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### REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF WINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Taylor Morrison of Georgia c/o Mahaffey NAME: <u>Pickens Tucker</u>	NAME: <u>Multiple--See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Samuel Kennon</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>skennon@mptlawfirm.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>R-TH</u>	
PARCEL NUMBER(S): <u>5163 012</u> ACREAGE: <u>38.884</u>	
ADDRESS OF PROPERTY: <u>Intersection of Loganville Highway and Hoke O'Kelly Mill Road</u>	
PROPOSED DEVELOPMENT: <u>Single family detached residential development</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>130</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft. <u>N/A</u>
Gross Density: <u>3.35</u>	Density: <u>N/A</u>
Net Density: <u>3.35</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Jerry Singleton	3380 BRISCOE RD LOGANVILLE GA 30052
Jeff Singleton	3380 BRISCOE RD LOGANVILLE GA 30052
Clifford Singleton	3380 BRISCOE RD LOGANVILLE GA 30052
Teena Broadnax	3380 BRISCOE RD LOGANVILLE GA 30052
Lee Broadnax	3380 BRISCOE RD LOGANVILLE GA 30052
Chandler Broadnax	3380 BRISCOE RD LOGANVILLE GA 30052
Kathy Singleton	3380 BRISCOE RD LOGANVILLE GA 30052
Joan Carolyn Livsey	3380 BRISCOE RD LOGANVILLE GA 30052
Teena Barrett	3380 BRISCOE RD LOGANVILLE GA 30052
Ronald Barrett	3380 BRISCOE RD LOGANVILLE GA 30052
Chad Barrett	3380 BRISCOE RD LOGANVILLE GA 30052
Vince Burton	3380 BRISCOE RD LOGANVILLE GA 30052
Kristy Burton	3380 BRISCOE RD LOGANVILLE GA 30052
Jesse Burton	3380 BRISCOE RD LOGANVILLE GA 30052



**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached.

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- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached.

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- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached.

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- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached.

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- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached.

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- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Please see attached.

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## **REZONING APPLICANT'S RESPONSE**

### **STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- (A) Yes, approval of the proposed Rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located along Loganville Highway. The Property is located nearby to many other residential properties and developments.
- (B) No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property. Additionally, the proposed rezoning will serve as a gradually more intense use approaching the intersection of Hoke O'Kelly Mill Road and Loganville Highway from the OSC zoned property along Hoke O'Kelly Mill Road to the south and southwest.
- (C) Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have reasonable economic use as currently zoned.
- (D) No, the proposed Rezoning Application will not result in an excessive or burdensome use of the infrastructure systems. The Property has immediate access to Loganville Highway and through Loganville Highway to US-78.
- (E) Yes, the proposed Rezoning Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan because the Property is in the Established Neighborhoods area which specifically recommends townhomes, single-family detached homes, and multi-family building units as potential developments and the proposed development is for a single-family detached residential development.
- (F) The Applicant submits that the subject Property's location adjacent to other residential developments and its proximity to major transportation corridors, notably Loganville Highway and US-78, provide additional supporting ground for approval of the Application.

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*Mahaffey Pickens Tucker, LLP*  
ATTORNEYS AT LAW

Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook

Samuel C. Kennon  
Shane M. Lanham  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

## **LETTER OF INTENT FOR REZONING APPLICATION**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application on behalf of Taylor Morrison of Georgia, LLC (the "Applicant") for the purpose of rezoning to the R-TH zoning classification an approximately 38.884-acre tract (the "Property") situated along Loganville Highway. The Property is currently zoned R-100 and is located within the Established Neighborhoods Character Area as depicted on the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop a single-family residential community, consisting of 130 detached single-family homes for a net density of only 3.35 units an acre, well below the maximum density of 8 units an acre in R-TH. The proposed homes would include attractive architectural elements which are compatible with the surrounding area. The façades of the homes would be constructed of brick, stacked stone, cedar shake, fiber-cement siding, and/or board and batten as depicted in the building elevations submitted with the Application. The proposed homes would contain a mix of lot widths and elevations and would be accessed by internal streets and driveways. The Applicant proposes to develop the Property with two entrances to be located off of Hoke O'Kelly Mill Road. The entrances will be landscaped by the developer and maintained by the HOA, and will include a decorative monument at the western entrance and a column at the eastern entrance. The Applicant is proposing to provide a thirty-five-foot wide landscaped buffer

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along the adjacent RA-200 zoned property and a twenty-foot wide landscaped buffer along the adjacent OSC zoned property to provide appropriate screening and separation from those neighborhoods.

The Applicant is proposing a single-family detached development in the R-TH zoning classification because changes to the R-TH classification in 2020 created greater flexibility for such developments. The Property has features that make development difficult, and the flexibility regarding internal setbacks, lot width, and lot area in R-TH make it a suitable zoning classification for the proposed development. The policies of the Gwinnett County 2040 Unified Plan encourage a mix of housing types for the Established Neighborhood Character Area and specifically lists “mixed residential developments” as a potential development type. The proposed development, with its mix of lot widths, is the kind of mixed residential development contemplated by the 2040 Plan. While the Established Neighborhoods Character Area Narrative states that it designates “well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years” the Property is part of a larger family farm that has been around for many years, but only recently has been available for development. The area around the Property is poised for further development in the very near future. The proposed development will serve as a transitional use that is gradually more intense moving away from the less intense OSC zoned property to the south along Hoke O’Kelly Mill Road toward its intersection with Loganville Highway, which is designated Principal Arterial according to the Gwinnett County Long Range Road Classification Map and will likely see more intense development in the future.

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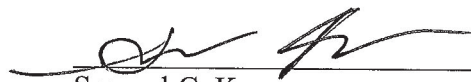
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Furthermore, the 2040 Plan specifically calls for diversifying housing options in Gwinnett County to address shifting trends in housing preferences of individuals and families. The Property has direct access to Loganville Highway, and through Loganville Highway convenient access to US-78. The proposed development is compatible with surrounding residential land uses which are characterized largely by single family detached developments similar to what is proposed. As the proposed development is located along Loganville Highway, residents would be able to conveniently travel to many of the nearby commercial and employment opportunities to the north and south of the development.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 2<sup>nd</sup> day of December, 2021.

MAHAFFEY PICKENS TUCKER, LLP

  
\_\_\_\_\_  
Samuel C. Kennon  
*Attorneys for Applicant*

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**RZM2022-00002**

Minimum Heated Floor Area Table

Two Bedroom Unit	1,400 square feet
Three Bedroom Unit	1,600 square feet
Four (+) Bedroom Unit	1,800 square feet



### Property Description

All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

**BEGINNING** at a concrete monument found on the eastern end of the mitered intersection of the southwestern right of way line of Loganville Highway, also known as Georgia Highway 20 (variable right of way width) and the southeastern right of way line of Hoke O'Kelly Mill Road (variable right of way width); THENCE proceeding along right of way line of Loganville Highway the following courses and distances: South 38 degrees 15 minutes 44 seconds East a distance of 48.72 feet to a rebar set; THENCE South 43 degrees 50 minutes 10 seconds East a distance of 98.36 feet to a concrete monument found; THENCE along a curve to the right with a radius of 2935.00 feet and an arc length of 219.19 feet, said curve having a chord bearing of South 33 degrees 44 minutes 07 seconds East and a chord distance of 219.13 feet to a concrete monument found; THENCE along a curve to the right with a radius of 2814.79 feet and an arc length of 150.47 feet, said curve having a chord bearing of South 29 degrees 11 minutes 46 seconds East and a chord distance of 150.45 feet to a point; THENCE along a curve to the right with a radius of 2814.79 feet and an arc length of 297.61 feet, said curve having a chord bearing of South 24 degrees 38 minutes 09 seconds East and a chord distance of 297.47 feet to a rebar set; THENCE South 21 degrees 36 minutes 25 seconds East a distance of 317.88 feet to a concrete monument found; THENCE South 68 degrees 22 minutes 26 seconds West a distance of 39.01 feet to a concrete monument found; THENCE South 21 degrees 37 minutes 34 seconds East a distance of 58.00 feet to a concrete monument found; THENCE North 68 degrees 22 minutes 26 seconds East a distance of 38.99 feet to a concrete monument found; THENCE South 21 degrees 36 minutes 27 seconds East a distance of 106.27 feet to a rebar set at the intersection of the southwestern right of way line of Loganville Highway and the common Land Lot Line of Land Lots 163 and 162; THENCE leaving said right-of-way of Loganville Highway and proceeding along said common Land Lot Line the following courses and distances: South 60 degrees 13 minutes 39 seconds West a distance of 662.69 feet to a rebar set; THENCE South 60 degrees 13 minutes 39 seconds West a distance of 673.33 feet to a rock found; THENCE leaving said common Land Lot Line North 29 degrees 41 minutes 21 seconds West a distance of 1063.66 feet to a 1/2" CTP found; THENCE North 29 degrees 41 minutes 21 seconds West a distance of 10.24 feet to a rebar set on the southeastern right of way line of Hoke O'Kelly Mill Road; THENCE proceeding along said right of way of Hoke O'Kelly Mill Road the following courses and distances: North 48 degrees 33 minutes 20 seconds East a distance of 1093.54 feet to a concrete monument found; THENCE South 40 degrees 11 minutes 42 seconds East a distance of 16.41 feet to a concrete monument found; THENCE North 57 degrees 50 minutes 26 seconds East a distance of 85.84 feet to a concrete monument found; THENCE North 49 degrees 48 minutes 18 seconds East a distance of 200.00 feet to a concrete monument found; THENCE South 70 degrees 57 minutes 06 seconds East a distance of 43.26 feet to a concrete monument found, said concrete monument being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,693,778 square feet or 38.884 acres.



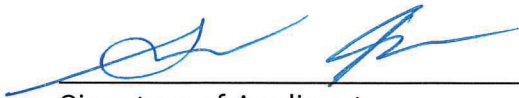
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Rezoning Application  
Last Updated 12/2015

**REZONING APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

12/1/2021

Date

**Sam Kennon, attorney for applicant**

Type or Print Name and Title



Signature of Notary Public

12/1/21

Date



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Signature of Applicant

11-23-2021

Date

TED TURNER, VICE PRESIDENT

Type or Print Name and Title



Signature of Notary Public

11-23-2021

Date

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Jerry Steven Singleton  
Signature of Property Owner

11-5-21

Date

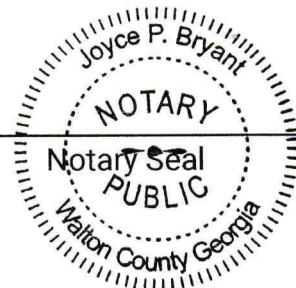
Jerry Steven Singleton  
Type or Print Name and Title

Joyce P. Bryant, NP  
Signature of Notary Public

Comm exp 9-7-23

11-5-21

Date



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Jeff Randolph Singleton  
Signature of Property Owner

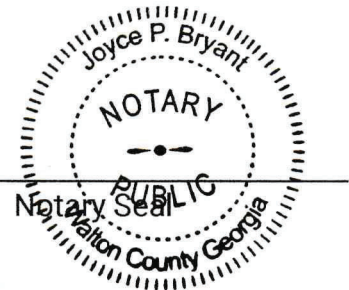
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Jeff Randolph Singleton  
Type or Print Name and Title

Joyce P. Bryant, JP  
Signature of Notary Public

comm exp 9-7-23

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*Clifford B. Singleton*

Signature of Property Owner

11-5-21

Date

*Clifford B. Singleton*

Type or Print Name and Title

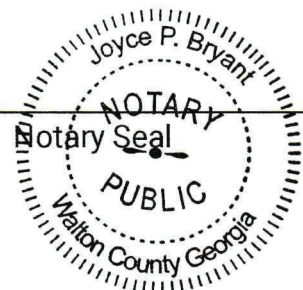
*Joyce P. Bryant, Notary Public*

Signature of Notary Public

11-5-21

Date

*corrected 9-7-23*



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Teena Barrett Broadnax 11-4-21  
Signature of Property Owner Date

Teena Barrett Broadnax  
Type or Print Name and Title

Amela Dabo 11-4-2021  
Signature of Notary Public Date Notary Seal



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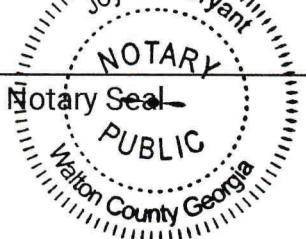
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Lee Broadnax 11/9/2021  
Signature of Property Owner Date

Lee Broadnax  
Type or Print Name and Title

Joyce P. Bryant, RP 11-9-2021  
Signature of Notary Public Date

Comm exp 9-7-2023



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*Chandler Broadnax*

Signature of Property Owner

*11/9/2021*

Date

*Chandler Broadnax*

Type or Print Name and Title

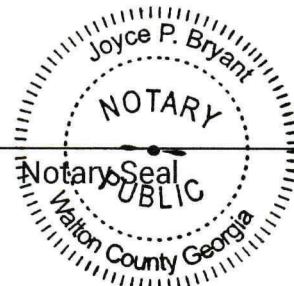
*Joyce P. Bryant, Notary*

Signature of Notary Public

*11-9-2021*

Date

*Comm 4p 9-7-2023*





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Kathy Bennett L. Singleton  
Signature of Property Owner

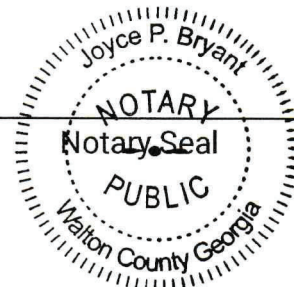
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Kathy Bennett L. Singleton  
Type or Print Name and Title

Joyce P. Bryant, xp  
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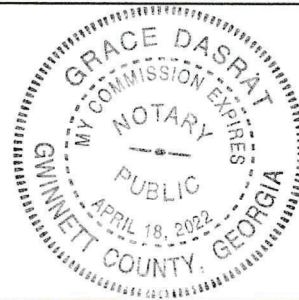
  
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Signature of Property Owner

11/04/21  
\_\_\_\_\_  
Date

Joan Carolyn Livsey  
\_\_\_\_\_  
Type or Print Name and Title

  
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Signature of Notary Public

11/04/21  
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Teena Denise L. Barrett

Signature of Property Owner

11/04/2021

Date

Teena Denise L. Barrett

Type or Print Name and Title

Amela Dabo

Signature of Notary Public

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*Ronald Eugene Barrett*

Signature of Property Owner

*11/9/2021*

Date

*Ronald Eugene Barrett*

Type or Print Name and Title

*Amela Dabo*

Signature of Notary Public

*11/04/2021*

Date



Notary Seal



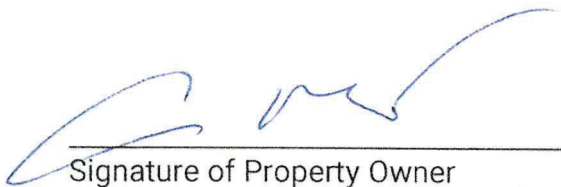
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THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



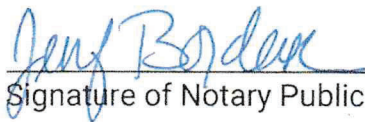
Signature of Property Owner

11.2.21

Date

Chad Barrett - Owner

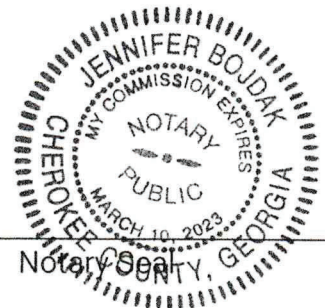
Type or Print Name and Title



Signature of Notary Public

11/2/21

Date





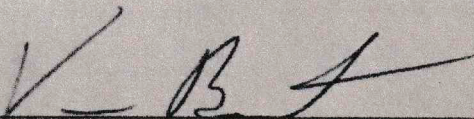
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Rezoning Application  
Last Updated 12/2015

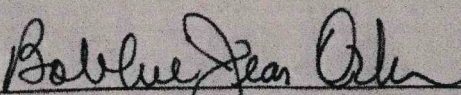
**REZONING PROPERTY OWNER'S CERTIFICATION**

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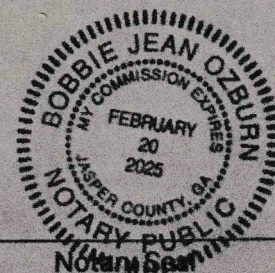
  
\_\_\_\_\_  
Signature of Property Owner

11-8-21  
\_\_\_\_\_  
Date

Vince Burt  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

11-8-21  
\_\_\_\_\_  
Date





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**REZONING PROPERTY OWNER'S CERTIFICATION**

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Kristy Burton  
Signature of Property Owner

11/8/21  
Date

Kristy Burton  
Type or Print Name and Title

Bobbie Jean Ozburn  
Signature of Notary Public

11/8/21  
Date






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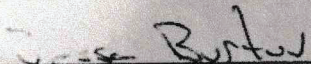
Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

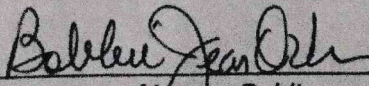
**REZONING PROPERTY OWNER'S CERTIFICATION**

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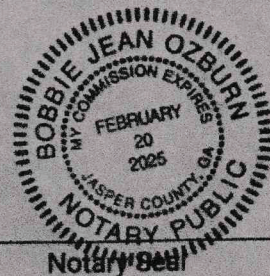
  
\_\_\_\_\_  
Signature of Property Owner

11/8/2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

11/8/21  
\_\_\_\_\_  
Date





**RECEIVED**

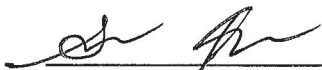
12/2/21 12:00PM

Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015


**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

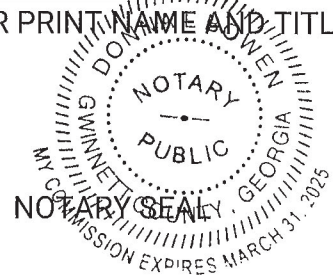
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

 12/1/21 Sam Kennon, attorney for applicant

SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

 12/1/21  
SIGNATURE OF NOTARY PUBLIC      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☒ YES      ☐ NO      Mahaffey Pickens Tucker, LLP  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
Kirkland Carden, County Commissioner	\$2,800.00	November 18, 2021

Attach additional sheets if necessary to disclose or describe all contributions.

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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 12/2015

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Ted Turner 11-23-2021 TED TURNER, VICE PRESIDENT  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Nicole Mitzel 11-23-2021  
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO TED TURNER  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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Gwinnett County Planning Division  
Rezoning Application  
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

5 - 163 - 0/2  
District Land Lot Parcel

Signature of Applicant

Date

Sam Kennon, Attorney for Applicant

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Chris Nelson

NAME

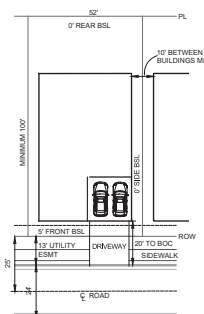
Senior Tax Services Associate

TITLE

November 24, 2021

DATE





## TYPICAL DETACHED HOUSE DETAILS

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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12/14/2021 2:40 PM



## LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County Georgia and being more particularly described as follows:

[illegible]

Sold tract contains 1,601,778 square feet or 38,924 acres.



**VICINITY MAP**

## SITE DATA-

**SITE DATA.**

TOTAL SITE AREA \_\_\_\_\_ 38.884 ACRES

NET SITE AREA \_\_\_\_\_ 38.884 ACRES

FLOODPLAIN \_\_\_\_\_ 0 ACRES

**ZONING**

EXISTING ZONING \_\_\_\_\_ R1

PROPOSED ZONING \_\_\_\_\_ R-1

ZONING JURISDICTION \_\_\_\_\_ GWINNETT COUNTY

TOTAL UNITS \_\_\_\_\_ 1

GROSS DENSITY \_\_\_\_\_ 3.35 U/AC

NET DENSITY \_\_\_\_\_ 3.35 U/AC

## DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT _____	35 FEET
FRONT YARD _____	0 FEET
REAR YARD _____	0 FEET
SIDE YARD _____	0 FEET
MINIMUM LOT SIZE _____	NO

## MINIMUM HEATED FLOOR AREA

MINIMUM HEATED FLOOR AREA	
2 BEDROOMS	1400
3 BEDROOMS	1600
4 BEDROOMS	1800

## EXTERNAL SETBACKS

SIDE/REAR \_\_\_\_\_ 20 FEET  
FRONT \_\_\_\_\_ 10 FEET

## ZONING BUFFERS

ADJACENT TO R-200 \_\_\_\_\_  
ADJACENT TO OSC \_\_\_\_\_

## PARKING

MINIMUM 1 PER UNIT X 130	_____	1
MINIMUM GUEST 0.25 X 130	_____	1
TOTAL PARKING PROVIDED	_____	1

## COMMON AREA

REQUIRED COMMON AREA \_\_\_\_\_ 5.83 ACRES(15'  
PROVIDED COMMON AREA \_\_\_\_\_ 5.9 ACRES(15'

## NOTES

1. SPEED LIMIT OF HOKA O'KELLY MILL ROAD IS 35 MPH.
2. WE/LANDS ARE LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR WINNETT COUNTY (15000) DATED SEPTEMBER 28, 2006, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. THE CHATTahoochee RIVER ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTahoochee RIVER IS NOT WITHIN 200' OF THIS PROPERTY.
6. WINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY WINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
8. GATED AND POWER SERVICE SHALL BE PROVIDED BY WINNETT COUNTY. EXISTING SEWER WILL BE TAPPED SOUTH OF THE SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE

**SURVEY NOTES:**

**NOTE:** 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/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the completeness or sufficiency of this information.

#### REFERENCE DOCUMENTS:

1. BOUNDARY INFORMATION FOR THE SITE WAS TAKEN FROM A SURVEY BY GEOSURVY FOR RETAIL PLANNING CORPORATION DATED 8-26-2020. ALL TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM THE GWINNETT COUNTY GIS

OWNER/DEVELOPER

TAYLOR MORRISON  
OF GEORGIA, INC.

BOLD SPRINGS ROAD  
ALPHARETTA, GA 30022

BRIAN TAYLOR  
ph. 770-741-0268  
btaylor@morris.com

ph. 770-741-0268  
brtaylor@taylorharrison.com



4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770)416-7511  
Fax: (770)416-6759  
[www.travispruitt.com](http://www.travispruitt.com)

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For The Firm  
Travis Pruitt  
&  
Associates, Inc.

DATE: 12-13-21

SCALE: 1" = 100'

CN:210439CP05

LSV:

JN:

1 of 1



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PLANNING AND DEVELOPMENT

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inspired by you®

The Atwood | 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 2,696 - 2,732 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION F

taylormorrison.com



All information (including, but not limited to, prices, availability, incentives, options, floor plans, elevations, site plans, designs, materials and dimensions assessments and fees, planned amenities, programs, conceptual artist rendering and community development plans) is preliminary. It is not guaranteed and remains subject to change or delay without notice. Plans are not to scale. Community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and which are under no obligation to be completed. Actual plot and lot house are to be determined by the site plan and plat map. For further information or questions, please see a Taylor Morrison (Atlanta Division) Community Sales Manager and review our Terms of Use. This is not an offering in any state where prohibited or otherwise restricted by law. Taylor Morrison Realty of Georgia, Inc. Form #T3609. © November 2020. All rights reserved. 11/21/20

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The Prescott 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 2,486 - 2,500 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION F

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morrison**  
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The Sheridan | 5 Bedrooms | 4 Bathrooms | Loft | 2-Car Garage | 3,236 - 3,265 Sq. Ft.



ELEVATION E



ELEVATION G



ELEVATION H



ELEVATION H

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morrison**  
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The Wakehurst | 4 Bedrooms | 2.5 Bathrooms | Flex | 2-Car Garage | 3,057 - 3,173 Sq. Ft.



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION E





GWINNETT COUNTY  
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GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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ATTIC VENTILATION 12/2/21 12:00PM

COVID OUTDOOR LIVING ROOF

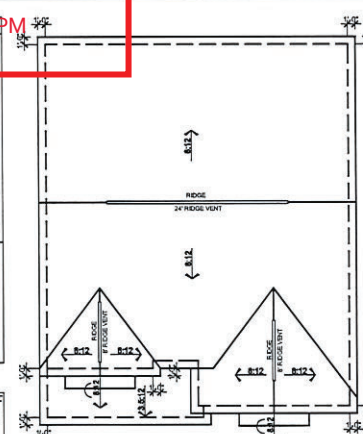
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120 SQ FT UNDER ROOF  
150 SQ FT / 1 SQ FT = 0.80 SQ FT VENTILATION

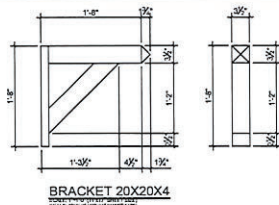
SOFFIT VENTS 0.50 IN = (.0625 SQ FT)  
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT  
 $\frac{0.800 \text{ SQ FT}}{0.0625 \text{ SQ FT}} = 12.8 \text{ FEET OF SOFFIT VENT}$

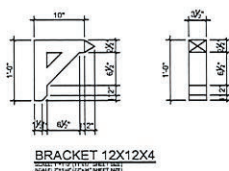
ACTUAL SOFFIT VENT PROVIDED 14 FEET



ROOF PLAN "F"

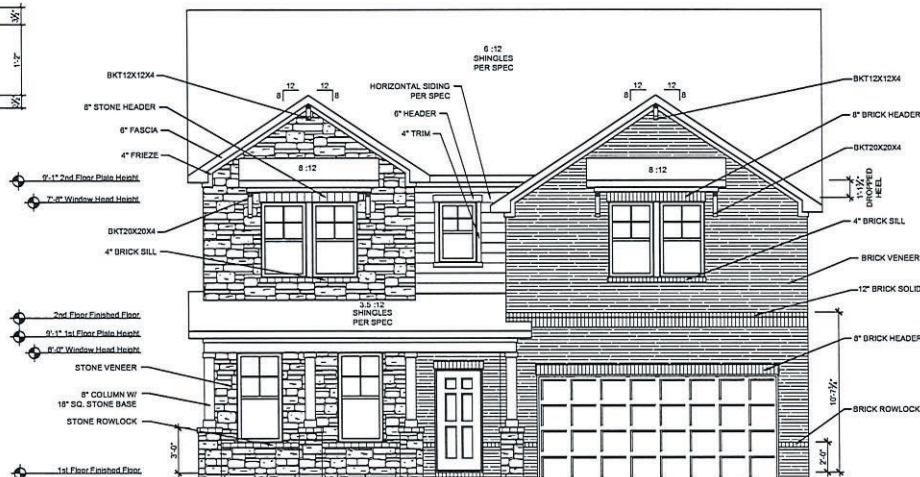


BRACKET 20X20X4



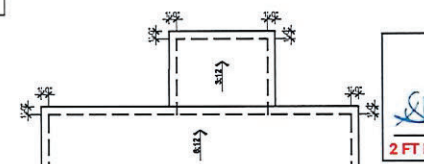
BRACKET 12X12X4

ALCOVY CREEK



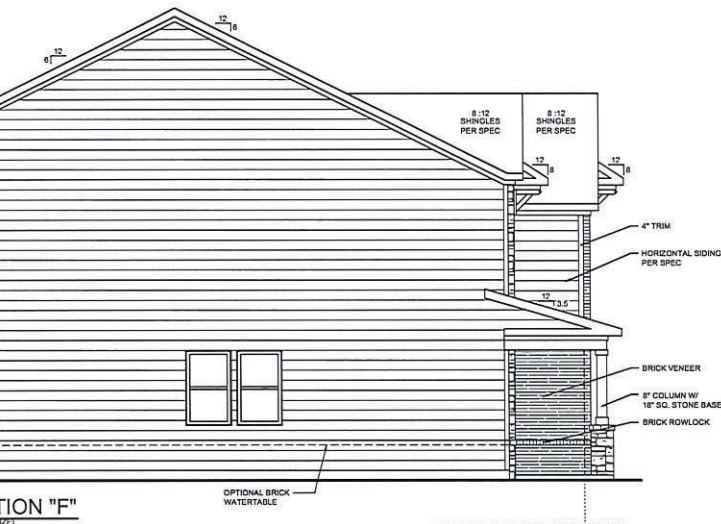
FRONT ELEVATION "F"

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



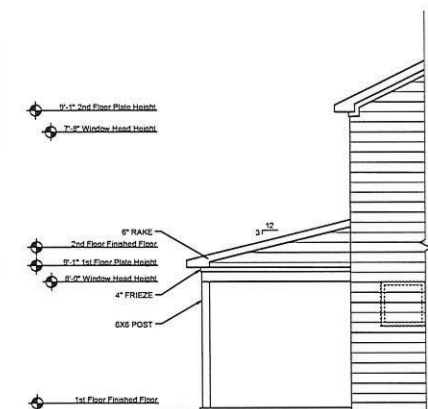
COVERED OUTDOOR LIVING ROOF PLAN

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development  
*Sharon Gore* Date **10-21-2020**  
**2 FT MINIMUM BRICK OR STACKED STONE WATER TABLE**



LEFT ELEVATION "F"

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPTIONAL COVERED OUTDOOR LIVING  
LEFT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

---

Revised Date:  
8/18/2020

Model:	WAKEHURST
Drinking Tite:	Elevations / Roof Plan
Option Description:	Front & Left

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

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Plan Name:  
**WAKEHURST**

Division:  
**Atlanta**

**County**

Community:

Lot Number:

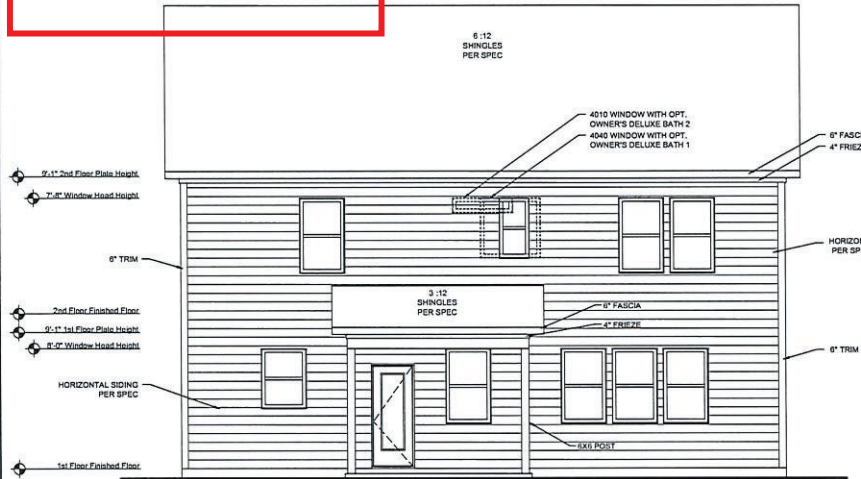
Scale:  
11x17 - 1/8"=1'-0"  
22x34 - 1/4"=1'-0"  
Unless Otherwise Noted

Sheet: A-3 OF

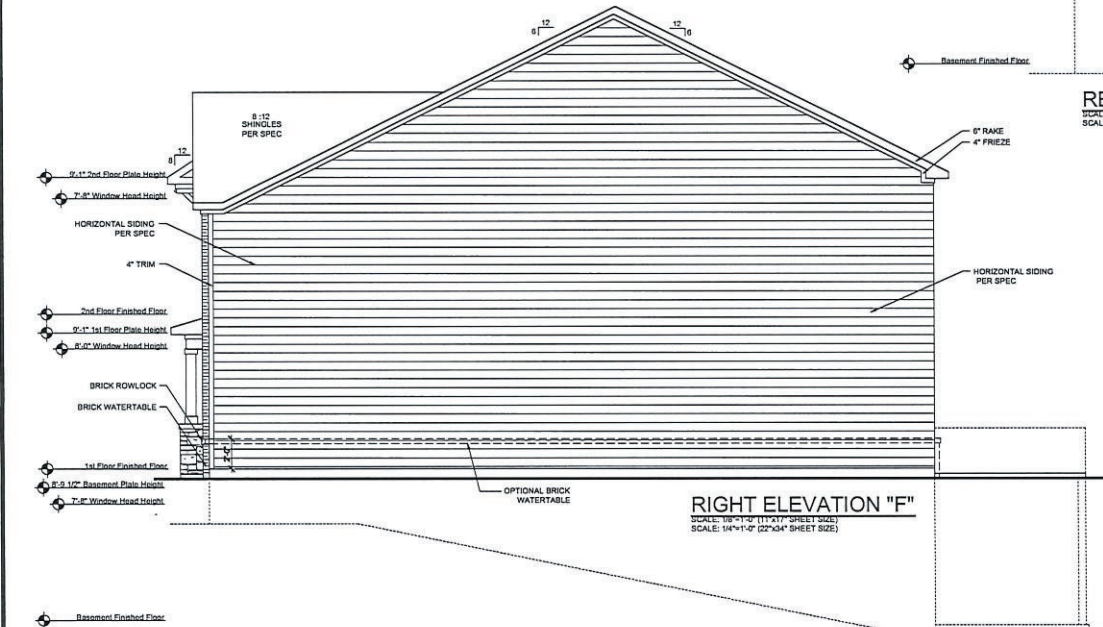


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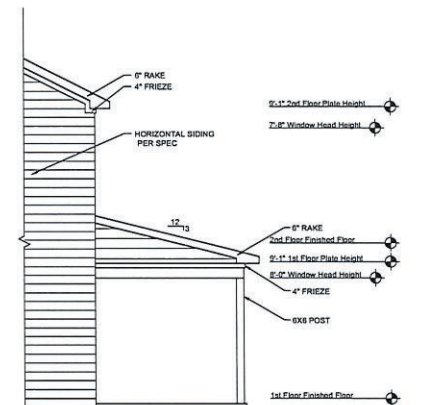
OPTIONAL COVERED OUTDOOR LIVING REAR ELEVATION  
SCALE: 1/4\"/>



RIGHT ELEVATION "F"  
SCALE: 1/8\"/>



REAR ELEVATION "F"  
SCALE: 1/8\"/>



OPTIONAL COVERED OUTDOOR LIVING  
RIGHT ELEVATION  
SCALE: 1/8\"/>



Revised Date:  
8/18/2020

Model:	WAKEHURST
Drawing Title:	Elevations
Open Description:	Rear & Right

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600



Plan Name:  
WAKEHURST  
Division:  
Atlanta  
Municipality:  
County  
Community:

Lot Number:

Scale:  
1/8\"/>

Sheet:  
A-3.1F

## ALCOVY CLUB

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development

12-04-2020



### 40' - SHERIDAN PLAN Add. Elevations

3050 Royal Blvd., South Suite 135  
Alpharetta, GA 30022  
Ph: (404) 480-3881



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www.MainStreetDesignsLLC.com

TAYLOR MORRISON

December 2, 2020



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**ATTIC VENTILATION  
MAIN ROOF "E"**

1541 SQ FT UNDER ROOF ATTIC  
300 SQ FT / 1 SQ FT = 5.14 SQ FT VENTILATION  
BRICK VENTS 14 SQ IN = 1.43 SQ FT  
SOFFIT VENTS 9 SQ IN = 1.0625 SQ FT  
BOX VENTS 50 SQ IN = 1.37 SQ FT  
5.14 SQ FT ÷ 50% = 2.568 SQ FT OF RIDGE  
5.14 SQ FT ÷ 50% = 2.568 SQ FT OF SOFFIT  
RIDGE VENT  
2.568 SQ FT = 20.5 FEET OF RIDGE VENT  
0.125 SQ FT  
SOFFIT VENT  
2.568 SQ FT = 41.1 FEET OF SOFFIT VENT  
0.0625 SQ FT  
ACTUAL RIDGE VENT PROVIDED 22 FEET  
ACTUAL SOFFIT VENT PROVIDED 41 FEET  
NUMBER OF BOX VENTS NEEDED  
(REG. - ACTUAL ÷ .347) -0.5 COUNT  
(NEGATIVE = 0)

**GARAGE ROOF "E"**

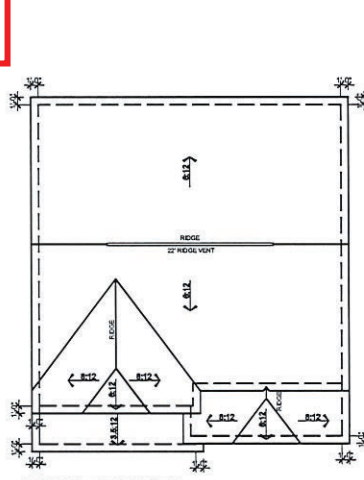
139 SQ FT UNDER ROOF  
150 SQ FT / 1 SQ FT = 0.93 SQ FT VENTILATION  
SOFFIT VENTS 9 SQ IN = 1.0625 SQ FT  
ASSUME 100% VENTING @ SOFFIT  
SOFFIT VENT  
0.927 SQ FT = 14.8 FEET OF SOFFIT VENT  
0.0625 SQ FT  
ACTUAL SOFFIT VENT PROVIDED 18 FEET

**PORCH ROOF "E"**

93 SQ FT UNDER ROOF  
150 SQ FT / 1 SQ FT = 0.62 SQ FT VENTILATION  
SOFFIT VENTS 9 SQ IN = 1.0625 SQ FT  
ASSUME 100% VENTING @ SOFFIT  
SOFFIT VENT  
0.620 SQ FT = 9.9 FEET OF SOFFIT VENT  
0.0625 SQ FT  
ACTUAL SOFFIT VENT PROVIDED 20 FEET

**COVD OUTDOOR LIVING ROOF**

170 SQ FT UNDER ROOF  
150 SQ FT / 1 SQ FT = 0.80 SQ FT VENTILATION  
SOFFIT VENTS 9 SQ IN = 1.0625 SQ FT  
ASSUME 100% VENTING @ SOFFIT  
SOFFIT VENT  
0.800 SQ FT = 12.8 FEET OF SOFFIT VENT  
0.0625 SQ FT  
ACTUAL SOFFIT VENT PROVIDED 14 FEET



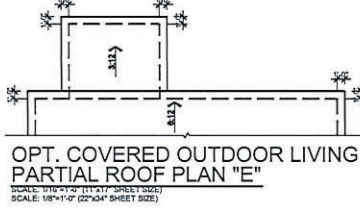
**ROOF PLAN "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)

ALCOVY CREEK

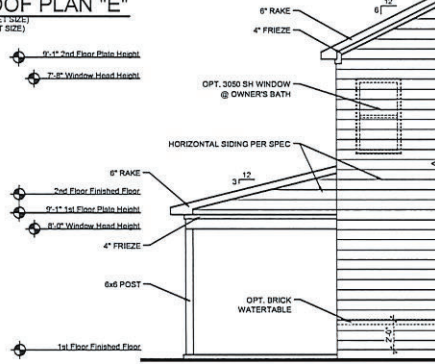
Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development  
*Sharon Galt (owner)* Date **10-21-2020**

2 FT MINIMUM BRICK OR STACKED STONE WATER TABLE ON

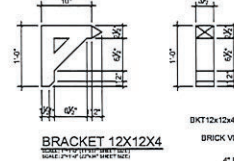
REAR AND SIDES.



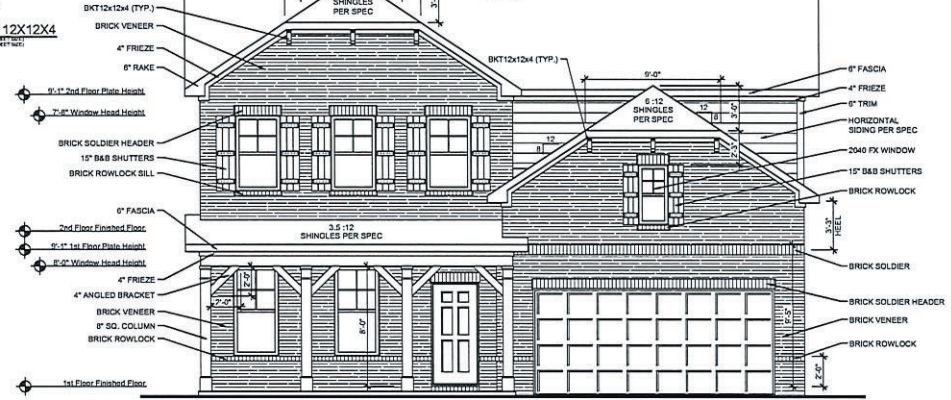
**OPT. COVERED OUTDOOR LIVING  
PARTIAL ROOF PLAN "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)



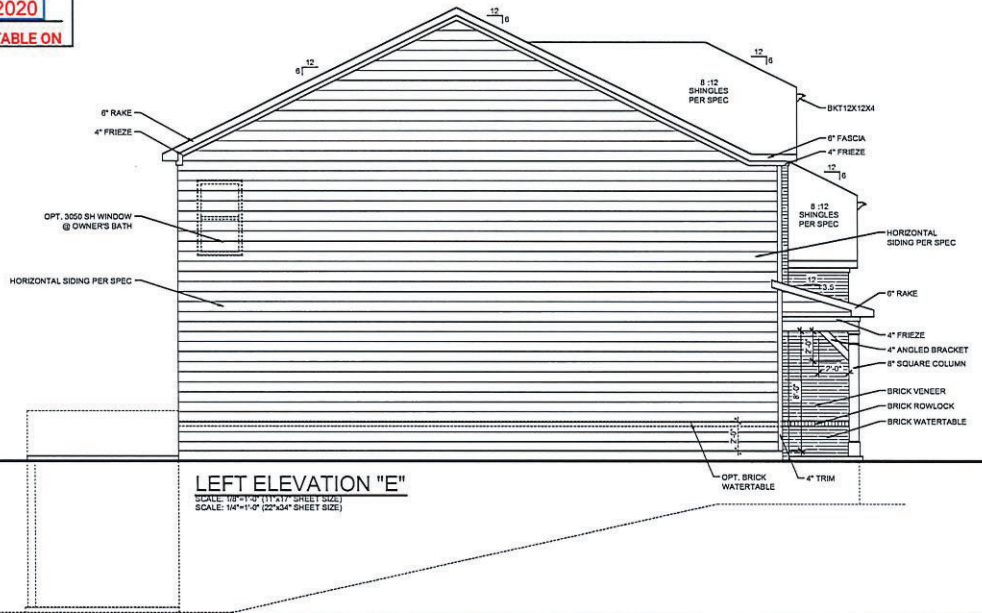
**OPT. COVERED OUTDOOR LIVING  
PARTIAL LEFT ELEVATION "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)



**BRACKET 12X12X4**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)



**FRONT ELEVATION "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)



**LEFT ELEVATION "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22x34" SHEET SIZE)

**MAIN STREET**  
Design by: Main Street Design, LLC  
3000 Royal Road, Suite 100  
Alpharetta, GA 30009  
(770) 460-1881

Revised Date:  
8/18/2020

Model: **Atwood**  
Drawing Title: **Elevations / Roof Plan**  
Option Description: **Front & Left**

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

**taylor morrison**  
Homes Inspired by You

Plan Name: **ATWOOD**  
Division:  
**Atlanta**  
Municipality:  
**County**  
Community:

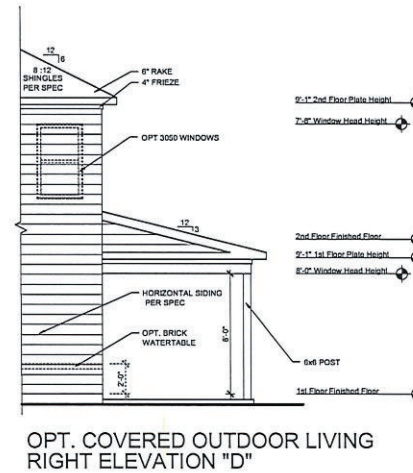
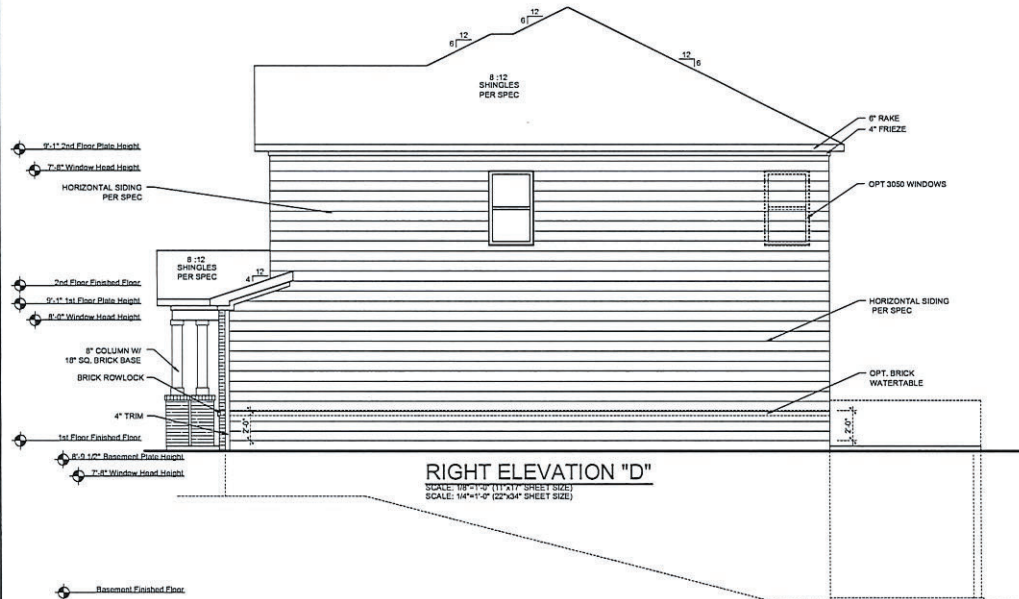
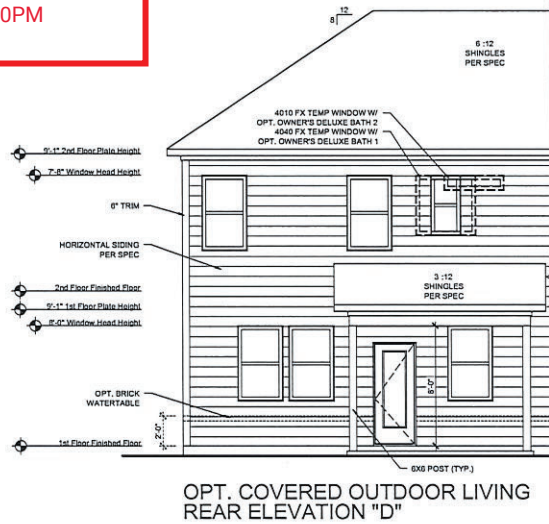
Lot Number:

Scale:  
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22x34 - 1/4"=1'-0"  
Unless Otherwise Noted

Sheet:  
**A-3.0E**

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MAIN STREET  
Design by Gwinnett, LLC  
Main Street Design & Construction, LLC  
3000 North Point Parkway, Suite 200  
Alpharetta, Georgia 30022  
770.945.3600

Revised Date:  
8/18/2020

Model: Prescott  
Drawing Title: Elevations  
Rear & Right

4400 North Point Parkway  
Suite 200  
Alpharetta, Georgia 30022  
(770) 945-3600

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Plan Name: Prescott  
Division:  
Atlanta  
Municipality:  
County  
Community:

Lot Number:

Scale:  
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22x34 - 1/4"=1'-0"  
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A-3.1D



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ATTIC VENTILATION  
ROOF "E"

1420 SQ FT UNDER ROOF ATTIC  
MINIMUM 44 SQ FT VENTILATION REQUIRED

RIDGE VENTS 18 SQ IN = (125 SQ FT)  
SOFFIT VENTS 9 SQ IN = (1025 SQ FT)  
BOX VENTS 50 SQ IN = (347 SQ FT)

4.77 SQ FT x 50% = 2.385 SQ FT OF RIDGE  
4.77 SQ FT x 50% = 2.385 SQ FT OF SOFFIT

RIDGE VENT  
2.385 SQ FT = 19.1 FEET OF RIDGE VENT  
SOFFIT VENT  
2.385 SQ FT = 38.1 FEET OF SOFFIT VENT  
0.0025 SQ FT

ACTUAL RIDGE VENT PROVIDED 32 FEET  
ACTUAL SOFFIT VENT PROVIDED 29 FEET  
NUMBER OF BOX VENTS NEEDED 4.5 COUNT  
(NEGATIVE = 0)

PORCH ROOF "E"

48 SQ FT UNDER ROOF  
150 SQ FT / 1.1 SQ FT = 0.32 SQ FT VENTILATION

SOFFIT VENTS 9 SQ IN = (1025 SQ FT)  
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT  
0.320 SQ FT = 5.1 FEET OF SOFFIT VENT  
0.0025 SQ FT

ACTUAL SOFFIT VENT PROVIDED 29 FEET

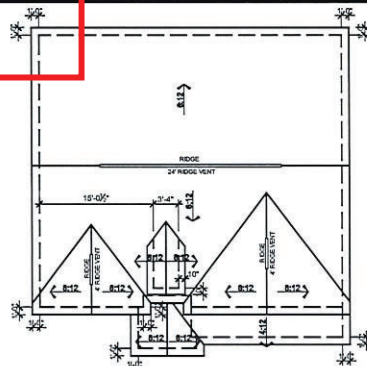
COVID OUTDOOR LIVING ROOF

120 SQ FT UNDER ROOF  
150 SQ FT / 1.1 SQ FT = 0.32 SQ FT VENTILATION

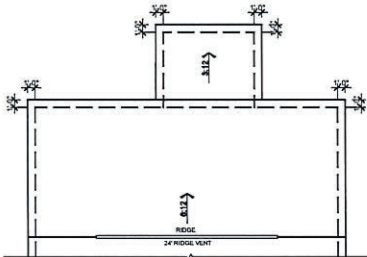
SOFFIT VENTS 9 SQ IN = (1025 SQ FT)  
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT  
0.320 SQ FT = 12.8 FEET OF SOFFIT VENT  
0.0025 SQ FT

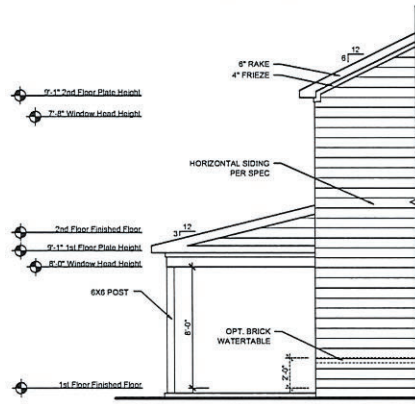
ACTUAL SOFFIT VENT PROVIDED 14 FEET



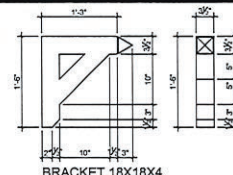
ROOF PLAN "E"  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



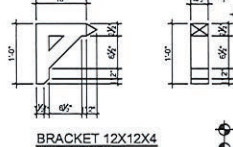
OPT. COVERED OUTDOOR LIVING  
ROOF PLAN "E"  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



OPT. COVERED OUTDOOR LIVING  
LEFT ELEVATION "E"  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



BRACKET 18X18X4  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

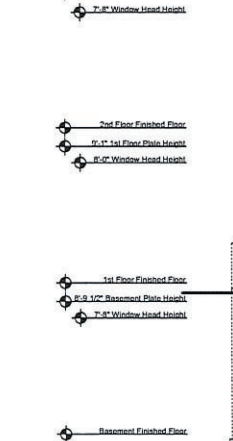


BRACKET 12X12X4  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

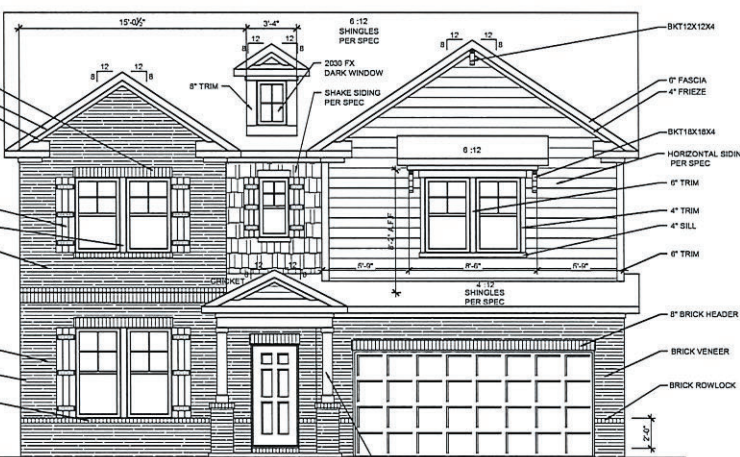
ALCOVY CREEK

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development  
*Sharon Cox (owner)* Date **10-21-2020**  
**2 FT MINIMUM BRICK OR STACKED STONE WATER TABLE**

ON REAR AND SIDES



LEFT ELEVATION "E"  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



FRONT ELEVATION "E"  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

MAIN STREET  
Design by  
Katie Brown Design, LLC  
3000 Royal Blvd., Suite 100  
Atlanta, GA 30329  
(404) 455-1001

Revised Date:  
8/18/2020

Model: Prescott  
Drawing Title: Elevations / Roof Plan  
Option Description: Front & Left

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

taylor morrison  
Homes Inspired by You

Plan Name:  
Prescott

Division:  
Atlanta

Municipality:  
County

Community:

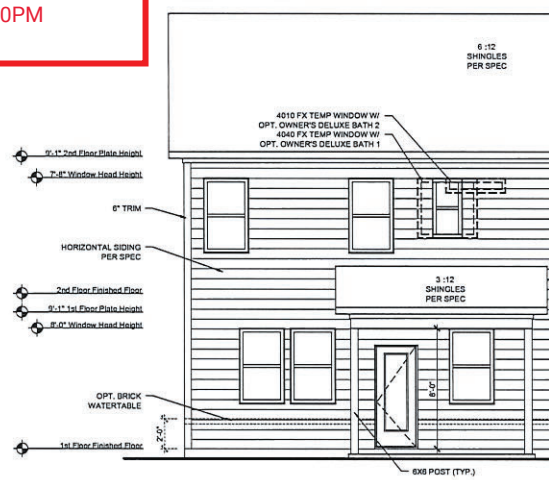
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Unless Otherwise Noted

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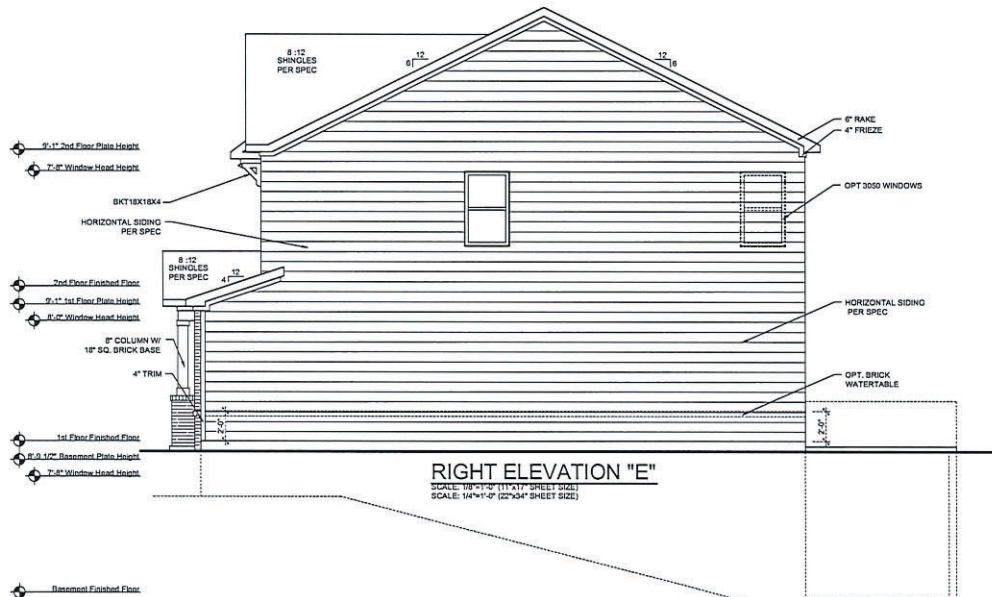
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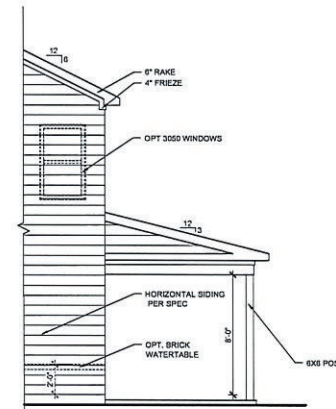
OPT. COVERED OUTDOOR LIVING  
REAR ELEVATION "E"  
SCALE: 1/8"=1'-0" (11'X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22'X34" SHEET SIZE)



REAR ELEVATION "E"  
SCALE: 1/8"=1'-0" (11'X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22'X34" SHEET SIZE)



RIGHT ELEVATION "E"  
SCALE: 1/8"=1'-0" (11'X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22'X34" SHEET SIZE)



OPT. COVERED OUTDOOR LIVING  
RIGHT ELEVATION "E"  
SCALE: 1/8"=1'-0" (11'X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22'X34" SHEET SIZE)

MAIN STREET  
Designed by  
Main Street Design, LLC  
3000 Royal Pk. South, Suite 100  
Atlanta, GA 30329  
(404) 525-0000

Revised Date:  
8/18/2020

Model: Prescott  
Drawing Title: Elevations  
Option Description: Rear & Right

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

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Homes Inspired by You

Plan Name: Prescott  
Division:  
Atlanta  
Municipality: County  
Community:

Lot Number:

Scale:  
11'x17" - 1/8"=1'-0"  
22'x34" - 1/4"=1'-0"  
Unless Otherwise Noted

Sheet:  
A-3.1E

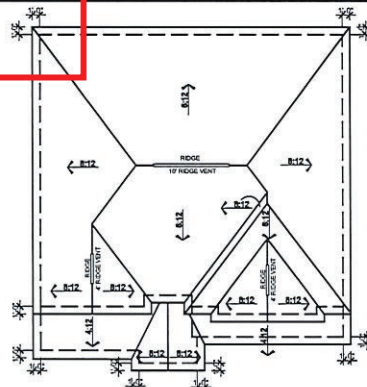


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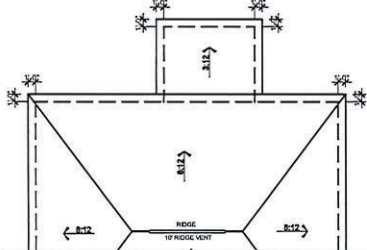
ATTIC VENTILATION ROOF "F"	
1444 SQ FT UNDER ROOF ATTIC	
100 SQ FT 11" x 17" SOFFIT VENTILATION	
RIDGE VENTS 18 SQ IN = (1.125 SQ FT)	
SOFFIT VENTS 9 SQ IN = (.5625 SQ FT)	
BOX VENTS 50 SQ IN = (3.47 SQ FT)	
4.81 SQ FT x 50% = 2.407 SQ FT OF RIDGE	
4.81 SQ FT x 50% = 2.407 SQ FT OF SOFFIT	
RIDGE VENT	2.407 SQ FT = 19.3 FEET OF RIDGE VENT
SOFFIT VENT	2.407 SQ FT = 38.5 FEET OF SOFFIT VENT
ACTUAL RIDGE VENT PROVIDED	18 FEET
ACTUAL SOFFIT VENT PROVIDED	115 FEET
NUMBER OF BOX VENTS NEEDED	0.4 COUNT
(NEG - ACTUAL x .347)	(NEGATIVE = 0)
PORCH ROOF "F"	
207 SQ FT UNDER ROOF	
100 SQ FT 11" x 17" SOFFIT VENTILATION	
SOFFIT VENTS 9 SQ IN = (.5625 SQ FT)	
ASSUME 100% VENTING @ SOFFIT	
SOFFIT VENT	1.380 SQ FT = 22.1 FEET OF SOFFIT VENT
ACTUAL SOFFIT VENT PROVIDED	42 FEET

COVD OUTDOOR LIVING ROOF	
120 SQ FT UNDER ROOF	
100 SQ FT 11" x 17" SOFFIT VENTILATION	
SOFFIT VENTS 9 SQ IN = (.5625 SQ FT)	
ASSUME 100% VENTING @ SOFFIT	
SOFFIT VENT	0.800 SQ FT = 12.8 FEET OF SOFFIT VENT
ACTUAL SOFFIT VENT PROVIDED	14 FEET



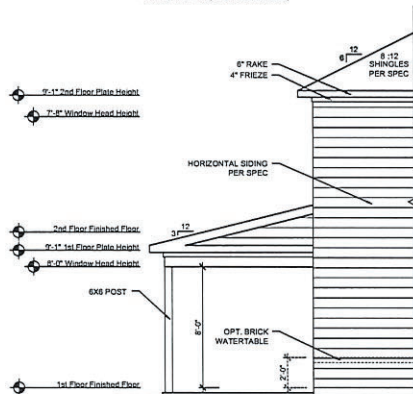
ROOF PLAN "F"

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)



OPT. COVERED OUTDOOR LIVING ROOF PLAN "F"

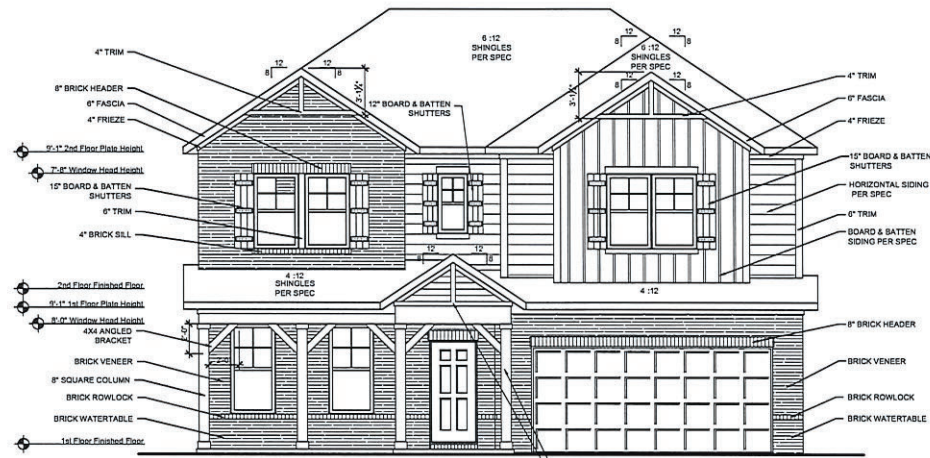
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OPT. COVERED OUTDOOR LIVING LEFT ELEVATION "F"

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)

SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



FRONT ELEVATION "F"

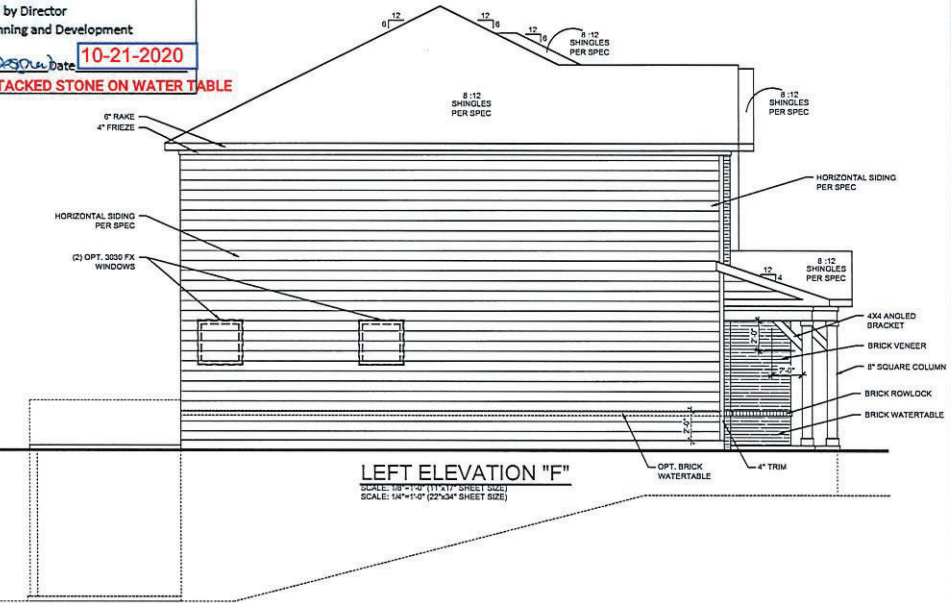
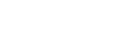
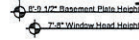
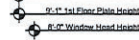
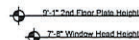
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)

SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

ALCOVY CREEK

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development  
*Sharon G. Casper* date 10-21-2020  
2 FT MINIMUM BRICK OR STACKED STONE ON WATER TABLE

ON REAR AND SIDES



LEFT ELEVATION "F"

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)

SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

MAIN STREET  
Design by  
Main Street Design, LLC  
3000 Royal Blvd., Suite 100  
Atlanta, Georgia 30329  
(770) 945-3600

Revised Date:  
8/18/2020

Model: Prescott  
Drawing Title: Elevations / Roof Plan  
Drawing Date: Front & Left  
Option Description:

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

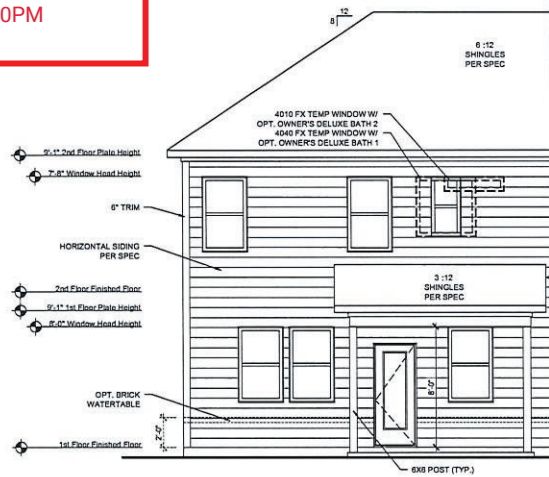
taylor morrison  
Homes Inspired by You

Plan Name: Prescott  
Division:  
Atlanta  
Municipality: County  
Community:

Lot Number:  
Scale: 1/8"=1'-0" / 1/4"=1'-0"  
22x34 - 1/4"=1'-0"  
Unless Otherwise Noted  
Sheet: A-3.0F

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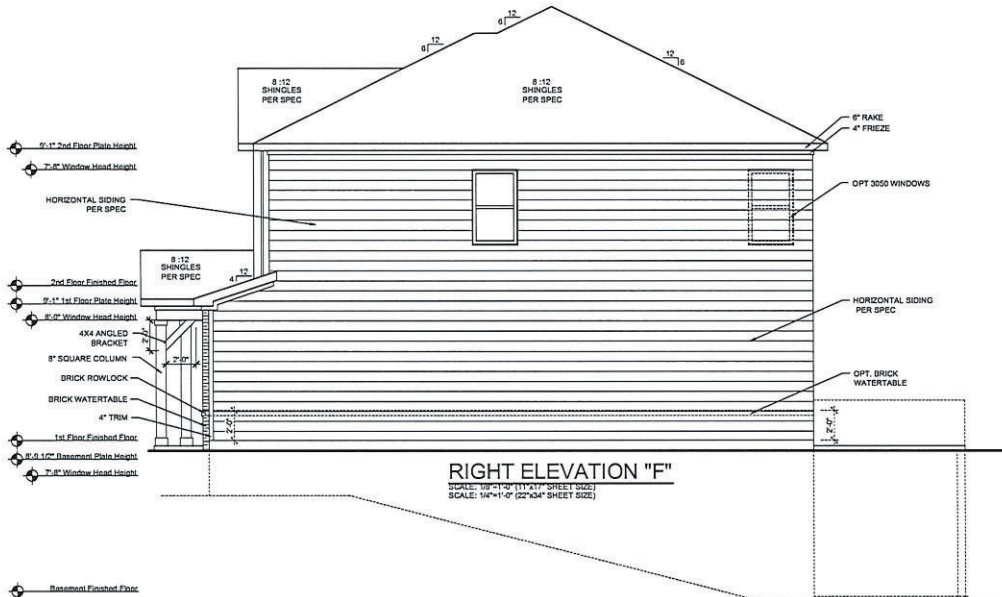
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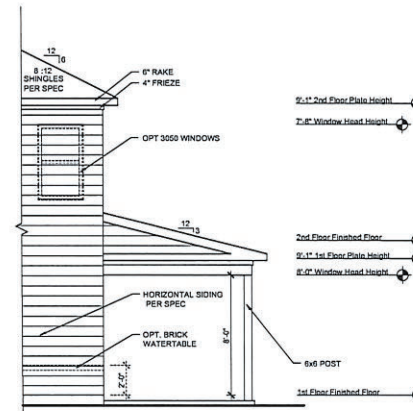
OPT. COVERED OUTDOOR LIVING  
REAR ELEVATION "F"  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



REAR ELEVATION "F"  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



RIGHT ELEVATION "F"  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



OPT. COVERED OUTDOOR LIVING  
RIGHT ELEVATION "F"  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)

MAIN STREET  
Design by Google, LLC  
Main Street Design Group, LLC  
3000 North Point Parkway, Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600  
A-3-1F

Revised Date:  
8/18/2020

Model: Prescott  
Drawing Title: Elevations  
Option Description: Rear & Right

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

taylor morrison  
Homes Inspired by You

Plan Name: Prescott  
Division:  
Atlanta  
Municipality:  
County  
Community:

Lot Number:

Scale:  
11x17 - 1/8"=1'-0"  
22x34 - 1/4"=1'-0"  
Unless Otherwise Noted

Sheet:  
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**ATTIC VENTILATION  
ROOF "D"**

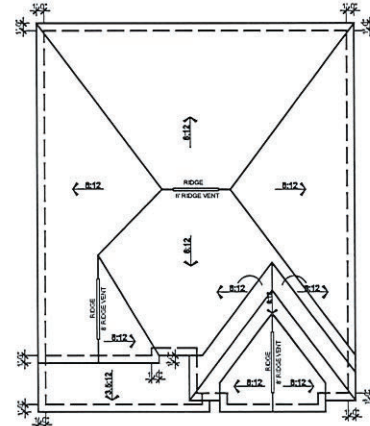
150 SQ FT UNDER ROOF  
150 SQ FT / 11 SQ FT = 0.11 SQ FT VENTILATION  
RIDGE VENTS 18 SQ IN = (1.25 SQ FT)  
SOFFIT VENTS 8 SQ IN = (0.625 SQ FT)  
BOX VENTS 20 SQ IN = (.547 SQ FT)  
6.11 SQ FT x 50% = 3.053 SQ FT OF RIDGE  
6.11 SQ FT x 50% = 3.053 SQ FT OF SOFFIT  
RIDGE VENT = 24.4 FEET OF RIDGE VENT  
3.053 SQ FT = 3.053 SQ FT  
SOFFIT VENT = 48.9 FEET OF SOFFIT VENT  
3.053 SQ FT = 3.053 SQ FT  
ACTUAL RIDGE VENT PROVIDED 22 FEET  
ACTUAL SOFFIT VENT PROVIDED 156 FEET  
NUMBER OF BOX VENTS NEEDED 0.8 COUNT (NEGATIVE = 0)  
(REG. - ACTUAL x .347)

**PORCH ROOF "D"**

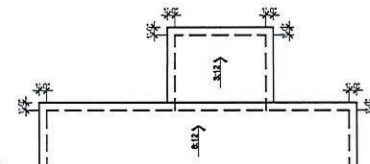
137 SQ FT UNDER ROOF  
137 SQ FT / 11 SQ FT = 0.91 SQ FT VENTILATION  
SOFFIT VENTS 8 SQ IN = (0.625 SQ FT)  
ASSUME 100% VENTING @ SOFFIT  
SOFFIT VENT = 0.625 SQ FT = 14.5 FEET OF SOFFIT VENT  
0.625 SQ FT = 0.625 SQ FT  
ACTUAL SOFFIT VENT PROVIDED 23 FEET

**COVERED OUTDOOR LIVING ROOF**

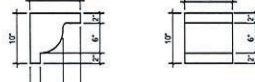
126 SQ FT UNDER ROOF  
126 SQ FT / 11 SQ FT = 0.90 SQ FT VENTILATION  
SOFFIT VENTS 8 SQ IN = (0.625 SQ FT)  
ASSUME 100% VENTING @ SOFFIT  
SOFFIT VENT = 0.625 SQ FT = 12.8 FEET OF SOFFIT VENT  
0.625 SQ FT = 0.625 SQ FT  
ACTUAL SOFFIT VENT PROVIDED 14 FEET



**ROOF PLAN "D"**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



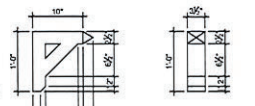
**COVERED OUTDOOR LIVING ROOF PLAN**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



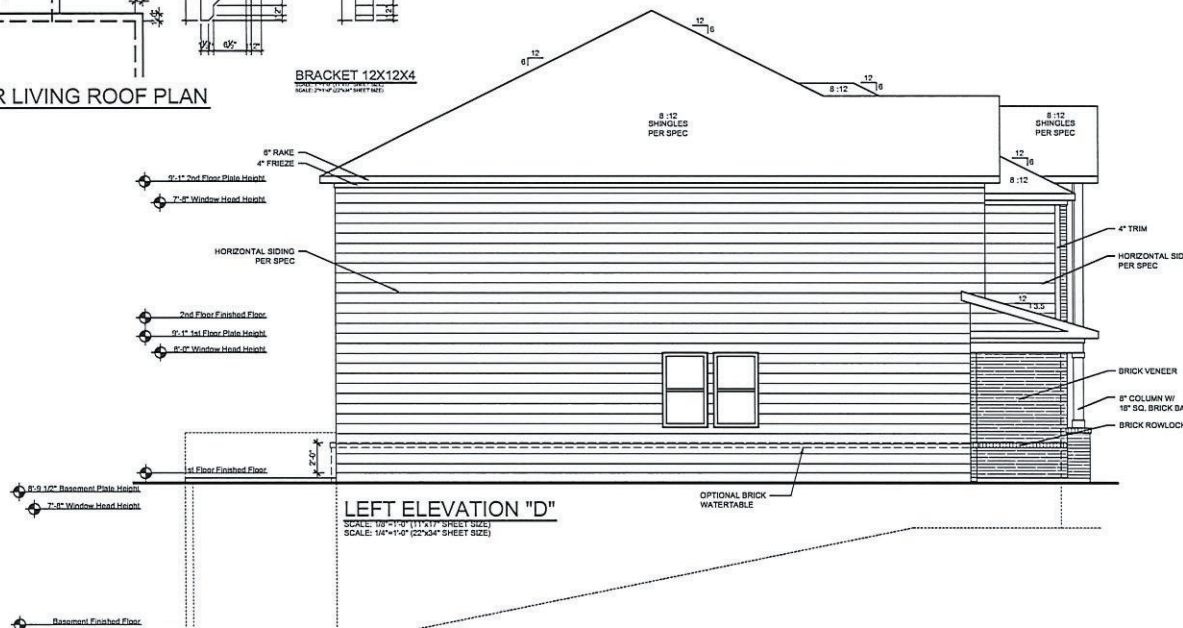
**BRACKET 10X10X9**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



**FRONT ELEVATION "D"**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



**BRACKET 12X12X4**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



**LEFT ELEVATION "D"**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)

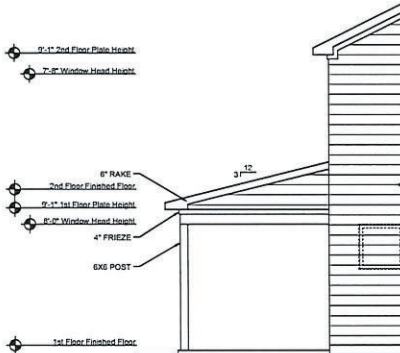
ALCOVY CREEK

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development

Sharon G. Grew Date: 10-21-2020

2 FT MINIMUM BRICK OR STACKED STON WATER TABLE

ON REAR AND SIDES



**OPTIONAL COVERED OUTDOOR LIVING LEFT ELEVATION**  
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)

MAIN STREET  
Design & Drafting, LLC  
Main Street Design & Drafting, LLC  
3000 North Point Parkway, Suite 300  
Alpharetta, Georgia 30022  
(770) 945-3600

Revised Date:  
8/18/2020

Model: WAKEHURST  
Drawing Title: Elevations / Roof Plan  
Drawing Date: 10-21-2020  
Option Description: Front & Left

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600

taylor morrison  
Homes Inspired by You

Plan Name:  
WAKEHURST

Division:  
Atlanta

Municipality:  
County

Community:

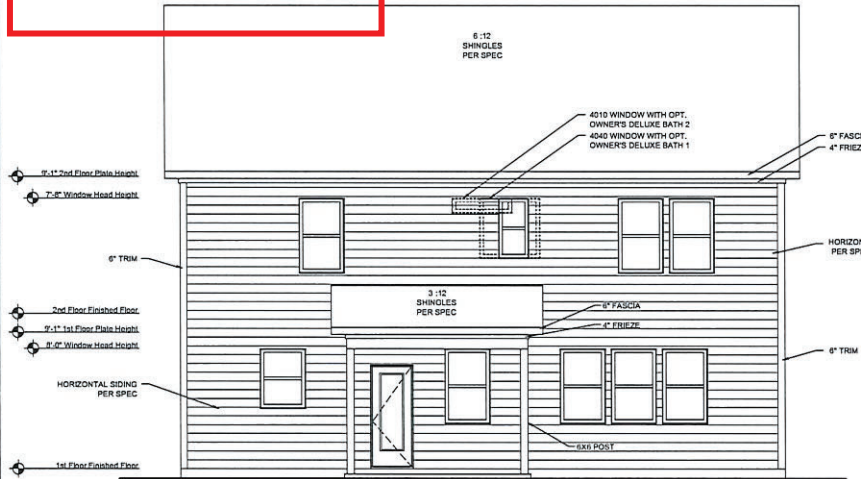
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Scale:  
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22x34 - 1/4"=1'-0"  
Unless Otherwise Noted

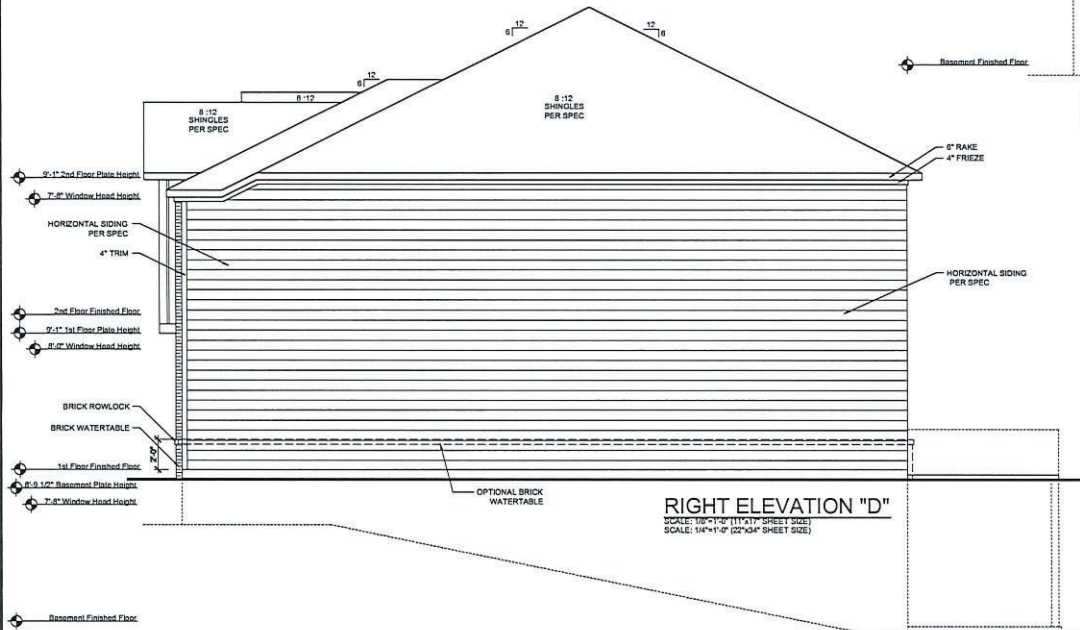
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12/2/21 12:00PM



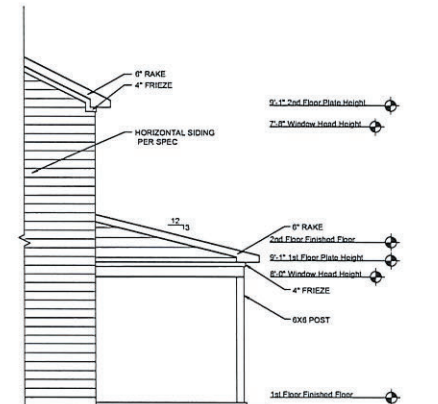
**OPTIONAL COVERED OUTDOOR LIVING REAR ELEVATION**  
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)  
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



**RIGHT ELEVATION "D"**  
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)  
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



**REAR ELEVATION "D"**  
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)  
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



**OPTIONAL COVERED OUTDOOR LIVING RIGHT ELEVATION**  
SCALE: 1/8\"=1'-0\" (11\"X17\" SHEET SIZE)  
SCALE: 1/4\"=1'-0\" (22\"X34\" SHEET SIZE)



Revised Date:  
8/18/2020

Model: WAKEHURST  
Drawing Title: Elevations  
Option Description: Rear & Right

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
(770) 945-3600



Plan Name:  
WAKEHURST

Division:  
Atlanta

Municipality:  
County

Community:

Lot Number:

Scale:  
1/8\"=1'-0\"  
22x34 - 1/4\"=1'-0\"  
Unless Otherwise Noted

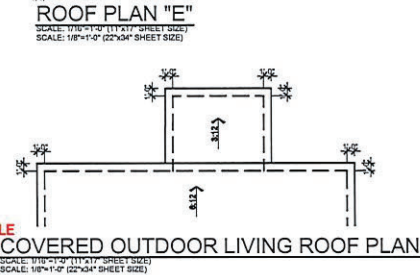
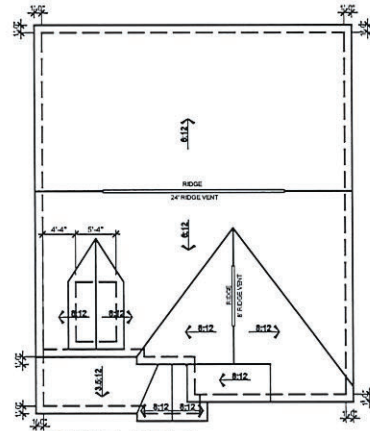
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ATTIC VENTILATION ROOF "E"	
180' SQ FT UNDER ROOF ATTIC 300 SQ FT / 1.5 SQ FT = 0.60 SQ FT VENTILATION	
RIDGE VENTS 18 SQ IN = (125 SQ FT) SOFFIT VENTS 9 SQ IN = (625 SQ FT) BOX VENTS 50 SQ IN = (347 SQ FT)	
6.02 SQ FT x 50% = 3.012 SQ FT OF RIDGE 6.02 SQ FT x 50% = 3.012 SQ FT OF SOFFIT	
RIDGE VENT 3.012 SQ FT = 24.1 FEET OF RIDGE VENT 6.135 SQ FT SOFFIT VENT 3.012 SQ FT = 48.2 FEET OF SOFFIT VENT 0.0625 SQ FT	
ACTUAL RIDGE VENT PROVIDED 32 FEET ACTUAL SOFFIT VENT PROVIDED 88 FEET NUMBER OF BOX VENTS NEEDED (REQ. - ACTUAL x .347)	
PORCH ROOF "E"	
150' SQ FT UNDER ROOF 150 SQ FT / 1.5 SQ FT = 0.90 SQ FT VENTILATION	
SOFFIT VENTS 9 SQ IN = (625 SQ FT) ASSUME 100% VENTING @ SOFFIT	
SOFFIT VENT 1.613 SQ FT = 16.2 FEET OF SOFFIT VENT 0.0625 SQ FT	
ACTUAL SOFFIT VENT PROVIDED 8 FEET	
COV'D OUTDOOR LIVING ROOF	
170' SQ FT UNDER ROOF 150 SQ FT / 1.5 SQ FT = 0.80 SQ FT VENTILATION	
SOFFIT VENTS 9 SQ IN = (625 SQ FT) ASSUME 100% VENTING @ SOFFIT	
SOFFIT VENT 0.800 SQ FT = 12.8 FEET OF SOFFIT VENT 0.0625 SQ FT	
ACTUAL SOFFIT VENT PROVIDED 14 FEET	

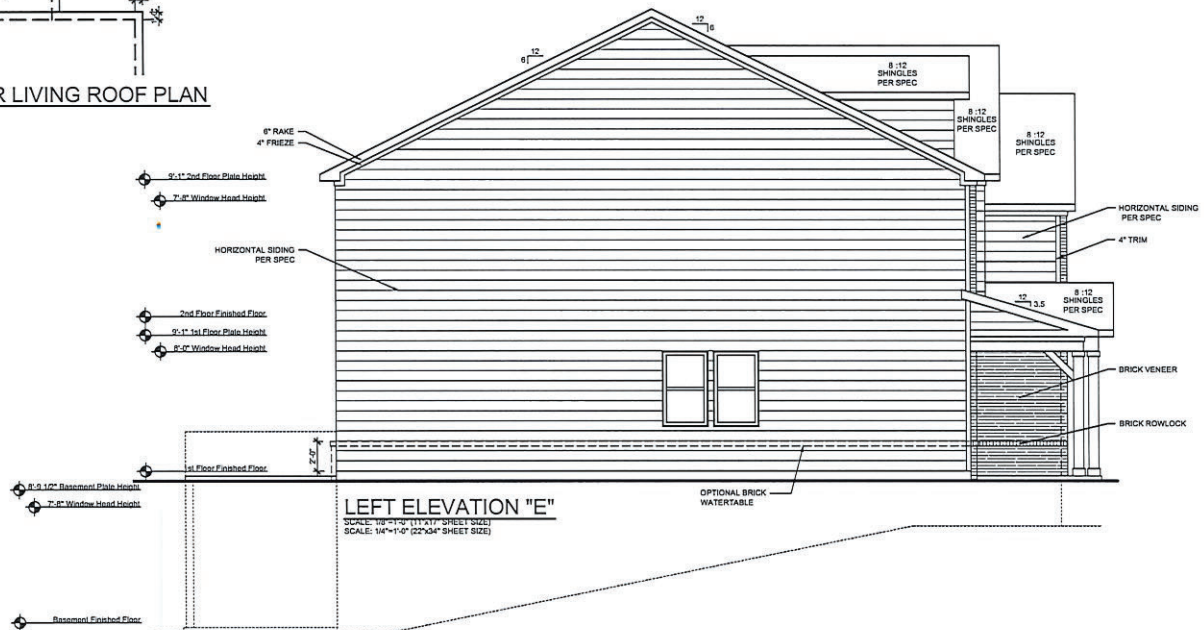
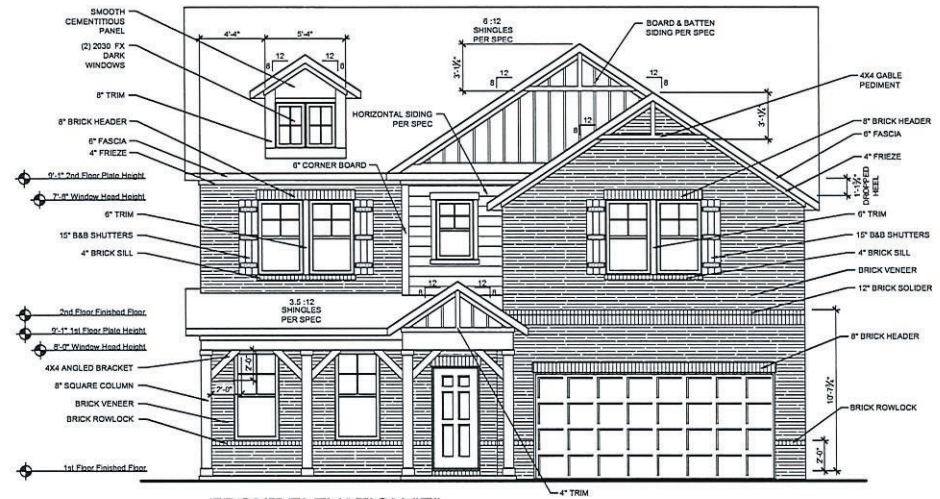
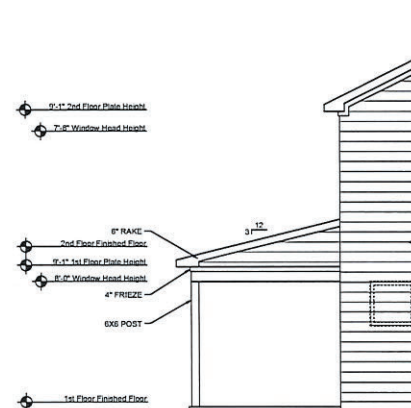


#### ALCOVY CREEK

Architectural Elevation  
Approved by Director  
Gwinnett County Planning and Development

Sharon G. G. (owner) Date: 10-21-2020

2 FT MINIMUM BRICK OR STACKED STONE WATER TABLE  
ON REAR AND SIDES



MAIN STREET  
Wakehurst  
Main Street  
Wakehurst, Georgia 30022  
(770) 945-3600

Revised Date: 8/18/2020

Model: WAKEHURST  
Drawing Title: Elevations / Roof Plan  
Front & Left  
Drawing Date: 8/18/2020  
Drawing Description: Elevations / Roof Plan

4400 North Point Parkway  
Suite 295  
Alpharetta, Georgia 30022  
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taylor morrison  
Homes Inspired by You

Plan Name: WAKEHURST  
Division: Atlanta  
Municipality: County  
Community:

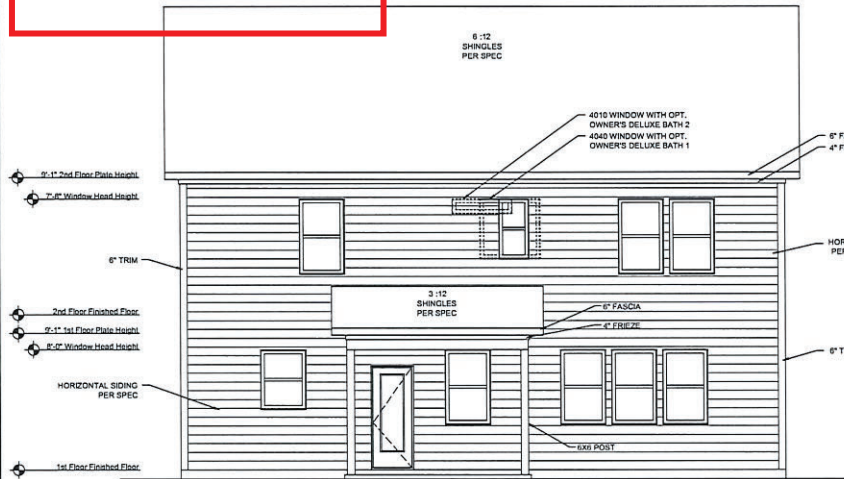
Lot Number:

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1/4"=1'-0" (22"x34" SHEET SIZE)  
Unless Otherwise Noted

Sheet: A-3.0E

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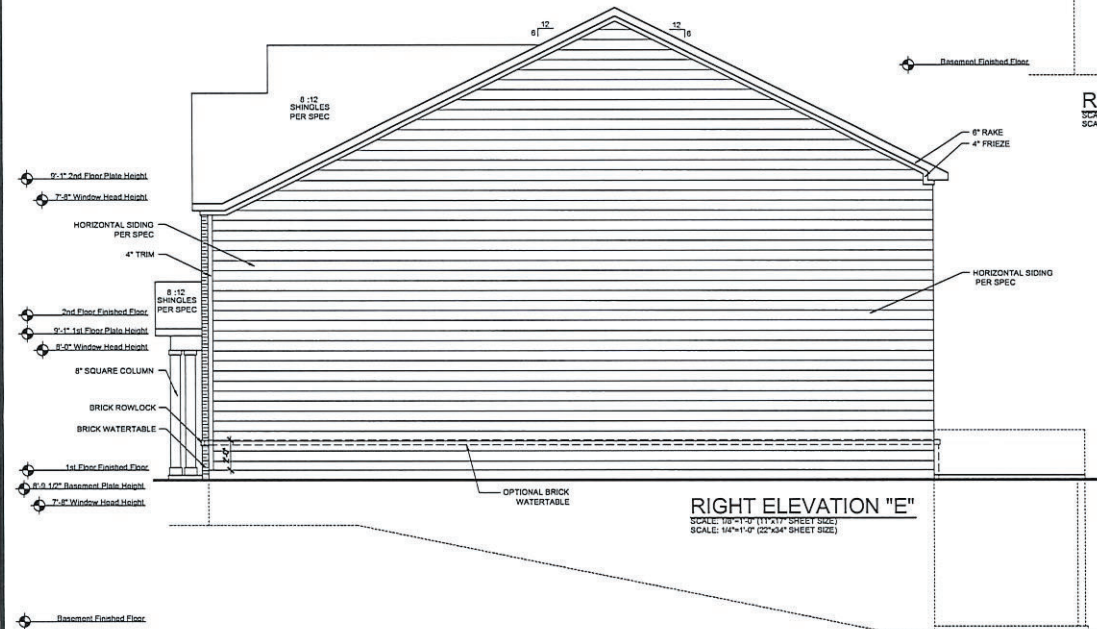
12/2/21 12:00PM



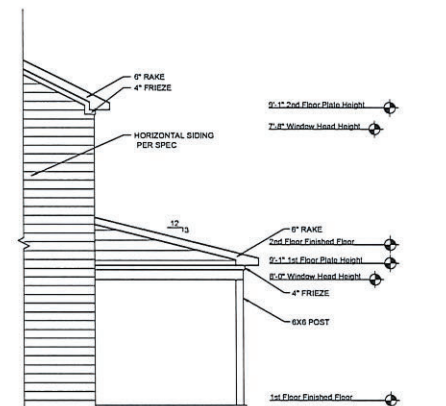
**OPTIONAL COVERED OUTDOOR LIVING REAR ELEVATION**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



**REAR ELEVATION "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



**RIGHT ELEVATION "E"**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



**OPTIONAL COVERED OUTDOOR LIVING RIGHT ELEVATION**  
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22x34" SHEET SIZE)



Revised Date:  
8/18/2020

Model: WAKEHURST  
Drawing Title: Elevations  
Option Description: Rear & Right

4400 North Point Parkway  
Suite 205  
Alpharetta, Georgia 30022  
(770) 945-3600



Plan Name:  
WAKEHURST  
Division:  
Atlanta  
Municipality:  
County  
Community:

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11x17 - 1/8"=1'-0"  
22x34 - 1/4"=1'-0"  
Unless Otherwise Noted

Sheet:  
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