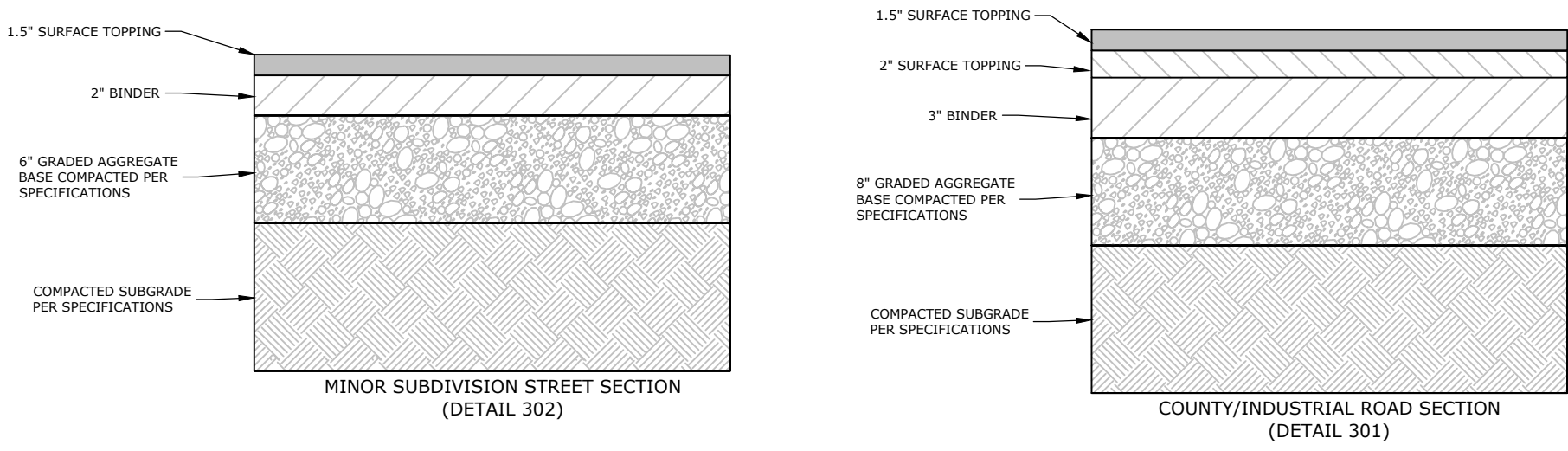


FILE NAME: I:\CUSTOMERS_PROJECTS\1268-21-098 Hawks Ridge\Eng\Construction\1268-21-098 C-Site.dwg PLOT STYLE: PLOT DATE: 4/3/2023 USER: WAYNE MATTHEWS

LINE TABLE		
LINE ID	LENGTH	DIRECTION
L1	114.05	S38° 46' 44.91"E
L2	148.92	S54° 16' 32.80"E
L3	109.64	S1° 01' 16.77"E
L4	587.78	S29° 31' 36.20"E
L5	285.36	S1° 48' 52.50"E
L6	177.52	S11° 37' 37.11"W
L7	375.02	S1° 56' 47.56"E
L8	492.39	S43° 49' 12.78"E
L9	892.25	S3° 31' 33.61"E
L10	521.58	S18° 06' 54.34"E
L11	132.15	S53° 45' 53.55"E
L12	101.40	N86° 03' 47.67"E
L13	200.03	N45° 57' 56.80"E
L14	101.45	S69° 17' 37.07"E
L15	9.00	S19° 14' 44.76"W
L16	106.21	S37° 41' 56.31"W
L17	66.62	S72° 11' 13.59"W
L18	57.10	S35° 43' 27.20"W
L19	112.78	S35° 43' 27.20"W
L20	28.17	S1° 43' 40.50"E
L21	45.08	N87° 01' 13.30"E
L22	298.43	N54° 32' 43.93"E
L23	275.53	S57° 49' 57.57"E
L24	106.01	N32° 10' 02.43"E
L25	105.51	N16° 47' 32.22"W
L26	405.18	S60° 28' 23.80"W
L27	139.09	S58° 18' 37.19"W
L28	177.05	S88° 11' 07.50"W
L29	230.00	S88° 11' 07.50"W
L30	97.23	S88° 06' 41.61"W
L31	1129.69	S1° 48' 52.50"E
L32	293.03	N88° 11' 07.50"E
L33	96.76	N88° 11' 07.50"E
L34	58.46	S84° 34' 42.27"E
L35	271.47	N59° 50' 10.37"E
L36	187.58	N44° 18' 53.13"E
L37	286.27	N25° 36' 49.22"W
L38	285.64	N22° 00' 18.61"W
L39	295.63	S68° 02' 39.44"W
L40	152.09	S42° 19' 48.99"W
L41	147.50	S1° 48' 52.50"E
L42	361.49	S1° 48' 52.50"E

CURVE TABLE			
CURVE ID	RADIUS	LENGTH	CHORD DIRECTION
C1	300.00	81.14	S46° 31' 38.85"E
C2	300.00	278.84	S27° 38' 54.79"E
C3	300.00	149.25	S15° 16' 26.49"E
C4	450.00	217.65	S15° 40' 14.35"E
C5	400.00	93.84	S4° 54' 22.30"W
C6	394.79	93.53	S4° 50' 24.77"W
C7	500.00	365.42	S22° 53' 00.17"E
C8	500.00	351.63	S23° 40' 23.20"E
C9	450.00	114.58	S10° 49' 13.97"E
C10	400.00	248.88	S35° 56' 23.94"E
C11	300.00	210.34	S73° 51' 02.94"E
C12	300.00	209.95	N66° 00' 52.24"E
C13	300.00	338.98	N78° 20' 09.86"E
C14	200.00	64.41	S28° 28' 20.54"W
C15	150.00	90.29	S54° 56' 34.95"W
C16	150.00	95.46	S53° 57' 20.39"W
C17	200.00	130.73	S16° 59' 53.35"W
C18	125.00	70.85	N70° 46' 58.62"E
C19	200.00	236.04	N88° 21' 23.18"E
C20	175.00	149.54	N7° 41' 15.10"E
C21	125.00	65.18	S73° 14' 52.35"W
C22	175.00	274.66	S43° 08' 54.55"W
C23	300.00	37.89	S88° 11' 47.38"E
C24	200.00	124.22	N77° 37' 44.05"E
C25	300.00	81.27	N52° 04' 31.75"E
C26	1000.00	62.98	N23° 48' 33.92"W
C27	200.00	89.76	S55° 11' 14.22"W
C28	200.00	154.09	S20° 15' 28.25"W



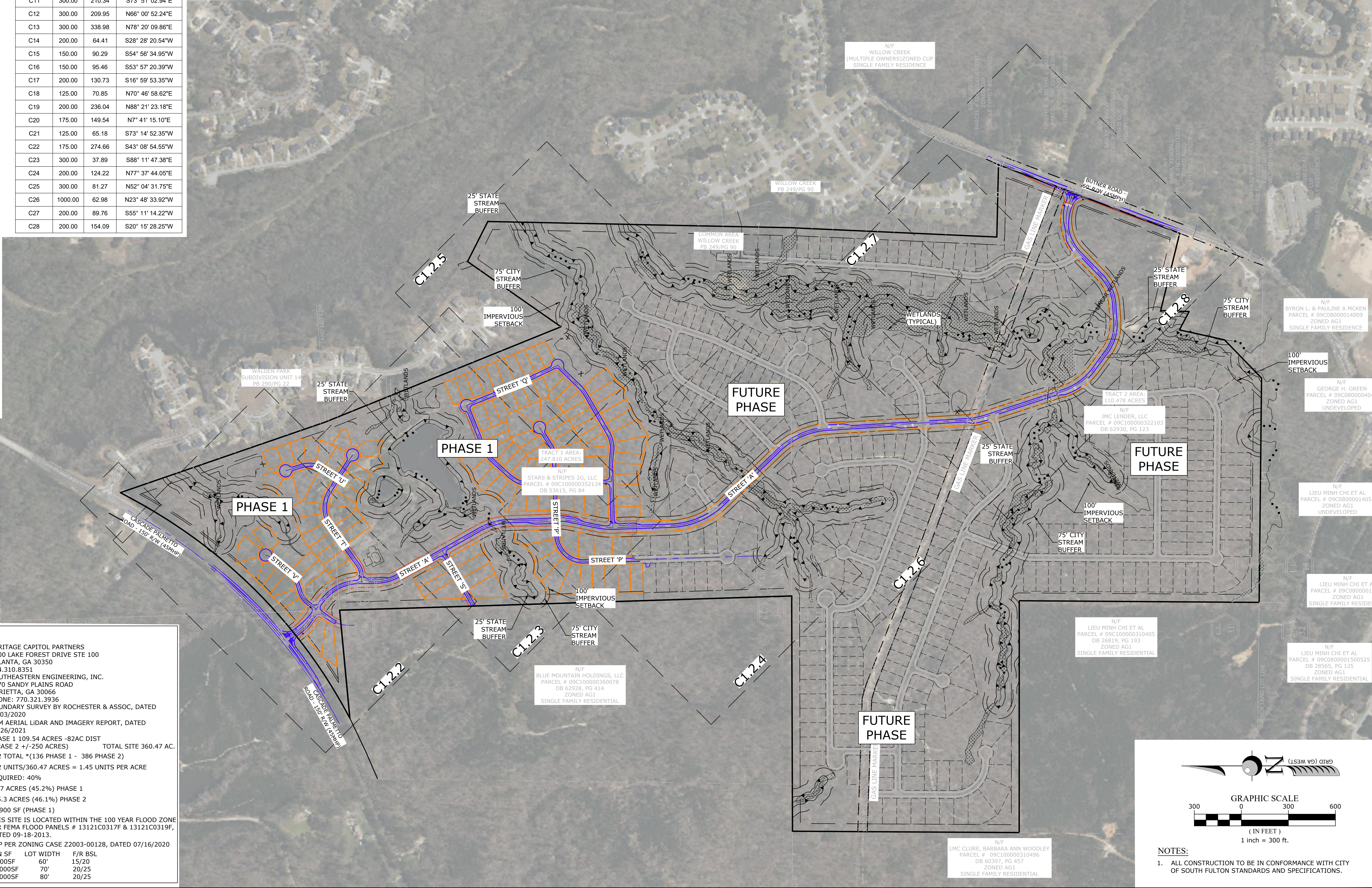
PROPOSED TYPICAL PAVEMENT SECTIONS

EASEMENT LEGEND

- PUBLIC DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT

PAVEMENT LEGEND

- RESIDENTIAL ROADWAY
- ROADWAY WIDENING



SITE DATA

OWNER/DEVELOPER: HERITAGE CAPITOL PARTNERS
6000 LAKE FOREST DRIVE STE 100
ATLANTA, GA 30350

ENGINEER: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY ROCHESTER & ASSOC, DATED 11/03/2020

TOPOGRAPHY: SAM AERIAL LIDAR AND IMAGERY REPORT, DATED 08/26/2021

SITE/DISTURBED AREA: PHASE 1 109.54 ACRES - 82AC DIST (PHASE 2 +/-250 ACRES) TOTAL SITE 360.47 AC.

NUMBER OF LOTS: 522 TOTAL *(136 PHASE 1 - 386 PHASE 2)

DENSITY: 522 UNITS/360.47 ACRES = 1.45 UNITS PER ACRE

OPEN SPACE: REQUIRED: 40%
49.7 ACRES (45.2%) PHASE 1
115.3 ACRES (46.1%) PHASE 2

AVERAGE LOT: 11,900 SF (PHASE 1)

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0317F & 13121C0319F, DATED 09-18-2013.

ZONING: CUP PER ZONING CASE Z2003-00128, DATED 07/16/2020

LOT DATA: MIN SF LOT WIDTH F/R BSL
8,500SF 60' 15/20
10,000SF 70' 20/25
15,000SF 80' 20/25

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road, Marietta, Georgia 30066
417 Solenne Way Suite A Palmetto, Georgia 30768
tel: 770-321-1596
www.seiengineering.com

ISSUED FOR: REVIEW

Project No.: 1268-21-098
Designed By: RTG
Issue Date: 12.22.22

C1.0.0

OVERALL SITE PLAN

HAWKS RIDGE
PROJECT LOCATED AT:
LL 35 & 36 9TH DISTRICT
0 CASCADE PALMETTO HWY CITY OF SOUTH FULTON, GA 30349
FULTON COUNTY

HERITAGE CAPITOL PARTNERS

6000 LAKE FOREST DRIVE STE 100
ATLANTA, GA 30350
404.310.8351

24 HOUR CONTACT INFORMATION
JOSEPH ASHKOUTI 404-310-8351 (jashkouti@heritagecapartners.com)

DATE

No	1	2	3	4
ISSUED DESCRIPTION				

NOTES:

1. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH CITY OF SOUTH FULTON STANDARDS AND SPECIFICATIONS.

811
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.