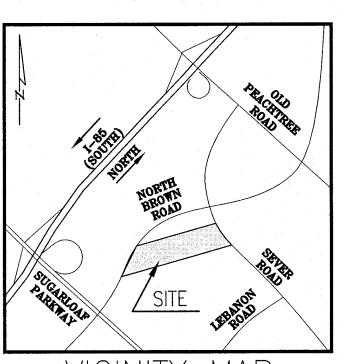
#### AREA CHART AREA | AREA | BLOCK TAX NUMBER STREET ADDRESS (S.F.) (AC.) NUMBER OS1-REC. AREA 98,772 2.267 7-114-209 300 GRACEHAVEN WAY 1518 GLENHAVEN WAY 7-114-210 OS3-POND 2 (PH. 2) 62,875 1.443 OS4-EX. POND (PH. 2) 36,457 0.837 OS5-NEXT TO LOT 25 10,668 0.245 PRIVATE RD. 127,610 2.930 18,565 | 0.426 | A | 1515 GLENHAVEN WAY | 7-114-177 15,678 | 0.360 | A | 1525 GLENHAVEN WAY | 7-114-181 15,183 | 0.349 | A | 1535 GLENHAVEN WAY 16,012 0.368 A 1545 GLENHAVEN WAY 16,012 0.368 A 1555 GLENHAVEN WAY 7-114-183 7-114-184 16,012 0.368 A 1565 GLENHAVEN WAY 7-114-185 23,205 0.533 A 1575 GLENHAVEN WAY 15,765 0.362 B 1568 GLENHAVEN WAY 5,750 0.362 B 1558 GLENHAVEN WAY 0.362 B 1548 GLENHAVEN WAY 7-114-189 0.362 | B | 1538 GLENHAVEN WAY | 7-114-190 16,246 | 0.373 | B | 1528 GLENHAVEN WAY | 15,750 0.362 B 2270 GRACEHAVEN WAY 15,750 0.362 B 2260 GRACEHAVEN WAY 15,750 0.362 B 2260 GRACEHAVEN WAY 15,750 0.362 B 2250 GRACEHAVEN WAY 16,109 0.370 B 2240 GRACEHAVEN WAY 19,904 0.457 B 2230 GRACEHAVEN WAY 15,198 0.349 B 2220 GRACEHAVEN WAY 20,658 0.474 B 2207 GRACEHAVEN WAY 15,764 0.362 B 2217 GRACEHAVEN WAY 18,846 0.433 B 2227 GRACEHAVEN WAY 18,945 0.435 B 2237 GRACEHAVEN WAY 19,031 0.437 B 2247 GRACEHAVEN WAY 7-114-195 7-114-199 19,031 0.437 B 2247 GRACEHAVEN WAY 7-114-202 19,130 | 0.439 | B | 2257 GRACEHAVEN WAY | 7-114-203 26,974 | 0.619 | B | 2267 GRACEHAVEN WAY | 7-114-204 33,966 0.780 B 2277 GRACEHAVEN WAY 7-114-205 69,845 1.603 B 2287 GRACEHAVEN WAY 7-114-206 26,900 0.618 B 2297 GRACEHAVEN WAY 7-114-207 20,216 0.464 B 2307 GRACEHAVEN WAY 7-114-208 ISLAND W/ GRDHSE 529 0.012 1513 GLENHAVEN WAY 7-114-234 **ZONNING NOTES: REVISION #1:** 03-02-2007 1. ZONNING: R-100 DRAINAGE EASEMENT (CHANNEL B) HAS BEEN 2. MINIMUM LOT SIZE: 15,000 SQFT SEWER EXTENDED THROUGH LOTS 16 & 17. MINIMUM LOT WIDTH: 100 FEET, EXCEPTION 85 FEET CUL—DE—SAC TURN-AROUND DRAINAGE EASEMENT ADDED THROUGH LOTS 26-35 4. MINIMUM ROAD FRONTAGE: 40 FEET 5. MINIMUM DWELLING SIZE: 1,400 SQFT PROPERTY LINES HAVE BEEN CHANGED ON LOTS 31-38 DENSITY: -OVERALL: 113 UNITS/78.374 AC. = 1.44

# FINAL PLAT FOR: STONEHAVEN AT SUGARLOAF



NOT TO SCALE

33

29

27

25

24

23

22

18 RCP 5G-5F

17 | RCP | 5F-5E

16 RCP 5E-5D

15 | RCP | 5D-5C

14 RCP 5C-5B

13 | RCP | 5B-5A

12 | RCP | 4B-4A

8 | AST-2|2H-2G

7 AST-2 2G-2F

3 AST-2 2C-2B

2 | AST-2|2B-2A

\*CARRIES LIVE STREAM

DWCB 1.10

TYPE (Acres)

Location

#### 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 78.374 ACRES. THE EQUIPMENT USED TO OBTAIN, THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA CRA 1103 ROBOTIC.

GA REGISTERED SURVEYOR NO. 2672 - EXPIRES 12-31-2010

#### 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 40 MILES PER HOUR. THE SIGHT DISTANCE IS 400+ FEET IN THE NORTH DIRECTION AND 400+ FEET IN THE SOUTH DIRECTION. 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

SIGNED AND SEALED G GISTER ... \* | PROFESSIONAL | \*

GWINNETT COUNTY DEVELOPMENT REGULATIONS.)

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA DATE 10-25-13 TIME 11 50 AM PLAT BOOK 130 PAGE 274 RICHARD T. ALEXANDER, JR., CLERK

Lgth. | Size | Vel. | I 10 | Q 10 | gutter | gutter

+/-(ft.) (In) (fps)kin/hr)(cfs) Slope Spread

30 6.61 7.30 1.71 2.6 3.3

48 4.81 7.30 3.80 4.7 8.0

48 4.89 7.30 0.47 4.7 3.7

36 5.39 | 7.30 | 4.99

48 4.72 7.30 5.66

48|4.89 | 7.30 |0.00

48|4.89 | 7.30 | 0.00 <u>| </u>

24 7.13 | 7.30 | 4.60

247.32 7.30 0.00

24 7.48 7.30 0.15

30|10.09 | 7.30 |6.69

TYPICAL LOT LAYOUT

(N.T.S.)

18 4.65 7.30 3.46 3.5

24 7.87 7.30 4.18 3.4

24 4.14 7.30 6.75 3.3 5.3

30 7.15 | 7.30 | 0.85 | 3.4 | 2.4

48 4.76 | 7.30 | 0.50 | 4.7

# STORM WATER PIPE CHART

Tc I 25 Q 25 Q (Sum) Slope

(Min) (In/Hr) (cfs) (cfs)

DI 1.55 |0.50 | 5 |8.28 |6.42 |54.30 |0.5

SWCB | 0.11 | 0.62 | 5 | 8.28 | 0.56 | 54.86 | 0.5

SWCB 0.80 | 0.65 | 5 | 8.28 | 4.31 | 59.17 | 0.5

SWCB | 0.10 | 0.65 | 5 | 8.28 | 0.54 | 60.27 | 0.5

HW 1.37 0.46 5 9.87 6.22 6.22 5.5

SWCB | 0.73 | 0.65 | 5 | 8.28 | 3.93 | 3.93 | 2.5

DWCB 1.54 | 0.60 | 5 | 8.28 | 7.65 | 11.58

DWCB 0.18 0.65 5 8.28 0.97 17.46

HW 1.95 0.47 5 9.87 9.05 9.05

BEARING

LINES "A" TO "B'

N15'47'55"W | 35.31

| 5 |8.28 |0.00 |60.27 |1

				ļ		<u> </u>			•			-		<del> </del>	-		-		APF	ROVAL DATE
	AST-2	10E-10D	DWCB	0.36	0.95	5	8.28	2.83	2.83	1.0	69.88	24	3.61	7,30	7.43				** TH	E RECREATION
	AST-2	10D-10C	JB		<u> </u>	5	8.28	0.00	2.83	8.47	55'03	24	6.35	7.30	0.00		<u> </u>			ACRES OF RE
	AST-2	10C-10B	DI	0.13	0.67	5	8.28	0.72	3,55	5.0	105.47	24	5.71	7.30	7.43		ļ	_		EC AREA WILL I
	AST-2	10B-10A	ומ	1.30	0.67	5	8.28	7.21	10.76	1.0	22.75	24	5.13	7.30	0.00			L(	OTA	ND B
																			- (	CHART
	AST-2	9A-5M	SWCB	0.01	0.95	5	8.28	0.08	0.08	1.0	42.70	18	0.57	7.30	0.07	6.3	1.7		BLOCK	
										,	. <u> </u>								A A	110.00
	AST-2	8A-5L	SWCB	0.95	0.60	5	8.28	4.72	4.72	7.0	216.63	18	5.36	7.30	4.16	6.3	7.9		B	
																			TOTAL	
	AST-2	7B-7A	DWCB	2.66	0.58	5	8.28	12.77	12.77	0.5	31.55	24	4.07	7.30	11.26	3.3	6.4			
	AST-2	7A-5G	DWCB	0.37	0.66	5	8.28	2.02	14.80	0.5	137.51	24	4.71	7.30	1.78	3.3	3.2			
																				CURV
	AST-2	6A-5D	SWCB	0.11	0.62	5	8.28	0.56	0.56	1.0	35.77	18	3.38	7.30	0.50	4.7	3.7	[	CURVE	ARC
																			C1	14.49
	AST-2	5N-5M	JB	0.36	0.85	5	8.28	2.53	2.53	10.0	93.23	18	2.94	7.30	2.23	2.0	7.7		C2	137.01
	AST-2	5M-5L	SWCB	0.56	0.50	5	8.28	2.32	4.93	10.0	27.15	18	2.38	7.30	2.04	6.0	6.1		C3	123.18
_	AST-2	5L-5K	SWCB	0.40	0.65	5	8.28	2.15	11.80	1.0	32.49	24	5.05	7.30	1.90	2.3	7.1		C4	93.93'
_	AST-2		SWCB	0.26	0.56	5	8.28	1.21	13.01	3.0	194.98	24	5.74	7.30	1.06	6.3	4.7	] • [	C5	84.42'
	AST-2		DWCB	2.79	0.54	5	8.28	12.47	25,48	1.0	31.28		6.21	7.30	11.00	2.6	6.7	]	C6	292.57
_	· · · · ·	00 01	1 2 0 2	1-17	10.0.1	+	10.20		1=01.10	+	<u> </u>	<del>                                     </del>		+		1	1	1 [	ርን	13.81

		CT DATA
NUMBER OF LOTS	29	
TOTAL AREA (ACRES)	21.198 AC	<u> </u>
TOTAL DISTURBED AREA	15 AC	
NET AREA (ACRES) *	21.198 AC	
FLOOD PLAIN AREA	O AC	
FLOODPLAIN %	0%	
POWER/GAS EASEMENT (	OR RIGHT-OF-WAY - NON	
SANITARY SERVICE	PUBLICLY DEDICATED	SEWER TO GWINNETT COUN
	DENSITY (	UNITS/ACRE)
GR055	LOTS / AC = 29 / 21.198	3 = 1.37 UNITS/AC
NET	NO FLOOD, POWER GA	S EASEMENTS OR R.O.W. NET
	LOT & DWE	ELLING DATA
MINIMUM LOT SIZE	15,000 SQFT	
MINIMUM DWELLING SIZE	1,400 SQFT	
	RECREATION	/ OPEN SPACE
	RECREATION	AREA (ACRES)
REQUIRED	YES	
REDUCED 50%	NO	
AREA REQUIRED**	6% OF 18.314 ACERS : 3% OF 18.314 ACERS :	
AREA PROVIDED (PHIA)**	DEC 1001 0007 10	
	OPEN SPA	ACE (ACRES)
ORDINACE COMPLIANCE	2 TREES PER LOT	
<u> </u>	TREES	(BUFFER)
TYPES	NONE	
MIDTHS		
		. :
	RELAT	ED CASES
TYPES CASE #	WVR 2005-00021	WVR 2005-00024
	11-22-2005	12-13-2005

PROJECT DATA

GENERAL

R-100

ZONING

	D BLOCK ART	]	
BLOCK	NUMBER LOTS	LINE	D
DEOCK	INOMIDER LOTS	L1	1

	ART	. ]	LINE C	HART
BLOCK	NUMBER LOTS	LINE	DISTANCE	BEARING
A DEOCK	7	 L1	111.81'	S55'34'34"
A	22	L2	70.73'	N29'01'14"
TOTAL	29	L3	28.77	N15°01'05"

	CURV	E AND	LINE	CHART
CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	14.49'	9.00'	12.98'	S09'27'03"E
C2	137.01'	875.00'	136.87	N41°09'35"E
C3	123.18'	875.00'	123.07'	N49°40'42"E
C4	93.93'	875.00'	93.88'	N56°47'11"E
C5	84.42'	925.00'	84.39'	S57°14'50"W
C6	292.57'	925.00'	291.36'	S45*34'17"W
C7	13.81	9.00'	12.49	N80*28'02"E
C8	149.24'	100.00'	135.77	N12*49'17"W
C9	117.53'	225.00'	116.20'	S44*53'51"W
C11	49.78'	50.00'	47.75'	S31°20'33"W
C12	44.03'	50.00'	42.62'	S22*24'13"E
C13	45.01'	50.00'	43.50'	S73°25'06"E
C14	79.81'	50.00'	71.61	N35°03'48"E
C15	18.21'	25.00'	17.81	S10'11'48"W
C16	12.57	25.00'	12.43'	S45'27'40"W
C17	27.96'	275.00	27.95	N56*56'54"E
C18	90.55'	275.00'	90.14	S44*36'09"W
C19	25.14	275.00'	25.13'	N32*33'06"E
C20	31.04'	150.00'	30.99'	N24°00'15"E
C21	93.42'	150.00'	91.92'	S0013'57"W
C22	35.23'	150.00	35.15'	N24°20'22"W
C23	64.16'	150.00'	63.67	N43°19'20"W
C24	13.81	9.00'	12.50'	S11°36'09"E
C25	54.97	940.00'	54.96	N30°41'44"E
C26	113.11'	1481.00'	113.08	S65*29'22"E
C27	9.69'	1481.00'	9.69'	S67°51'53"E
C28	14.50'	9.00'	12.98'	N78*16'45"E
C29	46.74'	860.00'	46.73'	N30'34'39"E
C30	7.16'	2.50'	4.95'	N59*55'06"W
C31	27.37'	8.00'	15.84	S59*55'06"E

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

SURVE

McFarland-Dyer

à Associates, Inc.

4174 Silver Peak Parkway

PROJECT DATA:

This plat of survey makes

no warranty or guarantee as

to the existence of any easements of any type. No

abstract or title search was

performed to discover the

existence of any easements.

. The premises shown and

described hereon are subject

covenants, zoning regulations, and/or setback lines whether

or not they may be shown

whether or not recorded i

liability is assumed by the

undersigned for any loss that

may be associated with the

easements or restrictions on

. Elevations determined b

a Leica GPS GX1230 and

elevations adjusted to

-TOTAL: 78.374 AC.

-UNIT 1, PHASE A:

Geoid03 ~ NAD83.

. SITE AREA:

21.198 AC.

the use of the property.

existence of any of

the public records. No

to any existing easements,

rights-of-way, restrictive

on the plat hereon or

Suwance, Georgia 30024

Phone (770) 932-6550

Fax (770) 932-6551

Land Planning

Landscape Architectur

Civil Engineering

SURVEY FOR:

STONEHAVEN SUGARLOAF

UNIT 1, PHASE A This plat and permitted reproductions, in (A.K.A. SEVER whole or in part, are instruments of service and are the sole property of & BROWN McFarland-Dyer & Associates, Inc. unless ROADS TRACTS) otherwise agreed to, they shall not be reproduced or conveyed in any manner

due compensation to McFarland-Dyer &

S38°05'06"W

N22**°**04'42"E

N58**'**24'33"W

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39.12

32.13

REVISED:04-04-2007 # REVISED:01-14-2010 #3

-UNIT 1, PHASE A: 29 UNITS/21.198 AC. = 1.37 NET DENSITY=GROSS DENSITY (NO FLOOD, POWER & GAS EASEMENT,

7. MAXIMUM BUILDING HEIGHT: 35 FEET

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 B 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 RESIDENTAL DRAINAGE (RDP) IS REQUIRED PRIOR ISSUANCE

OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDATIV IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTAL 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 8.2.6b OF THE DEVELOPMENT REGULATIONS, IT IS 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.

## 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 \_\_\_\_\_, 2006

### FOR ORIGINAL SIGNATURE SEE PB 118 ~ PG 150 DEPARTMENT OF PLANNING & DEVELOPMENT

**REVISION #2:** 04-04-2007

ADD TAX PARCEL ID AND ADDRESS FOR THE ISLAND IN THE ENTRANCE THAT THE UNMANNED GUARDHOUSE WILL RESIDE. THE LINE AND CURVE CHART AS WELL AS THE AREA CHART HAVE BEEN CHANGED.

FOR ORIGINAL SIGNATURES, SEE PB 119- PG278 **ADDRESSING** 

FOR ORIGINAL SIGNATURES, SEE PB 119- PG278

TAX PARCEL ID's FOR ORIGINAL SIGNATURES, SEE PB 119- PG278

Channel # | Station | Drainage | Runoff | Conveyance |

(acres)

Area | Coeff.

PLANNING AND DEVELOPMENT

Stonehave

Size

(ft.)

FOR ORIGINAL SIGNATURES, SEE PB 126~ PG96 PLANNING AND DEVELOPMENT

FOR FURTHER INFORMATION.

**REVISION #3:** 01-14-2010

FOR ORIGINAL

- SHIFT DRAINAGE EASEMENT ON LOT 38, BLOCK B

FOR ORIGINAL SIGNATURES, SEE PB 126- PG96

FOR ORIGINAL SIGNATURES, SEE PB 119 ~ PG 164-166

FOR ORIGINAL SIGNATURES, SEE PB 119 ~ PG 164-166

RECREATIONAL AREA REQUIRED UNDEVELOPED CONDITION = MIN. 6% OF TOTAL SITE; 30

78.37 Ac. X 0.06 = 4.70 Ac. REQUIRED FOR DEVELOPED RECREATIONAL AREA.

1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION

OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET

SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND

WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME

REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND

RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT

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

LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3,

5. A RESIDENTAL DRAINAGE PLAN OR RESIDENTAL DRAINAGE STUDY SHALL BE

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.

TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT AND DEBRIS, AND

7. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE

LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY

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

THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE

DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS

6. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER

MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTION AND

RECREATION AREA NOTES:

6.78 Ac. PROVIDED.

UNDISTURBED CONDITION.

SECTION 3.1, PARAGRAPH 3).

OPERATIONAL PURSUANT TO COUNTY.

-0% IN FLOODPLAIN.

-TOTAL SITE AREA: 78.37 Ac.

**REVISION #5:** 09-16-2013 <u> 2017-13</u>

	PLANNING AND DEVELOPMENT	DATE	STURMWATER DESCRIPTION	9
•	СПУБД		PLANNING AND DEVELOP	M

CH	ANNEL	CHAR'	T							
en at Sug	garloaf Subdi	ivision -	Channel	Α						
Lining	Roughness	Channel	Channel	Velocity	Design	25yr Design	Total Sum	Normal	Width	SIDE
Material	Coeff.	Length	Slope	(fps)	Storm	Discharge	25yr Design	Flow Depth	of Flow	SLOPES
	(n)	(ft.)+/-	(%)			(cfs)	Discharge	(ft.)	(ft.)	(H:V)

				Stoneho	ven at Suç	garloaf Subdi	ivision -	Channel	В						
Channel #	Station	Drainage	Runoff	Conveyance	Lining	Roughness	Channel	Channel	Velocity	Design	25yr Design	Total Sum	Normal	Width	SIDE
		Area	Coeff.	Size	Material	Coeff.	Length	Slope	(fps)	Storm	Discharge	25yr Design	Flow Depth	of Flow	SLOPES
		(acres)		(ft.)		(n)	(ft.)+/-	(%)			(cfs)	Discharge	(ft.)	(ft.)	(H:V)
															· ·
В	2+00	0.06	0.50	4.0	Grass	0.06	200	+1.00	0.54	25yr	0.25	0.25	0.11	4.65	3:1
В	2+25		0.50	4.0	Grass	0.06	25	+8.00	1.03	25yr			0.06	4.35	3:1
В	3+30		0.50	4.0	Grass	0.06	105	+3.81	0.82	25yr			0.07	4.44	3:1

1.72 | 0.50 | 4.0 | Grass | 0.06 | 440 | +5.00 | 2.82 | 25yr | 7.12 | 7.12 | 0.47 | 6.80 | 3:1

#### **REVISION #4:** 10-06-2010 - Part of Lot 25 has been converted to open space 5. 🛮 🍴 — Revise Minimum Finish Floor Elevation Lot 45 from 🛭 - 15' LANDSCAPE EASEMENT HAS BEEN ADDED IN OPEN SPACE 5 || 1092 TO 1082.

	DI ANNING AND DEVELOPMENT	DATE
DETECT MENT	IXXUUNN HAUREED T	().24
SIGNATURES, SEE PB 127~ PG 53  DEVELOPMENT DATE	STORMWATER	DATE
	Jan 1 July	14-C
LL AS ON OTHER SIDE OF GLENHAVEN WAY. HART HAS BEEN CHANGED.		<b>3</b> 4
AC ON OTHER CIRE OF OLEMANEN WAY	111	

N00°17'07"W | 24.84' N13°28'31"W 33.24' N11°44'24"W | 37.66' N16°58'17"E PLZ006-00122 N22°16'40"E | 33.77' N19°47'31"W 4.48' N57°07'25"W | 42.22' N50°24'40"W | 19.42' S87°22'18"W 13.00' N20°59'16"W 40.18**'** N12°56'32"W | 27.84' N19°20'38"W 33.70' N18'48'44"E 13.03 N01\*42'48"E 22.69' N03'01'31"W 64.76

N30°59'31"W

15.74' N12°41'33"E N02°56'39"W 8.36' N08°37'10"E 34.33' N18°33'05"W 34.69' N30°21'42"W

6.00'

DISTANCE

50' R/W 22.82

\_\_\_\_\_\_\_ 12.5' TYP. SIDE YARD -10' MIN. SIDE YARD 2" CALIPER TREES PROPOSED (25' - 2 YARDS PER LOT PLACED HOUSE COMBINED) PRIOR TO C.O. -MINIMUM DWELLING SIZE: 1,400 SQFT -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 OCUPANCY. PLANTED TREES SHALL BE A SPECIES LISTED IN APPENDIX "A" OF THE BUFFER, LANDSCAPE, AND TREE ORDINANCE. ├--4' SIDEWALK (TYP) BOTH SIDES OF STREET 

nor are they to be used for any projects other than specifically indicated hereon without written authorization from and

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

REVISED:10-06-2010 #4 REVISED 916-2013 #5 SHEET 1 OF 3

JOB NO: 050714

DRAWN BY: MP

REVISED:03:02-2007 #

CHECKED BY: ICW

SURVEYED BY: CD

McFARLAND-DYER & ASSOCIATES, INC.

FOR ORIGINAL SIGNATURE, SEE PB 119 ~ PG 164 FOR ORIGINAL SIGNATURE, SEE PB 119 ~ PG 164

FOR ORIGINAL SIGNATURE, SEE PB 119 ~ PG 164 RINTED OR TYPED NAME OF OWNER

FOR ORIGINAL SIGNATURE, SEE PB 119 ~ PG 164

14. SIDEWALKS ARE REQUIRED ALONG THE FRONTAGE OF SEVER 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).

15. 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

**GENERAL NOTES:** 

SITE AREA:

-TOTAL: 78.374 ACRES

EXISTING ZONING: R-100

REAR SETBACK: 40 FEET

FRONT SETBACK: 35 FEET

UNIT 1, PHASE A: 29 LOTS

-UNIT 1, PHASE A: 21.198 ACRES

SIDE SETBACK: 10 FEET/25 FEET

LOCATION: LAND LOT 114, DISTRICT 7, PARCEL 001

CONTACT PERSON: RICH FORAN 770-616-8668

PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

OWNER/DEVELOPER: JOHN WIELAND HOMES AND NEIGHBORHOOD, INC.

4174 SILVER PEAK PARKWAY

SOURCE OF TOPOGRAPHY IS FROM GWINNETT COUNTY GIS AND BOUNDARY

IS FROM A FIELD RUN SURVEY BY PRIME ENGINEERING, INC (1888 EMERY ST.

NW, SUITE 300 ATLANTA, GEORGIA 30318 PHONE: 404-425-7100) DATED JUNE

23, 2005 AND REFERENCE DATUM IS (I.E. NGVD 1929, MEAN SEA LEVEL, ETC.)

ALL CONSTRUCTION SHALL CONFORM TO GWINNETT COUNTY DEVELOPMENT

THE UTILITIES SHOWN HERE HAVE BEEN LOCATED IN AN APPROXIMATE WAY.

REGULATIONS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH ALL APPLICABLE

THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES MARKED AND

SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES OCCASIONED DUE HIS

A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL

11. 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK

12. STORM WATER MANAGEMENT FOR THIS FINAL PLAT IS PROVIDED IN THIS

UNIT AND IS ADDRESSED IN PROJECT NAMED STONEHAVEN AT SUGARLOAF; WITH

FAILURE TO VERIFY THE LOCATION OR PROTECT UTILITIES.

1303220180C DATED MAY 4TH 1992 ON THIS PROPERTY.

13. 1/2" REBAR TO BE SET AT ALL PROPERTY CORNERS.

SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

CASE NUMBER SDP 2005-00088.

10. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.

SHALL CONTACT THE UTILITY PROTECTION CENTER AT(1-800-282-7411); AND SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIÉS: AND

SHALL PROTECT ALL UTILITIES FROM DAMAGE OR INTERRUPTION: AND SHALL BE

THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH

COUNTY, STATE AND FEDERAL CODES, STANDARDS AND REGULATIONS.

SUWANEE, GEORGIA 30024

2355 LOG CABIN DRIVE

SMYRNA, GA 30080

DESIGNER/ENGINEER: MCFARLAND - DYER & ASSOCIATES, INC.

CONTACT PERSON: KEVIN D. WHIGHAM (770) 932-6550

OF 2200 PSI @ 28 DAYS, D.R.6.13.2 a-f. 16. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, PASSIVE RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTION RADIUS CURB RAMPS 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)). 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 INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY (D.R 6.13.1.a.2).

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

20. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

21. UTILITY PROVIDER: -WATER - GWINNETT COUNTY -SEWER - GWINNET 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. MAINTENANCE SHALL INCLUDE REPLACEMENT AND TRIMMING AS NECESSARY.

WVR2005-00021 - DEAD END STREETS CONNECTION ELIMINATION

NVR2005-00024 - SUBDIVISION WITH PRIVATE STREETS & DRAINAGE SYSTEM . ALL STREETS SHALL BE CONSTRUCTED TO PUBLIC STREET STANDARDS OR AS APPROVED BY MODIFICATION. ALL INTERIOR STREETS SHALL BE IDENTIFIED AS 50-FT 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. . THE DEVELOPER SHALL ESTABLISH A MANDATORY PROPERTY OWNERS

ASSOCIATE, WITH BY-LAWS WHICH SHALL INCLUDE THE FOLLOWING: A. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESORS. RESPONSIBILITY FOR MAINTENANCE, INSURANCE AND TAXES.

. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OR ASSESSMENTS

DEVELOPER SHALL COMPLY WITH DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY

SEWER MAINS WITHIN PRIVATE DEVELOPMENT/SUBDIVISION. . DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES GENERAL ORDER FOR SECURITY GATE ACCESS.

REPAIR AND CONSTRUCTION OF THE DRAINAGE SYSTEM.

. ANY GUARDHOUSE/GATEHOUSE SHALL MEET REQUIREMENTS AS ESTABLISHED IN THE DEVELOPMENT REGULATIONS. , THE DRAINAGE SYSTEM SHALL BE DESIGNED SUBJECT TO THE FINAL APPROVAL OF THE DIRECTOR OF 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

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, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON

