

Sold-Sold-Sold

FINAL PLAT OF ALEXIS POINTE SUBDIVISION

LAND LOT 160 - 5th DISTRICT MAP # 5160-210 CITY OF LOGANVILLE GWINNETT COUNTY

APPLICABLE ZONING CASE NUMBER:

Case #804-018CJ RANDY RD. REZONE: R-44 to R-27_Cond. Use
Date: January 8, 2006

CONDITIONS:

- 1) Subdivision shall contain no more than 24 lots.
- 2) Lot size: minimum 80 feet wide x 100 feet deep.
- 3) Minimum front yard setback: 25 ft.
- 4) Minimum side yard setback: 7.5 ft.
- 5) Minimum rear yard setback: 20 ft.
- 6) 4 ft. sidewalk, 2 feet behind curb constructed according to GA ADA Standards.
- 7) Entire yards shall be sodded.
- 8) A minimum of 2 trees of least 2 inches in diameter and 8 ft. tall shall be planted or preserved on each individual lot, one in front and one in rear of lot.
- 9) Homes shall have front facades of brick, stone, stucco or combination with hardplank siding.
- 10) Minimum heated floor area shall be 1,900 sq. ft. for one-story.
- 11) Require Homeowners Association for ownership and maintenance of all open space including detention ponds.
- 12) Minimum of 65% open/green-space.
- 13) Provide a 100-foot, natural, undisturbed buffer along the property lines adjoining the Fox Chase subdivision and homes along Teresa Lane.
- 14) Developer shall contribute \$15,000 toward improvements to Teresa Lane and Randy Road.
- 15) Developer shall pay the cost of repair for any damage incurred along Teresa Lane and Randy Road as a result of construction activities on the property.

HLP - HOUSE LOCATION PLAN:

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF LOGANVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

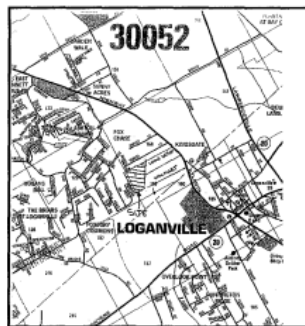
RDP - RESIDENTIAL DRAINAGE PLAN

RDP - RESIDENTIAL DRAINAGE STUDY:

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS". RESPECTIVELY, PLEASE REFER TO THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF LOGANVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

FLOOD PLAN STATEMENT:

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA PER THE FOLLOWING F.L.R.M. PANEL:
CITY OF LOGANVILLE, GWINNETT COUNTY
COMUNITY PANEL NO. 130328 0000 A
PANEL BEARS AN EFFECTIVE DATE OF JULY 16, 1982.



LOCATION MAP
NTS

OWNER/DEVELOPER

EPIC XIV-LLC
P.O. BOX 1005
GRAYSON, GEORGIA 30017
CONTACT: GUS POUNDS
PH. (770) 736-3009

ENGINEER:

LAND SOLUTIONS GROUP, INC.
295 COOPER ROAD
LOGANVILLE, GA 30052
(770) 682-8022
(770) 682-8055 (FAX)
CONTACT: CHESTER CLEGG

SURVEYOR

M.V. INGRAM ENTERPRISES, INC.
P.O. BOX 464092
LAWRENCEVILLE, GA 30042
(770) 963-4801
CONTACT: MATT INGRAM, R.L.S.

PROJECT INFORMATION

TOTAL SITE AREA: 19.02 ACRES
ZONING: R-22 CONDITIONAL USE FOR CONSERVATION SUBDIVISION
LOTS PROPOSED: 24 LOTS
DENSITY: 1.26 UNITS/AC
GREEN SPACE: 12.56 AC (66.0% OF SITE)
MIN. LOT SIZE: 7,000 S.F. (76'X92' TYPICAL)

NOTES:

1. OPEN SPACE / GREEN SPACE, INCLUDING DETENTION PONDS, SHALL BE OWNED IN FEE-SIMPLE BY A MANUALLY PROPERTY OWNER'S ASSOCIATION. INCORPORATION DOCUMENTS AND BY-LAWS FOR THE HOMEOWNERS ASSOCIATION ARE RECORDED IN
2. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT ATTACHED HERETO DATED SEPT 07th, 2004, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN D.B. 48973, PAGE 470 AND SIGNED BY THE OWNER.
3. 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
4. TOTAL MEASURE OF SUBDIVISIONS STREETS = 0.222 MILES
5. SURVEY DATA BASED ON STATE PLAIN COORDINATES, GRID NORTH. BEARINGS SHOW ARE CALCULATED FROM ANGLES TURNED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREBY ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE CORRECTLY SHOWN. THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET AND CONTAINS A TOTAL OF 10.02 ACRES, MORE OR LESS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREBY WAS AN ELECTRONIC TOTAL STATION WITH ELECTRONIC DISTANCE MEASURING.

BY Matthew V. Ingram
BY MATTHEW V. INGRAM
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2288
DATE OF EXPIRATION: DECEMBER 31st, 2008

PUBLIC NOTICE - DRAINAGE:

1. THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING REGULATION AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF THE RIGHT-OF-WAY OF ALL PUBLIC STREETS AND DRAINAGE EASEMENTS, PUBLIC WATER, SEWER, DRAINAGE AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. FURTHER, THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE PUBLIC UTILITIES DEPARTMENT ALL WATER AND SANITARY SEWER EASEMENTS, ALL SUBJECT TO RATIFICATION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOGANVILLE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS 6th DAY OF October, 2006.

M. D. Chan
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY ENGINEER

CERTIFICATE OF SEWER SYSTEM:

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM AND THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED AND/OR THE PLANS FOR PRIVATE SEWERAGE DISPOSAL SYSTEM IN THE SUBDIVISION PLAT MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND THE CITY OF LOGANVILLE.

Gus Pounds
CITY ENGINEER DATE 10/06/06

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES:

I HEREBY CERTIFY THAT THE STREETS, UTILITIES AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF LOGANVILLE, GEORGIA.

CITY ENGINEER Gus Pounds DATE 10/06/06

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LOGANVILLE, THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED FOR THE PURPOSES THEREIN EXPRESSED.

EPIC XIV-LLC
Eric Kiv LLC
Eric Kiv LLC
SUBDIVIDER OWNER

Mick Holbrook
PRINTED NAME DATE

OWNER'S CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, WALKWAYS AND ALL EASEMENTS TO THE CITY OF LOGANVILLE.

Eric Kiv LLC
OWNER DATE 9-15-06



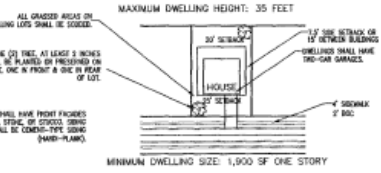
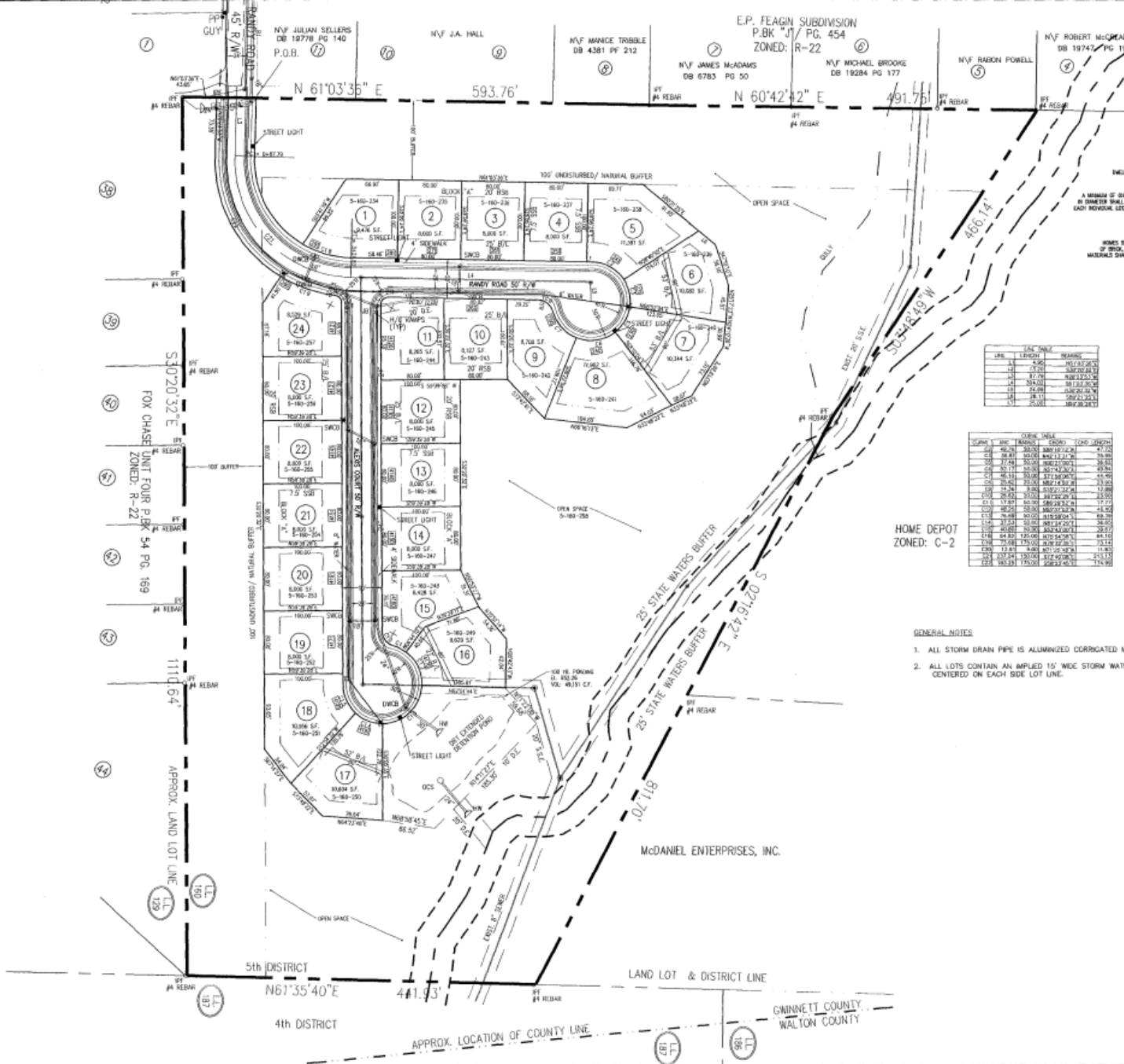
FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10/06/06 TIME 2:50pm
PLAT BOOK 117 PAGE 53
TOM LANTIER, CLERK

land solutions group, inc.
295 COOPER ROAD
LOGANVILLE, GA 30052
1770-682-8022
1770-682-8055

Planning, Engineering, Landscape Architecture

Date: 6/28/06 Lond. Lots: 160 District: 5th
County: GWINNETT Scale: N/A Sheet No.
Designed By: CBC Drawn By: RR Checked By: RAC
Job Number: 118-05-110 File Number: 1

No.	By	Date	Revision



LINE	LENGTH	BEARING
1	4.36	N61°32'26\"
2	11.75	S87°02'49\"
3	87.79	N88°15'55\"
4	329.00	S81°13'28\"
5	16.49	S86°26'25\"
6	28.11	S82°23'23\"
7	25.02	N88°28'24\"

OWNER	ACRES	AREA	PERCENT	CONTR. LENGTH
1	46.29	2023.8	8.87	27.23
2	88.87	4026.8	17.52	53.89
3	27.74	1263.4	5.52	16.82
4	35.71	1629.8	7.18	21.54
5	46.13	2104.8	9.20	27.85
6	75.02	3402.8	14.92	44.56
7	14.74	670.2	2.94	8.88
8	26.02	1188.2	5.28	16.11
9	17.01	778.2	3.48	10.71
10	46.25	2104.8	9.20	27.85
11	88.87	4026.8	17.52	53.89
12	27.74	1263.4	5.52	16.82
13	35.71	1629.8	7.18	21.54
14	46.13	2104.8	9.20	27.85
15	75.02	3402.8	14.92	44.56
16	14.74	670.2	2.94	8.88
17	26.02	1188.2	5.28	16.11
18	17.01	778.2	3.48	10.71
19	46.25	2104.8	9.20	27.85
20	88.87	4026.8	17.52	53.89
21	27.74	1263.4	5.52	16.82
22	35.71	1629.8	7.18	21.54
23	46.13	2104.8	9.20	27.85
24	75.02	3402.8	14.92	44.56

HOME DEPOT
ZONED: C-2

GENERAL NOTES

1. ALL STORM DRAIN PIPE IS ALUMINIZED CORRUGATED METAL TYPE 2.
2. ALL LOTS CONTAIN AN IMPLIED 15' W/O.C. STORM WATER DRAINAGE EASEMENT CENTERED ON EACH SIDE LOT LINE.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10/16/06 TIME 2:50pm
PLAT BOOK 117 PAGE 54
TOM LAWLER, CLERK

OWNER/DEVELOPER
EPIC INV LLC
P.O. BOX 1005
GRAYSON, GEORGIA 30017
CONTACT: OUS POUNDS
PH. (770) 736-3009

ENGINEER
LAND SOLUTIONS GROUP, INC.
295 COOPER ROAD
LOGANVILLE, GA 30017
(770) 882-8022
(770) 882-8055 (FAX)
CONTACT: BO COLE



DATE	DESCRIPTION	BY	REVISION

FOR GWINNETT COUNTY
REGISTERED PLAT BOOK
770-882-8022
770-882-8055

land solutions group, inc.
Planning, Engineering, Landmark Architecture

**ALEXIS POINTE
SUBDIVISION**
LAND LOT 160, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

FINAL
PLAT
SHEET TITLE

DESIGN BY: [] CHECKED BY: []
DRAWN BY: [] DATE: []
SCALE: []

GEORGIA
SUPERIOR
COURT
GWINNETT COUNTY
FILED
MAY 15 2006
TOM V. RIGBY

STAMP

FILE LOCATION
[]

SHEET

PROJECT INFORMATION

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ZONING:

R-22 CONDITIONAL USE FOR CONSERVATION
SUBDIVISION

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Date: January 8, 2005

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- 1) Subdivision shall contain no more than 24 lots.
- 2) Lot size: minimum 80 feet wide x 100 feet deep.
- 3) Minimum front yard setback: 25 ft.
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CITY OF LOGANVILLE, GWINNETT COUNTY
COMMUNITY PANEL NO. 130326 0005 A
PANEL BEARS AN EFFECTIVE DATE OF JULY 16, 1982.

PUBLIC NOTICE - DRA

1. THE CITY OF LOGANVILLE