72-259

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING APPROVAL AND WITH THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS AMENDED AND HAS BEEN APPROVED BY ALL OTHER AFFECTED COUNTY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF GWINNETT COUNTY THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS AND PUBLIC WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN HEREON, SUBJECT TO RATIFICATION BY THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 28th DAY OF January 1997

Wm D. Dascomb, Jr. (designee)
DIRECTOR, DEPARTMENT OF PLANNING & DEVELOPMENT

DETENTION POND MAINTENANCE

PER ARTICLE 8, SECTION 8.2.6.8 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 FREE OF OBSTRUCTIONS, SILT AND DEBRIS.

ROADWAY CURVE DATA

CURVE NO.	ARC LENGTH	CHORD LENGTH	TAN LENGTH	RADIUS	DELTA	CHORD BEARING
1	31.59'	31.50'	15.89'	120.00'	15°05'03"	N52°24'18"E
2	28.95'	28.88'	14.55'	120.00'	13°49'24"	N51°46'28"E

WELLINGTON WALK UNIT 2
R-100

BLOCK	LOTS
A	31
B	9
C	8
D	19
E	8
F	4
TOTAL	79

0 50 100 200 300

1" = 100'

PIPE CHART

PIPE NO.	SIZE	LENGTH (FT)	"C"	DA (AC)	FLOW (CFS)
1	36"	100'	0.54	1.73	29.84
2	36"	34'	0.70	0.69	22.38
3	36"	33'	0.40	3.36	18.63
4	24"	400'	---	0.77	8.19
5	24"	121'	0.50	0.77	8.19
6	18"	28'	0.60	0.66	5.20
7	18"	44'	0.70	0.39	2.12
8	42"	100'	0.70	0.60	41.50
9	42"	34'	0.70	0.90	38.90
10	42"	198'	0.45	6.40	35.00
11	18"	100'	0.58	0.59	2.88
12	30"	100'	0.70	0.31	20.48
13	30"	34'	0.49	2.58	18.79
14	24"	146'	0.70	0.28	9.04
15	18"	34'	0.44	1.74	5.95
16	24"	24'	0.70	0.10	8.03
17	24"	34'	0.70	0.11	7.49
18	24"	174'	0.48	1.41	6.89
19	18"	34'	0.70	0.30	1.63

ALL PIPES ARE FULLY COATED CMP

Final Surveyor's Certificate

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me 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 13,505 feet and an angular error of 6 seconds per angle point, and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 421,572 feet, and contains a total of 36.78 acres. The equipment used to obtain the linear and angular measurements herein was a 6 second theodolite.

By: [signature]
Registered Land Surveyor

Registration No. 2188 Date of expiration 12-31-97

Owners Acknowledgement and Declaration

(State of Georgia)
(County of Gwinnett)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicated by this Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purpose therein expressed.

SUBDIVIDER Hog Head Development Corp 1/14/97
by R. [signature] President Date

OWNER Hog Head Development Corp 1/14/97
by R. [signature] President Date

HLP - HOUSE LOCATION PLAN

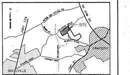
A House Location Plan shall be required to be approved by the Department prior to issuance of a Building Permit on those lots labled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the Gwinnett County Development Regulations or contact the Gwinnett County Department of Planning and Development for further information.

LOT DATA CHART

LOT/BLK	CURVE #	ARC LEN.	RADIUS	CH. LEN.	TANGENT	CH. BEARING	DELTA
		FEET	FEET	FEET	FEET	D M S	D M S
1A	C1	14.79	9.00	13.18	9.66	S11°36'01"W	94°10'18"
	C46	80.32	1263.72	80.32	40.17	N56°10'42"E	02°07'37"
	C51	31.21	20.00	28.14	19.79	S80°11'07"E	89°23'59"
2A	C47	100.01	1263.72	100.00	50.12	N58°33'57"E	02°38'54"
3A	C48	100.11	1263.72	100.10	50.08	N61°12'56"E	02°39'03"
4A	C2	9.80	145.00	9.80	4.90	S56°44'58"W	03°52'23"
	C49	66.03	1263.72	66.03	33.02	N63°24'55"E	01°44'55"
5A	C3	25.18	145.00	25.15	12.62	S49°50'16"W	09°57'01"
7A	C4	25.01	95.00	24.99	12.58	S52°24'18"W	15°05'03"
12A	C5	13.62	15.00	13.16	7.32	S85°57'25"W	52°01'12"
	C6	10.84	50.00	10.82	5.44	N74°14'40"W	12°25'23"
13A	C7	65.68	50.00	61.06	38.55	S61°54'41"W	75°15'54"
14A	C8	44.24	50.00	42.81	23.69	S01°04'12"E	50°41'53"
15A	C9	48.40	50.00	46.53	26.28	S54°08'53"E	55°27'29"
	C10	13.62	15.00	13.16	7.32	S56°52'02"E	52°01'13"
19A	C11	13.62	15.00	13.16	7.32	S03°50'49"E	52°01'13"
	C12	38.66	50.00	37.71	20.36	S00°00'41"W	44°18'12"
20A	C13	47.37	50.00	45.62	25.63	S49°18'48"E	54°16'48"
21A	C14	46.34	50.00	44.70	24.99	N77°01'38"E	53°06'23"
22A	C15	37.15	50.00	36.30	19.48	N21°11'23"E	42°34'04"
	C16	13.62	15.00	13.16	7.32	N33°54'57"E	52°01'12"
31A	C53	13.96	9.00	12.56	8.83	S75°39'09"E	88°50'33"
1B	C17	13.30	9.00	12.12	8.20	N78°58'48"W	84°40'04"
	C50	46.75	1263.72	46.75	23.38	N62°13'34"E	01°14'17"
	C52	31.23	20.00	28.15	19.82	N08°05'29"E	89°28'31"
3B	C18	13.62	15.00	13.16	7.32	S32°40'34"W	52°01'13"
	C19	56.23	50.00	53.32	31.51	S38°53'06"W	64°26'16"
4B	C20	45.16	50.00	43.64	24.25	N83°01'09"W	51°45'13"
5B	C21	68.01	50.00	62.89	40.44	N18°10'35"W	77°55'55"
	C22	13.62	15.00	13.16	7.32	N05°13'14"W	52°01'12"
1C	C23	14.13	9.00	12.73	9.00	S75°03'49"E	89°58'44"
4C	C24	14.14	9.00	12.73	9.00	S14°55'33"W	90°00'00"
5C	C25	29.92	19.00	26.92	19.07	N74°57'56"W	90°13'01"
6C	C26	29.78	19.00	26.82	18.94	N15°02'42"E	89°48'14"
1D	C27	14.15	9.00	12.74	9.01	S75°16'20"E	90°05'01"
4D	C28	14.32	9.00	12.86	9.18	S14°20'51"W	90°09'24"
6D	C29	14.14	9.00	12.73	9.00	N75°04'27"W	90°00'00"
7D	C30	30.77	25.00	28.87	17.68	N05°11'25"E	70°31'44"
	C31	82.28	50.00	73.30	53.88	N06°41'12"W	94°16'57"
8D	C32	50.57	50.00	48.44	27.89	N82°48'07"W	57°58'52"
9D	C33	75.40	50.00	68.46	46.96	S25°01'17"W	86°24'20"
10D	C34	10.38	50.00	10.36	5.21	S24°07'40"E	11°53'34"
11D	C35	14.14	9.00	12.73	9.00	S14°55'33"W	90°00'00"
12D	C36	14.14	9.00	12.73	9.00	N75°04'27"W	90°00'00"
15D	C37	14.14	9.00	12.73	9.00	N14°56'11"E	90°01'16"
17D	C38	38.17	145.00	38.06	19.20	N52°24'18"E	15°05'03"
19D	C39	22.92	95.00	22.86	11.52	N51°46'28"E	13°49'24"
1E	C40	14.12	9.00	12.72	8.99	N13°43'40"E	89°55'02"
4E	C41	29.87	19.00	26.89	19.03	S75°16'20"E	90°05'01"
5E	C42	14.12	9.00	12.72	8.98	S13°43'16"W	89°54'13"
8E	C43	14.15	9.00	12.74	9.02	N76°16'44"W	90°05'47"
1F	C44	14.12	9.00	12.72	8.98	N13°43'15"E	89°54'13"
4F	C45	14.15	9.00	12.74	9.02	S76°16'44"E	90°05'47"

LINE DATA

LOT/BLK	LINE #	LENGTH				BEARING	
12A	L1	10.60				N09°32'38"E	



LOCATION MAP

GENERAL NOTES

1. THE SITE IS 36.780 ACRES AND IS ZONED R-100.
2. TOTAL NO. OF LOTS IS 79; DENSITY IS 2.036 LOTS/ACRE.
3. MINIMUM LOT SIZE IS 15,000 SQUARE FEET.
4. THE SITE HAS NO F.I.R.M. FLOODPLAIN PER PANEL 130322-0215-C DATED MAY 4, 1992.
5. BOUNDARY SURVEY BY INGRAM ENTERRISES, INC. DATED 2/12/96.
6. TOPOGRAPHY IS 2' VERTICAL INTERVAL, BASED ON MSL AERIAL TOPOGRAPHICAL BY BEI MAPPING.
7. WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.
8. MINIMUM HOUSE SIZE TO BE 1,600 SQUARE FEET OF HEATED SPACE.
9. THE 25-FOOT STREAM BUFFER, AS REQUIRED UNDER ARTICLE V, SECTION 15 OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE, SHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH INDIVIDUAL LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
10. SEWAGE DISPOSAL SHALL BE BY SANITARY SEWERAGE SYSTEM.
11. REAR YARD BUILDING SET BACK LINE SHALL BE 40-FEET.
12. PROPERTY TO BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
13. MINIMUM SIDE YARD IS 10-FEET. TOTAL FOR TWO SIDE YARDS IS 25-FEET.
14. IRON PINS HAVE BEEN SET AT ALL LOT CORNERS. PINS TO BE A MINIMUM OF 1/2" DIAMETER REBARS.
15. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
16. BENCHMARK - IN UNIT I, MANHOLE C-1 AT THE INTERSECTION OF SEWARD DRIVE AND SITKA STREET, TOP ELEVATION IS 1035.48.
17. GWINNETT COUNTY 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.
18. RIGHT-OF-WAY RADII NOT SHOWN FOR CLARITY. RADIUS AT STREET INTERSECTIONS TO BE 9 FEET AND RADIUS AT CUL-DE-SACS TO BE 15 FEET.
19. PAVEMENT RADII AT STREET INTERSECTIONS TO BE 20 FEET. PAVEMENT RADII AT CUL-DE-SACS TO BE 25 FEET. LOT RADII AT STREET INTERSECTIONS TO BE 9 FEET.
20. COVENANTS RECORDED IN DEED BOOK PAGE
21. MODIFICATION # 96-0104 DATED 6-20-96 HLP's REQUIRED FOR LOTS "1A" & 1B? NO VARIENCE WILL BE ISSUED.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 1-29-97 TIME 11:30a
PLAT BOOK 72 PAGE 259
TOM LAWLER, CLERK

FORMERLY SUBMITTED AS WELLINGTON CORNERS S/D

OWNER/SUBDIVIDER
HOG HEAD DEVELOPMENT CORP.
P.O. BOX 819
BUFORD, GA 30066
770-697-5045

GEORGIA REGISTERED No. 6826 PROFESSIONAL ENGINEER EARL E DUCKETT, JR.

PRINT DATA:
Layers off: 2,4,7

REVISIONS
1/12/97 - Per Co. comments

WELLINGTON WALK SUBDIVISION
UNIT 1

FINAL PLAT

LL 105 & 120, 5th DISTRICT
GWINNETT COUNTY

50894-4

EARL DUCKETT Civil Engineer, P.C.
P.O. BOX 97
SNELLVILLE GA., 30278
(770) 979-5650

DRW NO (REVISED\FINAL1)	DATE 12/17/96	
JOB NO	SCALE 1"=100'	1/1