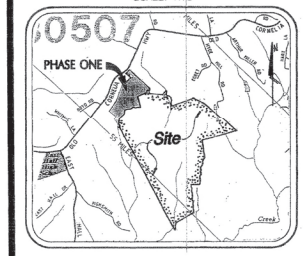
VICINITY MAP

SCALE: NTS



BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
BL1	24.52'	S79°38'27"W
BL2	59.29'	N84°48'20"W
BL3	43.04'	S81°18'37"W
BL4	62.61'	S81°18'37"W
BL5	85.54'	N77°10'16"W
BL6	84.05'	S58°22'49"W
BL7	8.17'	S58°22'49"W
BL8	81.46'	S81°51'14"W
BL9	61.28'	N85°44'58"W
BL10	124.69'	S82°30'03"W
BL11	155.76'	S07°35'11"W
BL12	88.68'	S51°50'34"W
BL13	163.31'	S44°19'33"W
BL14	48.08'	S03°14'23"E
BL15	89.80'	S16°06'06"W
BL16	101.10'	S02°49'28"W
BL17	25.55'	S25°10'45"E
BL18	40.51'	S34°21'56"W

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
BC1	51.85'	30.00'	45.70'	S88°57'45"W	35.26'	99°12'49"
BC2	8.68'	325.00'	8.68'	N40°43'55"W	4.34'	1°31'50"
BC3	30.87'	30.00'	29.53'	N10°29'00"W	16.86'	59°38'00"
BC4	163.86'	60.00'	117.48'	S59°14'07"E	288.09'	156°28'14"
BC5	25.60'	375.00'	25.60'	N16°38'51"W	12.81'	3°54'42"

AREA SUMMARY

14 PROPOSED LOTS = 23.55 ACRES

COMMON AREA = 1.13 ACRES

TOTAL R/W AREA = 2.28 ACRES

TOTAL AREA = 26.96 ACRES

LOT LINE TABLE

LINE	LENGTH	BEARING
L1	22.40'	S30°35'29"E
L2	95.17'	S30°35'29"E
L3	175.38'	S50°42'39"E
L4	145.00'	S39°17'21"W
L5	34.93'	S39°17'21"W
L6	9.61'	S81°24'41"W
L7	9.61'	N81°24'41"E
L8	176.12'	N39°17'21"E
L9	238.14'	N50°42'39"W
L10	120.16'	N30°35'27"W
L11	8.67'	N53°48'11"W

LOT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
C1	78.21'	267.84'	77.94'	N39°07'43"W	39.39'	16°43'54"
C2	8.80'	275.00'	8.80'	S31°30'25"E	4.40'	1°49'57"
C3	87.77'	275.00'	87.40'	S41°34'02"E	44.26'	18°17'15"
C4	47.12'	30.00'	42.43'	N00°42'39"W	30.00'	90°00'00"
C5	146.49'	475.00'	145.91'	N48°07'26"E	73.83'	17°40'11"
C6	183.49'	475.00'	182.35'	N68°01'30"E	92.90'	22°52'58"
C7	19.23'	475.00'	19.23'	N80°15'05"E	9.62'	2°19'12"
C8	27.40'	30.00'	26.46'	S72°25'25"E	14.74'	52°19'46"
C9	107.15'	60.00'	93.47'	S82°54'56"W	74.53'	102°19'07"
C10	36.87'	60.00'	36.29'	S12°49'13"W	19.04'	35°12'18"
C11	24.74'	60.00'	24.57'	S15°35'42"E	12.55'	23°37'31"
C12	33.04'	60.00'	32.62'	S43°10'02"E	16.95'	31°32'49"
C13	60.98'	60.00'	58.39'	S88°34'09"E	33.42'	58°13'44"
C14	35.33'	60.00'	34.82'	N40°56'58"E	18.19'	33°44'06"
C15	27.40'	30.00'	26.46'	S55°14'47"W	14.74'	52°19'46"
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	124.79'	525.00'	124.50'	N64°55'12"E	62.69'	13°37'09"
C18	172.46'	525.00'	171.68'	N48°41'39"E	87.01'	18°49'16"
C20	133.75'	60.00'	107.73'	N21°19'57"W	122.27'	127°43'28"
C21	24.66'	30.00'	23.97'	S61°38'42"E	13.08'	47°05'58"
C22	82.57'	375.00'	82.40'	N44°24'11"W	41.45'	12°36'56"
C23	79.01'	225.00'	78.61'	S40°39'03"E	39.93'	20°07'13"
C24	220.93'	317.84'	216.51'	N50°30'14"W	115.14'	39°49'34"
C25	89.72'	227.00'	89.44'	S61°37'08"E	35.14'	17°35'50"
C26	27.16'	216.00'	13.65'	S51°00'32"E	6.83'	3°37'17"
C27	48.94'	30.00'	43.69'	S03°27'48"E	31.87'	93°28'12"
C28	128.48'	824.40'	128.35'	N48°44'10"E	64.37'	8°55'45"
C29	58.30'	824.40'	58.29'	N42°14'44"E	29.16'	4°03'07"

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

April 30, 2001

Mr. Bill T. Elliott
899 Still Road
Lawrenceville, Georgia 30045

Dear Mr. Elliott:

Please be advised that in its meeting of April 26, 2001, the Hall County Board of Commissioners voted to approve with conditions your application to rezone from AR-TV to R-3; and a Use Subject to Character Conditions, approval on a 305.75 acre tract located on the north side of Old Cornelia Highway, 1,050± feet west of its intersection with Greenway Road; Tax Parcel 15-18-45A. Proposed Use: 292 lot subdivision and day care center. Commission District 3.

The following conditions apply:

1. The development shall be limited to a maximum of 275 lots.
2. The development shall be limited to stick-built homes with a minimum of 1,400 square feet of heated floor space, with an overall average of 1,600 square feet minimum of heated floor space, and all lots bordering the reservoir shall have 1,800 square feet of heated floor space.
3. All septic tanks shall have dual inspection tubes at the inlet and outlet.
4. There shall be a two year limit for the school site to be offered back to the currently proposed 30 acre open space site, given that any time during the two year time period the School Board chooses not to use the land, it will be deeded to the Hall County Government for passive or active recreational use only.
5. There shall also be a substitute site selected or preliminary platting to serve as an alternative to the thirty-acre site, not requiring Planning Commission review.

Pursuant to section 17.380.130(G) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective as to any lot or tract of land for more than 12 months from the date of approval unless a site plan or site plans have been approved for the use proposed in the application by obtaining the proper permit and/or license, and development plat approved, and proceeding with the building, occupancy or establishment of business.

Please remember to remove all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County's Zoning Regulations.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Michelle Boatwright
Clerk of the Commission

GENERAL SITE NOTES

Post Office Box 1562
Gainesville, Georgia 30503
Phone (770) 532-3311
Fax (770) 532-4766

Gary Gibbs
Chairman

Richard E. Deaver, District 1
Robert Gray, District 2
Bill Thurmond, District 3
Frances Mercer, District 4

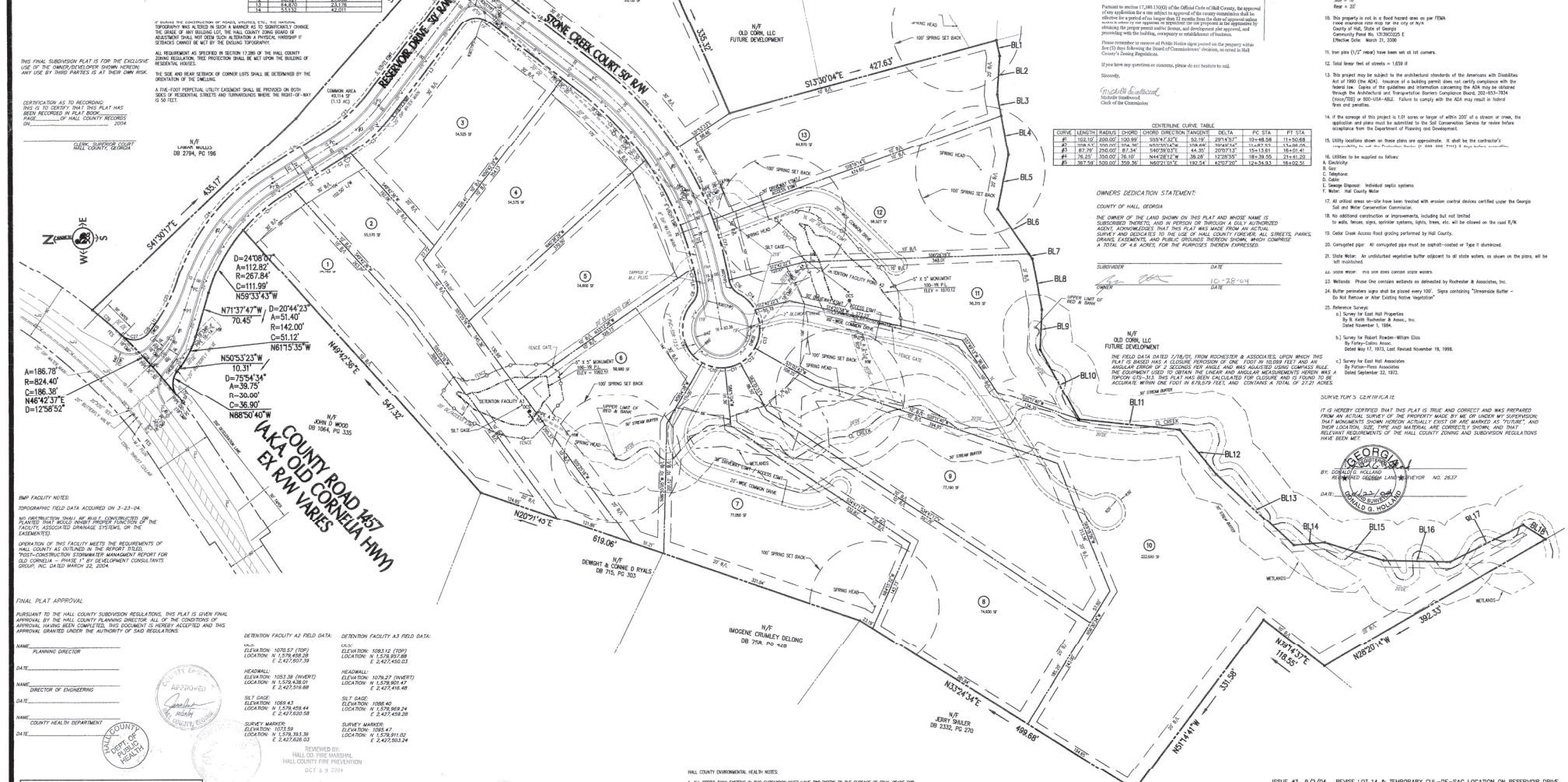
Jim Dunlap
County Administrator

Michael Dolinsky
Commission Clerk

Engineer: DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Contact: Taylor Anderson, PE
Telephone: 770-279-1710

Owner/Developer: OLD CORN, LLC
899 Still Road
Lawrenceville, Georgia 30045
Contact: Mr. Bryan Elliott
Telephone: 770-231-0520

1. This site is located in Glades GMD 403 Hall County, Georgia. Tax Parcel ID# 15-18-45A
2. The total area Phase One = 26.92± acres.
   Total number of lots in Phase One = 14.
   Phase one density = 0.52± units/ac. 1.92 ac/unit
3. Boundary information taken from survey for Old Corn, LLC, Main Street Bank, & Chicago Title Insurance Company, prepared by Rochester & Associates, Inc. dated 12/16/98.
4. Topographic information taken from an aerial survey prepared by Jack Berry & Associates and field run cross sections collected by Rochester and Associates, Inc.
5. Property currently zoned R-1
6. Proposed use: Single-family residential subdivision
7. Minimum lot size of 1.25 acres
8. Minimum house size: 1,400 sf
9. Building set backs: (unless otherwise noted)
   Front = 30' Corner = 30' (min.)
   Side = 10'
   Rear = 20'
10. This property is not in a flood hazard area as per FEMA flood insurance rate map, for the city or n/a in County of Hall, State of Georgia
    Community Panel No. 13139C0325 E
    Effective Date: March 21, 2006
11. Iron pins (1/2" rebar) have been set at lot corners.
12. Total linear feet of streets = 1,659 lf
13. This project may be subject to the architectural standards of the Americans with Disabilities Act of 1990 (the ADA). Issuance of a building permit does not certify compliance with the federal law. Copies of the guidelines and information concerning the ADA may be obtained through the Architectural and Transportation Barriers Compliance Board, 202-653-7834 (Voice/TDD) or 800-USA-ABLE. Failure to comply with the ADA may result in federal fines and penalties.
14. If the acreage of this project is 1.01 acres or larger of within 200' of a stream or creek, the application and plans must be submitted to the Soil Conservation Service for review before acceptance from the Department of Planning and Development.
15. Utility locations shown on these plans are approximate. It shall be the contractor's responsibility to call the Protection Center (1-800-282-7411) 3 days before excavation.
16. Utilities to be supplied as follows:
    A. Electricity:
    B. Gas:
    C. Telephone:
    D. Cable:
    E. Sewage Disposal: Individual septic systems
    F. Water: Hall County Water
17. All critical areas on-site have been treated with erosion control devices certified under the Georgia Soil and Water Conservation Commission.
18. No additional construction or improvements, including but not limited to walls, fences, signs, sprinkler systems, lights, trees, etc. will be allowed on the road R/W.
19. Cedar Creek Access Road grading performed by Hall County.
20. Corrugated pipe: All corrugated pipe must be asphalt-coated or Type II aluminized.
21. State Water: An undisturbed vegetative buffer adjacent to all state waters, as shown on the plans, will be left undisturbed.
22. State Water: No use zone common open waters.
23. Wetlands: Phase One contains wetlands as delineated by Rochester & Associates, Inc.
24. Buffer perimeters signs shall be placed every 100'. Signs containing "Stream/Lake Buffer – Do Not Remove or Alter Existing Native Vegetation"
25. Reference Surveys:
    a.) Survey for East Hall Properties
    By B. Keith Rochester & Assoc., Inc.
    Dated November 1, 1984.
    b.) Survey for Robert Roeder–William Elias
    By Farley-Collins Assoc.
    Dated May 17, 1973, Last Revised November 19, 1998.
    c.) Survey for East Hall Associates
    By Patton-Pless Associates
    Dated September 22, 1972.



OWNERS DEDICATION STATEMENT:

COUNTY OF HALL, GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF HALL COUNTY FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 4.6 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER DATE

OWNER DATE 10-28-04

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA	PC STA	PT STA
#1	102.10'	200.00'	100.99'	S59°47'30"E	52.19'	29°14'57"	10+48.58	11+50.68
#2	208.53'	350.00'	204.56'	N50°30'14"W	108.88'	34°08'54"	11+87.53	13+96.06
#3	87.79'	250.00'	87.34'	S40°39'03"E	44.39'	20°07'13"	15+13.81	16+01.41
#4	76.25'	350.00'	76.10'	N44°28'12"W	38.28'	12°28'55"	18+39.55	21+41.20
#5	367.59'	500.00'	359.36'	N60°21'01"E	192.54'	42°07'26"	12+34.93	16+02.51

OWNER/DEVELOPER CERTIFICATE

THE FIELD DATA DATED 7/18/01, FROM ROCHESTER & ASSOCIATES, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCISION OF ONE FOOT IN 10,099 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE AND WAS ADJUSTED USING COMPASS RULE. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-311. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 675,579 FEET, AND CONTAINS A TOTAL OF 27.21 ACRES.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "PLUMBS", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

GEORGIA REGISTERED LAND SURVEYOR NO. 2637 DONALD G. HOLLAND

BY: DONALD G. HOLLAND
REGISTERED GEORGIA LAND SURVEYOR NO. 2637

DATE:

THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF THE OWNER/DEVELOPER SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

CERTIFICATION AS TO RECORDING:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK_____ PAGE_____ OF HALL COUNTY RECORDS ON_____ 2004

CLERK, SUPERIOR COURT
HALL COUNTY, GEORGIA

IF DURING THE CONSTRUCTION OF ROADS, UTILITIES, ETC., THE NATURAL TOPOGRAPHY WAS ALTERED IN SUCH A MANNER AS TO SIGNIFICANTLY CHANGE THE GRADE OF ANY BUILDING LOT, THE HALL COUNTY ZONING BOARD OF ADJUSTMENT SHALL NOT DEEM SUCH ALTERATION A PHYSICAL HARDSHIP IF SETBACKS CANNOT BE MET BY THE ENSUING TOPOGRAPHY.

ALL REQUIREMENT AS SPECIFIED IN SECTION 17.280 OF THE HALL COUNTY ZONING REGULATION, TREE PROTECTION SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOUSES.

THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.

A FIVE-FOOT PERPETUAL UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF RESIDENTIAL STREETS AND TURNAROUNDS WHERE THE RIGHT-OF-WAY IS 50 FEET.

BMP FACILITY NOTES:

TOPOGRAPHIC FIELD DATA ACQUIRED ON 3-23-04.

NO OBSTRUCTION SHALL BE BUILT, CONSTRUCTED, OR PLANTED THAT WOULD INHIBIT PROPER FUNCTION OF THE FACILITY, ASSOCIATED DRAINAGE SYSTEMS, OR THE EASEMENT(S).

OPERATION OF THIS FACILITY MEETS THE REQUIREMENTS OF HALL COUNTY AS OUTLINED IN THE REPORT TITLED, "POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR OLD CORNELIA – PHASE 1" BY DEVELOPMENT CONSULTANTS GROUP, INC. DATED MARCH 22, 2004.

FINAL PLAT APPROVAL

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME_____
PLANNING DIRECTOR

DATE_____

NAME_____
DIRECTOR OF ENGINEERING

DATE_____

NAME_____
COUNTY HEALTH DEPARTMENT

DATE_____

HALL COUNTY DEPT. OF PUBLIC HEALTH

DETENTION FACILITY A2 FIELD DATA:

INLET
ELEVATION: 1070.57 (TOP)
LOCATION: N 1,579,458.26
E 2,427,607.39

HEADWALL:
ELEVATION: 1053.38 (INVERT)
LOCATION: N 1,579,438.01
E 2,427,519.68

SILT GAGE:
ELEVATION: 1069.43
LOCATION: N 1,579,459.44
E 2,427,620.58

SURVEY MARKER:
ELEVATION: 1073.59
LOCATION: N 1,579,393.36
E 2,427,626.03

DETENTION FACILITY A3 FIELD DATA:

INLET
ELEVATION: 1093.12 (TOP)
LOCATION: N 1,579,957.68
E 2,427,450.03

HEADWALL:
ELEVATION: 1076.27 (INVERT)
LOCATION: N 1,579,901.47
E 2,427,416.48

SILT GAGE:
ELEVATION: 1088.40
LOCATION: N 1,579,969.24
E 2,427,459.28

SURVEY MARKER:
ELEVATION: 1095.47
LOCATION: N 1,579,911.02
E 2,427,503.24

REVIEWED BY:
HALL CO. FIRE MARSHAL
HALL COUNTY FIRE PREVENTION
OCT 2 9 2004

HALL COUNTY ENVIRONMENTAL HEALTH NOTES:

1. ALL SEPTIC TANK SYSTEMS IN THIS SUBDIVISION MUST HAVE TWO RISERS TO THE SURFACE OF FINAL GRADE FOR INSPECTION OF THE TANKS AS REQUIRED BY THE HALL COUNTY ZONING CONDITIONS. THESE RISERS MUST COMPLY WITH THE GEORGIA DEPARTMENT OF HUMAN RESOURCES, PUBLIC HEALTH SECTION, MANUAL FOR ONSITE SEWAGE MANAGEMENT SYSTEMS REQUIREMENTS FOR TANK ACCESS.
2. ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS PLANS ARE SUBMITTED FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.
3. MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING-UP BURN PITS.
4. MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.
5. SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC TANK PERMIT APPLICATION.
6. AREA INSIDE OF LIMITS OF ROAD CONSTRUCTION DISTURBANCE REQUIRE FURTHER SOIL ANALYSIS IF IT IS TO BE USED FOR ONSITE SEWAGE MANAGEMENT SYSTEMS.

LEGEND

CL	= CENTERLINE	PREV	= PREVIOUS
CMF	= CONC. MONUMENT FOUND	H/D	= HANDICAP
R/W	= RIGHT OF WAY	IPF	= IRON PIN FOUND
PC	= POINT OF CURVATURE	IPS	= IRON PIN SET
PT	= POINT OF TANGENCY	FH	= FIRE HYDRANT
B.L.	= BUILDING LINE	BC	= BACK OF CURB
STA	= STATION	DE	= DRAINAGE EASEMENT
U.L.	= LAND LOT LINE	SSE	= SANITARY SEWER EASEMENT
L.L.	= LAND LOT	PAT	= PATIO
DWCB	= DOUBLE WING CATCH BASIN	AC	= ACREAGE
SWCB	= SINGLE WING CATCH BASIN	CI	= PROPERTY CORNER
HW	= HEADWALL	MH	= MANHOLE
JB	= JUNCTION BOX	FH	= FIRE HYDRANT
DI	= DROP INLET	JP	= JOINT USE TELEPHONE POLE
GI	= GRATE INLET	LL	= LAND LOT LINE
CMP	= CORRUGATED METAL PIPE		= FENCE
TYP	= TYPICAL		= POWER LINE
RCP	= REINFORCED CONCRETE PIPE		= TELEPHONE LINE
PVC	= POLYVINYL CHLORIDE PIPE		= GAS LINE
PVC	= POLYVINYL CHLORIDE PIPE		= WATER LINE
GV	= GATE VALVE		= SANITARY SEWER LINE
MH	= MANHOLE		= EXISTING STORM LINE
FFE	= FINISHED FLOOR ELEVATION		= PLUGGED PIPE/STUB
INV	= INVERT ELEVATION		= DRAINAGE LINE/POINT

OWNER/DEVELOPER:
OLD CORN, LLC
899 Still Road
Lawrenceville, Georgia 30045
Telephone: (770) 231-0520
Contact: Mr. Bryan Elliott

PREPARED BY:
DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426

0 60 120 180
scale feet

ISSUE #3 9/2/04 REVISE LOT 14 & TEMPORARY CUL-DE-SAC LOCATION ON RESERVOIR DRIVE
ISSUE #2 8/27/04 REVISE DETENTION FACILITY A2 MONUMENT & FENCE GATE LOCATIONS

DCG DEVELOPMENT CONSULTANTS GROUP
CIVIL ENGINEERS
PLANNERS & SURVEYORS

FINAL PLAT for STONE CREEK AT THE RESERVOIR

DESIGNED: JG	PHASE ONE AREA = 26.92 AC (2.25 AC IN R/W)	1 OF 2
DRAWN: MT		
CHECKED: TA		
APPROVED: TA		ISSUE # 3
DATE: 3/29/04		
SCALE: 1" = 60'	GLADES GMD 403	
JOB # 01047	HALL COUNTY, GA.	