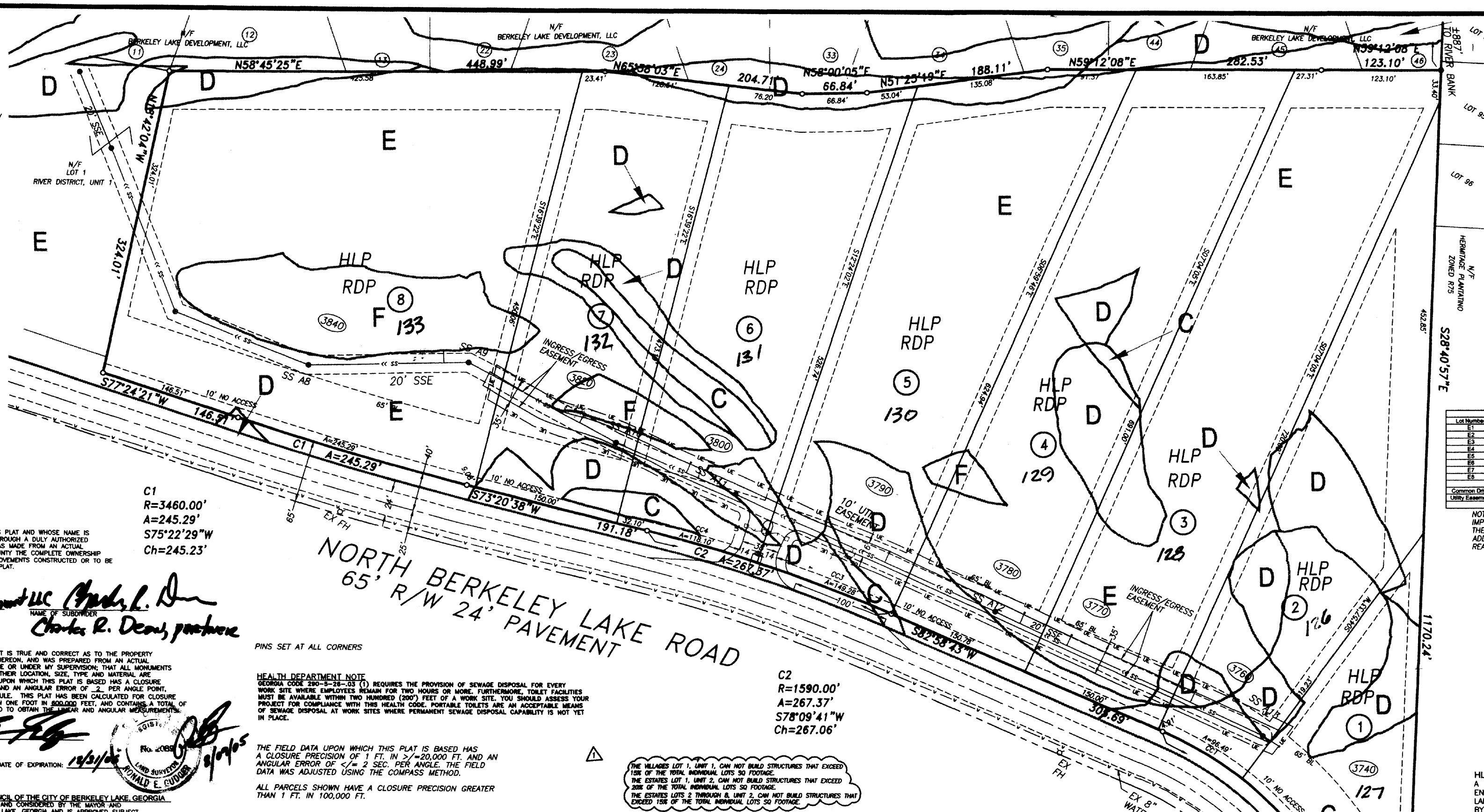
DEVELOPER
BERKELEY LAKE DEVELOPEMENT, LLC
3380 NORTHSIDE DRIVE, NW
ATLANTA, GA 30305
404-867-4549

CONSULTING ENGINEER
Mr. RAMACHANCRAIAH KOYIRA
5583 WYLSTREAM, NW
NORCROSS, GA 30093
770-921-0976

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 4/23/09 TIME 11:58 am
PLAT BOOK 135 PAGE 208
TOM LAWLER, CLERK

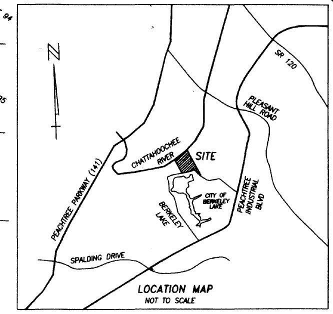


C1
R=3460.00'
A=245.29'
S75°22'29"W
Ch=245.23'

C2
R=1590.00'
A=267.37'
S78°09'41"W
Ch=267.06'

C3
R=368.80'
A=373.70'
N67°59'33"W
Ch=357.92'

C3 A=373.70'
N38°57'49"W 191.23'
2000' CORRIDOR
SEE DETAIL FOR TIE



LOCATION MAP
NOT TO SCALE

Lot Number	Area (sf)	Proposed Disturbed Area (sf) B Zone	C Zone	D Zone	E Zone	F Zone	Proposed Impervious Area (sf) B Zone	C Zone	D Zone	E Zone	F Zone
E1	46,301		10,000	3,000				8,000	2,000		
E2	75,946		6,000	4,000	2,500			4,500	3,500	2,000	
E3	108,361			3,000	10,000				2,000	6,000	
E4	96,941		500	7,000	10,000				4,000	6,000	
E5	101,995			2,500	15,000				1,200	6,800	
E6	83,069		4,000	3,200	7,000	75		3,000	2,600	4,400	
E7	69,424		3,500	6,000	10,000	349		2,400	4,300	3,400	140
E8	156,459			1,250	15,000	1042			300	9,700	450
Common Drive			2,456	19,659	21,286	247		1,087	6,957	9,092	
Utility Easement				735	16,647	866					

NOTE: THE DEVELOPER RESERVES THE RIGHT TO RE-ALLOCATE THE DISTURBANCE AND IMPERVIOUS AREAS OF THE ARC VULNERABILITY CATEGORY CALCULATIONS AS LONG AS THE CHANGES DO NOT DECREASE THE NUMBERS AS SHOWN HEREON AND ADDITIONALLY DO NOT EXCEED THE TOTAL ALLOWABLE AREA APPROVED BY THE REANALYSIS WHEN APPROVED BY AND IN ACCORDANCE WITH ARC.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
CITY OF BERKELEY LAKE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO GWINNETT COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT.

Berkeley Lake Development LLC — OWNER OF RECORD
NAME OF SUBDIVIDER — Charles R. Dean, partner

FINAL SURVEYORS CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINE AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE MY BE 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 20,000 AND AN ANGULAR ERROR OF 2 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 600,000 FEET, AND CONTAINS A TOTAL OF 18,989 ARC... THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SOKKIA SET 5B.

BY: REGISTERED GEORGIA LAND SURVEYOR
REG. NO: 2089 DATE OF EXPIRATION: 12/31/06
REGISTERED No. 2089 LAND SURVEYOR RONALD E. GUDGER
8/09/05

APPROVAL OF THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.
DATED THIS 9 OF Sept. 2005
MAYOR OF THE CITY OF BERKELEY LAKE

APPROVAL OF BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BERKELEY LAKE PLANNING AND ZONING COMMISSION, AND IS APPROVED BY SUCH COMMISSION.
DATED THIS 6th OF SEPT 2005
BERKELEY LAKE MUNICIPAL PLANNING AND ZONING COMMISSION
CHAIRMAN

CITY ATTORNEY

⚠ DATED THIS 23 OF APRIL, 2009
MAYOR, CITY OF BERKELEY LAKE

⚠ DATED THIS 22 OF APRIL, 2009
CHAIRMAN, PLANNING AND ZONING
CITY ATTORNEY

Gwinnett County Water/Sewer
8-23-05
Plan Review

CERTIFICATION OF CITY ENGINEER
THIS PLAN HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATIONOF ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVING BEEN MADE IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS. THE OWNER HAS POSTED A EIGHTEEN (18) MONTHS MAINTENANCE BOND WITH THE OFFICE OF THE CITY ENGINEER.
DATED THIS 29th OF AUG. 2005
CITY ENGINEER For PPI

THE CITY OF BERKELEY LAKE DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS

THE CITY OF BERKELEY LAKE 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

PINS SET AT ALL CORNERS

HEALTH DEPARTMENT NOTE
GEORGIA CODE 290-5-26-.03 (1) REQUIRES THE PROVISION OF SEWAGE DISPOSAL FOR EVERY WORK SITE WHERE EMPLOYEES REMAIN FOR TWO HOURS OR MORE. FURTHERMORE, TOILET FACILITIES MUST BE AVAILABLE WITHIN TWO HUNDRED (200') FEET OF A WORK SITE. YOU SHOULD ASSESS YOUR PROJECT FOR COMPLIANCE WITH THIS HEALTH CODE. PORTABLE TOILETS ARE AN ACCEPTABLE MEANS OF SEWAGE DISPOSAL AT WORK SITES WHERE PERMANENT SEWAGE DISPOSAL CAPABILITY IS NOT YET IN PLACE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN >/=20,000 FT. AND AN ANGULAR ERROR OF </= 2 SEC. PER ANGLE. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

ALL PARCELS SHOWN HAVE A CLOSURE PRECISION GREATER THAN 1 FT. IN 100,000 FT.

Building Height : Maximum 42 feet to the highest point of the structure, measured from the highest finished ground elevation next to the structure of a sloping lot and not to exceed 52 feet measured from the lowest finished ground elevation next to the structure of a sloping lot

⚠1

THE VILLAGES LOT 1, UNIT 1, CAN NOT BUILD STRUCTURES THAT EXCEED 15% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
THE ESTATES LOT 1, UNIT 2, CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
THE ESTATES LOTS 2 THROUGH 8, UNIT 2, CAN NOT BUILD STRUCTURES THAT EXCEED 15% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10-06-05 TIME 3:50 pm
PLAT BOOK 111 PAGE 141
TOM LAWLER, CLERK

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

1. AREA OF THIS PHASE = 17.042 ACRES
2. BOUNDARY DATA TAKEN FROM PLAT BY GUDGER SURVEYING, INC, DATED 8/24/04.
3. 100 YEAR FLOOD DATA FROM CHATTAHOOCHEE RIVER FLOOD PROFILE PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC AND FLOOD STUDY PREPARED BY BRASWELL ENGINEERING, INC. OLD 100 YEAR FLOOD DATA FROM F.I.R.M. PANEL 130450 0001A, GWINNETT COUNTY, GA, LAST REVISED 12/18/84.
4. CURRENT ZONING IS RA 101
   FRONT SETBACK - 65'
   REAR SETBACK - 40'
   SIDE SETBACK - 12.5'

   THE FOOTPRINTS OF ALL STRUCTURES BUILT ON A LOT CAN NOT EXCEED THE FOLLOWING PERCENTAGES OF A LOTS TOTAL SQUARE FOOTAGE:

   THE VILLAGE AREA LOTS 1, 2, AND THE RIVER LOTS 60 THROUGH 70 CAN NOT BUILD STRUCTURES THAT EXCEED 20% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.

   THE VILLAGE LOTS LOTS 3 THROUGH 10, 14 THROUGH 21, 25 THROUGH 28, AND 71 THROUGH 74 CAN NOT BUILD STRUCTURES THAT EXCEED 40% OF THE TOTAL INDIVIDUAL LOTS SQ FOOTAGE.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 898.6
6. VULNERABILITY CATEGORIES FROM ANALYSIS BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC.
7. ALL LOTS WILL REQUIRED A CERTIFICATE OF ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS BY HOME BUILDER WHEN HOMES ARE BUILT. DEVELOPER TO INSTALL SIDEWALK FROM ENTRANCE TO LOT 74.
9. SOME OR ALL OF THE SUBJECT TRACT AND THE LOTS SHOWN ON THIS PLAT LIE WITHIN THE DAM AND SPILLWAY BREACH ZONE OF BERKELEY LAKE AND MAY BE SUBJECT TO SEVERE FLOODING IN THE EVENT OF A BREACH OF EITHER THE DAM OR THE SPILLWAY, OR SHOULD THE WATER LEVEL EXCEED THE CAPACITY OF THE SPILLWAY. THE DEVELOPER AND SUBSEQUENT PURCHASERS OF THIS TRACT AND THE LOTS SHOWN ACKNOWLEDGE AND AGREE THAT ALL RISK OF LOSS AND ANY PERSONAL INJURY AND PROPERTY DAMAGE INCURRED FROM SUCH FLOODING WILL BE SOLELY THEIR RESPONSIBILITY AND NOT THE RESPONSIBILITY OF THE CITY OF BERKELEY LAKE AND PRECISION PLANNING, INC.

SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY (PUBLIC GRAVITY SEWER)

PER ARTICLE 8, SECTION 8.2.6.b. 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 FEE OF OBSTRUCTION, SILT, OR DEBRIS

ZONING CONDITIONS/NOTES

1. DEVELOPER WILL PROVIDE GATED PEDESTRIAN ACCESS FROM NORTH BERKELEY LAKE ROAD TO THE RIVER BY WAY OF A 100' WIDE COMMON AREA TO BE PROVIDED AT AMENITIES AREA TO BE PLACED BETWEEN LOTS 60 AND 61. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
2. THERE SHALL BE NO REMOVAL OF ANY TREES ON LOTS 1-8 OF THE ESTATE AREA AND LOT 1 OF THE VILLAGE AREA EXCEPT AS IS NECESSARY FOR THE CONSTRUCTION OF A HOUSE AND DRIVEWAY
3. ALLEYWAY ON INTERIOR LOTS SHALL BE PROVIDED AS SHOWN.
4. TREES TO BE ADDED TO DEVELOPMENT IN ORDER TO INSURE COMPLIANCE WITH CHAPTER 22 OF CITY BUFFER, LANDSCAPE AND TREE ORDINANCE.
5. A MINIMUM OF 6% OF PROPERTY SHALL BE SET ASIDE IN NON-RESIDENTIAL COMMON AREA.
   COMMON AREA REQUIRED = 131,725 SF
   COMMON AREA PROVIDED = 259,193 SF
   COMMON AREA ABOVE FLOOD PLAIN = 54,656 SF (41.5% OF REQUIRED)
   (COMMON AREA INCLUDES PARKS, AMENITIES AREA AND ROADWAYS)
6. TOTAL LOTS PROPOSOSED (ALL PHASES) = 82, THIS PHASE = 8
7. EVERGREEN TREES (ARBOR VIDAE) TO BE PLANTED SOUTH OF LOT 74 FOR SCREENING HOMES FROM BERKELEY LAKE ROAD
8. PROVIDE 100' UNDISTURBED BUFFER FROM TOP OF RIVER BANK
9. MINIMUM PROPOSED DWELLING SIZE IS 2,000 SF
10. PUBLIC SAFETY PERSONNEL AND THE ORDINANCE ENFORCEMENT OFFICER OF THE CITY OF BERKELEY LAKE SHALL BE PROVIDED PERMANENT ACCESS CODES TO ALL GATES WITHIN THE DEVELOPMENT.
11. ALL LOTS BORDERING THE CHATTAHOOCHEE RIVER SHALL HAVE DEED RESTRICTIONS PROHIBITING LAND DISTURBANCE AND THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE 50' UNDISTURBED VEGETATIVE BUFFER AND WITHIN THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE. BUT REVEGETATION WITH NATIVE PLANT SPECIES AND THE INSTALLATION OF UNPAVED WALKING PATHS SHALL BE ALLOWED ON A CASE BY CASE BASIS. THIS NOTE SHALL ALSO BE PLACED ON THE FINAL PLAT. FINAL WORDING OF THE DEED RESCRICTION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BERKELEY LAKE AND THE ATLANTA REGIONAL COMMISSION. THE 50' UNDISTURBED VEGETATIVE BUFFER AND THE ADDITIONAL 100' UNDISTURBED BUFFER REQUIRED BY THE CITY OF BERKELEY LAKE SHALL BE SHOWN ON ALL INDIVIDUAL LOT PLANS.

CLEANOUTS TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO INSURE ACCESIBILITY AT ALL TIMES

PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY

ALL STREETS ARE PRIVATE

DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL

ALL PAVED AREAS ARE AN INGRESS/EGRESS EASEMENT FOR HOMEOWNERS, GWINNETT COUNTY, CITY OF BERKELEY LAKE AND EMERGENCY VEHICLES.

SPECIAL UTILITY NOTE

ALL GWINNETT COUNTY UTILITIES (ie SANITARY SEWER, STORM DRAIN, AND WATER) WHICH ARE LOCATED WITHIN THE EXISTING PAVEMENT AND UTILITIES AREA HAVE 20' PERMANENT EASEMENT FOR THE SANITARY SEWER AND STORM DRAIN WHERE APPLICABLE. GWINNETT COUNTY WILL HAVE FREE ACCESS ACROSS THE PRIVATE ROADWAYS AND UTILITY EASEMENTS WITHIN THE RIVER DISTRICT DEVELOPMENT FOR THE MAINTENANCE AND SERVICEABILITY OF THE GWINNETT COUNTY UTILITY LINES

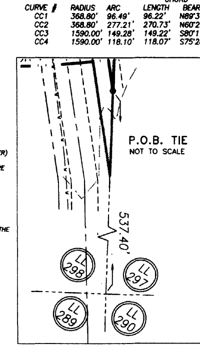
ALL AREAS DESIGNATED AS [CA] ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS INCLUDES ALL STREETS.

THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION ARE RECORDED IN DEED BOOK ________ PAGES ________, DATED ________

MINIMUM FINISHED FLOOR ELEVATION (FFE) IS 898.6. CRAWL SPACES MAY BE REQUIRED TO MEET MINIMUM FFE

LOT CURVE DATA

CURVE #	RADIUS	ARC	CHORD LENGTH	CHORD BEARING
CC1	368.80'	96.49'	96.22'	N89°31'33"W
CC2	368.80'	277.21'	270.73'	N60°29'49"W
CC3	1590.00'	149.28'	149.22'	S80°17'21"W
CC4	1590.00'	118.10'	118.07'	S75°28'18"W



P.O.B. TIE
NOT TO SCALE

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL 770-822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

-UTILITY NOTE-

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTIES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

HLP-HOUSE LOCATION PLAN
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "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 CITY OF BERKELEY LAKE DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

RDP - RESIDENTIAL DRAINAGE PLAN
A REGISTERED DRAINAGE PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". PLEASE REFER TO THE CITY OF BERKELEY LAKE DEVELOPMENT REGULATIONS AND CONTACT THE CITY BERKELEY LAKE ENGINEER FOR FURTHER INFORMATION.

THIS PLAT RECORDED IN BOOK ____________,
PAGE ______________, GWINNETT COUNTY
RECORDS, DATED______________.

THIS PLAT RE-RECORDED IN BOOK ____________,
PAGE ______________, GWINNETT COUNTY
RECORDS, DATED______________.

RIVER DISTRICT
AT BERKELEY LAKE
UNIT TWO
PLANNED UNIT DEVELOPMENT

FINAL PLAT- UNIT TWO

DATE: 8/5/05 — LAND LOT(S) 298
DISTRICT: 6 — COUNTY: GWINNETT — STATE: GEORGIA
CITY OF BERKELEY LAKE — SCALE: 1"=60'

REVISION No. 1 IS DENOTED ⚠
THIS REVISION CHANGES THE ALLOWABLE BUILDING PERCENTAGE OF LOT 1, UNIT 1 AND LOT 1, UNIT 2

SHEET
1