

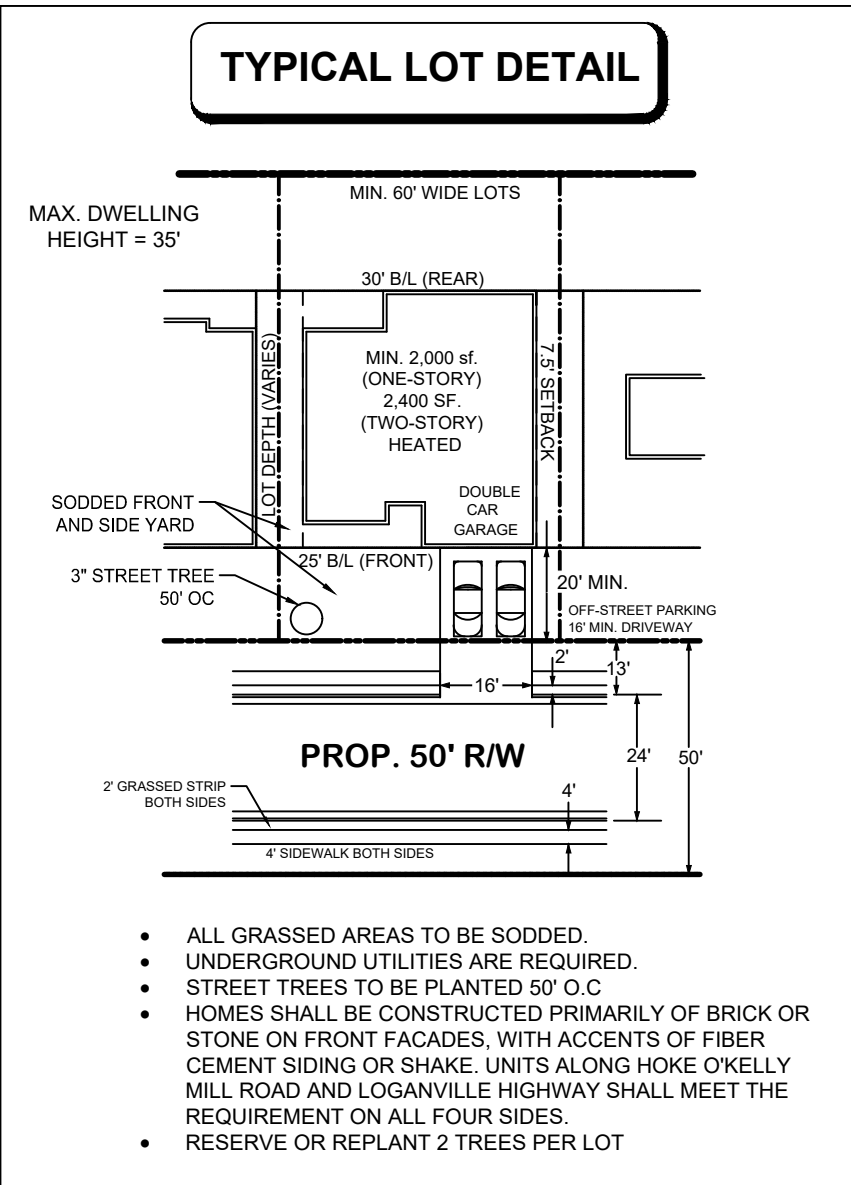


SITE DATA

GROSS ACRES:	+/- 38.884 AC.
NET ACRES:	+/- 38.474 AC.
ZONING:	OSC
TOTAL LOTS:	99 LOTS
GROSS DENSITY:	2.55 U/A
NET DENSITY:	2.55 U/A
BUILDING HEIGHTS:	35' HT. MAX (RESIDENTIAL)
BUILDING SETBACK:	25' FRONT; 7.5' SIDE; 30' REAR
BUFFER:	50' STREET FRONTAGE BUFFER
	ADJACENT TO RA-200
AMENITIES:	PROVIDED ON SITE
TOTAL IMPERVIOUS AREA:	10.1 AC.

SINGLE FAMILY RESIDENTIAL LOT DATA:	
TOTAL LOTS	99 LOTS
LOT WIDTH	60' WIDE LOTS
LOT SIZE	7,500 SF MIN.
UNIT SF	2,000 SF MIN.
UNIT TYPE	FRONT ENTRY
GARAGE	2 CAR GARAGE

CONSERVATION SPACE DATA	
TOTAL CONSERVATION SPACE REQUIRED	25% MIN. OR 9.62 AC.
TOTAL CONSERVATION SPACE PROVIDED	25.8% OR 9.95 AC.
PRIMARY CONSERVATION SPACE REQUIRED	15% MIN. OR 5.77 AC.
PRIMARY CONSERVATION SPACE PROVIDED	15% OR 5.78 AC.
SECONDARY CONSERVATION SPACE REQUIRED	10% MIN. OR 3.85 AC.
SECONDARY CONSERVATION SPACE PROVIDED	10.8% OR 4.17 AC.



GCDOT NOTE

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY RELOCATION OR DAMAGE TO GWINNETT COUNTY DOT (GCDOT) TRAFFIC SIGNAL OR ATMS INFRASTRUCTURE (LOOP, LEAD-IN, FIBER OPTICS, CONDUIT, PULL BOX, ETC.) DUE TO CONSTRUCTION ACTIVITIES AND MUST USE A GCDOT APPROVED CONTRACTOR TO PERFORM ANY WORK ON SAID INFRASTRUCTURE. NOTIFY GCDOT AT 678-639-8800 OF ANY ACTIVITY.

FIRE NOTES

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, APPENDIX D, D102.1, 2018 EDITION.

(GROUND & FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20-.168.19. GEORGIA ACCESSIBILITY CODE.

INTERSECTION LEGEND

- INTX 1 STREET A: STA: 9+59.43 = STREET B: STA: 7+12.41
- INTX 2 STREET B: STA: 19+47.49 = STREET C: STA: 8+21.16
- INTX 3 STREET C: STA: 1+10.88 = STREET D: STA: 19+47.49

GC TRANSPORTATION NOTE

CONTRACTOR TO CONTACT BRITTON LOCKHART AT (678) 639-8800 OR TOM WHITLOCK AT 678.639.8814 PRIOR TO ANY LANE CLOSURES OR OPEN CUTS. THEY MAY ALSO BE CONTACTED AS FOLLOWS:
HAROLD.WHITLOCK@GWINNETTCOUNTY.COM (TOM) AND/OR BRITTON.LOCKHART@GWINNETTCOUNTY.COM

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)

PARKING ANALYSIS

LOT & PARKING ANALYSIS				TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
LOT #S	GARAGE	DRIVEWAY				
1 - 99	2	2		4	99	396
GUEST/STREET				19		19
TOTAL PARKING SPACES PROVIDED						415

AMENITY PARKING CALCULATIONS:

MAXIMUM PARKING	1 / 5 HOMES
MINIMUM PARKING	1 / 10 HOMES
TOTAL HOMES	99 HOMES
AMENITY PARKING ALLOWED:	
MAXIMUM	20 SPACES
MINIMUM	10 SPACES
AMENITY PARKING PROVIDED	19 SPACES

STREETLIGHTS NOTE

STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET AND SHALL BE A MINIMUM OF 18 FEET HIGH AND A MAXIMUM OF 20 FEET HIGH IF OVERHANGING INTO THE STREET, AND PLACED NO MORE THAN 160 FEET APART.

SPEED HAMP NOTE

SPEED HUMPS SHALL BE INSTALLED AFTER THE FINAL TOPPING ONLY.

SITE SYMBOL LEGEND

- WL WETLANDS
- 25 25' UNDISTURBED STATE BUFFER
- 50 50' UNDISTURBED COUNTY BUFFER
- 75 75' IMPERVIOUS SETBACK
- CCL CREEK CENTERLINE
- CSP CONSERVATION SPACE PRIMARY
- CS CONSERVATION SPACE SECONDARY
- MK PROPOSED MAILBOX KIOSK
- 5S PROP. 5' WIDE CONCRETE SIDEWALK
- 4S PROP. 4' WIDE CONCRETE SIDEWALK
- CC 6"x24"x12" VERTICAL CONCRETE CURB & GUTTER
- CC 6"x30"x12" VERTICAL CONCRETE CURB & GUTTER

SITE LEGEND

- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE
- WETLAND
- DRAINAGE EASEMENT
- SEWER EASEMENT
- TEMPORARY SEWER EASEMENT

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°25'23" E	16.27'
L2	N 57°52'34" E	85.88'
L3	N 49°50'26" E	200.08'
L4	S 70°18'55" E	43.30'
L5	S 38°06'15" E	48.69'
L6	S 43°40'41" E	98.29'
L7	S 68°22'25" W	39.01'
L8	S 21°37'35" E	58.00'
L9	N 68°20'35" E	38.86'
L10	S 21°38'18" E	105.90'
L11	N 29°41'30" W	10.24'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,935.00'	219.87'	219.82'	S 33°53'21" E	4°17'32"
C2	2,814.79'	447.57'	447.10'	S 26°09'52" E	9°06'37"



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

ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

Civil Engineering • Land Planning • Landscape Architecture • Land Surveying
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Professional Engineer
SCOTT MARCHMAN
No. 040989
5-10-23

GASWCC LEVEL II
CERTIFICATION #59016
EXPIRATION DATE: 11/17/2025

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

DEVELOPER
PARKLAND
CLARK COUNTY
299 S. MAIN STREET, SUITE A
ALPHARETTA, GA 30009
CELL: 404.466.5562
24 HR. CONSTRUCTION EMERGENCY: 404.466.5562

Development Plans for
Bennett Farm
295 HOKE O'KELLY MILL RD.,
LOGANVILLE, GA 30052
L.L. 163 - 5-TH DISTRICT
PARCEL # 5163 012

Orig. Issue 05/10/2023
Designed by SD
Checked by TSM
Project # 22114

NORTH
SCALE: 1"= 80'
5/19/2023
Authorized
These project documents have been reviewed and approved for construction.

SITE PLAN

C-300