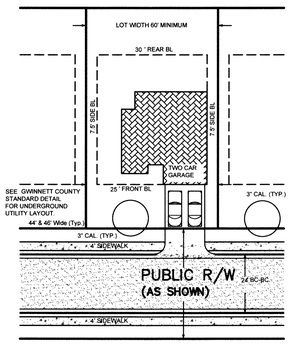
Plot Date: Thursday, June 18, 2015 2:39:21 PM

SITE NOTES:

1. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
2. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
3. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS. "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
4. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FIVE FEET (5') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
5. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
6. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. 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 THE DOT.
7. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS). SIDEWALKS SHALL BE AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND FOUR INCHES (4") THICK WITH A CROSS SLOPE OF .25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
8. SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY, WHICHEVER IS EARLIER.
10. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (I.E. DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
11. HOMEBUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
12. TREE SAVE SIGNS SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIGNS PER SPECIMEN TREE.
13. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
14. STREET TREES SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY, WITHIN THE FIRST FIVE(5) FEET OF THE PROPERTY LINE.
15. STREET TREES SHALL BE 3" CALIPER AT TIME OF PLANTING. TREES SHALL BE PLANTED OUTSIDE OF THE R.O.W. AT A QUANTITY OF 1 TREE PER 50 LINEAR FEET OF STREET (BOTH SIDES OF THE STREET).
16. ALL EXISTING STRUCTURES ON-SITE AS SHOWN ON THE SURVEY WILL BE DEMOLISHED.

TYPICAL LOT LAYOUT



USE OF PROPERTY PER ZONING CONDITIONS:

1A. SINGLE-FAMILY RESIDENTIAL AND ACCESSORY USES AND STRUCTURES, NOT EXCEED 106 LOTS

1B. THE MINIMUM HEATED FLOOR AREA PER DWELLING SHALL BE 2,000 S.F. FOR ONE-STORY HOMES AND 2,200 S.F. FOR TWO-STORY HOMES.

1C. HOMES SHALL BE CONSTRUCTED WITH FRONT FACADES OF PRIMARILY BRICK, STACKED STONE, CEDAR SHAKE OR STUCCO. THE BALANCE OF THE HOME MAY BE THE SAME MATERIALS OR OF FIBER-CEMENT SIDING, WITH A MINIMUM 2.5' WATER TABLE ON THE SIDE AND REAR ELEVATIONS.

1D. ALL HOMES SHALL HAVE AT LEAST A DOUBLE-CAR GARAGE.

SITE DEVELOPMENT CONSIDERATIONS PER ZONING CONDITIONS:

2A. THE GRAVEL SPRINGS ROAD FRONTAGE SHALL INCLUDE A LANDSCAPED ENTRANCE FEATURE. LANDSCAPE AND SIGNAGE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.

2B. ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.

2C. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

2D. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.

2E. THE EXISTING FENCE ALONG THE FULL PROPERTY LINE LENGTH OF THE CREEK SHALL BE RECONDITIONED TO A FIVE-STRAND BARBED WIRE FENCE. THE FENCE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:

1. MAXIMUM HEIGHT FOR DWELLING IS 35'.
2. ALL STREET TREES SHALL BE LOCATED OUTSIDE THE RIGHT OF WAY, WITHIN THE FIRST 5(FEET) OF THE RIGHT OF WAY.

PLAT NOTES:

1. RECREATION AREA TO BE DEEDED TO AND MAINTAINED BY A MANDATORY PROPERTY OWNER'S ASSOCIATION OR HOMEOWNER'S ASSOCIATION.
2. OPEN SPACE AND COMMON AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THE QUALIFIED PROPERTY ASSOCIATION SHALL PROVIDE FOR THE MANDATORY MEMBERSHIP OF ALL OF THE OWNERS WITHIN THE SUBDIVISION, AND SHALL BE RESPONSIBLE FOR THE PERPETUATION, MAINTENANCE AND FUNCTION OF THE RECREATION AREAS AND USES OR FACILITIES THEREIN. THE ASSOCIATION SHALL HAVE THE AUTHORITY AND DUTY TO ASSESS ITS MEMBERS FOR SUCH MAINTENANCE AND IMPROVEMENTS AS SET FORTH IN THE INSTRUMENT CREATING THE ASSOCIATION. MAINTENANCE SHALL INCLUDE REEPLACEMENT & TRIMMING OF TREES. ALL COVENANTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL SUBDIVISION PLAT.

SYMBOLS LEGEND

- = Gate Valve
- = Butterfly Valve
- = Water Meter
- = Fire Hydrant
- = Sewer Manhole
- = Power/Telephone Pole
- —x— = Fence
- —P— = Power Line
- —T— = Telephone Line
- —G— = Gas Line
- —W— = Water Line
- —SS— = Sanitary Sewer Line
- STORM = Storm Line
- —— = Stub
- = Traverse Line/Point
- = Branch/Creek
- = Drainage Flow Arrow

PROP. 4' WIDE CONCRETE SIDEWALK

PROP. HANDICAP RAMP

SIGNS USED ON THIS PROJECT

MUST TURN RIGHT (R3-7) 24 X 30

YIELD SIGN (R1-2) 36"

CHILDREN SIGN (W41-4C) 24"x24"

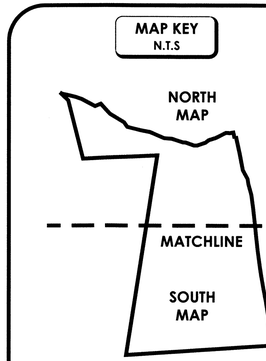
STOP 30"x30" STOP SIGN (R1-1)

SPEED LIMIT 25 25MPH SIGN (R2-1) 24" x 30"

TEXT LEGEND

AC = Acreage
AE = Access Easement
ASP = Aluminized Steel Pipe (Type II)
BC = Back of Curb
BM = Benchmark
CB = Catch Basin (S=Single & D=Double)
CL = Centerline
CMF = Conc. Monument Found
CMP = Corrugated Metal Pipe
CO = Clean out
CSP = Corrugated Steel Pipe
DE = Drainage Easement
DI = Drop Inlet
DIP = Ductile Iron Pipe
DM = Doghouse Manhole
ELEV = Elevation
FES = Flared End Section
FFE = Finished Floor Elevation
FPE = Building Pad Elevation
FH = Fire Hydrant
GI = Grate Inlet
GW = Guy Wire
HC = Handicap Ramp
HW = Headwall
IE = Invert Elevation
JB = Junction Box
LL = Land Lot
LLL = Land Lot Line
MH = Manhole
OS = Outlet Structure
PEP = Polyethylene Pipe
PL = Property Line
POB = Point of Beginning
PP = Power Pole
PVC = Polyvinyl Chloride Pipe
PVMT = Pavement
R/W = Right-of-way
RCP = Reinforced Conc. Pipe
SB = Building Setback line
SC = Spill Curb
SES = Safety End Section
SN = Street Name Sign
SSE = Sanitary Sewer Easement
STA = Station
SW = Concrete Sidewalk
TCE = Temporary Construction Easement
UE = Utility Easement

MAP KEY N.T.S



CALL BEFORE YOU DIG 811

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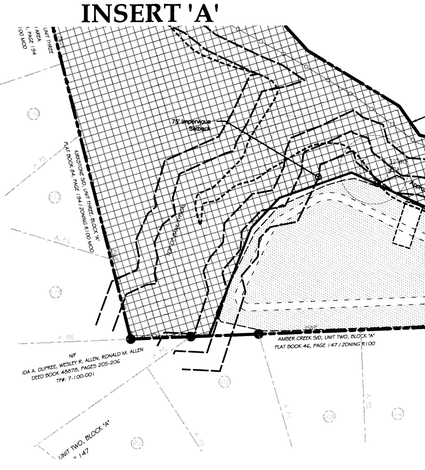

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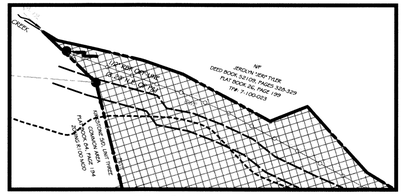

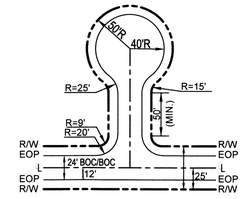

TYPICAL ROAD (N.T.S.)

LOT REQUIREMENTS

MIN. LOT SIZE:	7,500 S.F.
MIN. LOT WIDTH:	60'

SITE DATA

ZONING:	OSC
TOTAL AREA:	50.985 Ac. (Gross) 48.08 Ac. (Net)
FLOODPLAIN AREA:	5.81 Ac.
TOTAL LOTS:	106 NEW HOME SITES
LOT DENSITY:	2.08 HOUSES / Ac. (Gross) 2.20 HOUSES / Ac. (Net)

MIN. TOTAL REQ. CONSERVATION SPACE: 12.75 Ac. (25%)

PRIMARY OPEN SPACE PROVIDED: 14.20 Ac. (28 %)
MIN. PRIMARY SPACE REQ.: 7.65 Ac. (15 %)

SECONDARY OPEN SPACE PROVIDED: 5.3 Ac. (11 %)
MIN. SECONDARY SPACE REQ.: 5.1 Ac. (10 %)
AMENITY AREA: 0.65 Ac. (0.29 Ac. Impervious)
EXISTING LAKE AREA: 2.11 Ac.

SETBACKS:

EXTERIOR:	50' (Perimeter Conservation Area)
FRONT:	25'
SIDE:	7.5'
REAR:	30' (INTERIOR)

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

24 HOUR CONTACT:
TAYLOR MORRISON OF GEORGIA, LLC.
6845 SHILOH ROAD EAST #D3
ALPHARETTA, GA 30005
24 HOUR PHONE:(404) 456-5562
CONTACT: JIM JACOBI

NORTH
ZONE 1002–NAD 83
GRID–GA. WEST

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT, FOR EXTENSIONS OF THIS PROJECT OR FOR ANY OTHER PURPOSE WITHOUT SPECIFIC AUTHORIZATION. ALL REPRODUCTIONS OF THESE DOCUMENTS MUST BEAR THIS NOTICE IN FULL. DIMENSIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHANGES

Scale: 1" = 100 (0, 100, 200)

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GEORGIA REGISTERED NO. 030401 PROFESSIONAL 6/18/15 ENGINEER WILLIAM RUSSELL FOLSOM

GASWCC LEVEL II
CERTIFICATION #21540
EXPIRATION DATE: 11/03/2015

Date	Description
06/18/15	Original Submittal Date

File Location:

Lakeview at Ivy Creek

Gravel Spring Road (2000 Block)
Land Lot 100 ~ District 7
Parcel I.D. # 7-100-003
Gwinnett County, GA

Issue Date	6/18/15
Project #	14-JEH-002
Drawn by	TSM
Designed by	TSM
Checked by	WRF
Description	Subdivision Devlopment Plan

C-300

File Location: e:\dropbox (rks green)\2-aec_projects\rks_civil projects_jenni\14-jeh-002 gravel springs\dwg\c3d\14-jeh-002 tdp