

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Forsyth County Department of Planning & Community Development
CINDY IC MCBRAYER, Executive Assistant

April 25, 2018

K. Howard Carson, Jr.
4062 East Shadowlawn Avenue
Atlanta, GA 30305

Dear Mr. Carson:

RE: ZA3195 (AZ180001), Request for amendment of zoning conditions

Please be advised that the Board of Commissioners approved your request to amend zoning conditions #16, #17 and #20 placed on ZA3195. The Board of Commissioners also approved the addition of conditions #29, #30 and #31.

The conditions now read as follows:

- Development shall be designed to promote pedestrian accessibility by providing connectivity to adjacent development (ZAF 3302).
- The development must meet fire flows of 750 gpm, or as approved by the Forsyth County Fire Chief or his designee, or irrigation demands, whichever is greater. All improvements to the County water system that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
- Any sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future

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Installation of public sewer in all areas designated by the Department or by the Forsyth County Sewer Master Plan.

- If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation as determined by Forsyth County will be done at the developer's expense.
- Development shall adhere to all conditions set forth by GRTA.
- Developer shall dedicate right-of-way 75' feet from centerline of S.R. 306 (Keith Bridge Rd.).
- Developer shall construct left turn lanes on S.R. 306 (Keith Bridge Rd.) at proposed entrances.
- Developer shall construct improvements, as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
- There shall be a maximum of 273 residential units in the project.
- Single family homes shall have not less than 1600 sq. ft. of heated floor space exclusive of garages, basements and porches.
- Attached homes shall have not less than 1400 sq. ft. of heated floor space exclusive of garages, basements and porches.
- A mandatory homeowners association shall be established. The association shall be responsible for maintenance at a consistently high quality standard of all common property including detention ponds, contiguous county rights of way, private streets, curbing, landscaping, entrance monuments, street trees, tree save areas, linear trails, fencing and entry gates, if any. This requirement shall be included in the recorded covenants governing the development.
- The streets and alleys within this development may be private and maintained by the homeowners/condominium association. This development may be gated.

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13. On any internal subdivision street, sidewalks shall be required, at a minimum, on one side of the street, excepting the rear alleys.

- Exterior lighting fixtures shall be of the box type and situated so that light is directed only downward. Fixtures shall be no more than fifteen feet (15') high and shall be designed so as to minimize light spillage to not more than 1-foot candle along the boundary of the property.
- There shall be an amenities package on the property consisting of a clubhouse with changing area and one (1) pool.
- Exterior building materials shall on all sides consist of combinations of brick, stacked stone, masonry based cedar shake, masonry based lap siding or other similar materials. No vinyl siding shall be allowed in the community.
- The location for outdoor grills shall be restricted to locations established by the restrictive covenants for the subdivision.
- Each single family residential unit shall have, at a minimum, a two-car enclosed garage. Each attached unit shall have, at a minimum, a single car enclosed garage.
- A variety of exterior brick, stone and roof lines shall be utilized to avoid a monotonous appearance.
- On units with common walls there shall be a two-hour fire rated barrier of fire resistive material which extends to the roof deck between the units.
- The following variances are granted:
(a) For single-family residences only, reduce the ten foot (10') side-yard setback to three feet (3') allowing roof overhang to encroach into the setback eighteen inches (18") maintaining a ten foot (10') foundation separation between buildings. There shall be no penetrations in the wall of one of the units.

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(b) All projections, such as roof overhangs, that extend into the ten foot (10') foundation separation distance shall have a one (1) hour fire-resistant rating. All roof overhangs to encroach no more than eighteen inches (18") into front and rear setbacks.

(c) The exterior buffer shall be eliminated along the boundary with ZA# 3302. There shall be a twenty-five (25) foot buffer around the remainder of the project, excluding the frontage along Highway 306.

(d) Reduce the minimum front and side building setback from all streets to ten feet (10'), as measured from curb or sidewalk, whichever is greater.

(e) No additional variances shall be granted concurrent with this zoning.

23. Final engineered plan to be approved by District County Commissioner prior to issuance of the Land Disturbance Permit (LDP).

24. There shall be a landscaped entrance with a monument type sign consistent with the requirements of the Forsyth County Sign Code. Entrance and sign shall be permitted, constructed and completed before the approval of the final plat.

25. Developer shall have nine (9) months from the date of zoning approval to apply for the initial Land Disturbance Permit (LDP) based upon those County development standards existing at the time of rezoning. If no LDP is sought within nine (9) months after rezoning approval, unless otherwise permitted by law, the developer shall comply with those County development standards in existence at the time of LDP application submittal.

26. Approval of this rezoning shall not be deemed, and is not, a commitment or guarantee by Forsyth County as to the availability of sewer capacity and/or County water; nor shall this approval be construed as a commitment by Forsyth County to assist the developer with sewer easement acquisition. The developer shall be required to independently secure all necessary sewer easements.

27. Exterior construction hours including grading and site preparation shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no outside construction on Sunday.

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28. The developer shall provide a landscape plan for the property line along Keith Bridge Road, which plan shall be subject to Forsyth County approval.

29. There shall be no more than 160 units on the property.

30. The property will be deemed age restricted and will abide by the covenants and rules of the Orchards.

31. The applicant shall work with the Engineering Department regarding sidewalks connecting to the park and there shall be a gate to avoid any unwanted walking between the Orchards and the park.

This action was taken at their regular meeting on Thursday, April 5, 2018.

If you have any questions, please call.

Sincerely,

Tom Brown

Tom Brown, AICP
Director

(Bckm)

110 E. Main Street, Suite 100 | Cumming, Georgia 30040 | (770) 781-2115 | forsythco.com

FLOYD
& ASSOCIATES, INC.

2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155

JOB NUMBER: JN2018-130

DATE: 2/10/2020

DRAWN BY: MCB

CHECKED BY: WSF

REVISIONS:

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND**
- AIF ANGLE IRON FOUND
 - AMF ALUM. MONUMENT FOUND
 - BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - ☉ CABLE BOX
 - C/L CENTERLINE
 - CMF CONC. MONUMENT FOUND
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 - IPS 1/2" REBAR SET
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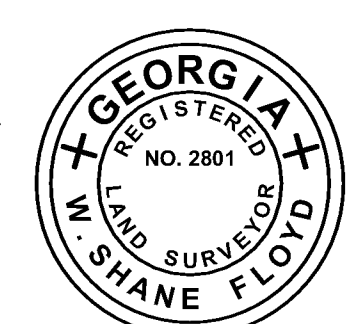
- LINETYPE LEGEND**
- O— FENCE
 - G— GAS LINE
 - HP— OVERHEAD POWER
 - SS— SEWER LINE
 - UT— UNDERGROUND COMMUNICATION
 - UP— UNDERGROUND POWER LINE
 - W— WATER LINE
 - 900— CONTOUR LINE
 - P/L— EXISTING PROPERTY LINE
 - R/W— EXISTING RIGHT-OF-WAY

= OPEN SPACE
(9.66 ACRES)

= COMMON SPACE
(1.85 ACRES)

MON. DESCRIPTION	NORTHING	EASTING	ELEVATION
MN3324-02	1545951.73	2317133.74	1225.75
MN3324-04	1545987.80	2317866.05	1204.58
MN3324-05	1545242.86	2317987.15	1200.11

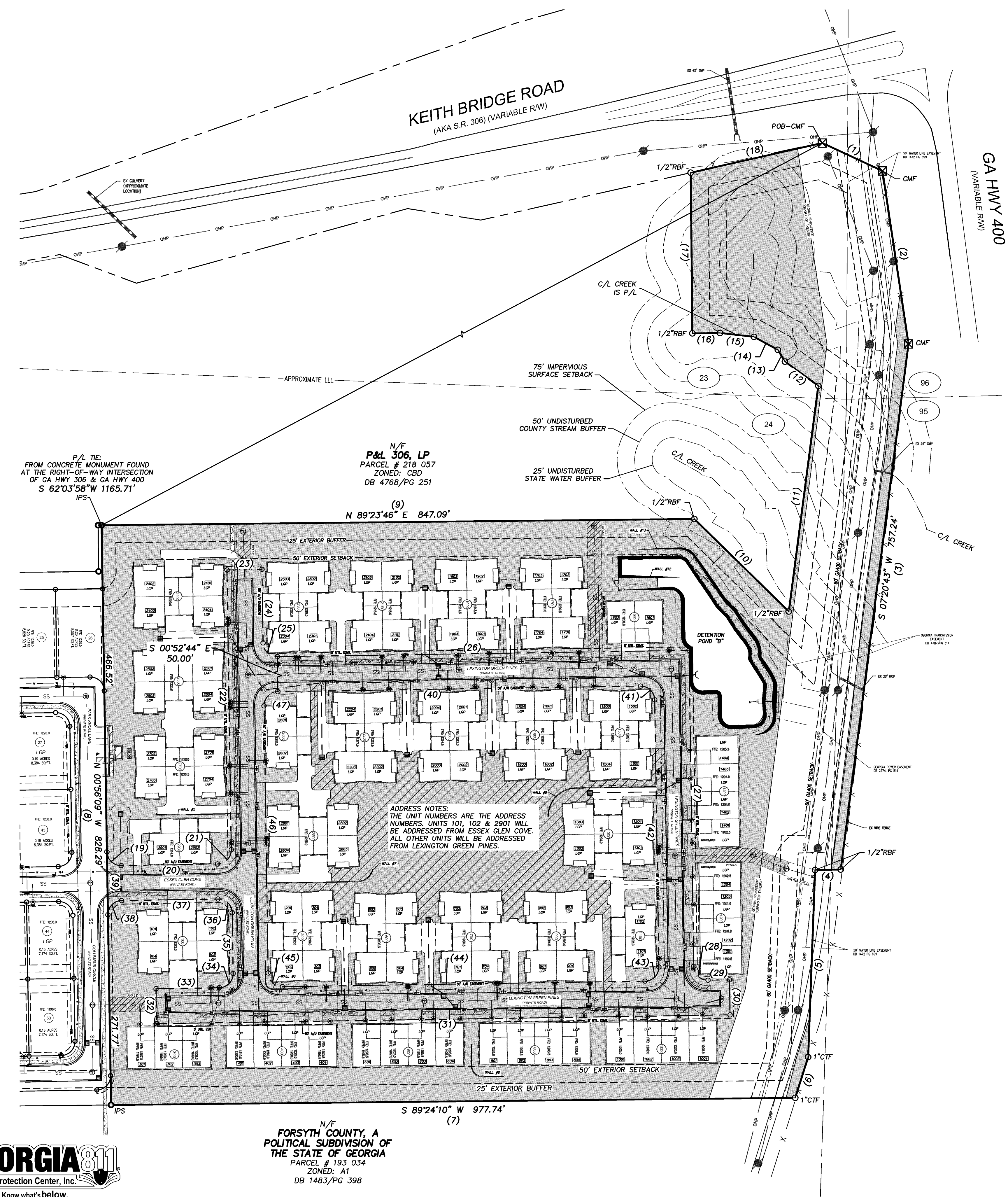
SURVEYORS CERTIFICATE
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



W. SHANE FLOYD
GA RLS #2801

2/10/2020
DATE

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Dial 811 or Call 1-800-282-7411

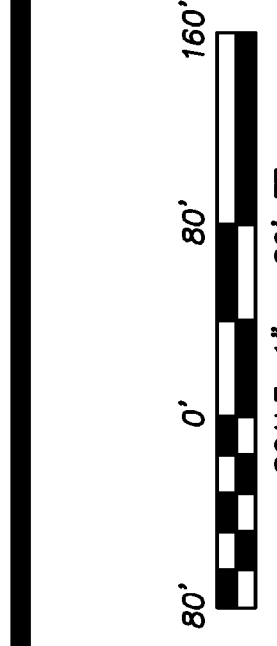


Course	Bearing	Distance
(1)	S 65°06'46" E	94.69'
(2)	S 08°34'15" E	249.83'
(3)	S 07°20'43" W	757.24'
(4)	S 88°49'42" W	36.69'
(5)	S 02°06'48" W	267.32'
(6)	S 17°34'29" W	61.12'
(7)	S 89°24'10" W	977.74'
(8)	N 00°56'09" W	828.29'
(9)	N 89°23'46" E	847.09'
(10)	S 45°36'13" E	188.88'
(11)	N 07°27'03" E	325.11'
(12)	N 53°56'58" W	58.85'
(13)	N 31°16'38" W	19.65'
(14)	N 61°28'51" W	38.95'
(15)	N 83°37'09" W	48.82'
(16)	S 89°23'47" W	39.39'
(17)	N 00°36'13" W	229.46'
(18)	N 77°16'49" E	192.79'

Course	Bearing	Distance
(19)	Rad: 20.00' Tan: 20.00' Chd: S 45°56'09" E	A: 31.42' CA: 90°00'00" 28.28'
(20)	N 89°03'51" E	A: 31.40'
(21)	Rad: 20.00' Tan: 19.98' Chd: N 44°05'34" E	A: 31.40' CA: 89°56'36" 28.27'
(22)	N 00°52'44" W	A: 31.42' CA: 90°00'00" 28.28'
(23)	N 89°07'16" E	A: 31.42'
(24)	S 00°52'44" E	A: 31.42'
(25)	Rad: 20.00' Tan: 20.00' Chd: S 45°52'44" E	A: 31.42' CA: 90°00'00" 28.28'
(26)	N 89°07'16" E	A: 31.42'
(27)	S 00°52'44" E	A: 31.42'
(28)	Rad: 20.00' Tan: 20.00' Chd: S 45°52'44" E	A: 31.42' CA: 90°00'00" 28.28'
(29)	N 89°07'16" E	A: 31.42'
(30)	S 00°52'44" E	A: 31.42'
(31)	S 89°07'16" W	A: 31.42'
(32)	N 00°52'44" W	A: 31.42'
(33)	N 89°07'16" E	A: 31.42'
(34)	Rad: 20.00' Tan: 20.00' Chd: N 44°07'16" E	A: 31.42' CA: 90°00'00" 28.28'
(35)	N 00°52'44" W	A: 31.42'
(36)	Rad: 20.00' Tan: 20.02' Chd: N 45°54'26" W	A: 31.44' CA: 90°03'24" 28.30'
(37)	S 89°03'51" W	A: 31.42'
(38)	Rad: 20.00' Tan: 20.00' Chd: S 44°03'51" W	A: 31.42' CA: 90°00'00" 28.28'
(39)	N 00°56'09" W	A: 31.42'
(40)	N 89°07'16" E	A: 31.42'
(41)	Rad: 20.00' Tan: 20.00' Chd: S 45°52'44" E	A: 31.42' CA: 90°00'00" 28.28'
(42)	S 00°52'44" E	A: 31.42'
(43)	Rad: 20.00' Tan: 20.00' Chd: S 44°07'16" W	A: 31.42' CA: 90°00'00" 28.28'
(44)	S 89°07'16" W	A: 31.42'
(45)	Rad: 20.00' Tan: 20.00' Chd: N 45°52'44" W	A: 31.42' CA: 90°00'00" 28.28'
(46)	N 00°52'44" W	A: 31.42'
(47)	Rad: 20.00' Tan: 20.00' Chd: N 44°07'16" E	A: 31.42' CA: 90°00'00" 28.28'

CONDOMINIUM PROJECT

FLOYD
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2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155



FINAL PLAT FOR:
**"THE ORCHARDS OF CENTRAL PARK
"PHASE II"**
LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

JOB NUMBER: JN2018-130
DATE: 2/10/2020
FIELD DATE: 7/23/2019
SCALE: 1"=80FT
DRAWN BY: MCB
CHECKED BY: WSF
REVISIONS:

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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Dial 811 or Call 1-800-282-7411



ADDRESS NOTES:
THE UNIT NUMBERS ARE THE ADDRESS NUMBERS. UNITS 101, 102 & 2901 WILL BE ADDRESSED FROM ESSEX GLEN COVE. ALL OTHER UNITS WILL BE ADDRESSED FROM LEXINGTON GREEN PINES.

NOTE: FRONT SETBACK 10' FROM BOC OR SIDEWALK PER #ZA3195. CONDOMINIUM PROJECT

THE ORCHARDS OF CENTRAL PARK "PHASE II"

SITE/ADDRESS PLAN FOR:

LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

JOB NUMBER: JN2018-130

DATE: 2/10/2020

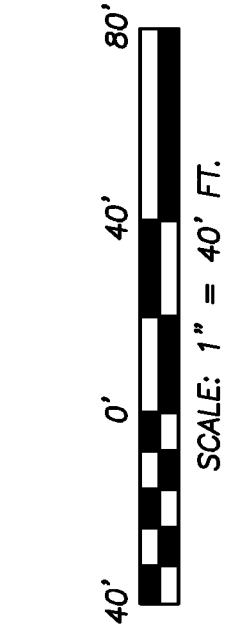
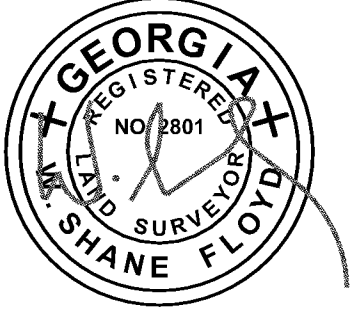
FIELD DATE: 7/23/2019

SCALE: 1"=40FT

DRAWN BY: MCB

CHECKED BY: WSF

REVISIONS:



FLOYD
& ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155

GEORGIA GRID NORTH
NAD1983 - WEST ZONE



Know what's below.
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STORM DRAINAGE AS-BUILT CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT STORM DRAINAGE SYSTEM
WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED
CONSTRUCTION DRAWINGS.

John Miller
JOE MILLER, PE

2/10/2020
DATE

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THE SUPERIOR COURT.

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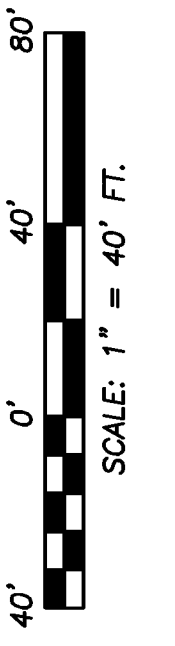
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GEORGIA GRID NORTH
NAD1983 - WEST ZONE

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& ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #155



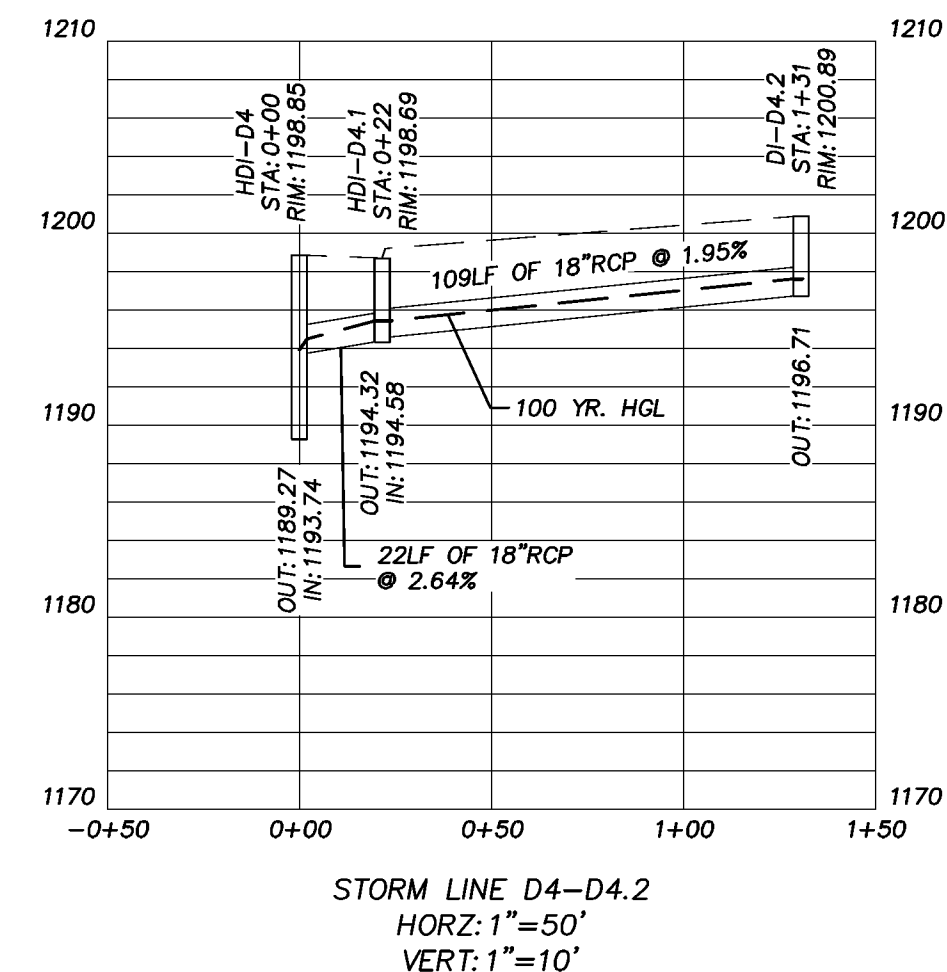
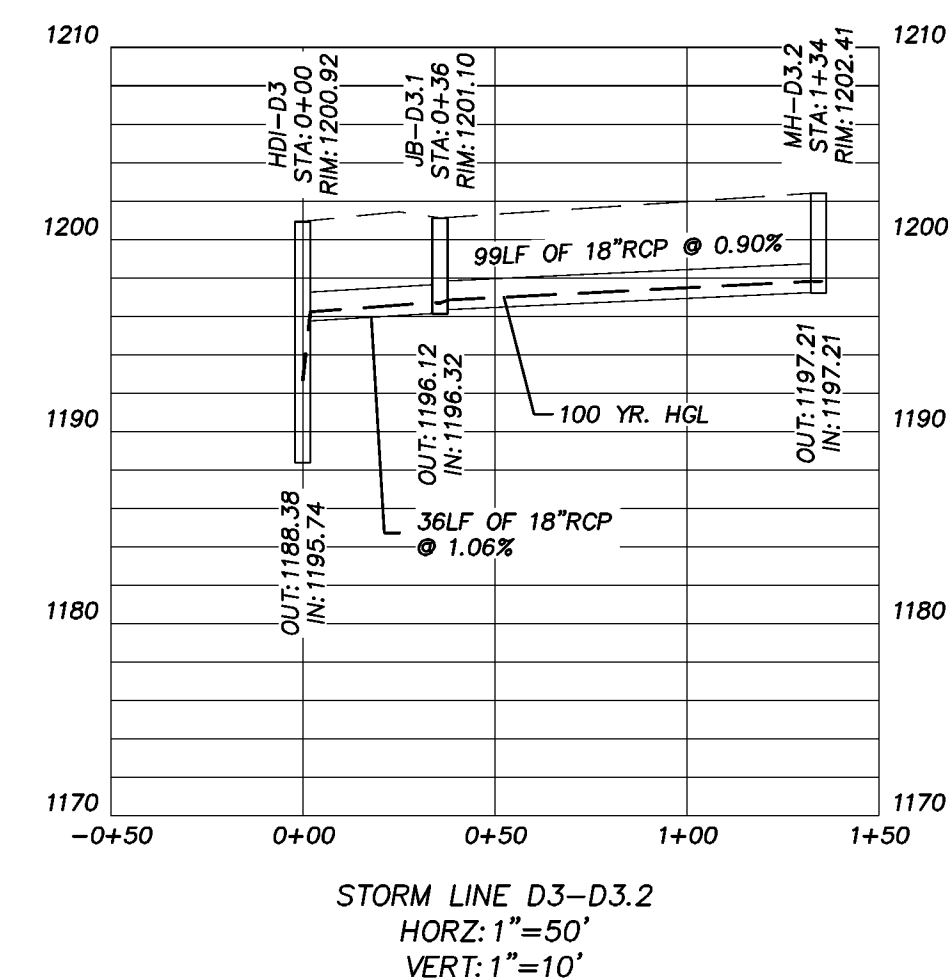
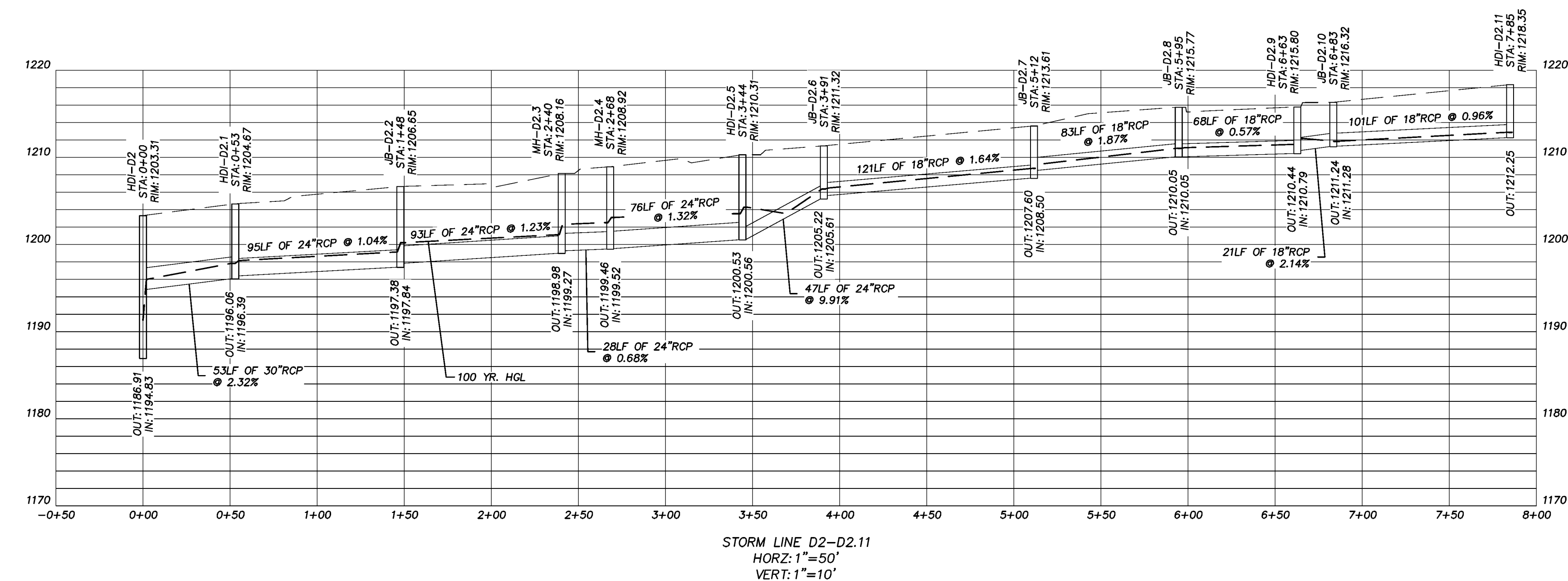
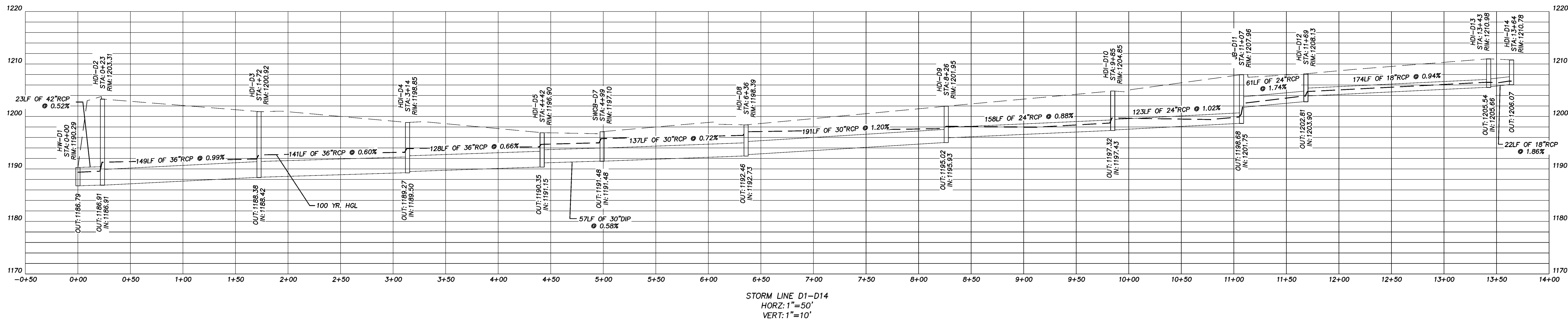
THE ORCHARDS OF CENTRAL PARK "PHASE II"

STORM AS-BUILT FOR:

LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

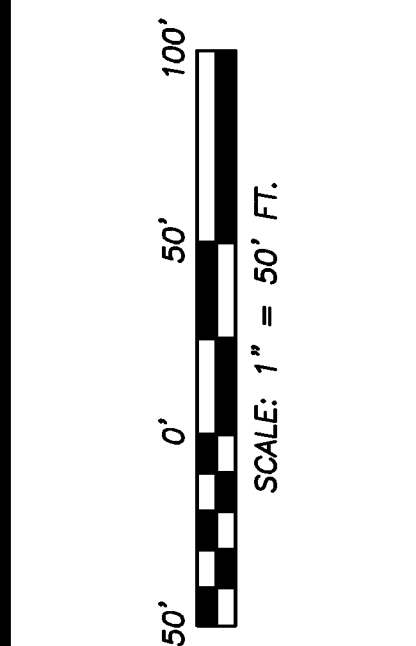
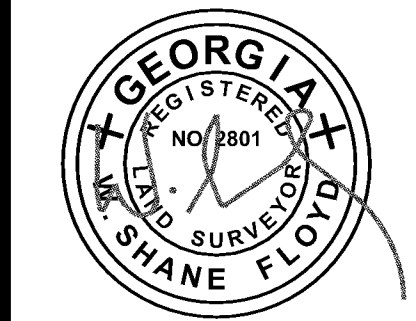
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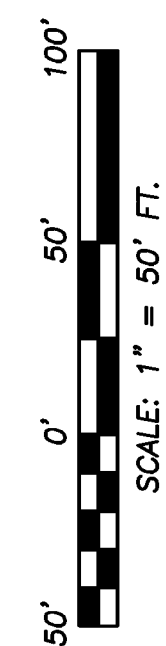
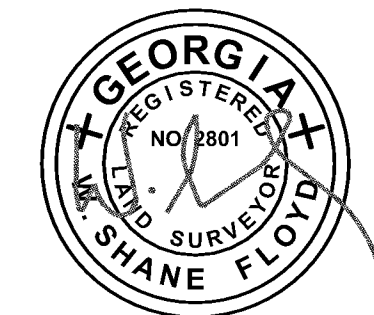
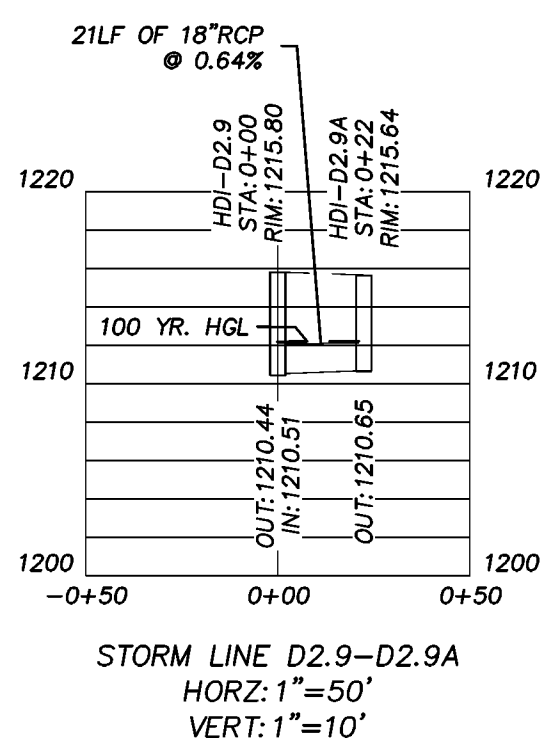
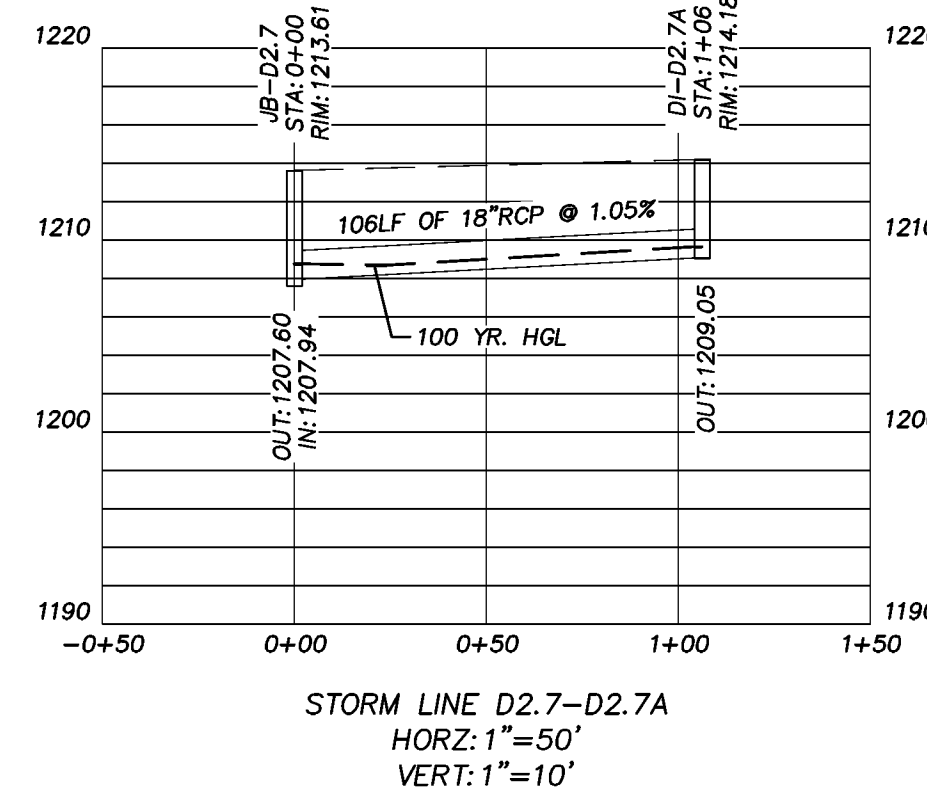
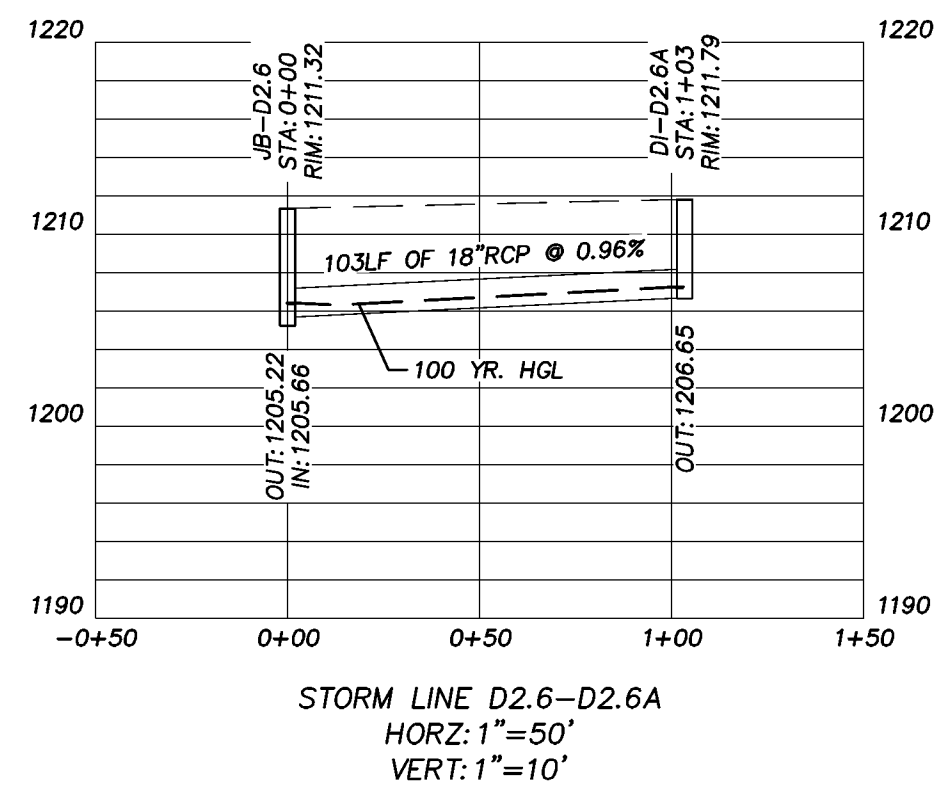
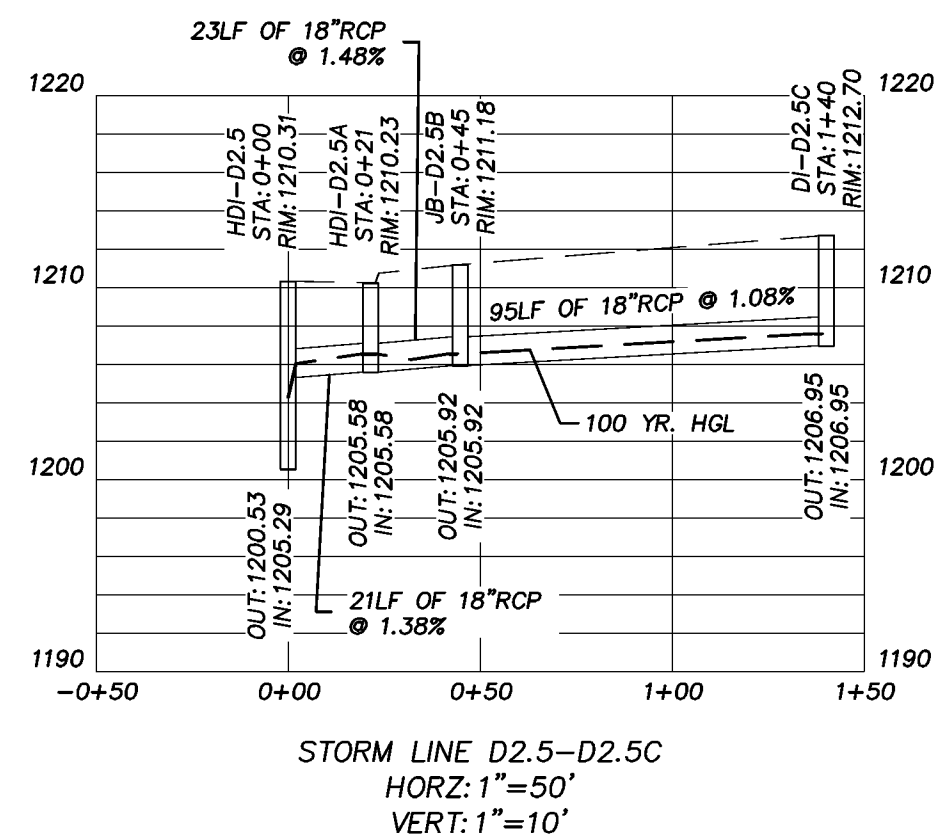
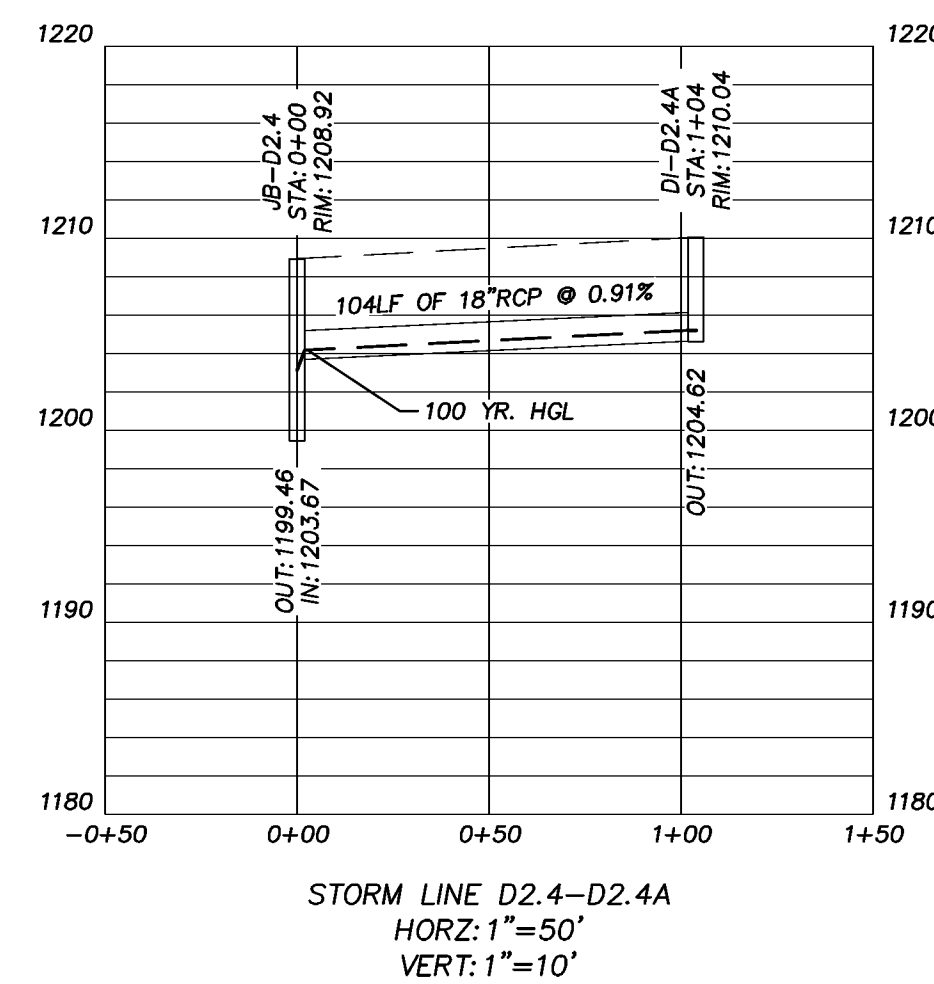
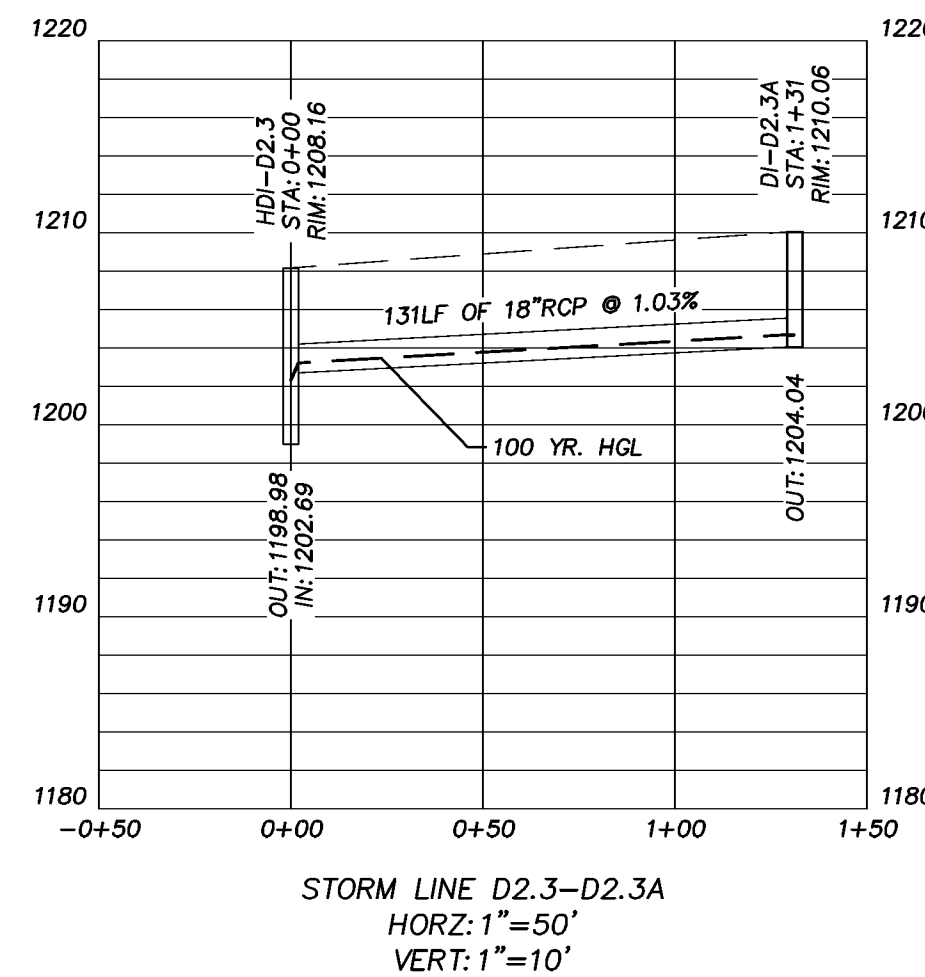
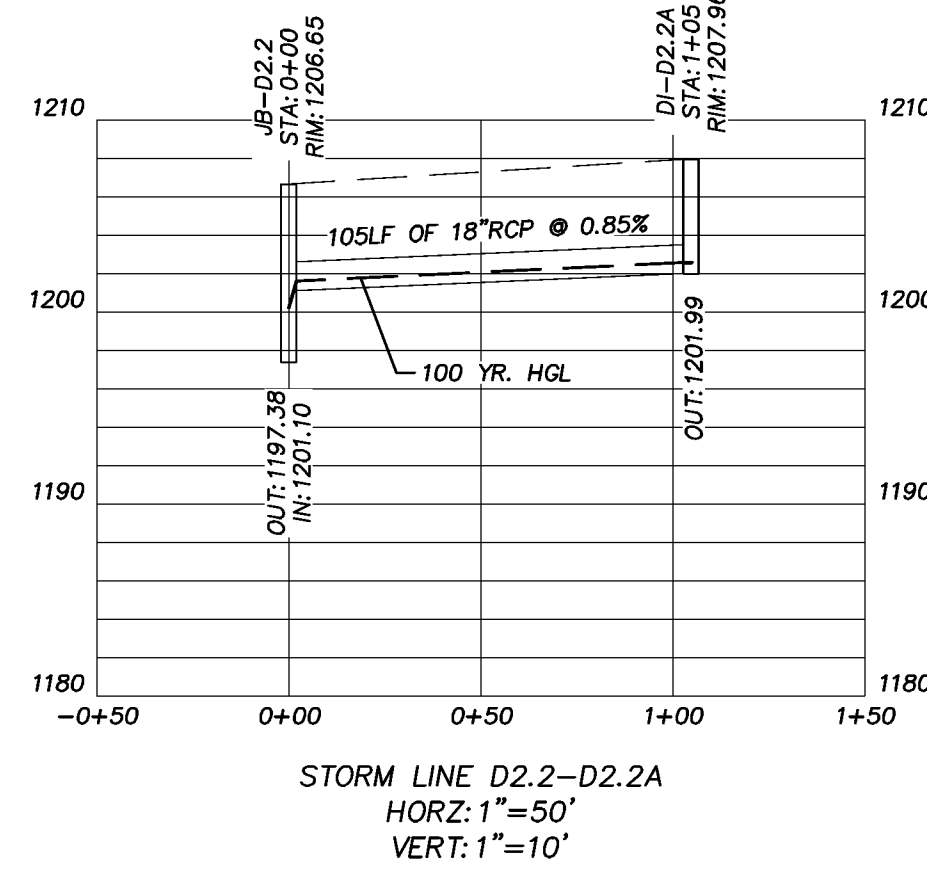
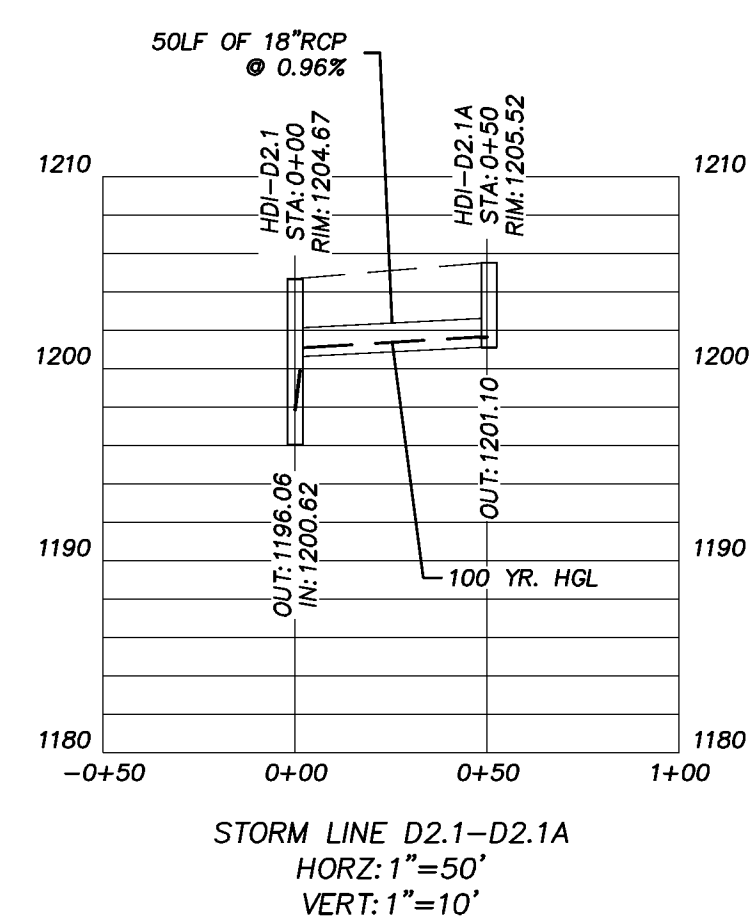
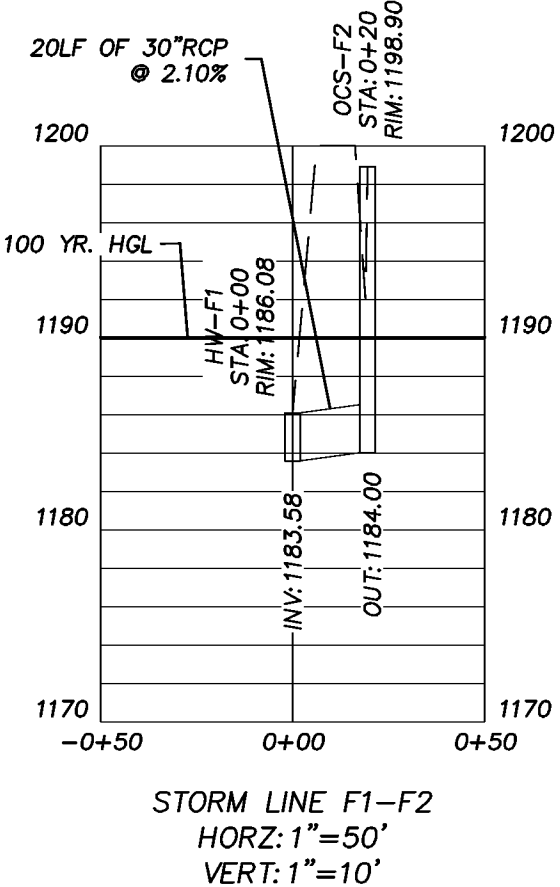
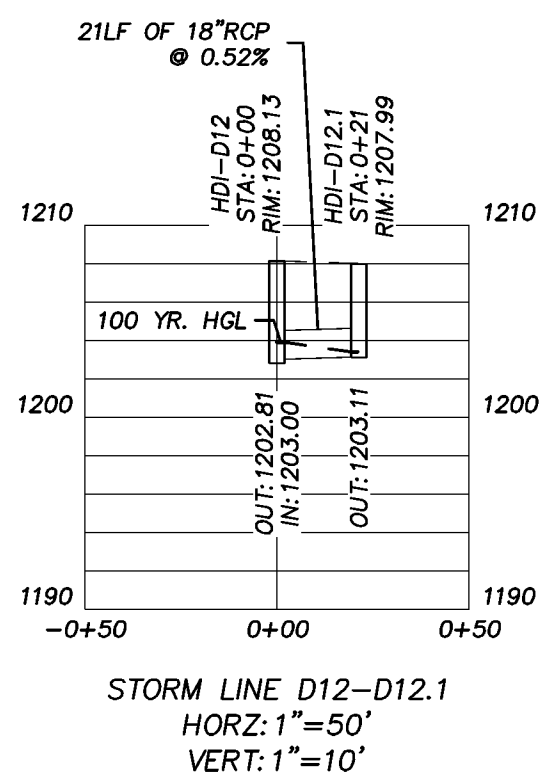
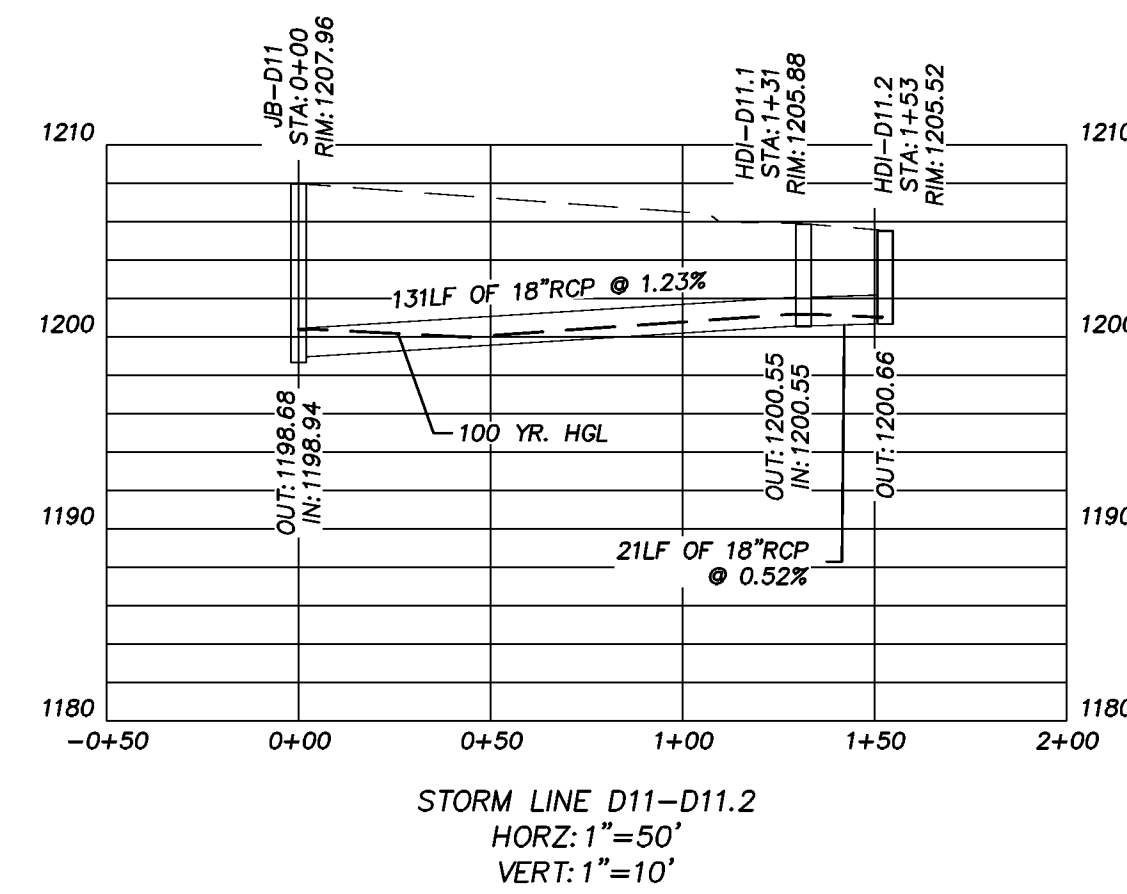
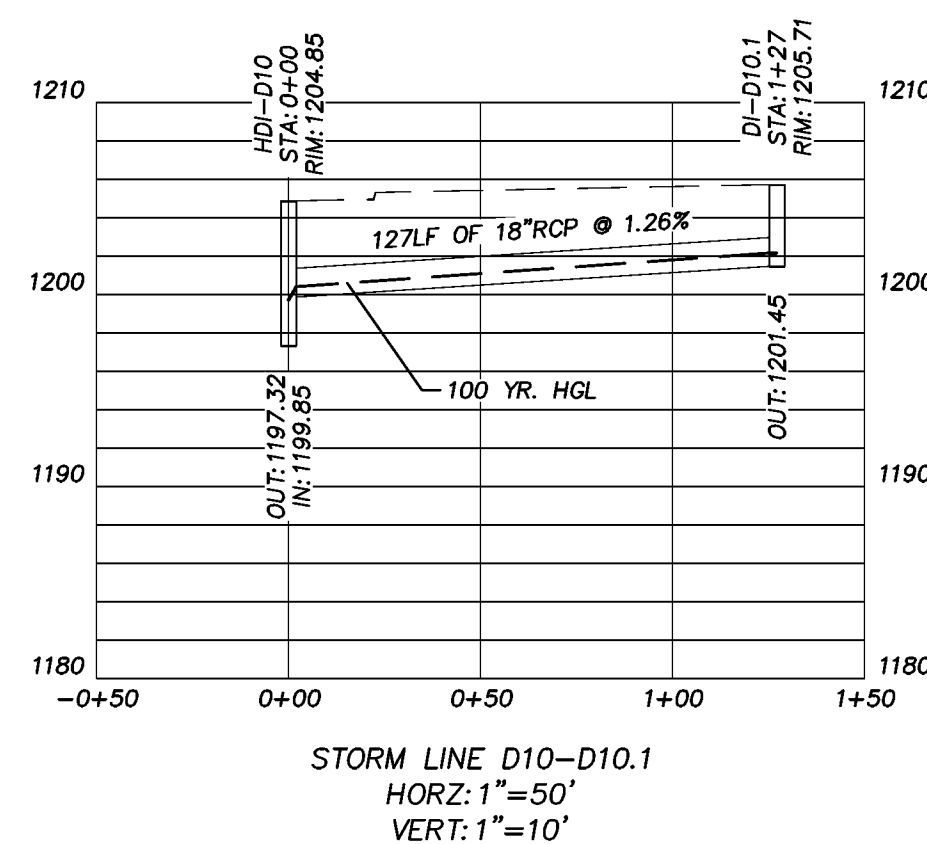
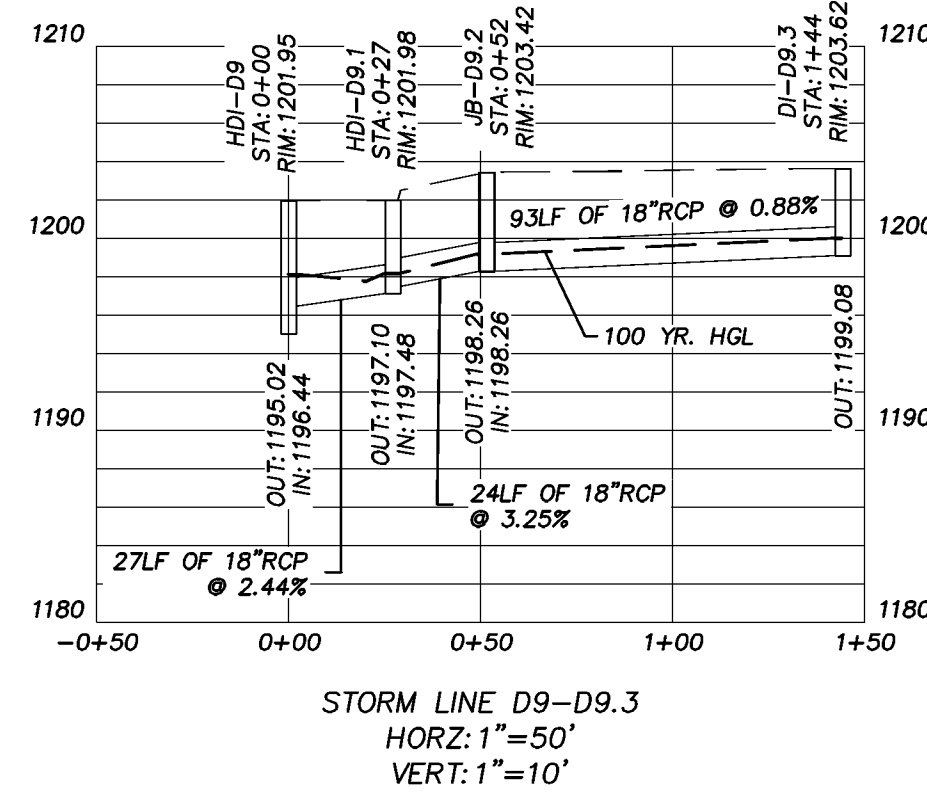
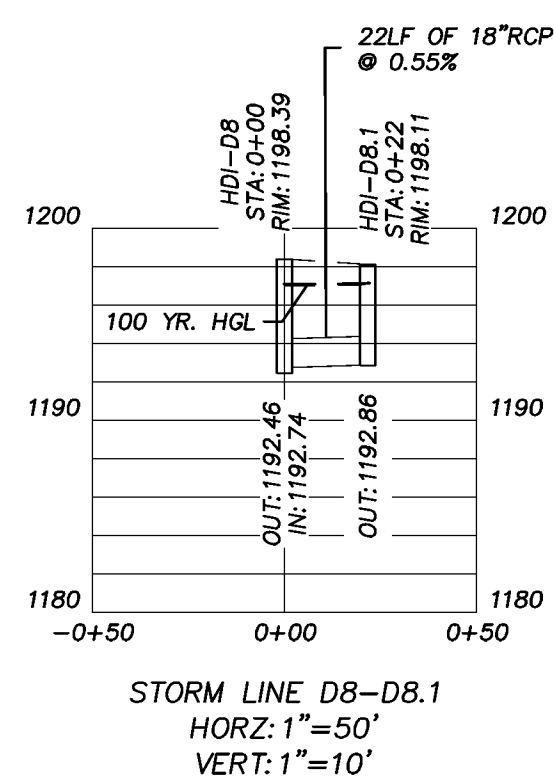
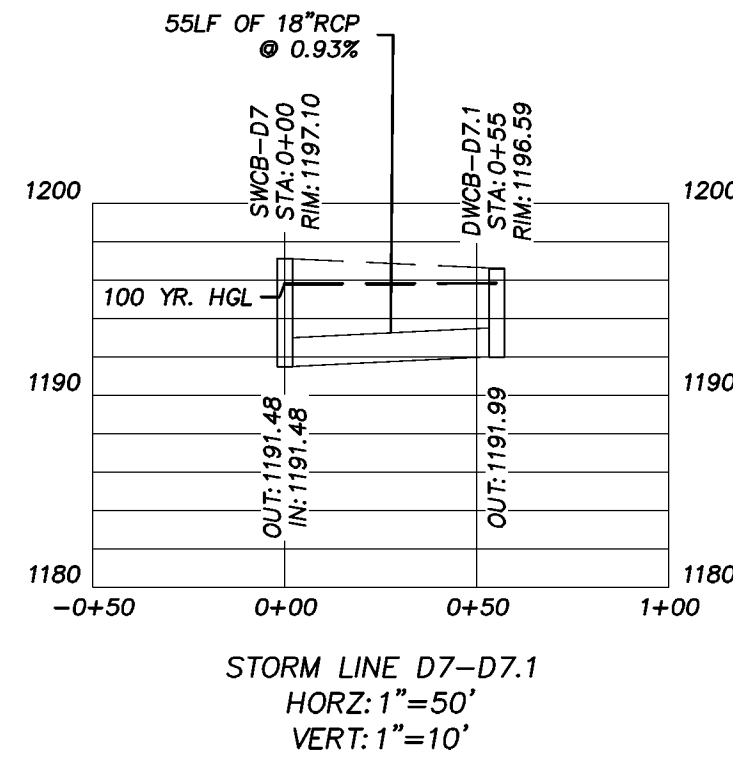
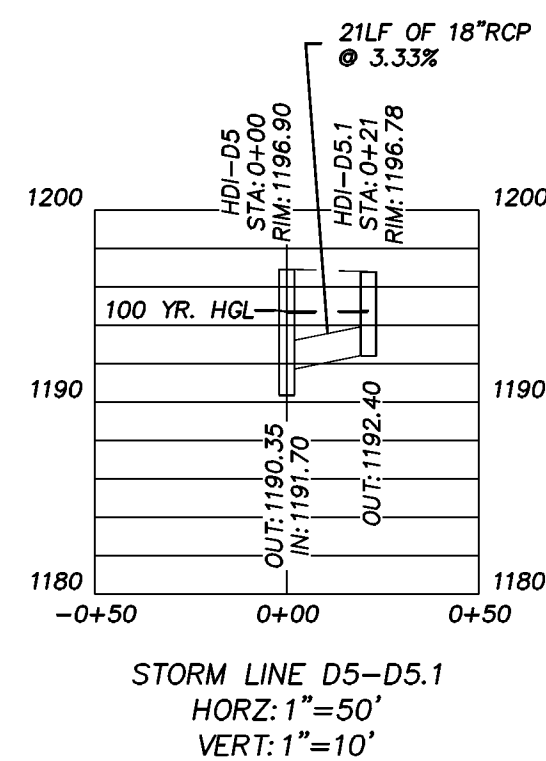
STORM WATER PROFILES FOR:
"PHASE II"
LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

JOB NUMBER: JN2018-130
DATE: 2/10/2020
FIELD DATE: 7/23/2019
SCALE: 1"=50FT
DRAWN BY: MCB
CHECKED BY: WSF
REVISIONS:



FLOYD
& ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.



STORM WATER PROFILES FOR:
"THE ORCHARDS OF CENTRAL PARK"
"PHASE II"
LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

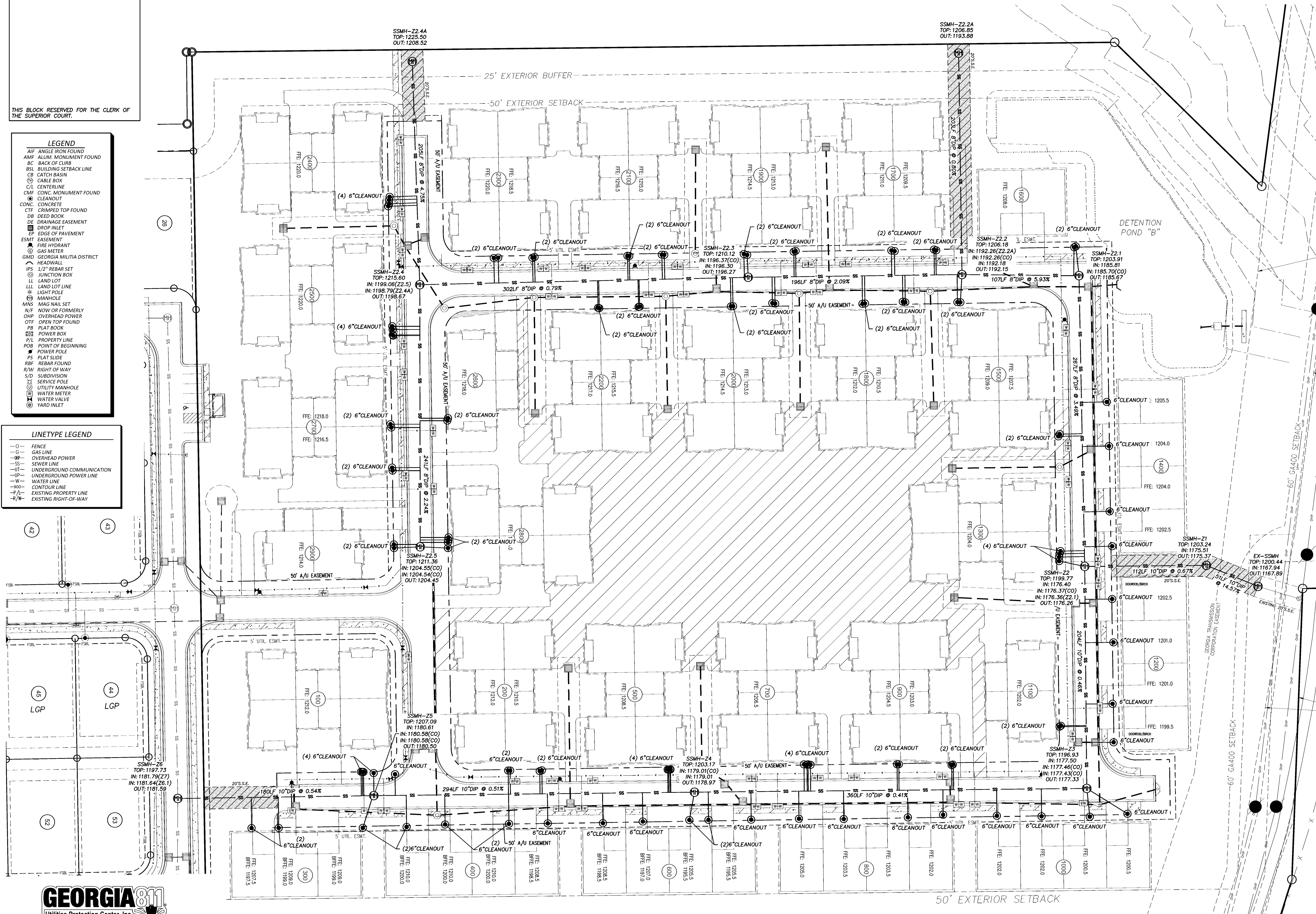
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REVISIONS:

LEGEND

A/F	ANGLE IRON FOUND
AMF	ALUM. MONUMENT FOUND
B/C	BACK OF CURB
B/L	BUILDING SETBACK LINE
CB	CATCH BASIN
CV	CABLE BOX
C/L	CENTERLINE
CAF	CONC. MONUMENT FOUND
CL	CLEANOUT
CONC.	CONCRETE
CTF	CRIMPED TOP FOUND
D/F	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DROP INLET
E/F	EDGE OF PAVEMENT
ESMT	EASEMENT
F	FIRE HYDRANT
G	GAZ METER
GMD	GEORGIA MILITIA DISTRICT
H	HEADWALL
IPS	1/2" REBAR SET
J	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
*L	LIGHT POLE
M	MANHOLE
MNS	MAIL NAIL SET
N/F	NOW OR FORMERLY
OHP	OVERHEAD POWER
O/P	OPEN TOP FOUND
PB	PLAY BOX
P/L	POWER BOX
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
P/P	POWER POLE
PS	PLATE SLIDE
RBF	REBAR FOUND
R/W	RIGHT OF WAY
S/O	SUBDIVISION
S	SERVICE POLE
U	UTILITY MANHOLE
W	WATER METER
W	WATER VALVE
Y	YARD INLET

LINETYPE LEGEND

—O—	FENCE
—G—	GAS LINE
—HP—	OVERHEAD POWER
—SS—	SEWER LINE
—UT—	UNDERGROUND COMMUNICATION
—UP—	UNDERGROUND POWER LINE
—W—	WATER LINE
—900—	CONTOUR LINE
—P/L—	EXISTING PROPERTY LINE
R/W	EXISTING RIGHT-OF-WAY

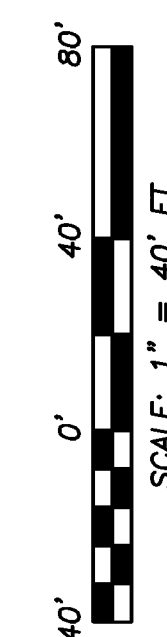


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BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155



SANITARY SEWER AS-BUILT FOR:
THE ORCHARDS OF CENTRAL PARK
"PHASE II"

PHASE II
LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
FORSYTH COUNTY, GEORGIA

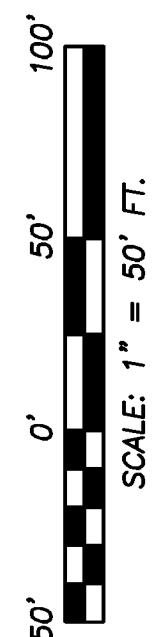
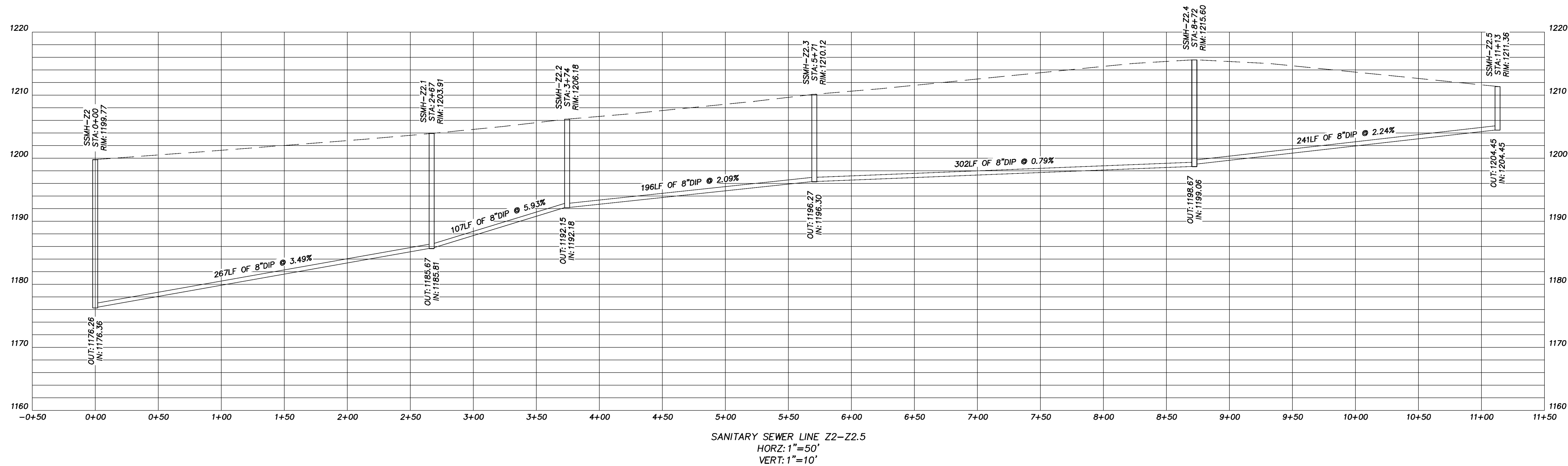
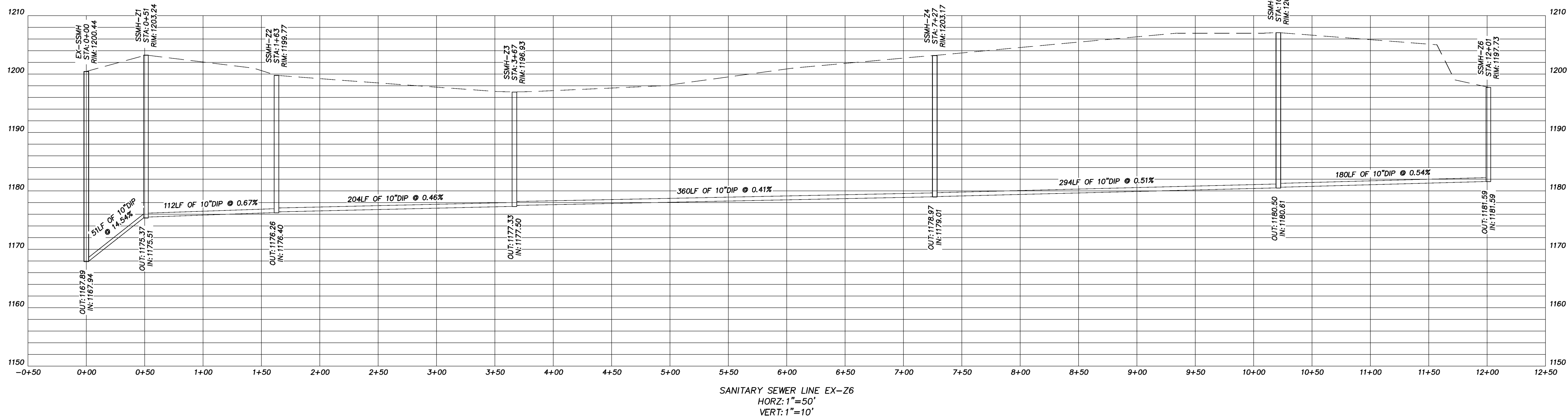
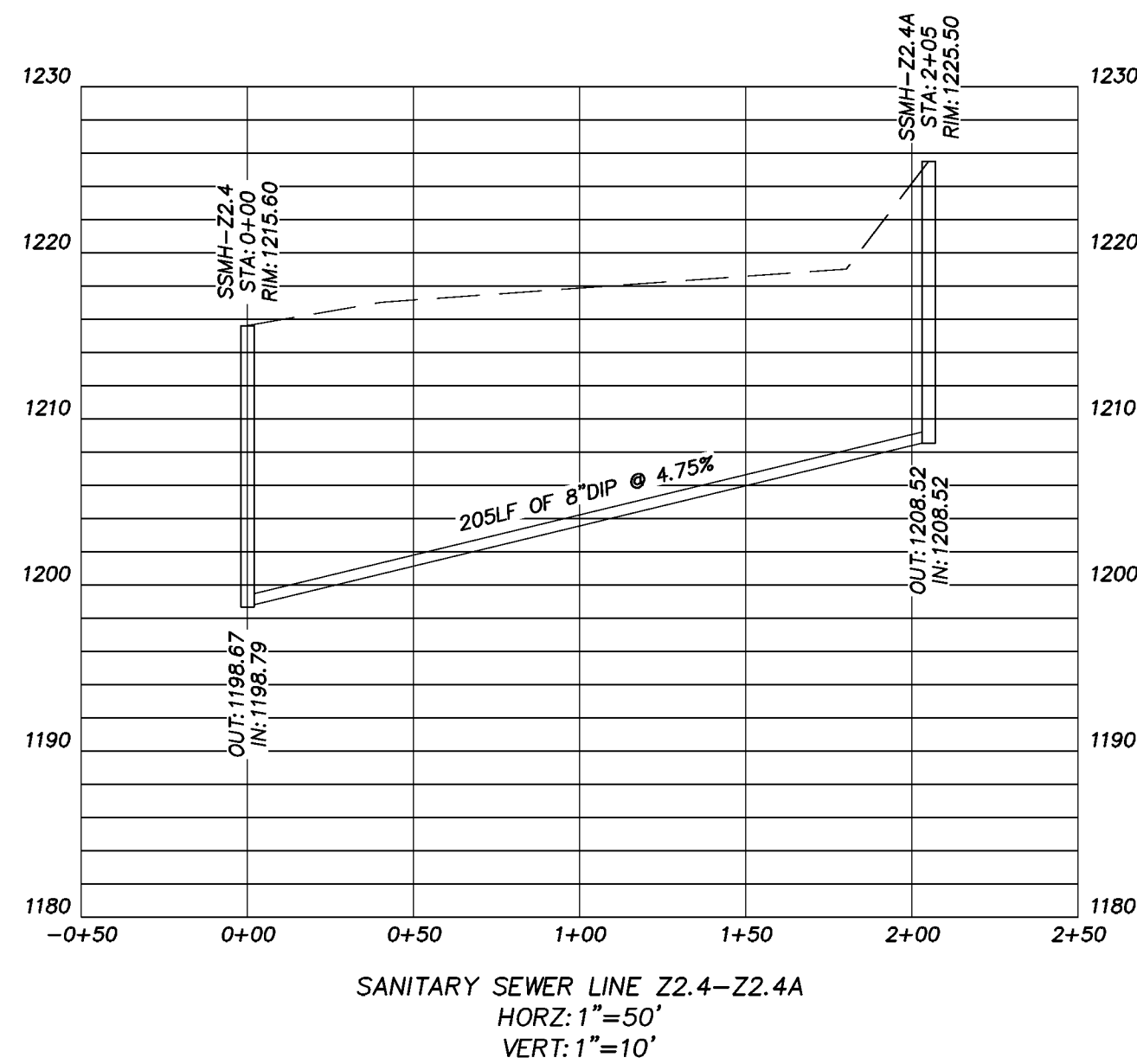
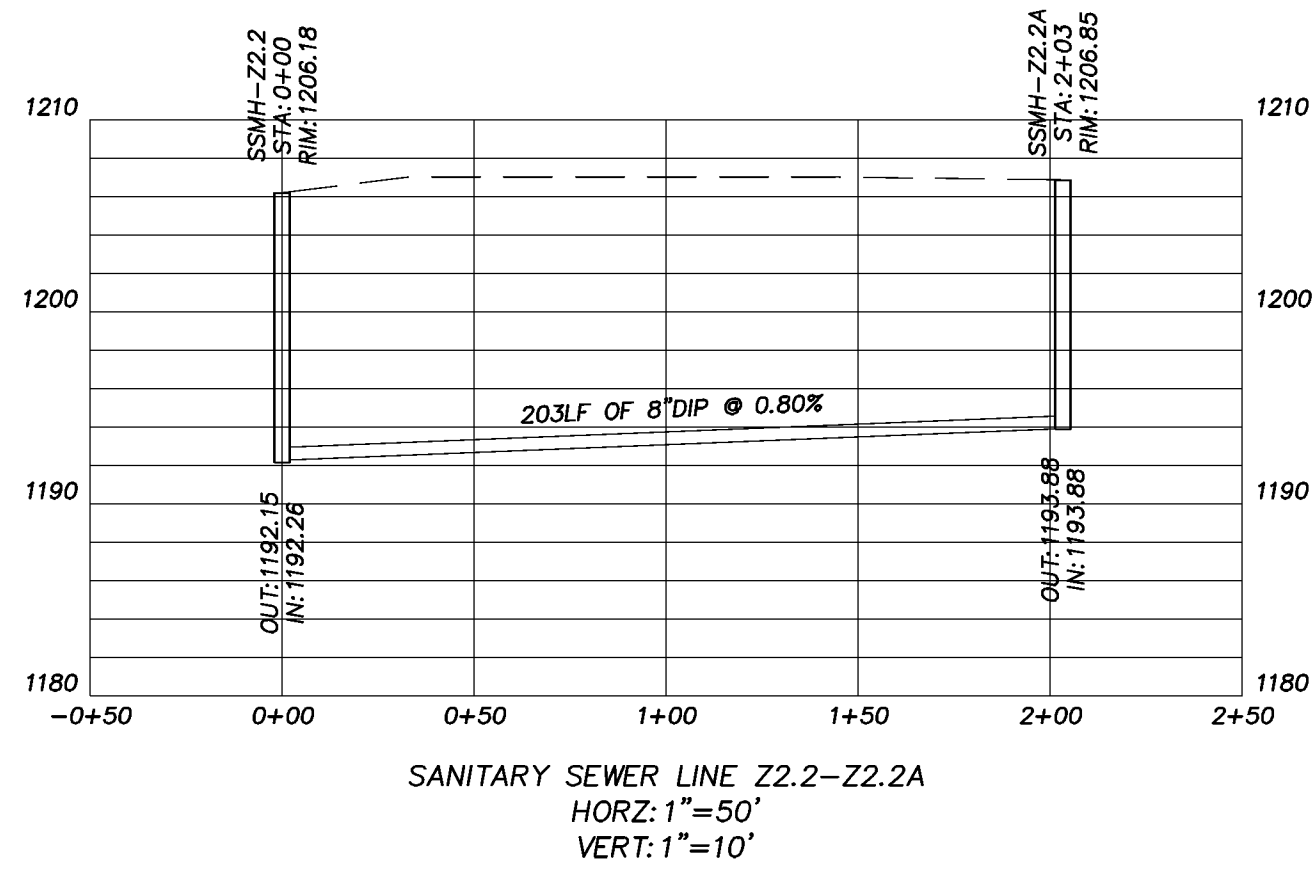
SANITARY SEWER AS-BUILT FOR:

JOB NUMBER: JN2018-130
DATE: 2/10/2020
FIELD DATE: 7/23/2019
SCALE: 1"=40FT
DRAWN BY: MCB
CHECKED BY: WSF
REVISIONS:

SHEET
9 OF 11

CONDOMINIUM PROJECT

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THE SUPERIOR COURT.



SANITARY SEWER PROFILES FOR:
"PHASE II"
LAND LOTS 23, 24, 95 & 96 - 14TH DISTRICT
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REVISIONS:

LEGEND

AF AIR FLOOR OR FLOOR
 AMF ALUM. MONUMENT FOUND
 BC BACK OF HOUSE
 BSL BUILDING SETBACK LINE
 CB CATCH BASIN
 CO CABLE BOX
 CL CENTERLINE
 CMF CONC. MONUMENT FOUND
 CLEANOUT
 CONC. CONCRETE
 CTF CURED TOP FOUND
 DB DEED BOOK
 DE DRAINAGE EASEMENT
 DRIP INLET
 EF EDGE OF PAVEMENT
 ESMT EASEMENT
 F FIRE HYDRANT
 G GAS
 GMD GARGAS MILITA DISTRICT
 HEADWALL
 L L2 L2 REBAR SET
 J JUNCTION BOX
 LL LAND LOT
 LLL LAND LOT LINE
 L% LIGHT POLE
 M% MANHOLE
 MMS MAIL NAIL SET
 N/F NOW OR FORMERLY
 O OVERHEAD POWER
 OFT OPEN TOP FOUND
 PB PLAT BOOK
 PSB POST BOX
 P% PROPERTY LINE
 POB POINT OF BEGINNING
 P% POWER POLE
 PS PLUMBING
 RBR REBAR FOUND
 R/W RIGHT OF WAY
 S/D SUBDIVISION
 S% SERVICE POLE
 U UTILITY MANHOLE
 V VALVE
 W WATER METER
 Y YARD MOUNT

LINETYPE LEGEND

—O	FENCE
—G	GAS LINE
—HP	OVERHEAD POWER
—SS	SEWER LINE
—UT	UNDERGROUND COMMUNICATION
—UP	UNDERGROUND POWER LINE
—W	WATER LINE
—900	CONTOUR LINE
—P/L	EXISTING PROPERTY LINE
—R/W	EXISTING RIGHT-OF-WAY



CONTRACTING ENGINEERS

DAWSONVILLE, GEORGIA 30003
678-773-1535, fax 678-807-2600
Amiga@amibroker.com

11 December 2019
Cumming Water and Sewer Dept
100 Main St
Cumming, GA 30040

Subject: "Orchards of Central Park Ph.2" - Hydrant Flow Tests and Calculations

Dear Sir,

This report was prepared in order to furnish the information as requested by Community Water and Sewer Dept. All dates and times as listed below a flow test was conducted on the 316 Hydramatic (located and monitored as listed below) in subject subdivision location. The test was performed for the purpose of being able to determine the static and residual pressures at an observed flow and calculated flow available at a residual pressure of 20 psi.

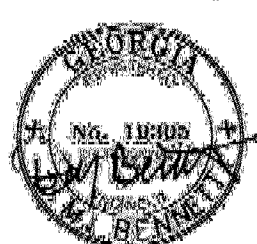
During the flow test, the static and residual pressures and flow were measured. The results of the tests are as follows:

FHR	STATIC	RESIDUAL	FLOW RATE	DATE	TIME	LOCATION
	ft	ft	gpm	20 PSI		
7	90	70	1035	245.3	12/11/2019	8:00am
8	90	30	1250	1617	12/11/2019	9:00am
9	90	80	1300	2054	12/11/2019	8:10am
10	95	35	1224	1780	12/11/2019	8:10am
11	100	85	1350	2110	12/11/2019	9:35am
12	95	30	1340	2174	12/11/2019	9:40am
13	95	90	1300	1982	12/11/2019	9:45am

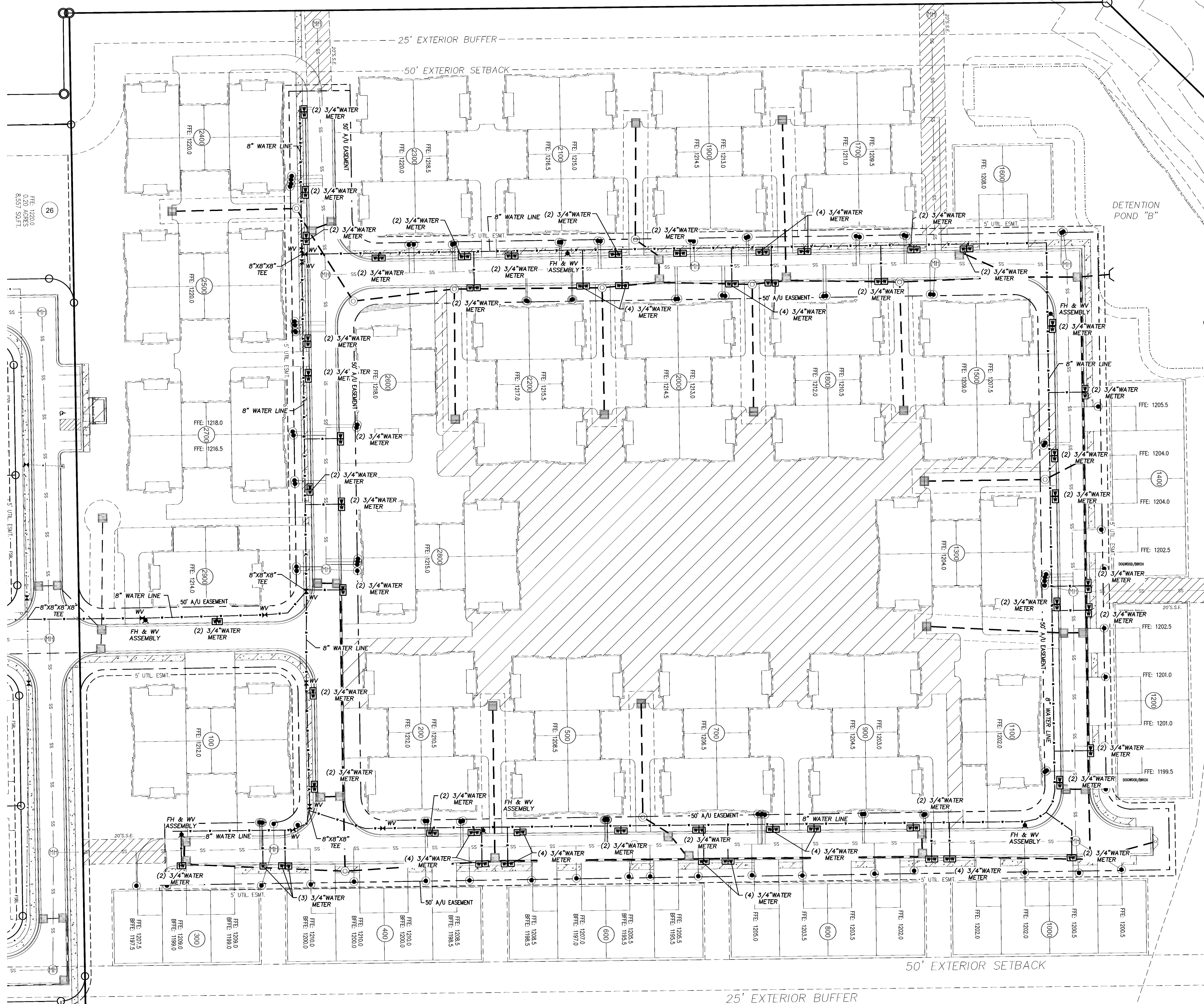
The foregoing data are warranted correct only at the times of observation, and should be interpreted and used only by those personnel experienced and skilled in fire process engineering. Thank you for the opportunity to be of service.

CONTRACTING ENGINEERS

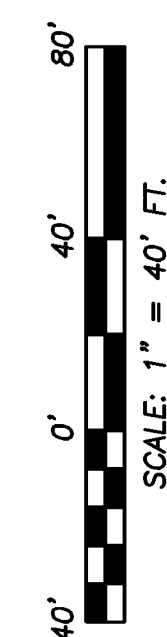
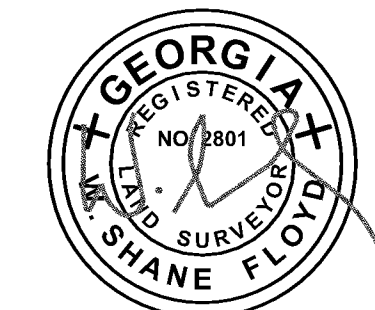
D. M. Bennett P.E. 12/8/05



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REVISIONS.	

SHEET

11 OF 1

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