

**APPLICANT:**  
 DAVID PEARSON COMMUNITIES  
 2000 FIRST DRIVE, SUITE 400  
 MARIETTA, GA. 30062  
**24 HR. CONTACT:**  
 DOUG PATTEN  
 770-294-1974  
 DOUG@DAVIDPEARSONCOMMUNITIES.COM

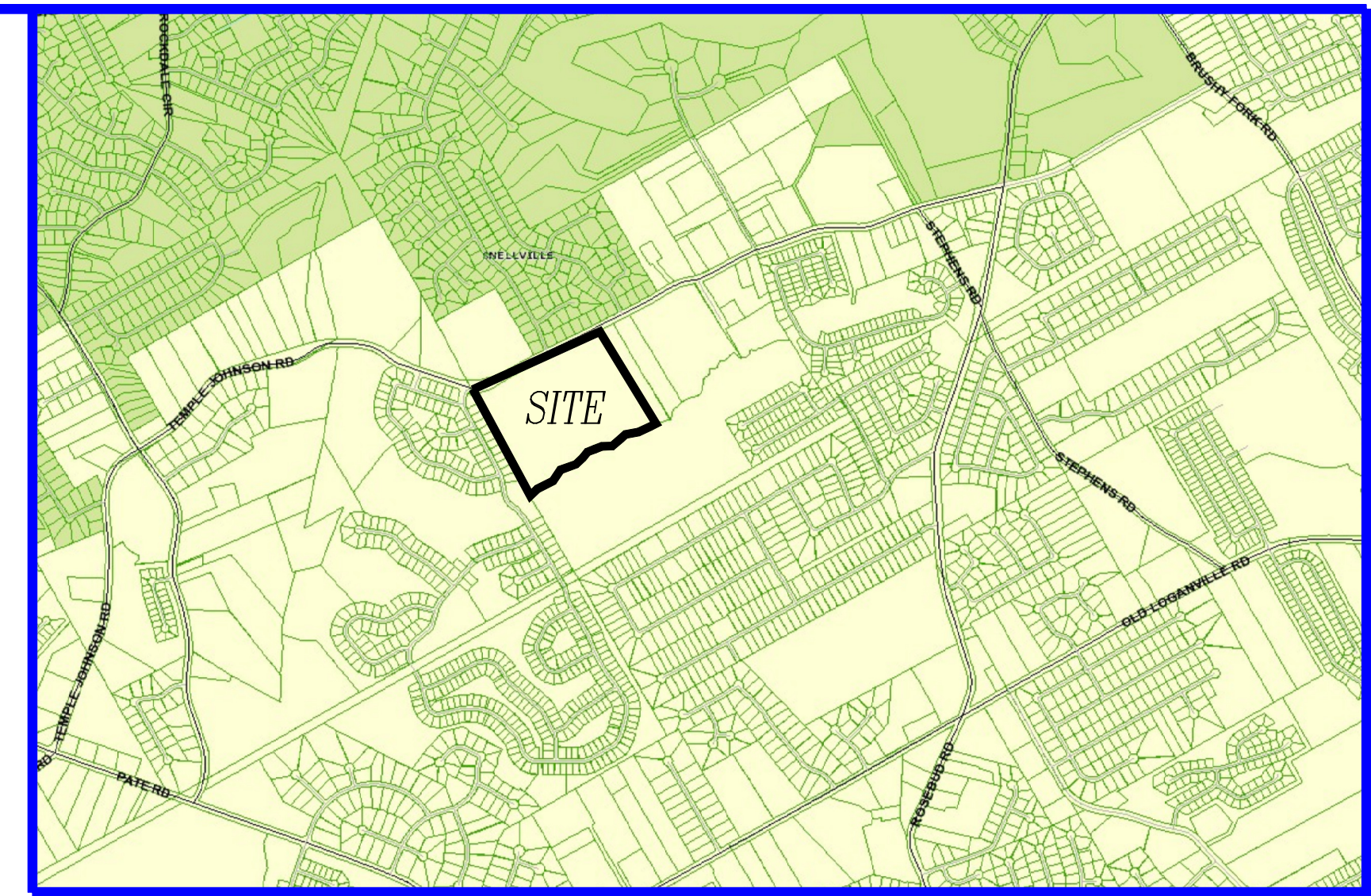
**CURRENT OWNER OF RECORD:**  
 DR. ANNE MAZZAWI  
 PARCEL No. 5067-003

**PROPERTY ADDRESS:**  
 1788 TEMPLE JOHNSON RD.  
 LOGANVILLE, GA. 30052

**CITY OF SNELLVILLE ZONING - RS-150**  
 Now or Formerly  
 SUMMIT PLACE - UNIT ONE  
 PB. 59, PG. 217

**PROPOSED ENTRANCE FOR UNIT 2 DEVELOPMENT**  
 Now or Formerly  
 SUMMIT PLACE - UNIT FOUR  
 PB. 64, PG. 174  
**CITY OF SNELLVILLE ZONING - RS-150**  
 MAXIMUM DENSITY - 2.3 U/A  
 MINIMUM LOT SIZE - 15,000 SF.

**GENERAL NOTES:**  
 DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS. "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE LOTS AND LOT OWNER/BUILDER SHALL INSTALL INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS (IF REQUIRED) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR SAID LOT.  
 ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND WATER & SEWER TO BE PROVIDED BY GWINNETT COUNTY SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM THE EDGE OF THE ROADWAY WITH OUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.  
**GWINNETT COUNTY NOTES:**  
 THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.  
 STORM WATER MANAGEMENT FOR THIS PROJECT SHALL BE PROVIDED ON-SITE.  
 A 100-FOOT UNDISTURBED BUFFER AND A 150-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO THE ADJOINING STREAM.  
 NO EXISTING OR ABANDONED WELLS HAVE BEEN FOUND ON SITE.  
 SEWER IS GRAVITY FLOW



**AREA MAP: NTS FLOOD INFORMATION:**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE "A" ACCORDING TO FEMA MAP PANEL 13135C0139F DATED: SEPT. 29, 2006

**PLANNED OPEN SPACE**

**TRACT TWO**  
 583,578 SQ. FT.  
 13.397 ACRES

**COUNTY ZONING - R-100**  
 Now or Formerly  
 ALEXANDRA KARAKOS  
 DB. 3784, PG. 85

**COUNTY ZONING - R-SR**  
 MAXIMUM DENSITY - 3.30 U/A  
 MINIMUM LOT SIZE - 6,000 SF.  
 MINIMUM STRUCTURE SIZE - 1,800 (2 BEDROOM)  
 2,000 SF. (3 BEDROOM)

**COUNTY ZONING - R-100 MODIFIED**  
 MAXIMUM DENSITY - 1.49 U/A  
 MINIMUM LOT SIZE - 10,500 SF.  
 MINIMUM STRUCTURE SIZE - 1,800 (1 STORY)  
 2,000 SF. (2 STORY)

BOUNDARY CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	309.91'	206.39'	202.60' N79°12'38"E
C2	3088.21'	220.29'	220.24' S60°27'12"W

BOUNDARY LINE TABLE											
LINE	DISTANCE	DIRECTION	LINE	DISTANCE	DIRECTION	LINE	DISTANCE	DIRECTION	LINE	DISTANCE	DIRECTION
L1	32.55'	S77°34'28"W	L26	13.31'	S59°33'33"W	L51	7.94'	N53°50'34"W	L76	6.26'	S66°31'13"W
L2	18.53'	S83°29'44"W	L27	21.80'	N79°40'01"W	L52	10.80'	N52°55'27"W	L77	28.65'	S62°46'36"W
L3	15.21'	S59°49'59"W	L28	17.73'	N80°45'26"W	L53	15.61'	N72°49'49"W	L78	15.16'	S65°19'24"W
L4	31.50'	S43°08'30"W	L29	21.35'	S69°13'39"W	L54	9.98'	N85°40'10"W	L79	27.35'	S42°48'36"W
L5	26.90'	S38°16'16"W	L30	15.14'	N85°33'38"W	L55	7.88'	S30°56'02"W	L80	8.52'	S12°46'44"W
L6	35.41'	S86°39'31"W	L31	26.12'	S59°36'49"W	L56	20.54'	S22°14'49"W	L81	8.32'	S59°32'22"E
L7	14.05'	S70°35'49"W	L32	5.30'	S87°11'18"W	L57	8.20'	S14°54'39"W	L82	14.58'	N87°56'43"E
L8	17.75'	S49°21'34"W	L33	4.57'	S90°09'45"E	L58	14.29'	S01°09'45"E	L83	14.12'	S47°13'19"E
L9	4.63'	S89°18'00"W	L34	17.90'	N39°40'20"W	L59	14.70'	S23°50'31"W	L84	13.53'	S28°48'42"W
L10	19.75'	N85°57'00"W	L35	7.32'	N85°37'17"W	L60	33.04'	S36°36'39"W	L85	15.96'	S69°10'30"W
L11	13.39'	S31°36'57"W	L36	7.40'	S39°13'58"W	L61	36.02'	S36°16'29"W	L86	10.24'	N89°16'41"W
L12	37.29'	S71°39'11"W	L37	21.62'	S36°02'56"W	L62	23.97'	S51°24'28"W	L87	18.24'	S54°52'18"W
L13	23.82'	S69°44'19"W	L38	18.70'	S63°38'49"W	L63	13.28'	S50°06'54"W	L88	41.79'	S89°08'10"W
L14	37.53'	S51°54'29"W	L39	2.28'	S32°17'04"W	L64	10.82'	S15°30'01"W	L89	24.16'	S10°07'36"W
L15	52.26'	S54°15'20"W	L40	2.62'	S10°43'19"E	L65	9.03'	N53°15'27"W	L90	21.19'	S47°23'55"W
L16	32.03'	S82°26'12"W	L41	17.10'	S17°51'34"W	L66	10.10'	S67°13'34"W	L91	36.75'	S89°36'30"W
L17	17.86'	S86°10'17"W	L42	15.57'	S31°54'39"W	L67	18.74'	S51°21'17"W	L92	38.88'	S87°24'43"W
L18	27.21'	S62°44'45"W	L43	5.85'	N46°48'31"W	L68	24.81'	S67°29'17"W	L93	14.14'	S76°10'41"W
L19	12.59'	S43°02'01"W	L44	6.16'	N56°31'08"W	L69	24.48'	S56°29'29"W	L94	13.22'	S53°56'54"W
L20	31.18'	S34°34'35"W	L45	7.04'	S38°26'10"W	L70	5.76'	S46°16'25"W	L95	43.21'	S42°46'27"W
L21	14.24'	S55°10'01"W	L46	17.89'	S42°46'05"W	L71	7.73'	S88°01'51"W	L96	13.71'	S19°32'51"W
L22	21.04'	N87°29'38"W	L47	12.82'	N89°03'22"W	L72	15.02'	S89°21'14"W	L97	13.25'	S19°00'26"E
L23	4.56'	N67°27'08"W	L48	15.03'	S69°26'39"W	L73	9.80'	S69°39'02"W	L98	18.10'	S07°54'41"E
L24	18.03'	S70°20'18"W	L49	9.35'	S49°45'41"W	L74	23.25'	S38°31'40"W	L99	22.85'	S34°18'00"W
L25	17.99'	S57°37'00"W	L50	7.73'	S68°36'13"W	L75	11.16'	S45°48'07"W	L100	10.78'	SS34°00'00"W

**GENERAL SITE NOTES:**  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 CURRENT ZONING: R-100  
 TOTAL AREA - 52.289 ACRES

**GENERAL SITE NOTES FOR ZONING:**  
 PROPOSED ZONING - RS-5  
 RESIDENTIAL LOTS PROPOSED UNIT 1 - 73 LOTS  
 RESIDENTIAL LOTS PROPOSED UNIT 2 - 54 LOTS  
 TOTAL RESIDENTIAL LOTS PROPOSED - 127 LOTS  
 PROPOSED SITE DENSITY - 2.42 U/A (5.0 MAX.)  
 UNITS 1 & 2 - MINIMUM LOT SIZE - 5,000 SF  
 UNITS 1 & 2 - MINIMUM LOT SIZE PLANNED - 7,000 SF  
 UNIT 1 & 2 MINIMUM LOT WIDTH REQUIRED - 50'  
 UNIT 1 & 2 MINIMUM LOT WIDTH PLANNED - 60'  
 MINIMUM STRUCTURE SIZE PLANNED - 1,800 SF. (1 STORY)  
 2,000 SF. (2 STORY)  
 MAXIMUM BLDG. HEIGHT - 35 FT  
 OPEN SPACE PLANNED - 32% (> 20%)  
**BUILDING SETBACKS PROPOSED UNITS 1 & 2:**  
 FRONT - 20'  
 SIDE - 5' (10' BETWEEN STRUCTURES)  
 REAR - 15'  
 PROPOSED EXTERIOR PERIMETER - 25' LANDSCAPED BUFFER\*  
 \*ALONG WESTERN P/L

**PROPOSED ZONING AND ANNEXATION SITE PLAN FOR:**  
**THE VILLAGES AT TEMPLE JOHNSON**  
 UNIT 1 - UNIT 2  
 SINGLE FAMILY RESIDENTIAL COMMUNITIES  
 LAND LOTS 67, 5TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

**DAVID PEARSON COMMUNITIES, INC.**  
 2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

DRAWN BY: DP	DATE: 5-13-22		
CHECKED BY: DP	DWG NO.: ZONING		
JOB NO.: TEMPLEJ	SHEET 1		
NO.	DATE	REVISION DESCRIPTION	BY

**centerline**  
 Surveying and Land Planning, Inc.  
 1801 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2399  
 DATE OF ORIGINAL FIELD WORK COMPLETED - FEBRUARY 15, 2021  
 DATE OF ORIGINAL PLAT OR MAP IS MARCH 12, 2021

GRAPHIC SCALE  
 1 inch = 100' ft.