

VICINITY MAP
N.T.S.

ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPT. OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.

PIN: 114 030
DAWSONVILLE, GA 30534
ZONED: C-HB (HIGHWAY BUSINESS COMMERCIAL DISTRICT)
OVERLAY: GA 400 CORRIDOR

JURISDICTION: DAWSON COUNTY

HOTEL SITE AREA: 2.86 ACRES
IMPERVIOUS AREA: 76,782 SF OR 62%

HOTEL BUILDING AREA: ±52,029 SF (4 STORY) (92 ROOMS)

PARKING REQUIREMENTS:
ONE PER GUEST ROOM + ONE PER TWO EMPLOYEES
92 + 10 EMPLOYEES = 102

PARKING SPACES REQUIRED: 102
PARKING SPACES PROVIDED: 108 W/6 ADA PARKING SPACES

50,001-100,000 SF OF GROSS FLOOR AREA: 3

Section 403. C-HB Highway Business Commercial District.

A. Highway Business Commercial Districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers.

B. Permitted Uses: The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

- Any use permitted in a C-CB district, (except the 5,000 square foot floor area limitation is excluded).
- Any use permitted in C-DI district.
- Hotel or motel, restaurants, cafes, or like establishments.
- Automobile, boat or farm implement sales or rental businesses.
- Assisted Living Facility, Nursing Homes.
- Automobile or boat repair and service garages.
- Retail building supply stores and warehouses.
- Painting shops, printing shops, and sales outlets.
- Farmers market, flea markets.
- Greenhouses and nurseries.
- Furniture and appliance sales.
- Theaters, bowling alleys, pool halls.
- Radio or television broadcasting studios.
- Funeral homes and mortuaries.
- Bus terminals, taxi stands, parking garages.
- Mini-warehouses.
- Dry-Cleaning establishments.
- Intensive recreation facilities (Music Parks, Recreation Vehicle Parks, Multiple Ownership Camping Areas, Racetracks, Sports Arenas, Gun Ranges, etc.) after Planning Commission review and approval of the Board of Commissioners.
- Public recreational, emergency service, utility, and semi-public uses.
- Wholesale Landscape supply yards (mulch, rocks, pine straw, etc.)

C. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

- Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
- Manufacturing, Processing or other uses specifically listed as Permitted Uses in the Restricted Industrial District.

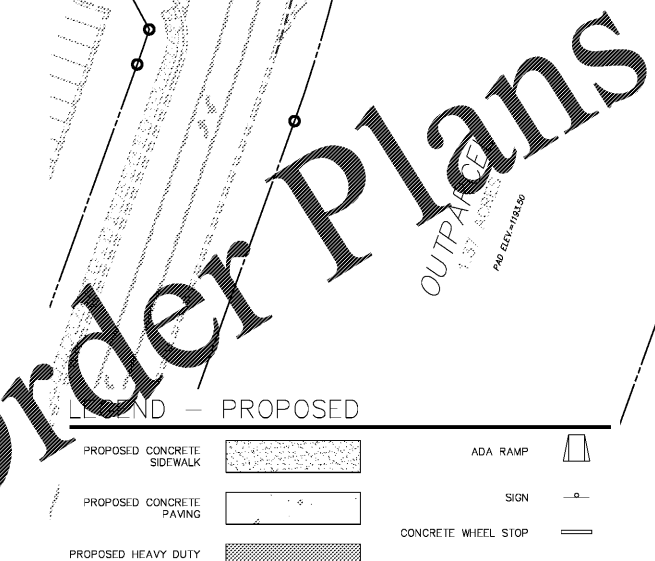
D. Building Requirements

The minimum area, yard, setback, and building requirements in the C-HB District are as follows:

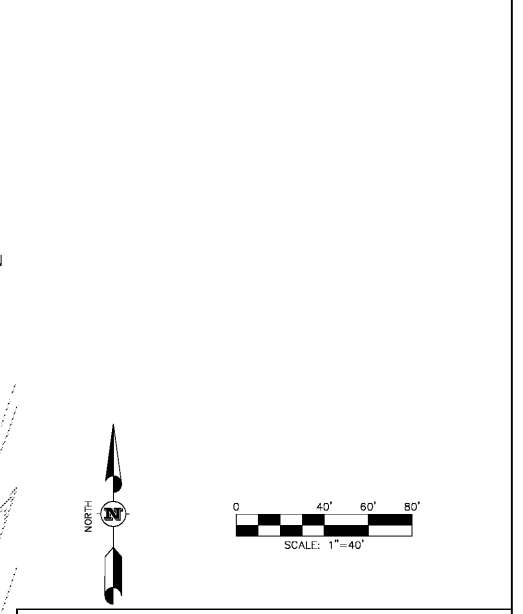
- Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
- Minimum setbacks: See Section 400 - A. Side yard - 25 feet; Rear yard - 25 feet.
 - Exceptions: No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback may be required in order to provide a 10-foot wide screen or buffer at the discretion of the Planning Commission or Board of Commissioners to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.
- Maximum Building Height: Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshal is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created and adjacent properties as determined by the Planning Commission after public notice and hearing.
- Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission or Board of Commissioners to reduce the undesirable effects.

E. Full Disclosure

Commercial or Industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes, together with an explanation of safety measures, disposal measures and emergency medical evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.



- SITE NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
 - TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:
ATWELL (NOTE: AS-BUILT TOPOGRAPHIC SURVEY WAS NOT AVAILABLE FOR THE PREPARATION OF THIS PLAN)
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 - ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
STRIPES FOR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
 - SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
 - ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 - ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
 - ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
 - PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
 - PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).



REVISIONS:	
PROJECT:	PROPOSED FAIRFIELD INN
PROJECT ADDRESS:	38 DUVAL ROAD
PROJECT ADDRESS:	DAWSONVILLE, GA 30534
CLIENT:	RIMROCK DEVLIN DAWSONVILLE LLC
CLIENT ADDRESS:	1000 RIVERSIDE AVE SUITE 450
CLIENT ADDRESS:	JACKSONVILLE, FL 32204
DATE:	8/1/19
DWG:	PRJI

Civil Consulting Engineers, Inc.

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8/7/19

SITE PLAN

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