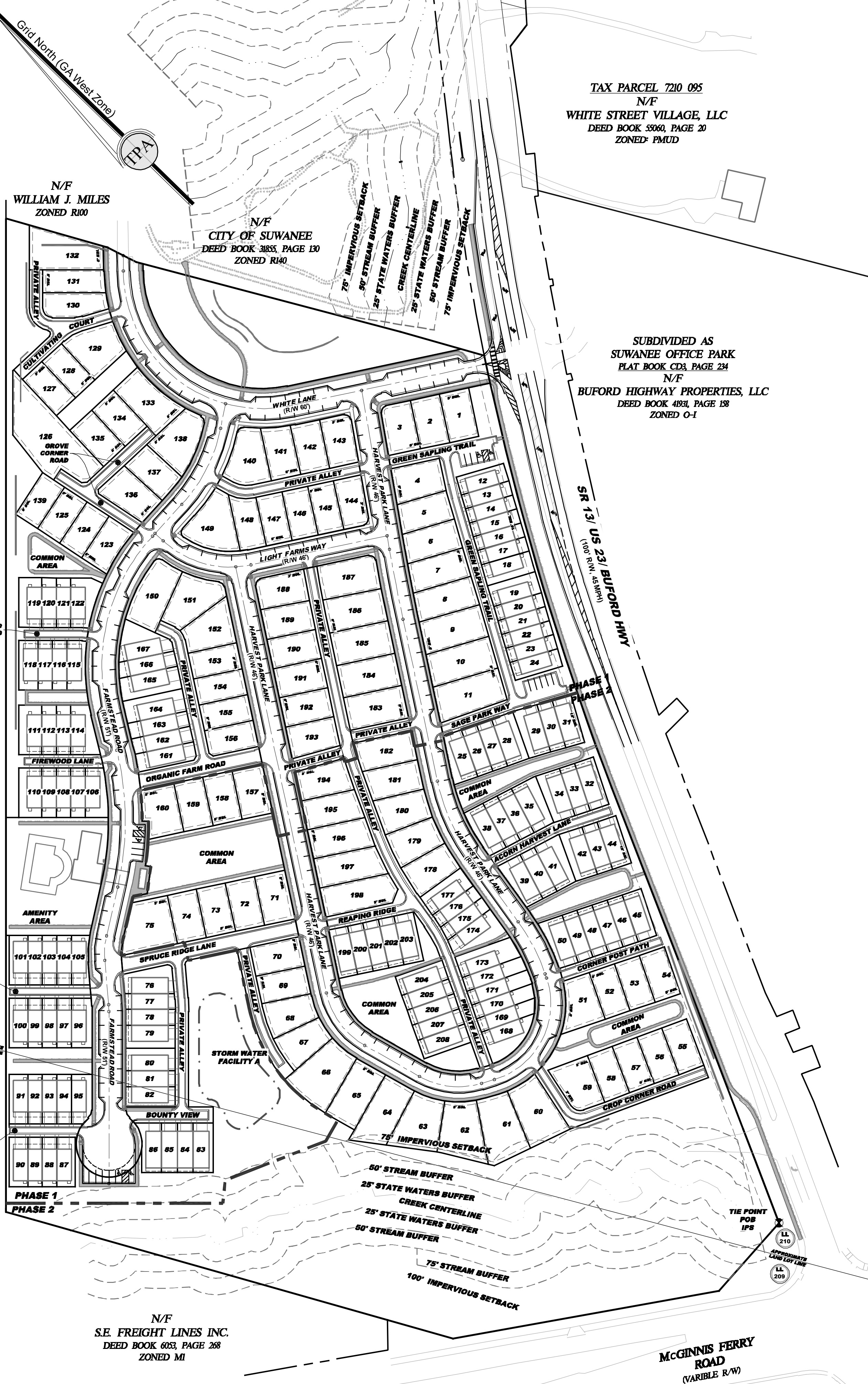


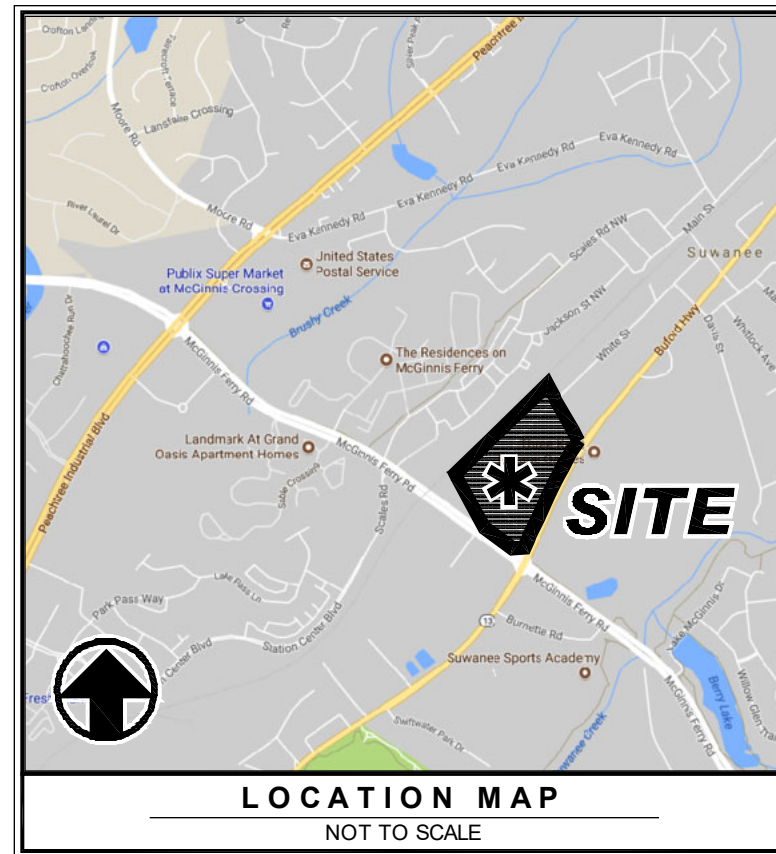
CITY OF SUWANEE GENERAL NOTES:

1. NOTIFY CITY OF SUWANEE INSPECTIONS DIVISION 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION AT 770-904-2798.
2. ISSUANCE OF BUILDING AND DEVELOPMENT PERMITS MAY BE WITHHELD WHEN IT IS THE OPINION OF THE CITY INSPECTOR THAT THE SPECIFICATIONS OF THE SITE PLAN HAVE NOT BEEN COMPLIED WITH.
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
4. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
5. EXTERIOR LIGHTS WITHIN AND AROUND THE PARKING, INCLUDING THOSE BENEATH CANOPIES, SHALL BE CONTAINED IN CUT-OFF TYPE LUMINAIRES WHOSE SOURCE IS COMPLETELY RECESSED IN AN OPAQUE HOUSING. ALL LIGHT BULBS SHALL BE RECESSED AND PLACED COMPLETELY WITHIN AN ENCLOSED OPAQUE HOUSING. DROP REFRACTORS ARE PROHIBITED. THE MAXIMUM WATTAGE SHALL NOT EXCEED 420 WATTS/480V PER FIXTURE. (SECTION 1501.C.2).
6. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
7. THE ARCHITECTURE OF ALL NEW BUILDINGS MUST BE APPROVED BY THE CITY OF SUWANEE. (SECTION 613).
8. WITHIN THE CITY OF SUWANEE, NO LAND DISTURBANCE OR BUILDING PERMITS SHALL BE ISSUED ON A PARCEL OF LAND THAT APPEARS TO CONTAIN WETLANDS ON THE CITY'S GENERALIZED WETLAND MAP INVENTORY UNTIL A DETERMINATION HAS BEEN MADE BY THE U.S. ARMY CORPS OF ENGINEERS ON WHETHER JURISDICTIONAL WETLANDS EXIST ON SITE. (ARTICLE XII).



SITE / ZONING NOTES:

1. SITE AREA - 32.238 ACRES ACRES
2. TOTAL NUMBER OF LOTS/UNITS - 208 (95 DETACHED, 113 ATTACHED)
3. DENSITY - 6.45 LOT/UNITS PER ACRE
4. ZONING - PMUD (RZ-2017-006)
5. PROPOSED LAND USE - SINGLE-FAMILY RESIDENTIAL
6. SINGLE-FAMILY DETACHED STANDARDS:
  - MINIMUM LOT WIDTH - 35 FEET
  - MINIMUM LOT SIZE - 2,500 SQUARE FEET
  - MINIMUM FRONT YARD - 5 FEET FROM BACK OF SIDEWALK (NOT WITHIN RW)
  - MINIMUM SIDE YARD - 0 FEET
  - MINIMUM BUILDING SEPARATION - 5 FEET
  - MINIMUM REAR YARD - 5 FEET
  - MINIMUM UNIT SIZE - 1,400 SQUARE FEET
  - MAXIMUM BUILDING HEIGHT - 35 FEET
  - ALL UNITS SHALL BE REAR LOADED, EXCEPT AS NOTED
  - CARRIAGE HOMES SHALL BE ALLOWED AS ACCESSORY USE ON SINGLE-FAMILY DETACHED LOTS LARGER THAN 4,000 SF SUBJECT TO:
    - A. MINIMUM UNIT SIZE - 800 SQUARE FEET
    - B. MAXIMUM BUILDING HEIGHT - 2 STORIES
    - C. BUILDING OR STRUCTURE SHALL COMPLY WITH SECTION 604 A, B, AND C OF THE CITY OF SUWANEE ZONING ORDINANCE.
    - D. EXTERIOR FINISH SHALL BE CONSISTENT WITH THE FINISH OF THE PRIMARY RESIDENCE.
7. SINGLE-FAMILY ATTACHED STANDARDS:
  - MINIMUM UNIT WIDTH - 22 FEET
  - MINIMUM FRONT SETBACK FROM BUFORD HIGHWAY - 15 FEET
  - MINIMUM FRONT YARD - 0 FEET
  - MINIMUM BUILDING SEPARATION - 20 FEET
  - MINIMUM UNIT SIZE - 1,700 SQUARE FEET
  - MINIMUM DRIVEWAY LENGTH - 5 FEET
  - MAXIMUM BUILDING HEIGHT - 3 STORIES
  - MINIMUM PARKING - 2 SPACES PER UNIT WITHIN A REAR ENTRY GARAGE ACCESSIBLE BY A PRIVATE ALLEY
  - A MINIMUM 70% OF THE UNITS SHOULD BE SERVED BY MIN 15' DRIVEWAY
8. PUBLIC SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY.
9. PUBLIC WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.



OWNER

WHITE STREET VILLAGE, LLC

2635 CENTURY PARKWAY, STE 150 ATLANTA, GA 30345  
(678) 681-9525  
jbonanno@lgholdings.com

SITE ZONING: PMUD (RZ-2017-006)

SITE AREA: 32.238 ACRES

DISTURBED AREA: ± 30.5 ACRES ACRES

TAX PARCEL ID: 7210 097

LOT YIELD:

DENSITY:

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 95 (TOTAL)
- SINGLE FAMILY ATTACHED HOMES: 113 (TOTAL)

SITE AREA SUMMARY:

- TOTAL AREA - 32.238 AC
- SINGLE-FAMILY DETACHED LOTS - 8.67 AC
- SINGLE-FAMILY ATTACHED LOTS - 5.51 AC
- AMENITY LOT - 0.83 AC
- RIGHT-OF-WAY PUBLIC STREETS - 4.98 AC
- OPEN SPACE/ ALLEYS/ HOA LOT - 12.44 AC

NOTE: THE HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM WATER FACILITIES AND INFRASTRUCTURE.

NOTE: ALL ALLEYS, COMMON AREAS, AND PARKS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

NOTE: GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

NOTE: NOTIFY SUWANEE INSPECTIONS DIVISION 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 904-2798.

NOTE: NOTIFY GWINNETT COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (678) 518-6070.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1313SC0032G, DATED MARCH 4, 2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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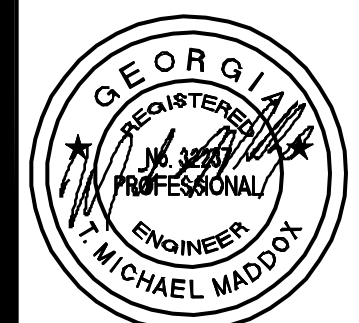
GRAPHIC SCALE - IN FEET  
50 0 100 200 300 400  
DATE: 03/11/2019  
SCALE: 1" = 100'  
CN: 170276PN  
LSV: Overall Site Plan  
JN: 1-17-0276  
FN: 162-D-161  
SHEET NO: C1.0

OVERALL SITE PLAN

HARVEST PARK

862 WHITE STREET, SUWANEE, GA 30024

862 WHITE STREET, SUWANEE, GA 30024 • LAND LOTS 209 & 210 • 7TH DISTRICT • PARCEL # 7210 097 • CITY OF SUWANEE • GWINNETT COUNTY • GEORGIA



For The Firm

Travis Pruitt & Associates, Inc.

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