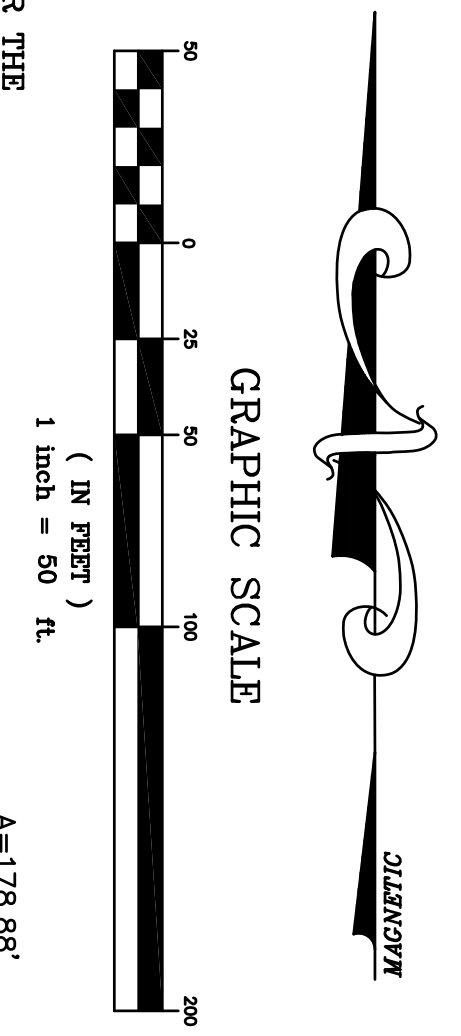


LOT CHART (GWINNETT COUNTY ZONING R-100)			
LOT NO.	LOT WIDTH (FT.)	LOT WIDTH (SQ. FT.)	AREA (SQ. FT.)
1	130.89	223.47	15,754
2	100.00	100.00	15,487
3	100.00	84.24	18,483
4	100.00	99.97	15,312
5	100.00	100.01	15,502
6	100.00	98.74	15,627
7	100.00	76.36	22,490
8	100.00	69.67	29,967
9	100.00	71.84	18,077
10	100.00	69.10	21,420
11	100.21	87.23	15,109
12	100.21	80.50	15,195
13	100.21	154.39	15,224
14	118.22	146.56	15,108
15	122.34	237.00	15,578
16	192.43	35.62	18,207
17	100.78	44.55	20,998
18	115.16	56.24	27,236
19	130.36	56.24	19,069
20	153.64	187.48	19,069
21	102.29	106.35	17,214

CURVE TABLE			
CI	LENGTH	RADIUS	B
C1	150.72	10,000	15.00
C2	13.07	10,000	1.31
C3	11.28	222.62	1.13
C4	6.21	222.62	0.62
C5	23.35	136.51	2.34
C6	13.28	100.00	1.33
C7	35.62	50.00	3.56
C8	8.92	100.00	0.89
C9	13.39	100.00	1.34
C10	13.39	100.00	1.34
C11	31.39	200.00	3.14
C12	29.98	200.00	2.99

LINE TABLE		
LINE NO.	LENGTH	BEARING
1	22.24	N 55° 09' 41" E
2	5.15	N 23° 57' 11" E

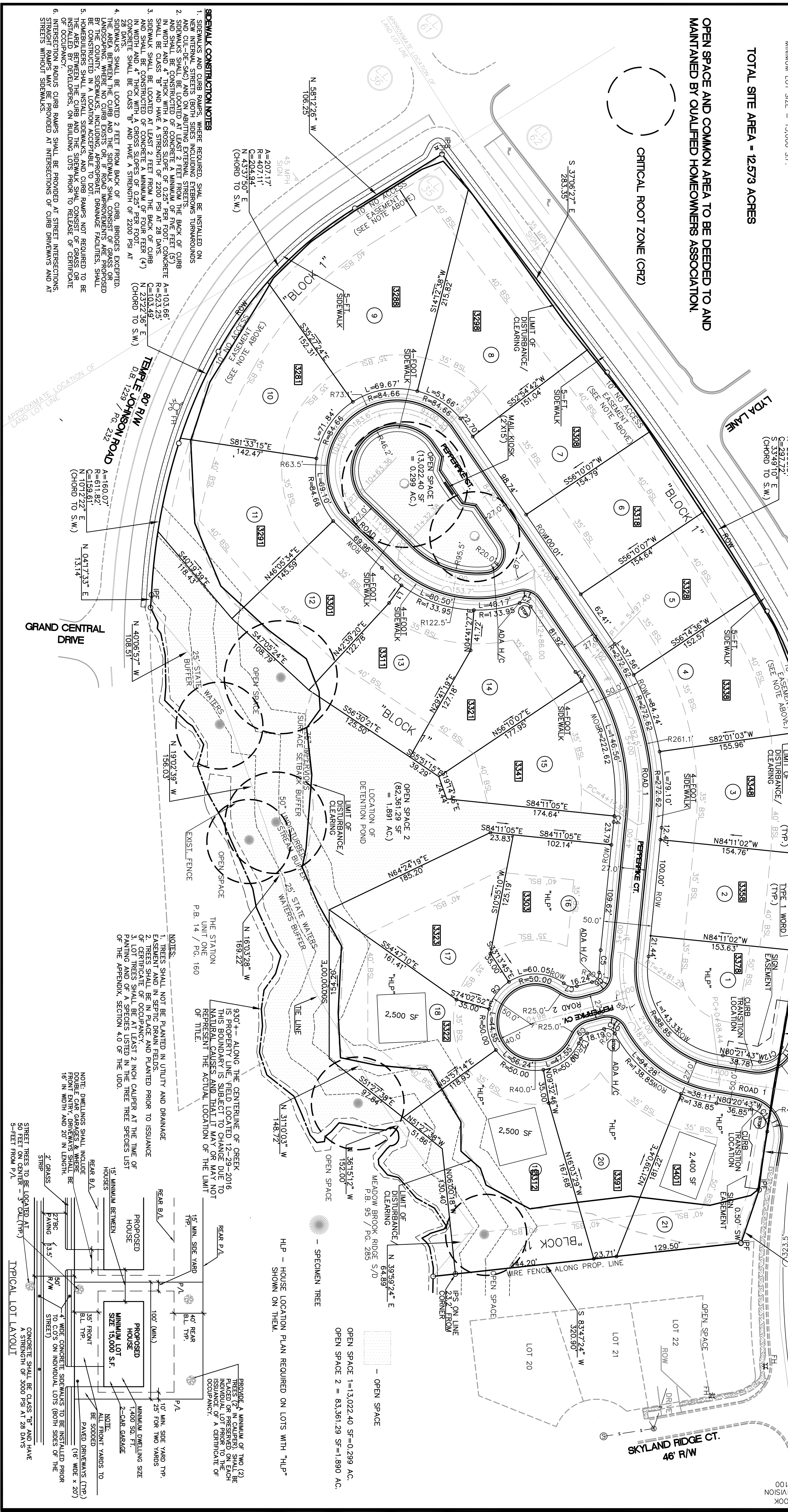


**SIGHT DISTANCE CERTIFICATION:**

1. THE UNDERSIGNED, HEREBY CERTIFY THE PROPOSED ENTRANCE FOR THE PEPPERPIKE SUBDIVISION IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 35 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 400 FEET IN THE LEFT DIRECTION AND 400 FEET IN THE RIGHT DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS EQUAL TO OR EXCEEDS THE 390 FEET SIGHT DISTANCE REQUIRED IN THE UNDIVIDED DEVELOPMENT ORDINANCE. SIGHT DISTANCE MEASURED WITH DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LAVE TO CENTER OF EACH TRAVEL LANE.

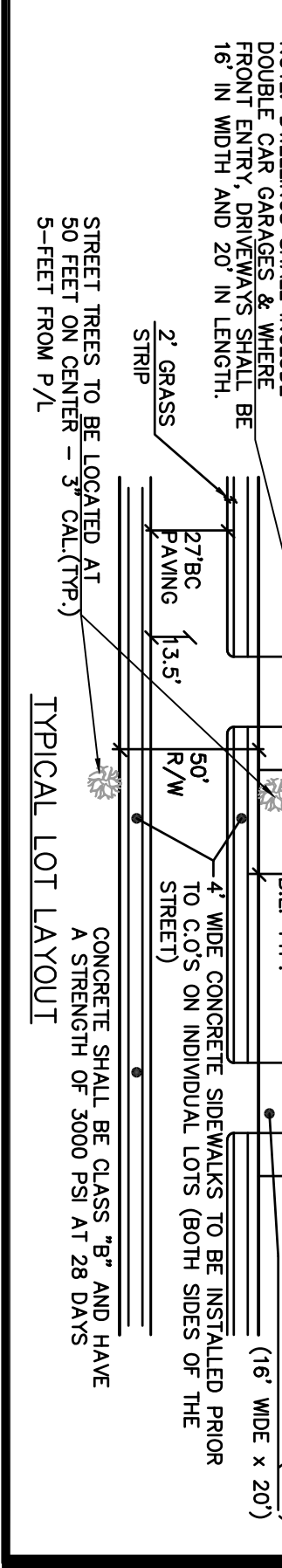
TOTAL SITE AREA = 12573 ACRES

OPEN SPACE AND COMMON AREA TO BE DEDED TO AND MAINTAINED BY QUALIFIED HOMEOWNERS ASSOCIATION.



- SIDEWALK CONSTRUCTION NOTES:**
1. SIDEWALKS AND CURB RAMP, WHERE REQUIRED, SHALL BE INSTALLED ON THE SIDEWALK AND CURB RAMP, INCLUDING APPROPRIATE DRAINAGE AND CURB-DE-SIDE) AND ON ADJUTING EXTERNAL STREETS, DRIVEWAYS AND DRIVEWAYS.
  2. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4 INCHES THICK AND SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
  3. SIDEWALK SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4 INCHES THICK AND SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
  4. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, EXCEPTED, WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO DOT RAMP NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF CERTIFICATE OF OCCUPANCY. CURB RAMP SHALL BE PROVIDED AT STREET INTERSECTIONS AND AT STREET RAMP WITHOUT SIDEWALKS.

- NOTES:**
1. TREES SHALL NOT BE PLANTED IN UTILITY AND DRAINAGE AREAS.
  2. TREES SHALL BE PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  3. LOT TREES SHALL BE AT LEAST 2 INCH CALIPER AT THE TIME OF PLANTING AND OF A SPECIES LISTED IN THE UDO.
  4. 90° ALONG THE CENTERLINE OF CREEK IS PROPERTY LINE FIELD LOCATED 12-98-2016 THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.



HLP - HOUSE LOCATION PLAN REQUIRED ON LOTS WITH "HLP" SHOWN ON THEM.

OPEN SPACE 1 = 13,022.40 SF = 0.299 AC.  
OPEN SPACE 2 = 83,361.29 SF = 1.890 AC.

<p>DATE</p> <p>NO</p> <p>DESCRIPTION</p>	
<p><b>SITE PLAN</b></p>	
<p><b>SHEET TITLE</b></p>	
<p><b>PEPPERPIKE SUBDIVISION</b></p> <p>LOGANVILLE, GA 30052</p> <p>GWINNETT COUNTY, GEORGIA</p>	
<p>C-1</p>	