Filed in 12/7/2004 2:19:00 PM
Office Clerk of Superior Court Cherokee County, GA
Plat BK 82 Page 70
Anne M Reneau

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

STREETS AND DRAINAGE STRUCTURES ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANOR AND ACCORDING TO THE SPECIFICATIONS OF THE WOODSTOCK SUBDIVISION STANDARDS, OR (2) THAT A BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE FINAL PLAT OF DEVELOPMENTS SHOULD BE APPROVED SAID INSTALLATION.

DATE ______ CITY ENGINEER ______

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED ON THE FINAL SUBDIVISION PLAT ENTITLED THE WOODLANDS UNIT F, PHASE I, HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHEROKEE COUNTY, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

INSPECTORS — CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY — DATE 11-30-04

JEFFREY S. HOOPER — CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED ON THE FINAL SUBDIVISION PLAT ENTITLED THE WOODLANDS, UNIT F, PHASE I, HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHEROKEE COUNTY, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

INSPECTORS — CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY — DATE 11-30-04

JEFFREY S. HOOPER — CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY — DATE 12/06/04

FINAL PLAT APPROVAL (MAJOR SUBDIVISION)

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE WOODSTOCK MUNICIPAL COMMISSION AND HAS MET THE STANDARDS SET FORTH IN THE WOODSTOCK SUBDIVISION REGULATIONS WITH THE EXCEPTION OF ANY NOTED VARIANCES. THE PLAT IS HEREBY APPROVED FOR RECORDINGS IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT IN CHEROKEE COUNTY.

DATE 12/7/04 — CHAIRMAN, WOODSTOCK MUNICIPAL PLANNING COMMISSION

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AN WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER — 11-13-05

OWNERS ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, EXCEPT AS OTHERWISE NOTED.

SUBDIVIDER 11-9-05 — OWNER 11-9-05

DATE

ENGINEER 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 ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE WOODSTOCK SUBDIVISION STANDARDS AND ZONING ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

BY ANDREW G. BLAKEY — REGISTERED CIVIL ENGINEER NO. 24140 — 11-24-04

OR TRAVIS N. PRUITT, SR. REGISTERED GEORGIA LAND SURVEYOR NO. 1729 — 11-5-04

DATE

GENERAL NOTES:

1. LAND USE: SINGLE-FAMILY DETACHED HOUSING.
2. ZONING: R-3 CONDITIONAL
3. SITE AREA: 15.03 ACRES:
4. NUMBER OF LOTS: 34
5. DENSITY: 2.26 LOTS PER ACRE;
6. EXISTING TOPOGRAPHY COMPILED BY STEREOPHOTOGRAMMETRIC METHODS; PREPARED BY JACK W. BERRY AND ASSOC, INC., PEACHTREE CITY, GA
7. BOUNDARY INFORMATION TAKEN FROM SURVEY FOR PULTE HOME CORPORATION, BY TRAVIS PRUITT AND ASSOCIATES, INC., DATED MARCH 1, 2001.
8. ALL STREETS SHOWN ON THIS PLAT ARE PAVED PUBLIC STREETS.
9. THE OWNER HAS OBTAINED ALL WETLAND PERMITS REQUIRED FROM THE CORPS OF ENGINEERS.
10. A 6' VINYL-COATED FENCE IS PLACED AROUND ALL DETENTION PONDS EXCEEDING FOUR FEET IN DEPTH.
11. ALL DETENTION PONDS TO BE MAINTAINED BY THE WOODLANDS HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS:
    FRONT: 20 FEET
    SIDE: 10 FEET MIN. BLDG. SEPARATION
    REAR: 20 FEET
13. MINIMUM LOT SIZE: 9,000 SQ.FT.
    TYPICAL LOT SIZE: 70' X 140'
14. MINIMUM HEATED FLOOR AREA: 2,300 SQ.FT.
15. PARKING: 2 CAR GARAGE
16. 1/2" REBARS SET AT ALL PROPERTY CORNERS.
17. SANITARY SEWER AND WATER EASEMENTS TO BE DEDICATED TO THE CHEROKEE COUNTY
18. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 18, 2002, DEED BOOK 0674, PAGE 378
19. A COPY OF THE CLEANING AND MAINTENANCE PROCEDURES FOR DETENTION PONDS HAS BEEN PROVIDED TO THE HOMEOWNERS ASSOCIATION.
20. CURB AND GUTTER IS PROVIDED FOR ALL STREET BEING DEDICATED TO THE CITY OF WOODSTOCK.

CONDITIONS OF ZONING

GENERAL STIPULATIONS APPLICABLE TO THE ENTIRE DEVELOPMENT PER PLAN DATED FEBRUARY 7, 2001 BY TRAVIS PRUITT & ASSOCIATES, INC.

1. EXCEPT AS OTHERWISE APPROVED BY THE MAYOR & COUNCIL, AN AGREEMENT TO COMPLY WITH ALL CITY ENGINEERING DEPARTMENT RECOMMENDATIONS WITH RESPECT TO STORMWATER MANAGEMENT, TECHNICAL HYDROLOGY AND DOWNSTREAM CONSIDERATIONS INCLUDING THE FOLLOWING:
2. COMPLIANCE WITH THE CITY'S LAND DEVELOPMENT ORDINANCE CONCERNING SOIL EROSION, SEDIMENT CONTROL, TREE PRESERVATION, FLOOD DAMAGE PREVENTION AND STORMWATER MANAGEMENT, INCLUDING A STORMWATER MONITORING PROGRAM AND MAINTENANCE AGREEMENT, IN ACCORDANCE WITH THE STATE OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
3. MAINTENANCE OF A TWENTY-FIVE FOOT (25') UNDISTURBED STREAM BANK BUFFER ALONG BOTH SIDES OF ALL RIVERS AND STREAMS TRAVERSING THE SUBJECT PROPERTY.
4. SECURING APPROPRIATE PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS (IF NECESSARY).
5. EXERCISING A HEIGHTENED DEGREE OF ENVIRONMENTAL SENSITIVITY WITH AN EFFORT TO PROTECT ALL FLORA AND FAUNA WITHIN UNDISTURBED AND OPEN SPACE AREAS. IN ADDITION ALL AREAS TO BE DEVELOPED WILL BE REQUIRED TO SUBMIT A DETAILED TREE PRESERVATION PLAN.
6. EXCEPT AS OTHERWISE APPROVED BY THE MAYOR & COUNCIL, AN AGREEMENT TO COMPLY WITH ALL CITY DEVELOPMENT STANDARDS AND ORDINANCES RELATED TO PROJECT IMPROVEMENTS.
7. EXCEPT AS OTHERWISE APPROVED BY THE MAYOR & COUNCIL, AN AGREEMENT TO COMPLY WITH RECOMMENDATIONS OF THE CITY ENGINEER WITH RESPECT TO TRAFFIC/TRANSPORTATIONAL ISSUES CONCERNING THE PROPOSED DEVELOPMENT INCLUDING THE FOLLOWING:
8. COMPLIANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS CONTAINED IN THE TRAFFIC IMPACT STUDY PREPARED BY STREET SMARTS, DATED NOVEMBER 27, 2000.
9. INSTALLATION OF TRAFFIC SIGNALIZATION AND CONSTRUCTION ASSOCIATED WITH THE TURNING/DECELERATION LANES AT THE HIGHWAY 92 ACCESS, SUBJECT TO SAME BEING WARRANTED, RECOMMENDED, AND APPROVED BY THE STATE AND COUNTY DEPARTMENTS OF TRANSPORTATION.
10. REALIGNMENT AND RECONFIGURATION OF THE ACCESS POINT AT RAGSDALE ROAD AND TRICKUM ROAD SO THAT ALL IMPROVEMENTS BE [illegible] CHEROKEE COUNTY'S ROADWAY IMPROVEMENT PLANS. SAID REALIGNED INTERSECTION WILL BE SITUATED SOUTH OF THE INTERSECTION OF THE [illegible] AND TRICKUM ROAD. ADDITIONALLY, SAID REALIGNED INTERSECTION WILL PRECIPITATE PULTE'S INSTALLATION OF TRAFFIC SIGNALIZATION AND THE CONSTRUCTION ASSOCIATED WITH TURNING/DECELERATION LANES AT SAID INTERSECTION, SUBJECT TO SAME BEING WARRANTED, RECOMMENDED AND APPROVED BY THE STATE AND COUNTY DEPARTMENTS OF TRANSPORTATION. THE ESTABLISHMENT OF RIGHT-OUT ONLY TURNING MOVEMENTS FROM THE SUBDIVISION'S POINT OF INGRESS/EGRESS RAGSDALE ROAD.
11. ALL ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER [illegible], LAND DEVELOPMENT STANDARDS, OF THE ORDINANCE AND SHALL ALSO COMPLY WITH GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ALL INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY SHALL BE BY WAY OF HIGHWAY 92, TRICKUM ROAD AND RIGHT OUT ONLY MOVEMENTS ONTO RAGSDALE ROAD. THERE SHALL BE NO ACCESS TO THE SUBJECT PROPERTY FROM DEVELOPMENT CONNECTIONS FROM ADJACENT SUBDIVISION STREETS.
12. THE INSTALLATION OF UNDERGROUND UTILITIES AND IMPLEMENTATION OF THE CITY'S DESIGN STANDARDS THROUGHOUT THE DEVELOPMENT. DECORATIVE LIGHT POSTS AND SIGNAGE WILL BE IMPLEMENTED THROUGHOUT THE DEVELOPMENT.
13. OPEN/GREEN SPACE CONSISTING OF A MINIMUM OF 102 ACRES (36% OF THE TOTAL ACREAGE) IN ORDER TO MINIMIZE THE DEVELOPMENT'S IMPACT UPON THE ENVIRONMENT AND RIVER CORRIDOR, AS WELL AS PROVIDING PASSIVE AMENITIES THROUGHOUT THE DEVELOPMENT.
14. A NETWORK OF PATHS AND SIDEWALKS THROUGHOUT THE SUBJECT PROPERTY WHICH WILL CONNECT WITH THE OPEN/GREEN SPACE AREAS, THE AMENITY, HOME SITES AND PARKS THROUGHOUT THE DEVELOPMENT. THIS INTEGRATED PATHWAY NETWORK WILL BE DESIGNED TO PROMOTE A PEDESTRIAN FRIENDLY ATMOSPHERE AMONG AND BETWEEN THE VARIOUS RESIDENTIAL AND COMMERCIAL COMPONENTS OF THE PROJECT AND WILL TAKE ADVANTAGE OF THE NATURAL ENVIRONMENTAL AND WILDLIFE ASPECTS OF THE SUBJECT PROPERTY.
15. ALL BOUNDARIES ADJACENT TO SURROUNDING USES SHALL MAINTAIN A FIFTY FOOT (50') UNDISTURBED BUFFER (CONSISTING OF APPROXIMATELY 11 ACRES), EXCLUDING THE COMMERCIAL COMPONENTS AND THOSE PORTIONS OF THE SUBJECT PROPERTY FRONTING ON HIGHWAY 92. SAID UNDISTURBED BUFFER SHALL BE SAID COVENANTED AND SHALL BE PERPETUALLY MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION. ON PULTE'S SIDE OF THE 50 FOOT UNDISTURBED BUFFER, A 6 FOOT PRESSURE TREATED WOODEN OPAQUE FENCE SHALL BE ERECTED, WITH SAID FENCE REMAINING THE PERPETUAL RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. WHERE INDICATED BY CITY OF WOODSTOCK'S PROFESSIONAL STAFF, THE FIFTY FOOT (50') UNDISTURBED BUFFER SHALL BE ENHANCED WITH ADDITIONAL VEGETATION AND INCREASED, MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION IN AN UNDISTURBED FASHION.
16. THE SUBMISSION OF A LANDSCAPE PLAN, DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT, DURING THE PLAN REVIEW PROCESS THAT SHALL BE SUBJECT TO STAFF REVIEW AND APPROVAL.
17. COMPLIANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS REGARDING ARCHEOLOGICAL SITES (CONSISTING OF 3.5 ACRES) AS EMBODIED IN THAT CERTAIN CULTURAL RESOURCES SURVEY PREPARED BY R.S. WEBB & ASSOCIATES, CULTURAL RESOURCE MANAGEMENT CONSULTANTS, DATED JUNE 10, 2000. SAID IN-PLACE PRESERVATION SHALL INCLUDE THE CONSTRUCTION AND ERECTION OF BLACK VINYL-COATED CHAIN LINK FENCING AROUND EACH DESIGNATED ARCHEOLOGICAL SITE AND PROPER SIGNAGE AND POSTING REGARDING SAME.
18. AN AGREEMENT TO VOLUNTARILY CONTRIBUTE THE TOTAL SUM OF $350.00 PER UNIT TO THE CHEROKEE COUNTY SCHOOL SYSTEM. SAID AMOUNT SHALL BE PAID TO THE SCHOOL SYSTEM PRIOR TO THE ISSUANCE OF BUILDING PERMITS WITH RESPECT TO EACH RESIDENTIAL UNIT. $100,000.00 OF SAID TOTAL AMOUNT SHALL BE PAID DIRECTLY TO THE SCHOOL SYSTEM WITHIN THIRTY (30) DAYS OF CLOSING BETWEEN THE [illegible] ESTATE AND PULTE HOME CORPORATION. SAID PRE-PAYMENT SHALL OPERATE AS A CREDIT WITH RESPECT TO A TOTAL NUMBER OF 400 UNITS. SAID FUNDS SHALL BE DEPOSITED INTO AN ACCOUNT WHICH IS DESIGNATED SPECIFICALLY FOR CAPITAL IMPROVEMENTS CONCERNING ELEMENTARY, MIDDLE AND HIGH SCHOOLS WITHIN THE CITY LIMITS OF WOODSTOCK AND/OR THE SUB-AREA KNOWN AS SOUTH CHEROKEE COUNTY, DEFINED AS THAT PORTION OF CHEROKEE COUNTY LOCATED SOUTH OF SIXES ROAD AND ITS EXTENSIONS.
19. AN AGREEMENT TO VOLUNTARILY DONATE AND CONVEY AN APPROXIMATE 0.0-ACRE SITE FOR A FUTURE FIRE STATION.
20. AN AGREEMENT TO VOLUNTARILY DONATE AND CONVEY AN APPROXIMATE 20.7-ACRE PUBLICLY ACCESSIBLE MUNICIPAL PARK.
21. AN AGREEMENT TO VOLUNTARILY DONATE AND CONVEY AN APPROXIMATE 51.5-ACRE TRACT FOR A YMCA SITE.

STIPULATIONS REGARDING THE RESIDENTIAL COMPONENTS PER PLAN DATED FEBRUARY 7, 2001 BY TRAVIS PRUITT & ASSOCIATES, INC.
THERE SHALL BE A MAXIMUM NUMBER OF 1,195 RESIDENTIAL UNITS AT A MAXIMUM DENSITY OF 2.10 UNITS PER ACRE, INCLUDING THE FOLLOWING:

1. A MAXIMUM NUMBER OF 2[illegible] TOWNHOMES (CONDITIONAL R-5C) RANGING IN FLOOR AREA FROM 1,400 SQ. FT. TO 1,900 SQ. FT.
2. A MAXIMUM NUMBER OF 938 SINGLE-FAMILY RESIDENTIAL HOMES (CONDITIONAL R-3) RANGING IN FLOOR AREA FROM 1,300 SQ. FT. TO 3,100 SQ. FT.
3. SIGNAGE WITHIN AN CONCERNING RESIDENTIAL AREAS SHALL BE GROUND-BASED, MONUMENT STYLE, PRIMARILY CONSISTING OF BRICK AND/OR STONE, AND INCORPORATED INTO THE OVERALL LANDSCAPE PLAN WHICH SHALL BE SUBJECT TO STAFF REVIEW AND APPROVAL.
4. THE ESTABLISHMENT OF A MANDATORY HOMEOWNER'S ASSOCIATION WHICH SHALL INCLUDE ARCHITECTURAL CONTROL OVERSIGHTS AND THE SUBMISSION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO THE CITY STAFF FOR ITS REVIEW AND APPROVAL.
5. A THIRD-PARTY MANAGEMENT COMPANY SHALL BE HIRED TO MANAGE THE DAY-TO-DAY OPERATIONS OF THE HOMEOWNER'S ASSOCIATION, INCLUDING THE RESPONSIBILITY FOR ALL OPEN/GREEN SPACE PROPERTIES AND ALL AMENITIES WITHIN THE SUBJECT PROPERTY. THE THIRD-PARTY MANAGEMENT COMPANY SHALL ALSO BE RESPONSIBLE FOR THE MANAGEMENT OF ALL ASSOCIATION MONIES AS WELL AS ENSURING THAT THE ASSOCIATION IS PROPERLY INSURED.
6. ACTIVE AMENITY AREAS SHALL BE ESTABLISHED WITHIN THE RESIDENTIAL COMPONENTS WHICH SHALL INCLUDE A POOL/CABANA IN THE TOWNHOME AREA (POD A) AND A POOL/TENNIS FACILITY WITH CLUBHOUSE (14.2 ACRES) WHICH SHALL SERVE PODS B, C, D, E & F.

STIPULATIONS REGARDING THE COMMERCIAL COMPONENTS PER PLAN DATED DECEMBER 14, 2000 BY TRAVIS PRUITT & ASSOCIATES

1. THE EXCLUSION OF FUEL SALES AND FAST FOOD ESTABLISHMENTS ON THAT PORTION OF THE COMMERCIAL COMPONENTS NORTH OF HIGHWAY 92.
2. ALL MECHANICAL AND HVAC SYSTEM SHALL BE SCREENED FROM VIEW BY THE ROOF LINES OF THE BUILDINGS OR SCREENED BY LANDSCAPING AND FENCING.
3. ARCHITECTURAL STYLE OF THE COMMERCIAL BUILDINGS SHALL COMPLEMENT THE RESIDENTIAL TOWNHOMES ON THE NORTH SIDE OF HIGHWAY 92 AND SHALL BE CONSISTENT THROUGHOUT THE COMMERCIAL AREAS ON BOTH SIDES OF HIGHWAY 92.
4. SIGNAGE SHALL BE GROUND-BASED, MONUMENT STYLE AND SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE COMMERCIAL BUILDINGS. THERE SHALL BE NO FLASHING SIGN COMPONENTS OF THE EXTERIOR ILLUMINATION OF ANY SIGNS BY REMOTE FLOOD LIGHTING.
5. LIGHTING SHALL BE ENVIRONMENTALLY SENSITIVE WITH EVERY EFFORT BEING MADE TO ENSURE THAT ALL LIGHTING IS AS UNOBTRUSIVE AS POSSIBLE AND CONSISTENT THROUGHOUT COMMERCIAL AREAS.
6. DUMPSTERS AND LOADING DOCKS SHALL BE PLACED TO THE REAR OR SIDE OF BUILDINGS IN VISUALLY UNOBTRUSIVE LOCATIONS AND TOTALLY SCREENED FROM VIEW.
7. LANDSCAPING FOR THE COMMERCIAL COMPONENT SHALL BE PURSUANT TO A SPECIFIC LANDSCAPE PLAN AND SHALL INCLUDE THE FOLLOWING:
   1. LANDSCAPE AREAS SHALL BE WELL KEPT WITH TREES, FOLIAGE AND OTHER VEGETATION AND REGULARLY MAINTAINED BY PULTE AND/OR ITS SUCCESSORS IN TITLE.
   2. GRASS PLANTED WITHIN THE LANDSCAPED AREAS AND OTHERWISE SHALL BE SOD.
   3. THE AREA BETWEEN THOSE SECTIONS OF THE SUBJECT PROPERTY RESERVED FOR REQUIRED PARKING, AS WELL AS PUBLIC RIGHTS-OF-WAY, SHALL BE INCLUDED IN THE FINAL LANDSCAPE PLAN AND SHALL BE LANDSCAPED IN A MANNER CONSISTENT WITH THE LANDSCAPE PLAN PROVIDED TO STAFF DURING PLAN REVIEW.

POD F
1. ZONING: R-3 CONDITIONAL
2. NUMBER OF LOTS: 117
3. TYPICAL LOT SIZE: 70' X 140'
4. SETBACKS:
   A. FRONT: 20 FEET
   C. SIDE: 10 FEET MIN. BLDG. SEPARATION
   D. REAR: 20 FEET
5. MINIMUM LOT SIZE: 9,000 SQ.FT.
6. MINIMUM HEATED AREA: 2,300 SQ.FT.
7. PARKING: 2 CAR GARAGE

© Copyright 2004
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, 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 OR ANYONE ELSE WHO RELIES UPON THIS SURVEY SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

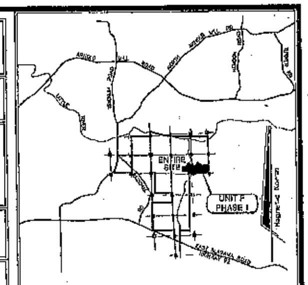
FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13057C0330, DATED JULY 15, 1988.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 303,731 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 11,577 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

SURVEY FIELDWORK PERFORMED ON AUGUST 23, 2004



LOCATION MAP
not to scale / ref. aero atlas

CHEROKEE COUNTY PROJECT No. 00422

OWNER/DEVELOPER

PULTE HOME CORPORATION
3805 CRESTWOOD PARKWAY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MR. JEFF ENDRES: (770) 381-3400

Filed in 12/7/2004 2:19:00 PM Office Clerk of Superior Court Cherokee County, GA Plat Bk 82 Page 70 - 72, Anne M. Reneau

FINAL PLAT for:

THE WOODLANDS
UNIT F, PHASE 1

LAND LOTS 1052 and 1053
15TH DISTRICT – 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE, COUNTY GEORGIA
AUGUST 18, 2004

GEORGIA REGISTERED LAND SURVEYOR No. 1729 TRAVIS N. PRUITT, SR.
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24140 ANDREW G. BLAKEY

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

TPA
CONSULTANTS, ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS
TRAVIS PRUITT AND ASSOCIATES, INC.
4317 PARK DRIVE • SUITE 400 • NORCROSS, GEORGIA 30093
PHONE: (770)416-7511 • FAX (770)416-6799 • WWW.TRAVISPRUITT.COM

received

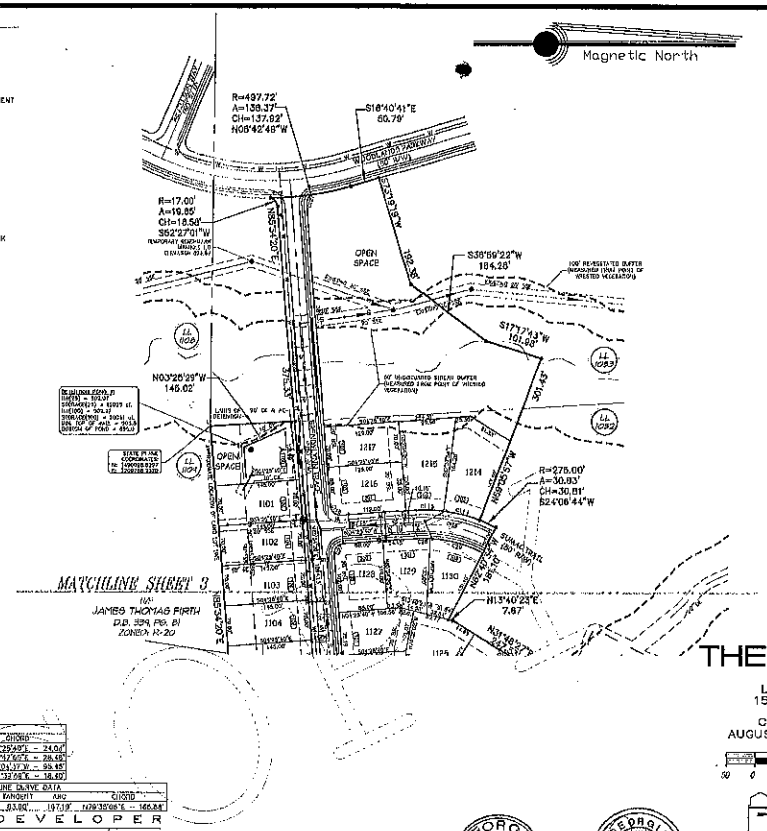
DRWN BY: DMJ CHKD BY: PC JN: 00422.5F CN: 00422PCGF_1fp_pb FN: 116-C-2240

W:\Land Projects R\2001\22\dwg\00422PCGF_1fp_pb.dwg, 11/8/2004 7:48:01 AM, Unwind

PLAT BK 82 PG 71

LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- DROP INLET
- CATCH BASIN
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- LS LANDSCAPE STRIP
- —S— SANITARY SEWER LINE
- R/W RIGHT OF WAY
- —W— WATER LINE
- ℄ PROPERTY LINE
- BSL BUILDING SETBACK LINE
- STORM LINE
- BC BACK OF CURB
- IPF IRON PIN FOUND
- CL CENTERLINE
- POB POINT OF BEGINNING
- LIMITED ACCESS
- TBM TEMPORARY BENCH MARK
- WV WATER VALVE
- FIRE HYDRANT



LOT AREA CHART		
LOT	SQ. FT.	ACRES
1101	10,150	0.23
1102	10,150	0.23
1103	10,150	0.23
1104	10,150	0.23
1105	10,150	0.23
1106	10,150	0.23
1107	10,150	0.23
1108	10,150	0.23
1109	10,465	0.24
1110	10,815	0.24
1111	11,214	0.26
1112	11,731	0.27
1113	21,340	0.49
1114	20,226	0.46
1115	28,368	0.65
1116	20,640	0.59
1117	16,309	0.45
1118	13,182	0.35
1119	10,565	0.28
1120	9,602	0.21
1121	9,065	0.21
1122	14,990	0.34
1123	20,537	0.47
1124	16,648	0.38
1125	10,861	0.25
1126	9,065	0.21
1127	9,680	0.22
1128	10,651	0.25
1129	9,240	0.21
1130	9,602	0.22
1214	13,397	0.31
1215	13,020	0.30
1216	10,903	0.25
1217	9,604	0.22
AREA SUMMARY		
AREA IN LOTS		10.14
AREA IN OPEN SPACE		0.34
AREA IN OPEN SPACE		2.27
AREA IN ROW		2.28
TOTAL AREA		15.03

Filed in Office this 19 day of August 2004 at 2:10:00 PM Office Clerk of Superior Court Cherokee County, GA. Plat Bk 82 Page 69 - 72. Anne M. Barnes W

FINAL PLAT FOR

THE WOODLANDS

UNIT F, PHASE 1

LAND LOTS 1052 AND 1053
15TH DISTRICT – 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA
AUGUST 18, 2004 / SCALE: 1"=100'

GRAPHIC SCALE - IN FEET

50 0 100 200 300 400

LOT CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C27	26.70'	17.00'	S62°29'49"E – 24.04'
C28	28.30'	225.00'	N00°12'55"E – 28.48'
C29	56.19'	225.00'	S33°31'17"W – 56.45'
C127	16.44'	15.00'	S61°32'56"E – 16.60'

CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C112	11°59'27"	800.00'	83.96'	167.01'	N78°30'06"E – 166.64'

OWNER/DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PARKWAY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MR. JEFF EMBREE (770) 381-3450

CHEROKEE COUNTY PROJECT No. 00422

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

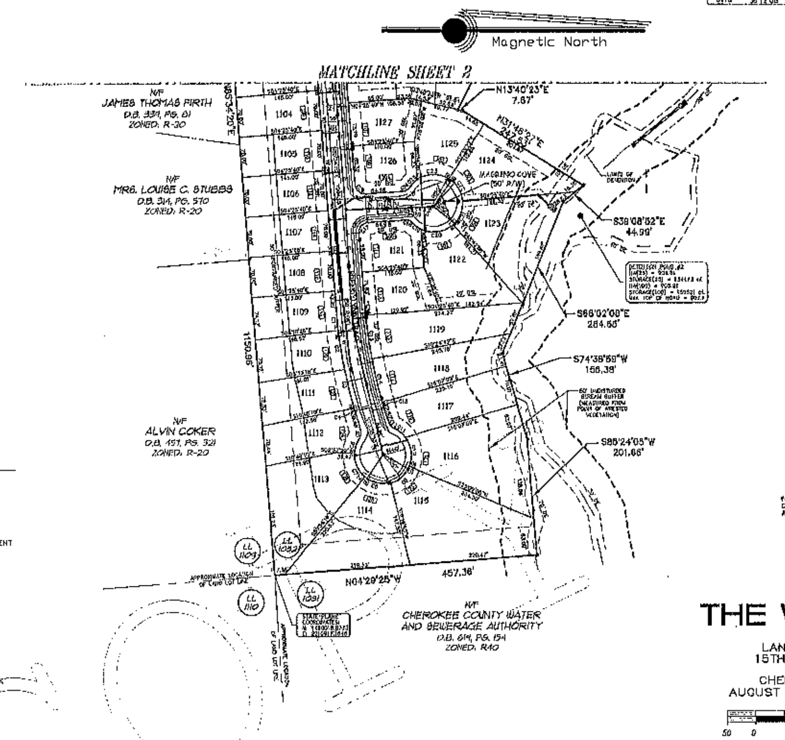
ORIN BK:DAJ CHKD BY:PC JN:00422.SF CK:00422PDIF_fp.db FN:116-C-2240

TPA
CONSULTANTS, ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS
TRAVIS PRUITT AND ASSOCIATES, INC.
4317 PARK DRIVE · SUITE 400 · NORCROSS, GEORGIA 30093
PHONE: (770)416-7511 · FAX: (770)416-6799 · WWW.TRAVISPRUITT.COM

Sheet no. 2 OF 3

CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C114	35°12'08"	250.00'	81.72'	157.96'	S13°40'23"W – 155.35'

LOT CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	27.66'	825.00'	N84°37'57"E – 27.66'
C2	69.24'	825.00'	N81°17'19"E – 69.22'
C3	60.24'	825.00'	N76°20'40"E – 60.22'
C4	0.88'	825.00'	N73°50'13"E – 0.88'
C5	15.19'	17.00'	N80°48'41"W – 14.69'
C6	29.13'	50.00'	S71°20'24"E – 27.76'
C7	46.36'	50.00'	N65°50'35"E – 44.72'
C8	46.36'	50.00'	N12°50'47"E – 44.72'
C9	46.36'	50.00'	N40°17'01"W – 44.72'
C10	53.49'	50.00'	S82°30'21"W – 50.97'
C11	25.09'	50.00'	S37°08'20"W – 25.41'
C12	15.19'	17.00'	N40°00'20"E – 14.69'
C13	3.82'	775.00'	N75°44'22"E – 3.82'
C14	77.20'	775.00'	N76°44'04"E – 77.17'
C15	77.56'	775.00'	N82°27'18"E – 77.52'
C16	3.19'	775.00'	N85°25'49"E – 3.19'
C17	26.20'	17.00'	S40°25'40"E – 21.05'
C18	15.19'	17.00'	S21°09'15"W – 14.69'
C19	19.43'	50.00'	N35°37'10"E – 19.31'
C20	57.41'	50.00'	N00°24'13"W – 54.35'
C21	46.38'	50.00'	N67°51'10"W – 44.72'
C22	46.38'	50.00'	S59°00'26"W – 44.72'
C23	57.41'	50.00'	S00°27'08"E – 54.31'
C24	15.19'	17.00'	N30°01'08"W – 14.69'
C25	19.43'	50.00'	S44°20'39"E – 19.31'
C26	26.30'	17.01'	N40°01'40"E – 23.82'



LEGEND

⌒	HEADWALL
●	MANHOLE
◉	JUNCTION BOX
▣	DROP INLET
	CATCH BASIN
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
LS	LANDSCAPE STRIP
—S—	SANITARY SEWER LINE
R/W	RIGHT OF WAY
—W—	WATER LINE
PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE
	STORM LINE
BC	BACK OF CURB
IPF	IRON PIN FOUND
CL	CENTERLINE
POB	POINT OF BEGINNING
-//-	LIMITED ACCESS
TBM	TEMPORARY BENCH MARK
WV	WATER VALVE
	FIRE HYDRANT

Filed in 12/7/2004 2:15:00 PM Office Clerk of Superior Court Cherokee County, GA Plat BK 82 Page 70 - 72, Anne H. Renaud

FINAL PLAT FOR

THE WOODLANDS

UNIT F, PHASE 1

LAND LOTS 1052 AND 1053
15TH DISTRICT – 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA
AUGUST 18, 2004 / SCALE: 1"=100'
GRAPHIC SCALE – IN FEET
50 0 100 200 300 400

O W N E R / D E V E L O P E R

PULTE HOME CORPORATION
3805 CRESTWOOD PARKWAY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MR. JEFF ENDRES: (770) 381-3450

CHEROKEE COUNTY PROJECT No. 00422

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

TPA
CONSULTANTS, ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS
TRAVIS PRUITT AND ASSOCIATES, INC.
4317 PARK DRIVE - SUITE 400 - NORCROSS, GEORGIA 30093
PHONE: (770) 416-7511 - FAX: (770) 416-6959 - WWW.TRAVISPRUITT.COM

DRWN BY: DNJ CHKD BY: PC JN: 00422.SF CN: 00422PODF_ffp_ob FN: 156-C-2240

sheet no. 3 OF 3