

**NOTES:**  
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF JACKSON COUNTY, GEORGIA COMMUNITY PANEL NO. 130345 0200 A EFFECTIVE DATE: NOVEMBER 16, 1990

EQUIPMENT USED FOR MEASUREMENT:  
TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**AREA: 186.12 ACRES**  
**8,107,402 SQUARE FEET**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,698 FEET AND AN ANGULAR ERROR OF 00'00"08" PER ANGULAR POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: C.P. A.J.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 463,072 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR". ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

**STATE WATERS BUFFER:**  
AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF WATERS BANK.

**TAX MAP 86 - PARCELS 13 and 158**

**ZONING AND SETBACKS:**  
EXISTING JACKSON COUNTY ZONING: RESIDENTIAL-1 (R-1) OPEN SPACE

**SETBACKS:**  
FRONT: 60' FROM C/L OF PROPOSED ROAD, OR 25' FROM P/L, WHICHEVER IS GREATER  
SIDE: 10'  
REAR: 40'

**DENSITY:**  
0.687 du/a

TOTAL NUMBER OF LOTS: 124  
MINIMUM LOT SIZE: 0.59 ACRE / 25,500 SQ. FT.

**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL SITE BUILT HOMES HAVING NO LESS THAN 1,600 SF HEATED FLOOR SPACE FOR ONE-STORY DWELLINGS AND 1,800 SF HEATED FLOOR SPACE FOR TWO-STORY AND SPLIT LEVEL DWELLINGS.

**PROPOSED WATER SUPPLY:** JACKSON COUNTY WATER  
**PROPOSED SEWAGE SYSTEM:** INDIVIDUAL SEPTIC TANKS  
**PROPOSED ROAD DATA:**

50' RADIUS ON C/L OF DE-SAC  
2,313.64 LF. OF PROPOSED ROAD "A"  
1,823.69 LF. OF PROPOSED ROAD "B"  
690.04 LF. OF PROPOSED ROAD "C"  
953.56 LF. OF PROPOSED ROAD "D"  
1,430.71 LF. OF PROPOSED ROAD "E"  
1,027.78 LF. OF PROPOSED ROAD "F"  
1,064.48 LF. OF PROPOSED ROAD "G"  
400.00 LF. OF PROPOSED ROAD "H"  
9,493.88 LF. TOTAL

**Wetlands Certification:**

The design professional whose seal appears herein certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet.

DOES DOES NOT

Indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance or other activities shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained.

**STORMWATER MANAGEMENT:**  
SITE WILL MEET ALL JACKSON COUNTY WATERSHED PROTECTION ORDINANCES.

**OPEN SPACE CALCULATIONS:**

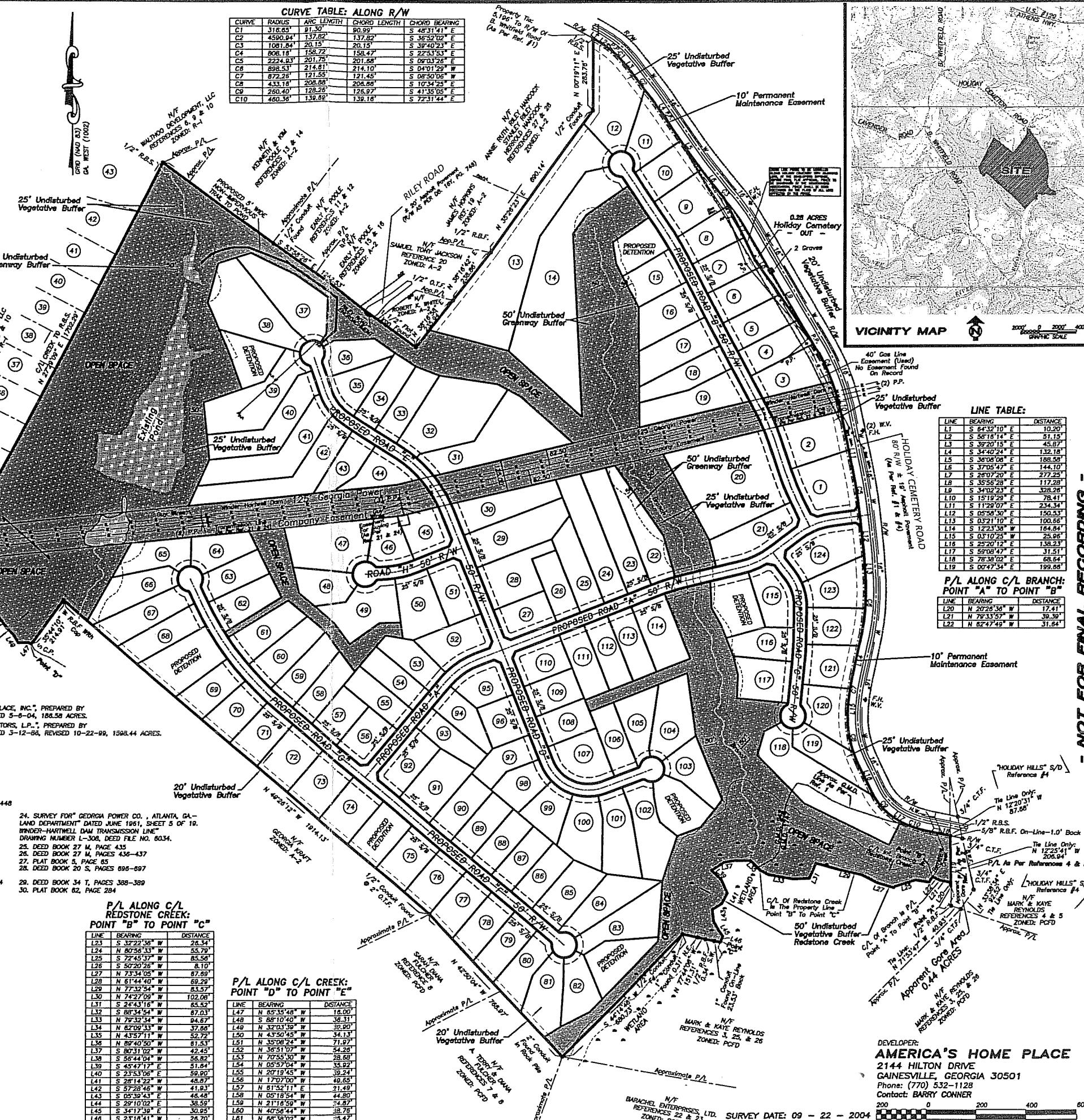
**48.36 Open Space Acres Shown = 24.91%**  
(OPEN SPACE AREA DOES NOT INCLUDE POWER LINE EASEMENT)  
186.12 Acres x .20% = 37.224 Acres (Min. Open Space Req.)

**LEGEND:**

- L.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR SET
- O.T.F. - OPEN TOP FOUND
- A.I.F. - ANGLE IRON FOUND
- B.C.M.F. - CONCRETE MONUMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- F.H. - FIRE HYDRANT
- G.V. - GATE VALVE
- W.M. - WATER METER
- W. - WATER MAIN
- D.I.P. - DUCTILE IRON PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- T.P. - TELEPHONE POLE
- D.P.B. - POWER TRANSFORMER BOX
- T.R. - TELEPHONE RISER
- - ELECTRICAL LINE
- - TELEPHONE CABLE
- - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- U.B. - UNIFORM BOX
- M.H. - STORM DRAIN MANHOLE
- D.I. - DROP INLET
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- - 25' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL STREAMS AND LAKES. BUFFER TO BE MEASURED FROM THE TOP EDGE OF WATERS BANK.

| LOT AREA |         |          |
|----------|---------|----------|
| LOT No.  | ACREAGE | SQ. FEET |
| 1        | 1.10    | 48,151   |
| 2        | 0.95    | 41,252   |
| 3        | 0.86    | 37,358   |
| 4        | 0.69    | 29,878   |
| 5        | 0.73    | 31,727   |
| 6        | 0.71    | 30,956   |
| 7        | 0.68    | 29,449   |
| 8        | 0.70    | 30,476   |
| 9        | 0.93    | 40,576   |
| 10       | 0.71    | 31,015   |
| 11       | 0.80    | 35,011   |
| 12       | 1.49    | 65,063   |
| 13       | 3.80    | 165,327  |
| 14       | 3.85    | 167,679  |
| 15       | 0.73    | 31,617   |
| 16       | 0.93    | 40,278   |
| 17       | 0.95    | 41,425   |
| 18       | 0.77    | 33,634   |
| 19       | 1.05    | 45,790   |
| 20       | 2.95    | 128,592  |
| 21       | 0.98    | 42,760   |
| 22       | 0.99    | 43,391   |
| 23       | 1.17    | 51,075   |
| 24       | 1.20    | 52,118   |
| 25       | 0.80    | 34,825   |
| 26       | 0.62    | 26,983   |
| 27       | 0.66    | 28,528   |
| 28       | 0.99    | 43,380   |
| 29       | 1.26    | 54,925   |
| 30       | 1.01    | 43,798   |
| 31       | 1.87    | 81,526   |
| 32       | 1.87    | 81,507   |
| 33       | 0.71    | 30,962   |
| 34       | 0.69    | 29,948   |
| 35       | 0.62    | 27,008   |
| 36       | 0.65    | 28,172   |
| 37       | 1.31    | 57,123   |
| 38       | 1.85    | 81,648   |
| 39       | 1.43    | 62,356   |
| 40       | 1.43    | 62,356   |
| 41       | 1.40    | 61,092   |
| 42       | 1.45    | 63,297   |
| 43       | 0.60    | 26,038   |
| 44       | 0.63    | 27,278   |
| 45       | 0.67    | 28,982   |
| 46       | 0.62    | 26,905   |
| 47       | 1.36    | 59,046   |
| 48       | 0.66    | 28,805   |
| 49       | 1.05    | 45,623   |
| 50       | 0.92    | 40,184   |
| 51       | 0.75    | 32,728   |
| 52       | 0.85    | 36,980   |
| 53       | 0.64    | 27,676   |
| 54       | 0.64    | 27,697   |
| 55       | 0.64    | 27,697   |
| 56       | 0.66    | 28,808   |
| 57       | 0.61    | 26,386   |
| 58       | 0.65    | 28,154   |
| 59       | 0.72    | 31,470   |
| 60       | 0.79    | 34,601   |
| 61       | 0.76    | 33,242   |
| 62       | 0.73    | 31,963   |
| 63       | 0.65    | 28,318   |
| 64       | 0.67    | 29,246   |
| 65       | 0.73    | 31,944   |
| 66       | 0.90    | 39,183   |
| 67       | 0.91    | 39,584   |
| 68       | 0.76    | 33,173   |
| 69       | 0.69    | 30,198   |
| 70       | 0.69    | 29,835   |
| 71       | 0.69    | 29,943   |
| 72       | 0.79    | 34,547   |
| 73       | 0.83    | 36,006   |
| 74       | 0.78    | 33,951   |
| 75       | 0.75    | 32,837   |
| 76       | 0.69    | 30,187   |
| 77       | 0.69    | 30,154   |
| 78       | 0.68    | 29,544   |
| 79       | 0.69    | 30,035   |
| 80       | 0.72    | 31,266   |
| 81       | 0.87    | 37,820   |
| 82       | 0.69    | 30,238   |
| 83       | 0.99    | 43,353   |
| 84       | 0.91    | 39,443   |
| 85       | 0.88    | 38,133   |
| 86       | 0.63    | 27,382   |
| 87       | 0.61    | 26,388   |
| 88       | 0.61    | 26,738   |
| 89       | 0.63    | 27,256   |
| 90       | 0.66    | 28,650   |
| 91       | 0.97    | 42,081   |
| 92       | 0.76    | 33,299   |
| 93       | 0.62    | 26,799   |
| 94       | 0.60    | 26,133   |
| 95       | 0.65    | 28,150   |
| 96       | 0.61    | 26,490   |
| 97       | 0.61    | 26,415   |
| 98       | 0.61    | 26,530   |
| 99       | 0.64    | 27,868   |
| 100      | 0.90    | 39,367   |
| 101      | 0.99    | 43,296   |
| 102      | 1.07    | 46,672   |
| 103      | 0.73    | 31,605   |
| 104      | 1.01    | 44,048   |
| 105      | 0.72    | 31,395   |
| 106      | 0.64    | 27,689   |

| LOT AREA |         |          |
|----------|---------|----------|
| LOT No.  | ACREAGE | SQ. FEET |
| 107      | 0.85    | 37,009   |
| 108      | 0.60    | 26,232   |
| 109      | 0.61    | 26,347   |
| 110      | 0.66    | 28,828   |
| 111      | 0.67    | 29,082   |
| 112      | 0.64    | 27,774   |
| 113      | 0.64    | 27,774   |
| 114      | 0.92    | 39,894   |
| 115      | 0.73    | 31,586   |
| 116      | 0.64    | 28,054   |
| 117      | 0.79    | 34,431   |
| 118      | 2.13    | 92,645   |
| 119      | 0.77    | 33,367   |
| 120      | 0.82    | 35,682   |
| 121      | 0.75    | 32,663   |
| 122      | 0.75    | 32,839   |
| 123      | 0.86    | 37,508   |
| 124      | 1.06    | 46,025   |



**REVISIONS:**

| DATE | COMMENTS |
|------|----------|
|      |          |
|      |          |
|      |          |

**SEAL**

**GEORGIA**  
REGISTERED  
LAND SURVEYOR  
No. 15702  
PAUL S. BOWEN

**GEORGIA**  
REGISTERED  
LAND SURVEYOR  
No. 2841  
CHRIS M. PATTON

**NOT FOR FINAL RECORDING**

**CONCEPTUAL SUBDIVISION PLAN FOR:**

**AMERICA'S HOME PLACE, INC.**

LOCATED IN:  
G.M.D. 242 AND G.M.D. 1747  
JACKSON COUNTY, GEORGIA

**SHEET NUMBER**  
1 OF 1

**FILE NAME:** 04-1309CONCEPT2

**SCALE**  
1" = 200'

**DATE**  
09 - 01 - 2006

**PROJECT NO.**  
04-130

**DEVELOPER:**  
**AMERICA'S HOME PLACE**  
2144 HILTON DRIVE  
GAINESVILLE, GEORGIA 30501  
Phone: (770) 532-1128  
Contact: BARRY CONNER

**SURVEY DATE:** 09 - 22 - 2004  
**PLAT DATE:** 11 - 09 - 2004

**GRAPHIC SCALE:** 1" = 200'