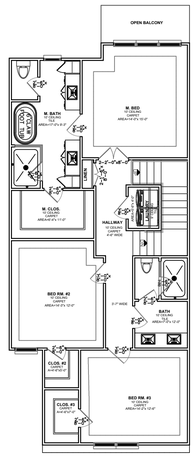


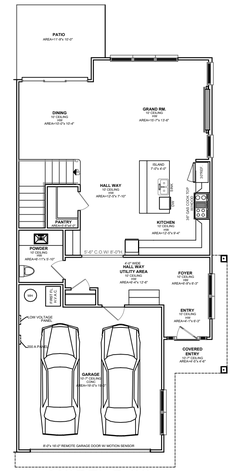

MODEL A-SS
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 734 SF.
GARAGE = 403 SF.
PATIO = 111 SF.



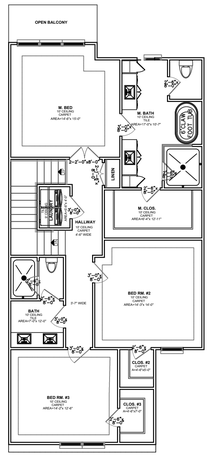

MODEL A-SS
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 1159 SF.




MODEL B-SS
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 808 SF.
GARAGE = 403 SF.
PATIO = 111 SF.




MODEL B-SS
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 1236 SF.

**BUILDINGS A, B, C 15 UNITS**
**MODEL A-SS**
**TWO STORY 24'-0" x 54'-6"**
**3 BED ROOMS & 2 ½ BATH**

TOTAL HEATED AREA = 1,893 SF.

GARAGE = 403 SF.
FRONT PORCH = 20 SF.
REAR PATIO = 111 SF.
BUILDING FOOT PRINT = 1,248 SF.

**BUILDING D 5 UNITS**
**MODEL B-SS**
**TWO STORY 26'-0" x 54'-6"**
**3 BED ROOMS & 2 ½ BATH**

TOTAL HEATED AREA = 2,044 SF.
GARAGE = 403 SF.
FRONT PORCH = 60 SF.
REAR PATIO = 111 SF.
BUILDING FOOT PRINT = 1,362 SF.

NUMBER OF UNITS REQUIRED:
TOTAL AREA = 168,709.96 SF. =3.87 AC.
REQUIRED AREA: 3.87x 10000 = 38700 sf.
AREA = 2044 SF. x 5 = 10,220 SF.
AREA = 1893 SF. x 15 = 28,395 SF.
AREA = 27,315 SF. + 9,860 SF. = 38,615 SF.

**TOTAL HEATED AREA PROVIDED = 38,615 SF.**

## DEVELOPMENT DATA:

**GENERAL:**

| | |
|---|---|
| CURRENT ZONING | TOWNHOMES |
| DEVELOPMENT TYPE: | MULTI FAMILY RESIDENTIAL |
| ZONING: | T4-P 10,000 SF. HEATED A./ACRE |

**PROJECT DATA:**

| | |
|---|---|
| TOTAL AREA: | 168,710 SF. = 3.87 ACRES |
| TOTAL DISTURBED AREA: | 42,097 SF. = 1.97 ACRES |

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

**T4-P SECTION 7B.5.15:**

BLOCK PERIMETER 2,400' MAX.
LOT WIDTH 18' MIN. 96 FT.
LOT COVERAGE 70% MAX.
FRONT SETBACK PRINCIPAL 10' MIN. 30 FT.
FRONT SETBACK SECONDARY 8' MIN. 20 FT. MAX.
SIDE SETBACK 0' MIN.
REAR SETBACK 3' MIN.
FRONTAGE BUILD OUT 50% MIN.
OUT BUILDING 2-STORIES MAX.

NUMBER OF UNITS REQUIRED:
TOTAL AREA = 168,709.96 SF. =3.87 AC.
3.87x 10000 = 38700 sf./20 = 1935 sf./unit
PROVIDED: HEATED AREA = 38,615 SF. FOR 20 UNITS
TOTAL MAIN ROAD AREA (R/W) = 28,571 SF.

TOTAL NUMBER OF UNITS: 20 UNITS

MAXIMUM HEIGHT LIMIT FOR 2 STORY:
14' MAXIMUM PER STORY.
HEIGHT IS MEASUREMENT FROM EAVE TO EVERAGE GRADE.

LOT ADDRESS:
0 STATE HWY. 9, MILTON, GA.
265 FIVE ACRE ROAD, MILTON, GA.

## AREA SUMMERY

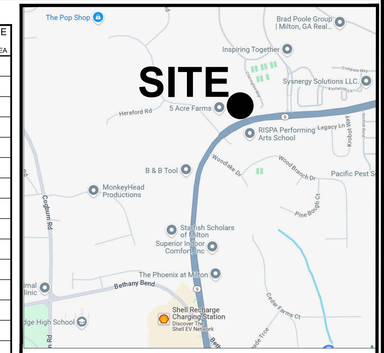
| UNIT NO. | LOT AREA SF. | BUILDING FOOT PRINT A SF. | IMPERVIOUS AREA SF. | LOT COVERAGE PROVIDED BLD F.PRINT/LOT AREA |
|---|---|---|---|---|
| A1 | 3,125 | 1,248 | 1,492 | 40% |
| A2 | 2,547 | 1,248 | 1,492 | 49% |
| A3 | 2,509 | 1,248 | 1,492 | 50% |
| A4 | 3,469 | 1,248 | 1,492 | 36% |
| B1 | 3,412 | 1,248 | 1,492 | 37% |
| B2 | 2,408 | 1,248 | 1,492 | 52% |
| B3 | 2,404 | 1,248 | 1,492 | 52% |
| B4 | 2,446 | 1,248 | 1,492 | 51% |
| B5 | 7,540 | 1,248 | 1,638 | 17% |
| C1 | 8,584 | 1,248 | 1,760 | 15% |
| C2 | 2,535 | 1,248 | 1,492 | 49% |
| C3 | 2,468 | 1,248 | 1,492 | 51% |
| C4 | 2,456 | 1,248 | 1,492 | 51% |
| C5 | 2,443 | 1,248 | 1,492 | 51% |
| C6 | 3,523 | 1,248 | 1,492 | 35% |
| D1 | 4,524 | 1,362 | 1,665 | 30% |
| D2 | 3,217 | 1,362 | 1,665 | 42% |
| D3 | 3,293 | 1,362 | 1,665 | 41% |
| D4 | 3,366 | 1,362 | 1,665 | 40% |
| D5 | 5,004 | 1,362 | 1,665 | 27% |
| RECREATION AREA | 9,477 | | | LOT COVERAGE 70% MAX. |
| 50' UN-DISTURBED BUFFER & 10' IMPROVEMENT SET BACK | 49,973 | | | |
| TOTAL UNITS NO. | 20 UNITS | | | |

## PROJECT AREAS:

TOTAL ASPHALT INSIDE AREA = 18,100 SF.
TOTAL 24" CONC. CURB & GUTTER, INSIDE = 1,206 LF.
TOTAL 4' WIDE CONC. SIDEWALK, INSIDE = 2,123 SF.
TOTAL DRIVEWAY INSIDE ROAD R/W = 3,272 SF.

## DOT AREAS:

DOT TOTAL ASPHALT AREA = 2,748 SF.
DOT 30" CONC. CURB & GUTTER = 322 LF.
DOT 6' WIDE CONC. SIDEWALK = 544 SF.




## STORM WATER FACILITY AS-BUILT NOTE:

AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE'S WITH THE APPROVED DESIGN.

## SURVEY NOTE:

**BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM SURVEY LAND EXPRESS, INC. 24 LENOX POINTE, ATLANTA, GA. 30324, DATED 01/09/2025.**

## 100 YEAR FLOOD NOTE:

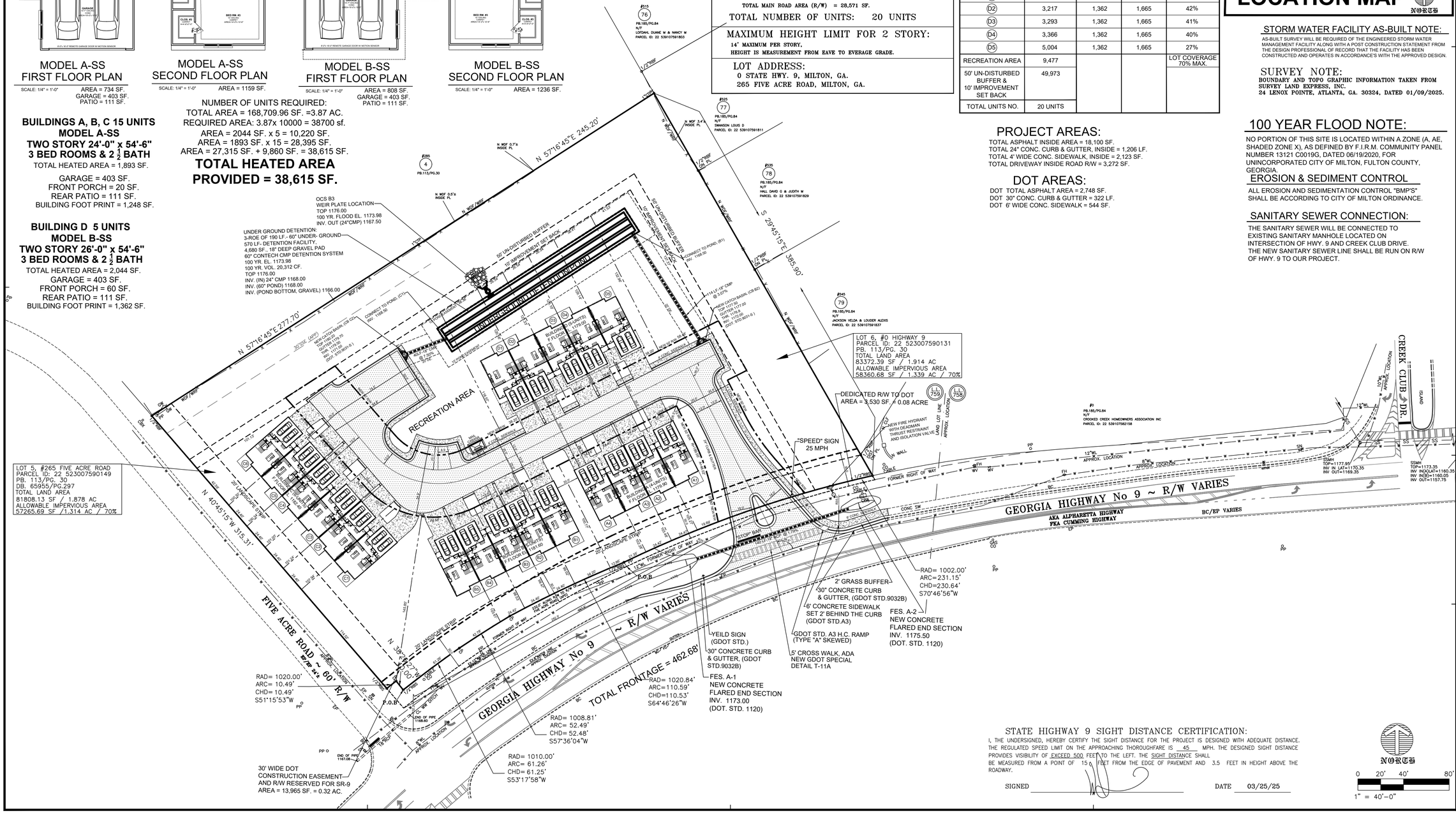
NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0019G, DATED 06/19/2020, FOR UNINCORPORATED CITY OF MILTON, FULTON COUNTY, GEORGIA.

## EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF MILTON ORDINANCE.

## SANITARY SEWER CONNECTION:

THE SANITARY SEWER WILL BE CONNECTED TO EXISTING SANITARY MANHOLE LOCATED ON INTERSECTION OF HWY. 9 AND CREEK CLUB DRIVE. THE NEW SANITARY SEWER LINE SHALL BE RUN ON R/W OF HWY. 9 TO OUR PROJECT.




## STATE HIGHWAY 9 SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF EXCEED 500 FEET TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

SIGNED _____ DATE 03/25/25

NORTH
0 20' 40' 80'
1" = 40'-0"

DRAWING ISSUE RECORD

| DATE | DESCRIPTION |
|---|---|
| FOR REVIEW | 01/20/2025 |
| REVISION | 01/29/2025 |
| REVISION | 02/03/2025 |
| REVISION | 02/04/2025 |
| PRELIMINARY SUBMITTAL | 02/11/2025 |
| PRELIMINARY SUBMITTAL | 03/25/2025 |

PROJECT NAME:

**EPIC TOWNHOMES**
0 STATE HIGH WAY 9
265 FIVE ACRE ROAD
MILTON, GA.
LAND LOT 759, 2ND. DISTRICT, 2ND SECTION,
CITY OF MILTON, FULTON COUNTY, GEORGIA

SHEET TITLE:

**PRELIMINARY SITE PLAN**


LDP Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYING
SURVEY LAND EXPRESS, INC.
24 LENOX POINTE, ATLANTA, GA. 30324
DATED 06/13/2023.
PHONE: (404) 252-9747
EMAIL: Info@surveylandexpress.com

OWNER/DEVELOPER & CONTRACTOR
**EPIC DESIGN & BUILD, LLC**
**ALMASOOD QURESHI & AHSAN ALREFAI**
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (860) 986-4051
PHONE: (773) 474-1555
epicbomesdb@gmail.com


SEAL

GEORGIA REGISTERED NO. 19334 PROFESSIONAL ENGINEER HAMID A GOLPAYEGANI 03/25/25

Date: **01/20/2025**

PROJECT NUMBER: **25-117** Scale: **AS SHOWN**

DRAWN : **M.G.**

CHECKED: **H.G.**

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"
**P-2.1**

5/31/2021 11:28:06 AM