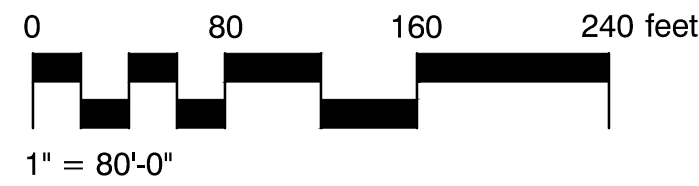


1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. FLOODPLAIN IS NOT LOCATED ON THE SITE
3. NO POWER OR GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
6. SPEED LIMIT ON ATLANTA HIGHWAY IS 55 MPH.
7. SPEED LIMIT ON TWIN LAKES ROAD IS 35 MPH.
8. WATER UTILITY PROVIDER IS CITY OF LOGANVILLE.
9. SANITARY SEWER PROVIDER IS CITY OF LOGANVILLE.



0 80 160 240 feet

1" = 80'-0"



| SITE DATA:                                        |                                                                |
|---------------------------------------------------|----------------------------------------------------------------|
| SITE AREA                                         | 27.846 ACRES                                                   |
| ZONING                                            |                                                                |
| EXISTING ZONING                                   | CH (COMMERCIAL HIGHWAY DISTRICT)                               |
| PROPOSED ZONING                                   | RM-4                                                           |
| ZONING JURISDICTION                               | CITY OF LOGANVILLE                                             |
| RESIDENTIAL STRUCTURE INFORMATION                 |                                                                |
| 41' WIDE SINGLE-FAMILY LOTS (FRONT ENTRY)         | 85 UNITS                                                       |
| 41' WIDE SINGLE-FAMILY LOTS (REAR ENTRY)          | 26 UNITS                                                       |
| TOTAL RESIDENTIAL UNITS                           | 111 UNITS                                                      |
| MAXIMUM HEIGHT                                    | 35 FEET                                                        |
| NUMBER OF STORIES                                 | TWO-STORY                                                      |
| MINIMUM UNIT SIZE                                 | 1,600 SF                                                       |
| PROPOSED DENSITY                                  | 3.99 UNITS PER ACRE                                            |
| DIMENSIONAL STANDARDS                             |                                                                |
| MAXIMUM DENSITY                                   | 4 UNITS PER ACRE                                               |
| MINIMUM LOT WIDTH                                 | N/A                                                            |
| FRONT YARD                                        | 50-FEET FROM A MAJOR COLLECTOR, 35-FEET FROM A MINOR COLLECTOR |
| REAR YARD                                         | 20-FEET                                                        |
| SIDE YARD                                         | 20-FEET                                                        |
| MINIMUM BETWEEN BUILDINGS                         | 10-FEET                                                        |
| MAXIMUM BUILDING HEIGHT                           | 35 FEET                                                        |
| LANDSCAPING STRIP ADJACENT TO PUBLIC RIGHT OF WAY | 10 FEET                                                        |
| LANDSCAPING STRIP ADJACENT TO SIDE LOTS           | 5 FEET                                                         |
| PARKING REQUIREMENTS                              |                                                                |
| REQUIRED RESIDENT SPACES                          | 1 PER BEDROOM OR 333 SPACES                                    |
| PROPOSED RESIDENT SPACES                          | 1 PER BEDROOM OR 333 SPACES                                    |
| GUEST SPACES                                      | 34 SPACES                                                      |



THE REVIVE LAND GROUP  
Part of Peachtree Group

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER  
3500 LENOX ROAD  
SUITE 625  
ATLANTA, GEORGIA 30326  
O: (678) 223-8978  
WWW.THEREVIVELANDGROUP.COM

PROJECT  
OMERSET  
AT  
TWIN LAKES

MASTER PLANNED  
RESIDENTIAL DEVELOPMENT

ATLANTA HIGHWAY & 0 TWIN  
LAKE ROAD  
DODANVILLE, GA

CITY OF LOGANVILLE  
WALTON COUNTY  
GEORGIA

AND LOT: 151  
DISTRICT: 4TH

CLIENT

 THE REVIVE LAND GROUP  
Part of Peachtree Group

SOURCE. ENTITLE. REVIVE.

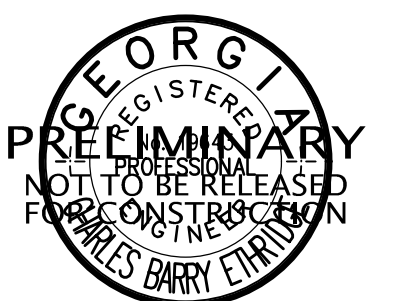
NE ALLIANCE CENTER  
500 LENOX ROAD  
SUITE 625  
ATLANTA, GEORGIA 30326  
TEL: (678) 223-8978  
WWW.HEREVIVELANDGROUP.COM

REVISION

| REVISION | DATE |
|----------|------|
|----------|------|

[illegible]PROJECT NUMBER  
24017

## REAL



SEAL IS ONLY VALID IF COUNTER SIGNED AND  
DATED WITH AN ORIGINAL SIGNATURE



DATE

APRIL 7, 2025

CONCEPTUAL  
SITE PLAN

HEET

# Z-01