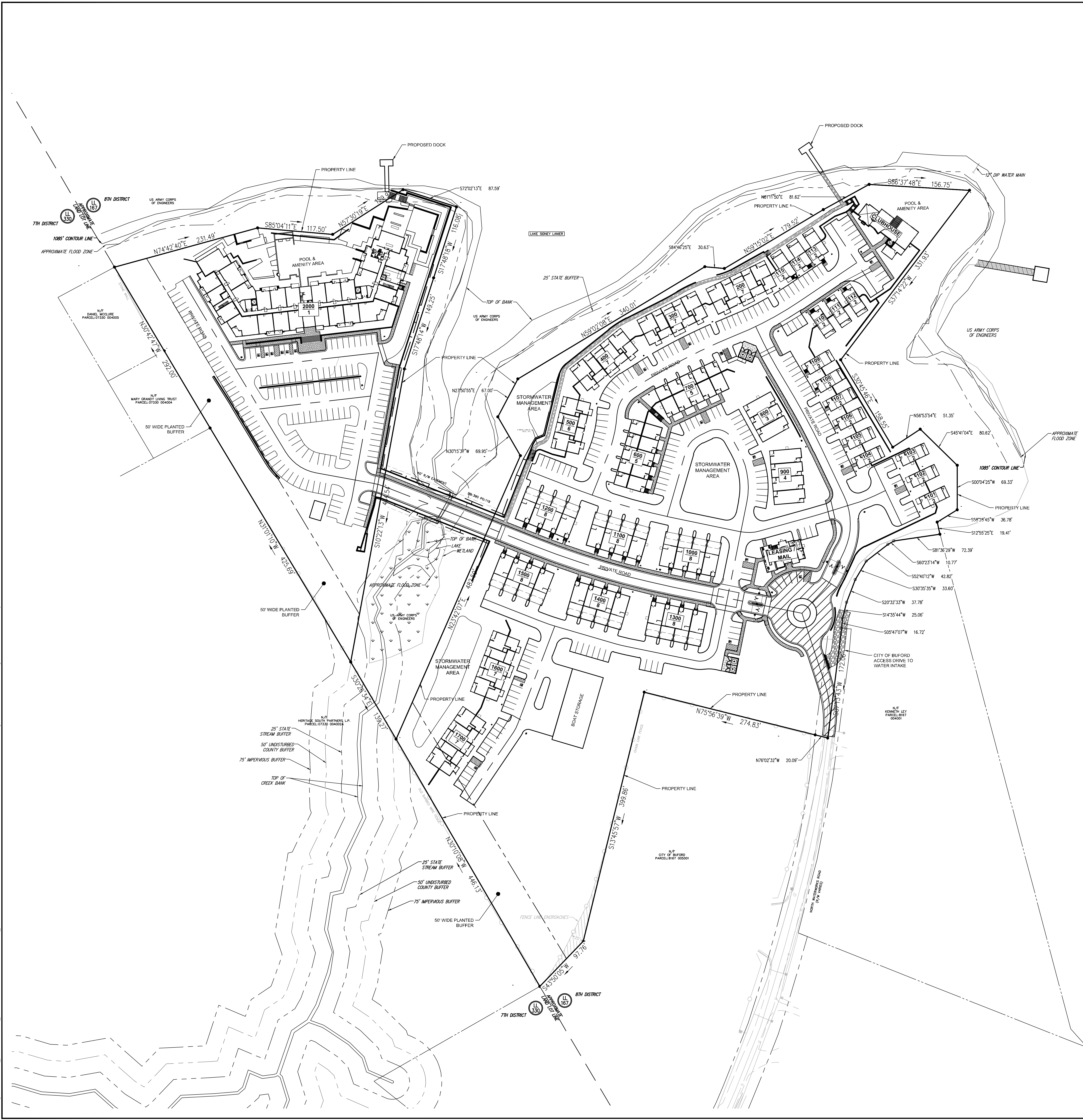


Drawing name: K:\A.P. PR\01371035_Fides Waterside Lake Lanier\Others_Tot\Client\2022-08-17 Site Plan Amendment\Submittal\Site Amendment\Submittal.dwg C2-00 SITE PLAN Aug 17, 2022 11:56am by: Marcus Bowers



SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- STANDARD DUTY CONCRETE SIDEWALK

BUILDING NUMBER
BUILDING TYPE

DEVELOPMENT SUMMARY:

SITE SUMMARY:

EXISTING ZONING:	PRD
SITE AREA:	16.28 ACRES
REQUIRED OPEN SPACE:	4.88 ACRES (30%)
PROVIDED OPEN SPACE:	5.70 ACRES (35%)
TOTAL DISTURBED AREA:	16.49 ACRES

LANDSCAPE BUFFER (ADJACENT TO RESIDENTIAL):

FRONT:	50 FT
SIDE:	50 FT
BACK:	50 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	120 UNITS
TOWNHOMES	70 UNITS
COTTAGES	15 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	368 SPACES (TOTAL)
MULTIFAMILY (120 UNITS)	150 SPACES (1.25/UNIT)
TOWNHOMES (70 UNITS)	140 SPACES (2/UNIT)
COTTAGES (15 UNITS)	30 SPACES (2/UNIT)
LEASING OFFICE	11 SPACES (4 PER 1,000 GSF)
CLUB HOUSE	10 SPACES (4 PER 1,000 GSF)

PROPOSED PARKING:

MULTIFAMILY, TOWNHOMES, & COTTAGES	373 SPACES (1.81/UNIT)
STANDARD	353 SPACES
HANDICAP	18 SPACES

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SILVER STUDIO ARCHITECTS, DATED 07/27/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BLUE LANDWORKS, DATED 04/19/2022.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

GEORGIA811.
Graphic Scale IN FEET
0 30 60 90 120

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 36134
JARED K. MCKINNEY
08/17/2022

CSWCC CERT. # 0000029507
DRAWN BY BRM
DESIGNED BY BRM
REVIEWED BY BV
DATE 08/17/2022
PROJECT NO. 013721005

OVERALL SITE PLAN
SHEET NUMBER
C2-00

Kimley Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

FIDES DEVELOPMENT

CLIENT	FIDES WATERSIDE, LLC 3017 BOLLING WAY NE ALPHARETTA, GA 30009 PHONE: (554) 443-3361
BY	A. SUBMITTAL TO HALL COUNTY
DATE	08/17/2022
REVISION DESCRIPTIONS	
No.	
1.	
2.	
3.	
4.	
5.	
6.	

3450 NORTH WATERWORKS ROAD,
UNINCORPORATED HALL COUNTY,
BUFORD, GA 30047
LAND LOT 167, 8TH DISTRICT

WATERSIDE AT LAKE LANIER

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