

OWNER/DEVELOPER:
 BEAZER HOMES
 6755 SHILOH ROAD EAST
 SUITE 101
 ALPHARETTA, GEORGIA 30005
 24 HR CONTACT TAL HARBER
 404-268-7884

DESIGNER/ENGINEER:
 RINGO-ABERNATHY & ASSOC.
 174 DACULA ROAD
 DACULA, GEORGIA 30019
 24 HR CONTACT - GUY ABERNATHY
 770-962-8456

THIS PLAN WAS REVISED ON DECEMBER 6, 2013 TO UPDATE
 PLAT TO ALTA SURVEY AND TO ADDRESS COUNTY COMMENTS.

TOTAL AREA: 39.48 ACRES

LOT PARCEL # CHART

Lot #	Map Ref. #s	Lot #	Map Ref. #s
1	3-004-718	108	3-004-757
2	3-004-719	109	3-004-758
3	3-004-720	110	3-004-759
4	3-004-721	111	3-004-760
5	3-004-722	112	3-004-761
6	3-004-723	113	3-004-762
7	3-004-724	114	3-004-763
8	3-004-725	115	3-004-764
9	3-004-726	116	3-004-765
10	3-004-727	117	3-004-766
11	3-004-728	118	3-004-767
12	3-004-729	119	3-004-768
13	3-004-730	120	3-004-769
14	3-004-731	121	3-004-770
15	3-004-732	122	3-004-771
16	3-004-733	123	3-004-772
17	3-004-734	124	3-004-773
18	3-004-735	125	3-004-774
19	3-004-736	126	3-004-775
20	3-004-737	127	3-004-776
21	3-004-738	128	3-004-777
22	3-004-739	129	3-004-778
23	3-004-740	130	3-004-779
24	3-004-741	131	3-004-780
25	3-004-742	132	3-004-781
26	3-004-743	133	3-004-782
27	3-004-744	134	3-004-783
28	3-004-745	135	3-004-784
29	3-004-746	136	3-004-785
30	3-004-747	137	3-004-786
31	3-004-748	138	3-004-787
32	3-004-749	139	3-004-788
33	3-004-750	140	3-004-789
34	3-004-751	REC	3-004-790
35	3-004-752	PSV-REC	3-004-791
36	3-004-753	POND	3-004-792
37	3-004-754	EDD-DA02-1	
106	3-004-755	POND	3-004-793
107	3-004-756	EDD-DA02-1	

LEGEND:

P.O.B.	POINT OF BEGINNING	SSMH	SANITARY SEWER MANHOLE
L.L.L.	LAND LOT LINE	CC	CLEAN OUT
R/W	RIGHT OF WAY	INV	INVERT
N/F	NOW OR FORMERLY	OP	OVERHEAD POWER LINE
C.T.F.	CRIMP TOP FOUND	E.O.	ELECTRIC OUTLET
R.B.F.	REBAR FOUND	UP	UTILITY POLE
O.T.F.	OPEN TOP FOUND	UP	UNDERGROUND POWER LINE
R.S.S.	REBAR SET	W	WIRE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE	L/P	LIGHT POLE
DIP	DUCTILE IRON PIPE	F.H.	FIRE HYDRANT
PVC	POLYVINYLCHLORIDE PIPE	W	WATER LINE
S.W.C.B.	SINGLE WING CATCH BASIN	WM	WATER METER
D.W.C.B.	DOUBLE WING CATCH BASIN	WV	WATER VALVE
C.I.	CURB INLET	WM	WASTE MARKER
D.I.	DROP INLET	SI	SIGN POST
O.C.S.	OUTLET CONTROL SYSTEM	B/L	BUILDING LINE
J.B.	JUNCTION BOX	C/L	CENTERLINE
F.E.S.	FLARED END SECTION	EP	EDGE OF PAVEMENT
H.W.	HEAD WALL	SP	SAMPLING POINT
UE	UTILITY EASEMENT	MP	MONITORING POINT

LOT DRAINAGE NOTE:
 "MFE" - FOR LOTS 6,110,121,122,123, (AND SIMILAR LOTS). MFE IS BASED ON THE BUILDER MAINTAINING POSITIVE FALL AWAY FROM THE SLAB, AND POSITIVE FALL FROM BACK OF THE LOT TO FRONT OF LOT. MFE WILL BEAT AT LEAST 1 FOOT ABOVE CURB AT LOWEST POINT ON THE STREET FRONTAGE.

R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
RW-1	108.50	78.74	73.73	S 73°00'15" W
RW-2	246.50	111.28	110.34	S 08°05'51" W
RW-3	246.50	61.27	61.11	S 26°08'41" W

FLOOD PLAIN LOT CHART

LOT NO.	AREA IN FLOOD	AREA OUT OF FLOOD
17	1,594 S.F.	19,672 S.F.
18	907 S.F.	19,989 S.F.
26	370 S.F.	15,844 S.F.
27	218 S.F.	20,728 S.F.
37	12,947 S.F.	27,971 S.F.

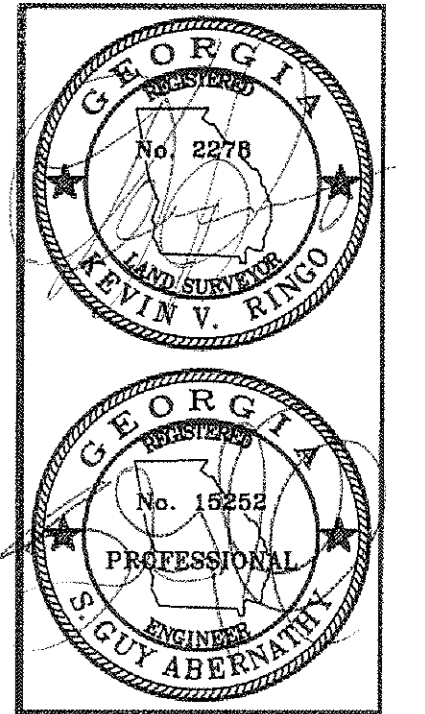
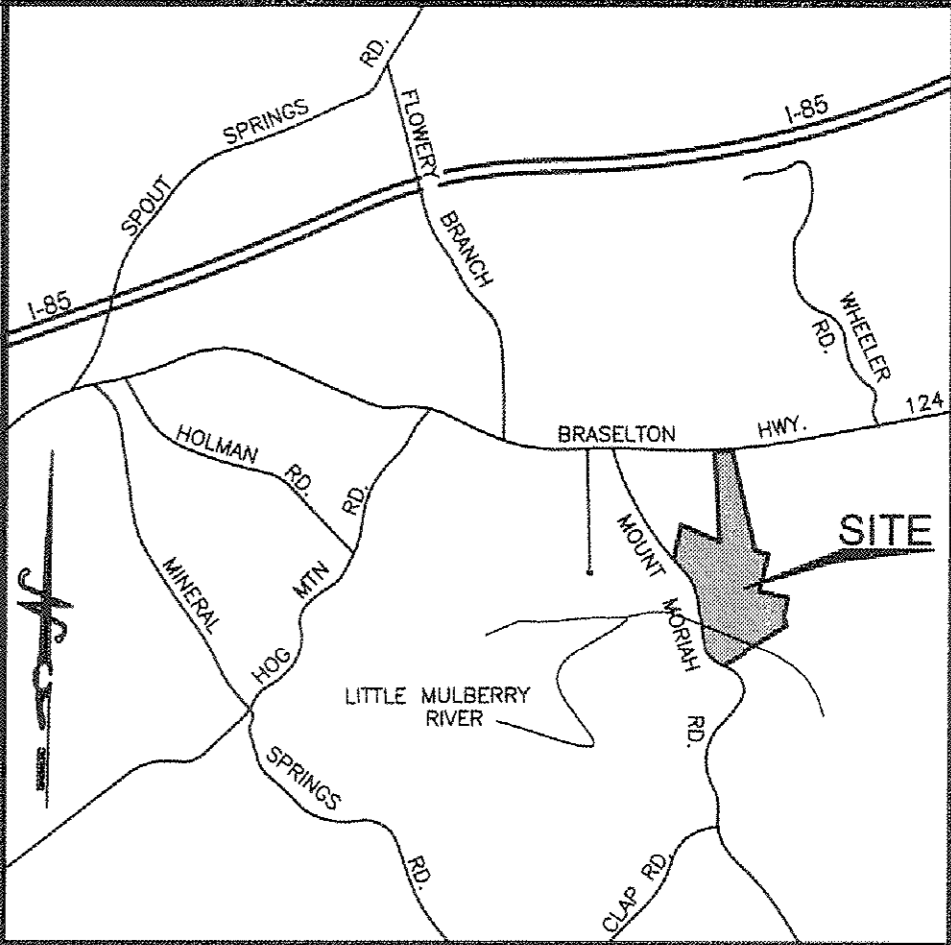
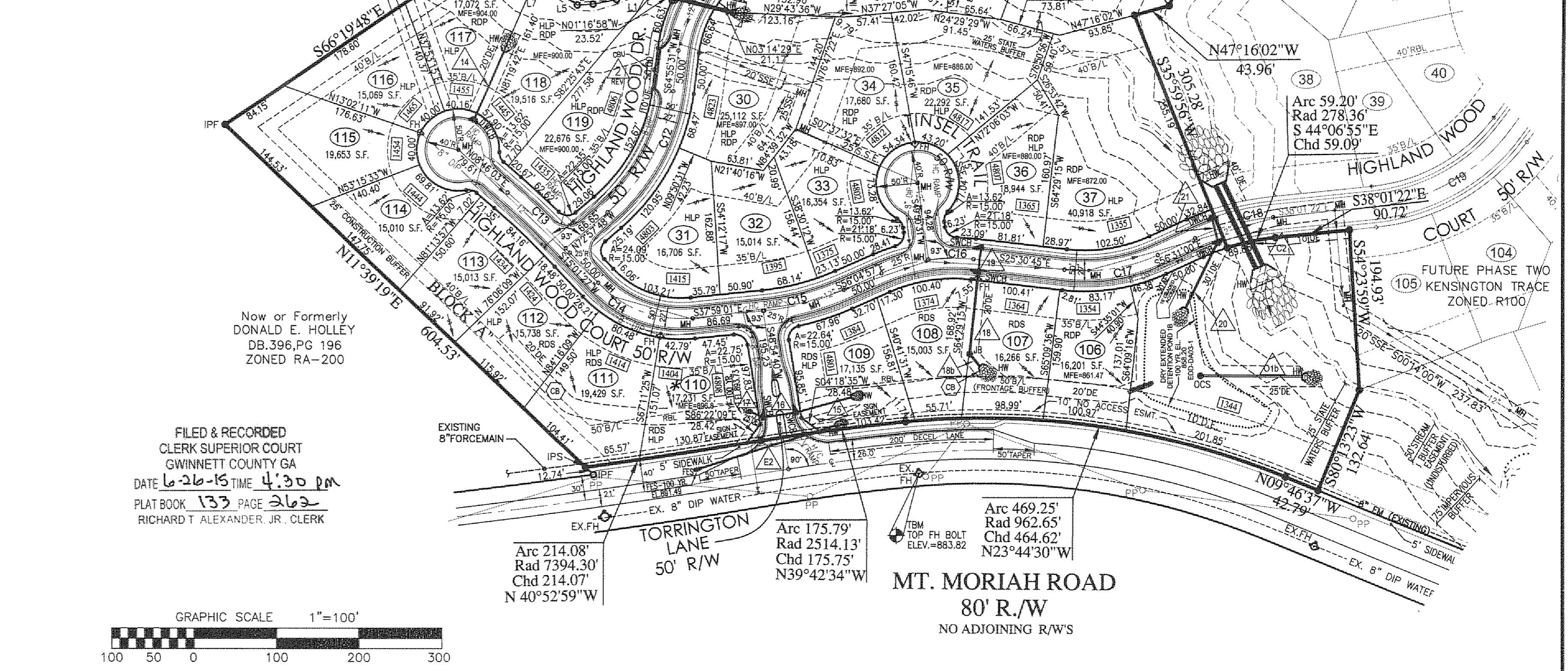
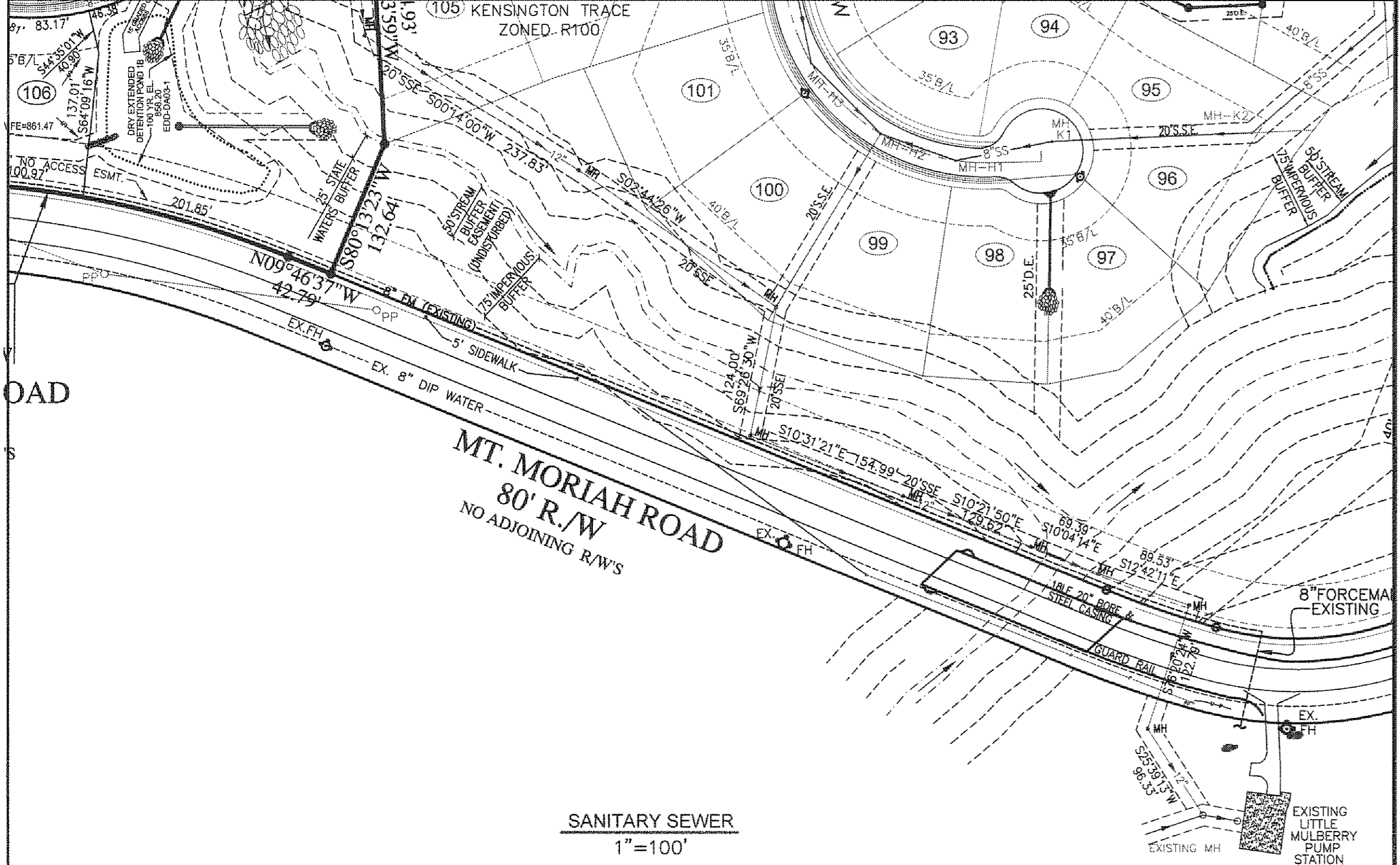
NO OTHER LOTS ARE IN FLOOD PLAIN

CURVE CHART

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bearing
C1	1040.51'	50.00'	99.92'	05°50'08"	05°30'23"	99.88'	S04°30'27" W
C1A	130.58'	48.20'	92.36'	40°31'25"	43°52'39"	90.44'	S13°00'12" W
C2	142.08'	97.09'	170.34'	88°41'36"	40°19'59"	160.32'	S01°04'53" E
C3	276.94'	94.85'	182.41'	39°44'17"	20°41'20"	179.13'	S16°33'33" E
C4	182.51'	56.22'	109.08'	34°11'11"	31°20'27"	107.47'	S14°47'00" E
C5	212.37'	66.26'	128.46'	34°39'24"	28°58'45"	126.51'	S14°32'53" E
C6	256.13'	74.42'	144.86'	32°24'18"	22°22'12"	142.94'	S13°25'20" E
C7	390.03'	98.91'	193.74'	28°27'37"	14°41'25"	191.75'	S15°23'40" E
C8	334.47'	66.81'	136.47'	14°37'46"	10°43'12"	136.10'	S08°28'45" E
C9	219.87'	77.82'	149.59'	38°58'55"	26°03'32"	146.72'	S67°21'54" W
C10	189.49'	121.86'	216.59'	65°29'50"	30°14'15"	204.99'	S80°37'11" W
C11	159.84'	71.90'	135.14'	48°26'25"	35°50'44"	131.15'	S89°08'44" W
C32	1112.08'	75.30'	150.37'	07°44'50"	05°09'08"	150.26'	S70°43'36" W
C33	386.58'	50.00'	99.45'	14°44'22"	14°49'17"	99.17'	S23°25'41" E

LINE CHART

LINE	BEARING	DISTANCE
L1	N41°39'12" W	20.92'
L2	N48°23'31" W	27.20'
L3	N42°52'02" W	28.87'
L4	N35°37'03" W	18.80'
L5	N00°37'00" W	23.33'
L6	N31°38'57" W	27.59'
L7	N10°38'31" W	11.05'
L8	N10°50'50" W	4.44'
L9	N07°33'44" E	18.45'
L10	N01°59'38" W	16.70'
L11	N14°28'17" E	18.45'
L12	N01°57'21" W	14.89'
L13	N00°08'49" E	6.06'



RINGO ABERNATHY & ASSOCIATES
 CONSULTANTS SURVYORS ENGINEERS PLANNERS
 174 DACULA ROAD - DACULA, GA. 30019
 Phone (770) 962-8456 - fax (770) 277-3981

PARCEL # 3-004-010

COUNTY:	GWINNETT
DISTRICT/PARCEL:	3/010
LAND LOT(S):	4
DATE:	11/05/12
SCALE:	1"=100'
JOB NO.:	05013

FINAL PLAT FOR:
KENSINGTON TRACE
 FKA: HICKORY SPRINGS AT LITTLE MULBERRY

REVISIONS	NO.	DATE
UPDATE PLAT	1	12/6/13
REC-AREA	2	12/30/14

SHEET
2

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 6-26-15 TIME 4:30 PM
 PLAT BOOK 133 PAGE 262
 RICHARD T ALEXANDER, JR. CLERK

