N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
BRADFORD A BISHOP & YEKATERINA A BISHOP
DB. 58893 PG. 583
PB. 29 PG. 156
TAX PARCEL ID# R5245 053
ADDRESS: 1625 ALCOVY ROAD
ZONING: R1400CSO

N/F
ALEXANDER ORTEGON
DB. 2248 PG. 211
TAX PARCEL ID# R5245 011
ADDRESS: 1553 ALCOVY ROAD
ZONING: RA200 (RESIDENTIAL SINGLE-FAMILY)

S09°11'08"E, 2.84'
(TIE TO 1/2"RB
FOUND ON-LINE)

1/2"RB FND

IPS

1/2"RB FND
(ON-LINE)

N70° 04' 18.00"E
409.780'

WALL 1

3/4"OTP FND
N: 1442502.67
E: 2371450.60

PROPERTY LINE PER
DB. 54563 PG. 677

MAIL KIOSK

HANDICAP PARKING/LOADING
AREA; NO GREATER THAN
2% SLOPE ANY DIRECTION

APPROX L.L.L.

POSSIBLE OVERLAP

GDOT TYPE A
CURB RAMP (TYP.)

5' SIDEWALK W/
2' BEAUTY STRIP

ROAD A

ROAD B

ROAD C

POND WALL

1/2"OTP FND

N1° 59' 45.58"W
16.338'

3/4"OTP FND

N1° 59' 45.58"W
414.961'

N0° 34' 20.09"E
398.601'

WALL 2

1/2"RB FND
W/CAP

N59° 42' 19.08"W
203.549'

S80°30'38"W, 297.82'
(DIRECT TIE TO
1/2" RB FOUND
WITH CAP)

P.O.B.
1/2"RB FND
N: 1441501.75
E: 2371549.14

1/2"RB FND
W/CAP

(APPROX. R/W)
ALCOVY ROAD
(80' R/W - PB. 29 PG. 156)

20' PERMANENT SSE
A=3,547.24

L=467.279, R=14792.030
Δ=1.8100, S75° 27' 40.08"W

R/W STAKE FOUND
(SET BY OTHERS)
(TYPICAL)

PROPERTY LINE PER
DB. 54563 PG. 677
(300' DOWN ROAD)

POSSIBLE OVERLAP
(0.5932 ACRES)

50.0' TAPER

200.0' DECELERATION LANE

3/4"OTP FND
N: 1441618.94
E: 2372001.44

N65°44'01"E, 517.91'
(DIRECT TIE TO
1/2" RB FOUND)

1/2"RB FND

(ACCESS EASEMENT)

GRID NORTH - GA WEST ZONE

N

REVISIONS

DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL

CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road; Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

ENGINEER'S SEAL & SIGNATURE

LAND DISTURBANCE PLANS FOR ALCOVY ROAD

LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

OVERALL SITE PLAN

DATE	7/7/22
JOB NO.	21-067
DRAWN	NAK
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C200

LOT TABLE		
LOT#	AREA (SF)	AREA (AC)
1	11158.11	0.26
2	10990.39	0.25
3	10973.53	0.25
4	10976.72	0.25
5	10959.50	0.25
6	10950.57	0.25
7	10949.88	0.25
8	10944.60	0.25
9	10950.15	0.25
10	10962.51	0.25
11	11070.83	0.25
12	11893.90	0.27
13	10559.95	0.24
14	10559.96	0.24
15	10559.96	0.24
16	10656.17	0.24
17	10589.28	0.24
18	10979.89	0.25
19	10693.99	0.25
20	14825.09	0.34
21	10597.85	0.24
22	10627.95	0.24
23	10553.55	0.24
24	10581.57	0.24
25	10958.47	0.25

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.23'	S09°11'30"E
L2	48.52'	N52°07'38"W
L3	56.76'	N01°01'49"E
L4	127.87'	N80°49'20"E
L5	89.75'	S09°11'30"E
L6	9.24'	N01°01'49"E
L7	28.65'	N09°43'28"W
L8	122.19'	N80°16'32"E
L9	89.51'	S09°11'30"E
L10	89.50'	N09°43'28"W
L11	123.02'	N80°16'32"E
L12	88.35'	S09°11'30"E
L13	89.50'	N09°43'28"W
L14	123.85'	N80°48'30"E
L15	88.20'	S09°11'30"E
L16	88.20'	N09°43'28"W
L17	124.67'	N80°48'30"E
L18	87.55'	S09°11'30"E
L19	87.55'	N09°43'28"W
L20	125.48'	N80°48'30"E
L21	86.98'	S09°11'30"E
L22	86.98'	N09°43'28"W
L23	126.29'	N80°48'30"E
L24	86.32'	S09°11'30"E
L25	86.45'	N09°43'28"W
L26	127.10'	N80°52'01"E
L27	85.95'	S09°11'30"E
L28	85.82'	N09°43'28"W
L29	127.90'	N80°48'30"E
L30	85.34'	S09°11'30"E
L31	78.96'	N09°43'28"W
L32	127.15'	N80°55'35"E
L33	99.26'	S09°11'30"E
L34	155.67'	N79°05'28"E
L35	48.36'	S09°43'28"E
L36	120.00'	S80°16'32"W
L37	85.83'	N09°43'28"W
L38	23.35'	N08°33'30"E
L39	88.39'	N80°16'32"E
L40	88.00'	S09°43'28"E
L41	120.00'	S80°16'32"W
L42	88.00'	N09°43'28"W
L43	88.00'	S09°43'28"E
L44	120.00'	S80°16'32"W
L45	88.00'	N09°43'28"W
L46	88.00'	S09°43'28"E
L47	21.41'	S80°16'32"W
L48	88.00'	S80°16'32"W
L49	10.59'	S80°16'32"W
L50	88.00'	N09°43'28"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	121.70'	S09°43'28"E
L52	88.01'	S81°03'54"W
L53	120.49'	N09°43'28"W
L54	84.00'	N81°04'03"E
L55	126.19'	S08°45'38"E
L56	84.00'	S81°14'22"W
L57	125.94'	N08°45'38"W
L58	125.94'	N08°45'38"W
L59	84.00'	S81°14'22"W
L60	12.15'	N08°45'38"W
L61	123.90'	N08°45'38"W
L62	24.48'	S82°26'59"E
L63	12.62'	N81°04'03"E
L64	106.10'	S87°14'14"W
L65	133.58'	N04°48'00"E
L66	0.04'	S08°45'38"E
L67	125.99'	S08°45'38"E
L68	5.83'	S81°29'02"W
L69	18.56'	N88°00'53"W
L70	147.80'	N04°48'00"E
L71	84.00'	S81°29'02"W
L72	126.34'	S08°45'38"E
L73	126.70'	S08°45'38"E
L74	84.00'	S81°29'02"W
L75	109.57'	N30°42'20"W
L76	30.00'	N34°04'33"E
L77	14.29'	S88°00'53"E
L78	117.15'	S08°31'00"E
L79	4.27'	S88°00'53"E
L80	69.31'	N81°29'02"E
L81	104.85'	S08°30'58"E
L82	91.28'	N81°29'02"E
L83	23.37'	S33°32'45"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	105.48'	14792.03'	S74°45'38"W	105.48'
C2	51.10'	272.23'	N04°20'49"W	51.02'
C3	6.87'	15.00'	N03°23'23"E	6.81'
C4	6.75'	15.00'	N29°23'59"E	6.70'
C5	124.97'	50.00'	N29°18'24"W	94.89'
C6	53.85'	50.00'	S30°53'36"E	51.28'
C7	13.62'	15.00'	S35°44'04"E	13.16'
C8	12.81'	15.00'	N73°05'10"E	12.42'
C9	36.07'	125.04'	N89°17'05"E	35.94'
C10	86.53'	50.00'	S85°50'42"E	76.13'
C11	13.75'	75.00'	S86°44'05"W	13.73'
C12	13.62'	15.00'	N62°00'17"W	13.16'
C13	117.29'	50.00'	S76°48'09"W	92.19'
C14	73.40'	50.00'	N82°01'14"E	66.98'
C15	13.62'	15.00'	N65°58'31"E	13.16'
C16	72.93'	14792.03'	S76°13'30"W	72.93'
C17	22.91'	125.00'	N86°44'05"E	22.88'
C18	96.75'	14791.09'	S75°53'46"W	96.75'
C19	10.13'	40.28'	N86°09'24"E	10.10'
C20	21.42'	14.00'	S42°48'12"E	19.39'
C21	25.90'	1283.40'	S01°01'49"W	25.90'
C22	35.99'	225.00'	S03°33'08"E	35.95'
C23	89.69'	14792.03'	S75°32'07"W	89.69'

REVISIONS	
DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL

CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

ENGINEER'S SEAL & SIGNATURE

LAND DISTURBANCE PLANS
FOR
ALCOVY ROAD
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
PARCEL TABLES

DATE	7/7/22
JOB NO.	21-067
DRAWN	NAK
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C201

N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
ALEXANDER ORTEGON
DB. 2248 PG. 211
TAX PARCEL ID# R5245 011
ADDRESS: 1553 ALCOVY ROAD
ZONING: RA200 (RESIDENTIAL SINGLE-FAMILY)

N/F
BRADFORD A BISHOP & YEKATERINA A BISHOP
DB. 58893 PG. 583
PB. 29 PG. 156
TAX PARCEL ID# R5245 053
ADDRESS: 1625 ALCOVY ROAD
ZONING: R1400CSO

POSSIBLE OVERLAP
(0.5932 ACRES)

ROAD A
ROAD B
ROAD C

ALCOVY ROAD
(80' R/W - PB. 29 PG. 156)
(APPROX. R/W)

(ACCESS EASEMENT)

WALL 1
WALL 2
POND WALL

20' PERMANENT SSE
A=3,547.24

P.O.B.
1/2"RB FND
N: 1441507.75
E: 2371569.14

3/4"OTP FND
N: 1442502.67
E: 2371490.60

3/4"OTP FND
N: 1441618.94
E: 2372001.44

1/2"OTP FND

1/2"RB FND

1/2"RB FND W/CAP

IPS

1/2"RB FND (ON-LINE)

S09°11'08"E, 2.84'
(TIE TO 1/2"RB
FOUND ON-LINE)

N17° 04' 18.90"E
408.780'

N1° 59' 45.58"W
16.338'

N0° 14' 20.09"E
338.601'

N00° 41' 19.04"W

N89° 24'01" E, 617.51'
(DIRECT TIE TO
1/2" RB FOUND)

S90°36'34"W, 297.82'
(DIRECT TIE TO
1/2" RB FOUND
WITH CAP)

L=467.279, R=14792.030
Δ=1.8100, S75° 27' 40.08"W

PROPERTY LINE PER
DB. 54563 PG. 677
("669' DOWN ROAD")

R/W STAKE FOUND
(SET BY OTHERS)
(TYPICAL)

GRID NORTH - GA WEST ZONE

REVISIONS	
DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL

CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road; Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

ENGINEER'S SEAL & SIGNATURE

LAND DISTURBANCE PLANS
FOR
ALCOVY ROAD
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
GRADING AND DRAINGE PLAN

DATE	7/7/22
JOB NO.	21-067
DRAWN	NAK
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C300

N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
BLACKHAWK GEORGIA LENDER LLC
DB. 54563 PG. 677
TAX PARCEL ID# R5244 081
ADDRESS: UNASSIGNED
ZONING: R1400CSO

N/F
ALEXANDER ORTEGON
DB. 2248 PG. 211
TAX PARCEL ID# R5245 011
ADDRESS: 1553 ALCOVY ROAD
ZONING: RA200 (RESIDENTIAL SINGLE-FAMILY)

N/F
BRADFORD A BISHOP & YEKATERINA A BISHOP
DB. 58893 PG. 583
PB. 29 PG. 156
TAX PARCEL ID# R5245 053
ADDRESS: 1625 ALCOVY ROAD
ZONING: R1400CSO

POSSIBLE OVERLAP
(0.5932 ACRES)

ROAD A
ROAD B
ROAD C

ALCOVY ROAD
(60' R/W - PB. 29 PG. 156)

(ACCESS EASEMENT)

P.O.B.
1/2"RB FND
N: 1441507.75
E: 2371549.14

3/4"OTP FND
N: 1442502.67
E: 2371490.60

3/4"OTP FND
N: 1441618.94
E: 2372001.44

1/2"RB FND

1/2"OTP FND

IPS

1/2"RB FND W/CAP

PROPERTY LINE PER DB. 54563 PG. 677

PROPERTY LINE PER DB. 54563 PG. 677

PROPERTY LINE PER DB. 58893 PG. 583

PROPERTY LINE PER DB. 54563 PG. 677 (1989 DOWN ROAD?)

R/W STAKE FOUND (SET BY OTHERS) (TYPICAL)

POND WALL

WALL 1

WALL 2

APPROX LL

S09°11'08"E, 2.84'
(TIE TO 1/2"RB
FOUND ON-LINE)

N70° 04' 18.90"E
408.780'

N1° 59' 45.58"W
16.338'

N5° 34' 20.09"E
398.601'

N20° 42' 53.07"W
425.078'

N0° 55' 01.61"W
24.961'

S80°30'38"W, 297.82'
(DIRECT TIE TO
1/2" RB FOUND
WITH CAP)

N85°40'01"E, 517.51'
(DIRECT TIE TO
1/2" RB FOUND)

L=467.279, R=14792.030
Δ=1.8100, S75° 27' 40.08"W

20' PERMANENT SSE
A=3,547.24

GRID NORTH - GA WEST ZONE

REVISIONS

DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL

CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road; Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

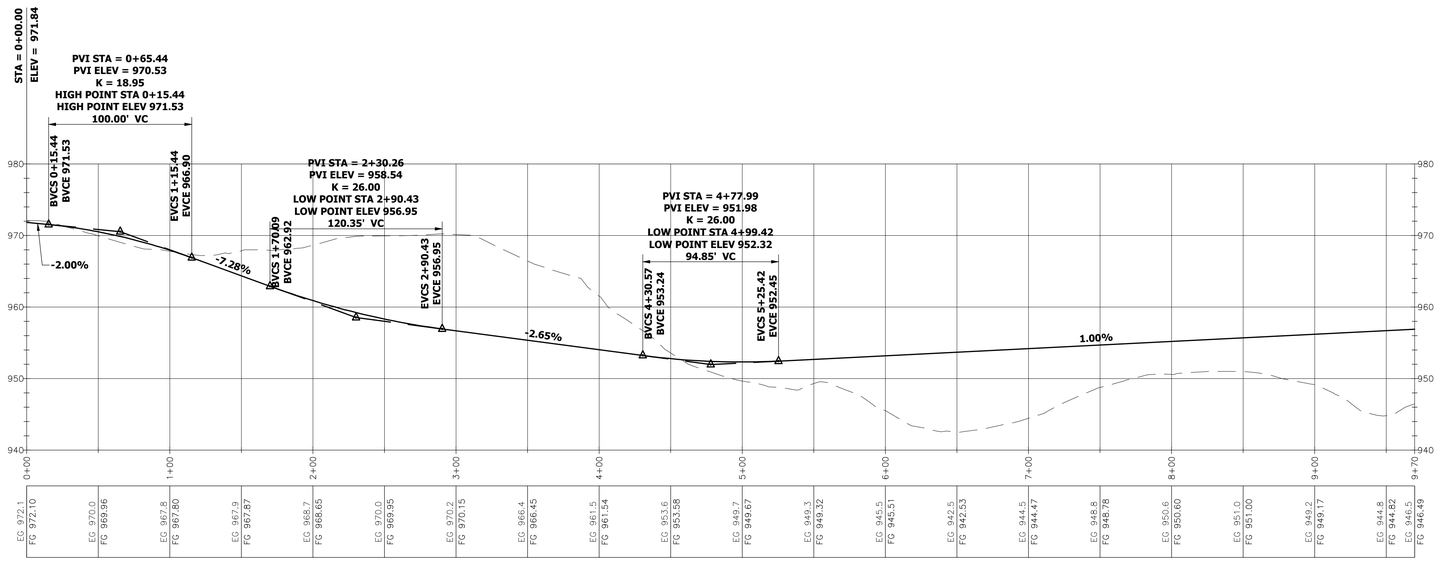
ENGINEER'S SEAL & SIGNATURE

LAND DISTURBANCE PLANS FOR ALCOVY ROAD

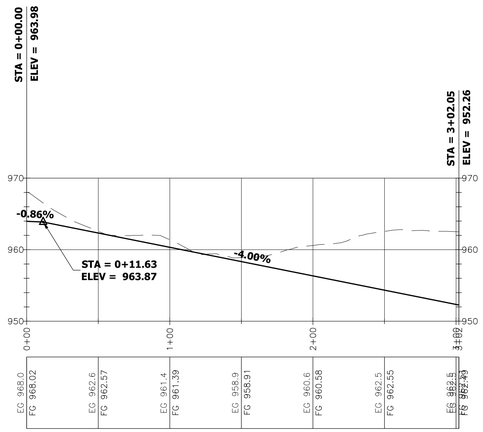
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

SANITARY SEWER PLAN

DATE	7/7/22
JOB NO.	21-067
DRAWN	NAK
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C500



ROAD A PROFILE



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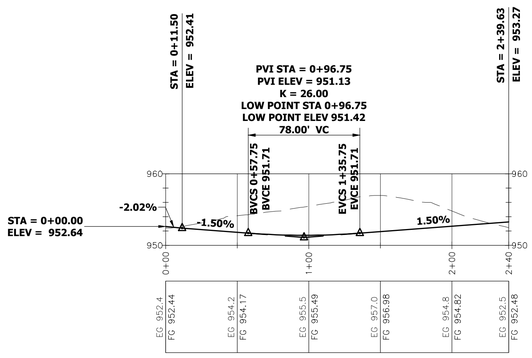

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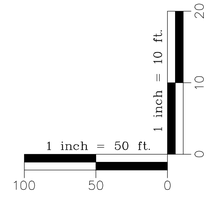


REVISIONS

DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL

CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road; Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

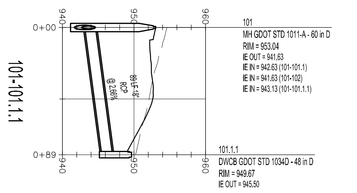
ENGINEER'S SEAL & SIGNATURE

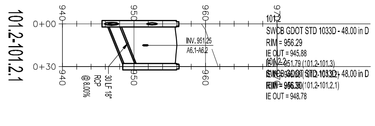
LAND DISTURBANCE PLANS FOR ALCOVY ROAD

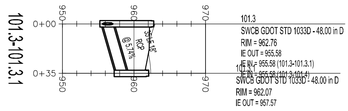
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

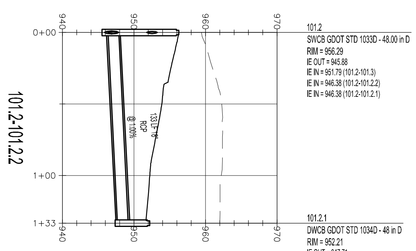
ROAD PROFILES

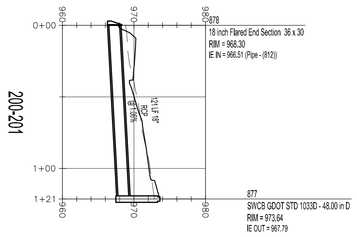
DATE	7/7/22
JOB NO.	21-067
DRAWN	NAK
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C600

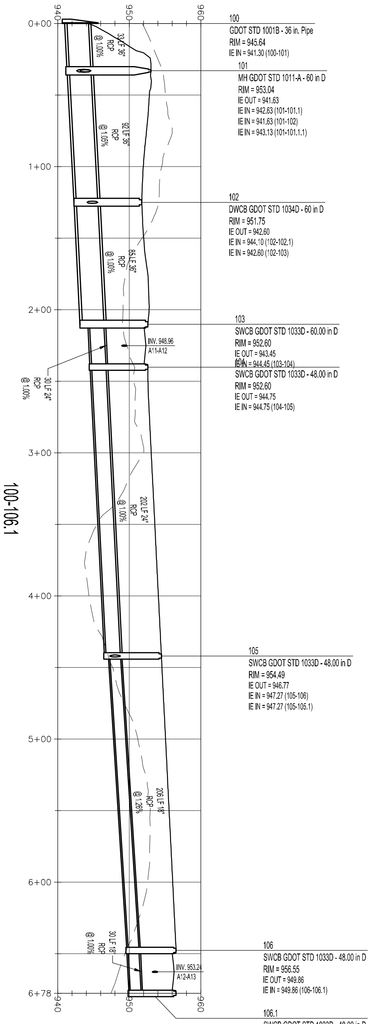


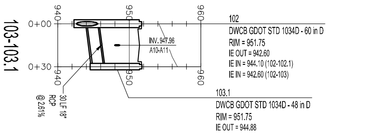


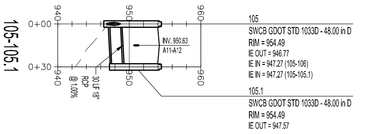


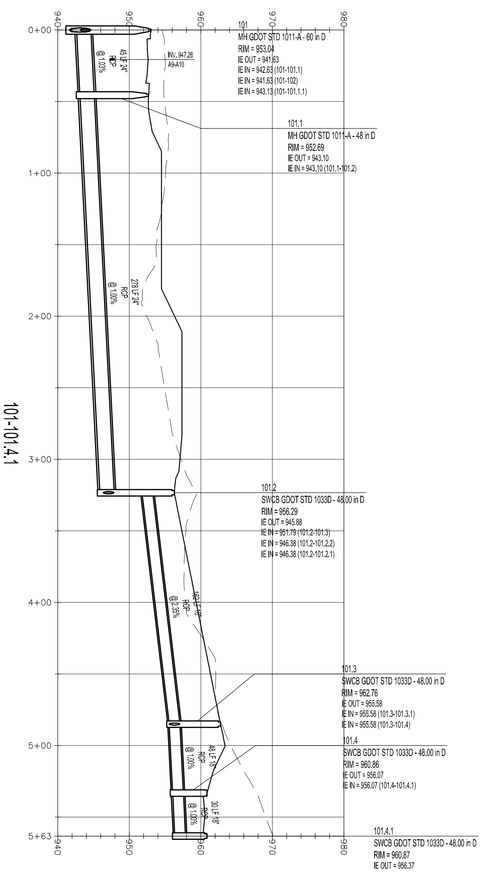


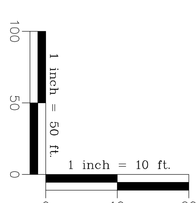












SHEET:	C700
SCALE	AS NOTED
DRAWN	NAK
CHECKED	RAD
JOB NO.	21-067
DATE	7/7/22

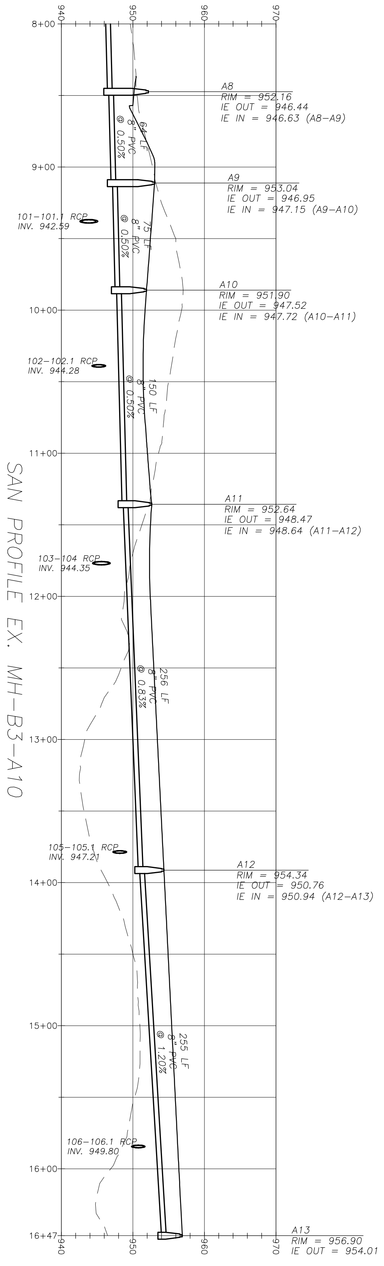
LAND DISTURBANCE PLANS
FOR
ALCOVY ROAD
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
STORM SEWER PROFILES

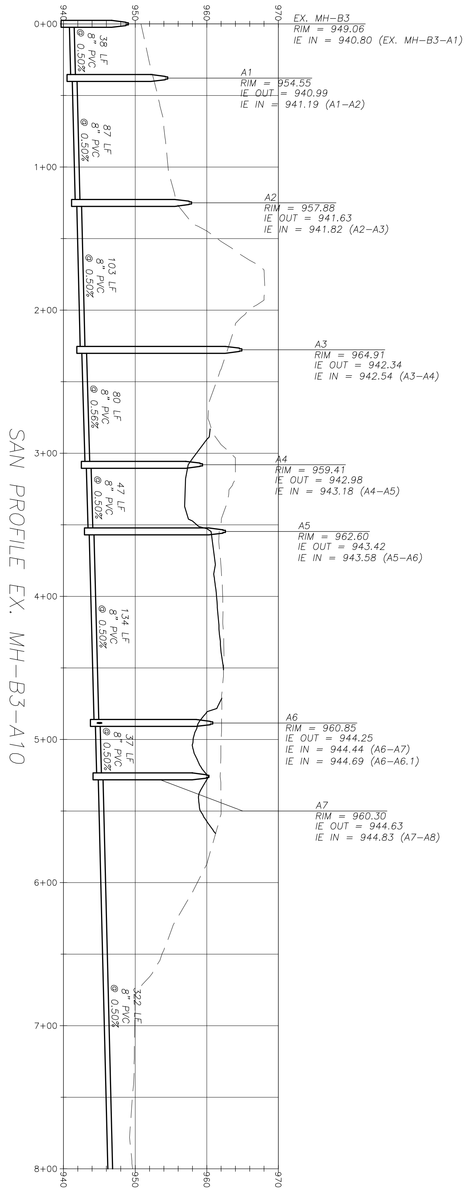
SIGNATURE & SEAL

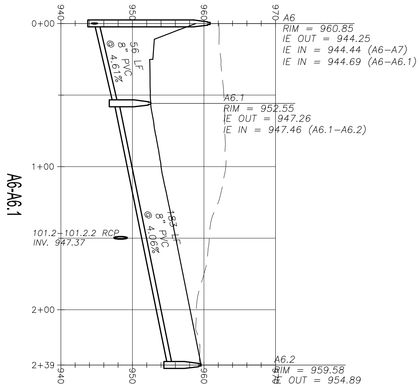
GREYDEN
ENGINEERING
12460 Crabapple Road; Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

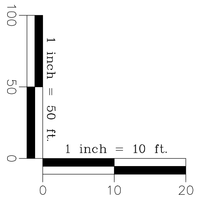
CLIENT
MACALLAN ATLANTA, LLC
24 HOUR EMERGENCY CONTACT: JAMES BAKER / 614-205-0298
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

REVISIONS	
DATE	DESCRIPTION
7/7/22	FIRST SUBMITTAL









LAND DISTURBANCE PLANS
FOR
ALCOVY ROAD
LOCATED IN LAND LOT244 & 245, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
SANITARY SEWER PROFILES

SHEET: C710
SCALE: AS NOTED
CHECKED: RAD
DRAWN: NAK
JOB NO.: 21-067
DATE: 7/7/22

ENGINEER'S SEAL & SIGNATURE

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REVISIONS
DATE: 7/7/22
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