

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

SUBDIVIDER: *ALR/K* OWNER: *S*
DATE: *7/24/94* DATE: *7/24/94*

The Director of the Department of Planning and Development of the City of Duluth, Georgia, certifies that this plat complies with the Zoning Ordinance and Development Regulations of the City of Duluth, as amended, and has been approved by all other affected governmental jurisdictions, agencies and departments, as applicable. The Director hereby accepts on behalf of the City of Duluth the dedication of all public rights-of-way and easements, storm drainage and other public facilities, and the Director hereby acknowledges acceptance of the public water and sewer lines and facilities and appurtenances by Gwinnett County. 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 the City of Duluth and/or Gwinnett County.

DATED THIS *24* DAY OF *August*, 1994
Mark R. Bryant, Director
Department of Planning and Development

Public Notice - Drainage: Every Final Plat shall contain the following statement:

Final Surveyor's Certificate:
It is hereby certified that this plat is true and correct as Note: The City of Duluth assumes no responsibility for overflow or erosion to the property lines and all improvements shown thereon, and of natural or artificial drains beyond the extent of the street right-of-way, or under my supervision; that all monuments shown hereon are correctly shown. The field data upon which this plat is based has a closure precision of 0.6 inches per angle point, feet and an angular error of 0.6 seconds per angle point, and was adjusted using *COMPASS* rule. This plat has been calculated for closure and is found to be accurate within one foot in *850,250* feet, and contains a total of *17,326.3* acres. The equipment used to obtain the linear and angular measurements herein was *A TOPCON 475-303 EDM*.

By: *Jacques L. Williams*
REGISTERED GEORGIA LAND SURVEYOR
REG NO. *859* DATE OF EXPIRATION *12-31-94*

GEORGIA REGISTERED LAND SURVEYOR
No. 859
JACQUES L. WILLIAMS

PIPE CHART

NO.	SIZE	LENGTH
1	18"	28'
2	24"	150'
3	15"	100'
4	24"	28'
5	24"	115'
6	24"	115'
7	30"	45'
8	30"	100'
9	24"	225'
10	36"	165'
11	36"	90'
12	36"	20'
13	15"	28'
14	24"	10'
15	30"	215'
16	30"	170'
17	30"	28'
18	30"	15'
19	15"	20'
20	36"	200'

LOT AREA CHART

LOT	BLK	SQ FT	LOT	BLK	SQ FT
1	A	12396.6	61	A	8450.0
2	A	8558.4	62	A	8450.0
			63	A	8450.0
3	A	12737.3	64	A	8450.0
4	A	9551.5	65	A	8450.0
			66	A	8450.0
			67	A	8450.0
			68	A	8634.6
			69	A	9274.9
5	A	8802.1			
6	A	7457.2	1	B	10463.1
7	A	7448.8			
8	A	10504.4			
9	A	12571.7			
37	A	7240.0	2	B	10256.6
38	A	7370.1	3	B	6939.1
39	A	8032.4	4	B	7661.6
40	A	8503.0	5	B	9950.8
			6	B	7593.5
41	A	7350.0	7	B	7475.0
42	A	8620.5	8	B	7475.0
43	A	8270.7	9	B	7475.0
44	A	8873.0	10	B	7475.0
			11	B	7475.0
45	A	11876.7	12	B	7347.1
46	A	19523.5	13	B	8331.6
			14	B	6697.1
47	A	15857.0	15	B	8095.4
			16	B	7475.0
48	A	11084.5	17	B	7475.0
49	A	7475.0	18	B	7475.0
50	A	7475.0	19	B	7475.0
51	A	7475.0	20	B	7475.0
52	A	8751.4	21	B	7475.0
			22	B	7472.9
53	A	14119.3	23	B	8319.2
54	A	10358.9	1	C	7661.6
55	A	9057.7	23	C	7763.9
56	A	7150.0	24	C	8612.5
57	A	7843.1	25	C	7475.0
			26	C	7475.0
			27	C	7475.0
58	A	10915.7	28	C	7475.0
59	A	10140.2	29	C	10540.6
60	A	8201.8			

- THIS UNIT CONTAINS 19,265 SQUARE FEET AND IS ZONED RFD.
- THE MINIMUM LOT AREA IS 6000 SQUARE FEET.
- THIS UNIT CONTAINS 73 LOT FOR DENSITY OF 3.78 LOTS/ACRE.
- THIS TRACT IS TO BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL DETACHED UNITS ONLY.
- THE MINIMUM FRONT SETBACK IS 10 FEET; THE MINIMUM SIDE YARD IS 10 FEET; THE MINIMUM DISTANCE BETWEEN HOUSES IS 10 FEET (ROOF LINE TO ROOF LINE); THE MINIMUM LOT WIDTH IS 10 FEET (EXCEPT FOR LOTS 23-35, AND 46-47 BLOCK "A" WHICH ARE 75 FEET WIDE).
- THERE SHALL BE A MANDATORY HOMEOWNERS' ASSOCIATION.
- THERE ARE NO F.I.R.M. FLOOD HAZARD AREAS ON THIS SITE PER COMMUNITY PANEL #13003 001 B, DATED JUNE 1, 1991.
- THE BOUNDARY INFORMATION ON THIS PLAT IS BASED ON A SURVEY BY FRANK FRUIT & ASSOCIATES, INC. DATED FEB. 1, 1993.
- THERE SHALL BE NO ACCESS TO HOWELL HEAD DRIVE OR IRVINDALE ROAD.
- A DEEM SHALL BE ESTABLISHED ALONG IRVINDALE ROAD AND HOWELL HEAD DRIVE WHICH SHALL BE 6 FEET HIGH WITH 2:1 SLOPES AND LANDSCAPING TO INCLUDE WHITE PINES WITH A MINIMUM SIZE OF 4 FEET HIGH AND PLANTED AT INTERVALS OF 10 FEET STAGGERED, AND TO BE MULCHED WITH PINE STRAW. THE DEEM IS TO BE MAINTAINED FOR A PERIOD OF ONE YEAR AFTER THE RECORDING OF THE FINAL PLAT. THE DEEM IS THEN TO BE MAINTAINED BY THE CHATTAHOOCHEE LANDING HOMEOWNERS' ASSOCIATION.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- THE MINIMUM HOUSE SIZE IS TO BE 1500 SQUARE FEET.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY GWINNETT CO.
- THIS PROPERTY WAS DEVELOPED BY:
W. J. ENTERPRISES, INC.
3280 POINTE PARADISE
SUITE 2400
HUNTSVILLE, GEORGIA 35892
PHONE: (404) 271-7787
- THERE ARE NO PROTECTIVE COVENANTS AT THIS TIME.

REVISION NO. 1, OCTOBER 5, 1994
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 63, PAGE 242 AND IS REVISED TO ADD A TWENTY FOOT WIDE DRAINAGE EASEMENT ALONG THE REAR OF LOTS 5-9 & 19-23, BLOCK 'B'.

THIS REVISION APPROVED THIS 6 DAY OF OCTOBER, 1994
BY: *Stiggins*
DEPT. OF PLANNING & DEVELOPMENT,
CITY OF DULUTH

- CONDITIONS OF ZONING FOR REZONING CASE #1130 HEARD ON FEBRUARY 14, 1994:
- PROJECT TO BE RECONFIGURED TO INCLUDE AT LEAST TWO ATTACHED UNITS; ATTACHED UNITS TO BE RESTRICTED TO PEACHTREE INDUSTRIAL BULEVARD PORTION OF THE PROJECT.
 - OVERALL DENSITY NOT TO EXCEED 3.8 UNITS PER ACRE.
 - ALL LOTS TO HAVE A MINIMUM OF 6,000 SF.
 - MINIMUM DWELLING SIZE TO BE 1500 SQUARE FEET.
 - SIDEWALKS ARE TO BE INSTALLED ALONG BOTH SIDES OF ALL NEW STREETS.
 - IN ADDITION TO THE 20 FEET REAR YARD BUFFER, PROVIDE A 20 FOOT WIDE BUFFER ALONG THE PROPERTY LINES ADJACENT RICHWOOD SUBDIVISION, WITH 10 FEET OF SAID BUFFER BEING A PLANTED AREA.
 - RETENTION FACILITY TO BE INSTALLED AT THE EXPENSE OF 3.8 UNITS PER ACRE DENSITY.
 - TWO NEW STREETS EXTENDING TO PEACHTREE INDUSTRIAL BULEVARD SHALL HAVE RIGHT-OF-WAY DEDICATED TO THE CITY AND HAVE SIDEWALKS AND CURBS.

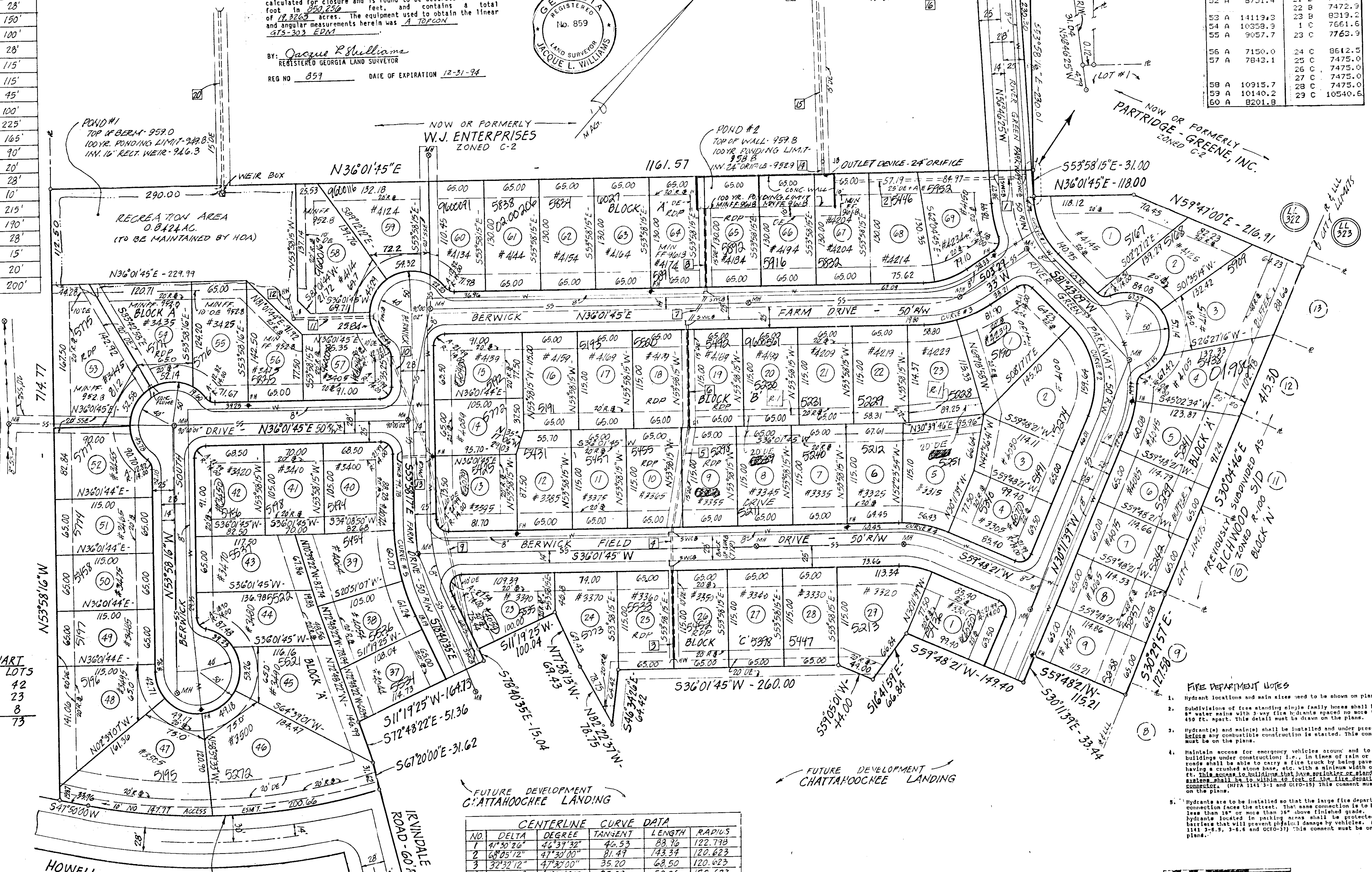
ANY AGREEMENTS BETWEEN THE DEVELOPER AND THE HOMEOWNERS IN HOWELL GLEN SUBDIVISION MUST BE ADHERED TO. IF ANY OF THE DEVELOPMENT STANDARDS PROPOSED BY THE DEVELOPER ARE MORE RESTRICTIVE THAN THE ABOVE STIPULATIONS, THOSE PROPOSED BY STANDARDS MUST BE ADHERED TO.

HLP - HOUSE LOCATION PLAN
A House Location Plan shall be required to be approved by the Department of Planning and Development prior to issuance of a building permit on all lots.

A House Location Plan is a scale drawing submitted by the builder at the time of permit application. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose is to ensure that the house is properly located on the lot. Please refer to the Duluth Development Regulations or contact the Department for more information.

RDP - RESIDENTIAL DRAINAGE PLAN
RDS - RESIDENTIAL DRAINAGE STUDY
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 Duluth Development Regulations or contact the Department for more information.

FINAL PLAT
UNIT ONE
CHATTAHOOCHEE LANDING
LAND LOT 322 - 6TH DISTRICT
GWINNETT COUNTY, GEORGIA
CITY OF DULUTH
PREPARED BY
LAND DEVELOPING COMPANY
1162 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA 30087
PH. (404) 923-6691
AUGUST 17, 1994 SCALE: 1"=60'
REV. AUG. 25, 1994. CITY COMMENTS
OCT 5, 1994. REV. NO. 1



CENTERLINE CURVE DATA

NO.	DELTA	DEGREE	TANGENT	LENGTH	RADIUS
1	41°30'26"	46°37'32"	46.53	88.76	122.778
2	68°05'12"	47°30'00"	81.49	143.34	120.623
3	37°37'12"	47°32'00"	35.20	68.50	120.623
4	23°46'36"	47°10'00"	25.39	50.06	120.623
5	24°42'19"	24°30'00"	51.22	100.34	239.860

THIS PLAT RE-RECORDED IN PLAT BOOK 64, PAGE 103, OCT 17, 1994
THIS PLAT RECORDED IN PLAT BOOK 63, PAGE 242, AUG. 26, 1994.

