

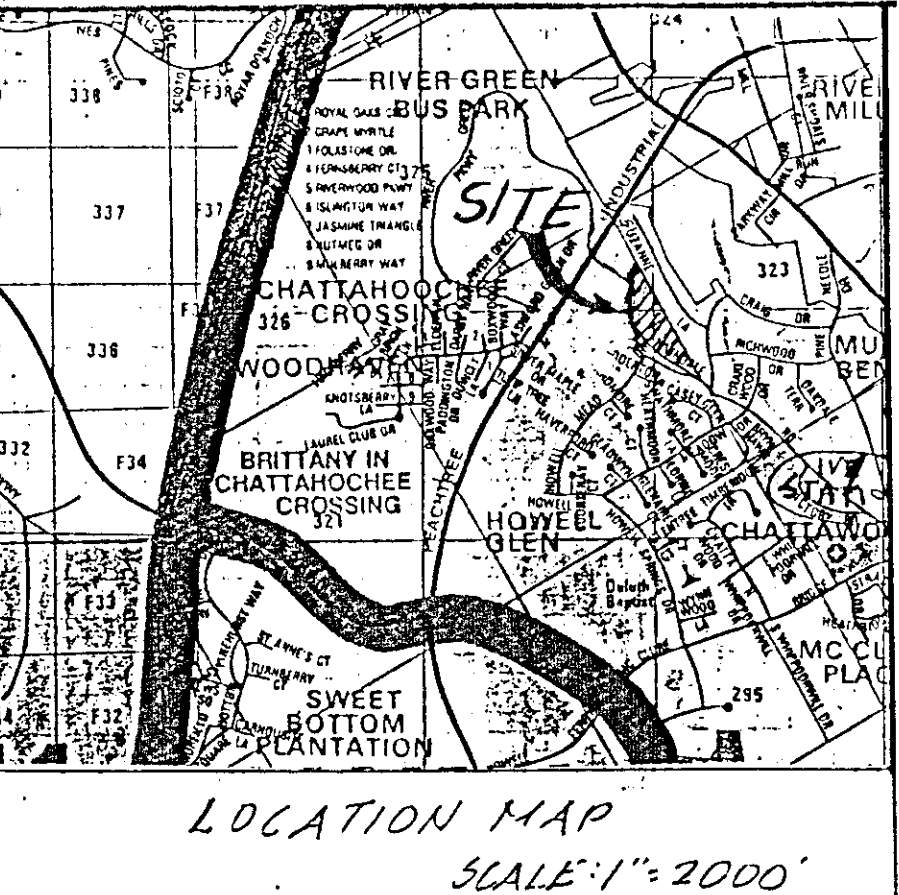
**LOT CHART**

BLOCK NO.	27
A	27
C	21
TOTAL	48

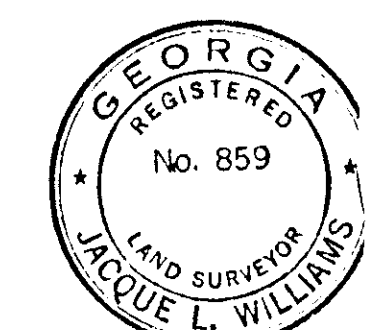
**PIPE CHART**

No.	SIZE	LENGTH
1	18"	130'
2	18"	100'
3	24"	320'
4	15"	30'

- FIRE DEPARTMENT NOTES**
- Hydrant locations and main sizes need to be shown on plans.
  - Subdivisions of free standing single family homes shall have 3" water mains with 3-way fire hydrants spaced no more than 450 ft. apart. This detail must be drawn on the plans.
  - Hydrant(s) and main(s) shall be installed and under pressure before any combustible construction is started. This comment must be on the plans.
  - Maintain access for emergency vehicles around and to all buildings under construction. In times of rain or mud, roads shall be able to carry a fire truck by being paved or having a crushed stone base, etc. with a minimum width of 10 feet. Access to buildings shall have aprons or standing easements shall be to within 10 feet of the fire department easement. (NFPA 1141 3-1 and 3-2) This comment must be on the plans.
  - Hydrants are to be installed so that the large fire department connection faces the street. That same connection is to be no less than 18" or more than 24" above finished grade. Fire hydrants located in parking areas shall be protected by barriers that will prevent physical damage by vehicles. (NFPA 1141 3-1, 3-2, 3-3, 3-4, and 3-5) This comment must be on the plans.

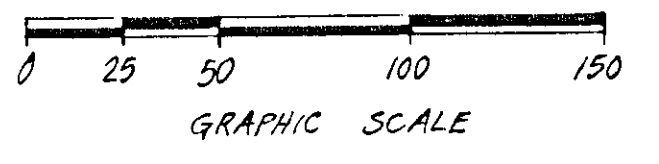


Final Surveyor's Certificate:  
 It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their 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 108,993 feet and an angular error of 0.4" SEC per angle point. This was adjusted using COLLINS rule. This plat has been calculated for closure and is found to be accurate within one foot in 850,256 feet, and contains a total of 8.5 acres. The equipment used to obtain the linear and angular measurements herein was A TOPCON GTS-303 EDM.



**CENTERLINE CURVE DATA**

No.	DELTA	DEGREE	TANGENT	LENGTH	RADIUS
1	40°56'45"	47°30'00"	45.03	28.20	120.623
2	17°20'35"	14°00'00"	40.64	31.02	409.256
3	21°36'00"	08°22'20"	116.62	230.47	611.330
4	21°05'45"	06°32'34"	210.34	413.77	874.370



**LOT AREA CHART**

LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
10	7499.6	34	9145.5
11	7920.4	35	860.8
12	7932.2	36	7809.0
13	7171.4	37	8393.1
14	7482.9	38	7475.0
15	7432.0	39	8370.4
16	7594.7	40	10705.0
17	7527.4	41	7481.9
18	8813.4	42	7475.0
19	11742.2	43	10294.0
20	9811.0	44	10812.4
21	9135.9	45	9767.9
22	11414.2	46	7475.0
23	26505.7	47	7475.0
24	14587.9	48	8045.4
25	8557.5	49	8765.6
26	8557.5	50	7712.4
27	8557.5	51	7636.1
28	8557.5	52	7679.2
29	8557.5	53	7500.0
30	8557.5	54	7252.7
31	9191.7	55	7411.3
32	9527.9	56	7418.9
33	9527.9	57	6637.7

(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 declares by this Declaration. In the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances, thereon shown, and other public facilities and appurtenances in fee simple by deed, for the purposes herein expressed.

SUBDIVIDER: J. Williams OWNER: SAME  
 DATE: 2-15-95 DATE: 2-15-95

THIS PLAT RECORDED IN PLAT BOOK 70, PAGE 108, 5-30-96  
 THIS PLAT RECORDED IN PLAT BOOK 69, PAGE 187, 3-5-96  
 THIS PLAT RECORDED IN PLAT BOOK 65, PAGE 230, 3-8-95  
 REV#1 JANUARY 5, 1996 ADD STORM DRAIN PIPE #4  
 REV#2, MAY 17, 1996 - 20' DE LOTS 35 & 36 A'

REVISION #1 - JANUARY 5, 1996  
 THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 65, PAGE 238 AND IS REVISED TO ADD STORM DRAIN PIPE #4 TO LOT 25 A & 20' DE ALONG LOT 19.  
 THIS REVISION APPROVED BY:  
J. Williams DATE: 1-29-96  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 CITY OF DULUTH

REVISION NO. 2, MAY 17, 1996  
 THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 69, PAGE 187 AND IS REVISED TO ADD THE 20' DRAINAGE EASEMENT ALONG THE REAR OF LOTS 35 & 36, BLOCK 'A'.  
 THIS REVISION APPROVED BY:  
J. Williams DATE: 5/23/96  
 DEPARTMENT OF PLANNING & DEV.  
 CITY OF DULUTH

- GENERAL NOTES
- THIS UNIT CONTAINS 12.5168 ACRES AND IS ZONED PRD.
  - THE MINIMUM LOT AREA IS 6000 SQUARE FEET.
  - THIS UNIT CONTAINS 48 LOTS FOR A DENSITY OF 3.83 LOTS/ACRE.
  - THIS TRACT IS TO BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL DETACHED UNITS ONLY.
  - THE MINIMUM FRONT SETBACK IS TO BE 20 FEET; THE MINIMUM SIDE YARD IS TO BE 5 FEET; THE MINIMUM DISTANCE BETWEEN HOUSES IS TO BE 10 FEET (ROOF LINE TO ROOF LINE); THE MINIMUM LOT WIDTH IS TO BE 65 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 #120038 001 B, DATED JUNE 1, 1991.
  - THE BOUNDARY INFORMATION ON THIS PLAT IS BASED ON A BY TRAVIS FRUITT & ASSOCIATES, PC DATED FEB. 1, 1989.
  - THERE SHALL BE NO ACCESS TO HOWELL MEAD DRIVE OR IRVINDALE ROAD.
  - A BERM SHALL BE ESTABLISHED ALONG IRVINDALE ROAD AND HOWELL MEAD ROAD 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 BERM IS TO BE MAINTAINED FOR A PERIOD OF ONE YEAR AFTER THE RECORDING OF THE FINAL PLAT. THE BERM 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 PARKWAY SUITE 2100 NORCROSS, GEORGIA 30092 PHONE: 404-448-7787
  - THERE ARE NO PROTECTIVE COVENANTS AT THIS TIME.

- CONDITIONS OF ZONING FOR REZONING CASE 24130 HEARD ON FEBRUARY 14, 1994:
- PROJECT TO BE RECONFIGURED TO INCLUDE AT LEAST TWO ATTACHED UNITS; ATTACHED UNITS TO BE RESTRICTED TO PEACHTREE INDUSTRIAL BOULEVARD PORTION OF THE PROJECT
  - OVERALL DENSITY NOT TO EXCEED 3.0 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 FOOT REAR YARD SHOWN, PROVIDE A 20 FOOT WIDE BUFFER ALONG THE PROPERTY LINES ADJUTING RICHWOOD SUBDIVISION, WITH 10 FEET OF SAID BUFFER BEING A PLANTED AREA.
  - DETENTION FACILITY TO BE INSTALLED AT THE EXPENSE OF 3.8 UNITS PER ACRE DENSITY.
  - TWO NEW STREETS EXTENDING TO PEACHTREE INDUSTRIAL BOULEVARD SHALL HAVE RIGHT-OF-WAY DEDICATED TO THE CITY AND HAVE SIDEWALKS AND CURBS.

ANY AGREEMENTS BETWEEN THE DEVELOPER AND THE HOMEOWNERS IN HOWELL MEAD 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 TWO  
 CHATTAHOOCHEE LANDING  
 LAND LOT 322 - 6TH DISTRICT  
 GWINNETT COUNTY, GA.  
 CITY OF DULUTH  
 PREPARED BY  
 LAND DEVELOPING COMPANY  
 1162 ROCKBRIDGE ROAD  
 STONE MOUNTAIN, GA  
 PH. (404) 923-6691  
 DECEMBER 31, 1994 SCALE: 1" = 50'