

FOR SALE

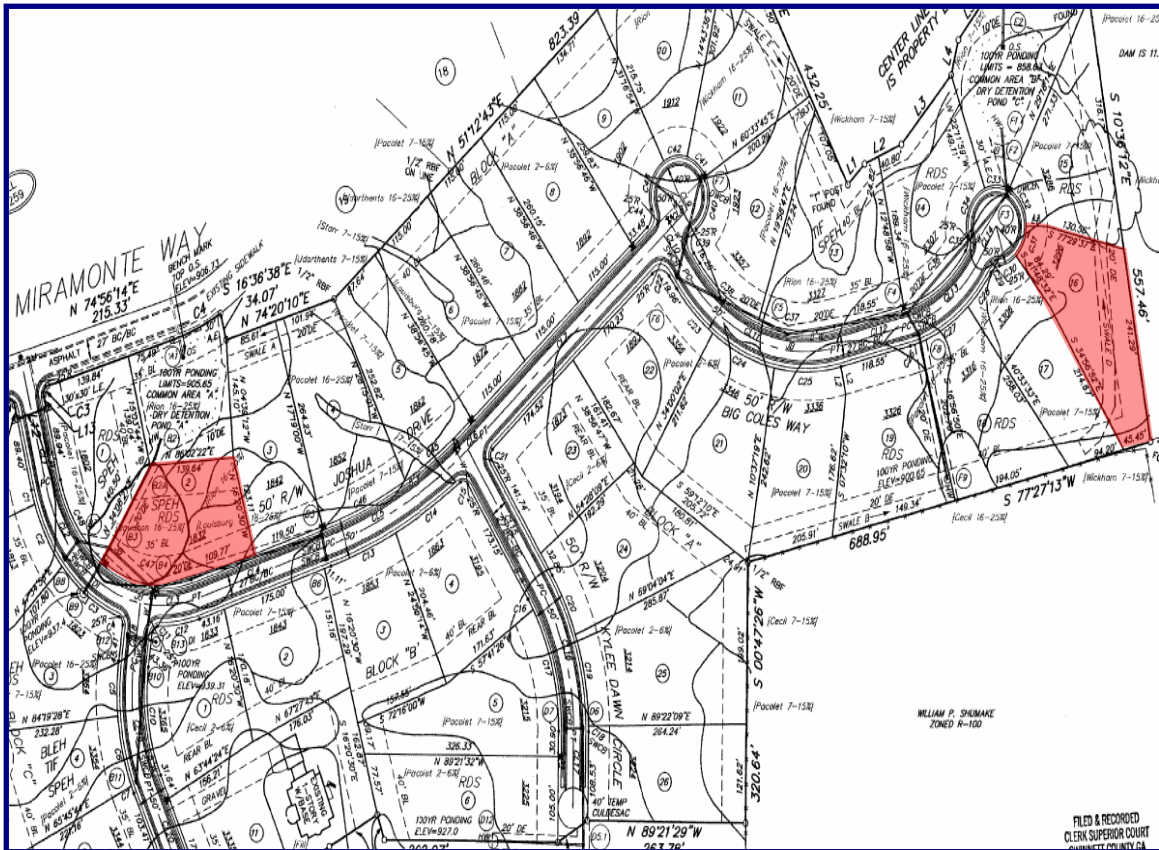
2 Lots

1832 Joshua Dr – Lot 2A

3292 Big Cole Way – Lot 16A

Miramonte Subdivision

Gwinnett County, GA



Presented by:

Walter T. Rabern

MANAGING BROKER

Big Sky Realty, LLC

770-480-2491 Direct

wrabern@raberncompanies.com

Clint Dixon

Associate Broker

Big Sky Realty, LLC

404-862-5000

cdixon@raberncompanies.com

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Fact Sheet

2 Lots – Miramonte Hills

Homes are in the \$400's - \$500's

TRACT SIZE:	LOT 2 A	0.64 ACRES
	LOT 16 A	0.69 Acres
GIS PARCEL ID:	LOT 2A	5-259-053
	LOT 6A	5-259-068
LOCATION:	Between New Hope Road and Ozora Road, approximately 7 miles East of Grayson and 7 miles North of Loganville and . GWINNETT COUNTY, GA	
EXISTING ZONING:	R-100	
LEGAL:	<u>Deed Under Power:</u>	
	Lot 2A Deed Book	48837 Page 660-662
	Lot 16A Deed Book	48837 Page 657-659
UTILITIES:	SEPTIC, WATER, POWER, CABLE	
SETBACKS:	35'	Front Yard
	40'	Rear Yard
	10'	Side Yard 1 25' Side Yard 2
COVENANTS:	Deed Book 38878 Page 176- 198	
	Materials – Exterior to be brick, stucco, stone or hardiplank siding	
	2 trees of 2.5" Caliper	
	3 Car Garages	
	Approval of plans by Architectural Committee	
SEPTIC:	Lot 2A requires a Residential Drainage Study/Site Plan Required	
ASKING PRICE	\$60,000 TOTAL	

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AERIAL

LOT 2 A



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LOT 16 A



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PLAT COVER SHEET

PROPERTY NOTES:

1. THE PROPERTY IS LOCATED IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES.
2. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES.
3. THE PROPERTY IS CURRENTLY OCCUPIED BY A SINGLE-FAMILY RESIDENCE.
4. THE PROPERTY IS CURRENTLY OWNED BY MIRAMONTE HILLS, INC.
5. THE PROPERTY IS CURRENTLY SUBJECT TO A DEED OF TRUST IN FAVOR OF THE CITY OF ALBUQUERQUE.
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STORM CHANNEL DESIGN CHART (STORM DESIGN = 20 YRS)

AREA (AC)	PEAK FLOW (CFS)	CHANNEL WIDTH (FT)	CHANNEL DEPTH (FT)	CHANNEL VELOCITY (FPS)
1.0	100	10	1.0	10
2.0	200	15	1.5	15
3.0	300	20	2.0	20
4.0	400	25	2.5	25
5.0	500	30	3.0	30
6.0	600	35	3.5	35
7.0	700	40	4.0	40
8.0	800	45	4.5	45
9.0	900	50	5.0	50
10.0	1000	55	5.5	55

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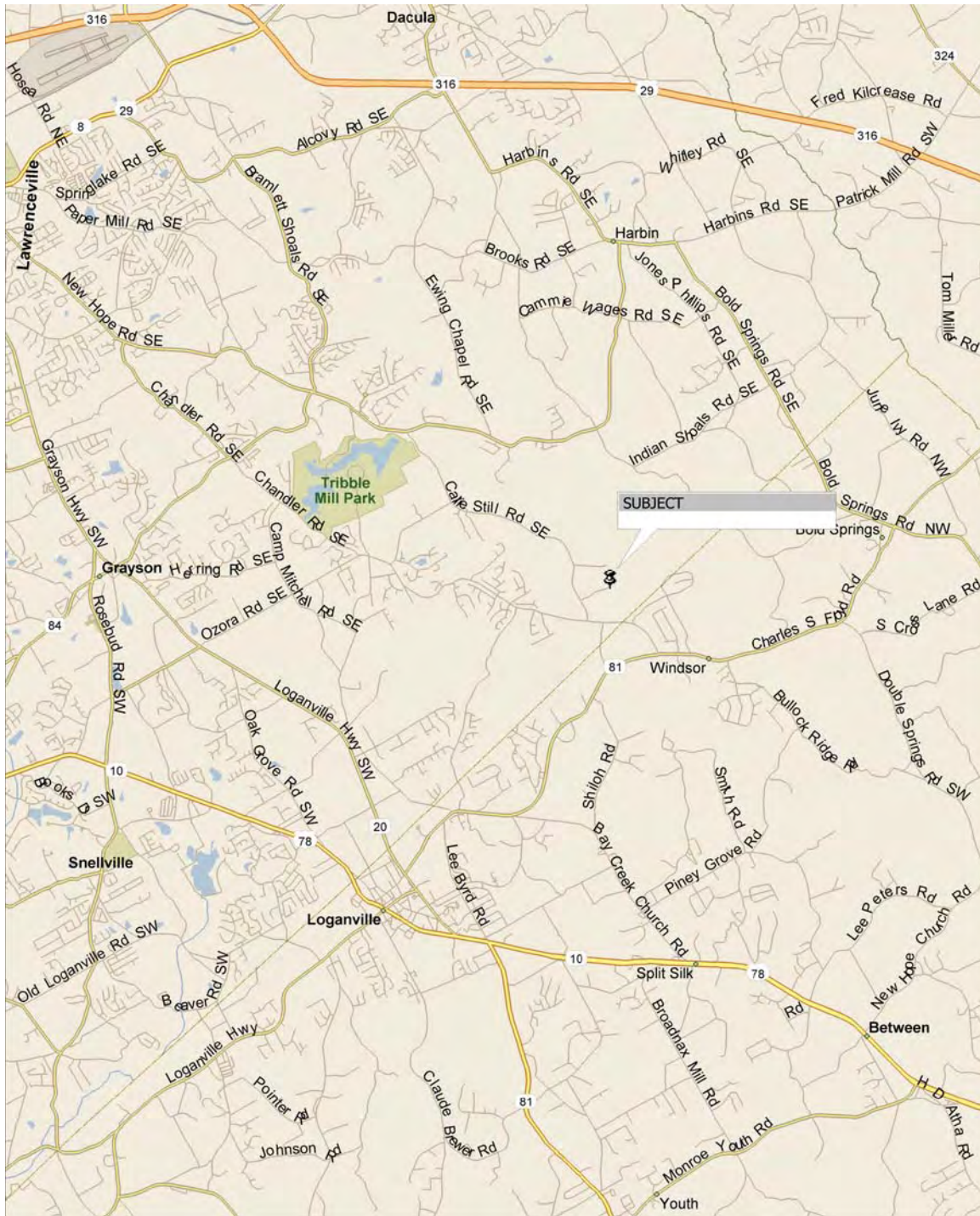
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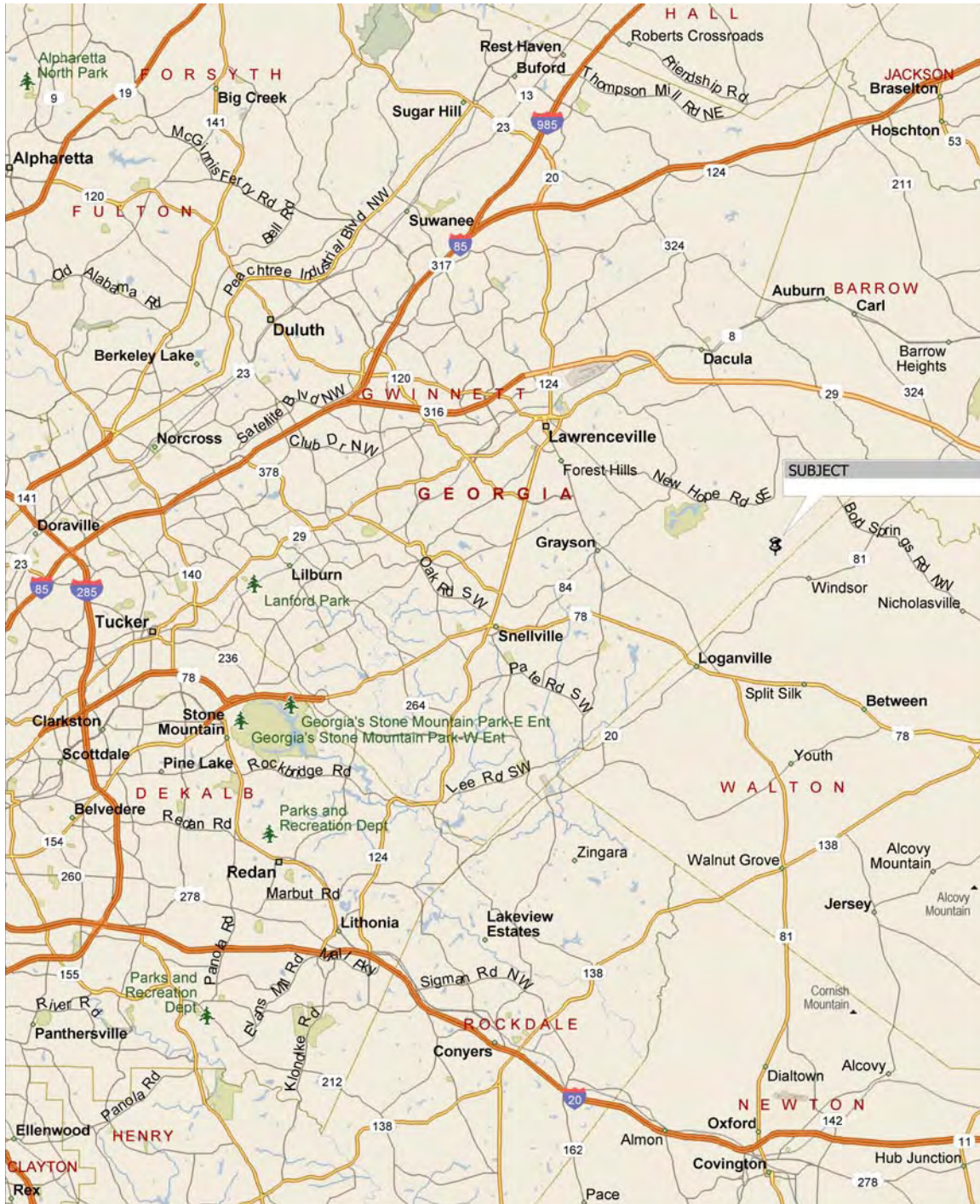
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MAP – ZOOMED



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MAP – FAR



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PHOTOS



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