


DATE: FEBRUARY 2, 2022

TO: Chairwoman Nicole Love Hendrickson, Gwinnett County Commission
ATTN TO: Patricia Huguenard, Customer Service Manager, Gwinnett County
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Phelps Bowen Residential Development RC-21-01GC

Review Type: MRPA

MRPA Code: RC-21-01GC

Description: A Metropolitan River Protection Act review of a proposal to add twelve new lots to an existing four-lot subdivision (originally reviewed in 2002 in ARC Review RC-02-04GC) off of Kennedy Road in Gwinnett County. Of the twelve new lots, four are fully within the Chattahoochee River Corridor, two are partially within, and six are outside the Corridor.

Preliminary Finding: ARC staff has opened its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: Gwinnett County

Land Lot: 342 **District:** 7

Date Opened: February 2, 2022

Deadline for Comments: February 12, 2022

Earliest the Regional Review can be Completed: February 12, 2022

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before , we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Gwinnett County

2. Owner(s) of Record of Property to be Reviewed:
Name(s): Mike Phelps
Mailing Address: P.O. Box 401
City: Buford State: GA Zip: 30515
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-863-8197 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Precision Planning, Inc.
Mailing Address: 400 Pike Blvd.
City: Lawrenceville State: GA Zip: 30046
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-338-8000 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: Phelps Bowen Residential Development
Description of Proposed Use: Addition of 12 residential lots to be added to the existing four (4) lot subdivision development

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 342, District 7, Gwinnett County, GA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Settle Bridge Road - Distance to Nearest Intersection is 1561 feet
Size of Development (Use as Applicable):
Acres: Inside Corridor: 55.80
Outside Corridor: 24.27
Total: 80.07 AC
Lots: Inside Corridor: 8 lots fully inside, 2 partially in both
Outside Corridor: 6 lots fully outside, 2 partially in both
Total: 16
Units: Inside Corridor: Only 1 unit that would be done in 1 unit
Outside Corridor: _____
Total: 1 Unit
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: n/a
Outside Corridor: n/a
Total: n/a

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC02-04GC Reviewed in 2002

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system Gwinnett County Dept. of Water Resources by Low Pressure Sewer Collection System

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
Lake	496,255				
A	--			(90)____	(75)____
B	--			(80)____	(60)____
C	69,661	26,738	7,909	(70) <u>38.4%</u>	(45) <u>11.4%</u>
D	254,380	106,011	34,335	(50) <u>41.7%</u>	(30) <u>13.5%</u>
E	1,489,161	432,104	174,123	(30) <u>29.0%</u>	(15) <u>11.7%</u>
F	121,363	264	211	(10) <u>0.0022%</u>	(2) <u>0.0017%</u>
Total:	2,430,825*			N/A	N/A

*includes Lake

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

____ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

n/a Proposed grading plan.

n/a Certified as-builts of all existing land disturbance and impervious surfaces.

n/a Approved erosion control plan.

n/a Detailed table of land-disturbing activities. (Both on this form and on the plans)

N/A Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Elizabeth Phelps
Elizabeth Phelps

Allison Cape
Allison Cape

Melissa Bowen
Melissa Bowen

Brian McCann
Brian McCann

3-30-2021

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

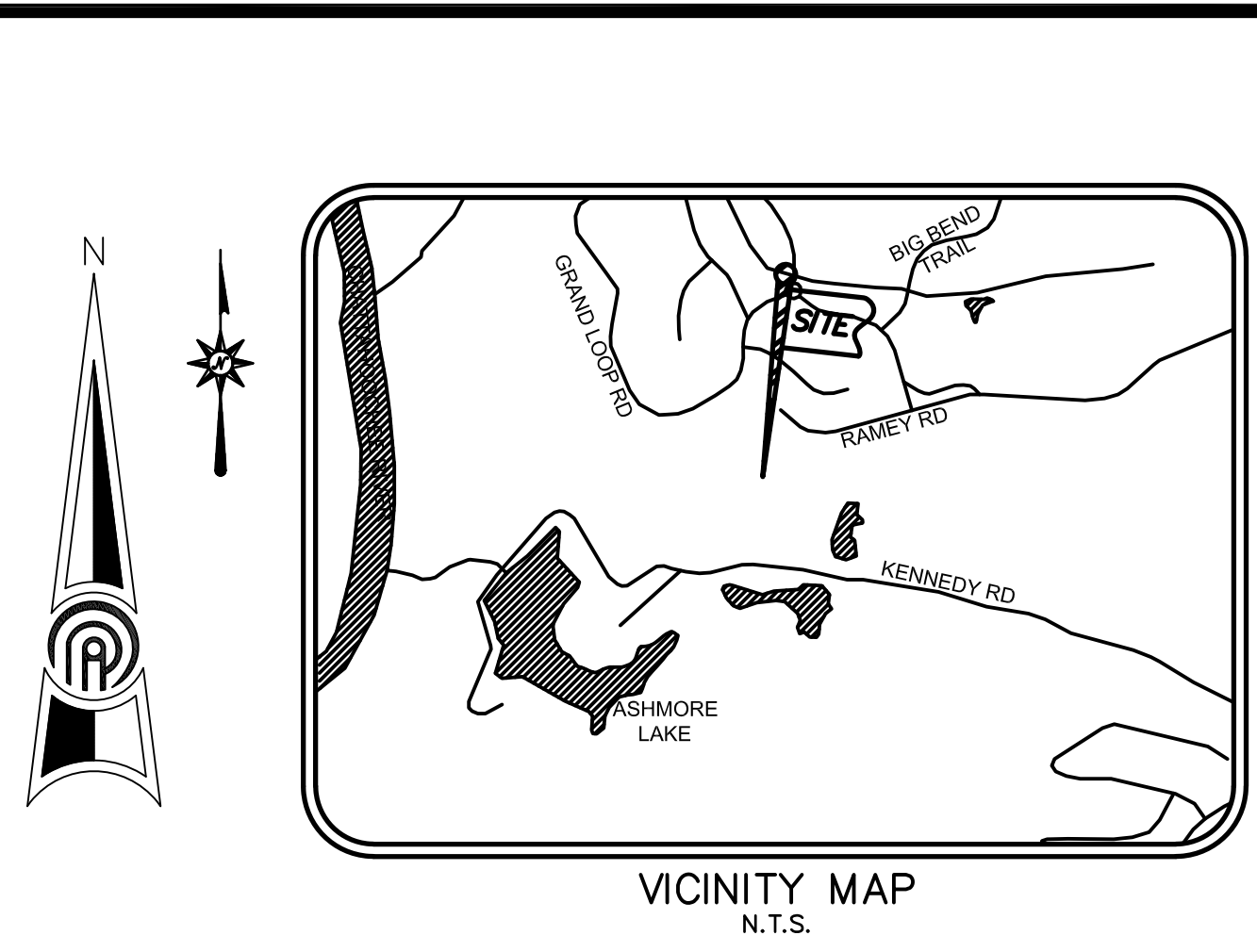
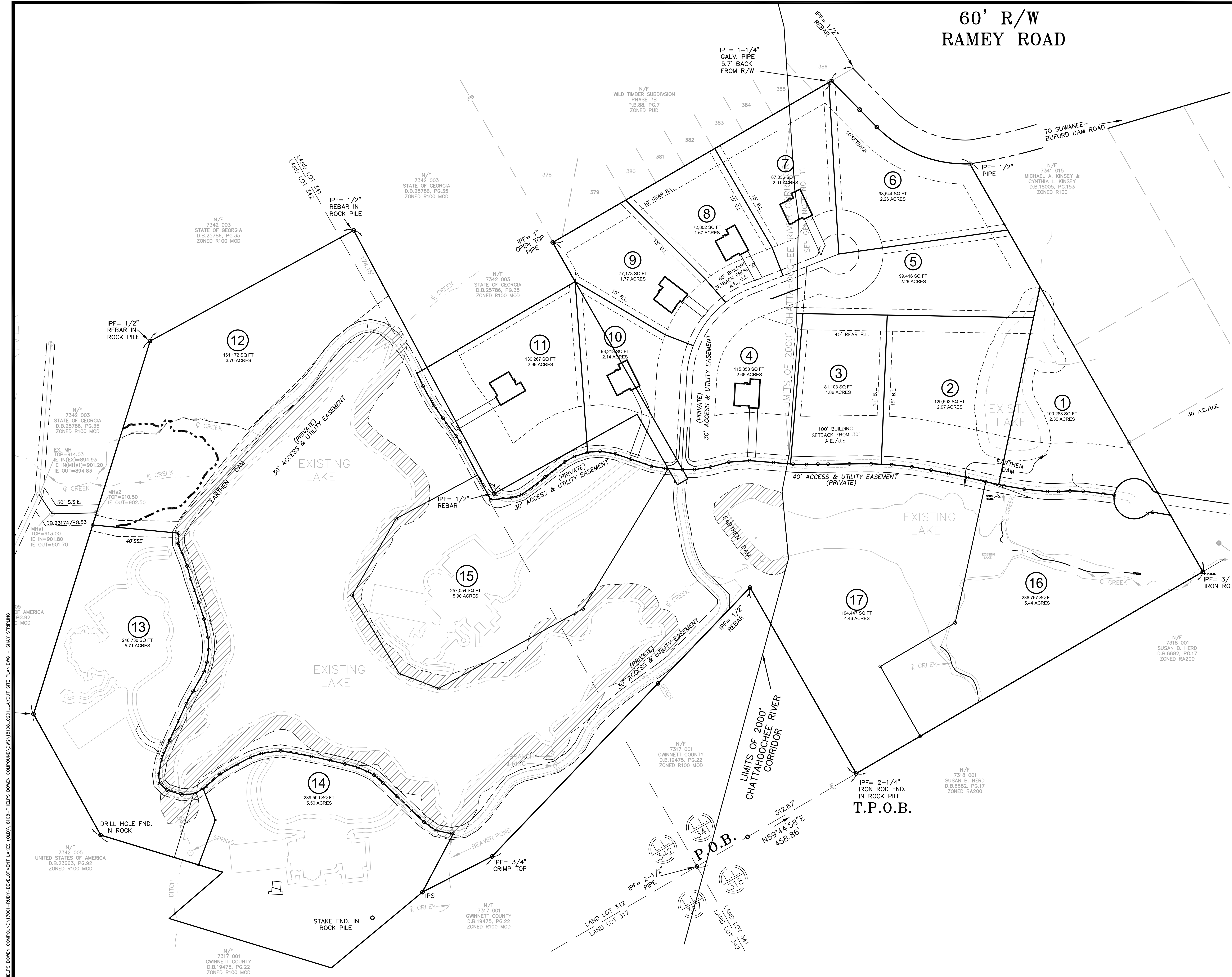
Walter David Leonard (Agent)
Signature(s) of Applicant(s) or Agent(s)

05-26-2021
Date

14. The governing authority of GWINNETT COUNTY requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]
Signature of Chief Elected Official or Official's Designee

12-28-2021
Date



TOTAL GROSS AREA	22.21 ACRES
ZONING	GWINNETT COUNTY R-100
ZONING JURISDICTION	GWINNETT COUNTY
ZONING	R-100
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	10 LOTS
TOTAL SITE DENSITY	0.45 LOTS/ACRE
MAX SITE DENSITY ALLOWED	XXX LOTS/ACRE
SETBACK REQUIREMENTS	
FRONT SET BACK	35 FEET
SIDE YARD	15 FEET (30 FEET BETWEEN TWO STRUCTURES)
REAR YARD SETBACK	40 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	100 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 FEET
OPEN SPACE/COMMON AREA	
TOTAL SITE AREA	22.21 ACRES
MIN. COMMON AREA REQUIRED	NA

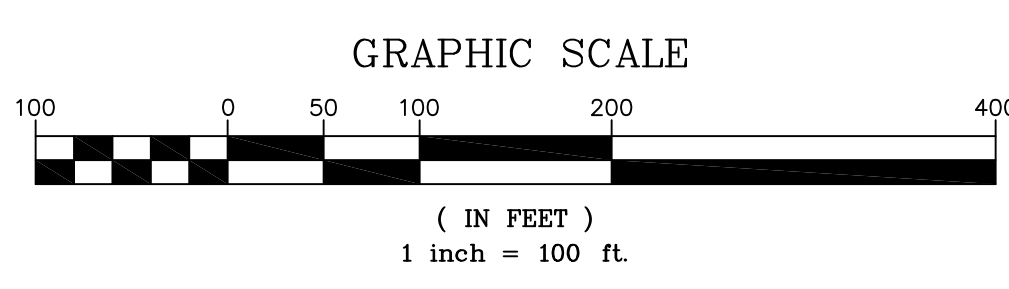
- ZONING NOTES:**
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS, FACILITIES, STREET FRONTAGE, LANDSCAPING, AND LAWN AND ORNAMENTAL PLANTING MAINTENANCE ON INDIVIDUAL LOTS.
 - THE MINIMUM HEATED FLOOR AREA PER HOMEOWNING UNIT SHALL BE 1,700 SQUARE FEET FOR ONE-STORY AND 2,000 SQUARE FEET FOR TWO-STORY WITH AN OVERALL AVERAGE HEATED FLOOR AREA OF AT LEAST 2,000 SQUARE FEET.
 - HOMES SHALL BE CONSTRUCTED OF BRICK OR STACKED STONE ON FOUR SIDES (EXCEPT MINOR TREATMENTS, I.E. CHIMNEYS, ROOF GABLES, BAY WINDOWS), MINOR TREATMENTS MAY BE OF THE SAME OR WOOD, FIBER-CEMENT OR SHAKE SIDING.
 - THE FRONT FACADE DESIGN SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING ELEVATION FEATURES: SHUTTERS, COVERED PORCHES, BAY WINDOWS, ROOF EAVE BRACKETS, CORNICE, ARCHITECTURAL ENTRANCE DOOR SURROUND.
 - TWO-STORY HOMES SHALL BE PERMITTED IN ADDITION TO DWELLINGS WITH BONUS ROOMS OVER GARAGES.
 - ALL DWELLINGS TO HAVE A MINIMUM TWO-CAR GARAGE.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
 - MINIMUM FRONT SETBACK: 35'; EXCEPT FRONT-FACING GARAGES SHALL BE SETBACK A MINIMUM OF 50 FEET BEHIND SIDEWALKS.
 - ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

- GENERAL NOTES:**
- ALL STREETS TO BE PRIVATE AND GATED.
 - LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MAXIMUM HEIGHT FOR DWELLING IS 35'.
 - ALL LOTS TO BE PROVIDED WITH SEPTIC TANKS.
 - WATER PROVIDED BY GWINNETT COUNTY.
 - ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
 - UNDERGROUND UTILITIES ARE REQUIRED IN A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHEN PLANTING TREES.
 - A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS RESPONSIBLE FOR ALL YARD MAINTENANCE (COMMON AREAS AND RESIDENTIAL LOTS).
 - ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ON SITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
 - OPEN SPACE AND COMMON AREA TO BE DEDICATED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THIS DEED MUST BE FILED PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT.
 - IT IS RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
 - BOUNDARY SURVEY AND ON SITE TOPOGRAPHY PROVIDED BY PRECISION PLANNING, INC. OFFSITE TOPOGRAPHY IS GWINNETT COUNTY GIS AND REFERENCE DATUM IS NGVD-1989.

UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

OWNER / DEVELOPER	ENGINEER
MIKE PHELPS	PRECISION PLANNING, INC.
P.O. BOX 401	400 PIKE BOULEVARD
BUFORD, GA 30515	LAWRENCEVILLE, GA 30046
CONTACT: MIKE PHELPS	CONTACT: DAVID LEONARD
PHONE: (770) 932-1332	PHONE: (770) 338-8000
MPHELPS@HOMESOUTHCOMMUNITIES.COM	063DL@PPI.US



FILE PATH: E:\PROJECTS\2018\1818-PHELPS BOWEN COMPOUND\1818-PHELPS BOWEN COMPOUND\DWG\1818-2018-LAYOUT SITE PLAN.DWG - SHAW STROBING

PRECISION Planning Inc.

planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.ppi.us

PHILIPS BOWEN COMPOUND

PRELIMINARY PLAT

DESIGN	CNH	CNH	DL
DRAWN	CNH	CNH	DL
CHECKED	CNH	CNH	DL

SHEET TITLE

07/01/2018

DATE

1818-108

PROJ. NUMBER

FILE NAME

FILE NUMBER

C2.3

2021 EXISTING CONDITIONS VULNERABILITY ANALYSIS

Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,661	26,738	7,909	38.4%	11.4%
D	254,380	106,011	34,335	41.7%	13.5%
E	1,489,161	250,722	123,882	16.8%	8.3%
F	121,363	264	211	0.0022%	0.0017%
Total	2,430,820	383,735	166,337		
Total Acres	55.80	8.81	3.82		

2021 EXISTING CONDITIONS LOT-BY-LOT ALLOCATION TABLE

Lot	Total Area (SF)	Total Area (SF)				Undisturbed Area (SF)				Land Disturbance Area (SF)				Impervious Surface Area (SF)			
		C	D	E	F	C	D	E	F	C	D	E	F	C	D	E	F
13	248,730	30,814	102,851	115,065	0	8,367	22,103	74,558	0	22,447	80,748	40,507	0	3,618	16,307	24,097	0
14	239,590	0	8,072	223,529	7,989	0	3,009	117,181	7,725	0	5,063	106,348	264	0	1,793	37,871	211
15	257,054	0	98,976	158,078	0	0	82,732	120,934	0	0	16,244	37,144	0	0	12,882	20,640	0
Water	496,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space	1,189,196	38,852	44,481	992,489	113,374	34,561	40,525	925,766	113,374	4,291	3,956	66,723	0	4,291	3,353	41,274	0
Total	2,430,825	69,666	254,380	1,489,161	121,363	42,928	148,369	1,238,439	121,099	26,738	106,011	250,722	264	7,909	34,335	123,882	211

Total Acres 55.80 ac.
 Area Out of Corridor 1,057,243
 Total Site Area 3,488,068
 Total Site Acres 80.08 ac.

FUTURE DEVELOPMENT VULNERABILITY ANALYSIS

Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,666	26,738	7,909	38.4%	11.4%
D	254,380	106,011	34,335	41.7%	13.5%
E	1,489,161	432,104	174,123	29.0%	11.7%
F	121,363	264	211	0.0022%	0.0017%
Total Area in Corridor	2,430,825	565,117	216,578		
Total Acres in Corridor	55.80	12.97	4.97		

FUTURE DEVELOPMENT LOT-BY-LOT ALLOCATION TABLE

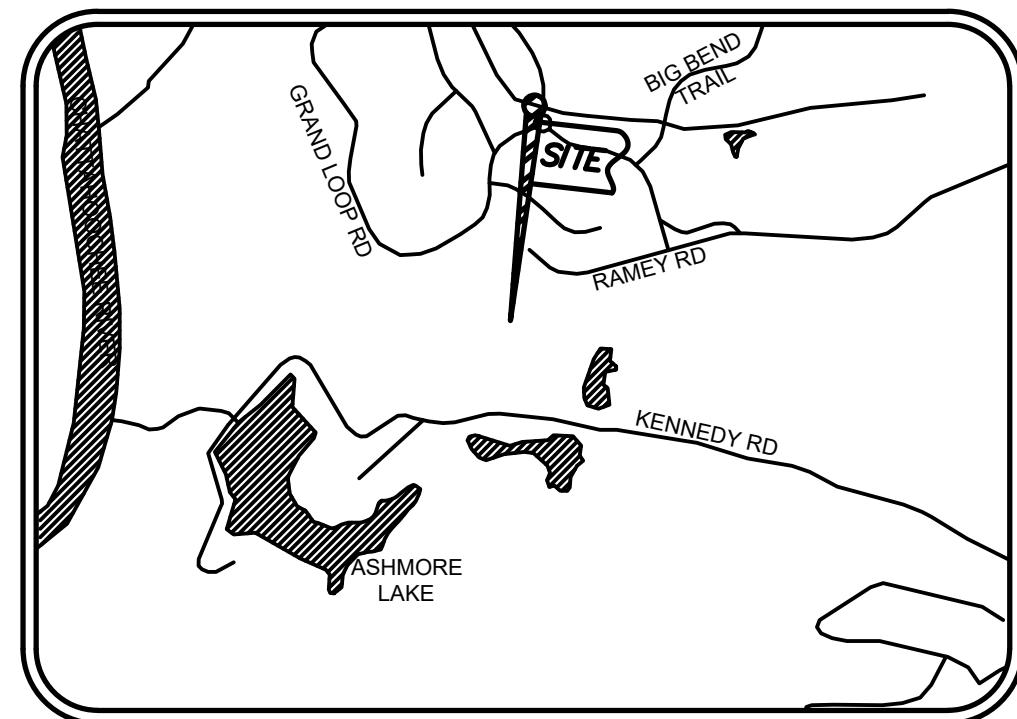
Lot	Total Area (SF)	Undisturbed Area (SF)				Land Disturbance Area (SF)				Impervious Surface Area (SF)			
		C	D	E	F	C	D	E	F	C	D	E	F
1 (out of Corridor)	100,288	0	0	0	0	0	0	0	0	0	0	0	0
2 (out of Corridor)	129,502	0	0	0	0	0	0	0	0	0	0	0	0
3 (out of Corridor)	81,103	0	0	0	0	0	0	0	0	0	0	0	0
4 (area in Corridor)	111,193	0	0	96,682	0	0	0	14,511	0	0	0	14,511	0
5 (out of Corridor)	99,416	0	0	0	0	0	0	0	0	0	0	0	0
6 (out of Corridor)	98,544	0	0	0	0	0	0	0	0	0	0	0	0
7 (area in Corridor)	45,305	0	0	32,214	0	0	0	13,091	0	0	0	3,251	0
8	72,802	0	0	48,233	0	0	0	24,569	0	0	0	9,380	0
9	77,178	0	0	53,638	0	0	0	23,540	0	0	0	9,085	0
10	93,218	0	0	54,009	0	0	0	39,209	0	0	0	11,755	0
11	130,267	0	0	50,462	0	0	0	79,805	0	0	0	11,598	0
12	161,172	0	0	82,818	78,354	0	0	0	0	0	0	plot	0
13	248,730	8,367	22,103	74,558	0	22,447	80,748	40,507	0	3,618	16,307	24,097	0
14	239,590	0	3,009	117,181	7,725	0	5,063	106,348	264	0	1,793	37,871	211
15	257,054	0	82,732	120,934	0	0	16,244	37,144	0	0	12,882	20,640	0
16 (out of Corridor)	236,767	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (in Corridor)	14,814	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (out of Corridor)	70,131	0	0	0	0	0	0	0	0	0	0	0	0
Large Lake	481,441	0	0	0	0	0	0	0	0	0	0	0	0
Open Space (in Corridor)	498,061	34,561	40,525	326,328	35,020	4,291	3,956	53,380	0	4,291	3,353	31,935	0
Open Space (out of Corridor)	194,447	0	0	0	0	0	0	0	0	0	0	0	0
Lots 4 & 7 (out of Corridor)	47,045	0	0	0	0	0	0	0	0	0	0	0	0
Total	3,488,068	42,928	148,369	1,057,057	121,099	26,738	106,011	432,104	264	7,909	34,335	174,123	211

Total Acres **80.08 ac.**
Total Area in Corridor **2,430,825**
Total Acres in Corridor **55.80 ac.**
Total Area out of Corridor **1,057,243**
Total Acres out of Corridor **24.27 ac.**






2021 EXISTING CONDITIONS VULNERABILITY ANALYSIS					
Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	0	0	0		
D	69,661	26,738	7,909	38.4%	11.4%
E	254,380	106,011	34,335	41.7%	13.5%
F	1,489,161	250,722	123,882	16.8%	8.3%
G	121,363	264	211	0.0022%	0.0017%
Total	2,430,820	383,735	166,337		
Total Acres	55.80	8.81	3.82		

2021 EXISTING CONDITIONS LOT-BY-LOT ALLOCATION TABLE

[illegible]

VICINITY MAP
N.T.S.

LEGEND

-  IMPERVIOUS AREA
 UNDISTURBED
 CLEARED

NOTES:

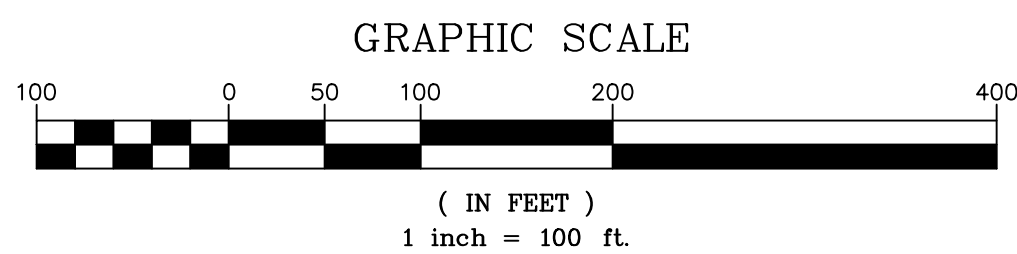
1. SEE DETAILED SPREADSHEET WITH EACH LOT FOR AREA INFORMATION GIVEN
2. TOTAL ARC AREA IS 55.80 ACRES

GENERAL NOTES:

- ALL STREETS TO BE PRIVATE AND GATED.
- LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MAXIMUM HEIGHT IS 35'.
- SEWERAGE AND WASTEWATER TREATMENT SYSTEM THAT IS CONNECTED TO DOWNTOWN COUNTRY.
- SEWERAGE PROVIDED BY GWINNETT COUNTY.
- ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE SIGNAGE AND FENCING.
- NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A SUBDIVISION MAP.
- UNDERGROUND UTILITIES ARE REQUIRED IN A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT.
- A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS RESPONSIBLE FOR ALL YARD MAINTENANCE (COMMON AREAS AND RESIDENTIAL LOTS).
- NO BURNING OF WASTE OR DEBRIS TO BE ALLOWED ON THE PROPERTY. ALL BURNING ONSITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
- OPEN SPACE AND COMMON AREA TO BE DESIGNED AND MAINTAINED BY A QUALIFIED LANDSCAPE ARCHITECT.
- UNDERGROUND UTILITIES TO BE MAINTAINED BY THE SUBDIVISION PLANNING.
- CONSTRUCTION OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE FACILITY TO MEET THE REQUIREMENTS.
- DESIGN AND CONSTRUCTION OF THE FACILITY TO BE COMPLETED BY SUBDIVISION PLANNING, INC. OFFSITE.
- TOPOGRAPHY IS GWINNETT COUNTY GIS AND REFERENCE DATA IS NOV99-1989.

UTILITY DISCLAIMER

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Know what's below.
Call before you dig

OWNER / DEVELOPER

MIKE PHELPS
P.O. BOX 401
BUFORD, GA 30515
CONTACT: MIKE PHELPS
PHONE: (770) 932-1332
rrietig@homesouthcommunities.com

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: DAVID LEONARD
PHONE: (770) 338-8000
063DL@PPI.US

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PRELIMINARY, NOT FOR
PUBLIC USE, GENERAL
RELEASE OR CONSTRUCTION



PHELPS BOWEN COMPOUND

5699 KENNEDY ROAD
BUFORD, GA 30515
LAND LOT 341, DISTRICT 7, PARCEL #264
GWINNETT COUNTY, GA

PROJECT

2021 EXISTING
CONDITIONS

DESIGN	DRAWN	CHECKED
PPI	SSS	WDL

SHEET TITLE

DATE	NO DESCRIPTION
------	----------------

DATE 01/31/2022

R18-108
PROJ. NUMBER

FILE NAME

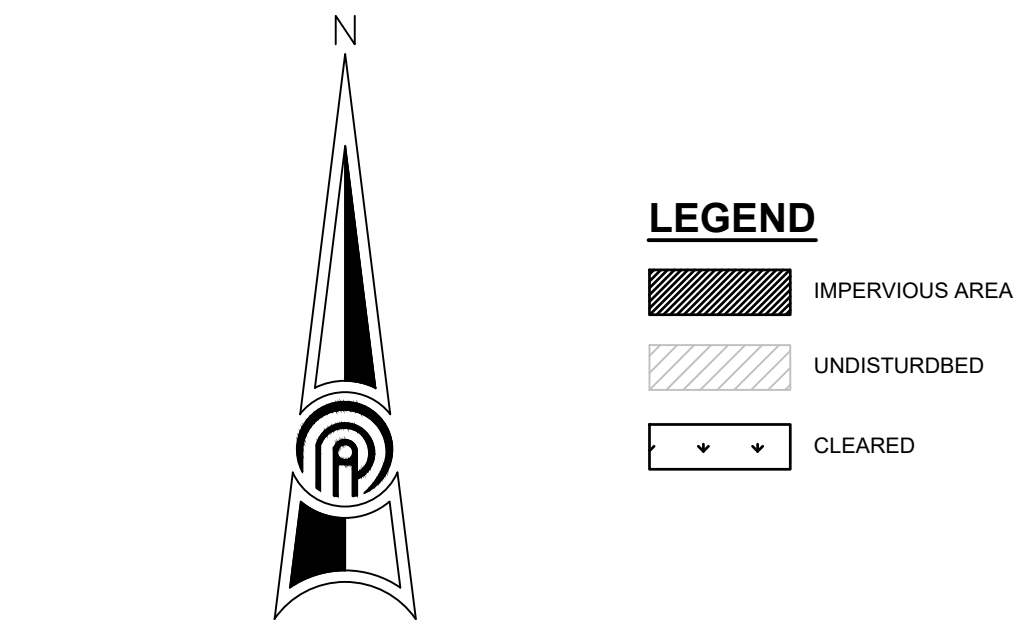
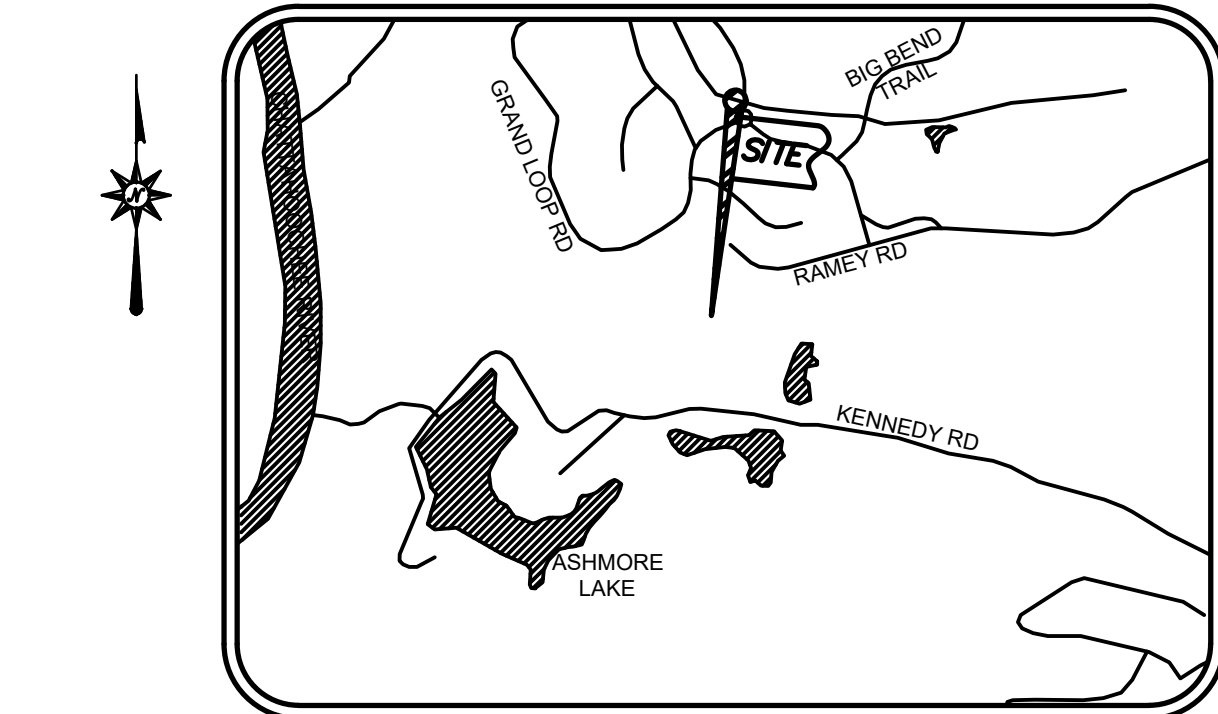
C2.1

FILE PATH: E:\PROJECTS\2022\1818-108-PHELPS BOWEN COMPOUND\1701-1818-108-PHELPS BOWEN COMPOUND\DWG\1818-108-PHELPS BOWEN COMPOUND\1701-1818-108-PHELPS BOWEN COMPOUND.DWG - SHAW STOPPING
PLOT DATE: 2/7/2022 3:09 PM



FUTURE DEVELOPMENT VULNERABILITY ANALYSIS					
Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,666	26,738	7,909	38.4%	11.4%
D	254,380	106,011	34,335	41.7%	13.5%
E	1,489,161	432,104	174,123	29.0%	11.7%
F	121,363	264	211	0.0022%	0.0017%
Total Area in Corridor	2,430,825	565,117	216,578		
Total Acres in Corridor	55.80	12.97	4.97		

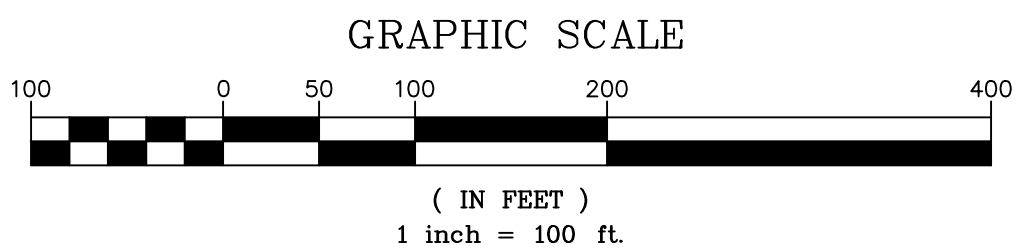
FUTURE DEVELOPMENT LOT-BY-LOT ALLOCATION TABLE													
Lot	Total Area (SF)	Undisturbed Area (SF)				Land Disturbance Area (SF)				Impervious Surface Area (SF)			
		C	D	E	F	C	D	E	F	C	D	E	F
1 (out of Corridor)	100,288	0	0	0	0	0	0	0	0	0	0	0	0
2 (out of Corridor)	129,502	0	0	0	0	0	0	0	0	0	0	0	0
3 (out of Corridor)	81,103	0	0	0	0	0	0	0	0	0	0	0	0
4 (area in Corridor)	111,193	0	0	96,682	0	0	0	14,511	0	0	0	14,511	0
5 (out of Corridor)	99,416	0	0	0	0	0	0	0	0	0	0	0	0
6 (out of Corridor)	98,544	0	0	0	0	0	0	0	0	0	0	0	0
7 (area in Corridor)	45,305	0	0	32,214	0	0	0	13,091	0	0	0	3,251	0
8	72,802	0	0	48,233	0	0	0	24,569	0	0	0	9,380	0
9	77,178	0	0	53,638	0	0	0	23,540	0	0	0	9,085	0
10	93,218	0	0	54,009	0	0	0	39,209	0	0	0	11,755	0
11	130,267	0	0	50,462	0	0	0	79,805	0	0	0	11,598	0
12	161,172	0	0	82,818	78,354	0	0	0	0	0	0	plot	0
13	248,730	8,367	22,103	74,558	0	22,447	80,748	40,507	0	3,618	16,307	24,097	0
14	239,590	0	3,009	117,181	7,725	0	5,063	106,348	264	0	1,793	37,871	211
15	257,054	0	82,732	120,934	0	0	16,244	37,144	0	0	12,882	20,640	0
16 (out of Corridor)	236,767	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (in Corridor)	14,814	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (out of Corridor)	70,131	0	0	0	0	0	0	0	0	0	0	0	0
Large Lake	481,441	0	0	0	0	0	0	0	0	0	0	0	0
Open Space (in Corridor)	498,061	34,561	40,525	326,328	35,020	4,291	3,956	53,380	0	4,291	3,353	31,935	0
Open Space (out of Corridor)	194,447	0	0	0	0	0	0	0	0	0	0	0	0
Lots 4 & 7 (out of Corridor)	47,045	0	0	0	0	0	0	0	0	0	0	0	0
Total	3,488,068	42,928	148,369	1,057,057	121,099	26,738	106,011	432,104	264	7,909	34,335	174,123	211
Total Acres	80.08 ac.												
Total Area in Corridor	2,430,825												
Total Acres in Corridor	55.80 ac.												
Total Area out of Corridor	1,057,243												
Total Acres out of Corridor	24.27 ac.												



- NOTES:**
- SEE DETAILED SPREADSHEET WITH EACH LOT FOR AREA INFORMATION GIVEN.
 - TOTAL ARC AREA IS 55.80 ACRES
- GENERAL NOTES:**
- ALL STREETS TO BE PRIVATE AND GATED.
 - LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MAXIMUM HEIGHT FOR DWELLING IS 35'.
 - ALL LOTS TO BE PROVIDED WITH PRIVATE SEWER SYSTEM THAT IS CONNECTED TO GWINNETT COUNTY.
 - WATER PROVIDED BY GWINNETT COUNTY.
 - ALL BUFFER TREES AND TREE-SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
 - UNDERGROUND UTILITIES ARE REQUIRED IN A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHEN PLANTING TREES.
 - A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS RESPONSIBLE FOR ALL YARD MAINTENANCE (COMMON AREAS AND RESIDENTIAL LOTS).
 - ALL EXISTING STRUCTURES ON-SITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ON-SITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
 - OPEN SPACE AND COMMON AREA TO BE DEED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THIS DEED MUST BE FILED PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT.
 - IT IS RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION S, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
 - BOUNDARY SURVEY AND ON SITE TOPOGRAPHY PROVIDED BY PRECISION PLANNING, INC. OFFSITE TOPOGRAPHY IS GWINNETT COUNTY GIS AND REFERENCE DATUM IS NGVD-1989.

UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.



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**PHELPS BOWEN COMPOUND
FOR 16 LOT DEVELOPMENT**

5699 KENNEDY ROAD
BUFORD, GA 30515
LAND IN GWINNETT COUNTY, GA

PROJECT

LOT BY LOT AREA OF
VULNERABILITY FOR
PROPOSED 2022
DEVELOPMENT

DESIGN	SSS	WDL
PPI		

SHEET TITLE

DATE: 01/31/2022

PROJ. NUMBER: R18-108

FILE NAME: C2.2

FILE NUMBER: C2.2