

LOT COMBINATION PLAT OF
PEACHTREE COMMUNITY APARTMENTS
PROJECT# - FP 2022-002
22 TECHNOLOGY PARKWAY, NORCROSS, GA 30092

OWNER NAME/ADDRESS
PEACHTREE COMMUNITY APARTMENTS
12895 SW 132ND ST, MIAMI, FL 33186
(305) 255-5527

DEVELOPER NAME/ADDRESS
AHS RESIDENTIAL, LLC
12895 SW 132ND ST, MIAMI, FL 33186
(305) 255-5527

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SCORPIO TOTAL STATION, TRIMBLE R 10 GPS RECEIVER, AND TRIMBLE T102 DATA COLLECTOR.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON, NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSON OR ENTITY OTHER THAN THOSE SHOWN HEREON.

THE DRAWING FOR THIS SET WAS EXAMINED USING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE SYSTEM AND HORIZONTAL REFERENCE SYSTEM. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ANY INSTRUMENT OR INSTRUMENTS SHOWN ARE A RECTANGULAR, GEODESIC LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PLEASE NOTE: ALL TREES 1" OR LARGER WERE LOCATED FROM THE FACE OF THE BUILDING TO PEACHTREE INDUSTRIAL BOULEVARD.

CITY OF PEACHTREE CORNERS AND GWINNETT COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND UNRESTRICTED ACCESS TO ALL RECORDS AND INFORMATION IN CONNECTION WITH THIS PROJECT. ALL RECORDS AND INFORMATION SHALL BE MAINTAINED IN A MAINTAINABLE AND UNRESTRICTED CONDITION. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

GWINNETT COUNTY APPROVAL

PEACHTREE COMMUNITY APARTMENTS
12895 SW 132ND ST, MIAMI, FL 33186
(305) 255-5527
EMAIL: info@peachtreeapts.com

PROPERTY ADDRESS FROM RECORD DOCUMENT:
22 TECHNOLOGY PARKWAY SOUTH
NORCROSS, GEORGIA 30092

PARKING NOTES

OUTSIDE PARKING - 150 REGULAR SPACES
TOTAL PARKING SPACES - 150 REGULAR SPACES
TOTAL PARKING SPACES - 2 HANDICAP SPACES
TOTAL PARKING SPACES - 152 TOTAL SPACES

THE UNDERGROUND UTILITIES WERE MARKED AND ARE SHOWN HEREON BASED ON LOCATION OF MARKERS PROVIDED BY:
UTILITIES, LLC
154 EAST STREET
FAYETTEVILLE, GEORGIA 30215

ACCESS EASEMENTS

AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DESCRIBED FRONT DRIVEWAY FROM TECHNOLOGY PARKWAY. THE SERVICE SHALL BE DESCRIBED AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY APPLICABLE AUTHORITIES.

PROPERTY DESCRIBED IN THE RECORD DESCRIPTION DESCRIBES ONE IN THE SAME PARCEL OF LAND AS DESCRIBED IN THE PLATTED DESCRIPTION.

THIS PLAT REPRESENTS THE FOLLOWING PLAT AS IT RELATES TO THE DESCRIBED LAND: PLAT BOOK 2 PAGE 278, PLAT BOOK 3, PAGE 204, AND PLAT BOOK 3, PAGE 267

BOUNDARY

ACCORDING TO THE PLAN OF GWINNETT COUNTY, PARCEL NUMBER 133306020, DATED MARCH 4, 2013, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Public Notice - FLOOD HAZARD

The flood hazard areas shown herein were determined by the Professional Surveyor/Engineer whose name appears on this drawing. The City of Peachtree Corners has no authority to determine whether or not the flood hazard areas shown herein are correct. The City of Peachtree Corners does not have the authority to determine whether or not the flood hazard areas shown herein are correct. The City of Peachtree Corners does not have the authority to determine whether or not the flood hazard areas shown herein are correct. The City of Peachtree Corners does not have the authority to determine whether or not the flood hazard areas shown herein are correct.

Public Notice - DRAINAGE

The notes at the top of this sheet (Sheet) and all references to the sheet specifically reference the City of Peachtree Corners. The Professional Surveyor/Engineer shall not be responsible for the design, construction, or maintenance of any drainage system. The Professional Surveyor/Engineer shall not be responsible for the design, construction, or maintenance of any drainage system. The Professional Surveyor/Engineer shall not be responsible for the design, construction, or maintenance of any drainage system.

City of Peachtree Corners (City) or Gwinnett County, Georgia (County) shall not be responsible for the design, construction, or maintenance of any drainage system. The Professional Surveyor/Engineer shall not be responsible for the design, construction, or maintenance of any drainage system.

City of Peachtree Corners Public Works Department Date

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

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City of Peachtree Corners Public Works Department Date

811
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EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BGE, INC DATED 00/00/0000.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR THE SITES.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

Kimley-Horn

AHS RESIDENTIAL, LLC

12895 SW 132ND STREET, SUITE 202
MIAMI, FLORIDA 33186
PHONE: (305) 255-5527

AHS PEACHTREE CORNERS

2022 TECHNOLOGY PARKWAY S, NORCROSS, GA
LAND LOT 272, 2ND DISTRICT
PARCEL ID: R8272044/R8272069

03/23/2022

GSWCC NO. (LEVEL II) 0000064368

DRAWN BY: KH

DESIGNED BY: KH

REVIEWED BY: KH

DATE: 04/19/2022

PROJECT NO. 013504013

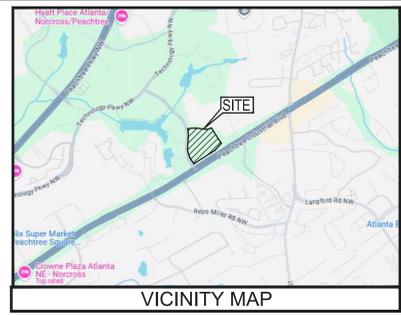
TITLE: SURVEY

SHEET NUMBER: C0-01

AUTHORIZED
ALEXANDER HENLEY
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA

GEORGIA 811
The Protection Center Inc.
Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80



Summit
Engineering Consultants, Inc.
6550 Shiloh Road, Suite 100
Norcross, GA 30092
(770) 867-0834

ALLIANCE REALTY PARTNERS 1720 PEACHTREE STREET NW SUITE 150 ATLANTA, GA 30309 404-923-8111	
Date	
Revision	Schedule
No	
Project No. S24014	CKH
Design By: CKH	CKH
Drawn By: CKH	CKH
Checked By: CKH	CKH
Date: 12/18/24	
Scale: 1" = 40'	



BUFFER IMPACT SUMMARY

EXISTING TOTAL AREA OF 50' BUFFER:	22,223 SF	
EXISTING TOTAL AREA OF 75' IMPERVIOUS SETBACK:	39,512 SF	

EXISTING IMPERVIOUS AREA BUFFER IMPACTS

25' STATE STREAM BUFFER:	950 SF	
50' UNDISTURBED CITY BUFFER:	12,026 SF	54.1% IMPACT
75' IMPERVIOUS CITY SETBACK:	26,446 SF	66.9% IMPACT

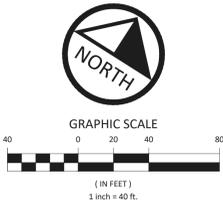
PROPOSED IMPERVIOUS AREA BUFFER IMPACTS

25' STATE STREAM BUFFER:	0 SF	
50' UNDISTURBED CITY BUFFER:	4,052 SF	18.2% IMPACT
75' IMPERVIOUS CITY SETBACK:	17,615 SF	44.6% IMPACT

IMPERVIOUS AREAS REMOVED

25' STATE STREAM BUFFER:	829 SF	87% REMOVED
50' UNDISTURBED CITY BUFFER:	7,974 SF	66% REMOVED
75' IMPERVIOUS CITY SETBACK:	8,831 SF	33% REMOVED

NOTE: ANY PROPOSED DISTURBANCE WITHIN THE 25-FOOT STATE BUFFER IS LIMITED TO THE REMOVAL OF EXISTING IMPERVIOUS SURFACES.



EXISTING STREAM BUFFER IMPACT EXHIBIT
ALLIANCE TECHNOLOGY PARK
20 TECHNOLOGY PARKWAY
LAND LOT 272 - 6th DISTRICT
GWINNETT COUNTY, GEORGIA

