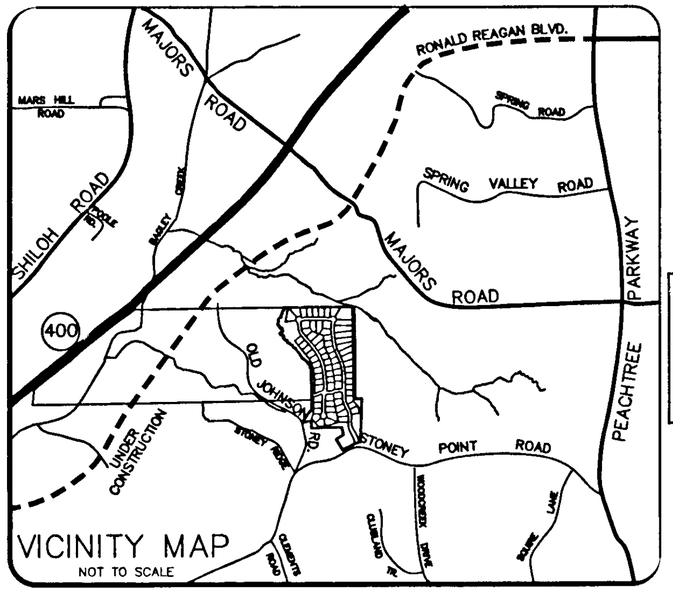
FINAL PLAT
FOR
THE GABLES AT STONEY POINT



APPROVED BY DEPARTMENT OF ENGINEERING
NOV 09 2007
A. BILL POWELL

Forsyth County Planning and Development
Tree Protection & Replacement Ordinance
NOV 13 2007
Approved By: Greg Wallace
Greg Wallace, County Arborist

APPROVED BY DEPARTMENT OF PLANNING
NOV 21 2007

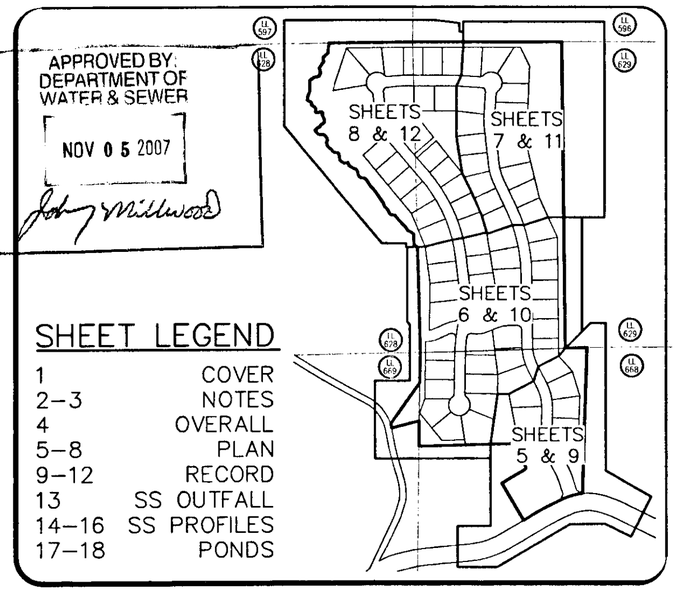
APPROVED BY: DEPARTMENT OF WATER & SEWER
NOV 05 2007
John Millwood

DEVELOPER:

MAGNOLIA RESIDENTIAL, LLC.
475 TRIBBLE GAP ROAD
SUITE 305
CUMMING, GA 30040
PHONE: 770-205-6692
CONTACT: JOHNNY SANTANDER

ENGINEER/SURVEYOR:

LANDMARK DESIGN ASSOCIATES, LLC.
4460 COMMERCE DRIVE SUITE 100
BUFORD, GA 30518
PHONE: 678-546-1675 EX 204
CONTACT: CHRISTOPHER PATTERSON, PE



SHEET LEGEND

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14-16	SS PROFILES
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GENERAL NOTES:
1. This property is in the 1st Section, 2nd Land District, Land Lots 628, 629, 668 & 669, Tax Map numbers 108-081, 082, 083, 084 & 085; 109-098, 094, 003, 106 & 001; and 085-022.
2. Conditions of ZA #2971, #3043, #3007 & #3322 shown on page 2 & 3 of these plans.
3. This property is zoned RES-3 per ZA #2971, ZA #3043 & ZA #3322 and RES-4 per ZA #3007.
4. The overall subdivision contains 39.348 acres and 77 lots. Density is 77 units/39.348 acres = 1.96 units per acre. All open spaces and common area (including active amenities area) is 10.04 ac. All of these areas to be deeded to and maintained by a qualified homeowners association.
5. Boundary information shown hereon is taken from Landmark Design Associates, LLC., dated February 22, 2005.
6. There is no federally designated special flood hazard area on this property; reference Flood Insurance Rate Map (F.I.R.M.) for Forsyth County Community Panel No. 13117C0090 C, effective date July 4, 1989.
7. Irrigation systems are prohibited on all existing and proposed county right-of-way and considered to be a violation of the county's ordinance prohibiting unpermitted right-of-way encroachments.
8. Site does contain state waters. A minimum 50' undisturbed vegetative buffer and 75' impervious surface setback, measured from the top of bank, will be left and maintained. Site does contain wetlands. Part V criteria does apply. Approval of these plans does not constitute approval by Forsyth County of any land disturbing activities within wetlands areas. It is the responsibility of the property owner to contact the regulatory agency for approval of any wetland area disturbance.
9. Forsyth 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 plan. Forsyth County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the county right-of-way.
10. Full service drives will revert to right in/right out drives if Forsyth County determines they are creating traffic problems and/or accidents or the road is widened to a multilane highway with median.
11. No house shall be built nearer fronting street than building line shown on plat, nor nearer any side street than building line shown on plat, nor nearer any side lot line than the minimum side yard required, nor near any rear lot line than the minimum rear yard required.
12. The owner, developer, and/or homeowners association will assume any and all liability that may arise from fencing not being placed around the detention pond(s). Furthermore, it is agreed that Forsyth County Government will be held harmless and indemnified from any and all losses, liabilities, claims, judgments, costs, and expenses arising from absence of fencing around the detention pond(s).
13. Off site lake is not within 500' of site per USGS quadrangle map.
14. There is a total of 4.27 ac stream buffer located on this project.
15. Upon recording of this plat, all sanitary sewer easements are dedicated to Forsyth County Water & Sewer.
16. Water source is the Forsyth County Department of Water and Sewer. Sanitary sewer source is the Forsyth County Department of Water and Sewer.
17. Street lighting shall use "brown-tone" bulbs and downward shining lamps.
18. Structures or fences will not be allowed in sanitary sewer easement or utility easement.
19. Developer has 1-year maintenance from the date of sign off on all water and sewer infrastructure, including pumping stations, before county will assume responsibility.
20. All sanitary sewer lines will be air tested after all other utilities are installed. It is the developer's responsibility to contact the Forsyth County Department of Water & Sewer when all other utilities are installed and the site is ready for air testing. Certificates of Occupancy permits will not be issued until all air testing is complete.
21. 1/2" Rebar set at all lot corners unless otherwise noted.
22. All structures will be required to conform to the Standard Building Code's Horizontal Separation Standards as adopted and amended by the Georgia Department of Community Affairs.
23. If 50' access easement is paved in the future, developer is responsible for moving water valves out of pavement and behind curb if applicable.
24. Protective Covenants will be recorded with this final plat.

FORSYTH COUNTY NOTES:

1. Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage easement beyond the county right-of-way.
2. No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Forsyth County Department of Engineering.
3. Irrigation systems are prohibited on all existing and proposed county right-of-way and considered to be a violation of the county's ordinance prohibiting unpermitted right-of-way encroachments.

Approval Certificate:

Pursuant to the Unified Development Code of Forsyth County, Georgia, and all requirements of approval having been fulfilled, this final plat was given final approval by all Reviewing Departments or Agencies and the Authorized Representative from the Forsyth County Planning Commission on _____, 20_____, and it is entitled to recordation in the Clerk's Office, Forsyth County Superior Court.

_____
Department of Planning and Development

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through duly authorized agent, certifies that this plat was made from an actual survey that all state, city and county taxes or other assessment now due on this land have been paid, said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

_____ 10/22/07
Owner Date

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public Exp 2/09

Doc ID: 010293690018 Type: PLT
Filed: 02/11/2008 at 03:47:28 PM
Fee Amt: $144.00 Page 1 of 18
Forsyth County, GA
Douglas Sorrells Clerk Superior Ct
BK 120 PG 1-18

CORNER SIGHT DISTANCE FOR STREETS AND PRIVATE DRIVEWAYS UTILIZING AASHTO REQUIREMENTS

I, the undersigned, hereby certify that the proposed driveway(s) for the THE GABLES AT STONEY POINT project is/are designed with adequate corner sight distance for each driveway/street approaching a minor collector or major thoroughfare. The regulated speed limit is 35 miles per hour.

The sight distance is 502 feet in the SOUTHWESTERLY direction and 600 feet in the EASTERLY direction. The maximum corner sight distance will equal to or exceed the standards of AASHTO "Policy on Geometric Design of Highway and Streets," Chapter 9 (at-grade intersections), latest edition. All intersections to the subdivision have adequate corner sight distance.

GEORGIA REGISTERED NO. 30094 PROFESSIONAL ENGINEER CHRISTOPHER.PATTERSON

_____ 10/23/07
SIGNED AND SEALED DATE

This is to certify that this subdivision or project has been constructed according to the plans/specifications and all applicable ordinances of Forsyth County.

_____ (9-22-07)
Owner/Authorized Agent Date

This is to certify that the water line in the subdivision or development has been installed according to these plans/specifications and all applicable ordinances of Forsyth County, and dedicates to Forsyth County an easement across all streets and right-of-ways for the installation and maintenance of the water line.

_____ 10/22/07
Owner/Authorized Agent Date

Note: The "as-built" storm drainage system will function as designed/engineered in the approved construction drawings.

_____ 10/23/07
Signed DATE

Note: The "as-built" detention/water quality pond provides the storage volumes and outflow rates as required by the approved construction plans and hydrology study.

_____ 10/23/07
Signed DATE

I certify that the water distribution system and/or sanitary sewer system depicted by this As-built Drawings was constructed in accordance with the plans approved by the FCDWS. The information submitted on this As-built Drawing is to the best of my knowledge and belief, true, accurate and complete.

_____ 10/23/07
Signed DATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist or are marked as future and their location, size, type and material are correctly shown and that all surveying requirements of the unified development code of Forsyth County, Georgia, have been fully complied with.

_____ 10/23/7
Surveyor -Charles W. Loveless, Reg. No. 3030 Exp. 12/31/2008 Date

The field data upon which this plat is based was obtained using a 3-second Geodimeter robotic total station with a closure precision of one foot in 82,688 feet, and an angular error of less than 3 seconds per point. It was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 329,077 feet.

In my opinion this plat is a correct depiction of the land surveyed and the improvements shown. I certify that this plat was prepared in conformity with the minimum requirements of the law.

_____ 10/23/7
Charles W. Loveless, R.L.S.

GEORGIA REGISTERED No. 3030 LAND SURVEYOR CHARLES W. LOVELESS
10/23/7

LANDMARK DESIGN ASSOCIATES
4460 COMMERCE DRIVE, BUFORD, GA 30518
t. 678-546-1675
f. 678-546-1676
www.planning.nu

THE GABLES AT STONEY POINT
LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

FINAL PLAT
COVER

ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

PLOTTED: 10/22/2007
FILE: 04013AF1

DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Cover

ZONING APPLICATION NUMBER: #2971
SEE AMENDMENTS (ZCA #AZ070035)

Forsyth County Department of Planning and Developme

PLANNING • BUILDING INSPECTIONS • BUSINESS LICE

December 16, 2004

Ben Bowen & Co., Inc.
6640 Powers Ferry Road, Suite 190
Atlanta, GA 30339

RE: ZA #2971 Rezone from A1 to Res 3
Land Lot(s): 629, 688, 669
Map & Parcel: 108-081, 082, 083, 084,085; 109-098, 003, 106, and 001
Acres: 28.83

Dear Sirs:

This is to confirm that at their regular meeting on November 22, 2004, the Forsyth County Board of Commissioners approved rezoning request by Ben Bowen & Co., Inc., from A1 to Res 3, to allow the proposed use/development of a residential community with the following conditions:

1. The subdivision entrance road location and signage shall be subject to approval from the Forsyth County Engineering Department.
2. Unless the amenities site is located interior to the proposed subdivision, it shall be shielded from view from Stoney Point Road by the planting of at least two (2) staggered rows of evergreen trees on the outside of the fence which runs parallel with Stoney Point Road.
3. Stream buffers shall be as set in standards in place when the land disturbance permit is granted.
4. The development shall meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the developer's expense.
5. This development shall tie on to the Forsyth County public sanitary sewer system.
6. It shall be the responsibility of the developer to extend gravity sewer to serve this development. Any gravity sewer lines installed to serve this development shall be sized to serve the entire basin. Line sizes shall be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.
7. If road widening is required as part of the project, such as an addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) shall be done at the developer's expense.
8. All improvements shall conform to the Forsyth County Construction Standards and Specifications, latest edition.
9. The developer shall dedicate right-of-way 40 feet from the centerline on Stoney Point Road and 30 feet from the centerline on Old Johnson Road.
10. The developer shall construct all improvements on Stoney Point Road as required by the Department of Engineering based on final configuration of site plan.
11. The developer shall comply with Ordinance 75, Stormwater Management.
12. The developer shall show all flood plain on site plan and comply with Ordinance 55, Flood Damage Prevention. There shall be no encroachment in the flood plain except as approved by Department of Engineering.
13. The developer shall have all jurisdictional waters identified and shown on site plan. There shall be no encroachments in these areas except as permitted by Corps of Engineers and EPD.
14. Homes shall have not less than 1800 square feet of heated floor space exclusive of garages, basements and porches.
15. Homes shall have at a minimum two-car enclosed garages.
16. All utilities shall be underground.
17. There shall be no more than 69 homes permitted on the subject property which shall provide for an overall density not to exceed 2.4 units per acre. At least fifteen percent (15%) of the lots shall be more than 12,000 square feet in size.
18. Exterior lighting fixtures shall be designed and situated so that light is directed only downward. Fixtures shall be not more than fifteen (15) high and shall be designed so as to minimize light spillage to not more than one (1) foot candle along the boundary of the property.

ZONING APPLICATION NUMBER: #2971 (Cont.)
SEE AMENDMENTS (ZCA #AZ070035)

19. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks or other techniques to provide a more pleasing appearance to the subdivision. No vinyl siding shall be allowed as an exterior construction material.
20. There shall be a landscaped entrance with a monument type sign.
21. Membership in a homeowners' association shall be required for the maintenance of the landscaped entrance area.
22. There shall be a 30 foot strip of open space common area along all of the 1465 linear feet common property line between Jones and Bowen.
23. Prior to the commencement of any single family home construction, Bowen shall cause to be constructed a six foot high black chain link fence along the 1465 linear feet common property line between Jones and Bowen. The developer shall attach "No Trespassing" signs along the fence in accordance with regulations, if any. If no applicable law is found, then no less than 25 "No Trespassing" signs shall be attached to the fence along its 1465 linear feet. The fence shall be standard construction using metal posts set in concrete designed and constructed to hinder trespassers, especially children, yet allows small animals to pass under natural low points.
24. Exterior construction hours, including grading and site preparation, shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no outside construction permitted on Sunday.
25. No variances shall be granted concurrent with this rezoning.

ZA#2971 (ZCA #AZ070035): Remove condition #2 regarding the planting of trees along Stoney Point Road. (Approved by BOC at 10-4-07 public hearing)

ZA#2971 (ZCA #AZ070035): Condition #18 is amended to read: "Exterior street lighting fixtures shall be semi-cutoff fixtures that utilize 150 Watt, high-pressure sodium lamps." (Approved by BOC at 10-4-07 public hearing)

ZONING APPLICATION NUMBER: #3322

Beazer Homes ZA #3322, A1 to RES-3, Tax Map 109 Parcel 099

As a result of the meeting held on November 28, 2006, the Forsyth County Planning Commission recommends APPROVAL FROM A1 TO RES3 WITH THE FOLLOWING CONDITIONS on the above applicant's request.

REASONS FOR RECOMMENDATION:
This zoning conforms to the Comprehensive Plan of Forsyth County and the information presented shows that this rezoning is justified.

1. The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.

2. Any sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.

3. All applicable zoning conditions from ZA #2971 and ZA #3043 shall apply to ZA #3322, as it is a contiguous development.

4. Developer shall construct improvements as required by Department of Engineering based upon final configuration of site plan.

5. Homes shall have not less than 2200 sq. ft. of heated floor space exclusive of garages, basements and porches.

6. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exterior, setbacks or other similar techniques to provide a more pleasing appearance to the subdivision. Exteriors of homes constructed on the subject property must be of brick, stone or a cementious material such as, but not limited to, hardi-plank.

7. There shall be a landscaped entrance with a monument type sign consistent with the requirements of the Forsyth County Sign Code. Entrance and sign shall be permitted, constructed and completed before the approval of the final plat.

8. On any internal subdivision street, sidewalks shall be required on one side of the street.

9. Developer shall have nine (9) months from the date of zoning approval to apply for the initial Land Disturbance Permit (LDP) based upon those County development standards existing at the time of rezoning. If no LDP is sought within nine (9) months after rezoning approval, unless otherwise permitted by law, the developer shall comply with those County development standards in existence at the time of LDP application submittal.

10. Final engineering plan to be approved by District County Commissioner prior to issuance of the Land Disturbance Permit (LDP).

ZONING APPLICATION NUMBER: #3043
SEE AMENDMENTS (ZCA #AZ070037)

Ben Bowen & Company, Inc., n/k/a Beazer Homes, Inc., ZA #3043, A1 to RES-3 with a variance to density requirements - District #2

There was a motion by Commissioner Tam and a second by Commissioner Richard to approve the rezoning request by Ben Bowen & Company, Inc., n/k/a Beazer Homes, Inc., ZA #3043, A1 to RES-3 with a variance to density requirements with the conditions as displayed which read as follows:

1. All streams shall have a minimum 50 foot undisturbed buffer and 75 foot impervious setback measured from the top of the bank. If federal, state or local law requires a greater buffer and/or impervious setback, such as buffers required by the Part V criteria, the greater buffer and impervious setback shall apply.
2. Conditions placed on ZA #2971 apply to this project as well.
3. The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
4. It will be the responsibility of the developer to install a gravity sewer to connect to the Forsyth County public sewer system. Gravity sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.
5. If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) will be done at the developer's expense.
6. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
7. Developer shall dedicate right of way 40 feet from the centerline of Stoney Point Road.
8. Developer shall construct left turn lane at proposed entrance on Stoney Point Road as required by traffic study.
9. Developer shall construct improvements on Stoney Point Road as required by Department of Engineering based on final configuration of site plan.
10. Developer shall have all jurisdictional waters identified. There shall be no encroachment in these areas except as permitted by governmental agencies having jurisdiction.
11. If the developer acquires additional property which is not the subject of this rezoning they will not be required to have a perimeter buffer along the common boundary between newly acquired property and the subject tract.
12. Exteriors of the homes shall be of brick, stone or a cementious type material such as but not limited to Hardi-plank.
13. There shall be no mass clearing of the subject property.
14. Lots within the ninety-foot wide portion of the development will be developed individually and "street graded" rather than "mass graded" or "mass cleared". Within this area developer shall make a reasonable attempt to preserve trees which are not within the areas of houses, lawn driveways, pools, decks, patios and walkways.
15. There shall be a fifty (50) foot strip of undisturbed buffer along all of the common property line between Jones and Beazer.
16. Prior to the commencement of any construction Beazer shall cause to be constructed a six (6) foot high black chain link fence along the common property line between Jones and Beazer. Beazer shall attach "No Trespassing" signs along the fence, in accordance with regulations, if any. If no applicable law is found, then no less than twenty-five (25) "No Trespassing" signs shall be attached to the fence. Fence will be standard construction using metal posts set in concrete designed and constructed to hinder trespass, especially children, yet allow small animals to pass under natural low points.
17. Developer shall not request more than 110 certificates of occupancy per year, on a cumulative basis, from the County.
18. Street lighting shall use "brown-tone" bulbs and downward shining lamps.
19. Street trees: Hardwood-type trees (i.e., shade trees) will be planted along the streets of the project as permitted by the Forsyth County Arborist.
20. There shall be sidewalks on one side of the streets only.

There was a motion by Commissioner Tam and a second by Commissioner Richard to amend the original motion to modify Condition #12 to read as follows: Exteriors of the homes shall be of brick, stone or a cementious type material such as but not limited to Hardi-plank, provided that exteriors of homes on 75 foot and 90 foot lots shall be of three sides brick, stone or stucco excepting that such three sides may contain architectural details and features that are of different materials. Motion to amend carried unanimously.

Original motion, as amended, carried unanimously.

ZA#3043 (ZCA #AZ070037): Condition #18 is amended to read: "Exterior street lighting fixtures shall be semi-cutoff fixtures that utilize 150 Watt, high-pressure sodium lamps." (Approved by BOC at 10-4-07 public hearing)

VARIANCE NUMBER: AB #VA070025

SIDE SETBACK REDUCTION OF RES-3 LOTS FROM 10' TO 5' WITH MINIMUM 20' BETWEEN STRUCTURES.

GEORGIA REGISTERED No. 3080 LAND SURVEYOR CHARLES W. LOVELESS
10/17/07

LANDMARK DESIGN ASSOCIATES
4460 COMMERCE DRIVE, BUFORD, GA 30518
t. 678-546-1675
f. 678-546-1676
www.planning.nu

THE GABLES AT STONEY POINT

LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

FINAL PLAT NOTES

ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

FILE: 04013AF1 PLOTTED: 10/17/2007

DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Notes

ZONING APPLICATION NUMBER: #3007

Grant A. Grimes, ZA #3007, A1 to RES–4 with a variance to lot width and density requirements – District #2

There was a motion by Commissioner Tam and a second by Commissioner Ledbetter to approve the rezoning request by Grant A. Grimes, ZA #3007, A1 to RES–4 with a variance to lot width and density requirements with the condition as displayed which read as follows:

1. All streams shall have a minimum 50 foot undisturbed buffer and 75 foot impervious setback measured from the top of the bank. If federal, state or local law requires a greater buffer and/or impervious setback, such as buffers required by the Part V criteria, the greater buffer and impervious setback shall apply.

2. That the developer have an archaeological survey conducted to determine the number and location of the graves on the tract prior to the issuance of any site development permit.

3. That the area determined by the archaeological survey will have minimal disturbance and only hand cleared if necessary.

4. A fence shall be placed around the perimeter of the cemetery. There shall be no disturbance within the fenced area. Access to the cemetery shall be provided together with a gate to the fence.

5. That the cemetery then be set apart in the deed and not sold as a part of building lot.

6. That the applicant acknowledges receiving information about the Forsyth County Livable Communities Initiative study in the area where the subject property is located. Said study will be completed by December 2, 2005 and may lead to the establishment of an overlay district with design standards that will promote pedestrian–oriented developments. Applicant will comply with all current ordinances.

7. The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.

8. This development shall connect to the Forsyth County sewer system. Gravity sewer lines installed will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.

9. If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) will be done at the developer's expense.

10. The water line must be installed with the construction of the road, which Beazer is not doing.

11. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.

12. Developer shall dedicate required right of way for proposed Parkway as shown on plans of Moreland Altobelli.

13. Developer shall dedicate right of way 30 feet from the centerline on Old Johnson Road.

14. Development shall comply with Ordinance 75, Stormwater Management.

15. Show all flood plain on site plan and comply with Ordinance 55, Flood Damage Prevention. There shall be no encroachment in the flood plain except as approved by Department of Engineering.

16. The greenspace located west of the proposed connector road ROW but excluding the area identified on the zoning exhibit as "Future Recreation" shall be dedicated to the County upon issuance of a land disturbance permit, provided that such dedication shall in no way work to the detriment of Developer in otherwise meeting its design standards and in getting credit for meeting open space requirements per Forsyth County.

17. Upon the Developer acquiring all of the road frontage on both sides of Old Johnson Road, the Developer shall be entitled to petition the Forsyth County Board of Commissioners for abandonment of Old Johnson Road.

18. There shall be no access from Stoney Point Road to the property.

19. Developer shall have all jurisdictional waters identified. There shall be no encroachment in these areas except as permitted by governmental agencies having jurisdiction.

20. If the developer acquires additional property which is not the subject of this rezoning they will not be required to have a perimeter buffer along the common boundary between newly acquired property and the subject tract.

21. All 75–foot lots (those adjacent to Stoney Ridge Road) shall have an average size of 10,000 square feet.

22. Exteriors of the homes shall be of brick, stone or a cementious type material such as but not limited to Hardi–plank.

23. Three different types of detached housing products shall be permitted within the RES–4 section of the project. These are shown on the attached renderings which are labeled for ninety (90') foot wide lots, seventy–five (75') foot wide lots and fifty–five (55') foot wide lots. Homes on ninety (90') foot wide lots shall have no less than 2,900 square feet; on seventy–five (75') foot wide lots no less than 2,900 square feet, and on fifty–five (55') foot wide lots no less than 2,400 square feet. All of the square foot measurements shall be exclusive of garages, basements and porches.

24. There shall be no mass clearing of the subject property.

ZONING APPLICATION NUMBER: #3007 (Cont.)

25. Developer agrees there will only be one permanent entrance off Stoney Point Road provided it does not limit the number of lots which may be permitted before the connector road is opened to the subdivision entrance. The temporary entrance shown closer to Stoney Ridge Road will be closed once the connector is open and operational to GA 141 per the Department of Engineering of Forsyth County.

26. Developer shall disclose to all prospective homebuyers for lots which adjoin the property zoned in ZA #2474 prior to or in connection with the execution of a sales contract for a house on such lots of the adjacency of property which is currently zoned for apartments under ZA #2474.

27. Lots within the ninety–foot wide portion of the development will be developed individually and "street graded" rather than "mass graded" or "mass cleared". Within this area developer shall make a reasonable attempt to preserve trees which are not within the areas of houses, lawn driveways, pools, decks, patios and walkways.

28. There shall be a fifty (50) foot strip of undisturbed buffer along all of the 1,465 lineal feet common property line between Jones and Beazer except that lots numbered A, B and C on site plan currently have a portion of their limits within the buffer. Developer will use its best effort to eliminate all lot area for lots A, B and C from the buffer area during its engineering process.

29. Prior to the commencement of any construction Beazer shall cause to be constructed a six (6) foot high black chain link fence along the 1,465 lineal feet common property line between Jones and Beazer. Beazer shall attach "No Trespassing" signs along the fence, in accordance with regulations, if any. If no applicable law is found, then no less than twenty–five (25) "No Trespassing" signs shall be attached to the fence, along its 1,465 lineal feet. Fence will be standard construction using metal posts set in concrete designed and constructed to hinder trespass, especially children, yet allow small animals to pass under natural low points.

30. Developer shall not request more than 110 certificates of occupancy per year, on a cumulative basis, from the County.

31. Street lighting shall use "brown–tone" bulbs and downward shining lamps.

32. Street trees: Hardwood–type trees (i.e., shade trees) will be planted along the streets of the project as permitted by the Forsyth County Arborist.

33. An eight (8') foot high security fence with "no trespassing" signs every fifteen (15) feet shall be placed along the entire adjoining property line in accordance with the regulations, if any, between tax parcel #086–003 (Peter Lorenz) and Beazer. The contractor and model of the fence will be reasonably selected by the adjacent property owner. The fence will be completed before any work starts on the adjacent lots.

34. The developer will pay for and plant such landscaping along the entire property line for the subject property as reasonably required to shield the adjacent lots from tax parcel #086–003. The plants and contractor will be reasonably selected by the adjacent property owner.

35. The maintenance of the fence and planted species shall be the responsibility of the developer and subsequent homeowner's association.

36. Along the shared property line between Beazer and tax parcel #086–003, and along the shared property line with Stoney Ridge Road, lot lines may encroach into the fifty (50') foot buffer only in the locations shown on the site plan of the property and provided the buffer conditions are placed into a deed covenant benefiting tax parcels #086–003, #086–007 and #086–008, respectively, and the buffer is undisturbed except for the placement of the fence and landscaping referenced herein.

37. Every prospective homeowner contracting of offering to purchase a lot upon the street or streets containing any lots adjoining tax parcel #086–003 shall be informed and required to acknowledge that an operating horse farm is adjoining the lot and that the adjacent tract is zoned to an Agricultural use district under the Zoning Ordinance, and that the lot may be affected by those activities that result there from.

38. The Developer will do street grading only for the lots and property on the street nearest to the property line between the subject property and tax parcel #086–003, as well as those lots and property adjacent to Stoney Ridge Road.

39. A six (6') foot black chain link fence shall be installed along the shared property line between Beazer and Stoney Ridge Road. Where existing vegetation is insufficient to provide screening, trees and other materials will be added.

40. There shall be sidewalks on one side of the streets only.

41. Before commencement of any construction on the subject property and before any sales occur of the subject property, the subdivision developer will record restrictive covenants which will encumber the subject property, and benefit the property described in Exhibit A in form and substance reasonably satisfactory to the owner(s) of the airport property, to provide that each purchaser of subject property in the subdivision, whether the original purchaser from the developer or any subsequent purchaser, acknowledges that certain property (the "Airport Development"), as more particularly described in Exhibit A, is located to the south of the subject property, and agrees that the Airport Development may from time to time include, without limitation, an actively used airport, with single engine, multi–engine, and turbine aircraft landing and taking off, and that such aircraft may emit noise, fixed and blinking lights, pollution, shadows and other factors consistent with aircraft landing, taking off and generally utilizing and airport during the day and night. Such emissions may affect the purchaser's lot within the subdivisions located on the property, and such purchaser shall have no rights to object to the emissions and to use of the Airport Development as an airport.

Motion carried with three members in favor (Conway, Tam and Ledbetter) and two members in opposition (Laughinghouse and Richard).

ZA#3007 (ZCA #AZ070036): Condition #18 is amended to read: "Exterior street lighting fixtures shall be semi–cutoff fixtures that utilize 150 Watt, high–pressure sodium lamps." (Approved by BOC at 10–4–07 public hearing)

50' ACCESS ESMT. BOUNDARY CALL TABLE				
E#	CHORD	BEARING	RADIUS	LENGTH
E1	34.98	N52°27'18"W	20.00	42.58'
E2	2.42	S65°51'17"W	100.00	2.42'
E3	64.02	S77°29'03"W	150.00	64.52'
E4	15.62	N87°12'31"W	150.00	15.63'
E5		N84°13'25"W		11.50'
E6		S84°13'25"E		17.76'
E7	26.64	N88°07'22"E	100.00	26.72'
E8	26.64	N72°48'56"E	100.00	26.72'
E9	49.37	N74°37'59"E	150.00	49.59'
E10	24.51	N46°19'24"E	20.00	26.38'

CENTERLINE CURVE TABLE						
CURVE	CHORD	CHD. BEARING	LENGTH	RADIUS	TANGENT	DELTA
MARCIA OVERLOOK DRIVE 50' R/W						
CL1	65.98	N15°15'04"W				
CL2	47.70	N22°05'58"W	47.81	200.00	24.02	13°41'48"
CL3	147.27	N28°56'51"W				
CL4	105.99	S13°34'54"E	107.27	200.00	54.96	30°43'55"
CL5	95.96	N01°47'04"E				
CL6	126.37	N12°51'21"W	127.76	250.00	65.31	29°16'50"
CL7	78.03	N27°29'46"W				
CL8	116.21	S14°03'23"E	117.28	250.00	59.74	26°52'46"
CL9	327.17	N00°37'00"W				
CL10	317.59	N12°50'25"W	320.01	750.00	162.48	24°26'50"
CL11	139.04	N25°03'50"W				
CL12	81.05	S15°44'08"E	81.41	250.00	41.07	18°39'24"
CL13	183.53	N06°24'26"W				
CL14	26.30	S01°22'41"E	26.33	150.00	13.20	10°03'30"
CL15	164.50	N03°39'04"E				
CL16	162.13	N86°20'56"W				
CL17	9.65	N88°11'33"W	9.65	150.00	4.83	3°41'13"
CL18	240.03	S89°57'50"W				
CL19	28.04	S86°44'57"W	28.06	250.00	14.04	6°25'47"
CL20	91.87	S83°32'03"W				
CL21	147.45	S06°27'57"E				
CL22	88.97	S23°43'05"E	90.33	150.00	46.58	34°30'16"
CL23	257.44	S40°58'12"E				
CL24	411.52	N23°52'33"W	417.69	700.00	215.27	34°11'19"
CL25	200.12	S06°46'54"E				
CL26	46.67	N00°52'50"E	46.81	175.00	23.54	15°19'27"
CL27	144.56	S08°32'33"W				
CL28	50.23	S04°42'10"W	50.26	375.00	25.17	7°40'47"
CL29	307.00	S00°51'46"W				
GABLES BRIDGE CROSSING 50' R/W						
CL30	87.20	S89°23'00"W				
CL31	55.28	S78°45'54"W	55.60	150.00	28.12	21°14'11"
CL32	51.72	S68°08'49"W				
CL33	65.54	N83°20'41"E	66.31	125.00	33.96	30°23'45"
CL34	43.08	N81°27'27"W				

TYPICAL LOT NOTES:

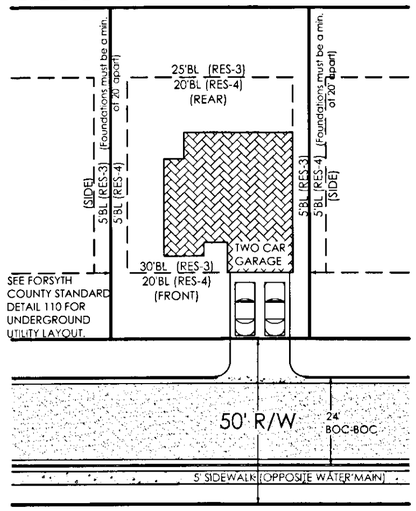
1. Minimum lot size: 9,000 SF in RES–3 zoning district (At least 15% of the lots shall be more than 12,000 SF, per ZA #2971 condition #17). 6,000 SF in RES–4 zoning district (All 75–foot lots (those adjacent to Stoney Ridge Road) shall have an average size of 10,000 SF, per ZA #3007 condition #21).

2. Minimum lot width: 65' in RES–3 zoning district. 55' in RES–4 zoning per ZA #3007.

3. Maximum height: 35' in both RES–3 & RES–4.

4. Minimum heated floor area per dwelling unit: RES–3 is 1,800 sf exclusive of garages, basements and porches per ZA #2971, 2,200 sf per ZA #3322. RES–4 is 2,900 sf for 90–foot lots, 2,900 SF for 75–foot lots and 2,400 SF for 55–foot lots all exclusive of garages, basements and porches per ZA #3007 condition #23.

TYPICAL LOT LAYOUT



GEORGIA REGISTERED No. 3030 LAND SURVEYOR CHARLES W. LOVELESS 10/17/7

·LANDMARK· DESIGN ASSOCIATES
4460 COMMERCE DRIVE, BUFORD, GA 30518
t. 678-546-1675
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THE GABLES AT STONEY POINT

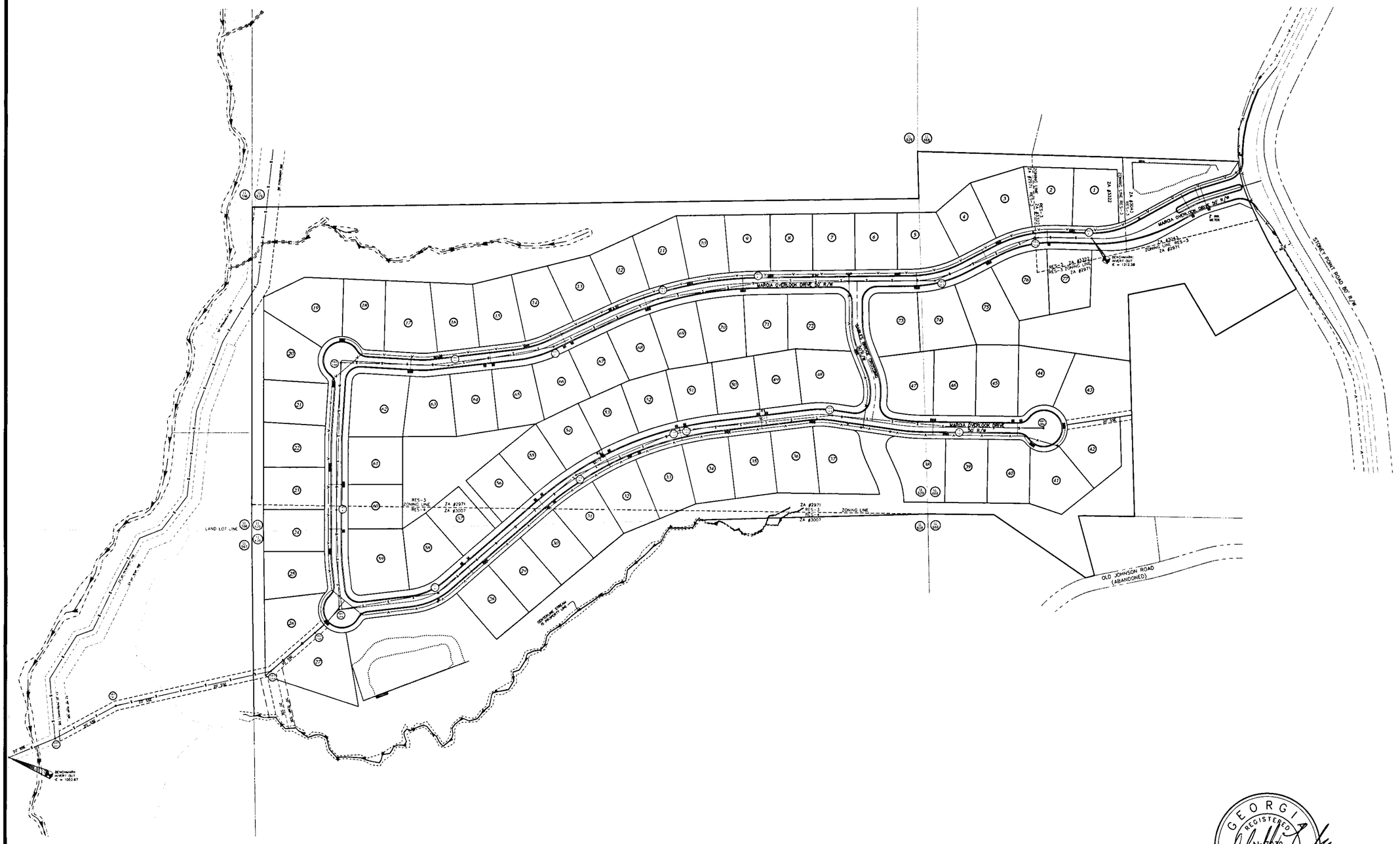
LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

FINAL PLAT NOTES

ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

FILE: 04013AF1 PLOTTED: 10/17/2007
DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Notes



COMMON AREA/OPEN SPACE CHART

TOTAL AREA	39.35 AC
OPEN SPACE 1 (TOTAL AREA) (INCLUDES PONDS 1 & 2)	380,253 SF = 8.73 AC
OPEN SPACE 1 (TOTAL USABLE AREA)	329,417 SF = 7.56 AC
OPEN SPACE 2 (TOTAL USABLE AREA)	29,390 SF = 0.67 AC
TOTAL OPEN SPACE (USABLE AREA)	358,807 SF = 8.23 AC =20.91%
ACTIVE RECREATION AREA	86,156 SF = 1.98 AC = 5.03%
TOTAL AREA IN R/W	= 5.41 AC

GEORGIA REGISTERED No. 3020 LAND SURVEYOR CHARLES W. LOVELESS 11/20/07

GRID NORTH
GA WEST ZONE

SCALE: 1"=150
0 150 300 450

LANDMARK DESIGN ASSOCIATES
4460 COMMERCE DRIVE, BUFORD, GA 30518
t. 678-546-1675
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THE GABLES AT STONEY POINT

LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

OVERALL PLAN

ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

PLOTTED: 11/19/2007
FILE: 04013AF1

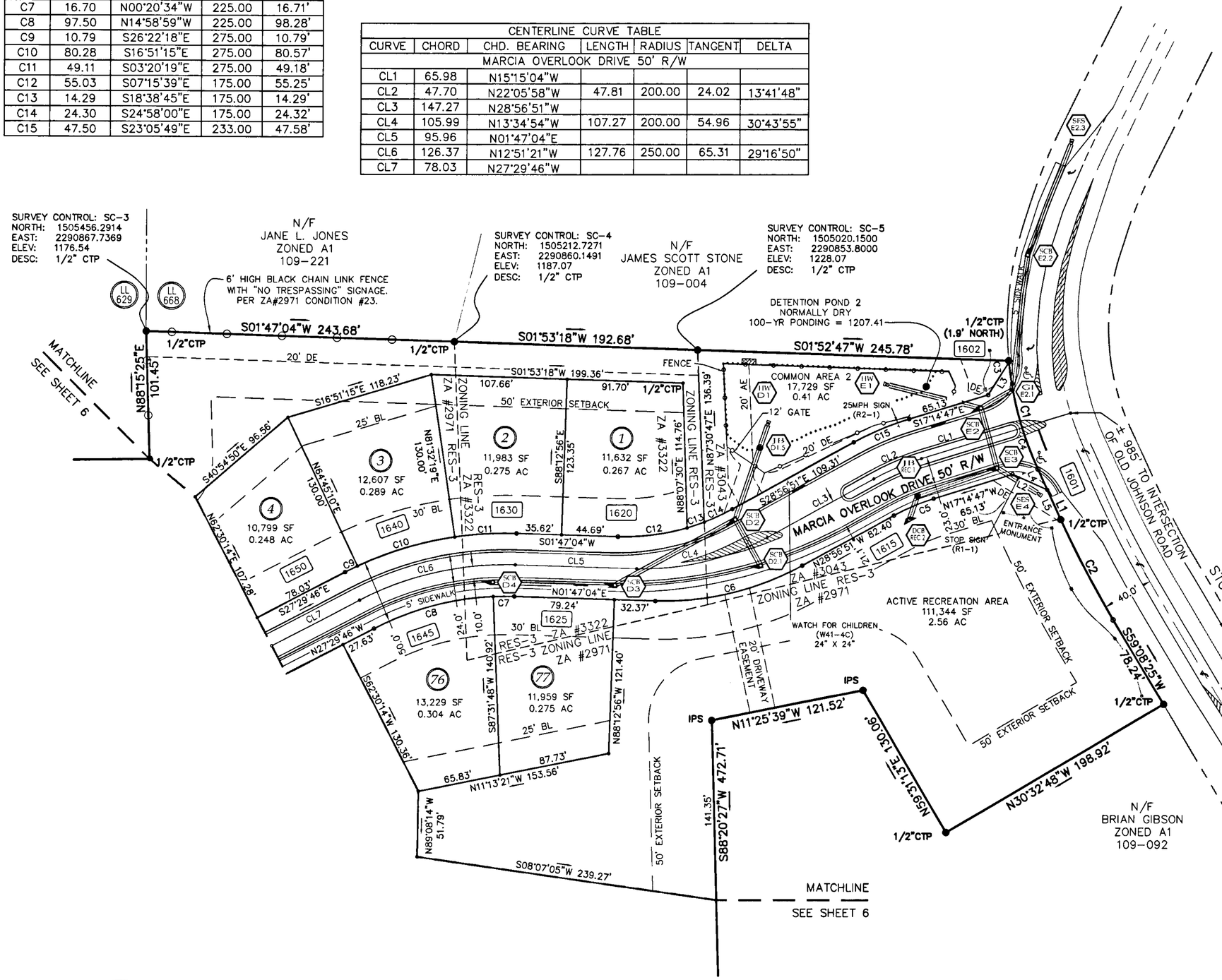
DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Overall
4 OF 18

CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C1	89.21	S74°47'59"W	270.00	89.63'
C2	90.12	S62°12'55"W	840.00	90.16'
C3	1.37	S84°09'51"W	270.00	1.37'
C4	87.87	S74°39'17"W	270.00	88.26'
C5	34.05	N23°05'49"W	167.00	34.11'
C6	119.24	N13°34'54"W	225.00	120.68'
C7	16.70	N00°20'34"W	225.00	16.71'
C8	97.50	N14°58'59"W	225.00	98.28'
C9	10.79	S26°22'18"E	275.00	10.79'
C10	80.28	S16°51'15"E	275.00	80.57'
C11	49.11	S03°20'19"E	275.00	49.18'
C12	55.03	S07°15'39"E	175.00	55.25'
C13	14.29	S18°38'45"E	175.00	14.29'
C14	24.30	S24°58'00"E	175.00	24.32'
C15	47.50	S23°05'49"E	233.00	47.58'

LINE TABLE		
L#	BEARING	DISTANCE
L1	S65°17'25"W	43.05'
L2	N24°02'01"E	30.06'
L3	S57°40'30"E	30.45'
L4	S65°17'25"W	17.91'
L5	S65°17'25"W	25.13'

CENTERLINE CURVE TABLE						
CURVE	CHORD	CHD. BEARING	LENGTH	RADIUS	TANGENT	DELTA
MARCIA OVERLOOK DRIVE 50' R/W						
CL1	65.98	N15°15'04"W				
CL2	47.70	N22°05'58"W	47.81	200.00	24.02	13°41'48"
CL3	147.27	N28°56'51"W				
CL4	105.99	N13°34'54"W	107.27	200.00	54.96	30°43'55"
CL5	95.96	N01°47'04"E				
CL6	126.37	N12°51'21"W	127.76	250.00	65.31	29°16'50"
CL7	78.03	N27°29'46"W				


SURVEY CONTROL: SC-3
NORTH: 1505456.2914
EAST: 2290867.7369
ELEV: 1176.54
DESC: 1/2" CTP
N/F
JANE L. JONES
ZONED A1
109-221
6' HIGH BLACK CHAIN LINK FENCE WITH "NO TRESPASSING" SIGNAGE. PER ZA#2971 CONDITION #23.
SURVEY CONTROL: SC-4
NORTH: 1505212.7271
EAST: 2290860.1491
ELEV: 1187.07
DESC: 1/2" CTP
N/F
JAMES SCOTT STONE
ZONED A1
109-004
SURVEY CONTROL: SC-5
NORTH: 1505020.1500
EAST: 2290853.8000
ELEV: 1228.07
DESC: 1/2" CTP
DETENTION POND 2
NORMALLY DRY
100-YR PONDING = 1207.41
1/2"CTP (1.9' NORTH)
LL 629
LL 668
MATCHLINE SEE SHEET 6
S01°47'04"W 243.68'
S01°53'18"W 192.68'
S01°52'47"W 245.78'
1/2"CTP
20' DE
FENCE
N88°15'25"E 101.45'
S16°51'15"E 118.23'
107.66'
91.70'
S01°53'18"W 199.36'
50' EXTERIOR SETBACK
ZONING LINE RES-3 ZA #2971
ZONING LINE RES-3 ZA #3322
ZONING LINE RES-3 ZA #3043
COMMON AREA 2
17,729 SF
0.41 AC
20' AE
12' GATE
25MPH SIGN (R2-1)
65.13'
S17°14'47"E
20' DE
C15
CL1
CL2
S28°56'51"E 109.31'
MARCIA OVERLOOK DRIVE 50' R/W
CL3
C5
N17°14'47"W 65.13'
0°23'30" BL
ENTRANCE MONUMENT
STOP SIGN (R1-1)
N28°56'51"W 82.40'
CL4
CL5
CL6
CL7
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
L1
L2
L3
L4
L5
C1
C2
40.0'
S59°08'25"W 78.24'
1/2"CTP
985' TO INTERSECTION OF OLD JOHNSON ROAD
STONEY POINT ROAD 80' R/W
1601
1602
1615
1620
1625
1630
1640
1645
1650
1/2"CTP
S40°54'50"E 96.56'
N64°45'10"E 130.00'
N81°32'19"E 130.00'
S88°12'56"E 123.35'
N88°07'30"E 114.76'
S88°12'56"E 96.35'
N64°30'14"E 107.28'
S27°29'46"E 78.03'
N27°29'46"W 27.63'
S62°30'14"W 130.36'
S87°31'48"W 140.92'
N88°12'56"W 121.40'
N11°13'21"W 153.56'
N89°08'14"W 51.79'
S08°07'05"W 239.27'
141.35'
S88°20'27"W 472.71'
IPS
N11°25'39"W 121.52'
N59°31'13"E 130.09'
1/2"CTP
N30°32'48"W 198.92'
1/2"CTP
1/2"CTP
1/2"CTP

CENTERLINE CURVE TABLE						
CURVE	CHORD	CHD. BEARING	LENGTH	RADIUS	TANGENT	DELTA
MARCIA OVERLOOK DRIVE 50' R/W						
CL7	78.03	N27°29'46"W				
CL8	116.21	S14°03'23"E	117.28	250.00	59.74	26°52'46"
CL9	327.17	N00°37'00"W				
CL10	317.59	N12°50'25"W	320.01	750.00	162.48	24°26'50"
CL24	411.52	N23°52'33"W	417.69	700.00	215.27	34°11'19"
CL25	200.12	S06°46'54"E				
CL26	46.67	N00°52'50"E	46.81	175.00	23.54	15°19'27"
CL27	144.56	S08°32'33"W				
CL28	50.23	S04°42'10"W	50.26	375.00	25.17	7°40'47"
CL29	257.00	S00°51'46"W				
GABLES BRIDGE CROSSING 50' R/W						
CL30	87.20	S89°23'00"W				
CL31	55.28	S78°45'54"W	55.60	150.00	28.12	21°14'11"
CL32	51.72	S68°08'49"W				
CL33	65.54	N83°20'41"E	66.31	125.00	33.96	30°23'45"
CL34	43.08	N81°27'27"W				

LINE TABLE		
L#	BEARING	DISTANCE
L6	S08°32'33"W	14.42'

CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C16	19.22	N13°59'36"W	208.12	19.23'
C17	35.74	N23°46'13"W	275.00	35.77'
C18	81.15	N11°33'35"W	275.00	81.44'
C19	11.80	N01°50'45"W	275.00	11.80'
C20	28.28	N45°37'00"W	20.00	31.42'
C21	46.07	S78°45'54"W	125.00	46.33'
C22	77.01	S83°01'14"W	150.00	77.88'
C23	28.12	S53°13'07"W	20.00	31.19'
C24	46.88	S04°42'10"W	350.00	46.91'
C25	13.16	S25°08'50"E	15.00	13.62'
C26	60.04	S14°15'39"E	50.00	64.40'

CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C27	49.02	S51°59'11"W	50.00	51.23'
C28	49.02	N69°18'42"W	50.00	51.23'
C29	61.19	N02°14'07"W	50.00	65.84'
C30	15.12	N44°11'11"E	50.00	15.18'
C31	13.16	N26°52'22"E	15.00	13.62'
C32	53.57	N04°42'10"E	400.00	53.61'
C33	38.35	N01°11'54"E	150.00	38.45'
C34	1.66	N06°27'50"W	150.00	1.66'
C35	79.16	N10°08'35"W	675.00	79.20'
C36	81.81	N10°00'58"W	725.00	81.85'
C37	53.33	N00°52'50"E	200.00	53.49'

CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C38	28.62	N37°08'46"W	20.00	31.90'
C39	50.11	S82°39'22"W	100.00	50.65'
C40	2.68	S68°35'08"W	175.00	2.68'
C41	61.86	S79°12'14"W	175.00	62.18'
C42	28.28	S44°23'00"W	20.00	31.42'
C43	30.71	S01°49'48"E	725.00	30.71'
C44	101.95	S07°04'31"E	725.00	102.04'
C45	101.95	S15°08'21"E	725.00	102.04'
C46	86.65	S14°41'36"E	775.00	86.69'
C47	86.65	S08°17'03"E	775.00	86.69'
C48	60.35	S02°50'53"E	775.00	60.37'
C49	104.59	S14°03'23"E	225.00	105.56'

LANDMARK DESIGN ASSOCIATES
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THE GABLES AT STONEY POINT

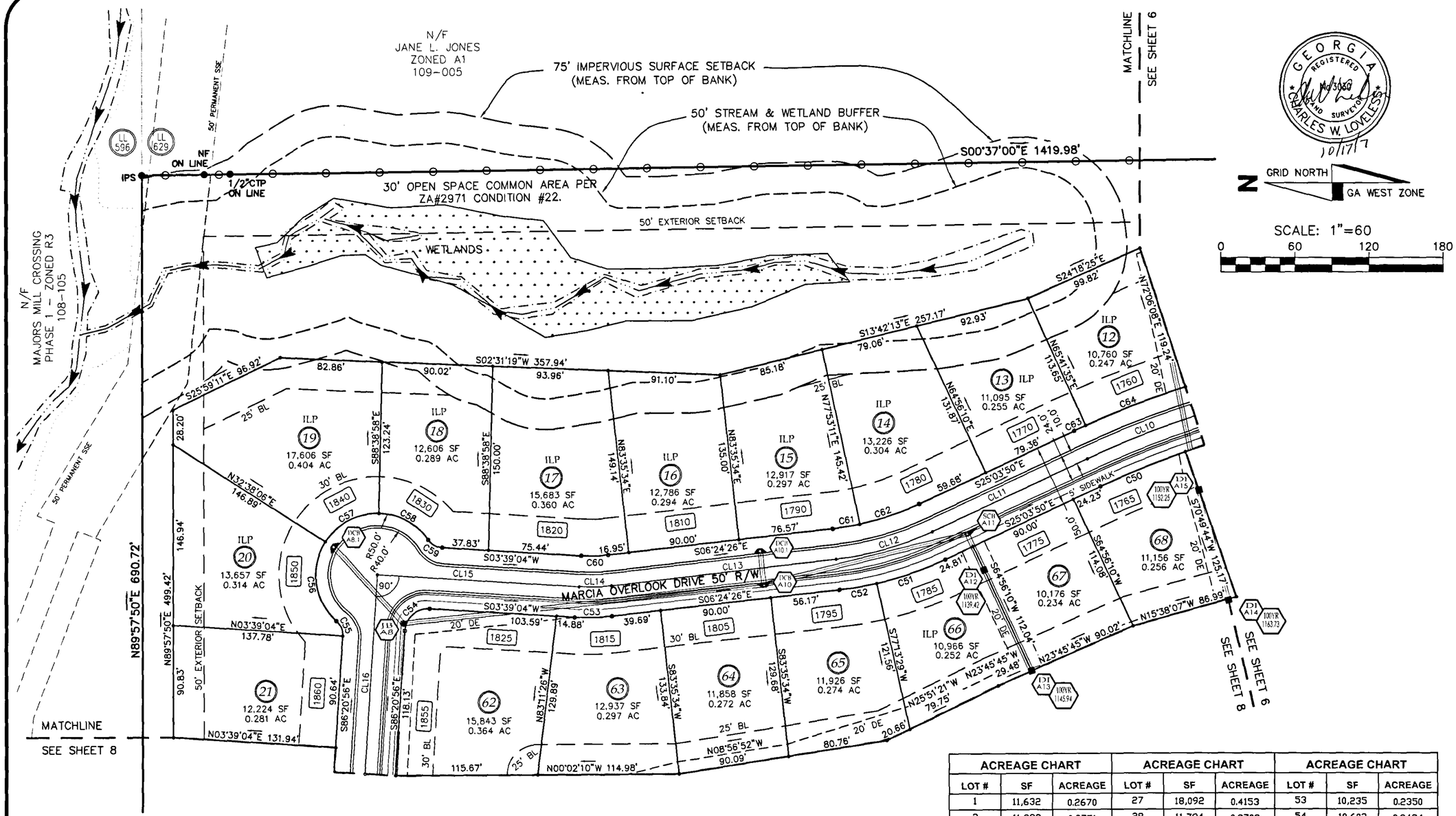
LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

FINAL PLAT

ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

FILE: 04013AF1 PLOTTED: 11/19/2007
DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Final
6 OF 18



CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C50	74.53	N22°07'03"W	725.00	74.56'
C51	58.87	N18°55'11"W	275.00	58.98'
C52	30.55	N09°35'29"W	275.00	30.56'
C53	30.35	N01°19'24"W	175.00	30.39'
C54	26.87	N41°20'56"W	19.00	29.85'
C55	13.16	N67°38'28"E	15.00	13.62'
C56	64.95	N82°07'59"E	50.00	70.69'
C57	49.03	S28°00'26"E	50.00	51.24'
C58	45.65	S28°30'39"W	50.00	47.40'
C59	13.16	S29°39'40"W	15.00	13.62'
C60	21.92	S01°22'41"E	125.00	21.94'
C61	22.40	S09°15'37"E	225.00	22.41'
C62	50.75	S18°35'19"E	225.00	50.86'
C63	10.24	S24°41'07"E	775.00	10.24'
C64	86.65	S21°06'08"E	775.00	86.69'

CENTERLINE CURVE TABLE						
CURVE	CHORD	CHD. BEARING	LENGTH	RADIUS	TANGENT	DELTA
MARCIA OVERLOOK DRIVE 50' R/W						
CL10	317.59	N12°50'25"W	320.01	750.00	162.48	24°26'50"
CL11	139.04	N25°03'50"W				
CL12	81.05	S15°44'08"E	81.41	250.00	41.07	18°39'24"
CL13	183.53	N06°24'26"W				
CL14	26.30	S01°22'41"E	26.33	150.00	13.20	10°03'30"
CL15	164.50	N03°39'04"E				
CL16	162.13	N86°20'56"W				

ACREAGE CHART			ACREAGE CHART			ACREAGE CHART		
LOT #	SF	ACREAGE	LOT #	SF	ACREAGE	LOT #	SF	ACREAGE
1	11,632	0.2670	27	18,092	0.4153	53	10,235	0.2350
2	11,983	0.2751	28	11,794	0.2708	54	10,603	0.2434
3	12,607	0.2894	29	11,984	0.2751	55	10,846	0.2490
4	10,799	0.2479	30	12,222	0.2806	56	10,574	0.2427
5	12,648	0.2904	31	12,452	0.2859	57	10,912	0.2505
6	10,800	0.2479	32	12,459	0.2860	58	12,603	0.2893
7	10,800	0.2479	33	12,459	0.2860	59	16,545	0.3798
8	10,800	0.2479	34	12,201	0.2801	60	11,013	0.2528
9	11,161	0.2562	35	11,872	0.2725	61	11,710	0.2688
10	12,071	0.2771	36	12,392	0.2845	62	15,843	0.3637
11	11,893	0.2730	37	15,241	0.3499	63	12,937	0.2970
12	10,760	0.2470	38	14,388	0.3303	64	11,858	0.2722
13	11,095	0.2547	39	12,150	0.2789	65	11,926	0.2738
14	13,226	0.3036	40	12,003	0.2756	66	10,966	0.2517
15	12,917	0.2965	41	13,260	0.3044	67	10,176	0.2336
16	12,786	0.2935	42	13,490	0.3097	68	11,156	0.2561
17	15,683	0.3600	43	19,376	0.4448	69	12,131	0.2785
18	12,606	0.2894	44	12,473	0.2863	70	12,387	0.2844
19	17,606	0.4042	45	13,612	0.3125	71	11,400	0.2617
20	13,657	0.3135	46	13,058	0.2998	72	14,827	0.3404
21	12,224	0.2806	47	13,267	0.3046	73	13,366	0.3068
22	12,032	0.2762	48	14,878	0.3416	74	12,941	0.2971
23	11,700	0.2686	49	10,516	0.2414	75	14,876	0.3415
24	11,689	0.2683	50	10,200	0.2342	76	13,229	0.3037
25	12,415	0.2850	51	10,346	0.2375	77	11,959	0.2745
26	14,084	0.3233	52	10,420	0.2392			

GEORGIA REGISTERED LAND SURVEYOR No. 3060 CHARLES W. LOVELESS 10/17/7

GRID NORTH
GA WEST ZONE

SCALE: 1"=60
0 60 120 180

LANDMARK DESIGN ASSOCIATES
4460 COMMERCE DRIVE, BUFORD, GA 30518
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THE GABLES AT STONEY POINT

LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

FINAL PLAT

ISSUE	DATE	DESCRIPTION
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B	08/20/07	ADDRESS COMMENTS
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DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A
FILE: 04013AF1 PLOTTED: 10/17/2007

Final
7 OF 18

CENTERLINE CURVE TABLE						
CURVE	CHORD	CHD. BEARING	LENGTH	RADIUS	TANGENT	DELTA
MARCIA OVERLOOK DRIVE 50' R/W						
CL17	9.65	N88°11'33"W	9.65	150.00	4.83	3°41'13"
CL18	240.03	S89°57'50"W				
CL19	28.04	S86°44'57"W	28.06	250.00	14.04	6°25'47"
CL20	91.87	S83°32'03"W				
CL21	147.45	S06°27'57"E				
CL22	88.97	S23°43'05"E	90.33	150.00	46.58	34°30'16"
CL23	257.44	S40°58'12"E				
CL24	411.52	N23°52'33"W	417.69	700.00	215.27	34°11'19"

LINE TABLE		
L#	BEARING	DISTANCE
L7	S86°20'56"E	20.25'

CURVE TABLE				
C#	CHORD	BEARING	RADIUS	LENGTH
C65	8.04	S88°11'33"E	125.00	8.04'
C66	25.24	S86°44'57"W	225.00	25.25'
C67	26.87	N38°32'03"E	19.00	29.85'
C68	74.14	N23°43'05"W	125.00	75.28'
C69	4.86	N40°46'42"W	725.00	4.86'
C70	86.42	N37°10'10"W	725.00	86.48'
C71	86.42	N30°20'07"W	725.00	86.48'
C72	86.42	N23°30'05"W	725.00	86.48'
C73	86.42	N16°40'03"W	725.00	86.48'
C74	102.97	N17°52'43"W	675.00	103.07'
C75	102.97	N26°37'38"W	675.00	103.07'
C76	102.97	N35°22'33"W	675.00	103.07'
C77	14.37	N40°21'36"W	675.00	14.37'
C78	103.80	N23°43'05"W	175.00	105.39'
C79	13.16	N32°28'33"W	15.00	13.62'
C80	41.32	N34°04'42"W	50.00	42.60'
C81	49.03	N19°41'12"E	50.00	51.24'
C82	68.52	S87°42'02"E	50.00	75.49'
C83	13.16	S70°27'21"E	15.00	13.62'
C84	30.84	N86°44'57"E	275.00	30.86'
C85	11.26	S88°11'33"E	175.00	11.26'

SURVEY CONTROL: SC-2
NORTH: 1506124.5306
EAST: 2290220.5133
ELEV: 1164.31
DESC: DISC

B2 S77°01'13"W 13.71'

SEE SHEET 7
MATCHLINE

SEE SHEET 6
SEE SHEET 7

LAND LOT LINE
ROCK FOUND
LL 596 | LL 629 | LL 628 | LL 597

N89°57'50"E 690.72'

N/F
OXFORD PROPERTIES
ZONED R3 w/ PUD overlay
085-104

N89°16'12"E 391.94'

N89°16'12"E 307.25'

N89°57'50"E 499.42'

N03°39'04"E 131.94'

N00°02'10"W 130.00'

N00°02'10"W 130.00'

N00°02'10"W 129.48'

N06°27'57"W 130.94'

N40°57'20"W 165.90'

N18°16'35"E 208.86'

N21°11'45"E 268.70'

S00°02'10"E 115.67'

S00°02'10"E 114.98'

S08°56'52"E 170.85'

S00°02'10"E 115.93'

S00°02'10"E 115.93'

N06°27'57"W 103.45'

N06°27'57"W 96.21'

S89°16'44"W 160.00'

N25°51'21"W 100.40'

N23°45'45"W 99.66'

N15°38'07"W 80.06'

N76°44'59"E 112.24'

S38°53'22"E 191.06'

N38°53'22"W 90.06'

N34°18'58"W 59.61'

N40°58'12"W 90.00'

S40°58'12"E 90.00'

S49°01'48"W 130.00'

S49°01'48"W 132.11'

S49°01'48"W 134.21'

N39°37'49"W 351.88'

S50°15'00"W 136.17'

S68°59'55"W 130.00'

S67°44'49"W 136.34'

N22°15'11"W 165.79'

N30°59'57"W 106.94'

N45°44'59"W 138.82'

N33°46'56"W 149.94'

N51°01'50"W 103.48'

N44°43'45"W 229.62'

N47°56'09"E 61.50'

135.03'
N34°58'57"W

N63°32'03"E 47.87'

N63°32'03"E 40.64'

N89°57'50"E 196.02'

N89°57'50"E 95.00'

N89°57'50"E 95.00'

N89°57'50"E 130.81'

N49°01'48"E 118.86'

N49°01'48"E 119.67'

N49°01'48"E 122.88'

N56°14'51"E 118.63'

N63°04'54"E 110.78'

N69°54'56"E 111.23'

OPEN SPACE 2
29,390 SF
0.67 AC

OPEN SPACE 1
329,417 SF
7.56 AC

RES-3
ZONING LINE
RES-4

ZA #2971
ZA #3007

MARCIA OVERLOOK DRIVE 50' R/W

CENTERLINE STREAM
IS PROPERTY LINE

50' STREAM, WETLAND BUFFER & DE
(MEAS. FROM TOP OF BANK)

75' IMPERVIOUS SURFACE SETBACK
(MEAS. FROM TOP OF BANK)

MATCHLINE
SEE SHEET 6

N/F
WILDSTEIN FAMILY
PARTNERSHIP, L.P.
ZONED RES-4
086-009

22	12,032 SF	0.276 AC	
23	11,700 SF	0.269 AC	
24	11,689 SF	0.268 AC	
25	12,415 SF	0.285 AC	
26	14,084 SF	0.323 AC	
27	18,092 SF	0.415 AC	
28	11,794 SF	0.271 AC	
29	11,984 SF	0.275 AC	
30	12,222 SF	0.281 AC	
31	12,452 SF	0.286 AC	
32	12,459 SF	0.286 AC	
33	12,459 SF	0.286 AC	
52	10,420 SF	0.239 AC	
53	10,235 SF	0.235 AC	
54	10,603 SF	0.243 AC	
55	10,846 SF	0.249 AC	
56	10,574 SF	0.243 AC	
57	10,912 SF	0.251 AC	
58	12,603 SF	0.289 AC	
59	16,545 SF	0.380 AC	
60	11,013 SF	0.253 AC	
61	11,710 SF	0.269 AC	

GRID NORTH
GA WEST ZONE

SCALE: 1"=60
0 60 120 180

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10/17/07

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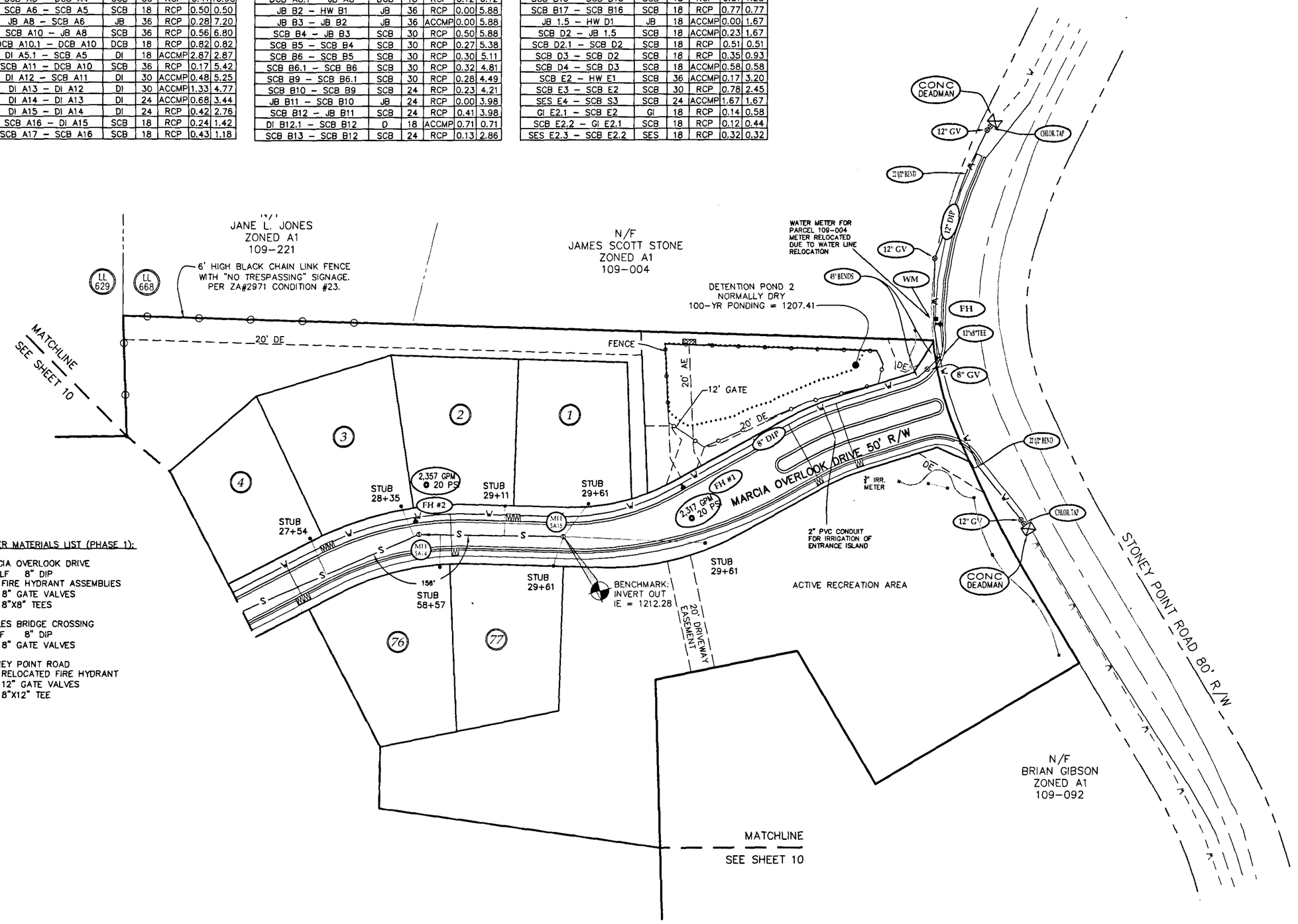
Final

PIPE HYDROLOGY & HYDRAULICS					
Line ID	Inlet Type	Pipe Size	Pipe Material	Inlet Area	Total Area
		in		ac	ac
JB A2 – HW A1	JB	42	ACCMP	0.00	12.41
DCB A3 – JB A2	DCB	36	ACCMP	1.10	12.41
SCB A4 – DCB A3	SCB	36	RCP	0.33	11.31
SCB A5 – DCB A4	SCB	36	RCP	0.41	10.98
SCB A6 – SCB A5	SCB	18	RCP	0.50	0.50
JB A8 – SCB A6	JB	36	RCP	0.28	7.20
SCB A10 – JB A8	SCB	36	RCP	0.56	6.80
DCB A10.1 – DCB A10	DCB	18	RCP	0.82	0.82
DI A5.1 – SCB A5	DI	18	ACCMP	2.87	2.87
SCB A11 – DCB A10	SCB	36	RCP	0.17	5.42
DI A12 – SCB A11	DI	30	ACCMP	0.48	5.25
DI A13 – DI A12	DI	30	ACCMP	1.33	4.77
DI A14 – DI A13	DI	24	ACCMP	0.68	3.44
DI A15 – DI A14	DI	24	RCP	0.42	2.76
SCB A16 – DI A15	SCB	18	RCP	0.24	1.42
SCB A17 – SCB A16	SCB	18	RCP	0.43	1.18

PIPE HYDROLOGY & HYDRAULICS					
Line ID	Inlet Type	Pipe Size	Pipe Material	Inlet Area	Total Area
		in		ac	ac
SCB A18 – SCB A17	SCB	18	RCP	0.35	0.75
SCB A19 – SCB A18	SCB	18	RCP	0.40	0.40
DI A15.1 – SCB A15	DI	18	RCP	0.92	0.92
DCB A8.1 – JB A8	DCB	18	RCP	0.12	0.12
JB B2 – HW B1	JB	36	RCP	0.00	5.88
JB B3 – JB B2	JB	36	ACCMP	0.00	5.88
SCB B4 – JB B3	SCB	30	RCP	0.50	5.88
SCB B5 – SCB B4	SCB	30	RCP	0.27	5.38
SCB B6 – SCB B5	SCB	30	RCP	0.30	5.11
SCB B6.1 – SCB B6	SCB	30	RCP	0.32	4.81
SCB B9 – SCB B6.1	SCB	30	RCP	0.28	4.49
SCB B10 – SCB B9	SCB	24	RCP	0.23	4.21
JB B11 – SCB B10	JB	24	RCP	0.00	3.98
SCB B12 – JB B11	SCB	24	RCP	0.41	3.98
DI B12.1 – SCB B12	D	18	ACCMP	0.71	0.71
SCB B13 – SCB B12	SCB	24	RCP	0.13	2.86

PIPE HYDROLOGY & HYDRAULICS					
Line ID	Inlet Type	Pipe Size	Pipe Material	Inlet Area	Total Area
		in		ac	ac
SCB B14 – SCB B13	SCB	24	RCP	0.47	2.73
SCB B15 – SCB B14	SCB	24	RCP	0.74	2.26
SCB B15.1 – SCB B15	SCB	18	RCP	0.24	0.24
SCB B16 – SCB B15	SCB	18	RCP	0.51	1.28
SCB B17 – SCB B16	SCB	18	RCP	0.77	0.77
JB 1.5 – HW D1	JB	18	ACCMP	0.00	1.67
SCB D2 – JB 1.5	SCB	18	ACCMP	0.23	1.67
SCB D2.1 – SCB D2	SCB	18	RCP	0.51	0.51
SCB D3 – SCB D2	SCB	18	RCP	0.35	0.93
SCB D4 – SCB D3	SCB	18	ACCMP	0.58	0.58
SCB E2 – HW E1	SCB	36	ACCMP	0.17	3.20
SCB E3 – SCB E2	SCB	30	RCP	0.78	2.45
SES E4 – SCB S3	SCB	24	ACCMP	1.67	1.67
GI E2.1 – SCB E2	GI	18	RCP	0.14	0.58
SCB E2.2 – GI E2.1	SCB	18	RCP	0.12	0.44
SES E2.3 – SCB E2.2	SES	18	RCP	0.32	0.32



WATER MATERIALS LIST (PHASE 1):

MARCIA OVERLOOK DRIVE
4166LF 8" DIP
10 FIRE HYDRANT ASSEMBLIES
6 8" GATE VALVES
2 8"X8" TEES

GABLES BRIDGE CROSSING
335LF 8" DIP
2 8" GATE VALVES

STONEY POINT ROAD
1 RELOCATED FIRE HYDRANT
2 12" GATE VALVES
1 8"X12" TEE

N GRID NORTH
GA WEST ZONE

SCALE: 1"=60
0 60 120 180

SEWER MATERIALS LIST:

LINE	LOCATION	LENGTH (ft)	8"PVC	8"DIP	# of MHs
EX-A6	OUT OF STREET	787.88	–	787.88	4
A6-A15	MARCIA OVERLOOK DRIVE	2172.82	778.19	1394.63	10
	TOTAL LENGTH – SS A	2960.70	778.19	2182.51	
A6-B6	MARCIA OVERLOOK DRIVE	1615.94	1615.94	–	6
	TOTAL LENGTH – SS B	1615.94	1615.94	–	

20 Total Number of NEW Manholes
1 Total Number of EXISITNG Manholes

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10/17/07

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9 OF 18

SCALE: 1"=60
0 60 120 180

N GRID NORTH
GA WEST ZONE

SEE SHEET 11 MATCHLINE

N/F
JANE L. JONES
ZONED A1
109-005

SEE SHEET 9 MATCHLINE

20' DE

STUB 20+16
STUB 20+97
STUB 21+85
STUB 22+73
STUB 23+62
STUB 24+48
STUB 25+37
STUB 27+23
8" DIP
FH #3
2,613 GPM @ 20 PSI
8"x8"TEE
8" GV
156'
171'
164'

STUB 19+97
STUB 21+06
STUB 22+07
STUB 23+06
STUB 25+09
STUB 25+78

MARCIA OVERLOOK DRIVE
50' R/W

GABLES BRIDGE CROSSING
50' R/W

SEE SHEET 11
SEE SHEET 12

STUB 8+46
STUB 9+35
LONG SIDE SERVICE (TYP.)
STUB 10+23
STUB 11+13
STUB 13+09
STUB 13+88
STUB 14+82
STUB 15+72
STUB 16+16
20' SSE

STUB 8+49
STUB 9+53
STUB 10+39
STUB 11+30
STUB 13+17
STUB 14+27
STUB 15+09
STUB 15+97
FH #9
2,332 GPM @ 20 PSI
8" GV
8" DIP
169'
175'
1" COPPER SERVICE
FH #10
1,259 GPM @ 20 PSI

50' ACCESS EASEMENT (UNPAVED)

50' STREAM, WETLAND BUFFER & DE
(MEAS. FROM TOP OF BANK)

75' IMPERVIOUS SURFACE SETBACK
(MEAS. FROM TOP OF BANK)

SEE SHEET 12 MATCHLINE

SEE SHEET 9 MATCHLINE

N/F
BRIAN GIBSON
ZONED A-1
109-002

CEMETERY
ZONED A1
086-012
SEE COND. #2
ZA #3007

N/F
WILDSTEIN FAMILY
PARTNERSHIP, L.P.
ZONED RES-4
086-009

OLD JOHNSON ROAD
(ABANDONED)

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10/17/7

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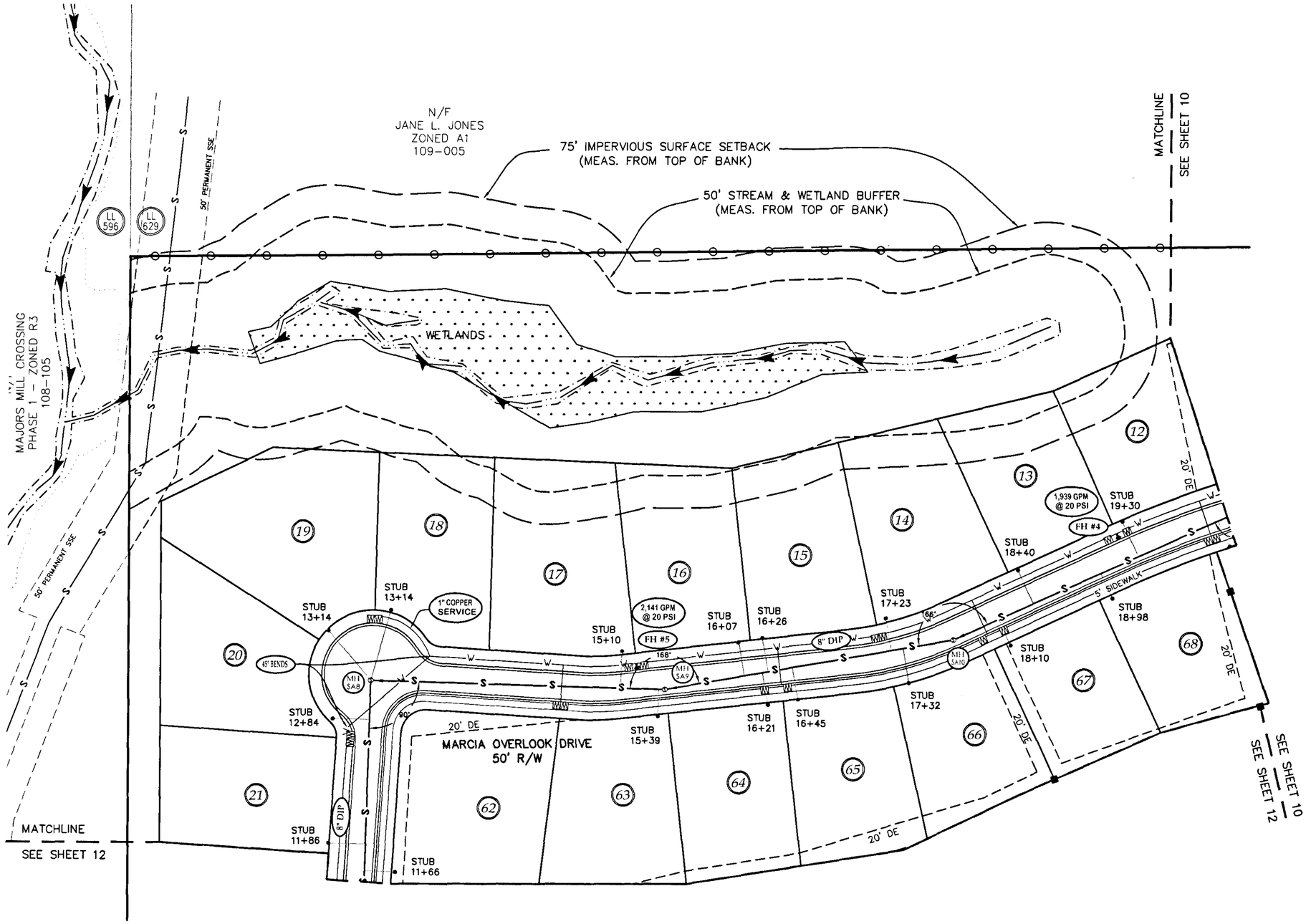

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10/17/07

N GRID NORTH
GA WEST ZONE

SCALE: 1"=60
0 60 120 180

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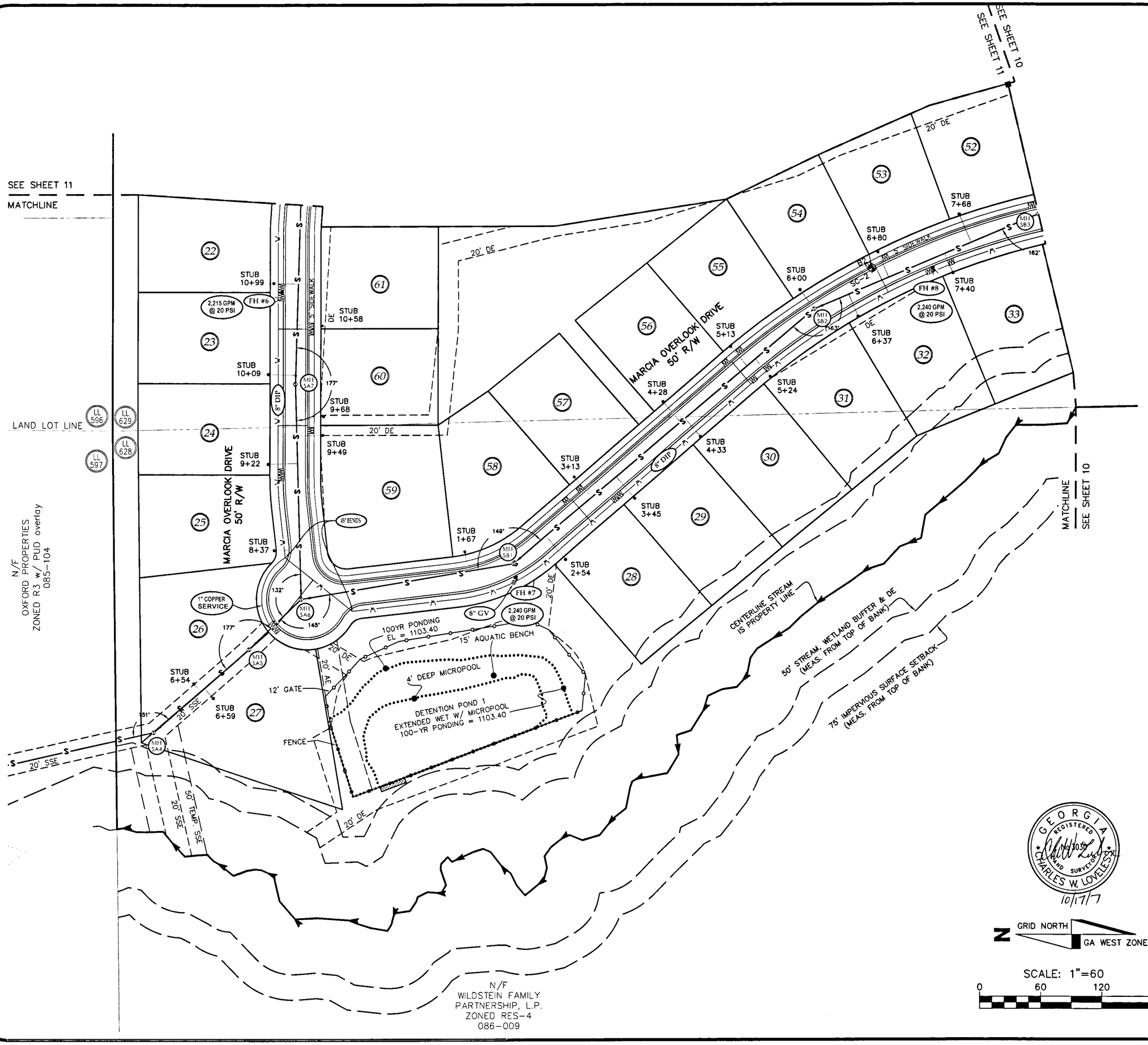

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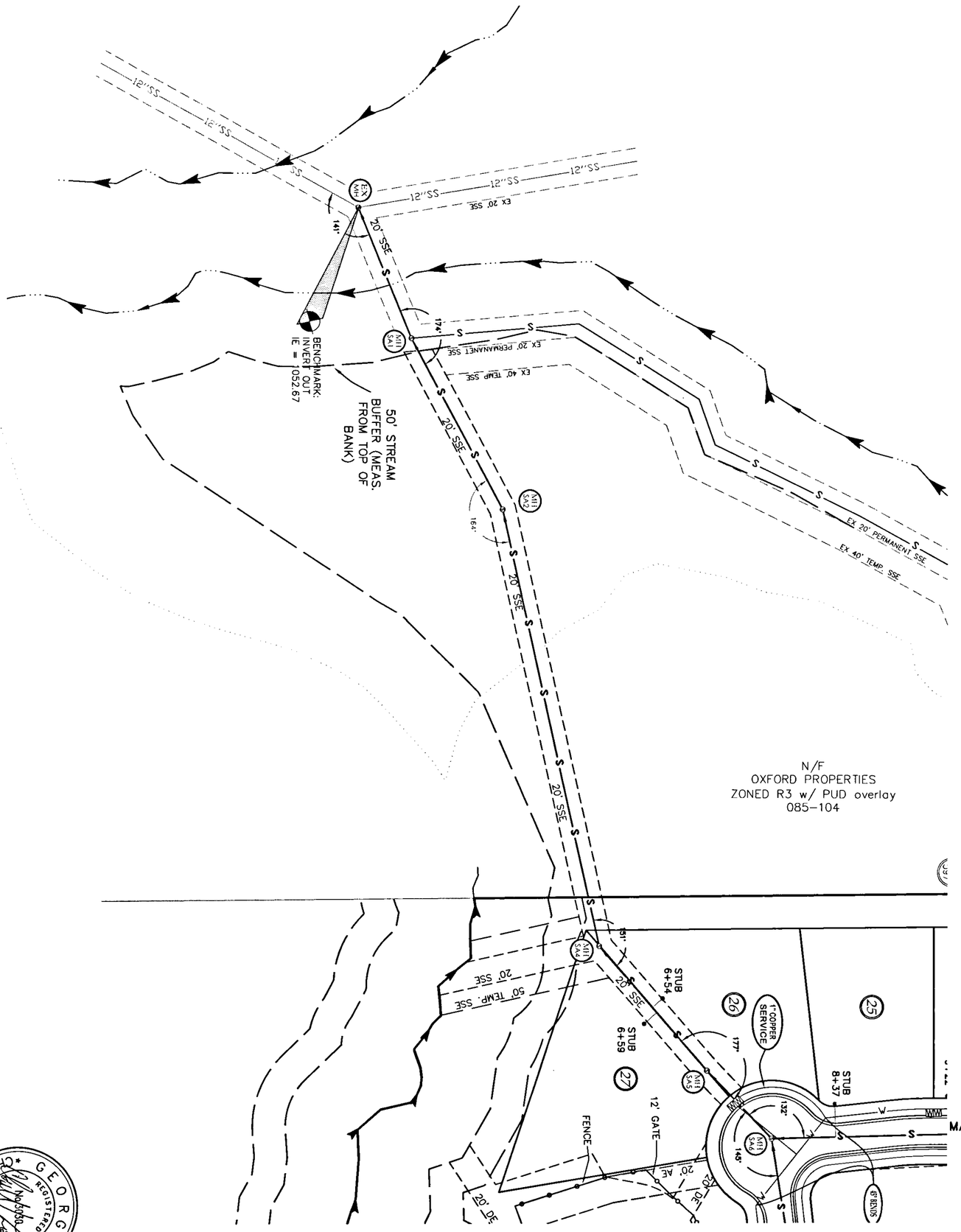

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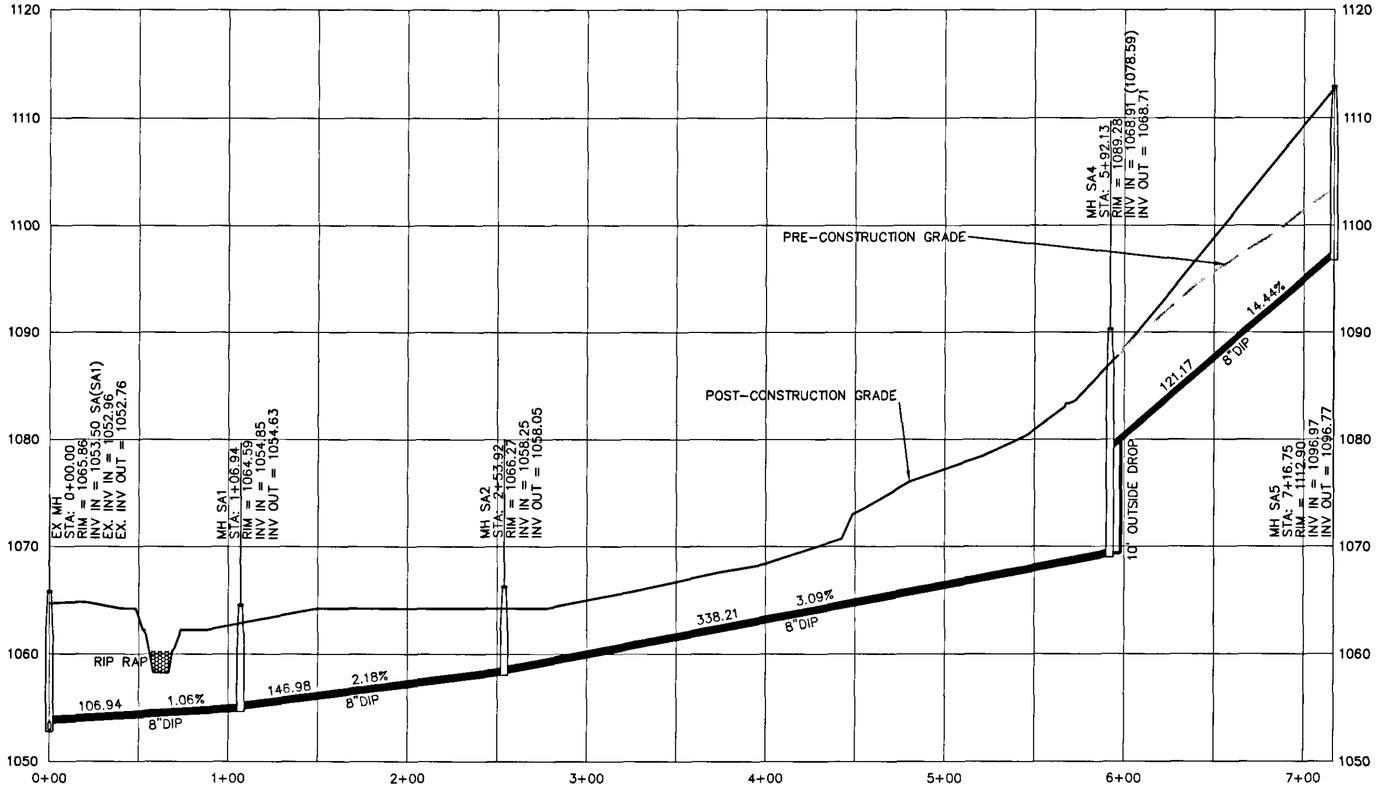
Record
13 OF 18

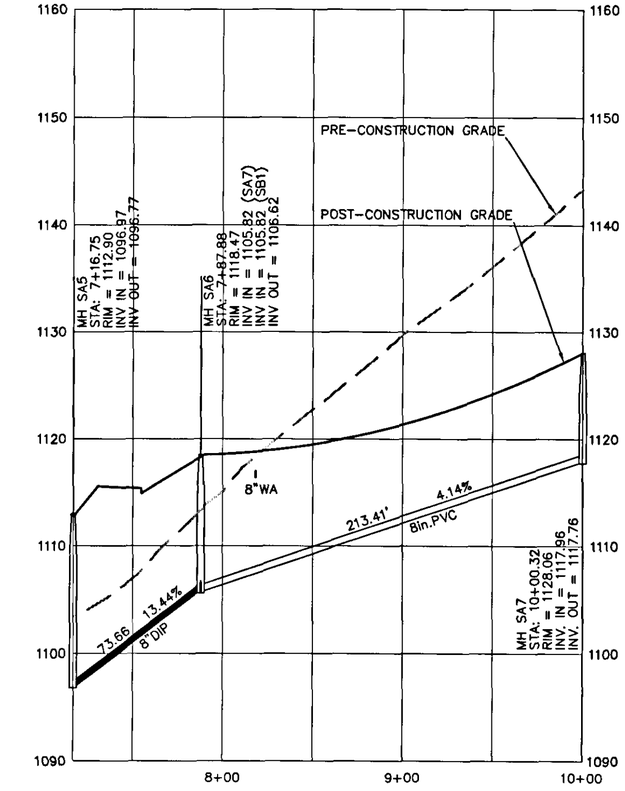
FINAL PLAT RECORD DRAWING

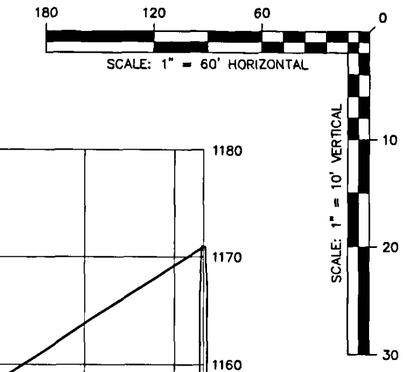
THE GABLES AT STONEY POINT

LAND LOTS 628, 629, 668 & 669 | 2nd LAND DISTRICT
CITY OF CUMMING | FORSYTH COUNTY, GEORGIA | ZIP CODE: 30041

· LANDMARK ·
DESIGN ASSOCIATES
4460 COMMERCE DRIVE,
BUFORD, GA 30518
t. 678-546-1675
f. 678-546-1676
www.planning.nu







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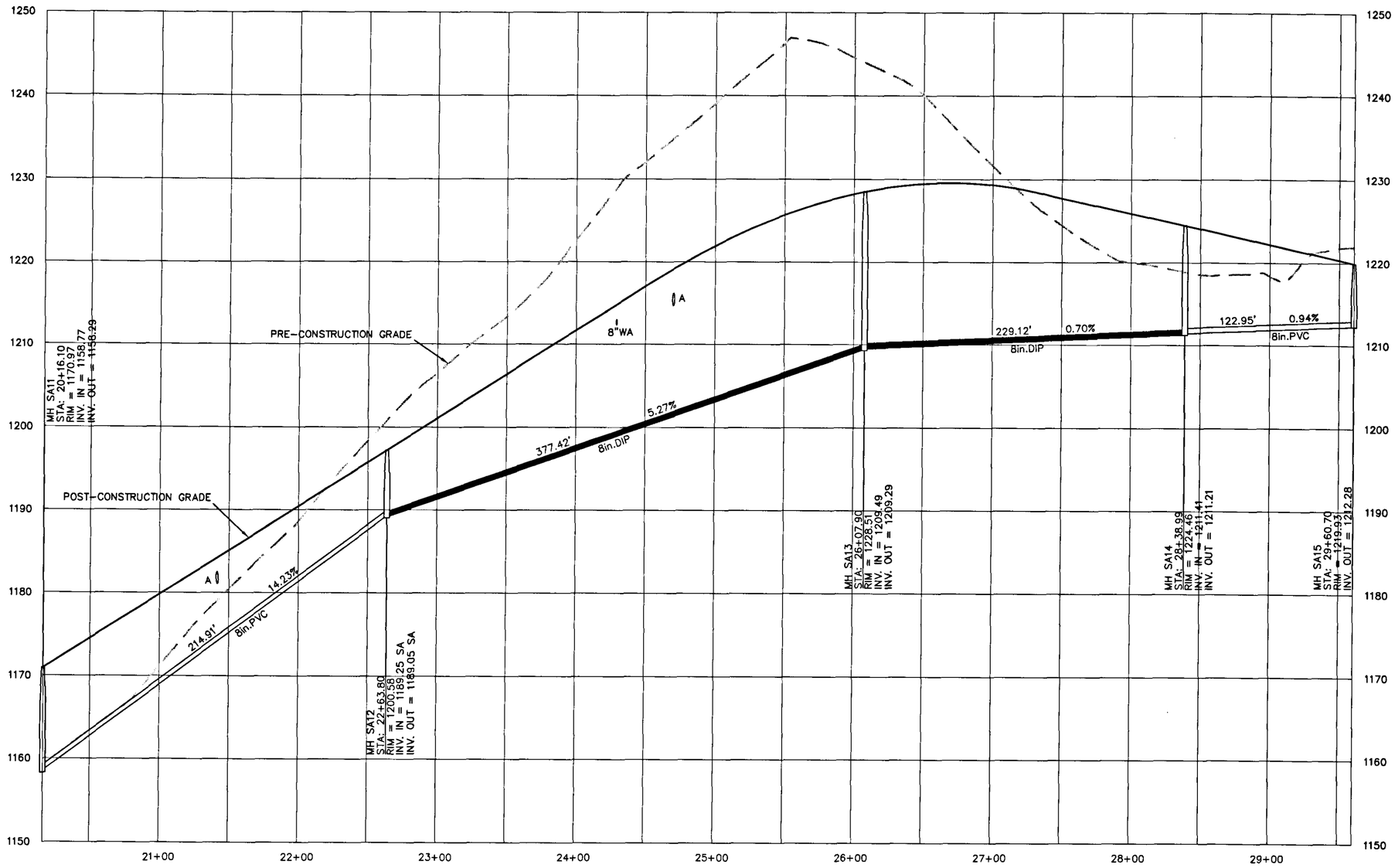
RECORD PROFILES

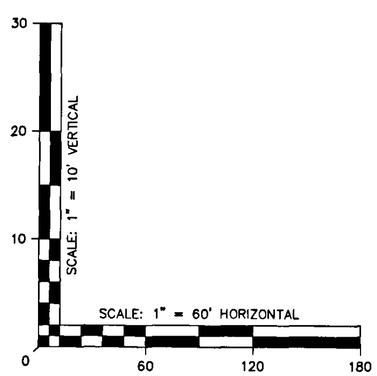
ISSUE	DATE	DESCRIPTION
A	06/25/07	SUBMIT TO FORSYTH COUNTY
B	08/20/07	ADDRESS COMMENTS
C	10/19/07	ADDRESS COMMENTS

FILE: 04013AF1 PLOTTED: 10/17/2007

DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Profiles
14 OF 18





GEORGIA REGISTERED No. 3080 LAND SURVEYOR CHARLES W. LOVELESS

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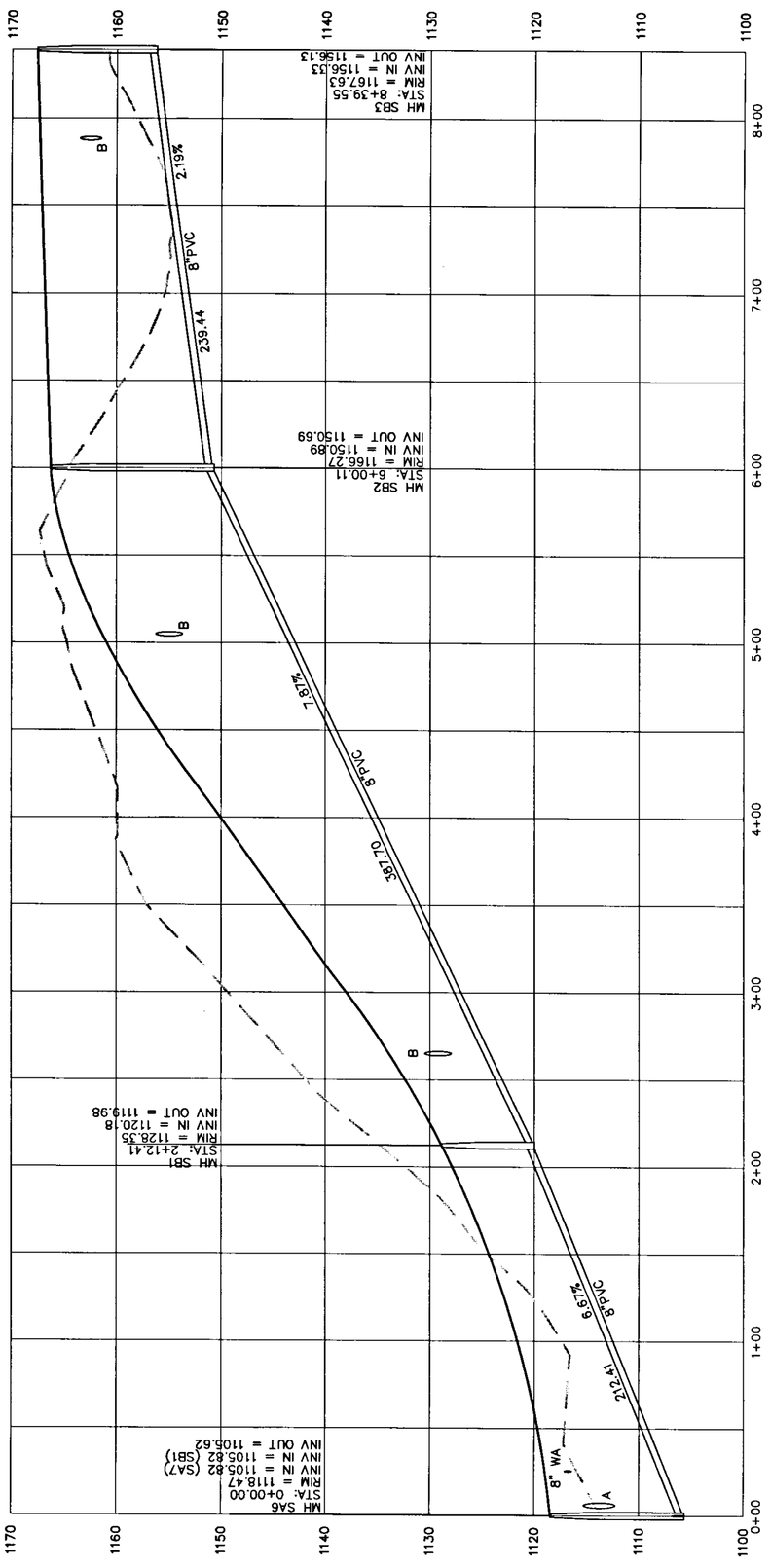
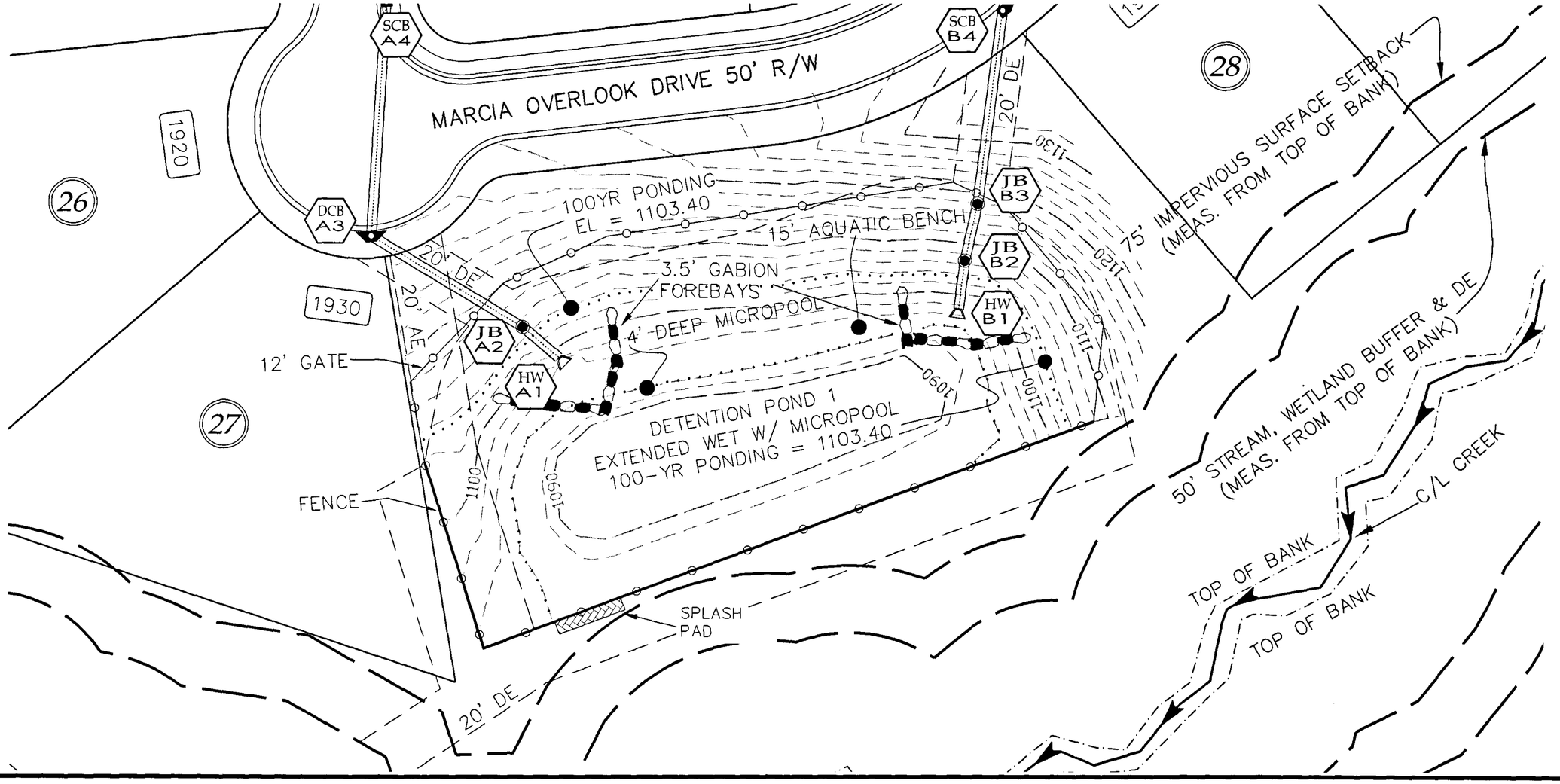
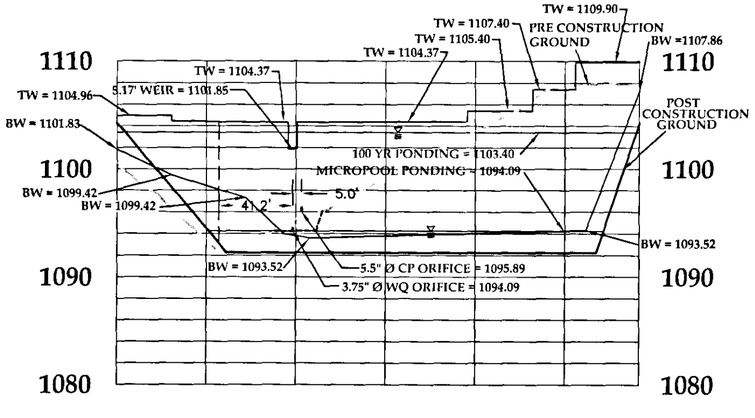
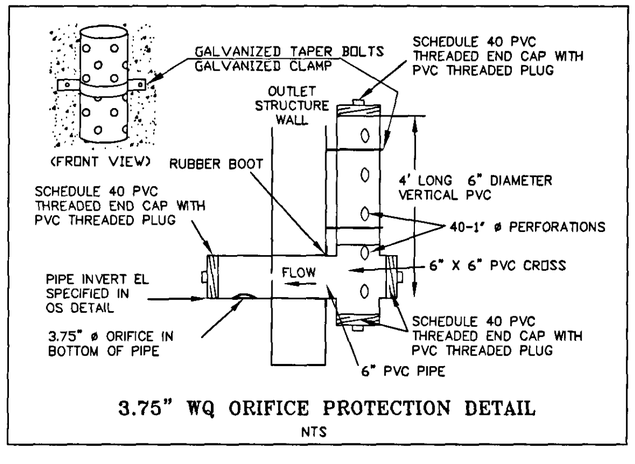
GEORGIA
REGISTERED
CHARLES W. LOVELESS
LAND SURVEYOR
3330
10/18/07



DETENTION POND 1 (EXTENDED WET W/ MICROPOOL)

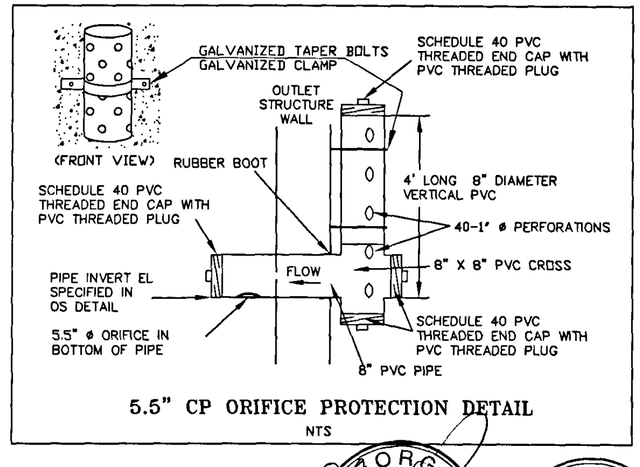






3.75" WQ ORIFICE PROTECTION DETAIL

NTS



5.5" CP ORIFICE PROTECTION DETAIL

NTS

GEORGIA REGISTERED No. 30094 PROFESSIONAL ENGINEER CHRISTOPHER E. PATTERSON 10/23/07

GEORGIA REGISTERED No. 3030 LAND SURVEYOR CHARLES W. LOVELESS 10/18/07

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AS-BUILT DETENTION POND #1

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DESIGNED: CBG/CEP
DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Pond 1

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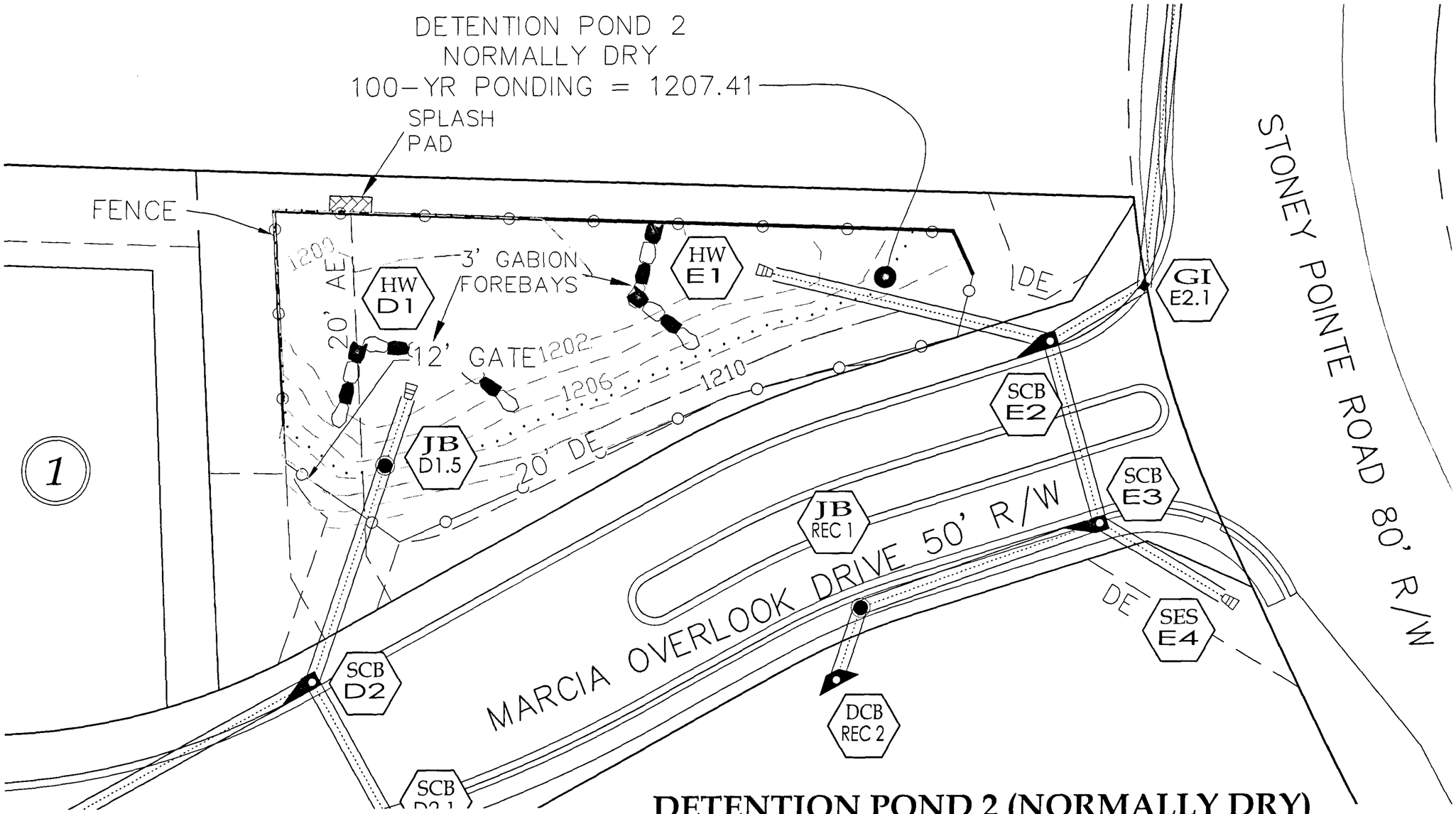
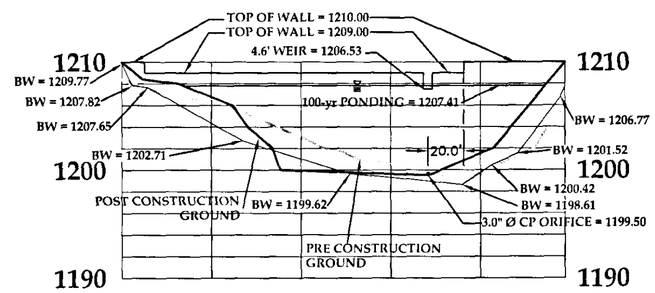
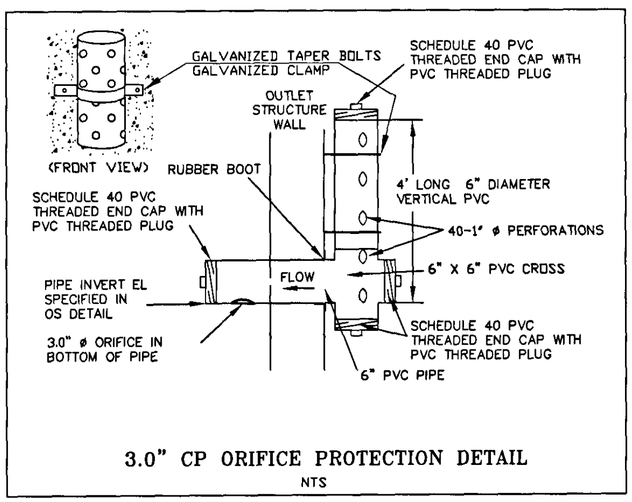


DETENTION POND 2 (NORMALLY DRY)





3.0" CP ORIFICE PROTECTION DETAIL
NTS

GEORGIA REGISTERED No. 30094 PROFESSIONAL ENGINEER CHRISTOPHER E. PATTERSON
10/23/07

GEORGIA REGISTERED No. 3030 LAND SURVEYOR CHARLES W. LOVELESS
10/18/07

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AS-BUILT DETENTION POND #2

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DRAWN: WHA
FILE: 04013AF1
PROJ NO.: 04013A

Pond 2
18 OF 18