

OPEN SPACE CALCULATION

TOTAL SITE AREA = +32.777 ACRES

OPEN SPACE REQUIRED

$$(32.777 \text{ ACRES})(25\%) = 8.19 \text{ AC.}$$
$$\text{PRIMARY} = (8.19)(15\%) = 1.22 \text{ AC.}$$
$$\text{MAX. DISTURBANCE} = (1.22 \text{ AC.})(10\%) = 0.122 \text{ AC.}$$

MAX. IMP. AREA = (1.22 AC.)(5%) = 0.061 AC.

MAX. DISTURBANCE = (6.97 AC)(15%) = 1.04 AC

MAX. IMP. AREA = (6.97 AC.)(10%) = 0.70 AC.

OPEN SPACE PROVIDED

PRIMARY = 2.36 AC.

ACTUAL DISTURBANCE = 0.00 AC.

ACTUAL IMP. AREA = 0.00 AC
SECONDARY = 8.43 AC

SECONDARY = 8.43 AC.
ACTUAL DISTURBANCE = 0.00

ACTUAL DISTURBANCE = 0.00
ACTUAL IMP. AREA = 0.00 AC.

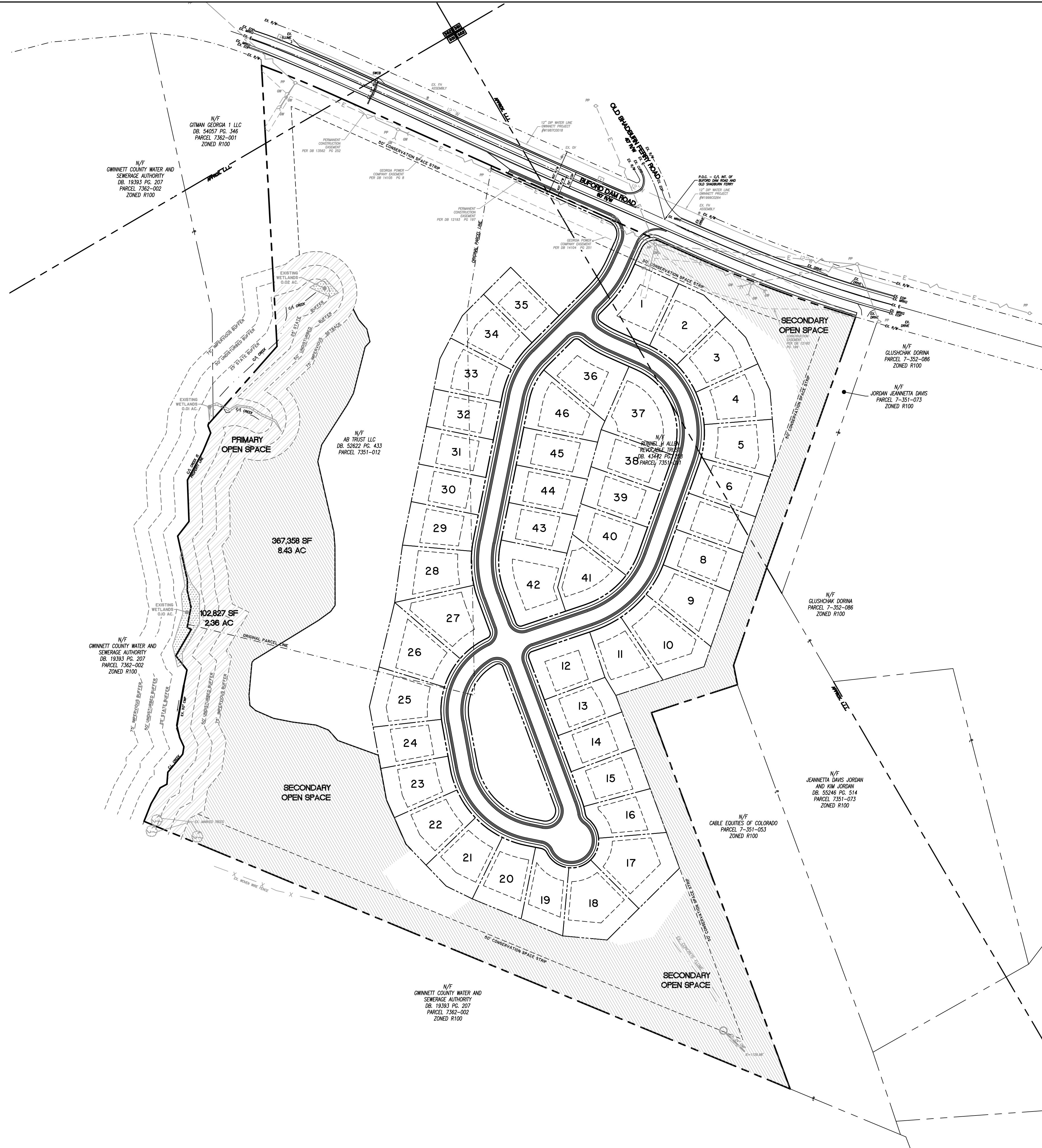
TOTAL OPEN SPACE PROVIDED

$$2.36 \text{ AC.} + 8.43 \text{ AC.} = 10.79 \text{ AC.}$$

LEGEND

PRIMARY OPEN SPACE

SECONDARY OPEN SPACE



Know what's below.
Call before you dig.

OWNER / DEVELOPER:
BBC INVESTMENT GROUP, LLC
390 BROGDON ROAD
SUWANEE, GA. 30024
24 HR. CONTACT:
MICHAEL PHELPS
(770) 527-3030
@SOUTHERNHERITAGEHOMESGA.COM

DESIGNER / ENGINEER:
DEVELOPMENT PLANNING AND ENGINEERING, INC.
CONTACT:
KYLE BOWEN, P.E.
678-730-1870
BOWEN.K@TANDH.COM

NOTIFY GWINNETT COUNTY INSPECTOR
24-HOURS BEFORE THE BEGINNING PHASE OF
CONSTRUCTION (678) 518-6000

GWINNETT COUNTY

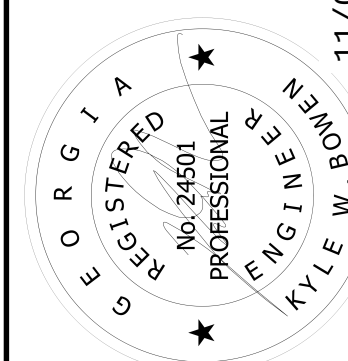
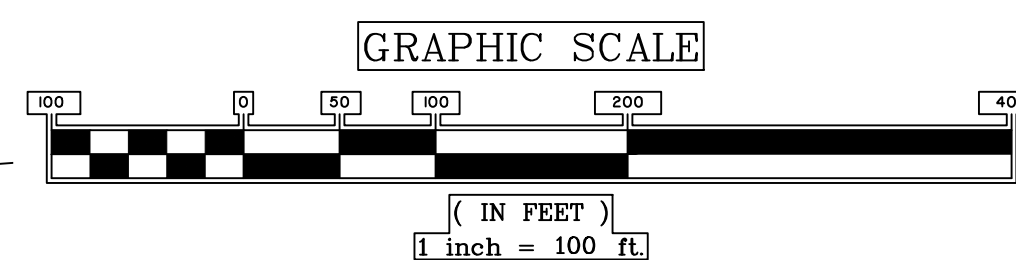
Department of Planning and Development

These project documents have been reviewed by applicable County Departments and have been found to be in substantial compliance with the applicable codes and regulations.

Nov 12, 2021

AUTHORIZED

GWINNETT CO. PERMIT #2021-00891

[illegible]

THOMAS & HUTTON

5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770-271-2868
www.thomasandhutton.com

BBC INVESTMENT GROUP, LLC

OVERLOOK AT LANIER

OVERALL SITE PLAN

JOB NO:	J-20075.AOOD
DATE:	10/25/2021
DRAWN:	WJM
DESIGNED:	WJM
REVIEWED:	KWB
APPROVED:	KWB
SCALE:	1" = 100'

C1.1