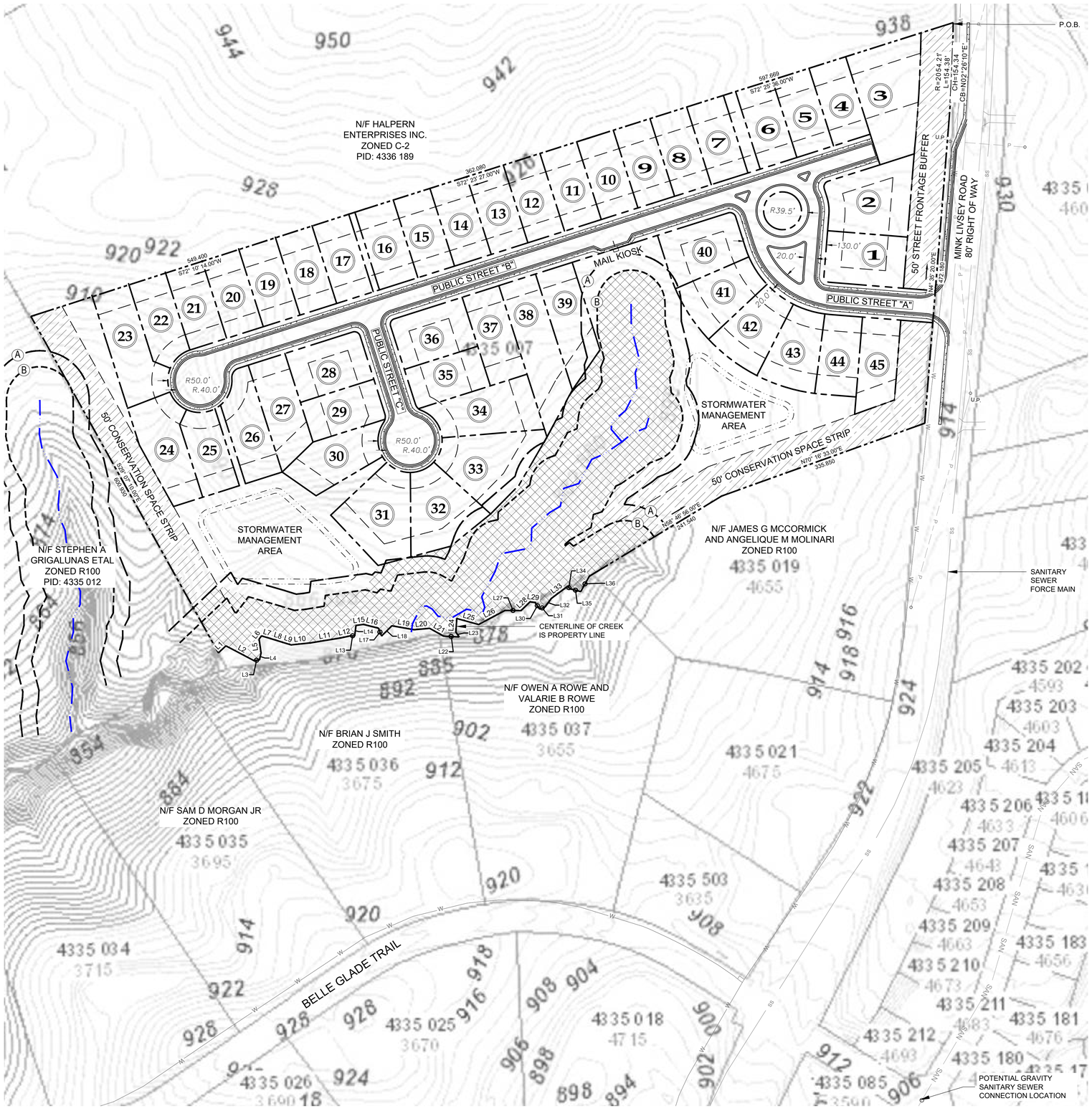
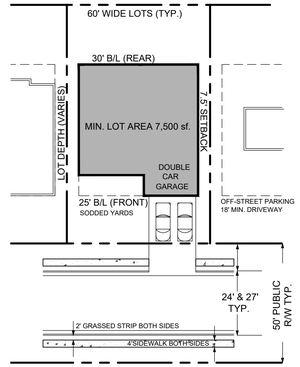
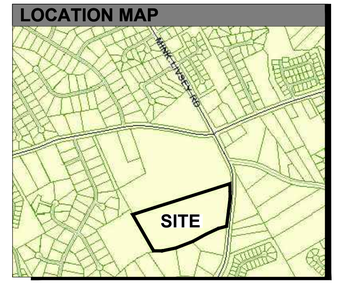
Plot Date: Thursday, September 3, 2020 2:36:25 PM





TYPICAL LOT AND STREET DETAILS
STREET A: 50' RW & 27' ROAD
STREET B: 50' RW & 24' ROAD
STREET C: 50' RW & 24' ROAD



LAND LOT(S): 335 - DISTRICT: 4th
GWINNETT COUNTY, GEORGIA

SITE DATA:			
GROSS ACRES:	+/- 18.9 AC.	NET ACRES:	+/- 18.9 AC.
EXISTING ZONING:	R100	PROPOSED ZONING: OSC	
TOTAL LOTS:	45 LOTS	2.38 U/A GROSS DENSITY	2.38 U/A NET DENSITY
BUILDING HEIGHTS:	RESIDENTIAL	35' HT. MAX	
BUILDING SETBACK:	25' FRONT WITH MIN. WITH 18' TO GARAGE MIN.; 7.5' SIDE; 30' REAR		
BUFFER:	50' STREET FRONTAGE BUFFER		
	50' CONSERVATION STRIP		

SINGLE FAMILY RESIDENTIAL LOT DATA:		CONSERVATION SPACE DATA	
TOTAL LOTS	45 LOTS	TOTAL CONSERVATION SPACE REQUIRED	25% OR 4.725 AC.
LOT WIDTH	60' WIDE LOTS	TOTAL CONSERVATION SPACE PROVIDED	25% OR 4.725 AC.
LOT SIZE	7,500 SF MIN.	PRIMARY CONSERVATION SPACE REQUIRED	15% OR 2.835 AC.
UNIT SF	2,000 SF MIN.	PRIMARY CONSERVATION SPACE PROVIDED	15% OR 2.835 AC.
UNIT TYPE	FRONT ENTRY	SECONDARY CONSERVATION SPACE REQUIRED	10% OR 1.89 AC.
GARAGE	2 CAR GARAGE	SECONDARY CONSERVATION SPACE PROVIDED	10% OR 1.89 AC.

PARKING ANALYSIS					
LOT TYPE	GARAGE	DRIVEWAY	TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
60' WIDE	2	2	4	45	180
MAIL KIOSK PARALLEL PARKING					2
TOTAL PARKING SPACES FOR RESIDENTIAL					182

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING OFF-SITE SEWER MANHOLES. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
EXISTING WATER LINE LOCATED ALONG MINK LIVSEY RD AND PROVIDED BY GWINNETT COUNTY.

FLOOD NOTE:
ACCORDING TO FIRM NUMBER 13135C0152F, DATED 09/29/2006. NO PORTION OF THE SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPERTY OWNERS:
PID 4335 007: TOP DESIGNS GROUP LLC

VARIANCE:
1. APPROVED CUL-DE-SAC STREETS MAY BE LONGER THAN 600 FEET IN LENGTH.

ADDITIONAL NOTES

1. STREETLIGHTS ARE TO BE PROVIDED ALONG ONE SIDE OF EVERY STREET ACCORDING TO UDO STANDARDS.
2. CONSERVATION SPACE TO BE DEEDED FEE-SIMPLE TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION.
3. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE PRIMARY CONSERVATION AREA SHALL BE 10%, AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 5% WITHIN THE PRIMARY CONSERVATION AREA.
4. THE MAXIMUM AMOUNT OF LAND DISTURBANCE WITHIN THE SECONDARY CONSERVATION AREA SHALL BE 15%, AND THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE SHALL BE 10% WITHIN THE SECONDARY CONSERVATION AREA.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	15.990	N46° 29' 41.00"E	L21	24.760	S60° 29' 17.00"E
L2	49.110	S62° 11' 31.00"E	L22	24.360	S87° 16' 26.00"E
L3	8.890	N83° 47' 31.00"E	L23	8.990	N33° 57' 06.00"W
L4	11.020	N13° 29' 13.00"E	L24	21.330	N3° 42' 44.00"E
L5	22.050	N8° 01' 07.00"W	L25	35.200	S74° 21' 40.00"E
L6	6.140	N37° 06' 26.00"E	L26	46.960	N61° 53' 01.00"E
L7	14.480	S73° 47' 27.00"E	L27	24.920	S89° 19' 54.00"E
L8	19.970	S72° 39' 45.00"E	L28	19.500	N46° 04' 01.00"E
L9	13.700	S73° 01' 51.00"E	L29	8.120	S82° 50' 55.00"E
L10	29.670	N84° 15' 43.00"E	L30	12.070	S33° 32' 05.00"E
L11	48.000	N80° 38' 22.00"E	L31	9.170	N70° 19' 56.00"E
L12	16.110	N78° 05' 21.00"E	L32	16.720	N36° 19' 31.00"E
L13	6.610	N89° 56' 33.00"E	L33	31.420	N53° 25' 43.00"E
L14	16.310	N6° 56' 07.00"E	L34	5.810	S48° 14' 30.00"E
L15	11.800	N82° 05' 45.00"E	L35	16.670	S75° 02' 44.00"E
L16	24.040	S75° 55' 19.00"E	L36	27.740	N29° 30' 42.00"E
L17	13.190	S22° 06' 17.00"E			
L18	22.630	N45° 12' 51.00"E			
L19	34.780	S79° 48' 43.00"E			
L20	24.770	N84° 57' 03.00"E			

PRIMARY CONSERVATION SPACE

SECONDARY CONSERVATION SPACE

(A) 75' COUNTY IMPERVIOUS SB (AS MEASURED FROM TOP OF BANK)

(B) 50' COUNTY UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)

ALLIANCE ENGINEERING+PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING ♦ LAND PLANNING ♦ LANDSCAPE ARCHITECTURE
6845 Shiloh Road East #D3 | Alpharetta, GA 30005
770.225.4730 | www.aepatl.com

SITE ZONING PLANS FOR MINK LIVSEY RD

MINK LIVSEY ROAD
L.L. 335 – DISTRICT 4
GWINNETT COUNTY, GA

Issue:	Date:	Description:
Issue:	9/3/20	
Rev. (1):		
Rev. (2):		
Rev. (3):		
Rev. (4):		
Rev. (5):		
Rev. (6):		
Rev. (7):		

Designed by JRW
Checked by
Project # 19034

NORTH

Scale: 1" = 80'
0 80

ZONING PLAN

09-03-2020

File Location: e:\dropbox (aep)\01-civil projects\03-projects\richard walker- mink\19034-mink livsey\02-design\dwg\01-concept\19034-zoning1.pjt