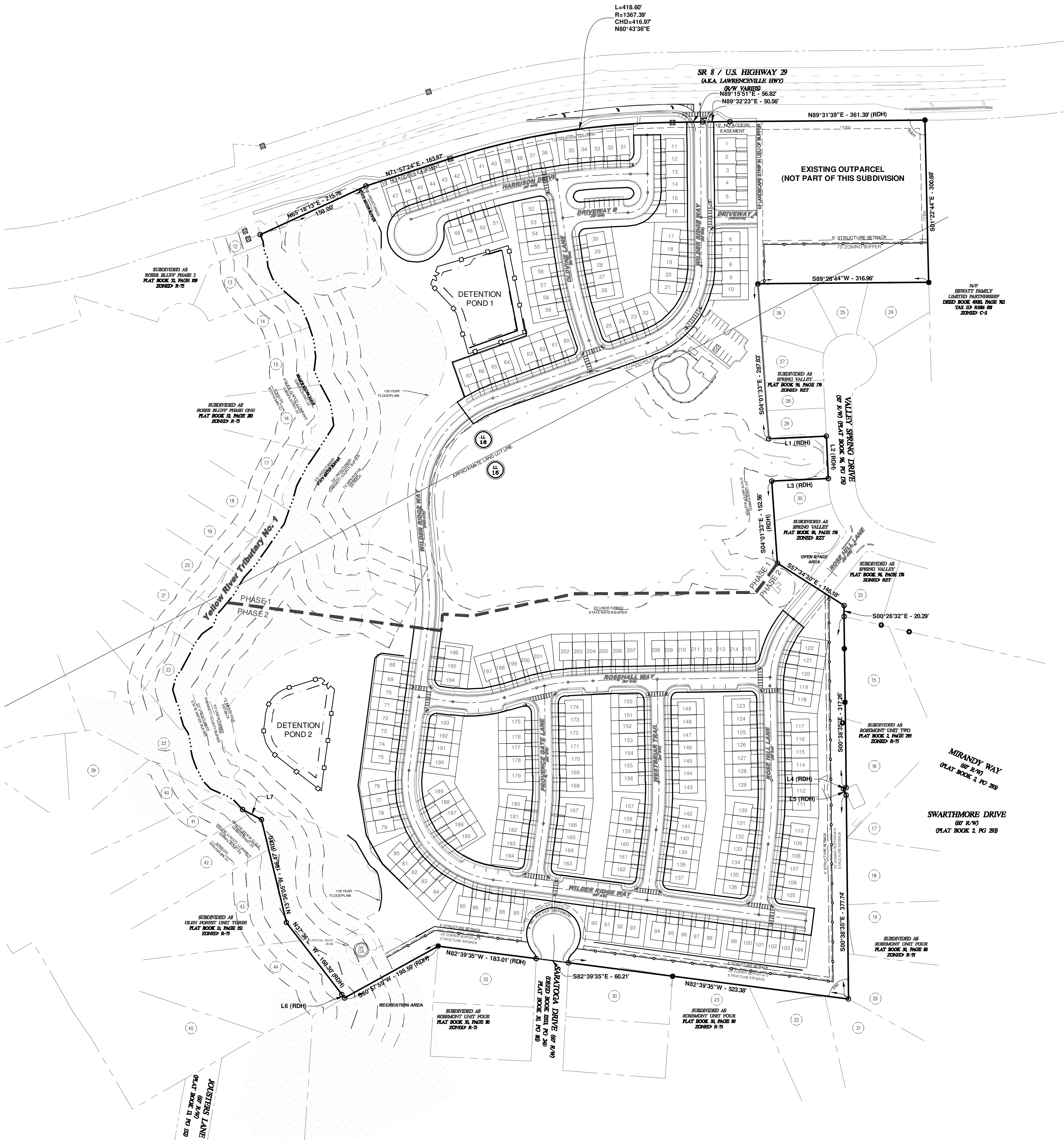




OWNER
TAYLOR MORRISON OF GEORGIA, LLC
4400 NORTH POINT PARKWAY, SUITE 205
ALPHARETTA, GA 30022
770-741-0268
E-mail: bntaylor@taylor-morrison.com

24 HOUR EMERGENCY CONTACT
BRIAN TAYLOR
770-741-0268
E-mail: bntaylor@taylor-morrison.com

SITE ZONING: R-TH & C-2
SITE AREA: 36.2 ACRES
DISTURBED AREA: ± 25.1 ACRES
TAX PARCEL ID: R5015-009, R5015-180, R5015-137, R5015-327, R5015-335, R5016-002, R5016-002A, R5016-002B, R5016-004, R5016-006
LOT YIELD: TOTAL: 215
DENSITY: TOTAL: 5.94
COMMON AREA:
• TOTAL REQUIRED: 5.43 ACRES (15% OF SITE AREA)
• TOTAL PROVIDED: 6.40 ACRES (18% OF SITE AREA)
PROPOSED USE:
• SINGLE-FAMILY ATTACHED TOWNHOMES: 215 (TOTAL)
• 2-BEDROOM = 1,000 SF
• 3-BEDROOM = 1,200 SF
• 4-BEDROOM = 1,400 SF
• NUMBER OF STORIES = 3
PARKING:
• MINIMUM REQUIRED: 3 / UNIT
• MAXIMUM ALLOWED: 6 / UNIT
• SPACES PROVIDED: 645 (FOR 215 UNITS)

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: "A SEPARATE BUILDING PERMIT IS REQUIRED FOR SITE LIGHTING."
(GCCC 107.1.1)

NOTE: EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 504.3, 504.4, & 506.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

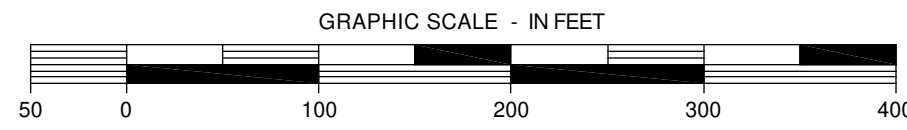
FLOOD HAZARD NOTE:
THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0101F, DATED SEPTEMBER 29, 2006.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 1-800-262-7411
Utilities Protection Center, Inc. Know what's below. Call before you dig.

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GWINNETT COUNTY CASE NUMBER: EPN2022-00578

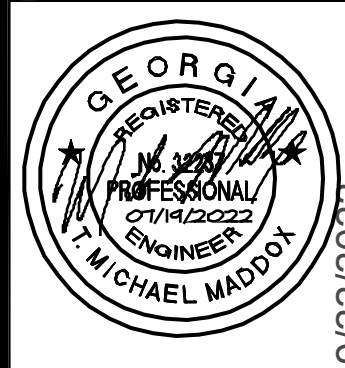


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CONTACT PERSON: MIKE MADDOX



ROSEWOOD FARM

TAX PARCEL ID: R5015-009, R5015-180, R5015-137, R5015-327, R5015-335, R5016-002, R5016-002A, R5016-002B, R5016-004, R5016-006
US HWY 29 / LAWRENCEVILLE HWY • LAND LOTS 1 & 16 • 5TH DISTRICT • LAWRENCEVILLE • GWINNETT COUNTY • GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 02/18/2022
SCALE: 1" = 100'
CN: 210189PN
JN: 21-0189
FN: 168-D1-152
SHEET NO: C1.0