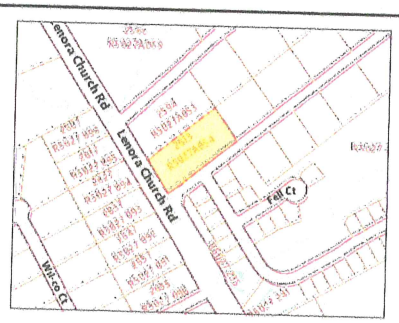


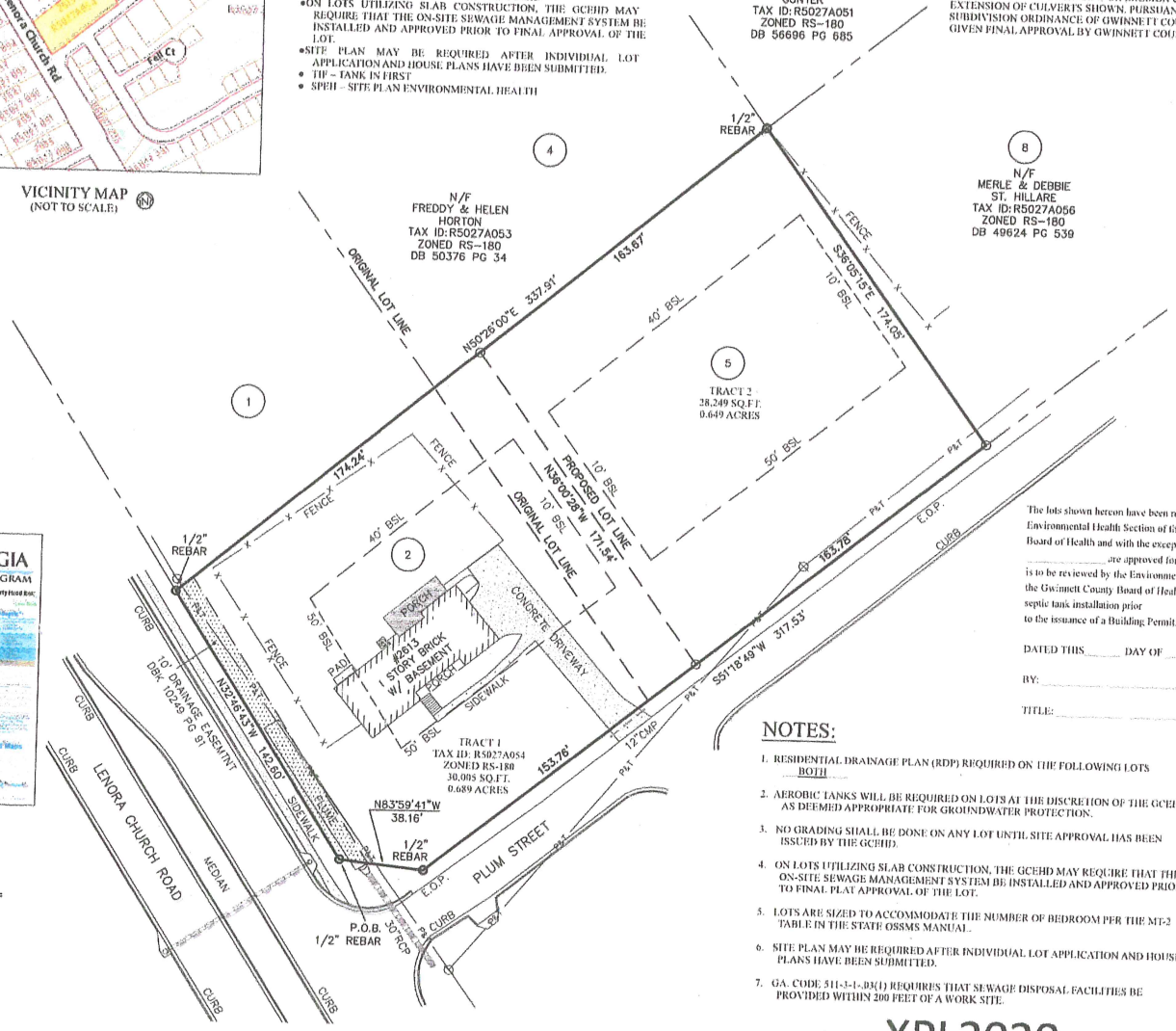
VICINITY MAP
(NOT TO SCALE)

ENVIRONMENTAL HEALTH NOTES:

- AEROBIC TANKS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE GCEHD AS DEEMED APPROPRIATE FOR GROUNDWATER PROTECTION
- NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY THE GCEHD
- ON LOTS UTILIZING SLAB CONSTRUCTION, THE GCEHD MAY REQUIRE THAT 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 IN FIRST
- SPEH – SITE PLAN ENVIRONMENTAL HEALTH

DRAINAGE NOTE:

THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION, AND GWINNETT COUNTY WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM, OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE "LAND SUBDIVISION ORDINANCE OF GWINNETT COUNTY", THIS PLAT WAS GIVEN FINAL APPROVAL BY GWINNETT COUNTY."



MAGNETIC NORTH

SCALE: 1"=40'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GEORGIA REGISTERED NO. 2350 LAND SURVEYOR DANIEL F. CONROY

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

DANIEL F. CONROY PLS #2350 06/29/2020
DATE

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS _____ DAY OF _____ 20__

BY: _____

TITLE: _____

13 Plum St, Snellville, GA 30078

FLOOD MAP
(NOT TO SCALE)

NOTES:

1. RESIDENTIAL DRAINAGE PLAN (RDP) REQUIRED ON THE FOLLOWING LOTS BOTH
2. AEROBIC TANKS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE GCEHD AS DEEMED APPROPRIATE FOR GROUNDWATER PROTECTION.
3. NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY THE GCEHD.
4. ON LOTS UTILIZING SLAB CONSTRUCTION, THE GCEHD MAY REQUIRE THAT THE ON-SITE SEWAGE MANAGEMENT SYSTEM BE INSTALLED AND APPROVED PRIOR TO FINAL PLAT APPROVAL OF THE LOT.
5. LOTS ARE SIZED TO ACCOMMODATE THE NUMBER OF BEDROOM PER THE MT-2 TABLE IN THE STATE OSSMS MANUAL.
6. SITE PLAN MAY BE REQUIRED AFTER INDIVIDUAL LOT APPLICATION AND HOUSE PLANS HAVE BEEN SUBMITTED.
7. GA. CODE 511-3-1-.03(1) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE.

FLOOD STATEMENT

GRAPHIC PLOTTING ONLY. I HAVE EXAMINED THE INTERMEDIATE FLOOD NEL CURRENTLY AVAILABLE AND FOUND THAT NO PORTION OF THIS PERTY LIES WITHIN A FLOOD HAZARD ZONE; ACCORDING TO THE OOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13135C0138F, WHICH ARS AN EFFECTIVE DATE OF 09/29/2006, GWINNETT COUNTY, GEORGIA.

XPL2020-_____

LOT RECONGIGURATION

PREPARED FOR: NORMAN RUTHERFORD
LOT 2 & 5, BLOCK "C", E.R. SNELL S/D
LAND LOT 27, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 06/29/2020

OPERTY CORNER	MANHOLE	A/C UNIT	GAS VALVE	L.L. LAND LOT	C.B. CATCH BASIN	—S—SEWER LINE	BSL BUILDING SETBACK LINE	DB DEED BOOK	S/W SIDEWALK
UND (AS NOTED)	CLEAN OUT	GUY WIRE	CABLE BOX	N/F NOW OR FORMERLY	CNT CANTILEVER	—G—GAS LINE	CONC.CONCRETE	PB PLAT BOOK	F.K.A. FORMERLY KNOWN AS
2" REBAR WITH	WATER METER	JUNCTION BOX	POWER METER	R/W RIGHT-OF-WAY	TELEPHONE BOX	—C—CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAD NORTH AMERICAN DATUM
SET LSF# 839	WATER VALVE	OUTFLOW STRUCTURE	POWER BOX	P/L PROPERTY LINE	SIGN	—T—TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	NAVD NORTH AMERICAN VERTICAL DATUM
W MONUMENT	POWER POLE	DRAINAGE INLET	REGULAR PARKING	OH OVERHANG	—W—WATER LINE	—X—FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	HARDWOOD TREE
E HYDRANT	LIGHT POLE	POWER/LIGHT POLE	HANDICAP	GAS METER	—U—OVERHEAD UTILITY LINE	—920—CONTOUR LINE	FFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS	PINE TREE

S SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE MMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT BURDEN THIS PROPERTY.

S PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED SON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID SON.

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TOTAL AREA: SEE LOT SUMMARY

BOUNDARY REFERENCE: DEED BOOK 55227, PAGE 61, PLAT BOOK 97, PAGE 49
FIELDWORK PERFORMED ON 10/03/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 272.358 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811 Know what's below. Call before you dig.

BOUNDARY ZONE, INC. LAND SURVEYING SERVICES & LAND PLANNING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SAWANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 730-4193
975 COBB PLACE BLVD., SUITE 191
KENNESAW, GA 30144

PROJECT
2220701

SHEET
2 OF 2