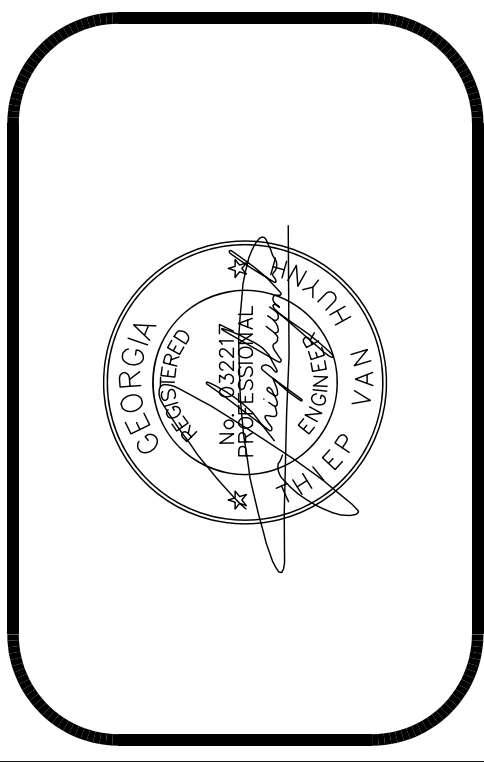


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SITE PLAN

LOGAN MIAMI TOWNHOUSES

PARCEL: LG060129B00
LAND LOT: 185
DISTRICT: 4TH
TOMMY LEE FULLER DRIVE
CITY OF LOGANVILLE, GA

DATE: 02/22/2021
SCALE: 1"=40'

OWNER/PERMITTEE

LOGAN MIAMI, LLC.
145 HOUSE WAY
ROSWELL, GA 30076
STEVE ALLEN
678-575-7041
steveallenco@gmail.com

24 HOUR - EMERGENCY CONTACT
STEVE ALLEN
678-575-7041
steveallenco@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION
5	08/15/22	CITY COMMENTS
6	08/22/22	CITY COMMENTS
7	08/25/22	STORM COMMENTS
8	03/19/25	REMOVED 2 FT STRIP FROM SIDEWALK

Job No. 21-014
C-1.2A



VICINITY MAP
N.T.S.

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A SURVEY BY VON ITER & MAGEE, INC.
 - THERE ARE NO NW WETLAND WITHIN THE PROJECT WORK AREA.
 - NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0085E DATED DEC. 8, 2016. LIMIT SHOWN
 - THE PROJECT WILL BE SERVED BY CITY OF LOGANVILLE WATER.
 - POND, DAM, ALL OPEN SPACE AND RECREATION AREA TO BE MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. HOMEOWNERS COVENANT ARE TO BE ESTABLISHED AND RECORDED WITH COUNTY CLERK OFFICE AND REFERENCE ON FINAL PLAT AND PRIOR TO THE CERTIFICATE OF OCCUPANCY IS ISSUED.
 - TOTAL SITE AREA = 17.82 ± ACRES
IMPERVIOUS IN 131 TOWNHOUSE UNITS = 7.04 ACRES
IMPERVIOUS IN OPEN SPACE = 0.12 ACRES
TOTAL IMPERVIOUS = 7.16 ACRES
TOTAL OPEN SPACE = 10.78 ACRES
 - GROSS DENSITY 7.35 UNITS PER ACRE.
 - DEVELOPMENT STANDARD:
FRONT SET BACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 30'
THE MINIMUM HEATED FLOOR SPACE (IN SQUARE FEET) SHALL BE AS FOLLOWS:
ONE BEDROOM: 600
TWO BEDROOMS: 1,000
THREE BEDROOMS: 1,200
 - LIGHTING TO BE DESIGNED AND INSTALLED BY POWER PROVIDER.
- HC : HANDICAP FRAME
5'SW : 5' SIDEWALK

SITE ANALYSIS

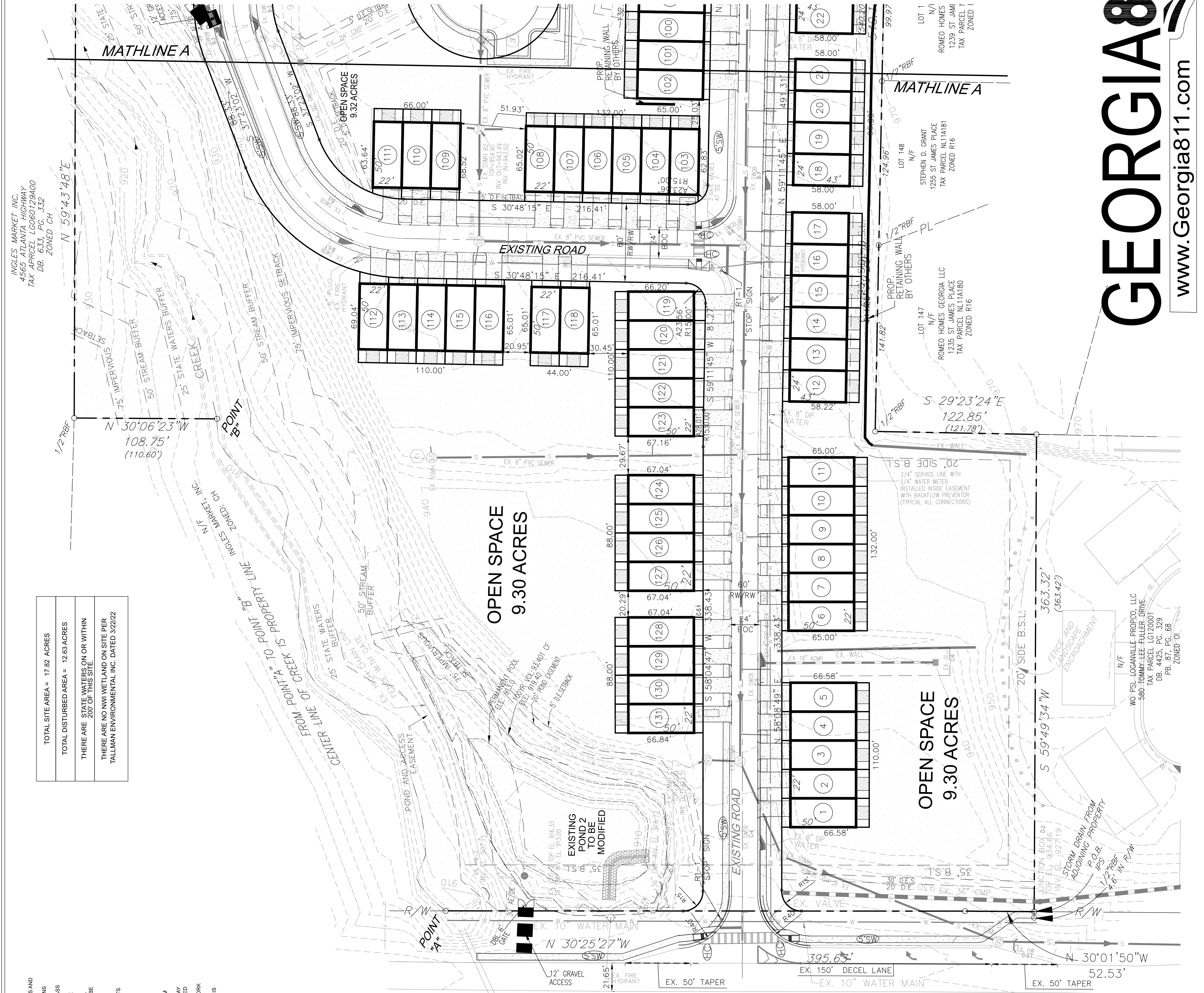
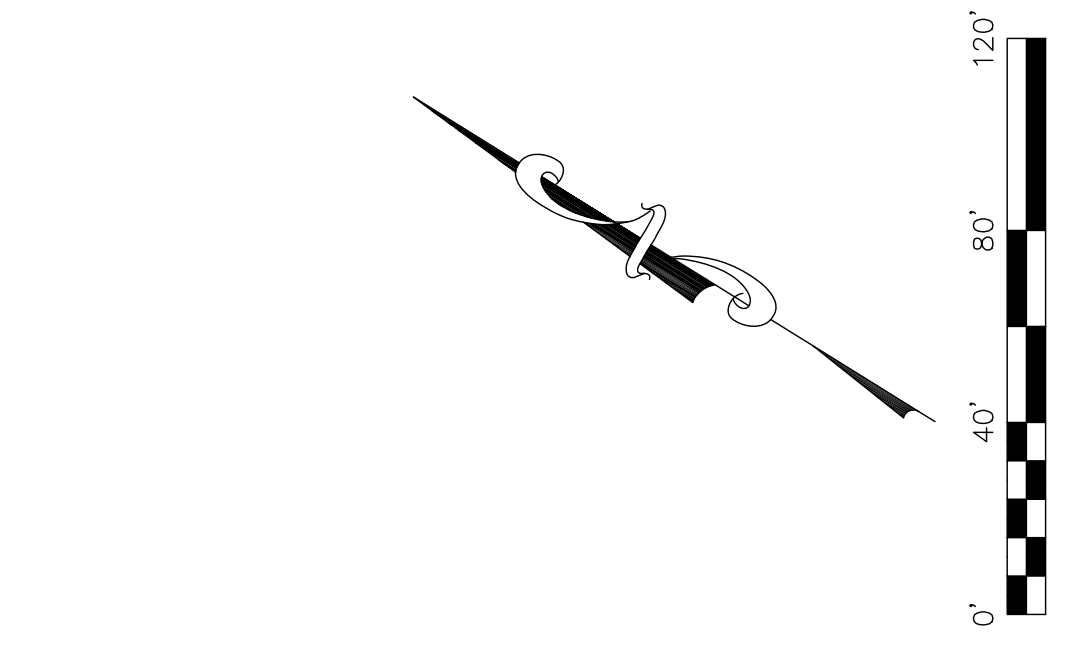
131 TOWNHOUSE UNITS
17.82 AC.
RM-8

PROPOSED TOTAL AREA ZONED

REQUIRED

1 SP. / PER BEDROOM
ASSUMED 2 BEDROOMS/UNIT
1 SP. IN GARAGE
1 SPACE IN DRIVEWAY
OVERFLOW AT AMENITY AREA
TOTAL PROVIDED

262 SPACES
131 SPACES
131 SPACES
15 SPACES
277 SPACES



TOTAL SITE AREA = 17.82 ACRES
TOTAL DISTURBED AREA = 12.63 ACRES
THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE
THERE ARE NO NW WETLAND ON SITE PER TALLMAH ENVIRONMENTAL INC. DATED 3/22/22

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF LOGANVILLE REGULATIONS AND CODES AND O.S.T.A. STANDARDS.
 - REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BEARING, MICH AND WATER UTILITY HEALTHY STAND OF GRASS.
 - ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - THERE ARE EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND NOT SHOWN ON THESE PLANS.
 - ALL UTILITIES SHALL BE LOCATED AND MARKED FOR ALL LOCATIONS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH AGENCY.
 - THIS SITE IS CURRENTLY ZONED RM-8.
 - NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS ARE TO BE LOCATED WITHIN THE PROPERTY LINE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM GROUND BURN TOPOGRAPHY BY VON ITER AND MAGEE, INC.
 - WATER & SEWER SERVICES PROVIDED BY CITY OF LOGANVILLE.
 - THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM WATER POND, DAM, ALL OPEN SPACE AND RECREATION AREA TO BE MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. HOMEOWNERS COVENANT ARE TO BE ESTABLISHED AND RECORDED WITH COUNTY CLERK OFFICE AND REFERENCE ON FINAL PLAT AND PRIOR TO THE CERTIFICATE OF OCCUPANCY IS ISSUED.
 - APPROVAL OF THESE PLANS BY CITY OF LOGANVILLE DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR DRIVEWAY LOCATION IN STATE RIGHTS OF WAY WITHOUT APPROVAL OF GEORGIA DOT.
 - WATER METERS MUST BE LOCATED WITHIN THE RIGHT-OF-WAY BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED ON EACH CONNECTION TO THE SERVICE LINE AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
 - NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE MARKED WITH "NO PARKING - FIRE LANE" PAINTED ON THE CURB IN "W" WHITE LETTERS AND THE CURB PAINTED RED.

CREEK CALLS FROM POINT "A" TO POINT "B"

Course	Bearing	Distance
L1	N 09°24'52" E	14.08'
L2	N 23°52'05" E	19.90'
L3	N 29°56'23" E	6.18'
L4	N 55°57'29" E	14.32'
L5	N 51°11'35" E	14.36'
L6	N 42°56'56" E	14.30'
L7	N 39°04'29" E	17.58'
L8	N 54°40'26" E	14.48'
L9	N 26°41'02" E	14.25'
L10	N 20°21'29" W	12.13'
L11	N 02°02'09" E	13.29'
L12	N 01°44'36" E	4.83'
L13	N 07°51'13" E	9.30'
L14	N 26°50'30" E	12.77'
L15	N 60°31'40" E	12.92'
L16	N 43°09'10" E	11.40'
L17	N 59°10'27" E	13.90'
L18	N 64°48'49" E	14.05'
L19	N 56°20'15" W	10.39'
L20	N 27°05'07" E	8.26'
L21	N 66°16'50" E	13.64'
L22	N 71°07'52" E	13.84'
L23	N 18°53'50" E	16.53'
L24	N 15°12'35" W	12.97'
L25	N 09°38'26" W	5.52'
L26	N 09°16'55" W	14.13'
L27	N 28°17'05" E	11.86'
L28	N 54°54'54" E	12.64'
L29	N 59°37'06" E	3.78'

- LEGEND**
- REBAR FOUND
 - IRON NAIL SET WITH CAP STAMPED "ALCOY"
 - OPEN TOP PIPE
 - POINT OF BEGINNING
 - RIGHT OF WAY
 - CONCRETE LINE
 - PAVING SETBACK LINE
 - LAND LOT LINE
 - LAND LOT LINE DISTRICT
 - TEMPORARY BENCH MARK
 - CHORD
 - WORK OR FORMERLY
 - PAVED ROAD
 - PAVING SETBACK
 - SHAWNY SANDER ELEVATION
 - MANHOLE
 - DRAIN INLET
 - FIRE HYDRANT
 - LIGHT POLE
 - POWER LINE
 - WATER LINE
 - ORIG. LINE
 - WELL
- (C) = BEED OR PLAT CALL (DISTANCE)
P.C. = POINT OF COMMENCEMENT
P.T. = POINT OF BEGINNING

GEORGIA811
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