

# PRELIMINARY PLAT FOR The Preserve at Conasauga Creek

LAND LOTS - 30, 31 & 43  
26th DISTRICT - 2nd SECTION  
GILMER COUNTY, GEORGIA

TAX MAP PARCEL No. 3032-031  
ZONING= A-1  
TOTAL AREA = 78.58 ACRES  
NUMBER OF LOTS = 18  
MINIMUM LOT SIZE = 3.00 ACRES  
SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS  
WATER = INDIVIDUAL WELLS  
LOT DESIGNATION = DWELLING-SINGLE FAMILY

OWNER/DEVELOPER  
**Dunn Deal of Florida, Inc.**  
1585 Bonita Lane  
Naples, FL 34102

24 HOUR CONTACT  
**Scott Dunnuck**  
239-659-1447  
cell 239-821-4722

### Preliminary Design Certificate

I certify that this preliminary plat correctly represents data compiled or verified through a survey completed by a registered land surveyor. I further certify that the design of the proposed streets (including geometric design), lots and other improvements comply with the minimum design standards of the Gilmer County Land Development Ordinance. Additionally, I certify that all requirements of the County's Flood Damage Prevention Ordinance with respect to the preliminary plat(s) has been complied with.

*[Signature]* 7/11/06  
Date

Land Surveyor License Number: 2718

### Tentative Approval for Private Subsurface Sewage Disposal

The lots proposed hereon are generally suitable for subsurface disposal with the listed or attached restrictions. This certificate does not constitute final approval of the sewage disposal system for this subdivision.

Gilmer Co. Health Dept. Representative Date

### Street Name(s) Approval

The proposed street name(s) do not appear to conflict with any existing street name(s) in the County.

911 Representative Date

### Soil Erosion and Sedimentation Control Plan

I have reviewed a soil erosion and sedimentation control plan for the noted subdivision and have found the plan to meet the design requirements of the State of Georgia and the Gilmer County Soil Erosion and Sedimentation Control Standards. This certificate is for plan approval only and does not certify proper implementation.

Natural Resources Conservation Service Rep. Date

### Existing Topography Shown Hereon Taken From Stereophotogrammetric Map By:

Jack W. Berry and Associates, Inc.  
Date of Photography: February 28, 2000  
Job Number # J-8995-06  
Datum = Mean Sea Level  
2 Foot Interval Shown  
Dashed Contour Are Approximate

### Preliminary Plat Approval

This preliminary plat has been reviewed by the Gilmer County Planning Office and is hereby approved under the provisions of the Gilmer County Land Development Ordinance. The proposed development is consistent with the land use district in which it is located.

Gilmer County Zoning Administrator Date

### Developers Certificate

This is to certify that the undersigned has delivered copies of these plans to all applicable utility providers that may be associated with the project. It is further agreed that the undersigned will comply with all requirements of the Code of Gilmer County.

Developer Date

### Stormwater Design Certificate

I certify that the stormwater conveyance structures designed herein are designed in accordance with the Gilmer County Land Development Ordinance and with sound Hydrology and Hydraulic principles.

*[Signature]* 7/11/06  
Date

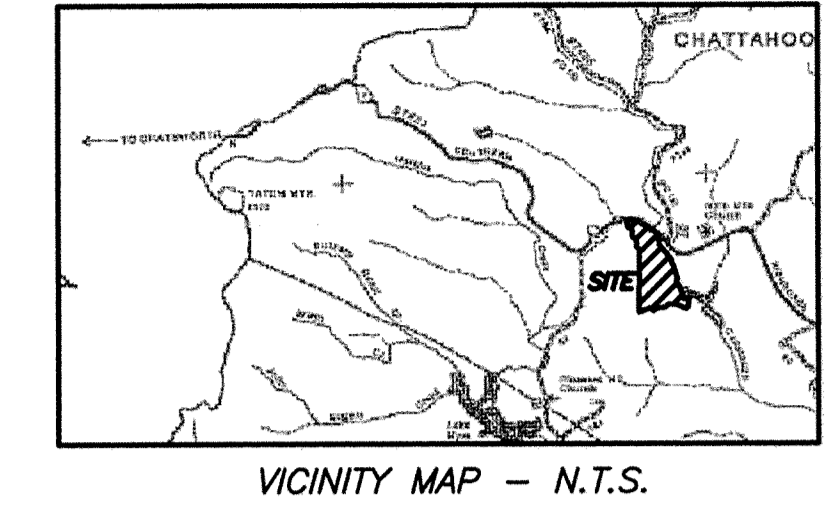
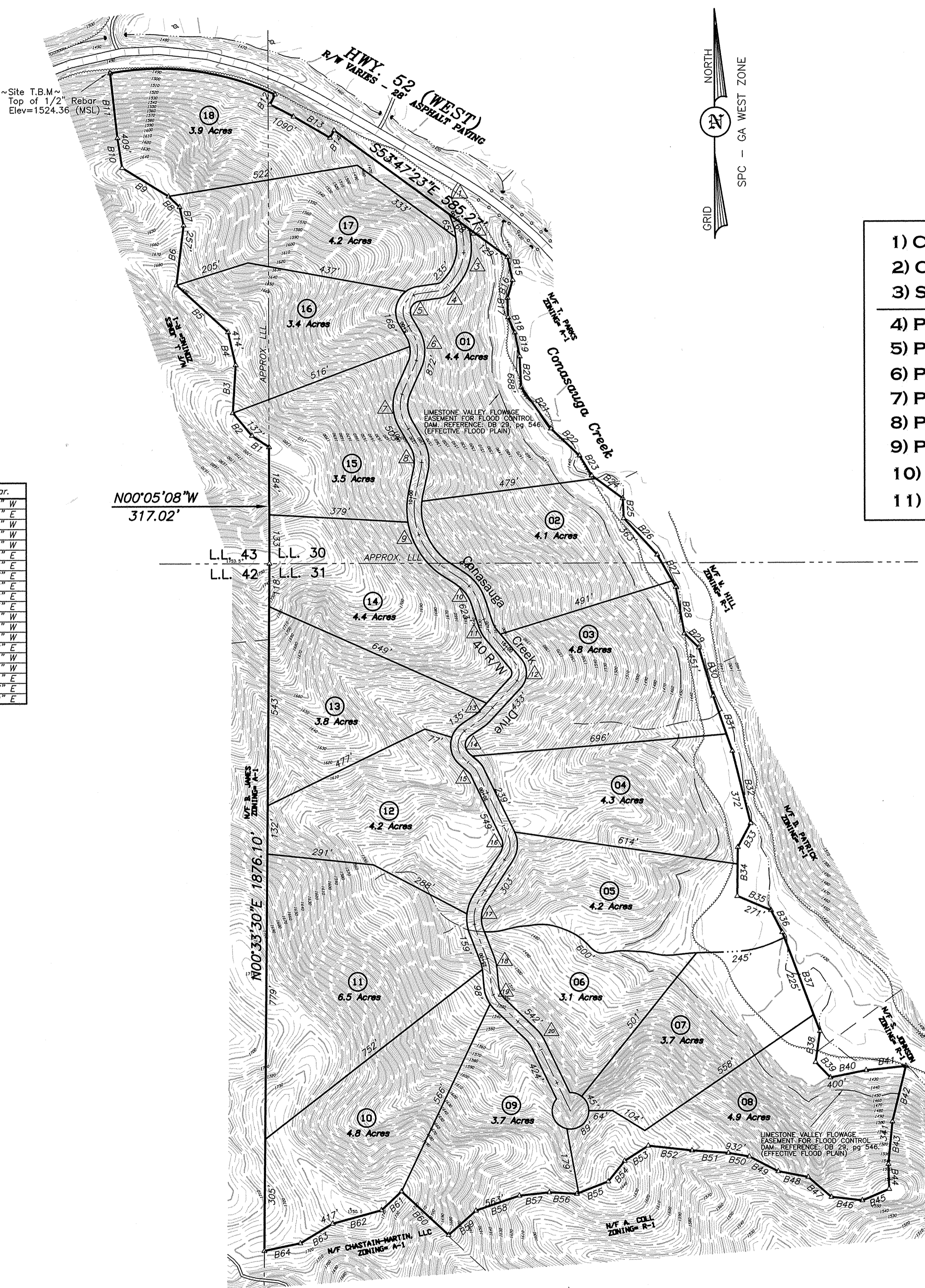
Registered Civil Engineer or Land Surveyor License Number: 26730

### CENTERLINE CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	40.00'	36.35'	35.11'	S 05°35'36" W
C2	100.00'	22.39'	22.34'	S 14°01'58" E
C3	140.00'	116.48'	113.15'	S 16°13'16" W
C4	40.00'	29.04'	28.40'	S 60°51'11" W
C5	50.00'	37.87'	36.98'	S 25°34'23" W
C6	100.00'	83.95'	81.51'	S 06°27'08" E
C7	100.00'	94.18'	90.74'	S 03°00'36" E
C8	100.00'	73.56'	71.94'	S 08°54'57" E
C9	200.00'	228.43'	214.56'	S 20°16'08" E
C10	125.00'	85.40'	83.75'	S 37°15'58" E
C11	100.00'	39.65'	38.41'	S 28°45'55" E
C12	40.00'	63.14'	56.79'	S 01°21'25" W
C13	40.00'	3.22'	3.20'	S 49°20'53" W
C14	50.00'	92.32'	79.75'	S 03°03'25" W
C15	40.00'	16.49'	16.38'	S 37°40'08" E
C16	80.00'	61.17'	58.56'	S 03°21'09" W
C17	100.00'	83.60'	80.22'	S 05°44'42" W
C18	100.00'	27.77'	27.68'	S 13°06'51" E
C19	75.00'	59.09'	57.58'	S 27°49'27" E
C20	100.00'	36.18'	37.95'	S 35°08'49" E

### BOUNDARY CALL TABLE

Course	Bearing	Distance
B1	N 56°13'35" W	56.13'
B2	N 39°44'38" W	80.99'
B3	N 03°32'35" E	130.87'
B4	N 12°55'20" W	92.67'
B5	N 47°30'25" W	190.43'
B6	N 07°01'03" E	163.93'
B7	N 12°05'28" W	51.13'
B8	N 45°41'33" W	42.26'
B9	N 58°27'10" W	148.45'
B10	N 08°45'14" W	82.33'
B11	N 06°15'14" W	178.41'
B12	S 24°39'20" W	30.00'
B13	S 59°44'40" E	115.00'
B14	N 30°15'20" E	23.00'
B15	S 12°29'12" E	64.33'
B16	S 16°27'00" E	50.53'
B17	S 01°36'29" E	53.59'
B18	S 23°58'58" E	45.00'
B19	S 11°25'36" E	66.69'
B20	S 02°36'35" E	84.13'
B21	S 35°33'21" E	139.08'
B22	S 46°29'29" E	107.26'
B23	S 31°27'19" E	63.52'
B24	S 63°33'25" E	105.36'
B25	S 02°34'41" E	54.38'
B26	S 42°27'37" E	134.58'
B27	S 29°38'16" E	101.97'
B28	S 10°20'57" E	129.00'
B29	S 45°17'13" E	55.26'
B30	S 16°28'52" E	137.00'
B31	S 18°57'25" E	159.20'
B32	S 14°04'42" E	203.09'
B33	S 28°03'37" W	74.08'
B34	S 00°47'29" W	133.73'
B35	S 87°00'54" E	99.77'
B36	S 28°54'08" E	67.47'
B37	S 20°42'56" E	288.83'
B38	S 08°05'21" W	84.76'
B39	S 43°52'44" E	82.67'
B40	N 78°44'25" E	98.22'
B41	N 84°07'28" E	108.81'
B42	S 13°41'48" W	155.44'
B43	S 05°32'48" W	117.15'
B44	S 01°46'12" E	88.25'
B45	S 66°53'48" W	79.29'
B46	N 83°19'12" W	84.86'
B47	N 49°10'12" W	83.73'
B48	N 79°04'12" W	82.93'
B49	N 62°44'12" W	88.99'
B50	N 80°09'12" W	57.90'
B51	N 85°58'12" W	99.15'
B52	N 83°35'12" W	119.83'
B53	S 57°20'48" W	76.63'
B54	S 38°25'48" W	71.84'
B55	S 68°35'48" W	82.04'
B56	N 86°45'12" W	75.61'
B57	S 83°40'48" W	82.06'
B58	S 71°07'48" W	125.65'
B59	S 48°28'48" W	99.99'
B60	N 47°10'34" W	174.99'
B61	S 46°46'58" W	75.08'
B62	S 74°46'30" W	137.89'
B63	S 58°57'41" W	103.33'
B64	S 78°05'26" W	100.41'



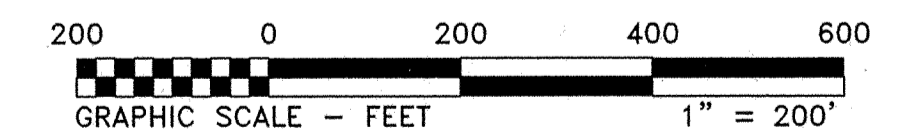
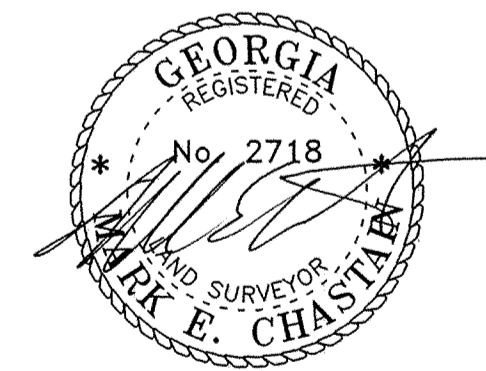
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### NOTES

- 1) NEW ROADS IN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.
- 2) ENTRANCE PERMIT WITH GEORGIA D.O.T. IN PROGRESS.
- 3) THIS PROPERTY IS PARTLY LOCATED IN A FLOOD HAZARD AREA AS SHOWN FROM FLOOD INSURANCE RATE MAP (FIRM) GILMER COUNTY, PANEL 13123C0125B, DATED AUGUST 15, 1980

NOTE: BOUNDARY INFO. TAKEN FROM SURVEY BY GRIFFIN LAND SURVEY CO. DATED MARCH 30, 2005 (PB 45, pg 15) AND HAS BEEN ROTATED TO GRID NORTH.



THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	DISTRICT
X		MOUNTAIN PROTECTION DISTRICT
X		WETLANDS PROTECTION DISTRICT
X		COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
X		COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
X		CARTCAEY RIVER WATER SUPPLY WATERSHED DISTRICT
X		ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT

Preliminary Plat For:  
**The Preserve at Conasauga Creek**  
LAND LOT(S) - 30, 31 & 43  
DISTRICT - 26th SECTION - 2nd  
CO - GILMER STATE - GEORGIA  
DATE - JULY 11, 2006  
**Chastain & Associates, P.C.**  
LAND SURVEYING and PLANNING  
P.O. Box 1624 - Ellijay, Georgia 30540  
Phone: (706) 276-7528  
PLOT FILE: 206A01PP SHEET 01 OF 11