Doc ID: 0017086001 Type: PLT
Filed: 04/27/2005 at 08:31:36 PM
Fee Amt: $8.00 Page 1 of 1
Forsyth GA
Douglas Barrella Clerk Superior Ct
BK 89 PG 145

SEDIMENT BASIN NOTE:
1: REQUIRED VOLUME IS 67 CUBIC YARDS.
(AS PER APPROVED CONSTRUCTION PLANS)
2: AS-BUILT VOLUME IS APPROX. 148 CUBIC YARDS.
3: NO STORM WATER DETENTION WAS REQUIRED ON THIS PROJECT.

APPROVED BY DEPARTMENT OF ENGINEERING
MAR 31 2005
DAVID PICALESMER

DEP. OF ENGINEERING NOTES:

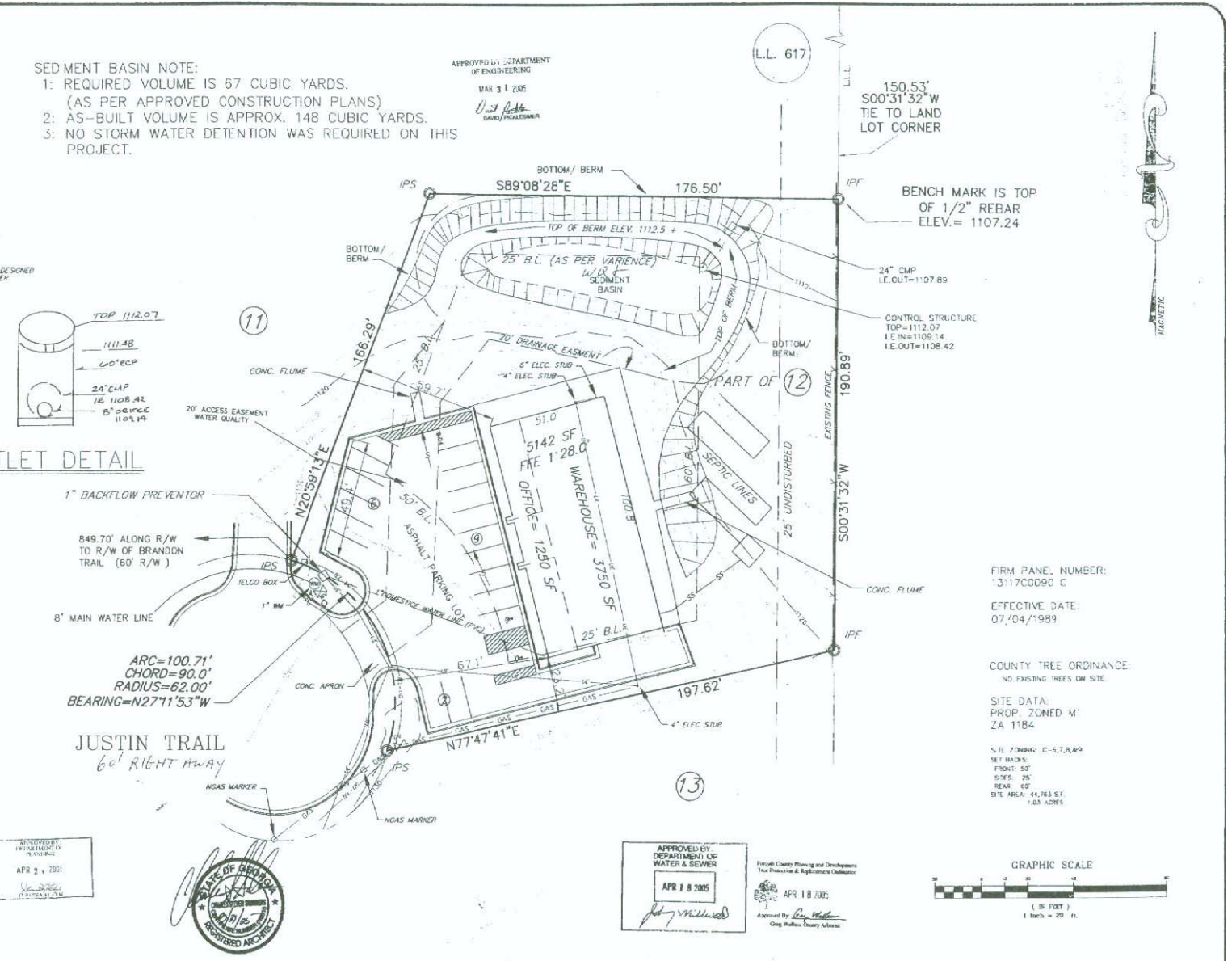
1. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTION AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE UNPERMITTED RIGHT OF WAY ENCROACHMENTS.
2. FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION/WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOUND THE COUNTY RIGHT OF WAY.
3. MAINTENANCE OF DETENTION/WATER QUALITY FACILITY IS THE RESPONSIBILITIES OF THE OWNER. THE OWNER AGREES TO PERFORM AND ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.
4. NO STRUCTURES, FENCES AND OTHR OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.
5. "AS-BUILT" CONDITIONS OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVAL CONSTRUCTION DRAWINGS.
6. AS-BUILT CONDITIONS OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS AND THE WATER QUALITY VOLUME FROM DESIGN IS PROVIDED.

WATER AND SEWER NOTES:

1. DEVELOPER IS RESPONSIBLE FOR 1-YEAR MAINTENANCE ON WATER LINES AND SANITARY SEWER LINE.
2. A LEGAL SANITARY SEWER EASEMENT AS REQUIRED FOR ALL SEWER LINES OUTSIDE OF COUNTY RIGHT-OF-WAY. PROVIDE EASEMENT LEGAL DESCRIPTIONS, EXHIBIT DRAWING AND TITLE WORK FOR ALL LINES, SUITABLE FOR RECORDING. "UPON RECORDING OF THIS AS-BUILT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER & SEWER DEPARTMENT (OR PRIVATE SANITARYSEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT."
3. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT.
4. "NO POOL DRAIN, DUMPSTERS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES."
5. SEWER FIELD WORK IS REQUIRED FOR SIGN-OFF.

SURVEYORS NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS-303 TOTAL STATION.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF ___ SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAME A CLOSURE PRECISION RATIO OF 1' IN 100,000.+
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13117C0090 C DATED 7/4/1989
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



FIRM PANEL NUMBER:
13117C0090 C

EFFECTIVE DATE:
07/04/1989

COUNTY TREE ORDINANCE:
NO EXISTING TREES ON SITE.

SITE DATA:
PROP. ZONED M1
ZA 1184

SITE ZONING: C-5,7,8,&9
SET BACKS:
FRONT: 50'
SIDES: 25'
REAR: 60'
SITE AREA: 44,783 S.F.
1.03 ACRES

APPROVED BY DEPARTMENT OF PLANNING
APR 2, 2005

APPROVED BY DEPARTMENT OF WATER & SEWER
APR 18 2005

Forsyth County Planning and Development
Tree Protection & Replacement Ordinance
APR 18 2005
Approved By: Greg Wallace
Greg Wallace County Arborist

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

FENCE		TEMPORARY BENCHMARK	
RAILROAD		CURB INLET	
GAS LINE		HEADWALL	
WATER LINE		SINGLE WING CATCH BASIN	
UNDER GROUND POWER LINE		DOUBLE WING CATCH BASIN	
AERIAL POWER LINE		IRON PIN FOUND/SET	
UNDER GROUND SOUTHERN BELL		COMPUTED POINT	
AERIAL SOUTHERN BELL	x1013	EXISTING SPOT ELEVATION	
POWER POLE	x1013.3	PROPOSED SPOT ELEVATION	
LIGHT POLE		STORM SEWER MANHOLE	
GUY WIRE		SANITARY SEWER MANHOLE	
WATER VALVE		GEORGIA POWER MANHOLE	
WATER METER		RIGHT OF WAY MONUMENT	
GAS VALVE	CMP	CORRUGATED METAL PIPE	
GAS METER	RCP	REINFORCED CONCRETE PIPE	
FIRE HYDRANT	DIP	DUCTILE IRON PIPE	
CRIMP TOP PIPE	PVC	POLYVINYL CHLORIDE	
OPEN TOP PIPE	IPS	IRON PIN SET - 1/2" RB	
REINFORCING BAR	IPF	IRON PIN FOUND	

STATE OF GEORGIA
CHARLES W. SHEPHERD
REGISTERED ARCHITECT

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
GA. R.L.S. NO. 2436

REV.	DESCRIPTION	
01/10/05	COMMENTS FROM PLANNING AND DEV.	MR

LOCATION
LOT 12, THE GRASSLANDS
LAND LOT 608 OF THE 2ND DIST.
FORSYTH COUNTY, GEORGIA
DATE: SEPTEMBER 26, 2004
SCALE: 1"=20'
JOB NUMBER: 01-07-563

GEORGIA REGISTERED LAND SURVEYOR
TERRY G. SHEPHERD

AS-BUILT SURVEY FOR
CUSTOM DESIGN BUILDERS

GRANT SHEPHERD & ASSOCIATES, INC.
LAND SURVEYING • PLANNING • SITE DEVELOPMENT
3751 VENTURE DRIVE
BUILDING 200, SUITE 205
DULUTH, GEORGIA 30096
PH: 770.418.9023 FAX: 770.418.0280
E-MAIL: sgs3751@aol.com

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