

eFiled & eRecorded
 DATE: 3/30/2017
 TIME: 8:11 AM
 PLAT BOOK: 00043
 PAGE: 00133
 RECORDING FEE: 48.00
 PARTICIPANT ID: 6101204682
 CLERK: Jacqueline D. Wills
 Clayton County, GA

FINAL PLAT FOR LOVEJOY CROSSING S/D PHASE 2 City of Lovejoy Land Lot 165 6th District Clayton County, GA

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
OTP	OPEN TOP PIPE
IPF	IRON PIN FOUND
IPS	IRON PIN SET 1/2"Ø REBAR
P/L	PROPERTY LINE
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
PC	PROPERTY CORNER
LP	LIGHT POLE
ØPP	POWER POLE
CB	CATCH BASIN
JB	EXISTING JUNCTION BOX
ØWV	EXISTING WATER VALVE
ØFH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

OWNER/DEVELOPER:
 GEOSAM CAPITAL US(ATLANTA)LP
 DB. 10671, PGS 299
 2170 SATELLITE BLVD., SUITE 425
 DULUTH, GEORGIA 30097
 24 HR. CONTACT:
 KEVIN DANIEL
 PHONE: 470- 440-6500

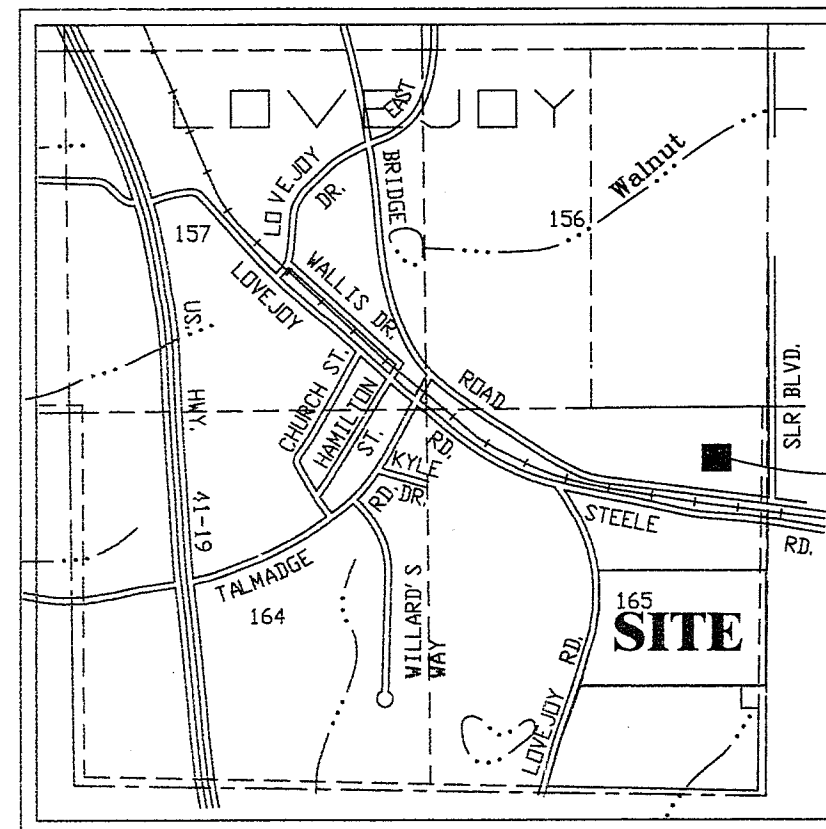
** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

INDEX
 SHEET 1: COVER SHEET
 SHEET 2-5 PLAT
 SHEET 6: TABLES

NOTES:

- Existing Zoning- Single-Character Residential PUD As Platted, Single-Family Detached Townhomes
- Minimum Lot Size- 4000 Sq.Ft. Typical Lot Size 40'X100'
- Setbacks: (Unless noted otherwise).
 Front - 20'
 Rear - 20'
 Side - 0-10'
- Phase 2 - Total Site Area- 27.44 Acres, Developed Area- 21.47 Acres. Out Parcel 0.81 acres.
- Phase 2 - Total No. of Lots- 155
- Water & Sewer will be provided by Clayton County Water Authority
- Electricity will be provided by Georgia Power & Central Georgia EMC.
- Telephone Service will be provided by AT&T
- All Right-of-Ways are 50' Minimum With Curb And Gutter (Unless Otherwise Noted).
- Minimum House Size: 1250 SqFt. Single-Story
 1600 SqFt. Two-Story
- Phase 2 - Total Reserved Open Space- 5.97 Acres
- Boundary information field run by Southside Surveying and Planning, Dated: 10-14-03.
- The detention ponds will be screened using a 5' security fence.
- Minimum 1-Car Garage
- Underground utilities;
- Street lights;
- 4' Sidewalks; BOTH SIDE OF THE ROAD
- Sodded yards
- Minimum lot width: 40'
- 2 Parking Spaces Per Unit
- Orange fencing or tree save flagging will be placed around all tree save areas (buffers & open space).
- This project is privately funded.
- No burial pits will be allowed on this site.
- 25% Masonry accents required on front facade of houses.
- Developer will clean out 50' buffer around church.
- 5 Ft. Chain-link fence to be constructed along South property line from R/W to tree-line.
- 25 Ft. Planted buffer w/ a minimum 4' high berm to be constructed along Lovejoy Road.
- 25 Ft. Natural Buffer along North property line.
- A minimum 22,000 Sq. Ft. area will be reserved for a recreational area.
- Wetland delineation by Applied Wetlands Consulting, date 10/30/03.
- 1/2" REBAR WILL BE SET AT ALL LOT CORNERS.

- (DEVELOPER/BUILDER) WILL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE WATER TAPS/METERS. NO WATER TAPS OR WATERS METERS AVAILABLE AT THE TIME OF THIS SURVEY.
- NO UNDERGROUND UTILITIES AVAILABLE (ELECTRICITY, PHONE, CABLE) AT THE TIME OF THIS SURVEY.



Location Map N.T.S.

State Waters Buffers

There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
 Georgia House Bill 1426

CITY OF LOVEJOY APPROVAL:
 PURSUANT TO PROVISIONS OF THE CITY OF LOVEJOY SUBDIVISION REGULATIONS, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COUNCIL OF LOVEJOY. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN SATISFIED. THIS PLAT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

[Signature]
 MAYOR, CITY OF LOVEJOY
 3/14/17
 DATE

OWNER'S CERTIFICATION:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO CITY OF LOVEJOY THE STREETS AND RIGHTS-OF-WAY AND DEDICATES TO THE CLAYTON COUNTY WATER AUTHORITY FOREVER ALL SANITARY SEWER EASEMENTS (S.S.E.) HEREIN SHOWN ALONG WITH ALL APPURTENANCES AND IMPROVEMENTS CONTAINED THEREIN.

[Signature]
 AUTH. SIGNATORY
 OWNER:
 GEOSAM CAPITAL US (ATLANTA) LP
 3/17/17
 DATE

The developer warrants the streets, curbing, drainage system, signs and shoulders within the right of way to be free from defects in materials and workmanship for a period of 24 months from the date of acceptance by CITY OF LOVEJOY

"The Developer warrants all sanitary sewer and water distribution system improvements donated to Clayton County Water Authority for ownership and maintenance to be free from defects in materials and workmanship for a period of twenty-four(24)months from the date of acceptance of these improvements by the Water Authority"

The Developer agrees that he will be responsible for the monitoring and maintenance of all major drainage easements and the removal of all temporary sediment ponds until a time requested by the City Engineer. Responsibility is transferred through the sale of the property, it should be verified through a contractual agreement and such agreement copied to the City of Lovejoy. Failure to do so will not relieve the Developer of his responsibility.

[Signature]
 AUTH. SIGNATORY 3/17/17
 DEVELOPER
 GEOSAM CAPITAL US (ATLANTA) LP

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 538,708 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,565 FEET.
 Equipment used GTS 213

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100 YRS FLOOD HAZARD AREA.

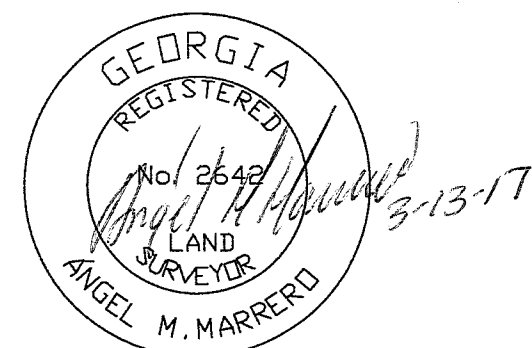
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NOTES:

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 03-09-2017.
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"

New const. of Principal Bldgs. including manufactured homes shall not be allowed, within the limits of the FLOOD PLAIN. The elevation of the lowest floor, including basement and access to Bldg, shall be at least three feet (3ft) above the level of the highest base flood elevation adjacent to the bldg., or at least as high as the regulatory flood elev., whichever is highest.

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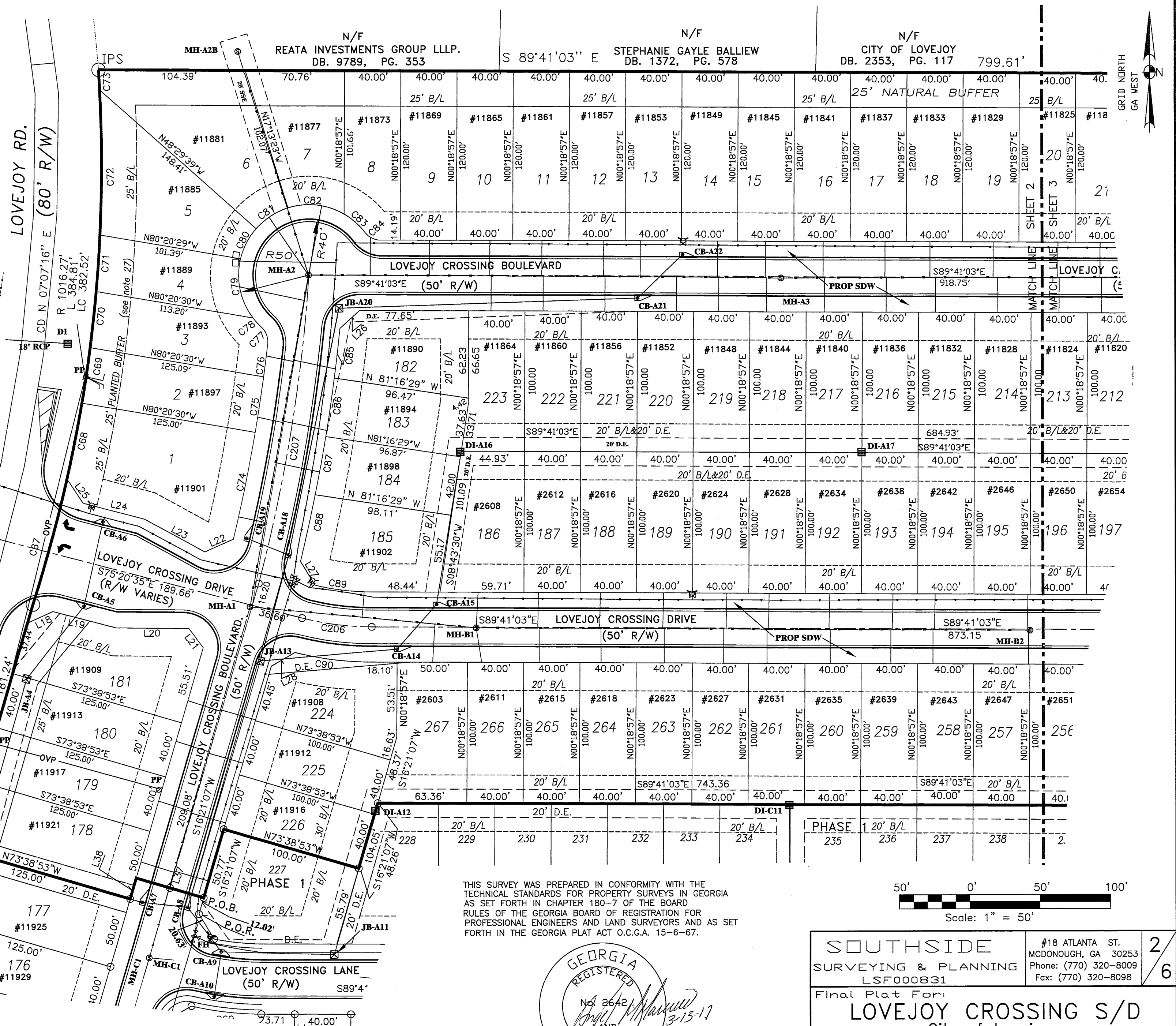
ANGEL M. MARRERO R.L.S. #2642

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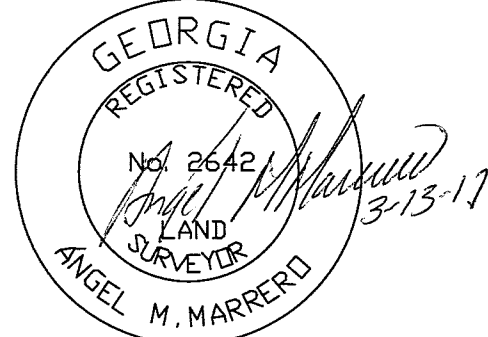
SOUTHSIDE SURVEYING & PLANNING LSF000831		#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098	1/6
Final Plat For: LOVEJOY CROSSING S/D City of Lovejoy			
Land Lot 165		6th Land District Clayton County, GA	
Drawn By: AMM		Scale: N/A	
Dwg No. 2-170104-F		Date: 03/13/17	

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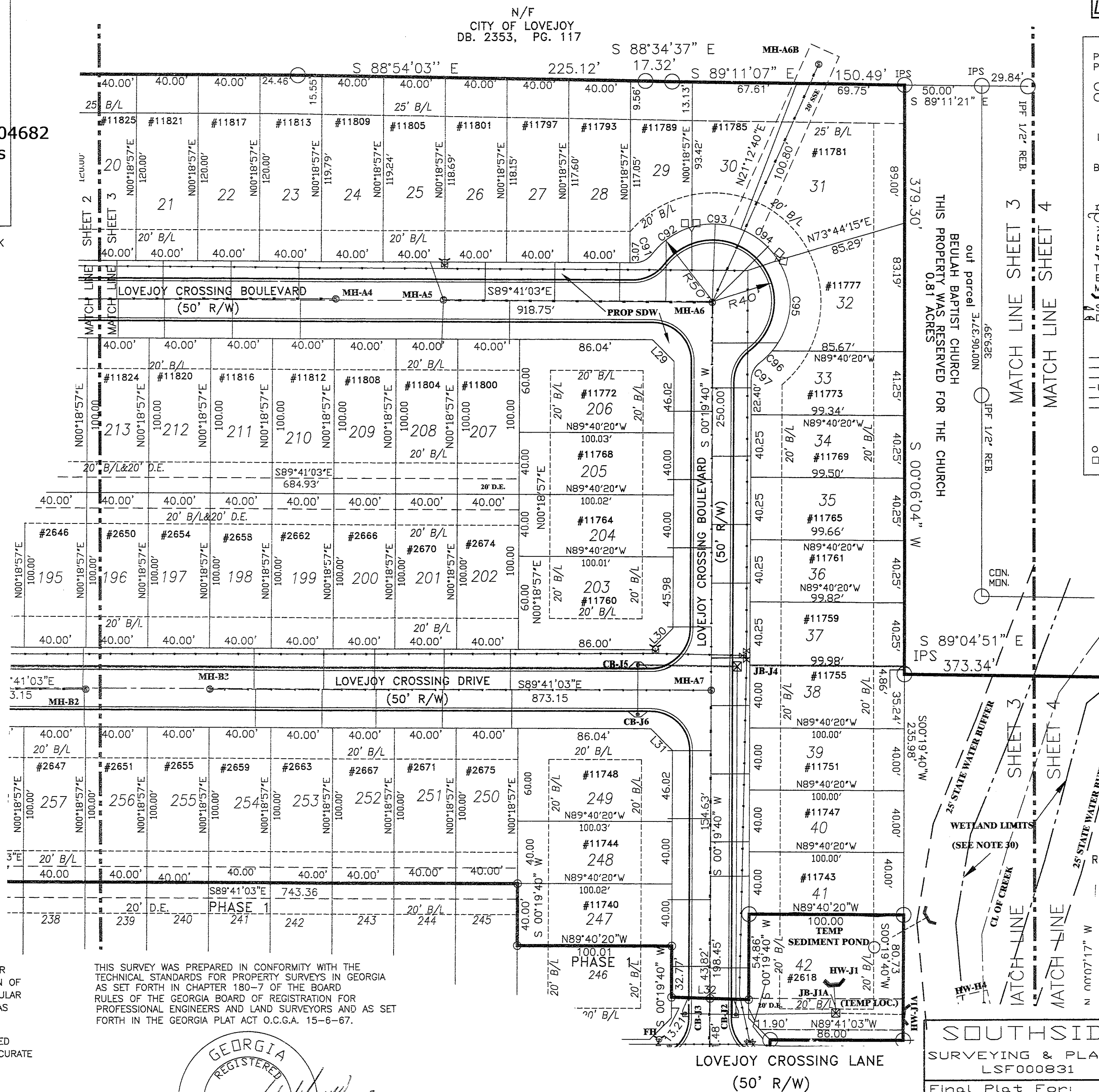
A'NGEL M. MARRERO R.L.S. #2642

NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF LOVEJOY
 UNTIL THE UNDERGROUND UTILITIES (ELECTRIC, CABLE, PHONE)
 HAS BEEN INSTALLED.

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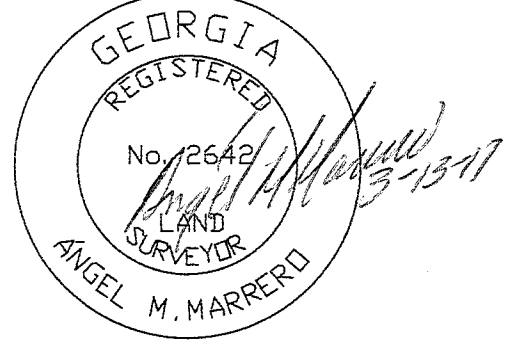
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P.O.B.	POINT OF BEGINNING
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IPF	IRON PIN FOUND
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OS	OUTLET STRUCTURE (RISER)
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SS	SANITARY SEWER LINE
P	POWERLINE
UGT	UNDERGROUND TELEPHONE
G	GASLINE
LS	LANDSCAPING
PKS	PK NAIL
SMH	SANITARY SEWER MANHOLE
S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
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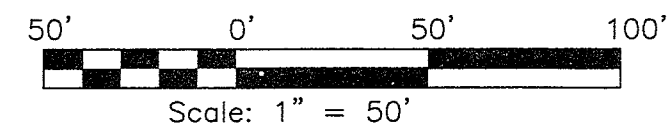
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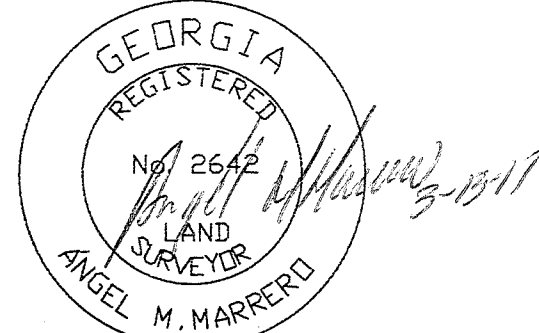
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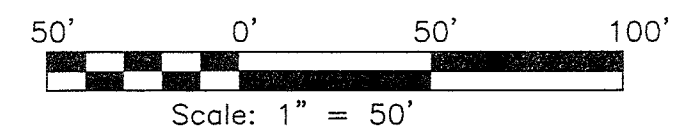
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PROPOSED MAIL KIOSK
 Note: Mail kiosk shall be
 constructed and CBU in
 place before the
 Certificate of Occupancy
 is issued for the first
 residence.

J.M. STEELE
 D.B. 13884, PG. 134

LOTS 42 & 86

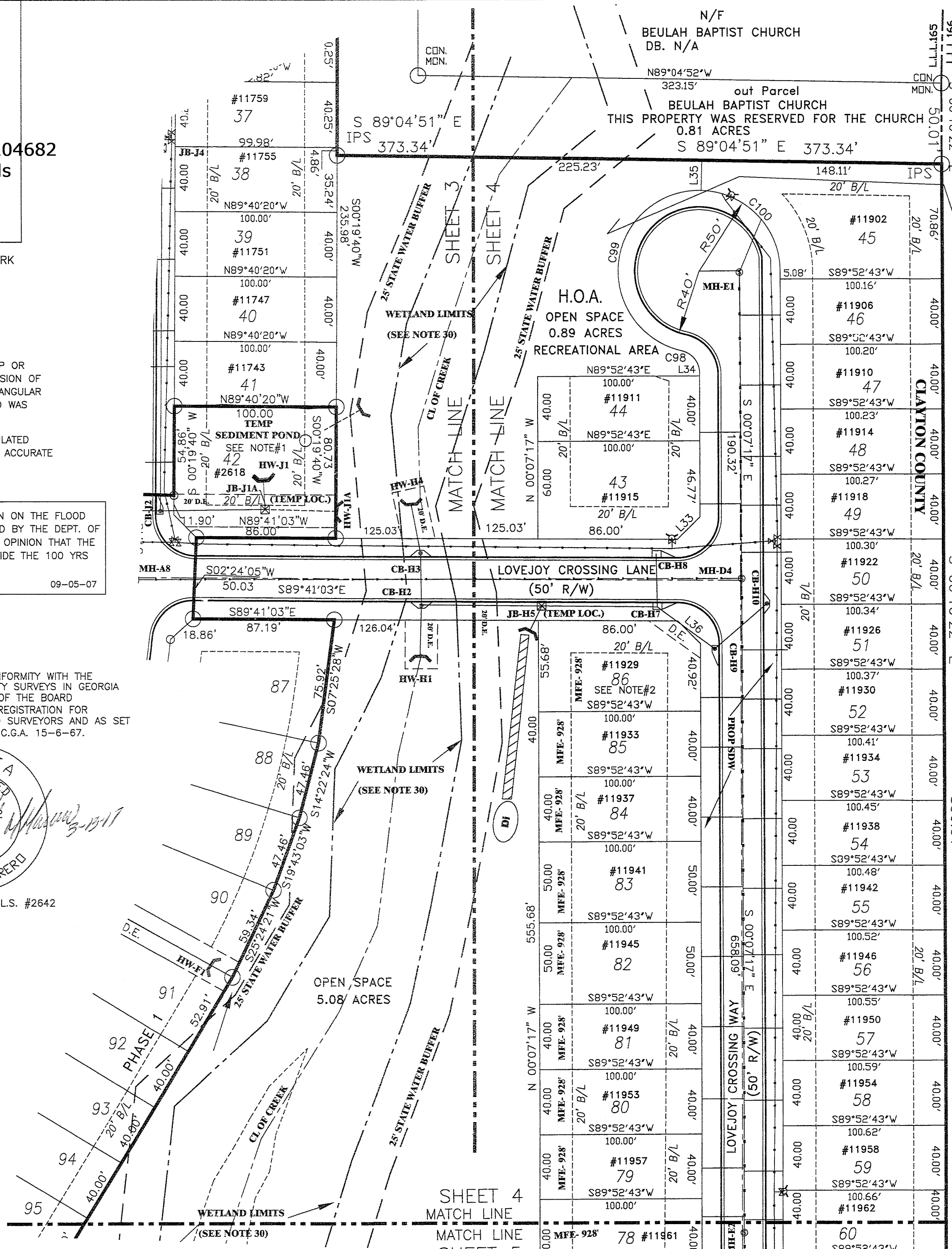
- OWNER OF LOT 42 WILL PAY FOR THE COST OF THE INSTALLATION OF PIPE FROM JB-J1A TO HW-J1A
- OWNER OF LOT 86 WILL PAY FOR THE COST OF THE INSTALLATION OF PIPE FROM JB-H5 TO CB-H2



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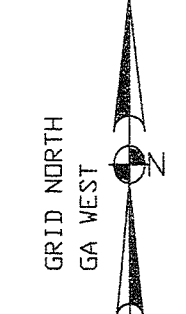
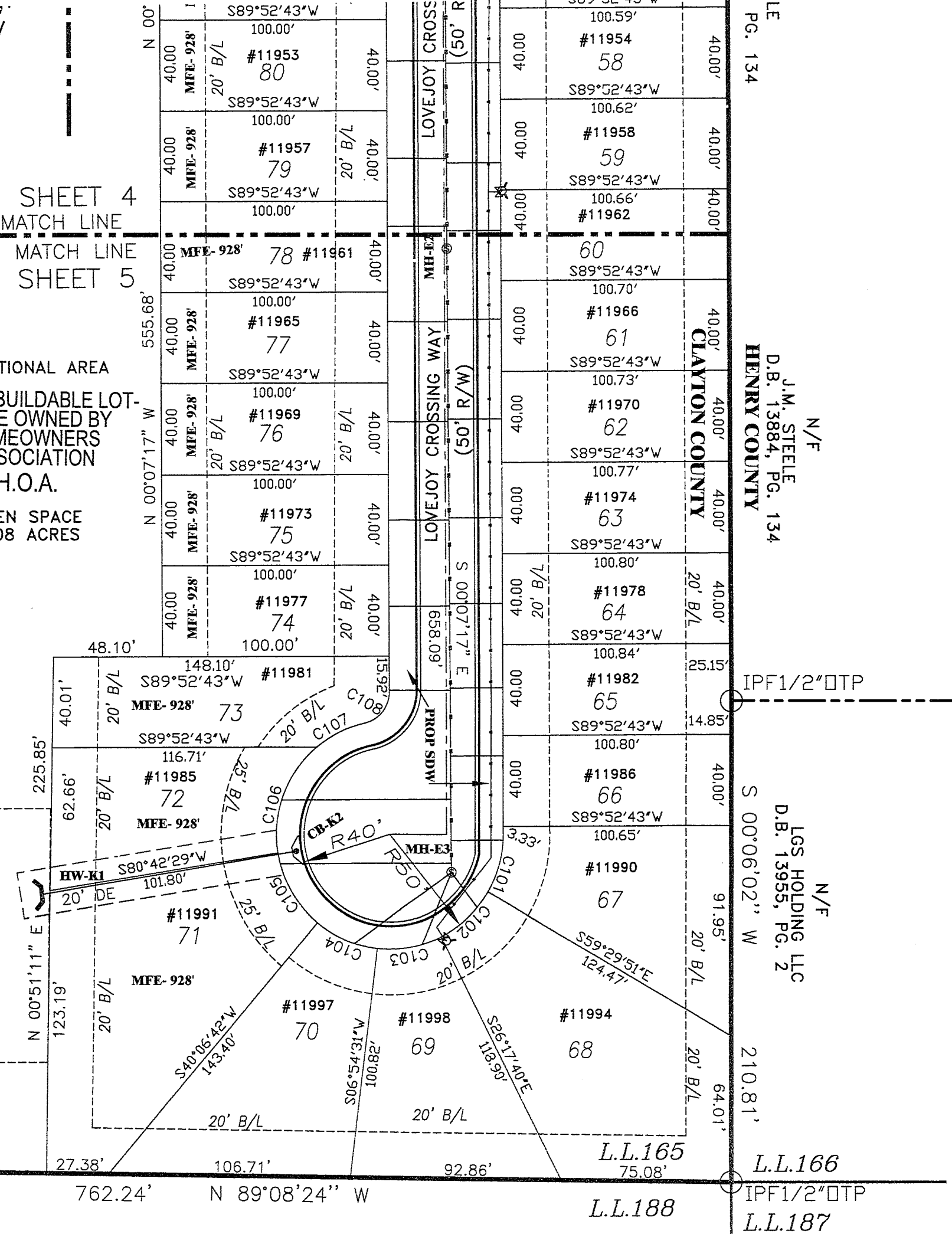
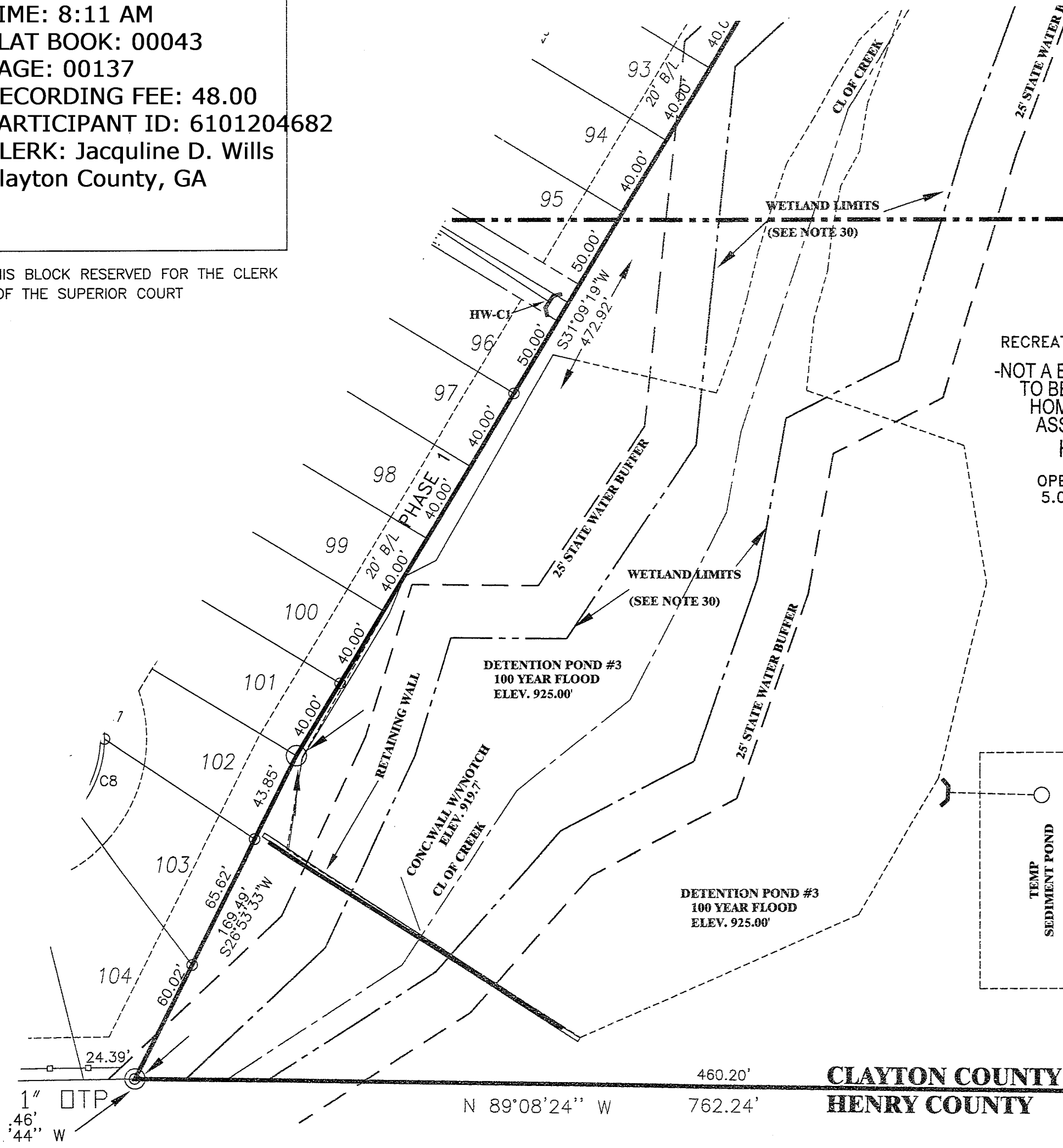
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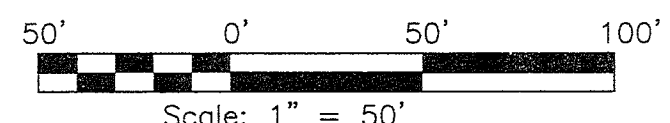
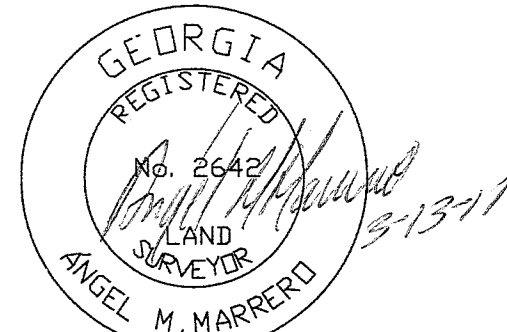
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LOT AREA CHART

LOT #	Sq Ft.	ACRES	LOT #	Sq Ft.	ACRES	LOT #	Sq Ft.	ACRES
1	9,521	0.22	54	4,019	0.09	196	4,000	0.09
2	5,001	0.11	55	4,020	0.09	197	4,000	0.09
3	4,941	0.11	56	4,021	0.09	198	4,000	0.09
4	4,146	0.10	57	4,023	0.09	199	4,000	0.09
5	6,756	0.16	58	4,024	0.09	200	4,000	0.09
6	7,897	0.18	59	4,026	0.09	201	4,000	0.09
7	5,363	0.12	60	4,027	0.09	202	4,000	0.09
8	4,594	0.11	61	4,029	0.09	203	5,901	0.14
9	4,800	0.11	62	4,030	0.11	204	4,001	0.09
10	4,800	0.11	63	4,031	0.11	205	4,001	0.09
11	4,800	0.11	64	4,033	0.11	206	5,905	0.14
12	4,800	0.11	65	4,034	0.11	207	4,000	0.09
13	4,800	0.11	66	4,029	0.11	208	4,000	0.09
14	4,800	0.11	67	6,331	0.15	209	4,000	0.09
15	4,800	0.11	68	9,723	0.22	210	4,000	0.09
16	4,800	0.11	69	6,246	0.14	211	4,000	0.09
17	4,800	0.11	70	7,275	0.17	212	4,000	0.09
18	4,800	0.11	71	10,390	0.24	213	4,000	0.09
19	4,800	0.11	72	5,629	0.13	214	4,000	0.09
20	4,800	0.11	73	5,653	0.13	215	4,000	0.09
21	4,800	0.11	74	4,000	0.09	216	4,000	0.09
22	4,800	0.11	75	4,000	0.09	217	4,000	0.09
23	4,798	0.11	76	4,000	0.09	218	4,000	0.09
24	4,781	0.11	77	4,000	0.09	219	4,000	0.09
25	4,759	0.11	78	4,000	0.09	220	4,000	0.09
26	4,737	0.11	79	4,000	0.09	221	4,000	0.09
27	4,715	0.11	80	4,000	0.09	222	4,000	0.09
28	4,693	0.11	81	4,000	0.09	223	4,082	0.09
29	4,230	0.10	82	5,000	0.11	224	5,536	0.13
30	4,617	0.11	83	5,000	0.11	225	4,000	0.09
31	9,065	0.20	84	4,000	0.09	226	4,000	0.09
32	5,539	0.13	85	4,000	0.09	247	4,000	0.09
33	4,000	0.09	86	5,432	0.12	248	4,001	0.09
34	4,002	0.09	178	6,250	0.14	249	5,905	0.14
35	4,008	0.09	179	5,000	0.11	250	4,000	0.09
36	4,015	0.09	180	5,000	0.11	251	4,000	0.09
37	4,021	0.09	181	6,796	0.16	252	4,000	0.09
38	4,010	0.09	182	5,057	0.12	253	4,000	0.09
39	4,000	0.09	183	4,067	0.09	254	4,000	0.09
40	4,000	0.09	184	4,089	0.09	255	4,000	0.09
41	4,000	0.09	185	6,031	0.14	256	4,000	0.09
43	5,940	0.14	186	5,232	0.12	257	4,000	0.09
44	4,000	0.09	187	4,000	0.09	258	4,000	0.09
45	8,593	0.20	188	4,000	0.09	259	4,000	0.09
46	4,007	0.09	189	4,000	0.09	260	4,000	0.09
47	4,009	0.09	190	4,000	0.09	261	4,000	0.09
48	4,010	0.09	191	4,000	0.09	262	4,000	0.09
49	4,011	0.09	192	4,000	0.09	263	4,000	0.09
50	4,013	0.09	193	4,000	0.09	264	4,000	0.09
51	4,014	0.09	194	4,000	0.09	265	4,000	0.09
52	4,016	0.09	195	4,000	0.09	266	4,000	0.09
53	4,017	0.09				267	5,311	0.12

EXISTING @ ROAD CURVE CHART

NUMBER	CD	R'	L'	LC'
C200	S81°21'33"E	200.00	58.12	57.92
C201	S81°44'17"E	200.00	55.47	55.30
C202	S81°44'18"E	200.00	55.47	55.30
C203	N15°44'48"E	384.00	206.54	204.06
C204	N74°15'52"W	200.00	107.65	106.35
C205	N00°19'58"E	384.00	0.07	0.07
C206	S82°30'49"E	200.00	50.06	49.93
C207	N09°22'54"E	1166.03	227.24	221.90

CURVE TABLE

NUMBER	CD	R'	L'	LC'
C67	N15°21'41"E	1016.27	92.50	92.47
C68	N11°12'21"E	1016.27	54.91	54.90
C69	N08°31'48"E	1016.27	40.01	40.01
C70	N06°16'21"E	1016.27	40.07	40.07
C71	N04°00'35"E	1016.27	40.20	40.20
C72	N00°01'11"W	1016.27	102.75	102.71
C73	N03°19'17"E	1016.27	14.37	14.37
C74	N11°36'16"E	1141.03	77.51	77.50
C75	N08°39'14"E	1141.03	40.01	40.01
C76	N07°03'13"E	1141.03	23.73	23.72
C77	N20°24'34"W	14.00	13.13	12.65
C78	N42°17'52"W	50.00	8.68	8.69
C79	N11°51'16"W	50.00	44.44	42.99
C80	N27°33'21"E	50.00	24.34	24.10
C81	N57°08'30"E	50.00	27.29	26.95
C82	S83°29'50"E	50.00	41.41	40.24
C83	S48°30'03"E	50.00	19.67	19.54
C84	S63°27'26"E	14.00	12.82	12.37
C85	N06°31'18"E	1191.03	35.63	35.63
C86	N08°23'21"E	1191.03	42.00	42.00
C87	N10°24'37"E	1191.03	42.02	42.02
C88	N12°35'08"E	1191.03	48.42	48.42
C89	S83°00'03"E	175.00	40.83	40.73
C90	S82°39'57"E	225.00	55.12	54.98
C91	N64°05'12"E	14.00	12.81	12.37
C92	N56°03'55"E	50.00	31.78	31.25
C93	S87°15'27"E	50.00	32.24	31.68
C94	S50°32'09"E	50.00	31.85	31.32
C95	S03°50'15"W	50.00	63.04	58.95
C96	S46°22'16"W	50.00	11.19	11.17
C97	N26°33'20"E	14.00	12.82	12.37
C98	N38°48'13"W	14.00	18.80	17.42
C99	N07°03'10"E	50.00	147.54	99.55
C100	S44°15'46"E	50.00	77.05	69.65
C101	S15°01'06"W	50.00	26.43	26.12
C102	S46°37'46"W	50.00	28.75	28.35
C103	S79°40'11"W	50.00	28.92	28.52
C104	N67°04'56"W	50.00	29.11	28.70
C105	N29°54'05"W	50.00	35.78	35.02
C106	N20°17'31"E	50.00	51.82	49.53
C107	N63°36'47"E	50.00	23.79	23.56
C108	N38°34'36"E	14.00	18.90	17.49

LINE TABLE

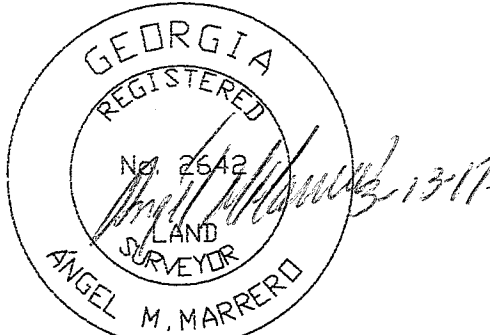
NUMBER	LENGTH	BEARING
L18	19.86	N65°20'33"E
L19	46.70	S75°20'35"E
L20	51.75	S89°13'23"E
L21	16.93	S36°26'08"E
L22	22.24	S66°07'21"W
L23	48.90	N61°18'20"W
L24	45.15	N75°20'30"W
L25	20.58	N33°40'06"W
L26	18.85	N47°59'25"E
L27	19.81	N31°17'01"W
L28	19.45	N60°21'15"E
L29	19.80	N44°41'10"E
L30	19.80	S45°19'18"W
L31	19.80	S44°40'42"E
L32	50.02	S88°10'33"E
L33	19.72	S45°05'50"W
L34	1.91	N00°07'17"W
L35	18.50	N01°28'16"E
L36	19.87	S44°54'10"E
L37	50.00	N73°38'53"W
L38	15.41	S16°21'07"W

STORM SEWER CHART

STRUCTURE		PIPE LENGTH	PIPE SIZE
FROM	TO		
CB-A8	JB-A13	183'	30" BCCMP
JB-A13	CB-A18	78'	36" BCCMP
CB-A18	CB-A19	32'	18" HDPE
CB-A18	JB-A20	178'	24" BCCMP
JB-A20	CB-A21	213'	24" BCCMP
CB-A21	CB-A22	44'	18" HDPE
JB-A13	CB-A14	99'	24" BCCMP
CB-A14	CB-A15	42'	18" HDPE
CB-A15	DI-A16	111'	18" HDPE
DI-A16	DI-A17	185'	18" HDPE
JB-A3	JB-A4	129'	24" BCCMP
JB-A4	CB-A5	66'	24" BCCMP
CB-A5	CB-A6	62'	18" HDPE
HW-H1	CB-H2	29'	36" HDPE
CB-H2	CB-H3	31'	36" HDPE
CB-H3	HW-H4	27'	36" HDPE
CB-H2	CB-H7	146'	24" BCCMP
CB-H7	CB-H8	32'	18" HDPE
CB-H7	CB-H9	44'	18" HDPE
CB-H9	CB-H10	42'	18" HDPE
HW-J1	CB-J2	64'	30" BCCMP
CB-J2	CB-J3	32'	18" HDPE
CB-J2	JB-J4	224'	30" BCCMP
JB-J4	CB-J5	63'	24" HDPE
CB-J5	CB-J6	32'	18" HDPE
HW-K1	CB-K2	111'	24" BCCMP

HDPE - HIGH DENSITY POLYETHYLENE
 ACCMP - ALUMINIUM CORRUGATED METAL PIPE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH IN CHAPTER 180-7 OF THE BOARD
 RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
 FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



ANGEL M. MARRERO R.L.S. #2642

SOUTHSIDE SURVEYING & PLANNING LSF000831		#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098	6 6
Final Plat For: LOVEJOY CROSSING S/D City of Lovejoy			
Land Lot 165		6th Land District Clayton County, GA	
Drawn By: AMM		Scale: N/A	
Dwg No. 2-170104-F		Date: 03/13/17	