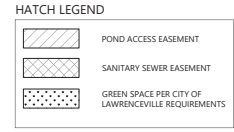
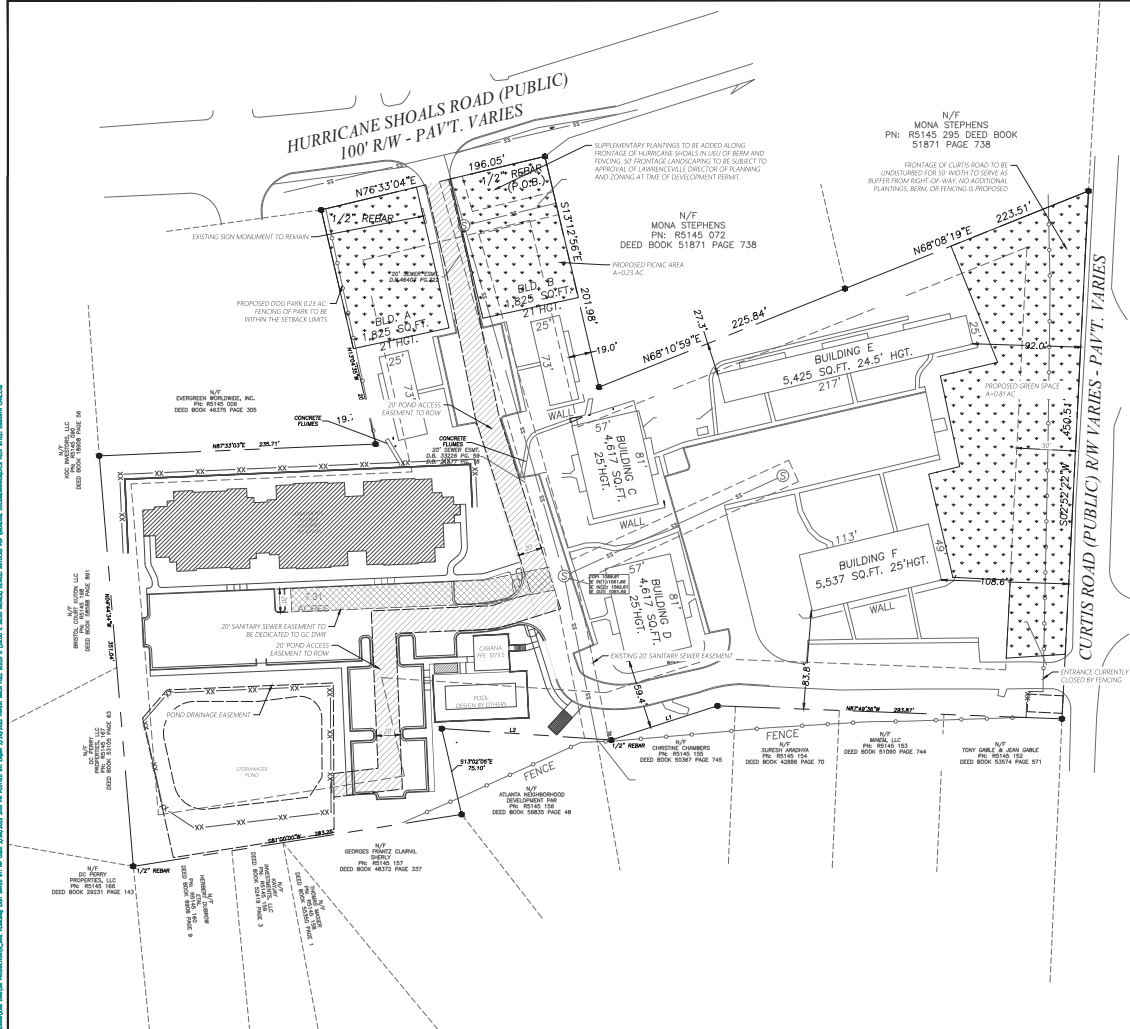
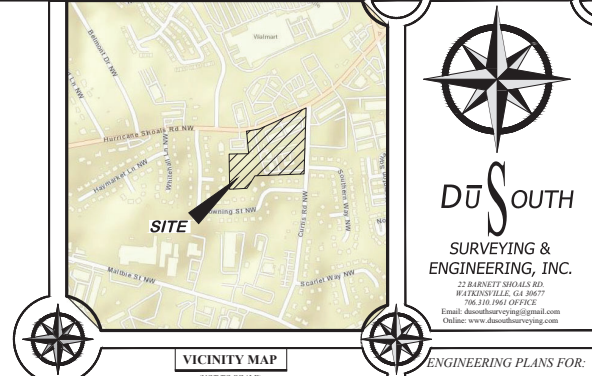


FILED: 2022 FEB 28 PM 4:00 BY: [Signature] COUNTY: GWINNETT PROJECT: 42621-03070 PLANNING AND DEVELOPMENT DEPARTMENT



**GREEN/Common Space:**  
SEE SECTION 101.10 OF THE GWINNETT COUNTY DEVELOPMENT CODE  
GREEN SPACE REQUIRED: 10% = 731,915 ± 1.50 ACRES  
GREEN SPACE PROVIDED: 1.27 ACRES  
SOG PARK: 0.03  
GREENSPACE: 0.03  
TOTAL: 0.06

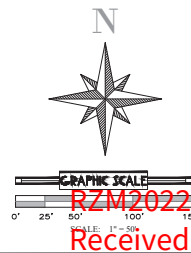
ALL GREEN SPACE TO BE DEDICATED ON A RECORDED PLAT AS A PERMANENT COMMON AREA FOR USE BY RESIDENTS OF THE DEVELOPMENT.



- PROJECT DATA**
- OWNER OF RECORD: B WOLF & SONS LLC  
MILTON GARLAND  
(917) 386-5179  
4488 N SHALLOWFORD RD, STE 201  
ATLANTA, GA 30338
  - 24HR CONTACT: MILTON GARLAND  
(770) 725-9000
- PROJECT ACREAGE:  
TOTAL AREA: 7.31 AC  
DISTURBED AREA: 2.50 AC  
IMPERVIOUS AREA: 1.20 AC  
PERVIOUS AREA: 1.15 AC  
\*VALUES BASED ON DISTURBED PORTION OF PROJECT SITE
  - ZONING:  
PROJECT: RM-12  
ADJACENT: RM-12, B0  
TAX PARCEL #: 5145 080
  - FLOOD PLANE: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 131350007F, DATED 9-26-2006.
  - WATER SUPPLY: GWINNETT COUNTY
  - SEWAGE DISPOSAL: GWINNETT COUNTY
  - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
  - EXISTING CONDITIONS BASED ON SURVEY PREPARED BY DUSOUTH, DATED 5-26-2021.
  - ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER.
  - NO PART OF THE PROPOSED SUBDIVISION INCLUDES AREAS INVOLVING SOIL OR TOPOGRAPHICAL CONDITIONS WHICH PRESENT HAZARDS OR REQUIRE SPECIAL PRECAUTIONS.
  - BUILDING SETBACKS:  
FRONT: 50'  
SIDE: 25'  
REAR: 40'
  - 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.
  - INITIAL RECEIVING WATERS ARE REDLAND CREEK.
  - ALL CONSTRUCTION DEBRIS MUST BE REMOVED IN A LEGAL MANNER PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY LOTS.
  - PARKING REQUIREMENTS:  
PARKING REQUIRED: 70 SPACES (2 SPACES PER UNIT)  
PARKING SIZE: 9'x20'  
PARKING PROVIDED: 70 SPACES (2HC)

**UTILITY CAUTION NOTE:**  
THE UTILITY SERVICES ARE SHOWN FOR THE CONTRACTOR'S CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM THEIR OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**EXISTING UTILITIES NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY SERVICES (WATER, SEWER, POWER, PHONE, ETC.) THROUGHOUT CONSTRUCTION. CONTRACTOR IS REQUIRED TO NOTIFY THE PROPERTY OWNER PRIOR TO ANY SERVICE DISRUPTION.



GWINNETT COUNTY 42621-03070

**RZM2022-00011**  
Received: February 28, 2022  
Planning and Development Department

**DUSOUTH**  
SURVEYING & ENGINEERING, INC.  
22 BARNETT SHOALS RD.  
WATKINSVILLE, GA 30677  
706.330.1941 OFFICE  
Email: daniel@du-south.com  
Online: www.du-south.com

ENGINEERING PLANS FOR:  
**RIDGEWOOD APARTMENTS EXPANSION**  
419 HURRICANE SHOALS RD  
LAWRENCEVILLE, GA 30043  
GWINNETT COUNTY  
145th LAND LOT - 5th DISTRICT  
PARCEL #5145 080

24HR CONTACT:  
MILTON GARLAND  
(770) 725-9000

PREPARED FOR:  
**B WOLF & SONS LLC**  
4488 N SHALLOWFORD RD, STE 201  
ATLANTA, GA  
AVI WOLF  
(917) 386-5179

CHANGES	DATE

**DATE**  
10/20/2021

**DUSOUTH**  
#21-181

**EASEMENTS AND GREEN SPACE**

**C3.1**

NOT FOR CONSTRUCTION