

Plat Book 418 Page 108  
 Filed and Recorded 4/1/2019 8:51:00 AM  
 2019-0144419  
 Cathelene Robinson  
 Clerk of Superior Court  
 Fulton County, GA  
 Participant IDs: 8955417633

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. SECTION 15-6-67.

GILBERT E. QUINONES GEORGIA P.L.S. # 2810  
 DATE FEBRUARY 1, 2019

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD JONESBORO LANDING PHASE 2 ARE RECORDED IN DEED BOOK 59814, PAGE 680 OF FULTON COUNTY, GEORGIA RECORDS.

OWNER'S INDEMNIFICATION AND MAINTENANCE AGREEMENT FOR DETENTION PONDS IS RECORDED IN DEED BOOK 59809, PAGE 288 FULTON COUNTY, GEORGIA RECORDS.

CITY OF SOUTH FULTON  
 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 AND D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF THE CITY OF FULTON, FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

WATER SUPPLY	SEWAGE DISPOSAL
<input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> INDIVIDUAL WATER SUPPLIES <input type="checkbox"/> SERVICE REQUIREMENTS - S/D TYPE <input type="checkbox"/> TYPE "A" <input type="checkbox"/> TYPE "B"	<input checked="" type="checkbox"/> PUBLIC SANITARY <input type="checkbox"/> INDIVIDUAL ONSITE SEWAGE <input type="checkbox"/> SERVICE REQUIREMENTS - S/D TYPE <input type="checkbox"/> TYPE "A" <input type="checkbox"/> TYPE "B" <input type="checkbox"/> TYPE "C" <input type="checkbox"/> TYPE "D"

DATE 2/28/19

CITY OF SOUTH FULTON, FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE CITY OF SOUTH FULTON, FULTON COUNTY HEALTH DEPARTMENT

# FINAL PLAT FOR OLD JONESBORO LANDING PHASE 2

## OLD JONESBORO ROAD LAND LOT 194 - 3TH DISTRICT CITY OF SOUTH FULTON FULTON COUNTY, GEORGIA

THE STORMWATER MAINTENANCE & INDEMNIFICATION AGREEMENT IS RECORDED IN DEED BOOK 59809, PAGE 288

DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS FOR OLD JONESBORO LANDING PHASE 2 IS RECORDED @ DB 59814, PG 680

### FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) areas shown hereon were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of South Fulton does not, by approving this plat, warrant their accuracy, nor imply that land outside the areas of flood hazard shown, will be free from flooding or flood damage. Further, the City of South Fulton does not, by approving this plat, 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 the City of South Fulton, 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 the City of South Fulton is required prior to the issuance of a building permit.

### DRAINAGE

The owner of record on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from drains or from flooding from high water of natural creeks, rivers 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 management 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 staff and 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 the City of South Fulton nor abrogation of the City of South Fulton's right to seek reimbursement for expenses from the owner(s) of the property(ies) or the lands that generated the conditions.

### ZONING DATA

This Property is Zoned CUP (Community Unit Plan) subject to conditions (See Sheet 8 of 8) and the Following Data:

Front Setback\*\* 20 feet  
 Rear Setback 20 feet  
 Side Interior Setback 5 feet  
 Side Corner Setback 15 feet  
 Minimum heated Floor Area 2,000 square feet  
 Parking Space(s) / Dwelling Unit 2 spaces  
 Minimum required Lot Area 5,500 feet  
 Minimum required Lot Frontage 2 spaces  
 Minimum required Lot Width at the Building Line 50 feet

\*\* 5' staggered setback for facades

### OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA  
 CITY OF SOUTH FULTON  
 (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 the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public and dedicates to the City of South Fulton, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:

Public Streets	1.63 acres
Public Sewer Easements	0.82 acres
Public Drainage Easements	1.43 acres
Public Parks / Open Space	0.00 acres

Geosam Capital US (Atlanta LP)	Geosam Capital US (Atlanta LP)
Typed Name of Subdivider	Typed Name of Owner of Record
<i>Kevin Daniel</i>	<i>Gilbert E. Quinones</i>
Signature of Subdivider	Signature of Owner of Record
3-28-2019	3-28-2019
Date	Date

### GENERAL NOTES

- OWNER: Geosam Capital US (Atlanta) LP  
 Suite 425  
 Duluth, Georgia 30097  
 Attn: Mr. Kevin Daniel  
 (770) 876-1501
- SUBDIVIDER: Geosam Capital US (Atlanta) LP  
 2170 Satellite Boulevard  
 Suite 425  
 Duluth, Georgia 30097  
 Attn: Mr. Kevin Daniel  
 (770) 876-1501
- SURVEYOR: the COLLABORATIVE, Inc.  
 Suite 130  
 Atlanta, Georgia 30328  
 Attn: Mr. Gilbert E. Quinones, P.L.S.  
 (678) 775-9499
- The field data upon which this plat is based has a closure precision of one foot in 46,893 feet and an angular error of 3.0 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 347,018 feet.
- Field information for this survey was obtained with a Spectra Precision FOCUS One Robotic Total Station and an electronic data collector, complemented by GPS technology using the e6PS network.
- Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American datum 1983 (NAD83).
- Distances shown on the plat shall be horizontal.
- This phase of the Subdivision contain 45 Lots on 44.4411 Acres or 1,935,865 Square feet.
- All Boundary Monuments set are #4 rebar's bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- City of South Fulton, Fulton County, and City of Atlanta personnel and/or agents shall have free and total access to and across all easements.
- Sidewalks are required along both sides of subdivision streets.
- This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia department of natural Resources. Property Owners are subject to penalties for disturbance of these protected areas without first obtaining the proper permits.
- The Certification, as shown hereon, is purely a statement of Professional opinion based on knowledge, information, and belief, and based on field evidence gathered and documentary evidence available. The Certification is not an expressed or implied Warranty of Substante.
- Outer Circle has a 50-Foot Right-of-Way width, and a dimension of 24-feet from back-of-curb to back of curb.
- Old Jonesboro Road has a distance of 30 feet from centerline to right-of-way.

### FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS DEVELOPMENT HAS COMPLIED WITH THE APPLICABLE SANITARY SEWER REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT SEWER SYSTEMS PRESENT HEREON SHALL VOID THIS APPROVAL.

APPROVED THIS 28<sup>th</sup> DAY OF MARCH, 2019.

*Terry Peters* ENG. ADMIN.  
 SIGNATURE PRINTED NAME AND TITLE

### FINAL PLAT APPROVAL

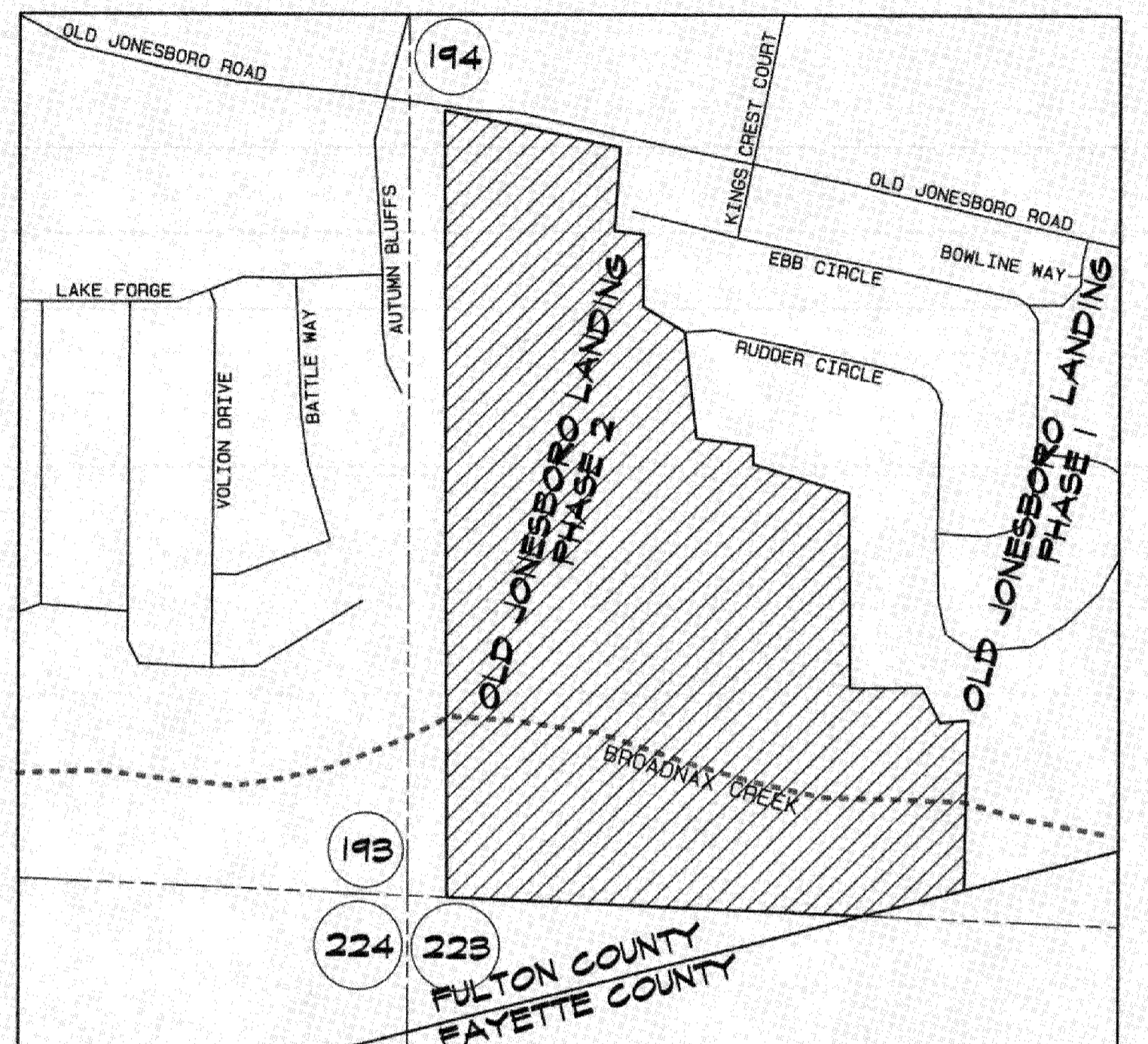
The Director of the Community and Regulatory Affairs Department of the City of South Fulton, Georgia, certifies that this plat complies with the South Fulton Zoning Resolution, Conditions of Zoning, and the South Fulton Subdivision Regulations, as amended.

*Gilbert E. Quinones* 3-29-2019  
 For the Director, Community and Regulatory Affairs Date

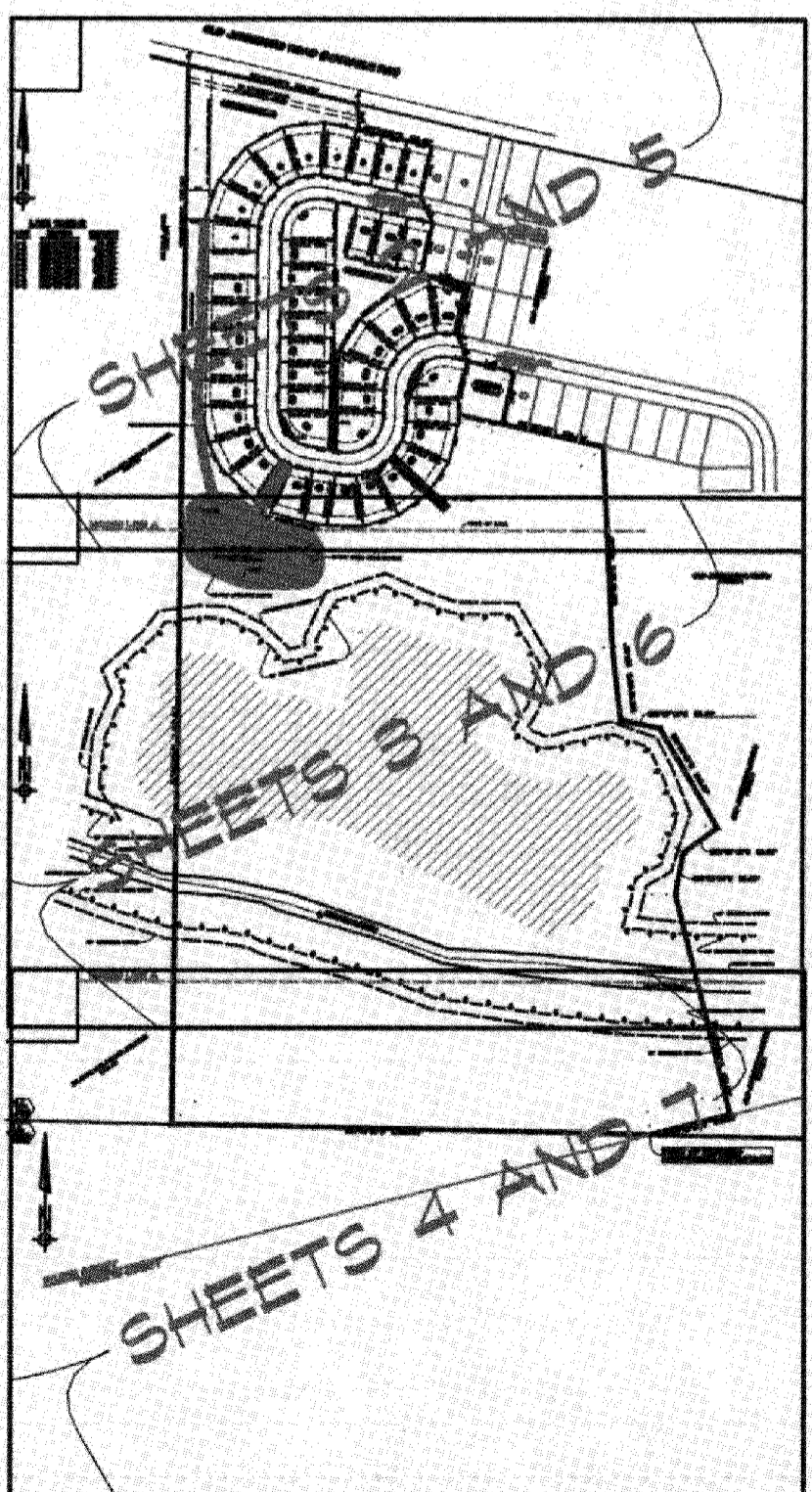
### STATEMENT OF SLOPE EASEMENT

This Plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows:

0' to 5' - not less than 3 to 1 slope  
 5' to 10' - not less than 2 to 1 slope

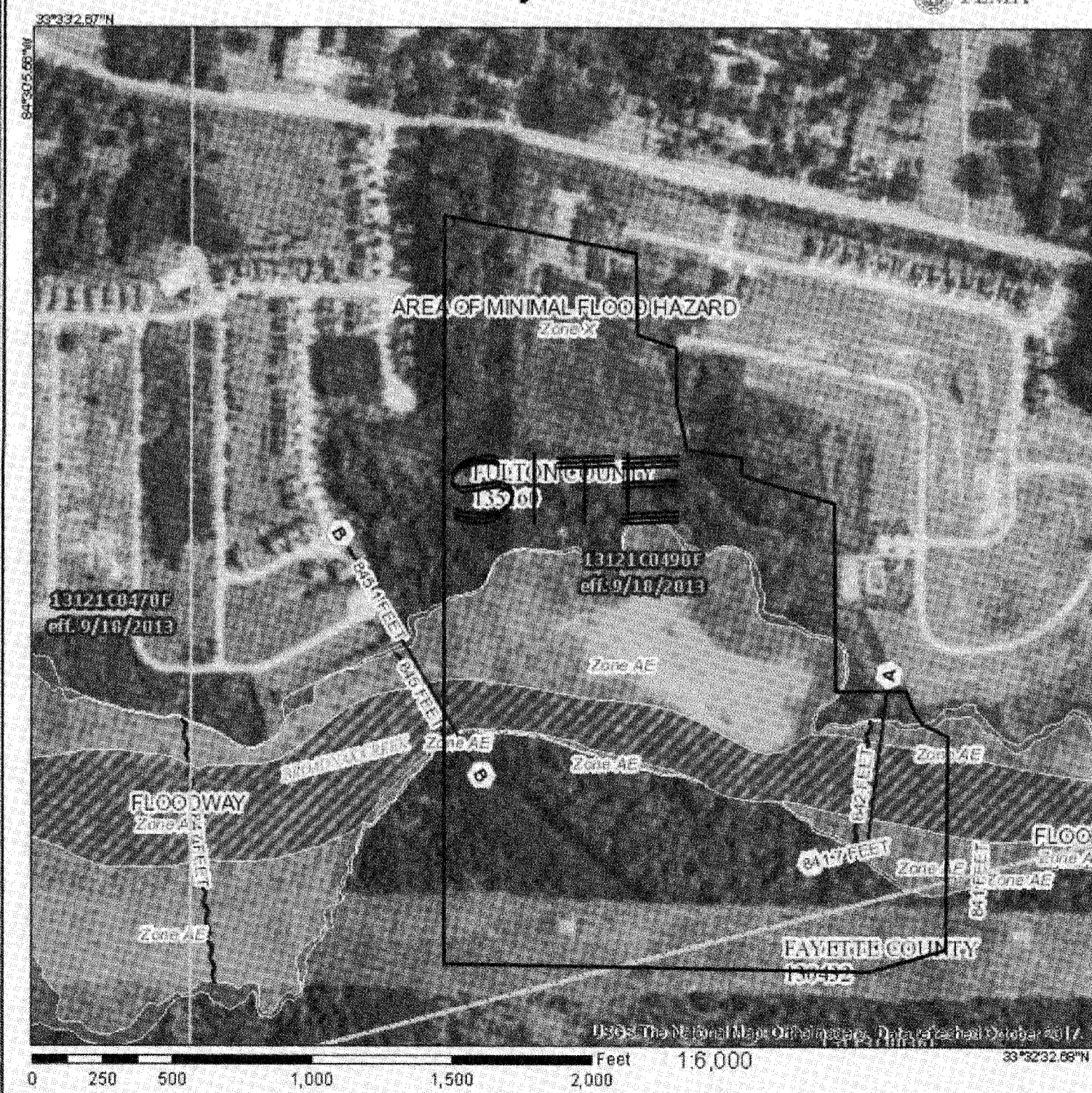


LOCATION SKETCH NOT TO SCALE



INDEX OF SHEETS

### National Flood Hazard Layer FIRMette



FEMA

LEGEND

SPECIAL FLOOD HAZARD AREAS

- Zone AE: 1% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile.
- Zone X: 1% Annual Chance Flood Hazard.
- Zone AE: Areas with Reduced Flood Risk due to levees. See Notes.
- Zone X: Areas with Flood Risk due to Levees.

OTHER AREAS OF FLOOD HAZARD

- Zone AE: Area of Minimal Flood Hazard.
- Zone X: Effective LDMs.
- Zone AE: Area of Unshaded Flood Hazard.

OTHER AREAS

- Zone AE: Channel, Outfall, or Storm Sewer Levee, Dike, or Floodwall.

GENERAL STRUCTURES

- Zone AE: Cross Sections with 1% Annual Chance Water Surface Elevation.
- Zone X: Control Structure.
- Zone AE: Base Flood Elevation Line (BFE).
- Zone X: Limit of Study.
- Zone AE: Jurisdiction Boundary.
- Zone X: Quasi-Technical Base Line.
- Zone AE: Profile Base Line.
- Zone X: Hydrographic Feature.

OTHER FEATURES

- Zone AE: Digital Data Available.
- Zone X: No Digital Data Available.
- Zone AE: Unmapped.

MAP PANELS

- Zone AE: The print displayed on the map is an approximate point selected by the user and does not represent an unambiguous property location.
- Zone X: The map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap source complies with FEMA's basemap necessary standards.
- Zone AE: The flood hazard information is derived directly from the authoritative NFRL web services provided by FEMA. This map was updated on 03/28/2019 at 8:55:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFRL and effective information may change or become superseded by new data over time.
- Zone X: This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped or uncommissioned areas cannot be used for regulatory purposes.

According to the FIRM of Fulton County, panel number 13121C0490F, dated September 18, 2013, a portion of this property is located in a Special Flood Hazard Area.

the COLLABORATIVE, Inc. design plan  
 10 Glen Lake Parkway Suite 130 Atlanta, GA 30328 (678) 775-9499 (678) 222-3401 (Fax) E-Mail: gquinesethelaborative.com

FINAL PLAT  
 OLD JONESBORO LANDING PHASE 2

Geosam Capital US (Atlanta) LP  
 2170 Satellite Boulevard Suite 425 Duluth, Georgia 30097 (770) 876-1501 http://geosam.us.com/

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF GEORGIA No. 2810

REVISIONS	DATE	DESCRIPTION	NO.
GENERAL	10/31/18		1
CITY COMMENTS	1/28/19		2
ADDED ADDRESSES	2/20/19		3
CITY COMMENTS	2/20/19		4

DATE: 9/20/2018  
 SCALE: 1" = 50'  
 DRAWN: G.E.G.  
 DESIGNED: G.E.G.  
 CHECKED: G.E.G.  
 LAND LOT: 194  
 13TH LAND DISTRICT  
 FULTON COUNTY, GA

SHEET 1 OF 8  
 DRAWING NO. A152-001-PP-1

Certification as to Recording  
 This is to certify that this plat has been recorded in Plat Book \_\_\_\_\_ of Fulton County  
 Page \_\_\_\_\_  
 Recorded on \_\_\_\_\_  
 Clerk, Superior Court  
 Fulton County, Georgia

AREA = 1,935,855 SQ.FT  
 44.4411 ACRES  
 ZONING: CUP Conditional

# Plat Book 418 Page 109

the COLLABORATIVE, Inc.  
 design  
 10 Glen Lake Parkway  
 Atlanta, GA 30328  
 (678) 222-3419  
 (678) 222-3401 (Fax)  
 E-Mail: gcollaborative.com

FINAL PLAT  
 OLD JONESBORO LANDING  
 PHASE 2

Geosam Capital US (Atlanta) LP  
 2170 Satellite Boulevard  
 Duluth, GA 30097  
 http://geosamus.com/

DATE	REVISED	DESCRIPTION	DATE
9/20/2018	1	GENERAL	9/20/18
9/20/2018	2	CITY COMMENTS	10/20/18
9/20/2018	3	ADDED ADDRESSES	10/20/18
9/20/2018	4	CITY COMMENTS	10/20/18

SHEET 2 OF 8

DRAWING NO. A152-001-FP-2  
 LAND LOT: 194  
 13TH LAND DISTRICT  
 FULTON COUNTY, GA.

LINE TABLE

LINE	BEARING	DISTANCE
1	N00°51'26"E	767.96'
2	S02°53'32"E	55.58'
3	S12°31'03"W	110.00'
4	S24°35'30"E	62.70'
5	S12°31'03"W	110.00'
6	S77°28'57"E	105.00'
7	S12°31'03"W	110.00'
8	S19°46'25"E	59.17'
9	S77°28'57"E	103.77'
10	S12°31'03"W	113.00'

LINE TABLE

LINE	BEARING	DISTANCE
1	S02°53'32"E	55.58'
2	S12°31'03"W	110.00'
3	S24°35'30"E	62.70'
4	S12°31'03"W	110.00'
5	S77°28'57"E	105.00'
6	S12°31'03"W	110.00'
7	S19°46'25"E	59.17'
8	S77°28'57"E	103.77'
9	S12°31'03"W	113.00'

CURVE TABLE

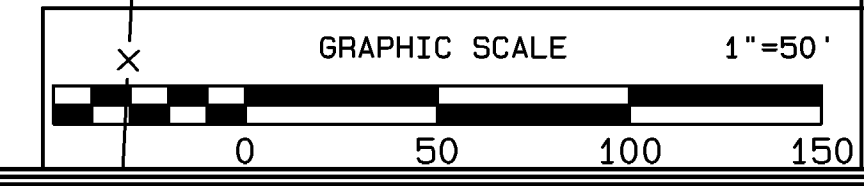
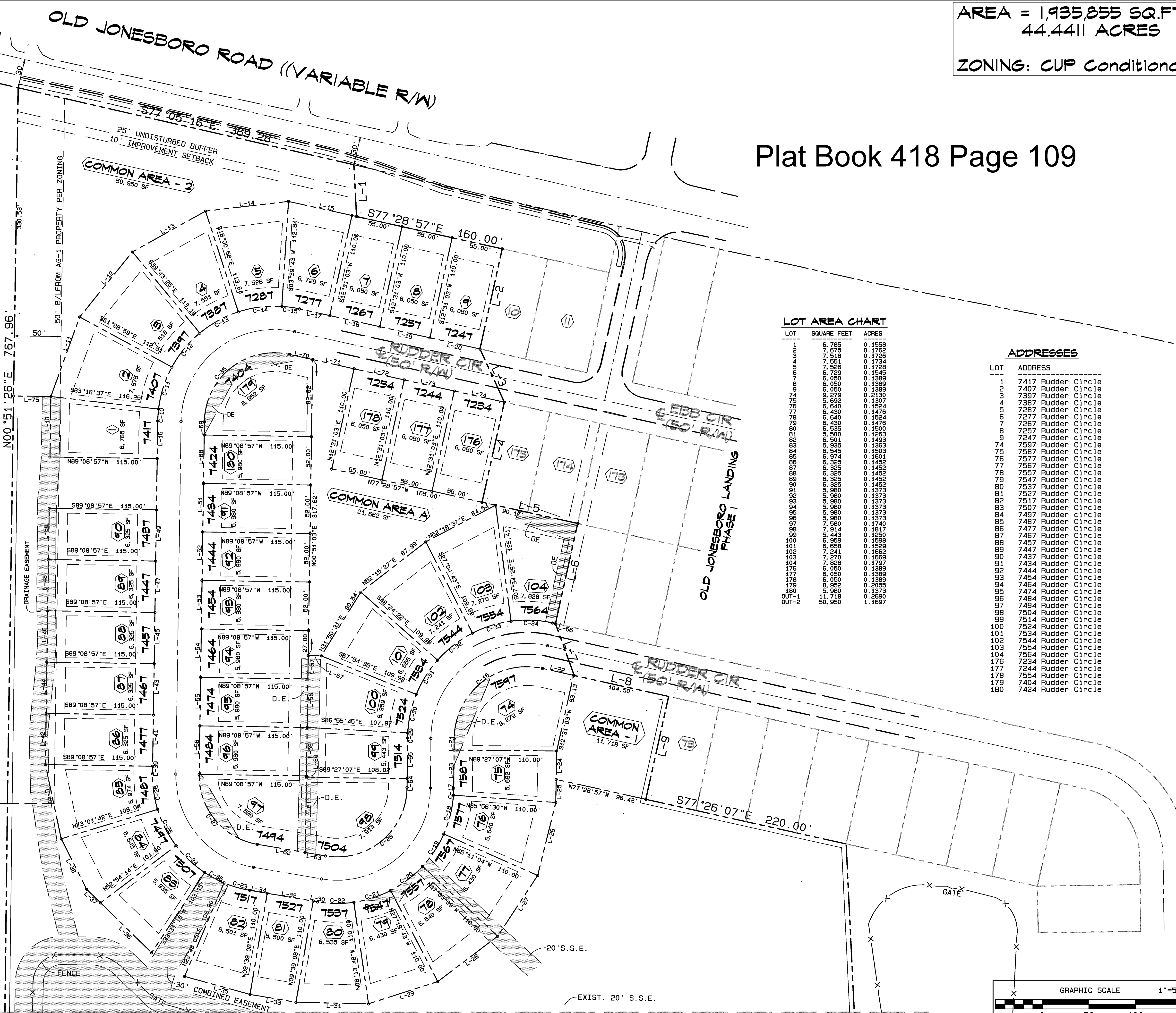
CURVE	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
1	12.74'	12.74'	S03°46'13"E 12.73'
2	47.62'	47.62'	S17°36'12"E 47.33'
3	47.36'	47.36'	S39°59'32"E 47.08'
4	47.36'	47.36'	S61°07'48"E 47.08'
5	19.32'	19.32'	S64°54'09"E 19.30'
6	138.46'	138.46'	N51°31'14"E 130.86'
7	43.10'	43.10'	N02°18'12"E 42.89'
8	41.67'	41.67'	N33°06'13"E 41.47'
9	43.10'	43.10'	N51°31'14"E 42.89'
10	41.67'	41.67'	N72°13'14"E 41.47'
11	43.10'	43.10'	S03°46'13"E 42.89'
12	47.36'	47.36'	S39°59'32"E 47.08'
13	47.36'	47.36'	S61°07'48"E 47.08'
14	19.32'	19.32'	S64°54'09"E 19.30'
15	138.46'	138.46'	N51°31'14"E 130.86'
16	43.10'	43.10'	N02°18'12"E 42.89'
17	41.67'	41.67'	N33°06'13"E 41.47'
18	43.10'	43.10'	N51°31'14"E 42.89'
19	41.67'	41.67'	N72°13'14"E 41.47'
20	43.10'	43.10'	S03°46'13"E 42.89'
21	47.36'	47.36'	S39°59'32"E 47.08'
22	47.36'	47.36'	S61°07'48"E 47.08'
23	19.32'	19.32'	S64°54'09"E 19.30'
24	138.46'	138.46'	N51°31'14"E 130.86'
25	43.10'	43.10'	N02°18'12"E 42.89'
26	41.67'	41.67'	N33°06'13"E 41.47'
27	43.10'	43.10'	N51°31'14"E 42.89'
28	41.67'	41.67'	N72°13'14"E 41.47'
29	43.10'	43.10'	S03°46'13"E 42.89'
30	47.36'	47.36'	S39°59'32"E 47.08'
31	47.36'	47.36'	S61°07'48"E 47.08'
32	19.32'	19.32'	S64°54'09"E 19.30'
33	138.46'	138.46'	N51°31'14"E 130.86'
34	43.10'	43.10'	N02°18'12"E 42.89'
35	41.67'	41.67'	N33°06'13"E 41.47'
36	43.10'	43.10'	N51°31'14"E 42.89'
37	41.67'	41.67'	N72°13'14"E 41.47'
38	43.10'	43.10'	S03°46'13"E 42.89'
39	47.36'	47.36'	S39°59'32"E 47.08'
40	47.36'	47.36'	S61°07'48"E 47.08'
41	19.32'	19.32'	S64°54'09"E 19.30'
42	138.46'	138.46'	N51°31'14"E 130.86'
43	43.10'	43.10'	N02°18'12"E 42.89'
44	41.67'	41.67'	N33°06'13"E 41.47'
45	43.10'	43.10'	N51°31'14"E 42.89'
46	41.67'	41.67'	N72°13'14"E 41.47'
47	43.10'	43.10'	S03°46'13"E 42.89'
48	47.36'	47.36'	S39°59'32"E 47.08'
49	47.36'	47.36'	S61°07'48"E 47.08'
50	19.32'	19.32'	S64°54'09"E 19.30'

LOT AREA CHART

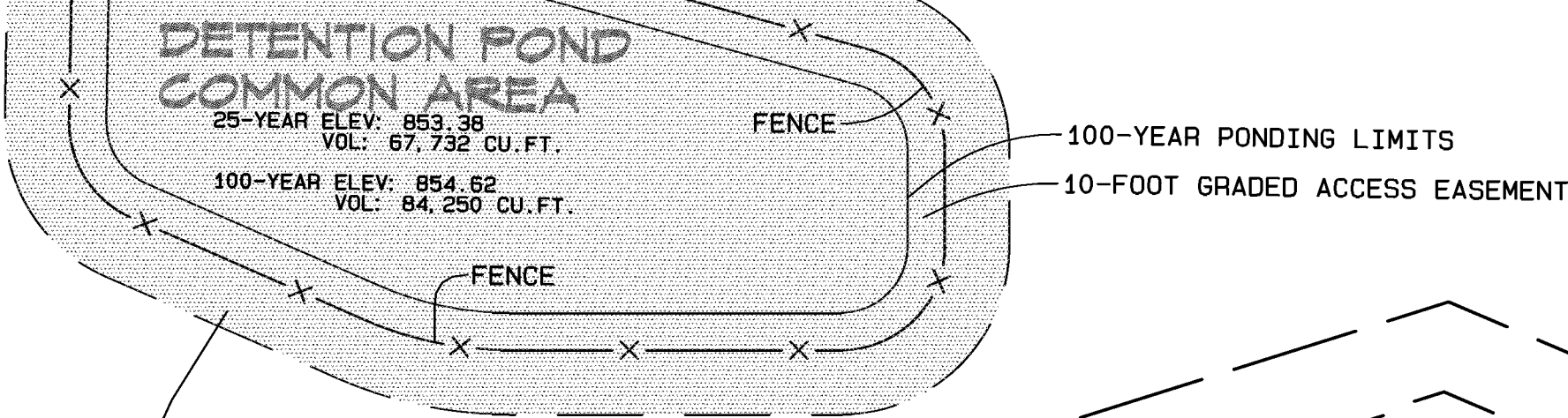
LOT	SQUARE FEET	ACRES
1	6,785	0.1558
2	7,675	0.1762
3	7,551	0.1734
4	6,729	0.1554
5	6,050	0.1389
6	6,050	0.1389
7	6,050	0.1389
8	6,050	0.1389
9	6,050	0.1389
10	6,050	0.1389
11	6,050	0.1389
12	6,050	0.1389
13	6,050	0.1389
14	6,050	0.1389
15	6,050	0.1389
16	6,050	0.1389
17	6,050	0.1389
18	6,050	0.1389
19	6,050	0.1389
20	6,050	0.1389
21	6,050	0.1389
22	6,050	0.1389
23	6,050	0.1389
24	6,050	0.1389
25	6,050	0.1389
26	6,050	0.1389
27	6,050	0.1389
28	6,050	0.1389
29	6,050	0.1389
30	6,050	0.1389
31	6,050	0.1389
32	6,050	0.1389
33	6,050	0.1389
34	6,050	0.1389
35	6,050	0.1389
36	6,050	0.1389
37	6,050	0.1389
38	6,050	0.1389
39	6,050	0.1389
40	6,050	0.1389
41	6,050	0.1389
42	6,050	0.1389
43	6,050	0.1389
44	6,050	0.1389
45	6,050	0.1389
46	6,050	0.1389
47	6,050	0.1389
48	6,050	0.1389
49	6,050	0.1389
50	6,050	0.1389

ADDRESSES

LOT	ADDRESS
1	7417 Rudder Circle
2	7407 Rudder Circle
3	7397 Rudder Circle
4	7387 Rudder Circle
5	7287 Rudder Circle
6	7277 Rudder Circle
7	7267 Rudder Circle
8	7257 Rudder Circle
9	7247 Rudder Circle
10	7537 Rudder Circle
11	7527 Rudder Circle
12	7517 Rudder Circle
13	7507 Rudder Circle
14	7497 Rudder Circle
15	7487 Rudder Circle
16	7477 Rudder Circle
17	7467 Rudder Circle
18	7457 Rudder Circle
19	7447 Rudder Circle
20	7437 Rudder Circle
21	7427 Rudder Circle
22	7417 Rudder Circle
23	7407 Rudder Circle
24	7397 Rudder Circle
25	7387 Rudder Circle
26	7377 Rudder Circle
27	7367 Rudder Circle
28	7357 Rudder Circle
29	7347 Rudder Circle
30	7337 Rudder Circle
31	7327 Rudder Circle
32	7317 Rudder Circle
33	7307 Rudder Circle
34	7297 Rudder Circle
35	7287 Rudder Circle
36	7277 Rudder Circle
37	7267 Rudder Circle
38	7257 Rudder Circle
39	7247 Rudder Circle
40	7237 Rudder Circle
41	7227 Rudder Circle
42	7217 Rudder Circle
43	7207 Rudder Circle
44	7197 Rudder Circle
45	7187 Rudder Circle
46	7177 Rudder Circle
47	7167 Rudder Circle
48	7157 Rudder Circle
49	7147 Rudder Circle
50	7137 Rudder Circle



MATCH LINE A



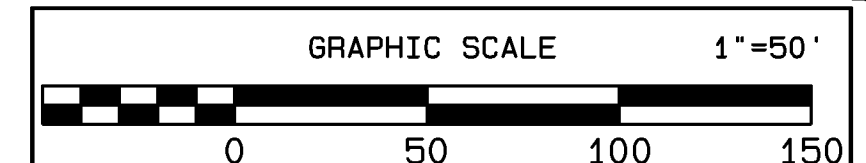
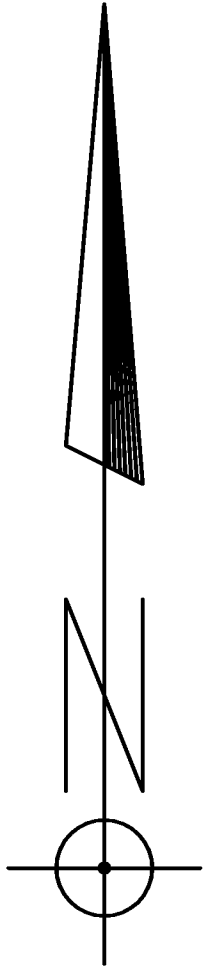
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## LAKE

### BROADNAX CREEK

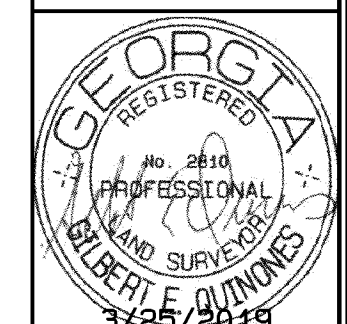
OLD JONESBORO LANDING PHASE I

OLD JONESBORO LANDING PHASE I



DATE: 9/20/2018	REVISIONS	DESCRIPTION	DATE
	NO.	NO.	NO.
SCALE: 1"=50'	DRAWN: G.E.G.	GENERAL	1-22-18
DESIGNED: G.E.G.	CITY COMMENTS		
CHECKED: G.E.G.	ADDED ADDRESSES		
LAND LOT: 194	CITY COMMENTS		
13TH LAND DISTRICT			
FULTON COUNTY, GA.			
SHEET	3	OF	00
DRAWING NO.	A152-001-FP-3		

**Geosam Capital US (Atlanta) LP**  
 2170 Satellite Boulevard  
 Suite 425  
 Duluth, Georgia 30097  
 (770) 403-9954  
<http://geosamus.com/>



**FINAL PLAT**  
**OLD JONESBORO LANDING PHASE 2**

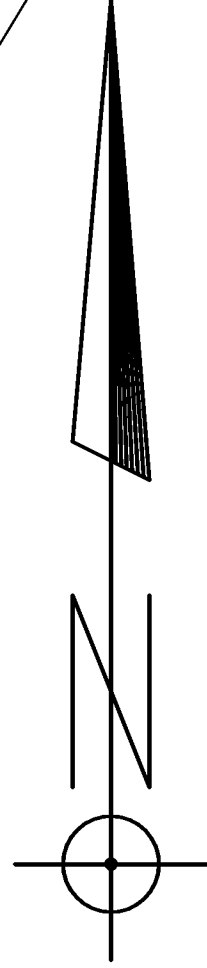
**the COLLABORATIVE, Inc.**  
 design  
 plan  
 communicate  
 10 Glen Lake Parkway  
 Suite 300  
 Atlanta, Georgia 30328  
 (678) 222-3419  
 (678) 222-3401 (Fax)  
 E-Mail: [gcollaborative.com](mailto:gcollaborative.com)

MATCH LINE A

N/F AUTUMN LAKES COMMUNITY ASSOCIATION  
ZONED CUP

LL  
194

LL  
223



FULTON COUNTY  
FAYETTE COUNTY

N/F GEORGIA POWER COMPANY

N88°48'52"W 1,020.75'

POINT OF BEGINNING  
(N1,289,140.25; E2,196,976.85)

WRESTED VEGETATION

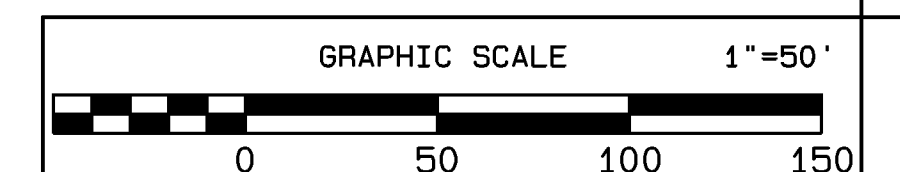
75' UNDISTURBED STREAM BUFFER

25' IMPERVIOUS SETBACK

OLD JONESBORO  
PHASE 1 LANDING

S113°55'04"E 485.21'  
S75°49'05"W 175.88'

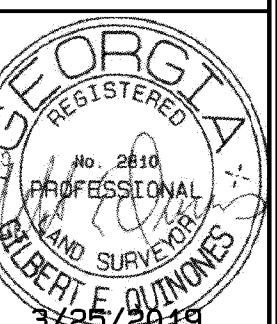
Plat Book 418 Page 111



the COLLABORATIVE, Inc.  
design  
plan  
communicate  
10 Glen Lake Parkway  
Atlanta, Georgia 30328  
(678) 222-3419  
(678) 222-3401 [Fax]  
E-Mail: gcollaborative.com

FINAL PLAT  
OLD JONESBORO LANDING  
PHASE 2

Geosam Capital US (Atlanta) LP  
2170 Satellite Boulevard  
Suite 425 30097  
Duluth, Georgia 30097  
(770) 403-9554  
http://geosamus.com/

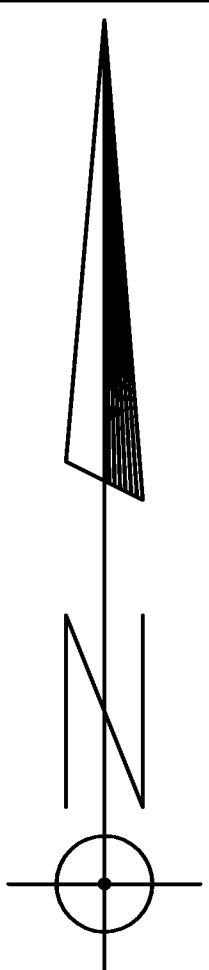


DATE	9/20/2018	REVISIONS	NO.	DESCRIPTION	DATE
SCALE:	1"=50'	GENERAL	1		
DRAWN:	G.E.G.	CITY COMMENTS	2		
DESIGNED:	G.E.G.	ADDED ADDRESSES	3		
CHECKED:	G.E.G.	CITY COMMENTS	4		
LAND LOT:	194				
	13TH LAND DISTRICT				
	FULTON COUNTY, GA.				

SHEET  
4 OF 00  
DRAWING NO.  
A152-001-FP-4

AREA = 1,935,855 SQ.FT  
44.4411 ACRES  
ZONING: CUP Conditional

Plat Book 418 Page 112

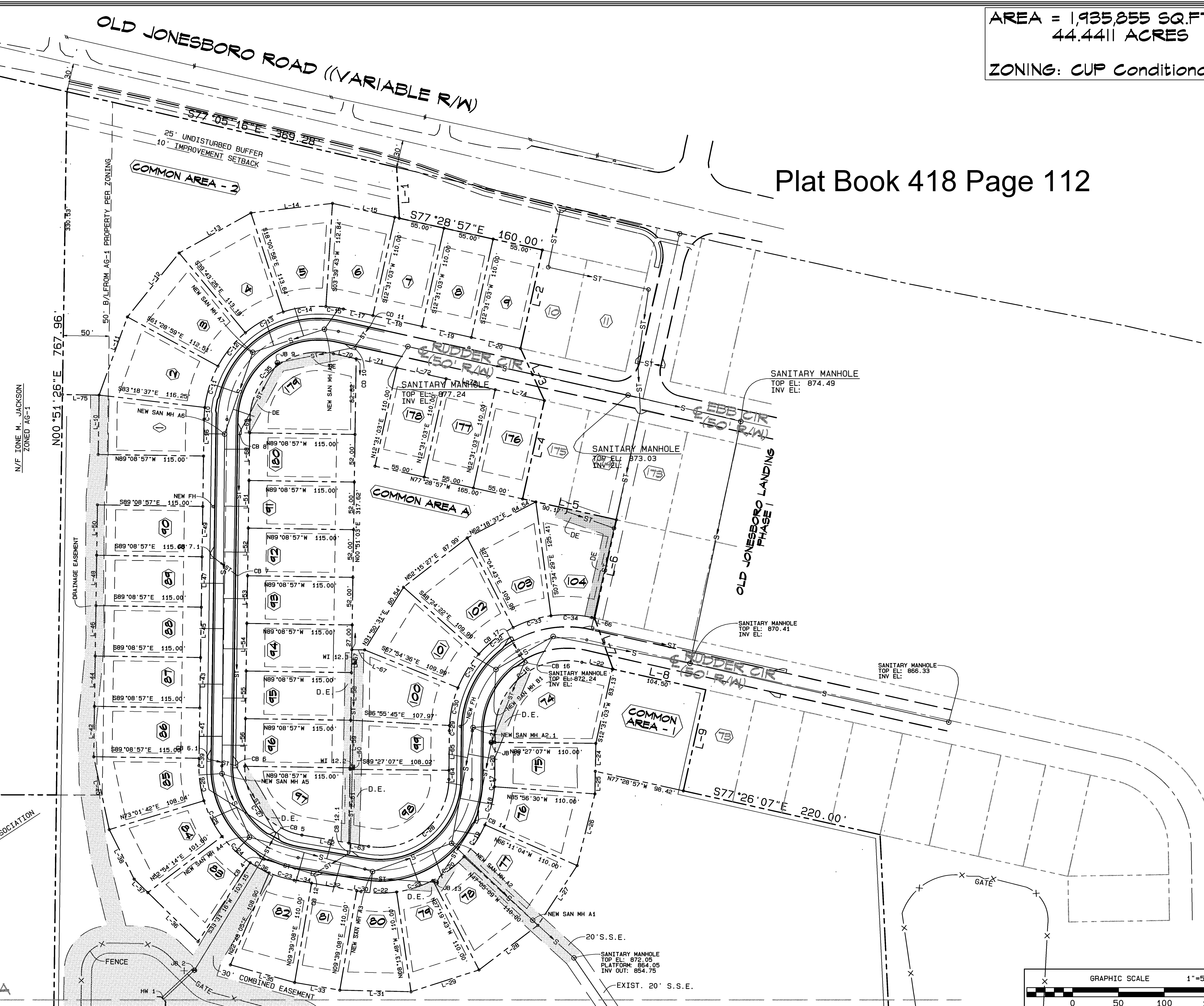


LINE TABLE

LINE	BEARING	DISTANCE
L-1	S02°53'32"E	55.58'
L-2	S12°31'03"W	110.00'
L-3	S24°35'30"E	62.70'
L-4	S12°31'03"W	110.00'
L-5	S77°28'57"E	105.00'
L-6	S12°31'03"W	110.00'
L-7	S19°46'25"E	59.17'
L-8	S77°28'57"E	103.77'
L-9	S12°31'03"W	113.00'

MATCH LINE A

N/F AUTUMN LAKES COMMUNITY ASSOCIATION  
ZONED CUP

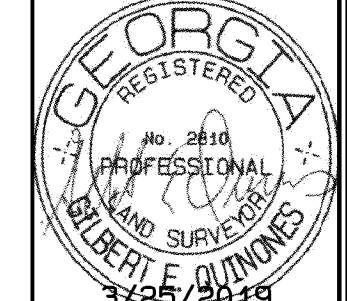


N/F JONE M. JACKSON  
ZONED AG-1

the COLLABORATIVE, Inc.  
design communicate  
plan  
10 Glen Lake Parkway  
Atlanta, GA 30328  
(678) 222-3419  
(678) 222-3401 (Fax)  
E-Mail: gcuinones@thecollaborative.com

FINAL PLAT - UTILITIES  
OLD JONESBORO LANDING  
PHASE 2

Geosam Capital US (Atlanta) LP  
2170 Satellite Boulevard  
Duluth, GA 30097  
http://geosamus.com/

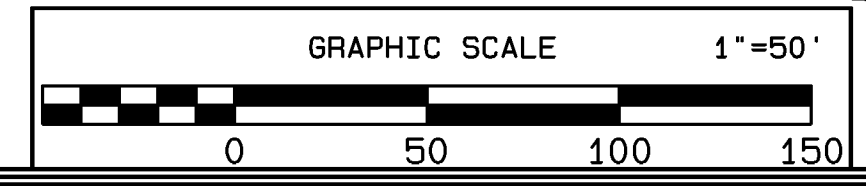
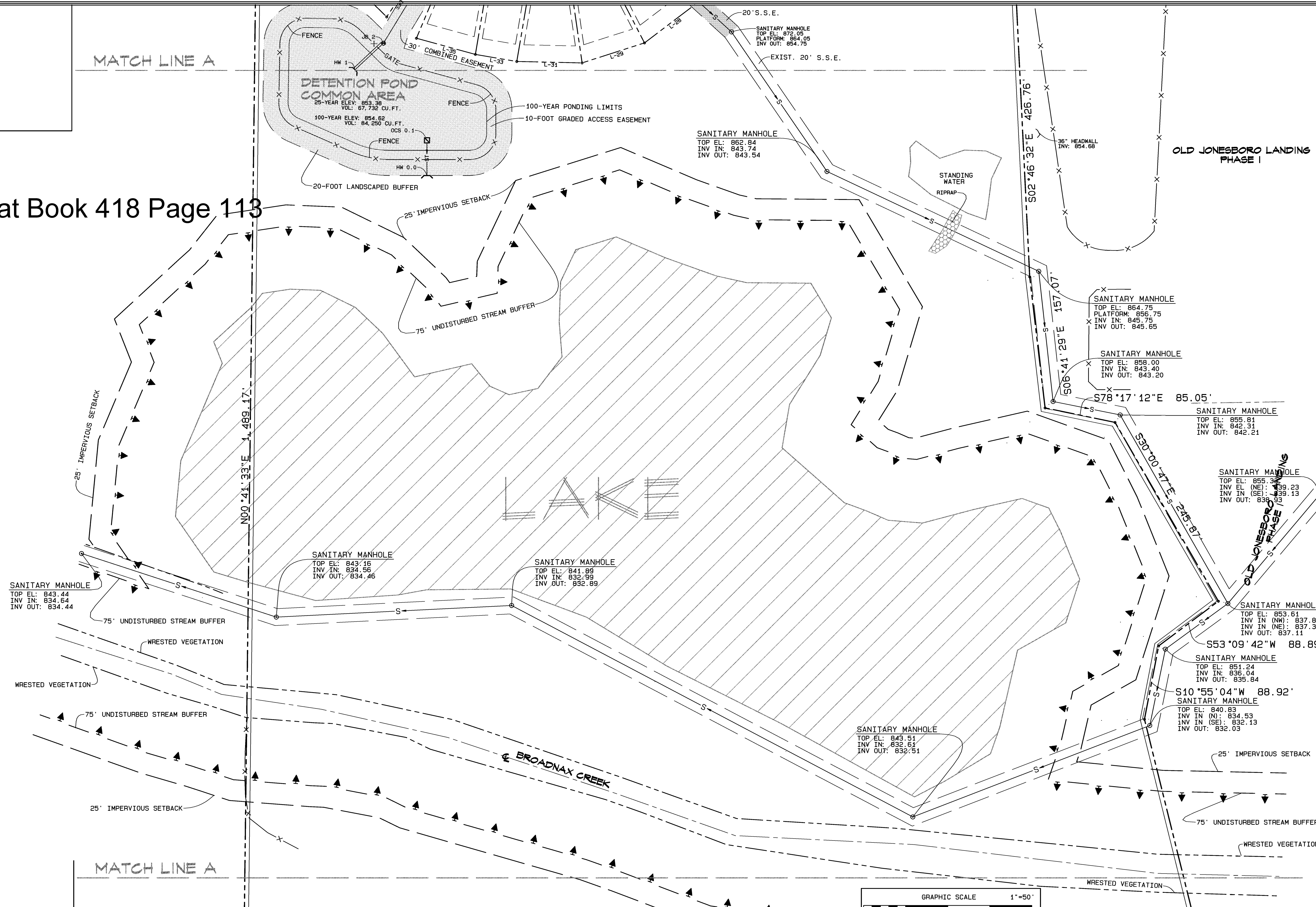
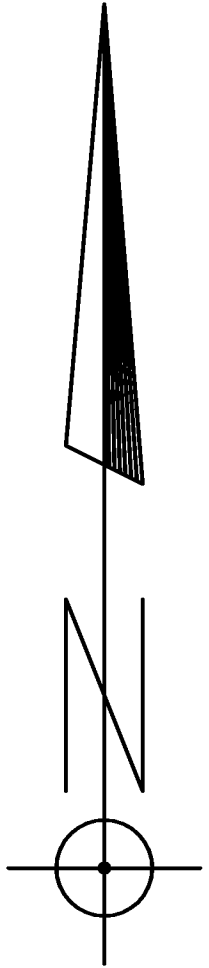
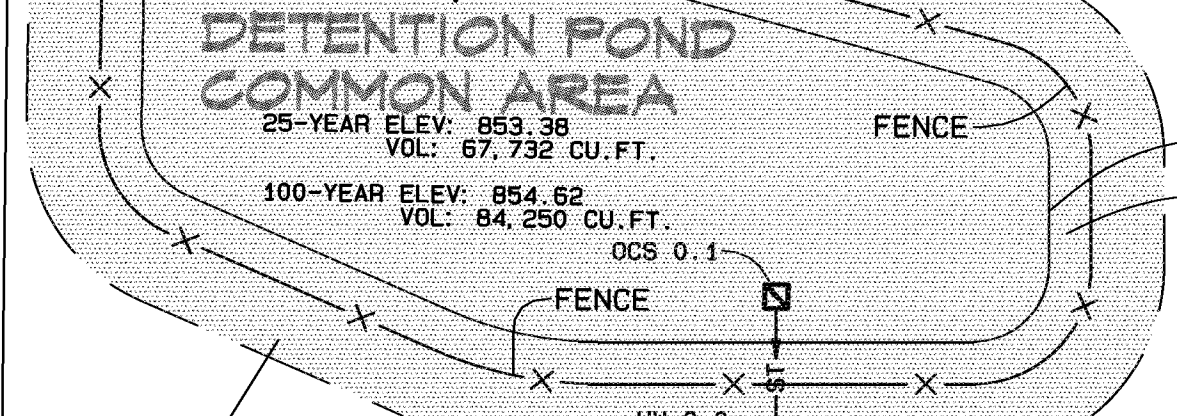


DATE	REVISIONS	DESCRIPTION	DATE
9/20/2018	1	GENERAL	9/20/18
	2	CITY COMMENTS	1-22-18
	3	ADDED ADDRESSES	2-21-18
	4	CITY COMMENTS	3-28-18

SHEET 5 OF 8  
DRAWING NO. A152-001-FP-5  
LAND LOT: 19A  
13TH LAND DISTRICT  
FULTON COUNTY, GA.

MATCH LINE A

MATCH LINE A

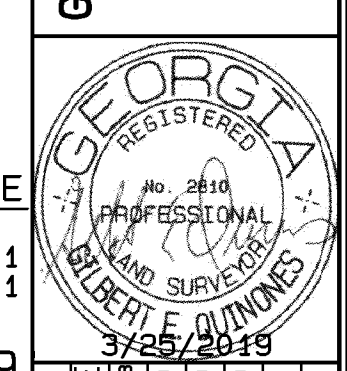


DATE: 9/20/2018		REVISIONS	Geosam Capital US (Atlanta) LP		the COLLABORATIVE, Inc.
SCALE: 1"=50'	NO.	DESCRIPTION	DATE	FINAL PLAT - UTILITIES	plan
DRAWN: G.E.G.	1	GENERAL	1-20-18	OLD JONESBORO LANDING	design
DESIGNED: G.E.G.	2	CITY COMMENTS	1-20-18	PHASE 2	communicate
CHECKED: G.E.G.	3	ADDED ADDRESSES	1-20-18		
LAND LOT: 194	4	CITY COMMENTS	1-20-18		
13TH LAND DISTRICT					
FULTON COUNTY, GA.					
SHEET 0	OF 00				
DRAWING NO. A152-001-FP-6					

10 Glen Lake Parkway  
 Suite 300  
 Atlanta, GA 30328  
 (678) 222-3419  
 (678) 222-3401 (Fax)  
 E-Mail: gcollaborative@collaborative.com

2170 Satellite Boulevard  
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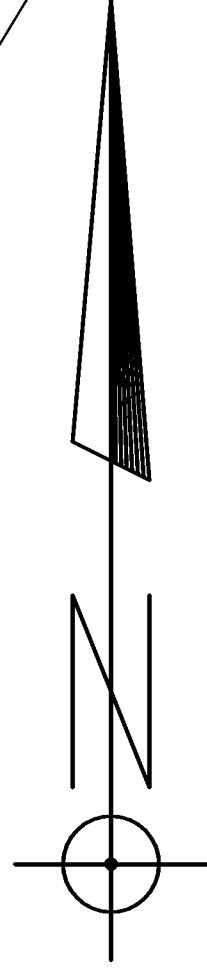
OLD JONESBORO LANDING PHASE 1  
 OLD JONESBORO LANDING PHASE 2

MATCH LINE A

M/F AUTUMN LAKES COMMUNITY ASSOCIATION  
ZONED CUP

LL  
194

LL  
223



FULTON COUNTY  
FAYETTE COUNTY

N88°48'52"W 1,020.75'

POINT OF BEGINNING  
(N1,289,140.25; E2,196,976.85)

WRESTED VEGETATION

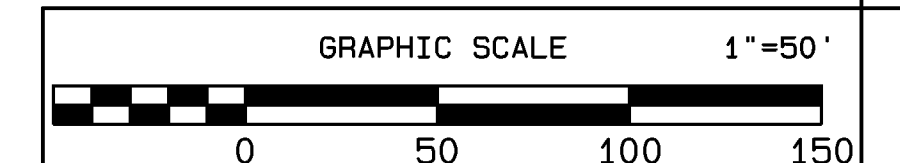
75' UNDISTURBED STREAM BUFFER

25' IMPERVIOUS SETBACK

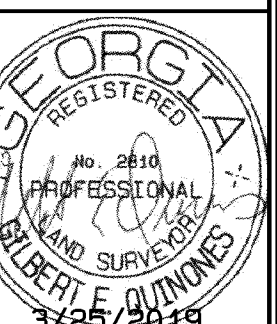
OLD JONESBORO  
PHASE 1 LANDING

S113°55'04"E 485.21'  
S75°49'05"W 175.88'

Plat Book 418 Page 114



DATE: 9/20/2018 SCALE: 1"=50' DRAWN: G.E.G. DESIGNED: G.E.G. CHECKED: G.E.G. LAND LOT: 194 13TH LAND DISTRICT FULTON COUNTY, GA.	REVISIONS	NO.	DESCRIPTION	DATE
	1	GENERAL	1-22-18	
	2	CITY COMMENTS	1-22-18	
	3	ADDED ADDRESSES	1-22-18	
	4	CITY COMMENTS	1-22-18	
SHEET 7	OF 00	DRAWING NO. A152-001-FP-7		
Geosam Capital US (Atlanta) LP 2170 Satellite Boulevard Suite 425 Duluth, Georgia 30097 (770) 403-9954 http://geosamus.com/		FINAL PLAT - UTILITIES		
the COLLABORATIVE, Inc. design plan 10 Glen Lake Parkway Suite 300 Atlanta, GA 30328 (678) 222-3419 (678) 222-3401 [Fax] E-Mail: gcollaborative.com		OLD JONESBORO LANDING PHASE 2		



BOARD OF COMMISSIONERS OF FULTON COUNTY

August 3, 2006

Mr. Andy Beem  
Unified Residential Development Company, Inc.  
91 W. Wieuca Road, Building B, Suite 100  
Atlanta, Georgia 30342

Re: Item 06-0603  
Regular Meeting, August 2, 2006  
Petition 2006Z-0035 FCS  
Old Jonesboro Road  
Application of the Estate of Amill J. Gerlack

Dear Mr. Beem:

The above-referenced application, 2006Z-0035, has been approved by the Board of Commissioners of Fulton County.

For your information, on April 10, 1991, the Board of Commissioners amended the Zoning Resolution, Article XXVIII, Section 28.6, Expirations & Extensions of Zonings. This amendment requires the applicant to obtain a building permit, certificate of occupancy, or land disturbance permit within 36 months.

A copy of the Verbatim Minutes for the August 2, 2006 Board of Commissioners Regular Meeting will be available upon registration at the September 6, 2006 BOC Regular Meeting.

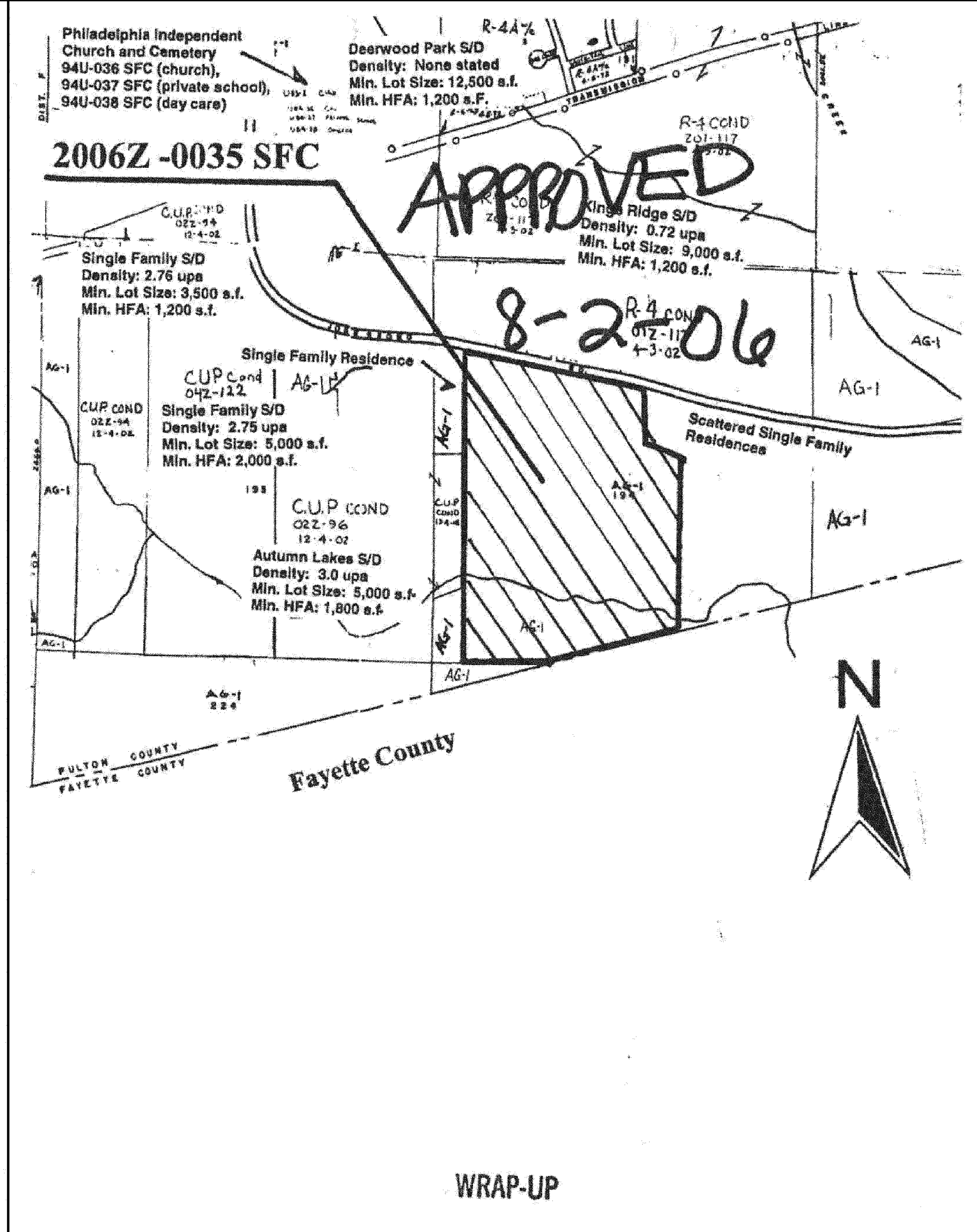
For further information, please contact Mr. Randy Beck, Planning Analysis Manager of the Planning and Zoning Division, at 404-730-8053.

Sincerely,  
*Mark Massey*  
Mark Massey  
Clerk to the Commission

MM/jb

cc: Mr. Randy Beck, Planning Analysis Manager, Planning & Zoning Division  
Clerk's file

COUNTY GOVERNMENT CENTER • SUITE 1004 • 141 PRYOR ST., S.W. • ATLANTA, GEORGIA 30303 • PHONE 404-730-8200 • FAX 404-730-8254



and buffers may 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 Old Jonesboro Road.

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

a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange 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.

b. Prior to submitting the application for an LDP, 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 an LDP.

c. Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.

d. Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc. from the point of storm water discharge at the proposed development site boundary downstream to the confluence of the receiving drainage course at a point where the drainage area is at least ten times the proposed development site area and the next downstream drainage area having a drainage area of fifty acres or more. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment, and limited field survey data. The analysis shall identify the downstream properties pre and post-development 100-year water surface elevations, and for any post-development water surface elevation increase exceeding 0.05 feet, the developer shall acquire

the applicable offsite drainage easement to accommodate the 100-year storm flow through impacted properties. Where Fulton County has completed a model of the basin, it shall be used by the developer in the analyses.

e. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan. Should the method to achieve sheet flow across an external property line be unsuccessful, the developer shall acquire an easement(s) from the point of discharge to a point down gradient at a live dry weather stream sufficient to contain the 25 year storm flow or other location as approved by the Director of Public Works. This condition will not apply when the storm water management facility is designed and approved to discharge directly to a stream or watercourse.

f. A draft of the Inspection and Maintenance Agreement required by Fulton County Code Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.

g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed, and cleaned, if necessary, on a monthly basis, by the owner. The Inspection and Maintenance Agreement shall require that the design engineer shall prepare an operation and maintenance guidance document, for use by the owner and/or any professionals retained by the owner, to plainly describe the basic operational function of the facility(ies), including a description of a permanent marker post(s) which shall indicate that the level of sediment which, if exceeded, requires sediment removal. The Inspection and Maintenance Agreement shall require an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as described in the design guidance document (described above), and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended.

h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit, or Building Permit associated with the development.

i. The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-3

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-4

PETITION No. 2006Z-0035 SFC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED CUP (Community Unit Plan) 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.

1. To the owner's agreement to restrict the use of the subject property as follows:

a. Single family detached dwellings and accessory uses and structures.

b. No more than 204<sup>2</sup> 180 total dwelling units at a maximum density of 2.32<sup>2</sup> 2.04 dwelling units per acre, whichever is less, based on the total acreage zoned. Approved lot/unit totals are not guaranteed. The developer is responsible through site engineering (at the time of application for a Land Disturbance Permit) to demonstrate that all lots/units within the approved development meet or exceed all the development standards of Fulton County. The total lot/unit yield of the subject site shall be determined by this final engineering.

c. The minimum lot size shall be 5,500 square feet.

d. The minimum heated floor area per dwelling unit shall be 2,000 square feet.

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

a. To the revised site plan received by the Department of Environment and Community Development on July 21, 2006. Said 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for 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.

3. To the owner's agreement to the following site development considerations:

a. The applicant is proposing the following setback and development standards:

Minimum Front Yard Setback	20 feet
Minimum Side Yard (Interior)	5 feet
Minimum Side Yard (Corner)	15 feet
Minimum Building Separation	10 feet
Minimum Rear Setback	20 feet

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-1

j. Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to reduce pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A general description, or concept, of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan. A detailed design of such facilities shall be included in applicable documents for a land disturbance permit.

k. With the application for an LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of those existing natural streams, creeks, or draws within the proposed development boundary which in the design engineer's judgment are at risk of erosion due to increased flow, provide a description of the basis utilized in judging areas to be at risk, and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.

l. The developer/engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff resulting from the development is restricted to seventy-five percent (75%) of the pre-development conditions for the 1-year frequency storm event, up to and including the ten (10)-year frequency storm event.

m. Drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities, subject to the approval of the Director of Public Works. Plans for any land disturbance permit shall show all proposed drainage patterns for the proposed development after its completion. Any incidental release of unmanaged or untreated storm flows from any disturbed portion of the developed property shall be allowed only with the approval of the Director of Public Works. Other than minimal incidental flows shall be specifically approved by the Director of Public Works. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.

n. Storm water management facility(ies) volumes shall be designed to achieve water quality treatment, channel protection, over bank flood protection and extreme flood protection, in accordance with the Georgia State Storm water Manual, except that the duration of release for water quality treatment shall be 48 hours.

o. The developer/engineer is responsible to submit with the application for Land Disturbance Permit (LDP) a floodplain hydrology and hydraulic study. This floodplain study shall establish the on-site pre-development 100-year storm frequency Base Flood Elevation (BFE) of the pre-development floodplain. The

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-5

Minimum Lot Width 50 feet

b. Provide a staggered setback of all dwelling facades. Staggered setbacks shall be determined by the placement of the dwellings on either side of the dwelling in question. Said setback shall provide a minimum 5-foot variation for single family detached dwellings as measured from the back of curb.

c. Provide an earthen berm, planted to landscape strip standards, with a maximum slope of 3 to 1 or a 25-foot undisturbed buffer replanted to buffer standards where sparsely vegetated with an additional setback for all improvements of 10 feet subject to the approval of the Fulton County Arborist along Scarborough Road frontage. Said berm is to be a minimum of 6 feet high measured from the finished grade on both sides of the berm and located outside of any public right-of-way. Said berm is to be located so that any required landscape strip is incorporated into the berm's final design. Buffer/berm is not to be part of an individual lot.

d. Provide a minimum 50-foot principal building setback from AG-1 (Agricultural) zoned properties.

e. All structures with an exterior wall 10 feet or less from another structure shall construct said walls of brick, stone, or cementitious siding materials.

f. All areas including detention ponds which are not part of an individual lot and 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.

4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:

a. 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 Old Jonesboro Road.

b. 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

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-2

LDP Storm Water Management Plan shall graphically depict the pre-development floodplain horizontal boundaries and show the BFE.

p. The developer/builder at the Building Permit application, shall demonstrate to the County, that each lot and/or building site with established 100-year pre-development floodplain BFE, complies with the County's floodplain lowest floor elevation requirement, prior to the inspection and approval of the structure's foundation under construction. The FEMA Elevation Certificate shall be utilized to demonstrate that the top of the structure lowest floor complies with county requirements.

q. The developer/builder, at the Building Permit application shall provide to the County a lot site grading plan that shows the BFE and graphically depicts the pre-development 100-year floodplain horizontal boundary, and proposed structure foundation location, including lot's buildable area required by the County code.

ZB (P:\PlanAnalysis\Planners\Cases\06Z-0355.05)  
Petition: 2006Z-0035 SFC  
BOC Meeting: 08/02/06

WRAP-UP  
4-6

Plat Book 418 Page 115  
Cathelene Robinson  
Clerk of Superior Court

the COLLABORATIVE, Inc. design plan communicate

10 Glen Lake Parkway  
Suite 300  
Atlanta, Georgia 30328  
(678) 222-9419  
(678) 222-3401 (Fax)  
E-Mail: gcollaborative@collaborative.com

FINAL PLAT ZONING CONDITIONS

OLD JONESBORO LANDING PHASE 2

Geosam Capital US (Atlanta) LP

2170 Satellite Boulevard  
Suite 425  
Duluth, Georgia 30097  
(770) 403-9854  
http://geosam.us.com/

REGISTERED PROFESSIONAL LAND SURVEYOR

3725/2015

DATE	REV. NO.	DESCRIPTION	DATE
9/20/2018	1	ISSUED	9/20/18
11/14/18	2	CITY COMMENTS	11/14/18
12/11/18	3	ADDED ADDRESSES	12/11/18
3/28/19	4	CITY COMMENTS	3/28/19

SHEET 00 OF 00

DRAWING NO. A152-001-PP-8

LAND LOT: 194

13TH LAND DISTRICT

FULTON COUNTY, GA.