

GENERAL NOTES

- ALL BEARINGS ARE BASED ON OBSERVATION OF GRID NORTH AND ANGLES TURNED IN THE FIELD.
- NO NATIONAL GEODETIC SURVEY MONUMENT EXISTS WITHIN 500 FEET OF ANY BOUNDARY CORNER OF THIS LAND PARCEL.
- 20' STORM DRAINAGE EASEMENT ON ALL PIPES AND SWALES, AS SHOWN.
- 20' SANITARY SEWER EASEMENT ON ALL SANITARY LINES.
- ACCESS FOR ALL LOTS TO BE DERIVED SOLELY FROM INTERNAL STREETS.
- ACREAGE (TOTAL) = 13.40 ACRES (584,095 SQ. FT.)
- THIS PROPERTY IS ZONED MIX CONDITIONAL (2001Z-0101 SFC)(2001VC-0174 SFC)
- MINIMUM BUILDING REQUIREMENTS:
 MINIMUM FRONT YARD: 15 FT.
 MINIMUM SIDE YARD (INTERIOR): 0-10 FT. (2001VC-0174 SFC, PART 2)
 MINIMUM SIDE YARD (CORNER): 10 FT.
 MINIMUM REAR YARD: 20 FT.
 MINIMUM LOT FRONTAGE: 20 FT.
 MINIMUM LOT WIDTH: 40 FT.
 MINIMUM SIDE YARD (TOWNHOUSE): 20 FT. (2001VC-0174 SFC, PART 1)
 MINIMUM DEVELOPMENT FRONT YARD: 40 FT.
 MINIMUM DEVELOPMENT SIDE YARD: 20 FT.
 MINIMUM DEVELOPMENT REAR YARD: 25 FT.
- BENCHMARK: FULTON COUNTY G.I.S. MONUMENT F-066; ELEV. 897.67 (MSL).
- BOUNDARY INFORMATION SHOWN BASED ON SURVEY PREPARED BY FRONTLINE SURVEYING AND MAPPING, FOR INDUSTRIAL DEVELOPMENTS INTERNATIONAL LP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, DATED 2/9/00, LAST REVISED 8-18-00.
- FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL DISTANCES.
- ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED. IRON PINS ARE NOT SET AT POINT OF CURVES NOR AT POINT OF TANGENTS UNLESS LOT CORNERS FALL AT THAT POINT.
- A 20 FOOT DRAINAGE EASEMENT IS ESTABLISHED CENTERED ON ALL OPEN DITCHES LEADING TO, FROM OR BETWEEN DRAINAGE PIPES TO BE MAINTAINED BY PROPERTY OWNERS. ALL DRAINAGE STRUCTURES AND PIPES WILL BE MAINTAINED BY FULTON COUNTY. DETENTION PONDS WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. OWNERS INDEMNIFICATION AND MAINTENANCE AGREEMENT FOR DETENTION PONDS RECORDED IN DEED BOOK 38027, PAGE(S) 449-452.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- PROTECTIVE COVENANTS RECORDED IN DEED BOOK 34675 PAGE 395, AS AMENDED.
- ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.

FULTON COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C & D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF FULTON COUNTY HEALTH DEPARTMENT. REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

SEWAGE DISPOSAL		WATER SUPPLY	
<input checked="" type="checkbox"/> PUBLIC SANITARY	<input checked="" type="checkbox"/> PUBLIC WATER SUPPLY	<input type="checkbox"/> INDIVIDUAL ONSITE SEWAGE	<input type="checkbox"/> INDIVIDUAL WATER SUPPLIES
SERVICE REQUIREMENTS - S/D TYPE		SERVICE REQUIREMENTS - S/D TYPE	
<input checked="" type="checkbox"/> TYPE "A"	<input type="checkbox"/> TYPE "B"	<input checked="" type="checkbox"/> TYPE "A"	<input type="checkbox"/> TYPE "B"
<input type="checkbox"/> TYPE "C"	<input type="checkbox"/> TYPE "D"	<input type="checkbox"/> TYPE "C"	<input type="checkbox"/> TYPE "D"
DATE: <u>4-27-06</u>		SIGNATURE: <u>R. Gordon</u>	
DATE: _____		FULTON COUNTY HEALTH DEPARTMENT REVISION	

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE INFRASTRUCTURE CONSTRUCTED AND DEDICATED TO FULTON COUNTY IN PERPETUITY ON THIS PLAT, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL DESIGN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND CONSTRUCTED FOLLOWING THE PRINCIPALS AND PRACTICES OF SOUND ENGINEERING; AND THAT ALL ENGINEERING REQUIREMENTS OF THE FULTON COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING RESOLUTION HAVE BEEN FULLY COMPLIED WITH.

REGISTERED CIVIL ENGINEER No. 17357 DATE: 4-25-06

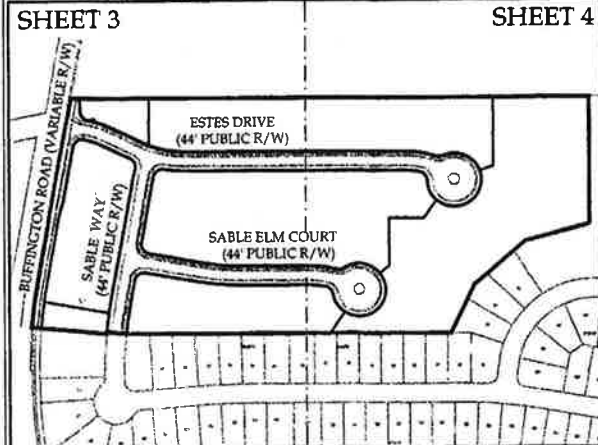
REGISTERED GEORGIA LAND SURVEYOR No. 1729 DATE: 4-25-06

OWNER / DEVELOPER

SABLE II ASSOCIATES, LLC
 2018 POWERS FERRY ROAD, S.E.
 SUITE 680, ATLANTA, GEORGIA 30338
 TEL: 770-541-5250
 FAX: 770-451-5251

24 HOUR EMERGENCY CONTACT
TODD A. HAGER
 770-541-5257

SITE LAYOUT INDEX



FULTON COUNTY PROJECT No. 03203 LP

NOTE: NO BURY PITS HAVE BEEN APPROVED FOR THIS SITE.

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 shall hereby distinctly 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 Fulton County, Georgia, and Incorporated Areas, Map Number 13121C0476 E, Dated JUNE, 22, 1998.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 464,179 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 32,207 FEET AND AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

PROPOSED STREET DIMENSIONS

44' RIGHT OF WAY	22' CENTERLINE - ROW
24' BOC - BOC	12' CENTERLINE - BOC
30' CURB RADIUS	20' ROW RADIUS

UTILITIES

- WATER: FULTON COUNTY
- SEWER: FULTON COUNTY (GRAVITY SEWER)
- GAS: DEREGULATED AGENCY
- POWER: SAWNEE EMC

TAX PARCEL ID NUMBERS

- 13 0096 0611 055

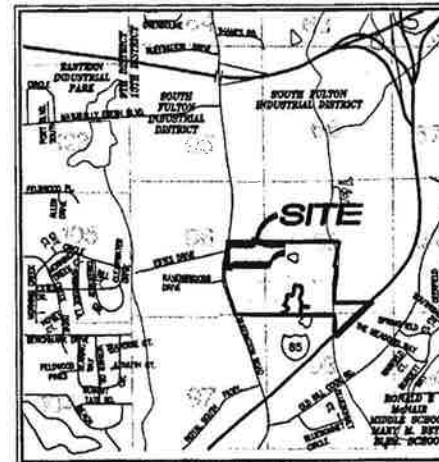
CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ PAGE(S) _____ OF FULTON COUNTY RECORDS ON _____ 20_____
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 427 PAGE(S) 1-2 OF FULTON COUNTY RECORDS ON 4-27-06 2006
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

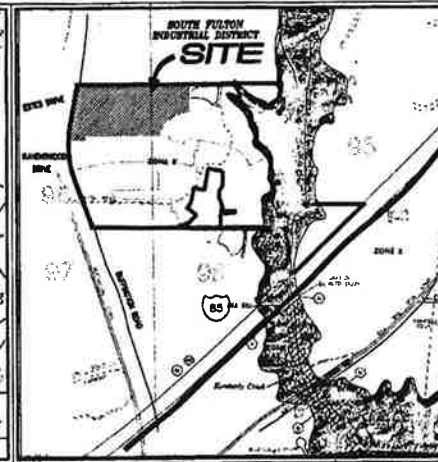


4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com

Contact Person: Jack Pendergrass



LOCATION MAP
 not to scale / ref. zero atlas



FLOOD MAP
 FULTON COUNTY, GA. COMMUNITY PANEL No. 13121C0476 E DATED 6/22/98

OWNERS ACKNOWLEDGMENT

(STATE OF GEORGIA)
 (COUNTY OF FULTON)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY, THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS: 2.46 ACRES
 PUBLIC SEWER EASEMENTS: 0.25 ACRES
 PUBLIC DRAINAGE EASEMENTS: 1.18 ACRES
 PUBLIC PARKS/OPEN SPACE: 0 ACRES

SABLE II ASSOCIATES, L.L.C. SIGNATURE OF SUBDIVIDER: Todd Hager DATE: 4/25/06

SABLE II ASSOCIATES, L.L.C. SIGNATURE OF OWNER OF RECORD: Todd Hager DATE: 4/25/06

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

R. J. Wilcox DATE: 4-27-06
 FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT

REVISION 1:
 REVISED 8-28-06. THIS PLAT SUPERSEDES A PORTION OF THAT PLAT RECORDED IN PLAT BOOK 296, PAGES 64-69. THE PURPOSE OF THIS REVISION IS CORRECT THE ROAD NAME OF SABLE WOOD WAY TO SABLE WAY.

TRAVIS N. PRUITT, SR. DATE: 8-21-06

Plats 304 Pg 49
 filed and recorded Aug-22-2006 01:35pm
 01212006-026316
 DATE: 8-21-06
 CLERK OF SUPERIOR COURT
 FULTON COUNTY, GEORGIA

FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT
Juanita Hicks
 CLERK OF SUPERIOR COURT
 FULTON COUNTY, GEORGIA

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP
 FULTON COUNTY, GEORGIA
 AND INCORPORATED AREAS

PANEL 476 OF 490
 (SEE MAP INDEX FOR PANELS NOT PRINTED)
 CONTAINS:
 COMMUNITY NUMBER PANEL SURVEY
 COLLIER PARK CITY OF 10000 0476 F
 FULTON COUNTY 10000 0476 F

MAP NUMBER 13121C0476 E
 EFFECTIVE DATE: JUNE 22, 1998



Federal Emergency Management Agency

ACCORDING TO THE F.I.R.M. (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, PANEL NUMBER 13121C0476 E, DATED JUNE 22, 1998, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

RECEIVED

AUG 21 2006

DEPT. OF ENV. & COMM. DEV.

DATE: 1/16/06

SCALE: 1" = 100'

DN: 01508UNIT3_FP AB

JN: 1-01-0508

FN: 116-C-2349

SHEET 1 OF 6

Final Plat For:

Sable Glen Unit 3

A Townhouse Community

Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

REVISIONS

7			
6			
5			
4			
3			
2			
1	<u>6-28-06</u>	<u>CORRECT STREET NAME</u>	
NO.	DATE	DESCRIPTION	BY

0610 FPR 2

DA-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

DH-A SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT, SHOW ALL STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS AND PUBLIC INFRASTRUCTURE.

DH-B SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, ITEMS IN A AND B ABOVE. A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.

DH-C SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, IRF ELEVATION AND CONTOUR LINE, 25 AND 100 YEAR ELEVATIONS OF THE DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND ITEMS FOR DH-A HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

DH-D ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PRECEDING EXPLANATION BELOW.

DRAINAGE NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR AN ABROGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

STATEMENT OF SLOPE EASEMENT

THIS PLAN IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

0' - 5' - NOT LESS THEN 3 TO 1 SLOPE
5' - 10' - NOT LESS THEN 2 TO 1 SLOPE

FLOOD HAZARD NOTE:

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE AREA FIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAN, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAN NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER/S OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATION AS TO RECORDING:
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN RECORDED IN PLAT BOOK PAGE(S)
OF FULTON COUNTY RECORDS ON 20
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

CERTIFICATION AS TO RECORDING:
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN RECORDED IN PLAT BOOK 452 PAGE(S) 4-23
OF FULTON COUNTY RECORDS ON 20.06
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA *Terina R. Bailey*

ZONING CONDITIONS

ZONING CONDITIONS - PETITION NO. 2001Z-0101 SFC, 2001VC-0174 SFC

If this petition is approved by the Board of Commissioners, it should be approved MIX (Mixed Use) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

- To the owner's agreement to restrict the use of the subject property as follows:
 - No more than 100 townhouses and 250 single family dwelling units at a maximum density of 4.22 dwelling units per acre, whichever is less, based on the total acreage zoned.
 - The minimum lot size shall be 4,000 square feet.
 - The minimum heated floor area per single family dwelling unit shall be 1,000 square feet.
 - The minimum heated floor area per townhouse dwelling unit shall be 1,000 square feet.
- To the owner's agreement to abide by the following:
 - To the revised site plan received by the Department of Environment and Community Development on October 29, 2001. Said revised site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 - To the owner's agreement to the following site development considerations for the development:
 - Single family building setbacks and development standards:
 - Minimum front yard: 15 feet
 - Minimum side yard (interior): 0-10 feet (2001VC-0174 SFC, Part 2)
 - Minimum side yard (corner): 10 feet
 - Minimum rear yard: 20 feet
 - Minimum lot frontage: 20 feet
 - Minimum lot width: 40 feet
 - Minimum side yard (townhouse): 20 feet (2201VC-0174 SFC)
 - No more than 3 exit/entrances on Buffington Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer. The northern entrance must align with Ravenswood Drive. The main entrance must align with Sable Chase as per the Fulton County Traffic Engineer.
 - No lot shall be allowed direct access from Buffington Road.
 - Provide 30% green space as shown on site plan submitted to the Department of Environment and Community Development on August 28, 2001. All common green space areas shall be accessible by trails or easements.
 - All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
- To the owner's agreement to abide by the following requirements, dedication and improvements:
 - Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved: 30 feet from centerline of Buffington Road.
 - Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation 45 feet from centerline of Buffington Road or per conceptual plans in Public Works.
 - Improve roadway along the entire property frontage with curb and gutter per Fulton County standards or as may be approved by the Fulton County Traffic Engineer and/or the Georgia Department of Transportation. Improve roadway along the entire property frontage with curb and gutter per Fulton County standards.
 - Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - Provide signalization at Sable Chase entrance and main entrance as may be required by the Fulton County Traffic Engineer.
 - Provide inter-parcel access to adjacent properties as approved by the Fulton County Traffic Engineer.
 - Provide a traffic impact mitigation plan to reduce the number of vehicular trips generated by the development to the Fulton County Traffic Engineer at the concept review phase.

ZONING CONDITIONS (cont.)

5. To the owner's agreement to abide by the following:

- To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, to meet with the Fulton County Drainage Engineer on-site.
- The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
- Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draw geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
- The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land disturbance Permit application that the proposed development surface water runoff conditions are controlled at the minimum predevelopment level, so that downstream conveyance systems may not be impacted, aggravate existing flooding or drainage problems nor creates new flooding or drainage problems off-site.
- Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of project surface water quality and quantity facilities/Best Management Practices (BMP's), the existing-downstream off-site drainage conveyance system that the proposed development runoff will impact; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the appropriate receiving conveyance system downstream and any potential surface water implications.
- The developer/engineer is responsible to conceptually describe to the County at the storm water concept plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detail engineering analysis and specifications of BMP's shall be included as part of the LDP storm water submittal.

R/W CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	26.59	20.00	S41°09'22"E	24.68
C2	60.09	222.00	N71°29'31"W	58.91
C3	21.80	228.00	S65°28'36"E	21.79
C4	82.25	228.00	S78°33'02"E	81.80
C5	71.36	222.00	N80°40'35"W	71.05
C6	15.10	20.00	N86°54'32"E	14.74
C7	100.34	60.00	N66°48'27"W	89.05
C8	157.18	60.00	N56°08'49"E	115.94
C9	49.81	60.00	S25°01'17"E	48.39
C10	27.11	20.00	N40°04'31"W	25.08
C11	34.09	178.00	N84°23'56"W	34.03
C12	46.84	272.00	S84°57'07"E	46.78
C13	29.86	20.00	S57°23'33"W	27.16
C14	31.42	20.00	S34°34'13"E	28.28
C15	104.06	578.00	S84°33'39"E	103.92
C16	60.37	222.00	N82°05'42"W	60.18
C17	17.40	20.00	N80°46'04"E	16.86
C18	89.26	60.00	N81°32'24"W	81.25
C19	189.98	60.00	N42°14'27"E	118.58
C20	50.31	60.00	S32°34'40"E	48.85
C21	24.44	20.00	N43°34'14"W	22.95
C22	35.11	178.00	N84°14'02"W	35.05
C23	111.88	622.00	S84°43'39"E	111.83
C24	31.42	20.00	S55°25'47"W	28.28
C25	70.20	878.00	S08°08'21"W	70.19
C26	43.58	922.00	S07°12'07"W	43.56
C27	30.16	922.00	S09°29'34"W	30.16
C28	27.75	20.00	N23°59'10"W	25.58
C29	48.62	178.00	N71°33'47"W	48.47
C30	31.48	20.00	S55°31'14"W	28.33
C31	45.99	1046.35	S09°10'14"W	45.99
C32	60.26	1046.35	S05°15'42"W	60.25

CENTERLINE CALL TABLE

CALL	ARC	RADIUS	BEARING	DISTANCE
CL1			S79°34'13"E	68.50
CL2	55.27	200.00	N71°39'13"W	55.09
CL3			S63°44'14"E	66.86
CL4	34.64	250.00	S67°42'26"E	34.62
CL5	79.45	250.00	S80°46'51"E	79.11
CL6			N89°53'06"W	494.65
CL7	122.27	200.00	N72°22'14"W	120.38
CL8			N18°18'24"E	28.20
CL9	27.55	200.00	S14°22'35"W	27.53
CL10			N10°25'47"E	178.97
CL11			N10°25'47"E	97.10
CL12	71.96	900.00	S08°08'21"W	71.94
CL13			N79°34'13"W	152.32
CL14	108.02	600.00	S84°43'39"E	107.87
CL15			N89°53'06"W	149.32
CL16	116.53	200.00	N73°11'35"W	114.89

R/W LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°25'47"E	6.67
L2	N03°03'57"W	23.22
L3	N63°44'14"E	66.86
L4	N89°53'06"W	494.95
L5	S89°53'06"E	494.95
L6	N10°25'47"E	136.97
L7	N79°34'13"W	110.32
L8	N89°53'06"W	149.32
L9	S89°53'06"E	149.32
L10	S79°34'13"E	110.32
L11	N10°25'47"E	55.10
L12	S10°25'47"W	276.07
L13	S63°44'14"E	65.42
L14	S10°25'47"W	125.60
L15	S15°54'48"W	37.97
L16	N11°42'10"E	16.73
L17	S10°25'47"W	126.47

Plats 304 Pg 50

REVISIONS

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	6-28-06	CORRECT STREET NAME	

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: Jack Pendegrass

Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEERS • ARCHITECTS • ENVIRONMENTAL ENGINEERS



Final Plat For:
Sable Glen
Unit 3
A Townhouse Community
Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

OWNER / DEVELOPER
SABLE II ASSOCIATES, LLC
2018 POWERS FERRY ROAD, S.E.
SUITE 600, ATLANTA, GEORGIA 30338
TEL: 770-841-8250 FAX: 770-481-8251

24 HOUR EMERGENCY CONTACT
TODD A. HAGER
770-841-8257

DATE: 1/16/06
SCALE: 1" = 100'
CN: 01508UNIT3_Fp.AB
JN: 1-01-0508
FN:
SHEET 2 OF 6

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK 24 PAGE(S)
163 OF FULTON COUNTY RECORDS ON
 2/14/06
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA *Allen Bailey*

LEGEND

- () HEADWALL
- ⊕ JUNCTION BOX
- DROP INLET
- SWCB SINGLE-WING CATCH BASIN
- DWCB DOUBLE-WING CATCH BASIN
- STORM LINE
- - - DRAINAGE EASEMENT
- SANITARY SEWER MANHOLE
- - - SEWER LATERAL
- - - SANITARY SEWER LINE
- - - SANITARY SEWER EASEMENT
- - - WATER LINE
- FIRE HYDRANT
- WATER VALVE
- - - ACCESS EASEMENT
- - - LANDSCAPE STRIP
- - - R/W RIGHT OF WAY
- - - BSL BUILDING SETBACK LINE
- - - BC BACK OF CURB
- - - IPF IRON PIN FOUND
- - - C CENTERLINE
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCEMENT
- - - N/F NOW OR FORMALLY LIMITED ACCESS
- - - TBM TEMPORARY BENCH MARK
- - - HCR HANDICAP RAMP
- ⊕ STREET ADDRESS

Magnetic North

ESTES DRIVE 90'00"00"

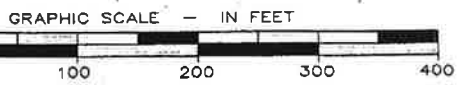
BUFFINGTON ROAD (VARIABLE R/W)
 N10°51'21"E 154.14'
 N10°11'54"E 200.18'

N10°20'50"E 55.78'
 N7°54'13"W 147.98'
 N7°44'48"E 107.44'18"

C.A. #3
 7,948 sq. ft.
 0.18 acres
 R=922.00'
 A=4.03'
 Ch=4.03'
 S06°43'23"W

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK _____ PAGE(S)
 _____ OF FULTON COUNTY RECORDS ON

 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA _____



Travis Pruitt & Associates, Inc.
 ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS
 4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com
 Contact Person: Jack Pendergrass



Final Plat For:
Sable Glen
 Unit 3
 A Townhouse Community
 Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

OWNER / DEVELOPER
SABLE II ASSOCIATES, LLC
 2018 POWERS FERRY ROAD, S.E.
 SUITE 850, ATLANTA, GEORGIA 30339
 TEL: 770-541-5250
 FAX: 770-451-5251
 24 HOUR EMERGENCY CONTACT
 TODD A. HAGER
 770-541-5257

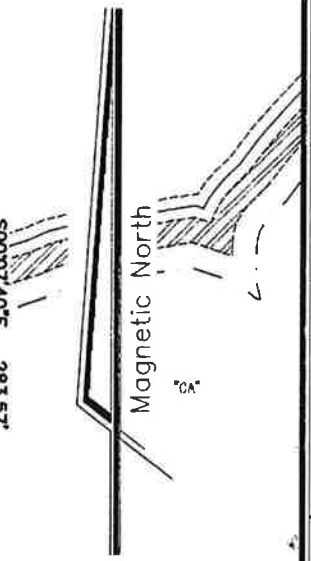
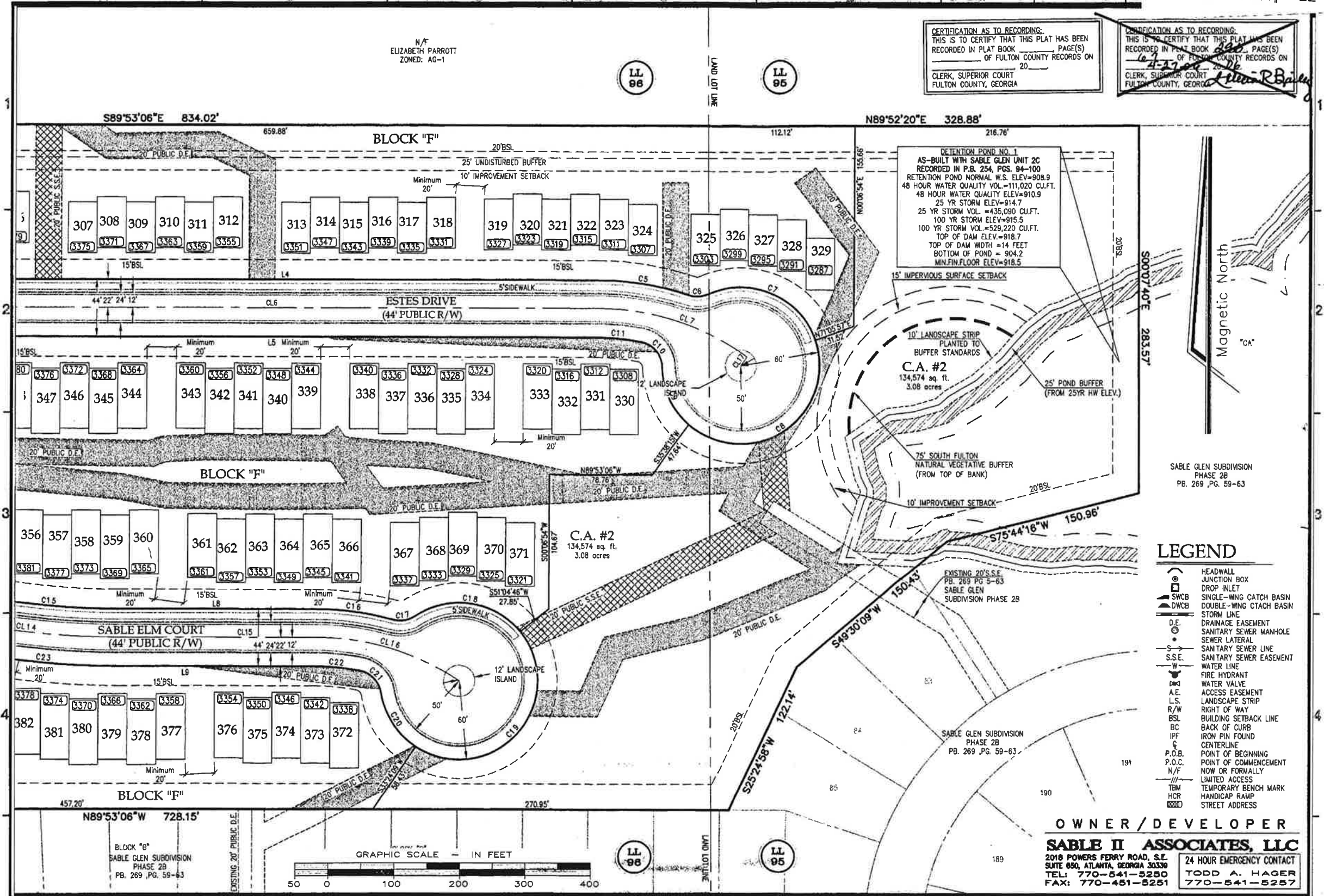
DATE: 1/16/06
 SCALE: 1" = 100'
 CN: 01508UNIT3_FP_AB
 JN: 1-01-0508
 FN: 116-C-2349
 SHEET 3 OF 6

NO.	DATE	DESCRIPTION	BY
7			
6			
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1	6-28-06	CONRAD STREET NAME	

N/F
ELIZABETH PARROTT
ZONED: AG-1

CERTIFICATION AS TO RECORDING:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
RECORDED IN PLAT BOOK PAGE(S)
OF FULTON COUNTY RECORDS ON
20
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

CERTIFICATION AS TO RECORDING:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
RECORDED IN PLAT BOOK PAGE(S)
OF FULTON COUNTY RECORDS ON
20
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA



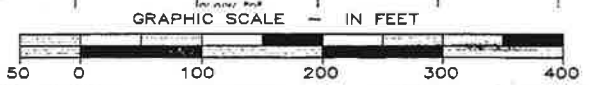
SABLE GLEN SUBDIVISION
PHASE 2B
PB. 269, PG. 59-63

LEGEND

- () HEADWALL
- () JUNCTION BOX
- () DROP INLET
- () SWCB
- () DWCB
- () SINGLE-WING CATCH BASIN
- () DOUBLE-WING CATCH BASIN
- () STORM LINE
- () DRAINAGE EASEMENT
- () SANITARY SEWER MANHOLE
- () SEWER LATERAL
- () SANITARY SEWER LINE
- () SANITARY SEWER EASEMENT
- () WATER LINE
- () FIRE HYDRANT
- () WATER VALVE
- () ACCESS EASEMENT
- () LANDSCAPE STRIP
- () R/W
- () BSL
- () BC
- () IPF
- () CENTERLINE
- () P.O.B.
- () P.O.C.
- () N/F
- () LIMITED ACCESS
- () TBM
- () HCR
- () STREET ADDRESS

OWNER / DEVELOPER
SABLE II ASSOCIATES, LLC
2018 POWERS FERRY ROAD, S.E.
SUITE 050, ATLANTA, GEORGIA 30339
TEL: 770-541-5250
FAX: 770-451-5251

24 HOUR EMERGENCY CONTACT
TODD A. HAGER
770-541-5257



NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	6/28-06	COAST STREET WALK	

Travis Pruitt & Associates, Inc.
ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Contact Person: Jack Pendergrass

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. MULLEN
4-21-04

REGISTERED LAND SURVEYOR
TRAVIS N. PRUITT, L.S. # 44-25-06

For The Firm
Travis Pruitt & Associates, Inc.

Final Plat For:
Sable Glen
Unit 3
A Townhouse Community
Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

DATE: 1/16/06
SCALE: 1" = 100'
CN: 01508UNIT3_Fp_Ab
JN: 1-01-0508
FN: 116-C-2349
SHEET 4 OF 6

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK 246 PAGE(S)
 4-27 OF FULTON COUNTY RECORDS ON
 20-06
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA
Heleen R. Bailey

LEGEND

- () HEADWALL
- () JUNCTION BOX
- () DROP INLET
- () SINGLE-WING CATCH BASIN
- () DOUBLE-WING CATCH BASIN
- () STORM LINE
- () DRAINAGE EASEMENT
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- () R/W RIGHT OF WAY
- () BSL BUILDING SETBACK LINE
- () BC BACK OF CURB
- () IPF IRON PIN FOUND
- () CENTERLINE
- () P.O.B. POINT OF BEGINNING
- () P.O.C. POINT OF COMMENCEMENT
- () N/F NOW OR FORMALLY LIMITED ACCESS
- () T&M TEMPORARY BENCH MARK
- () HCR HANDICAP RAMP
- () STREET ADDRESS

Magnetic North

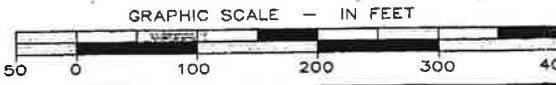
ESTES DRIVE

BUFFINGTON ROAD (VARIABLE R/W)

SABLE WAY (44' PUBLIC R/W)

SABLE ELM COURT (44' PUBLIC R/W)

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK PAGE(S)
 OF FULTON COUNTY RECORDS ON
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA



OWNER / DEVELOPER
SABLE II ASSOCIATES, LLC
 2018 POWERS FERRY ROAD, S.E.
 SUITE 650, ATLANTA, GEORGIA 30339
 TEL: 770-541-5250
 FAX: 770-431-5251
 24 HOUR EMERGENCY CONTACT
 TODD A. HAGER
 770-541-5257

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
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2			
1	6-28-06	CORRECT STREET NAME	

Travis Pruitt & Associates, Inc.
 ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS
 ARCHITECTS

4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
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 www.travispruitt.com

Contact Person: Jack Pendergrass



Easement Exhibits For:
Sable Glen
 Unit 3
 A Townhouse Community
 Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

DATE: 1/16/06
 SCALE: 1" = 100'
 GN: 01508UNIT3_FP_AB
 JN: 1-01-0508
 FN: 116-C-2349
 SHEET 5 OF 6

Plats 304 Pg 54
Juanita Hicks
 Clerk of Superior Court
 Fulton County, Georgia

N/F
 ELIZABETH PARROTT
 ZONED: AG-1

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK _____ PAGE(S) _____
 OF FULTON COUNTY RECORDS ON _____
 20____
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
C1	0.24	20.00	S71°49'43"E	0.24
C2	20.60	222.00	N74°07'33"W	20.59
C3	20.99	60.00	N17°06'01"E	20.88
C4	18.04	578.00	S80°27'52"E	18.04
C5	29.94	20.00	S36°40'43"E	27.22
C6	103.71	60.00	N27°59'07"E	91.28
C7	26.72	60.00	S68°29'42"E	26.50
C8	35.11	178.00	N84°14'02"W	35.05
C9	21.49	20.00	N47°47'46"W	20.47
C10	37.79	1046.35	S05°38'47"W	37.79
C11	20.01	1046.35	S07°13'45"W	20.01
C12	20.03	922.00	S08°36'34"W	20.03
C13	34.09	178.00	N84°23'56"W	34.03
C14	14.87	20.00	N57°36'41"W	14.53
C15	21.28	60.00	N66°23'54"E	21.17
C16	20.28	60.00	N33°26'31"W	20.18

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S35°33'52"E	21.53
L3	S86°57'26"E	46.71
L4	S78°19'23"E	49.11
L5	N86°27'16"E	82.37
L6	S89°22'20"W	58.63
L7	S35°33'52"E	20.78
L8	S89°22'03"E	54.67
L9	S89°54'53"E	44.11
L10	N89°18'04"W	76.58
L11	N87°16'29"E	27.01
L12	N88°45'25"E	9.32
L13	S89°07'43"E	54.67
L14	N78°28'21"W	35.82
L15	N84°38'28"W	43.61
L16	N84°51'05"W	38.89
L17	S88°34'51"E	61.27
L18	N39°43'45"E	20.68
L19	N35°33'52"W	24.40
L20	S32°09'57"W	61.03
L21	S28°13'47"W	29.05
L22	S04°27'49"E	62.19
L23	N58°01'45"W	15.05
L24	S31°58'15"W	20.00
L25	S58°01'45"E	15.51
L26	N04°27'49"W	53.46

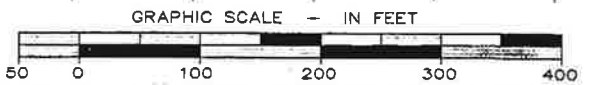
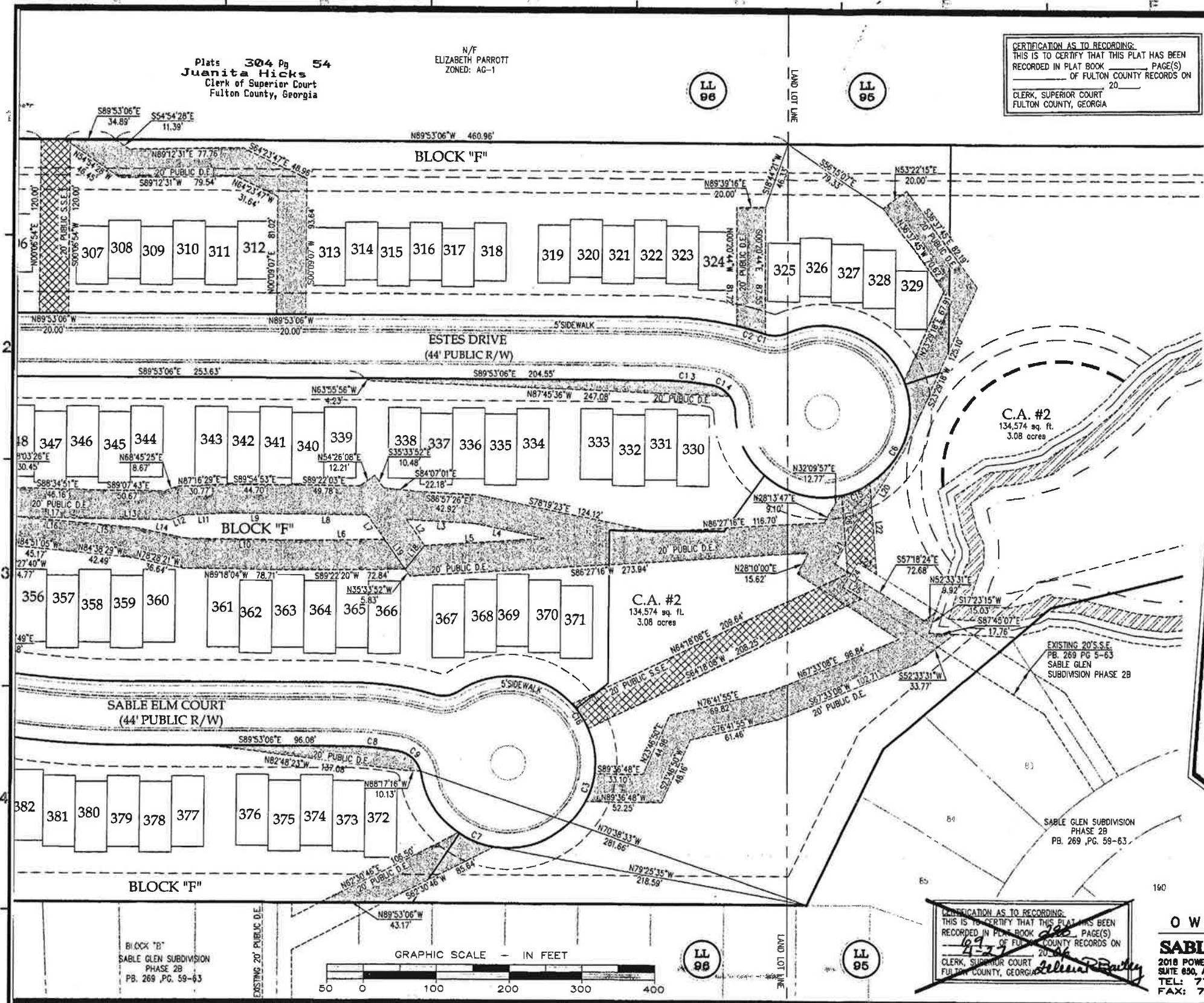
LEGEND

- () HEADWALL
- JUNCTION BOX
- DROP INLET
- ▣ SINGLE-WING CATCH BASIN
- ▢ DOUBLE-WING CATCH BASIN
- ▧ SWCB
- ▨ DWCB
- STORM LINE
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- ⊕ SANITARY SEWER MANHOLE
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- SANITARY SEWER LINE
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- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- A.E. ACCESS EASEMENT
- L.S. LANDSCAPE STRIP
- R/W RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- BC BACK OF CURB
- I.P.F. IRON PIN FOUND
- CENTERLINE
- P.O.B. POINT OF BEGINNING
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- N/F NOW OR FORMALLY
- LIMITED ACCESS
- TBM TEMPORARY BENCH MARK
- HCR HANDICAP RAMP
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OWNER / DEVELOPER
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 FAX: 770-451-5251

24 HOUR EMERGENCY CONTACT
TODD A. HAGER
 770-541-5257

CERTIFICATION AS TO RECORDING:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK 288, PAGE(S) 4-77
 OF FULTON COUNTY RECORDS ON 2006
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA



NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	6-18-06	Correct Street Name	

Travis Pruitt & Associates, Inc.
 4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com
 Contact Person: Jack Pendergrass

REGISTERED PROFESSIONAL ENGINEER
 TIMOTHY P. MULLEN
 No. 17057

REGISTERED PROFESSIONAL SURVEYOR
 TRAVIS N. PRUITT, S.P.T.
 No. 42506

Easement Exhibits For:
Sable Glen Unit 3
 A Townhouse Community
 Land Lots 95 and 96 ~ 13th. District ~ Fulton County, Georgia

DATE: 1/16/06
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CN: 01508UNIT3_FP_AB
JN: 1-01-0508
FN: 116-C-2349
SHEET 6 OF 6