

GENERAL NOTES:

- 1. SITE AREA: -TOTAL: 78,374 ACRES -UNIT 2, PHASE B: 11,384 ACRES
2. EXISTING ZONING: R-100
3. LOCATION: LAND LOT 114, DISTRICT 7, PARCEL 170
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION UNIT 2, PHASE B: 19 LOTS
5. OWNER/DEVELOPER: JOHN WELAND HOMES AND NEIGHBORHOODS
6. SOURCE OF TOPOGRAPHY IS FROM GWINNETT COUNTY GIS AND BOUNDARY SURVEY FIELD RUN SURVEY BY PRIME ENGINEERING, INC.
7. ALL CONSTRUCTION SHALL CONFORM TO GWINNETT COUNTY DEVELOPMENT REGULATIONS.
8. THE UTILITIES SHOWN HERE HAVE BEEN LOCATED IN AN APPROXIMATE WAY.
9. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0057F DATED SEPTEMBER 29, 2006 ON THIS PROPERTY.
10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
11. 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
12. MAINTENANCE AGREEMENT, BOND AND AS-BUILT OF STORM WATER MANAGEMENT FACILITY FOR THIS UNIT FOR UNIT 2 PHASE A, FPL 2010-00018 WITH CASE NUMBER SDP 2005-00088.
13. 1/2" REBAR TO BE SET AT ALL PROPERTY CORNERS.
14. SIDEWALKS ARE REQUIRED ALONG THE FRONTAGE OF SEVER ROAD.
15. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS.
16. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS.
17. 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)).
18. HOMEBUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE DEVELOPED PRIOR TO BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY (D.R. 6.13.1.a.2).
19. SANITARY SEWER EASEMENTS AND DRAINAGE EASEMENTS ARE CENTERED UPON THE CENTERLINE OF PIPES WITHIN THE PROPERTY LINES.
20. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
21. UTILITY PROVIDER: -WATER - GWINNETT COUNTY -SEWER - GWINNETT COUNTY
22. 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.
23. 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.

WR2005-00021 - DEAD END STREETS CONNECTION ELIMINATION
WR2005-00024 - SUBDIVISION WITH PRIVATE STREETS & DRAINAGE SYSTEM

- CONDITIONS:
1. ALL STREETS SHALL BE CONSTRUCTED TO PUBLIC STREET STANDARDS OR AS APPROVED BY MODIFICATION. ALL INTERIOR STREETS SHALL BE IDENTIFIED AS 50'-WIDE EASEMENTS OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. STREETS SHALL BE INSPECTED AS PUBLIC STREETS.
2. FOR BUILDING SETBACK PURPOSES, FRONT SETBACKS SHALL BE MEASURED AS IF THE STREETS WERE PUBLIC STREETS, OR AS APPROVED BY INDIVIDUAL VARIANCES.
3. THE DEVELOPER SHALL ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION, WITH BY-LAWS WHICH SHALL INCLUDE THE FOLLOWING:
A. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
B. RESPONSIBILITY FOR MAINTENANCE, INSURANCE AND TAXES.
C. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
D. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OR ASSESSMENTS.
4. DEVELOPER SHALL COMPLY WITH DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENT/SUBDIVISION.
5. DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES GENERAL ORDER FOR SECURITY GATE ACCESS.
6. ANY GUARDHOUSE/GATEHOUSE SHALL MEET REQUIREMENTS AS ESTABLISHED IN THE DEVELOPMENT REGULATIONS.
7. THE DRAINAGE SYSTEM SHALL BE DESIGNED SUBJECT TO THE FINAL APPROVAL OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC UTILITIES AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS. THE BY-LAWS OF THE PROPERTY OWNERS ASSOCIATION SHALL SPECIFY THAT MAINTENANCE OF THE DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO INVESTIGATION OF COMPLAINTS ABOUT THE SYSTEM AND THE REPAIR AND CONSTRUCTION OF THE DRAINAGE SYSTEM.

- ZONING NOTES:
1. ZONING: R-100
2. MINIMUM LOT SIZE: 15,000 SQ' 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
6. DENSITY: -OVERALL: 113 UNITS/78,374 AC. = 1.44 -UNIT 2, PHASE B: 19 UNITS/11,384 AC. = 1.669 NET DENSITY-GROSS DENSITY (NO FLOOD, POWER & GAS EASEMENT, OR R.O.W.)
7. MAXIMUM BUILDING HEIGHT: 35 FEET

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GWINNETT COUNTY NOTES:

- 1. 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.
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. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A" OF THE BUFFER, LANDSCAPE, AND TREE ORDINANCE.
3. RECREATION AREA TO BE DEEDED TO AND MAINTAINED BY A MANDATORY HOMEOWNER'S ASSOCIATION.
4. COMMON AREAS & OPEN SPACE AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNER'S ASSOCIATION.
5. 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.
6. 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".
7. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
8. PER ARTICLE 8, SECTION 8.2.6.b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO NOTIFY THE FACILITY OF CONSTRUCTION ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT OR DEBRIS.

OPEN SPACE AND RECREATION AREA NOTES:

-TOTAL SITE AREA: 78.37 AC.
RECREATIONAL AREA REQUIRED DEVELOPED CONDITION = MIN. 3% OF TOTAL SITE: 78.37 AC. X 0.03 = 2.35 AC.
-TOTAL TO DATE DEVELOPED RECREATION AREA + OPEN SPACE = 5.415 AC.
-0% IN FLOODPLAIN.

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, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. 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 DO NOT PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
5. 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.
6. 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 PLANT TO COUNTY REQUIREMENTS.
7. 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.
8. THE 35 FOOT TEMPORARY CONSTRUCTION BUFFERSHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH INDIVIDUAL LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
9. 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.
10. MOD 2012-00007 NON-RADIAL LOT LINE APPROVED 2-24-2012.

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 386,036 FEET, AND CONTAINS A TOTAL OF 6,078 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA CRA 1103 ROBOTIC.

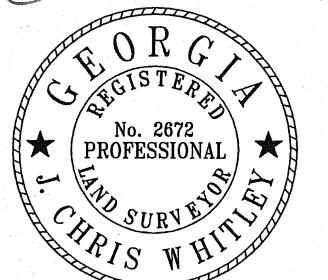
BY: GA REGISTERED SURVEYOR NO. 2672 - EXPIRES 12-31-2012

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 PROPOSED DRIVEWAY (S) FOR STONEHAVEN @ SUGARLOAF SUBDIVISION IS/ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH DRIVEWAY/STREET APPROACHING A MINOR COLLECTOR OR MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY TO THE END OF STREET, THE SIGHT DISTANCE IS 250+ FEET IN EACH DIRECTION OR TO THE END OF STREET. THE MAXIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY 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 (SECTION 9.7.4 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS).

SIGNED AND SEALED DATE 8/7/12

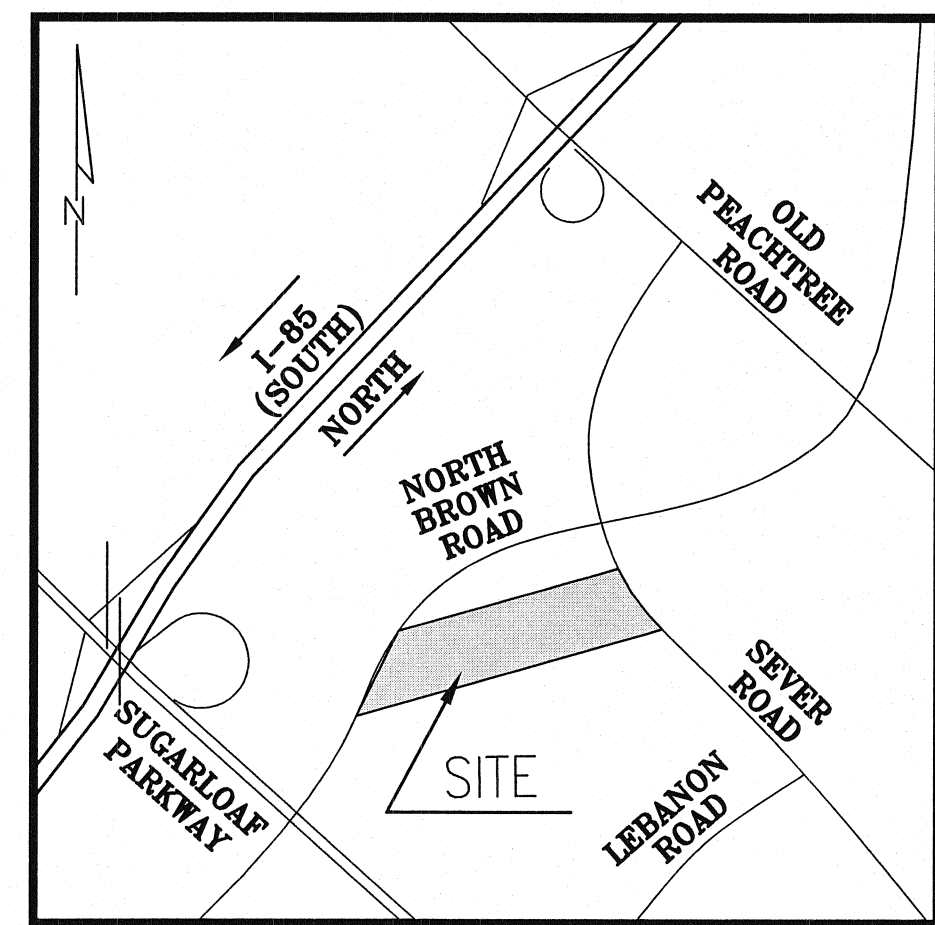


SURVEY DATA:

- 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 MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 386,036 FEET.
- A LEICA CRA 1103 ROBOTIC WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 01-19-2012.

FINAL PLAT FOR:
STONEHAVEN
AT SUGARLOAF
UNIT 2, PHASE B

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 8-7-12 TIME 3:45pm
PLAT BOOK 129 PAGE 88
RICHARD T. ALEXANDER, JR., CLERK



VICINITY MAP

Table with project data including Zoning (R-100), Number of Lots (19), Total Area (11,384 AC), Net Area (6,078 AC), Flood Plain Area (0 AC), and Recreation Area (1.443 ACS).

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATION 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 11th DAY OF March, 2012

FOR ORIGINAL SIGNATURES, SEE PB 127- PG 142
DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

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 ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, SEWER COLLECTORS, L'ESTIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

FOR ORIGINAL SIGNATURES, SEE PB 127- PG 142
SIGNATURE OF SUBDIVIDER DATE SIGNED

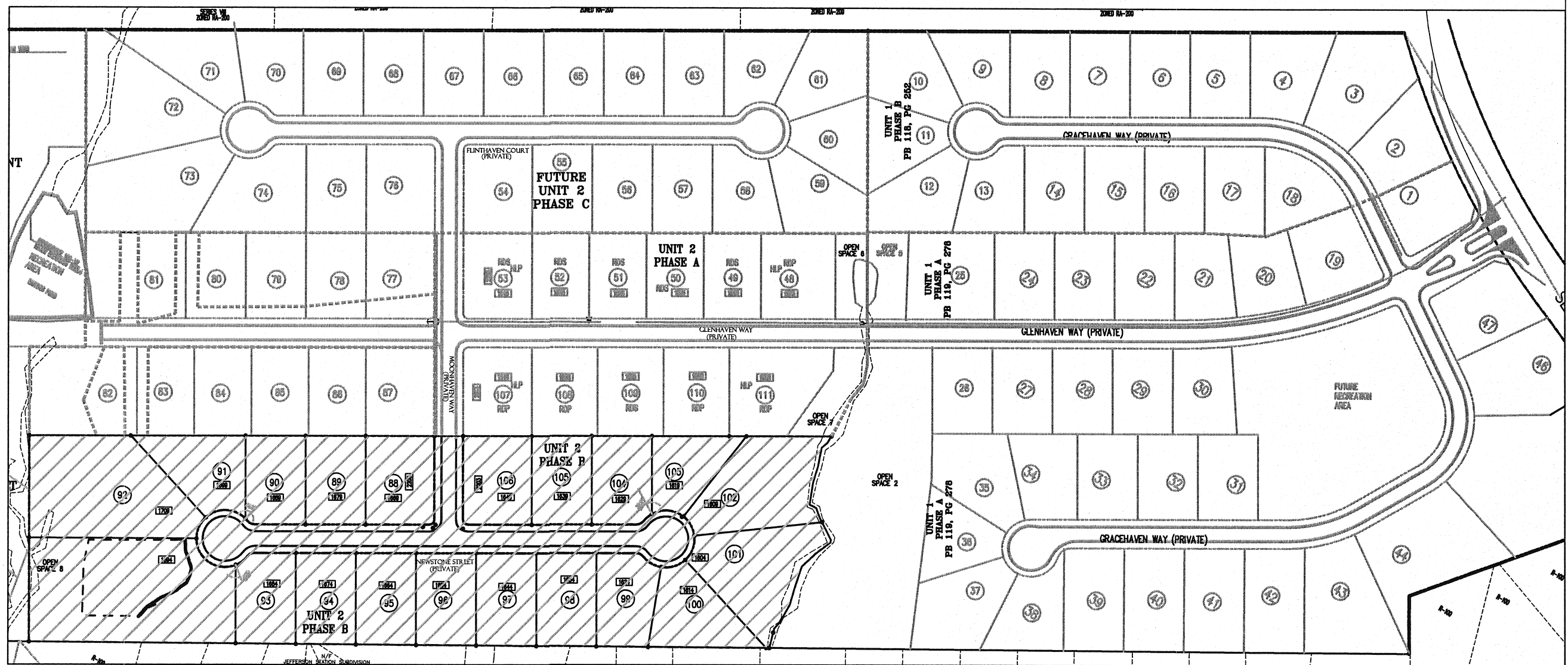
FOR ORIGINAL SIGNATURES, SEE PB 127- PG 142
PRINTED OR TYPED NAME OF SUBDIVIDER

FOR ORIGINAL SIGNATURES, SEE PB 127- PG 142
SIGNATURE OF OWNER DATE SIGNED

FOR ORIGINAL SIGNATURES, SEE PB 127- PG 142
PRINTED OR TYPED NAME OF OWNER

NOTE 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.

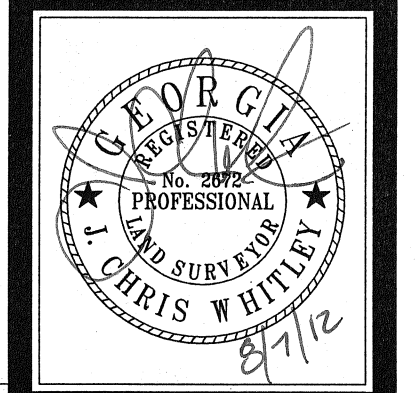
COVENANTS REFERENCE:
DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS FOR STONEHAVEN AT SUGARLOAF IS RECORDED IN DEED BOOK 47357, PAGE 296 AS AMENDED.



LOCATION OF UNIT 2 PHASE B WITHIN SUBDIVISION
SCALE 1" = 200'

PIPE CHART table with columns for Pipe #, Mat, Location, Inlet Type, D.A., C, To, 125, Q 25, Q (ft), Slope, Lgth, Size, Val, 110, Q 10, Q 10, Gutter, Spread.

Revision table with columns for Revision #, Date, Description, and Initials.



McFarland-Dyer & Associates
Professional Surveyors
4755 Silver Peak Parkway
Suwanee, Georgia 30024
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www.mcdma.net

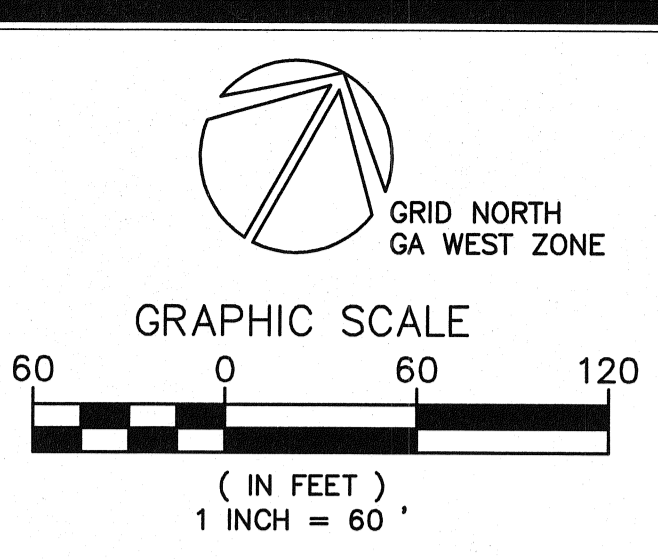
John Weland Homes and Neighborhoods
1114 7TH DISTRICT
GWINNETT COUNTY, GEORGIA
4122 Atlanta Road SE # 2, Smyrna, GA 30080
JohnWeland.com
24 Hour Contact: Jason Green 770.915.1646

Table with columns for Date, Description, and Initials, showing final plat approval and revision dates.

DATE 01/23/2012
05/15/2012
DESCRIPTION FINAL PLAT
FINAL PLAT REVISION
FINAL PLAT REVISION
DATE 08.07.2012
DATE 8/7/2012
DATE 8/7/2012

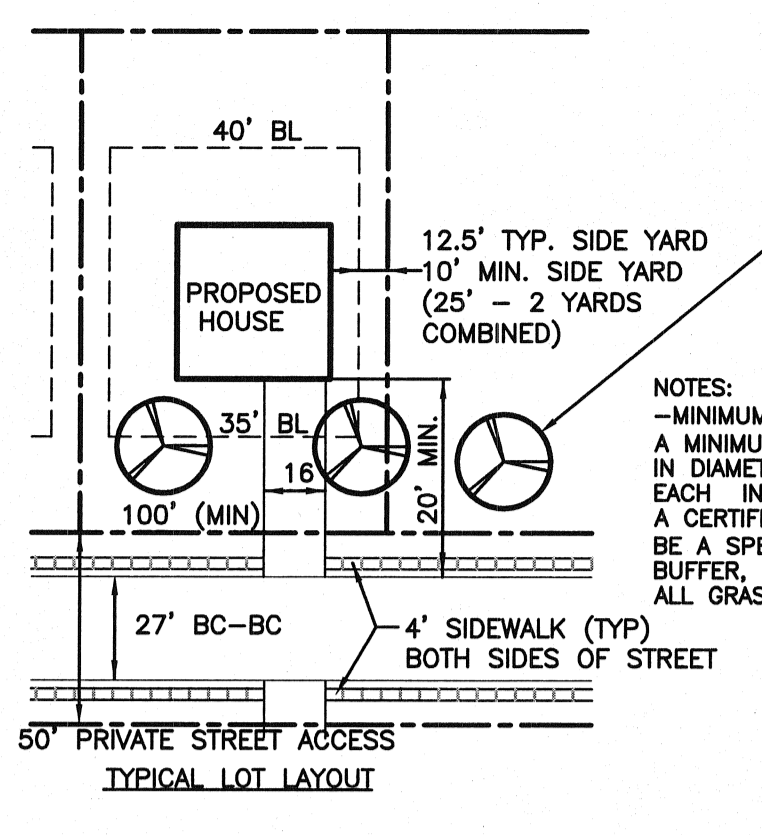
STONEHAVEN AT SUGARLOAF
UNIT 2, PHASE B
(AKA SEVER & BROWN ROAD TRACK)
SURVEY FOR:
FINAL PLAT
SHEET 1 OF 2

LEGEND		ABBREVIATIONS	
	UTILITY POLE (PP)	INV	INVERT ELEVATION
	GUY WIRE	CMP	CORRUGATED METAL PIPE
	LIGHT POLE (LP)	RCP	REINFORCED CONCRETE PIPE
	FLAG POLE (FP)	DIP	DUCTILE IRON PIPE
	FIRE HYDRANT (FH)	FFE	FINISHED FLOOR ELEVATION
	SIGN	TBM	TEMPORARY BENCHMARK
	JUNCTION BOX (JB)	GV	GAS VALVE
	DROP INLET (DI)	UGCM	UNDERGROUND CABLE MARKER
	WATER VALVE (WV)	GLM	GAS LINE MARKER
	ROOF DRAIN (RD)	WLM	WATER LINE MARKER
	CLEAN OUT (CO)	PB	PLAT BOOK
	WATER METER (WM)	DB	DEED BOOK
	SANITARY MANHOLE	N/F	NOW OR FORMERLY
	IRON PIN FOUND	SMH	SANITARY SEWER MANHOLE
	CONCRETE	DWCB	DOUBLE WING CATCH BASIN
	WALL	SWCB	SINGLE WING CATCH BASIN
	HEAD WALL (HW)	FES	FLARED END SECTION
	FENCE LINE	CONC	CONCRETE
	TREE LINE		
	HANDICAP RAMP		
	CURB AND GUTTER		



**LOT AND BLOCK CHART**

BLOCK	NUMBER LOTS
D	19
TOTAL	19



NOTES:  
 - MINIMUM DWELLING SIZE: 1,400 SQ'  
 - 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. ALL GRASSED AREAS TO BE SOEDED.  
 FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 8-7-12 TIME 3:45pm  
 PLAT BOOK 129 PAGE 99  
 RICHARD T. ALEXANDER, JR., CLERK

**LINE CHART**

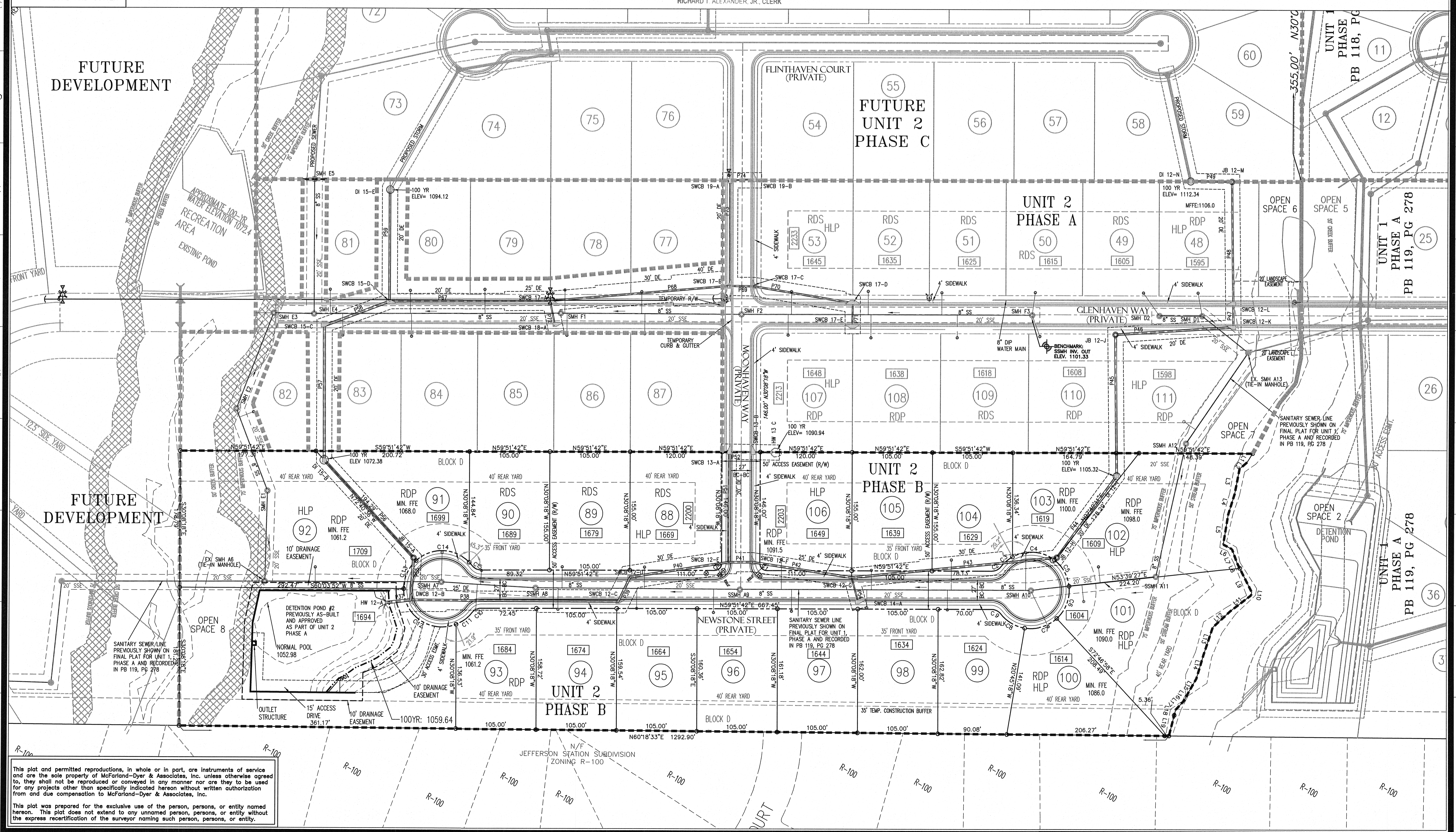
LINE	BEARING	DISTANCE
L1	S01°42'48"W	13.52'
L2	S18°48'44"W	13.03'
L3	S19°20'38"E	33.70'
L4	S12°56'32"E	27.84'
L5	S20°59'16"E	40.18'
L6	N87°22'18"E	13.00'
L7	S50°24'40"E	19.42'
L8	S57°07'25"E	7.54'
L9	S57°07'25"E	34.68'
L10	S19°47'31"E	4.48'
L11	S22°16'40"W	33.77'
L12	S16°58'17"W	31.73'
L13	S11°44'24"E	37.66'
L14	S13°28'31"E	33.24'
L15	S00°17'07"E	24.84'
L16	S02°56'39"E	8.36'
L17	S12°41'33"W	15.74'
L18	S15°47'55"E	7.45'
L19	S15°47'55"E	27.86'

**CURVE CHART**

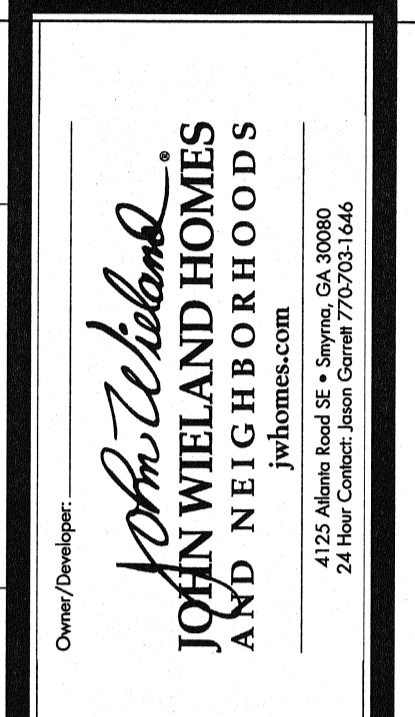
LINE	CHORD BEARING	RADIUS	CHORD
C1	S75°08'18"E	9.00'	12.73'
C2	N33°51'06"E	15.00'	13.16'
C3	N19°16'03"E	50.00'	19.81'
C4	N64°15'24"E	50.00'	55.29'
C5	S59°15'41"E	50.00'	38.94'
C6	S09°33'45"E	50.00'	45.06'
C7	S43°13'52"W	50.00'	43.86'
C8	N89°26'12"W	50.00'	36.35'
C9	S85°52'18"W	15.00'	13.16'
C10	S33°51'06"W	15.00'	13.16'
C11	S22°52'40"W	50.00'	25.94'
C12	N86°00'39"W	50.00'	82.98'
C13	N06°18'22"W	50.00'	40.08'
C14	N61°15'14"E	50.00'	69.38'
C15	N85°52'18"E	15.00'	13.16'
C16	N14°51'42"E	9.00'	12.73'

**LOT CHART**

LOT NUMBER	AREA (S.F.)	AREA (AC.)	BLOCK	STREET ADDRESS	TAX NUMBER
88	18,582	0.427	D	1669 NEWSTONE STREET	7-114-256
89	16,275	0.374	D	1679 NEWSTONE STREET	7-114-257
90	16,223	0.372	D	1689 NEWSTONE STREET	7-114-258
91	18,722	0.430	D	1699 NEWSTONE STREET	7-114-259
92	45,540	1.045	D	1709 NEWSTONE STREET	7-114-260
93	16,291	0.374	D	1684 NEWSTONE STREET	7-114-261
94	16,709	0.384	D	1674 NEWSTONE STREET	7-114-262
95	16,795	0.386	D	1664 NEWSTONE STREET	7-114-263
96	16,881	0.388	D	1654 NEWSTONE STREET	7-114-264
97	16,967	0.390	D	1644 NEWSTONE STREET	7-114-265
98	17,053	0.391	D	1634 NEWSTONE STREET	7-114-266
99	16,235	0.374	D	1624 NEWSTONE STREET	7-114-267
100	18,334	0.421	D	1614 NEWSTONE STREET	7-114-268
101	29,002	0.666	D	1604 NEWSTONE STREET	7-114-269
102	30,181	0.693	D	1609 NEWSTONE STREET	7-114-270
103	15,028	0.345	D	1619 NEWSTONE STREET	7-114-271
104	16,058	0.369	D	1629 NEWSTONE STREET	7-114-272
105	16,275	0.374	D	1639 NEWSTONE STREET	7-114-273
106	18,582	0.427	D	1649 NEWSTONE STREET	7-114-274
OPEN SPACE 6	62,874	1.443	D	1694 NEWSTONE STREET	7-114-275



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DESCRIPTION  
 FINAL PLAT  
 FINAL PLAT REVISION

DATE  
 01/23/2012  
 05/15/2012

FOR NO. 050774  
 CHECKED BY: JCV  
 SURVEYED BY: CD

DATE  
 01/23/2012  
 05/15/2012

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SURVEY FOR:  
 STONEHAVEN AT SUGARLOAF  
 UNIT 2, PHASE B  
 (AKA SEVER & BROWN ROAD TRACK)

1114 7TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

FINAL PLAT  
 SHEET 2 OF 2