

SINGLE-FAMILY
DETACHED HOMES

73.37AC
36.85%
225 UNITS SHOWN
ALL UNITS ARE
REQUIRED TO BE 75'
FRONTS AND MIN
9000SF

TYPICAL LOT IS
90'-100' X 120'



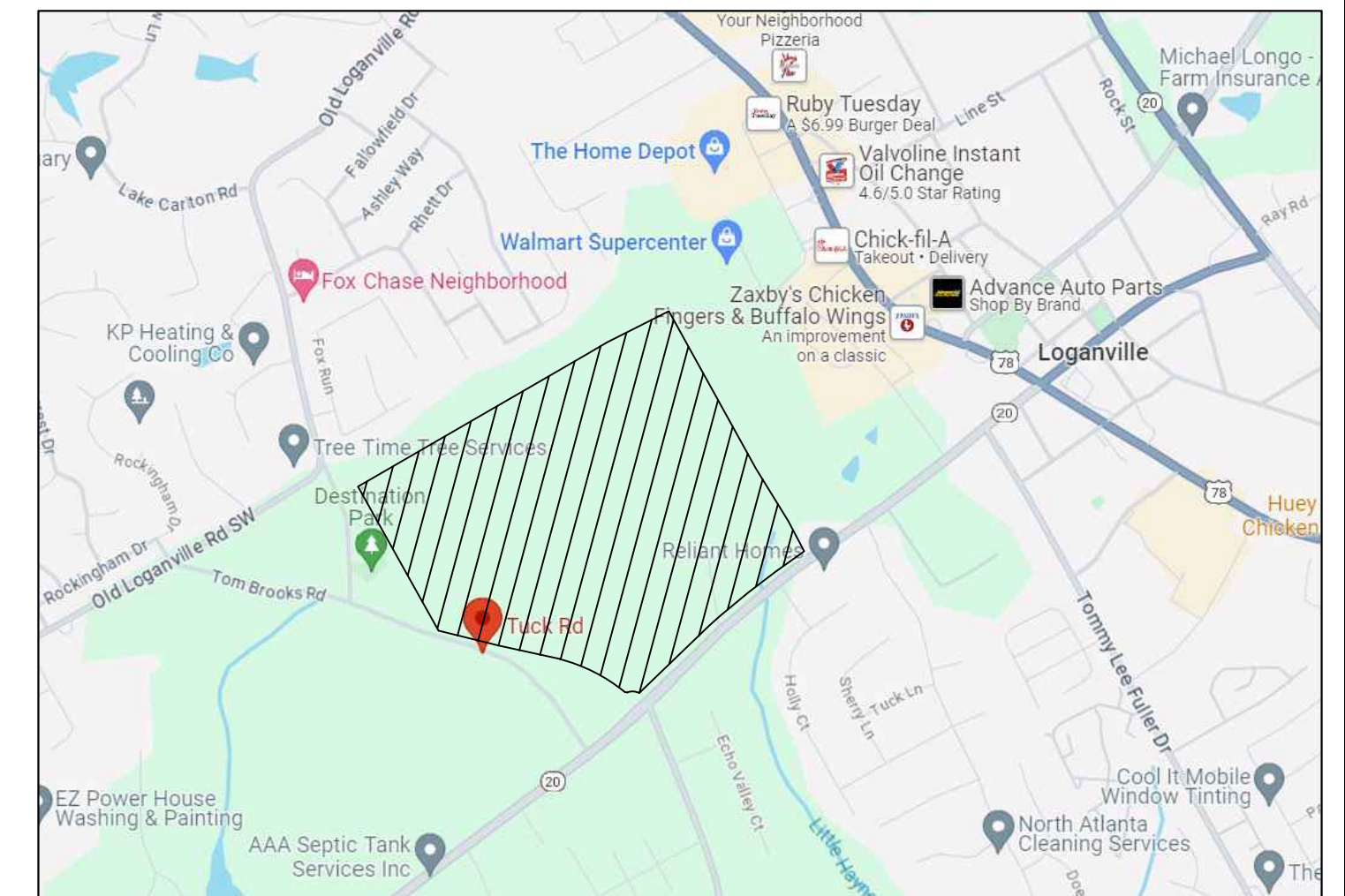
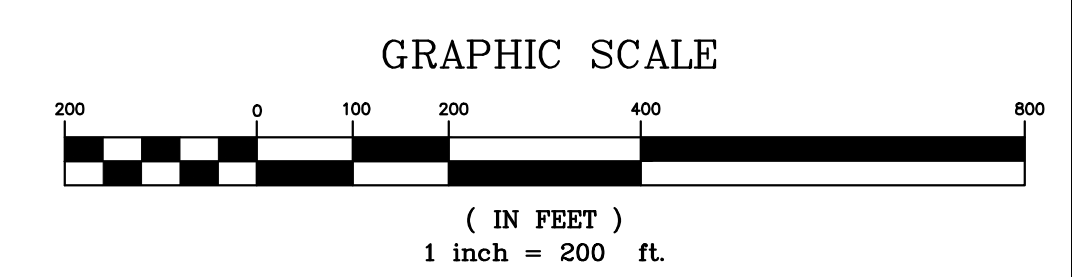
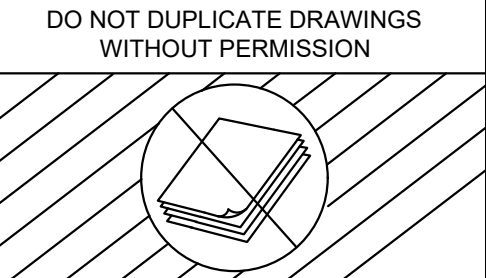
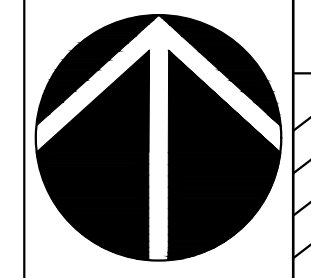
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL 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 HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



SITE LOCATION MAP

SITE DATA

EXISTING TRACT	201.376 AC
ACREAGE NOT ANNEXED	2.291 AC
PROPOSED PD TRACT	199.085 AC

ZONING

EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
ZONING JURISDICTION	CITY OF LOGANVILLE

USE CALCULATIONS

RESIDENTIAL R/W	16.05AC	
DET POND + STRM BUF.	14.13AC	
SINGLE FAMILY RES	73.37AC	36.85%
SFR + RES R/W	89.42AC	44.92%
TOWNHOMES	27.01AC	13.57%
COMMERCIAL	39.81AC	20.00%
OPEN SPACE	42.845AC	21.52%
COMMERCIAL SF REQ'D	10KSF*385/100	38,500SF
COMMERCIAL PROV.		288,000SF
SINGLE-FAMILY MAX	73.37AC *	227 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/1AC	227 UNITS
TOWNHOME MAX	6 UNITS/AC	158 UNITS
TOWNHOME PROV.	6 UNITS/AC	158 UNITS

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LEVEL II CERTIFIED
DESIGN PROFESSIONAL
GSWDC 8000004090
EXPIRATION: 05/30/2026

NOT RELEASED FOR CONSTRUCTION

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24 HOUR CONTACT
TBD

CLIENT:
TBD

OWNER INFORMATION:
TBD

REVISIONS:

01/19/24	CONCEPT LAYOUT
02/20/24	CONCEPT LAYOUT
03/04/24	CONCEPT LAYOUT
04/24/24	CONCEPT LAYOUT
05/15/24	CONCEPT LAYOUT
05/22/24	CONCEPT LAYOUT
05/31/24	CONCEPT LAYOUT
06/10/24	CONCEPT LAYOUT
06/13/24	CONCEPT LAYOUT

TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

SHEET TITLE:
SITE LAYOUT

SHEET NUMBER:
C.200