ZONING NOTES:

CASE NUMBER: RZM-03-044

1. DEVELOPMENT TYPE: MULTI-FAMILY RESIDENCES NOT ON INDIVIDUAL LOTS
2. EXISTING ZONING: RM-10
3. REZONING CASE NUMBERS: RZM-03-044 & CIC-04-008
4. PROPERTY WILL BE MULT-FAMILY ATTACHED RESIDENCES AND ACCESSORY STRUCTURES.
5. BUILDINGS SHALL BE CONSTRUCTED OF A MINIMUM 50% BRICK OR STACKED STONE, WITH ONLY MINOR TREATMENTS (I.E. GABLES, BAY WINDOWS, CHIMNEYS) OF WOOD OR FIBER-CEMENT TYPE SIDING.
6. NO MORE THAN 5% OF THE UNITS MAY CONTAIN THREE OR MORE BEDROOMS.
7. THE PROJECT SHALL BE DEVELOPED AS A GATED COMMUNITY.
8. STREET DESIGN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF GWINNETT DEPARTMENT OF TRANSPORTATION.
9. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 1,600 SQUARE FEET (IF DEVELOPED AS TOWNHOMES).
10. ALL DWELLINGS SHALL HAVE AT LEAST SINGLE-CAR GARAGES.
11. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY ACQUIRE ALL NECESSARY RIGHT-OF-WAY AND EASEMENTS ADN DESIGN AND CONSTRUCT ALL NECESSARY CHANGE TO THE EXISTING SIGNAL AT THE INTERSECTION OF MALL OF GEORGIA BOULEVARD AND GRAVEL SPRINGS ROAD. AT THE OPTION OF THE GWINNETT DEPARTMENT OF TRANSPORTATION TEH APPLICANT SHALL DEPOSIT FUNDS WITH THE DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF THE SIGNAL MODIFICATIONS; AND THE MODIFICATIONS WILL BE INCORPORATED IN THE PLANNED WIDENING OF GRAVEL SPRINGS ROAD, PROJECT NUMBER 9531. THE SUM OF MONEY TO BE DEPOSITED WILL BE DETERMINED BY THE DEPARTMENT OF TRANSPORTATION.
12. PROVIDE A MINIMUM 50-FOOT LANDSCAPED BUFFER ALONG GRAVEL SPRINGS ROAD. PROJECT ENTRANCE AREA MAY BE ENHANCED WITH BERMS, PLANTINGS, WALLS, ENTRANCE FEATURES, AND APPROVED SIGNAGE. ENTRANCE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT.
13. PROVIDE A 50-FOOT BUFFER ADJACENT TO RESIDENTIALLY ZONED PROPERTY. BUFFER MAY BE REDUCED TO 0 FEET ALONG THE ENTRANCE DRIVE AND TRACTS 2 AND 3 AS SHOWN ON THE SITE PLAN RECEIVED FEBRUARY 6, 2004.
14. PROVIDE A MINIMUM 10-FOOT WIDE LANDSCAPE STRIP ALON ADJACENT RIGHT(S)-OF-WAY.
15. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
16. GROUND SIGNS SHALL BE LIMITED TO MONUMENT-TYPE SIGNS. BASE AND SIGN STRUCTURE SHALL BE CONSTRUCTED OF BRICK CONSISTENT WITH THE ARCHITECTURE AND EXTERIOR TREATMENT OF THE BUILDINGS.
17. ANY ACCESSORIES PROVIDED SUCH AS RAILINGS, BENCHES, TRASH RECEPTACLES, AND/OR BICYCLE RACKS SHALL COMPLIMENT TEH BUILDING DESIGN OF STYLE.
18. PROVIDE STREETLIGHTS ALONG GRAVEL SPRINGS ROAD UTILIZING DECORATIVE LIGHT POLES/FIXTURES. COBRA HEAD, FLUTED GREEN POLES A MAXIMUM OF 40 FEET IN HEIGHT MATCHING THE MALL OF GEORGIA STANDARD SHALL BE USED. LIGHT SOURCE SHALL BE HIGH-PRESSURE SODIUM. STREETLIGHTS SHALL BE 150 ON CENTER SUBJECT TO REVIEW AND APPROVAL OF THE GWINNETT COUNTY/GEORGIA DEPARTMENT OF TRANSPORTATION.
19. PROVIDE UNDERGROUND UTILITES THROUGHOUT THE DEVELOPMENT.
20. DEDICATE AT NO COST TO GWINNETT COUNTY ALL NECESSARY RIGHT-OF-WAY AND EASEMENTS FOR THE FUTURE CONSTRUCTION OF A GREENWAY, PATH/TRAIL THROUGHT THE PROPERTY IN ACCORDANCE WITH THE GWINNETT COUNTY OPEN SPACE AND GREENWAY MASTER PLAN. RIGHT-OF-WAY/EASEMENT WIDTH AND LOCATION SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE GWINNETT DEPARTMENT OF COMMUNITY SERVICES.
21. PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT, DONATE ALL RIGHT-OF-WAY AND EASEMENTS REQUIRED FOR THE PLANNED WIDENING OF GRAVEL SPRINGS ROAD PER PLANS ON FILE WITH THE GWINNETT DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 9531.
22. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY ACQUIRE ALL NECESSARY RIGHT-OF-WAY AND EASEMENTS ADN DESIGN AND CONSTRUCT A CENTER LEFT TURN LANE ON GRAVEL SPRINGS ROAD AS DIRECTED BY THE GWINNETT DEPARTMENT OF TRANSPORTATION. THE LIMITS OF GRAVEL SPRINGS ROAD THAT IS WIDENED FOR THE LEFT TURN LANE WILL BE RESURFACED PRIOR TO RESTRIPING. ALL DESIGN AND CONSTRUCTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF TRANSPORTATION. AT THE OPTION OF THE DEPARTMENT OF TRANSPORTATION THE APPLICANT SHALL DEPOSIT FUNDS WITH THE DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY AND EASEMENT ACQUISITION, AND CONSTRUCTION OF THE TURN LANE; AND THE TURN LANE WILL BE INCORPORATED IN THE PLANNED WIDENING OF GRAVEL SPRINGS ROAD, PROJECT NUMBER 9531. THE SUM OF MONEY TO BE DEPOSITED WILL BE DETERMINED BY THE DEPARTMENT OF TRANSPORTATION.

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

FLOOD HAZARD NOTE

Portions of this property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia, Community Panel Number 130322 0080 C, revised May 4, 1982.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 151,128 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 00 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

SURVEYOR'S CERTIFICATION

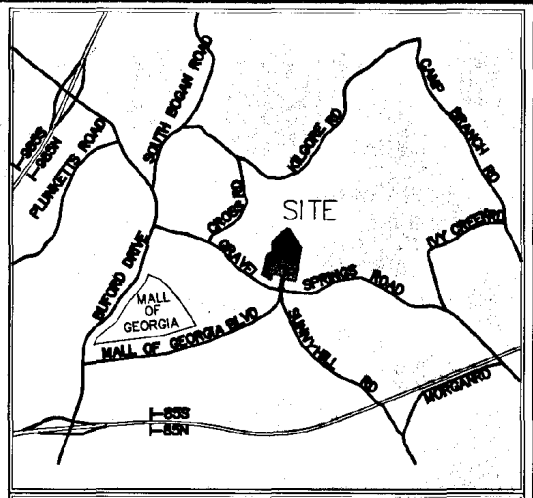
THE UNDERSIGNED GEORGIA REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS ACCURATE AND IN COMPLIANCE WITH SECTION 44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

TRAVIS N. PRUIT SR., RLS NO. 1729

GENERAL NOTES:

1. SITE AREA: 26.55 ACRES (TOTAL)
   6.88 ACRES PHASE 1
   NUMBER OF UNITS: 174 UNITS (TOTAL)
   34 UNITS PHASE 1
2. DIMENSION ARE TO BACK OF CURB, BACK OF VALLEY GUTTER, EDGE OF WALK, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
3. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
4. ALL UTILITIES SERVING THIS DEVELOPMENT SHALL BE UNDERGROUND.
5. SIDEWALKS SHALL BE LOCATED AT LEAST 2' FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING WHERE NO CURB EXISTS OR IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY. SIDEWALKS INCLUDING APPROPRIATE DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN LOCATION ACCEPTABLE TO DEPARTMENT OF TRANSPORTATION.
6. SIDEWALKS TO BE 2' FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONTRETE A MINIMUM OF 4' IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF 0.25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE STRENGTH OF 2200 PSI AT 28 DAYS.
7. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
8. STREETLIGHTS SHALL BE PROVIDED ALONG GRAVEL SPRINGS ROAD UTILIZING DECORATIVE LIGHT POLES/FIXTURES. COBRA HEAD, FLUTED BLACK POLES A MAXIMUM OF 40 FT. IN HEIGHT MATCHING THE MALL OF GEORGIA STANDARD SHALL BE USED PER CIC-OF-008MG.
9. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
10. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
11. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (DR 6.13.1.C).
12. ALL DWELLINGS SHALL HAVE AT LEAST SINGLE CAR GARAGES.
13. BUILDINGS SHALL BE CONSTRUCTED PER THE ELEVATIONS SUBMITTED WITH MATERIALS TO BE OF BRICK, ROCK (STONE), WOOD OR FIBER-CEMENT TYPE SIDING. ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
14. ALL GRASSED AREAS SHALL BE SODDED.
15. A 25 FOOT UNDISTURBED BUFFER IS TO BE MAINTAINED ADJACENT TO ALL STREAMS.
16. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A MINIMUM 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICALE 4, SECTION 4.3, PARAGRAPH 15). AN EXEMPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.2, PARAGRAPH 3).
17. SEWER DISPOSAL WILL BE PUBLIC SEWER, GWINNETT COUNTY.
18. SOURCE OF WATER WILL BE PUBLIC WATER, GWINNETT COUNTY.
19. AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS).
20. NO TREES OR PERMANENT STRUCTURES ALLOWED IN SANITARY SEWER EASEMENTS IN ACCORDANCE WITH CURRENT GWINNETT COUNTY POLICY.
21. ALL WATERLINES TO BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION, ONCE ESTABLISHED.
20. SIDE YARD: 20'; FRONT SETBACK: 50'
21. MINIMUM HEATED FLOOR AREA PER DWELLING SIZE: 1,600 SF
22. INDIVIDUAL UNITS ARE SEPARATED BY 2 HR WALL.
23. RECREATION AREA WILL BE OWNED AND MAINTAINED BY HOME OWNERS' ASSOCATION. OPEN SPACE MUST BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION.
24. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS, WITHIN 60 DAYS OF APPROVAL OF THE FINAL PLAT.

THE CONDOMINIUM DECLARATION FOR MILL CREEK LAKES IS RECORDED IN DEED BOOK 46309, PAGES 173 OF THE SUPERIOR COURT OF GWINNETT COUNTY.



LOCATION MAP
not to scale / ref. aero atlas

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 3/27/06 TIME 3:35pm
PLAT BOOK 004 PAGE 89
TOM LAWLER, CLERK

OWNER / DEVELOPER

PORTRAIT HOMES, L.L.C.

3101 TOWER CREEK PARKWAY
ATLANTA, GEORGIA 30339
TELE: (770) 818-0200

24 HOUR EMERGENCY CONTACT
MR. MARK BLYTHE

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: Jack Pendergrass

Travis Pruitt & Associates, Inc.
SURVEYORS · LANDSCAPE ARCHITECTS · ENGINEERS

Condominium Plat For:

Mill Creek Lakes Phase 1

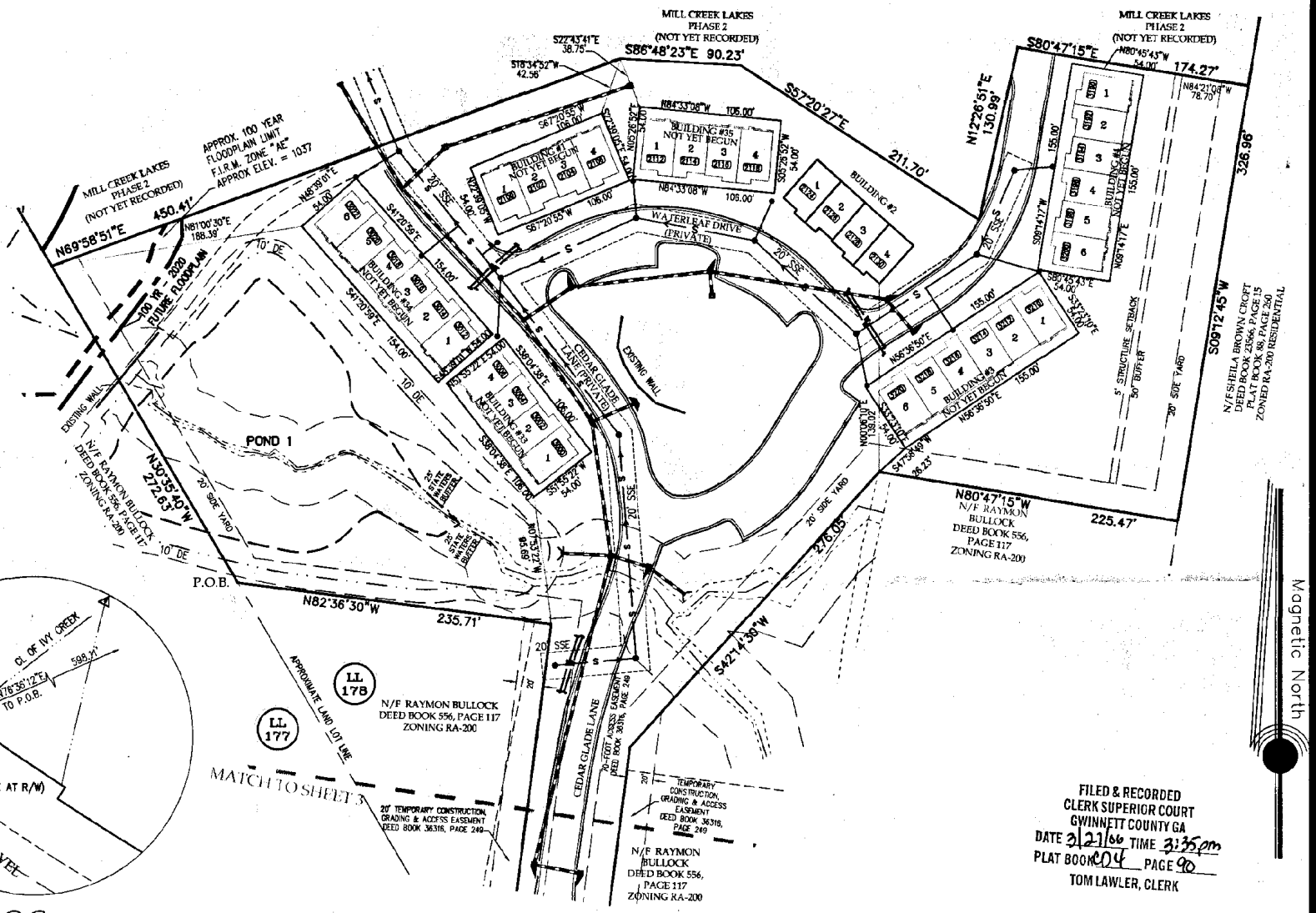
Land Lots 177 & 178 – 7th District – Gwinnett County, Georgia

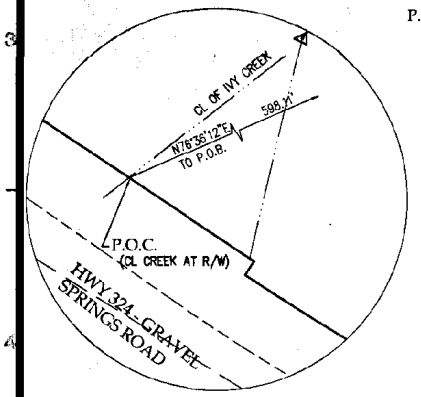
GEORGIA REGISTERED No. 6610 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, SR.

GEORGIA REGISTERED No. 1729 LAND SURVEYOR TRAVIS N. PRUITT, SR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 3-2-06
SCALE: 1" = 60'
CN: 05661_PH1FP_AB
JN: 1-05-0661
FN: 116-C-2364
SHEET 1 OF 4





P.O.C.
1" = 60'

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CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 3/21/06 TIME 3:35pm
PLAT BOOK 104 PAGE 90
TOM LAWLER, CLERK

LEGEND

	HEADWALL
	MANHOLE
	JUNCTION BOX
	DROP INLET
	CATCH BASIN
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
LS	LANDSCAPE STRIP
—S—	SANITARY SEWER LINE
R/W	RIGHT OF WAY
—W—	WATER LINE
PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE
	STORM LINE
BC	BACK OF CURB
IPF	IRON PIN FOUND
CL	CENTERLINE
POB	POINT OF BEGINNING
#	LIMITED ACCESS
TBM	TEMPORARY BENCH MARK
	WATER VALVE
	FIRE HYDRANT
—X—	FENCE LINE
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Land Lots 177 & 178 — 7th District — Gwinnett County, Georgia

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GEORGIA REGISTERED No. 1729 LAND SURVEYOR TRAVIS N. PRUITT, SR.

For The Firm
Travis Pruitt & Associates, Inc.

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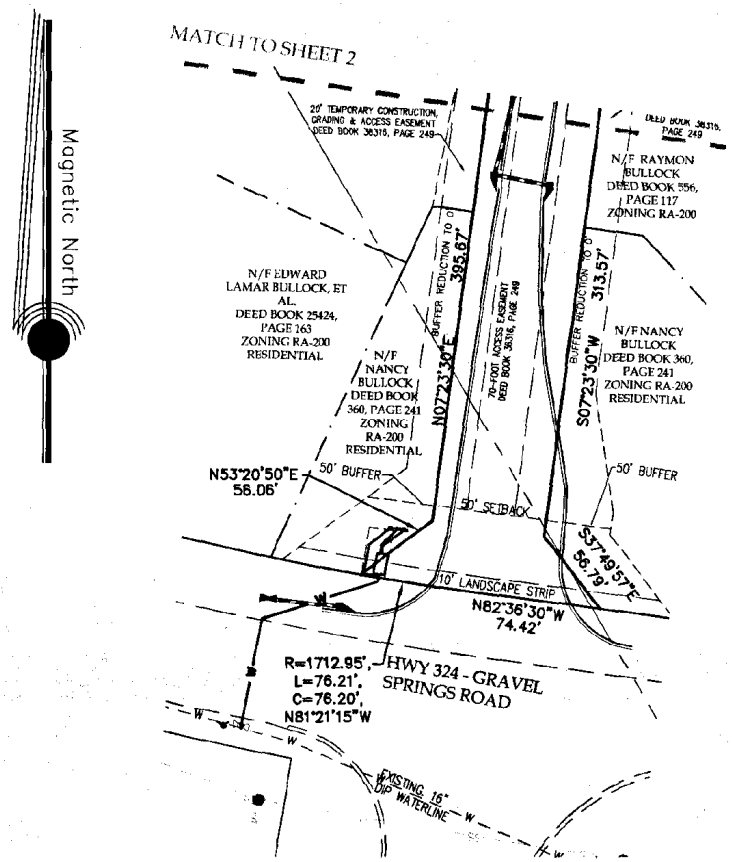
JN: 1-05-0661
FN: 116-0-2364
SHEET 2 OF 4



LEGEND

	HEADWALL
	MANHOLE
	JUNCTION BOX
	DROP INLET
	CATCH BASIN
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
LS	LANDSCAPE STRIP
—S—	SANITARY SEWER LINE
R/W	RIGHT OF WAY
—W—	WATER LINE
℄	PROPERTY LINE
BSL	BUILDING SETBACK LINE
	STORM LINE
BC	BACK OF CURB
IPF	IRON PIN FOUND
CL	CENTERLINE
POB	POINT OF BEGINNING
	LIMITED ACCESS
TBM	TEMPORARY BENCH MARK
	WATER VALVE
	FIRE HYDRANT
—X—	FENCE LINE
℄	CENTERLINE

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24 HOUR EMERGENCY CONTACT
MR. MARK BLYTHE

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Condominium Plat For:

Mill Creek Lakes Phase 1

Land Lots 177 & 178 – 7th District – Gwinnett County, Georgia

GEORGIA REGISTERED No. 6810 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, SR.

GEORGIA REGISTERED No. 1759 LAND SURVEYOR TRAVIS N. PRUITT, SR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 3-2-06
SCALE: 1" = 60'
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JN: 1-05-0661
FN: 116-C-2364
SHEET 3 OF 4

BUILDING #1
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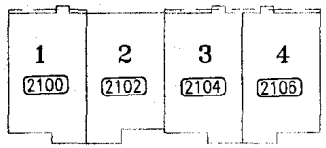

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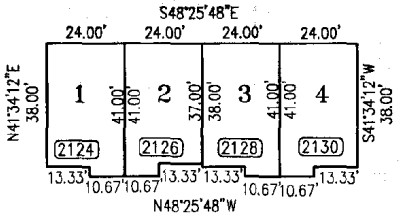

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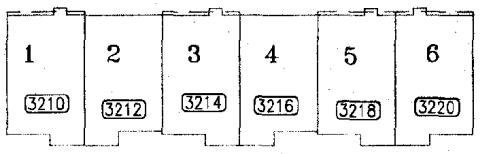

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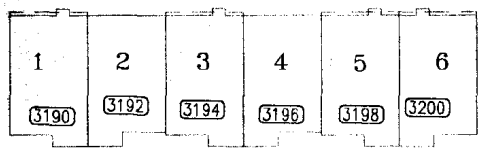

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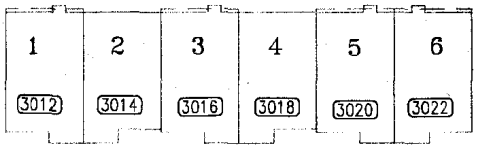

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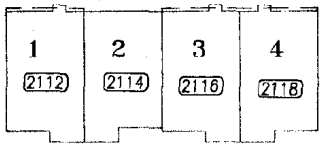

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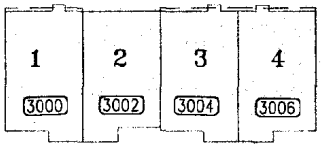

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GWINNETT COUNTY GA
DATE 3/27/06 TIME 3:35pm
PLAT BOOK 104 PAGE 92
TOM LAWLER, CLERK

LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- DROP INLET
- CATCH BASIN
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- LS LANDSCAPE STRIP
- —S— SANITARY SEWER LINE
- R/W RIGHT OF WAY
- —W— WATER LINE
- PL PROPERTY LINE
- BSL BUILDING SETBACK LINE
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Condominium Plat For:

Mill Creek Lakes Phase 1

Land Lots 177 & 178 – 7th District – Gwinnett County, Georgia

GEORGIA REGISTERED No. 6870 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, SR.

GEORGIA REGISTERED No. 1760 LAND SURVEYOR TRAVIS N. PRUITT, SR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 3-2-06
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SHEET 4 OF 4