SURVEYOR CERTIFICATION:

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 all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the 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.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOHN B. ATWOOD

OWNER'S CERTIFICATION
STATE OF GEORGIA, COUNTY OF GWINNETT, TOWN OF BRASELTON

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat meets all applicable requirements and standards of the Town of Braselton. The owner further acknowledges this plat and affirmed to be his free act and deed.

Owner: Fountainhead Residential Development, LLC
6159 Golf Club Drive
Braselton, Georgia 30017

Josh Brewton, CEO _____ Date _____

NOTES:

1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ABOVE(S) AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH AS OBTAINED BY GPS.

4.) STATE PLANE COORDINATES AND ELEVATIONS ARE GEORGIA WEST ZONE NAD83/NAVD88 AS ESTABLISHED BY RTK METHODS USING A LEICA GPS UNIT CONNECTED TO A BASE STATION ON THE LEICA SMARTNET AND ARE BASED ON GEOID 2012B.

5.) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED ON THIS PROPERTY. UNDERGROUND UTILITIES SHOULD BE MARKED BY A QUALIFIED UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO DIGGING.

6.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS FOUNTAINHEAD RESIDENTIAL DEVELOPMENT, LLC, BEING A PORTION OF TAX PARCEL 3006 002.

7.) EXISTING ZONING PUD – PLANNED UNIT DEVELOPMENT.

PLAT REFERENCES:

1.) SURVEY FOR FOUNTAINHEAD DEVELOPMENT CORPORATION, PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 1-30-85.

2.) SURVEY FOR THE CHATEAU ELAN WINERY PROJECT, PREPARED BY BLUE RIDGE ENGINEERING, INC., DATED 8-22-99.

3.) FINAL PLAT OF THE GATES OF BRASELTON, PHASE I, PREPARED BY SEAMARK, DATED 10-27-2003, RECORDED IN PLAT BOOK 118, PAGE 31.

4.) SURVEY FOR PARKWAY PROFESSIONAL, LLC, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 5-22-2001, RECORDED IN PLAT BOOK 152, PAGE 81, GWINNETT COUNTY RECORDS.

DEED REFERENCES:

1.) WARRANTY DEED FROM LORD STANGLAND TO FOUNTAINHEAD DEVELOPMENT CORP., INC., RECORDED IN DEED BOOK 11044, PAGE 209.

FLOOD NOTE:

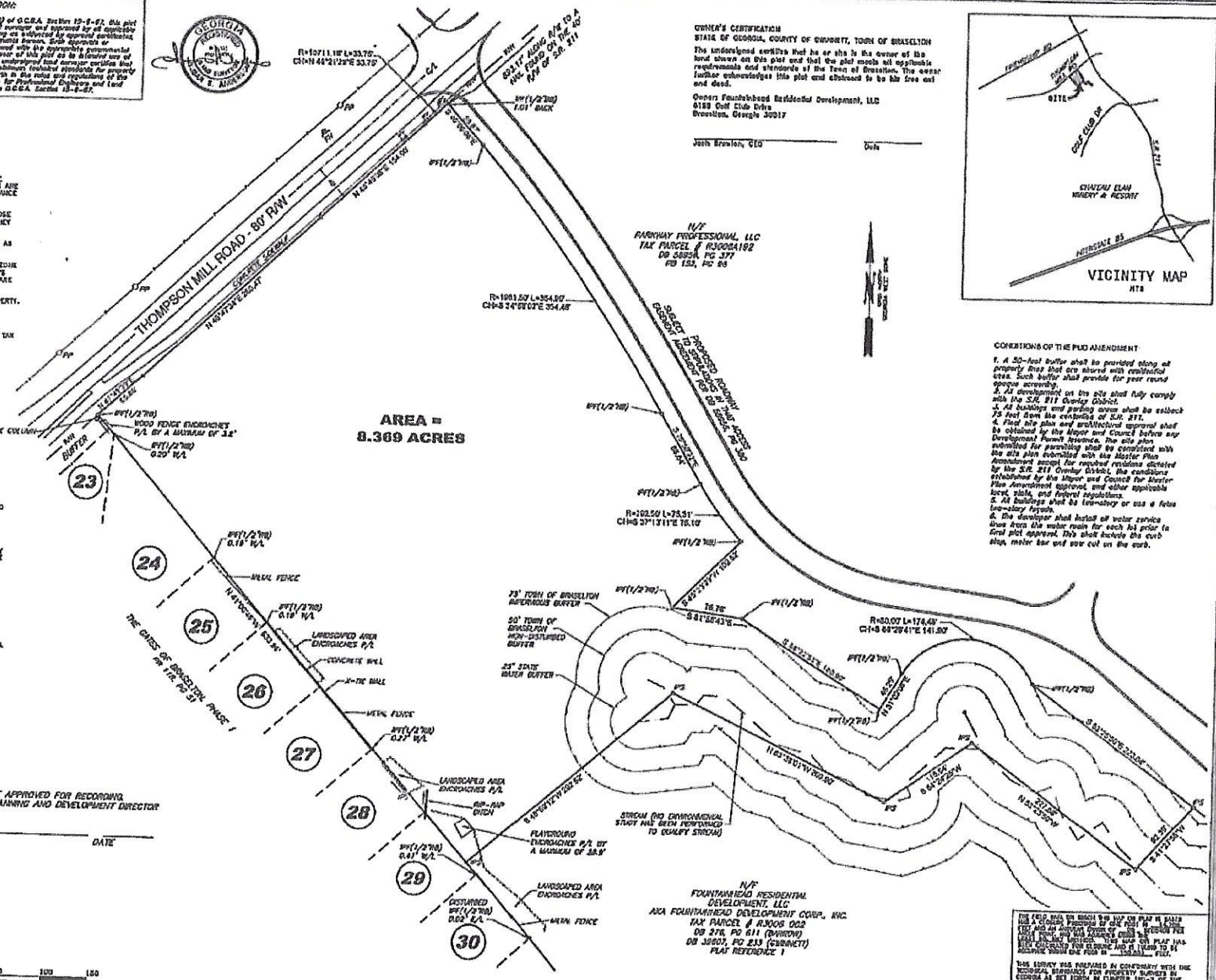
ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135C0059D OF GWINNETT COUNTY, GEORGIA DATED 3-04-2013, THIS PROPERTY IS LOCATED WITHIN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

LEGEND

IPF	= IRON PIN FOUND
IPS	= IRON PIN SET (1/2"REBAR)
OT	= OPEN TOP PIPE
CT	= CRIMP TOP PIPE
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTERLINE
LL	= LAND LOT
LLL	= LAND LOT LINE
R/W	= RAIL OF FORMERLY
DB	= DEED BOOK
PB	= PLAT BOOK
-E-	= ELECT. LINE
PP	= POWER POLE
TP	= TELEPHONE POLE
T	= TELEPHONE
-P-	= OVERHEAD POWER
-T-	= OVERHEAD TELEPHONE
-P/T-	= OVERHEAD POWER & WIRE
-UP-	= UNDERGROUND POWER
-UTT-	= UNDERGROUND TELEPHONE
-G-	= UNDERGROUND GAS
FH	= FIRE HYDRANT
WM	= WATER METER
WV	= WATER VALVE
SSMH	= SANITARY SEWER MANHOLE
CO	= CLEANOUT
D	= DRAIN INLET
G	= GRATE INLET
C	= CURB INLET
W	= WING INLET
JB	= JUNCTION BOX
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
CPP	= CORRUGATED PLASTIC PIPE
CI	= CAST IRON PIPE
DIP	= DUCTILE IRON PIPE
N/A	= NEAR OR PROPERTY LINE
F/L	= FACE OF PROPERTY LINE

MINOR SUBDIVISION PLAT APPROVED FOR RECORDING
TOWN OF BRASELTON PLANNING AND DEVELOPMENT DIRECTOR

SIGNATURE _____ DATE _____



CONDITIONS OF THE PUD AMENDMENT

1. A 50-foot buffer shall be provided along all property lines that are shared with residential uses. Such buffer shall provide for year round opaque screening.
2. All development on the site shall fully comply with the S.R. 211 Overlay District.
3. All buildings and parking areas shall be setback 75 feet from the centerline of S.R. 211.
4. Final site plan and architectural approval shall be obtained by the Mayor and Council before any Development Permit issuance. The site plan submitted for permitting shall be consistent with the site plan submitted with the Master Plan Amendment except for required revisions dictated by the S.R. 211 Overlay District, the conditions established by the Mayor and Council for Master Plan Amendment approval, and other applicable local, state, and federal regulations.
5. All buildings shall be two-story or use a false two-story facade.
6. The developer shall install all water service lines from the water main for each lot prior to final plat approval. This shall include the curb stop, meter box and box cut on the curb.

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE _____ METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GTS-313

Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
1501 Old 123, Suite 100
933 Interstate Point Drive
Gainesville, Georgia 30501
PHONE (770) 535-0021 FAX (770) 535-0101

MINOR SUBDIVISION PLAT FOR:
FOUNTAINHEAD RESIDENTIAL DEVELOPMENT, LLC
DUNCANS G.M.D. 1749, LAND LOT 6, 3rd DISTRICT, GWINNETT COUNTY, GEORGIA
TOWN OF BRASELTON

SHEET 1 of 1 SHEETS

DRAWING SCALE	N/A
DATE	12-01-2022
DATE OF FIELD WORK	11-18-2021
DRAWN BY	BA
REVIEWED BY	DAJ
JOB NO.	FH01SDP