

P:\1309213092-00504_Working_Dwg\CAD\Converted\concept\Site Plan.dwg CP01 SITE PLAN 10/10/2023 11:25:20 AM, Schwartz, Robert

SITE ZONING: C-2

SITE AREA: 5± ACRES

SETBACK LINES:

FRONT YARD: 15 FT.
 REAR YARD: 30 FT.
 SIDE YARD: 10 FT.

PARKING

DESCRIPTION	MIN.**	MAX.**	PROVIDED
REGULAR PARKING:	19	38	21
ADA ACCESSIBLE PARKING:	1	2	1
TOTAL PARKING SPACES:	20	40	22

**ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA PLUS 2 FOR OFFICE.
 **ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA PLUS 2 FOR OFFICE.

BUILDING:

3-STORY W/ BASEMENT	
BUILDING HEIGHT: MAX: 45 FEET	PROPOSED: 36 FEET
BASEMENT FLOOR AREA	24,436 SF
1ST FLOOR AREA	24,436 SF
2ND FLOOR AREA	24,436 SF
3RD FLOOR AREA	24,436 SF
BUILDING TOTAL GROSS FLOOR AREA	97,744 SF

NOTES

OUTDOOR LIGHTING SHALL UTILIZE DECORATIVE LIGHT POLES AND FIXTURES WITH CUT OFF TYPE LUMINARIES, AND SHALL BE DIRECTED INWARD TO AVOID LIGHT INTRUSION DIRECTLY INTO ADJACENT RESIDENTIAL PROPERTIES AND AWAY FROM ADJACENT THOROUGHWAYS.

ALL UTILITIES SHALL BE PLACED UNDERGROUND AND ALL UTILITY METERS SHALL BE SCREENED FROM PUBLIC VIEW.

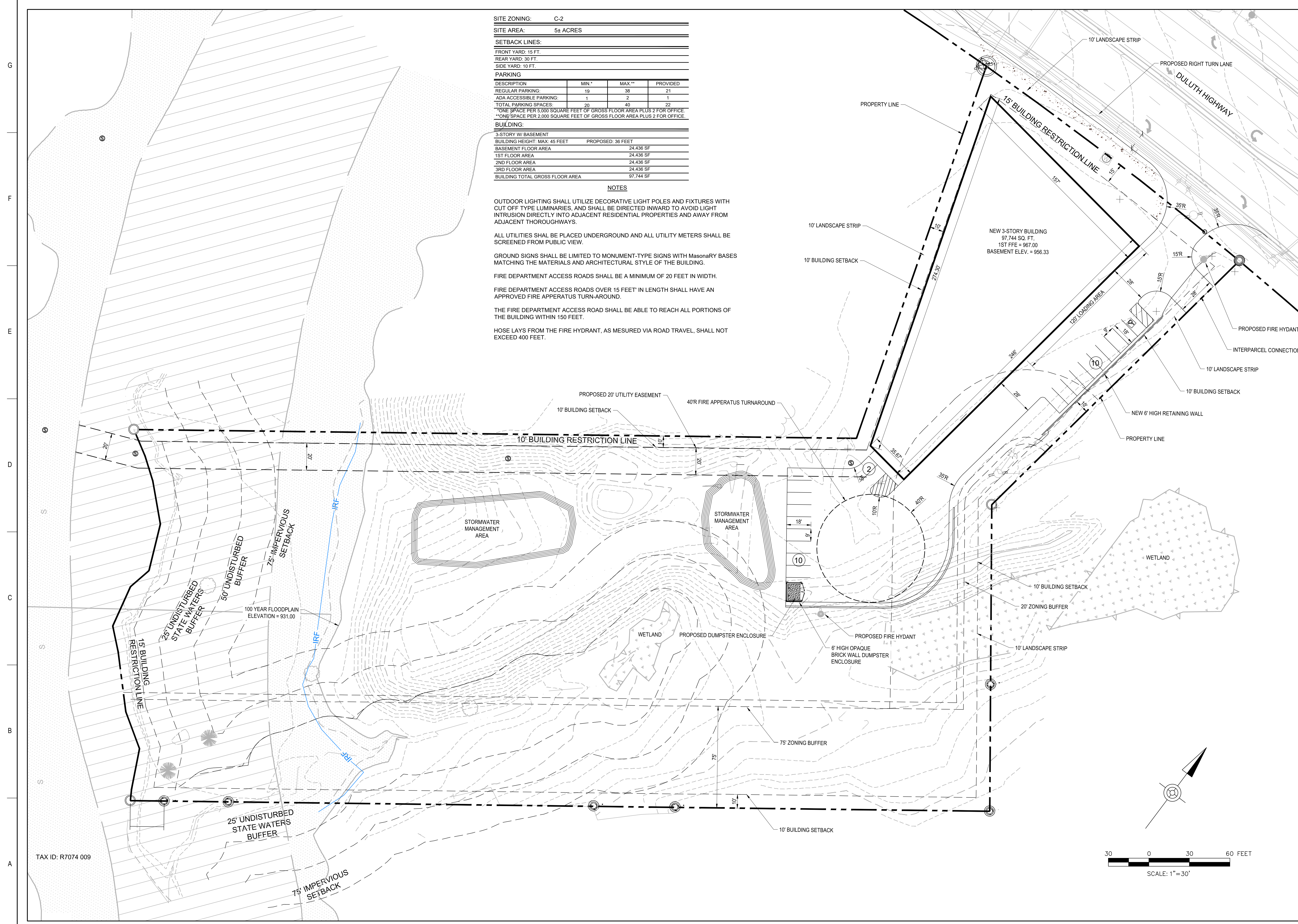
GROUND SIGNS SHALL BE LIMITED TO MONUMENT-TYPE SIGNS WITH MASONRY BASES MATCHING THE MATERIALS AND ARCHITECTURAL STYLE OF THE BUILDING.

FIRE DEPARTMENT ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET IN WIDTH.

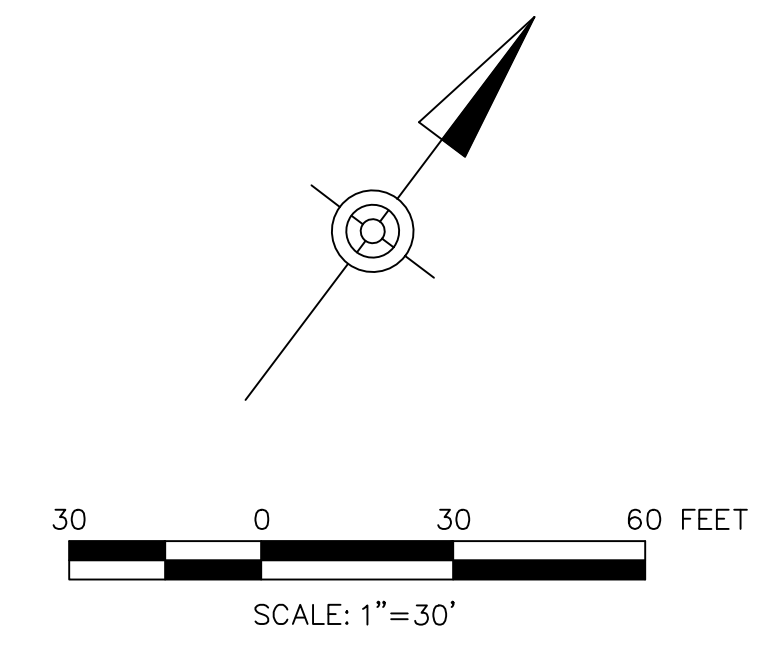
FIRE DEPARTMENT ACCESS ROADS OVER 15 FEET IN LENGTH SHALL HAVE AN APPROVED FIRE APPERATUS TURN-AROUND.

THE FIRE DEPARTMENT ACCESS ROAD SHALL BE ABLE TO REACH ALL PORTIONS OF THE BUILDING WITHIN 150 FEET.

HOSE LAYS FROM THE FIRE HYDRANT, AS MESURED VIA ROAD TRAVEL, SHALL NOT EXCEED 400 FEET.



TAX ID: R7074 009



SEAL	DATE	MARK	COMMENTS

DULUTH SELF STORAGE
 1760 & 1768 DULUTH HIGHWAY GWINNETT COUNTY, GA
CONCEPT SITE PLAN
 SPECIAL USE PERMIT

Date: 27-SEP-2023
 Project No.: 13092-005
 Sheet No.:

CP0.01