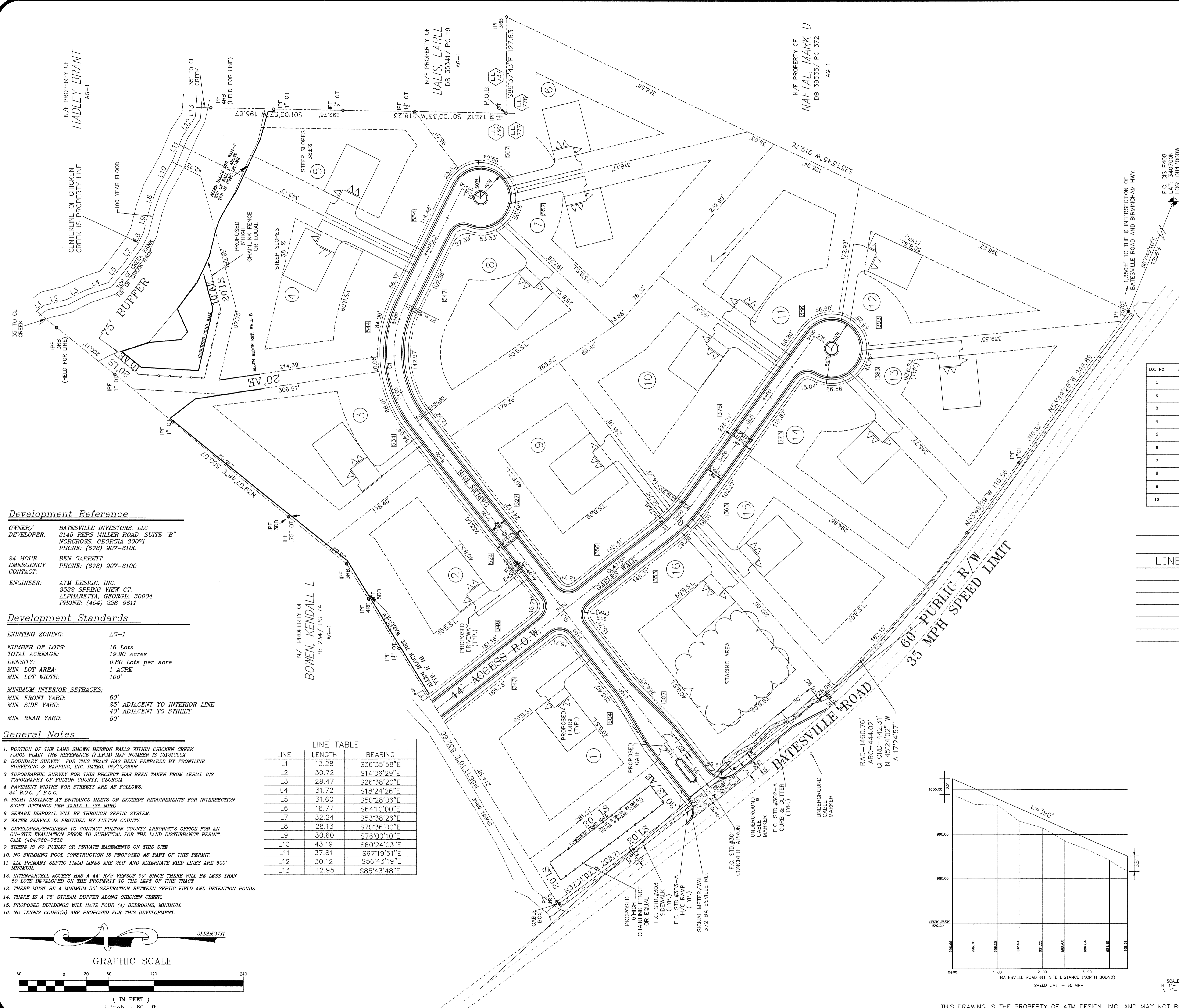


**ATM DESIGN, INC.**  
 CIVIL ENGINEERS - PLANNERS  
 3532 SPRING VIEW CT.  
 ALPHARETTA, GEORGIA 30004  
 (404) 226-9611

PROJECT DESCRIPTION  
 CONSTRUCTION PLANS FOR  
 CABLES OF MILTON  
 LAND LOTS 736 & 777, DIST. 2  
 FULTON COUNTY, GEORGIA

DESIGNED: MG  
 DRAWN: MG  
 CHECKED: ATM  
 DATE: 10-16-2006  
 PROJ. NO. 2051  
 SHEET TITLE  
 SITE &  
 STAKING  
 PLAN  
 DRAWING NO.  
 C-3



LOT AREA SUMMARY

LOT NO.	NET AREA (S.F.)	USABLE AREA (S.F.)	LOT NO.	NET AREA (S.F.)	USABLE AREA (S.F.)
1	44,174	39,198	11	43,903	43,903
2	43,588	43,588	12	43,576	43,576
3	46,164	45,055	13	43,837	43,837
4	49,798	37,230	14	43,766	43,766
5	43,583	42,628	15	43,577	42,831
6	43,815	43,815	16	54,896	42,445
7	43,607	43,607			
8	43,638	43,638			
9	43,699	43,699			
10	43,650	40,889			

LINE TABLE

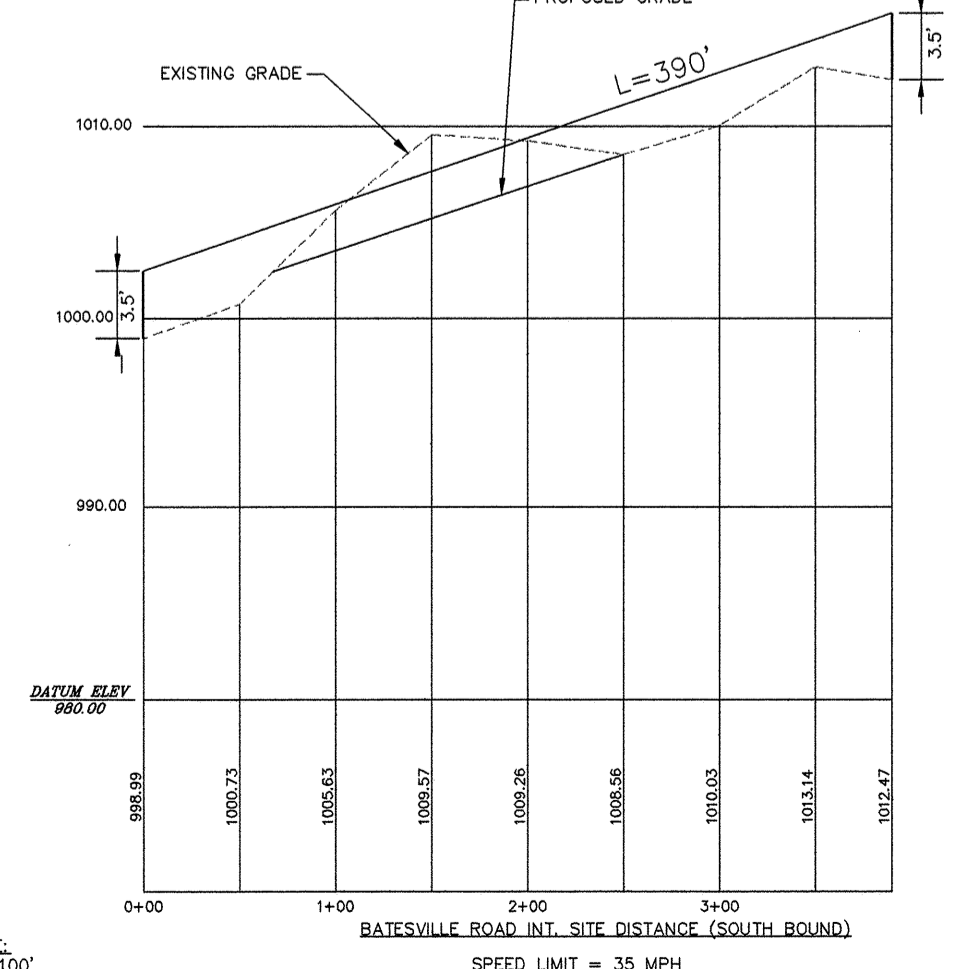
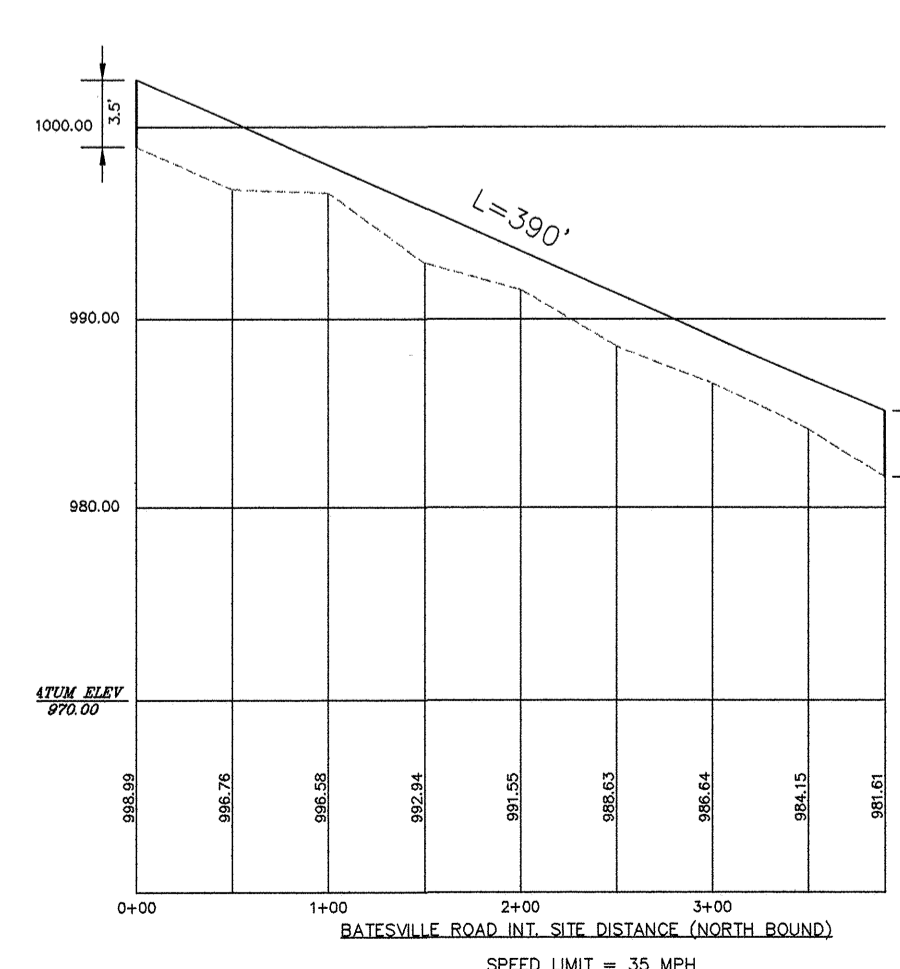
LINE	LENGTH	BEARING
GL1	655.60	N52°11'10"E
GL2	170.85	N63°49'02"W
GL3	28.00	N26°10'58"E
GL4	177.31	S37°48'50"E
GL5	282.01	N53°49'29"W
GL6	28.00	N36°10'31"E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	167.54	150.00
C2	41.92	150.00

LINE TABLE

LINE	LENGTH	BEARING
L1	13.28	S36°35'58"E
L2	30.72	S14°06'29"E
L3	28.47	S26°38'29"E
L4	31.72	S18°24'26"E
L5	31.60	S50°28'06"E
L6	18.77	S64°10'00"E
L7	32.24	S53°38'26"E
L8	28.13	S70°36'00"E
L9	30.60	S76°00'10"E
L10	43.19	S60°24'03"E
L11	37.81	S67°19'51"E
L12	30.12	S56°43'19"E
L13	12.95	S85°43'48"E



**Development Reference**  
 OWNER: BATESVILLE INVESTORS, LLC  
 DEVELOPER: 3145 REPS MILLER ROAD, SUITE "B" NORCROSS, GEORGIA 30071  
 PHONES: (678) 907-8100  
 24 HOUR EMERGENCY CONTACT: BEN GARRETT  
 ENGINEER: ATM DESIGN, INC.  
 3532 SPRING VIEW CT. ALPHARETTA, GEORGIA 30004  
 PHONE: (404) 226-9611

**Development Standards**  
 EXISTING ZONING: AG-1  
 NUMBER OF LOTS: 16 Lots  
 TOTAL ACREAGE: 19.90 Acres  
 DENSITY: 0.80 Lots per acre  
 MIN. LOT AREA: 1 ACRE  
 MIN. LOT WIDTH: 100'  
 MINIMUM INTERIOR SETBACKS:  
 MIN. FRONT YARD: 60'  
 MIN. SIDE YARD: 25' ADJACENT TO INTERIOR LINE  
 40' ADJACENT TO STREET  
 MIN. REAR YARD: 50'

**General Notes**

- PORTION OF THE LAND SHOWN HEREON FALLS WITHIN CHICKEN CREEK FLOOD PLAIN. THE REFERENCE (F.I.R.M) MAP NUMBER IS 13121000X
- BOUNDARY SURVEY FOR THIS TRACT HAS BEEN PREPARED BY FRONTLINE SURVEYING & MAPPING, INC. DATED: 05/10/2006
- TOPOGRAPHIC SURVEY FOR THIS PROJECT HAS BEEN TAKEN FROM AERIAL GIS TOPOGRAPHY OF FULTON COUNTY, GEORGIA.
- PAVEMENT WIDTHS FOR STREETS ARE AS FOLLOWS:  
 24' B.O.C. / B.O.C.
- SIGHT DISTANCE AT ENTRANCE MEETS OR EXCEEDS REQUIREMENTS FOR INTERSECTION  
 SIGHT DISTANCE PER TABLE 1 (35 MPH)
- SEWAGE DISPOSAL WILL BE THROUGH SEPTIC SYSTEM.
- WATER SERVICE IS PROVIDED BY FULTON COUNTY.
- DEVELOPER/ENGINEER TO CONTACT FULTON COUNTY ARBORIST'S OFFICE FOR AN ON-SITE EVALUATION PRIOR TO SUBMITTAL FOR THE LAND DISTURBANCE PERMIT.  
 CALL (404)730-7832
- THERE IS NO PUBLIC OR PRIVATE EASEMENTS ON THIS SITE.
- NO SWIMMING POOL CONSTRUCTION IS PROPOSED AS PART OF THIS PERMIT.
- ALL PRIMARY SEPTIC FIELD LINES ARE 250' AND ALTERNATE FIED LINES ARE 500' MINIMUM.
- INTERPARCELL ACCESS HAS A 44' R/W VERSUS 50' SINCE THERE WILL BE LESS THAN 50 LOTS DEVELOPED ON THE PROPERTY TO THE LEFT OF THIS TRACT.
- THERE MUST BE A MINIMUM 50' SEPERATION BETWEEN SEPTIC FIELD AND DETENTION PONDS
- THERE IS A 75' STREAM BUFFER ALONG CHICKEN CREEK.
- PROPOSED BUILDINGS WILL HAVE FOUR (4) BEDROOMS, MINIMUM.
- NO TENNIS COURT(S) ARE PROPOSED FOR THIS DEVELOPMENT.

