

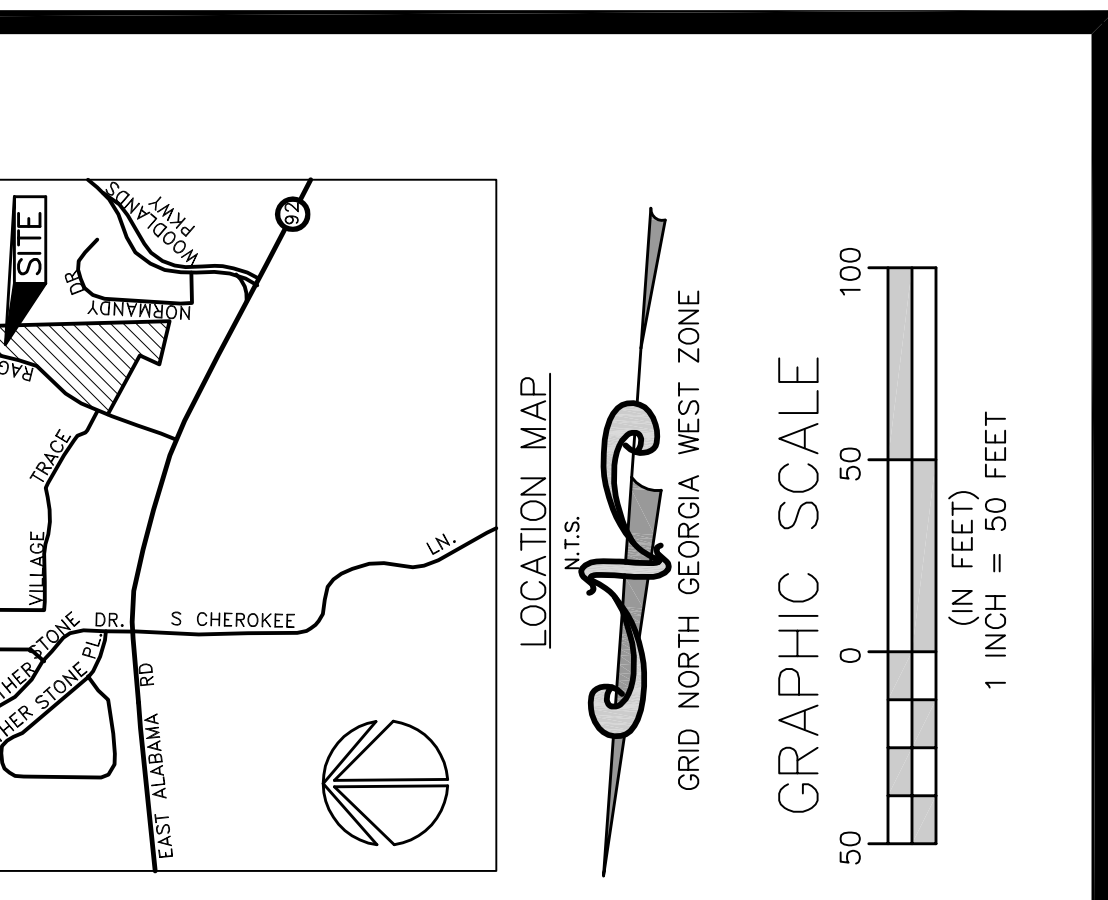
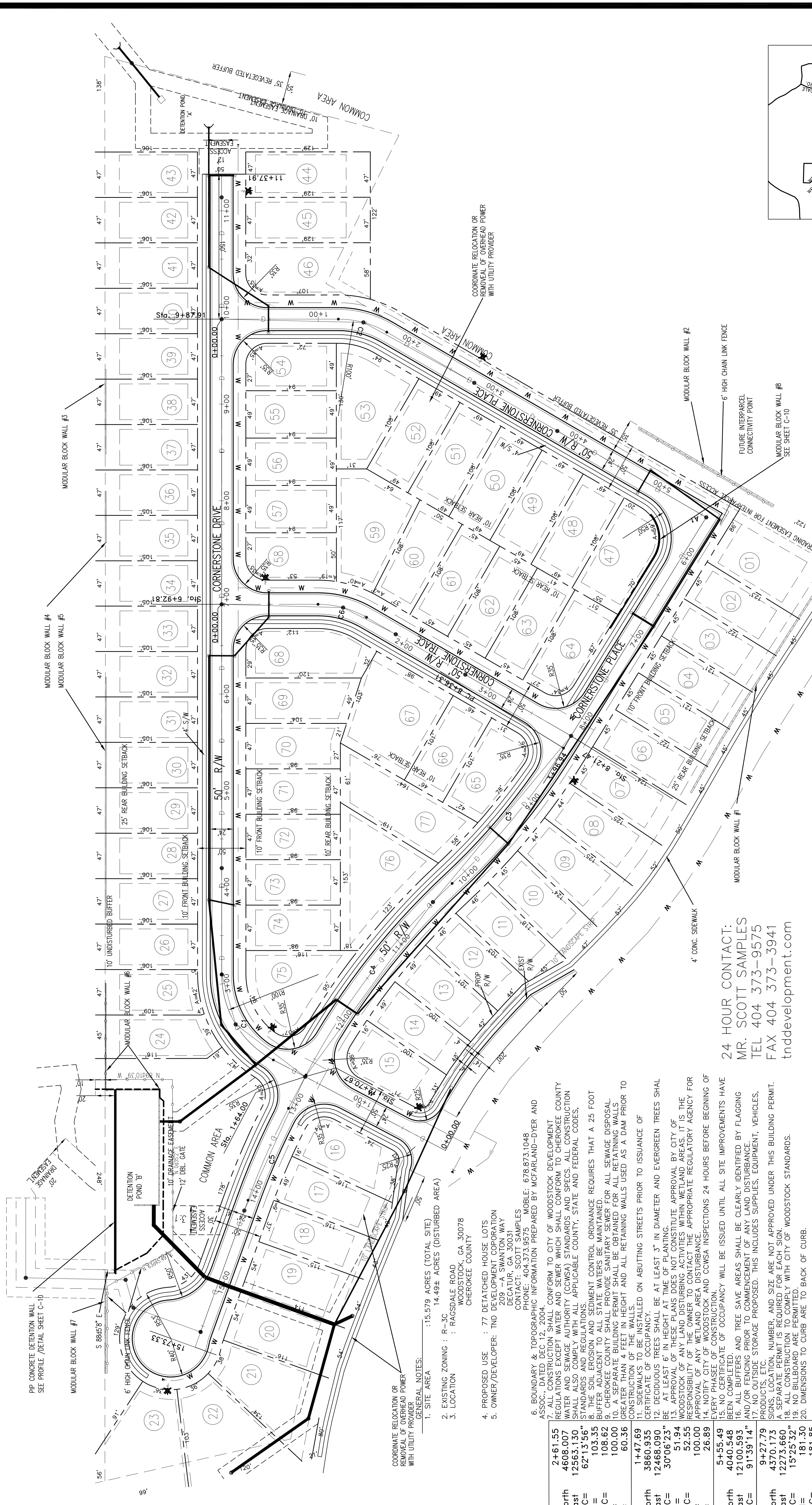
McFarland-Dyer & Associates, Inc.
 Land Planning
 Landscape Architecture
 Civil Engineering
 Land Surveyors

OWNER:
 209-A SWANTON WAY
 DECATUR, GA 30031
 TEL 404 373-9575
 FAX 404 373-9941
 474 Silver Peak Parkway
 Decatur, GA 30031
 Phone (770) 832-8550
 Fax (770) 832-8581

PROJECT:
CORNERSTONE PARK SUBMISSION

JOB NO: 04-0512
DRAWN BY: MEM
CHECKED BY: KW
DATE: 1-18-05
EDITION:
 3-30-05 EROSION
 RE-SUBMITTAL
 4-25-05 CITY AND
 CO. RE-SUBMITTAL
 5-17-05 CITY AND
 CO. RE-SUBMITTAL
 6-8-05 CITY
 RE-SUBMITTAL

SITE PLAN
C-1



24 HOUR CONTACT:
MR. SCOTT SAMPLES
 TEL 404 373-9575
 FAX 404 373-3941
 tnddevelopment.com

GENERAL NOTES:
 1. SITE AREA : 15.579 ACRES (TOTAL SITE)
 14.49± ACRES (DISTURBED AREA)
 2. EXISTING ZONING : R-3C
 3. LOCATION : RAGSDALE ROAD, WOODSTOCK, GA 30078, CHEROKEE COUNTY
 4. PROPOSED USE : 77 DETACHED HOUSE LOTS
 5. OWNER/DEVELOPER: TND DEVELOPMENT CORPORATION
 209 - A SWANTON WAY
 DECATUR, GA 30031
 CONTACT: SCOTT SAMPLES
 PHONE: 404.373.9575 MOBILE: 678.873.1048
 ASSOC., DATED DEC 12, 2004.

6. BOUNDARY & TOPOGRAPHIC INFORMATION PREPARED BY MCFARLAND-DYER AND ASSOC., DATED DEC 12, 2004.
 7. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WOODSTOCK DEVELOPMENT REGULATIONS EXCEPT WATER AND SEWER WHICH SHALL CONFORM TO CHEROKEE COUNTY REGULATIONS EXCEPT WATER AND SEWER WHICH SHALL CONFORM TO CHEROKEE COUNTY STANDARDS AND REGULATIONS AND ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE COUNTY, STATE AND FEDERAL CODES.
 8. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED.
 9. CHEROKEE COUNTY SHALL PROVIDE SANITARY SEWER FOR ALL SEWAGE DISPOSAL.
 10. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
 11. ALL CONSTRUCTION SHALL BE CALLED ON ABUTTING STREETS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 12. DECIDUOUS TREES SHALL BE AT LEAST 3" IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6" IN HEIGHT AT TIME OF PLANTING.
 13. APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
 14. NOTIFY CITY OF WOODSTOCK AND CWSA INSPECTIONS 24 HOURS BEFORE BEGINNING EVERY PHASE OF CONSTRUCTION.
 15. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 16. ALL CONSTRUCTION SHALL BE CALLED ON ABUTTING STREETS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 17. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 18. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT.
 19. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
 20. ALL CONSTRUCTION TO COMPLY WITH CITY OF WOODSTOCK STANDARDS.
 21. NO BILLBOARD ARE PERMITTED.
 22. DIMENSIONS TO CURB ARE TO BACK OF CURB.

WETLANDS NOTE:
 WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET () DOES / (X) DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALIENATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
 * NO LAND DISTURBANCE OUTSIDE OF AREA OF STREETS, DRAINAGE, AND UTILITIES.

| LOT | AREA (Sq. Ft.) | LOT | AREA (Sq. Ft.) | LOT | AREA (Sq. Ft.) |
|-----|----------------|-----|----------------|-----|----------------|
| 1 | 10,878 | 27 | 4,963 | 53 | 7,395 |
| 2 | 5,514 | 28 | 4,961 | 54 | 4,500 |
| 3 | 5,470 | 29 | 4,960 | 55 | 4,591 |
| 4 | 5,436 | 30 | 4,958 | 56 | 4,591 |
| 5 | 5,465 | 31 | 4,956 | 57 | 4,591 |
| 6 | 5,532 | 32 | 4,954 | 58 | 4,500 |
| 7 | 5,861 | 33 | 4,952 | 59 | 7,614 |
| 8 | 6,063 | 34 | 4,945 | 60 | 5,122 |
| 9 | 6,296 | 35 | 4,956 | 61 | 4,857 |
| 10 | 5,561 | 36 | 4,958 | 62 | 4,857 |
| 11 | 5,115 | 37 | 4,960 | 63 | 4,857 |
| 12 | 4,858 | 38 | 4,963 | 64 | 5,245 |
| 13 | 4,911 | 39 | 4,965 | 65 | 4,894 |
| 14 | 4,853 | 40 | 4,967 | 66 | 4,650 |
| 15 | 4,985 | 41 | 4,970 | 67 | 8,724 |
| 16 | 5,406 | 42 | 4,972 | 68 | 6,111 |
| 17 | 5,550 | 43 | 4,973 | 69 | 5,261 |
| 18 | 5,569 | 44 | 6,080 | 70 | 4,663 |
| 19 | 6,717 | 45 | 6,060 | 71 | 4,596 |
| 20 | 6,748 | 46 | 6,908 | 72 | 4,596 |
| 21 | 8,763 | 47 | 5,755 | 73 | 4,596 |
| 22 | 8,308 | 48 | 5,304 | 74 | 4,596 |
| 23 | 8,852 | 49 | 5,304 | 75 | 6,794 |
| 24 | 5,465 | 50 | 5,304 | 76 | 8,401 |
| 25 | 5,066 | 51 | 5,304 | 77 | 7,799 |
| 26 | 4,975 | 52 | 5,304 | OS | 75,494 |

| | |
|-------|------------|
| PI | 2+61.55 |
| North | 4608.007 |
| East | 12563.130 |
| ~ C= | 62°13'56" |
| CH= | 103.35 |
| ARC= | 108.62 |
| R= | 100.00 |
| T= | 60.36 |
| PI | 1+47.69 |
| North | 3860.935 |
| East | 12468.090 |
| ~ C= | 30°06'23" |
| CH= | 51.94 |
| ARC= | 52.55 |
| R= | 100.00 |
| T= | 26.89 |
| PI | 5+55.49 |
| North | 4040.548 |
| East | 12100.593 |
| ~ C= | 91°39'1.4" |
| PI | 9+27.79 |
| North | 4370.173 |
| East | 12273.660 |
| ~ C= | 15°25'32" |
| CH= | 181.30 |
| ARC= | 181.30 |
| R= | 675.47 |
| T= | 91.48 |
| PI | 11+44.60 |
| North | 4529.639 |
| East | 12422.182 |
| ~ C= | 19°08'18" |
| CH= | 249.36 |
| ARC= | 250.52 |
| R= | 750.00 |
| T= | 126.44 |
| PI | 13+59.70 |
| North | 4728.746 |
| East | 12509.619 |
| ~ C= | 7°36'39" |
| CH= | 103.90 |
| ARC= | 103.99 |
| R= | 750.00 |
| T= | 52.08 |
| PI | 1+26.58 |
| North | 4156.784 |
| East | 12468.236 |
| ~ C= | 30°06'23" |
| CH= | 51.94 |
| ARC= | 52.55 |
| R= | 100.00 |
| T= | 26.89 |

ADDITIONAL NOTES:
 1. THIS PERMIT IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 18657C0001R DATED JULY 1988.
 2. IN ACCORDANCE WITH ZONING ORDINANCE NO. 170 LIFTING SHALL BE AN ACORN FEATURE ON A 20" BLACK FREECLASS POLE AS PROVIDED BY CWSA E.C.
 3. ROOF DRAIN SHALL DRAIN TO STREET.
 WETLANDS NOTE:
 WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET () DOES / (X) DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALIENATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
 * NO LAND DISTURBANCE OUTSIDE OF AREA OF STREETS, DRAINAGE, AND UTILITIES.