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SIDEWALK NOTES

1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAN APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
3. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FIVE FEET (5') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
4. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
5. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DOT.
6. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS). SIDEWALKS SHALL BE AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND FOUR INCHES (4") THICK WITH A CROSS SLOPE OF .25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
7. SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY, WHICHEVER IS EARLIER.
9. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (I.E., DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
10. HOMEBUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
11. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.
13. SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM THE EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

GENERAL NOTES

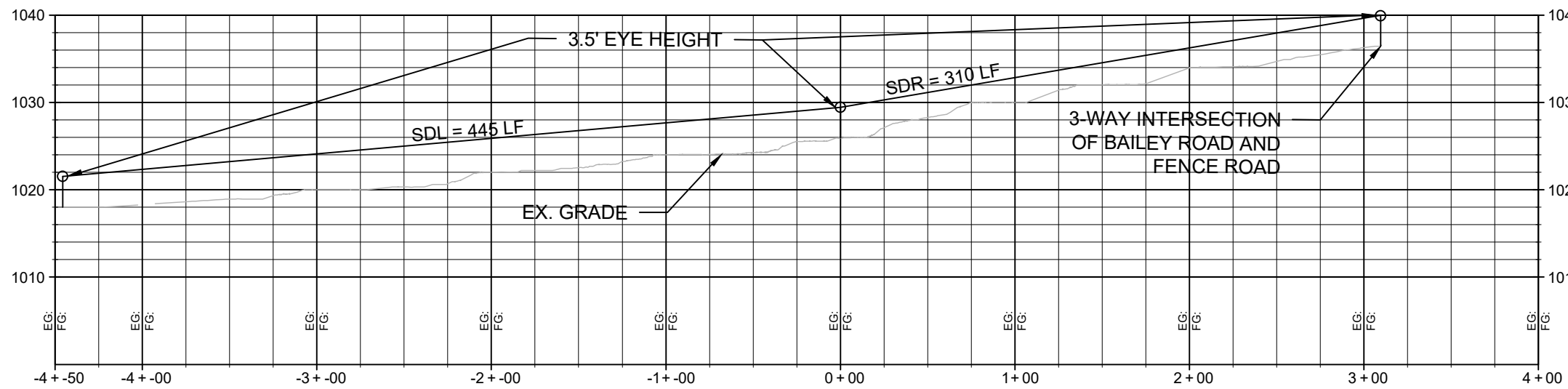
1. WATER AND SEWER PROVIDED BY GWINNETT COUNTY.
2. ALL GRASSED AREAS TO BE SODDED
3. UNDERGROUND UTILITIES ARE REQUIRED. ALL UTILITIES TO BE UNDERGROUND
4. ARCHITECTURAL ELEVATION FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTORS APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS
5. HOMES SHALL BE CONSTRUCTED PRIMARILY OF BRICK OR STACKED STONE ON FRONT FACADES. WITH ACCENTS OF FIBER-CEMENT SIDING OR SHAKE. THE BALANCE OF THE HOME MAY BE THE SAME OR OF FIBER-CEMENT SIDING WITH A MINIMUM THREE FOOT BRICK OR STACKED STONE WATER TABLE.
6. ALL AREAS OF THE ROAD THAT ARE WIDENED FOR CONSTRUCTION SHALL BE RESURFACED PRIOR TO RESTRIPIING
7. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678-5186000
8. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6000
9. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED
10. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
11. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
12. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS
13. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED
14. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF THE IBC TABLES 504.3, 504.4, & 506.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF THE IBC TABLES 601 AND 602.
15. CONTRACTOR TO CONTACT BRITTON LOCKHART AT 678.639.8800 / BRITTON.LOCKHART@GWINNETT.CO.COM OR TOM WHITLOCK AT 678.639.8814 / HAROLD.WHITLOCK@GWINNETT.CO.COM PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.
16. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CALL BEFORE YOU DIG

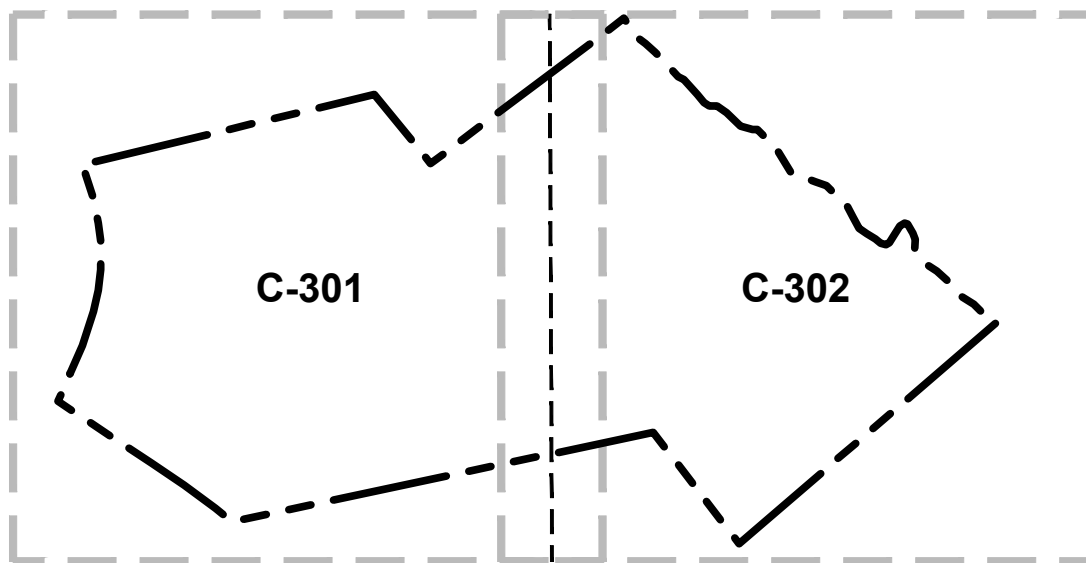
NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



ENTRANCE CORNER SIGHT DISTANCE PROFILE



MATCHLINE KEY



BLOCK CHART

BLOCK	# OF LOTS
'A'	10
'B'	8
'C'	10
'D'	14
'E'	6
'F'	15
'G'	5
'H'	24

CORNER SIGHT DISTANCE FOR SUBDIVISIONS UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCES AND ALL INTERIOR STREETS FOR THE BAILEY FENCE PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH INTERSECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE ON BAILEY ROAD IS 40 MILES PER HOUR. THE SIGHT DISTANCE AT THAT ENTRANCE IS 445 FEET IN THE EASTERLY DIRECTION AND 310 FEET IN THE WESTERLY DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED FROM THE ENTRANCE IS EQUAL TO OR EXCEEDS THE 500 FEET (SDR) AND 445 FEET (SDL) OF SIGHT DISTANCE REQUIRED. THE REGULATED SPEED LIMIT FOR INTERIOR STREETS IS 25 MILES PER HOUR. THE SIGHT DISTANCE FOR ALL INTERSECTIONS MEETS OR EXCEEDS 280 FEET IN EACH DIRECTION. SIGHT DISTANCE IS MEASURED WITH THE DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

SIGNATURE _____



AMENITY PARKING CALCULATIONS

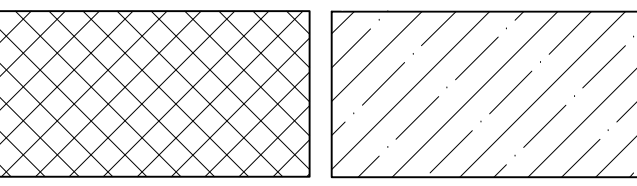
MIN. PARKING REQUIRED	MAX. PARKING PROVIDED	PARKING PROVIDED
6 SPACES (1 PER 10 UNITS)	12 SPACES (1 PER 5 UNITS)	11 SPACES

NOTE: UNITS WITHIN 400' RADIUS OF AMENITY EXCLUDED FROM CALCULATIONS

PARKING ANALYSIS	TOTAL PER HOUSE	LOTS	TOTAL SPACES
GARAGE/DRIVEWAY	2	4	364
MIN. REQUIRED PARKING*	2	92	184
MAX. REQUIRED PARKING*	6		728
TOTAL PARKING PROVIDED FOR RESIDENTIAL: 364			
*PER UDO 240-20.3 AND TABLE 240-1 FOR RESIDENTIAL			

SITE LEGEND

- LIMITS OF DISTURBANCE
- 25' STATE BUFFER
- 50' COUNTY BUFFER
- 75' IMPERVIOUS SETBACK
- PROPOSED HANDICAP RAMP
- PROPOSED MAIL KIOSK
- PRIMARY OPEN SPACE (7.38 ACRES)
- SECONDARY OPEN SPACE (5.32 ACRES)



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GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 040898
9-14-22
TYLER SCOTT MARCHMAN

GASWCC LEVEL II
CERTIFICATION #95016
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: (334) 360-4197
CONTACT: DAVID ANDERSON, RLS

DEVELOPER
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24 HR CONTACT: BRIAN TAYLOR, 770.741.0268
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SITE CONSTRUCTION PLANS FOR
BAILEY FENCE
3107 FENCE ROAD
GWINNETT COUNTY, GA 30019
LL, 3 - DISTRICT 2ND
PARCEL # 014A, 2003-279, 2003-162

Orig. Issue 03.09.22
Designed by APM/JOB
Checked by TSM
Project # 20142

11
NORTH
SCALE: 1"=100'
1/22/2022
These project documents have been reviewed

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OVERALL SITE PLAN
C-300