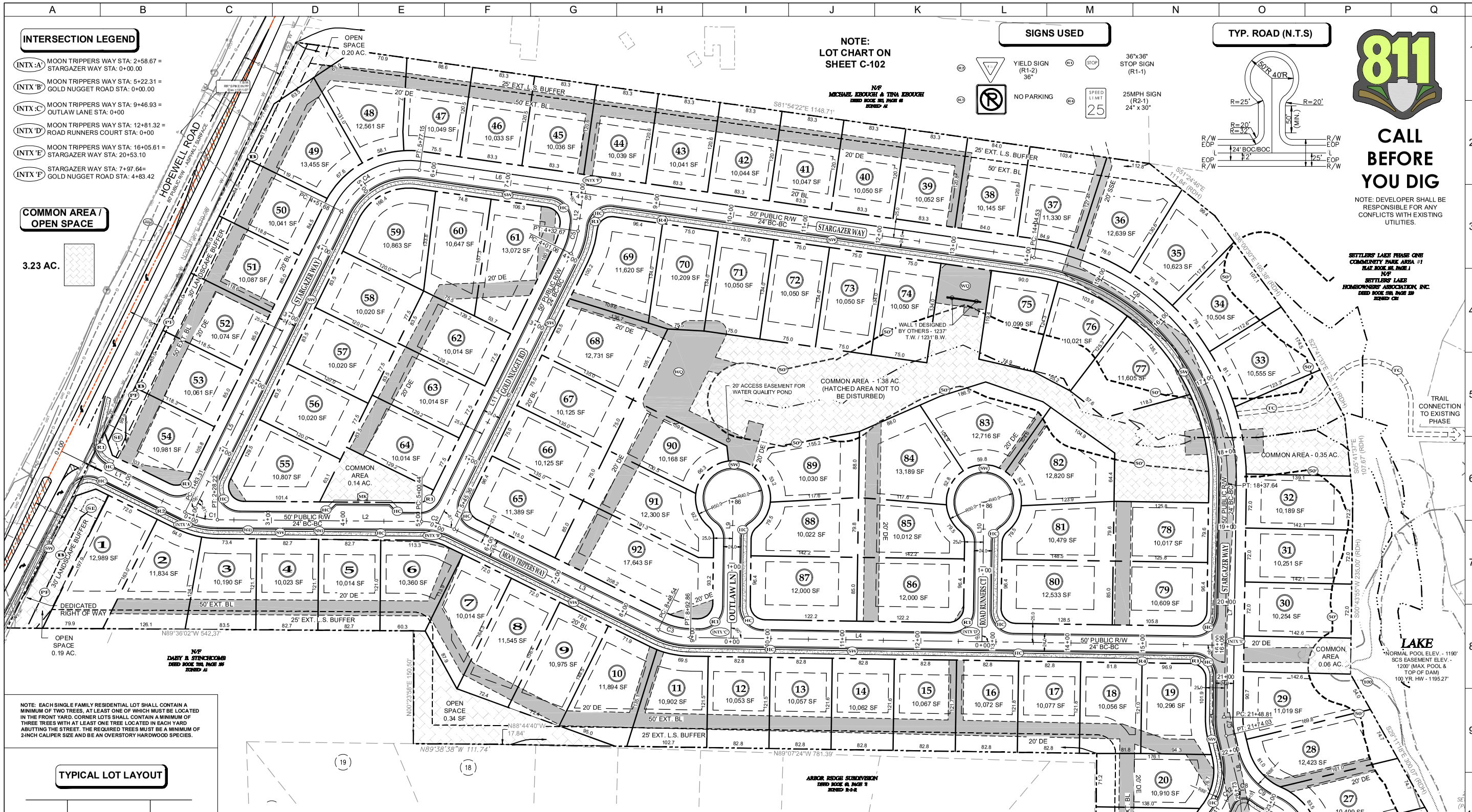


INTERSECTION LEGEND

- INTX 'A' — MOON TRIPPERS WAY STA: 2+58.67 = STARGAZER WAY STA: 0+00.00
- INTX 'B' — MOON TRIPPERS WAY STA: 5+22.31 = GOLD NUGGET ROAD STA: 0+00.00
- INTX 'C' — MOON TRIPPERS WAY STA: 9+46.93 = OUTLAW LANE STA: 0+00
- INTX 'D' — MOON TRIPPERS WAY STA: 12+81.32 = ROAD RUNNERS COURT STA: 0+00
- INTX 'E' — MOON TRIPPERS WAY STA: 16+05.61 = STARGAZER WAY STA: 20+53.10
- INTX 'F' — STARGAZER WAY STA: 7+97.64= GOLD NUGGET ROAD STA: 4+83.42

COMMON AREA / OPEN SPACE

3.23 AC.

NOTE: LOT CHART ON SHEET C-102

SIGNS USED

- R1-2 YIELD SIGN (R1-2) 36"
- R1-1 36"x36" STOP SIGN (R1-1)
- R3-1 NO PARKING
- R2-1 25MPH SIGN (R2-1) 24" x 30"

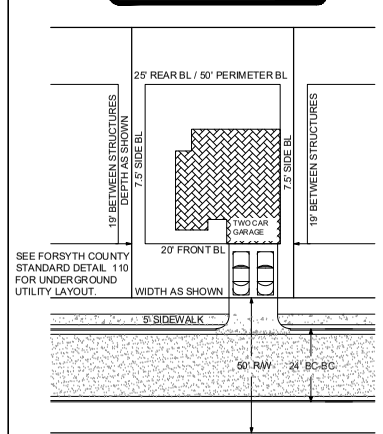
TYP. ROAD (N.T.S)

CALL BEFORE YOU DIG

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

NOTE: EACH SINGLE FAMILY RESIDENTIAL LOT SHALL CONTAIN A MINIMUM OF TWO TREES, AT LEAST ONE OF WHICH MUST BE LOCATED IN THE FRONT YARD. CORNER LOTS SHALL CONTAIN A MINIMUM OF THREE TREES WITH AT LEAST ONE TREE LOCATED IN EACH YARD ABUTTING THE STREET. THE REQUIRED TREES MUST BE A MINIMUM OF 2-INCH CALIPER SIZE AND BE AN OVERSTORY HARDWOOD SPECIES.

TYPICAL LOT LAYOUT



CURVE CHART

CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	44.92'	100.00'	S76°38'17"E	44.540'	22.84'	25.74
C2	44.92'	100.00'	S76°38'17"E	44.540'	22.84'	25.74
C3	44.32'	100.00'	S76°28'03"E	43.960'	22.53'	25.39
C4	125.47'	100.00'	N62°10'23"E	117.397'	72.50'	71.89
C5	31.61'	100.00'	N17°10'23"E	31.482'	15.94'	18.11
C6	433.12'	300.00'	S40°31'27"E	396.469'	264.11'	82.72
C7	25.22'	100.00'	S6°23'21"E	25.151'	12.68'	14.45
C8	24.48'	27.00'	S77°38'30"E	23.648'	13.15'	51.94
C9	25.55'	100.00'	S58°59'21"E	25.479'	12.84'	14.64
C10	323.76'	65.00'	S76°23'12"W	78.788'	49.53'	285.39
C11	25.55'	100.00'	N31°45'44"E	25.479'	12.84'	14.64
C12	24.48'	27.00'	N50°24'54"E	23.648'	13.15'	51.94

LINE CHART

LINE ID	LENGTH	DIRECTION
L1	183.31'	S63°46'13"E
L2	272.21'	S89°30'21"E
L3	303.18'	S63°46'13"E
L4	712.71'	S89°09'53"E
L5	451.68'	N26°13'47"E
L6	827.38'	S81°53'01"E
L7	311.17'	S00°50'07"W
L8	75.21'	S13°36'48"E
L9	186.49'	N00°50'07"E
L10	186.08'	N00°50'07"E
L11	401.06'	N26°13'47"E
L12	50.75'	N08°06'59"E

SITE SYMBOLS LEGEND

- SB — 50' UNDISTURBED STREAM BUFFER / IMPERVIOUS SETBACK PER SETTLEMENT AGREEMENT (SHT. C-102)
- FP — 100 YR. FLOOD PLAIN LINE (FIRM PANEL)
- B — 6-8' BERM (PER SETTLEMENT AGREEMENT)
- PF — 8' STAINED, BLACK PRIVACY FENCE
- HR — PROPOSED HANDICAP RAMP
- MK — MAIL KIOSK
- SE — SIGNAGE EASEMENT
- SW — PROPOSED 5' WIDE CONCRETE SIDEWALK
- TC — MULCH & BOARDWALK TRAIL CONNECTION
- WQ — STORMWATER QUALITY POND
- R2 — R2-1 SPEED LIMIT SIGN 24" X 30"
- W41 — W41-4C WATCH CHILDREN SIGN 24" X 24"
- NW — NW-1 NEIGHBORHOOD WARNING SIGN 18" X 24"

SITE DATA

ZONING:	CR1
TOTAL AREA:	33.00 Ac.
TOTAL DISTURBED ACREAGE:	±28.26 AC.
LOTS PROPOSED:	92
LOT DENSITY:	2.79 HOUSES / AC.
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH:	70'
AVERAGE LOT SIZE:	11,055 SF
MINIMUM HEATED FLOOR:	2,600 SF.
SETBACKS:	
EXTERIOR:	50'
FRONT:	20'
SIDE:	7.5' (15' BETWEEN STRUCTURES)
REAR:	25' (INTERIOR)
LANDSCAPE:	30' LANDSCAPE BUFFER
OPEN SPACE:	1.18 ACRES (3.6%)
COMMON AREA:	2.05 ACRES (6.2%)

NOTIFY FORSYTH COUNTY WATER AND SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2160. NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165.

ALLIANCE ENGINEERING + PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING ♦ LAND PLANNING ♦ LANDSCAPE ARCHITECTURE
6845 Shiloh Road East #D3 | Alpharetta, GA 30005
Phone 770.225.4730 | www.aepcll.com

Civil Engineering By AEP:
Tyler Marchman, GA PE040989
Cell: 770-225-4730 ext.802
tylerm@aepatl.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 040989 9/29/18 TYLER SCOTT MARCHMAN

GASWCC LEVEL II CERTIFICATION #59016
EXPIRATION DATE: 11/17/2019

SURVEYING BY:
TRAVIS PRUITT & ASSOC.
PHONE: 770.695.0800
bdunn@travispruitt.com

taylor morrison
TAYLOR MORRISON OF GEORGIA, LLC.
4400 NORTH POINT PARKWAY, SUITE 295
ALPHARETTA, GEORGIA 30022
24 HR CONTACT: JARRETT TURNER
770-652-3058 : jaturner@taylormorrison.com

Road Construction Plans for *Settlers Lake Phase 4*

L.L. 230, 319 & 320
DISTRICT 14TH – 1st SECTION
FORSYTH COUNTY, GEORGIA

Issue:	Date:	Description:
Issue:	3/29/18	
Rev. (1)		
Rev. (2)		
Rev. (3)		
Rev. (4)		
Rev. (5)		
Rev. (6)		
Rev. (7)		

Designed by JCB
Checked by TSM
Project # 17085

NORTH

Scale: 1" = 60'
0 60

SITE PLAN

C-301

Plot Date: Thursday, March 29, 2018 10:04:46 AM

File Location: e:\dropbox (aep)\01-civil projects\03-projects\taylor morrison homes\17085 settlers lake\02-design\dwg\02-civil\17085 - bp (7)