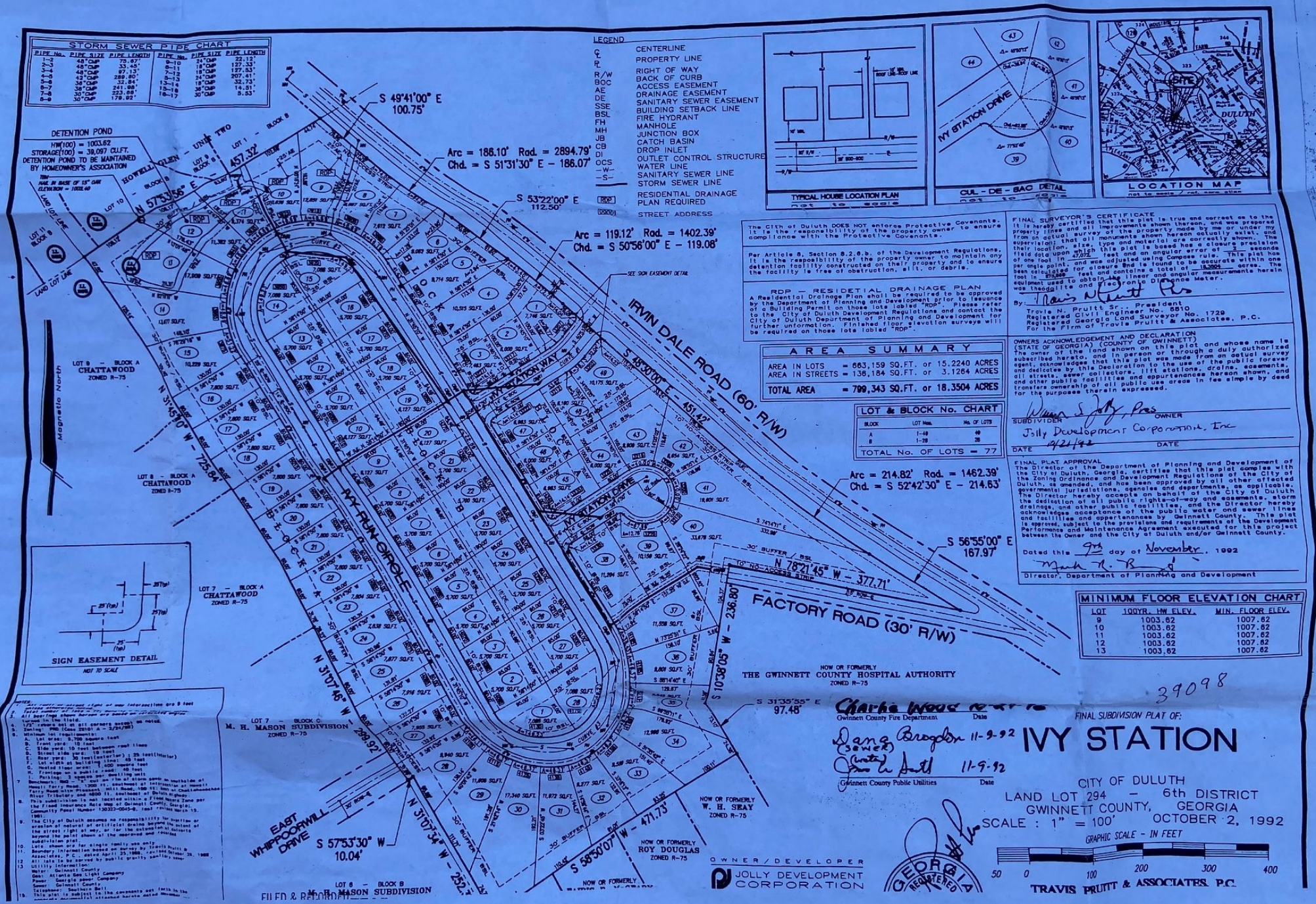
STORM SEWER PIPE CHART
PIPE No. | PIPE SIZE | PIPE LENGTH
1-2 | 48"CMP | 73.67'
2-3 | 48"CMP | 33.40'
3-4 | 48"CMP | 97.13'
4-5 | 42"CMP | 289.80'
5-6 | 36"CMP | 32.84'
6-7 | 36"CMP | 241.98'
7-8 | 30"CMP | 223.68'
8-9 | 30"CMP | 178.92'
9-10 | 24"CMP | 22.13'
10-11 | 18"CMP | 127.33'
11-12 | 18"CMP | 127.53'
12-13 | 24"CMP | 207.41'
13-14 | 18"CMP | 32.73'
14-15 | 36"CMP | 14.81'
15-16 | 30"CMP | 8.53'
DETENTION POND
HW(100) = 1003.62
STORAGE(100) = 39,097 CU.FT.
DETENTION POND TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION
LEGEND
CENTERLINE
PROPERTY LINE
RIGHT OF WAY
BACK OF CURB
ACCESS EASEMENT
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
BUILDING SETBACK LINE
FIRE HYDRANT
MANHOLE
JUNCTION BOX
CATCH BASIN
DROP INLET
OUTLET CONTROL STRUCTURE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
RESIDENTIAL DRAINAGE PLAN REQUIRED
STREET ADDRESS
TYPICAL HOUSE LOCATION PLAN
CUL - DE - SAC DETAIL
LOCATION MAP
IVY STATION DRIVE
DULUTH
S 49°41'00" E 100.75'
Arc = 188.10' Rad. = 2894.79'
Chd. = S 51°31'30" E - 186.07'
S 53°22'00" E 112.50'
Arc = 119.12' Rad. = 1402.39'
Chd. = S 50°56'00" E - 119.08'
IRVIN DALE ROAD (60' R/W)
S 49°30'00" E - 151.42'
Arc = 214.82' Rad. = 1462.39'
Chd. = S 52°42'30" E - 214.63'
S 56°55'00" E 167.97'
N 76°21'45" W - 377.71'
FACTORY ROAD (30' R/W)
S 10°38'05" W - 236.80'
S 31°35'55" E 97.48'
N 57°53'56" E 457.32'
N 31°45'10" W - 725.84'
N 31°07'45" W 299.92'
N 31°07'34" W - 471.73'
N 31°07'34" W - 252.74'
S 57°53'30" W 10.04'
S 58°50'07" W - 471.73'
IVY RUN CIRCLE
EAST WHIPPOORWILL DRIVE
HOWELL GLEN - UNIT TWO
BLOCK A
BLOCK B
BLOCK C
LOT 1 - BLOCK B
LOT 9 - BLOCK B
LOT 10 - BLOCK B
LOT 11 - BLOCK B
LOT 8 - BLOCK A CHATTAWOOD ZONED R-75
LOT 7 - BLOCK A CHATTAWOOD ZONED R-75
LOT 7 - BLOCK C M. H. MASON SUBDIVISION ZONED R-75
LOT 8 - BLOCK B M. H. MASON SUBDIVISION
FILED & RECORDED
NOW OR FORMERLY THE GWINNETT COUNTY HOSPITAL AUTHORITY ZONED R-75
NOW OR FORMERLY W. H. SEAY ZONED R-75
NOW OR FORMERLY ROY DOUGLAS ZONED R-75
Magnetic North
SIGN EASEMENT DETAIL
NOT TO SCALE
The City of Duluth DOES NOT enforce Protective Covenants. It is the responsibility of the property owner to ensure compliance with the Protective Covenants.
Per Article 8, Section 8.2.6.b. of the Development Regulations, it is the responsibility of the property owner to maintain any detention facility constructed on their property and to ensure the facility is free of obstruction, silt, or debris.
RDP — RESIDETIAL DRAINAGE PLAN
A Residential Drainage Plan shall be required to be approved by the Department of Planning and Development prior to issuance of a Building Permit on those lots labled "RDP". Please refer to the City of Duluth Development Regulations and contact the City of Duluth Department of Planning and Development for further information. Finished floor elevation surveys will be required on those lots labled "RDP".
AREA SUMMARY
AREA IN LOTS = 663,159 SQ.FT. or 15.2240 ACRES
AREA IN STREETS = 136,184 SQ.FT. or 3.1264 ACRES
TOTAL AREA = 799,343 SQ.FT. or 18.3504 ACRES
LOT & BLOCK No. CHART
BLOCK | LOT Nos. | No. OF LOTS
A | 1-48 | 48
B | 1-29 | 29
TOTAL No. OF LOTS = 77
FINAL SURVEYOR'S CERTIFICATE
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 47,072 feet and an angular error of 3 seconds per angle point, and was adjusted using Compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 873,469 feet and contains a total of 18.3504 acres. The equipment used to obtain linear and angular measurements herein was theodolite and Electronic Distance Meter.
By: Travis N. Pruitt Sr.
Travis N. Pruitt Sr., President
Registered Georgia Land Surveyor No. 1729
Registered Georgia Land Surveyors & Associates, P.C.
For the Firm of Travis Pruitt & Associates, P.C.
OWNERS ACKNOWLEDGEMENT AND DECLARATION
(STATE OF GEORGIA) (COUNTY OF GWINNETT)
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates this Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances hereon shown, and transfers ownership of all public use areas in fee simple by deed for the purposes therein expressed.
SUBDIVIDER Jolly Development Corporation, Inc
OWNER
DATE 10/21/92
DATE
FINAL PLAT APPROVAL
The Director of the Department of Planning and Development of the City of Duluth, Georgia, certifies that this plat complies with the City of Duluth, Georgia, certifies that this plat complies with the Zoning Ordinance and Development Regulations of the City of Duluth, as amended, and has been approved by all other affected governmental jurisdictions, agencies and departments, as applicable. The Director hereby accepts on behalf of the City of Duluth the dedication of all public rights-of-way and easements, storm drainage, and other public facilities, and the Director hereby acknowledges acceptance of the public water and sewer lines and facilities and appertenances by Gwinnett County. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and the City of Duluth and/or Gwinnett County.
Dated this 9th day of November, 1992
Director, Department of Planning and Development
MINIMUM FLOOR ELEVATION CHART
LOT | 100YR. HW ELEV. | MIN. FLOOR ELEV.
9 | 1003.62 | 1007.62
10 | 1003.62 | 1007.62
11 | 1003.62 | 1007.62
12 | 1003.62 | 1007.62
13 | 1003.62 | 1007.62
39098
Gwinnett County Fire Department Date
(sewer) 11-9-92
Gwinnett County Public Utilities Date
OWNER/DEVELOPER
JOLLY DEVELOPMENT CORPORATION
FINAL SUBDIVISION PLAT OF:
IVY STATION
CITY OF DULUTH
LAND LOT 294 - 6th DISTRICT
GWINNETT COUNTY, GEORGIA
SCALE : 1" = 100' OCTOBER 2, 1992
GRAPHIC SCALE - IN FEET
50 0 100 200 300 400
TRAVIS PRUITT & ASSOCIATES, P.C.