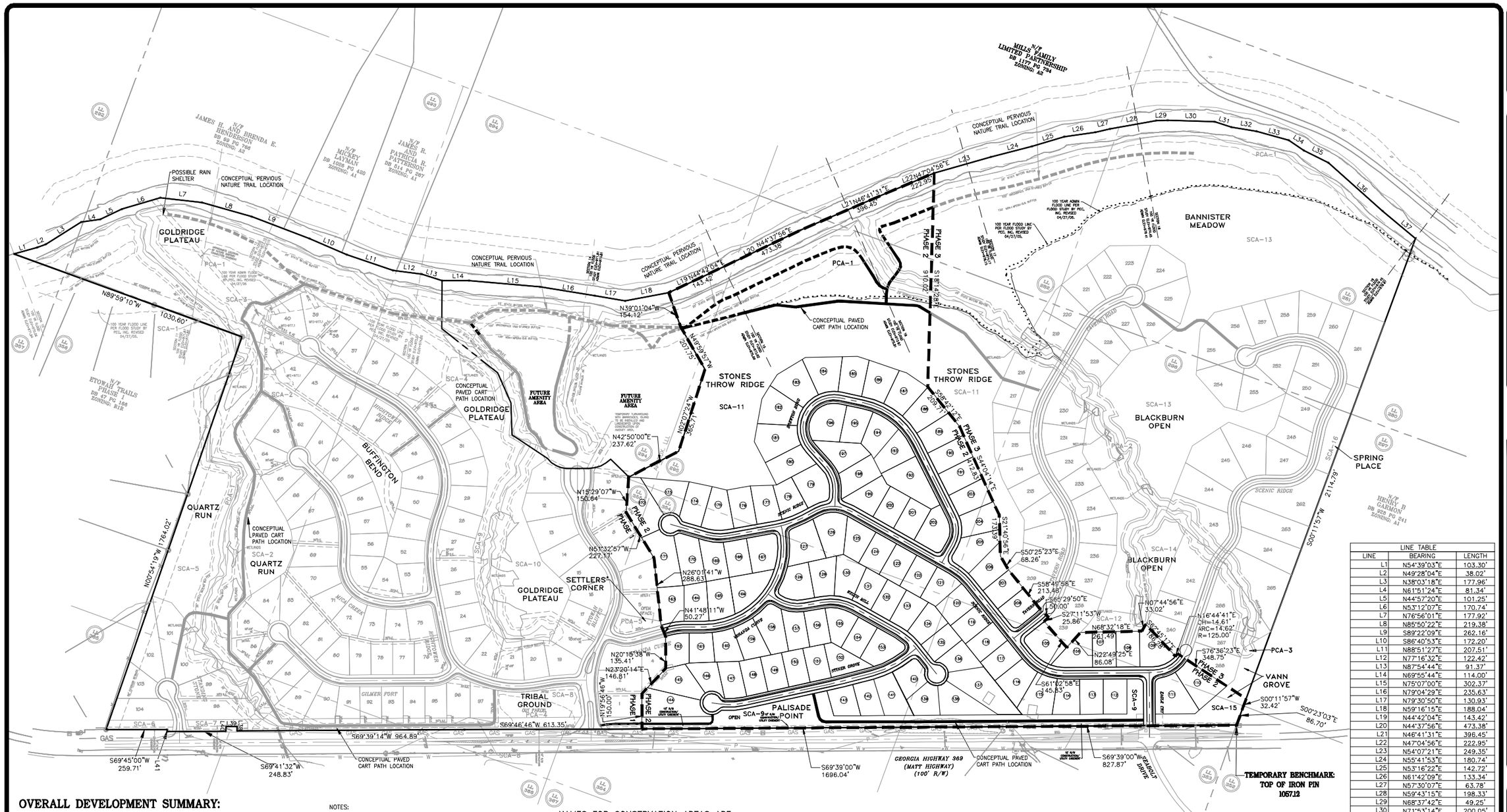

OVERALL DEVELOPMENT SUMMARY:

CURRENT SITE ZONING: CR1 CONSERVATION SUBDIVISION (PER ZONING CASE NUMBER ZA #2652)	
TOTAL SITE AREA	250.46 ACRES
TOTAL LOTS PER ZONING	376 LOTS
TOTAL LOTS PER APPROVED SITE PLAN	300 LOTS
DENSITY PER SITE PLAN	1.2 UNITS/AC.
CONSERVATION AREA	104.45 ACRES (41.7%)
REQUIRED CONSERVATION AREA	100.2 ACRES (40%)
MINIMUM LOT SIZE	9000 SF
MINIMUM BUILDING SETBACKS:	
FRONT	20'
SIDE	5' (WITH TOTAL OF 15')
REAR	20'
EXTERIOR	50'
MINIMUM LOT FRONTAGE	65'
MINIMUM LOT CULDESAC FRONTAGE	30'
MINIMUM SETBACKS SHALL APPLY TO ALL LOTS.	

NOTES:

1. THE DEDICATION OF CONSERVATION AREAS TO THE HOMEOWNERS ASSOCIATION WILL OCCUR AT THE TIME OF FINAL PLAT.

2. THE OWNER & DEVELOPER OF THE PROPERTY IS PATHWAY COMMUNITIES, INC.

3. BOUNDARY SURVEY DATED 01/09/04 PROVIDED BY TRAVIS PRUITT & ASSOCIATES.

4. TOPOGRAPHIC INFORMATION IS A COMBINATION OF GROUND RUN TOPO. PREPARED 02/16/05 PROVIDED BY WOOD BROTHERS LAND SURVEYING, INC. AND AERIAL TOPOGRAPHY DATED 01/22/1996 PROVIDED BY AERIAL MAPPING SOLUTIONS, LLC.

5. SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF THE STREET.

6. UPON FINAL DESIGN, THE AMENITIES, ROADWAY & LOT LAYOUT MAY VARY DUE TO SITE CONDITIONS.

7. TRAIL LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION IN THE FIELD.

8. WATER QUALITY PONDS, TEMPORARY SEDIMENT BASINS, AND OTHER NEEDED STORMWATER DEVICES ARE PERMITTED WITHIN THE CONSERVATION AREAS.

9. THE FORSYTH COUNTY SEWER LIFT STATION AND SEWER LINES SHOWN ARE PERMITTED IN THE CONSERVATION AREA.

10. THIS SITE PLAN REFLECTS THE RESULTS OF A DETAILED ARCHAEOLOGICAL STUDY BY R.S. WEBB AND ASSOCIATES DATED NOVEMBER 11, 2004. THIS STUDY SATISFIES THE REFERENCE ON THE AUGUST 16, 2002 SITE PLAN (REVISED SEPTEMBER 20, 2002) WHICH STATED "PARCEL A TO BE LEFT UNDISTURBED UNLESS A DETAILED STUDY IS COMPLETED".

NAMES FOR CONSERVATION AREAS ARE SHOWN ON PLAN.

CONSERVATION AREAS

CONSERVATION AREAS

PRIMARY CONSERVATION AREAS	
PCA-1	50.20 AC.
PCA-2	2.33 AC.
PCA-3	0.05 AC.
PCA-4	0.80 AC.
PCA-5	0.23 AC.
SECONDARY CONSERVATION AREAS	
SCA-1	0.06 AC.
SCA-2	4.81 AC.
SCA-3	0.08 AC.
SCA-4	2.88 AC.
SCA-5	2.29 AC.
SCA-6	0.26 AC.
SCA-7	0.32 AC.
SCA-8	1.83 AC.
SCA-9	0.22 AC.
SCA-10	2.18 AC.
SCA-11	14.33 AC.
SCA-12	1.95 AC.
SCA-13	17.20 AC.
SCA-14	0.88 AC.
SCA-15	1.13 AC.
SCA-16	0.82 AC.
TOTAL CONSERVATION AREA	**104.45 AC.**

OWNER/DEVELOPER
PATHWAY COMMUNITIES, INC.
200 WESTPARK DRIVE
SUITE 300
PEACHTREE CITY, GEORGIA 30269

24 HOUR CONTACT
MR. GENE LAVINE
(770) 487-8585

SURVEY NOTES:

BOUNDARY SURVEY PREPARED BY TRAVIS PRUITT & ASSOCIATES, DATED JANUARY 9, 2004.

TOPOGRAPHIC INFORMATION IS A COMBINATION OF GROUND RUN TOPO. PREPARED 02/16/05 PROVIDED BY WOOD BROTHERS LAND SURVEYING, INC. AND AERIAL TOPOGRAPHY DATED 01/22/1996 PROVIDED BY AERIAL MAPPING SOLUTIONS, LLC.

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 781-2165.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°39'03"E	103.30'
L2	N49°28'04"E	38.02'
L3	N38°03'18"E	177.96'
L4	N61°51'24"E	81.34'
L5	N44°57'20"E	101.25'
L6	N53°12'07"E	170.74'
L7	N76°56'01"E	177.92'
L8	N85°50'22"E	219.38'
L9	S89°22'09"E	262.16'
L10	S86°40'53"E	172.20'
L11	N88°51'27"E	207.51'
L12	N77°16'32"E	122.42'
L13	N87°54'44"E	91.37'
L14	N69°55'44"E	114.00'
L15	N75°07'00"E	302.37'
L16	N79°04'29"E	235.63'
L17	N79°30'50"E	130.93'
L18	N59°16'15"E	188.04'
L19	N44°42'04"E	143.42'
L20	N44°37'56"E	473.38'
L21	N46°41'31"E	396.45'
L22	N47°04'56"E	222.95'
L23	N54°07'21"E	249.35'
L24	N55°41'53"E	180.74'
L25	N53°16'22"E	142.72'
L26	N61°42'09"E	133.34'
L27	N57°30'07"E	63.78'
L28	N59°43'15"E	198.33'
L29	N68°37'42"E	49.25'
L30	N71°53'14"E	200.05'
L31	N87°46'32"E	74.11'
L32	N79°26'46"E	107.93'
L33	N85°16'06"E	141.54'
L34	S75°49'39"E	77.99'
L35	S83°11'49"E	117.63'
L36	S68°26'27"E	307.34'
L37	S70°05'27"E	181.47'
L38	N20°20'46"W	18.94'
L39	S69°38'45"W	47.20'
L40	N18°25'39"W	20.05'
L41	N19°05'15"W	9.69'

NORTH

GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 INCH = 200 FT.

GEORGIA REGISTERED PROFESSIONAL ENGINEER GINA M. DAY
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
PO BOX 848 BUFORD, GA 30515
(770) 271-4676 ph.
(678) 714-8477 fax
dda@daydesigngroup.com
www.daydesigngroup.com
DAY DESIGN GROUP, Inc

PATHWAY. THE DEVELOPERS OF PEACHTREE CITY

OVERALL SITE PLAN
FOR
RIVER ROCK SUBDIVISION PHASE 2

LOCATED IN
LAND LOTS 292–294, 354–356, 365 & 366 ~ 3rd DISTRICT ~ 1st SECTION
FORSYTH COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
3	1/30/06	REVISIONS TO TREE SAVE CALCULATIONS
2	12/21/05	REVISIONS TO TREE SAVE AREAS
1	11/21/05	REVISIONS PER FORSYTH COUNTY

REVISIONS

DATE: 8/31/05
DRAWN BY: JAM/GMD/BHD
JOB NO.: 04-0127.PH2

SHEET 2 OF 26