

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

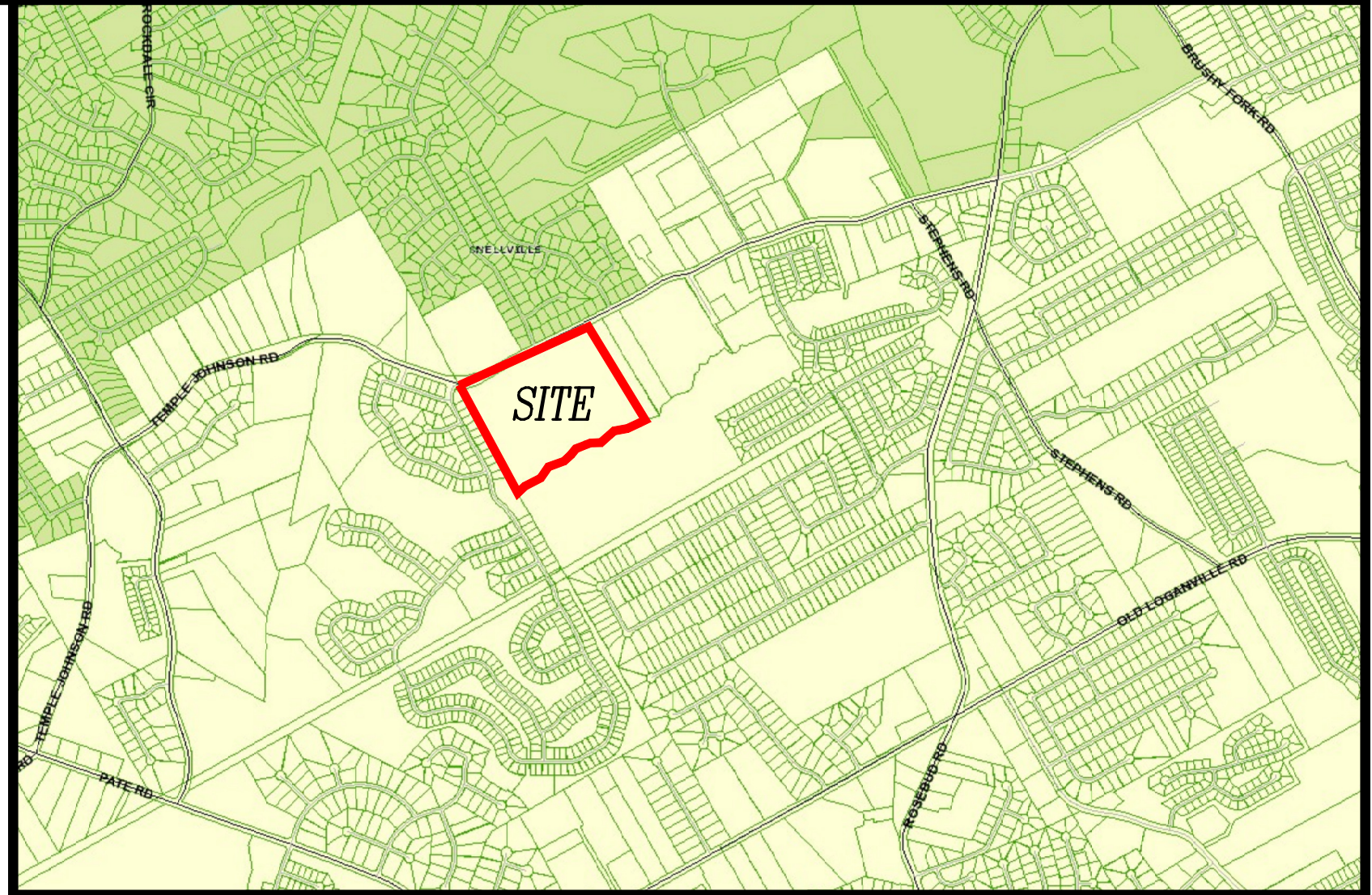
PROPERTY ADDRESS:
 1788 TEMPLE JOHNSON RD.
 LOGANVILLE, GA. 30052

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

Now or Formerly
 SUMMIT PLACE - UNIT ONE
 PB. 59, PG. 217

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

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

Now or Formerly
 THE VILLAGE AT TEMPLE
 JOHNSON DEVELOPMENT, INC.
 DB. 57874, PG. 306
 PB. 24, PG. 228
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)

Now or Formerly
 THE PRESERVE AT HAYNES
 CREEK - UNIT ONE
 PB. 102, PG. 130
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)

GENERAL SITE NOTES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING: R-100
 TOTAL DEEDED AREA - 52.289 ACRES
 TOTAL AREA TO BE ANNEXED/REZONED - 38.892 ACRES

GENERAL SITE NOTES FOR PRC 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 - 3.265 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 - 55'
 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 - 8.89 AC. (LESS DET. POND AREA)
 REMAINING OPEN SPACE PROPOSED = 7.94 ACRES (20.42%)
BUILDING SETBACKS PROPOSED UNITS 1 & 2:
 FRONT - 20'
 SIDE - 5' (10' BETWEEN STRUCTURES)
 REAR - 15'
 EXTERIOR PERIMETER REAR - 25' LANDSCAPED BUFFER
 * ALONG WESTERN P/L

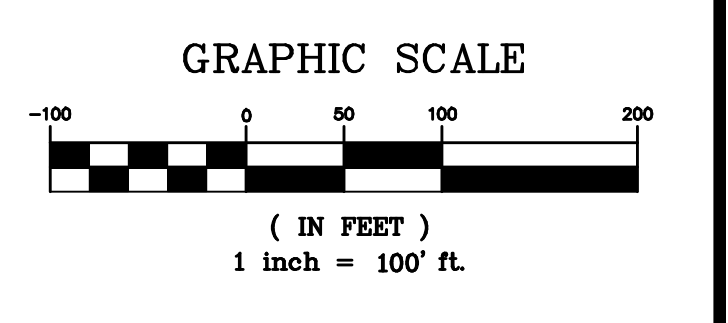
PROPOSED ZONING AND ANNEXATION SITE PLAN FOR:
THE WOODLANDS
 UNIT 1 - UNIT 2
 SINGLE FAMILY RESIDENTIAL COMMUNITIES

LAND LOTS 67, 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA



2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

DRAWN BY: DP	DATE: 6-20-22		
CHECKED BY: DP	DWG NO.: ZONING		
JOB NO.: TEMPLEJ	SHEET 1		
NO.	DATE	REVISION DESCRIPTION	BY



centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-8399

DATE OF ORIGINAL FIELD WORK COMPLETED - FEBRUARY 15, 2021
 DATE OF ORIGINAL PLAT OR MAP IS MARCH 12, 2021 LSF #001298

BOUNDARY CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C1	308.91'	206.39'	N79°22'38"E
C2	308.21'	220.29'	N20°24'56"E

BOUNDARY LINE TABLE								
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°52'34"W
L2	18.53'	S83°29'44"W	L27	21.80'	N19°40'01"W	L52	10.80'	N57°29'27"W
L3	15.21'	S59°49'59"W	L28	17.73'	N89°45'26"W	L53	15.61'	N72°49'40"W
L4	31.50'	S43°08'32"W	L29	21.35'	S69°33'39"W	L54	9.59'	N85°40'01"W
L5	26.90'	S36°16'16"W	L30	15.14'	N66°33'38"W	L55	7.88'	S35°56'02"W
L6	35.41'	S86°38'31"W	L31	25.12'	S58°36'49"W	L56	20.54'	S22°4'48"W
L7	14.05'	S70°35'49"W	L32	5.30'	S87°11'18"W	L57	8.20'	S14°54'39"W
L8	17.25'	S49°21'34"W	L33	4.57'	N82°22'47"W	L58	14.29'	S01°09'45"E
L9	4.63'	S85°40'00"W	L34	17.90'	N39°40'20"W	L59	14.70'	S23°50'31"W
L10	19.75'	N83°57'00"W	L35	7.32'	N55°37'17"W	L60	33.04'	S36°56'59"W
L11	13.31'	S31°56'32"W	L36	7.40'	S39°33'58"W	L61	35.02'	S36°16'29"W
L12	37.29'	S71°39'11"W	L37	21.62'	S36°10'56"W	L62	23.97'	S81°7'28"W
L13	23.82'	S69°44'19"W	L38	18.75'	S63°38'49"W	L63	13.28'	S50°06'54"W
L14	37.53'	S51°54'29"W	L39	2.28'	S33°17'04"W	L64	10.67'	S13°30'01"W
L15	52.28'	S54°52'28"W	L40	2.62'	S10°43'19"E	L65	9.03'	N53°57'27"W
L16	32.03'	S82°26'12"W	L41	17.10'	S12°25'34"W	L66	10.10'	S65°13'34"W
L17	17.86'	S86°10'13"W	L42	8.57'	S53°43'39"W	L67	18.74'	S52°51'13"W
L18	27.21'	S62°42'45"W	L43	5.85'	N46°48'31"W	L68	24.81'	S67°29'17"W
L19	12.59'	S43°02'01"W	L44	6.16'	N56°31'08"W	L69	24.48'	S55°29'29"W
L20	31.18'	S54°34'35"W	L45	7.04'	S38°26'10"W	L70	5.76'	S46°16'25"W
L21	14.24'	S55°10'01"W	L46	17.69'	S42°46'26"W	L71	7.75'	S89°10'37"W
L22	21.04'	N87°29'38"W	L47	12.82'	N83°32'22"W	L72	15.02'	S89°22'14"W
L23	4.56'	N67°22'06"W	L48	15.03'	S66°26'59"W	L73	9.80'	S66°39'02"W
L24	18.03'	S70°52'18"W	L49	8.35'	S49°45'41"W	L74	23.25'	S48°31'40"W
L25	17.99'	S57°37'00"W	L50	7.73'	S69°36'13"W	L75	11.16'	S45°49'39"W
						L76	10.78'	S53°49'01"W

