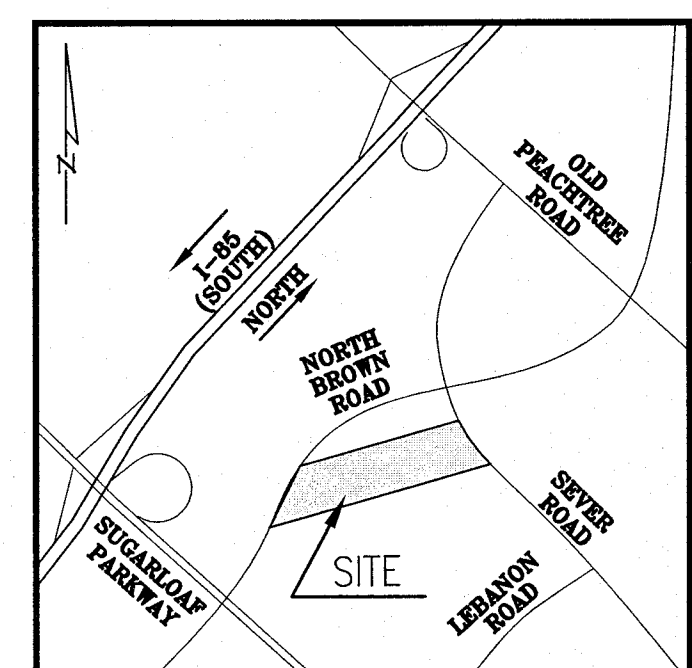


GENERAL NOTES:

- 1. SITE AREA: -TOTAL: 78.374 ACRES -UNIT 1, PHASE A: 21.198 ACRES
2. EXISTING ZONING: R-100
3. LOCATION: LAND LOT 114, DISTRICT 7, PARCEL 001
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
5. OWNER/DEVELOPER: JOHN WELAND HOMES AND NEIGHBORHOOD, INC.

AREA CHART table with columns: LOT NUMBER, AREA (S.F.), AREA (AC.), BLOCK, STREET ADDRESS, TAX NUMBER. Includes lots 19 through 529.

FINAL PLAT FOR: STONEHAVEN AT SUGARLOAF UNIT 1, PHASE A



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...

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

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAY (S) FOR STONEHAVEN @ SUGARLOAF SUBDIVISION IS/ARE DESIGNED WITH ACCURATE CORNER SIGHT DISTANCE FOR EACH DRIVEWAY/STREET APPROACHING A MINOR COLLECTOR OR MAJOR THROUGHFARE...

SIGNED AND SEALED: [Signature] DATE: 6/15/13. FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA.

ZONING NOTES:

- 1. ZONING: R-100
2. MINIMUM LOT SIZE: 15,000 SQFT SEWER
3. MINIMUM LOT WIDTH: 100 FEET, EXCEPTION 85 FEET CUL-DE-SAC TURN-AROUND
4. MINIMUM ROAD FRONTAGE: 40 FEET
5. MINIMUM DWELLING SIZE: 1,400 SQFT

REVISION #1: 03-02-2007

- DRAINAGE EASEMENT (CHANNEL B) HAS BEEN EXTENDED THROUGH LOTS 16 & 17.
- DRAINAGE EASEMENT ADDED THROUGH LOTS 26-35
- PROPERTY LINES HAVE BEEN CHANGED ON LOTS 31-38

GWINNETT COUNTY COMMENT NOTES:

- 1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS...
2. 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...

RECREATION AREA: 78.37 AC.

-TOTAL SITE AREA: 78.37 AC. RECREATIONAL AREA REQUIRED UNDEVELOPED CONDITION = MIN. 6% OF TOTAL SITE: 78.37 AC. X 0.06 = 4.70 AC. REQUIRED FOR DEVELOPED RECREATIONAL AREA: 6.78 AC. PROVIDED.

PLANNING NOTES:

- 1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS...

DATED THIS ___ DAY OF ___, 2006

FOR ORIGINAL SIGNATURE SEE PB 118 - PG 150 DIRECTOR

FOR ORIGINAL SIGNATURE SEE PB 126 - PG 6 STORMWATER

FOR ORIGINAL SIGNATURES SEE PB 119 - PG 228 ADDRESSING DATE

FOR ORIGINAL SIGNATURES SEE PB 119 - PG 228 TAX PARCEL ID'S DATE

FOR ORIGINAL SIGNATURES SEE PB 119 - PG 228 PLANNING AND DEVELOPMENT DATE

REVISION #3: 01-14-2010 - SHIFT DRAINAGE EASEMENT ON LOT 38, BLOCK B

FOR ORIGINAL SIGNATURES SEE PB 126 - PG 6 STORMWATER DATE

FOR ORIGINAL SIGNATURES SEE PB 126 - PG 6 PLANNING AND DEVELOPMENT DATE

REVISION #4: 10-06-2010 - PART OF LOT 25 HAS BEEN CONVERTED TO OPEN SPACE 5.

FOR ORIGINAL SIGNATURES SEE PB 127 - PG 53 PLANNING AND DEVELOPMENT DATE

REVISION #5: 09-16-2013 - REVISE MINIMUM FINISH FLOOR ELEVATION LOT 45 FROM 1092 TO 1082.

FOR ORIGINAL SIGNATURES SEE PB 127 - PG 53 PLANNING AND DEVELOPMENT DATE

STORM WATER PIPE CHART

Table with columns: Pipe #, Pipe Mat., Location, INLET TYPE, D.A. (Acres), c, Tc (Min), I 25 (In/Hr), Q 25 (CFS), Q Sum (CFS), Slope %, Lgth +/- (Ft.), Size (In), Vel. I 10 (Fps), Q 10 (CFS), gutter Slope, gutter Spread. Lists various pipe runs and their specifications.

LOT AND BLOCK CHART

Table with columns: BLOCK, NUMBER, LOTS. Shows Block A with 7 lots, Block B with 22 lots, and Block Total with 29 lots.

LINE CHART

Table with columns: LINE, DISTANCE, BEARING. Lists line segments L1, L2, and L3 with their respective measurements.

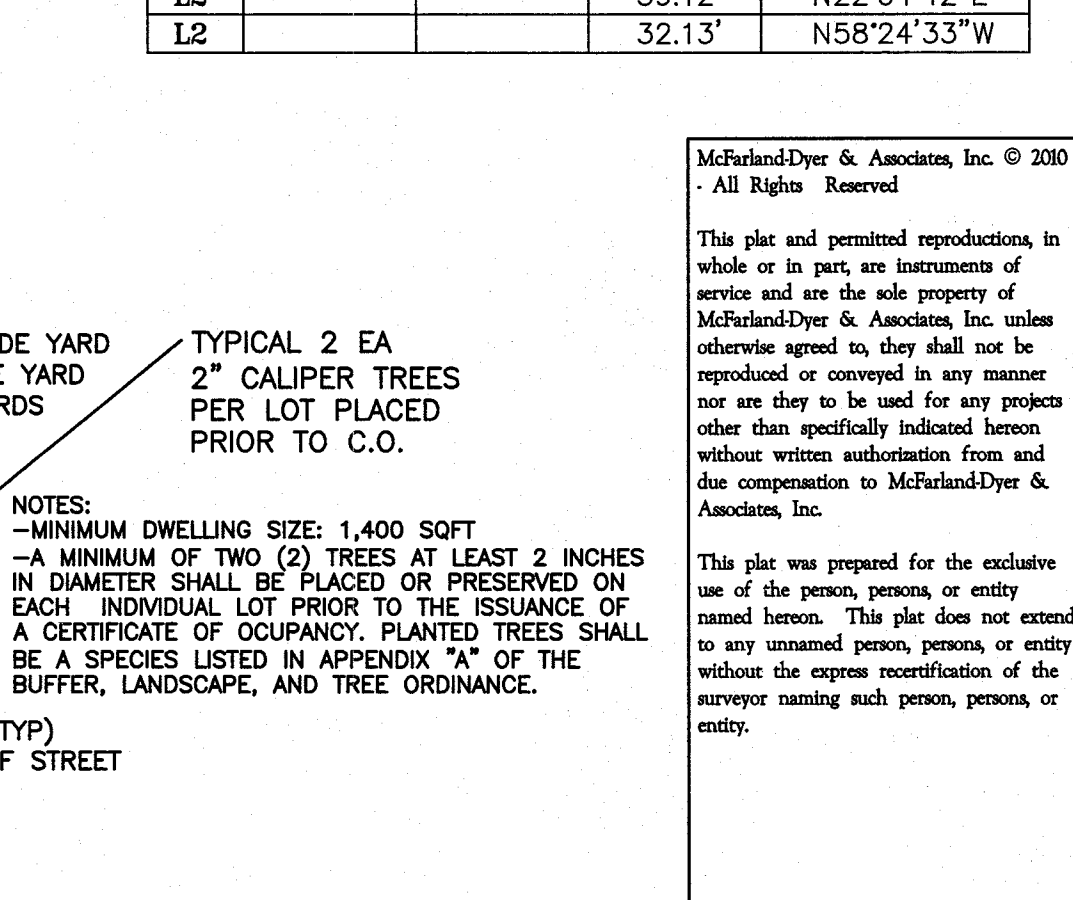
CURVE AND LINE CHART

Table with columns: CURVE, ARC, RADIUS, CHORD, CHORD BEARING. Lists curves C1 through C19 with their geometric details.

LINE "A" TO "B"

Table with columns: BEARING, DISTANCE. Lists line segments from N15°47'55"W to N30°59'31"W.

PROPOSED HOUSE



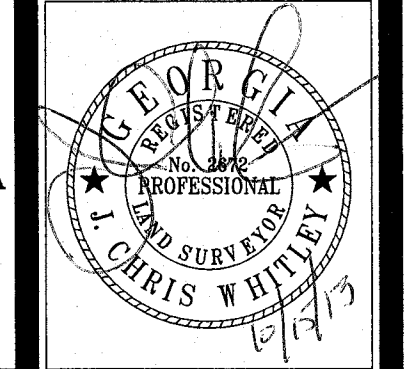
OWNER'S ACKNOWLEDGMENT AND DECLARATION:

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...

CHANNEL CHART

Channel A chart with columns: Channel #, Station, Drainage Area, Runoff Coeff., Conveyance Size, Lining Material, Roughness Coeff., Channel Length, Channel Slope, Velocity, Design Storm, 25yr Design Discharge, Total Sum Discharge, Normal Flow Depth, Width, SIDE SLOPES.

Channel B chart with columns: Channel #, Station, Drainage Area, Runoff Coeff., Conveyance Size, Lining Material, Roughness Coeff., Channel Length, Channel Slope, Velocity, Design Storm, 25yr Design Discharge, Total Sum Discharge, Normal Flow Depth, Width, SIDE SLOPES.



McFarland-Dyer & Associates, Inc. Land Planning Landscape Architecture Civil Engineering Land Surveyors

474 Silver Park Parkway Suwanee, Georgia 30024 Phone (770) 932-6550 Fax (770) 932-6551

PROJECT DATA:

- 1. This plat of survey makes no warranty or guarantee as to the existence of any easements of any type...
2. The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, and/or setback lines...

3. Elevations determined by a Leica GPS GXT230 and elevations adjusted to Geoid03 = NAD83.

4. SITE AREA: -TOTAL: 78.374 AC. -UNIT 1, PHASE A: 21.198 AC.

LAND LOT: 114 7TH DISTRICT PARCEL 001 GWINNETT COUNTY GEORGIA

SURVEY FOR:

STONEHAVEN AT SUGARLOAF UNIT 1, PHASE A (A.K.A. SEVER & BROWN ROADS TRACTS)

JOB NO. 05074 DRAWN BY: MP CHECKED BY: JCW SURVEYED BY: CD DATE: 10/28/06 REVISED: 03/20/07 #1 REVISED: 04/20/07 #2 REVISED: 04/30/07 #3 REVISED: 06/20/07 #4 REVISED: 06/20/07 #5

FINAL PLAT SHEET 1 OF 3

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

FUTURE UNIT 2 R-100

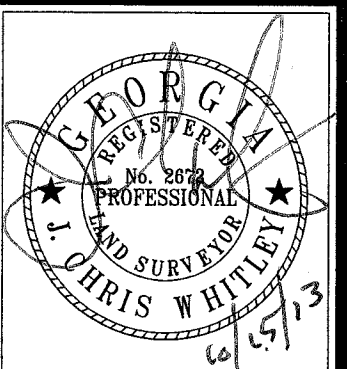
REVISION #4 10-06-2010

FUTURE UNIT 1 PHASE B R-100

	CV 1	CV 2	CV 3
PI	3+78.45	3+12.35	5+78.81
North	1452456.9975	1452425.3312	1452155.7807
East	2325655.7732	2325989.2406	2325834.0342
Δ	30°50'28"	85°30'53"	29°55'42"
A=	484.45	130.59	130.59
R=	900.00	125.00	250.00
T	248.25	115.57	66.82
Lc=	478.62	169.71	129.11
	S44°26'28"W	S12°49'17"E	S44°53'51"W

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
RDP	RESIDENTIAL DRAINAGE PLAN
RDS	RESIDENTIAL DRAINAGE STUDY
HLP	HOUSE LOCATION PLAN
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
S/S	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE



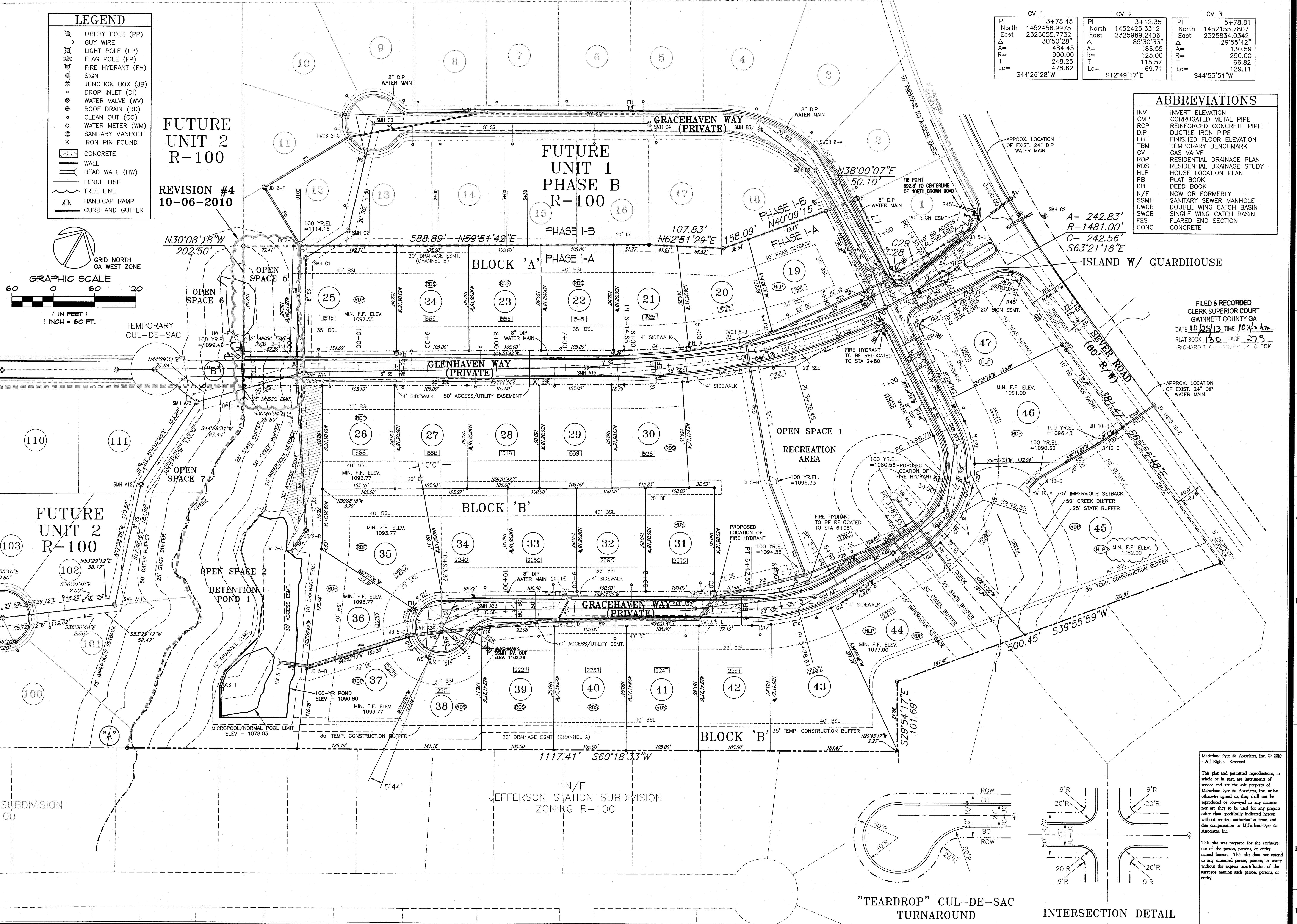
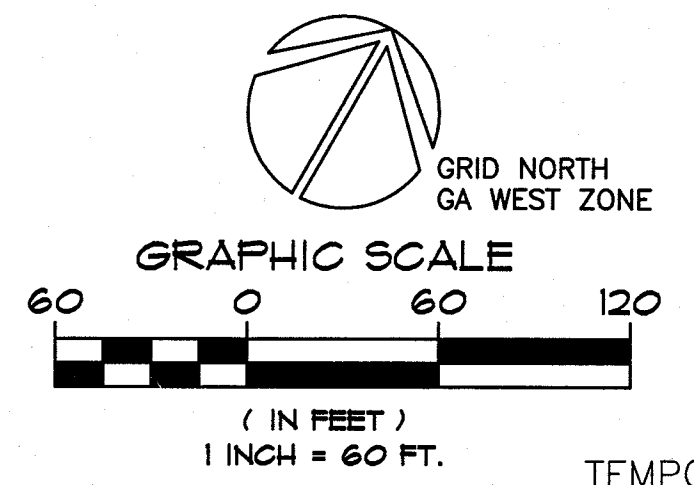
McFarland-Dyer & Associates, Inc.
 Land Planning
 Landscape Architecture
 Civil Engineering
 Land Surveying

4774 Silver Peak Parkway
 Lawrenceville, Georgia 30046
 Phone (770) 934-6550
 Fax (770) 934-6551

PROJECT DATA:

- This plat of survey makes no warranty or guarantee as to the existence of any easements or any type. No abstract or title search was performed to discover the existence of any easements.
- The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, and/or setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records. No liability is assumed by the undersigned for any loss that may be associated with the existence of any of easements or restrictions on the use of the property.
- Elevations determined by a Leica GPS GX1230 and elevations adjusted to Ceoid3 - NAD83.
- SITE AREA:**
 TOTAL: 8374 AC.
 UNIT 1, PHASE A: 2198 AC.

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10/25/13 TIME 10:45 AM
 PLAT BOOK 130 PAGE 375
 RICHARD T. FARLAND, JR. CLERK



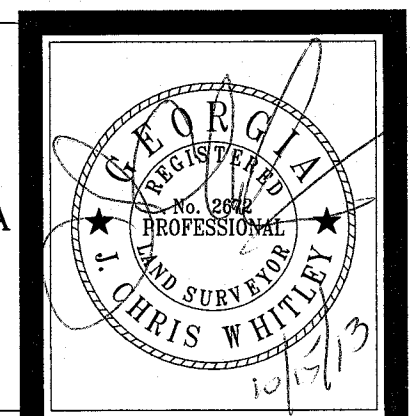
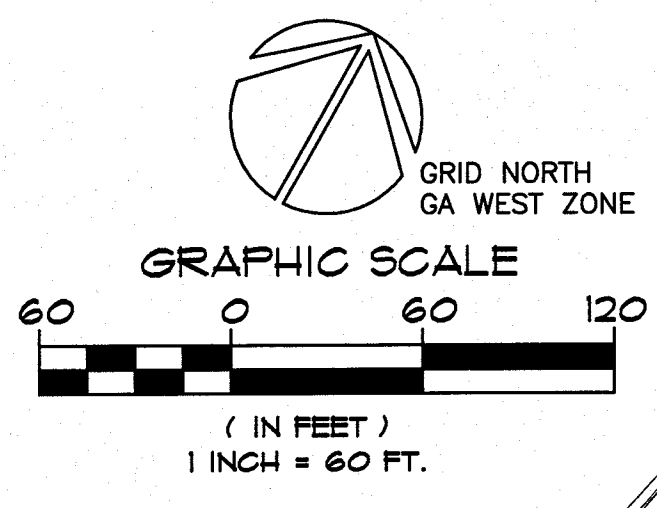
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LAND LOT: 114
 7TH DISTRICT
 PARCEL 001
 GWINNETT COUNTY
 GEORGIA

SURVEY FOR:
 STONEHAVEN
 AT
 SUGARLOAF
 UNIT 1, PHASE A
 (A.K.A. SEVER
 & BROWN
 ROADS TRACTS)

JOB NO. 05074
 DRAWN BY: MP
 CHECKED BY: JCW
 SURVEYED BY: CD
 DATE: 10/03/2006
 REVISED: 03/02/2007 #1
 REVISED: 04/04/2007 #2
 REVISED: 04/16/2010 #3
 REVISED: 06/06/2010 #4

FINAL PLAT
 SHEET 2 OF 3



McFarland-Dyer & Associates, Inc.
 Land Planning
 Landscape Architecture
 Civil Engineering
 Land Surveys

474 Silver Peak Parkway
 Suwanee, Georgia 30024
 Phone (770) 932-6550
 Fax (770) 932-6551

- PROJECT DATA:**
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 - Elevations determined by a Leica GPS GX130 and elevations adjusted to Geoid35 - NAD83.
 - SITE AREA:**
 - TOTAL: 78.374 AC
 - UNIT 1, PHASE A: 21.98 AC

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10-25-13 TIME 10:50 AM
 PLAT BOOK 130 PAGE 2716
 RICHARD T. ALEXANDER, JR., CLERK

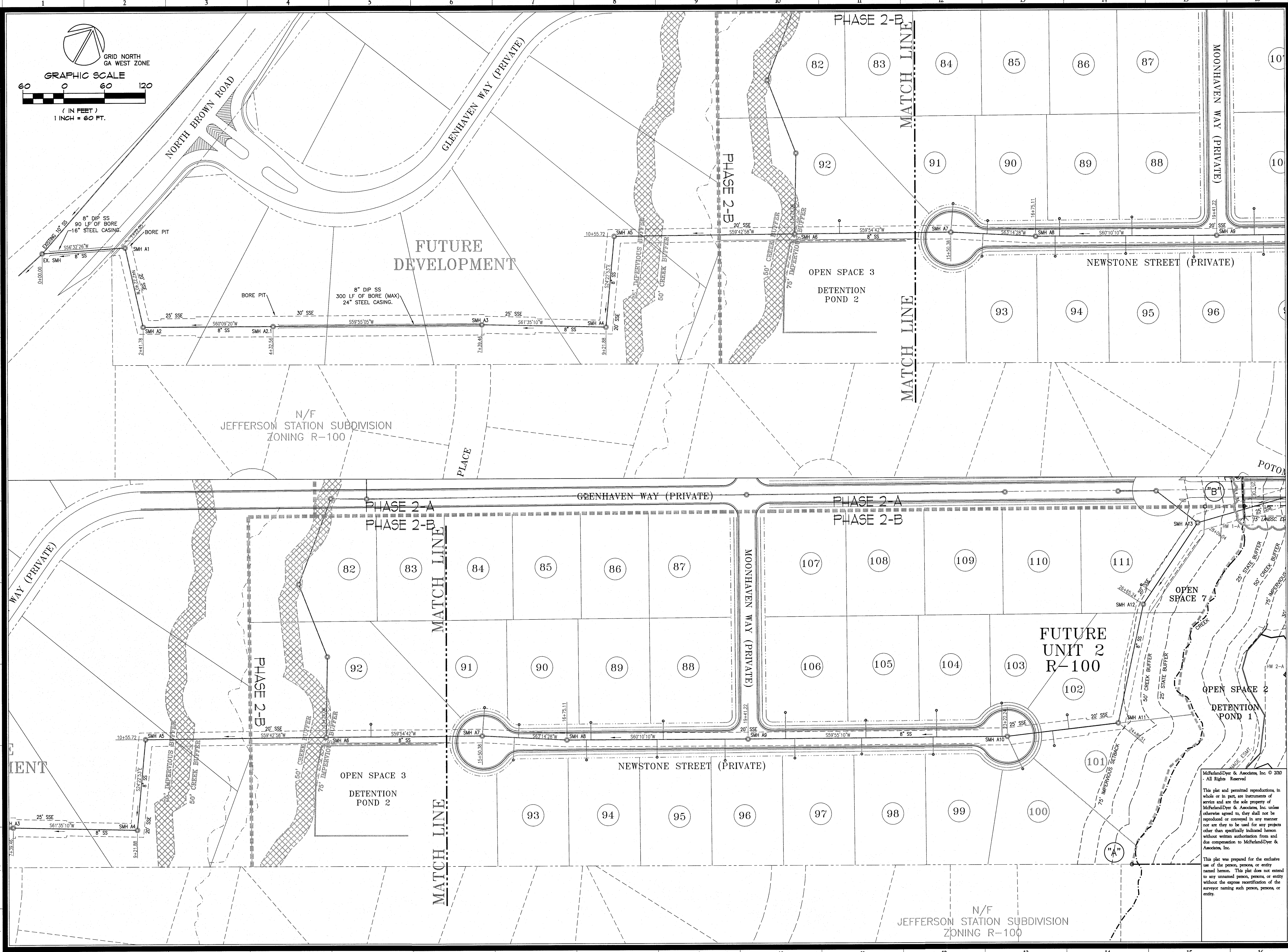
LAND LOT: 114
 7TH DISTRICT
 PARCEL 001
 GWINNETT COUNTY
 GEORGIA

SURVEY FOR:
 STONEHAVEN
 AT
 SUGARLOAF
 UNIT 1, PHASE A
 (A.K.A. SEVER
 & BROWN
 ROADS TRACTS)

JOB NO. 05074
 DRAWN BY: MP
 CHECKED BY: JCW
 SURVEYED BY: CD

DATE: 10-03-2006
 REVISION: 04-03-2007 #1
 REVISION: 04-03-2007 #2
 REVISION: 04-03-2007 #3
 REVISION: 10-06-2010 #4

**FINAL
 PLAT
 SHEET 3 OF 3**



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