Sold-Sold-Sold

PLAT NOTES:

1. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR THE EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED. THIS MUST BE DONE PRIOR TO ACCEPTANCE OF THE STREETS.
2. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OF 24 MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAT WARRANTY.
3. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEMS IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE, AND STORMWATER MANAGEMENT SYSTEMS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY CLAYTON COUNTY WATER AUTHORITY.
4. THE DEVELOPER WARRANTS THE STREETS, SIGNAGE, CURBING AND DRAINAGE FACILITIES WITHIN THE RIGHT-OF-WAY, TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY FOUR (24 MONTHS FROM THE DATE THAT THE RIGHT-OF-WAY WAS ACCEPTED BY CLAYTON COUNTY.
5. THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE-FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. – GEORGIA HOUSE BILL 1426.
6. PLAT APPLICANTS SHALL SUBMIT A WRITTEN MANAGEMENT PLAN FOR THE PROJECT AND IT'S OPEN SPACE AREAS PRIOR TO THE APPROVAL OF THE FINAL PLAT (SECTION 1005 – CLAYTON CO. ZONING ORDINANCE).
7. A MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE RECORDING OF THE FINAL PLAT, KNOWN AS SPIVEY CLUB HOMEOWNERS ASSOCIATION, INC.
8. BUILDER RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND LANDSCAPE BUFFERS PRIOR TO ISSUANCEOF CERTIFICATE OF OCCUPANCY OF THE HOME.
9. ALL OPENSPACE AND RIGHT-OF-WAY WILL BE MAINTAINED BY PROPERTY OWNER AND /OR HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH CLAYTON COUNTY'S ZONING ORDINANCE SECTION 6, ARTICLE 6.26(L).

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT IS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CLAYTON COUNTY WATER AUTHORITY FOREVER ALL SANITARY SEWER EASEMENTS (S.S.E.) HEREIN SHOWN ALONG WITH ALL APPURTENANCES AND IMPROVEMENTS CONTAINED THEREIN.

ERIC SMITH, THE BANK OF GEORGIA — DATE 6-30-14

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT IS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CLAYTON COUNTY THE STREETS AND RIGHTS-OF-WAY.

ERIC SMITH, THE BANK OF GEORGIA — DATE 6-30-14

THE DEVELOPER AGREES THAT HE/SHE WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF ALL MAJOR DRAINAGE EASEMENTS AND THE REMOVAL OF ALL TEMPORARY SEDIMENT PONDS AT A TIME REQUESTED BY THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT OR HIS DESIGNEE. IF THIS RESPONSIBILITY IS TRANSFERRED THROUGH THE SALE OF THE PROPERTY, IT SHOULD BE VERIFIED THROUGH A CONTRACTUAL AGREEMENT COPIED TO THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT. FAILURE TO DO SO WILL NOT RELIEVE THE DEVELOPER OF THIS RESPONSIBILITY.

ERIC SMITH, THE BANK OF GEORGIA — DATE 6-30-14

THE DEVELOPER WARRANTS ALL STREETS, CURBING, DRAINAGE SYSTEMS, SIGNS AND SHOULDERS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, INCLUDING THEFT, GRAFFITI AND VANDALISM FOR A PERIOD OF TWENTY-FOUR MONTHS FROM THE DATE OF ACCEPTANCE BY CLAYTON COUNTY.

ERIC SMITH, THE BANK OF GEORGIA — DATE 6-30-14

THE PROPERTY IS FREE FROM ANY AND ALL OUTSTANDING LIENS.

ERIC SMITH, THE BANK OF GEORGIA — DATE 6-30-14

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS MADE FROM A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL THE LOT CORNERS AND MEETS ALL THE REQUIREMENTS OF LAW AND CLAYTON COUNTY, GEORGIA.

SURVEYOR — DATE 6/25/14

CLAYTON COUNTY APPROVAL

PURSUANT TO THE PROVISIONS OF THE CLAYTON COUNTY SUBDIVISION ORDIANCE, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE ZONING ADMINISTRATOR, ON BEHALF OF THE TECHNICAL REVIEW COMMITTEE, AND THE CLAYTON COUNTY ZONING ADVISORY GROUP. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN SATISFIED. THIS PLAT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID ORDINANCE.

ZONING ADMINISTRATOR — DATE July 21, 2014

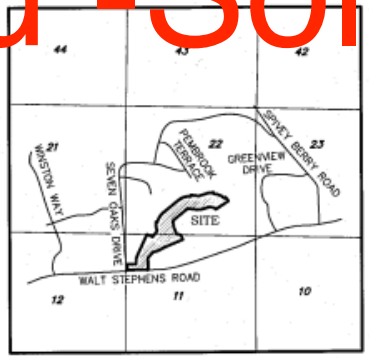
CHAIRMAN, CLAYTON COUNTY ZONING ADVISORY GROUP — DATE July 21, 2014

REVISION NO. 1–APR 28, 2014:
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 41, PAGE 153. THE PURPOSE OF THIS REVISION IS TO CHANGE THE REAR PROPERTY LINE OF LOT 7 AND ELIMINATE THE TEMPORARY ENCROACHMENT EASEMENT.

FINAL SUBDIVISION PLAT OF:

THE SPIVEY CLUB

LAND LOTS 11 & 22, 12TH DISTRICT
CLAYTON COUNTY, GEORGIA
PREPARED FOR SPIVEY CLUB, LLC



VICINITY MAP
(1"=2000')

GENERAL NOTES:

1.) Pursuant to Rule 180–6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, The term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.
2.) Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those relying on this plat. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, its employees, its consultants, its contractors, and/or its agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground information.
3.) Unless otherwise stated hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss relating to the existence of any easement not discovered from my casual above ground view of the premises.
4.) Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
5.) Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged. For additional liability coverage from the undersigned, a fee of 2% of the liability amount requested must be paid to the undersigned prior to commencement of this project.
6.) Reproductions of this plat are not valid unless the seal is signed with a "live" signature.
7.) Unless otherwise stated hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

LEGEND:

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHU	OVERHEAD UTILITY LINE(S).
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X X	FENCE	PI	POINT OF INTERSECTION

SITE DATA

OWNER/DEVELOPER	THE BANK OF GEORGIA 100 WESTPARK DRIVE PEACHTREE CITY, GA 30269 24 HR CONTACT: ERIC SMITH PHONE: (770) 631-[illegible]488
ENGINEER	SOUTHEASTERN ENGINEERING INC. 2470 SANDY PLAINS ROAD, SUITE MARIETTA, [illegible] 30062 PHONE: (770) 321-[illegible]936
BOUNDARY REFERENCE	SOUTHEASTERN ENGINEERING INC. 2470 SANDY PLAINS ROAD, SUITE MARIETTA, [illegible] 30062 PHONE: (770) 321-[illegible]936 BOUNDARY FOR THE SPIVEY CLUB, LLC DATED: 10 OCTOBER 2007,
TOPOGRAPHIC INFO:	AERIAL TOPOGRAPHY. BENCHMARK – CCWA MONUMENT ID: 000058. MONUMENT NAME: CCWA 000058 ELEVATION: 842.16
FLOOD INFO.:	PER COMMUNITY–PANEL NUMBER 130041 0093 B, DATED SEPTEMBER 5, 2007. THIS SITE INCLUDES BOTH ZONE X SHADED & UNSHADED * THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL #1306 3C 0093E
SITE AREA:	PHASE ONE: 22.59 ACRES PHASE TWO (FUTURE): 16.99 ACRES GROSS AREA: 39.58 ACRES
PROPOSED GREENSPACE/OPEN SPACE:	FOR OVERALL DEVELOPMENT: 134.40 AC
DENSITY:	PHASE ONE: 65 LOTS PHASE TWO: 63 LOTS OVERALL DENSITY: 128 LOTS / 174.04 AC = 0.74 UNITS/AC
MINIMUM LOT AREA:	MIN. 7,000 SF
MIN. HOUSE SIZE:	1 STORY – 2,100 SF HEATED FLOOR AREA 2 STORY – 2,700 SF HEATED FLOOR AREA
LOT INFO.:	MINIMUM LOT WIDTH = 70'
LOT SETBACKS:	FRONT YARD SETBACK = from 25' REAR YARD SETBACK = from 30' SIDE YARD SETBACK = 5' MAJOR SIDE YARD SETBACK = 15' BUILDING SEPARATION = 15'
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)

WATER AND SANITARY SEWER AS PER CLAYTON COUNTY.

THIS DEVELOPMENT WILL BE SUBJECT TO THE COVENANTS OF A MANDATORY HOMEOWNER'S ASSOCIATION.

STATE WATERS ARE EXISTING ON–SITE.

ALL LOTS TO HAVE PUBLIC SANITARY SEWER.

HOMEOWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS AND DETENTION PONDS. NO PERMANENT STRUCTURES CAN BE BUILT IN THIS EASEMENT.

NOTE: STREET LIGHTS WILL BE PROVIDED, UNDERGROUND UTILITIES, MANDATORY 2 CAR GARAGES. MASONRY REQUIREMENTS ADDRESSED IN ZONING STIPULATIONS.

SINGLE FAMILY CLUSTER STYLE – NOTE: FIREWALLS MAY BE REQUIRED.

ROADS:

MEMBERS DRIVE	3,334 LF

Spivey Club, LLC Zoning Stipulations
As approved by Clayton County Board of Commissioners, April 24, 2008.

1. 12' minimum width cart paths to integrate and connect the subdivision to the adjacent golf course and Seven Oaks Drive in accordance with greenspace path standards set forth by Georgia Dept. of Natural Resources.
2. Houses shall be a minimum 2,700 square feet.
3. Ranch style building plans may be built with a minimum of 2,100 square feet. No fiber cement siding or vinyl may be used on ranch styled building plans.
4. Ranch style building plans are defined as having no more than one of the bed and bathrooms upstairs.
5. All exterior walls shall be constructed from the following materials: brick, stone, stucco and/or fiber cement siding. If stucco or fiber cement siding is used, then a minimum of two (2) of the materials must be used on each exterior wall utilizing stucco or fiber cement siding.
6. Vinyl siding is not permitted in the subdivision.
7. Square footage to be defined as all finished and heated/air conditioned square footage above ground and including unfinished, heated/air conditioned and plumbed basements and excluding the square footage of the garage.
8. Developer shall landscape the entry of the subdivision and both sides of subdivision entrance along Walt Stephens Road to subdivision property line, including that portion from the entry drive all the way to Seven Oaks Drive. Final landscape plan to be approved by County Zoning Administrator.
9. Mandatory deeded Home Owners' Association membership on all lots in subdivision.
10. ~~The developer petitioning for this project shall be the builder and will not sell to another developer.~~ Removed by Clayton County Board of Commissioners on February 16, 2010 by Resolution No. 2010-55.
11. Owner of golf clubhouse to bring landscape and building plan back to Board of Commissioners prior to the beginning of new construction work on the clubhouse.
12. Lake Spivey Golf Club, Inc. shall grant Clayton County the conservation easement, as submitted in the attached exhibit, for approximately 134 acres PRIOR to final plat of the subdivision. The conservation easement shall protect the acreage against future residential development or use other than greenspace.
13. Lake Spivey Golf Club, Inc. shall retain ownership of the open space and land restricted by the conservation easement for use as a golf course, as provided in county ordinance.
14. This approval shall reaffirm the approval from February, 2007. Should any conflict exist between any conditions, the conditions stated in this approval shall prevail. Construction plans conforming to the above conditions shall continue to be in full force and effect.

SEO
SOUTHEASTERN ENGINEERING, INC.
Civil & Transportation Engineering, Land Surveying and Planning
2470 Sandy Plains Rd.
ph: 770-321-[illegible]936 fax: 770-321-0933
MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2008

No.	REVISION	DATE
1	REVISE LOT 7	4/28/14

PLAT INFORMATION: DATE: 10/15/2008
SCALE 1"=N/A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 185,341 FEET AND AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

USE OF THIS PLAT FOR ANY PURPOSE OTHER THAN THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

SURVEYED: DRAFTED:PJB CHECKED: CAA

FINAL SUBDIVISION PLAT OF:

THE SPIVEY CLUB
PHASE ONE

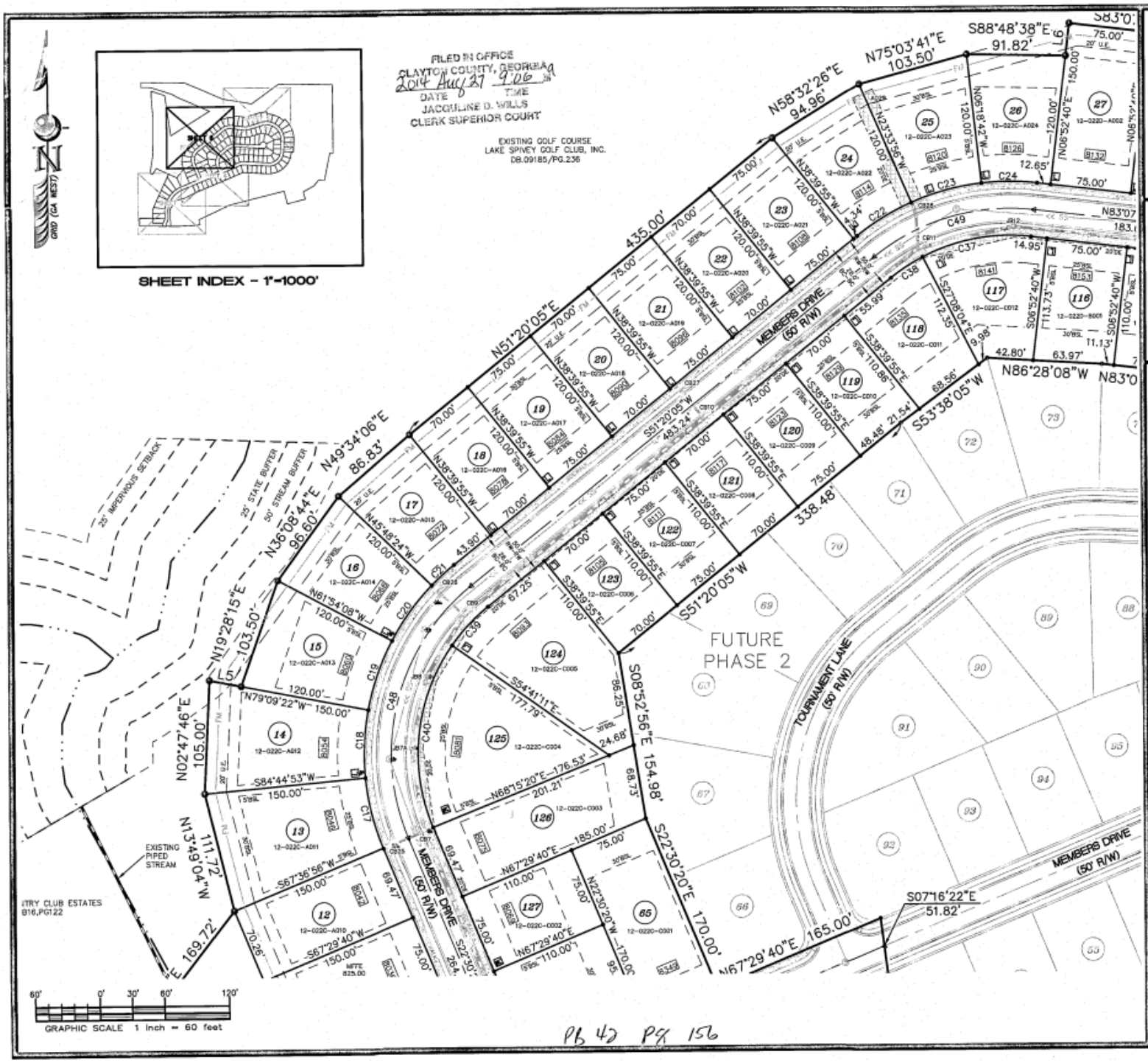
LAND LOT 11 & 22 OF THE 12TH DISTRICT
CLAYTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 2796 CHRIS AMOS ADAMS

JOB No.: 757-14-070

SHEET NO. 1 OF 6

Plat Book 42 Pg 151



PB 42 PG 156

SEI
SOUTHEASTERN ENGINEERING, INC.
Civil & Transportation Engineering, Land Surveying and Planning
2470 Beaver Ridge Rd.
Montana, Georgia 30066
tel: 770-321-3935 fax: 770-321-3933
MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSON)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2008
SURVEYED: DRAFTED: CHECKED: CAA

No.	REVISION	DATE
1	REVISE LOT 7	4/28/14

PLAT INFORMATION:
SCALE 1"=60' DATE: 10/15/2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 185,341 FEET AND AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

FINAL SUBDIVISION PLAT OF:

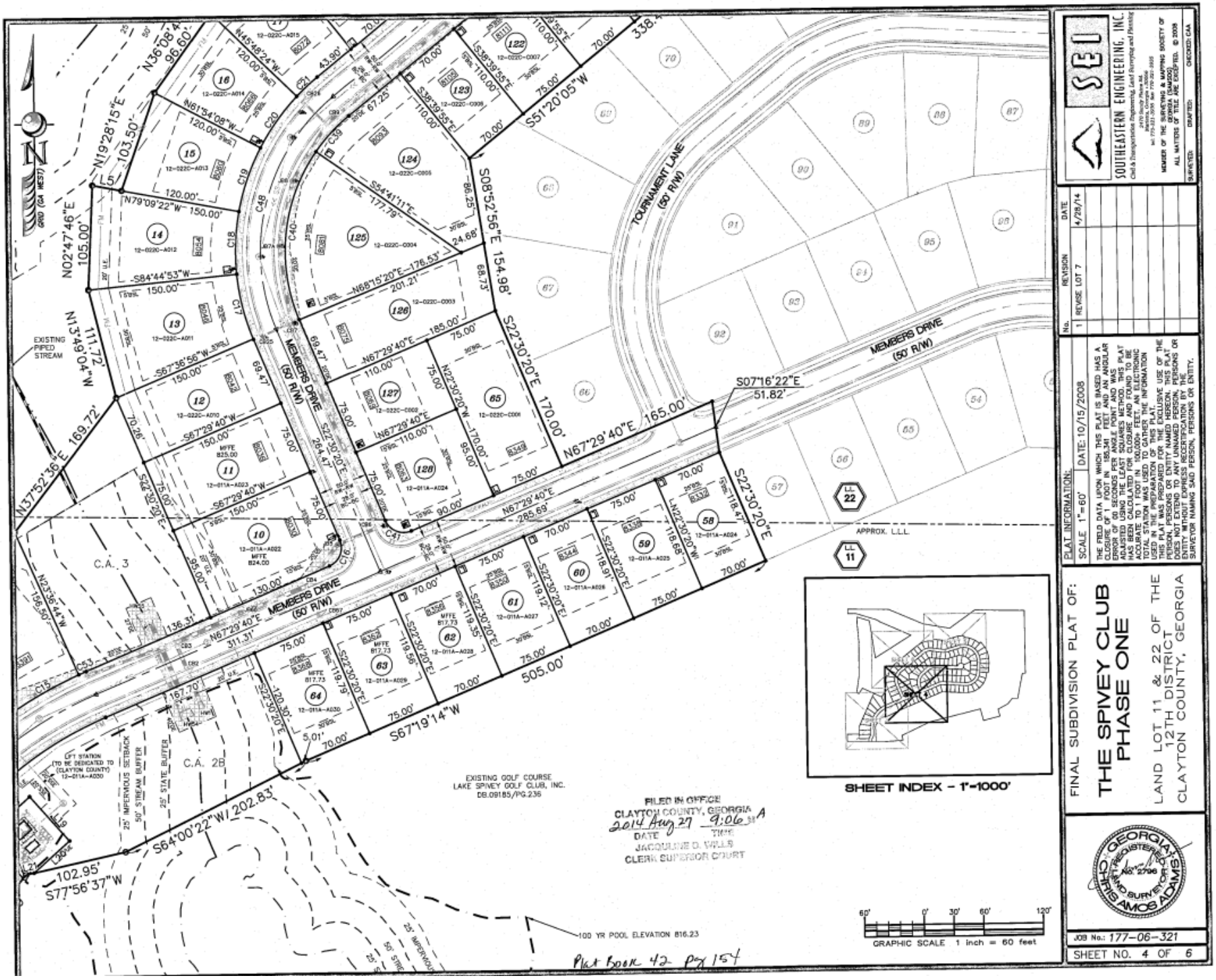
THE SPIVEY CLUB PHASE ONE

LAND LOT 11 & 22 OF THE 12TH DISTRICT
CLAYTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 2796 CHRIS AMOS ADAMS

JOB No.: 177-06-321

SHEET NO. 6 OF 6



SEI

SOUTHEASTERN ENGINEERING, INC.
Civil & Transportation Engineering, Land Surveying and Planning
2170 Ninety Nine Rd.
McDonough, Georgia 30252
tel: 770-914-1515 fax: 770-914-1555
MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2008

No.	REVISION	DATE
1	REVISE LOT 7	4/28/14

SURVEYED: DRAFTED: CHECKED: CAA

PLAT INFORMATION:
SCALE 1"=60' DATE: 10/15/2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE INFORMATION USED ON THIS PLAT. GPS WAS NOT USED TO GATHER ANY INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

FINAL SUBDIVISION PLAT OF:

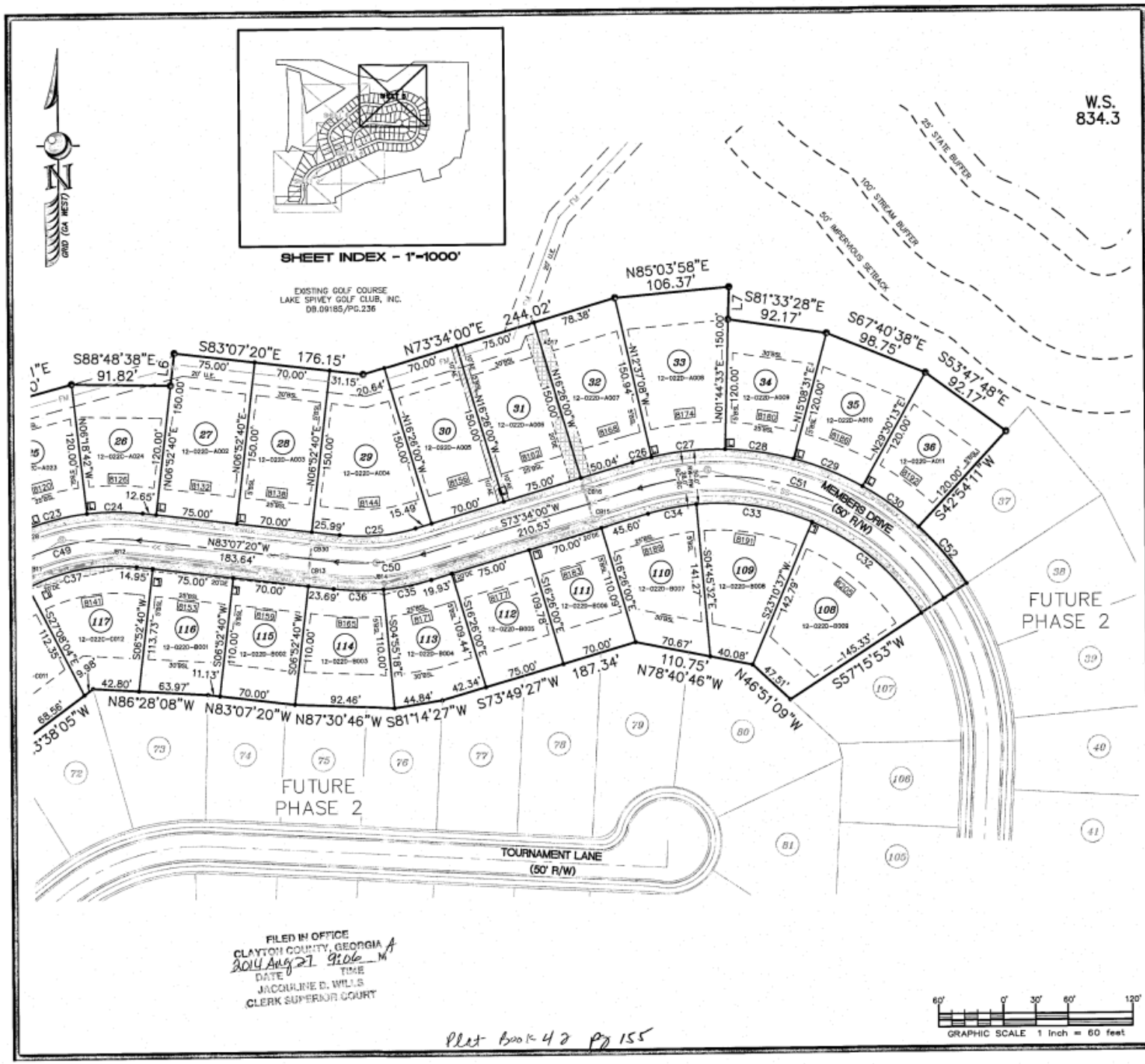
THE SPIVEY CLUB PHASE ONE

LAND LOT 11 & 22 OF THE 12TH DISTRICT
CLAYTON COUNTY, GEORGIA

REGISTERED GEORGIA No. 2796 LAND SURVEYOR CHRIS AMOS ADAMS

JOB No.: 177-06-321

SHEET NO. 4 OF 6



FILED IN OFFICE
CLAYTON COUNTY, GEORGIA
2014 Aug 27 9:06 AM
DATE TIME
JACQUELINE D. WILLS
CLERK SUPERIOR COURT

Plat Book 42 pg 155

SOUTHEASTERN ENGINEERING, INC.
Civil & Transportation Engineering, Land Surveying and Planning
24170 Sandy Plains Rd.
Marietta, Georgia 30066
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MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2008
SURVEYED: DRAFTED: CHECKED: CAA

No.	REVISION	DATE
1	REVISE LOT 7	4/28/14

PLAT INFORMATION:
SCALE 1"=60' DATE: 10/15/2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 185,341 FEET AND AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
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FINAL SUBDIVISION PLAT OF:

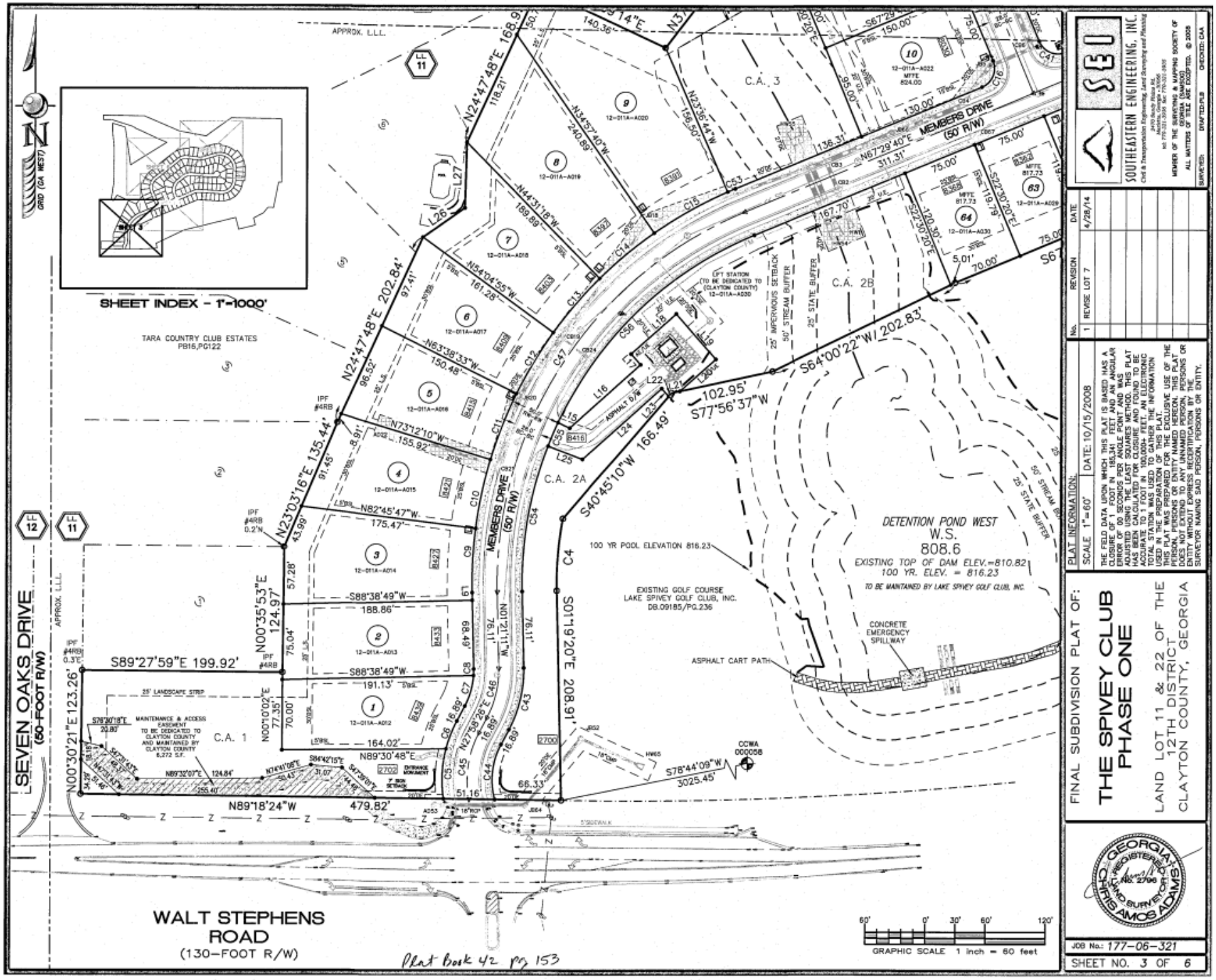
THE SPIVEY CLUB PHASE ONE

LAND LOT 11 & 22 OF THE 12TH DISTRICT
CLAYTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 2796 CHRIS AMOS ADAMS

JOB No.: 177-06-321

SHEET NO. 5 OF 6


SHEET INDEX - 1"=1000'
SEVEN OAKS DRIVE
(50-FOOT R/W)
WALT STEPHENS ROAD
(130-FOOT R/W)
MEMBERS DRIVE
(50' R/W)
TARA COUNTRY CLUB ESTATES
PB15,PG122
C.A. 1
C.A. 2A
C.A. 2B
C.A. 3
DETENTION POND WEST
W.S.
808.6
EXISTING TOP OF DAM ELEV.=810.82
100 YR. ELEV. = 816.23
TO BE MAINTAINED BY LAKE SPIVEY GOLF CLUB, INC.
100 YR POOL ELEVATION 816.23
EXISTING GOLF COURSE
LAKE SPIVEY GOLF CLUB, INC.
DB.09185/PG.236
CONCRETE EMERGENCY SPILLWAY
ASPHALT CART PATH
LIFT STATION (TO BE DEDICATED TO CLAYTON COUNTY) 12-011A-A030
25' IMPERVIOUS SETBACK
50' STREAM BUFFER
25' STATE BUFFER
MAINTENANCE & ACCESS EASEMENT TO BE DEDICATED TO CLAYTON COUNTY AND MAINTAINED BY CLAYTON COUNTY 8,272 S.F.
25' LANDSCAPE STRIP
ENTRANCE MONUMENT
N24°47'48"E 202.84'
N23°03'16"E 135.44'
N00°35'53"E 124.97'
N00°30'21"E 123.26'
S89°27'59"E 199.92'
N89°18'24"W 479.82'
N89°30'48"E
S01°19'20"E 208.91'
S40°45'10"W 166.49'
S64°00'22"W 202.83'
S77°56'37"W 102.95'
S78°44'09"W 3025.45'
N24°47'48"E 168.9'
N67°29'40"E 311.31'
S22°30'20"E 119.79'
N73°12'10"W 155.92'
N82°45'47"W 175.47'
S88°38'49"W 188.86'
S88°38'49"W 191.13'
N63°38'33"W 150.48'
N54°04'55"W 161.28'
N44°31'18"W 189.89'
N34°57'40"W 240.89'
N23°36'44"W 156.50'
S67°29'14"E 140.36'
S67°29'14"E 150.00'
S22°30'20"E 120.30'
S22°30'20"E 167.70'
S22°30'20"E 75.00'
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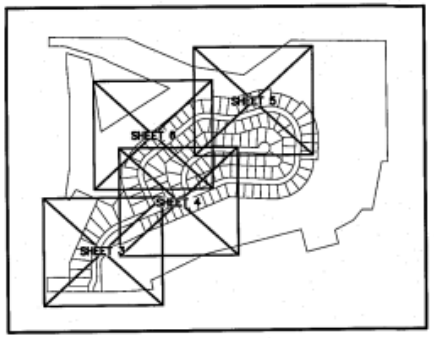
S22°30'20"E 75.00'
S22°30'20"E 75



SHEET INDEX
(NTS)



FIRM
FLOOD INSURANCE RATE MAP
CLAYTON COUNTY, GEORGIA
AND INCORPORATED AREAS
PANEL 93 OF 205
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:			
COMMUNITY	NUMBER	PANEL	SUFFIX
CLAYTON COUNTY	130041	0093	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13063C0093E
EFFECTIVE DATE
SEPTEMBER 5, 2007
Federal Emergency Management Agency

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13063C0093E

FEMA MAP NTS

FILED IN OFFICE
CLAYTON COUNTY, GEORGIA
2014 Aug 27 9:06 M
DATE TIME
JACQUILINE D. WILLS
CLERK SUPERIOR COURT

Plat Book 42 Pg 152

LOT AREA TABLE		
LOT	SQ.FT	ACRES
1	12,752 sq. ft.	0.29 acres
2	14,260 sq. ft.	0.33 acres
3	15,831 sq. ft.	0.36 acres
4	13,898 sq. ft.	0.32 acres
5	12,692 sq. ft.	0.29 acres
6	12,948 sq. ft.	0.30 acres
7	13,529 sq. ft.	0.31 acres
8	18,933 sq. ft.	0.43 acres
9	23,771 sq. ft.	0.55 acres
10	14,164 sq. ft.	0.33 acres
11	11,250 sq. ft.	0.26 acres
12	10,516 sq. ft.	0.24 acres
13	13,144 sq. ft.	0.30 acres
14	12,383 sq. ft.	0.28 acres
15	10,029 sq. ft.	0.23 acres
16	9,389 sq. ft.	0.22 acres
17	9,452 sq. ft.	0.22 acres
18	8,400 sq. ft.	0.19 acres
19	9,000 sq. ft.	0.21 acres
20	8,400 sq. ft.	0.19 acres
21	9,000 sq. ft.	0.21 acres
22	8,400 sq. ft.	0.19 acres
23	9,000 sq. ft.	0.21 acres
24	9,327 sq. ft.	0.21 acres
25	10,029 sq. ft.	0.23 acres
26	9,212 sq. ft.	0.21 acres
27	11,250 sq. ft.	0.26 acres
28	10,500 sq. ft.	0.24 acres
29	12,323 sq. ft.	0.28 acres
30	10,500 sq. ft.	0.24 acres
31	11,250 sq. ft.	0.26 acres
32	11,010 sq. ft.	0.25 acres
33	12,973 sq. ft.	0.30 acres

LOT AREA TABLE		
LOT	SQ.FT	ACRES
34	9,236 sq. ft.	0.21 acres
35	9,872 sq. ft.	0.23 acres
36	9,236 sq. ft.	0.21 acres
58	8,300 sq. ft.	0.19 acres
59	8,910 sq. ft.	0.20 acres
60	8,331 sq. ft.	0.19 acres
61	8,943 sq. ft.	0.21 acres
62	8,362 sq. ft.	0.19 acres
63	8,976 sq. ft.	0.21 acres
64	8,993 sq. ft.	0.21 acres
65	12,750 sq. ft.	0.29 acres
108	13,224 sq. ft.	0.30 acres
109	10,729 sq. ft.	0.25 acres
110	9,955 sq. ft.	0.23 acres
111	7,695 sq. ft.	0.18 acres
112	8,221 sq. ft.	0.19 acres
113	8,336 sq. ft.	0.19 acres
114	8,784 sq. ft.	0.20 acres
115	7,700 sq. ft.	0.18 acres
116	8,369 sq. ft.	0.19 acres
117	9,649 sq. ft.	0.22 acres
118	8,984 sq. ft.	0.21 acres
119	7,709 sq. ft.	0.18 acres
120	8,250 sq. ft.	0.19 acres
121	7,700 sq. ft.	0.18 acres
122	8,250 sq. ft.	0.19 acres
123	7,700 sq. ft.	0.18 acres
124	15,012 sq. ft.	0.34 acres
125	15,664 sq. ft.	0.36 acres
126	13,187 sq. ft.	0.30 acres
127	8,250 sq. ft.	0.19 acres
128	10,364 sq. ft.	0.24 acres
C.A. 1	32,660 sq. ft.	0.75 acres
C.A. 2A	17,126 sq. ft.	0.39 acres
C.A. 2B	36,991 sq. ft.	0.85 acres
C.A. 3	29,031 sq. ft.	0.66 acres
LIFT STA	7,389 sq. ft.	0.17 acres

℄ CURVE TABLE				
CURVE	BEARING	CHORD	ARC	RADIUS
C45	S08°26'07"W	66.89'	68.20'	100.00'
C46	N13°18'37"E	50.63'	51.18'	100.00'
C47	S33°04'14"W	452.25'	480.65'	400.00'
C48	S14°24'52"W	240.28'	257.75'	200.00'
C49	S74°06'23"W	154.82'	158.98'	200.00'
C50	N85°13'20"E	80.81'	81.37'	200.00'
C51	N69°35'04"W	299.88'	321.57'	250.00'

CURVE TABLE				
CURVE	BEARING	CHORD	ARC	RADIUS
C1	N63°23'04"W	102.36'	102.78'	326.54'
C2	N81°00'47"W	67.68'	67.93'	226.00'
C3	N87°36'11"E	453.62'	453.88'	3872.85'
C4	S04°43'24"W	71.64'	71.77'	340.00'
C5	S02°45'26"W	50.02'	50.36'	125.00'
C6	S21°08'10"W	29.76'	29.83'	125.00'
C7	N15°47'59"E	31.63'	31.87'	75.00'
C8	N01°08'11"E	6.52'	6.52'	75.00'
C9	S02°56'31"W	63.66'	63.72'	425.00'
C10	S12°01'01"W	70.83'	70.92'	425.00'
C11	S21°34'39"W	70.83'	70.92'	425.00'
C12	S31°08'16"W	70.83'	70.92'	425.00'
C13	S40°41'53"W	70.83'	70.92'	425.00'
C14	S50°15'31"W	70.83'	70.92'	425.00'
C15	S60°42'48"W	84.05'	84.18'	425.00'
C16	N22°29'40"E	28.28'	31.42'	20.00'
C17	S13°49'05"E	67.03'	67.28'	225.00'
C18	S02°47'46"W	63.00'	63.21'	225.00'
C19	S19°28'15"W	67.50'	67.76'	225.00'
C20	S36°08'44"W	63.00'	63.21'	225.00'
C21	S47°45'51"W	28.03'	28.04'	225.00'
C22	S58°53'05"W	59.12'	59.30'	225.00'
C23	S75°03'41"W	67.50'	67.76'	225.00'
C24	N89°43'01"W	51.68'	51.80'	225.00'
C25	N85°13'20"E	70.71'	71.20'	175.00'
C26	S75°28'26"W	18.30'	18.31'	275.00'
C27	S84°33'42"W	68.75'	68.93'	275.00'
C28	N81°33'28"W	64.17'	64.31'	275.00'
C29	N67°40'38"W	68.75'	68.93'	275.00'
C30	N53°47'48"W	64.17'	64.31'	275.00'
C32	N49°46'45"W	131.90'	133.86'	225.00'
C33	N80°47'28"W	108.62'	109.70'	225.00'
C34	S79°24'14"W	45.77'	45.84'	225.00'
C35	N79°19'21"E	45.13'	45.21'	225.00'
C36	S89°01'19"E	46.25'	46.34'	225.00'
C37	S79°52'18"W	102.37'	103.88'	175.00'
C38	S57°06'01"W	35.16'	35.22'	175.00'
C39	S43°19'43"W	48.74'	48.90'	175.00'
C40	S06°24'34"W	169.23'	176.63'	175.00'
C41	S67°30'20"E	28.28'	31.42'	20.00'
C42	S33°04'14"W	423.98'	450.61'	375.00'
C43	N13°18'37"E	53.29'	53.98'	125.00'
C44	S06°25'28"W	55.10'	56.42'	75.00'
C52	N39°54'56"W	68.75'	68.93'	275.00'
C53	S66°56'28"W	8.21'	8.21'	425.00'
C54	N09°58'47"W	147.38'	148.35'	375.00'
C55	N23°15'43"W	25.52'	25.52'	375.00'
C56	N46°21'11"E	270.50'	276.74'	375.00'

STORM PIPE TABLE		
PIPE	LENGTH	SIZE
AD 17	137.81	18 ADS
CB 16	34.40	18 RCP
CB 15	203.05	24 ADS
JB 14	70.76	24 ADS
CB 13	175.59	24 ADS
JB 12	90.77	36 CMP
CB 11	254.68	36 CMP
CB 10	287.59	36 CMP
CB 9	66.80	36 CMP
JB 8	66.75	36 CMP
JB 7A	78.01	36 CMP
CB 7	222.41	36 RCP
CB 6	48.62	36 RCP
JB 5	50.41	42 CMP
CB 4	71.88	42 CMP
JB 66	72.18	42 CMP
CB 3	35.07	42 RCP
CB 2	29.76	42 CMP
HW 1		
HW 55	98.66	54 RCP
HW 54		
CB 25	33.16	18 RCP
CB 7		

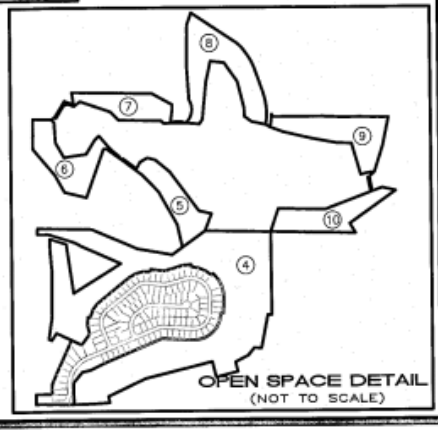
STORM PIPE TABLE		
PIPE	LENGTH	SIZE
AD 22	119.63	30 CMP
CB 21	73.41	30 CMP
JB 20	73.33	30 CMP
CB 19	141.19	30 CMP
JB 18	189.59	30 CMP
CB 3		
CB 24	33.16	18 RCP
CB 19		
CB 67	33.85	18 RCP
CB 4		
CB 30	33.70	18 RCP
CB 13		
AD 29	108.59	24 ABS
CB 28	36.04	24 RCP
CB 11		
CB 27	33.76	18 RCP
CB 10		
CB 26	34.01	18 RCP
CB 9		
AD 53	90	18 RCP
JB 64	66	18 CMP
JB 52	63	18 CMP
HW 65		

LINE TABLE		
LINE	BEARING	LENGTH
L5	N79°09'22"W	30.00'
L6	S06°52'40"W	30.00'
L7	N01°44'33"E	30.00'
L8	S42°54'11"W	30.00'
L9	N01°21'11"W	7.62'
L10	N84°42'15"W	31.07'
L11	S74°41'08"W	50.43'
L12	N47°31'43"W	48.37'
L13	N76°30'18"W	20.80'
L14	S79°17'18"E	34.72'
L15	N64°47'18"W	12.86'
L16	N48°13'24"E	94.94'
L17	N41°46'36"W	14.22'
L18	N48°34'39"E	60.07'
L19	S41°25'21"E	60.00'
L20	S48°34'39"W	48.01'
L21	S77°56'37"W	8.27'
L22	S40°45'10"W	4.54'
L23	N41°46'36"W	10.50'
L24	S48°13'24"W	106.39'
L25	N88°41'15"W	36.91'
L26	N55°04'25"E	51.01'
L27	N01°36'07"E	69.30'

OPEN SPACE TABLE:
C.A. 1 – 0.59 AC
C.A. 2A – 0.39 AC
C.A. 2B – 0.85 AC
C.A. 3 – 0.66 AC
C.A. 4 – 68.13 AC
C.A. 5 – 8.49 AC
C.A. 6 – 9.97 AC
C.A. 7 – 7.78 AC
C.A. 8 – 15.91 AC
C.A. 9 – 12.07 AC
C.A. 10 – 9.56 AC
TOTAL – 134.40 AC

CA1, CA2A, CA2B & CA3 TO BE DEDICATED TO SPIVEY CLUB HOMEOWNERS ASSOCIATION, INC.

PARCEL #4 THROUGH AND INCLUDING PARCEL #10 OF THE OPEN SPACE DETAIL ARE A PART OF THE CONSERVATION EASEMENT AND MANAGEMENT PLAN DECLARATION FOR THE SPIVEY CLUB AS RECORDED IN CLAYTON COUNTY, GA. A LEGAL DESCRIPTION OF THE AREA IS PROVIDED IN THE CONSERVATION EASEMENT.



OPEN SPACE DETAIL
(NOT TO SCALE)

SEI
SOUTHEASTERN ENGINEERING, INC.
Civil & Transportation Engineering, Land Surveying and Planning
2870 Brandy Place Rd.
Marietta, Georgia 30066
tel: 770.517.3926 fax: 770.517.0055
MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2008
SURVEYED: DRAFTED:PJB CHECKED: CAA

No.	REVISION	DATE
1	REVISE LOT 7	4/28/14

PLAT INFORMATION: DATE: 10/15/2008
SCALE 1"=N/A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.01 FEET PER 100,000+ FEET AND A ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

FINAL SUBDIVISION PLAT OF:

THE SPIVEY CLUB PHASE ONE

LAND LOT 11 & 22 OF THE
12TH DISTRICT
CLAYTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 2796 LAND SURVEYOR CHRIS AMOS ADAMS

JOB No.: 177-06-321

SHEET NO. 2 OF 6

GENERAL NOTES:

1.) Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, The term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

2.) Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those relying on this plat. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, its employees, its consultants, its contractors, and/or its agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground information.

3.) Unless otherwise stated hereon, only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss relating to the existence of any easement not discovered from my casual above ground view of the premises.

4.) Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.

5.) Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged. For additional liability coverage from the undersigned, a fee of 2% of the liability amount requested must be paid to the undersigned prior to commencement of this project.

6.) Reproductions of this plat are not valid unless the seal is signed with a "live" signature.

7.) Unless otherwise stated hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

PLAT NOTES:

1. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR THE EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED. THIS MUST BE DONE PRIOR TO ACCEPTANCE OF THE STREETS.
2. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OF 24 MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAT WARRANTY.
3. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEMS IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE, AND STORMWATER MANAGEMENT SYSTEMS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY CLAYTON COUNTY WATER AUTHORITY.
4. THE DEVELOPER WARRANTS THE STREETS, SIGNAGE, CURBING AND DRAINAGE FACILITIES WITHIN THE RIGHT-OF-WAY, TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY FOUR (24 MONTHS FROM THE DATE THAT THE RIGHT-OF-WAY IS ACCEPTED BY CLAYTON COUNTY.
5. THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE-FAMILY RESIDENCE WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. - GEORGIA HOUSE BILL 1426.
6. PLAT APPLICANTS SHALL SUBMIT A WRITTEN MANAGEMENT PLAN FOR THE PROJECT AND IT'S OPEN SPACE AREAS PRIOR TO THE APPROVAL OF THE FINAL PLAT (SECTION 1005 - CLAYTON CO. ZONING ORDINANCE).
7. A MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE RECORDING OF THE FINAL PLAT, KNOWN AS SPIVEY CLUB HOMEOWNERS ASSOCIATION, INC.
8. BUILDER RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND LANDSCAPE BUFFERS PRIOR TO ISSUANCEOF CERTIFICATE OF OCCUPANCY OF THE HOME.
9. ALL OPENSPACE AND RIGHT-OF-WAY WILL BE MAINTAINED BY PROPERTY OWNER AND /OR HOMEOWN'ER'S ASSOCIATION IN ACCORDANCE WITH CLAYTON COUNTY'S ZONING ORDINANCE SECTION 6 ARTICLE 6.36(L)

SITE DATA

OWNER/DEVELOPER	THE BANK OF GEORGIA 100 WESTPARK DRIVE PEACHTREE CITY, GA 30269 **24 HR CONTACT:** ERIC SMITH PHONE: (770) 631-9488
ENGINEER	SOUTHEASTERN ENGINEERING INC. 2470 SANDY PLAINS ROAD, SUITE A MARIETTA, GA. 30066 PHONE: (770) 321-3936
BOUNDARY REFERENCE	SOUTHEASTERN ENGINEERING INC. 2470 SANDY PLAINS ROAD, SUITE A MARIETTA, GA. 30066 PHONE: (770) 321-3936 BOUNDARY FOR THE SPIVEY CLUB, LLC DATED: 10 OCTOBER 2007,
TOPOGRAPHIC INFO:	AERIAL TOPOGRAPHY. BENCHMARK - CCWA MONUMENT ID: 000058, MONUMENT NAME: CCWA 000058, ELEVATION: 842.16
FLOOD INFO.:	PER COMMUNITY-PANEL NUMBER 130041 0093 B, DATED SEPTEMBER 5, 2007. THIS SITE INCLUDES BOTH ZONE X SHADED & UNSHADED * THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL #1306 3C 0093E
SITE AREA:	PHASE ONE: 22.59 ACRES PHASE TWO (FUTURE): 16.99 ACRES GROSS AREA: 39.58 ACRES
PROPOSED GREENSPACE/OPEN SPACE:	FOR OVERALL DEVELOPMENT: 134.40 AC
DENSITY:	PHASE ONE: 65 LOTS PHASE TWO: 63 LOTS OVERALL DENSITY: 128 LOTS / 174.04 AC = 0.74 UNITS/AC
MINIMUM LOT AREA:	MIN. 7,000 SF
MIN. HOUSE SIZE:	1 STORY - 2,100 SF HEATED FLOOR AREA 2 STORY - 2,700 SF HEATED FLOOR AREA
LOT INFO.:	MINIMUM LOT WIDTH = 70'
LOT SETBACKS:	FRONT YARD SETBACK = from 25' REAR YARD SETBACK = from 30' SIDE YARD SETBACK = 5' MAJOR SIDE YARD SETBACK = 15' BUILDING SEPARATION = 15'
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)

WATER AND SANITARY SEWER AS PER CLAYTON COUNTY.

THIS DEVELOPMENT WILL BE SUBJECT TO THE COVENANTS OF A MANDATORY HOMEOWNER'S ASSOCIATION.

STATE WATERS ARE EXISTING ON-SITE.

ALL LOTS TO HAVE PUBLIC SANITARY SEWER.

HOMEOWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS AND DETENTION PONDS. NO PERMANENT STRUCTURES CAN BE BUILT IN THIS EASEMENT.

NOTE: STREET LIGHTS WILL BE PROVIDED, UNDERGROUND UTILITIES, MANDATORY 2 CAR GARAGES. MASONRY REQUIREMENTS ADDRESSED IN ZONING STIPULATIONS.

SINGLE FAMILY CLUSTER STYLE - NOTE: FIREWALLS MAY BE REQUIRED.

ROADS:

MEMBERS DRIVE	3,334 LF

THE SPIVEY CLUB

Jonesboro, GA • Clayton County



- ☐ Side Entry Garage Available
- ● Featured
- ● Available
- ● Under Contract
- ● Sold

CROWN COMMUNITIES
a D.R. Horton Company
CrownUS.com

Side entry garage available per site as indicated, subject to plan selected, orientation and overall site topography. This is an artist's rendition only and is subject to errors, omissions and changes without prior notice. This is believed accurate, but not warranted and we reserve the right to make changes to and/or make deviations from the plans or specifications as become necessary in our sole opinion by site, job or governmental conditions.
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