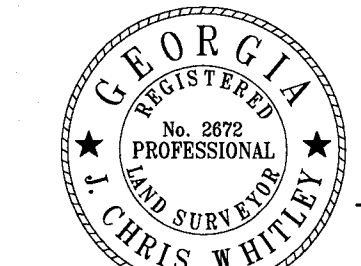


Plat
Recorded 8/10/2017 1:41 PM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 140 Page 63
Participant IDs: 9064955191

SUPERIOR COURT RECORD INFORMATION

SURVEYOR'S CERTIFICATION BOX

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 15-6-67.



Chris Whitley
Chris Whitley

GENERAL NOTES:

- SOURCE OF TOPOGRAPHY IS FROM MCFARLAND-DYER DATED 02-17-2014. ELEVATIONS DETERMINED BY A TRIMBLE 560 GPS MODEL #4 AND ELEVATIONS ADJUSTED TO GEOID03 - NAVD83 BOUNDARY 5 FROM A FIELD SURVEY BY MCFARLAND-DYER DATED 1-3-2014 AND REFERENCE DATUM IS (L.E. NAVD 1922 MEAN SEA LEVEL, ETC.)
- ALL CONSTRUCTION SHALL CONFORM TO GWINNETT COUNTY DEVELOPMENT REGULATIONS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH ALL APPLICABLE COUNTY, STATE AND FEDERAL CODES, STANDARDS AND REGULATIONS.
- THE UTILITIES SHOWN HERE HAVE BEEN LOCATED IN AN APPROXIMATE WAY. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES MARKED AND SHALL CONTACT THE UTILITY PROTECTION CENTER AT (1-800-282-7411); AND SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES; AND SHALL PROTECT ALL UTILITIES FROM DAMAGE OR INTERRUPTION; AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES OCCASIONED BY HIS FAILURE TO VERIFY THE LOCATION OR PROTECT UTILITIES.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 1313500057 DATED SEPTEMBER 29, 2006 ON THIS PROPERTY.
- THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
- STORMWATER MANAGEMENT FOR THIS FINAL PLAT IS PROVIDED IN THIS UNIT AND IS ADDRESSED IN PROJECT NAMED STONEHAVEN AT SUGARLOAF PHASE 3 WITH CASE NUMBER SDP2014-00024.
- 1/2" REBAR TO BE SET AT ALL PROPERTY CORNERS.
- SIDEWALKS ARE REQUIRED ALONG THE FRONTAGE OF NORTH BROWN ROAD. SIDEWALKS ARE TO BE LOCATED 2' FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 5" IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS (D.R.6: 13.2.a-f).
- SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS. SIDEWALKS ARE TO BE 2' FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS (D.R.6: 13.2.a-f).
- DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, PASSIVE RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTION RADIUS CURB RAMP AT NEW STREET INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS, WITHIN 60 DAYS OF APPROVAL OF THE FINAL PLAT (D.R. 6.13.1.a(1)).
- DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (I.E. DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY (D.R. 6.13.1.a(1)).
- HOMEBUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMP NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY (D.R. 6.13.1.a(2)).
- SANITARY SEWER EASEMENTS AND DRAINAGE EASEMENTS ARE CENTERED UPON THE CENTERLINE OF PIPES WITHIN THESE EASEMENTS.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- UTILITY PROVIDER:
WATER - GWINNETT COUNTY
SEWER - GWINNETT COUNTY
- STREET TREES SHALL BE MAINTAINED AND CARED FOR BY THE PROPERTY OWNER ADJACENT TO THE TREE EXCEPT IN SUBDIVISIONS IN WHICH THE PROPERTY OWNERS ASSOCIATION PROVIDES MAINTENANCE AND CARE. MAINTENANCE SHALL INCLUDE REPLACEMENT AND TRIMMING AS NECESSARY.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF THE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- STORMWATER MANAGEMENT FOR THIS FINAL PLAT IS PROVIDED IN THIS UNIT AND IS ADDRESSED IN PROJECT NAMED STONEHAVEN AT SUGARLOAF PHASE 3 WITH CASE NUMBER SDP2014-00024.
- HLP-HOUSE LOCATION PLAN: A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED AT THE TIME OF THE PERMIT APPLICATION. IT IS TO BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL, THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.

GWINNETT COUNTY NOTES:

- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
- A MINIMUM OF TWO (2) TREES, AT LEAST 2 INCHES IN DIAMETER SHALL BE PLACED OR PRESERVED ON EACH INDIVIDUAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A" OF THE BUFFER, LANDSCAPE, AND TREE ORDINANCE.
- RECREATION AREA TO BE DEEDED TO AND MAINTAINED BY A MANDATORY HOMEOWNER'S ASSOCIATION.
- COMMON AREAS & OPEN SPACE AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNER'S ASSOCIATION.
- A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
- AN APPROVED RESIDENTIAL DRAINAGE (RDP) IS REQUIRED PRIOR 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). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR "RDS-E".
- GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
- 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 CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
- ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASHOTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1050-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- UTILITIES SHALL BE LOCATED UNDERGROUND.

PLANNING NOTES:

- 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 CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
- STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4, SECTION 4.3, PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
- A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTION AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
- A SINGLE MANDATORY HOME OWNER'S ASSOCIATION (HOA) SHALL BE INCORPORATED FOR THE OVERALL DEVELOPMENT. SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE AT A CONSISTENTLY HIGH QUALITY OF ALL COMMON PROPERTY, INCLUDING DETENTION POND, CONTIGUOUS COUNTY RIGHT-OF-WAY, PRIVATE STREETS, CURBING AND ENTRY GATE. THIS SHALL BE INCLUDED IN RECORDED COVENANTS GOVERNING THE MASTER DEVELOPMENT.
- A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
- TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES IN TREES REMOVED.
- ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, 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 57,572 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 388,036 FEET, AND CONTAINS A TOTAL OF 4,851 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA CRA 1103 ROBOTIC.

By: *Chris Whitley*
GA REGISTERED SURVEYOR NO. 2672 - EXPIRES 12-31-2017

INTERSECTION CORNER SIGHT DISTANCE

CORNER SIGHT DISTANCE FOR STREETS AND PRIVATE DRIVEWAYS UTILIZING 10 TIMES THE SPEED LIMIT.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE STREETS AND DRIVEWAY(S) FOR STONEHAVEN @ SUGARLOAF SUBDIVISION ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH DRIVEWAY/STREET APPROACHING A MINOR COLLECTOR OR MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT ON ALL INTERIOR STREETS IS 25 MILES PER HOUR AND THE SIGHT DISTANCE IS 250+ FEET IN EACH DIRECTION OR TO THE END OF STREET. THE REGULATED SPEED LIMIT ON NORTH BROWN ROAD IS 45 MILES PER HOUR AND THE SIGHT DISTANCE LEFT IS 530+ AND THE SIGHT DISTANCE RIGHT 565+'. THE MAXIMUM CORNER SIGHT DISTANCE FROM FOR BOTH TYPES IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE DRIVEWAY IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OF THE INTERSECTION STREET (SECTIONS 900-40.4 AND 900-50.7 OF THE GWINNETT COUNTY U.D.O.).

SIGNED AND SEALED *Chris Whitley* 8/6/17 DATE



FINAL PLAT FOR: ENCLAVE AT STONEHAVEN

OWNER'S ACKNOWLEDGMENT AND DECLARATION - TRAFFIC CALMING

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS SUBDIVISION IS DESIGNED TO MEET THE COUNTY UDO SECTION 900-130 (TRAFFIC CALMING) AND EACH LOT SHALL BE ASSESSED THE CURRENT ANNUAL FEE TO MAINTAIN THE TRAFFIC CALMING.

FOR ORIGINAL SIGNATURES, SEE PB 132 - PG 205
SIGNATURE OF SUBDIVIDER DATE SIGNED

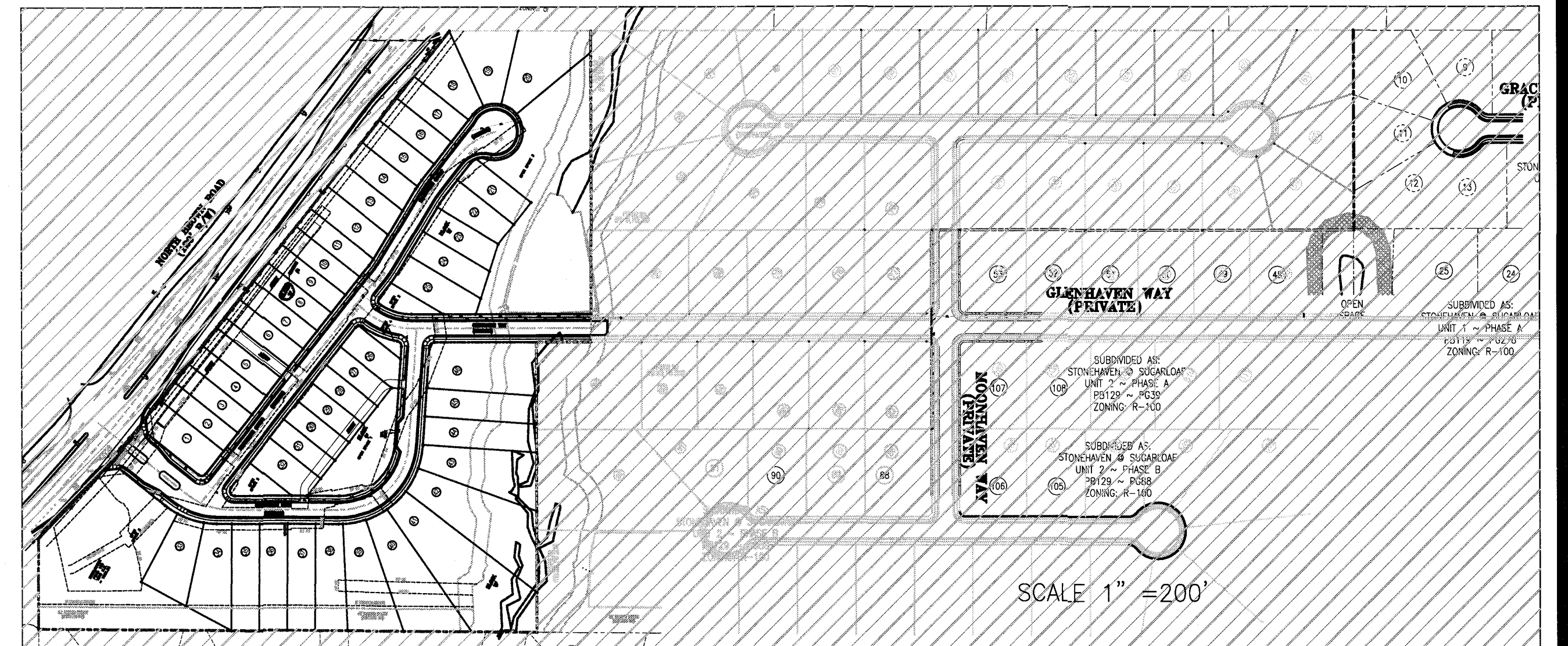
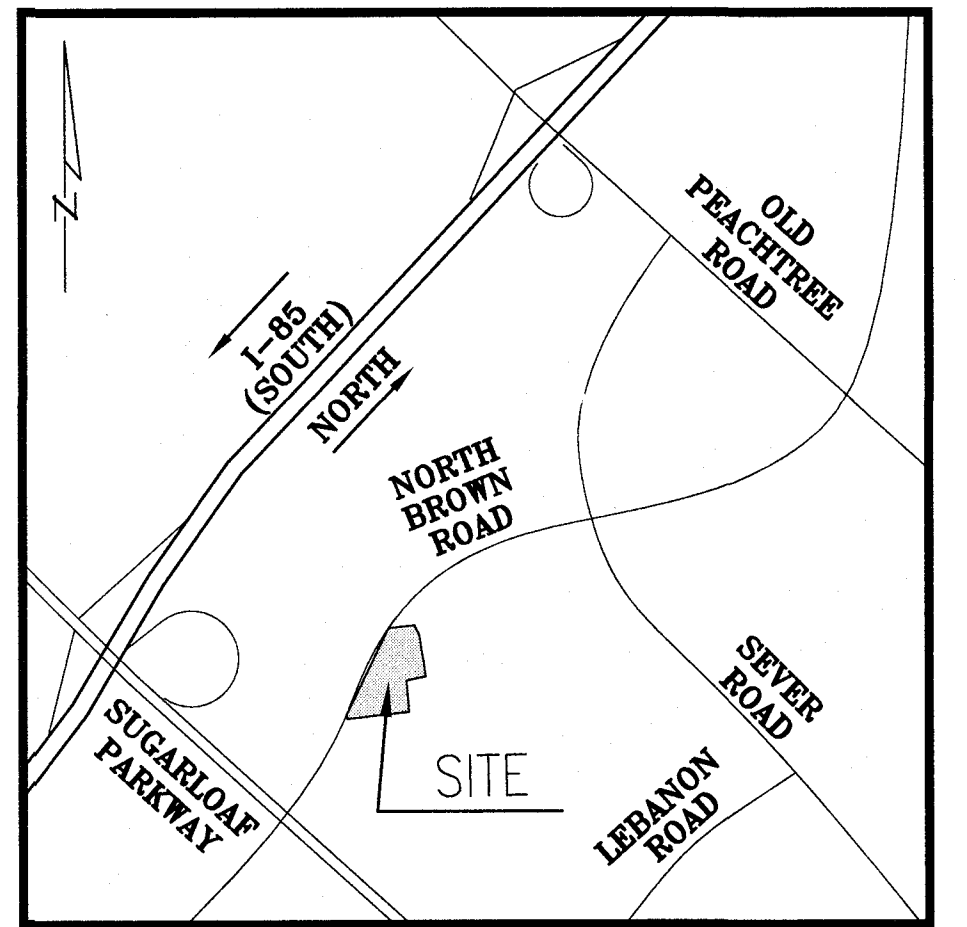
FOR ORIGINAL SIGNATURES, SEE PB 132 - PG 205
SIGNATURE OF OWNER DATE SIGNED

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. 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 GWINNETT COUNTY.

DATED THIS _____ DAY OF _____, 2015.
FOR ORIGINAL SIGNATURES, SEE PB 132 - PG 205

DIRECTOR:
DEPARTMENT OF PLANNING & DEVELOPMENT



FINAL PLAT DATA		RECREATION / OPEN SPACE	
GENERAL		Recreation Area (Acres)	
Zoning	R-ZT	Required	Yes No N/A
		Reduced 50%	Yes No N/A
		Area Required	4.70 (PER PHASES 1 & 2)
PROJECT DATA		Area Provided	
Number of Lots	46	0.00 AC THIS PHASE (6.79 AC PROVIDED IN PHASES 1 & 2)	
Total Area (Acres)	15.27	Area Required	
Total Disturbed (Acres)	NA	Required	Yes No N/A
Net Area (Acres)	14.975	Reduced 50%	Yes No N/A
Floodplain Area (Acres)	0.0000	Area Required	
Floodplain (% of Total acres)	0%	Area Provided	2.917
Power/Gas Easement or Right of Way (Acres)	0.00	TREES	
		16 TDU's per Acre	2 Trees per Lot
		Street Trees	Exempt
		Ordinance Compliance Option	
		Buffer Trees Planted	
		Trees (Buffer)	
		Type	Enhanced
		Width	40'
LOT DWELLING DATA		RELATED CASES	
Minimum Lot Size	4,000 sq. ft.	MO 2014-0089	MO 2014-0040
Minimum Dwelling Size	2,500 sq. ft.	9/5/2014	9/5/2014
		Type Case #	
		Approval date	

NOTES:

- SITE INFO: (CIC 2014-00004)
TOTAL AREA: 15.268 ACRES
NUMBER OF LOTS: 46 UNITS
-SUBDIVISION TOTAL: 78.374 ACRES
- ZONING INFO:
EXISTING ZONING: R-ZT
FRONT SETBACK: 20 FEET
REAR SETBACK: 25 FEET
SIDE SETBACK: 5 FEET
30' LANDSCAPE BUFFER ALONG ALL EXTERNAL STREET FRONTAGE
40' REPLANTED BUFFER ALONG ADJACENT R-100 (JEFFERSON STATION)
- MIN. DWELLING SIZE: 2,500 SQFT.
MAX. BUILDING HEIGHT: 35 FEET
MIN. LOT SIZE: 4,000 SQFT.
MIN. LOT WIDTH: 40 FEET
EXTERNAL ROAD FRONTAGE: 50 FEET
- LOCATION: LAND LOT 114, DISTRICT 7, PARCEL 170
- LAST EXISTING USE: UNDEVELOPED
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
OWNER/DEVELOPER: JW HOMES, LLC
4125 ATLANTA ROAD
SMYRNA, GA 30080
CONTACT PERSON: JASON BARRETT 770-996-2400
DESIGNER/ENGINEER: MCFARLAND-DYER & ASSOCIATES, INC.
SUNAWEE, GEORGIA 30024
CONTACT PERSON: KEVIN D. WHIGHAM (770) 932-6550

NOTES FOR SINGLE FAMILY DETACHED:

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF THE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.

COVENANTS REFERENCE:

DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS FOR STONEHAVEN AT SUGARLOAF IS RECORDED IN DEED BOOK 47357, PAGE 296 AS AMENDED.

This plat permitted reproductions, in whole or in part, are instruments of service and are the sole property of McFarland-Dyer & Associates, Inc. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically intended hereon without written authorization from and due compensation to McFarland-Dyer & Associates, Inc.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY 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.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

SIGNATURE OF OWNER OF LOT 38 DATE SIGNED

PRINTED OR TYPED NAME OF LOT 38

SIGNATURE OF OWNER OF LOT 39 DATE SIGNED

PRINTED OR TYPED NAME OF LOT 39

SIGNATURE OF OWNER OF LOT 40 DATE SIGNED

PRINTED OR TYPED NAME OF LOT 40

SIGNATURE OF OWNER OF LOT 41 DATE SIGNED

PRINTED OR TYPED NAME OF LOT 41

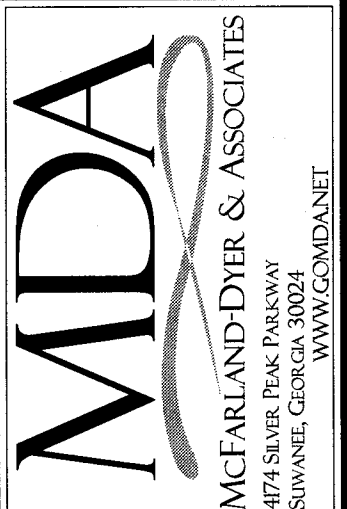
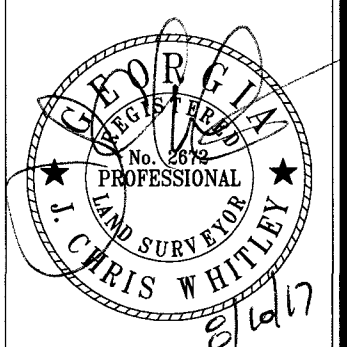
- REVISION #1: 12-17-2015**
- CORRECTING OF ADDRESSES
FOR ORIGINAL SIGNATURES, SEE PB 134, PG 269-272
PLANNING AND DEVELOPMENT DATE
- REVISION #2: 1-28-2016**
- CORRECTING OF PARCEL IDS AND ADDRESSES
FOR ORIGINAL SIGNATURES, SEE PB 135, PG 64-67
PLANNING AND DEVELOPMENT DATE
- REVISION #3: 4-13-2016**
- CORRECTING OF FRONT SET BACK LABELS ON FRONT OF LOTS 33 THROUGH 46
FOR ORIGINAL SIGNATURES, SEE PB 135, PG 180-183
PLANNING AND DEVELOPMENT DATE
- REVISION #4: 5-3-2017**
- DRAINAGE IMPROVEMENTS FOR THE BACK OF LOTS 38-41
FOR ORIGINAL SIGNATURES, SEE PB 136, PG 10-13
PLANNING AND DEVELOPMENT DATE
- REVISION #5: 8-10-2017**
- CORRECTION OF PLOTTING ERROR FOR BLOCK LETTER
FOR ORIGINAL SIGNATURES, SEE PB 139, PG 154-157
PLANNING AND DEVELOPMENT DATE FPL2015-00044

SURVEYORS/ENGINEERS/DESIGNERS
McFarland-Dyer and Assoc.
4174 SILVER PEAK PKWY
SUWANEE, GA. 30024

CONTACT: CHRIS WHITLEY
(770) 932-6550

FPL2015-00044

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



JOHN WIELAND HOMES AND NEIGHBORHOODS
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Gower 770.932.1446

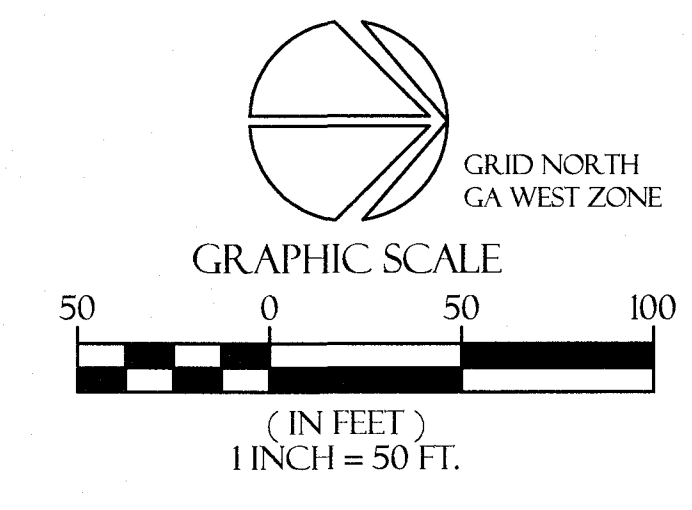
DATE	DESCRIPTION
07-08-2015	FINAL PLAT
12-17-2015	REVISION #1 CORRECTING OF ADDRESSES
01-28-2016	REVISION #2 CORRECTING OF PARCEL IDS AND ADDRESSES
04-13-2016	REVISION #3 CORRECTING OF FRONT SETBACK LABELS FOR LOTS 33-46
05-03-2017	REVISION #4 DRAINAGE IMPROVEMENTS FOR THE BACK OF LOTS 38-41
08-10-2017	REVISION #5 CORRECTION OF PLOTTING ERROR FOR BLOCK LETTER

ENCLAVE AT STONEHAVEN
(F.K.A. STONEHAVEN AT SUGARLOAF III)

FINAL PLAT
SHEET 1 OF 4

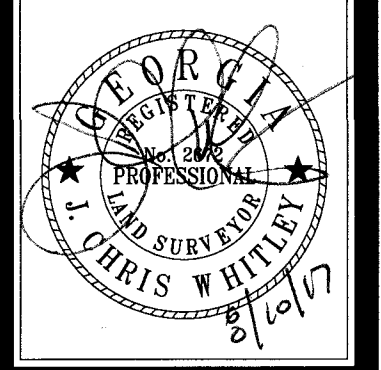
Plat
 Recorded 8/10/2017 1:41 PM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 140 Page 66
 Participant IDs: 9064955191

A- 48.22'
 R- 500.00'
 C- 48.20'
 N11°01'37"E



ABBREVIATIONS	
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE

LEGEND	
	UTILITY POLE (PP)
	GUY WIRE
	LIGHT POLE (LP)
	FLAG POLE (FP)
	FIRE HYDRANT (FH)
	SIGN
	JUNCTION BOX (JB)
	DROP INLET (DI)
	WATER VALVE (WV)
	ROOF DRAIN (RD)
	CLEAN OUT (CO)
	WATER METER (WM)
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL (HW)
	FENCE LINE
	TREE LINE
	HANDICAP RAMP
	CURB AND GUTTER



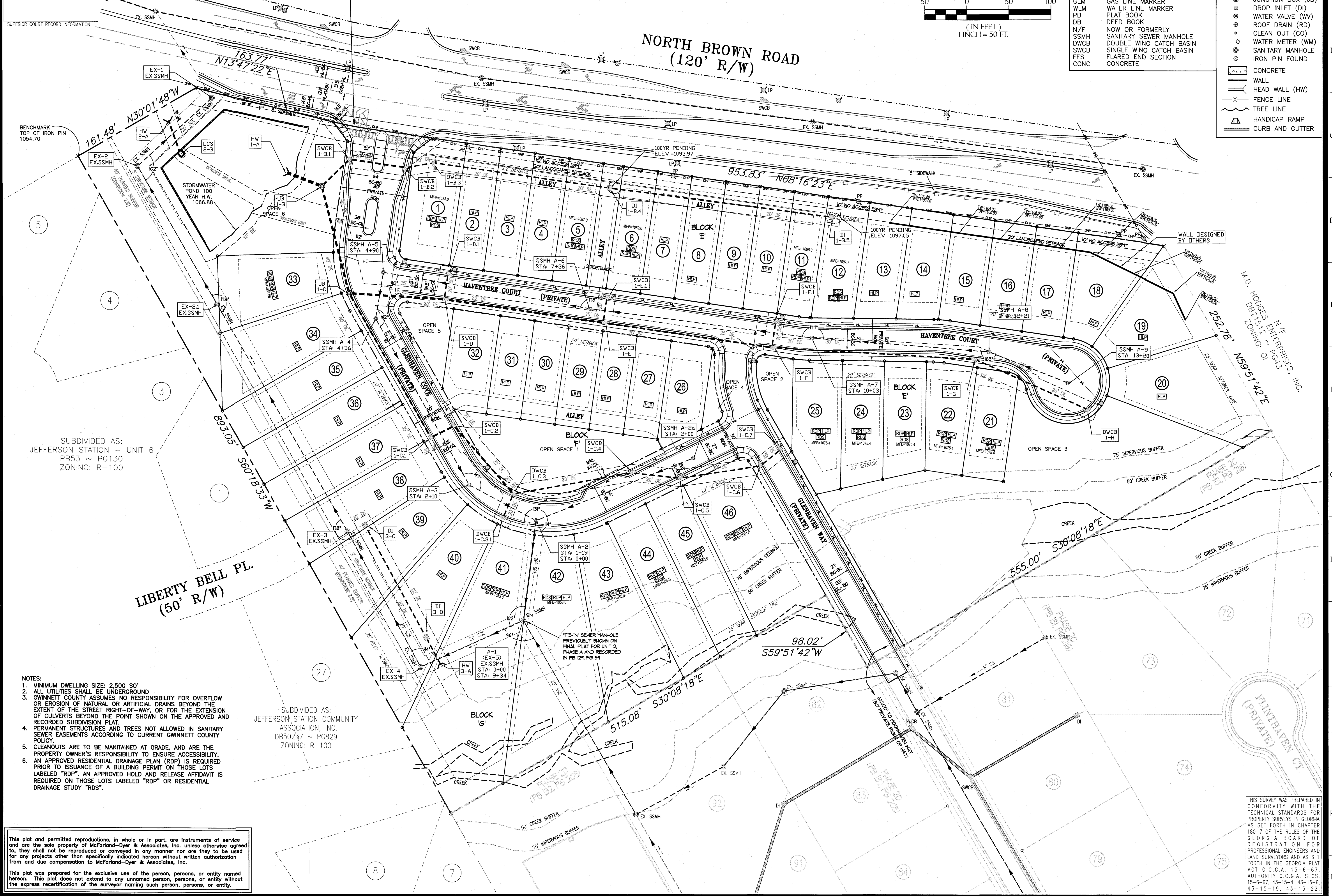
MDA
 MCFARLAND-DYER & ASSOCIATES
 474 SHAW PEAK PARKWAY
 SHAWNEE, GEORGIA 30095
 (770) 242-1000
 www.mcfarland-dyer.com

Owner/Developer:
**John Wieland Homes
 AND NEIGHBORHOODS**
 1185 Atlanta Road, Suite 200
 Marietta, GA 30067
 (770) 242-1000
 www.jwh.com

DATE	DESCRIPTION
07/06/2015	FINAL PLAT
12/17/2015	REVISION #1 CORRECTION OF ADDRESS
01/28/2016	REVISION #2 CORRECTION OF PARCEL EYES, ADDRESS
04/13/2016	REVISION #3 CORRECTION OF FRONT SETBACK LABELS FOR LOTS 28-34
05/03/2017	REVISION #4 CHANGE IMPROVEMENTS FOR THE BACK OF LOTS 28-34
08/10/2017	REVISION #5 CORRECTION OF FOOTING DIMENSIONS FOR BLOCK LETTER

SURVEY FOR:
ENCLAVE AT STONEHAVEN
 (FKA STONEHAVEN AT SUGARLOAF III)
 LL 114, 7TH DISTRICT PARCEL 170
 GWINNETT COUNTY, GEORGIA

FINAL PLAT
 SHEET 4 OF 4



- NOTES:
1. MINIMUM DWELLING SIZE: 2,500 SQ'
 2. ALL UTILITIES SHALL BE UNDERGROUND
 3. 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 CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 4. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
 5. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY.
 6. 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".

SUBDIVIDED AS:
 JEFFERSON STATION COMMUNITY
 ASSOCIATION, INC.
 DB50237 ~ PC829
 ZONING: R-100

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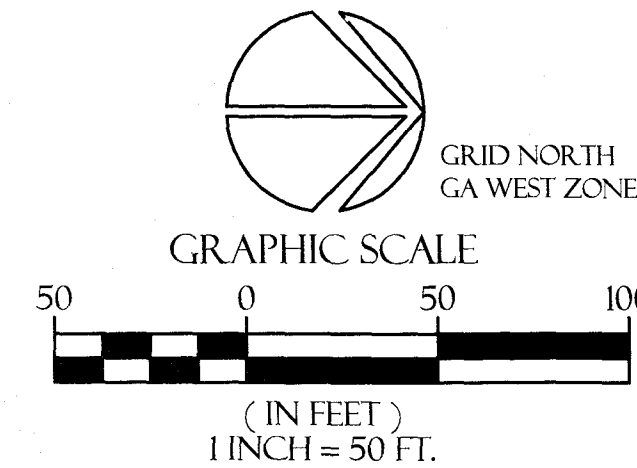
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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Plat
Recorded 8/10/2017 1:41 PM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 140 Page 65
Participant IDs: 9064955191

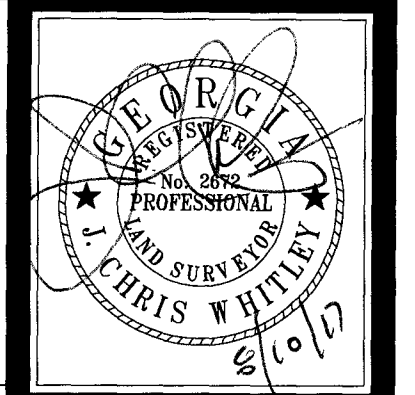
NOTES:
1. MINIMUM DWELLING SIZE: 2,500 SQ'
2. ALL UTILITIES SHALL BE UNDERGROUND

A- 48.22'
R- 500.00'
C- 48.20'
N11°01'37"E



ABBREVIATIONS	
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FPE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSWH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE

LEGEND	
	UTILITY POLE (PP)
	LIGHT POLE (LP)
	FLAG POLE (FP)
	FIRE HYDRANT (FH)
	SIGN
	JUNCTION BOX (JB)
	DROP INLET (DI)
	WATER VALVE (WV)
	ROOF DRAIN (RD)
	CLEAN OUT (CO)
	WATER METER (WM)
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL (HW)
	FENCE LINE
	TREE LINE
	HANDICAP RAMP
	CURB AND GUTTER



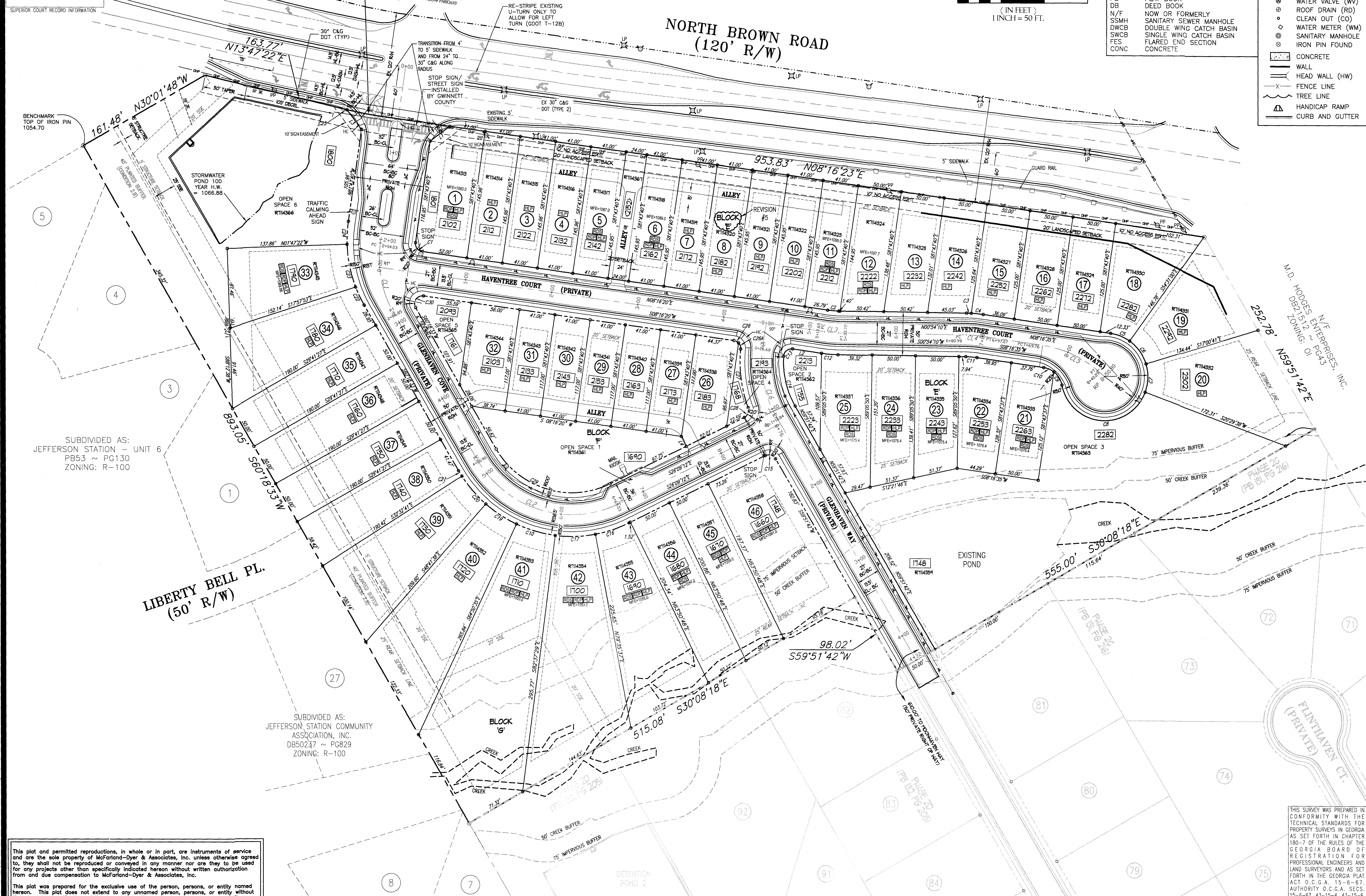
MDA
MCFARLAND-DYER & ASSOCIATES
1471 S. WINDY HILL ROAD
SUITE 100
DUBLIN, GEORGIA 30098
WWW.MDAONLINE.COM

John Wieland
**JOHN WIELAND HOMES
AND NEIGHBORHOODS**
jwhomes.com
4125 Adams Road SE - Smyrna, GA 30080
24 Hour Contact: 800.670.0014

DATE	DESCRIPTION
07/06/2015	FINAL PLAT
12/27/2015	REVISION #1 CORRECTION OF ADDRESS
01/28/2016	REVISION #2 CORRECTION OF PARCEL DATA ADDRESS
04/13/2016	REVISION #3 CORRECTION OF PLATTING PERMITS FOR LOTS 21-26
05/03/2017	REVISION #4 CHANGE IMPROVEMENTS FOR THE BACKS OF LOTS 21-26
08/10/2017	REVISION #5 CORRECTION OF PLATTING BRACKET FOR BLOCK LETTER

ENCLAVE AT STONEHAVEN
(FKA STONEHAVEN AT SUGARLOAF III)
SURVEY FOR:
11.14, 7TH DISTRICT, PARCEL 170
GWINNETT COUNTY, GEORGIA

FINAL PLAT
SHEET 3 OF 4



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Plat
Recorded 8/10/2017 1:41 PM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 140 Page 64
Participant IDs: 9064955191

SUPERIOR COURT RECORD INFORMATION

LOT AREA CHART		
LOT #	AREA (SQ. FT.)	AREA (AC.)
1	8686	0.199
2	5984	0.137
3	5984	0.137
4	5984	0.137
5	5984	0.137
6	5984	0.137
7	5984	0.137
8	5984	0.137
9	5984	0.137
10	5984	0.137
11	5979	0.137
12	7086	0.163
13	6762	0.155
14	6439	0.148
15	6253	0.144
16	6250	0.143
17	6250	0.143
18	8821	0.202
19	10254	0.235
20	14173	0.325
21	6403	0.147
22	6735	0.155
23	6676	0.153
24	7265	0.167
25	8419	0.193
26	4807	0.110
27	4797	0.110
28	4797	0.110
29	4797	0.110
30	4797	0.110
31	4797	0.110
32	4794	0.110
33	9996	0.229
34	11393	0.262
35	9500	0.218
36	9500	0.218
37	9500	0.218
38	10201	0.234
39	13853	0.318
40	17625	0.405
41	28980	0.665
42	22078	0.507
43	15286	0.351
44	10130	0.233
45	9956	0.229
46	17143	0.394
* OS 1	13821	0.317
* OS 2	32378	0.074
* OS 3	63279	1.453
* OS 4	1928	0.023
* OS 5	5004	0.079
* OS 6	57036	1.309

* OPEN SPACE

LOT AREA CHART		
1	2102 Haventree Court	R - 7114313
1	1801 Haventree Court	
2	2112 Haventree Court	R - 7114314
3	2122 Haventree Court	R - 7114315
4	2132 Haventree Court	R - 7114316
5	2142 Haventree Court	R - 7114317
6	2162 Haventree Court	R - 7114318
7	2172 Haventree Court	R - 7114319
8	2182 Haventree Court	R - 7114320
9	2192 Haventree Court	R - 7114321
10	2202 Haventree Court	R - 7114322
11	2212 Haventree Court	R - 7114323
12	2222 Haventree Court	R - 7114324
13	2232 Haventree Court	R - 7114325
14	2242 Haventree Court	R - 7114326
15	2252 Haventree Court	R - 7114327
16	2262 Haventree Court	R - 7114328
17	2272 Haventree Court	R - 7114329
18	2282 Haventree Court	R - 7114330
19	2292 Haventree Court	R - 7114331
20	2302 Haventree Court	R - 7114332
OPEN SPACE 3	2282 Haventree Court	R - 7114363
21	2263 Haventree Court	R - 7114333
22	2253 Haventree Court	R - 7114334
23	2243 Haventree Court	R - 7114335
24	2233 Haventree Court	R - 7114336
25	2223 Haventree Court	R - 7114337
OPEN 2	2213 Haventree Way	R - 7114362
OPEN 2	1755 Glenhaven Way	
OPEN 4	1768 Glenhaven Way	R - 7114364
OPEN 4	2193 Haventree Way	
26	2183 Haventree Court	R - 7114338
27	2173 Haventree Court	R - 7114339
28	2163 Haventree Court	R - 7114340
29	2153 Haventree Court	R - 7114341
30	2143 Haventree Court	R - 7114342
31	2133 Haventree Court	R - 7114343
32	2103 Haventree Court	R - 7114344
OPEN SPACE 1	1751 Haventree Court	R - 7114361
OPEN 5	2093 Haventree Court	R - 7114365
OPEN 5	1761 Glenhaven Cove	
OPEN SPACE 6	1800 Glenhaven Way	R - 7114366
33	1790 Glenhaven Cove	R - 7114345
34	1780 Glenhaven Cove	R - 7114346
35	1770 Glenhaven Cove	R - 7114347
36	1760 Glenhaven Cove	R - 7114348
37	1750 Glenhaven Cove	R - 7114349
38	1740 Glenhaven Cove	R - 7114350
39	1730 Glenhaven Cove	R - 7114351
40	1720 Glenhaven Cove	R - 7114352
41	1710 Glenhaven Cove	R - 7114353
42	1700 Glenhaven Cove	R - 7114354
43	1690 Glenhaven Cove	R - 7114355
44	1680 Glenhaven Cove	R - 7114356
45	1670 Glenhaven Cove	R - 7114357
46	1660 Glenhaven Cove	R - 7114358
46	1748 Glenhaven Way	R - 7114359
EXST. POND	1725 Glenhaven Way	R - 7114359

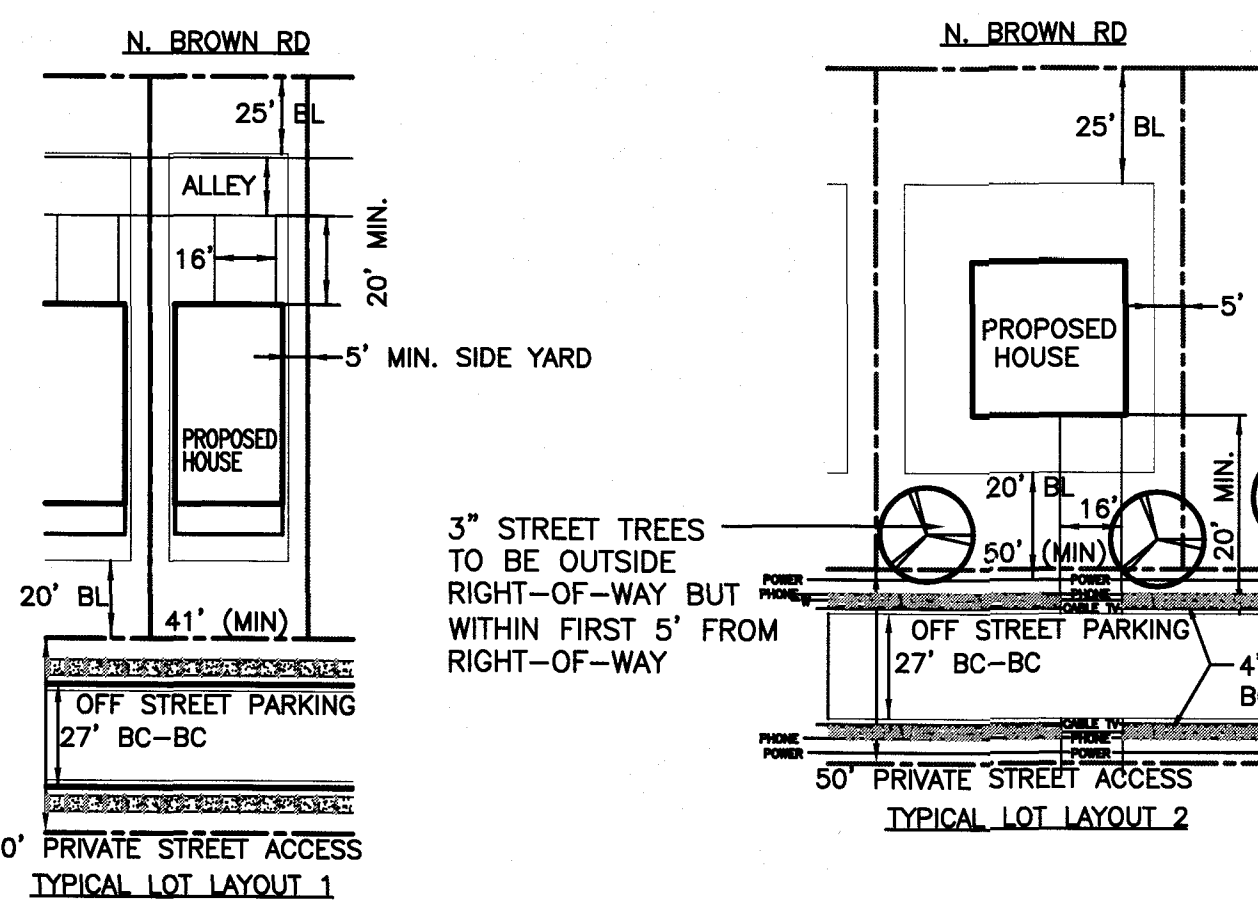
** LOTS ARE BLOCKS E, F, & G **

ARCHITECTURAL ELEMENTS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS

ARCHITECTURAL TREATMENTS:

DWELLINGS SHALL BE CONSTRUCTED OF FOUR SIDES PRIMARILY BRICK, STUCCO, CEDAR SHAKE OR STACKED STONE WITH MINOR TREATMENTS (I.E. GABLES, BAY WINDOWS, CHIMNEYS) OF FIBER CEMENT TYPE SIDING. VINYL SIDING SHALL BE PROHIBITED. FINAL ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING & DEVELOPMENT AND SHALL BE SPECIFIC TO THE ELEVATIONS SUBMITTED AT THE 3-6-07 PLANNING COMMISSION MEETING.

TYPICAL 2 EA
2" CALIPER (MINIMUM) TREES
PER LOT PLACED
PRIOR TO C.O.



CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	9.00'	14.14'	12.73'	N 53°16'20" E
C2	100.00'	12.86'	12.85'	N 04°35'15" E
C3	150.00'	5.37'	5.37'	N 01°55'43" E
C4	150.00'	13.93'	13.93'	N 05°36'55" E
C5	50.00'	23.74'	23.52'	N 21°52'47" E
C6	50.00'	32.73'	32.15'	N 54°14'09" E
C7	50.00'	32.73'	32.15'	S 88°15'32" E
C8	50.00'	129.43'	96.20'	S 04°38'58" W
C9	25.00'	17.98'	17.60'	S 01°11'49" W
C10	25.00'	12.79'	12.65'	S 22°55'58" W
C11	100.00'	12.87'	12.86'	S 04°35'23" W
C12	150.00'	19.29'	19.28'	S 04°35'15" W
C13	9.00'	14.86'	13.23'	S 39°02'03" E
C14	100.00'	58.99'	58.14'	S 76°45'38" E
C15	9.00'	13.51'	12.28'	S 16°51'16" W
C16	150.00'	41.22'	41.10'	S 18°16'47" E
C17	150.00'	46.55'	46.37'	S 01°30'56" E
C18	150.00'	46.55'	46.37'	S 16°15'58" W
C19	150.00'	42.28'	42.14'	S 33°13'54" W
C20	150.00'	42.28'	42.14'	S 49°22'51" W
C21	150.00'	7.47'	7.47'	S 58°52'56" W
C22	150.00'	23.05'	23.02'	S 64°42'38" W
C23	150.00'	50.00'	49.77'	S 78°39'41" W
C24	150.00'	26.34'	26.31'	N 86°45'31" W
C25	500.00'	4.36'	4.36'	S 13°32'24" W
C26	9.00'	6.08'	5.96'	N 27°37'01" E
C26A	9.00'	7.65'	7.42'	N 71°17'52" E
C27	150.00'	67.90'	67.32'	N 82°39'56" E
C28	9.00'	13.32'	12.14'	S 68°33'37" E
C29	100.00'	150.91'	136.99'	S 17°04'41" W
C30	9.00'	20.10'	16.18'	N 55°42'33" W

LINE CHART		
LINE	BEARING	DISTANCE
L1	S 36°43'38" E	28.29'
L2	S 08°16'20" W	33.85'
L3	S 53°16'18" W	28.05'
L4	N 63°50'48" E	12.55'

STORM WATER PIPE CHART

Junct Type	Pipe ID	Inlet ID	Pipe Size (in)	Pipe Length (ft)	Pipe Slope (%)	Drainage Area (ac)	FlowRate (cfs)	I-25yr (in/hr)	Runoff Coeff(C)	Pipe Material	Vel/Ave (ft/s)
MH	Pipe 1	1-B	36	44.00	0.48	0.00	36.64	0	0	RCP	5.18
MH	Pipe 2	1-C	30	128.75	0.95	0.00	27.31	0	0	AST-2	5.56
Curb	Pipe 3	1-D	30	111.83	3.74	0.31	18.42	8.25	0.79	RCP	9.69
Curb	Pipe 4	1-E	30	190.63	1.36	0.19	14.98	8.25	0.76	AST-2	4.76
Curb	Pipe 5	1-F	24	202.00	1.06	0.29	12.08	8.25	0.78	AST-2	4.53
Curb	Pipe 8	1-F-1	18	28.08	0.29	0.34	1.93	8.25	0.69	RCP	1.59
Curb	Pipe 6	1-G	18	239.85	1.02	0.07	8.73	8.25	0.83	RCP	5.54
Curb	Pipe 7	1-H	18	147.51	0.98	1.48	8.42	8.25	0.69	RCP	5.47
Curb	Pipe 9	1-E-1	18	28.10	1.00	0.37	2.38	8.25	0.78	RCP	1.35
Curb	Pipe 15	1-C-1	30	195.23	0.33	0.20	11.25	8.25	0.76	RCP	2.29
Curb	Pipe 16	1-C-2	24	28.07	0.46	0.07	10.25	8.25	0.84	RCP	3.26
Curb	Pipe 17	1-C-3	24	107.59	0.50	0.77	10.01	8.25	0.65	RCP	3.19
Curb	Pipe 18	1-C-4	18	143.11	4.67	0.28	3.51	8.25	0.7	AST-2	3.11
Curb	Pipe 19	1-C-5	18	56.50	2.11	0.17	2.15	8.25	0.8	RCP	4.86
Curb	Pipe 20	1-C-6	18	99.00	2.42	0.05	1.25	8.25	0.85	AST-2	2.26
Curb	Pipe 21	1-C-7	18	28.38	0.60	0.17	0.94	8.25	0.67	RCP	2.97
Curb	Pipe 11	1-D-1	18	28.00	1.11	0.41	2.5	8.25	0.74	RCP	4.43
Curb	Pipe 12	1-B-1	18	47.53	0.99	0.34	10.49	8.25	0.73	AST-2	6.06
Curb	Pipe 13	1-B-2	18	68.00	1.28	0.40	8.8	8.25	0.74	RCP	4.98
Curb	Pipe 14	1-B-3	18	32.00	14.31	0.41	6.73	8.25	0.69	AST-2	4.58
Curb	Pipe 22	1-C-3.1	18	28.00	1.71	0.58	3.73	8.25	0.78	RCP	2.11
Dp-Grate	Pipe 14-a	1-B-4	18	212.95	2.98	0.51	4.91	8.25	0.66	RCP	6.73
Dp-Grate	Pipe 14-b	1-B-5	18	267.50	1.92	0.50	2.68	8.25	0.65	RCP	2.85
MH	Pipe 24	2-B	24	50.82	1.28	0.00	3.64	0	0	AST-2	3.73
DI	Pipe 3-1	3-B	18	35.90	12.96	0.48	1.95	8.25	0.36	AST-2	3.5
DI	Pipe 3-2	3-C	18	151.45	3.42	0.29	0.92	8.25	0.38	AST-2	4.18

PLANNING COMMISSION RECOMMENDED CONDITIONS

Approval of a Change in Conditions of R-ZT zoning, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Single-family detached residential dwellings and accessory uses and structures not to exceed 3.2 units per acre, and site plan specific to the plan submitted at the June 3, 2014 Planning Commission Meeting.
- B. Minimum heated floor area for each dwelling shall be 3,000 2,500 square feet.
- C. Dwellings shall be constructed of three sides primarily brick, stucco, cedar shake or stacked stone with minor treatments (i.e. gables, bay windows, chimneys) of fiber-cement type siding. Vinyl siding shall be prohibited. Final architectural elevations shall be submitted for review and approval of the Director of Planning and Development, and shall be specific to the elevations submitted at the June 3, 2014 Planning Commission Meeting.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

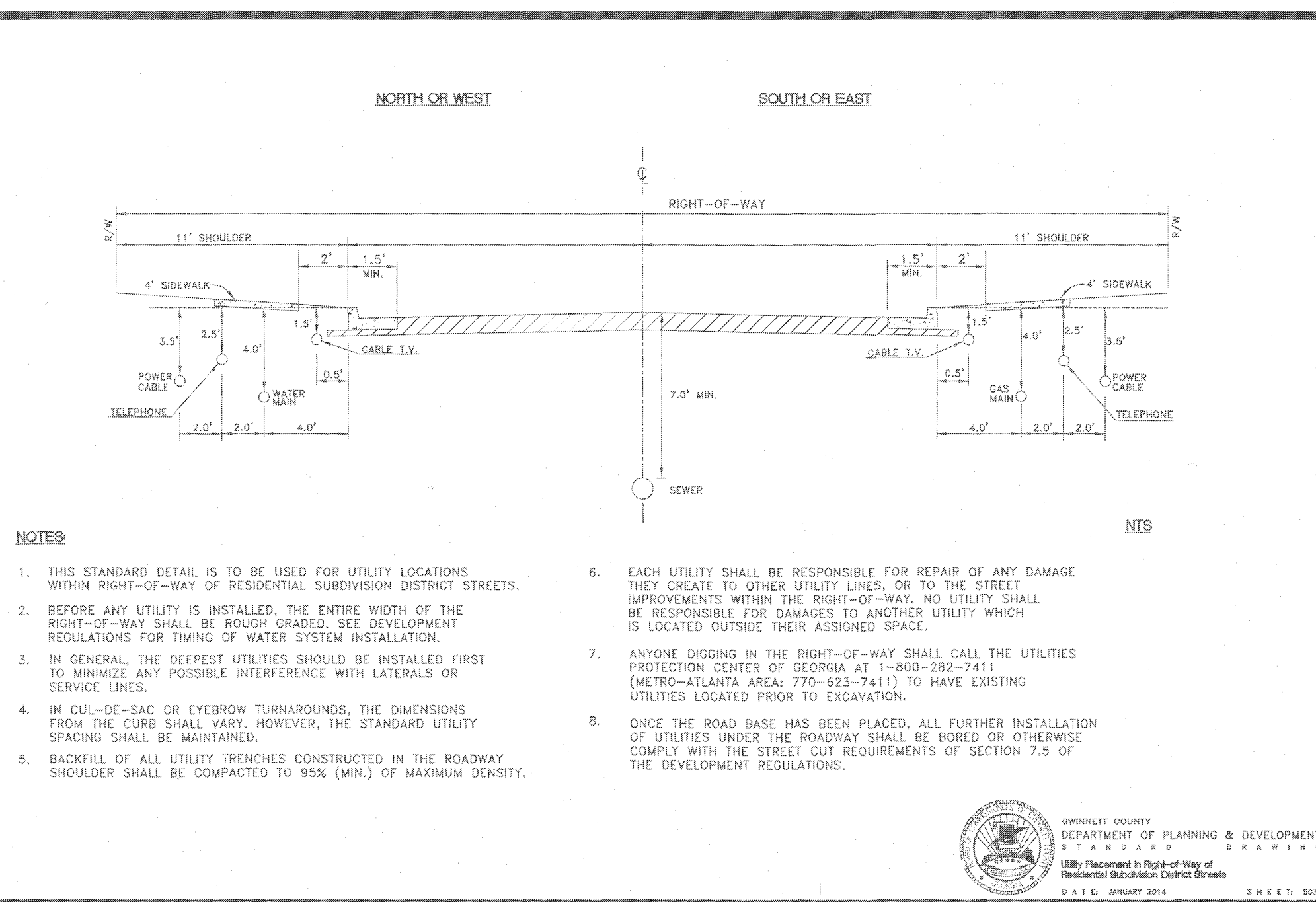
- A. Provide a 40-foot wide landscaped setback adjacent to all external street frontages. Setback to include a decorative masonry monument sign and landscaping where feasible with respect to grade variation. Sign design shall be consistent with the building materials of the dwelling units. Submit landscaped setback plan and sign plan for review and approval by the Director of Planning and Development.
- B. Provide a 35-foot replanted a 40-foot wide buffer adjacent to R-100 zoned property. The 35-foot buffer shall be measured from the property line northern-side-of-the sanitary-sewer easement adjacent to Jefferson Station subdivision to the southern side of the sewer easement.

- 1. Buffer enhancement adjacent to the detention facility: Enhance buffer adjacent to proposed detention facility with hollies spaced 8-feet on-center where gaps exist.
- 2. Buffer enhancement along the rear of lots 35 and 37: Enhance buffer adjacent to the proposed detention facility with approximately 20 each, 6-foot tall hollies to be planted 8-feet on-center where gaps exist.

- 3. Buffer enhancement along rear of lots 39 and 40: Enhance buffer adjacent to the proposed detention facility with approximately 1 each, 6-foot tall hollies to be planted 8-feet on-center where gaps exist.

The plant materials within the area shall be subject to the review by the Director of Planning and Development. Developer to coordinate location and type of fencing with adjacent landowner, Laura Harman.

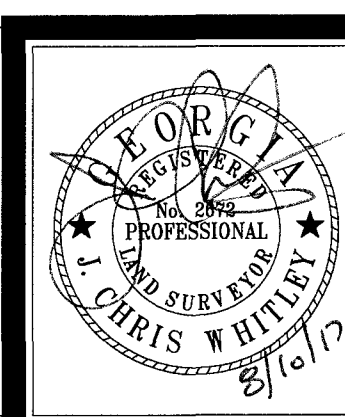
- C. All grassed areas shall be sodded.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Project shall be fully incorporated into the adjacent Stonehaven at Sugarloaf project currently under construction by the applicant. Overall development shall be unified in terms of signage, and landscaping.
- F. A single mandatory H.O.A. shall be incorporated for the overall development. Said H.O.A. shall be responsible for maintenance of a consistently high quality of all common property, including detention pond, contiguous county right-of-way, private streets, curbing and entry gate. This shall be included in recorded covenants governing the master development.
- G. A swim-tennis facility shall be provided as part of the recreational package for the overall development.
- H. A gated entry on North Brown Road shall include a resident queuing lane to the right, as well as a separate guest entrance lane.



- NOTES:
- MINIMUM HEATED FLOOR: 2,500 SQFT
 - DWELLINGS SHALL BE CONSTRUCTED OF THREE SIDES PRIMARILY BRICK, STUCCO, CEDAR SHAKE OR STACKED STONE WITH MINOR TREATMENTS (I.E. GABLES, BAY WINDOWS, CHIMNEYS) OF FIBER CEMENT TYPE SIDING. VINYL SIDING SHALL BE PROHIBITED. FINAL ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT AND SHALL BE SPECIFIC TO THE ELEVATIONS SUBMITTED AT THE 3-6-07 PLANNING COMMISSION MEETING.
 - TREES AT LEAST 2 INCHES IN DIAMETER SHALL BE PLACED OR PRESERVED ON EACH INDIVIDUAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A" OF THE BUFFER, LANDSCAPE, AND TREE ORDINANCE.
 - ALL GRASSED AREAS TO BE SODDED.
 - FRONT AND SIDE YARDS TO BE SODDED.
 - MAX HEIGHT FOR DWELLING IS 35'
 - UNDERGROUND UTILITIES ARE REQUIRED.
 - ALL UNITS SHALL HAVE A 2 CAR GARAGE.

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McFarland-Dyer & Associates
475 SAUER PARK PARKWAY
SUWANEE, GEORGIA 30024
WWW.MDAONLINE.COM

John Wieland Homes
JOHN WIELAND HOMES
AND NEIGHBORHOODS
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact Center 770.920.1444

DATE	DESCRIPTION
07/06/2015	FINAL PLAT
12/17/2015	REVISION #1 CORRECTIONS OF ADDRESS
09/28/2016	REVISION #2 CORRECTIONS OF PARCEL PLOT ADDRESS
04/13/2016	REVISION #3 CORRECTIONS OF PARCEL PLOT ADDRESS
05/03/2017	REVISION #4 CHANGE IN INFORMATION FOR THE BACK OF LOT 39
08/10/2017	REVISION #5 CORRECTIONS OF PLATTING INFORMATION FOR BLOCK LITER