FINAL PLAT FOR: ANNISTOWN MEADOWS
(F.K.A. ANNISTOWN ROAD TRACT)
ZONED R-100 (CSO)
LOCATED IN GWINNETT COUNTY, GEORGIA
LAND LOTS 28 & 29 OF THE 6TH DISTRICT
PARCEL NO. 6-029-002
PARENT PARCEL NO. 6-028-008, 6-029-002 & 6-029-003

STORM WATER NOTES:

NO FLOODING ON THIS PROPERTY FROM A 100 YEAR STORM. WITH A DRAINAGE AREA OF 100 ACRES OR PLUS/MINUS PER FIRM PANEL 130332 0295 D DATED JUNE 15, 1988.

THERE ARE NO WETLANDS BEING WITHIN / ON THIS SITE.

STORM WATER MANAGEMENT FOR THIS FINAL PLAT IS PROVIDED IN THIS UNIT AND IS ADDRESSED IN PROJECT NAMED "ANNISTOWN ROAD TRACT" WITH CASE NUMBER SDP2004-00017

* 20 FOOT UNOBSTRUCTED BUFFER SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE "STREET" RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT

AN APPROVED REDIVIDUAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "HOA" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "FOP (-)" OR "RDS-E"

* IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS

RDP IS REQUIRED ON A RESIDENTIAL LOT WITH A SWM BMP LOCATED ON THE LOT.

* ROCK AND DIRT TO BE REMOVED AND OPEN CHANNEL IN TO BE INSTALLED BEFORE BUILDING PERMITS ARE ISSUED ON SUBJECT LOTS

GENERAL NOTES:

1. TOTAL ACREAGE = 46.583 ACRES
2. TOTAL NUMBER OF LOTS = 102
3. ZONING = R-100 (CSO)
4. NET ACREAGE = 46.583 ACRES.
5. GROSS DENSITY = 2.19 LOTS/AC.
6. NET DENSITY = 2.18 LOTS/AC.
7. BOUNDARY INFORMATION BASED ON PLAT BY APALACHEE LAND SURVEYING, INC. DATED DECEMBER 08, 2003
8. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL, AS TAKEN FROM GWINNETT COUNTY GIS SURVEY REFERENCE DATUM, NGVD-1988.
9. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MINIMUM DWELLING SIZE IS 1,600 SF FOR SINGLE-STORY HOMES AND 1,800 SF FOR TWO-STORY HOMES
10. ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY FLOW SANITARY SEWER TO EXISTING PRIVATE'S RIDGE PUMP STATION.
11. WATER PROVIDED BY GWINNETT COUNTY
12. MINIMUM 20' FOOT CURB RADIUS ON ALL INTERNAL STREET INTERSECTIONS. MAIN ENTRANCE CURB RADIUS TO BE 40' MINIMUM
13. SETBACK REQUIREMENTS:

FRONT =	20 FEET
REAR =	20 FEET
(EXCEPT FOR LOTS WITH SIDE/REAR ENTRY GARAGES, THEN 3 FEET)	
SIDE =	3 FEET
MINIMUM LOT SIZE =	NO MINIMUM
MINIMUM ROAD FRONTAGE =	40 FEET (20' AT CUL-DE-SAC)

14. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
15. NO FLOOD IS LOCATED WITHIN THIS DEVELOPMENT PER F.I.R.M. PANEL NO. 130332 0295 D DATED JUNE 15, 1988
16. OPEN SPACE SHALL BE OWNED IN FEE SIMPLE BY A MANDATORY PROPERTY OWNER'S ASSOCIATION.
17. SIDEWALK CURB RAMPS SHALL BE REQUIRED AT INTERSECTIONS AND WHERE SIDEWALK STOPS AT THE CUL-DE-SAC.
18. EXISTING STRUCTURES AND DRIVEWAYS LOCATED ON SITE TO BE REMOVED
19. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTIONAL AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC RUNAROUNDS, WITHIN 60 DAYS OF THE FINAL PLAT.
20. ALL CUT TREES AND DIRT AND SILT AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE
21. NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT
22. SIDEWALKS ARE NOT ALLOWED WITHIN FIFTEEN FEET FROM THE EDGE OF WALKING DRIVE WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.
23. THE CONSERVATION SPACE CONVEYED BY DEED AND SHOWN ON THE FINAL PLAT SHALL REMAIN PERMANENTLY PROTECTED AND SHALL NOT BE DISTURBED, CLEARED OR DEVELOPED EXCEPT IN ACCORDANCE WITH SECTION 1.5.4.B.6 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) AND WITH GEORGIA LAW OCGA 36-22-1.1 (E). HAVING THE FOLLOWING CONSERVATION GOALS: PROTECTION OF STREAMS, FLOODPLAINS AND WETLANDS, STEEP SLOPES, TIMBER STANDS, OPEN FIELDS AND MEADOWS, HISTORICAL AND ARCHAEOLOGICAL FEATURES, SIGNIFICANT WILDLIFE HABITATS, SCENIC VISTAS, PASSIVE RECREATION AND CONNECTIVITY WITH NEARBY OPEN SPACES. THE FOLLOWING USES MAY BE ALLOWED: PASSIVE RECREATIONAL AMENITIES, SUCH AS PERVIOUS SURFACE PATHS AND SMALL PARKING SPACES, PICNIC AND RESTROOM FACILITIES (CONSTRUCTED FACILITIES SHALL NOT EXCEED 15 PERCENT OF THE CONSERVATION SPACE). THIS COVENANT IS INTENDED TO BENEFIT SAID AREA TO THE PUBLIC AND THE USE OF SAID TO THE SUBDIVISION LOT OWNERS AND RESIDENTS, AND IT SHALL RUN IN PERPETUITY AS PROVIDED BY GEORGIA LAW OCGA 44-5-60 (C).
24. APPROVED PLANS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS
25. HOMES SHALL BE CONSTRUCTED OF BRICK, STACKED STONE, CEDAR SHAKE, STUCCO OR FIBER CEMENT SIDING ON FRONT SIDES. GABLES MAY BE CONSTRUCTED OF VINYL
26. FRONT SETBACK FOR SIDE OR REAR ENTRY GARAGES MAY BE REDUCED TO 5 FEET. CORNER LOTS MUST HAVE SIDE LOAD GARAGES LOCATED TO THE SIDE ABUTTING A LOT.
27. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE PARTICIPANTS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
28. STREET TREES SHALL BE CANOPY TREES, 3" IN DIAMETER AT TIME OF PLANTING. THEY SHALL BE PLANTED ON THE RIGHT OF WAY, 3 FEET FROM BACK OF CURB AT A QUANTITY OF 1 TREE PER 50 LINEAR FEET OF STREET.
29. STREET TREES SHALL BE MAINTAINED AND CARED FOR BY THE PROPERTY OWNER ADJACENT TO THE TREE (LOTS IN SUBDIVISION AS VIEWED FROM PROPERTY OWNERS ASSOCIATION PROVIDES MAINTENANCE AND CARE. MAINTENANCE SHALL INCLUDE REPLACEMENT AND PRUNING AS NECESSARY.
30. PERMANENT STRUCTURES AND TREES MAY ALLOWED ON SANITARY SEWER EASEMENT ACCORDING TO GWINNETT COUNTY POLICY.

STREAM BUFFER CROSS SECTION
N.T.S.

THE 75 FOOT UNDISTURBED STREAM BUFFER IS TO BE MEASURED FROM THE BANK OF THE STREAM. THE BUFFER SHALL BE SHOWN ON THE FINAL PLAT, ON THE DEED AND ON THE PROPERTY PLAT. THE BUFFER SHALL BE CLEARLY MARKED IN THE FIELD DURING LAND DISTURBANCE ACTIVITIES AND MAINTAINED FOR PERPETUITY. BUFFER REMOVAL, REPLACEMENT AND MAINTENANCE FOR PERPETUITY SHALL BE SPECIFIED ON A PLAT OR DEED.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 4-14-06 TIME 4:31 P
PLAT BOOK 114 PAGE 124
TOM LAWLER, CLERK

SIDEWALK NOTES:

* SIDEWALKS ALONG THE FRONTAGE OF ANNISTOWN ROAD, ZOAR CHURCH ROAD, AND MALVERN DRIVE ARE TO BE LOCATED 3' FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 5' IN WIDTH AND 4" THICK, WITH A CROSS SLOPE OF 0.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS (SPEC 13.2 B-1-1)
* DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, PASSIVE RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTIONAL CURB RAMPS AT NEW STREET INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC RUNAROUNDS, WITHIN 60 DAYS OF APPROVAL OF THE FINAL PLAT (SDR 9.1.1 (C)).
* DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (i.e. DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY (SDR 6.13.1 (1)).
* HOME BUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY (SDR 6.13.1 (2))

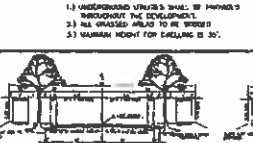
LOT CHART

LOT	BLOCK	LOT WIDTH	LOT AREA SQ. FT.	PARCEL NO.
1	A	77.97	8,701	6-029-270
2	A	83.00	9,115	6-029-271
3	A	83.00	7,808	6-029-272
4	A	83.00	7,807	6-029-273
5	A	83.00	7,806	6-029-274
6	A	83.00	7,805	6-029-275
7	A	83.00	8,638	6-029-276
8	A	85.70	7,981	6-029-277
9	A	71.01	7,172	6-029-278
10	A	83.00	7,800	6-029-279
11	A	83.00	7,799	6-029-280
12	A	83.00	7,798	6-029-281
13	A	83.00	7,797	6-029-282
14	A	83.00	8,630	6-029-283
15	A	83.00	8,500	6-029-284
16	A	83.00	8,500	6-029-285
17	A	83.00	8,500	6-029-286
18	A	83.00	8,500	6-029-287
19	A	83.00	8,500	6-029-288
20	A	83.00	8,500	6-029-289
21	A	83.00	8,500	6-029-290
22	A	83.00	8,500	6-029-291
23	A	83.00	8,500	6-029-292
24	A	83.00	8,500	6-029-293
25	A	83.00	8,500	6-029-294
26	A	83.00	8,500	6-029-295
27	A	83.00	8,500	6-029-296
28	A	83.00	8,500	6-029-297
29	A	83.00	8,500	6-029-298
30	A	83.00	8,500	6-029-299
31	A	83.00	8,500	6-029-300
32	A	83.00	8,500	6-029-301
33	A	83.00	8,500	6-029-302
34	A	83.00	8,500	6-029-303
35	A	83.00	8,500	6-029-304
36	A	83.00	8,500	6-029-305
37	A	83.00	8,500	6-029-306
38	A	83.00	8,500	6-029-307
39	A	83.00	8,500	6-029-308
40	A	83.00	8,500	6-029-309
41	A	83.00	8,500	6-029-310
42	A	83.00	8,500	6-029-311
43	A	83.00	8,500	6-029-312
44	A	83.00	8,500	6-029-313
45	A	83.00	8,500	6-029-314
46	A	83.00	8,500	6-029-315
47	A	83.00	8,500	6-029-316
48	A	83.00	8,500	6-029-317
49	A	83.00	8,500	6-029-318
50	A	83.00	8,500	6-029-319
51	A	83.00	8,500	6-029-320
52	A	83.00	8,500	6-029-321
53	A	83.00	8,500	6-029-322
54	A	83.00	8,500	6-029-323
55	A	83.00	8,500	6-029-324
56	A	83.00	8,500	6-029-325
57	A	83.00	8,500	6-029-326
58	A	83.00	8,500	6-029-327
59	A	83.00	8,500	6-029-328
60	A	83.00	8,500	6-029-329
61	A	83.00	8,500	6-029-330
62	A	83.00	8,500	6-029-331
63	A	83.00	8,500	6-029-332
64	A	83.00	8,500	6-029-333
65	A	83.00	8,500	6-029-334
66	A	83.00	8,500	6-029-335
67	A	83.00	8,500	6-029-336
68	A	83.00	8,500	6-029-337
69	A	83.00	8,500	6-029-338
70	A	83.00	8,500	6-029-339
71	A	83.00	8,500	6-029-340
72	A	83.00	8,500	6-029-341

LOT CHART

LOT	BLOCK	LOT WIDTH	LOT AREA SQ. FT.	PARCEL NO.
73	A	83.00	8,500	6-029-342
74	A	83.00	8,500	6-029-343
75	A	83.00	8,500	6-029-344
76	A	83.00	8,500	6-029-345
77	A	83.00	8,500	6-029-346
78	A	83.00	8,500	6-029-347
79	A	83.00	8,500	6-029-348
80	A	83.00	8,500	6-029-349
81	A	83.00	8,500	6-029-350
82	A	83.00	8,500	6-029-351
83	A	83.00	8,500	6-029-352
84	A	83.00	8,500	6-029-353
85	A	83.00	8,500	6-029-354
86	A	83.00	8,500	6-029-355
87	A	83.00	8,500	6-029-356
88	A	83.00	8,500	6-029-357
89	A	83.00	8,500	6-029-358
90	A	83.00	8,500	6-029-359
91	A	83.00	8,500	6-029-360
92	A	83.00	8,500	6-029-361
93	A	83.00	8,500	6-029-362
94	A	83.00	8,500	6-029-363
95	A	83.00	8,500	6-029-364
96	A	83.00	8,500	6-029-365
97	A	83.00	8,500	6-029-366
98	A	83.00	8,500	6-029-367
99	A	83.00	8,500	6-029-368
100	A	83.00	8,500	6-029-369
101	A	83.00	8,500	6-029-370
102	A	83.00	8,500	6-029-371

TOTAL LOT FRONTAGE = 8,921.59'
TOTAL NO. OF LOTS = 102
7,014.88/102 = 87.86'
AVERAGE LOT WIDTH = 87.86'



CSO
TYPICAL LOT LAYOUT
N.T.S.

NOTES:
1.) UNDERGROUND UTILITIES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
2.) ALL GRASSED AREAS TO BE SODDED
3.) MINIMUM HEIGHT FOR DWELLING IS 30'.

SIGHT DISTANCE CERTIFICATE

I, THE UNDERSIGNED HEREBY CERTIFY THAT THE STREET INTERSECTIONS FOR THE ANNISTOWN MEADOWS PROJECT IS/ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE (PER THE DEVELOPMENT REGULATIONS) FOR EACH STREET WHICH APPROACHES A STREET IN AN EQUAL TO OR HIGHER STREET CATEGORY. THE REGULATED SPEED LIMIT IS 35 MPH ON ZOAR CHURCH RD. AND 25 M.P.H. ON ALL INTERIOR STREETS. THE SIGHT DISTANCE IS 200 FEET ON ZOAR CHURCH ROAD IN BOTH DIRECTIONS. THE SIGHT DISTANCE IS 250 FEET IN BOTH DIRECTIONS ON ANNISTOWN STREETS. THE MINIMUM SIGHT DISTANCE FROM EACH OF THE APPROACHING STREETS IS EQUAL TO OR EXCEEDS TO THOSE THE REGULATED SPEED LIMIT OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTING STREET. THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 4 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET AT THE RIGHT OF WAY LINE OF THE INTERSECTING STREET AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

SIGNATURE — DATE 4/11/06

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY DEPICTED. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,128 FEET AND AN ANGLE ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 35,294 FEET, AND CONTAINS A TOTAL OF 46.583 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE GPS, SPT.

REGISTERED GEORGIA LAND SURVEYOR

REG. NO. 2872 DATE OF EXPIRATION 12-31-06

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE.
THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE, AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 19th DAY OF April 2006.

Justin Kuepper (designee)
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

OWNER ACKNOWLEDGEMENT AND DEDICATION

WE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DEDICATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND IMPROVEMENTS HEREIN SHOWN.

SIGNATURE OF OWNER

Dave Sims Zoar Church Rd LLC 4/11/06
PRINTED OR TYPED NAME OF OWNER DATE SIGNED

SIGNATURE OF OWNER

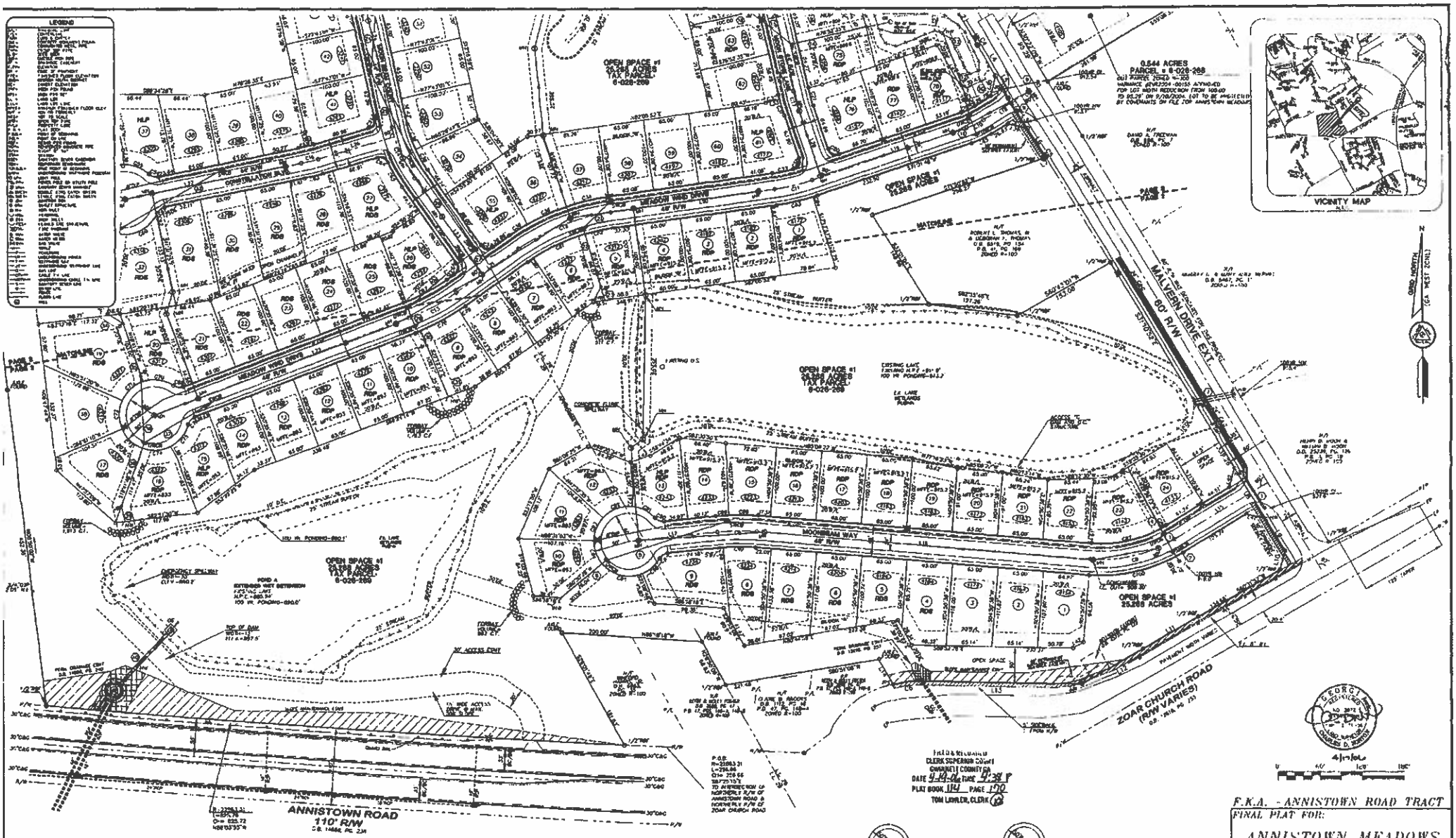
Dave Sims - Zoar Church Rd LLC 4/11/06
PRINTED OR TYPED NAME OF OWNER DATE SIGNED

VICINITY MAP
N.T.S.

GENERAL			
Zoning	R-100 (CSO)		
PROJECT DATA			
Number of Lots	102		
Total Area (Acres)	46.583		
Total Disturbed (Acres)	23.88		
Net Area (Acres)	46.583		
Flood Plain Area (Acres)	0	Floodplain (% of flood plain area vs. total acres)	N/A
Power/Gas Easement or High: of Way (Acres)			
Sanitary Service -->	Sewer XXX	Septic	
DENSITY (UNITS/ACRE)			
Gross	102/46.583 2.19 LOTS/AC		
Net	2.19 LOTS/AC		
LOT & DWELLING DATA			
Minimum Lot Size	NO MINIMUM		
Minimum Dwelling Size	1-STORY 1600 S.F.	2-STORY 1800 S.F.	
RECREATION/OPEN SPACE			
Required	Yes	No XXX	N/A
Reduced 50%	Yes	No	N/A
Area Required	N/A		
Area Provided	N/A		
OPEN SPACE (ACRES)			
Required	Yes XXX	No	N/A
Total Area (%)	40%		
Area Required	OPEN SPACE REQUIRED - 0.40 x 46.583 - 18.63 AC		
Area Provided	OPEN SPACE PROVIDED: (INCLUDES DETENTION) 22.28 AC		
TREES			
Ordinance Compliance Option	48 TDU's per Acre	2 Trees Per Lot	Exempt
	Street Trees	XXX - 148 STREET TREES REQUIRED	
Buffer Trees Planted			
Trees (Buffer)			
Type			
Width			

LOT LINE CURVE CHART

LINE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	17.00	15.00	64°49'39"	S32°15'15"E	16.10	64°49'39"	9.63
C2	17.00	15.00	64°49'39"	S32°15'15"E	16.10	64°49'39"	9.63
C3	14.00	15.00	53°47'12"	N26°53'41"E	13.50	53°47'12"	7.59
C4	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C5	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C6	14.00	15.00	53°47'12"	N27°06'31"W	13.50	53°47'12"	7.59
C7	11.00	15.00	42°00'00"	S21°00'00"W	10.75	42°00'00"	5.77
C8	11.00	15.00	42°00'00"	N21°00'00"W	10.75	42°00'00"	5.77
C9	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C10	17.00	15.00	64°49'39"	N32°15'15"W	16.10	64°49'39"	9.63
C11	17.00	15.00	64°49'39"	N32°15'15"W	16.10	64°49'39"	9.63
C12	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C13	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C14	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C15	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C16	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C17	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C18	18.00	15.00	68°44'51"	N32°22'26"E	16.94	68°44'51"	10.19
C19	18.00	15.00	68°44'51"	N32°22'26"E	16.94	68°44'51"	10.19
C20	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C21	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C22	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C23	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C24	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C25	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C26	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C27	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C28	18.00	15.00	68°44'51"	N32°22'26"E	16.94	68°44'51"	10.19
C29	18.00	15.00	68°44'51"	N32°22'26"E	16.94	68°44'51"	10.19
C30	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C31	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C32	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C33	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C34	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C35	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C36	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C37	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C38	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C39	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C40	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C41	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C42	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C43	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C44	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C45	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C46	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C47	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C48	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C49	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C50	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C51	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C52	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C53	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C54	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C55	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C56	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C57	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C58	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C59	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C60	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C61	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C62	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C63	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C64	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C65	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C66	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C67	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C68	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C69	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C70	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C71	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°45'00"	15.00
C72	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C73	23.50	15.00	89°45'00"	N45°00'00"W	21.16	89°45'00"	15.00
C74	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C75	23.50	15.00	89°45'00"	S45°00'00"E	21.16	89°45'00"	15.00
C76	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C77	23.50	15.00	89°45'00"	S45°00'00"W	21.16	89°45'00"	15.00
C78	23.50	15.00	89°45'00"	N45°00'00"E	21.16	89°



INFORMATION REGARDING THE SUBJECT PROPERTY, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INADEQUATE AND UNLIKELY AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER AND EMPLOYEES, THE CONSULTANTS AND ITS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUCH INFORMATION

OWNER/DEVELOPER
ZOAR CHRUCH ROAD, LLC
P.O. BOX 40
LOGANVILLE, GA. 30052
CONTACT: JOEY WELCH
PHONE (770) 466-1001

DESIGN ENGINEER:
KLP DESIGN GROUP, INC.
7718B HAMPTON PLACE
LOGANVILLE, GA. 30052
CONTACT: KEN PETERS
PHONE: (678) 475-7170

SURVEYOR:
APALACHEE LAND SURVEYING, INC.
3715 HARRISON ROAD, SUITE 300
LOGANVILLE, GA. 30052
CONTACT: JOEY BREWER
PHONE: (770) 466-7726

F.K.A. - ANNISTOWN ROAD TRACT

FINAL PLAT FOR:

ANNISTOWN MEADOWS

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770 466 7726 FAX 770 466 7510

COUNTY: GWINNETT SCALE: 1"=40' DATE: 4-14-06 Sheet No. 2/4
DRAWN BY: JEB CHECKED BY: KEN

LEGEND

VICINITY MAP

OPEN SPACE #1
26.288 ACRES
TAX PARCEL
6-020-269

OPEN SPACE #1
26.288 ACRES

OPEN SPACE #1
26.288 ACRES
TAX PARCEL
6-020-269

OPEN SPACE #1
26.288 ACRES
TAX PARCEL
6-020-269

OPEN SPACE #1
26.288 ACRES

0.644 ACRES
PARCEL # 6-020-265

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 11-09-09 TIME 10:38 P
PLAT BOOK 114 PAGE 101
TOM LAWLER, CLERK

MATCHLINE - PAGE 1 PAGE 2

MATCHLINE - PAGE 1 PAGE 3

MATCHLINE - PAGE 3 PAGE 2

MATCHLINE

CONSTELLATION BLVD.

MEADOW WOOD DRIVE

INFORMATION REGARDING THE REPUTED POSITION, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DEFINITELY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

OWNER/DEVELOPER
ZOAR CHRUCH ROAD, LLC
P.O. BOX 40
LOGANVILLE, GA. 30052
CONTACT: JOEY WELCH
PHONE (770) 466-1001

DESIGN ENGINEER:
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3715 HARRISON ROAD, SUITE 300
LOGANVILLE, GA. 30052
CONTACT: JOEY BREWER
PHONE: (770) 466-7720

TYPICAL ROAD RIGHT-OF-WAY (N.T.S.)
FOR INTERIOR STREETS ONLY
INTERIOR STREETS

TYPICAL ROAD RIGHT-OF-WAY (N.T.S.)
FOR INTERIOR STREETS ONLY
MAIN STREETS

TYPICAL EYEBROW CUL-DE-SAC DIMENSIONS (N.T.S.)
INTERIOR STREETS

F.K.A. -ANNISTOWN ROAD TRACT

FINAL PLAT FOR:

ANNISTOWN MEADOWS

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE (770) 466-7720 / FAX (770) 466-7510

DATE: 2/23/09	LAND LOT: 70 AND 75	DISTRICT: 6th
COUNTY: GWINNETT	SCALE: 1"=50'	Sheet No. 3/4
DRAWN BY: JPB	CHECKED BY: CDN	
JOB NUMBER: 03-124	DATE OF FIELD WORK: N/A	