

- NOTES:
- THIS PLAN HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT AS SHOWN AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
 - THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ANY EASEMENTS REVEALED BY A TITLE SEARCH.
 - THE NORTH MEDIUM SHOWN HEREON IS MAGNETIC NORTH BASED ON A RECORD BEARING FROM PLAT REFERENCE NO. 1.
 - ACCORDING TO FIRM COMMUNITY PANEL NO. 13117 0150C DATED 7-1-89, THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
 - IRON PINS SET AT ALL LOT CORNERS (1/2" REBAR).

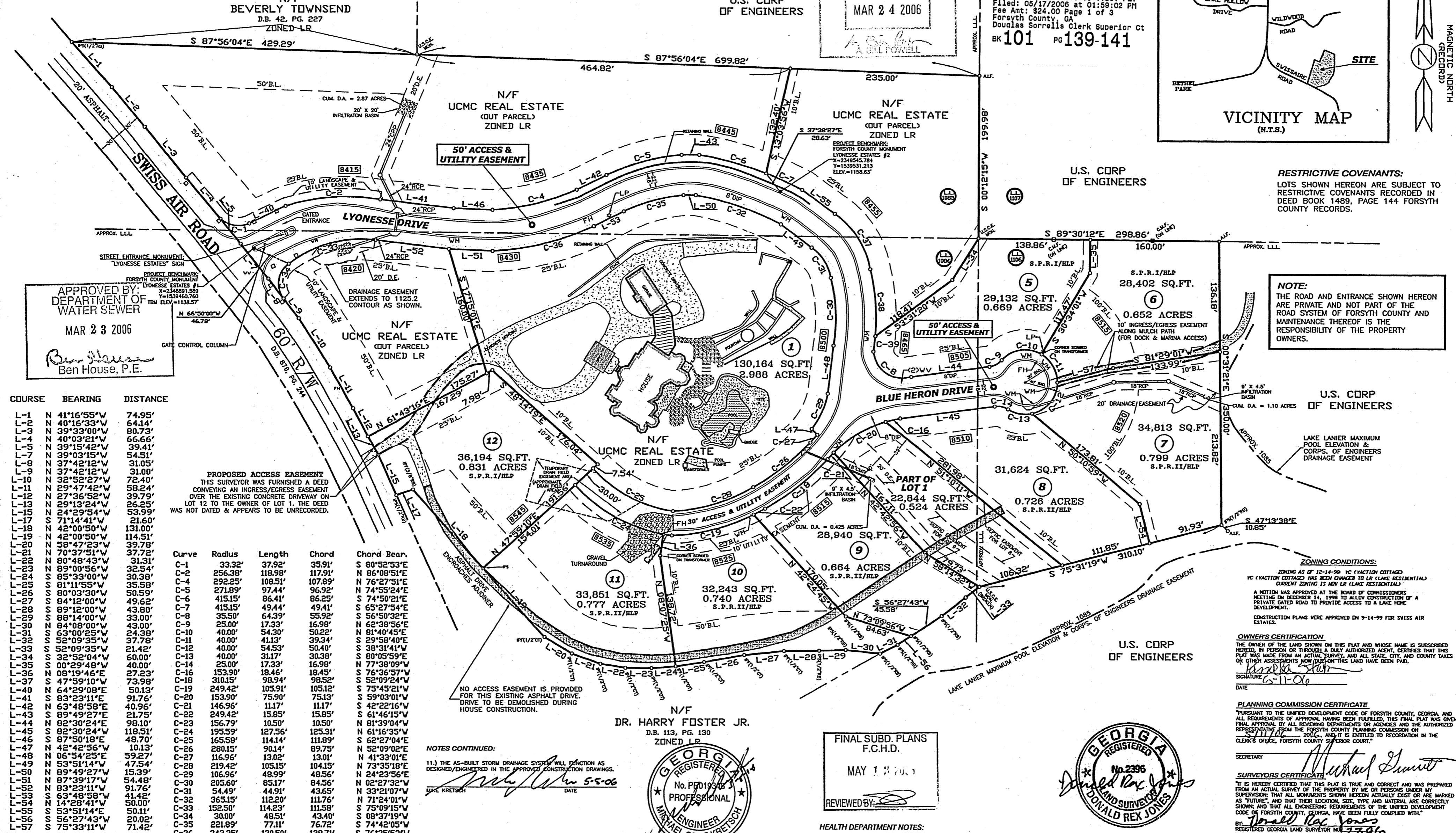
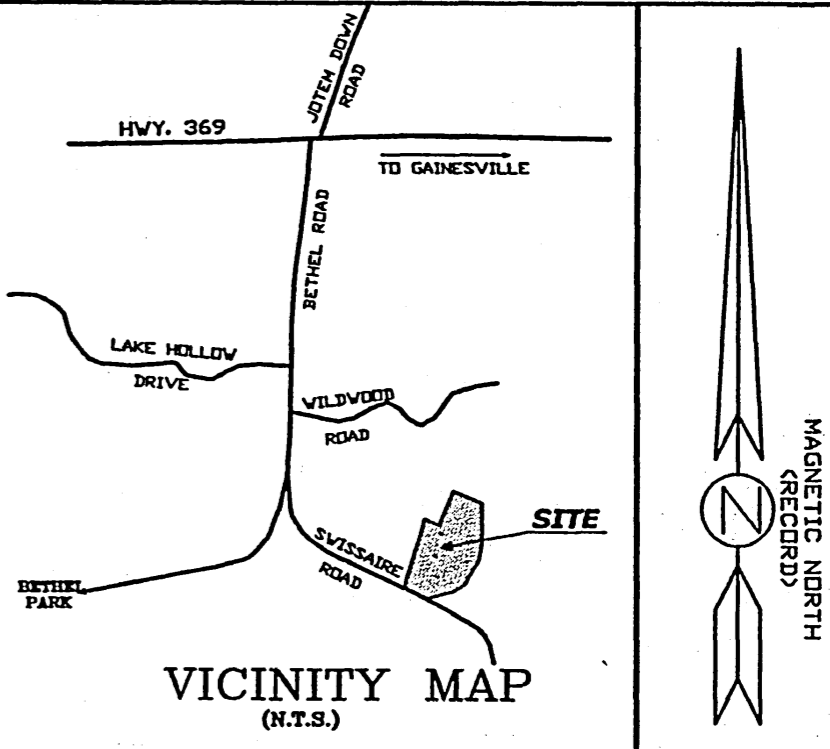
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY VIOLATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- NO SIDEWALKS ARE PROPOSED FOR THIS SUBDIVISION.

- PLAT REFERENCES:
- A SURVEY FOR DR. FOSTER PREPARED BY CLYDE W. MIZE DATED 9-11-72.
 - A SURVEY FOR CHARLES DAVISON PREPARED BY METRO ENGINEERING.
 - UNITED STATES CORPS OF ENGINEERS MAP SEGMENT C, SHEET 3.
- DEED REFERENCE:
- A DEED FOR WILL TOWNSEND RECORDED IN DEED BOOK 42, PAGE 227 OF THE FORSYTH COUNTY RECORDS.
 - A RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 876, PAGE 244 OF THE FORSYTH COUNTY RECORDS.

- BUILDING SETBACKS
- FRONT YARD SETBACK - 25 FEET UNLESS OTHERWISE NOTED
 SIDE YARD SETBACK - 10 FEET
 REAR YARD SETBACK - 25 FEET (NO SETBACK ALONG U.S.C.E. PROPERTY)
 EXTERIOR LOT - 50 FEET
 MINIMUM LOT WIDTH AT BUILDING LINE - 100 FEET
- APPROVED BY
 DEPARTMENT OF ENGINEERING
 MAR 24 2006
 A. GILL POWELL

OWNER-DEVELOPER
 BETHEL HOMES, LLC
 9410 PRESTWICK CLUB DR.
 DULUTH, GA 30097
 PHONE: (770) 335-5118

Doc ID: 00301840003 Type: PLT
 Filed: 05/17/2006 at 01:59:02 PM
 Fee Amt: \$24.00 Page 1 of 3
 Forsyth County, GA
 Douglas Sorrells Clerk Superior Ct
 BK 101 PG 139-141



COURSE BEARING DISTANCE

L-1	N 41°16'55"W	74.95'
L-2	N 40°16'33"W	64.14'
L-3	N 39°33'00"W	80.73'
L-4	N 40°03'21"W	66.66'
L-5	N 39°15'42"W	39.41'
L-6	N 39°03'15"W	54.51'
L-7	N 37°42'12"W	31.05'
L-8	N 37°42'12"W	31.00'
L-9	N 32°42'12"W	72.40'
L-10	N 29°47'42"W	58.24'
L-11	N 27°36'52"W	39.79'
L-12	N 29°13'24"W	26.25'
L-13	N 24°29'54"W	53.99'
L-14	S 71°14'41"W	21.60'
L-15	N 42°00'50"W	131.00'
L-16	N 42°00'50"W	114.51'
L-17	N 58°47'23"W	39.78'
L-18	N 70°37'51"W	37.72'
L-19	N 80°48'43"W	31.31'
L-20	N 89°00'56"W	32.54'
L-21	S 85°33'00"W	30.38'
L-22	S 81°11'55"W	35.58'
L-23	S 80°03'30"W	50.59'
L-24	S 84°12'00"W	49.62'
L-25	S 89°12'00"W	43.80'
L-26	S 88°14'00"W	33.00'
L-27	S 84°08'00"W	43.00'
L-28	S 63°00'25"W	24.38'
L-29	S 52°09'35"W	37.78'
L-30	S 52°09'35"W	21.42'
L-31	S 32°52'04"W	60.00'
L-32	S 00°29'48"W	40.00'
L-33	N 08°19'46"E	27.23'
L-34	S 47°59'10"W	73.98'
L-35	N 64°29'08"E	50.13'
L-36	N 83°23'11"E	21.76'
L-37	N 63°48'58"E	40.96'
L-38	S 89°49'27"E	21.75'
L-39	N 82°30'24"E	98.10'
L-40	S 82°30'24"E	118.51'
L-41	S 87°50'18"E	48.70'
L-42	N 42°42'56"W	10.13'
L-43	N 06°54'25"E	59.27'
L-44	N 53°51'14"W	47.54'
L-45	N 89°49'27"W	15.39'
L-46	N 87°23'17"W	54.48'
L-47	N 82°23'11"W	91.76'
L-48	S 63°48'58"W	41.42'
L-49	N 14°28'41"W	50.00'
L-50	S 53°51'14"E	50.11'
L-51	S 56°27'43"W	20.02'
L-52	S 75°33'11"W	71.42'

PROPOSED ACCESS EASEMENT
 THIS SURVEYOR HAS FURNISHED A DEED CONVEYING AN INGRESS/EGRESS EASEMENT OVER THE EXISTING CONCRETE DRIVEWAY ON LOT 12 TO THE OWNER OF LOT 1. THE DEED WAS NOT DATED & APPEARS TO BE UNRECORDED.

Curve	Radius	Length	Chord	Chord Bear.
C-1	33.32'	37.92'	35.91'	S 80°52'53"E
C-2	256.38'	118.98'	117.91'	N 86°08'51"E
C-3	292.25'	108.51'	107.89'	N 76°27'51"E
C-4	271.89'	97.44'	96.92'	N 74°55'24"E
C-5	415.15'	86.41'	86.25'	N 74°50'21"E
C-6	35.50'	49.44'	49.41'	S 65°27'54"E
C-7	25.00'	17.33'	16.99'	S 56°50'32"E
C-8	40.00'	54.30'	50.22'	N 81°40'45"E
C-9	40.00'	41.13'	39.34'	S 29°58'40"E
C-10	40.00'	54.53'	50.40'	S 38°31'41"W
C-11	40.00'	31.17'	30.38'	S 80°05'59"E
C-12	25.00'	17.33'	16.98'	N 77°38'09"W
C-13	153.90'	18.46'	18.45'	S 76°36'57"W
C-14	310.15'	98.94'	98.52'	S 52°09'24"W
C-15	249.42'	105.91'	105.12'	S 75°45'21"W
C-16	153.90'	75.90'	75.13'	S 59°03'01"W
C-17	44.91'	11.17'	11.17'	S 42°22'16"W
C-18	156.79'	10.50'	10.50'	S 61°46'15"W
C-19	195.59'	127.56'	125.31'	N 81°39'04"W
C-20	165.58'	114.14'	111.89'	N 61°16'35"W
C-21	280.15'	90.14'	89.75'	N 52°09'02"E
C-22	116.96'	13.02'	13.01'	N 41°33'01"E
C-23	219.42'	105.15'	104.15'	N 73°35'18"E
C-24	106.96'	48.99'	48.56'	N 24°23'56"E
C-25	205.60'	85.17'	84.56'	N 02°27'32"W
C-26	54.49'	44.91'	43.65'	N 33°21'07"W
C-27	365.15'	112.20'	111.76'	N 71°24'01"W
C-28	152.50'	114.23'	114.23'	S 75°09'15"W
C-29	300.00'	49.51'	43.40'	S 08°37'19"W
C-30	221.89'	77.11'	76.72'	S 74°42'05"W
C-31	342.25'	130.50'	129.71'	S 76°35'53"W
C-32	104.49'	82.32'	80.21'	S 33°31'40"E
C-33	255.60'	83.97'	83.59'	S 04°30'55"E
C-34	255.60'	18.98'	18.98'	S 07°01'24"W

NOTES CONTINUED:
 11) THE AS-BUILT STORM DRAINAGE SYSTEM WILL DEFINITION AS DESCRIBED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAINAGES.
 DATE: 5-5-06
 M. KRETSCH

DR. HARRY FOSTER JR.
 D.B. 113, PG. 130
 ZONED LR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL GENE KRETSCH

FINAL SUBD. PLANS
 F.C.H.D.
 MAY 1 2006
 REVIEWED BY: [Signature]



- HEALTH DEPARTMENT NOTES:
- TOILET FACILITIES AVAILABLE FOR CONSTRUCTION WORKERS WITHIN 300' OF EACH SITE.
 - ANY GRADING, FILING, OR OTHER LANDSCAPING OR CONSTRUCTION ACTIVITIES ON THE LOT SUBSEQUENT TO FINAL INSPECTION BY THE COUNTY BOARD OF HEALTH WHICH MAY ADVERSELY AFFECT THE ON SITE SEWAGE MANAGEMENT SYSTEM SHALL RENDER THE APPROVAL VOID.
 - WELLS CAN ONLY BE BACKFILLED BY A LICENSED WELL DRILLER IN ACCORDANCE TO EPD REGULATIONS. SEE HEALTH DEPARTMENT FOR COPY OF AFFIDAVIT TO BE SUBMITTED.
 - LOTS 7, 8, 9, 10 & 11 REQUIRE SPECIAL SEPTIC SYSTEMS PER HEALTH DEPT. CONVENTIONAL SYSTEMS WILL NOT FUNCTION ON THESE LOTS.
 - LOTS 8, 10 & 11 ARE LIMITED TO 3 BEDROOM DWELLINGS.
 - LOTS 7 & 9 ARE LIMITED TO 4 BEDROOM DWELLINGS.

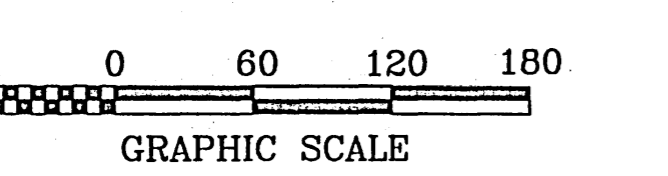
HEALTH DEPARTMENT LEGEND:
 H.L.P. - HOUSE LOCATION STAKED OUT.
 S.P.R.I. - ENGINEERED SITE PLAN SHOWING HOUSE, DRIVEWAY, PRIMARY AND SECONDARY SEWAGE SYSTEM, SOIL BOUNDARIES, ALL SETBACKS, FIELD RUN AND FINAL GRADE TOPO.
 S.P.R.II - SITE PLAN WITH SOILS AND FIELD RUN TOPO AND FURTHER STUDY (SEE NOTE #4)
 TH - TEST HOLE 6 FT DEEP
 OUT - NOT SUITABLE FOR BUILDING AND SEWAGE DISPOSAL

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 190,996 FEET AND AN ANGULAR ERROR OF .05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

TYPE OF EQUIPMENT: TOPCON GTS-3E

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET (1/2" REBAR)
 - TELEPHONE POLE
 - OVERHEAD TELEPHONE LINE
 - UNDERGROUND TELEPHONE
 - POWER POLE
 - OVERHEAD POWER LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - LAND LOT
 - CORRUGATED PLASTIC PIPE

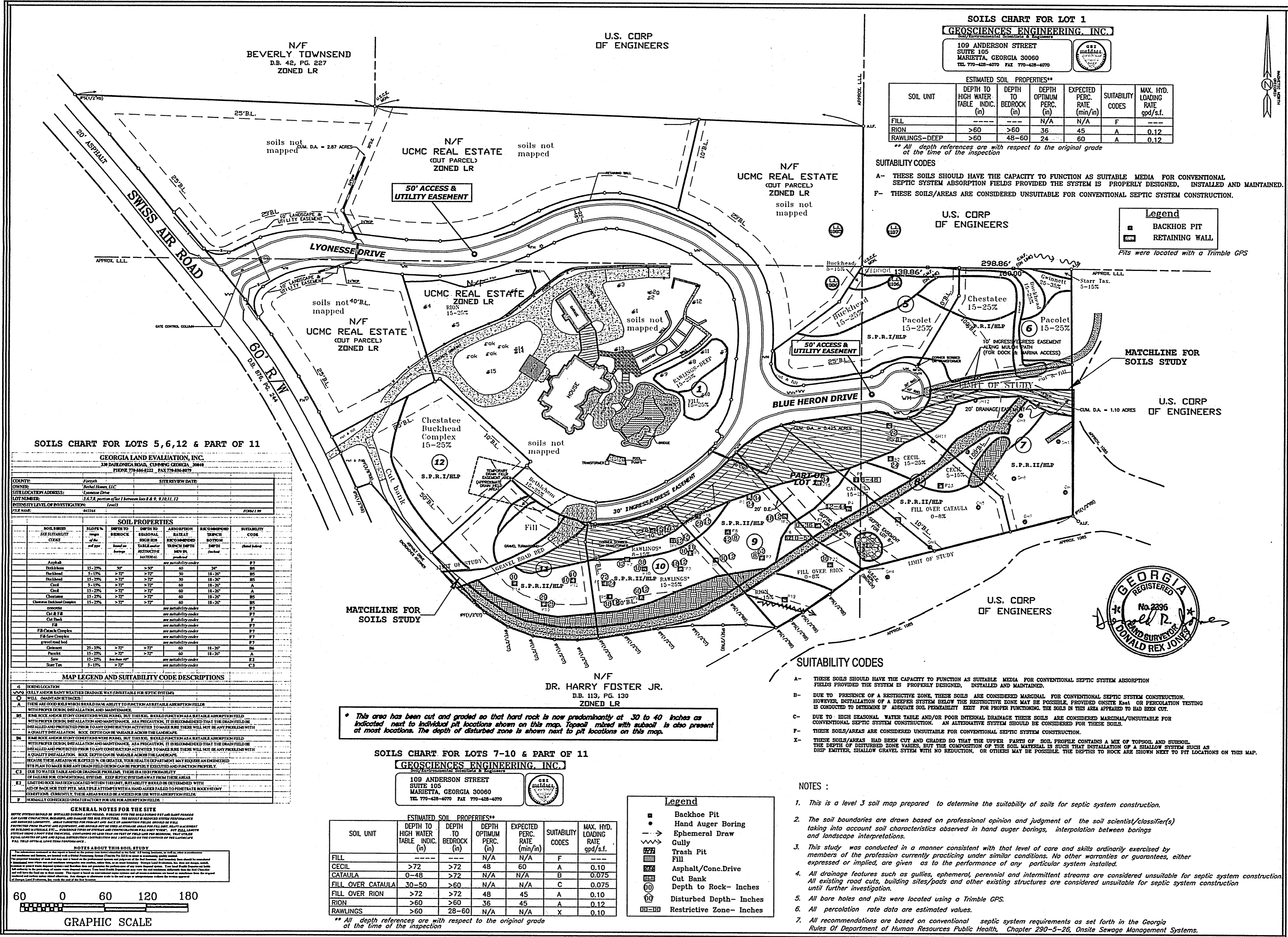


ROAD AREA = 1.783 ACRES
 LOT 1 AREA = 3.512 ACRES
 LOTS 5-12 AREA = 5.858 ACRES
 TOTAL AREA = 11.154 ACRES

Moreland Atbelli Associates, Inc.
 Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
 915 Interstate Ridge, Suite F
 Gainesville, Georgia 30501
 PHONE: (770) 532-4021 FAX: (770) 532-4023

LYONESSE ESTATES
 LAND LOTS 1085, 1086 & 1106 14TH DISTRICT-1ST SECTION
 FORSYTH COUNTY, GEORGIA

SHEET 1
 of
 3 SHEETS
 VERTICAL SCALE: N/A
 HORIZONTAL SCALE: 1" = 60'
 DATE: 7-14-05
 DRAWN BY: KS
 CHECKED BY: DRJ
 JOB NO: 98G298



U.S. CORP
OF ENGINEERS

N/F
BEVERLY TOWNSEND
D.B. 42, PG. 227
ZONED LR

SOILS CHART FOR LOT 1
GEOSCIENCES ENGINEERING, INC.

109 ANDERSON STREET
SUITE 105
MARIETTA, GEORGIA 30060
TEL 770-428-4070 FAX 770-428-4070

ESTIMATED SOIL PROPERTIES**						
SOIL UNIT	DEPTH TO HIGH WATER TABLE INDIC. (in)	DEPTH TO BEDROCK (in)	DEPTH OPTIMUM PERC. (in)	EXPECTED PERC. RATE (min/in)	SUITABILITY CODES	MAX. HYD. LOADING RATE (gpd/s.f.)
FILL	---	---	N/A	N/A	F	---
RION	>60	>60	36	45	A	0.12
RAWLINGS-DEEP	>60	48-60	24	60	A	0.12

** All depth references are with respect to the original grade at the time of the inspection.

SUITABILITY CODES

A- THESE SOILS SHOULD HAVE THE CAPACITY TO FUNCTION AS SUITABLE MEDIA FOR CONVENTIONAL SEPTIC SYSTEM ABSORPTION FIELDS PROVIDED THE SYSTEM IS PROPERLY DESIGNED, INSTALLED AND MAINTAINED.

F- THESE SOILS/AREAS ARE CONSIDERED UNSUITABLE FOR CONVENTIONAL SEPTIC SYSTEM CONSTRUCTION.

Legend

- BACKHOE PIT
- RETAINING WALL

Pits were located with a Trimble GPS

SOILS CHART FOR LOTS 5, 6, 12 & PART OF 11

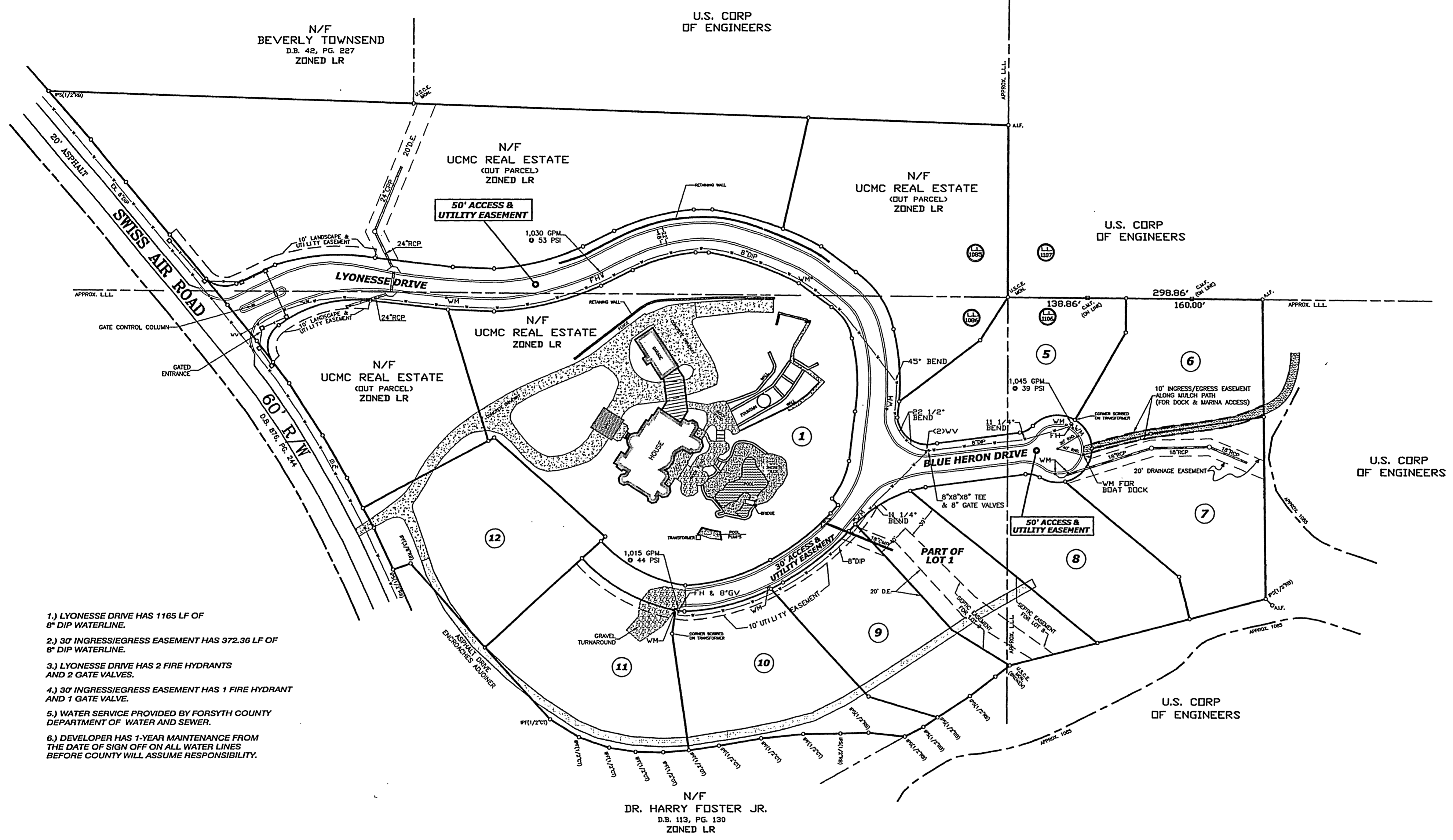
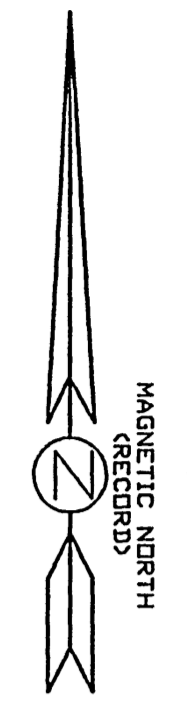
GEORGIA LAND EVALUATION, INC.
319 DAWSON ROAD, CLACKAMUNG, GEORGIA 30049
PHONE 770-428-8322 FAX 770-428-8379

COUNTY: Forsyth SITE REVIEW DATE:
OWNER: Rachel House, LLC
SITE LOCATION ADDRESS: Lyonesse Drive
LOT NUMBER: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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LYONESSE ESTATES
 LAND LOTS 1085, 1086 & 1106 14TH DISTRICT-1ST SECTION
 FORSYTH COUNTY, GEORGIA

WATER AS-BUILT FOR:
 SHEET 3
 of
 3 SHEETS
 VERTICAL SCALE:
 HORIZONTAL SCALE:
 1" = 60'
 DATE: 7-14-05
 DRAWN BY: KS
 CHECKED BY: DRJ
 JOB NO: 98G238



- 1.) LYONESSE DRIVE HAS 1165 LF OF 8" DIP WATERLINE.
- 2.) 30' INGRESS/EGRESS EASEMENT HAS 372.36 LF OF 8" DIP WATERLINE.
- 3.) LYONESSE DRIVE HAS 2 FIRE HYDRANTS AND 2 GATE VALVES.
- 4.) 30' INGRESS/EGRESS EASEMENT HAS 1 FIRE HYDRANT AND 1 GATE VALVE.
- 5.) WATER SERVICE PROVIDED BY FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
- 6.) DEVELOPER HAS 1-YEAR MAINTENANCE FROM THE DATE OF SIGN OFF ON ALL WATER LINES BEFORE COUNTY WILL ASSUME RESPONSIBILITY.

LEGEND

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET (1/2" REBAR)
T.P.	TELEPHONE POLE
-T-	OVERHEAD TELEPHONE LINE
UGT	UNDERGROUND TELEPHONE
P.P.	POWER POLE
-P-	OVERHEAD POWER LINE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
L/L	LAND LOT
CPP	CORRUGATED PLASTIC PIPE

