

NOTE: THE 25' TEMPORARY CONSTRUCTION BUFFER REFERENCED BY ZONING CONDITION NO. 3, AND SHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH INDIVIDUAL LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.

NOTE: 5' SIDEWALKS ARE TO BE BUILT ALONG GA. HWY. 124 BY D.O.T. AFTER THEY HAVE COMPLETED THE WIDENING OF 124.

D.O.T. HAS RECEIVED A BOND FROM THIS DEVELOPMENT TO PAY FOR SAID SIDEWALK CONSTRUCTION AND DECAL LANE.

ARC=146.56'  
CH=146.45'  
N 44°09'04" E  
RAD=1095.92'

ARC=422.74'  
CH=420.63'  
N 26°47'11" E  
RAD=1220.47'

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 11-22-02 TIME 11:54  
PLAT BOOK 95 PAGE 297  
TOM LAWLER, CLERK

**LOT AND BLOCK CHART**

BLOCK	LOTS
'A'	101
'B'	71
'C'	13
<b>TOTAL</b>	<b>185</b>

**LINE TABLE**

LINE	LENGTH	BEARING
L1	29.78	S05°30'28"E
L2	7.39	N29°59'52"W
L3	6.80	N58°59'28"E
L4	9.30	S78°38'11"E
L5	17.87	N52°31'14"W
L6	15.35	N82°00'00"E
L7	4.77	N80°00'00"E
L8	19.88	S28°03'39"W
L9	26.87	N80°04'38"E
L10	12.75	S28°03'39"W
L11	7.13	N28°03'39"E
L12	57.34	S130°14'00"W
L13	29.78	N78°07'29"W

**CURVE TABLE**

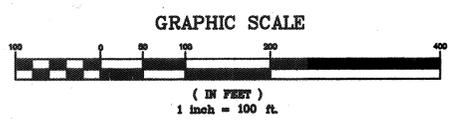
CURVE	ARC	CHORD	BEARING	RADIUS
C1	25.27	25.27	N 47°19'18" E	1095.92'
C2	84.88	84.87	N 44°37'55" E	1095.92'
C3	58.41	58.40	N 41°47'41" E	1095.92'
C4	13.48	12.25	S 84°58'22" E	9.00'
C5	51.81	51.81	N 44°14'10" W	875.00'
C6	54.39	54.38	S 48°42'58" W	875.00'
C7	54.39	54.38	S 53°19'22" E	875.00'
C8	18.79	18.78	N 56°28'22" E	875.00'
C9	13.82	13.18	S 31°13'37" W	15.00'
C10	3.37	3.37	S 07°08'52" W	50.00'
C11	55.87	55.84	S 40°58'40" W	50.00'
C12	48.52	48.49	N 79°29'48" W	50.00'
C13	82.04	58.14	N 18°17'21" W	50.00'
C14	13.82	13.18	N 06°45'11" W	15.00'
C15	20.52	20.52	N 31°22'47" W	425.00'

C16	4.13	4.13	N 28°48'27" W	825.00'
C17	54.99	54.97	N 27°05'53" W	825.00'
C18	4.11	4.11	N 24°23'21" W	825.00'
C19	18.14	18.14	N 24°38'40" W	1175.00'
C20	55.12	55.11	N 28°19'54" W	1175.00'
C21	47.82	47.82	N 28°01'12" W	1175.00'
C22	11.83	11.83	N 28°02'38" W	175.00'
C23	38.02	38.87	S 88°56'12" W	125.00'
C24	28.06	28.04	N 84°08'22" E	175.00'
C25	28.54	28.50	N 73°02'41" E	175.00'
C26	53.21	53.01	N 00°24'14" W	175.00'
C27	55.10	50.00	N 18°32'56" E	175.00'
C28	50.98	50.78	N 32°38'56" E	175.00'
C29	48.97	48.81	N 48°58'28" E	175.00'
C30	14.14	12.73	N 11°28'26" E	9.00'
C31	34.13	34.02	N 40°48'52" W	125.00'
C32	81.78	81.15	N 62°48'40" W	125.00'
C33	13.82	13.81	S 73°01'13" W	15.00'
C34	44.88	43.48	S 78°47'00" W	50.00'
C35	48.98	45.25	N 50°32'13" W	50.00'
C36	48.17	44.55	N 02°49'30" E	50.00'
C37	48.17	44.55	N 89°44'13" E	50.00'
C38	50.00	47.84	S 89°08'38" E	50.00'
C39	13.58	13.54	S 32°43'52" E	50.00'
C40	13.82	13.18	S 50°27'34" E	15.00'
C41	8.07	8.07	S 79°38'56" E	175.00'
C42	52.80	52.80	S 89°41'05" E	175.00'
C43	52.80	52.48	S 48°25'00" E	175.00'
C44	20.72	20.71	S 38°24'04" E	175.00'
C45	14.14	12.73	S 73°03'44" E	9.00'
C46	13.82	12.30	N 58°45'38" E	200.01'
C47	52.53	52.38	N 88°03'11" E	200.01'
C48	68.98	68.87	N 85°10'17" E	200.01'
C49	52.53	52.38	S 77°42'37" E	200.01'
C50	52.53	52.38	S 82°38'43" E	200.01'

C51	52.53	52.38	S 47°38'50" E	200.01'
C52	35.22	35.18	S 38°02'42" E	200.01'
C53	14.14	12.73	S 73°00'00" E	9.00'
C54	9.85	9.88	N 59°28'08" E	500.00'
C55	10.85	10.85	S 82°28'08" W	500.00'
C56	13.82	13.18	S 33°58'24" W	15.00'
C57	61.88	57.82	S 43°18'28" W	50.00'
C58	107.87	88.04	N 38°40'22" W	50.00'
C59	13.82	13.18	N 02°58'24" W	15.00'
C60	213.25	195.74	N 70°43'32" W	150.01'
C61	39.28	39.21	S 82°48'11" W	150.01'
C62	14.14	12.73	S 11°58'23" W	9.00'
C63	11.58	11.58	S 32°44'21" E	1225.00'
C64	54.58	54.58	S 43°18'34" E	1225.00'
C65	17.84	17.84	S 28°28'58" E	1225.00'
C66	2.48	2.48	S 29°12'21" E	575.00'
C67	58.00	58.00	S 33°07'09" E	575.00'
C68	58.00	58.00	S 37°45'58" E	575.00'
C69	58.00	58.97	S 43°18'43" E	575.00'
C70	23.88	23.88	S 47°15'32" E	575.00'
C71	7.54	7.54	S 48°20'51" E	2125.00'
C72	54.74	54.74	S 47°30'28" E	2125.00'
C73	54.75	54.75	S 48°01'54" E	2125.00'
C74	32.23	32.23	S 42°01'09" E	1225.00'
C75	54.58	54.55	S 42°18'31" E	1225.00'
C76	8.28	8.28	S 40°21'22" E	1225.00'
C77	33.47	33.42	S 38°11'02" E	175.00'
C78	52.22	52.03	S 21°08'23" E	175.00'
C79	52.22	52.03	S 04°03'33" E	175.00'
C80	52.22	52.03	S 13°01'17" W	175.00'
C81	13.82	13.88	S 23°48'25" E	175.00'
C82	16.30	16.30	S 28°48'08" W	875.00'
C83	54.58	54.81	S 28°48'30" W	875.00'
C84	50.57	50.56	S 34°13'07" W	875.00'
C85	13.90	12.98	S 07°32'38" E	9.00'
C86	51.21	51.21	N 31°12'04" E	1220.47'
C87	63.69	63.88	N 28°20'14" E	1220.47'
C88	81.38	81.38	N 23°34'07" E	1220.47'
C89	86.78	86.78	N 22°02'58" E	1220.47'
C90	65.97	65.98	N 18°24'43" E	1220.47'
C91	59.21	59.19	N 28°33'31" E	825.00'
C92	56.98	56.98	N 44°53'04" E	825.00'
C93	63.80	63.77	N 50°26'13" E	825.00'
C94	44.48	42.48	N 58°17'27" E	825.00'
C95	31.42	28.28	S 72°45'47" E	200.00'
C96	18.11	18.10	S 31°22'47" E	375.00'
C97	14.13	12.72	S 14°39'08" W	9.00'
C98	10.40	10.19	S 78°48'30" W	15.00'
C99	15.12	15.08	S 88°58'45" E	50.00'
C100	48.18	48.32	S 84°48'04" W	50.00'
C101	48.18	48.32	S 02°24'53" W	50.00'
C102	49.14	47.18	S 86°09'38" E	50.00'
C103	54.92	52.20	N 84°12'58" E	50.00'
C104	30.80	30.31	N 15°08'00" E	50.00'
C105	18.37	18.57	N 28°42'39" E	15.00'
C106	14.14	12.73	N 73°02'52" W	9.00'
C107	14.13	12.72	S 14°38'04" W	9.00'
C108	13.82	13.18	S 85°58'38" W	15.00'
C109	54.58	51.91	S 80°43'05" W	50.00'
C110	48.04	44.43	S 23°04'12" W	50.00'
C111	52.02	49.70	S 33°08'40" E	50.00'
C112	52.26	49.81	N 87°08'37" E	50.00'
C113	42.98	41.67	N 82°43'27" E	50.00'
C114	13.82	13.18	N 33°57'27" E	15.00'
C115	14.14	12.73	S 73°00'52" E	9.00'
C116	23.23	23.23	S 28°50'22" E	575.00'
C117	34.94	34.93	S 25°56'30" E	575.00'
C118	48.88	48.88	S 20°18'20" E	1225.00'
C119	88.77	59.17	S 27°43'51" E	1225.00'
C120	18.88	18.88	S 28°33'22" E	1225.00'
C121	65.00	64.38	S 15°04'49" E	125.00'

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	353.68	850.00	349.34	S 41°38'56" W
C2	19.31	400.00	19.31	N 31°22'47" W
C3	60.69	600.00	60.67	N 27°05'58" W
C4	121.41	1200.00	121.36	S 27°05'58" E
C5	46.80	150.00	46.81	N 88°56'31" E
C6	127.73	150.00	126.48	N 12°28'47" E
C7	284.10	175.01	253.82	S 78°30'17" E
C8	10.38	525.00	10.38	S 58°28'08" W
C9	115.09	150.00	112.29	S 54°58'23" E
C10	82.25	1200.00	82.24	S 31°02'48" E
C11	202.81	600.00	201.85	N 38°45'57" W
C12	113.87	2100.00	113.86	S 48°53'45" E
C13	98.01	1200.00	97.88	S 43°00'10" E
C14	174.88	150.00	164.98	S 07°18'04" E



**NOTE**  
DETENTION FOR THIS SITE IS OFF-SITE. THE EXISTING LAKE FOR THE HUNTERS POND SUBDIVISION TO THE SOUTH-EAST OF THE SITE IS PROVIDING DETENTION FOR BOTH SITES. A COPY OF THE AGREEMENT BETWEEN THE HUNTERS POND HOA AND THE DEVELOPER OF NEWTONS CREST SUBDIVISION IS ON FILE WITH THE CITY OF SNELLVILLE ENGINEERS AND IS ALSO RECORDED AS PART OF ATTACHMENT 'G' IN THE GWINNETT COUNTY RECORDS.

**SURVEYOR/ENGINEER**  
SCI DEVELOPMENT SERVICES  
2330 HEWATT ROAD  
SNELLVILLE, GEORGIA 30039  
PHONE (770) 736-7666  
CONTACT - DANE PETERSON

**OWNER/DEVELOPER**  
KENNEDY DEVELOPMENT CO., INC.  
5455 MCGINNIS VILLAGE PLACE  
SUITE 104  
ALPHARETTA, GA 30005  
770 475-4332  
CONTACT - JIM KENNEDY  
**24 HOUR CONTACT**  
JIM KENNEDY  
770-231-0453



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**SCI Development Services**  
ENGINEERS - SURVEYORS - LAND PLANNERS  
2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039  
(770) 736-7666 FAX (770) 736-4823  
MAIL@SURVEYCONCEPTS.NET

**FINAL PLAT FOR**  
**NEWTONS CREST**  
LAND LOT 5 and 6  
5th DISTRICT  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GEORGIA

**FINAL PLAT**

DATE	DRAWN	CHECKED
11/19/02	DCP	JAS

SCALE 1"=100'  
SHEET TITLE

PROJECT NUMBER  
25331\_FP

**2**

DRAWING NUMBER  
SHEETORDER

**ZONING CONDITIONS**

ANX 00-04  
LUP 00-04 RZ 00-05  
APPROVED JUNE 26, 2000

- 1. The property shall be developed in accordance with the modifications to meet the conditions of zoning or City of Snellville regulations. Substantial variation from the concept plan will require Mayor and Council approval. No more than 3.96 units per acre.
2. The development shall tie in to access Ashly Woods Court stub street.
3. A twenty-five (25) foot construction buffer shall be left undisturbed where bordering residentially zoned property.
4. The homeowners association is responsible for maintenance of the detention and/or wet retention pond as directed by the City of Snellville.
5. Billboards shall be prohibited.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. No direct lot access shall be allowed to Hwy. #124.
8. Provide sidewalks a minimum of four (4) feet in width adjacent to both sides of interior streets throughout the development prior to the issuance of a certificate of occupancy for each lot, and a minimum of five (5) feet in width along the right-of-way of Hwy. #124. Sidewalks shall be completed in front of the detention areas, open space, recreation areas, and Hwy. #124 prior to the approval of the final plat.

- 9. Open space shall have a minimum road frontage as required by a typical lot for the Planned Residential Community District (40 feet).
10. The decorative fence is required at the discretion of the Planning Director.
11. Homes shall be brick, stone, or stucco, or combination thereof on all four sides.
12. Sidewalks along Hwy. #124 shall be extended to Pamela Drive.
13. As an alternative "offset" detention method, said property may be developed to incorporate a "master detention facility" with the adjoining Hunters Pond Association (if approved and deemed feasible by the Hunters Pond Homeowners Association and subject property owner).
14. If alternative detention method is utilized, property shall be developed in general accordance with concept plan with variations being permitted as to relocation of said detention and any resulting overall lot increase shall not exceed 4.14 units/acre. Detention must meet City Engineer's approval.
15. If alternative detention method is utilized, a maintenance agreement between the Hunters Pond Association and the subject property association shall be created for the maintenance of the "master detention facility". Maintenance Agreement must meet the City of Snellville's approval.

**GENERAL NOTES:**

TAX REFERENCE NUMBER: 05-08-PART OF 10 05-05-PART OF 10
1. TRACT AREA = 47.18 ACRES
OPEN SPACE DEDICATED = 9.56 AC
DISTURBED AREA = 35.7 ACRES
EXISTING ZONING: PRC
FRONT SETBACK: 10'
SIDE SETBACK: 5' - 10' ON CORNER LOTS
REAR SETBACK: 40' ABUTTING LOW DENSITY RES. 20' FOR INTERIOR LOTS AND/OR ABUTTING COMMERCIAL ZONED PRC.
MINIMUM ROAD FRONTAGE: 40'
MINIMUM LOT WIDTH: 55' AT THE BUILDING LINE
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM GROUND IMPERVIOUS: 75 PERCENT
PROPOSED NO. OF LOTS: 185
MAXIMUM DENSITY: LOTS/ACRE: 3.96
DENSITY: LOTS/ACRE: 3.92
MINIMUM LOT SIZE: 5,500 S.F.
MINIMUM DWELLING SIZE: SINGLE STORY - 1,700 S.F. TWO STORY - 1,800 S.F.

2. UTILITIES:
WATER - GWINNETT COUNTY
SEWER - GWINNETT COUNTY (SEWER WILL BE GRAVITY FLOW)
GAS - ATLANTA GAS COMPANY
POWER - WALTON EMC
PHONE - BELL SOUTH
3. BASED ON GRAPHIC DETERMINATION
THIS PROPERTY DOES NOT LIE IN A F.I.R.M. 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. PANEL NO. 130322 0285 C, DATED FEBRUARY 5, 1994
BOUNDARY SURVEY BY SURVEY CONCEPTS, INC. DATED: 8/25/00
TOPOGRAPHICAL INFORMATION OBTAINED FROM: GWINNETT COUNTY GIS (DATUM IS N.A.D. 1983) T.B.M. REFERENCE IS F.I.R.M. RMB1 ELEV. = 825.80' ABOVE MEAN SEA LEVEL

ALL UTILITIES ARE UNDERGROUND.
NO KNOWN EXISTING OR PREVIOUSLY EXISTING LANDFILLS ON THIS PROPERTY
THE ONLY MATERIAL DEEMED ACCEPTABLE TO BE BURIED ON-SITE, SHALL BE VEGETATIVE. ALL OTHER MATERIAL, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION WASTE MUST BE TAKEN TO A STATE OF GEORGIA APPROVED LANDFILL

ALL IMPROVEMENTS TO CONFORM TO CITY OF SNELLVILLE STANDARDS FOR CONSTRUCTION & DESIGN AS OF SUBMISSION DATE
1/2" RE-BARS SET AT ALL LOT CORNERS.
NO EXISTING STRUCTURES OTHER THAN SHOWN ON PLAN
NO LAND DISTURBANCE PERMITTED PRIOR TO ISSUANCE OF LDP.
NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF THE LDP.

A 25 FOOT BUFFER ADJACENT TO ALL STREAMS, CREEKS, LAKES, PONDS ETC. IS REQUIRED TO BE MAINTAINED BY THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE (ARTICLE 4 SECTION 4.3 PARAGRAPH 15) AN EXEMPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LANDSCAPING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3 SECTION 3.1 PARAGRAPH 3)

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SNELLVILLE OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR THE APPROVAL OF ANY WETLAND AREA DISTURBANCE.

OPEN SPACE AND GREEN SPACE AREAS TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
ALL TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

THE CITY OF SNELLVILLE ASSUMES NO RESPONSIBILITY FOR OVERTFLOW 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. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

RDP RESIDENTIAL DRAINAGE PLAN
A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL 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 CITY OF SNELLVILLE DEVELOPMENT REGULATIONS AND CONTACT THE SNELLVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

CITY OF SNELLVILLE DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.

REPLANTING DUE TO BUFFER ENCRoACHMENT SHALL BE IN ACCORDANCE WITH APPROVED BUFFER RE-ESTABLISHMENT PLAN DATED 8/16/02 AND TYPICAL LOT PLANTING DETAIL ON FINAL PLAT

BUFFER SHALL BE RE-PLANTED BEFORE RELEASE OF LAST CERTIFICATE OF OCCUPANCY FOR LOTS 69-94A OR WITHIN ONE YEAR OF FINAL PLAT APPROVAL, WHICHEVER DATE COMES FIRST. THE CITY ARBORIST SHALL HAVE THE AUTHORITY TO EXTEND THE ONE YEAR DEADLINE, PROVIDED ALL LOTS 69-94A HAVE BEEN ISSUED A BUILDING PERMIT AND ARE UNDER CONSTRUCTION AND RECEIVING REGULAR INSPECTIONS BY THE CITY.

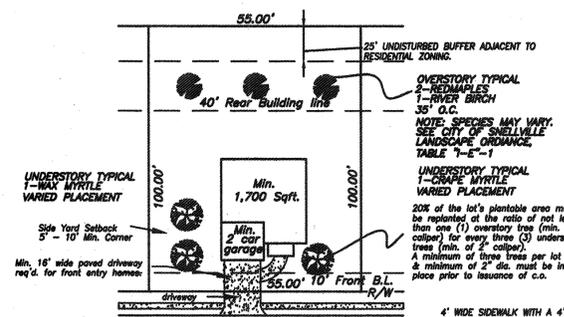
NO SPECIMEN TREES, OTHER THAN SHOWN, ARE ON SITE.
ANY TREE DESIGNATED FOR PRESERVATION, WHICH IS NEGLIGENTLY DAMAGED, AS DETERMINED BY THE CITY ARBORIST, SHALL BE TREATED ACCORDING TO THE NATIONAL ARBORIST ASSOCIATION STANDARDS. IF FATALLY DAMAGED, THE TREE(S) SHALL BE REPLACED WITH FOUR INCH CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE(S) REMOVED. ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED WITH TREES EQUAL TO THREE TIMES THE UNIT VALUE OF THE TREE REMOVED.

THE 25' TEMPORARY CONSTRUCTION BUFFER REFERENCED BY ZONING CONDITION NO. 3, AND SHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
IMPROVEMENTS ALONG HWY #124 WILL BE MADE BY THE STATE DOT A BOND HAS BEEN MADE WITH THE STATE BY THE DEVELOPER FOR THIS WORK

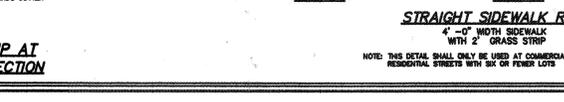
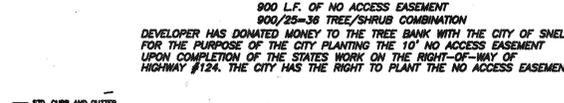
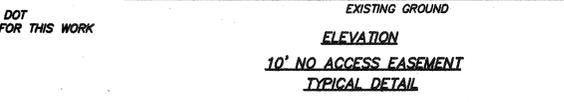
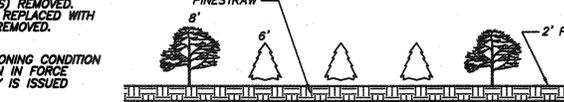
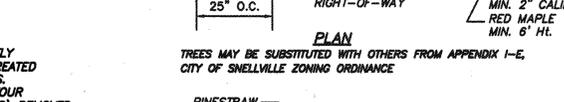
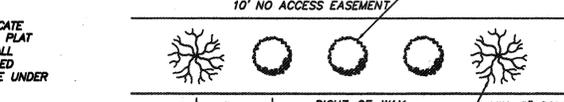
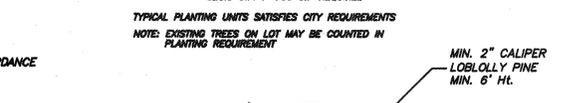
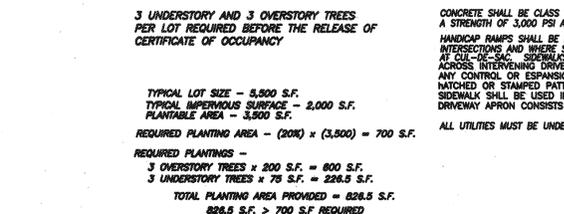
**HLP HOUSE LOCATION PLAN**

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 CITY OF SNELLVILLE DEVELOPMENT REGULATIONS OR CONTACT THE SNELLVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

\* NOTE: HLP (HOUSE LOCATION PLAN) REQUIRED ON ALL LOTS



**TYPICAL SINGLE FAMILY LOT PLANTING DETAIL AND LOT LAYOUT**



**RDP RESIDENTIAL DRAINAGE PLAN**

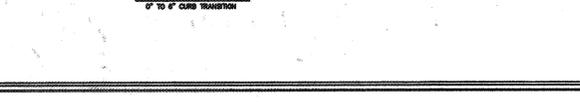
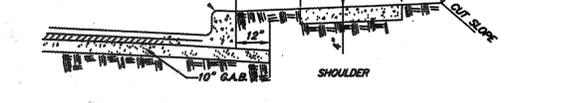
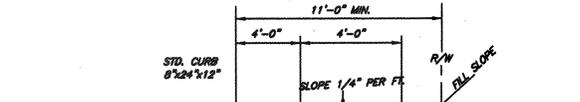
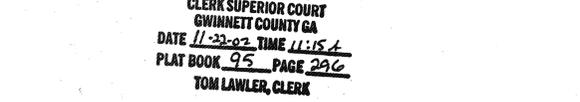
A RESIDENTIAL DRAINAGE OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

**PIPE CHART**

Table with columns: PIPE RUN, SIZE, LENGTH, SLOPE, C, I, A, Q, DESIGN Q, CAPACITY, VELOCITY. It lists 31 pipe runs with their respective specifications and performance metrics.

ALL UTILITIES MUST BE UNDERGROUND

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA DATE 11-22-02 TIME 11:15 A PLAT BOOK 95 PAGE 296 TOM LAWLER, CLERK

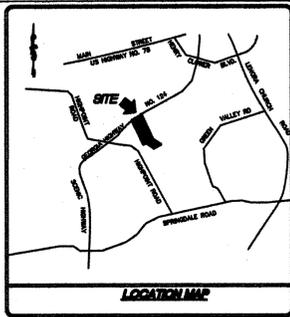


**SURVEYOR/ENGINEER**

SCI DEVELOPMENT SERVICES
2330 HEWATT ROAD
SNELLVILLE, GEORGIA 30039
PHONE (770) 736-7666
CONTACT - DANE PETERSON

**OWNER/DEVELOPER**

KENNEDY DEVELOPMENT CO., INC.
5455 MCGINNIS VILLAGE PLACE
SUITE 104
ALPHARETTA, GA 30005
770 475-4332
CONTACT - JIM KENNEDY
24 HOUR CONTACT
JIM KENNEDY
770-231-0453



**CORNER SIGHT DISTANCE - PRIVATE DRIVEWAYS**

UTILIZING 10 TIMES THE SPEED LIMIT
I, the undersigned, hereby certify that the proposed driveway (s) for the NEWTONS CREST project is/are designed with adequate corner sight distance for each driveway approaching a minor collector or major thoroughfare. The regulated speed limit is 45 miles per hour. The sight distance is 501 feet in the SOUTH direction and 510 feet in the NORTH direction. The maximum corner sight distance from the driveway is equal to or exceeds 10 times the regulated speed of the intersecting street, as measured from the center of the driveway in both directions along the right of way line of the intersection street.

BYRON ARCEAUX
PROFESSIONAL ENGINEER
GA. P.E. 25785

**FINAL PLAT APPROVAL**

THE PLANNING COMMISSION AND THE CITY ENGINEER OF THE CITY OF SNELLVILLE, GEORGIA, CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF SNELLVILLE ZONING ORDINANCE, AND THE CITY OF SNELLVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE CITY ENGINEER HEREBY ACCEPTS, ON BEHALF OF THE CITY OF SNELLVILLE THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAY AND EASEMENTS AND PUBLIC WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE CITY COUNCIL. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER THE CITY OF SNELLVILLE.

DATED THIS 22 DAY OF November 2002
PLANNING COMMISSION CHAIRMAN
PLANNING DIRECTOR
CITY ENGINEER, CITY OF SNELLVILLE

**OWNERS ACKNOWLEDGEMENT AND DECLARATION**

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)
THE OWNER OF THE LAND SHOWN ON THIS PLAT 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 ACCURATELY DEPICTS THE LAND OWNED BY THE UNDERSIGNED AND DEDICATED BY THIS DECLARATION 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.

SUBSIDER [Signature] OWNER [Signature]
DATE 11-19-02 DATE 11-19-02

THE OWNER SHALL SUBMIT PLANS AND COMPLY WITH SECTION 6.5.8 OF THE CITY OF SNELLVILLE DEVELOPMENT REGULATIONS PRIOR TO THE INSTALLATION OF ANY FUTURE EXTERIOR LIGHTING.

OWNER'S SIGNATURE [Signature]

**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 THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,188 FEET, AN ANGULAR CLOSURE OF 03" 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 24,800 FEET AND CONTAINS A TOTAL OF 8,882 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR ANGULAR MEASUREMENTS WAS A NIKON L202 TOTAL STATION.

BY: [Signature]
REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 2828 DATE OF EXPIRATION: 12/31/2002



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Table with columns: REVISIONS, NO., DATE, BY, DESCRIPTION.

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039
(770) 736-7666
MAIL@SURVEYCONCEPTS.NET

FINAL PLAT FOR
NEWTONS CREST
LAND LOT 5 and 6
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

Table with columns: DATE, DRAWN, CHECKED, SCALE, SHEET TITLE.
11/19/02 DCP JAS
SCALE NO SCALE
FINAL PLAT

Table with columns: PROJECT NUMBER, DRAWING NUMBER.
25331\_FP
1