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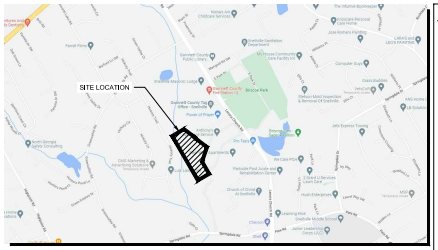


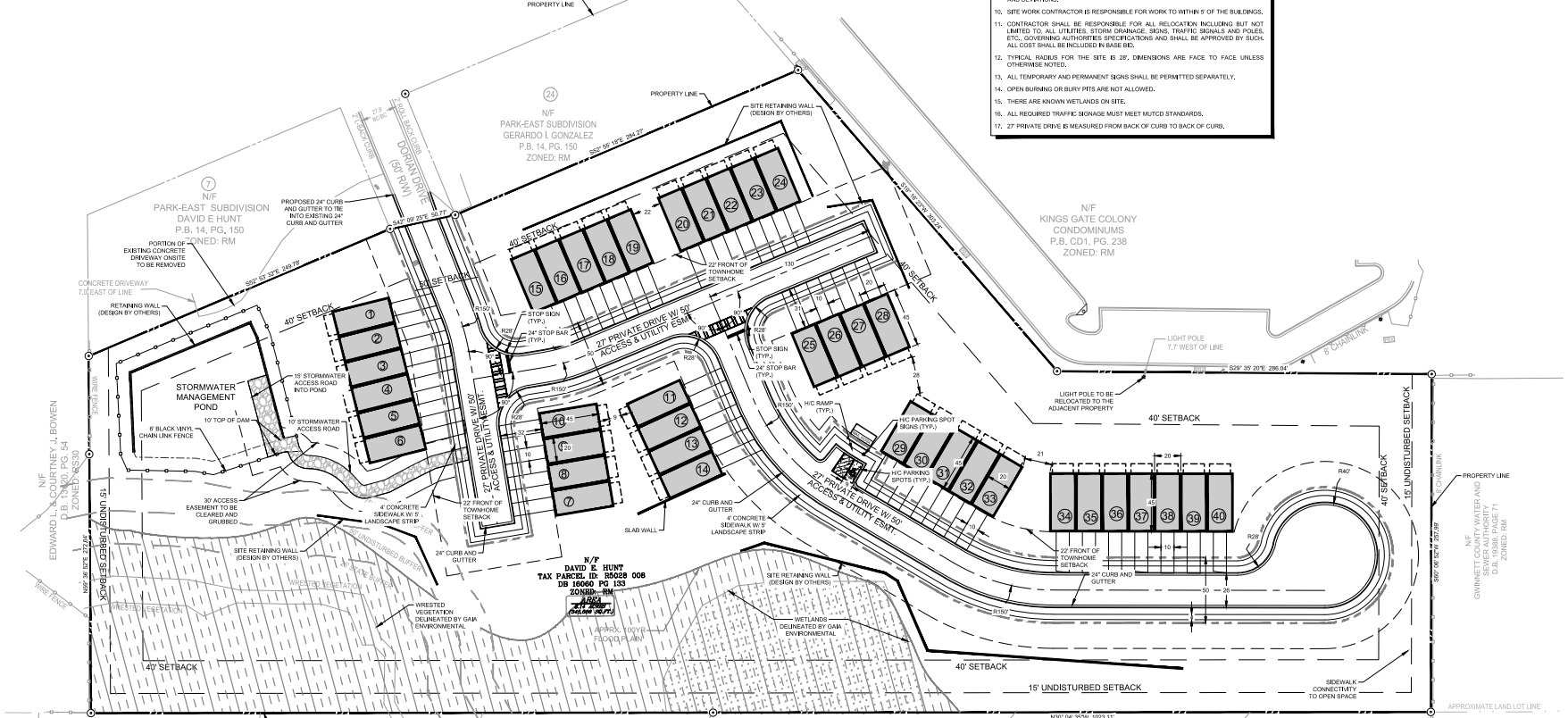
SITE LOCATION MAP
NOT TO SCALE

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM SNELLVILLE REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE SNELLVILLE, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION. A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF SNELLVILLE CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE SNELLVILLE STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE SNELLVILLE, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. TYPICAL RADIUS FOR THE SITE IS 28'. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
14. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
15. THERE ARE KNOWN WETLANDS ON SITE.
16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
17. 27' PRIVATE DRIVE IS MEASURED FROM BACK OF CURB TO BACK OF CURB.

SITE DATA:

ADDRESS	DORIAN DR. @ LENORA CHURCH RD SNELLVILLE, GA 30078
SITE AREA	8.140 ACRES
ZONING	
ZONING	RM
ZONING JURISDICTION	SNELLVILLE
DEVELOPMENT STANDARDS	
TOTAL UNITS	40 UNITS
UNIT DENSITY	4.91 UNITS/AC (8 UNITS/AC MAX.)
OPEN SPACE PROVIDED (20% REQ.)	1.669 ACRES (1.628 REQUIRED)
LOT AREA COVERAGE (50% MAX)	27% (2.22 ACRES)
MAXIMUM BUILDING HEIGHT	40 FEET
MINIMUM UNIT FLOOR AREA	600 SQ. FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	50 SPACES
PARKING SPACES PROVIDED	82 SPACES (1 GARAGE +1 DRIVEWAY PER UNIT) (1 PARKING SPOT +1 ADA PARKING SPOT)



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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

DORIAN DR. @ LENORA CHURCH RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
DORIAN DR. @ LENORA CHURCH RD
SNELLVILLE, GA 30078

GWINNETT COUNTY
SNELLVILLE
LL 28
5TH DISTRICT

FOR

BUYSIDE CAPITAL ADVISORS, LLC
5491 ROSWELL RD.
SUITE 100
ATLANTA, GA 30342
P: 404-372-6602

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	08/12/2022	SEH	1ST LDP SUBMITTAL

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

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E KRUCZENKI

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 09/21/2022
PROJECT: 21103.00B

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