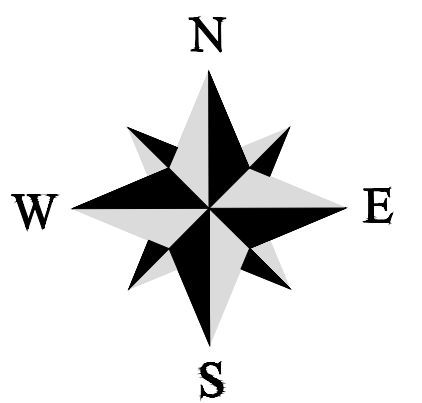
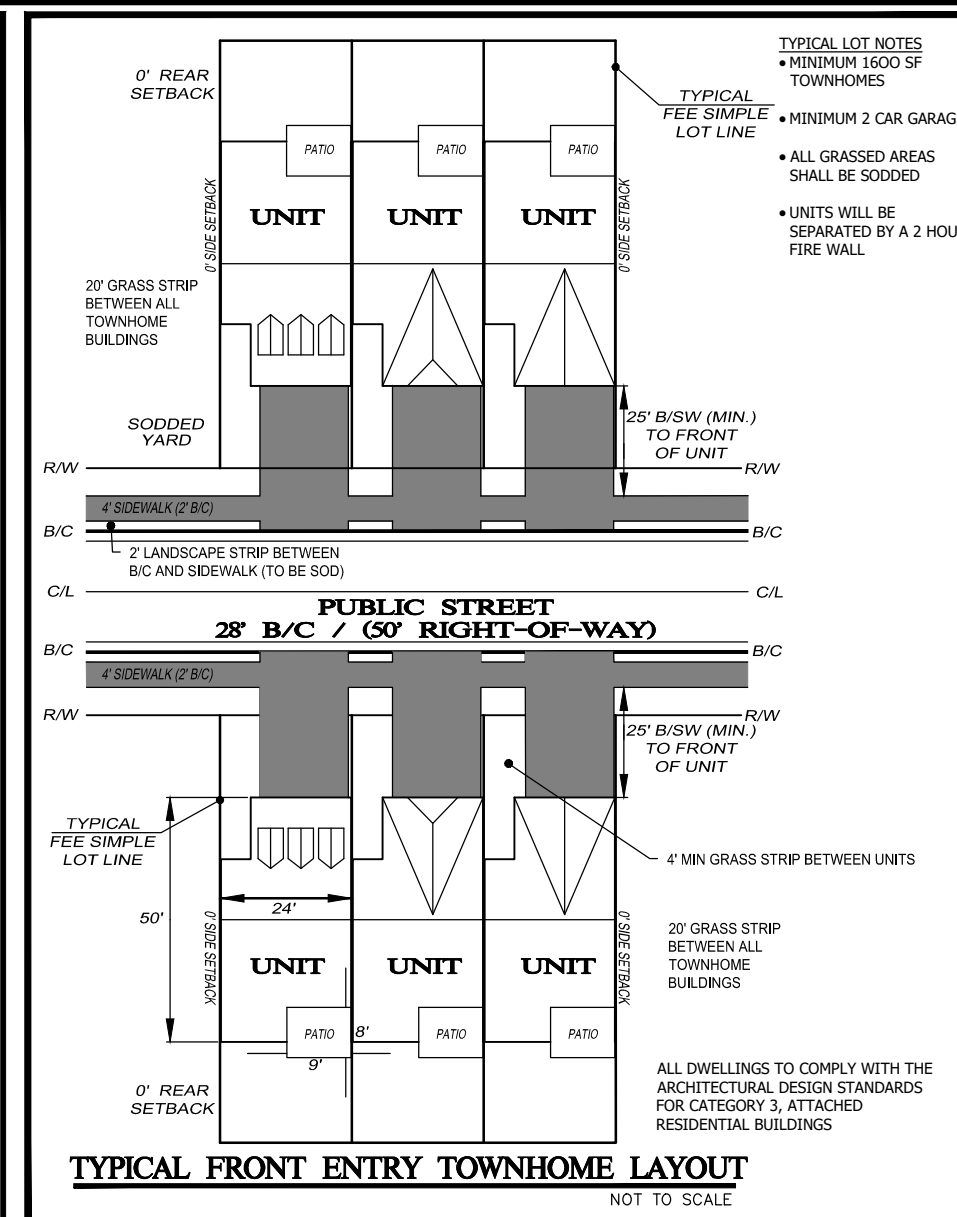


1. TOTAL PROPERTY ACREAGE = ±13.146 AC.
(PARCEL ID # 5160 030, 5160 032, 5160 281)
2. CURRENT ZONING: CH
3. PROPOSED ZONING: RM-6
4. TOTAL NUMBER OF FEE-SIMPLE TOWNHOME UNITS: 78 UNITS
5. GROSS & NET DENSITY: 5.93 UNITS/AC. (MAX. 6 UNITS/AC.)
6. PROPOSED SETBACKS:
FRONT SETBACK = 50 FEET (MAJOR COLLECTOR)
 = 35 FEET (MINOR COLLECTOR)
SIDE SETBACK = 20FEET
REAR SETBACK = 20FEET
7. MAXIMUM BUILDING HEIGHT: 35 FEET
8. MINIMUM HEATED FLOOR AREA: 1,600 S.F.
9. COMMON AREA = 5.20 AC. (39.6%)
10. PARKING SPACES PROVIDED = 30 SPACES
11. 4' INTERNAL SIDEWALKS
12. BOUNDARY INFORMATION BASED ON EXISTING GIS AND DEED RESEARCH
13. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN
FROM GWINNETT COUNTY GIS SURVEY REFERENCE DATUM. NGVD 1989.
14. WATER AND SEWER SERVICE PROVIDED BY CITY OF LOGANVILLE
15. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL
RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
16. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE
BASED ON ACTUAL FIELD CONDITIONS.



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JOB NO: J-32375.0000	DATE: 02/12/2025
DRAWN: #####	SCALE: 1" = 50'
REVIEWED: #####	SHEET: #####