



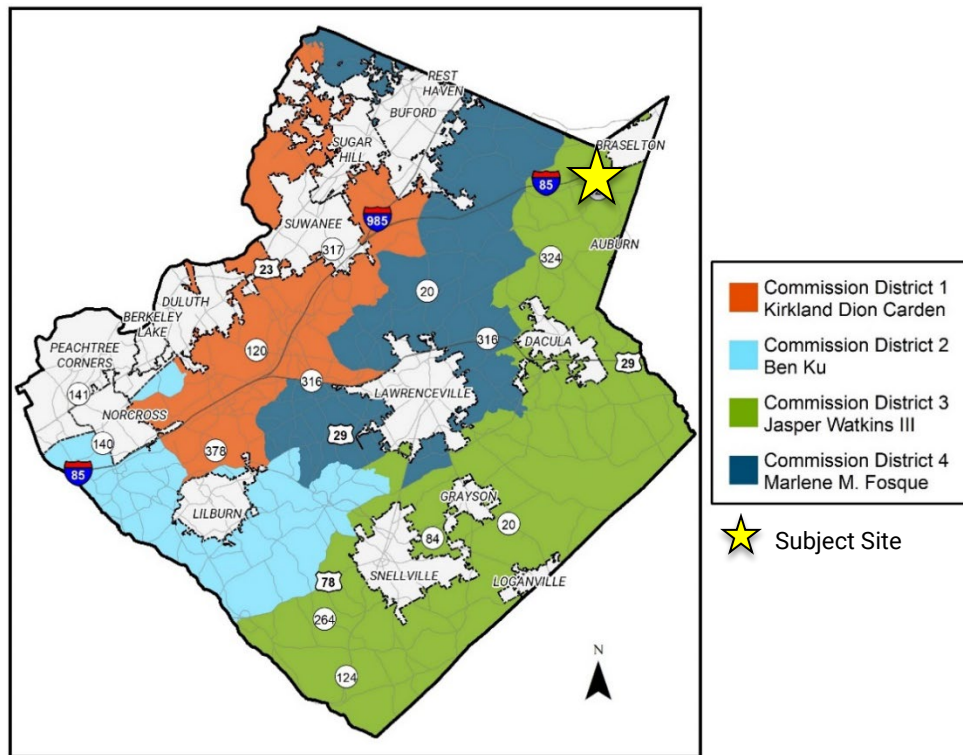
**Board of Construction Adjustments & Appeals Hearing
Wednesday, March 9, 2022, at 3:00pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order**
- B. Determination of a quorum**
- C. Opening Remarks by Chairman and Rules of Order**
- D. Approval of Agenda**
- E. Approval of Minutes – February 9, 2022**
- F. Old Business**
- G. New Business**
 - Case Number: **SBV2022-00003**
 - Applicant: Alliance Company
 - Contact: John Brewer
 - Phone Number: 256.503.6719
 - Location: Old Flowery Branch Road, 2000 Block, Buford, GA 30519
 - Map Number: R3007 012
 - Acreage: 34.84
 - Proposed Development: Single Family Development
- H. Other Business**
- I. Announcements**
- J. Adjournment**

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2022-00003
Address: 4871 Spout Springs Rd
Map Number: R3007 012
Site Area: 34.84 acres
Proposed Development: Single Family Development
Request: Encroachment into the County stream buffers to accommodate a amenity pool area with accompanying grading.



Location Map

Applicant: Alliance Company
299 S. Main St, Ste A
Alpharetta, GA 30009

Owner: Resibuilt Homes, LLC
3630 Peachtree Road NE., Ste 1500
Atlanta, GA 30326

Contact: John Brewer

Contact Phone: 256.503.6719

Existing Site Condition

The subject site is a 34.84-acre lot along the frontage of Old Flowery Branch Road. This property was originally three separate parcels which have been combined. The variance request is to construct an amenity pool deck which encroaches into the Gwinnett County 75-ft no impervious setback and the 50-ft Gwinnett County undisturbed stream buffer.

Project Summary

The applicant is requesting a variance to allow for encroachment into the Gwinnett County 75-ft no impervious setback and the 50-ft Gwinnett County undisturbed stream buffer to accommodate an amenity pool deck:

- 2,373-sf of grading within the 50-ft Gwinnett County undisturbed buffer
- 582-sf of impervious area encroaching into the 50-ft Gwinnett County undisturbed buffer
- 2,141-sf of impervious area encroaching into the Gwinnett County 75-ft no impervious setback

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Tyler Marchman</u>	Name: <u>Resibuilt Homes, LLC - C. Jay Byce, SVP</u>
Address: <u>299 S. Main Street, Suite A</u>	Address: <u>3630 Peachtree Road NE, Suite 1500</u>
City: <u>Alpharetta</u>	City: <u>Atlanta</u>
State: <u>GA</u> Zip: <u>30009</u>	State: <u>GA</u> Zip: <u>30326</u>
Phone: <u>770-225-4730</u>	Phone: <u>470-809-1256</u>
Contact Person's Name: <u>John Brewer</u> Phone: <u>256-503-6719</u>	
Email: <u>JohnB@allianceco.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 4871 Spout Springs Rd, 2058 & 2098 Old Flowery Branch Rd

Subdivision or Project Name: Mill Creek Springs Lot/Block: _____

District, Land Lot, & Parcel (MRN): 3007-012, 3007-022, 3007-042

Development Type: Single Family Residential

Variance Requested: Request for the ability to grade in the 50' undisturbed buffer and to allow impervious surface in the 75' impervious setback.

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

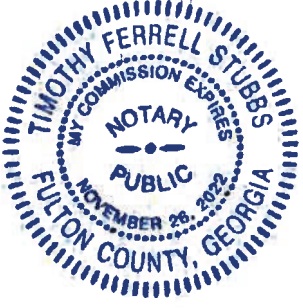
The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

Tyler Marchman 2/1/22
Signature of Applicant Date

Notary Seal

Tyler Marchman, PE - Engineer - Partner
Typed or Printed Name & Title

[Signature] 2/1/2022
Signature of Notary Public Date



Property Owner Certification

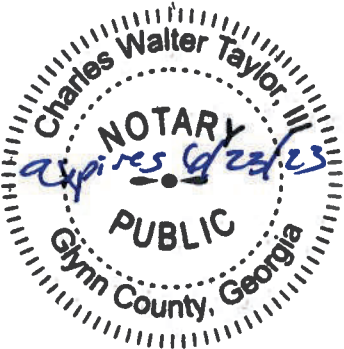
The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

[Signature] _____
Signature of Applicant Date

Notary Seal

C. Jay Byce, SVP
Typed or Printed Name & Title

[Signature] _____
Signature of Notary Public Date



Planning & Development Use Below Only

Date Received: _____ Received By: _____

MRN: _____ Variance Type: _____

Code Section: _____

Zoning District: _____ Commission District: _____

Hearing Date: _____



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Mill Creek Springs
PROPERTY ADDRESS: 4871 Spout Springs Rd, 2058 & 2098 Old Flowery Branch Rd
LANDLOT/DISTRICT/PARCEL: 3007-012, 3007-022, 3007-042

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTY'S PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ ~~10,410~~ 10,533

Resibuilt Homes, LLC - C. Jay Byce, SVP
APPLICANT NAME


SIGNATURE NAME OF OWNER/ MANAGING PARTNER

C. Jay Byce, SVP
PRINTED NAME OF OWNER/ MANAGING PARTNER

02-03-2022
DATE

Exhibit B: Letter of Intent

[attached]

February 14, 2022

Letter of Intent

To: Gwinnett County

From: Alliance Engineering – Tyler Marchman

Subject: Mill Creek Springs Variance Request

To Whom it May Concern:

On behalf of our client, Resibuilt Homes, LLC, Alliance Engineering and Planning formally submits for a request for variance to allow for disturbance within the 50' Gwinnett County Undisturbed Buffer and construction of an impervious surface within the 50' undisturbed buffer and 75' Gwinnett County Impervious Setbacks. This construction is for an amenity pool deck with accompanying grading.

- 2,141sf of impervious area within the 75' impervious setback
- 582 sf of impervious area within the 50' undisturbed buffer
- 2,373 sf of disturbed pervious area within the 50' undisturbed buffer

Alliance believes this variance should be considered based on the following reasons. The amenity building and pool were a part of the original zoning and SDP plans but the formal design was constrained due to stream and wetland delineation. Also, this site dedicates 2.64 acres to a permanent conservation easement that requires it to remain undisturbed indefinitely and provide vegetation and habitat natural to the area.

Please let know if you have questions or need anything additional.

Sincerely,
Tyler Marchman, PE

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 1/26/2022
 District/ Lant Lot/ Parcel:
 Permit/ Case Number (i.e. SBV):
 Project Name: Mill Creek Springs
 Applicant Name: Alliance Engineering - Tyler Marchman
 Applicant Phone Number: 770-855-2430

Existing Area (square feet{SF})

Type	Zone										
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	0	SF	2,875	SF	2,209	SF	0	SF	0	SF	
Total	0	SF	2,875	SF	2,209	SF	0	SF	0	SF	5,084 SF

Proposed Area (square feet{SF})

Type	Zone										
	0-25		25-50		50-75		75-150		150-300		
Impervious	0	SF	582	SF	2,209	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	2,293	SF	0	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	
Total	0	SF	2,875	SF	2,209	SF	0	SF	0	SF	5,084 SF

Buffer Impact 0.46
 On Site Mitigation 0.00
 Mitigation Needed 0.46

WQ Value Cost (\$/Value) \$23,000

Total Cost \$10,533

Existing Impact Area (square feet(SF))

Type	Zone					
	0-25		25-50		50-75	
Impervious						
Disturbed Pervious		SF		SF		SF
Forest		SF	2,875	SF	2,209	SF
Total	0	ac	2,875	ac	2,209	ac 5,084 SF

Proposed Impact Area (square feet(SF))

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious		SF	582	SF	2,209	SF
Forest>Disturbed Pervious		SF	2,293	SF		SF
Disturbed Pervious>Impervious		SF		SF		SF
Total	0	SF	2,875	SF	2,209	SF 5,084 SF

Impact WQ Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

Water Quality Impact Value = Area * Water Quality Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		50-75	
Forest>Impervious	0		3,492		4,418	
Forest>Disturbed Pervious	0		12,038		0	
Disturbed Pervious>Impervious	0		0		0	
Total	0		15,530		4,418	19,948

Existing Mitigation Area (square feet(SF))

Type	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious		SF		SF		SF		SF		SF
Disturbed Pervious		SF		SF		SF		SF		SF
Forest		SF		SF		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF 0 SF

Proposed Mitigation Area (square feet(SF))

Type (Existing>Proposed)	Zone									
	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF		SF		SF
Disturbed Pervious>Restored Forest		SF		SF		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest		SF		SF		SF		SF		SF
Total	0	SF	0	SF	0	SF	0	SF	0	SF 0 SF

Mitigation WQ Value Factor

Type (Existing>Proposed)	Zone					
	0-25		25-50		75-150	150-300
Impervious	0		0		0	0
Impervious>Disturbed Pervious	1		0.75		0.25	0
Disturbed Pervious>Restored Forest	1.5		1.125		0.375	0.125
Impervious> Restored Forest	4		1.5		0.5	0.125
Preserved Forest					1	0.25

Water Quality Mitigation Value = Area * Water Quality Value

Type (Existing>Proposed)	Zone					
	0-25		25-50		75-150	150-300
Impervious>Disturbed Pervious	0		0		0	0
Disturbed Pervious>Restored Forest	0		0		0	0
Impervious> Restored Forest	0		0		0	0
Preserved Forest	0		0		0	0
Total	0		0		0	0

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ZONING

PARCEL 30' AND 10' IS ZONED TD PER GWINNETT COUNTY GIS ACCESSED 01/25/2021.
 THE SETBACKS FOR TD - TRADITIONAL NEIGHBORHOOD DEVELOPMENT PER GWINNETT COUNTY UDO DATED APRIL 20 19 ARE AS FOLLOWS:

FRONT: 5-15 FEET *DEPENDING ON ADJUTING STREETS
 SIDE: 5-15 FEET *DEPENDING ON ADJUTING STREETS
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET FOR RESIDENTIAL OR 45 FEET FOR NON-RESIDENTIAL / COMMERCIAL
 ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

PARCEL 30' IS ZONED R75(MD) PER GWINNETT COUNTY GIS ACCESSED 01/25/2021.
 THE SETBACKS FOR R75(MD) - WERE NOT PROVIDED.

SITE ADDRESSES

NEIGHBORHOOD DEVELOPMENT PER GWINNETT COUNTY UDO DATED APRIL 20 19 ARE AS FOLLOWS:

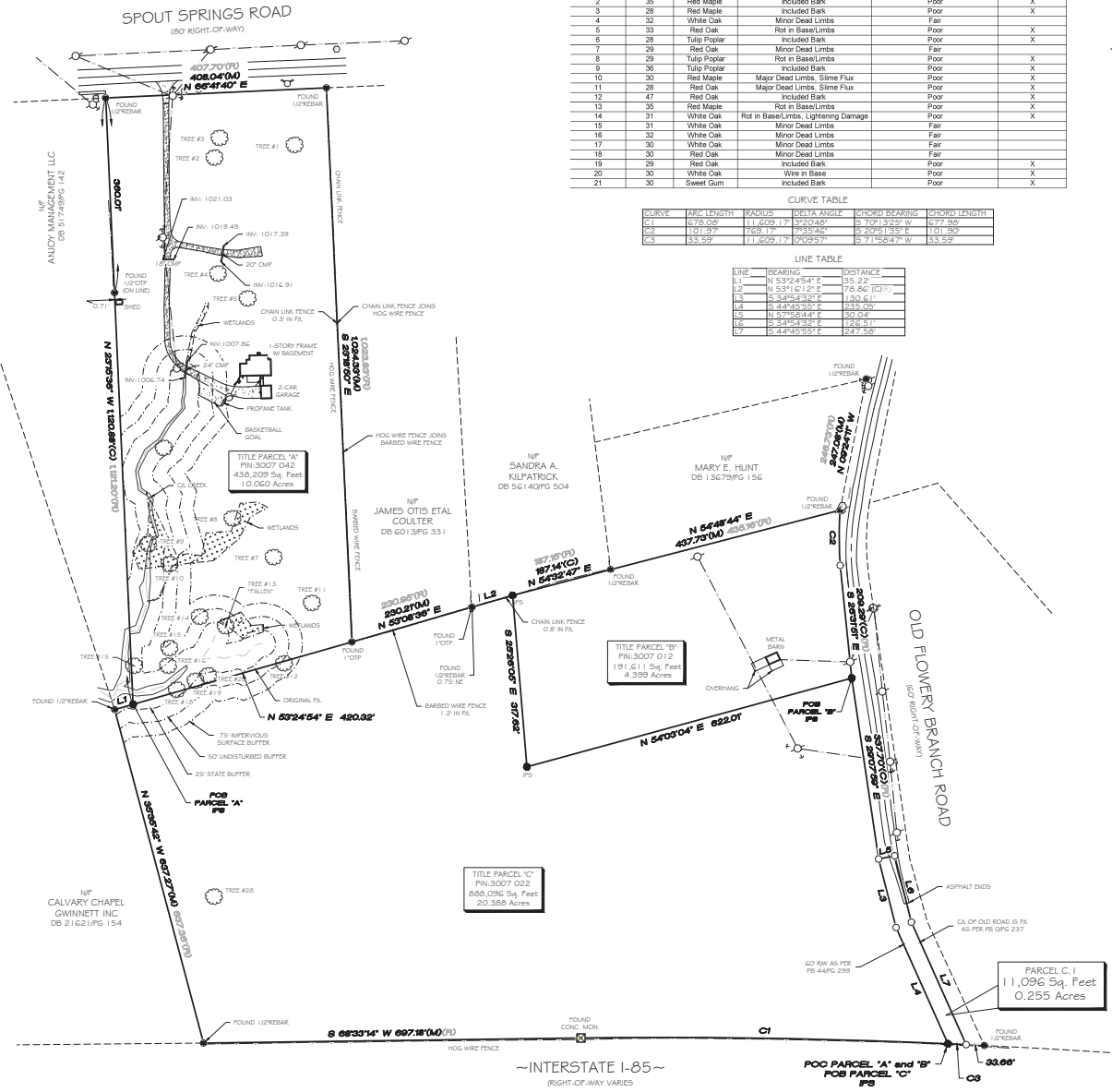
TITLE PARCEL 10' - 2098 OLD FLOWERY BRANCH RD
 TITLE PARCEL 10' - 2098 OLD FLOWERY BRANCH RD

LEGEND

- SPOT ELEVATION
- PIPE HYDRANT
- WATER METER
- GRAVE NETT
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- SPECIMEN TREE
- BENCHMARK
- IRON PIN FOUND
- COMPUTED POINT
- IRON PIN SET
- R/W MARKER
- CTP
- CRMP TOP PIPE
- OTF
- CMP
- CONCREGATED METAL PIPE
- HOPE
- DUCTILE IRON PIPE
- PVC
- POLYETHYLENE GLYCOL PIPE
- REINFORCED CONCRETE PIPE
- RW
- HEADWALL
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

MEASURED DISTANCE
 CALCULATED DISTANCE
 RECORD DISTANCE

STORMY SEWER LINE
 SANITARY SEWER
 WATER LINE
 GAS LINE
 OVERHEAD ELECTRIC
 UNDERGROUND ELECTRIC
 PROPERTY LINE
 ADJACENT PROPERTY LINE
 FENCE



Specimen Tree Survey Data

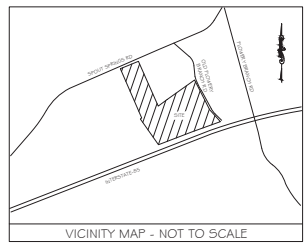
ID Number	Size (DBH)	Type (Common Name)	Description (Identification Criteria)	Condition Summary (Excellent, Good, Fair, Poor, Dead)	Not a Specimen (M)
1	31	Tulip Poplar	Included Bark	Poor	X
2	35	Red Maple	Included Bark	Poor	X
3	28	Red Maple	Included Bark	Poor	X
4	32	White Oak	Minor Dead Limbs	Fair	X
5	33	Red Oak	Rot in Base/Limbs	Poor	X
6	28	Tulip Poplar	Included Bark	Poor	X
7	29	Red Oak	Minor Dead Limbs	Fair	X
8	28	Tulip Poplar	Rot in Base/Limbs	Poor	X
9	36	Tulip Poplar	Included Bark	Poor	X
10	30	Red Maple	Major Dead Limbs, Some Flux	Poor	X
11	28	Red Oak	Major Dead Limbs, Some Flux	Poor	X
12	47	Red Oak	Included Bark	Poor	X
13	35	Red Maple	Rot in Base/Limbs	Poor	X
14	31	White Oak	Rot in Base/Limbs, Lightning Damage	Poor	X
15	31	White Oak	Minor Dead Limbs	Fair	X
16	32	White Oak	Minor Dead Limbs	Fair	X
17	30	White Oak	Minor Dead Limbs	Fair	X
18	30	Red Oak	Minor Dead Limbs	Fair	X
19	29	Red Oak	Included Bark	Poor	X
20	30	White Oak	White in Base	Poor	X
21	30	Sweet Gum	Included Bark	Poor	X

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.00	11,609.17	320.64°	S 70° 13' 23" W	677.80
C2	101.37	769.17	74.35/46°	S 20° 15' 35" E	101.30
C3	53.59	11,609.17	109.37°	S 71° 18' 47" W	53.59

LINE TABLE

LINE	BEARING	DISTANCE
1	N 53° 14' 54" E	85.42
2	N 53° 16' 12" E	79.86 (C1)
3	S 34° 53' 32" E	130.61
4	S 44° 45' 55" E	835.00
5	S 44° 45' 55" E	85.00
6	S 44° 45' 55" E	85.00
7	S 44° 45' 55" E	145.51
8	S 44° 45' 55" E	247.58



- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown herein; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown herein is subject to all easements and restrictions of record both written and unrecorded.
 - According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community panel number 1313520203G, dated 03/04/2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - North arrow and bearings shown herein are based on GA Mean Time - NAD83 adjusted 2011, using Global Positioning System (GPS) and obtained by RTK observations on 01/15/2021 using the Leica Smartest System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 646,527 feet and an angle error on 01 seconds per angle point and was not adjusted.
 - Tract 1 has been calculated for closure and is found to be accurate within one foot in 646,527 feet. Tract 1 has been calculated for closure and is found to be accurate within one foot in 148,149 feet.
 - Equipment used for measurement:
 - Regular Leica TS16 Robotic Total Station
 - Leica TS16 Robotic Total Station
 - GPS: Leica GS16 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any other person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown herein.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or street and/or sidewalk repair.
 - All wetlands shown are based on field located findings only. Wetlands were marked and reported by Nelson Environmental, Inc. dated 1/26/2020.
 - All specimen trees shown were field located. Tree data shown is based on the provided by Moore Urban Forestry on 1/29/2020.
 - The individual parcels included in the subject property shown hereon are all contiguous in nature and do not have any gaps or gaps between each other or the adjacent Rights of Ways shown herein.

RECORDING

PLAT BOOK 0, PAGE 237
 PLAT BOOK 44, PAGE 299
 PLAT BOOK 26, PAGE 84

SURVEYOR CERTIFICATION

TO: RESUBMIT HOMES, LLC 4 MILL CREEK SPURNS (GA) OWNER: LLC
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, DATED JANUARY 1, 2016, AS AMENDED, AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 10(a), 11, 12, 13, 14, 15, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY OF 2021.

Michael C. Bell
 Michael C. Bell, GA P.L.S. #3465
 02/09/2021 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 14-6-67.

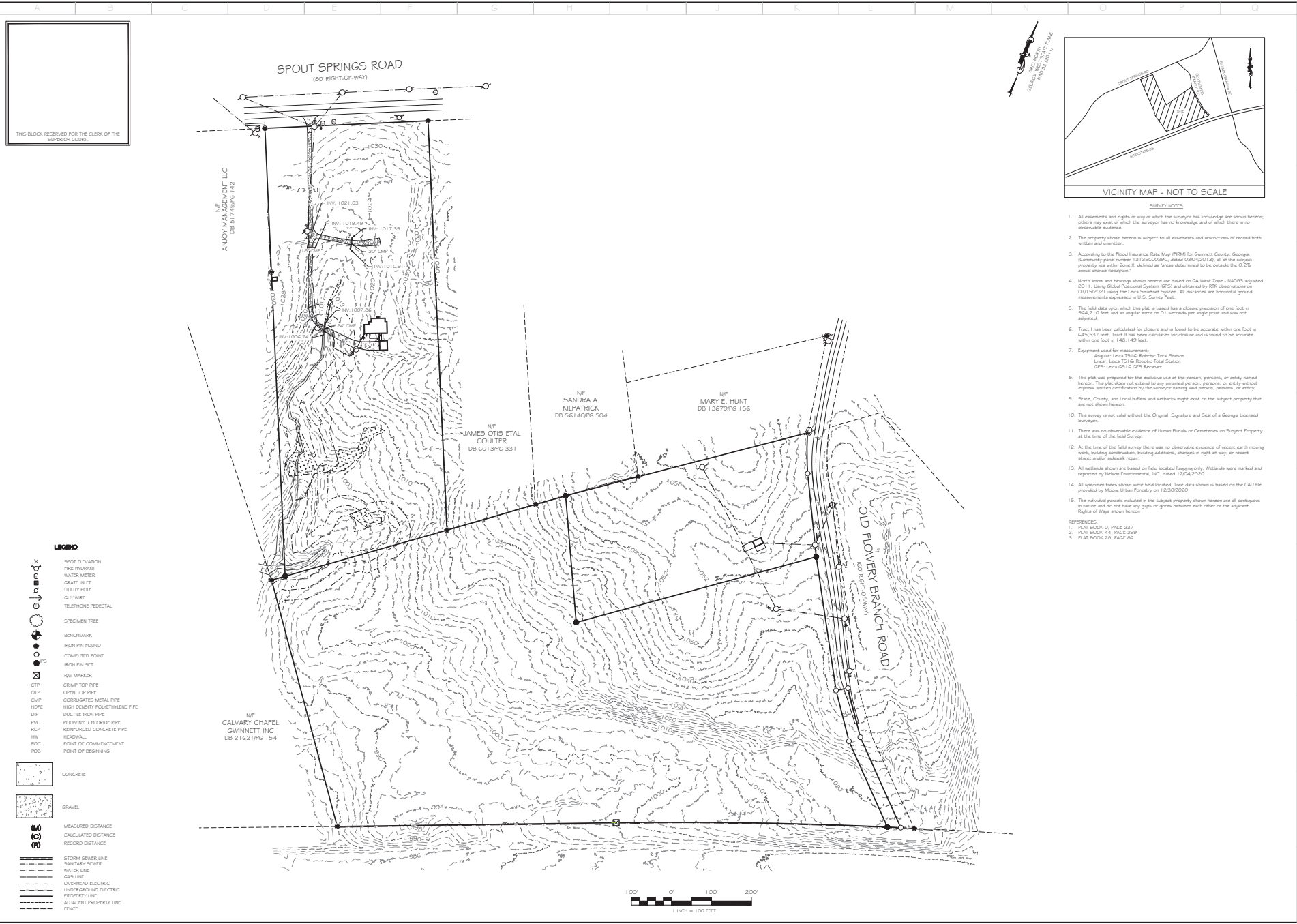
Michael C. Bell
 Michael C. Bell, GA P.L.S. #3465
 02/09/2021 Date

ALLIANCE LAND SURVEYING
 L.S.F. #322
 6095 ATLANTA HWY, STE. 100
 770-226-4730 | WWW.ASPLAT.COM

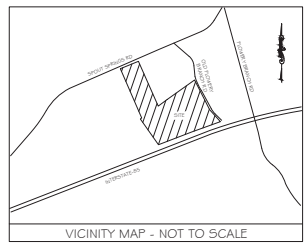
LOCATED IN:
 DUNCAN'S G.M.D. # 749
 GWINNETT COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY
 OLD FLOWERY BRANCH ROAD TRACT
 FOR
 RESUBMIT HOMES, LLC & CHICAGO TITLE INSURANCE COMPANY

DATE	DESCRIPTION
02/09/2021	PROJECT # 20097
02/09/2021	CHECKED BY: MCB
02/09/2021	DRAFTED BY: MCB



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown herein, others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown herein is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 13135C00030C, dated 03/04/2013), all of the subject property lies within Zone A, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- North arrow and bearings shown herein are based on GA Mean Zone - NAD83 adjusted 2011, using Global Positioning System (GPS) and obtained by RTK observations on 01/15/2021 using the Leica SmartNet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 864,210 feet and an angular error on 01' seconds per angle point and was not adjusted.
- Tract I has been calculated for closure and is found to be accurate within one foot in 645,537 feet. Tract II has been calculated for closure and is found to be accurate within one foot in 148,149 feet.
- Equipment used for measurement:
 Angle: Leica TS16 Robotic Total Station
 Angle: Leica TS16 Robotic Total Station
 GPS: Leica GS14 GPS Receiver
- The plat was prepared for the exclusive use of the person, persons, or entity named herein. The plat does not extend to any unlisted person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown herein.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, including additions, changes in right-of-way, or recent street and/or sidewalk repair.
- All wetlands shown are based on field located flagging only. Wetlands were marked and reported by Wilson Environmental, Inc. dated 1/20/2020.
- All upstream areas shown were field located. This data shown is based on the CAD file provided by Moore Urban Forestry on 1/20/2020.
- The individual parcels included in the subject property shown herein are all contiguous in nature and do not have any gaps or gaps between each other or off adjacent Rights of Way shown herein.

REFERENCES

- PLAT BOOK 0, PAGE 237
- PLAT BOOK 4A, PAGE 239
- PLAT BOOK 2B, PAGE 6C



- LEGEND**
- SPOT ELEVATION
 - FIRE HYDRANT
 - WATER METER
 - GRATE INLET
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SPECIMEN TREE
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - RW MARKER
 - CRIMP TOP PIPE
 - OPEN TOP PIPE
 - CMP
 - CONCRETE METAL PIPE
 - HDPPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - DRP
 - DUCTILE IRON PIPE
 - PVC
 - POLYVINYL CHLORIDE PIPE
 - RCP
 - REINFORCED CONCRETE PIPE
 - RM
 - HEADWALL
 - PCC
 - POINT OF COMMENCEMENT
 - POB
- CONCRETE
- GRAVEL
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- STORM SEWER LINE
- SEWER COVER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE

ALLIANCE LAND SURVEYING
 L.S.F. 1322
 6095 ATLANTA HWY. STE. 100
 770.266.4730 | WWW.ALSURV.COM

LOCATED IN:
 DUNCAN'S G.M.D. # 1749
 GWINNETT COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY
 OLD FLOWER BRANCH ROAD TRACT
 FOR
 RESIBUILT HOMES, LLC # CHICAGO TITLE INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
ISSUE 1	01/15/2021	FIELD DATA AND RETURN
ISSUE 2	01/15/2021	
ISSUE 3	01/15/2021	
ISSUE 4	01/15/2021	
ISSUE 5	01/15/2021	
ISSUE 6	01/15/2021	

DRAFTED BY: MCB
 CHECKED BY: MCB
 PROJECT #: 20097

811
 Know what's below.
 Call before you dig.

UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION AND NOT A GUARANTEE. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY FAILURE TO TAKE PRECAUTIONS AND RESPECT TO ALL APPROVED UTILITIES.

COMPANY SHALL BE RESPONSIBLE FOR THE REPRODUCTION OF THIS PLAT WITHIN THE STATE OF GEORGIA OR ANY JURISDICTION WHERE REPRODUCED.

SHEET NO:
2 OF 3

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TITLE LEGAL DESCRIPTION - PARCEL "A"

Commitment Number: MG 141760(A)

EXHIBIT "A" All that tract or parcel of land lying and being in Duncan G.M.D. 1749, Gwinnett County, Georgia, and more particularly described as follows: To find the point of beginning, commence at the intersection formed by the southeasterly right of way line of Lawrenceville-Thompson Mill Road (a/k/a Spout Springs Road) (60 foot right of way) and the southeasterly right of way line of Old Flowsery Branch Road (60 foot right of way) and thence run in a southeasterly direction along the said southeasterly right of way line of Lawrenceville-Thompson Mill Road (a/k/a Spout Springs Road) for a distance of 1023.83 feet to a point;

Thence south 23 degrees 15 minutes 15 seconds east leaving the said southeasterly right of way line of Lawrenceville-Thompson Mill Road (a/k/a Spout Springs Road) for a distance of 419.27 feet to a point;

Thence north 23 degrees 15 minutes 15 seconds west for a distance of 1121.20 feet to a point on the southeasterly right of way line of Lawrenceville-Thompson Mill Road (a/k/a Spout Springs Road);

Thence north 64 degrees 44 minutes 50 seconds east along the southeasterly right of way line of Lawrenceville-Thompson Mill Road (a/k/a Spout Springs Road) for a distance of 407.70 feet to a point, said point being the point of beginning.

Said tract or parcel contains 10.038 acres all as shown per plat prepared for Mark Nabers by Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, of McNally & Patrick Land Surveyors, dated October 10, 2013, File No 1801 Baber-09 which plat is by this reference incorporated herein.

TITLE COMMITMENT # MG 141760(A)

SCHEDULE B - PART I EXCEPTIONS

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
2. All taxes for the year 2021 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the Public Records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. This policy does not insure the exact amount of acreage contained within the Land.
9. Right of Way to Gwinnett County recorded in Deed Book G 15, page 184; (DOES NOT AFFECT SUBJECT PARCEL, RIGHT-OF-WAY OF OLD FLOWERY BRANCH ROAD (A/K/A SPOUT SPRINGS ROAD) IS SHOWN HEREON) Deed Book G 15, page 185; (DOES NOT AFFECT SUBJECT PARCEL, RIGHT-OF-WAY OF OLD FLOWERY BRANCH ROAD (A/K/A FLOWERY BRANCH ROAD AT THE TIME IS SHOWN HEREON) Deed Book I 015, page 187; (DOES NOT AFFECT SUBJECT PARCEL) Deed Book 1053, page 155; (DOES NOT AFFECT SUBJECT PARCEL), Gwinnett County records.
10. Boundary Line Agreement recorded in Deed Book 564, page 2261 Gwinnett county records. DOES NOT AFFECT SUBJECT PARCEL.
11. All matters affecting caption property as shown on plat recorded in Plat Book 28, page 86, Gwinnett County records. AS SHOWN HEREON.

Legal Description Old Flowsery Branch Road - Parcel "A"

A parcel of land lying in Duncan G.M.D. #1749 of Gwinnett County, Georgia and being more particularly described as follows: Commence at a set 5/8" capped rebar (L.S.F. 1322) located at the night-of-way intersection between the westerly right-of-way of Old Flowsery Branch Road (60' right-of-way) and the northerly right-of-way of Interstate #85 (variable right-of-way), said point lying on a non-tangent curve to the left, having a radius of 11,609.17 feet, a central angle of 03 Degrees 20 Minutes 48 Seconds, a chord bearing of South 70 Degrees 13 Minutes 25 Seconds West and a chord length of 677.98 feet; thence run along the arc of said curve and said right-of-way of Interstate #85 for a distance of 678.06 feet to a found concrete monument; thence run South 68 Degrees 33 Minutes 14 Seconds West along said right-of-way for a distance of 637.18 feet to a found 1/2" rebar; thence leaving said right-of-way run North 35 Degrees 35 Minutes 42 Seconds West for a distance of 637.27 feet to a found 1/2" rebar; thence run North 53 Degrees 24 Minutes 54 Seconds East for a distance of 35.22 feet to a set 5/8" capped rebar (L.S.F. 1322), said point being the TRUE POINT OF BEGINNING of the parcel herein described; thence from the TRUE POINT OF BEGINNING, run North 23 Degrees 15 Minutes 36 Seconds West for a distance of 1,120.86 feet to a found 1/2" rebar lying on the southerly right-of-way of Spout Springs Road (80' right-of-way); thence run North 66 Degrees 41 Minutes 40 Seconds East along said right-of-way for a distance of 408.04 feet to a found 1/2" rebar; thence leaving said right-of-way run South 23 Degrees 15 Minutes 50 Seconds East for a distance of 1,024.33 feet to a found 1" open top pipe; thence run South 53 Degrees 24 Minutes 54 Seconds West for a distance of 420.32 feet to the POINT OF BEGINNING. Said parcel being 436.209 square feet, or 10.060 acres.

TITLE LEGAL DESCRIPTION - PARCEL "B"

Commitment Number: MG 141760(B)

EXHIBIT "A"

All that tract or parcel of land lying and being in Duncan G.M.D. No. 1749, Gwinnett County, Georgia, containing 4.4233 acres, according to a Survey for Associate, Inc., and being the seal of Seanon G. Shepherd, Jr., G.S.L.S. No. 2136, said tract being more particularly described according to said survey as follows:

Beginning at a point marked by an iron pin set located on the southeasterly right of way line of Old Flowsery Branch Road (60 foot right of way), said point being located 707.9 feet in a generally northeasterly direction along said right of way line of Old Flowsery Branch Road from its intersection with the westerly right of way line of Interstate Highway No. 85 (60 foot right of way) and leaving said distance of 620.52 feet to a point marked by a 3/8 inch bolt in a 3" x 3" concrete marker; run thence north 54 degrees 06 minutes 00 seconds west a distance of 317.88 feet to a point marked by a 3/8" x 3" concrete marker; run thence north 53 degrees 24 minutes 42 seconds east a distance of 623.09 feet to a point marked by an iron pin set located on the southeasterly right of way line of Old Flowsery Branch Road and being subtended by a chord bearing and distance of 769.17 feet 42 seconds east 118.34 feet; continuing along said right of way line, run thence north 24 degrees 13 minutes 52 seconds east a distance of 209.29 feet to a point marked by an iron pin set, said point being the true plane or point of beginning.

TITLE COMMITMENT # MG 141760(B)

SCHEDULE B - PART I EXCEPTIONS

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
2. All taxes for the year 2021 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. This policy does not insure the exact amount of acreage contained within the Land.

Legal Description Old Flowsery Branch Road - Parcel "B"

A parcel of land lying in Duncan's G.M.D. #1749 of Gwinnett County, Georgia and being more particularly described as follows: commence at a set 5/8" capped rebar (L.S.F. 1322) located at the night-of-way intersection between the westerly right-of-way of Old Flowsery Branch Road (60' right-of-way) and the northerly right-of-way of Interstate #85 (variable right-of-way); thence run North 44 Degrees 45 Minutes 55 Seconds West along said right-of-way of Old Flowsery Branch Road for a distance of 235.05 feet to a point; thence run North 34 Degrees 54 Minutes 32 Seconds West along said right-of-way for a distance of 130.61 feet to a point; thence run North 29 Degrees 07 Minutes 59 Seconds West for a distance of 337.70 feet to a set 5/8" capped rebar (L.S.F. 1322), said point being the TRUE POINT OF BEGINNING, leaving said right-of-way run South 54 Degrees 03 Minutes 04 Seconds West for a distance of 622.01 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 54 Degrees 32 Minutes 47 Seconds East for a distance of 167.14 feet to a found 1/2" rebar; thence run North 54 Degrees 48 Minutes 44 Seconds East for a distance of 437.73 feet to a found 1/2" rebar lying on the westerly right-of-way of the aforementioned Old Flowsery Branch Road, said point lying on a non-tangent curve to the left, having a radius of 769.17 feet, a central angle of 07 Degrees 35 Minutes 46 Seconds, a chord bearing of South 20 Degrees 51 Minutes 35 Seconds East and a chord length of 101.30 feet; thence run along the arc of said curve and said right-of-way for a distance of 101.97 feet to a point; thence run South 26 Degrees 31 Minutes 51 Seconds East along said right-of-way for a distance of 209.29 feet to the POINT OF BEGINNING. Said parcel being 191.611 square feet, or 4.399 acres.

LEGAL DESCRIPTION Old Flowsery Branch Road - Parcel C

A parcel of land lying in Duncan's G.M.D. #1749 of Gwinnett County, Georgia and being more particularly described as follows: Begin at a set 5/8" capped rebar (L.S.F. 1322) located at the night-of-way intersection between the westerly right-of-way of Old Flowsery Branch Road (60' right-of-way) and the northerly right-of-way of Interstate #85 (variable right-of-way); thence leaving said right-of-way of Interstate #85 run North 44 Degrees 45 Minutes 55 Seconds West along said right-of-way of Old Flowsery Branch Road for a distance of 235.05 feet to a point; thence run North 34 Degrees 54 Minutes 32 Seconds West along said right-of-way for a distance of 130.61 feet; thence run North 29 Degrees 07 Minutes 59 Seconds West for a distance of 337.70 feet to a point; thence run North 54 Degrees 03 Minutes 04 Seconds East for a distance of 622.01 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 54 Degrees 32 Minutes 47 Seconds East for a distance of 167.14 feet to a found 1/2" rebar; thence run North 54 Degrees 48 Minutes 44 Seconds East for a distance of 437.73 feet to a found 1/2" rebar lying on the westerly right-of-way of the aforementioned Old Flowsery Branch Road, said point lying on a non-tangent curve to the left, having a radius of 769.17 feet, a central angle of 07 Degrees 35 Minutes 46 Seconds, a chord bearing of South 20 Degrees 51 Minutes 35 Seconds East and a chord length of 101.30 feet; thence run along the arc of said curve and said right-of-way for a distance of 101.97 feet to a point; thence run South 26 Degrees 31 Minutes 51 Seconds East along said right-of-way for a distance of 209.29 feet to the POINT OF BEGINNING. Said parcel being 11,096.509 square feet, or 0.255 acres.

TITLE LEGAL DESCRIPTION - PARCEL "C"

Commitment Number: MG 141760(C)

EXHIBIT "A"

All that tract or parcel of land lying and being in Duncan's G.M.D. 1749, Gwinnett County, Georgia, containing 20.6246 acres, according to a survey for G.M.E.R., Inc., dated September 2, 2003, as last revised September 25, 2003, prepared by Grant Shepherd and Associates, Seanon G. Shepherd, Jr., Georgia Registered Land Surveyor No. 2136, said tract being more particularly described according to said survey as follows:

Beginning at a point marked by an iron pin set located on the southeasterly right of way line of Old Flowsery Branch Road (60' R/W), said point being located at the southeasterly terminus of the aforesaid right of way line, and run thence along the terminus of said right of way line, north 60 degrees 29 minutes 09 seconds east a distance of 30.09 feet to a point marked by an iron pin set; leaving the aforesaid right of way line terminus, run thence south 35 degrees 05 minutes 30 seconds east a distance of 20.62 feet to a point marked by an iron pin set; run thence south 44 degrees 25 minutes 00 seconds east a distance of 245.00 feet to a point marked by a 1/2 inch rebar found located on the northeasterly right of way line of Interstate Highway No. 85 (300' R/W); run thence along said right of way line of Interstate Highway No. 85, following the curvature of an arc a distance of 708.73 feet to a point marked by a right of way monument, said arc having a radius of 11,609.17 feet and being subtended by a chord bearing and distance of south 70 degrees 12 minutes 21 seconds west 788.62 feet; continuing along said right of way line, run thence south 68 degrees 27 minutes 38 seconds west a distance of 897.18 feet to a point; leaving said right of way line, run thence north 36 degrees 38 minutes 03 seconds east a distance of 37.16 feet to a point; run thence north 53 degrees 24 minutes 54 seconds east a distance of 764.28 feet to a point marked by a concrete marker; run thence south 25 degrees 19 seconds east a distance of 319.88 feet to a 3/8 inch bolt in a 3" x 3" concrete marker; run thence north 54 degrees 06 minutes 00 seconds east a distance of 622.02 feet to a point marked by an iron pin set located on the southeasterly right of way line of Old Flowsery Branch Road; south 23 degrees 10 minutes 00 seconds east a distance of 337.70 feet to a point marked by an iron pin set at the terminus of said Old Flowsery Branch Road, said point being the true plane or point of beginning.

TITLE COMMITMENT # MG 141760(C)

SCHEDULE B - PART I EXCEPTIONS

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
2. All taxes for the year 2021 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. This policy does not insure the exact amount of acreage contained within the Land.
9. Right of Way to the State Highway Department of Georgia recorded in Deed Book 188, page 423, Gwinnett County records. DOES NOT AFFECT SUBJECT PROPERTY, RIGHT-OF-WAY OF I-85 IS SHOWN HEREON.
10. All matters affecting caption property as shown on plat recorded in Plat Book O, page 23, Gwinnett County records. AS SHOWN HEREON.

Legal Description Old Flowsery Branch Road - Parcel "C"

A parcel of land lying in Duncan's G.M.D. #1749 of Gwinnett County, Georgia and being more particularly described as follows: Begin at a set 5/8" capped rebar (L.S.F. 1322) located at the night-of-way intersection between the westerly right-of-way of Old Flowsery Branch Road (60' right-of-way) and the northerly right-of-way of Interstate #85 (variable right-of-way), said point lying on a non-tangent curve to the left, having a radius of 11,609.17 feet, a central angle of 03 Degrees 20 Minutes 48 Seconds, a chord bearing of South 70 Degrees 13 Minutes 25 Seconds West and a chord length of 677.98 feet; thence run along the arc of said curve and said right-of-way of Interstate #85 for a distance of 678.06 feet to a found concrete monument; thence run South 68 Degrees 33 Minutes 14 Seconds West along said right-of-way for a distance of 637.18 feet to a found 1/2" rebar; thence leaving said right-of-way run North 35 Degrees 35 Minutes 42 Seconds West for a distance of 637.27 feet to a found 1/2" rebar; thence run North 53 Degrees 24 Minutes 54 Seconds East for a distance of 35.22 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 53 Degrees 24 Minutes 54 Seconds East for a distance of 420.32 feet to a found 1" open top pipe; thence run North 53 Degrees 24 Minutes 54 Seconds East for a distance of 420.32 feet to a found 1" open top pipe; thence run North 35 Degrees 35 Minutes 42 Seconds East for a distance of 637.27 feet to a found 1/2" rebar; thence run North 53 Degrees 24 Minutes 54 Seconds East for a distance of 35.22 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run South 25 Degrees 26 Minutes 05 Seconds East for a distance of 72.66 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 54 Degrees 03 Minutes 04 Seconds East for a distance of 622.01 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run North 54 Degrees 32 Minutes 47 Seconds East for a distance of 167.14 feet to a found 1/2" rebar; thence run North 54 Degrees 48 Minutes 44 Seconds East for a distance of 437.73 feet to a found 1/2" rebar lying on the westerly right-of-way of the aforementioned Old Flowsery Branch Road, said point lying on a non-tangent curve to the left, having a radius of 769.17 feet, a central angle of 07 Degrees 35 Minutes 46 Seconds, a chord bearing of South 20 Degrees 51 Minutes 35 Seconds East and a chord length of 101.30 feet; thence run along the arc of said curve and said right-of-way for a distance of 101.97 feet to a point; thence run South 26 Degrees 31 Minutes 51 Seconds East along said right-of-way for a distance of 209.29 feet to the POINT OF BEGINNING. Said parcel being 868.096 square feet, or 20.388 acres.

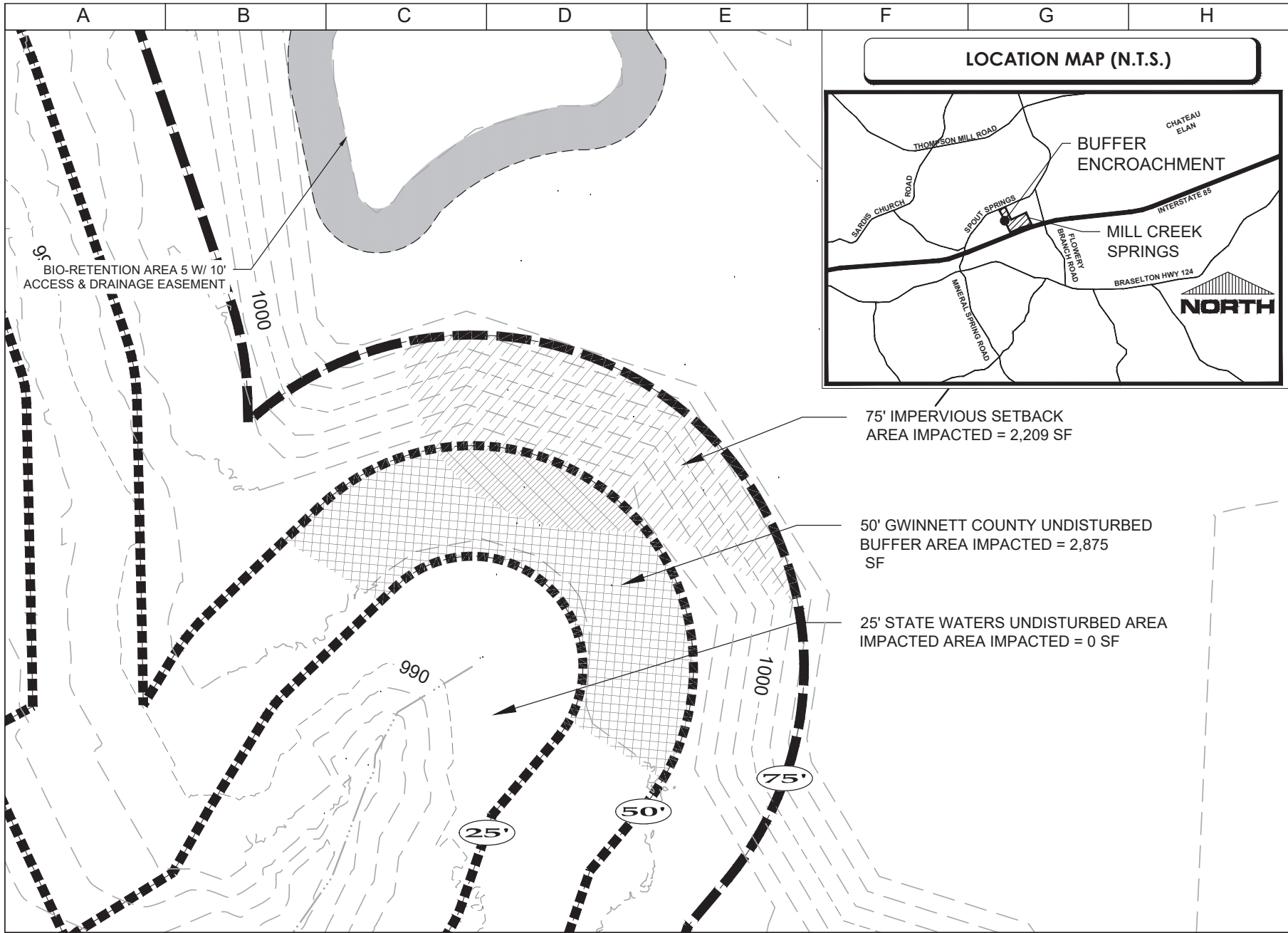


LOCATED IN: DUNCAN'S G.M.D. # 1749 GWINNETT COUNTY, GEORGIA

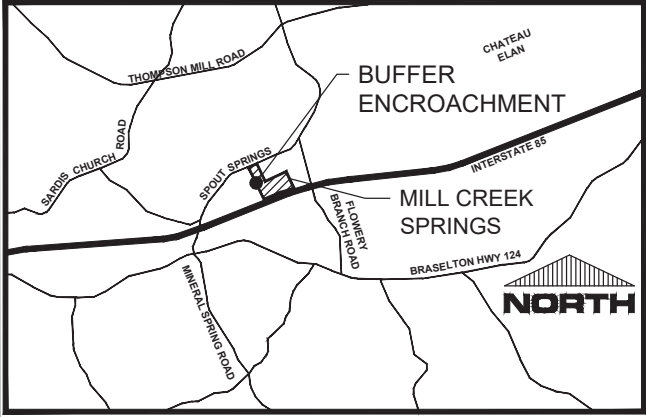
ALTA / NSPS LAND TITLE SURVEY OLD FLOWERY BRANCH ROAD TRACT FOR RESUBMIT HOMES, LLC & CHICAGO TITLE INSURANCE COMPANY

Table with columns: DATE, TIME, INITIALS, CHECKED BY, PROJECT #

811 logo and text: Know what's below. Call before you dig.



LOCATION MAP (N.T.S.)



75' IMPERVIOUS SETBACK
AREA IMPACTED = 2,209 SF

50' GWINNETT COUNTY UNDISTURBED
BUFFER AREA IMPACTED = 2,875
SF

25' STATE WATERS UNDISTURBED AREA
IMPACTED AREA IMPACTED = 0 SF



MILL CREEK SPRINGS
STREAM BUFFER VARIANCE
EXISTING SITE PLAN

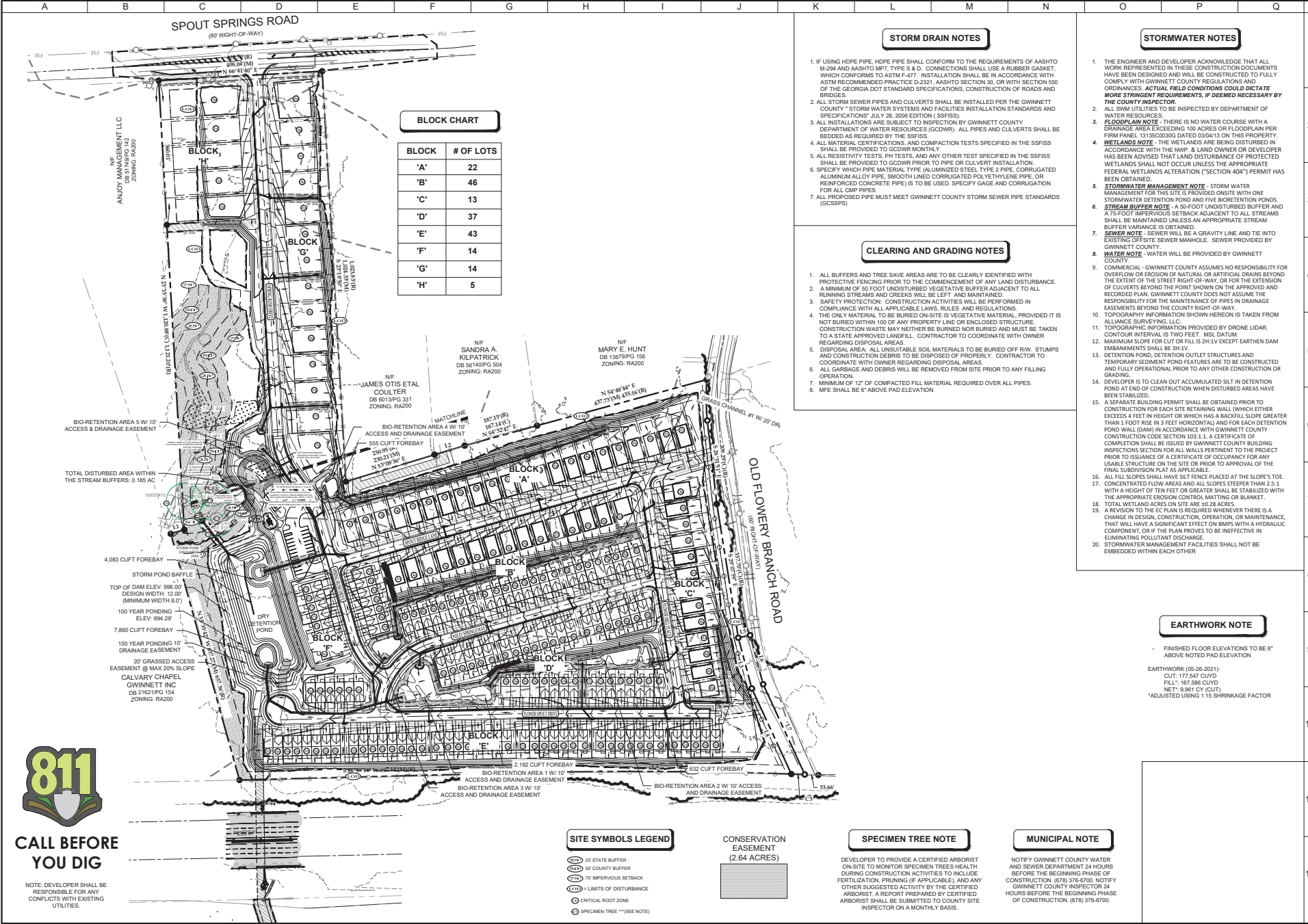
2/14/22

NORTH

SCALE: 1" = 20'

Exhibit E: Proposed Site Plan and Grading Plan

[attached]



BLOCK	# OF LOTS
'A'	22
'B'	46
'C'	13
'D'	37
'E'	43
'F'	14
'G'	14
'H'	5



CALL BEFORE YOU DIG

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

SITE SYMBOLS LEGEND

- 25' STATE BUFFER
- 50' COUNTY BUFFER
- 75' IMPERVIOUS SETBACK
- LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE
- SPECIMEN TREE (SEE NOTE)

CONSERVATION EASEMENT (2.64 ACRES)



SPECIMEN TREE NOTE

DEVELOPER TO PROVIDE A CERTIFIED ARBORIST ON-SITE TO MONITOR AND MAINTAIN TREES WITH DURING CONSTRUCTION ACTIVITIES TO INCLUDE FERTILIZATION, PRUNING (IF APPLICABLE), AND ANY OTHER SUGGESTED ACTIVITY TO MAINTAIN THE CERTIFIED ARBORIST. A REPORT PREPARED BY CERTIFIED ARBORIST SHALL BE SUBMITTED TO COUNTY SITE INSPECTOR ON A MONTHLY BASIS.

MUNICIPAL NOTE

NOTIFY GWINNETT COUNTY WATER AND SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 376-6700. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 376-6700.

STORM DRAIN NOTES

- IF USING HOPE PIPE, HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO M-7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL STORM SEWER PIPES AND CULVERTS SHALL BE INSTALLED PER THE GWINNETT COUNTY "STORM WATER SYSTEMS AND FACILITIES INSTALLATION STANDARDS AND SPECIFICATIONS" JULY 28, 2008 EDITION (SFSFSS).
- ALL INSTALLATIONS ARE SUBJECT TO INSPECTION BY GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES (GDWR). ALL PIPES AND CULVERTS SHALL BE BEDDED AS REQUIRED BY THE SFSFSS.
- ALL MATERIAL CERTIFICATIONS, AND COMPACTION TESTS SPECIFIED IN THE SFSFSS SHALL BE PROVIDED TO GDWR MONTHLY.
- ALL RESISTIVITY TESTS, PH TESTS, AND ANY OTHER TEST SPECIFIED IN THE SFSFSS SHALL BE PROVIDED TO GDWR PRIOR TO PIPE OR CULVERT INSTALLATION.
- SPECIFY WHICH PIPE MATERIAL TYPE (ALUMINIZED STEEL TYPE 2 PIPE, CORRUGATED ALUMINUM ALLOY PIPE, SMOOTH LINED CORRUGATED POLYETHYLENE PIPE, OR REINFORCED CONCRETE PIPE) IS TO BE USED. SPECIFY GAGE AND CORRUGATION FOR ALL CMP PIPES.
- ALL PROPOSED PIPE MUST MEET GWINNETT COUNTY STORM SEWER PIPE STANDARDS (GCCSPS).

CLEARING AND GRADING NOTES

- ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
- A MINIMUM OF 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- SAFETY PROTECTION: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES, AND REGULATIONS.
- THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL, PROVIDED IT IS NOT BURIED WITHIN 100 OF ANY PROPERTY LINE OR ENCLOSED STRUCTURE. CONSTRUCTION WASTE MAY NEITHER BE BURIED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.
- DISPOSAL AREA: ALL UNSUITABLE SOIL MATERIALS TO BE BURIED OFF ROW. STUMPS AND CONSTRUCTION DEBRIS TO BE DISPOSED OF PROPERLY. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.
- ALL GARBAGE AND DEBRIS WILL BE REMOVED FROM SITE PRIOR TO ANY FILLING OPERATION.
- MINIMUM OF 12" OF COMPACTED FILL MATERIAL REQUIRED OVER ALL PIPES.
- MFE SHALL BE 6" ABOVE PAD ELEVATION.

STORMWATER NOTES

- THE ENGINEER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED TO FULLY COMPLY WITH GWINNETT COUNTY REGULATIONS AND ORDINANCES. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY THE COUNTY INSPECTOR.
- ALL SWM UTILITIES TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.
- FLOODPLAIN NOTE: THERE IS NO WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOORPLAN PER FIRM PANEL 1312500300 DATED 03/04/13 ON THIS PROPERTY.
- WETLANDS NOTE: THE WETLANDS ARE BEING DISTURBED IN ACCORDANCE WITH THE NWP. LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- STORMWATER MANAGEMENT NOTE: STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED ON-SITE WITH ONE STORMWATER DETENTION POND AND FIVE BIOTENTION PONDS.
- STREAM BUFFER NOTE: A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK ADJACENT TO ALL STREAMS SHALL BE MAINTAINED UNLESS AN APPROPRIATE STREAM BUFFER VARIANCE IS OBTAINED.
- SEWER NOTE: SEWER WILL BE A GRAVITY LINE AND BE INTO EXISTING OFF-SITE SEWER MAINLINE. SEWER PROVIDED BY GWINNETT COUNTY.
- WATER NOTE: WATER WILL BE PROVIDED BY GWINNETT COUNTY.
- COMMERCIAL - GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- TOPOGRAPHY INFORMATION SHOWN HEREON IS TAKEN FROM ALLIANCE SURVEYING, LLC.
- TOPOGRAPHIC INFORMATION PROVIDED BY DRONE LIDAR. CONTOUR INTERVAL IS TWO FEET. MSL DATUM.
- MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- DEVELOPER IS TO CLEAN UP ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT AS APPLICABLE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
- CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- TOTAL WETLAND ACRES ON SITE ARE 10.28 ACRES.
- A REVISION TO THE EC PLAN IS REQUIRED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT WILL HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDROLOGIC COMPONENT, OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING ROLLING DISCHARGE.
- STORMWATER MANAGEMENT FACILITIES SHALL NOT BE EMBEDDED WITHIN EACH OTHER.

EARTHWORK NOTE

FINISHED FLOOR ELEVATIONS TO BE 6" ABOVE NOTED PAD ELEVATION
 EARTHWORK (06.28.2021):
 CUT: 177,547 CUYD
 FILL: 167,586 CUYD
 NET: 8,961 CY (CUT)
 *ADJUSTED USING 1.15 SHRINKAGE FACTOR

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Site Construction Plans for

MILL CREEK SPRINGS

2058 OLD FLOWERY BRANCH RD
 DUNCANS, GA 31713
 GWINNETT COUNTY, GA

Orig. Issue

01-08-21

Designed by

_JB

Checked by

TSM

Project #

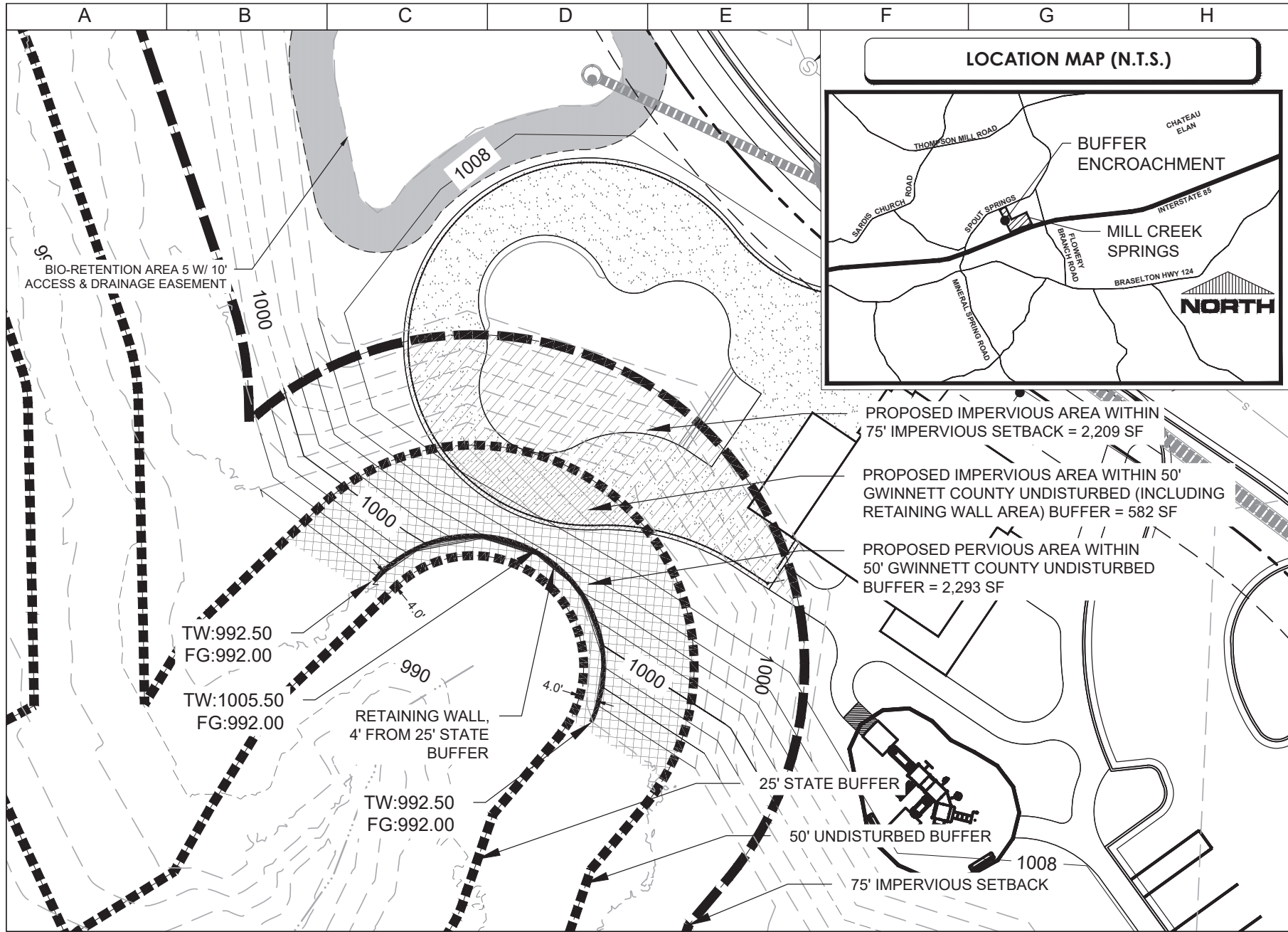
18013

NORTH

SCALE: 1"=100'

OVERALL GRADING PLAN

C-400



BIO-RETENTION AREA 5 W/ 10' ACCESS & DRAINAGE EASEMENT

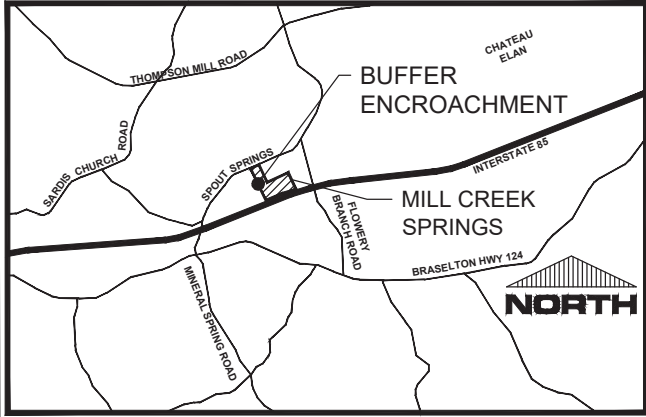
TW:992.50
FG:992.00

TW:1005.50
FG:992.00

RETAINING WALL,
4' FROM 25' STATE
BUFFER

TW:992.50
FG:992.00

LOCATION MAP (N.T.S.)



PROPOSED IMPERVIOUS AREA WITHIN
75' IMPERVIOUS SETBACK = 2,209 SF

PROPOSED IMPERVIOUS AREA WITHIN 50'
GWINNETT COUNTY UNDISTURBED (INCLUDING
RETAINING WALL AREA) BUFFER = 582 SF

PROPOSED PERVIOUS AREA WITHIN
50' GWINNETT COUNTY UNDISTURBED
BUFFER = 2,293 SF

25' STATE BUFFER

50' UNDISTURBED BUFFER

75' IMPERVIOUS SETBACK



**MILL CREEK SPRINGS
STREAM BUFFER VARIANCE
PROPOSED GRADING PLAN**

2/14/22

