

PROJECT DATA:

1. TOTAL PROJECT ACREAGE: 67.69 ACRES
2. TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
3. FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
4. WATER SUPPLY: CITY OF LOGANVILLE
5. SEWAGE DISPOSAL: CITY OF LOGANVILLE
6. EXISTING ZONING: CH PROPOSED ZONING: PUV
7. MINIMUM LOT SIZE: 9,000 SF
8. 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.
9. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
10. THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
11. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
12. TOTAL AREA: 67.69 ACRES  
TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES  
TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES  
CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES  
ALLOWABLE PERCENTAGE OF EACH USE:  
SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)  
TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)  
COMMERCIAL: 20% (6.02 AC=8.72% PROP.)  
OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)
13. TUCK ROAD IMPROVEMENTS TO INCLUDE WIDENING THE ROAD TO 24 FEET WITH A 2 FOOT PAVED SHOULDER TO MATCH GDOT'S IMPROVEMENTS ALONG WITH A RIGHT AND LEFT TURN LANE INTO THE SITE.

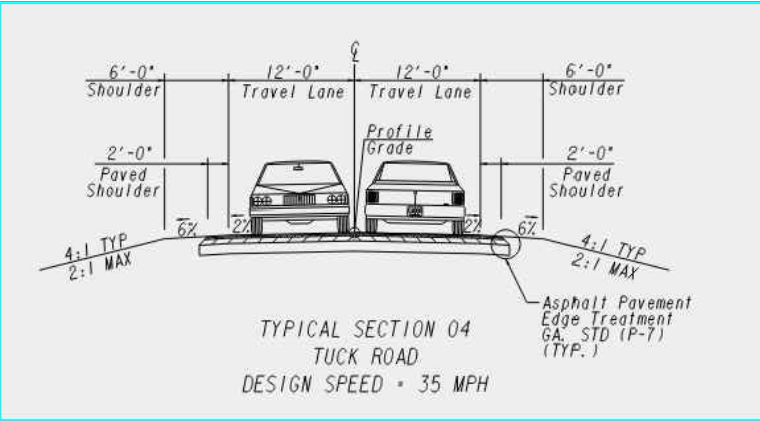
LEGEND:

- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES

4-WAY STOP

DECORATIVE WALL/MONUMENT SIGN

TUCK ROAD IMPROVEMENTS



DOGWALK AREA

PRIVACY FENCE  
ALONG IR

OUTDOOR GATHERING SPACE

PRIVACY FENCE  
ALONG IR

8000 SF  
COMMERCIAL BLDG'S

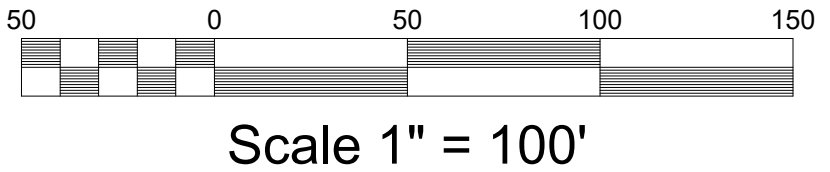
EXISTING TUCK ROAD  
20' PAVED 70' R/W

LEFT TURN LANE  
RIGHT TURN/DECEL LANE

DOGWALK AREAS

FUTURE PROPERTY LINE

ZONE 'A' FLOOD



CIVIL SOLUTIONS, INC.  
ENGINEERS ~ PLANNERS  
750 BELMONT ROAD  
ATHENS, GA 30605  
OFFICE 706-265-2443

OWNER & DEVELOPER  
UPRISE DEVELOPMENT  
P.O. BOX 2748  
LOGANVILLE, GA 30052  
PHONE: (770)318-5329  
24-HR. CONTACT  
MARK STREIFERT

CONCEPT PLAN FOR:  
BROOKS LANDING  
CITY OF LOGANVILLE, GA

LAND	LOT~DISTRICT	CITY	SCALE
187~216		LOGANVILLE	"=100'

DATE  
04/02/25  
SHEET  
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