

N/W PROPERTY OF
GUYNN-McGOWAN DEVELOPMENTS, LLC
 DEED BOOK 32111 / PAGE 18
 ZONED R56D

N/W PROPERTY OF
BRAND PARTNERS, L.P.
 DEED BOOK 36085 / PAGE 184
 ZONED BG

LOT 5
 1.883 Acres
 82,042 sf

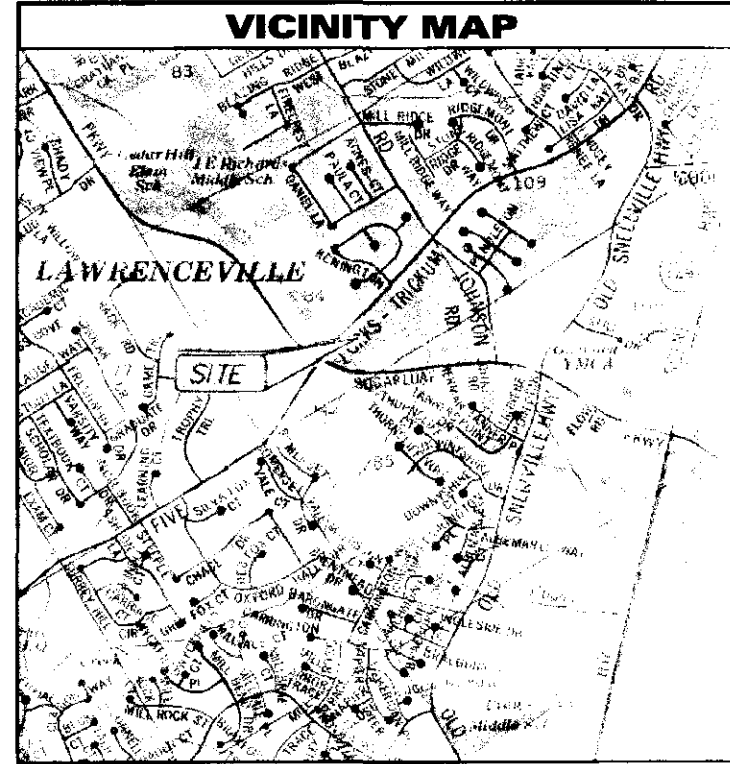
LOT 2
 4.632 Acres
 201,751 sf

LOT 3
 0.949 Acres
 41,353 sf

LOT 4
 0.889 Acres
 38,734 sf

LOT 1
 0.937 Acres
 40,831 sf

N/W PROPERTY OF
SOUTHTRUST BANK
 DEED BOOK 36372 / PAGE 196
 ZONED BG



GENERAL NOTES

OWNERS:
 BRAND PARTNERS, L.P.
 c/o HENDON PROPERTIES
 TWO LIVE OAK CENTER, SUITE 465
 3445 PEACHTREE ROAD
 ATLANTA, GEORGIA 30326
 (404)-262-7400

SOUTHTRUST BANK
 360 INTERSTATE NORTH PARKWAY
 SUITE 500
 ATLANTA, GEORGIA 30339
 (770)-951-4031

ENGINEER:
 HAINES, GIPSON & ASSOCIATES, INC.
 1550 NORTH BROWN ROAD
 SUITE 100
 LAWRENCEVILLE, GEORGIA 30043
 CONTACT: DAVID FOSTER (770)-491-7500

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130322 0195 C, AND THE DATE OF SAID MAP IS MAY 4, 1992. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENTS "804" AND "1055".

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GWINNETT COUNTY SURVEY CONTROL MONUMENT "1055", ELEVATION IS 1029.36 FEET MSL.

CONTOUR INTERVAL IS 5 FEET.

THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) IN THE CITY OF LAWRENCEVILLE. PROPOSED USE: COMMERCIAL SUBDIVISION. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET, SIDE - 10 FEET, AND REAR - 10 FEET BUT 40 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT. MAXIMUM HEIGHT OF STRUCTURES: 35 FEET. BUFFERS (15 FEET - 60 FEET) WHEN ABUTTING A RESIDENTIAL DISTRICT.

NOTE: SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

NOTE: IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH THE APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

NOTE: THE CITY OF LAWRENCEVILLE 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 PLAN. THE CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

NOTE: DETENTION FOR THE SUBDIVISION WILL BE A COMMON FACILITY, BUILT PRIOR TO IMPERVIOUS SURFACE BEING INSTALLED DURING THE FIRST SITE DEVELOPMENT.

SURVEY REFERENCES

- 1> GWINNETT COUNTY RIGHT-OF-WAY PLANS, PROJECT NUMBER T41046, PREPARED BY RILEY, PARK, HAYDEN AND ASSOCIATES, INC., DATED MAY 30, 1990 AND LAST REVISED JANUARY 9, 1999.
- 2> ALTA/ACSM LAND TITLE SURVEY FOR HENDON PROPERTIES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY GEOSURVEY, LTD., DATED JULY 7, 2003 AND LAST REVISED OCTOBER 9, 2003.
- 3> ACKNOWLEDGEMENT LETTER FROM GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION TO REMER H. CRUM REGARDING THE MAINTENANCE OF THE FOUR 24" DRAIN PIPES CROSSING SUGARLOAF PARKWAY.

GRAPHIC SCALE 1"=50'
 0 25 50 125 250

PLEASE NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN BASED ON THE LOCATION OF ABOVE GROUND UTILITIES, AVAILABLE DESIGN PLANS AND PLACES AND PLANT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

SUBDIVISION PLAT OF

Sugarloaf Station

FOR
**Hendon Properties LLC
 &
 Brand Partners, L.P.**

SITE INFORMATION

CITY: LAWRENCEVILLE COUNTY: GWINNETT STATE: GEORGIA
 LAND LOTS: 84 & 85 DISTRICT: 5TH
 FIELD WORK: JC PROJ MGR: WCC REVIEWED: JRC
 SURVEY DATE: JULY 7, 2003 DRAWING SCALE: 1" = 50'
 GS Dwg File: 20031544-final-2.dwg GS Job No.: 20031544

LEGEND

- STANDARD ABBREVIATIONS**
- B.S.L. BUILDING SETBACK LINE
 - C.M.P. CORRUGATED METAL PIPE
 - C.O. SANITARY CLEANOUT
 - C.T.P. CRIMPED TOP PIPE
 - D.W.C.B. DOUBLE WING CATCH BASIN
 - F.H. FOUND
 - J.B. JUNCTION BOX
 - M.H. MANHOLE
 - O.T.P. OPEN TOP PIPE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - R.R.R. IRON REINFORCING BAR
 - R.B.S. REINFORCED CONCRETE PIPE
 - R.C.P. SANITARY SEWER
 - S.S. SINGLE WING CATCH BASIN
 - S.W.C.B. YARD INLET
- STANDARD SYMBOLS**
- POWER POLE
 - GLY WIRE
 - POWER LINE
 - LIGHT POLE
 - TRAFFIC LIGHT
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - UNDERGROUND GAS LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND CABLE TV LINE
 - UNDERGROUND WATER LINE

PLAT STATEMENT

THIS PLAT WAS PREVIOUSLY RECORDED MARCH 11, 2004 IN PLAT BOOK 102 AT PAGE 107. THERE WERE RIGHT-OF-WAY DEDICATIONS FOR SUGARLOAF PARKWAY AND FIVE FORKS TRICKUM ROAD AND A LOT LINE REVISION BETWEEN LOTS 2 AND 3.

AREA TABLE

LOT	ACRES	SQUARE FEET
LOT 1	0.937	40,831
LOT 2	4.632	201,751
LOT 3	0.949	41,353
LOT 4	0.889	38,734
LOT 5	1.883	82,042
TOTAL AREA	9.290	404,711

OWNERS ACKNOWLEDGMENT

The owner of the land shown on this plat and who in person or through a duly authorized agent, acknowledge that this plat was made from an actual survey and dedicates to the use of the public for streets, alleys, parks, water courses, drains, easements and other public places herein shown for the purposes and considerations herein expressed.

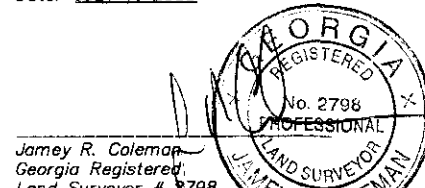
Owner: **Brand Partners, L.P.**
 Date: _____

Owner: **SouthTrust Bank**
 Date: _____

SURVEYORS ACKNOWLEDGMENT

I hereby certify that the plat shown and described herein is a true and correct survey made on the ground under my supervision that all monuments have been placed as shown thereon, and is to the accuracy and specifications by the City of Lawrenceville.

Date: **JULY 7, 2003**



Revisions 1-8

CERTIFICATION OF CITY

This plat has been submitted to and considered by the City and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this **21st** day of **Feb.**, 2005.

Bobby Soren
 (For the City of Lawrenceville, Ga.)

CERTIFICATION OF CITY ENGINEER

This plat has been submitted to and considered by the City Engineer and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this **16th** day of **FEBRUARY**, 2005.

David Foster
 (For the City of Lawrenceville, Ga.)

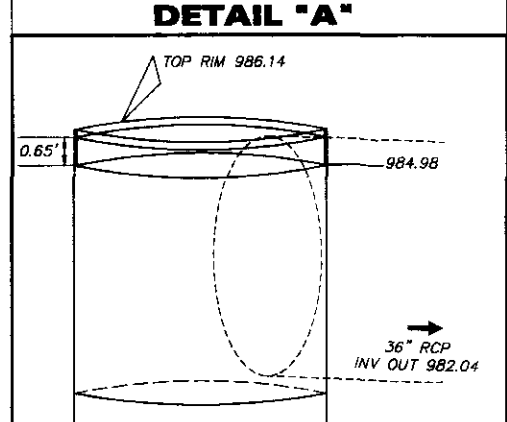
Revision 1-8

CERTIFICATION OF PLANNING DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Use Plan, and the City of Lawrenceville Subdivision and Zoning Regulations.

Dated this **25th** day of **Feb**, 2005.

Bradford P. Leonard
 (Planning Director)



PIPE CHART

FROM	TO	"C"	25 YR. "T" in/yr	AREA TO INLET	25 YR. Q cfs	CUMM. Q cfs	V ₂₅ fps	LENGTH (FT.)	SIZE (IN.)	TYPE
Y.I. A-5	J.B. A-4	0.95	9.06	2.506	21.57	21.57	9.70	122	36	RCP
J.B. A-4	J.B. A-3	-	-	-	-	55.32	7.83	83	36	RCP
J.B. A-3	C.B. A-2	-	-	-	-	55.32	7.83	120	36	RCP
C.B. A-2	H.W. A-1	0.95	9.06	1.538	13.24	68.56	1.18	111	36	RCP
Y.I. B-3	Y.I. B-2	0.95	9.06	1.209	10.41	10.41	4.78	36	18	RCP
Y.I. B-2	Y.I. B-1	0.95	9.06	1.209	10.41	20.81	6.82	219	24	RCP
Y.I. B-1	J.B. A-4	0.95	9.06	1.503	12.94	33.75	5.09	168	36	RCP
C.B. C-7	D.I. C-6	0.95	9.06	0.209	1.80	1.80	2.67	76	18	RCP
D.I. C-6	J.B. C-5	0.95	9.06	1.293	11.13	12.93	1.83	97	24	RCP
J.B. C-5	J.B. C-4	-	-	-	-	12.93	1.83	78	36	RCP
J.B. C-4	J.B. C-3	-	-	-	-	12.93	1.83	105	36	RCP
J.B. C-3	D.I. C-2	-	-	-	-	12.93	1.83	99	36	RCP
D.I. C-2	H.W. C-1	0.95	9.06	0.694	5.97	18.90	1.02	25	36	RCP
O.C.S.	J.B. D-3	-	-	-	-	29.00	4.57	122	36	RCP
J.B. D-3	J.B. D-2	-	-	-	-	29.00	4.57	115	36	RCP
J.B. D-2	J.B. D-1	-	-	-	-	29.00	4.57	96	36	RCP
J.B. F-7	S.W.C.B. F-8	-	-	-	-	8.22	5.00	145	24	RCP
S.W.C.B. F-8	D.W.C.B. F-5	0.95	9.06	0.084	0.72	0.72	6.01	299	24	RCP
D.W.C.B. F-5	J.B. F-4	0.95	9.06	0.084	0.72	19.66	8.94	204	36	RCP
J.B. F-4	Y.I. F-3	0.95	9.06	0.146	2.70	19.66	3.71	43	36	RCP
Y.I. F-3	J.B. F-2	0.95	9.06	-	-	22.36	8.72	28	48	RCP
J.B. F-2	S.W.C.B. F-1	-	-	-	-	-	-	-	-	-
D.W.C.B. G-1	EXIST. H.W.	0.95	9.06	0.801	5.17	5.17	4.26	128	24	RCP

REVISIONS

No.	Date	Description
1	05/05/2004	Revise Lots 2 & 3
2	06/01/2004	Revise R/W, Lots 1-6, Add Owner
3	09/18/2004	Revise Lots 1 & 4, Add R/W Tracts 1 & 2
4	11/01/2004	Add As-Built Data, Remove R/W Tracts
5	12/04/2004	Revise R/W, Lots 2 & 5
6	01/05/2005	Revise Lots 2 & 5
7	01/21/2005	Revise Lots 1 & 2
8	02/03/2005	Combine Lot 6 with Lot 5

APPROVALS

Dated this **16** day of **Feb**, 2005.
Steve
 Fire Department

Dated this **17th** day of **February**, 2005.
A.M. Young
 (Public Utilities)

CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,943. AN ANGULAR ERROR OF 01 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A SOKKIA ELECTRONIC TOTAL STATION AND HEWLETT PACKARD 489X DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,677.

IF YOU DIG

IF YOU DIG FIRST... CALL US FIRST!
 1-800-282-7411
 (770) 623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

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