LEGEND

AE = ACCESS EASEMENT
BL = BUILDING LINE
BM = BENCH MARK
CB = CATCH BASIN
CD = CROSS DRAIN
CD = CROSS DRAIN
DA = DRAINAGE AREA
DI = DROP INLET
EL = ELEVATION
FF = FINISHED FLOOR
HWL = HIGH WATER LINE
HTF = HOLLOW TUBE FOUND
IE = INVERT ELEVATION
JB = JUNCTION BOX
LLL = LAND LOT LINE
MH = MANHOLE
OL = ON LINE
OH = OVERHEAD
PL = PROPERTY LINE
R = RADIUS
RBF = REBAR FOUND
R/W = RIGHT OF WAY
TH = TEST HOLE
TL = TRAVERSE LINE
UG = UNDER GROUND
UE = UTILITY EASEMENT
WV = WATER VALVE

BC = BACK OF CURB
CE = CONSTRUCTION EASEMENT (TEMPORARY)
CMP = CORRUGATED METAL PIPE
CTP = CRIMP TOP TUBE FOUND
CMF = CONCRETE MONUMENT FOUND
CL = CENTER LINE
DE = DRAINAGE EASEMENT
FES = FLARED END SECTION
FIRM = FLOOD INSURANCE RATE MAP
FH = FIRE HYDRANT
HLP = HOUSE LOCATION PLAN
HW = HEAD WALL
IPS = REBAR SET
IRF = INTERMEDIATE REGIONAL FLOOD
MT = MARKED TREE
NAC = NAIL IN CAP
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PI = POINT OF INTERSECTION
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY
RCP = REINFORCED CONCRETE PIPE
----C---- = CABLE TV LINE & POLE
----G---- = GAS LINE
----P---- = POWER LINE & POLE
----S---- = SEWER LINE & MANHOLE
----T---- = TELEPHONE LINE & POLE
----W---- = WATER LINE & FIRE HYDRANT
----F---- = FENCE LINE

ENVIRONMENTAL HEALTH NOTES

FILLING, GRADING OR OTHER SITE MODIFICATIONS MADE SUBSEQUENT TO THIS APPROVAL MAY RESULT IN SAID APPROVAL BEING VOIDED AND REQUIRE THE RECOMBINATION OF LOTS TO ENSURE THAT ALL LOTS MEET MINIMUM SIZE REQUIREMENTS. IN THE EVENT, FOR ANY REASON, THAT PLAT REVISIONS ARE NOT POSSIBLE, LOTS FAILING TO MEET MINIMUM LOT SIZE WILL NOT BE CONSIDERED FOR DEVELOPMENT.

AEROBIC TANKS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF GWINNETT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AS DEEMED APPROPRIATE.

NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY GWINNETT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

ON LOTS UTILIZING SLAB CONSTRUCTION , THE GWINNETT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MAY REQUIRE THE ON-SITE SEWAGE MANAGEMENT SYSTEM BE INSTALLED AND APPROVED PRIOR TO FINAL APPROVAL OF THE LOT.

SITE PLAN MAY BE REQUIRED AFTER INDIVIDUAL LOT APPLICATION AND HOUSE PLANS HAVE BEEN SUBMITTED.

TIF=TANK TO BE INSTALLED PRIOR TO BUILDING STRUCTURES ON LOT.
SPEH=SITE PLAN REQUIRED BY ENVIRONMENTAL HEALTH PRIOR TO DEVELOPMENT.
BLEH=BUILDING LINE DETERMINED BY ENVIRONMENTAL HEALTH.

GEORGIA CODE 290-5-26-.03(5) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE.

NOTE 1 - THIS LOT SIZED FOR UP TO A 4 BEDROOM HOUSE ONLY.

NOTE 2 - THIS LOT REQUIRES A TANK IN FIRST INSTALLATION OF THE ON-SITE SEWAGE MANAGEMENT SYTEM DUE TO SOILS AND / OR TOPOGRAPHICAL CONCERNS.

NOTE 3 - THIS LOT MAY REQUIRE BOTH THE ORIGINAL AND REPLACEMENT ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE INSTALLED AND APPROVED DUE TO SOIL CONDITIONS AT TIME OF PERMITTING.

NOTE 4 - GWINNETT WET VARIANT, STARR, FILL, HARD LABOR AND MUSELLA SOILS MAY NOT BE USED FOR INSTALLATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM. THESE SOILS ARE DISAPPROVED.

NOTE 5 - THE SANITARY SEWER FORCE MAIN AND EASEMENT MAY NOT BE CROSSED BY ANY COMPONENT OF THE ORIGINAL OR REPLACEMENT ON-SITE SEWAGE MANAGEMENT SYSTEM.

NOTE 6 - THIS LOT IS IDENTIFIED AS A BUILDING LINE LOT AND WILL REQUIRE APPROVAL BY ENVIRONMENTAL HEALTH OF HOUSE LOCATION ON LOT DUE TO SOIL OR TOPOGRAPHICAL CONCERNS.

NOTE 7 - THIS LOT REQUIRES A SITE PLAN TO ADDRESS THE SURFACE WATER DISPOSAL FROM THE ADJACENT RIGHT OF WAY SWALES OR BERMS MUST BE INSTALLED AT TIME OF ON-SITE SEWAGE MANAGEMENT SYSTEM APPROVAL.

NOTE 8 - THE SANITARY SEWER FORCE MAIN EASEMENT MAY HAVE ONE PERPENDICULAR CROSSING CONSISTING OF SOLID SCHEDULE 40 PVC PIPE AS NOTED IN THE AGREEMENT WITH GWINNETT COUNTY.

NOTE 9 - THE LOT SIZED FOR UP TO A 5 BEDROOM HOUSE ONLY.

HEALTH DEPARTMENT CERTIFICATION

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH AND WITH THE EXCEPTION OF LOTS ____NIA____ ARE APPROVED FOR APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

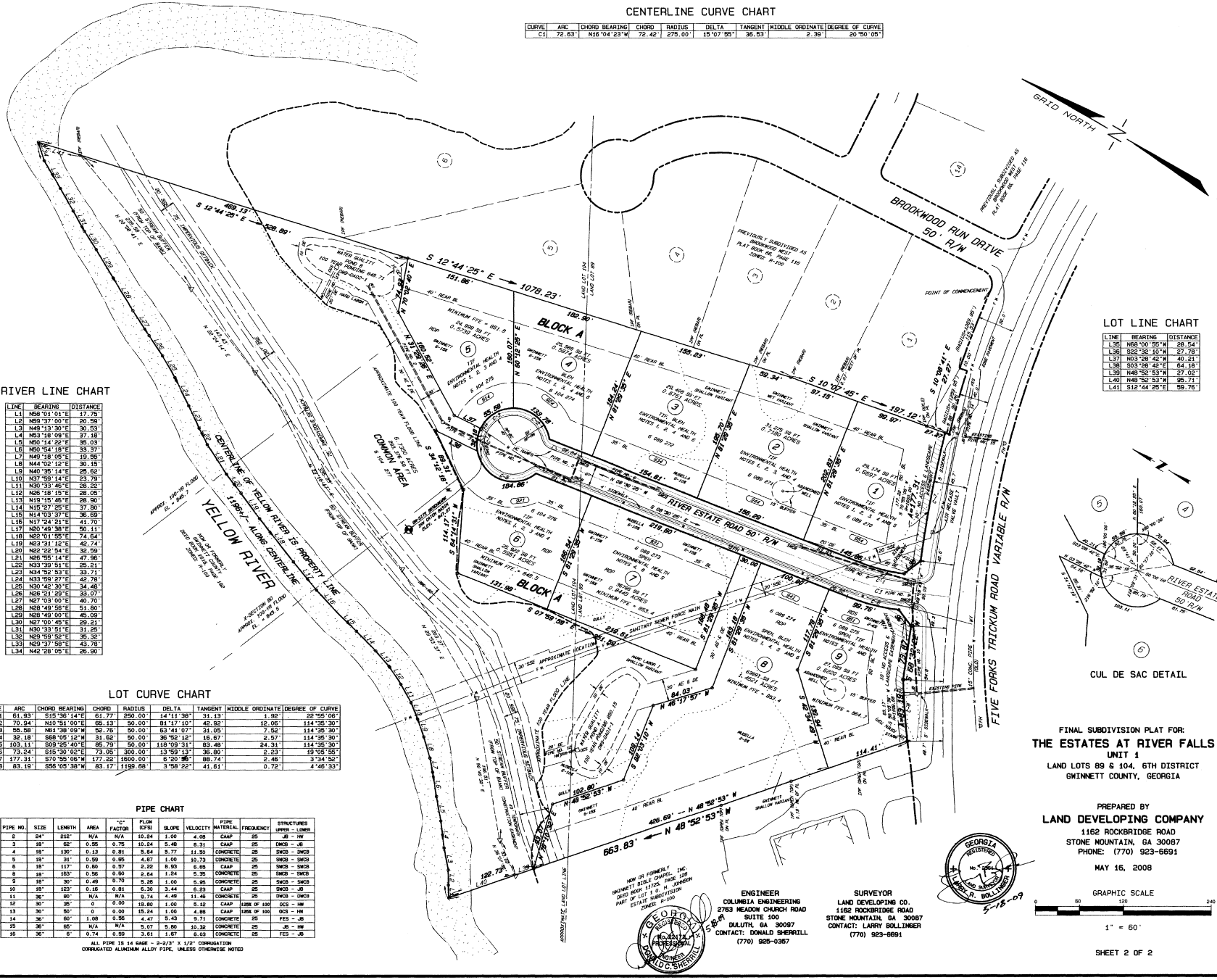
DATED THIS 20th DAY OF May, 2008.

BY: [signature]

TITLE: Land Use Program Manager
GWINNETT COUNTY HEALTH DEPARTMENT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 6-21-09 TIME 2:25p
PLAT BOOK 133 PAGE 225
TOM LAWLER, CLERK

FILE NO. 1904 PROJ.PRO | JOB NO. 1904-2006


GRID NORTH
BROOKWOOD RUN DRIVE 50' R/W
FIVE FORKS TRICKUM ROAD VARIABLE R/W
RIVER ESTATE ROAD 50' R/W
BLOCK A
COMMON AREA
YELLOW RIVER
CENTERLINE OF YELLOW RIVER IS PROPERTY LINE
S 12°44'25" E 1078.23'
S 10°09'41" E 197.12'
S 10°07'45" E
POINT OF COMMENCEMENT
S 12°44'25" E 328.89'
S 12°44'25" E 151.06'
S 34°12'18" W
S 84°14'31" W
S 07°59'38" E 251.80'
N 48°52'53" W 663.83'
N 48°52'53" W 426.69'
N 46°17'57" W 84.03'
S 82°03'10" W 204.41'
N 48°52'53" W 102.00'
S 81°29'39" W 114.41'
S 82°29'39" W 117.79'
S 82°29'39" W 98.76'
S 82°29'39" W 100.03'
S 82°29'39" W 145.66'
S 82°29'39" W 154.84'
S 82°29'39" W 184.84'
S 82°29'39" W 195.23'
S 82°29'39" W 159.29'
S 82°29'39" W 155.29'
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