

VICINITY MAP
N.T.S.

Re-Plat Final Subdivision Plat

For

Parkside at Avalon

Land Lots 194 & 195 ~ 7th District
Henry County, Georgia

113 46 PG 37

FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT

NOV 16 2006 10:45 AM

John E. Powers
CLERK OF SUPERIOR COURT

DEVELOPMENT DATA

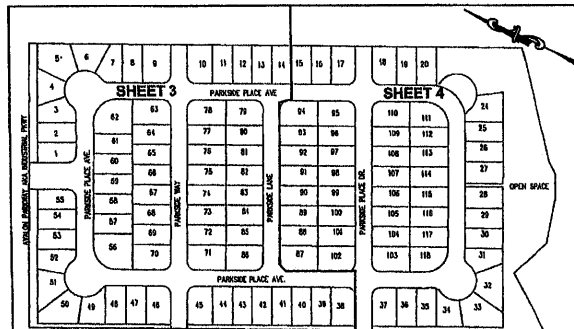
- Parkside at Avalon
Land Lots 194 & 195 ~ 7th District
- Developer: CENTRAL HENRY / KIRKLAND ROAD, LLC
A. Address: 45 PARKLAND DRIVE, STOCKBRIDGE, GA 30281
B. Telephone Number: (770) 507-0013
 - Property Owner: CENTRAL HENRY / KIRKLAND ROAD, LLC
A. Address: 45 PARKLAND DRIVE, STOCKBRIDGE, GA 30281
B. Telephone Number: (770) 507-0013
C. Engineer: MOORE BASS CONSULTING, INC.
A. Address: 324 INDUSTRIAL BLVD., McDONOUGH, GA 30223
B. Telephone Number: 770-914-8384
 - Landscape Architect: MOORE BASS CONSULTING, INC.
A. Address: 324 INDUSTRIAL BLVD., McDONOUGH, GA 30228
B. Telephone Number: 770-914-8384
 - Surveyor: METRO ENGINEERING
A. Address: 186 SELFLEDGE ROAD, HAMPTON, GA 30228
B. Telephone Number: 770-707-0777
 - Subdivision Configuration:
A. Source of Data: BOUNDARY SURVEY PERFORMED BY METRO ENGINEERING
B. Location: AVALON PARKWAY AKA INDUSTRIAL PARKWAY, McDONOUGH, GA
C. Total Project Area: 54.41 ACRES PARKSIDE AND PARKVIEW AT AVALON
Parkview at Avalon Area: 24.53 ACRES (GROSS) 18.50 ACRES (NET)
Parkside at Avalon Area: 31.17 ACRES (GROSS) 22.83 ACRES (NET)
D. Zoning: R-50 (PLU) with Conditional
E. Number of Lots: 213 LOTS PARKVIEW & PARKSIDE
F. Number of Lots: 115 (THIS DEVELOPMENT)
G. Gross Density: 30.17 AC/115 LOTS = 3.01 Units / Acre
Net Density: 23.28 AC/115 LOTS = 2.04 Units / Acre
H. Street Length: 5,795 L.F. TOTAL (4.83 AC)
PARKSIDE PLACE AVE.: 3,619 L.F. (4.51 AC)
PARKSIDE WAY: 858 L.F. (0.98 AC)
PARKSIDE LANE: 838 L.F. (0.98 AC)
PARKSIDE PLACE DR.: 860 L.F. (0.80 AC)
I. Type of Streets: PUBLIC
J. R/W Width: 50'
K. Pavement Width: 28' B.O.C. TO B.O.C.
L. Street Maintenance: City of McDonough
M. Building Setbacks: FRONT (PER MCC ACTIONS) 20'
REAR (PER MCC ACTIONS) 25'
SIDE (PER MCC ACTIONS) 5'
UNLESS AS OTHERWISE NOTED
 - Utilities:
A. Water: H.C.W.S.A.
B. Sanitary Sewer: H.C.W.S.A.
C. Electric: GEORGIA POWER COMPANY
D. All work and materials shall be in accordance with Henry County and City of McDonough Standards.
E. Landscape Islands to be installed by Homeowner's Association.
F. All open space & amenity shall be devoted to and maintained by a mandatory Homeowner's Association.

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM AND PUBLIC SEWERAGE DISPOSAL SYSTEMS INSTALLED IN THE SUBDIVISION SHOWN MEETS THE REQUIREMENTS OF THE HENRY COUNTY WATER & SEWERAGE AUTHORITY

John E. Powers DATE 11/9/06
WATER DEPARTMENT DIRECTOR

HENRY COUNTY MAP 76 D
ALL BLOCK 2 PARCEL #S
SAME AS LOT #S
ADDRESSES FOR CORNER LOTS
DEPEND UPON LOCATION OF
DRIVEWAY OPEN SPACE &
COMMON AREA T-900



CITY APPROVAL

SUBDIVISION RE-PLAT TO MERGE FORMER LOTS 21-23 AND DEPOT
DIMENSIONAL SETBACK REDUCTIONS.

APPROVED: *Stanley Reed* DATE 11-08-06
PLANNING COMMISSIONER, SECRETARY
Christina M. Pitt

NOTE:
THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED FOR
PARKSIDE IN PLAT BOOK 41, PAGE 182-185.
THIS PLAT DOES NOT GRAPHICALLY DEPICIT ALL SITE IMPROVEMENTS
SUCH AS BUT NOT LIMITED TO THE FOLLOWING HOUSES, DRIVES, FENCES,
& ETC.

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER REQUIRED
IMPROVEMENTS IN THIS SUBDIVISION WILL BE ACCEPTED WHEN INSTALLED
IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE
SUBDIVISION REGULATIONS OF McDONOUGH, GEORGIA.

Angela P. Bode DATE 11-13-06
DIRECTOR PUBLIC WORKS

24 HOUR CONTACT

CENTRAL HENRY/KIRKLAND RD. LLC
DOUG ADA MIS
Telephone Number: (770) 807-0013

DEVELOPER

CENTRAL HENRY / KIRKLAND ROAD LLC
45 PARKLAND ROAD
STOCKBRIDGE, GA 30281
Telephone Number: (770) 507-0013

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF GEORGIA, HENRY COUNTY

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THE I (WE) HEREBY
ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING
SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, AND
OTHER OPEN SPACE TO PUBLIC USE AS NOTED. I (WE) ALSO CERTIFY
THAT ALL STATE, COUNTY, AND CITY TAXES OR OTHER ASSESSMENTS
NOW DUE ON THIS LAND HAVE BEEN PAID.

John E. Powers DATE
OWNER/AGENT

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A
TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION TO THE ACCURACY REQUIRED BY THE SUBDIVISION
REGULATIONS OF McDONOUGH, GEORGIA, AND THAT THE MONUMENTS
SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID
REGULATIONS.

BY: *John E. Powers* DATE 11-3-06
WAYNE A. POWERS
REGISTERED GEORGIA LAND SURVEYOR No. 2861

** As used in the Certification, certify means to state or declare a
professional opinion of conditions regarding those facts or findings
which are the subject of the certification and does not constitute a
warranty or guarantee, either expressed or implied.

CITY APPROVAL

CERTIFICATE OF APPROVAL FOR RECORDING

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

Stanley Reed DATE 11-08-06
PLANNING COMMISSIONER, SECRETARY
Christina M. Pitt

CERTIFICATION OF RECEIPT OF SURETY FOR REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT A SECURITY BOND OR CERTIFIED CHECK IN THE
AMOUNT OF \$_____ HAS BEEN RECEIVED TO ASSURE
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION
SHOWN HEREON IN THE EVENT OF DEFAULT BY THE DEVELOPER.

John E. Powers DATE 11-16-06

ENGINEERING CERTIFICATION

I HEREBY CERTIFY THAT ACCURACY OF THE STORMWATER ASSESSMENT
PLANS, INCLUDING THE VOLUME OF THE STORMWATER DETENTION PONDS.

Adam Price DATE 11/3/06
ADAM PRICE
REGISTERED ENGINEER #030440

DATE	REVISIONS
08/12/04	1. 10-5-04 Addressed city comments
03-161	2. 7-18-05 Addressed city comments
CONTRACT # 806.008	3. 10-4-05 Addressed city comments
DRAWN BY PHC	REVIS
CHECKED BY RJD/ebm	REVIS



The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are instruments of title for use solely with respect to this Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights.

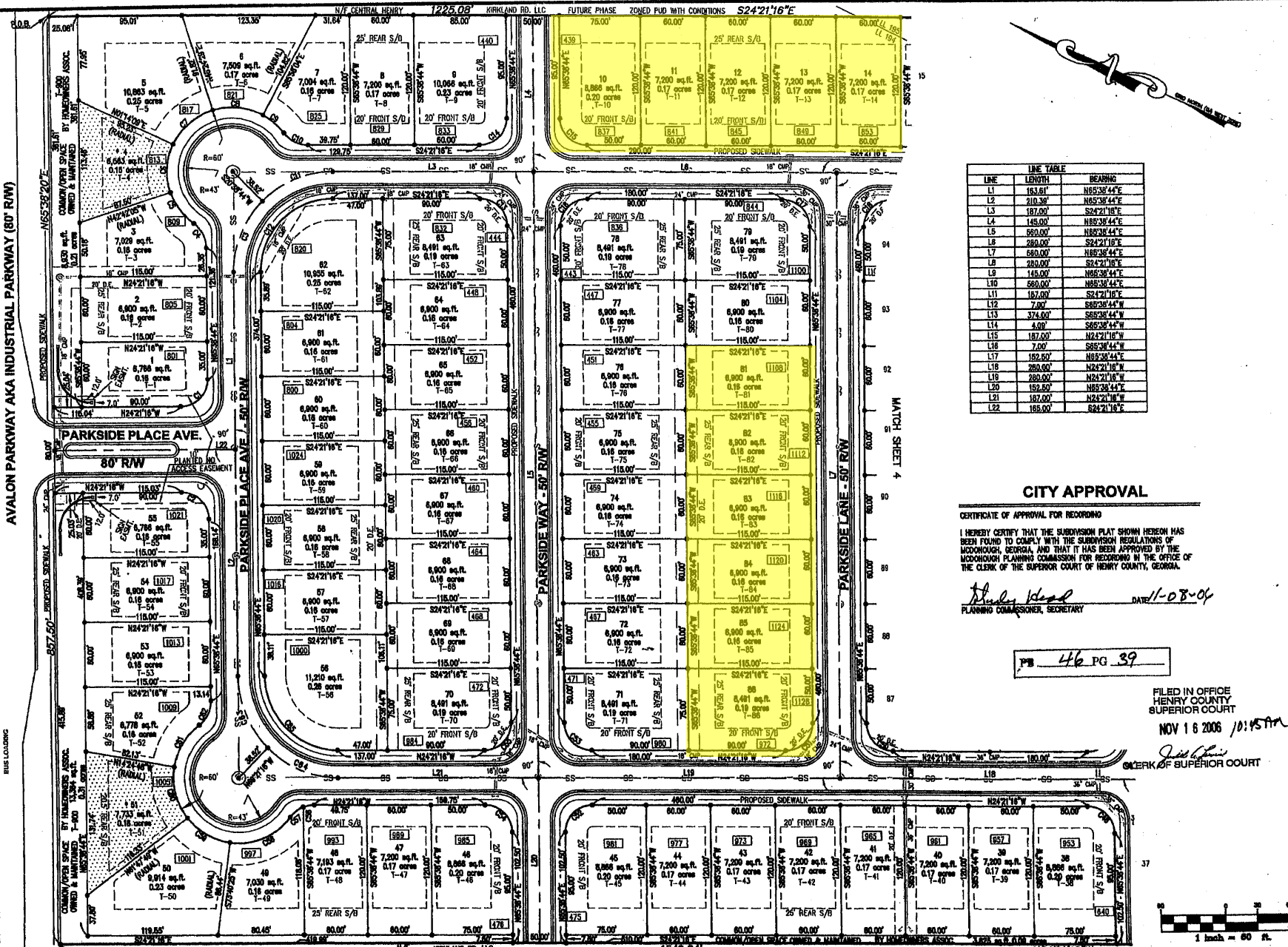
SHEET TITLE
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Re-Plat
Land Lots 194 & 195 ~ 7th District
Henry County, Georgia

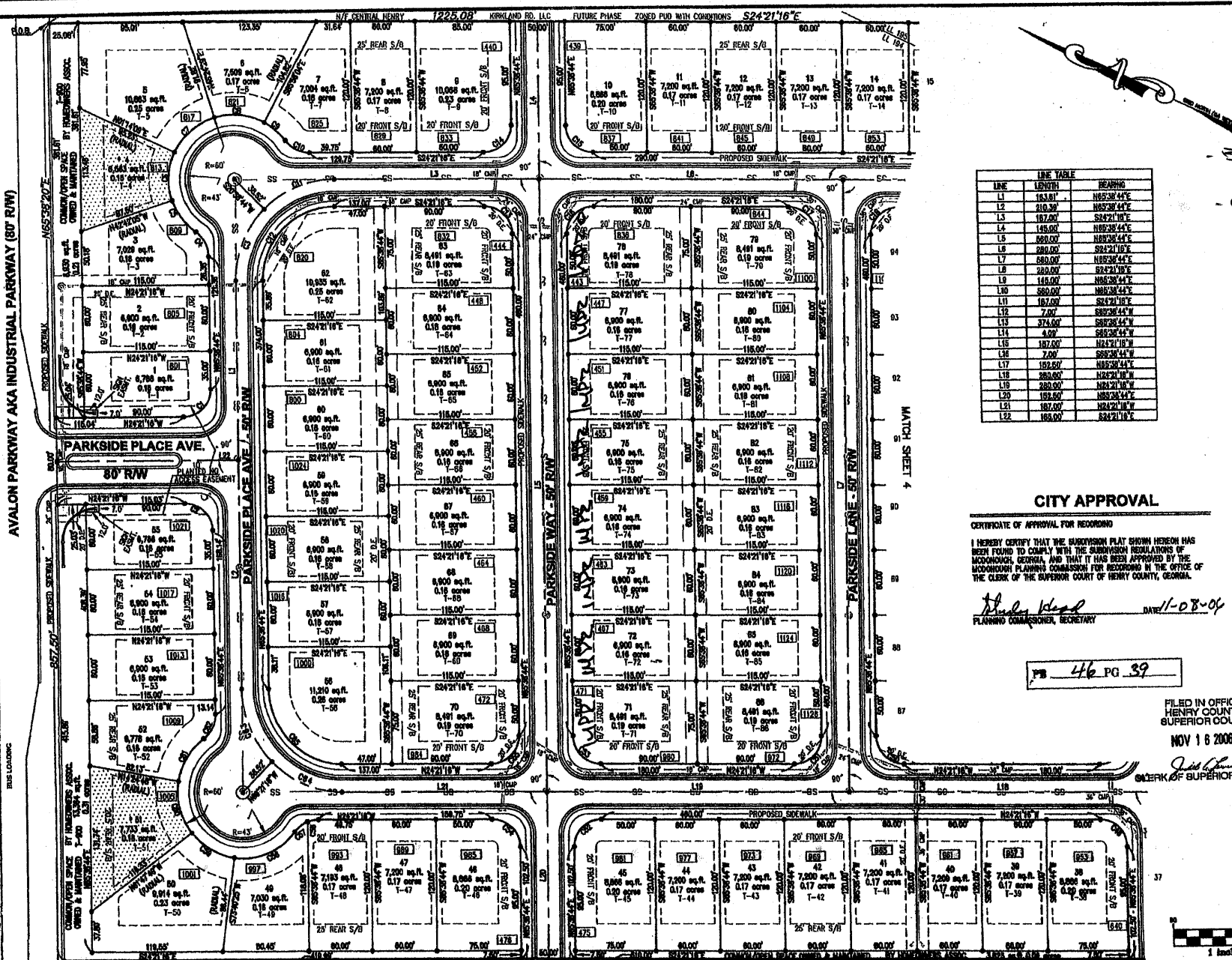


PROJECT
Parkside at
Avalon
CLIENT NAME
Central Henry/Kirkland Rd., LLC
45 Parkland Drive
Stockbridge, GA 30281

Moore Bass
CONSULTING
TALLAHASSEE FLORIDA
DUBLIN GEORGIA
324 INDUSTRIAL BLVD., MCDONOUGH, GA 30223 PH: 770/914-8384

SHEET
1
OF
4





LINE TABLE

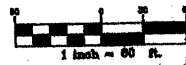
LINE	LENGTH	BEARING
L1	163.01'	N65°30'44"E
L2	210.36'	N65°30'44"E
L3	187.00'	S24°21'16"E
L4	146.00'	N65°30'44"E
L5	600.00'	N65°30'44"E
L6	280.00'	S24°21'16"E
L7	580.00'	N65°30'44"E
L8	280.00'	S24°21'16"E
L9	146.00'	N65°30'44"E
L10	580.00'	N65°30'44"E
L11	187.00'	S24°21'16"E
L12	7.00'	S89°38'44"E
L13	374.00'	S89°38'44"E
L14	4.00'	S65°34'44"E
L15	187.00'	N24°21'16"W
L16	7.00'	S65°34'44"E
L17	187.00'	N65°30'44"E
L18	280.00'	N24°21'16"W
L19	280.00'	N24°21'16"W
L20	193.50'	N65°30'44"E
L21	187.00'	N24°21'16"W
L22	183.00'	S24°21'16"E

CITY APPROVAL
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Thelma Wood DATE 11-08-06
 PLANNING COMMISSION, SECRETARY

PG 46 PG 39

FILED IN OFFICE
 HENRY COUNTY
 SUPERIOR COURT
 NOV 18 2006 10:15 AM
J. J. [Signature]
 CLERK OF SUPERIOR COURT



DATE	09/12/04
FILE #	03-161
CONTRACT #	956-006
DRAWN BY	PHD
CHECKED BY	RJDehan

REVISIONS	
1.	10-6-04 Addressed city comments
2.	7-19-06 Addressed city comments
3.	9-6-06 Addressed city comments
REV1	
REV2	
REV3	



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SHEET TITLE
Final Subdivision Re-Plat

Land Lots 184 & 185 - 7th District Henry County, Georgia

11-3-06

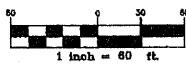
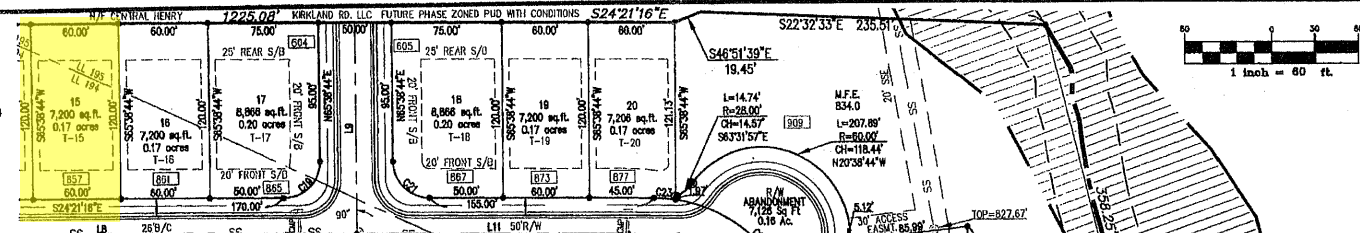
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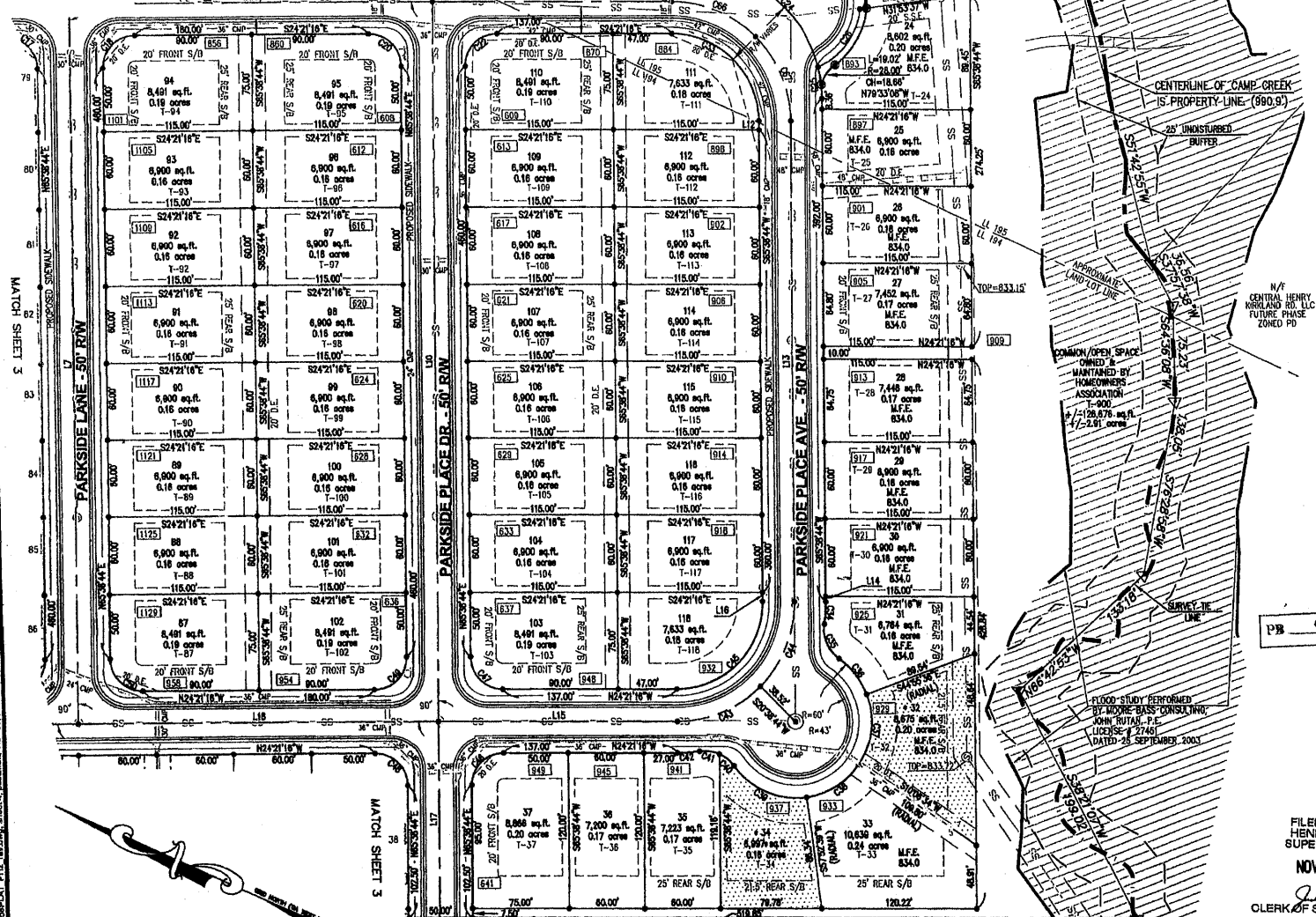
Moore Bass CONSULTING

TALLAHASSEE FLORIDA
 DEPTIN ATLANTA

3 OF 4



CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	39.27	25.00	35.36	S69°21'16\"
C2	39.27	25.00	35.36	N20°38'44\"
C3	73.04	93.00	71.18	S88°38'44\"
C4	23.86	28.00	24.97	N39°29'43\"
C5	38.28	60.00	35.71	S27°30'18\"
C6	48.01	60.00	44.88	S89°10'02\"
C7	48.40	60.00	48.02	N65°10'41\"
C8	47.78	60.00	46.53	N16°46'47\"
C9	26.74	60.00	25.54	N16°19'21\"
C10	25.88	28.00	24.97	S20°07'44\"
C11	73.04	93.00	71.18	N46°51'16\"
C12	108.61	68.00	84.17	N69°21'16\"
C13	39.27	25.00	35.36	N20°38'44\"
C14	39.27	25.00	35.36	S69°21'16\"
C15	39.27	25.00	35.36	S20°38'44\"
C16	39.27	25.00	35.36	N69°21'16\"
C17	39.27	25.00	35.36	N20°38'44\"
C18	39.27	25.00	35.36	N69°21'16\"
C19	39.27	25.00	35.36	S69°21'16\"
C20	39.27	25.00	35.36	N20°38'44\"
C21	39.27	25.00	35.36	S20°38'44\"
C22	39.27	25.00	35.36	N69°21'16\"
C23	15.06	100.00	15.04	N20°02'28\"
C24	117.20	100.00	110.81	N17°50'57\"
C25	24.82	100.00	24.75	N69°21'16\"
C26	68.63	65.00	65.89	N78°23'47\"
C27	109.61	68.00	98.17	N23°28'44\"
C28	17.62	118.00	17.46	N43°36'08\"
C29	30.67	28.00	28.18	S42°45'43\"
C30	35.28	60.00	34.77	N28°13'40\"
C31	67.63	60.00	65.44	N72°35'29\"
C32	60.02	60.00	48.58	S58°00'23\"
C33	84.96	60.00	81.83	S01°06'28\"
C34	14.74	28.00	14.67	N14°48'24\"
C35	15.83	28.00	15.71	N23°28'44\"
C36	17.62	118.00	17.46	N43°36'08\"
C37	73.04	93.00	71.18	S46°51'16\"
C38	44.5	68.00	68.17	S69°21'16\"
C39	39.27	25.00	35.36	N69°21'16\"
C40	39.27	25.00	35.36	S20°38'44\"
C41	39.27	25.00	35.36	N20°38'44\"
C42	39.27	25.00	35.36	S69°21'16\"
C43	39.27	25.00	35.36	N20°38'44\"
C44	39.27	25.00	35.36	S69°21'16\"
C45	39.27	25.00	35.36	N20°38'44\"
C46	39.27	25.00	35.36	S20°38'44\"
C47	39.27	25.00	35.36	N20°38'44\"
C48	39.27	25.00	35.36	S69°21'16\"
C49	39.27	25.00	35.36	N20°38'44\"
C50	39.27	25.00	35.36	S20°38'44\"
C51	39.27	25.00	35.36	N69°21'16\"
C52	39.27	25.00	35.36	N69°21'16\"
C53	39.27	25.00	35.36	S20°38'44\"
C54	39.27	25.00	35.36	N20°38'44\"
C55	39.27	25.00	35.36	S69°21'16\"
C56	10.41	28.00	10.43	N35°42'27\"
C57	16.34	28.00	16.20	N61°28'28\"
C58	83.81	60.00	88.80	S46°52'28\"
C59	48.83	60.00	45.47	S55°58'18\"
C60	48.82	60.00	48.22	S51°32'41\"
C61	48.06	60.00	44.01	N82°34'01\"
C62	23.86	28.00	24.67	S47°21'16\"
C63	73.04	93.00	71.18	S43°38'44\"
C64	73.04	93.00	71.18	S01°51'16\"
C65	108.61	68.00	86.17	S30°38'44\"



PB 46 PG 40

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Shirley Wood DATE 11-06-06
 PLANNING COMMISSIONER, SECRETARY

FILED IN OFFICE
 HENRY COUNTY
 SUPERIOR COURT

NOV 16 2006 10:45 AM

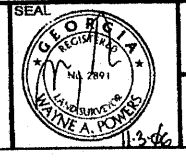
Justine
 CLERK OF SUPERIOR COURT

DATE	08/12/04
FILE #	03-151
CONTRACT #	958-008
DRAWN BY	PHC
CHECKED BY	RJDeblan

REVISIONS	
1.	10-5-04 Addressed city comments
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REV4	
REV5	
REV6	

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CONSULTING
 TALLAHASSEE DEBUN ATLANTA
 www.moorebass.com
 321 INDUSTRIAL BLVD. MCDONOUGH, GA 30258 PH: (770) 914-9394

4 OF 4