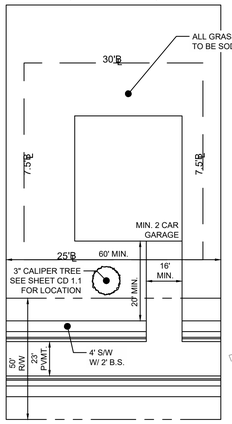
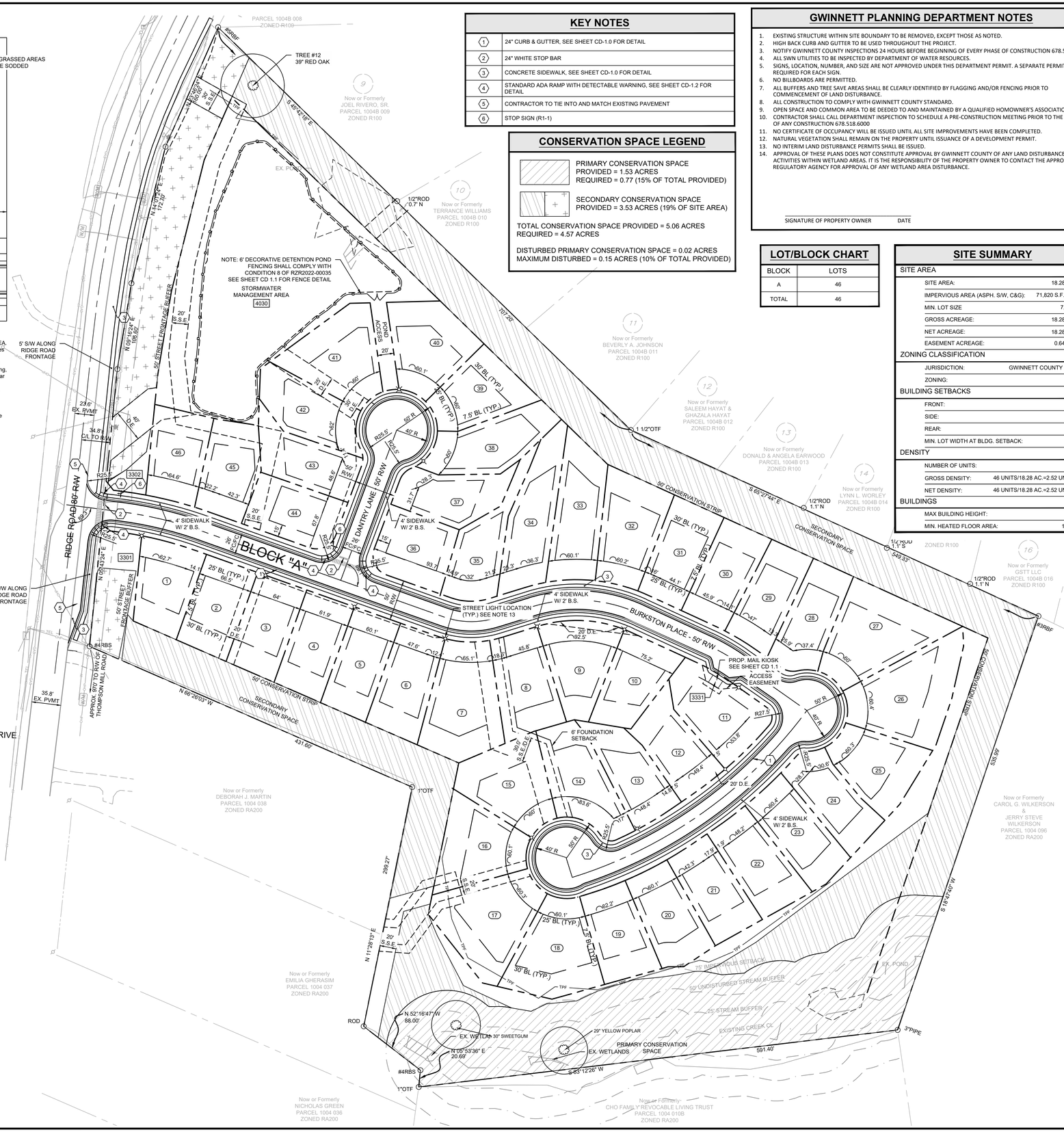
TYPICAL LOT LAYOUT (MIN. 7,500 S.F.)



TYPICAL LOT LAYOUT NOTES:

1. UNDERGROUND UTILITIES ARE REQUIRED
2. UNITS SHALL BE MIN. 1,400 S.F. HEATED AREA.
3. PER RZR2022-00035: "The front and side facades shall be a minimum of 50 percent brick or stone finish on each elevation. The balance of the front and side façades shall be finished with wood siding, wood shakes, or fiber cement type siding. The rear façade shall be finished with brick, stone, wood siding, wood shakes, or fiber cement type siding. The front and side facades shall incorporate changes in building material, texture, and color."
4. "Architectural Elevations for all lots shall be submitted for Director's approval prior to issuance of any building permits"



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET CD-1.0 FOR DETAIL
2	24" WHITE STOP BAR
3	CONCRETE SIDEWALK, SEE SHEET CD-1.0 FOR DETAIL
4	STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET CD-1.2 FOR DETAIL
5	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT
6	STOP SIGN (R1-1)

CONSERVATION SPACE LEGEND

PRIMARY CONSERVATION SPACE
PROVIDED = 1.53 ACRES
REQUIRED = 0.77 (15% OF TOTAL PROVIDED)

SECONDARY CONSERVATION SPACE
PROVIDED = 3.53 ACRES (19% OF SITE AREA)

TOTAL CONSERVATION SPACE PROVIDED = 5.06 ACRES
REQUIRED = 4.57 ACRES

DISTURBED PRIMARY CONSERVATION SPACE = 0.02 ACRES
MAXIMUM DISTURBED = 0.15 ACRES (10% OF TOTAL PROVIDED)

GWINNETT PLANNING DEPARTMENT NOTES

1. EXISTING STRUCTURE WITHIN SITE BOUNDARY TO BE REMOVED, EXCEPT THOSE AS NOTED.
2. HIGH BACK CURB AND GUTTER TO BE USED THROUGHOUT THE PROJECT.
3. NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.518.6000.
4. ALL SWN UTILITIES TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.
5. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS DEPARTMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
6. NO BILLBOARDS ARE PERMITTED.
7. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF LAND DISTURBANCE.
8. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARD.
9. OPEN SPACE AND COMMON AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMOWNER'S ASSOCIATION.
10. CONTRACTOR SHALL CALL DEPARTMENT INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678.518.6000
11. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
12. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT.
13. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
14. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

SIGNATURE OF PROPERTY OWNER DATE

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. BOUNDARY INFORMATION FROM SURVEY BY GASKINS + LECRAW, DATED JUNE 6, 2023.
4. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13135C0017G, DATED MARCH 4, 2013.
5. (MAXIMUM SLOPE) OF THE ACCESSIBLE PARKING SPACES & ACCESS AISLES SHALL HAVE SLOPES NOT STEEPER THAN 1:48 IN ALL DIRECTIONS. GEORGIA ACCESSIBILITY CODE, 2010 ADA STANDARDS SECTION 502.4
6. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
7. ALL NEW PAVEMENT SHALL MEET OR EXCEED GWINNETT COUNTY SPECIFICATIONS.
8. ALL ROADS TO BE PUBLIC AND MUST MEET GWINNETT COUNTY STANDARDS.
9. STREAM BUFFERS AND WETLANDS SHOWN ARE PER DATA RECEIVED FROM TRAVIS PRUITT AND ASSOCIATES.
10. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. CONTRACTOR TO CONTACT BRITTON LOCKHART AT 678.639.8800 / BRITTON.LOCKHART@GWINNETTCOUNTY.COM OR TOM WHITLOCK AT 678.639.8814 / HAROLD.WHITLOCK@GWINNETTCOUNTY.COM PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.
12. CONTRACTOR TO INSURE THAT SPEED HUMPS WILL BE INSTALLED AFTER THE FINAL TOPPING TO INSURE THAT THE HOME CONSTRUCTION TRUCK TRAFFIC DOES NOT DESTROY THE SPEED HUMPS OR THE FINAL ROAD SURFACE.
13. STREET LIGHT LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED BY UTILITY PROVIDER UPON INSTALLATION. STREET LIGHTS SHALL BE A MINIMUM OF 16 AND MAXIMUM OF 20 FEET HIGH AND PLACED NO MORE THAN 160 FEET APART.
14. ALL EXTERIOR PADS, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING PADS AND PORCHES, SHALL BE LOCATED OUTSIDE OF STORM AND SEWER EASEMENTS.

LOT/BLOCK CHART

BLOCK	LOTS
A	46
TOTAL	46

SITE SUMMARY

SITE AREA	
SITE AREA:	18.28 ACRES
IMPERVIOUS AREA (ASPH. S/W, C&G):	71,820 S.F. (9.02%)
MIN. LOT SIZE	7,500 S.F.
GROSS ACREAGE:	18.28 ACRES
NET ACREAGE:	18.28 ACRES
EASEMENT ACREAGE:	0.64 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	GWINNETT COUNTY ZONING
ZONING:	OSC
BUILDING SETBACKS	
FRONT:	25'
SIDE:	7.5'
REAR:	30'
MIN. LOT WIDTH AT BLDG. SETBACK:	60'
DENSITY	
NUMBER OF UNITS:	46
GROSS DENSITY:	46 UNITS/18.28 AC.=2.52 UNITS/AC.
NET DENSITY:	46 UNITS/18.28 AC.=2.52 UNITS/AC.
BUILDINGS	
MAX BUILDING HEIGHT:	35'
MIN. HEATED FLOOR AREA:	1,400 S.F

SIDEWALK NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. 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.
7. INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.
8. SIDEWALKS AND CURB RAMPS WHERE REQUIRED SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.
9. 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.
10. 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.
11. 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.
12. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)

NOTE: FOR UTILITY PLACEMENT DETAILS AND STREET TREE PLACEMENT DETAILS, SEE SHEET #####

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
© 2024 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
P-2646

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
TAYLOR MORRISON, INC.
4400 NORTHPOINT PARKWAY SUITE 295
ALPHARETTA, GEORGIA 30005

PROJECT
OAKMEAD SUBDIVISION
3883 RIDGE ROAD
LOCATED IN L.L. 4, 1ST DISTRICT
GWINNETT COUNTY, GEORGIA

SEAL:
GEORGIA PROFESSIONAL ENGINEER 19136 DAVID L. STUART
GASWCC LVL II CERT # 70003
5/31/2024

CALL BEFORE YOU DIG:
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 30' 60' 120'
SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY:	JCS
DESIGNED BY:	JCS
REVIEWED BY:	DLS
JOB #:	23-0025
DATE:	5/12/23

SITE PLAN
C 2.0

Drawing name: P:\17201 (Taylor Morrison)\Ridge Road\CADD\CONSTR\23\04025 - 06 - SITE.dwg SITE PLAN May 31, 2024 2:30pm by: ccook

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2024