

DRAWING PATH/NAME: C:\15 Develop\2024\2024-154 BERNIE LINE STREET PROJECT\154 BERNIE LINE STREET PROJECT.dwg
 DRAWING LAST SAVED: Friday, January 10, 2025 12:29:42 PM
 PLOT DATE: Monday, March 31, 2025 10:02:46 AM
 CLIENT NAME: MANOR RESTORATION
 PROJECT NAME: LINE STREET & PECAN STREET TOWNHOMES

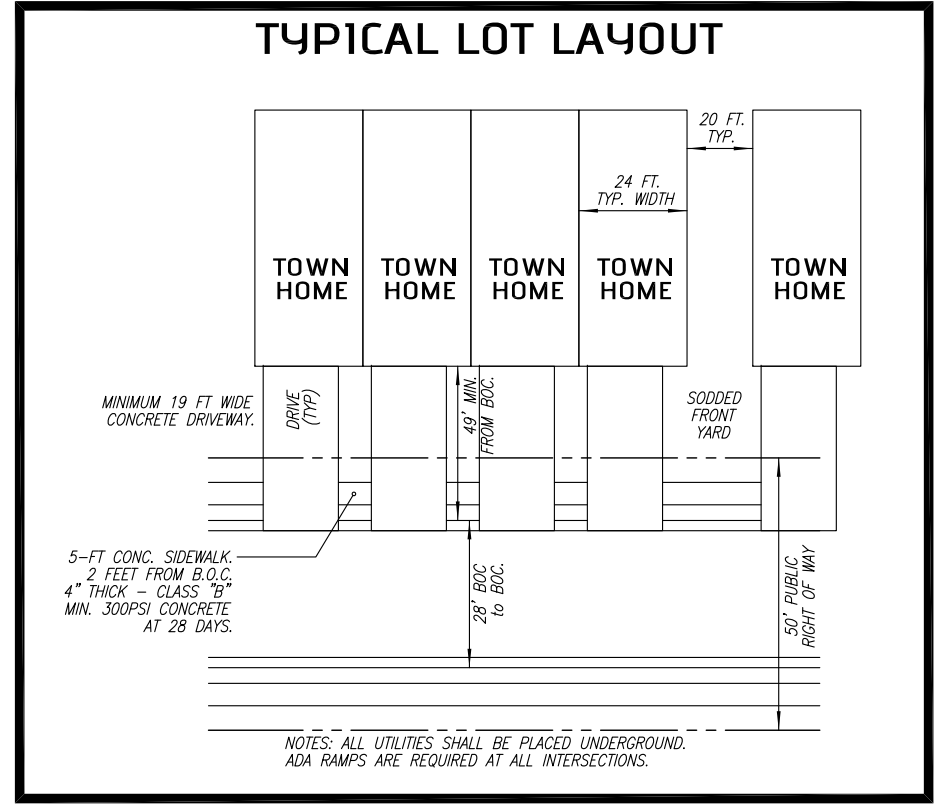


BUFFER NOTE
 Applicant/Owner will keep as many existing trees as possible in the green spaces and buffers where it can be left undisturbed. In the areas that need to be disturbed for the successful grading of the site the applicant will replant these areas with Cryptomerias to allow for screening that will grow quickly with a long-life span. These will be 5'-6" tall and will be planted at the recommended 12-15 feet apart for "solid" screening.

PROPOSED ZONING "RM6"
 CURRENT ZONING "R44"
 PROPOSED (44) FRONT LOAD TOWNHOMES ON 9.80 ACRE TRACT.

PARENT TRACT STATISTICS (PARCEL LG040014A00)		
CURRENT ZONING	TOTAL TRACT AREA	SEWER AVAILABILITY
RESIDENTIAL LOW DENSITY "R16"	9.80 ACRES	AS SHOWN TO THE SOUTHWEST IN PUBLIC RIGHT OF WAY OF PECAN STREET (40-FT R/W)
PUBLIC ACCESS	AVAILABLE SIGHT DISTANCE	WATER AVAILABILITY
200.00 FEET ALONG PECAN STREET & 400.00 FEET ALONG LINE STREET	ENHANCED SIGHT DISTANCE (LINE 5) TO THE N.E. (LEFT) = 500+ FEET TO THE S.E. (RIGHT) = 500+ FEET	N.E. SIDE OF LINE STREET

PROPOSED DEVELOPMENT STATISTICS		
TOTAL UNITS/DENSITY	TOTAL AREA IN R/W	TOTAL OPEN SPACE/BUFFERS
44 UNITS/4.5 UNITS PER ACRE	1.51 ACRES	1.51 ACRES
4.50 PARKING UNITS PER UNIT	TOTAL AREA IN OPEN SPACE	TOTAL AREA IN BUFFERS
TOTAL 200 PARKING SPACES = 2	1.51 ACRES @ 10.7%	1.51 ACRES @ 15.2%
TOTAL LENGTHS	AREA IN DRAINAGE EASEMENT	AREA IN SANITARY EASEMENT
FRONT STREETS = 915 LF, DRAINAGE SYSTEM = 980 LF, SANITARY SYSTEM = 980 LF, WATER DISTRIBUTION = 980 LF	0.22 ACRES	0.22 ACRES @ 10.7%
PROPOSED SETBACKS	FRONT = 20 FT, REAR = 10 FT, SIDE = 20 FT, DISTANCE BETWEEN BLOSS = 20 FT	
PROPOSED TOWNHOME STATISTICS		
PROPOSED FLOOR AREA	MINIMUM HEATED FLOOR AREA = 1200 SQ. FT.	



AREA = 9.80 ACRES
 426,782 sq. ft.

NUM	BEARING	DISTANCE
L1	S57°53'50"W	14.41'
L2	N28°08'10"W	49.30'
L3	N27°23'37"W	65.71'
L4	N29°04'04"W	105.04'
L5	N29°41'37"W	80.59'
L6	N30°10'25"W	63.18'
L7	N30°10'25"W	45.94'

LEWIS DEVELOPMENT CONCEPTS, LLC
 285 Tom Reeves Drive
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 Robert S. Lewis
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 Level II Cert.
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 Call Before You Dig!

PROJECT CLIENT: MANOR RESTORATION
LINE STREET & PECAN STREET TOWNHOMES
 Land Lot 186, Dist. 4TH., WALTON County, Georgia
 Being within the City of LOGANVILLE
 SITE ADDRESS: 0 LINE STREET

REGISTERED PROFESSIONAL SURVEYOR
 ROBERT S. LEWIS
 No. 2789
 Ga. Reg. LS #2789
 Level II Cert.
 Desgn. #000029563

REFERENCED NORTH

DATE OF ORIGINAL: 01/02/2025
DATE LAST REVISED: 03/31/2025

GRAPHIC SCALE
 25' 0' 25' 50'
 Scale: 1" = 50'

SHEET P001