

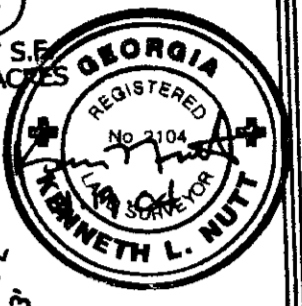
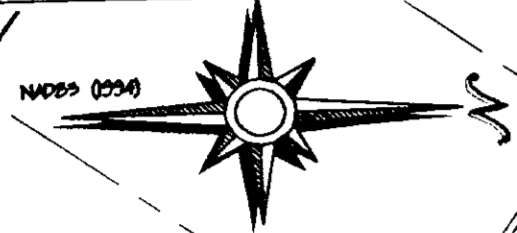


FINAL PLAT OF  
**FLOWERS CROSSING**  
LOCATED IN LAND LOT 169 OF THE 15TH DISTRICT  
CITY OF RIVERDALE, CLAYTON COUNTY, GEORGIA

NOTE: FOR TOTAL NUMBER OF RESIDENTIAL LOTS, ZONING INFORMATION, AND HOMEOWNER'S ASSOCIATION AREA BREAKDOWN, REFER TO SHEET 1. REFER TO SHEET 3 FOR GRAPHICAL LEGEND.

THE CITY OF RIVERDALE IS NOT, AND WILL NOT BE IN THE FUTURE, RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE WATER QUALITY PONDS ON THE PROPERTY.

**FLOOD NOTE**  
THE UNNAMED TRIBUTARY OF CAMP CREEK WILL PRODUCE A ZONE 'X' FLOOD HAZARD AREA ON THE SUBJECT PROPERTY, PER F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 1300410015D FOR CLAYTON COUNTY, GEORGIA, DATED SEPTEMBER 20, 1996. THE ZONE 'X' DESIGNATION IN THE SPECIFIED F.I.R.M. PANEL REFERS TO AREAS OF 500-YEAR FLOOD HAZARD AND AREAS OF 100-YR. FLOOD HAZARD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YR. FLOOD. SINCE THE PROPERTY IS NOT PROTECTED BY AN UPSTREAM LEVEE NOR DOES THE 100-YEAR STORM EVENT LEAVE THE TRIBUTARY'S STREAM BANKS, IT CAN ONLY BE ASSUMED THAT THE 500-YEAR STORM EVENT MAY POSSIBLY LEAVE THE TRIBUTARY CHANNEL. HOWEVER, THE TRIBUTARY'S BANKS HAVE BEEN PROTECTED ACCORDING TO THE STATES BUFFERING REGULATIONS. REFER TO STATE WATER SECTIONS A, B, AND C ON THIS PLAT FOR 100-YEAR FLOOD ELEVATIONS FOR THE UNNAMED TRIBUTARY OF CAMP CREEK.



NOTE: ALL DRAINAGE EASEMENTS MEASURED FROM THE CENTERLINE OF THE DRAINAGE PIPE.

NOTE: STREET LIGHTS ARE REQUIRED AND WILL BE INSTALLED BY GA. POWER.

NOTE: FIRE HYDRANTS ARE GRAPHICALLY SHOWN LARGER THAN ACTUAL FIELD CONDITIONS TO ENHANCE THE EASE OF LOCATION OF THE HYDRANTS ON THE PLAT. HYDRANTS ARE LOCATED WITHIN THE STREET RIGHTS-OF-WAY, 8 FEET OFF THE BACK OF CURB AS PER CLAYTON COUNTY STANDARDS.

ALL STORM PIPES, EXCEPT THOSE UNDERNEATH PAVEMENT, ARE HIGH DENSITY POLYETHYLENE MATERIAL. ALL STORM PIPES UNDERNEATH PAVEMENT ARE REINFORCED CONCRETE.

SCALE:	1" = 50'
DATE:	4-01-04
JOB NO.:	03-F7001
REGISTRATION NO.:	GA 2104

NO.	DATE	DESCRIPTION	BY

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