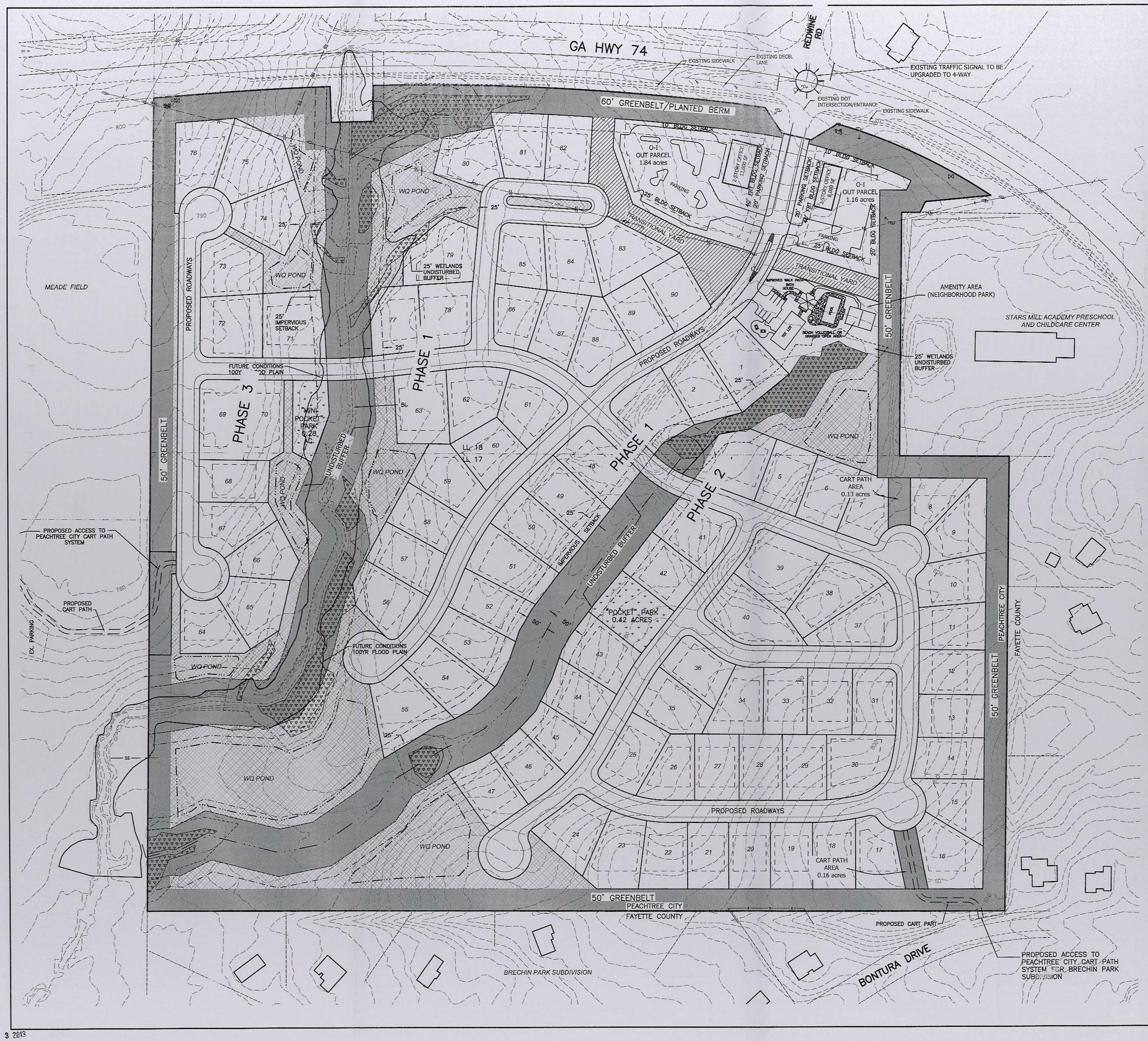
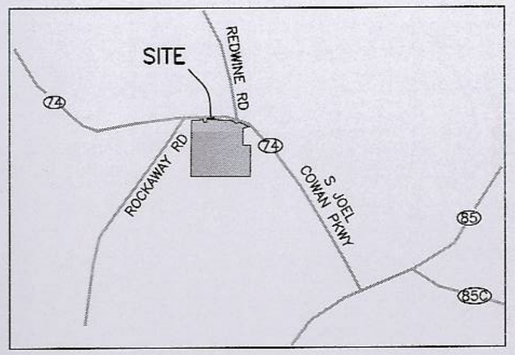




OWNER / DEVELOPER:
THE GATES, LLC
P.O. BOX 142637
FAYETTEVILLE, GA 30214
CONTACT:
DONNA BLACK
404-978-3187
E: DONNA_BLACK@SANDRDEVELOPMENT.COM

NOTES:

1. TOTAL TRACT AREA 77.10 ACRES (TAX PARCEL ID - 06 03 006)
2. TOTAL NO. LOTS
   RESIDENTIAL= 90
   OFFICE-INSTITUTIONAL=2
3. EXISTING RESIDENTIAL ZONING IS LUR.
   PROPOSED FRONT SETBACK = 30'
   PROPOSED SIDE YARD SETBACK = 10'
   PROPOSED REAR YARD SETBACK = 30' (EXCEPT WHERE ADJOINING EXTERNAL GREEN BELT = 40').
4. EXISTING OFFICE-INSTITUTIONAL ZONING IS 0-I
   PROPOSED FRONT BLDG SETBACK = 40'
   PROPOSED PARKING SETBACK = 20'
   PROPOSED SIDE YARD BLDG SETBACK = 25' FROM TRANSITIONAL YARD.
   PROPOSED REAR BLDG SETBACK = 20' FROM 50' GREENBELT
5. WETLANDS LIMITS SHOWN DELINEATED BY APPLIED ENVIRONMENTAL SCIENCE, REPORT DATED 7/2/12.
6. STREET WIDTH PER PEACHTREE CITY STANDARDS.
   COMMERCIAL: 28' PAVING + 2' CURB & GUTTER
   RESIDENTIAL: 22' PAVING + 2' CURB & GUTTER
7. AVERAGE LOT SIZE:
   DIMENSION: +/- 90' - 100' WIDE X +/- 150' DEPTH
   AREA: +/- 17,375 SQ. FT.
8. AREAS:
   STREET R/W = 9.98 ACS.
   TOTAL SINGLE FAMILY LOTS = 34.41 ACS.
   AMENITY AREA = 1.04 ACS.
   O-I TRANSITIONAL YARD = 1.06 ACS.
   GREENBELT = 9.06 ACS.
   UNDISTURBED BUFFERS = 7.64 ACS.
   WQ POND AND WETLANDS WITHIN = 9.92 ACS.

LEGEND

WETLANDS
GREENBELT
WQ/CHANNEL PROTECTION POND AREAS
WQ = WATER QUALITY
25' IMPERVIOUS SETBACK
25' UNDISTURBED WETLANDS BUFFER
"POCKET" PARK

THIS CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.

INTEGRATED Science & Engineering
800 COMMERCE DRIVE, SUITE 100, PEACHTREE CITY, GEORGIA 30269
(770) 487-1145 FAX: (770) 487-1149
ATLANTA: (404) 522-0777 FAX: (770) 487-1149

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 26500 JASON L. WALLS

Rev.	Description	Date

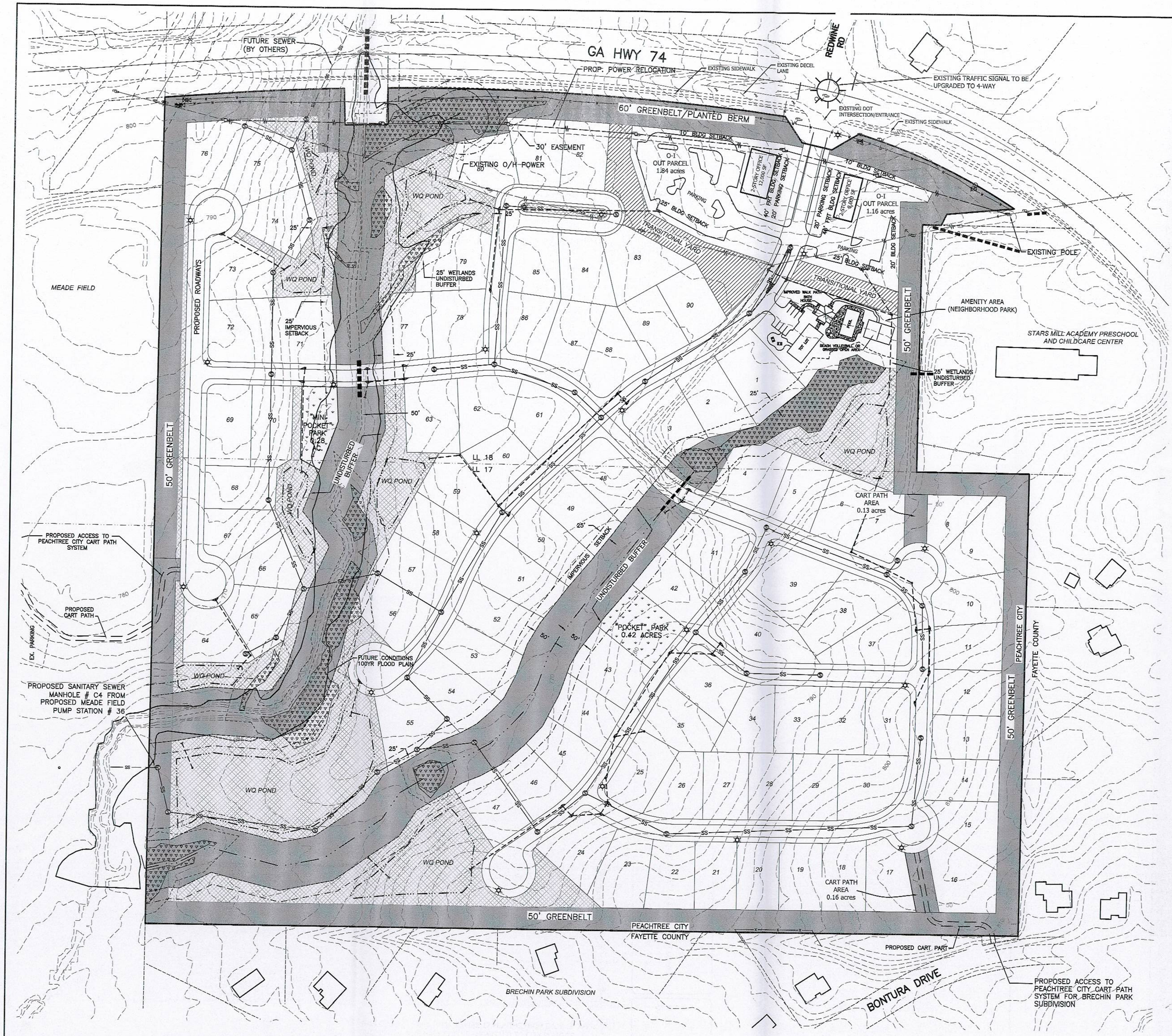
Date: 1/4/12
Project #: 10135.1202
Drawn by: SGG
SCALE: 1" = 100'
100' 50' 0' 100'

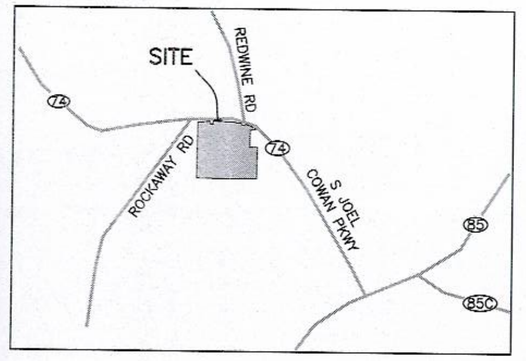
CONCEPT PLAT FOR THE GATES

LAND LOTS 17 & 18 OF THE 6TH DISTRICT, FAYETTE COUNTY, GEORGIA

SHEET 1 OF 2

JAN 3 2013





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CONTACT:
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404-978-3187
E: DONNA_BLACK@SANDRDEVELOPMENT.COM

NOTES:

1. ALL SANITARY SEWER MANHOLES AND SEWER MAIN LINES TO BE MORE THAN 200' INSIDE PEACHTREE CITY LIMITS,

LEGEND

WETLANDS

GREENBELT

WQ/CHANNEL PROTECTION POND AREAS

WQ = WATER QUALITY

25' IMPERVIOUS SETBACK

25' UNDISTURBED WETLANDS BUFFER

"POCKET" PARK

STORM DRAINAGE

PROPOSED STREET LIGHT
EMC TOWN & COUNTRY
100 WATT FIXTURE ON 20' FIBERGLASS POLE

PROPOSED SANITARY SEWER MANHOLES

PROPOSED POWER POLE

THIS CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.

INTEGRATED Science & Engineering
800 COMMERCE DRIVE, SUITE 100, PEACHTREE CITY, GEORGIA 30269
PHONE: 770.487.2232 FAX: 770.487.1677
ATLANTA/SAVANNAH: 770.461.4801

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 22302 MASON L. WALLS

Rev.	Description	Date

Date: 1/4/12
Project #: 1075.1202
Drawn by: SBS
SCALE: 1" = 100'
100' 50' 0' 100'

CONCEPT PLAT FOR THE GATES

LAND LOTS 17 & 18 OF THE 6TH DISTRICT, FAYETTE COUNTY GEORGIA

PROPOSED UTILITY LAYOUT

SHEET 2 OF 2