

**GENERAL NOTES:**

- SITE AREA:  
-TOTAL: 78.374 ACRES  
-UNIT 2, PHASE C: 11.131 ACRES
- EXISTING ZONING: R-100  
FRONT SETBACK: 35 FEET  
REAR SETBACK: 40 FEET  
SIDE SETBACK: 10 FEET/25 FEET
- LOCATION: LAND LOT 114, DISTRICT 7, PARCEL 170
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION UNIT 2, PHASE C: 23 LOTS
- OWNER/DEVELOPER: JW HOMES, LLC  
4125 ATLANTA ROAD  
SMYRNA, GA 30080  
CONTACT PERSON: JASON GARRETT 770-996-2400  
DESIGNER/ENGINEER: MCFARLAND - DYER & ASSOCIATES, INC.  
4174 SILVER PEAK PARKWAY  
SUWANEE, GEORGIA 30024  
CONTACT PERSON: KEVIN D. WRIGHT (770) 932-6550
- SOURCE OF TOPOGRAPHY IS FROM GWINNETT COUNTY GIS AND BOUNDARY IS FROM A FIELD RUN SURVEY BY PRIME ENGINEERING, INC (1858 EMERY ST. NW, SUITE 300 ATLANTA, GEORGIA 30318 PHONE: 404-425-7100) DATED JUNE 23, 2005 AND REFERENCE DATUM IS (I.E. NGVD 1928 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 13135C0057F DATED SEPTEMBER 29, 2008 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.
- MAINTENANCE AGREEMENT, BOND AND AS-BUILT OF STORM WATER MANAGEMENT FACILITY FOR THIS UNIT IS PROVIDED IN UNIT 2 PHASE A, FPL 2010-00018 WITH CASE NUMBER SDP 2005-00088.
- 1/2" REBAR SET AT ALL PROPERTY CORNERS.
- 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-1).
- 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-1.
- 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)).
- 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 RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPER, 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.
- CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

**WVR2005-00021** - DEAD END STREETS CONNECTION ELIMINATION  
**WVR2005-00024** - SUBDIVISION WITH PRIVATE STREETS & DRAINAGE SYSTEM

- CONDITIONS:**
- 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.
  - 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 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.
  - 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.
  - 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 DEPARTMENT OF PUBLIC UTILITIES 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:**
- ZONING: R-100
  - MINIMUM LOT SIZE: 15,000 SQ. FT.
  - MINIMUM LOT WIDTH: 100 FEET, EXCEPTION 85 FEET CUL-DE-SAC TURN-AROUND.
  - MINIMUM ROAD FRONTAGE: 40 FEET
  - MINIMUM DWELLING SIZE: 1,400 SQFT
  - DENSITY:  
-OVERALL: 113 UNITS/78.374 AC. = 1.44  
-UNIT 2, PHASE C: 23 UNITS/11.131 AC. = 2.066 UNITS/ACRE  
NET DENSITY=GROSS DENSITY (NO FLOOD, POWER & GAS EASEMENT, OR R.O.W.) = 2.066 UNITS/ACRE
  - MAXIMUM BUILDING HEIGHT: 35 FEET

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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 certification of the surveyor naming such person, persons, or entity.

**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.
- PER ARTICLE 8, SECTION 8.2.6b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN FACILITY CONSTRUCTED 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.
- OR IN FLOODPLAIN.

**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 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.
- THE 35 FOOT TEMPORARY CONSTRUCTION BUFFERSHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
- 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.
- MOD 2012-00007 NON-RADIAL LOT LINE APPROVED 2-24-2012.
- 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 386,036 FEET, AND CONTAINS A TOTAL OF 11,131 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA CRA 1103 ROBOTIC.

BY: *[Signature]*  
GA REGISTERED SURVEYOR NO. 2672 - EXPIRES 12-31-2014

**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 THROUGHFARE. THE REGULATED SPEED LIMIT IS 25 MILES PER HOUR. 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 *[Signature]* 5/8/14 DATE



**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 03-14-2014.

**RELATED ZONING CASES**

APPROVAL DATE	HVR 2005-00021	HVR 2005-00024
	11-29-2005	11-29-2005

\*\* THE RECREATION AREA IN UNIT 1, PHASE A IS DEVELOPED 2.261 AC. AND A TOTAL OF 5.415 AC. OF OPEN SPACE IS PLATTED IN UNIT 1, PHASE A AND UNIT 2, PHASE A FOR A TOTAL OF 5.415 AC.

# FINAL PLAT FOR: STONEHAVEN AT SUGARLOAF UNIT 2, PHASE C

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 5-14-14 TIME 2:35PM  
PLAT BOOK 131 PAGE 216  
RICHARD T. ALEXANDER, JR. CLERK

**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: *[Signature]* 05-14-14  
DIRECTOR *[Signature]*  
DEPARTMENT OF PLANNING & DEVELOPMENT FPL2014.00005

**OWNER'S ACKNOWLEDGMENT AND DECLARATION:**

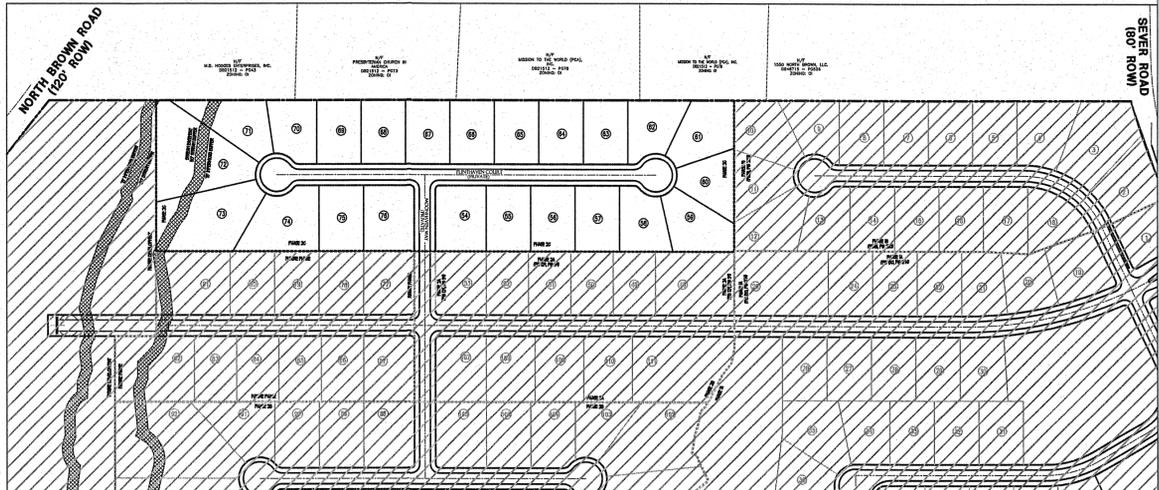
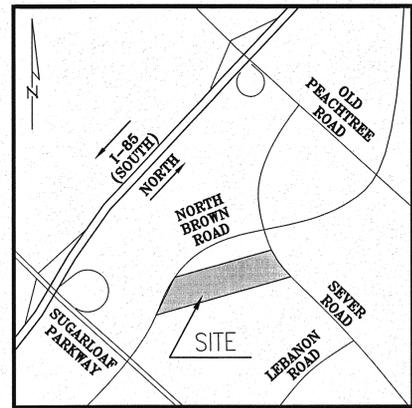
STATE OF GEORGIA, COUNTY OF GWINNETT

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 COUNTY FOREVER, ALL STREETS ARE PRIVATE, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC UTILITIES AND APURTANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER *[Signature]* DATE SIGNED 5/8/2014  
JASON GARRETT, VICE PRESIDENT, JW HOMES, LLC

SIGNATURE OF OWNER *[Signature]* DATE SIGNED 5/8/2014  
JASON GARRETT, VICE PRESIDENT, JW HOMES, LLC

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



PROJECT DATA	
GENERAL	
ZONING	R-100
PROJECT DATA	
NUMBER OF LOTS	23
TOTAL AREA (ACRES)	1131 AC (AREA INCLUDES LOTS AND PRIVATE STREETS)
TOTAL DISTURBED AREA	1131 AC
NET AREA (ACRES)	4.673 AC (AREA OF LOTS ONLY)
FLOOD PLAIN AREA	0 AC
FLOODPLAIN %	0 %
POWER/GAS EASEMENT OR RIGHT-OF-WAY	NONE
SANITARY SERVICE	PUBLICLY DEDICATED SEWER TO GWINNETT COUNTY
DENSITY (UNITS/ACRE)	
GROSS	LOTS / AC + 23 / 1131 = 2.066 UNITS/AC
NET	NO FLOOD, POWER, GAS EASEMENTS OR R.O.W. NET = GROSS
LOT & DWELLING DATA	
MINIMUM LOT SIZE	15,000 SQFT
MINIMUM DWELLING SIZE	1,400 SQFT
OPEN SPACE AREA	
OPEN SPACE	0 AC.
RECREATION AREA (ACRES)	
REQUIRED	NO
REDUCED 50%	NO
AREA REQUIRED**	6% OF 18,314 ACRES = 4.10 ACRES (UNDEVELOPED) 3% OF 18,314 ACRES = 2.35 ACRES (DEVELOPED)
AREA PROVIDED (FHAI)**	REC AREA = 2.261 AC (DEVELOPED)
TREE ORDINANCE	
ORDINANCE COMPLIANCE OPTION	2 TREES PER LOT
TREES (BUFFER)	
TYPES	NONE
HEDGES	
RELATED ZONING CASES	
APPROVAL DATE	HVR 2005-00021 HVR 2005-00024
	11-29-2005 11-29-2005

**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.

**STORM WATER PIPE CHART**

Pipe #	Mat.	Location	Inlet Type	D.A.	G	T <sub>1</sub>	1.25	0.25	Q (CFS)	Slope	Lgth.	Sta	1+00	1+10	1+20	Outlet	Outlet	
				(Inch)	(Inch)	(Inch)	(Inch)	(Inch)	(Inch)	(%)	(ft)	(Sta)	(Sta)	(Sta)	(Sta)	(Sta)	Stops	Stops
B4	AST-2	154-158	DI	2.07	0.35	5	8.28	6.00	6.00	6.44	139.87	107.09	7.30	5.29	0.0	0.0		
B3	AST-2	158-154	SWCB	0.84	0.60	5	8.28	4.17	10.17	4.8	210.00	107.03	7.30	3.68	6.0	7.0		
B2	AST-2	158-150	SWCB	0.75	0.62	5	8.28	3.85	14.02	2.78	31.47	24.48	7.30	3.39	4.0	7.9		
B1	AST-2	150-15F	SWCB	0.28	0.80	5	8.28	1.85	15.88	4.05	122.85	247.08	7.30	1.64	4.0	6.0		
B0	AST-2	15F-15E	SWCB	0.41	0.85	5	8.28	2.89	18.78	6.87	177.99	247.02	7.30	2.64	3.0	3.8		
B0	AST-2	120-12N	DWCB	1.70	0.63	5	8.28	8.87	8.87	9.2	142.26	187.45	7.30	7.82	2.0	6.2		

**CHANNEL CHART**

Stonehaven at Sugarloaf Subdivision - Channel G													
Channel #	Station	Drainage Area	Runoff Coeff.	Conveyance	Lining	Roughness	Channel Slope	Channel Velocity	Design Storm	25yr Design Discharge	Total Sum Discharge	Normal Flow Depth	Width of Flow
		(acres)		(ft.)		(n)	(ft./+/-)	(ft/s)	(%)	(cfs)	(cfs)	(ft.)	(ft.)
G	0+40	1.04	0.50	4.0	Gross	0.06	40	+7.50	1.93	25yr	4.30	0.31	5.89
G	1+40		0.50	4.0	Gross	0.06	100	+4.00	1.83	25yr		0.38	6.25
G	2+90		0.50	4.0	Gross	0.06	150	+1.33	1.83	25yr		0.51	7.06

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.



**MDA**  
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JOHN WIELAND HOMES  
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11147 Atlanta Road SE • Smyrna, GA 30080  
24 Hours Customer Support (770) 932-1046  
jwhomes.com

DATE	DESCRIPTION
03-20-2014	FINAL PLAT
05-08-2014	FINAL PLAT

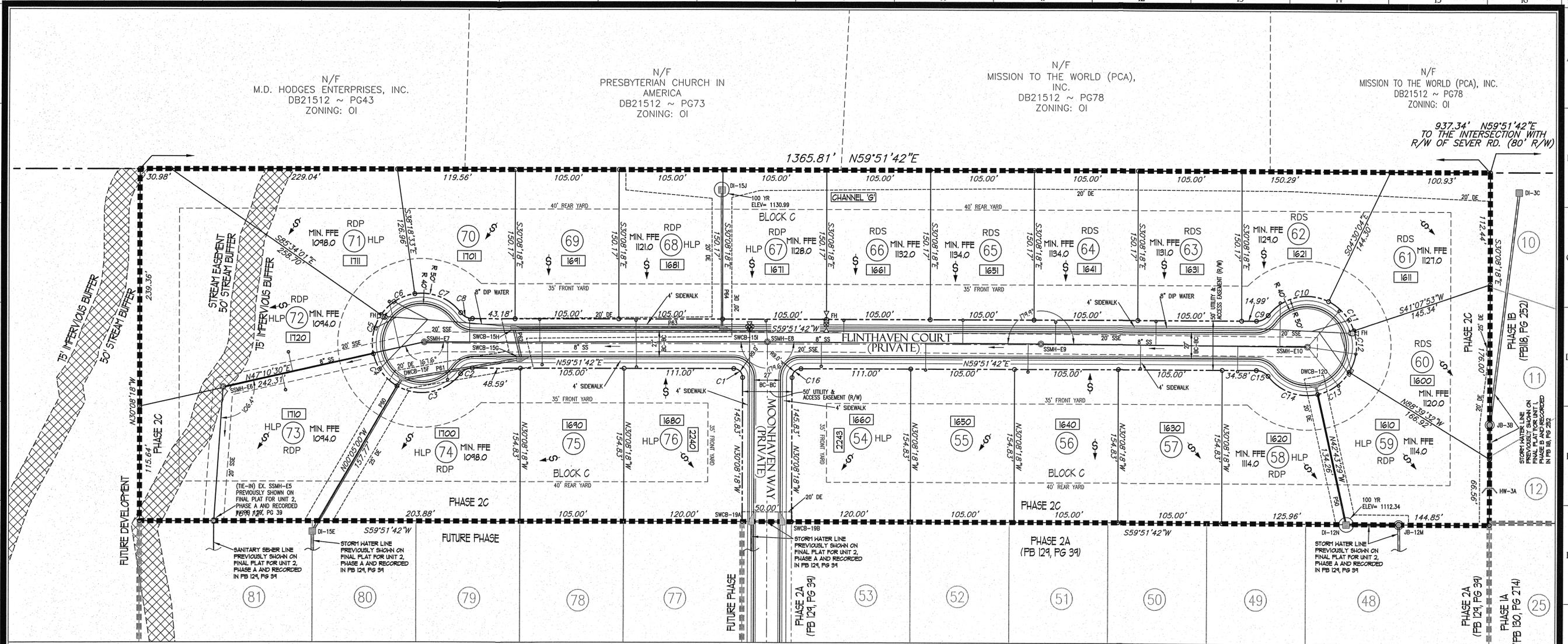
FOR A COMPLETE DRAWING SET CHECKED BY JCW SURVEYED BY CD

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

11147 DISTRICT PARCEL 170  
GWINNETT COUNTY, GEORGIA

FINAL PLAT  
SHEET 1 OF 2



N/F  
M.D. HODGES ENTERPRISES, INC.  
DB21512 ~ PG43  
ZONING: OI

N/F  
PRESBYTERIAN CHURCH IN AMERICA  
DB21512 ~ PG73  
ZONING: OI

N/F  
MISSION TO THE WORLD (PCA), INC.  
DB21512 ~ PG78  
ZONING: OI

N/F  
MISSION TO THE WORLD (PCA), INC.  
DB21512 ~ PG78  
ZONING: OI



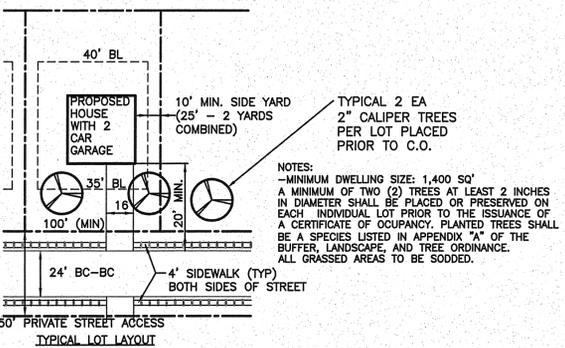
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Suwanee, Georgia 30024  
Phone: (770) 932-6550  
Fax: (770) 932-6551  
www.mdaonline.com

**John Wieland Homes and Neighborhoods**  
1155 Alford Lane, Suite 100  
Lawrenceville, Georgia 30046  
Phone: (770) 962-1500  
Fax: (770) 962-1505  
www.jwh.com

DATE	DESCRIPTION
03/20/2014	FINAL PLAT
05/08/2014	FINAL PLAT

**LOT AND BLOCK CHART**

BLOCK	NUMBER	LOTS
C	23	23
TOTAL		23

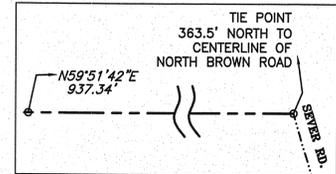


**LOT CHART**

LOT NUMBER	AREA (S.F.)	AREA (AC.)	BLOCK	STREET ADDRESS	TAX NUMBER
54	18,562	0.426	C	1660 FLINTHAVEN COURT	7-114-277
55	16,257	0.373	C	1650 FLINTHAVEN COURT	7-114-278
56	16,257	0.373	C	1640 FLINTHAVEN COURT	7-114-279
57	16,257	0.373	C	1630 FLINTHAVEN COURT	7-114-280
58	15,847	0.364	C	1620 FLINTHAVEN COURT	7-114-281
59	18,178	0.417	C	1610 FLINTHAVEN COURT	7-114-282
60	15,185	0.349	C	1600 FLINTHAVEN COURT	7-114-283
61	18,246	0.419	C	1611 FLINTHAVEN COURT	7-114-284
62	15,972	0.367	C	1621 FLINTHAVEN COURT	7-114-285
63	15,768	0.362	C	1631 FLINTHAVEN COURT	7-114-286
64	15,768	0.362	C	1641 FLINTHAVEN COURT	7-114-287
65	15,768	0.362	C	1651 FLINTHAVEN COURT	7-114-288
66	15,768	0.362	C	1661 FLINTHAVEN COURT	7-114-289
67	15,768	0.362	C	1671 FLINTHAVEN COURT	7-114-290
68	15,768	0.362	C	1681 FLINTHAVEN COURT	7-114-291
69	15,768	0.362	C	1691 FLINTHAVEN COURT	7-114-292
70	15,425	0.354	C	1701 FLINTHAVEN COURT	7-114-293
71	19,028	0.437	C	1711 FLINTHAVEN COURT	7-114-294
72	35,812	0.822	C	1720 FLINTHAVEN COURT	7-114-285
73	31,743	0.729	C	1710 FLINTHAVEN COURT	7-114-296
74	23,380	0.537	C	1700 FLINTHAVEN COURT	7-114-297
75	16,257	0.373	C	1690 FLINTHAVEN COURT	7-114-298
76	18,562	0.426	C	1680 FLINTHAVEN COURT	7-114-299
				2240 MOONHAVEN WAY	

**NOTE:**  
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENT ACCORDING TO CURRENT GWINNETT COUNTY POLICY.  
- CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 5-14-14 TIME 2:35 PM  
PLAT BOOK 131 PAGE 217  
RICHARD T. ALEXANDER, JR., CLERK



**CURVE CHART**

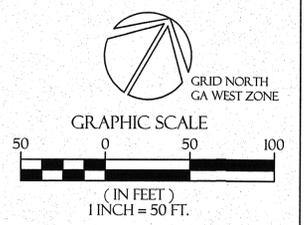
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	9.00'	14.14'	12.73'	S75°08'18"E
C2	15.00'	13.62'	13.16'	N33°51'05"E
C3	50.00'	71.63'	65.66'	N48°52'45"E
C4	50.00'	41.24'	40.08'	S66°27'16"E
C5	50.00'	41.24'	40.08'	S19°11'49"E
C6	50.00'	41.24'	40.08'	S28°03'41"W
C7	50.00'	52.52'	50.14'	N81°47'11"E
C8	15.00'	13.62'	13.16'	N85°52'18"E
C9	15.00'	13.62'	13.16'	S33°51'05"W
C10	50.00'	67.77'	62.70'	S46°40'13"W
C11	50.00'	39.82'	38.78'	N71°41'05"W
C12	50.00'	43.82'	42.43'	N23°45'49"W
C13	50.00'	40.08'	39.02'	N24°18'29"E
C14	50.00'	56.38'	53.44'	S79°34'42"W
C15	15.00'	13.62'	13.16'	S85°52'18"W
C16	9.00'	14.14'	12.73'	N14°51'42"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



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF 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.

SURVEY FOR:  
**STONEHAVEN AT SUGARLOAF UNIT 2, PHASE C**  
(A.K.A. SEWER & BROWN ROAD TRACT)  
LL 1/4, 7TH DISTRICT, PARCEL 170  
GWINNETT COUNTY, GEORGIA

FINAL PLAT  
SHEET 2 OF 2