

OWNER/DEVELOPER :
PEC DEVELOPMENT GROUP
2018 POWERS FERRY ROAD
SUITE 650
ATLANTA, GEORGIA 30339

24 HOUR CONTACT :
STEPHEN McCONN
770-541-5253

OCT 26 2006

Forsyth County Planning and Development
Tree Protection & Replacement Ordinance

OCT 26 2006

Approved By Greg Wallace
Greg Wallace County Arborist

CERTIFICATE OF ENGINEER

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS
DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

THE AS BUILT WATER QUALITY POND PROVIDES THE STORAGE VOLUMES AND
OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS
AND HYDROLOGY STUDY.

Kevin S. Norton DATE 10/17/06
KEVIN S. NORTON
REGISTERED GEORGIA PROFESSIONAL ENGINEER, NO. 027430

OWNER'S CERTIFICATE

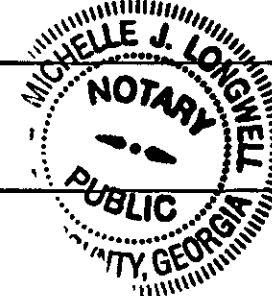
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON, OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT
ALL STATE AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS
LAND HAVE BEEN PAID. SAID OWNER DONATES AND DEDICATES TO THE
PUBLIC USE FOREVER THE STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

OWNER Paul Canley DATE 10/17/06

WITNESS Michelle J. Longwell

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/31/2009



CERTIFICATE OF SURVEYOR

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR
PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON
ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE,
TYPE AND MATERIAL ARE CORRECTLY SHOWN.

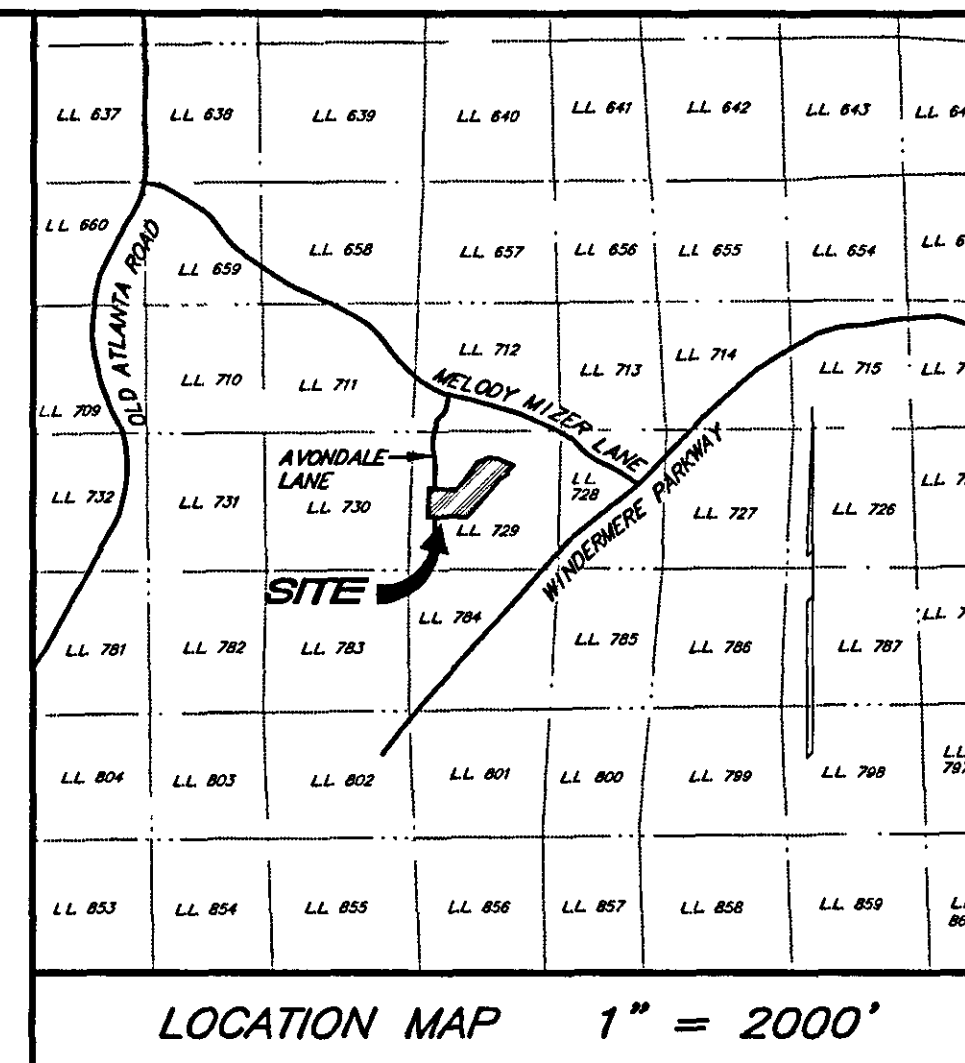
Brian W. Witherington DATE 10/17/06
BRIAN W. WITHERINGTON
REGISTERED GEORGIA LAND SURVEYOR NO. 1930

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF FORSYTH COUNTY,
GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS
FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS
OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FROM THE FORSYTH
COUNTY PLANNING COMMISSION ON 10/31/2006, AND IT IS
ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY
SUPERIOR COURT.

Michael Smith
PLANNING COMMISSION REPRESENTATIVE

DATE



GENERAL PLAT NOTES:

1.) THE FIELD DATA DATED 01-06-06 UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF 1 FOOT IN +10,000 FEET AND AN ANGULAR
ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS
RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO
BE ACCURATE WITHIN 1 FOOT IN +1,000,000 FEET. TOPCON GTS-225 WAS
USED FOR ANGULAR AND LINEAR MEASUREMENTS.

2.) THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN;
ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13117C0095 C DATED
JULY 04, 1989.

3.) THIS PLAT IS FOR THE EXCLUSIVE USE OF PEC DEVELOPMENT GROUP.
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

4.) THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF
THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

5.) #4 REBAR FOUND OR SET AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED.

6.) 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.

7.) 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.

8.) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD
BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS
PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION
STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS.

9.) 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.

10.) 100 YEAR HEADWATER ELEVATION IS CONFINED WITHIN DRAINAGE
EASEMENT.

11.) WATER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND
SEWER.

12.) SANITARY SEWER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF
WATER AND SEWER.

13.) STRUCTURES OR FENCES WILL NOT BE ALLOWED IN SANITARY SEWER
EASEMENT OR UTILITY EASEMENT.

14.) DEVELOPER HAS 1-YEAR MAINTENANCE FROM THE DATE OF SIGN OFF
ON ALL WATER AND SEWER INFRASTRUCTURE, INCLUDING PUMPING STATIONS,
BEFORE COUNTY WILL ASSUME RESPONSIBILITY.

15.) UPON RECORDING OF THIS PLAT, ALL SANITARY SEWER EASEMENTS ARE
DEDICATED TO FORSYTH COUNTY WATER AND SEWER (OR PRIVATE SANITARY
SEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FROM
FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

16.) MINIMUM FINISHED FLOOR ELEVATIONS INCLUDE BASEMENT ELEVATION.

17.) BOUNDARY INFORMATION PROVIDED BY WATTS AND BROWNING
ENGINEERS AND LAND SURVEYORS DATED 05-08-03.

18.) PART V CRITERIA DOES NOT APPLY TO THIS PROJECT.

19.) THE AMENITY AREA IS LOCATED IN ITS OWN PHASE OF JAMES CREEK
DESIGNATED AS RECREATION AREA (NOT LOCATED IN POD D-2).

20.) THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR JAMES
CREEK, RECORDED IN DEED BOOK 3537, PAGE 629.

21.) THIS PROPERTY IS LOCATED IN THE CITY OF CUMMING IN ZIP CODE
30041.

RECEIVED

OCT 23 2006

FORSYTH COUNTY
PLANNING & DEVELOPMENT

OCT 26 2006

Doc ID: 004019180008 Type: PLT
Filed: 11/01/2006 at 08:50:55 AM
Fee Amt: \$48.00 Page 1 of 6
Forsyth County, GA
Douglas Sorrells Clerk Superior Ct
BK 106 PG 99-104

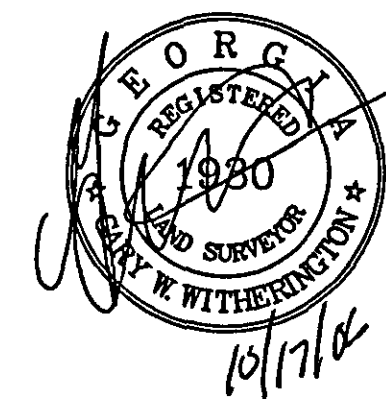
TOTAL AREA = 6.108 ACRES
TOTAL NO. OF LOTS = 29
DENSITY / YIELD = 4.748 LOTS PER ACRE
PRESENT ZONING - PUD (CASE #ZA-2643)
TOTAL ROAD R/W ACREAGE = 1.284 ACRES
MIN. FRONT SETBACK = 15'
MIN. SIDE SETBACK = 5' (MINIMUM 10' BETWEEN ADJACENT FOUNDATIONS)
MIN. REAR SETBACK = 15'

LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

FINAL PLAT FOR:
**JAMES CREEK
POD D-2, UNIT 1**

LOCATED IN LAND LOT 729
2nd DISTRICT;
FORSYTH COUNTY, GEORGIA



REVISIONS

6-8-06 REMOVED 75' BUFFER
10-12-06 REVISED SETBACK
NOTE

DATE: 11-29-05
SCALE: 1"=60'
DRAWN BY: RWM
CHECKED BY: GWW
PROJECT NO. 2005570.40
SHEET 1 OF 6
JAMESCRKD2-FNL.DWG

OWNER/DEVELOPER :
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2018 POWERS FERRY ROAD
SUITE 650
ATLANTA, GEORGIA 30339

24 HOUR CONTACT :
STEPHEN McCONN
770-541-5253

A RESOLUTION
BY

THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA

WHEREAS, a request has been received that this Board further amend the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, together with the zoning maps likewise duly adopted and amended; and,

WHEREAS, Zoning Application Number 2643 (The Ryland Group, Inc.) was presented to the Department of Planning & Development which caused to be published in The Forsyth County News, a newspaper of general circulation in Forsyth County in which Sheriff's advertisements are published, a notice of hearing; and,

WHEREAS, the aforesaid notice of public hearing (a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference) was published more than 15 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing at the time and place set forth in the notice thereof pursuant to the authority delegated by the Board; and,

WHEREAS, the report and recommendation of the Planning Commission (attached hereto as Exhibit "B" and incorporated herein by reference) has been received regarding the subject property described on Exhibit "C" attached hereto and incorporated herein by reference; and,

WHEREAS, this Board has considered the proposed amendment in light of the Master Plan as adopted and interpreted by the Planning Commission; and, has examined the views expressed at the public hearing, the subject parcel and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular parcel as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Forsyth County, Georgia;

NOW THEREFORE BE IT RESOLVED, that the parcel described on Exhibit "C" should be, and hereby is, declared to be zoned as a PLANNED UNIT DEVELOPMENT (PUD) Use District, and,

Page 1 of 6

ZA #2643

Applicant: The Ryland Group, Inc.

800/900

YVD 98:00 DEL 8002/01/11

23. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
24. Maximum number of units shall not exceed 939 units.
25. Developer to dedicate up to 140-foot right-of-way for the North-South Parkway. Developer shall make a contribution of up to \$2,000,000 toward the construction of the parkway. Per agreement with the County, the developer shall control the construction of the parkway while permitting is to be done by the County. The original alignment for the parkway shall be used for road design by Forsyth County Engineering.
26. Developer to dedicate additional right of way on Trammel Road.
27. Developer to dedicate any drainage or construction easements required for construction of North-South Parkway.
28. Developer shall provide the traffic study approved by GRTA.
29. Establish flood elevation for all Zone A floodplain and submit to FEMA for map revision.
30. Stream buffer encroachments are permitted for road and utility crossings only. Any additional stream buffer disturbance shall require a variance from EPD. A fifty (50) foot stream buffer shall apply to all the streams.
31. Applicant/developer to donate (2) acres to Forsyth County for public safety purposes. This donation shall be completed prior to the first final plat being recorded. Developer shall also grade site and bring utilities to the site.
32. The riparian buffers, wetlands buffers, and open space shall be undisturbed except as shown on the site plan and permitted as required.
33. A list of recommended and prohibited fertilizers and pesticides for lawn care should be included in the Homeowner's Association covenants and restrictions to prevent and reduce the amount of nutrients and other non-point source pollution that could possibly and eventually flow into any tributaries on site.
34. All development shall be phased to minimize the level of land disturbance.
35. Developer shall not bridge James Creek for vehicular traffic from any pod of the development to Pod A and this shall be a deed restriction.
36. Developer shall deed open space to a conservation trust or to Forsyth County.
37. Pod A shall not exceed 32 homes.

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ZA #2643

Applicant: The Ryland Group, Inc.

800/900

YVD 98:00 DEL 8002/01/11

BE IT FURTHER RESOLVED, that the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, and the zoning maps likewise duly adopted and amended, are hereby further amended to effect the above zoning on the subject parcel; and,

BE IT FURTHER RESOLVED, that the rezoning of the parcel described on Exhibit "C." is subject to the following conditions:

1. Applicant/developer shall submit a new site plan to the Board of Commissioners for approval dated 3-24-2003 and signed by the District Five Commissioner.
2. Applicant/developer shall submit a final commercial pod site plan to the Board of Commissioners for approval prior to a site development permit being issued for the commercial pod.
3. The only permitted uses for the commercial development and performance standards are those listed in either NS, UV, CBD or OR.
4. Prohibited Business: There shall be no 24-hour business, Gasoline or Service Stations, Oil-changing Facilities, Car Washes, or Fast Food Restaurants with Drive-through.
5. Dumpsters shall be placed in rear of commercial space it is designed to serve. Dumpster shall be enclosed on 3 sides with material consistent with other aspects of development. Access gate shall be of wood and self-closing and entire height of enclosure shall be 12 inches higher than the dumpster.
6. All parking lot lighting shall be designed to be compatible with the overall development. Lighting shall be limited in height not to exceed the height of the tallest building of commercial pods. No floodlights of any type are permitted. All overhead lights must be located only in developed areas. All overhead lights shall be designed to avoid issue of light pollution.
7. Commercial pods to meet the performance standards, i.e. buffers, setbacks, open space, etc. of the appropriate zoning district as designated in writing by the applicant to the Planning Department.
8. Conservation easements in favor of the County to be placed on the property identified as "open space." The conservation easement shall be recorded prior to the last final plat for the residential development being recorded.
9. The landscape strip for properties abutting Windermere Parkway extension shall be planned to comply with the Forsyth County Buffer Standards.
10. Minimum exterior setback shall be 100 feet.

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ZA #2643

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38. Developer shall provide a fifty (50) foot buffer along the property line of Phillip King, Myrtle Webb, Albert Gardner and Jerry McDaniel.
39. Homes in Pod A having access to Nichols Road shall have a minimum square footage of 2,000 square feet with facades consisting of brick, stone, stucco, shake cement based covering or any combination thereof.
40. Developer shall extend sewer line to a common property line with Daves Creek Elementary School.
41. Developer shall grant a ten (10) foot access easement from Daves Creek Elementary property line to closest street.
42. The connection of the Windermere Parkway to the Three Chimneys Parkway shall not be made for a minimum of three (3) years.
43. The developer shall inform any potential purchasers and purchasers of these residences that there is a potential of the Northern Arc coming through and a description of it unless and until we get an answer from the County's request from the State telling us that the Northern Arc shall not be built.
44. Developer agrees to put in an Escrow Fund \$50,000 for the benefit of Three Chimneys Subdivision. These funds are to go toward the use of a feasibility study and or engineering/construction for a safe road crossing on the parkway. The escrow fund shall have an expiration of one year from the date of the zoning approval.
45. Developer agrees to escrow \$50,000 for the County to use towards engineering, design, and construction of the Windermere Parkway extension adjacent to the Newton Historical and Nature Preserve. Funds are to be used to mitigate any increased costs that the county incurs offsetting impacts to the Newton property. These funds shall have an expiration date of five (5) years from the date of zoning approval.
46. The developer of this property shall be responsible for correcting any sedimentation runoff issues into any creeks or streams caused by the developer on his property as well as any adjoining properties and be required to restore it to its original state.

SO RESOLVED, this 24th day of March, 2003.

Jack Conway
Jack Conway, Chairman

Page 5 of 6

ZA #2643

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YVD 98:00 DEL 8002/01/11

11. Setbacks for each Pod are those shown on the site plan dated 03/24/03.
12. Mass clearing and grading shall not be permitted for any residential POD with a minimum lot size of 10,000 sq. ft. or greater.
13. Walking trails to be pervious and located outside of riparian buffers. The width of the walking trails shall be no greater than (8) feet.
14. Wetlands shall only be disturbed as permitted in County Ordinance 14.
15. Amenities area to be provided on both sides of Windermere Parkway.
16. Sanitary sewer shall serve the development. This sewer service is to be determined by Forsyth County Water and Sewer master plan.
17. Any gravity sewer lines installed to serve this development shall be sized to serve the basin. 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 installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan. Forsyth County shall reimburse developer for any upsizing of the line by the county beyond what would be required.
18. All of the conditions identified in the Georgia Regional Transportation Authority Report shall apply to the subject property.
19. All of the recommendations, except for #1 and #4, identified in the Georgia Mountains Regional Development Center report apply to the subject property.
20. The developer shall provide a copy of restrictive covenants to the Planning Department prior to any final plat being approved. The covenants shall reflect the required language in the Georgia Mountains Regional Development Center report concerning the use of pesticides.
21. The development must meet fire flows of 1500 gpm, or irrigation demands, whichever is greater. All improvements to the County water system that are required to serve this development, as determined by Forsyth County Water & Sewer Department, shall be designed and constructed at the expense of the developer.
22. 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) shall be done at the developer's expense.

Page 3 of 6

ZA #2643

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Marcie Kreager
Marcie Kreager, Vice-Chairman

Charles L. Laughlinhouse
Charles L. Laughlinhouse, Secretary

David "AJ" Fritchett
David "AJ" Fritchett, Member

Eddie Taylor
Eddie Taylor, Member

Page 6 of 6

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LAND PLANNERS
ENGINEERS/SURVEYORS
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SUITE 200
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INCORPORATED

FINAL PLAT FOR:
**JAMES CREEK
POD D-2, UNIT 1**
LOCATED IN LAND LOT 729
2nd DISTRICT;
FORSYTH COUNTY, GEORGIA



REVISIONS

6-8-06 REMOVED 75' BUFFER
10-12-06 REVISED SETBACK
NOTE

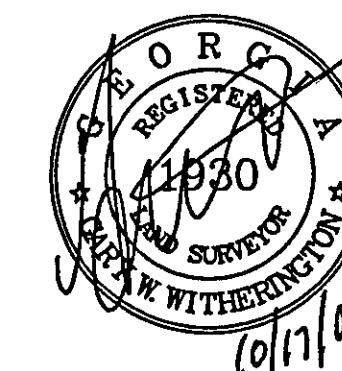
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CHECKED BY: GWW
PROJECT NO. 2005570.40
SHEET 2 OF 6
JAMESCRK12-FNL.DWG

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ENGINEERS SURVEYORS
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FINAL PLAT FOR:
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LOCATED IN LAND LOT 729
2nd DISTRICT;
FORSYTH COUNTY, GEORGIA



REVISIONS
4-28-06 COUNTY COMMENTS
6-8-06 REMOVED 75' BUFFER
10-12-06 REVISED SETBACK
NOTE

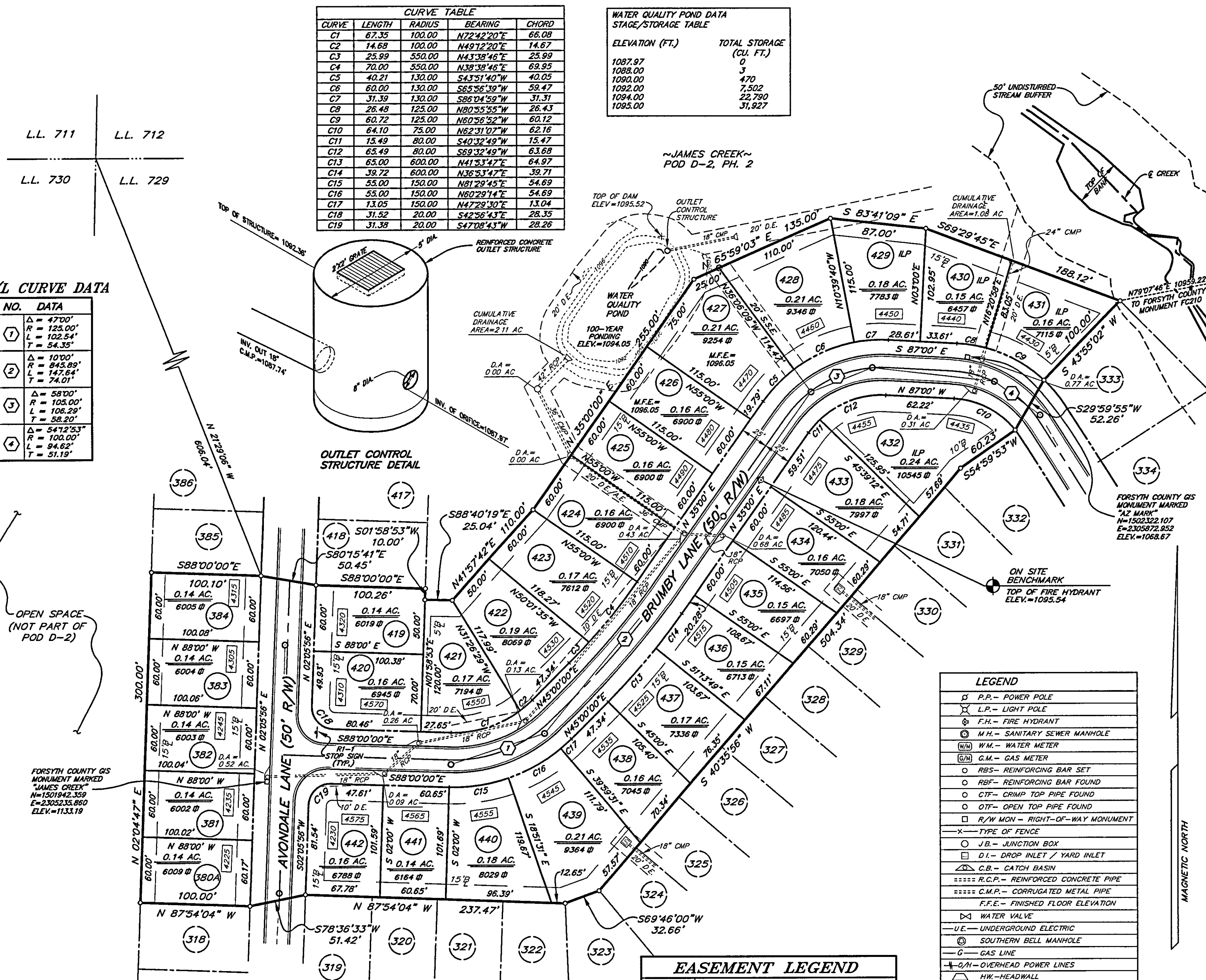
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SCALE: 1"=60'
DRAWN BY: RWM
CHECKED BY: GWV
PROJECT NO. 2005570.40
SHEET 3 OF 6
JAMESCRKD2-FNL.DWG

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	67.35	100.00	N72°42'20"E	66.08
C2	14.68	100.00	N49°12'20"E	14.67
C3	25.99	550.00	N43°38'46"E	25.99
C4	70.00	550.00	N38°38'46"E	69.95
C5	40.21	130.00	S43°51'40"W	40.05
C6	60.00	130.00	S65°56'39"W	59.47
C7	31.39	130.00	S86°04'59"W	31.31
C8	26.48	125.00	N80°55'55"W	26.43
C9	60.72	125.00	N60°56'52"W	60.12
C10	64.10	75.00	N62°31'07"W	62.16
C11	15.49	80.00	S40°32'49"W	15.47
C12	65.49	80.00	S69°32'49"W	63.68
C13	65.00	600.00	N41°53'47"E	64.97
C14	39.72	600.00	N36°53'47"E	39.71
C15	55.00	150.00	N81°29'45"E	54.69
C16	55.00	150.00	N60°29'14"E	54.69
C17	13.05	150.00	N47°29'30"E	13.04
C18	31.52	20.00	S42°56'43"E	28.35
C19	31.38	20.00	S47°08'43"W	28.26

WATER QUALITY POND DATA	
STAGE/STORAGE TABLE	
ELEVATION (FT.)	TOTAL STORAGE (CU. FT.)
1087.97	0
1088.00	3
1090.00	470
1092.00	7,502
1094.00	22,790
1095.00	31,927

C/L CURVE DATA

NO.	DATA
1	Δ = 47°00' R = 125.00' L = 102.54' T = 54.35'
2	Δ = 10°00' R = 845.89' L = 147.64' T = 74.01'
3	Δ = 58°00' R = 105.00' L = 106.29' T = 58.20'
4	Δ = 54°12'53" R = 100.00' L = 94.62' T = 51.19'



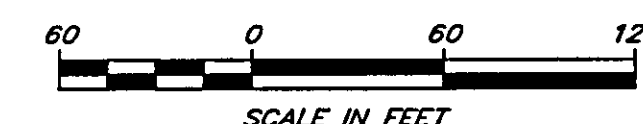
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24 HOUR CONTACT :
STEPHEN McCONN
770-541-5253

~JAMES CREEK~
POD D-1, PH. 1

EASEMENT LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

LEGEND	
⊙ P.P.	POWER POLE
⊙ L.P.	LIGHT POLE
⊙ F.H.	FIRE HYDRANT
⊙ M.H.	SANITARY SEWER MANHOLE
⊙ W.M.	WATER METER
⊙ G.M.	GAS METER
⊙ RBS	REINFORCING BAR SET
⊙ RBF	REINFORCING BAR FOUND
⊙ CTF	CRIMP TOP PIPE FOUND
⊙ OTF	OPEN TOP PIPE FOUND
⊙ R/W MON	RIGHT-OF-WAY MONUMENT
⊙ X	TYPE OF FENCE
⊙ J.B.	JUNCTION BOX
⊙ D.I.	DROP INLET / YARD INLET
⊙ C.B.	CATCH BASIN
⊙ R.C.P.	REINFORCED CONCRETE PIPE
⊙ C.M.P.	CORRUGATED METAL PIPE
⊙ F.F.E.	FINISHED FLOOR ELEVATION
⊙ W.V.	WATER VALVE
⊙ U.E.	UNDERGROUND ELECTRIC
⊙ S.B.M.	SOUTHERN BELL MANHOLE
⊙ G	GAS LINE
⊙ O/H	OVERHEAD POWER LINES
⊙ H.W.	HEADWALL
⊙ W	WATER LINE
⊙ P.B.X.	POWERBOX
⊙ I.L.P.	INDIVIDUAL LAND PERMIT LOT



WATER NOTES:

- 1.) SHORT SIDE SERVICES ARE ALL 3/4" COPPER.
- 2.) LONG SIDE SERVICES ARE ALL 1" COPPER ENCASED IN 2" PVC CONDUITS WITH 3/4" WYES.

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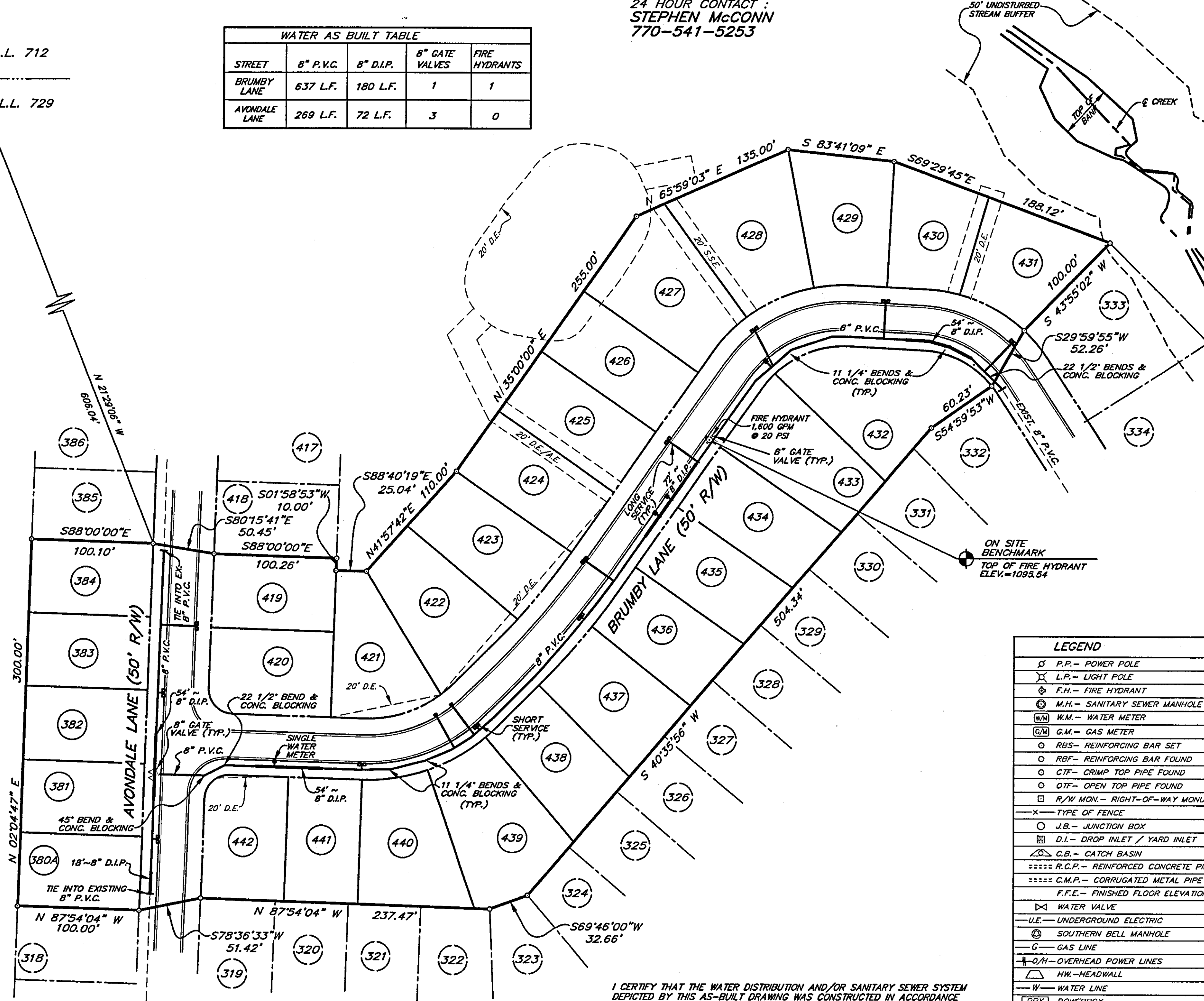
WATER AS BUILT TABLE				
STREET	8" P.V.C.	8" D.I.P.	8" GATE VALVES	FIRE HYDRANTS
BRUMBY LANE	637 L.F.	180 L.F.	1	1
AVONDALE LANE	269 L.F.	72 L.F.	3	0

LAND PLANNERS
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WATER AS BUILT FOR:
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POD D-2, UNIT 1**
LOCATED IN LAND LOT 729
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FORSYTH COUNTY, GEORGIA

MAGNETIC NORTH



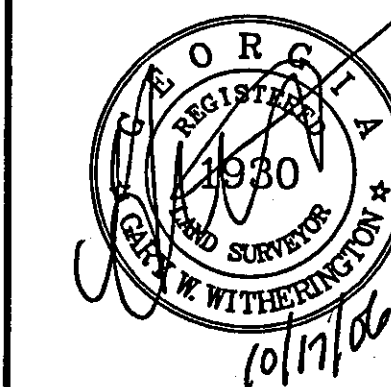
I CERTIFY THAT THE WATER DISTRIBUTION AND/OR SANITARY SEWER SYSTEM DEPICTED BY THIS AS-BUILT DRAWING WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE FCDWS. THE INFORMATION SUBMITTED ON THIS AS-BUILT DRAWING IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE

KS. Ne
KEVIN S. NORTON
GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 027430

10/17/06
DATE

60 0 60 120
SCALE IN FEET

LEGEND	
⊕	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
⊕	RBS - REINFORCING BAR SET
⊕	RBF - REINFORCING BAR FOUND
⊕	CTF - CRIMP TOP PIPE FOUND
⊕	OTF - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
⊕	TYPE OF FENCE
⊕	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
⊕	R.C.P. - REINFORCED CONCRETE PIPE
⊕	C.M.P. - CORRUGATED METAL PIPE
⊕	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	U.E. - UNDERGROUND ELECTRIC
⊕	S.B.M. - SOUTHERN BELL MANHOLE
⊕	G - GAS LINE
⊕	O/H - OVERHEAD POWER LINES
⊕	H.W. - HEADWALL
⊕	W - WATER LINE
⊕	P.B.X. - POWER BOX



REVISIONS

4-18-06: COUNTY COMMENTS
6-8-06 REMOVED 75' BUFFER
10-12-06 REVISED SETBACK
NOTE

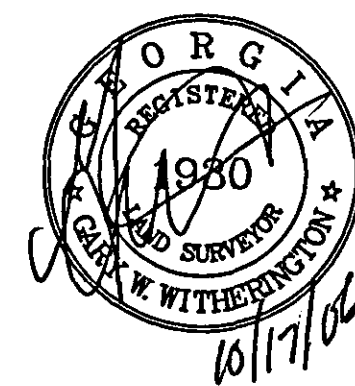
DATE: 11-29-05
SCALE: 1"=60'
DRAWN BY: RWM
CHECKED BY: GWW
PROJECT NO. 2005570.40
SHEET 4 OF 6
JAMESCRKD2-FNL.DWG

LAND PLANNERS
ENGINEERS/SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

SANITARY SEWER AS BUILT FOR:
**JAMES CREEK
POD D-2, UNIT 1**
LOCATED IN LAND LOT 729
2nd DISTRICT;
FORSYTH COUNTY, GEORGIA



REVISIONS
6-8-06 REMOVED 75' BUFFER
10-12-06 REVISED SETBACK
NOTE

DATE: 11-29-05
SCALE: 1"=60'
DRAWN BY: RWM
CHECKED BY: GWV
PROJECT NO. 2005570.40
SHEET 5 OF 6
JAMESCRKD2-FNL.DWG

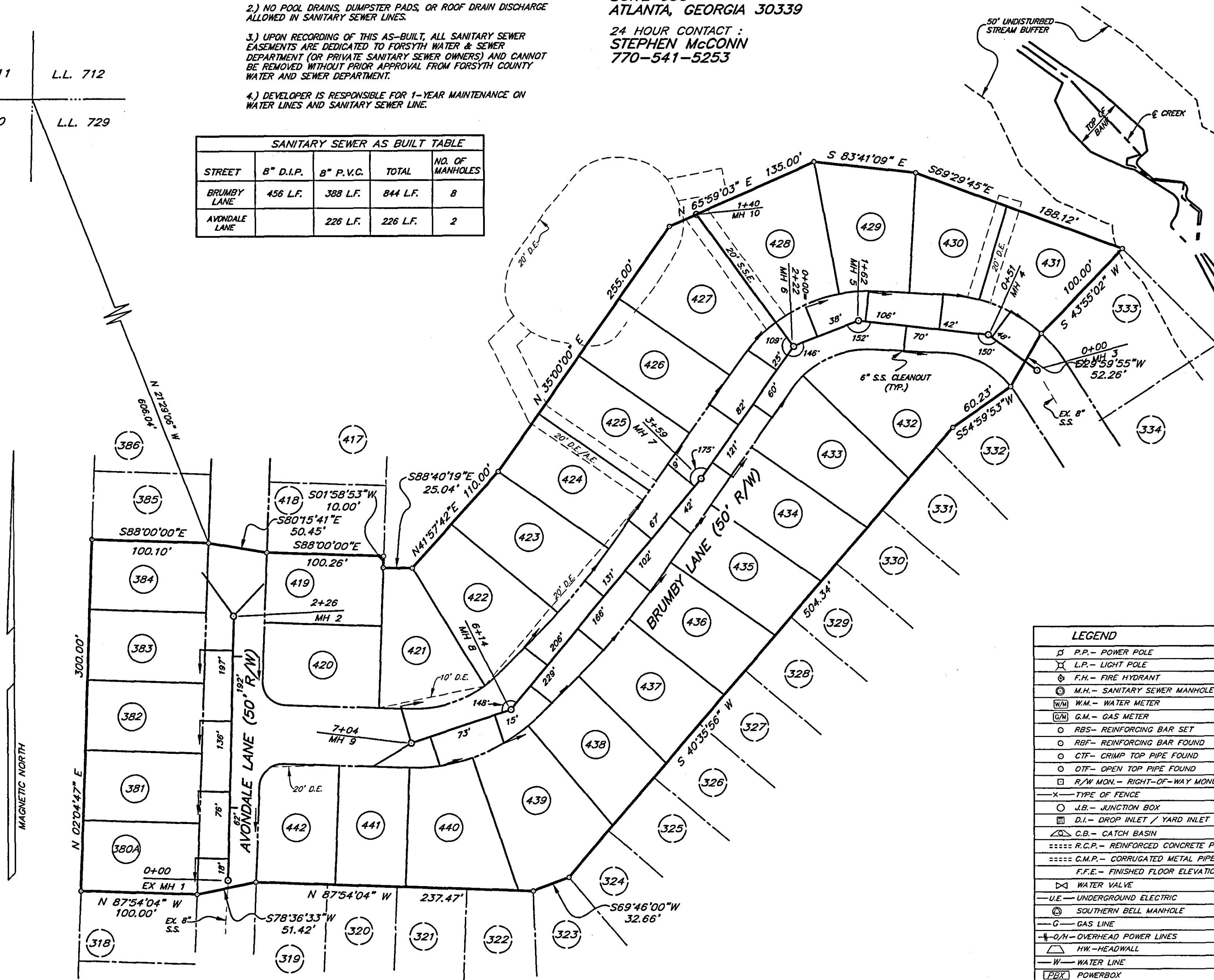
SANITARY SEWER NOTES:

- 1.) NO STRUCTURES, FENCES, OR OTHER OBSTRUCTION SHALL BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT.
- 2.) NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES.
- 3.) UPON RECORDING OF THIS AS-BUILT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH WATER & SEWER DEPARTMENT (OR PRIVATE SANITARY SEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT.
- 4.) DEVELOPER IS RESPONSIBLE FOR 1-YEAR MAINTENANCE ON WATER LINES AND SANITARY SEWER LINE.

OWNER/DEVELOPER :
PEC DEVELOPMENT GROUP
2018 POWERS FERRY ROAD
SUITE 650
ATLANTA, GEORGIA 30339

24 HOUR CONTACT :
STEPHEN McCONN
770-541-5253

SANITARY SEWER AS BUILT TABLE				
STREET	8" D.I.P.	8" P.V.C.	TOTAL	NO. OF MANHOLES
BRUMBY LANE	456 L.F.	388 L.F.	844 L.F.	8
AVONDALE LANE		226 L.F.	226 L.F.	2



LEGEND	
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