SITE DATA

SITE AREA:	+/- 50.874 ACRES (GROSS)
	+/- 0.769 ACRES (50% OF FLOOD HAZARD AREA)
	+/- 50.105 ACRES (NET)
TOTAL LOTS:	111 NEW HOME SITES (ALL 60' WIDE LOTS MIN. AT SETBACK)
LOT DENSITY:	2.18 HOUSES / ACRES (GROSS)
	2.21 HOUSES / ACRES (NET)
LOT SIZE:	7,500 S.F. MIN.
UNIT S.F.:	1,800 S.F. MIN. (RANCH HOMES)
	2,000 S.F. MIN. (2 STORY HOMES)
REQUIRED CONSERVATION SPACE:	12.72 ACRES (25% MIN)
PRIMARY OPEN SPACE REQUIRED:	7.63 ACRES (15% MIN)
PRIMARY OPEN SPACE PROVIDED:	7.70 ACRES (15%)
SECONDARY OPEN SPACE REQUIRED:	5.09 ACRES (10% MIN)
SECONDARY OPEN SPACE PROVIDED:	5.10 ACRES (10%)
TOTAL OPEN SPACE PROVIDED:	GROSS 12.8 ACRES (25.2%)

SITE REQUIREMENTS

CURRENTLY ZONED:	R100
PROPOSED ZONING:	OSC

SETBACKS:

EXTERIOR:	25' / 50' PERIMETER CONSERVATION STRIP AS SHOWN
FRONT:	25' LOCAL STREET/ 50' MAJOR STREET
SIDE:	7.5'
REAR:	30'
BUFFERS:	50' EXTERIOR FRONTAGE BUFFER
MAXIMUM DWELLING HEIGHT:	35'
STREET A:	50' / 46' RIGHT OF WAY 27' / 24' B.C.-B.C.
STREETS B & C:	44' RIGHT OF WAY 24' B.C.-B.C.
SIDEWALKS:	4' ON BOTH SIDES OF THE STREET

VARIANCES:

1. MAXIMUM STREET LENGTH TO EXCEED 600'.

PARKING ANALYSIS			TOTAL PER HOUSE	TOTAL SPACES
LOTS	GARAGE	DRIVEWAY		
109	2	2	4	436
AMENITY / MAIL KIOSK PARKING				22
TOTAL PARKING SPACES FOR RESIDENTIAL				462

SITE LEGEND

- (A) 150' IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)
- (B) 100' UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
- (C) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
- (D) FLOOD HAZARD AREA PER FEMA FLOOD MAP 13135C0140F EFF. 9/29/2006 (+/- 1.54 AC.)

PRIMARY OPEN SPACE

SECONDARY OPEN SPACE

WETLANDS

STREET TREES TO BE PLANTED 50' O.C.

STREET TREE

PROPERTY ADDRESS
4130 & 4150 BEAVER ROAD
LOGANVILLE, GA 30052

PROPERTY OWNERS
PID 5096 025 - BARRY L REDMOND ETAL
PID 5096 028 - LUC R MBAH A MOUTE

UTILITIES
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

FEMA NOTE
A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA MAP No. 13135C0140F DATED 09/29/2006.

PLAN NOTE
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

CANOPY
EXISTING TREE CANOPY COVERS A PORTION OF THE SITE.

SEWER NOTE
SEWER LINE IS LOCATED ON SITE. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE
EXISTING WATER LINE LOCATED WITHIN THE BEAVER ROAD RIGHT OF WAY AND PROVIDED BY GWINNETT COUNTY.

DETENTION NOTE
DETENTION PONDS SHOWN WILL BE A MASTER DETENTION POND FOR THE ENTIRE PROPERTY.

ADDITIONAL NOTES

1. STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO UDC STANDARDS.
2. CONSERVATION SPACE TO BE DEEDED FEE-SIMPLE TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION.
3. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE PRIMARY CONSERVATION AREA SHALL BE 10% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 5% WITHIN THE PRIMARY CONSERVATION AREA.
4. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE SECONDARY CONSERVATION AREA SHALL BE 15% AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10% WITHIN THE SECONDARY CONSERVATION AREA.

TYP. LOT DETAIL
SCALE: 1"=40'

VICINITY MAP
SCALE: 1"=2,000

ALLIANCE
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Zoning Rendering for WINDANCE LAKE

LOGANVILLE, GA, 30052-2597
GWINNETT COUNTY
L.L.: 95 DISTRICT 117TH
PARCEL # R5096 025 & R5096 028

Orig. Issue	05.31.22
Designed by	GB
Checked by	JW
Project #	22001

NORTH

SCALE 1"= 100
0 100

ZONING RENDERING

06.13.22