

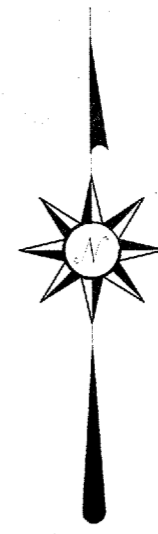
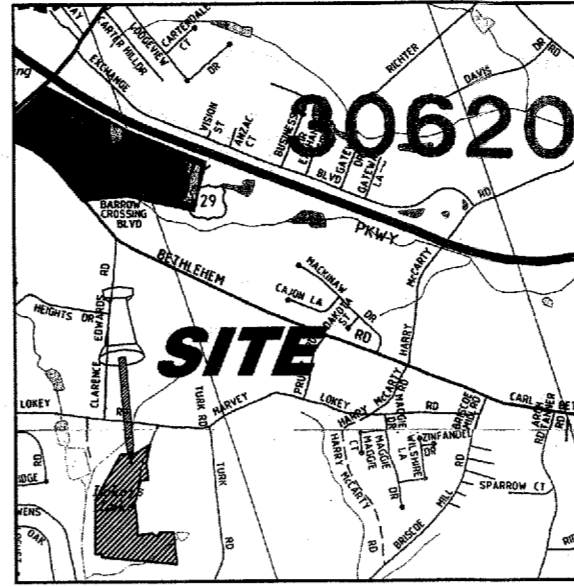
eFiled & eRecorded
 DATE: 9/17/2020
 TIME: 1:18 PM
 PLAT BOOK: 00064
 PAGE: 00815
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3182057576
 CLERK: Regina B. McIntyre
 Barrow County, GA

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.
 The field data upon which this plat is based has a closure precision of one foot in 211,500 feet and an angular error of 2" per angle point and was adjusted using the compass rule.
 This survey has been calculated for closure and is found to be accurate within one foot in 211,500 feet.

OWNER/DEVELOPER
 HARVEY LOKEY, LLC.
 302 W. MAY STREET
 WINDER, GA 30680

24-HOUR CONTACT
 TRIPP REYNOLDS
 PH. 678.873.6286

LOCATION MAP : NOT TO SCALE



SURVEYORS CERTIFICATION: (1)
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W.T. Dunahoo
 W.T. Dunahoo (GA R.L.S. #1577)
 8-31-20
 Date

REGISTERED
 No. 1577
 PROFESSIONAL
 SURVEYOR
 W. T. DUNAHOO

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

STATEMENT OF PRIVATE COVENANTS:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated 1/12/2020, which hereby becomes part of this plat.

Deed Book 02294, Pg. 135-147

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:

ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT [AND THE RELATED AS-BUILT SURVEYS APPROVED ON 9-15-2020] THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF BARROW COUNTY, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT [ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN THEREON] SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR ONE AND ONE-HALF YEARS FROM THE DATE OF THIS APPROVAL. THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURVEY BY THE BOARD OF COMMISSIONERS OF BARROW COUNTY IN THE AMOUNT OF \$13,700 TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT TO THIS SUBDIVISION.

DATE: 9/16/20

(SIGNATURE, DIRECTOR OF PLANNING)

ROAD CURVE TABLE

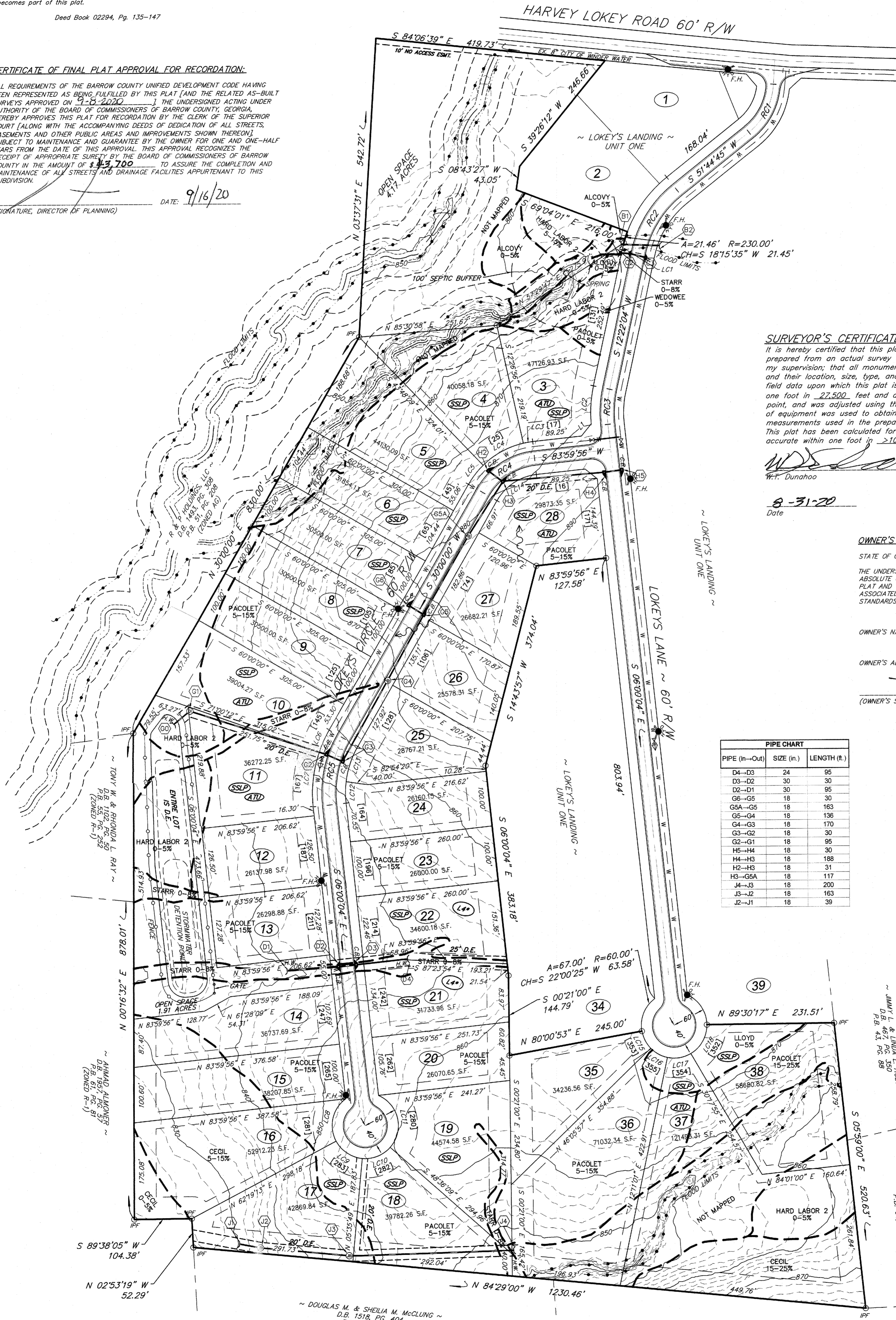
C	RAD.	LENGTH	CHORD	CH. BEARING
RC1	120.00'	100.86'	97.92'	S 27°40'00" W
RC2	200.00'	137.46'	134.77'	S 32°03'25" W
RC3	200.00'	84.12'	83.85'	S 03°11'00" W
RC4	125.00'	117.87'	113.30'	S 86°59'58" W
RC5	200.00'	125.67'	123.61'	S 11°59'38" W

LINE TABLE

LINE	DIST.	BEARING
L1	28.31'	S 39°03'21" W
L2	28.28'	S 91°00'04" E

LOT CURVE TABLE

LC	ARC	RAD.	CHORD	DIST.
LC1	12.92	230.00'	S 13°58'38" W	12.92
LC2	69.47	230.00'	S 03°42'56" W	69.20
LC3	17.44	155.00'	S 80°46'30" W	17.43
LC4	84.82	155.00'	S 61°52'28" W	83.77
LC5	43.82	155.00'	S 38°05'56" W	43.67
LC6	44.17	230.00'	S 24°29'54" W	44.10
LC7	100.35	230.00'	S 06°29'52" W	99.55
LC8	85.53	60.00'	S 13°09'35" W	78.47
LC9	59.40	60.00'	S 56°02'29" E	57.00
LC10	56.76	60.00'	N 68°29'50" E	54.66
LC11	112.47	60.00'	N 12°18'07" W	96.71
LC12	38.86	170.00'	N 00°32'48" E	38.77
LC13	67.96	170.00'	N 18°32'50" E	67.51
LC14	89.53	95.00'	N 58°59'58" E	86.26
LC15	35.52	60.00'	S 26°56'35" E	35.00
LC16	35.52	60.00'	S 60°51'31" E	35.00
LC17	44.49	60.00'	N 80°56'33" E	43.48
LC18	63.04	60.00'	N 29°36'11" E	60.18



SURVEYOR'S CERTIFICATE:
 It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon 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 211,500 feet and an angular error of 2" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON GTS-2B. This plat has been calculated for closure and is found to be accurate within one foot in 211,500 feet.

W.T. Dunahoo
 W.T. Dunahoo Georgia R.L.S. No. 1577
 8-31-20
 Date

OWNER'S CERTIFICATE:
 STATE OF GEORGIA ~ BARROW COUNTY
 THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: HARVEY LOKEY L.L.C.
 OWNER'S ADDRESS: 302 W. MAY STREET WINDER
 DATE: 9-3-20
 (OWNER'S SIGNATURE)

PIPE CHART

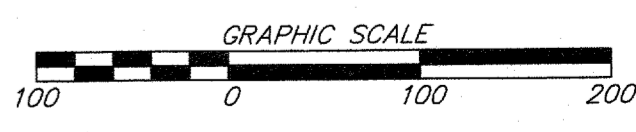
PIPE (in.-Unit)	SIZE (in.)	LENGTH (ft.)
D4-D3	24	95
D3-D2	30	30
D2-D1	30	95
G6-G5	18	30
G5-G4	18	163
G4-G3	18	170
G3-G2	18	30
G2-G1	18	95
H5-H4	18	30
H4-H3	18	188
H3-H2	18	31
H2-H1	18	117
J4-J3	18	200
J3-J2	18	163
J2-J1	18	39

HEALTH DEPARTMENT NOTES:
 ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I effluent and full length system may be required on this lot.
 SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements in the "septic system location plan checklist" is required for this lot at time of permitting. SSLP's are required due to spatial constraints.
 L4* - A level 4 special study has been conducted on these lots and setback to Starr soil is 5 feet.
 NOTE: This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less (heated and unheated space). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.
 Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drainlines or special requirements based on these recommendations.

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE BARROW COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION REQUIRED FOR THE SUBDIVISION MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.
 SIGNING AUTHORITY: *Michelle Hall* DATE: 9/8/2020
 TITLE: *EA to plat*

NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

REZONED PER RZ 2017-17 DATED 9/13/2017 FLOOD STUDY REQUIRED PER REZONE CONDITIONS



GENERAL NOTES:

- TOTAL AREA 35.323 ACRES WITH 6.08 ACRES OPEN SPACE (17.2%)
- PROPOSED USE: ZONED R-1 SINGLE FAMILY RESIDENTIAL
- BOUNDARY PREPARED BY DUNAHOO & ASSOC. DATED 9/20/17
- TOTAL NUMBER OF LOTS: 39
- PART OF TAX MAP X1076 001E
- TOPOGRAPHIC INFORMATION PROVIDED BY BARROW COUNTY G.I.S.
- HYDROLOGIC ENGINEER: MATT SULLINS
 W.T. DUNAHOO & ASSOC.
 P.O. BOX 183
 WINDER, GA
 PH: 770-867-3911
- A MANDATORY MAINTENANCE AGREEMENT BETWEEN THE H.O.A. AND BARROW COUNTY WILL BE REQUIRED FOR THE STORMWATER PONDS
- INDIVIDUAL BUILDERS WILL BE REQUIRED TO INSTALL AND MAINTAIN EROSION CONTROL DEVICES ON EACH INDIVIDUAL.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR CONTROLLING SURFACE WATER ONTO ADJACENT LOTS ON A CONTINUING BASIS.
- MINIMUM LOT SIZE IS 25,500 SQ.FT.
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
- DETENTION PONDS TO BE MAINTAINED BY H.O.A.

BUILDING LINES:

- FRONT 35'
- REAR 40'
- MINIMUM HOUSE SIZE IS 1600 HEATED SQ.FT. (SINGLE STORY) OR 1850 HEATED SQ.FT. (TWO STORY)
- ALL CONSTRUCTION MUST CONFORM TO BARROW COUNTY STANDARDS & REGULATIONS.
- INDIVIDUAL LOTS SERVED BY CITY OF WINDER WATER AND SEWER AUTHORITY.
- SANITARY SEWAGE DISPOSAL TO BE INDIVIDUAL SEPTIC SYSTEMS.
- SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS.
- FLOOD HAZARD AREA PER SULLINS ENGINEERING
- NO WELLS OBSERVED ON PROPERTY
- THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
- THERE ARE NO CEMETERIES ON SITE. THERE ARE NO OTHER SIGNIFICANT HISTORICAL AREAS ON SITE.
- PROPERTY ZONED R-1 RESIDENTIAL

LEGEND
 R/W = RIGHT OF WAY
 IPF = IRON PIN FOUND
 D.E. = DRAINAGE EASEMENT
 F.H. = FIRE HYDRANT
 JB = JUNCTION BOX
 C.B. = CATCH BASIN
 H.W. = HEAD WALL
 [##] = STREET ADDRESS

FINAL PLAN FOR STATE OF GEORGIA
LOKEY'S LANDING ~ UNIT TWO

CITY	GMD	COUNTY	SCALE	DATE
WINDER	249	BARROW	1"=100'	8/28/2020

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
 P.O. BOX 183
 309 W. MAY ST.
 WINDER, GEORGIA
 (770) 867-3911