THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN >/=20,000 FT. AND AN ANGULAR ERROR OF </= 2 SEC. PER ANGLE. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

ALL PARCELS SHOWN HAVE A CLOSURE PRECISION GREATER THAN 1 FT. IN 47,000 FT.

~~Building Height~~ : Maximum 35 feet to the highest point of the structure, ~~measured at the front~~, not to exceed 45 feet, ~~measured at the rear, on a downward sloping lot~~

△1 **Building Height: Maximum 42 feet to the highest point of the structure, measured from the highest finished ground elevation next to the structure of a sloping lot and not to exceed 52 feet measured from the lowest finished ground elevation next to the structure of a sloping lot.**

HEALTH DEPARTMENT NOTE
GEORGIA CODE 290-5-26-.03 (1) REQUIRES THE PROVISION OF SEWAGE DISPOSAL FOR EVERY WORK SITE WHERE EMPLOYEES REMAIN FOR TWO HOURS OR MORE. FURTHERMORE, TOILET FACILITIES MUST BE AVAILABLE WITHIN TWO HUNDRED (200') FEET OF A WORK SITE. YOU SHOULD ASSESS YOUR PROJECT FOR COMPLIANCE WITH THIS HEALTH CODE. PORTABLE TOILETS ARE AN ACCEPTABLE MEANS OF SEWAGE DISPOSAL AT WORK SITES WHERE PERMANENT SEWAGE DISPOSAL CAPABILITY IS NOT YET IN PLACE.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
CITY OF BERKELEY LAKE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO GWINNETT COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT.

BERKELEY LAKE DEVELOPMENT LLC
[signature] SECRETARY / PRESIDENT
OWNER/OF RECORD — NAME OF SUBDIVIDER

FINAL SURVEYORS CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINE AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE MY BE 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 20,000 AND AN ANGULAR ERROR OF 2 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 600,000 FEET, AND CONTAINS A TOTAL OF 18.969 ARCRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SOKKIA SET 5B

BY: [signature]
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 2889 DATE OF EXPIRATION: 12/31/05

△2 DATED THIS 22 OF APRIL, 2009
[signature]
MAYOR CITY OF BERKELEY LAKE

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
1-31-05 TIME 2:45P
BOOK 107 PAGE 267
TOM LAWLER, CLERK

△2 DATED THIS 22 OF APRIL, 2009
[signature]
CHAIRMAN, PLANNING AND ZONING
[signature]
CITY ATTORNEY

APPROVAL OF THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.
DATED THIS 30 OF Jan. 2005
[signature]
MAYOR OF THE CITY OF BERKELEY LAKE

△1 DATED THIS 27 OF April 2005
[signature]
MAYOR OF THE CITY OF BERKELEY LAKE

APPROVAL OF BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BERKELEY LAKE PLANNING AND ZONING COMMISSION, AND IS APPROVED BY SUCH COMMISSION.
DATED THIS 30th OF JAN. 2005
BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
[signature]
CHAIRMAN
SECRETARY

△1 DATED THIS 2nd OF May 2005
[signature]
CHAIRMAN
[signature]
CITY ATTORNEY

CERTIFICATION BY WATER ENGINEER
THIS PLAT AND DESIGN OF WATER DISTRIBUTION SYSTEM HAVE BEEN SUBMITTED TO AND REVIEWED BY THE WATER ENGINEER AND ARE APPROVED, SUBJECT TO THE INSTALLATION OF THE WATER SYSTEM HAVING BEEN MADED IN AN ACCEPTABLE MANNER
DATED THIS 6th OF Jan. 2005
BY [signature]
TITLE Dev. Review Manager

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 5-4-05 TIME 2:10p.m.
PLAT BOOK 109 PAGE 88
TOM LAWLER, CLERK

CERTIFICATION OF CITY ENGINEER
THIS PLAN HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATIONOF ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVING BEEN MADE IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS. THE OWNER HAS POSTED A EIGHTEEN (18) MONTHS MAINTENANCE BOND WITH THE OFFICE OF THE CITY ENGINEER.
DATED THIS 25 OF Jan. 2005
CITY ENGINEER for PPI

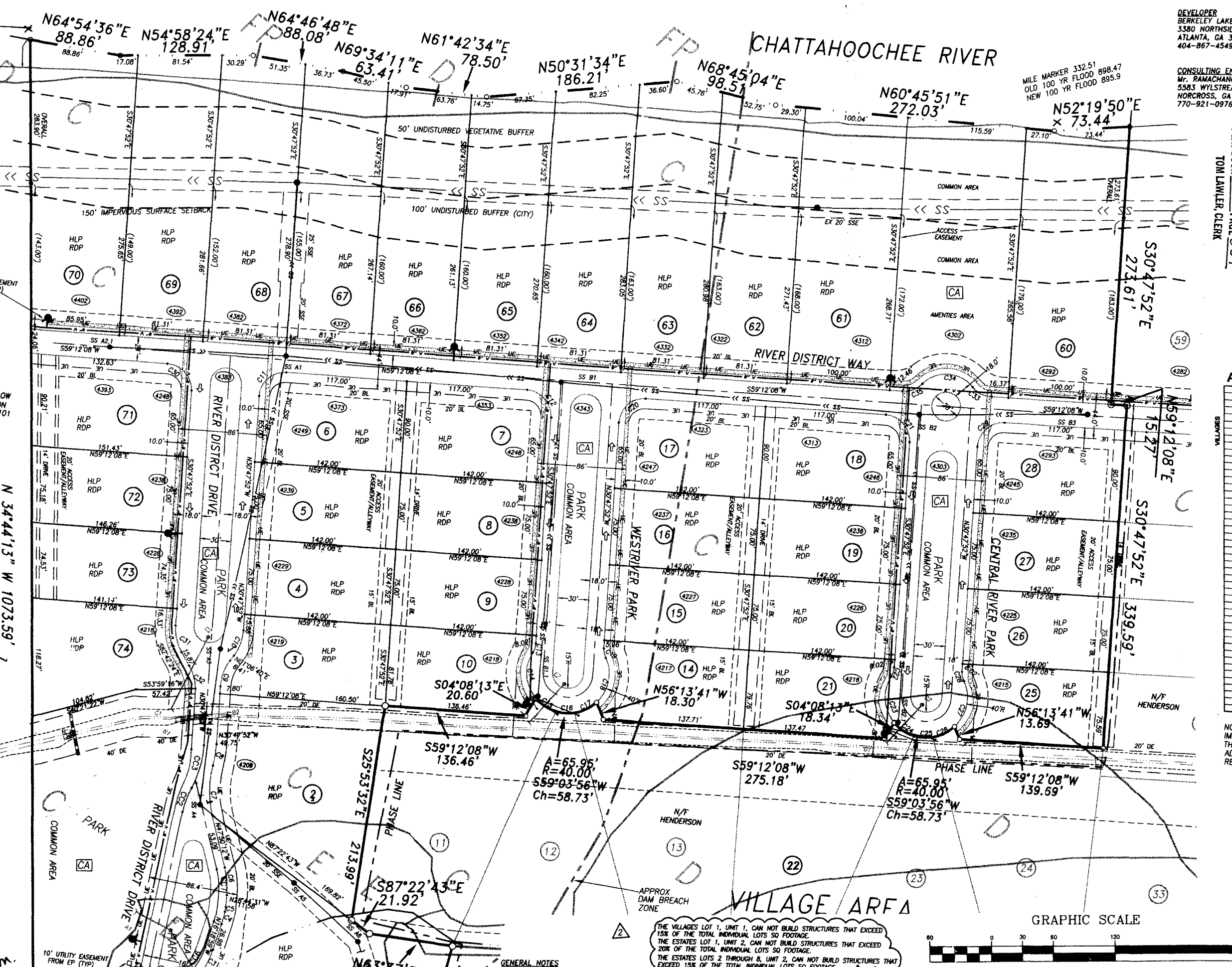
THE CITY OF BERKELEY LAKE DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS

THE CITY OF BERKELEY LAKE ASSUMES NO RESPONSIBILITY FOR OVERFLOW 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

CURVE #	RADIUS	ARC	CHORD LENGTH	CHORD BEARING
C1	254.19'	55.33'	55.22'	N16°32'17"W
C2	55.00'	23.53'	23.35'	N10°31'08"W
C3	81.00'	25.52'	25.42'	N07°17'26"W
C4	81.00'	12.54'	12.52'	N20°45'00"W
C5	81.00'	5.03'	5.03'	N26°57'46"W
C6	83.00'	27.66'	27.53'	N38°17'21"W
C7	100.00'	49.02'	48.53'	N33°47'39"W
C8	112.00'	21.59'	21.56'	N25°16'29"W
C9	50.00'	27.85'	27.49'	N14°50'36"W
C10	50.00'	27.85'	27.49'	N14°50'36"W
C11	25.00'	39.27'	35.36'	N14°12'08"E
C12	25.00'	39.27'	35.36'	S75°47'52"E
C13	20.00'	9.76'	9.66'	S16°49'17"E
C14	40.00'	49.47'	46.37'	S38°16'23"E
C15	40.00'	23.50'	23.16'	N89°28'08"E
C16	40.00'	18.39'	18.23'	N59°27'54"E
C17	40.00'	24.06'	23.70'	N29°03'42"E
C18	40.00'	49.28'	46.22'	N23°27'32"W
C19	29.17'	11.75'	11.67'	N42°19'59"W
C20	25.00'	39.27'	35.36'	N14°12'08"E
C21	25.00'	39.27'	35.36'	S75°47'52"E
C22	20.00'	9.76'	9.66'	S16°49'17"E
C23	40.00'	49.47'	46.37'	S38°16'23"E
C24	40.00'	23.46'	23.13'	N89°29'48"E
C25	40.00'	18.43'	18.27'	N59°29'33"E
C26	40.00'	24.06'	23.70'	N29°03'42"E
C27	40.00'	49.28'	46.22'	N23°27'32"W
C28	20.00'	9.76'	9.66'	N44°46'27"W
C29	25.00'	39.27'	35.36'	N14°12'08"E
C30	25.00'	39.27'	35.36'	S75°47'52"E
C31	50.00'	27.85'	27.49'	S46°45'08"E
C32	50.00'	24.10'	23.86'	S48°54'04"E
C33	25.00'	21.61'	20.94'	S83°57'52"W
C34	32.00'	55.32'	48.68'	S59°12'08"W
C35	25.00'	21.61'	20.94'	S34°26'24"W

PER ARTICLE 8, SECTION 8.2.6.b. OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FEE OF OBSTRUCTION, SILT, OR DEBRIS

ALLEYS ARE TO BE BUILT AS HOUSES AND GARAGES ARE CONSTRUCTED



△2 THE VILLAGES LOT 1, UNIT 1, CAN NOT BUILD STRUCTURES THAT EXCEED 15% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
THE ESTATES LOT 1, UNIT 2, CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
THE ESTATES LOTS 2 THROUGH 8, UNIT 2, CAN NOT BUILD STRUCTURES THAT EXCEED 15% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

MINIMUM FINISHED FLOOR ELEVATION (FFE) IS 898.6. CRAWL SPACES MAY BE REQUIRED TO MEET MINIMUM FFE

GENERAL NOTES

1. TOTAL AREA = 54.6278 ACRES – AREA OF PHASE 1 = 18.969 ACRES
2. BOUNDARY DATA TAKEN FROM PLAT BY GUDGER SURVEYING, INC, DATED 8/24/04.
3. 100 YEAR FLOOD DATA FROM CHATTAHOOCHEE RIVER FLOOD PROFILE PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC AND FLOOD STUDY PREPARED BY BRASWELL ENGINEERING, INC. OLD 100 YEAR FLOOD DATA FROM F.I.R.M. PANEL 130450 0001A, GWINNETT COUNTY, GA, LAST REVISED 12/18/84.
4. CURRENT ZONING IS RA 101
   FRONT SETBACK – 20' (MEASURED FROM EDGE OF PAVEMENT)
   REAR SETBACK – 15'
   SIDE SETBACK – 5'

   THE FOOTPRINTS OF ALL STRUCTURES BUILT ON A LOT CAN NOT EXCEED THE FOLLOWING PERCENTAGES OF A LOTS TOTAL SQUARE FOOTAGE:

   △2 THE VILLAGE AREA LOTS ~~1~~ 2, AND THE RIVER LOTS 60 THROUGH 70 CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

   THE VILLAGE LOTS LOTS 3 THROUGH 10, 14 THROUGH 21, 25 THROUGH 28, AND 71 THROUGH 74 CAN NOT BUILD STRUCTURES THAT EXCEED 40% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 898.6
6. VULNERABILITY CATEGORIES FROM ANALYSIS BY JIM SANTO, ATLANTA REGIONAL COMMISSION, DATED 2/24/04.
7. ALL LOTS WILL REQUIRED A CERTIFICATE OF ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS BY HOME BUILDER WHEN HOMES ARE BUILT. DEVELOPER TO INSTALL SIDEWALK FROM ENTRANCE TO LOT 74.
9. SOME OR ALL OF THE SUBJECT TRACT AND THE LOTS SHOWN ON THIS PLAT LIE WITHIN THE DAM AND SPILLWAY BREACH ZONE OF BERKELEY LAKE AND MAY BE SUBJECT TO SEVERE FLOODING IN THE EVENT OF A BREACH OF EITHER THE DAM OR THE SPILLWAY, OR SHOULD THE WATER LEVEL EXCEED THE CAPACITY OF THE SPILLWAY. THE DEVELOPER AND SUBSEQUENT PURCHASERS OF THIS TRACT AND THE LOTS SHOWN ACKNOWLEDGE AND AGREE THAT ALL RISK OF LOSS AND ANY PERSONAL INJURY AND PROPERTY DAMAGE INCURRED FROM SUCH FLOODING WILL BE SOLELY THEIR RESPONSIBILITY AND NOT THE RESPONSIBILITY OF THE CITY OF BERKELEY LAKE AND PRECISION PLANNING, INC.

SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY (PUBLIC GRAVITY SEWER)

ZONING CONDITIONS/NOTES

1. DEVELOPER WILL PROVIDE GATED PEDESTRIAN ACCESS FROM NORTH BERKELEY LAKE ROAD TO THE RIVER BY WAY OF A 100' WIDE COMMON AREA TO BE PROVIDED AT AMENITIES AREA TO BE PLACED BETWEEN LOTS 60 AND 61. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
2. THERE SHALL BE NO REMOVAL OF ANY TREES ON LOTS 1-8 OF THE ESTATE AREA AND LOT 1 OF THE VILLAGE AREA EXCEPT AS IS NECESSARY FOR THE CONSTRUCTION OF A HOUSE AND DRIVEWAY
3. ALLEYWAY ON INTERIOR LOTS SHALL BE PROVIDED AS SHOWN.
4. TREES TO BE ADDED TO DEVELOPMENT IN ORDER TO INSURE COMPLIANCE WITH CHAPTER 22 OF CITY BUFFER, LANDSCAPE AND TREE ORDINANCE.
5. A MINIMUM OF 6% OF PROPERTY SHALL BE SET ASIDE IN NON-RESIDENTIAL COMMON AREA.
   COMMON AREA REQUIRED = 131,725 SF
   COMMON AREA PROVIDED = 259,193 SF
   COMMON AREA ABOVE FLOOD PLAIN = 54,656 SF (41.5% OF REQUIRED)
   (COMMON AREA INCLUDES PARKS, AMENITIES AREA AND ROADWAYS)
6. TOTAL LOTS PROPOSOSED (ALL PHASES) = 82, THIS PHASE = 37
7. EVERGREEN TREES (ARBOR VIDAE) TO BE PLANTED SOUTH OF LOT 74 FOR SCREENING HOMES FROM BERKELEY LAKE ROAD
8. PROVIDE 100' UNDISTURBED BUFFER FROM TOP OF RIVER BANK
9. MINIMUM PROPOSED DWELLING SIZE IS 2,000 SF
10. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
11. ALL LOTS BORDERING THE CHATTAHOOCHEE RIVER SHALL HAVE DEED RESTRICTIONS PROHIBITING LAND DISTURBANCE AND THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE 50' UNDISTURBED VEGETATIVE BUFFER AND WITHIN THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE. BUT REVEGETATION WITH NATIVE PLANT SPECIES AND THE INSTALLATION OF UNPAVED WALKING PATHS SHALL BE ALLOWED ON A CASE BY CASE BASIS. THIS NOTE SHALL ALSO BE PLACED ON THE FINAL PLAT. FINAL WORDING OF THE DEED RESCRICTION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BERKELEY LAKE AND THE ATLANTA REGIONAL COMMISSION. THE 50' UNDISTURBED VEGETATIVE BUFFER AND THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE SHALL BE SHOWN ON ALL INDIVIDUAL LOT PLANS.

CLEANOUTS TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO INSURE ACCESIBILITY AT ALL TIMES

PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY

FRONT PROPERTY CORNERS ARE AT EDGE OF PAVEMENT (FRONT PINS ARE TO BE SET AT UTILITY EASEMENT)

ALL STREETS ARE PRIVATE

DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL

ALL PAVED AREAS ARE AN INGRESS/EGRESS EASEMENT FOR HOMEOWNERS, GWINNETT COUNTY, CITY OF BERKELEY LAKE AND EMERGENCY VEHICLES.

SPECIAL UTILITY NOTE

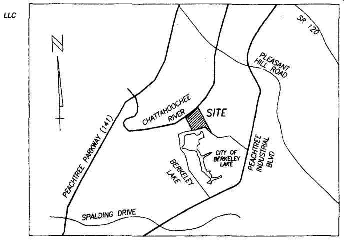
ALL GWINNETT COUNTY UTILITIES (ie SANITARY SEWER, STORM DRAIN, AND WATER) WHICH ARE LOCATED WITHIN THE EXISTING PAVEMENT AND UTILITIES AREA HAVE 20' PERMANENT EASEMENT FOR THE SANITARY SEWER AND STORM DRAIN WHERE APPLICABLE. GWINNETT COUNTY WILL HAVE FREE ACCESS ACROSS THE PRIVATE ROADWAYS AND UTILITY EASEMENTS WITHIN THE RIVER DISTRICT DEVELOPMENT FOR THE MAINTENANCE AND SERVICEABILITY OF THE GWINNETT COUNTY UTILITY LINES

ALL AREAS DESIGNATED AS [CA] ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS INCLUDES ALL STREETS.

THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION ARE RECORDED IN DEED BOOK _______ PAGES ______, DATED ________

DEVELOPER
BERKELEY LAKE DEVELOPEMENT, LLC
3380 NORTHSIDE DRIVE, NW
ATLANTA, GA 30305
404-867-4549

CONSULTING ENGINEER
Mr. RAMACHANCRAIAH KOYIRA
5583 WYLSTREAM, NW
NORCROSS, GA 30093
770-921-0976



LOCATION MAP
NOT TO SCALE

CURVE	DELTA	DEGREE OF CURVE	TANGENT	RADIUS	ARC LENGTH
CC1	12°28'14"	26°16'57"	23.82'	218.00'	47.45'
CC2	16°58'25"	65°51'26"	12.98'	87.00'	25.77'
CC3	24°59'53"	57°17'45"	22.17'	100.00'	43.63'
CC4	12°28'14"	23°16'22"	26.90'	246.19'	53.58'
CC5	24°30'32"	90°56'44"	13.68'	63.00'	26.95'
CC6	18°03'08"	78°29'15"	11.60'	73.00'	23.00'
CC7	19°05'40"	76°23'40"	12.61'	75.00'	24.99'

ARC Vulnerability Category Calculations

VILLAGES

		Proposed Disturbed Area				Proposed Impervious Area				
Lot Number	Area (sf)	C Zone	D Zone	E Zone	F Zone	C Zon	D Zone	E Zone	F Zone	
1	71,497			1,242	1,460			830	1029	1
2	25,748	7,900				5,136				2
3	12,297	7,900				5,400				3
4	10,650	7,900				5,400				4
5	10,660	7,900				5,400				5
6	12,646	7,900				5,400				6
7	12,646	7,900				5,400				7
8	10,650	7,900				5,400				8
9	10,660	7,900				5,400				9
10	11,387	7,900				5,400				10
14	11,114	7,900				5,400				14
15	10,650	7,900				5,400				15
16	10,660	7,900				5,400				16
17	12,646	7,900				5,400				17
18	12,646	7,900				5,400				18
19	10,650	7,900				5,400				19
20	10,650	7,900				5,400				20
21	11,110	5,768	1,600			3,943	1,457			21
25	10,632	4,938	2,462			3,375	2,002			25
26	10,660	7,900				5,400				26
27	10,650	7,900				5,400				27
28	12,646	7,900				5,400				28
60	26,812	7,790				5,800				60
61	27,007	7,818				5,800				61
62	22,352	8,920				5,800				62
63	23,194	6,866				5,800				63
64	22,512	8,158				5,800				64
65	21,624	7,666				5,800				65
66	21,400	7,231				5,800				66
67	22,270	6,266				5,800				67
68	22,323	6,345				5,800				68
69	22,658	7,257				5,800				69
70	26,675	8,106				5,800				70
71	14,370	7,900				5,400				71
72	11,516	7,900				5,400				72
73	11,094	7,900				5,400				73
74	16,784	7,900				5,400				74
AMENITIES	26,669	4,765				2,802				
STREET		191,604	7,187	16,379	5,474	96,314	2,103	7,820	1,544	

NOTE: THE DEVELOPER RESERVES THE RIGHT TO RE-ALLOCATE THE DISTURBANCE AND IMPERVIOUS AREAS OF THE ARC VULNERABILITY CATEGORY CALCULATIONS AS LONG AS THE CHANGES DO NOT DECREASE THE NUMBERS AS SHOWN HEREON AND ADDITIONALLY DO NOT EXCEED THE TOTAL ALLOWABLE AREA APPROVED BY THE REANALYSIS WHEN APPROVED BY AND IN ACCORDANCE WITH ARC.

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL 770-822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

–UTILITY NOTE–
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTIES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

HLP-HOUSE LOCATION PLAN
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE ENGINEER 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 BERKELEY LAKE DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

RDP - RESIDENTIAL DRAINAGE PLAN
A REGISTERED DRAINAGE PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". PLEASE REFER TO THE CITY OF BERKELEY LAKE DEVELOPMENT REGULATIONS AND CONTACT THE CITY BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

THIS PLAT RECORDED IN BOOK 107, PAGE 267, GWINNETT COUNTY RECORDS, DATED 1-31-05.

THIS PLAT RE-RECORDED IN BOOK ________, PAGE __________, GWINNETT COUNTY RECORDS, DATED____________.

RIVER DISTRICT
AT BERKELEY LAKE
UNIT 1
PLANNED UNIT DEVELOPMENT
FINAL PLAT - UNIT 1

DATE: 1/25/04	LAND LOT(S) 298	
DISTRICT: 6	COUNTY: GWINNETT	STATE: GEORGIA
CITY OF BERKELEY LAKE		SCALE: AS SHOWN

RIVISION NO. 1 IS DENOTED AS △1 THIS REVISION CHANGES THE HEIGHT RESTRICTIONS FOR HOMES CONSTRUCTED IN RIVER DISTRICT.

REVISION No. 2 IS DENOTED △2 THIS REVISION CHANGES THE ALLOWABLE BUILDING PERCENTAGE OF LOT 1, UNIT 1 AND LOT 1, UNIT 2

SHEET
1 of 1

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN >/=20,000 FT. AND AN ANGULAR ERROR OF </= 2 SEC. PER ANGLE. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

ALL PARCELS SHOWN HAVE A CLOSURE PRECISION GREATER THAN 1 FT. IN 47,000 FT.

Building Height : Maximum 42 feet to the highest point of the structure, measured from the highest finished ground elevation next to the structure of a sloping lot and not to exceed 52 feet measured from the lowest finished ground elevation next to the structure of a sloping lot

HEALTH DEPARTMENT NOTE
GEORGIA CODE 290-5-26-.03 (1) REQUIRES THE PROVISION OF SEWAGE DISPOSAL FOR EVERY WORK SITE WHERE EMPLOYEES REMAIN FOR TWO HOURS OR MORE. FURTHERMORE, TOILET FACILITIES MUST BE AVAILABLE WITHIN TWO HUNDRED (200') FEET OF A WORK SITE. YOU SHOULD ASSESS YOUR PROJECT FOR COMPLIANCE WITH THIS HEALTH CODE. PORTABLE TOILETS ARE AN ACCEPTABLE MEANS OF SEWAGE DISPOSAL AT WORK SITES WHERE PERMANENT SEWAGE DISPOSAL CAPABILITY IS NOT YET IN PLACE.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
CITY OF BERKELEY LAKE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO GWINNETT COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT.

[signature] PARTNER — OWNER OF RECORD
Berkeley Lake Development LLC — NAME OF SUBDIVIDER

FINAL SURVEYORS CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINE AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE MY BE 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 20,000 AND AN ANGULAR ERROR OF 2 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 600,000 FEET, AND CONTAINS A TOTAL OF 18.969 ARCRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SOKKIA SET 5B

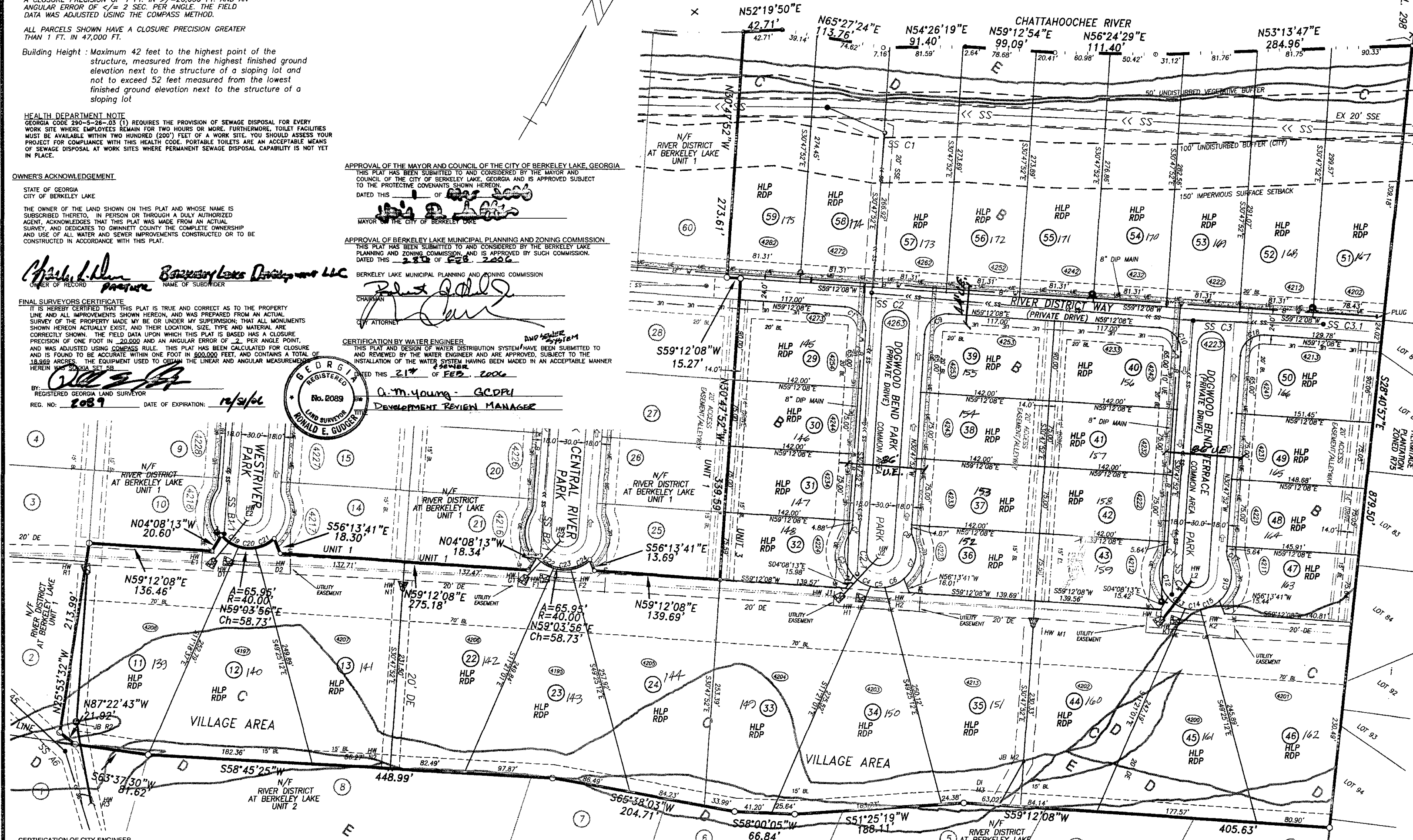
BY: [signature]
REGISTERED GEORGIA LAND SURVEYOR
REG. NO: 2089 DATE OF EXPIRATION: 12/31/06

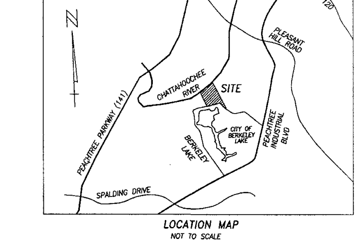
GEORGIA REGISTERED No. 2089 LAND SURVEYOR RONALD E. GUDGER

APPROVAL OF THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.
DATED THIS 1 OF [illegible] 2006
[signature]
MAYOR OF THE CITY OF BERKELEY LAKE

APPROVAL OF BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BERKELEY LAKE PLANNING AND ZONING COMMISSION, AND IS APPROVED BY SUCH COMMISSION.
DATED THIS 28th OF FEB, 2006
BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
[signature]
CHAIRMAN
[signature]
CITY ATTORNEY

CERTIFICATION BY WATER ENGINEER
THIS PLAT AND DESIGN OF WATER DISTRIBUTION SYSTEM/AND SEWER SYSTEM HAVE BEEN SUBMITTED TO AND REVIEWED BY THE WATER ENGINEER AND ARE APPROVED, SUBJECT TO THE INSTALLATION OF THE WATER & SEWER SYSTEM HAVING BEEN MADED IN AN ACCEPTABLE MANNER
DATED THIS 21st OF FEB, 2006
BY: A. M. Young - GCDPU
TITLE: DEVELOPMENT REVIEW MANAGER





LOCATION MAP
NOT TO SCALE

DEVELOPER
BERKELEY LAKE DEVELOPEMENT, LLC
3380 NORTHSIDE DRIVE, NW
ATLANTA, GA 30305
404-867-4549

CONSULTING ENGINEER
Mr. RAMACHANCRAIAH KOYIRA
5583 WYLSTREAM, NW
NORCROSS, GA 30093
770-921-0976

ARC Vulnerability Category Calculations

Lot	Tax Parcel	Area	Proposed Disturbed Area: B Zone	C Zone	D Zone	E Zone	F Zone	Proposed Impervious Area: B Zone	C Zone	D Zone	E Zone	F Zone	
11	139	30,439	7,000	3,780				4,250	3,250				11
12	140	23,811	4,000	7,500				2,500	5,000				12
13	141	29,331	7,052	3,554				4,500	3,000				13
22	142	28,726	10,750					7,500					22
23	143	23,733	10,750					7,500					23
24	144	30,981	9,500	2,250				6,800	700				24
29	145	12,646	7,900					5,400					29
30	146	10,650	7,900					5,400					30
31	147	10,650	7,900					5,400					31
32	148	10,546	7,900					5,400					32
33	149	31,000	7,500	5,000				4,000	3,500				33
34	150	25,517	12,500					7,500					34
35	151	29,521	12,500					7,500					35
36	152	10,545	7,900					5,400					36
37	153	10,650	7,900					5,400					37
38	154	12,646	7,900					5,400					38
39	155	12,646	7,900					5,400					39
40	156	10,650	7,900					5,400					40
41	157	10,650	7,900					5,400					41
42	158	10,542	7,900					5,400					42
43	159	28,238	7,900					5,400					43
44	160	28,934	8,000	1,750	2,000	1,000		5,500	1,000	1,000			44
45	161	22,633		10,500	1,750				6,800	700			45
46	162	28,742		12,500					7,500				46
47	163	10,732	6,462	1,438				5,400					47
48	164	11,327	7,900					5,400					48
49	165	13,831	7,900					5,400					49
50	166	23,941	7,900					5,400					50
51	167	22,656	9,950					5,800					51
52	168	22,415	9,746					5,800					52
53	169	22,301	9,000					5,800					53
54	170	21,862	7,956					5,800					54
55	171	22,471	7,905					5,800					55
56	172	22,422	7,837					5,800					56
57	173	22,139	8,174					5,800					57
58	174	23,067	8,633					5,800					58
59	175	22,103	7,790					5,800					59

NOTE: THE DEVELOPER RESERVES THE RIGHT TO RE-ALLOCATE THE DISTURBANCE AND IMPERVIOUS AREAS OF THE ARC VULNERABILITY CATEGORY CALCULATIONS AS LONG AS THE CHANGES DO NOT DECREASE THE NUMBERS AS SHOWN HEREON AND ADDITIONALLY DO NOT EXCEED THE TOTAL ALLOWABLE AREA APPROVED BY THE REANALYSIS WHEN APPROVED BY AND IN ACCORDANCE WITH ARC.

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL 770-822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

-UTILITY NOTE-
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTIES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

HLP-HOUSE LOCATION PLAN
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE ENGINEER 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 BERKELEY LAKE DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

RDP - RESIDENTIAL DRAINAGE PLAN
A REGISTERED DRAINAGE PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". PLEASE REFER TO THE CITY OF BERKELEY LAKE DEVELOPMENT REGULATIONS AND CONTACT THE CITY BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

CERTIFICATION OF CITY ENGINEER
THIS PLAN HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATIONOF ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVING BEEN MADE IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS. THE OWNER HAS POSTED A EIGHTEEN (18) MONTHS MAINTENANCE BOND WITH THE OFFICE OF THE CITY ENGINEER.
DATED THIS 28th OF FEB, 2006
[signature] for PPI
CITY ENGINEER

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

THE CITY OF BERKELEY LAKE ASSUMES NO RESPONSIBILITY FOR OVERFLOW 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	S75°47'52"E
C2	20.00'	9.76'	9.66'	S16°49'17"E
C3	40.00'	50.96'	47.58'	S39°20'38"E
C4	40.00'	23.02'	22.70'	N87°40'17"E
C5	40.00'	16.37'	16.26'	N59°27'41"E
C6	40.00'	23.62'	23.28'	N30°49'11"E
C7	40.00'	50.72'	47.39'	N22°25'27"W
C8	20.00'	9.76'	9.66'	N44°46'27"W
C9	25.00'	39.27'	35.36'	N14°12'08"E
C10	25.00'	39.27'	35.36'	S75°47'52"E
C11	20.00'	9.76'	9.66'	S16°49'17"E
C12	40.00'	50.60'	47.29'	S39°05'04"E
C13	40.00'	23.12'	22.80'	N88°06'53"E
C14	40.00'	16.87'	16.75'	N59°28'08"E
C15	40.00'	23.72'	23.38'	N30°23'35"E
C16	40.00'	50.37'	47.11'	N22°40'29"W
C17	20.00'	9.76'	9.66'	N44°46'27"W
C18	25.00'	39.27'	35.35'	N14°12'08"E
C19	40.00'	23.50'	23.16'	N89°28'08"E
C20	40.00'	18.39'	18.23'	N59°27'54"E
C21	40.00'	24.06'	23.70'	N29°03'42"E
C22	40.00'	23.46'	23.13'	N89°29'48"E
C23	40.00'	18.43'	18.27'	N59°29'33"E
C24	40.00'	24.06'	23.70'	N29°03'42"E

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 3-1-06 TIME 12:10 pm
PLAT BOOK 113 PAGE 210
TOM LAWLER, CLERK

GENERAL NOTES

1. AREA OF UNIT 3 = 17.892 ACRES
2. BOUNDARY DATA TAKEN FROM PLAT BY GUDGER SURVEYING, INC, DATED 8/24/04.
3. 100 YEAR FLOOD DATA FROM CHATTAHOOCHEE RIVER FLOOD PROFILE PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC AND FLOOD STUDY PREPARED BY BRASWELL ENGINEERING, INC. OLD 100 YEAR FLOOD DATA FROM F.I.R.M. PANEL 130450 0001A, GWINNETT COUNTY, GA, LAST REVISED 12/18/84.
4. CURRENT ZONING IS RA 101
   FRONT SETBACK - 20' (MEASURED FROM EDGE OF PAVEMENT)
   REAR SETBACK - 15'
   SIDE SETBACK - 5'

THE FOOTPRINTS OF ALL STRUCTURES BUILT ON A LOT CAN NOT EXCEED THE FOLLOWING PERCENTAGES OF A LOTS TOTAL SQUARE FOOTAGE:

THE VILLAGE AREA LOTS 1, 2, AND THE RIVER LOTS 60 THROUGH 70 CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

THE VILLAGE AREA LOTS 1, 2, 11, 12, 13, 22, 23, 24, 33, 34, 35, 44, 45, 46, AND THE RIVER LOTS 51 THROUGH 70 CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

THE VILLAGE LOTS LOTS 3 THROUGH 10, 14 THROUGH 21, 25 THROUGH 28, AND 71 THROUGH 74 CAN NOT BUILD STRUCTURES THAT EXCEED 40% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 898.6
6. VULNERABILITY CATEGORIES FROM ANALYSIS BY JIM SANTO, ATLANTA REGIONAL COMMISSION, DATED 2/24/04.
7. ALL LOTS WILL REQUIRED A CERTIFICATE OF ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS BY HOME BUILDER WHEN HOMES ARE BUILT. DEVELOPER TO INSTALL SIDEWALK FROM ENTRANCE TO LOT 74.
9. SOME OR ALL OF THE SUBJECT TRACT AND THE LOTS SHOWN ON THIS PLAT LIE WITHIN THE DAM AND SPILLWAY BREACH ZONE OF BERKELEY LAKE AND MAY BE SUBJECT TO SEVERE FLOODING IN THE EVENT OF A BREACH OF EITHER THE DAM OR THE SPILLWAY, OR SHOULD THE WATER LEVEL EXCEED THE CAPACITY OF THE SPILLWAY. THE DEVELOPER AND SUBSEQUENT PURCHASERS OF THIS TRACT AND THE LOTS SHOWN ACKNOWLEDGE AND AGREE THAT ALL RISK OF LOSS AND ANY PERSONAL INJURY AND PROPERTY DAMAGE INCURRED FROM SUCH FLOODING WILL BE SOLELY THEIR RESPONSIBILITY AND NOT THE RESPONSIBILITY OF THE CITY OF BERKELEY LAKE AND PRECISION PLANNING, INC.

SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY (PUBLIC GRAVITY SEWER)

151 DENOTES TAX PARCEL R6298 151

PER ARTICLE 8, SECTION 8.2.6.b. OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FEE OF OBSTRUCTION, SILT, OR DEBRIS

ALLEYS ARE TO BE BUILT AS HOUSES AND GARAGES ARE CONSTRUCTED

MINIMUM FINISHED FLOOR ELEVATION (FFE) IS 898.6. CRAWL SPACES MAY BE REQUIRED TO MEET MINIMUM FFE

ZONING CONDITIONS/NOTES

1. DEVELOPER WILL PROVIDE GATED PEDESTRIAN ACCESS FROM NORTH BERKELEY LAKE ROAD TO THE RIVER BY WAY OF A 100' WIDE COMMON AREA TO BE PROVIDED AT AMENITIES AREA TO BE PLACED BETWEEN LOTS 60 AND 61. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
2. THERE SHALL BE NO REMOVAL OF ANY TREES ON LOTS 1-8 OF THE ESTATE AREA AND LOT 1 OF THE VILLAGE AREA EXCEPT AS IS NECESSARY FOR THE CONSTRUCTION OF A HOUSE AND DRIVEWAY
3. ALLEYWAY ON INTERIOR LOTS SHALL BE PROVIDED AS SHOWN.
4. TREES TO BE ADDED TO DEVELOPMENT IN ORDER TO INSURE COMPLIANCE WITH CHAPTER 22 OF CITY BUFFER, LANDSCAPE AND TREE ORDINANCE.
5. A MINIMUM OF 6% OF PROPERTY SHALL BE SET ASIDE IN NON-RESIDENTIAL COMMON AREA.
   COMMON AREA REQUIRED = 131,725 SF
   COMMON AREA PROVIDED = 259,193 SF
   COMMON AREA ABOVE FLOOD PLAIN = 54,656 SF (41.5% OF REQUIRED)
   (COMMON AREA INCLUDES PARKS, AMENITIES AREA AND ROADWAYS)
6. TOTAL LOTS PROPOSOSED (ALL PHASES) = 82, THIS PHASE = 37
7. EVERGREEN TREES (ARBOR VIDAE) TO BE PLANTED SOUTH OF LOT 74 FOR SCREENING HOMES FROM BERKELEY LAKE ROAD
8. PROVIDE 100' UNDISTURBED BUFFER FROM TOP OF RIVER BANK
9. MINIMUM PROPOSED DWELLING SIZE IS 2,000 SF
10. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
11. ALL LOTS BORDERING THE CHATTAHOOCHEE RIVER SHALL HAVE DEED RESTRICTIONS PROHIBITING LAND DISTURBANCE AND THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE 50' UNDISTURBED VEGETATIVE BUFFER AND WITHIN THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE. BUT REVEGETATION WITH NATIVE PLANT SPECIES AND THE INSTALLATION OF UNPAVED WALKING PATHS SHALL BE ALLOWED ON A CASE BY CASE BASIS. THIS NOTE SHALL ALSO BE PLACED ON THE FINAL PLAT. FINAL WORDING OF THE DEED RESCRICTION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BERKELEY LAKE AND THE ATLANTA REGIONAL COMMISSION. THE 50' UNDISTURBED VEGETATIVE BUFFER AND THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE SHALL BE SHOWN ON ALL INDIVIDUAL LOT PLANS.

CLEANOUTS TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO INSURE ACCESIBILITY AT ALL TIMES

PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY

FRONT PROPERTY CORNERS ARE AT EDGE OF PAVEMENT (FRONT PINS ARE TO BE SET AT UTILITY EASEMENT)

ALL STREETS ARE PRIVATE

DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL

ALL PAVED AREAS ARE AN INGRESS/EGRESS EASEMENT FOR HOMEOWNERS, GWINNETT COUNTY, CITY OF BERKELEY LAKE AND EMERGENCY VEHICLES.

SPECIAL UTILITY NOTE

ALL GWINNETT COUNTY UTILITIES (ie SANITARY SEWER, STORM DRAIN, AND WATER) WHICH ARE LOCATED WITHIN THE EXISTING PAVEMENT AND UTILITIES AREA HAVE 20' PERMANENT EASEMENT FOR THE SANITARY SEWER AND STORM DRAIN WHERE APPLICABLE. GWINNETT COUNTY WILL HAVE FREE ACCESS ACROSS THE PRIVATE ROADWAYS AND UTILITY EASEMENTS WITHIN THE RIVER DISTRICT DEVELOPMENT FOR THE MAINTENANCE AND SERVICEABILITY OF THE GWINNETT COUNTY UTILITY LINES

ALL AREAS DESIGNATED AS [CA] ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS INCLUDES ALL STREETS.

THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION ARE RECORDED IN DEED BOOK ________ PAGES ________, DATED ________

THIS PLAT RECORDED IN BOOK ___________, PAGE _____________, GWINNETT COUNTY RECORDS, DATED_____________.

THIS PLAT RE-RECORDED IN BOOK ___________, PAGE _____________, GWINNETT COUNTY RECORDS, DATED_____________.

REVISION 1 - REVISED PER CITY COMMENTS 2/17/06

RIVER DISTRICT
AT BERKELEY LAKE
UNIT 3
PLANNED UNIT DEVELOPMENT
FINAL PLAT - UNIT 3

DATE: 2/8/06	LAND LOT(S) 298	
DISTRICT: 6	COUNTY: GWINNETT	STATE: GEORGIA
CITY OF BERKELEY LAKE		SCALE: AS SHOWN

SHEET 1 of 1