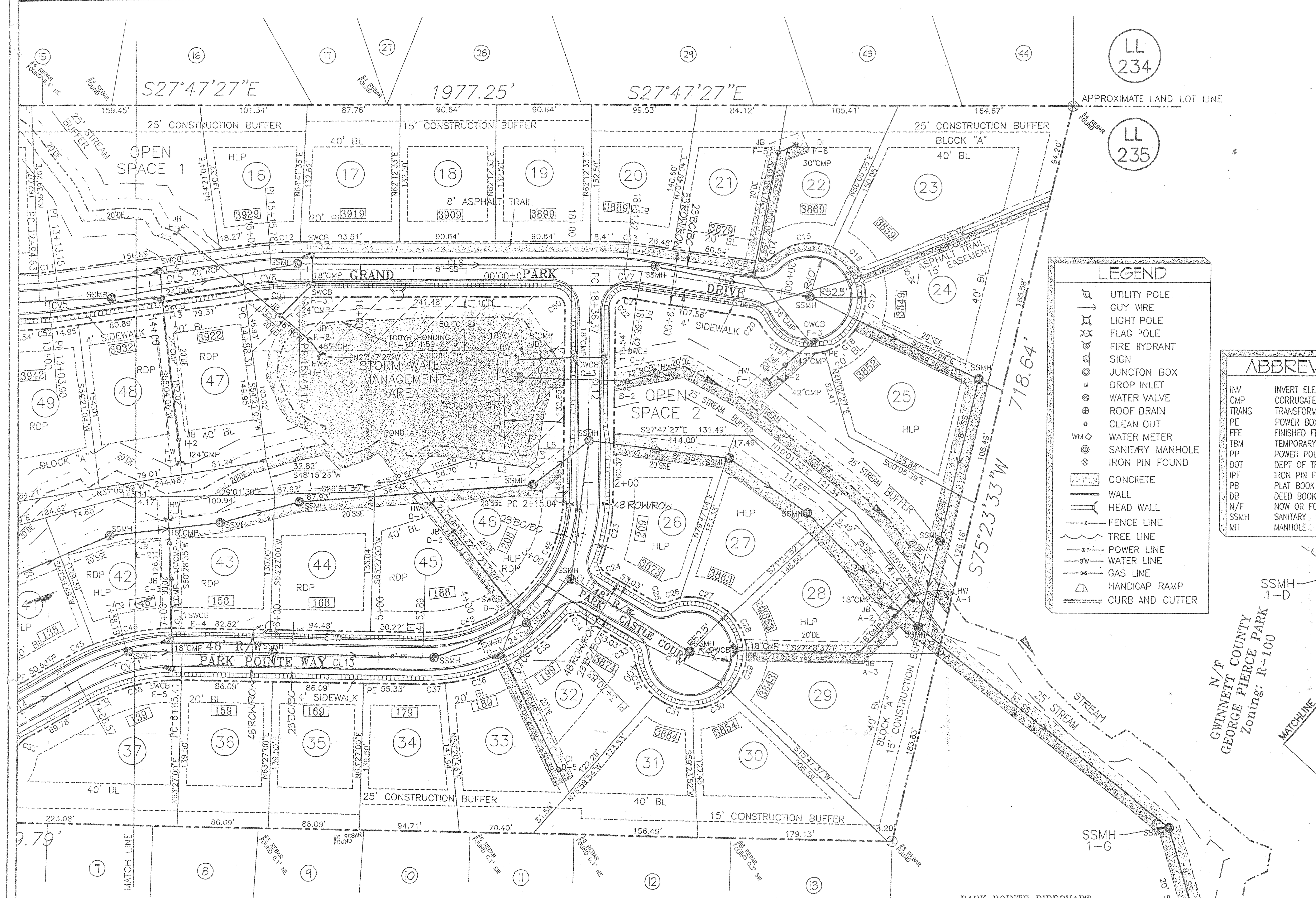

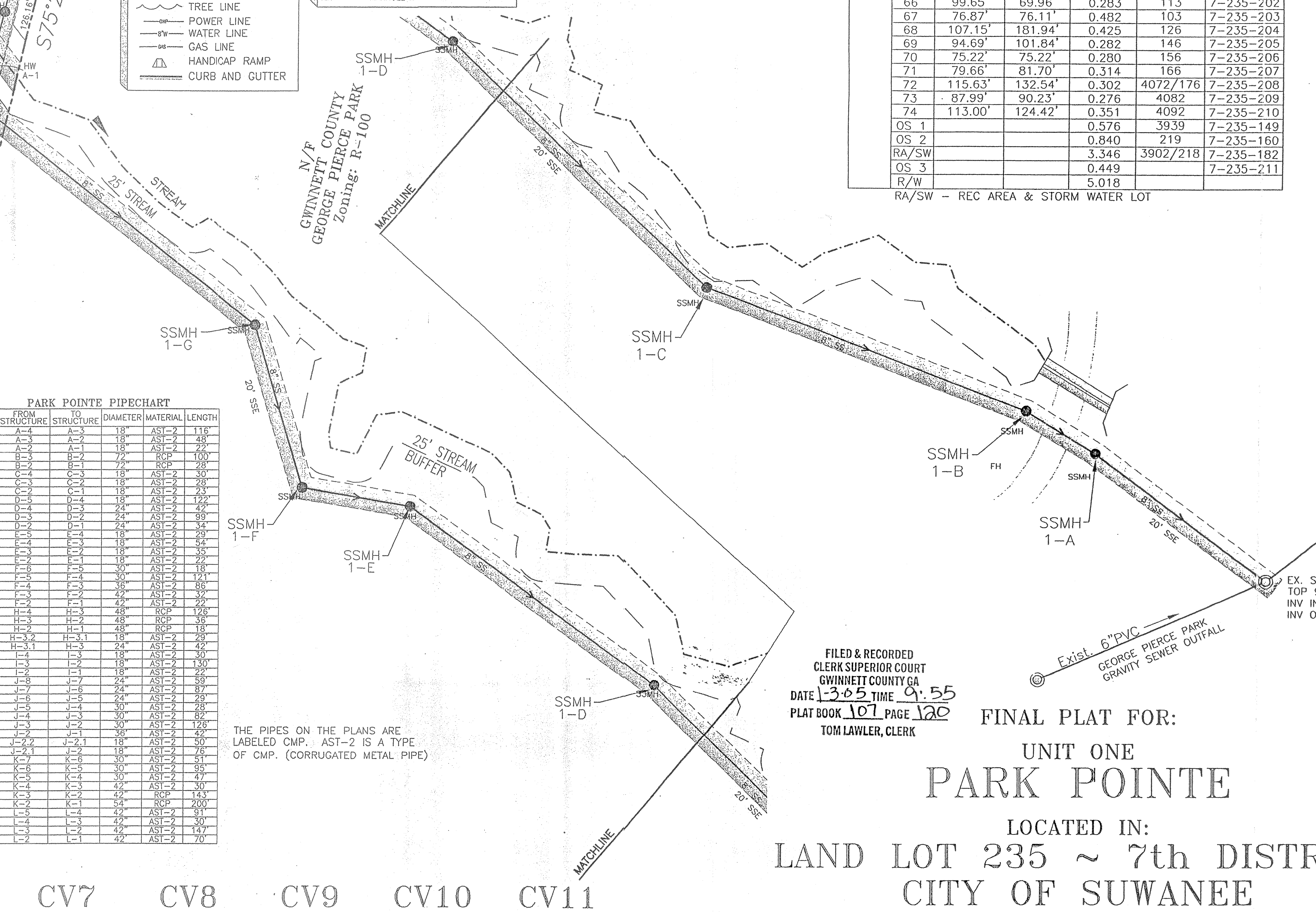

LEGEND

- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FLAG POLE
- FIRE HYDRANT
- SIGN
- JUNCTION BOX
- DROP INLET
- WATER VALVE
- ROOF DRAIN
- CLEAN OUT
- WM WATER METER
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL
- FENCE LINE
- TREE LINE
- POWER LINE
- WATER LINE
- GAS LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
TRANS	TRANSFORMER
PE	POWER BOX EASEMENT
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCH MARK
PP	POWER POLE
DOT	DEPT OF TRANSPORTATION
IPF	IRON PIN FOUND
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE

BLOCK	LOT #	LOT WIDTH	FRONTAGE	AREA (AC)	ADDRESS	TAX ID
A	1	113.00'	124.42'	0.297	4099	7-235-134
	2	97.14'	94.87'	0.289	4089	7-235-135
	3	77.70'	72.91'	0.294	4079	7-235-136
	4	70.00'	65.74'	0.317	4069	7-235-137
	5	74.11'	71.56'	0.294	4059	7-235-138
	6	81.27'	81.27'	0.294	4049	7-235-139
	7	94.34'	98.59'	0.301	4039	7-235-140
	8	83.71'	82.00'	0.286	4029	7-235-141
	9	88.15'	83.93'	0.294	4019	7-235-142
	10	89.80'	88.97'	0.294	4009	7-235-143
	11	84.60'	84.60'	0.294	3999	7-235-144
	12	82.29'	83.90'	0.287	3989	7-235-145
	13	83.53'	85.62'	0.300	3979	7-235-146
	14	76.55'	76.55'	0.294	3969	7-235-147
	15	77.16'	77.16'	0.290	3959	7-235-148
	16	80.57'	76.76'	0.276	3929	7-235-150
	17	92.64'	93.51'	0.276	3919	7-235-151
	18	90.64'	90.64'	0.276	3909	7-235-152
	19	90.64'	90.64'	0.276	3899	7-235-153
	20	82.12'	78.91'	0.276	3889	7-235-154
	21	80.88'	80.54'	0.276	3879	7-235-155
	22	78.53'	75.80'	0.275	3869	7-235-156
	23	70.00*	40.0'	0.540	3859	7-235-157
	24	78.09'*	44.70'	0.394	3849	7-235-158
	25	78.53'*	44.29'	0.371	3852	7-235-159

BLOCK	LOT #	LOT WIDTH	FRONTAGE	AREA (AC)	ADDRESS	TAX ID
A	26	75.23'	92.53'	0.322	3873/209	7-235-161
	27	70.81'*	52.10'	0.312	3863	7-235-162
	28	70.00'*	40.0'	0.380	3853	7-235-163
	29	70.00'*	40.0'	0.464	3843	7-235-164
	30	70.00'*	40.0'	0.335	3854	7-235-165
	31	70.00'*	40.92'	0.289	3864	7-235-166
	32	93.77'	84.37'	0.284	3874/199	7-235-167
	33	70.00'	62.22'	0.298	189	7-235-168
	34	79.82'	77.22'	0.276	179	7-235-169
	35	86.09'	86.09'	0.276	169	7-235-170
	36	86.09'	86.09'	0.276	159	7-235-171
	37	145.28'	268.88'	0.462	139	7-235-172
	38	99.52'*	74.70'	0.349	108	7-235-173
	39	70.00'*	40.0'	0.298	118	7-235-174
	40	95.24'	89.80'	0.275	128	7-235-175
	41	83.29'	79.58'	0.282	138	7-235-176
	42	82.91'	75.31'	0.284	148	7-235-177
	43	95.36'	94.31'	0.287	158	7-235-178
	44	94.48'	94.48'	0.287	168	7-235-179
	45	120.99'	137.76'	0.291	188	7-235-180
	46	139.12'	163.98'	0.280	208	7-235-181
	47	79.56'	79.31'	0.278	3922	7-235-183
	48	80.64'	80.89'	0.281	3932	7-235-184
	49	71.40'	69.47'	0.276	3942	7-235-185
	50	75.05'	75.05'	0.276	3952	7-235-186
	51	74.61'	74.15'	0.276	3962	7-235-187
	52	71.55'*	65.99'	0.305	3972	7-235-188
	53	72.86'	72.80'	0.291	3982	7-235-189
	54	115.40'	120.59'	0.325	3992/171	7-235-190
	55	81.67'*	45.85'	0.280	191	7-235-191
	56	81.67'*	45.85'	0.288	150	7-235-192
	57	81.67'*	45.85'	0.359	160	7-235-193
	58	133.92'	147.29'	0.363	4012/170	7-235-194
	59	88.74'	89.54'	0.327	4032	7-235-195
	60	114.98'	125.30'	0.339	4072/173	7-235-196
	61	98.34'	103.03'	0.293	163	7-235-197
	62	79.97'	76.45'	0.276	153	7-235-198
	63	73.57'	67.55'	0.280	143	7-235-199
	64	81.85'	81.51'	0.280	133	7-235-200
	65	90.45'	95.52'	0.281	123	7-235-201
	66	99.65'	69.96'	0.283	113	7-235-202
	67	76.87'	76.11'	0.482	103	7-235-203
	68	107.15'	181.94'	0.425	126	7-235-204
	69	94.69'	101.84'	0.282	146	7-235-205
	70	75.22'	75.22'	0.280	156	7-235-206
	71	79.66'	81.70'	0.314	166	7-235-207
	72	115.63'	132.54'	0.302	4072/176	7-235-208
	73	87.99'	90.23'	0.276	4082	7-235-209
	74	113.00'	124.42'	0.351	4092	7-235-210
	OS 1			0.576	3939	7-235-149
	OS 2			0.840	219	7-235-160
	RA/SW			3.346	3902/218	7-235-182
	OS 3			0.449		7-235-211
	R/W			5.018		

RA/SW - REC AREA & STORM WATER LOT

* LOT WIDTHS ARE AT 35' BUILDING SETBACK. ALL OTHER LOT WIDTHS ARE AT THE 20' BUILDING SETBACK.

McFarland-Dyer & Associates, Inc.
Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone (770) 932-6550
Fax (770) 932-6551

JOB NUMBER: 03-0108
SURVEYED BY: CHRIS DELLINGER
DRAWN BY: TOMMY STONE
CHECKED BY: CHRIS WHITLEY

SUBDIVIDED AS:
DOLLAR ACRES
PB 15 ~ PG 098
R-100

STREET CENTERLINE LINE CHART					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
CL1	223.13'	S64°59'15"E	CL9	124.87'	S35°43'26"W
CL2	161.24'	S27°47'27"E	CL10	180.66'	S62°33'21"W
CL3	239.85'	S20°10'37"E	CL11	151.71'	S69°49'23"W
CL4	173.06'	S30°20'34"E	CL12	215.04'	S62°12'33"W
CL5	175.16'	S35°38'56"E	CL13	227.52'	N26°33'00"W
CL6	293.20'	S27°47'27"E	CL14	124.87'	N56°28'45"W
CL7	160.80'	S19°10'56"E	CL15	138.16'	S02°34'43"W
CL8	80.11'	S62°12'33"W			

STREET RIGHT-OF-WAY CURVE CHART

LINE	ARC	RADIUS	CHORD	CHORD BEARING	LINE	ARC	RADIUS	CHORD	CHORD BEARING
C1	31.42'	20.00'	28.28'	S19°59'15"E	C44	14.32'	15.00'	13.78'	S29°07'35"E
C2	34.74'	326.50'	34.73'	S61°56'21"E	C45	28.90'	221.50'	28.88'	S52°44'28"E
C3	72.91'	326.50'	72.76'	S52°29'36"E	C46	75.31'	221.50'	74.94'	S39°15'48"E
C4	65.74'	326.50'	65.63'	S40°19'40"E	C47	11.50'	221.50'	11.49'	S28°02'12"E
C5	38.57'	326.50'	38.55'	S31°10'31"E	C48	87.54'	128.50'	85.85'	S46°03'54"E
C6	51.61'	173.50'	51.42'	S36°18'43"E	C49	117.10'	128.50'	113.09'	N88°18'52"E
C7	82.00'	426.50'	81.88'	S39°19'30"E	C50	14.14'	9.00'	12.73'	N17°12'33"E
C8	83.93'	426.50'	83.79'	S28°10'46"E	C51	51.22'	373.50'	51.18'	N31°43'11"W
C9	17.61'	426.50'	17.61'	S21°21'35"E	C52	20.98'	226.50'	20.97'	N32°59'45"W
C10	66.27'	373.50'	66.18'	S25°15'36"E	C53	9.68'	426.50'	9.68'	N29°41'33"W
C11	16.07'	173.50'	16.06'	S32°59'45"E	C54	65.99'	426.50'	65.93'	N24°36'35"W
C12	58.49'	426.50'	58.45'	S31°43'11"E	C55	14.14'	9.00'	12.73'	N65°10'37"W
C13	34.03'	226.50'	34.00'	S23°29'11"E	C56	14.32'	15.00'	13.78'	S42°28'13"W
C14	13.63'	15.00'	13.17'	S45°12'46"E	C57	54.52'	52.50'	52.10'	S44°52'05"W
C15	61.62'	52.50'	58.15'	S37°37'01"E	C58	45.85'	52.50'	44.40'	N80°21'52"W
C16	39.95'	52.50'	39.00'	S17°48'42"W	C59	45.85'	52.50'	44.40'	N30°19'49"W
C17	44.07'	52.50'	42.79'	S63°39'38"W	C60	45.85'	52.50'	44.40'	N19°42'14"E
C18	44.29'	52.50'	42.99'	N68°07'33"W	C61	73.13'	52.50'	67.36'	N84°37'29"E
C19	70.41'	52.50'	65.25'	N05°32'23"W	C62	14.32'	15.00'	13.78'	S82°49'27"E
C20	13.63'	15.00'	13.17'	N06°50'55"E	C63	14.27'	9.00'	12.82'	N24°23'53"E
C21	10.98'	173.50'	10.98'	N20°59'41"W	C64	133.02'	373.50'	132.32'	N31°13'48"W
C22	14.92'	9.00'	13.27'	N70°17'57"W	C65	22.17'	373.50'	22.16'	N43°07'59"W
C23	61.99'	176.50'	61.67'	S72°16'13"W	C66	67.37'	226.50'	67.12'	N36°18'43"W
C24	12.53'	9.00'	11.54'	S42°27'18"W	C67	14.14'	9.00'	12.73'	N72°47'27"W
C25	14.32'	15.00'	13.78'	S24°46'27"E	C68	66.55'	276.00'	66.39'	S55°18'06"W
C26	12.65'	52.50'	12.62'	S45°13'25"E	C69	61.03'	276.00'	60.91'	S42°03'32"W
C27	52.14'	52.50'	50.03'	S09°52'02"E	C70	33.53'	224.00'	33.50'	S40°00'45"W
C28	39.95'	52.50'	39.00'	S40°23'16"W	C71	67.55'	224.00'	67.29'	S52°56'24"W
C29	39.95'	52.50'	39.00'	S83°59'30"W	C72	3.82'	224.00'	3.82'	S62°04'03"W
C30	39.95'	52.50'	39.00'	N52°24'16"W	C73	14.32'	15.00'	13.78'	S35°12'11"W
C31	39.95'	52.50'	39.00'	N08°48'01"W	C74	33.31'	52.50'	32.76'	S26°01'43"W
C32	40.58'	52.50'	39.57'	N35°08'35"E	C75	69.96'	52.50'	64.90'	S82°22'56"W
C33	14.32'	15.00'	13.78'	N29°55'53"E	C76	76.11'	52.50'	69.62'	N17°54'36"W
C34	12.53'	9.00'	11.54'	N37°17'52"W	C77	85.80'	52.50'	76.57'	N70°26'32"E
C35	71.84'	176.50'	71.35'	N65°30'49"W	C78	14.32'	15.00'	13.78'	N89°54'31"E
C36	62.22'	176.50'	61.90'	N43°45'12"W	C79	58.09'	176.00'	57.83'	N53°06'00"E
C37	21.88'	176.50'	21.87'	N30°06'07"W	C80	24.33'	176.00'	24.31'	N39°41'03"E
C38	90.63'	173.50'	89.60'	N41°30'52"W	C81	68.14'	324.00'	68.01'	N41°44'55"E
C39	14.32'	15.00'	13.78'	N83°49'55"W	C82	81.63'	324.00'	81.42'	N54°59'28"E
C40	94.15'	52.50'	82.03'	N59°48'40"W	C83	15.13'	9.00'	13.41'	N14°03'45"E
C41	74.70'	52.50'	68.56'	S32°19'36"W	C84	117.41'	273.50'	116.51'	N46°22'57"W
C42	39.95'	52.50'	39.00'	S85°06'26"E	C85	30.11'	273.50'	30.09'	N61°50'03"W
C43	[illegible]	52.50'	53.71'	S32°32'22"E	C86	31.42'	20.00'	28.28'	S70°00'45"W

ZONING CONDITIONS FROM RZ-2002-020: (UPDATED RZ 2004-009)

1. THE MINIMUM HOUSE SIZE SHALL BE 1,800 SQUARE FEET IN HEATED FLOOR AREA.

2. EXTERIOR HOUSE TREATMENTS SHALL BE BRICK, STONE, STUCCO, WOOD, WOOD SHAKE, AND/OR FIBER/CEMENT-BASED HARDBOARD SIDING. NO VINYL SIDING SHALL BE USED.

3. PROVIDE 3-INCH CALIPER NON-ORNAMENTAL SHADE STREET TREES ON 40 FOOT CENTERS. THE STREET TREES SHALL BE LOCATED WITHIN A 5 FOOT PLANTER STRIP LOCATED BETWEEN THE SIDEWALK AND THE BACK OF CURB. THE TREES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A C.O. WHERE ADJACENT TO STEEP SLOPES, AS DETERMINED BY THE PUBLIC WORKS AND INSPECTIONS DEPARTEMNT, A 2 FOOT WIDE LANDSACPE STRIP SHALL BE PROVIDED. REQUIRED STREET TREES SHALL BE PLANTED WITHIN THE DEDICATED RIGHT OF WAY. ADDITIONALLY, A DECORATIVE ORNAMENTAL FENCE, TO BE APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, SHALL BE PROVIDED AT THE TOP OF STEEP SLOPES.

4. PROVIDE A MINIMUM 4-FOOT WIDE SIDEWALKS ON BOTH SIDES OF INTERIOR STREETS. PROVIDE A MINIMUM 5-FOOT WIDE SIDEWALK ALONG BUFORD HIGHWAY.

5. PROVIDE A MINIMUM 08-FOOT WIDE ASPHALT AND/OR CONCRETE TRAIL FROM GEORGE PIERCE PARK TO BUFORD HIGHWAY WITHIN A MINIMUM 15-FOOT WIDE ACCESS EASEMENT GRANTED TO THE CITY OF SUWANEE. DESIGN SPECIFICATIONS REGARDING COMPOSITION OF CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY THE CITY OF SUWANEE PRIOR TO CONSTRUCTION. TRAIL CONSTRUCTION TO BE COMPLETED WITHIN EACH PHASE OF DEVELOPMENT, PRIOR TO THE APPROVAL OF A FINAL PLAT FOR SAID PHASE, UNLESS AN ADEQUATE PERFORMANCE BOND IS PROVIDED.

PARK POINTE PIPECHART

PIPE NO.	FROM STRUCTURE	TO STRUCTURE	DIAMETER	MATERIAL	LENGTH
1	A-4	A-3	18"	AST-2	116'
2	A-3	A-2	18"	AST-2	48'
3	A-2	A-1	18"	AST-2	22'
4	B-3	B-2	72"	RCP	100'
5	B-2	B-1	72"	RCP	28'
6	C-4	C-3	18"	AST-2	30'
7	C-3	C-2	18"	AST-2	28'
8	C-2	C-1	18"	AST-2	23'
9	D-5	D-4	18"	AST-2	122'
10	D-4	D-3	24"	AST-2	42'
11	D-3	D-2	24"	AST-2	99'
12	D-2	D-1	24"	AST-2	34'
13	E-5	E-4	18"	AST-2	29'
14	E-4	E-3	18"	AST-2	54'
15	E-3	E-2	18"	AST-2	35'
16	E-2	E-1	18"	AST-2	22'
17	F-6	F-5	30"	AST-2	18'
18	F-5	F-4	30"	AST-2	121'
19	F-4	F-3	36"	AST-2	86'
20	F-3	F-2	42"	AST-2	32'
21	F-2	F-1	42"	AST-2	22'
22	H-4	H-3	48"	RCP	126'
23	H-3	H-2	48"	RCP	36'
24	H-2	H-1	48"	RCP	18'
25	H-3.2	H-3.1	18"	AST-2	29'
26	H-3.1	H-3	24"	AST-2	42'
27	I-4	I-3	18"	AST-2	30'
28	I-3	I-2	18"	AST-2	130'
29	I-2	I-1	18"	AST-2	22'
30	J-8	J-7	24"	AST-2	59'
31	J-7	J-6	24"	AST-2	87'
32	J-6	J-5	24"	AST-2	29'
33	J-5	J-4	30"	AST-2	28'
34	J-4	J-3	30"	AST-2	82'
35	J-3	J-2	30"	AST-2	126'
36	J-2	J-1	36"	AST-2	42'
37	J-2.2	J-2.1	18"	AST-2	50'
38	J-2.1	J-2	18"	AST-2	76'
39	K-7	K-6	30"	AST-2	51'
40	K-6	K-5	30"	AST-2	95'
41	K-5	K-4	30"	AST-2	47'
42	K-4	K-3	42"	AST-2	30'
43	K-3	K-2	42"	RCP	143'
44	K-2	K-1	54"	RCP	200'
45	L-5	L-4	42"	AST-2	91'
46	L-4	L-3	42"	AST-2	30'
47	L-3	L-2	42"	AST-2	147'
48	L-2	L-1	42"	AST-2	70'

THE PIPES ON THE PLANS ARE LABELED CMP. AST-2 IS A TYPE OF CMP. (CORRUGATED METAL PIPE)

LOT LINE CHART

LINE	BEARING	DISTANCE
L1	S16°46'28"E	6.63'
L2	S20°12'29"E	47.65'
L3	S64°26'56"E	9.69'
L4	N71°27'45"E	11.74'
L5	S27°47'27"E	24.23'

	CV1	CV2
PI	3+24.08	6+09.09
North	5589.7363	5331.2801
East	5639.3992	5775.6148
Δ	37°11'48"	17°02'33"
A=	194.76	59.49
R=	300.00	200.00
T	100.95	29.97
Lc=	191.36	59.27
	S46°23'21"E	S36°18'43"E

	CV3	CV4	CV5	CV6	CV7	CV8	CV9	CV10	CV11
PI	7+26.04	10+86.18	13+03.90	15+15.78	18+51.42	1+50.71	3+91.37	3+70.88	7+38.19
North	5248.0344	4907.4525	4719.3979	4547.2051	4250.2073	5426.6152	5229.1950	4107.1575	4497.3108
East	5858.3773	5983.5311	6093.6100	6217.1100	6373.6384	5555.0063	5413.0202	6029.7978	5834.8504
Δ	24°39'23"	10°09'57"	5°18'21"	7°51'29"	8°36'31"	26°29'07"	26°49'55"	91°14'27"	29°55'45"
A=	172.13	70.97	18.52	54.86	30.05	138.68	93.66	242.85	103.17
R=	400.00	400.00	200.00	400.00	200.00	300.00	200.00	152.50	197.50
T	87.42	35.58	9.27	27.47	15.05	70.60	47.71	155.84	52.79
Lc=	170.81	70.88		54.82	30.02	137.44	92.81	217.99	102.00
	S32°30'18"E	S25°15'36"E	S32°59'45"E	S31°43'11"E	S23°29'11"E	S48°58'00"W	S49°08'24"W	N72°10'13"W	N41°30'52"W

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 1-3-05 TIME 9:55
PLAT BOOK 107 PAGE 120
TOM LAWLER, CLERK

FINAL PLAT FOR:

UNIT ONE

PARK POINTE

LOCATED IN:

LAND LOT 235 ~ 7th DISTRICT

CITY OF SUWANEE

GWINNETT COUNTY, GEORGIA

DECEMBER 20, 2004

SHEET 2 OF 2