Drawn By / Field Crew
Crew No. 1
EP 11/22/2021

Sheet No. 02 OF 05

RECEIVED

- GENERAL NOTES:
- ALL LOT SIZES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED.
 - BUILDER TO PROVIDE 8% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
 - NO FILL GREATER THAN 2' REQUIRED.
 - PERMANENT UTILITIES TO BE CONTINUOUS WITH FOUNDATION.
 - PROVIDE 18" MIN. CLEARANCE FROM FOUNDATION TO PERMANENT UTILITIES.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED BY A FIELD SURVEY.
 - CONTOUR INTERVAL IS 2'-0"
 - SAFETY RESTRAINTS SHALL BE PROVIDED FOR WALLS 30" AND HIGHER.
 - THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAN. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
 - THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
 - EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
 - LOCATE AND FIELD-STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND OTHER MATTERS OF ZONING AND LAND-DISTURBING ACTIVITIES.
 - ALL TREE PROTECTION DEVICES TO BE PROTECTED FROM SEDIMENTATION.
 - ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
 - ALL TREE PROTECTION FENCINGS TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 - DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
 - WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM

CRITICAL AREA VEGETATIVE PLAN

CRITICAL AREA VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD OUT AND ALL SLOPES, HOLLOWAYS AND OTHER AREAS OF THE PROPERTY BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. PLANTING WILL BE DONE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND TO MAINTAIN THE APPEARANCE AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL PROTECTION AND CONSTRUCTION OF THE AREA TO BE TREATED ARE MAINLY SLOPES AND SUBSTRATA. THE TYPE OF VEGETATION TO BE PLANTED IS TO BE DETERMINED BY THE SOIL TYPE AND SURFACE TO BE PLANTED.

SEED SPECIES	SEED SPECS RATE/ACRE	PLANTING DATES
MULLED COMMON BERMUDA GRASS	10 LBS	3/1 - 4/15
FESCUE	50 LBS	9/1 - 10/31
RYE GRASS	50 LBS	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/31

B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL.
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE
C. SECOND-YEAR FERTILIZER (5-10-15 OR EQUIVALENT) 800 LBS/ACRE

AGRICULTURAL LAND USE	4000 LBS/ACRE	5000 LBS/ACRE	5000 LBS/ACRE
SEED SPECIES	SEED SPECS RATE/ACRE	PLANTING DATES	

INFILTRATION TRENCH INSPECTION & MAINTENANCE:
1. MONTHLY.
2. ENSURE THAT CONTRIBUTING AREA, FACILITY & INLETS ARE CLEAR OF DEBRIS.
3. ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
4. REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
5. MOW GRASS FILTER STRIPS AS NECESSARY. REMOVE GRASS CLIPPINGS
6. SEMI-ANNUALLY.
7. CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
8. INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
9. REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH AS AS NEEDED.
10. REPLACE PEA GRAVEL/TOPSOIL AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED)

GRASS	VARIETIES	RESOURCE AREA	GROWING TOLERANCE
BERMUDAGRASS	COMMON TYPICAL TURFGRASS	M-L-P F.C.	WARM WEATHER
BAHAGRASS	PENACOLA	P.C.	WARM WEATHER
CENTPEDE	-	P.C.	WARM WEATHER
ST. AUGUSTINE	COMMON BIRTBALL RALPH	C	WARM WEATHER
ZOISIA	DEWBERG	C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L-P	COOL WEATHER

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC. *1/2
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.
2. WARM SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC. *1/2
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE
COOL SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	6-12-12	1000 LBS./AC.	30 LBS./AC.
WARM SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.

- CONSTRUCTION NOTES:
- UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR NOT SHOWN OR FOR UTILITIES CURRENTLY UNDER CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS REGARDING THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER FOR ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS.
 - THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TEST. ALL ARRANGEMENTS AND SCHEDULING FOR TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - SOILS TESTING AND ON-SITE INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
 - ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHOULD BE STRIPPED OF ORGANIC MATERIAL AND TOP SOIL PRIOR TO COMMENCEMENT OF CONSTRUCTION. TOPSOIL SHOULD BE STOCK PILED ON SITE FOR LATER USE IN LANDSCAPE AREAS (AS APPROVED BY THE OWNER), DISPOSED OF IN A DESIGNATED AREA ON SITE, OR WASTED AT SITE. TOPSOIL SHOULD NOT BE USED AS STRUCTURAL FILL.
 - ALL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR METHOD FOR 20% OVERPAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD MONITOR ALL FILL OPERATIONS.
 - TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AT THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 - ALL SEDIMENT CONTROL DEVICES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO OTHER CONSTRUCTION AT EACH CONSTRUCTION ACCESS POINT (PRIOR TO LAND DISTURBANCE).
 - ALL SLOPES SHOULD BE STABILIZED AS SOON AS POSSIBLE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
 - ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION ON ALL PUBLIC ROADS.
 - DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
 - PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
 - MAXIMUM SLOPES OF EMBANKMENT SHALL BE THREE FEET HORIZONTAL TO 1 FOOT VERTICAL: 3:1.
 - ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR AS NOTED.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
 - ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCING ANY LAND DISTURBANCE.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STIED WITHIN SITE.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING TOLERANCE
BERMUDAGRASS	COMMON TYPICAL TURFGRASS	M-L-P F.C.	WARM WEATHER
BAHAGRASS	PENACOLA	P.C.	WARM WEATHER
CENTPEDE	-	P.C.	WARM WEATHER
ST. AUGUSTINE	COMMON BIRTBALL RALPH	C	WARM WEATHER
ZOISIA	DEWBERG	C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L-P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS./ACRE)	FERTILIZER RATE (LBS./50 FT)	SEASON	
	10-10-10	1000	0.025	FALL

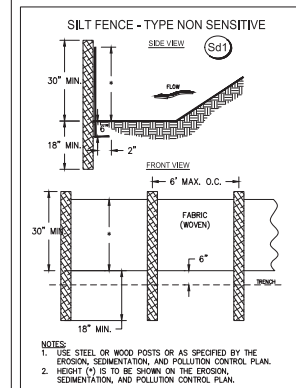
FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC. *1/2
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.
2. WARM SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC. *1/2
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.

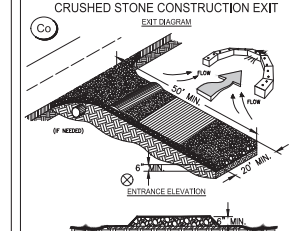
FERTILIZER REQUIREMENTS FOR SOD

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE
COOL SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	6-12-12	1000 LBS./AC.	30 LBS./AC.
WARM SEASON GRASSES	FIRST	6-12-12	1000 LBS./AC.	50-100 LBS./AC.
	SECOND MAINTENANCE	10-10-10	400 LBS./AC.	30 LBS./AC.

- BMP WATER QUALITY NOTES:
- WATER QUALITY BMP(S) WATER QUALITY DEVICES TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
 - AS-BUILT WATER QUALITY CERTIFICATION AND LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - BMP LOCATIONS SHOWN ARE APPROXIMATE AND ANY DEVIATIONS FROM LOCATION SHALL BE APPROVED BY THE ENGINEER.
 - STONE BEDDING TO BE NO. 57 STONE PLACED ON LEVEL TRENCH BOTTOM.
 - ALL DOWNSPOUTS AND DRAINAGE INLETS TO BE DIRECTED TO THE BMP DEVICE. ALL DRAIN PIPES SHALL HAVE A POSITIVE SLOPE.
 - SCHEDULE 20 OR 40 PVC SHALL BE USED. NO FLEX PIPE ALLOWED.
 - INFILTRATOR PIPE INVERT SHALL BE AT LEAST 42" BELOW THE LOWEST FLOOR ELEVATION.
 - WATER QUALITY BMP(S) SHALL BE A MINIMUM OF 10' FROM THE FOUNDATION WITH A POSITIVE SLOPE AWAY FROM THE FOUNDATION. UNLESS SOILS ANALYSIS INDICATES OTHERWISE.
 - SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGROUND WITHIN INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE GROUND WITH POSITIVE DRAINAGE AND UNDERGROUND CONNECTING DOWNSPOUT/WATER QUALITY DEVICE.
 - A CLEAN OUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
 - ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
 - WATER QUALITY BMP(S) LOCATIONS SHOWN ARE APPROXIMATE. ANY DEVIATIONS FROM ORIGINAL PLAN SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
 - OVERFLOW FROM BMP WATER QUALITY CONTROL STRUCTURES WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 - REFER TO MANUFACTURER'S DESIGN/GEORGIA STORM WATER MANAGEMENT MANUAL VOL. II DEVELOPMENT REVIEW TOOL FOR INFORMATION, DETAIL, GUIDELINES AND DESIGN SPECIFICATIONS.
 - PERMANENT BMP(S) WILL BE INSPECTED TWICE YEARLY TO MAINTAIN EFFECTIVE OPERATION.
 - ALL WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CORTICAL ROOT ZONE AREAS.

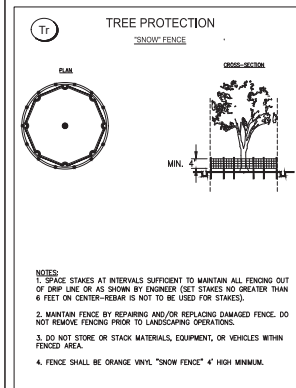


- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

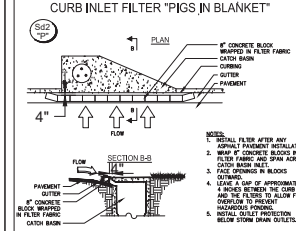


NOTES:

- LOCATING ON STEEP SLOPES OR AT CURBS ON PUBLIC ROADS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH GEORGIA SOIL ASSOCIATION 3-2 (L)-1/2" STONE.
- GRADE SHALL HAVE A MINIMUM SLOPE OF 2%.
- THIS DEVICE SHALL BE CONSTRUCTED WITH ALL SPACES OF UNIFORM WIDTHS, BUT NOT LESS THAN 2".
- INSTALL PIPE UNDER THE STRUCTURE IF REQUIRED TO MAINTAIN DRAINAGE DETAIL.
- STRUCTURE IS REQUIRED TO BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM THE FOUNDATION AND APPROVED DETAIL THAT ON SEDIMENT BARRIERS (SHOULD ALL SURFACE RUNOFF AND DRAINAGE FROM THE STRUCTURE TO A SEDIMENT CONTROL DEVICE).
- STRUCTURE SHALL BE CONSTRUCTED TO BE A SEDIMENT CONTROL DEVICE FOR THE PROPERTY THAT IS A NEARBY NEIGHBORHOOD AREA IN A WAY THAT PREVENTS TRAILING AND/OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THE ONLY REQUIRE FOR TRAILING NEAR AND/OR CLEAR OF ANY NEIGHBOR USED TO TRAP SEDIMENT.



- NOTES:
- SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FINISH OUT OF DUMP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-SPAN IS NOT TO BE USED FOR STAKES).
 - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 - FENCE SHALL BE ORANGE VINYL "SHOW FENCE" 4" HIGH MINIMUM.



- NOTES:
- INSTALL FILTER AFTER ANY CURB OR PAVEMENT INSTALLATION.
 - CONCRETE BLOCKS TO BE SET IN 4\"/>

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	IMAGE	DESCRIPTION
S-1	CONSTRUCTION			Protect trees and vegetation on the construction site to provide a place for nesting and to help prevent public safety.
S-2	SEMI-ANNUAL			Remove trees and vegetation from the construction site to prevent public safety.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	IMAGE	DESCRIPTION
V-1	SOIL PROTECTION			Use of mulch to protect soil from erosion and to provide a place for nesting and to help prevent public safety.
V-2	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-3	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-4	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-5	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-6	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-7	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-8	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-9	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-10	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-11	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-12	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-13	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-14	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-15	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-16	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-17	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-18	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-19	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.
V-20	VEGETATION			Planting vegetation on slopes that are susceptible to erosion.

- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OF THE TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
- CALL FOR FINAL INSPECTION AT (404) 371-4913.

RELEASED FOR CONSTRUCTION

GSWC Georgia Soil and Water Conservation Commission
Seaton G Shepherd
Level II Certified Design Professional
0000004511
CERTIFICATION NUMBER 01/21/2021 EXPIRES 01/21/2024



G & A ASSOCIATES, INC.
135 LONGLEAF BOULEVARD, SUITE 14 LAWRENCEVILLE, GA 30046
PHONE: 770.418.9233 FAX: 770.418.9289
www.gaassociates.com
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NO.	DATE	INITIAL SUBMITTAL	DESCRIPTION
No. 1	10/06/2020	EP	INITIAL SUBMITTAL
No. 2	11/22/2021	EP	COMMENTS FROM GWINNETT
No. 3	10/02/2022	EP	SHOW BARY SEAKI PARKING
No. 4	10/02/2022	EP	BUILDING HEIGHTS ADDED TO PLAN
No. 5	04/18/2023	EP	

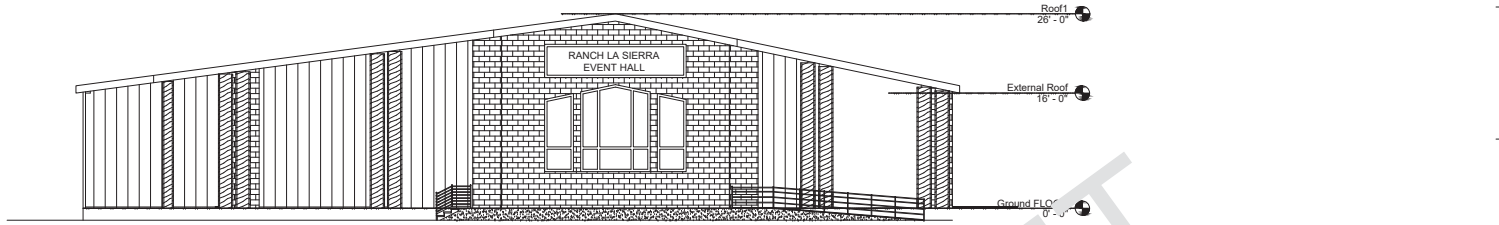
RESIDENTIAL SITE PLAN
For: Global Mortgage Company
250 Grayson New Hope Road, Grayson, GA 30017
Land Lot 168 of the 5th District.
City of Grayson, Gwinnet County, Georgia

Sheet Name
EC NOTES & DETAILS
Sheet / Drawing Scale
N/A
Unless Otherwise Noted
GSA Project No.
20-01-330.1
Drawn By / Field Crew
Crew No. 1
11/22/2021
EP
Sheet No. 05
OF 05

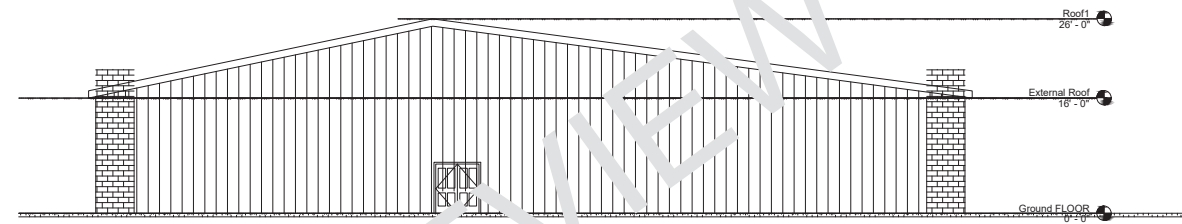
GEORGIA81
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

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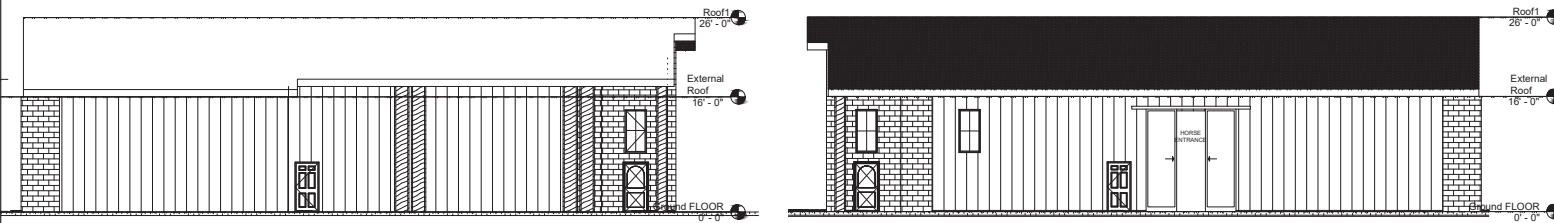
4/18/2022



SK-1 SOUTH ELEVATION- MAIN ENTRANCE
1/16"=1'-0"



SK-2 NORTH ELVATION
1/8"=1'-0"



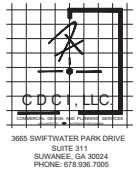
SK-3 WEST SIDE ELEVATION
1/8"=1'-0"

SK-4 EAST SIDE ELEVATION
1/8"=1'-0"

GENERAL NOTE:
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SCOPE OF DOCUMENT:
THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPTS, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK NECESSARY TO BE DONE FOR THE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. THE TRADE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

No.	Date	Revisions / Submissions
▲		
▲		
▲		
▲		
▲		

ISSUED FOR REVIEW



RANCHO LA SIERRA
(ADDRESS TBD)

OWNERS:

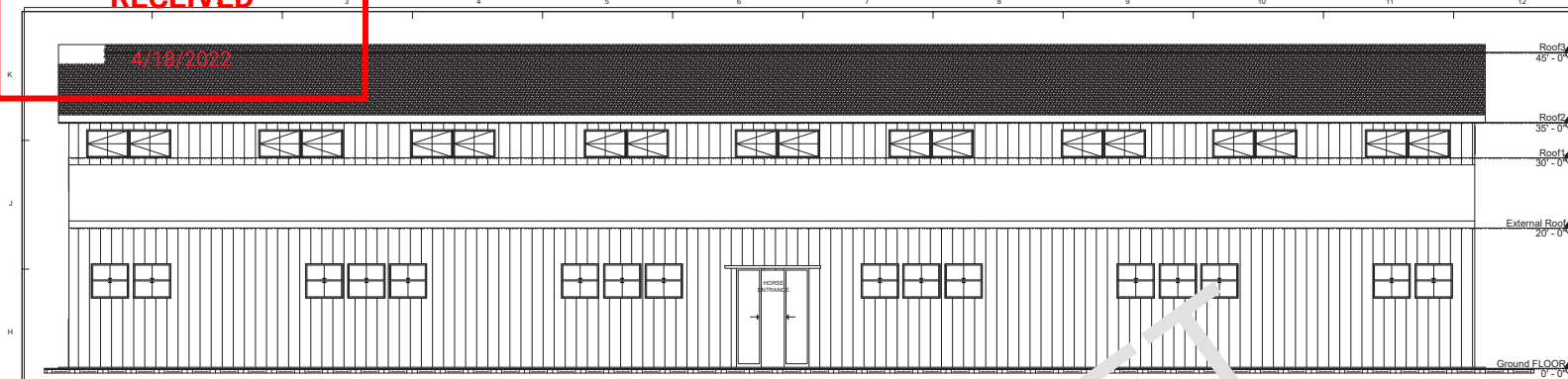
EVENT CENTER ELEVATIONS

DATE: FEBRUARY 2021
PROJECT:
DRAWN:
CHECKED BY: PA

A-4.A

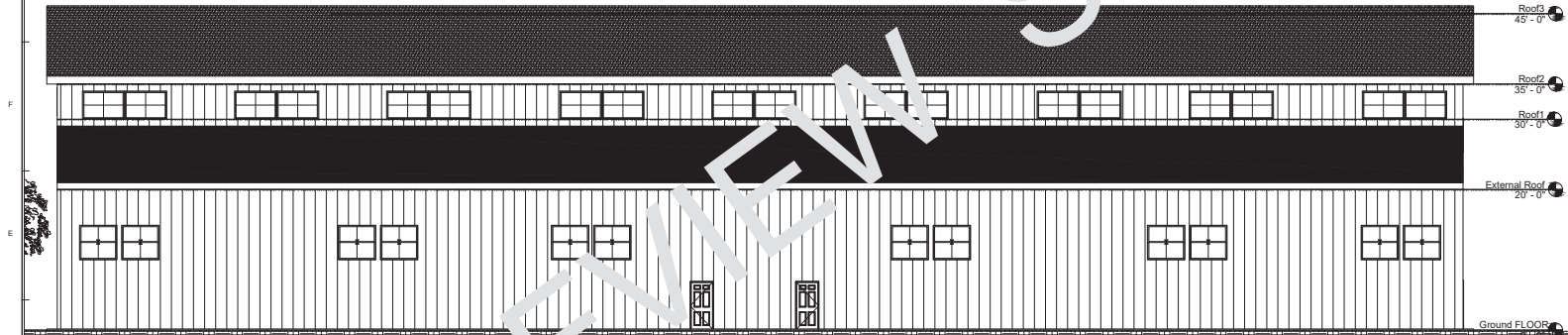
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4/18/2022



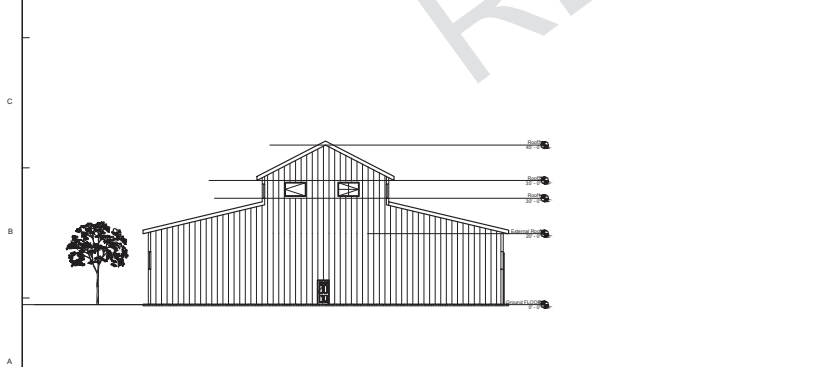
SK-1 SOUTH ELEVATION

1/16"=1'-0"



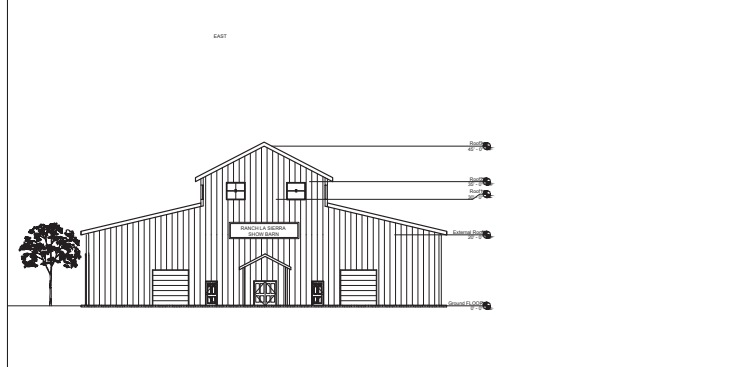
SK-2 NORTH ELVATION

1/8"=1'-0"



SK-3 WEST SIDE ELEVATION

1/16"=1'-0"



SK-4 EAST SIDE ELEVATION- MAIN ENTRANCE

1/16"=1'-0"

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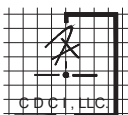
SCOPE OF DOCUMENT:

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPTS, THE DIMENSIONS OF THE BUILDING, THE MAIN ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR GUARANTEE ANY WORK REQUIREMENTS, NOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. THE TRADE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

REVISIONS

No.	Date	Revisions / Submissions
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ISSUED FOR REVIEW



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ELEVATIONS

DATE: FEBRUARY 2021
PROJECT:
DRAWN:
CHECKED BY: PA

A-4.0