

REFERENCE MATERIAL:

"SURVEY FOR POPE & LAND POOL SIX, L.P." PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED AUGUST 21, 1985, MOST RECENTLY REVISED JULY 20, 1993.

"SURVEY FOR NATIONS BANK - BURNS ET AL." PREPARED BY CHARLES D. MCCANN & ASSOCIATES, INC. DATED FEBRUARY 6, 1996.

"FINAL PLAT OF : UNIT SIX - PHASE 1A - LITCHFIELD HUNDRED" PREPARED BY LCE ENGINEERS, INC. DATED 11-09-04 MOST RECENTLY REVISED 3-4-05, RECORDED IN PLAT BOOK 269, PAGE 86, FULTON COUNTY RECORDS.

"FINAL PLAT OF : UNIT SIX - PHASE TWO - LITCHFIELD HUNDRED" PREPARED BY LCE ENGINEERS, INC. DATED 12-09-05 RECORDED IN PLAT BOOK 287 PAGE 26 FULTON COUNTY RECORDS

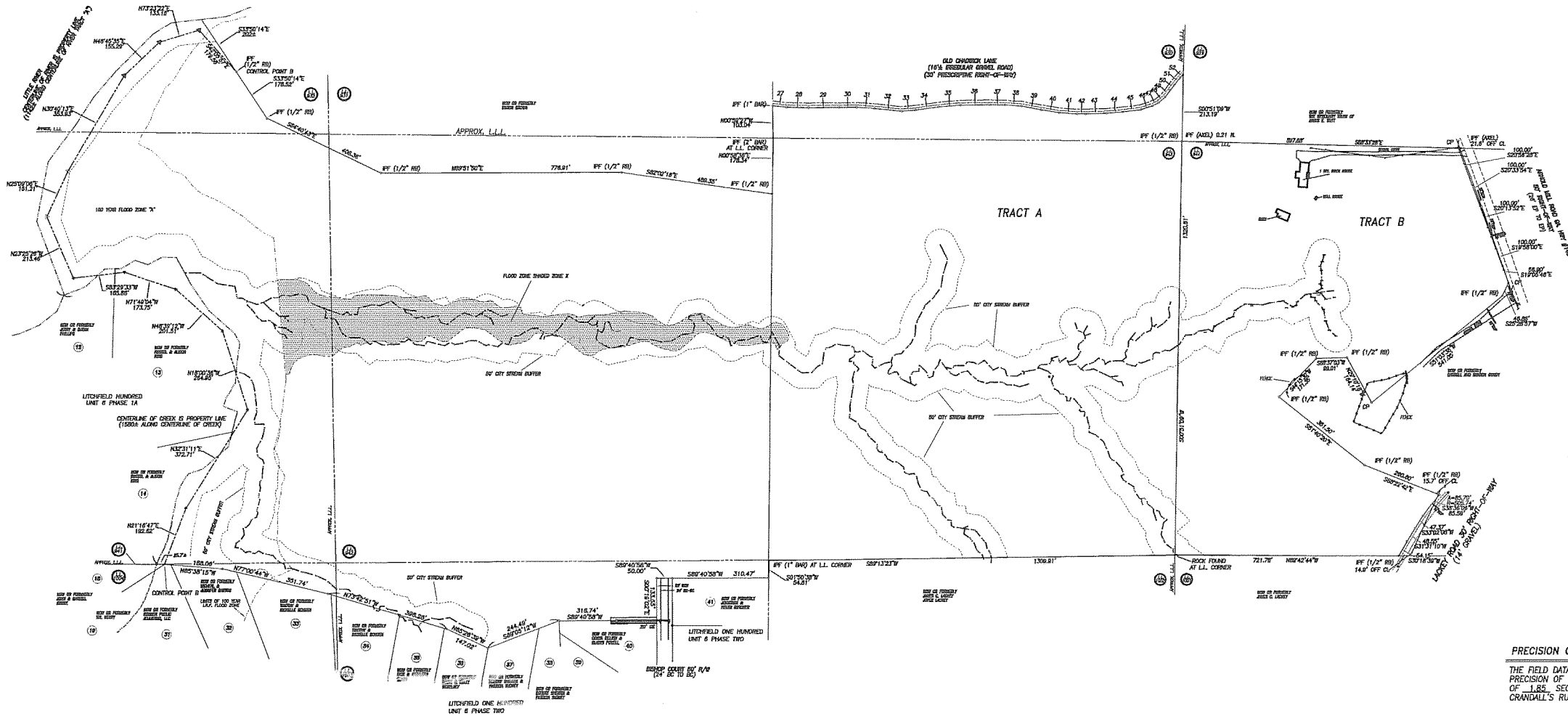
EXECUTORS DEED BETWEEN DOROTHY GARRISON AND BARRY MULLINAX DATED 08-2-89 RECORDED IN DEED BOOK 27239 PAGES 222 AND 223 OF FULTON COUNTY RECORDS

QUIT-CLAIM DEED BETWEEN DOROTHY GARRISON AND BARRY MULLINAX DATED 08-2-89 RECORDED IN DEED BOOK 27239 PAGES 224 TO 226 OF FULTON COUNTY RECORDS

LEGAL DESCRIPTION RECORDED IN DEED BOOK 22953 PAGE 031 OF FULTON COUNTY RECORDS

"SURVEY FOR: CARRIE L. NIX AND CHARLES W. NIX PREPARED BY DIXON'S LAND SURVEYING, INC. DATED 12/7/90 AND RECORDED IN PLAT BOOK 169 PAGE 119, FULTON COUNTY RECORDS

SECURITY DEED FOR: PATRICIA MULLINAX DATED 9/25/2003 AND RECORDED IN DEED BOOK 36054 PAGE 129-132, OF FULTON COUNTY RECORDS



TRACT "A":
4,808,786.05± SQ.FT.
110.39± ACRES

TRACT "B":
1,046,641.77 SQ.FT.
24.0276 ACRES

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,875± FEET AND AN ANGULAR ERROR OF 1.85± SECOND PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 437,734

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-304 ELECTRONIC DISTANCE MEASURING DEVICE.

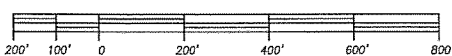


IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AND PLAT ACT

LCE Engineers, Inc.
603 Macy Drive
Roswell, Georgia 30076
LCE Engineers, Inc., License No. LSF000496

OLD CHADWICK LANE 30' R/W DESCRIPTION:		
ID	BEARING	DIST.
27	S87°12'26"E	45.08
28	S88°40'13"E	70.40
29	N89°26'31"E	98.24
30	N89°20'46"E	56.89
31	S86°27'19"E	58.49
32	S84°20'30"E	89.21
33	N85°21'53"E	42.79
34	N82°03'48"E	76.49
35	N85°07'06"E	69.44
36	N89°24'02"E	96.40
37	S89°29'08"E	48.30
38	S85°50'59"E	54.16
39	S79°28'20"E	82.14
40	S81°01'24"E	59.44
41	S86°00'18"E	57.43
42	S89°34'23"E	28.02
43	N88°09'55"E	67.17
44	N85°01'08"E	52.46
45	N83°12'18"E	58.83
46	N71°16'42"E	39.81
47	N54°55'38"E	20.14
48	N49°57'06"E	29.21
49	N36°38'24"E	27.19
50	N37°30'09"E	22.18
51	N38°54'32"E	28.55
52	N45°13'53"E	14.01

GRAPHIC SCALE



REV.	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY FOR:
LENNAR GEORGIA, INC, a Georgia corporation
FIRST AMERICAN TITLE INSURANCE COMPANY

THE CITY OF ROSWELL, GEORGIA
LAND LOTS 930, 932, 941, 942, 943, 1003 & 1004 2nd DIST, 2nd SECT. FULTON CO., GEORGIA

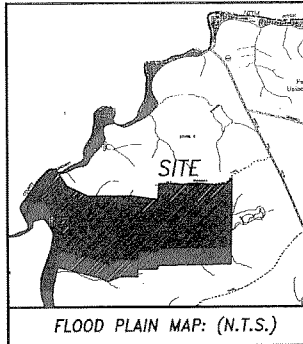
DRAWN	LCE
CHECKED	LCE
DATE	1/10/14
SCALE	1" = 200'



Tel. 770-998-5763
Fax. 770-643-4855

SHEET 1 OF 2

603 MACY DR
Roswell, GA 30076



A PORTION OF THE SUBJECT PROPERTY IS CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS OF FULTON COUNTY, GA. - COMMUNITY PANEL NO. 13121C0032 E DATED MAY 7, 2002.

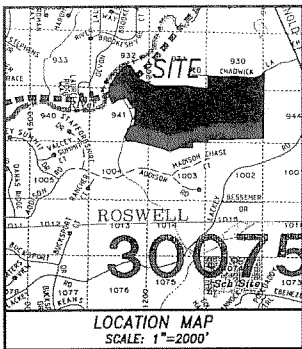
THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT AND IT MAY CONSTITUTE ONLY THAT PORTION OF THE APPROVED PRELIMINARY PLAT WHICH THE SUBDIVIDER PROPOSES TO RECORD AND DEVELOP AT ANY ONE TIME, PROVIDED THAT SUCH PORTION CONFORMS TO THE STAGING ESTABLISHED IN PRELIMINARY PLATS PROCEDURE AND TO THE REQUIREMENTS OF THESE RULES AND REGULATIONS.

ANY AND ALL CONSTRUCTION AND OR DISTURBANCE WITHIN TRIBUTARY BUFFER AREAS REQUIRE A STREAM BUFFER VARIANCE PRIOR TO PERMIT AND CONSTRUCTION. NO BUFFER ENCROACHMENTS ARE PROPOSED THIS SITE.

HOMEOWNERS ASSOCIATION MUST BE ESTABLISHED PRIOR TO RECORDING OF FINAL PLAT FOR PERPETUAL MAINTENANCE OF WATER QUALITY FACILITIES AND COMMON AREAS (CA).

DRAINAGE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY THE CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL, IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.



NOTE: ALL PROPERTY CORNERS THIS SITE SHALL BE MONUMENTED USING IRON PINS PRIOR TO THE ACCEPTANCE AND RECORDING OF THE FINAL SUBDIVISION PLAT.

GENERAL NOTES:

- TOTAL AREA THIS TRACT = 110.37 AC.
- THE SUBJECT PROPERTY IS ZONED FO-A (FULTON COUNTY ANNEXED) PREVIOUSLY ZONED FULTON COUNTY AG-1 (AGRICULTURAL).
- TOTAL NUMBER LOTS THIS TRACT = 49 OR 0.44 LOTS/ACRE.
- ALL CONSTRUCTION WORK AND MATERIALS THIS SITE SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ROSWELL, GA.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR CITY OF ROSWELL INSPECTOR.
- NOTIFY CITY OF ROSWELL INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
- AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SEWERS AND WATER; FIELD APPROVAL BY THE INSPECTOR AND ALL APPLICABLE BONDS REQUIRED PRIOR TO ACCEPTANCE OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT TO BE SERVED BY PRIVATE (ON-SITE SEPTIC) SANITARY SEWER.
- BOUNDARY DATA SHOWN HEREON BY THIS FIRM, TOPOGRAPHY SHOWN HEREON PER FULTON G.I.S. REINFORCED WITH GROUND DATA. (CONTOUR INTERVAL = 2 FOOT) DATUM IS APPROX. U.S.G.S. M.S.L. DATUM.
- WATER SERVICE TO BE PROVIDED BY FULTON COUNTY AND OR THE CITY OF ATLANTA, GEORGIA.
- PRIOR TO THE ACCEPTANCE AND APPROVAL OF ANY ASPHALTIC CONCRETE PAVING AND/OR TOPPING WHICH IS INSTALLED FOR THE PURPOSE OF CITY OF ROSWELL MAINTENANCE, A REPRESENTATIVE OF THIS DEPARTMENT MAY REQUIRE ONE OR ALL OF THE FOLLOWING TESTS: 1) CORING, 2) EXTRACTION, 3) COMPACTION. THE FREQUENCY AND LOCATION OF THESE TESTS WILL BE LEFT TO THE DISCRETION OF THE INSPECTOR.
- ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
- SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO CITY OF ROSWELL SPECIFICATIONS.
- PRIOR TO COMMENCING CONSTRUCTION APPROVED CLEARING LIMITS SHALL BE CLEARLY AND ACCURATELY DEMARCATED, WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL REMAIN DEMARCATED FOR THE DURATION OF CONSTRUCTION ACTIVITY.
- MINIMUM HEATED FLOOR AREA THIS SITE SHALL BE 2,700 SQ. FT.
- THERE ARE NO EXISTING STRUCTURES AND/OR PUBLIC UTILITY TRUNK LINES WITHIN THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- CONTACT THE CITY OF ROSWELL ARBORIST FOR AN ON-SITE EVALUATION PRIOR TO SUBMITTAL FOR THE LAND DISTURBANCE PERMIT.
- THE PAVEMENT RADIUS AT INTERSECTIONS SHALL BE 30 FEET AS MEASURED TO BACK OF CURB, RIGHT-OF-WAY INTERSECTION RADIUS IS 20.0 FEET.
- The minimum design standards for the development shall be:
Front yard setback: 50 feet
Side yard setback: 15 feet
Rear yard setback: 40 feet
Minimum Lot width at building line = 120 feet
- MAXIMUM STREET GRADES:
MINOR STREETS - 14% NO MORE THAN 200 CONSECUTIVE FEET GREATER THAN 12%
COLLECTOR STREETS - 8%
- MINIMUM LOT SIZE THIS SITE SHALL BE 43,580 SQ. FT..
- AN INDIVIDUAL PERMIT FROM THE U.S. DEPARTMENT OF THE ARMY SAVANNAH DISTRICT CORPS OF ENGINEERS MAY BE REQUIRED PRIOR TO CONSTRUCTION WITHIN THE FLOOD PLAIN LINES SHOWN HEREON.
- ANY LAKE AND DAM STRUCTURE SHOWN HEREON SHALL MEET ALL APPLICABLE GOVERNMENTAL REQUIREMENTS AND STANDARDS PRIOR TO RECORDING OF THE FINAL PLAT. (none proposed this site)
- NO BUILDING SHALL EXCEED 40 FEET IN HEIGHT.
- BOUNDARY DATA SHOWN HEREON PREPARED BY THIS F.I.R.M. AND DATED AUG. 05, 1999. BEARINGS SHOWN ARE MAGNETIC IN ORIGIN AND HAVE BEEN CALCULATED FROM ANGULAR MEASUREMENTS.

CONTRACTOR TO COORDINATE ANY AND ALL RELOCATION OF UTILITIES WITH THE UTILITY COMPANIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. PLACEMENT OF RELOCATED UTILITIES SHOWN HEREON ARE SUGGESTED AREAS. FINAL LOCATION TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.

CONTACT CITY OF ROSWELL ARBORIST, PH. 770-641-3780, TO SCHEDULE AN ON-SITE EVALUATION PRIOR TO SUBMITTAL FOR THE LAND DISTURBANCE PERMIT. THE ARBORIST'S EVALUATION SHALL ALSO VERIFY THE EXISTENCE OF ADDITIONAL STATE WATERS WITHIN SWALES THAT MAY REQUIRE ADDITIONAL STREAM BUFFERS.

AREA THIS TRACT:

110.37 ACRES



REV.	DATE	DESCRIPTION

PRELIMINARY SUBDIVISION CONCEPT PLAN FOR:

LITCHFIELD HUNDRED
UNIT SIX - PHASE 3

LAND LOTS 930, 931, 932, 941, 942, 943, 1002, 1003 & 1004
2nd DISTRICT 2nd SECTION FULTON COUNTY, GEORGIA

DRAWN	TRM
CHECKED	PJM
DATE	02/28/07
SCALE	1" = 200'
800P3-CONCEPT.dwg	



Tel.(770) 998-5763

SHEET 1A

1255 Canton Street
Suite A
Roswell, GA 30075

PRELIMINARY PLAT -- NOT FOR RECORDING