LEGEND

OL	ON LINE
MF	MAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
LL	LAND LOT LINE
DL	DRILL HOLE
LLL	LAND LOT LINE
L	LAND LOT
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
GMD	GEORGIA MARBLE DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
HDPE	HIGH DENSITY PLAT PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EX	EXISTING
EXG	EXISTING GROUND ELEVATION
PROP	PROPOSED GROUND ELEVATION
410	EXISTING CONTOUR ELEVATION
410	PROPOSED CONTOUR ELEVATION
OHP	POWERLINE
UP	UNDERGROUND POWER
TP	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
GAS	GAS LINE
CATV	CABLE T.V. LINE
UCATV	UNDERGROUND CABLE T.V. LINE
STM	STORM SEWER LINE
SAN	SANITARY SEWER
W	WATER LINE / PIPE
FENCE	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	DITCH / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
	LIMITED ACCESS
STA	STATION
R/S	ROW OR FORMERLY
BM	BENCH MARK
CP	CONTROL POINT

GWINNETT COUNTY HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS NONE. THE LOTS ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 7 DAY OF May 2007

BY: RH Reeves

TITLE: EHS IV

FLOOD NOTE

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13032 0240 C: EFFECTIVE DATE MAY 4, 1992

ENVIRONMENTAL HEALTH NOTES:

* PROPERTY PINS MUST BE IN PLACE ON LOTS AT TIME OF FINAL PLAT SIGNATURE.
* Ga. CODE 290-5-26-.02(1) REQUIRES THE SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE.
* AEROBIC TANKS CAN BE REQUIRED ON ANY LOT 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 PLAT APPROVAL.
* ENGINEERED SITE PLANS MAY BE REQUIRED AFTER INDIVIDUAL LOT APPLICATION AND HOUSE PLANS HAVE BEEN SUBMITTED.
* TIF-TANK IN FIRST

SPEH – SITE PLAN SPECIFIC
SPEH – CD SITE PLAN WITH CURTAIN DRAIN GCEHD
BLEH – BUILDING LINE GCEHD

1) THE FOLLOWNG SOILS ARE UNSUITABLE FOR INSTALLATION OF AN ON-SITE SEWAGE MANAGEMANT SYSTEM AND CANNOT BE USED-STARR, HARD LABOR NATURAL DRAIN, AND FILL.
2)CECIL VARIANT AND UDORTHENT PACOLET SOILS MUST UTILIZE FULL-LENGTH SYSTEMS WITH NO REDUCTIONS AND AGGREGATE DEPTH MUST BE 18 TO 24 INCHES AS RECOMMENDED BY THE CERTIFIED SOIL CLASSIFIER.
3) CECIL VARIANT SOIL MUST UTILIZE A CURTAIN DRAIN AS PART OF TH ON-SITE SEWAGE MANAGEMENT SYSTEM DESIGN AS RECOMMENDED BY THE CERTIFIED SOIL CLASSIFIER.
4) THIS LOT IS SIZED FOR UP TO A FOUR BEDROOM HOUSE ONLY
5) THIS LOT IS SIZED FOR UP TO A FIVE BEDROOM HOUSE ONLY
6) THIS LOT IS SIZED FOR UP TO A SIX BEDROOM HOUSE ONLY
7) THIS LOT IS SIZED FOR UP TO A SEVEN BEDROOM HOUSE ONLY
8) THIS LOT IS SIZED FOR UP TO A EIGHT BEDROOM HOUSE ONLY

JONES PHILLIPS ROAD TRACT (LOTS 11&12)

Level IV Soil Survey; Summit Soil Consulting Inc.
GWINNETT COUNTY

NRCS SERIES	Depth to ROCK inches	Depth to WATER inches	TRENCH DEPTH inches		DEHC CODE min/in
Fill	>72	>72		NA	15A
Pacolet	>72	>72	40-60		A6
Udorthent Pacolet	>110	>110	50-60		C2S

Note: - Hard rock is defined as material impenetrable by hand auger, soft saprolite excluded
- Depth to water is defined as the depth to first indication of seasonal saturation

SUITABILITY CODES:
A: Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
F: Unsuitable for septic systems under most circumstances.
QX: This area originally had fill material placed over Pacolet soil. The fill material was removed and the site was reevaluated. Based on level IV boring intensity and borings to 110 inches, this area is suitable for on-site waste water disposal. Due to the conditions of this area the following protocol is recommended.
1) Septic system installed before house construction.
2) Full line length with extra gravel (15-24 inches).
3) Drainage improvements implemented at drain field locations.

GENERAL NOTES AND COMMENTS:
1) Base map source: Land Development Engineering Inc. Dacula, Ga.
2) All borings and features on soil map were located using differentially corrected GPS Data.
3) Soil Series Unit boundaries and extents are interpolated from data collected during survey and landscape relationships on 2 ft contour topography map provided by client.
4) Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading >2), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
5) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked.
6) Down-spouts and drainage grading should be diverted away from drain-field area to prevent saturation, which can lead to system failure.

JONES PHILLIPS ROAD TRACT

Level III Soil Survey; Summit Soil Consulting Inc.
GWINNETT COUNTY

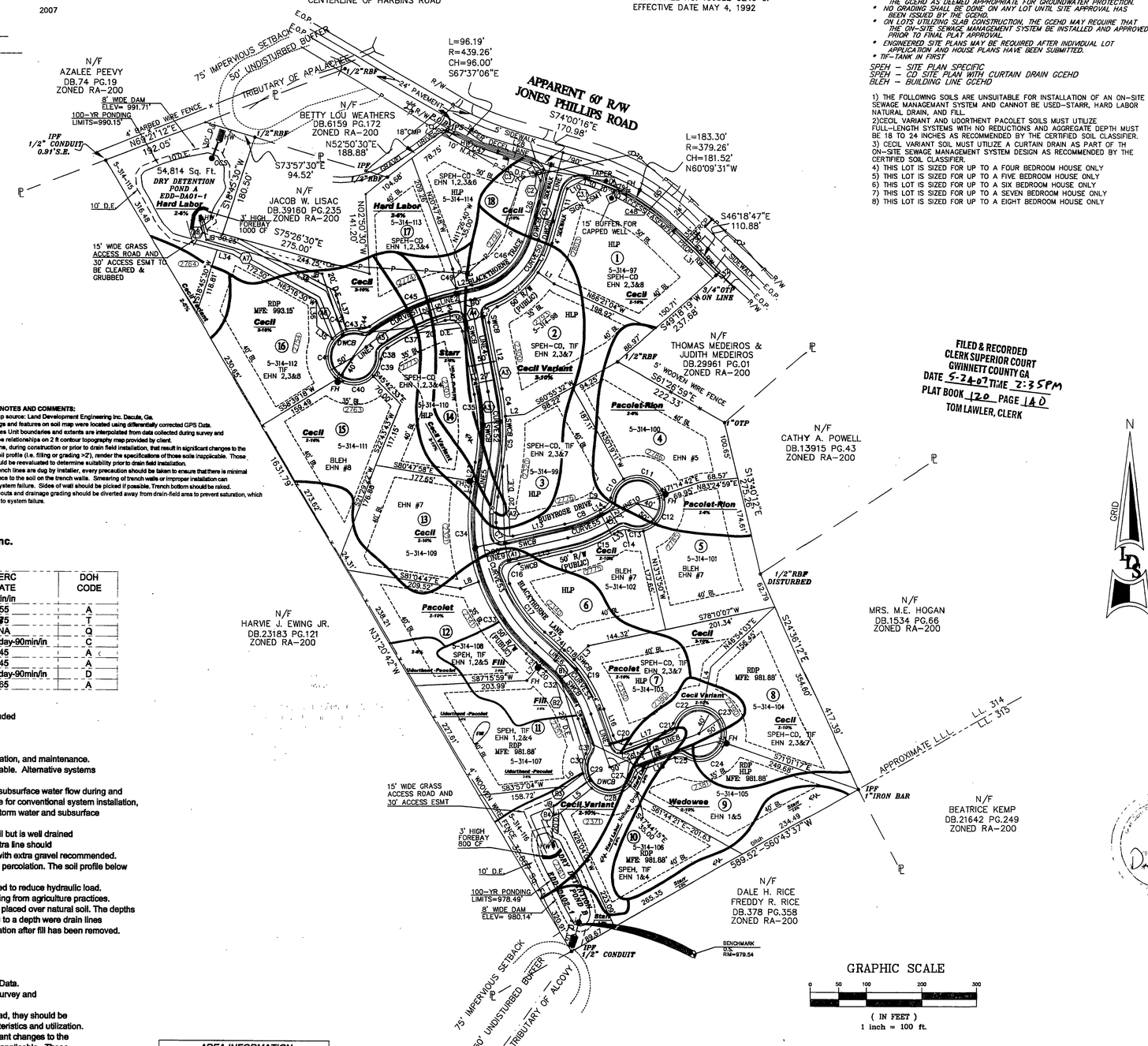
NRCS SERIES	Depth to ROCK inches	Depth to WATER inches	TRENCH DEPTH inches	PERC RATE min/in	DOH CODE
Cecil	>72	>72	45-55	55	A
Cecil-Variant	>72	20-42*>75	45-55	75	T
Fill Pacolet	>72	>72	NA	NA	Q
Hard Labor	>72	34-40+	6-12	0.10 G/sf/day-90min/in	C
Pacolet	>72	>72	40-50	45	A
Rion	>72	>72	40-50	45	A
Starr	>72	50-72	6-12	0.10 G/sf/day-90min/in	D
Wedowee	>72	>72	45-50	65	A

* Represents Zone of Slow Percolation
Note: - Hard rock is defined as material impenetrable by hand auger, soft saprolite excluded
- Depth to water is defined as the depth to first indication of seasonal saturation

SUITABILITY CODES:
A: Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
C: Due to water table and/or drainage problems, failure of conventional system is probable. Alternative systems may be considered. Consult with local health department.
D: Soils are formed from colluvial material and are subject to inundation by runoff and subsurface water flow during and after storm events, or may be subject to slow percolation. These soils are unsuitable for conventional system installation, but may be considered for alternative system application. Site alterations to divert storm water and subsurface flow from drain field area should be considered.
T: Soil is moderately well drained and slowly permeable in the upper portions of the soil but is well drained with a higher percolation in the lower portions of the soil. A deep installation with extra line should provide adequate percolation for a conventional system to function. Full line length with extra gravel recommended. The soil profile from 20 to 42 inches has high to mid chroma mottles, indicating slow percolation. The soil profile below 42 inches has few high chroma mottles, which is indicative of adequate percolation. Drainage improvements to divert surface and sub-surface water should be considered to reduce hydraulic load. These soils are indicative of areas that have been subjected to extensive deep plowing from agriculture practices.
Q: This area has fill material consisting of burned material, some plastics and organics placed over natural soil. The depths of this material varies from 30 to 72 inches plus. This fill material should be removed to a depth were drain lines can be installed in natural soil. This area should be reevaluated for drain field installation after fill has been removed.

GENERAL NOTES AND COMMENTS:
1) Base Map Source: Ringo - Abernathy & Associates
2) All borings and features on soil map were located using differentially corrected GPS Data.
3) Soil Series Unit boundaries and extents are interpolated from data collected during survey and landscape relationships on contour topo map provided by client.
4) Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with similar physical characteristics and utilization.
5) Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading >2'), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
6) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked.
7) Down-spouts and drainage grading should be diverted away from drain-field area to prevent saturation, which can lead to system failure.
8) At Level 3 survey intensity, soil unit lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity provides approximately 1/3 acre resolution. Units of suitable soils that border or are inclusions in units of marginal or unsuitable soil may need to be more intensely surveyed to better delineate soil unit boundaries.
9) Drip irrigation lines should be installed in undisturbed soil to function properly at specified loading rates.

AREA INFORMATION	
BOUNDARY AREA	
TOTAL BOUNDARY AREA	22.004 ACRES
RIGHT-OF-WAY DEDICATION	
DEDICATED R/W (INTERNAL)	2.602 ACRES
DEDICATED R/W (EXTERNAL)	0.00 ACRES
LOT INFORMATION	
TOTAL NUMBER OF LOTS: 18	17.39 ACRES
OPEN SPACE AREA	
DETENTION B	1.258 ACRES
DETENTION B	0.753 ACRES



C/L CURVE TABLE				
CURVE	LENGTH	RADIUS	TAN	BEARING	DELTA
CURVE50	219.10	200.00	122.00	N47°10'21"E	62°45'58"
CURVE51	188.22	400.00	95.88	S65°04'32"W	26°57'36"
CURVE52	129.72	360.00	65.57	N01°07'19"W	20°38'42"
CURVE53	289.18	286.00	158.38	S19°45'58"E	57°56'00"
CURVE54	114.89	238.00	58.65	N34°32'46"W	68°58'26"
CURVE55	77.69	250.00	39.16	N68°04'04"E	17°48'16"

C/L LINE TABLE		
LINE	LENGTH	BEARING
LINE1	118.22	S15°47'21"W
LINE2	28.22	S78°33'20"W
LINE3	28.24	S51°35'44"W
LINE4	164.65	S11°24'55"E
LINE5	54.05	S09°12'02"W
LINE6	47.74	S48°43'58"E
LINE7	100.33	S20°21'33"E
LINE8	172.88	N69°38'27"E
LINE9	151.29	N76°58'12"E
LINE10	63.80	N59°09'56"E

LOT LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00	N55°11'33"W
L2	35.02	S84°03'27"W
L3	35.00	S46°32'06"W
L4	70.00	N10°19'56"E
L5	70.52	N51°51'44"E
L6	36.92	S51°51'44"W
L7	35.00	S41°16'02"W
L8	35.00	N69°38'43"E
L10	35.29	N60°53'33"E
L11	100.27	S15°47'21"W
L12	119.09	N11°26'40"W
L13	95.93	S76°58'12"W
L14	7.89	S59°09'56"W
L15	95.93	N76°58'12"E
L16	50.33	S20°21'33"E
L17	66.97	N69°38'27"E
L18	61.35	S69°38'27"W
L19	44.18	N20°21'33"W
L20	15.14	N48°43'58"W
L21	32.61	N48°43'58"W
L22	19.60	S09°12'02"W
L23	34.45	S09°12'02"W
L24	113.38	S11°26'40"E
L25	28.23	S78°33'20"W
L26	100.45	S15°47'21"W
L27	35.42	N29°06'27"W
L28	63.50	S74°00'16"E
L29	2.16	N60°29'58"W
L30	7.48	S74°00'16"E
L31	110.39	S46°18'47"E
L32	5.02	S49°18'19"W
L33	7.89	N59°09'56"E
L34	28.99	S75°26'30"E
L35	35.00	N51°08'20"W
L36	45.89	N01°40'15"W
L37	70.00	S16°13'26"E
L38	198.60	S62°16'30"E

LOT CHART

BLOCK	LOT NO	LOT AREA
A	1	47,237
A	2	41,485
A	3	40,399
A	4	40,003
A	5	42,833
A	6	40,801
A	7	40,232
A	8	41,930
A	9	41,375
A	10	41,807
A	11	40,831
A	12	41,016
A	13	40,136
A	14	40,020
A	15	41,023
A	16	45,846
A	17	40,003
A	18	40,000
POND	A	54,814
POND	B	32,807

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 5-24-07 TIME 2:35PM
PLAT BOOK 120 PAGE 140
TOM LAWLER, CLERK

SOIL SCIENTIST

SHEET: 2 OF 2
DATE: 01/10/07
JOB NUMBER: 06112

DATE	NO	DESCRIPTION

FINAL PLAT
SHEET TITLE
FIELD | DRAWN: LW | CHECKED: LW

FINAL PLAT FOR BLACKTHORNE
LOCATED IN LAND LOT 314 OF THE 5TH DISTRICT GWINNETT COUNTY, GEORGIA
SCALE 1" = 100'

Land Development Surveyors, Inc.
1918 Tribble Crest Drive
Lawrenceville, GA 30045
(770) 682-8206
(770) 682-1440 Fax
LDSURVEY@BELLSOUTH.NET

REGISTERED GEORGIA LAND SURVEYOR NO. 2846 EXP. 12-31-08 LEVI JAY JOHNSON