GENERAL NOTES

1. THIS PHASE CONSISTS OF 41 LOTS AND IS ZONED R-1.
2. TOTAL AREA = 48.377 ACRES
3. ALL LOTS ARE MEASURED TO RIGHT-OF-WAY.
4. ALL ROADS ARE CONTAINED WITHIN A 50' RIGHT-OF-WAY.
5. ALL LOTS ARE AT LEAST 32,670 S.F.
6. SETBACK: FRONT = 65' FROM C/L OF ROAD (30' FROM R/W)
   REAR = 40'
   SIDE = 20'
7. WATER SERVICE PROVIDED BY JACKSON COUNTY WATER AND SEWERAGE AUTHORITY.
8. SANITARY SEWER PROVIDED BY INDIVIDUAL ON-SITE SEPTIC TANKS.
9. PROPERTY TO BE USED FOR SITE-BUILT SINGLE FAMILY DWELLINGS ONLY.
10. 1/2" RE-BARS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
11. THERE IS NO CUL-DE-SAC LONGER THAN 1500 LF PRIOR TO AN INTERSECTION.
12. BOUNDARY INFORMATION TAKEN FROM PLAT BY DJ BAGGETT LAND SURVEYING, DATED 03/06/02.
13. BASED ON INFORMATION OBTAINED FROM FEMA F.I.R.M. 130345 0125 A, DATED 11/16/90, THIS PROPERTY DOES NOT CONTAIN FLOOD PLAIN.
14. THE MINIMUM FLOOR AREA OF PROPOSED DWELLINGS IS 1400 HEATED S.F FOR SINGLE-STORY AND 1800 HEATED SF FOR TWO-STORY.
15. STORM WATER MANAGEMENT STUDY PROVIDED BY SAPPINGTON DESIGN GROUP, INC., DATED 11/15/02. AS-BUILT ON 03/16/04.
16. STREET LIGHTS AND UNDERGROUND UTILITIES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
17. JACKSON 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.
18. ANY PORTION OF A DETENTION FACILITY TO BE CONSIDERED EASEMENT.
19. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE OPERATIONAL CHARACTERISTICS OF ANY FACILITY CONSTRUCTED ON THEIR PROPERTY FOR STORM WATER DETENTION PURSUANT TO JACKSON COUNTY REQUIREMENTS, AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT OR DEBRIS.
20. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED ______ WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.
21. NO PORTION OF SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR DEFINE AS LOW, MEDIUM OR HIGH SUSCEPTIBILITY.)
22. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01 (OR REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS.)

LEGEND

IPF	-	IRON PIN FOUND
IPS	-	1/2" REBAR PIN SET
	-	LAND LOT
	-	LAND LOT LINE
	-	PROPERTY LINE
	-	CENTERLINE
	-	BUILDING LINE
	-	RIGHT-OF-WAY
	-	SANITARY SEWER EASEMENT
	-	DRAINAGE EASEMENT
MH	-	MANHOLE
CB	-	CATCH BASIN
JB	-	JUNCTION BOX
HW	-	HEADWALL
DI	-	DROP INLET
PP	-	POWER/UTILITY POLE
FH	-	FIRE HYDRANT
IE	-	INVERT ELEVATION
FFE	-	FINISHED FLOOR ELEVATION
BOC	-	BACK OF CURB
EP	-	EDGE OF PAVEMENT
	-	SANITARY SEWER LINE/PIPE
	-	STORM SEWER LINE/PIPE
	-	FENCE LINE
	-	FLOOD HAZARD ZONE LINE
N/F	-	NOW OR FORMERLY
POC	-	POINT OF COMMENCEMENT
POB	-	POINT OF BEGINNING

STORM PIPE CHART ◯INDICATES PIPE No. ON PLAN

PIPE NO.	INTENSITY	COEF.	STORM FREQ	DELTA ACRES	TOTAL ACRES	DELTA Q	TOTAL Q	INLET STRUCT.	LENGTH	SLOPE (PERCENT)	SIZE (DIA. INCHES)	VELOCITY	TC	TYPE
28	8.33	.55	25	.42	.42	1.93	1.92	DWCB 28	30'	1.34	18	1.38	5	CMP
29	8.33	.45	25	1.63	2.05	6.11	8.03	DWCB 29	198'	7.12	18	6.15	5	CMP
30	8.33	.45	25	1.14	3.19	4.27	12.31	DWCB 30	93'	6.06	24	6.09	5	CMP
31	8.33	.55	25	.74	3.93	3.39	15.70	DWCB 31	88'	6.00	30	5.82	5	CMP
31A	8.33	.55	25	-	3.93	-	15.70	JB 31	21'	6.00	30	5.82	5	CMP
32	8.33	.55	25	1.14	1.14	5.22	5.22	DWCB 32	31'	1.54	18	4.37	5	CMP
33	8.33	.45	25	1.29	2.43	4.84	10.06	DWCB 33	145'	5.88	24	4.41	5	CMP
34	8.33	.45	25	.81	3.24	3.04	13.09	DWCB 34	139'	1.05	24	4.46	5	CMP
35	8.33	.45	25	2.43	5.67	9.11	22.20	DWCB 35	30'	1.00	30	4.44	5	CMP
36	8.33	.65	25	.27	5.94	1.46	23.67	DWCB 36	100'	1.00	30	5.15	5	CMP
37	8.33	.65	25	.08	.08	.43	.43	DWCB 37	30'	1.54	18	.81	5	CMP
38	8.33	.55	25	.35	.43	1.60	2.04	DWCB 38	241'	1.96	18	2.45	5	CMP
39	8.33	.65	25	.31	.74	1.68	3.12	DWCB 39	30'	1.01	18	1.36	5	CMP
40	8.33	.45	25	1.40	2.14	5.25	8.95	DWCB 40	310'	1.00	24	4.20	5	CMP
40A	8.33	.45	25	-	2.14	-	8.96	JB 40	55'	1.00	24	4.30	5	CMP
41	8.33	.65	25	.62	.62	3.36	3.36	DWCB 41	99'	8.04	18	4.15	5	CMP
42	8.33	.45	25	.99	.99	3.71	3.71	DWCB 42	30'	1.54	18	3.65	5	CMP
43	8.33	.65	25	.13	1.12	.70	4.41	DWCB 43	101'	6.54	18	4.57	5	CMP
44	8.33	.65	25	.17	.17	.92	.92	DWCB 44	30'	3.20	18	.84	5	CMP
45	8.33	.45	25	1.37	1.54	5.14	6.05	DWCB 45	176'	6.09	18	4.87	5	CMP
46	8.33	.45	25	1.48	3.02	5.55	11.60	DWCB 46	108'	6.05	24	5.75	5	CMP

STORM PIPE SPECIFICATIONS

1. ALL CORRUGATED METAL PIPE (CMP) TO BE FULLY BITUMINOUS COATED OR ALUMINIZED.
2. ALL CMP UNDER 36"Ø TO BE 16 GAUGE W/ 1 2/3" x 1/2" CORRUGATIONS.
3. ALL CMP 36"Ø AND LARGER TO BE 16 GAUGE W/ 3" x 1" CORRUGATIONS.
4. ALL CMP CARRYING A LIVE STREAM TO HAVE A PAVED INVERT.
5. ALL REINFORCED CONCRETE PIPE (RCP) SHALL MEET GA. D.O.T. STANDARDS.
6. ALL STORM PIPE LENGTHS ARE MEASURED FROM CENTER OF INLET STRUCTURE TO CENTER OF OUTLET STRUCTURE.

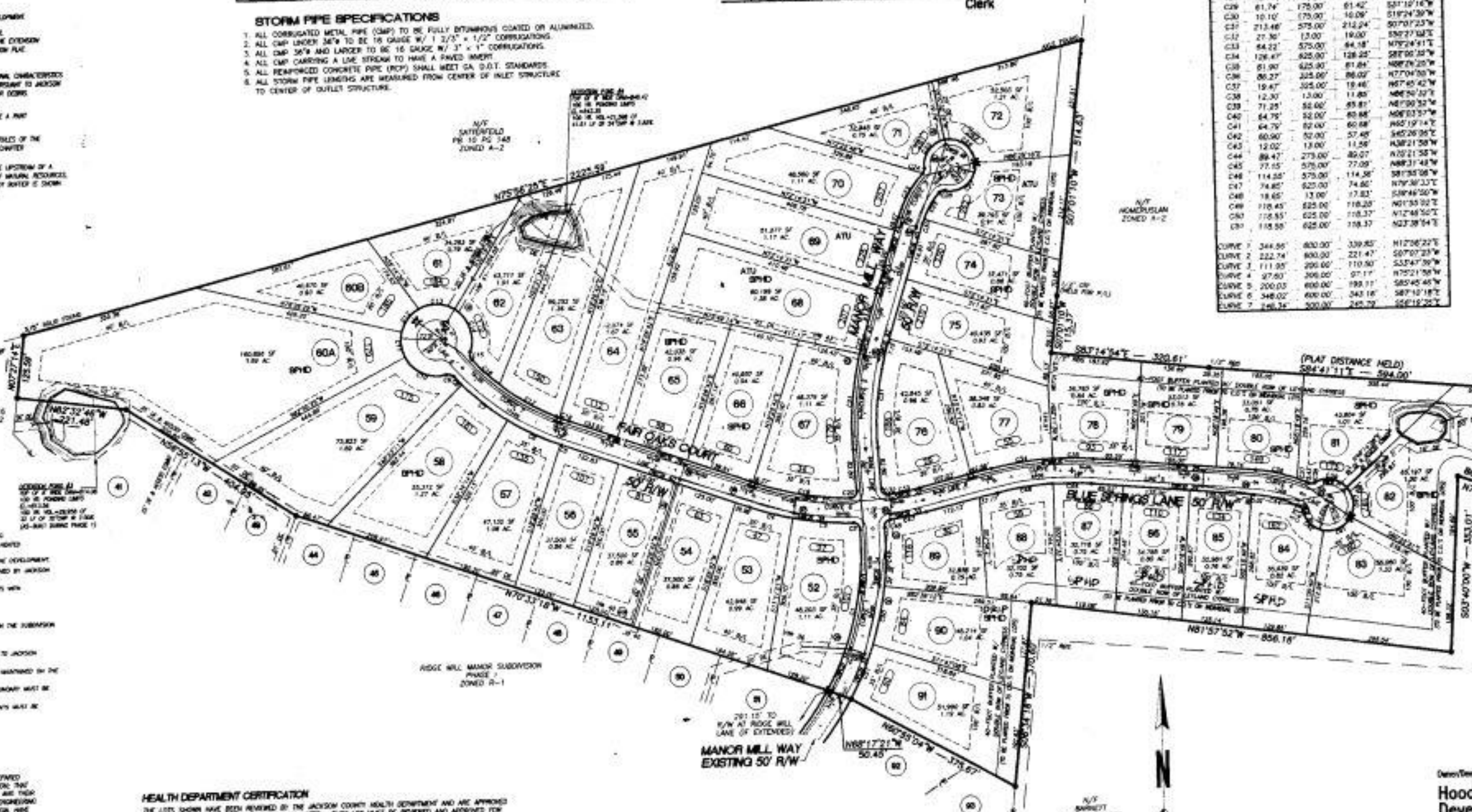
STATE OF GEORGIA
JACKSON, SUPERIOR COURT 11:55
Filed June 29 2004 A.M
June 29 Recorded 2004
Book 64 Page 9
Reba Parks
Clerk

LINE TABLE

LINE	LENGTH	BEARING
LINE 1	161.03'	N02°30'44"W
LINE 2	247.06'	N17°45'29"E
LINE 3	27.30'	N49°49'49"E
LINE 4	58.17'	N66°02'45"W
LINE 5	330.03'	N84°41'11"W
LINE 6	149.89'	S76°12'43"W
LINE 7	402.81'	N70°33'18"W
LINE 8	76.91'	S42°05'52"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	333.58'	575.00'	328.92'	N17°06'27"E
C2	19.65'	13.00'	17.83'	N49°46'18"W
C3	123.06'	625.00'	122.86'	S84°27'25"E
C4	90.12'	625.00'	90.04'	S74°41'09"E
C5	2.17'	525.00'	2.17'	S70°26'12"E
C6	118.10'	525.00'	117.85'	S63°52'27"E
C7	117.42'	525.00'	117.19'	S51°01'18"E
C8	22.71'	525.00'	22.71'	S43°22'27"E
C9	16.39'	15.00'	15.59'	N73°29'49"W
C10	97.58'	72.00'	90.28'	S86°54'04"E
C11	51.08'	72.00'	50.00'	S06°45'32"E
C12	59.77'	72.00'	58.06'	S37°20'19"W
C13	76.85'	72.00'	73.25'	N88°18'13"W
C14	98.24'	72.00'	90.87'	N18°38'52"W
C15	16.41'	15.00'	15.60'	S10°46'20"E
C16	75.24'	475.00'	75.16'	S46°40'44"E
C17	139.24'	475.00'	138.74'	S59°36'31"E
C18	21.08'	475.00'	21.08'	S69°17'01"E
C19	191.48'	575.00'	190.60'	S80°05'42"E
C20	21.30'	13.00'	19.00'	N43°25'35"E
C21	192.98'	625.00'	192.22'	S06°20'01"W
C22	39.04'	625.00'	39.03'	S15°58'08"W
C23	100.87'	225.00'	100.03'	S30°36'06"W
C24	11.21'	13.00'	10.87'	N18°43'53"E
C25	77.55'	52.00'	70.56'	S38°44'23"W
C26	88.00'	52.00'	77.87'	N52°03'31"W
C27	95.89'	52.00'	82.87'	N49°14'49"E
C28	13.79'	13.00'	13.16'	S77°40'32"W
C29	61.74'	175.00'	61.42'	S31°10'16"W
C30	10.10'	175.00'	10.09'	S19°24'39"W
C31	213.46'	575.00'	212.24'	S07°07'23"W
C32	27.30'	13.00'	19.00'	S50°27'32"E
C33	64.22'	575.00'	64.18'	N79°24'41"E
C34	126.47'	625.00'	126.25'	S82°06'30"W
C35	61.90'	625.00'	61.84'	N88°24'20"W
C36	86.27'	325.00'	86.02'	N77°04'00"W
C37	19.47'	325.00'	19.46'	N67°45'42"W
C38	12.30'	13.00'	11.85'	N86°50'32"E
C39	71.25'	52.00'	65.81'	N61°00'52"W
C40	64.75'	52.00'	60.66'	N06°03'57"W
C41	64.79'	52.00'	60.68'	N65°19'14"E
C42	60.90'	52.00'	57.48'	S45°26'06"E
C43	12.02'	13.00'	11.58'	N38°21'58"W
C44	89.47'	275.00'	89.07'	N70°21'58"W
C45	77.15'	575.00'	77.09'	N88°31'48"W
C46	114.55'	575.00'	114.36'	S81°55'06"W
C47	74.85'	625.00'	74.80'	N79°38'33"E
C48	18.65'	13.00'	17.83'	S39°46'50"W
C49	118.45'	625.00'	118.28'	N01°55'02"E
C50	118.55'	625.00'	118.37'	N12°48'50"E
C51	118.55'	625.00'	118.37'	N23°38'54"E
CURVE 1	344.56'	600.00'	339.85'	N12°56'22"E
CURVE 2	222.74'	600.00'	221.47'	S07°07'23"W
CURVE 3	111.95'	200.00'	110.50'	S33°47'39"W
CURVE 4	97.60'	300.00'	97.17'	N75°21'58"W
CURVE 5	200.03'	600.00'	199.11'	S85°45'45"W
CURVE 6	346.02'	600.00'	343.16'	S87°10'18"E
CURVE 7	248.34'	500.00'	245.79'	S56°19'25"E



HEALTH DEPARTMENT NOTES

1. LEVEL 3 SOILS INFORMATION DATED 10/04/02 & LEVEL 4 DATED 12/17/03 BY GEORGIA SOIL MAPPING, INC.
   SPHD - SITE PLAN HEALTH DEPARTMENT. SITE PLAN REQUIRED AT TIME OF PERMIT APPLICATION.
   DRP - A DRIP EMITTER SYSTEM WILL BE REQUIRED ON THIS LOT.
   DRP REPAIR - THE REPAIR SYSTEM REQUIRED FOR THIS LOT MAY BE A DRIP EMITTER SYSTEM.
   RRL - NO REDUCED LENGTH - DUE TO SOIL CONDITIONS, NO REDUCED LENGTH DRAINFIELDS WILL BE PERMITTED.
   LEVEL 4 - LEVEL 4 SOILS REPORT - A LEVEL 4 TYPE REPORT HAS BEEN PERFORMED AND IS ON FILE ON THIS LOT.
   APD - HIGH PERCOLATION, EXTRA LINE REQUIRED.
   ATU - AEROBIC TREATMENT UNIT - THIS LOT MAY REQUIRE AN ATU, TO BE DETERMINED AT TIME OF PERMITTING.
   2BR - "POSSIBLE 2BR HOUSE" - THIS LOT MAY ONLY ACCOMMODATE A 2 BEDROOM HOUSE.
2. SUBDIVISION IS APPROVED FOR AVERAGE SIZE 3-4BR HOMES. ADDITIONAL SIZE OR BEDROOMS WILL REQUIRE SITE PLANS TO BE SUBMITTED.
4. PRELIMINARY SITE PLANS ARE FOR REVIEW PURPOSES ONLY. SITE PLANS MUST BE SUBMITTED AT TIME OF PERMIT APPLICATION.
5. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO EXISTING WELLS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY, OTHER THAN THOSE SHOWN ON THE PLAT OR FILLED APPROPRIATELY.
6. THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY JACKSON COUNTY.
7. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO TRASH PITS AND/OR BURIED TRASH ON-SITE.

REZONING CONDITIONS

RZ-02-018 WAS APPROVED FOR R-1 WITH THE FOLLOWING CONDITIONS:

A. SITE-BUILT HOMES ONLY ON A MAXIMUM OF 100 LOTS WITH NO FURTHER SUBDIVIDING.
B. MINIMUM OF 1400 HEATED SQUARE FEET FOR A SINGLE-STORY DWELLING AND 1800 HEATED SQUARE FEET FOR A TWO-STORY DWELLING.
C. JACKSON COUNTY ROAD SUPERINTENDENT MUST APPROVE ENTRANCE AND EXIT FOR THE DEVELOPMENT.
D. A LEFT TURN LANE AND AN ACCEL/DECEL LANE ARE REQUIRED AND MUST BE APPROVED BY JACKSON COUNTY ROAD SUPERINTENDENT.
E. A RE-ENGINEERING OF THE SUBDIVISION MUST BE DEVELOPED TO NOT ALLOW STREETS WITH CUL-DE-SACS OVER 1500 FEET IN LENGTH.
F. ALL UTILITIES MUST BE UNDERGROUND AT THE EXPENSE OF THE DEVELOPER.
G. STREET LIGHTS MUST BE PROVIDED AT NO COST TO JACKSON COUNTY.
H. BEFORE THE FINAL PLAT CAN BE APPROVED, WATER LINES MUST BE INSTALLED WITHIN THE SUBDIVISION BY THE DEVELOPER.
I. SUBDIVISION TO BE SERVED BY JACKSON COUNTY WATER AUTHORITY.
J. THE DEVELOPER/OWNER MUST DEDICATE AN ADDITIONAL 20 FEET OF RIGHT-OF-WAY TO JACKSON COUNTY ALONG HOODS MILL ROAD.
K. A 40-FOOT BUFFER WITH TWO ROWS OF LEYLAND CYPRESS MUST BE PLANTED AND MAINTAINED ON THE NORTHEAST AND EASTERN BOUNDARY OF THE DEVELOPMENT.
L. A 100-FOOT BACK BUILDING SETBACK ALONG THE NORTHEASTERN AND EASTERN BOUNDARY MUST BE MAINTAINED.
M. APPROVAL FROM THE BOARD OF COMMISSIONERS OF A CONCEPT PLAN AND COVENANTS MUST BE OBTAINED BEFORE APPROVAL OF PRELIMINARY PLAT OR GRADING PERMIT.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF JACKSON COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,658 FEET AND AN ANGULAR ERROR OF 04" 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 100,000+ FEET, AND CONTAINS A TOTAL OF 48.377 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS TOPCON GTS 301

BY: [signature] DATE: 6-22-04
REGISTERED GEORGIA LAND SURVEYOR

REG. NO. 2790 DATE OF EXPIRATION: 12/31/04

OWNER'S CERTIFICATE and DEDICATION

STATE OF GEORGIA
JACKSON COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND 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, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER SPACES TO THE PUBLIC AS NOTED.

AGENT ______ OWNER [signature]
DATE ______ DATE 6-23-04

HEALTH DEPARTMENT CERTIFICATION

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE JACKSON COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 3rd DAY OF June, 2004
BY: [signature]
TITLE: EHS 4

CERTIFICATE OF APPROVAL OF STREET and UTILITIES

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR JACKSON COUNTY, GEORGIA.

[signature] DATE 6-25-04
CHAIRMAN, COUNTY COMMISSIONERS OF JACKSON COUNTY, GA

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF JACKSON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF JACKSON COUNTY, GEORGIA.

[signature] DATE 6/24/04
… & DEVELOPMENT FOR JACKSON COUNTY, GA
[signature] DATE 6/25/04
CHAIRMAN, COUNTY COMMISSIONERS OF JACKSON COUNTY, GA

CERTIFICATE OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENT OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, WATER SUPPLY SECTION.

LOT NUMBER(S) 52-91
IS (ARE) APPROVED FOR COMMUNITY OR PUBLIC WATER SYSTEMS.

[signature] DATE 6-11-04
JACKSON COUNTY WATER & SEWERAGE AUTHORITY

(THIS DRAWING IS NOT TO SCALE - IT IS A REDUCTION OF THE ORIGINAL)

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Owner/Developer
Hoods Mill Development, Inc.
24 hr. Contact: Mike Malerba
2710 Runnelwood Lane
Snellville, Georgia - 30078
Phone: 770-241-7820
Fax: 770-985-6924

FINAL PLAT FOR:
RIDGE MILL MANOR - PHASE II
HOODS MILL ROAD
GMD 255 - TAX MAP #24 - PARCEL 3
JACKSON COUNTY, GEORGIA

DJ BAGGETT LAND SURVEYING
517 COSBY ROAD
WINDER, GEORGIA 30680
PHONE: (770) 867-7663 FAX: (770) 867-4318

Date: 06/18/04	Tax Map: 24	G.M.D.: 255	Sheet No.
County: JACKSON, GA	Scale: 1" = 100'		
Drawn By: SMS	Checked By: DJB		1 of 1
Job Number: 504J02-007	File Number:		