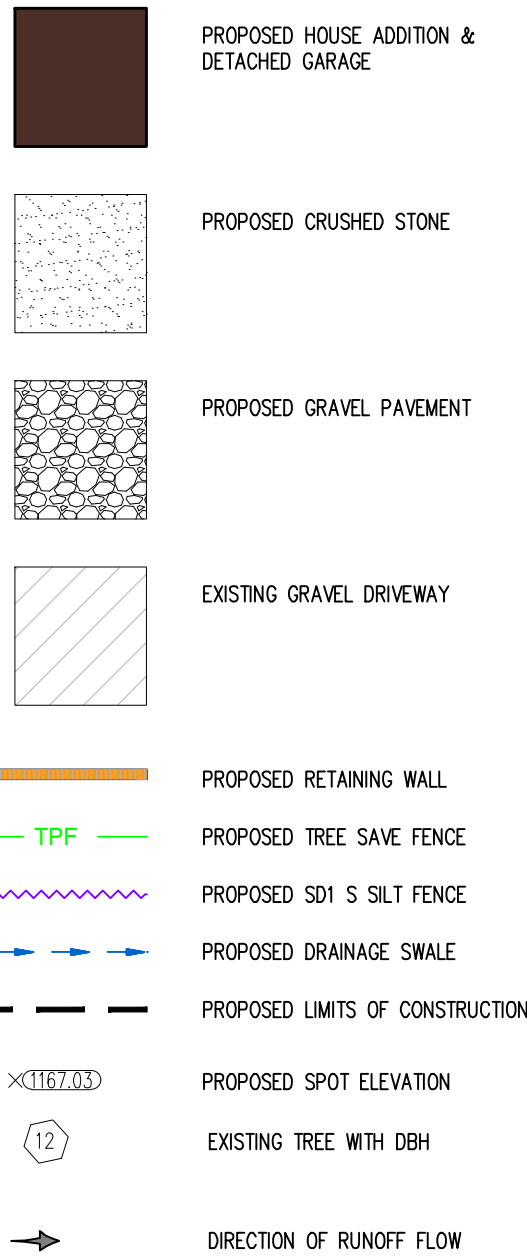


PARCEL ID.	LEGEND
007 273	BSL BUILDING SETBACK LINE
ADDRESS	DE DRAINAGE EASEMENT (STORM)
6775 FRIX ROAD, CUMMING, GA 30028	SSE SANITARY SEWER EASEMENT
MINIMUM FINISHED FLOOR ELEVATION	EOP EDGE OF PAVEMENT (CURB)
NONE	R/W RIGHT OF WAY
SITE AREA	S/W SIDEWALK
462,897 S.F. OR 10.627 AC.	POB POINT OF BEGINNING
COMMUNITY NODE	POC POINT OF COMMENCEMENT
NONE	MFFE MIN. FINISHED FLOOR ELEVATION
OVERLAY	PROPOSED FLOW ARROW / SWALE
NONE	PROPOSED SILT FENCE
CHARACTER AREA	POWER POLE
ETOWAH	2" IRON REBAR SET
SETBACKS	IRON PIN FOUND
FRONT: 50'	BOLLARD
SIDE: 25'	OVERHEAD POWER
REAR: 25'	FIRE HYDRANT
DISTURBED AREA	WATER METER
42,920 S.F. OR 0.99 AC.	WATER VALVE
ZONING	GAS VALVE
A1	GAS METER
STATE WATERS / WETLANDS NOTE	LIGHT POLE
1. THERE ARE STATE WATERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE.	CONCRETE PAD
2. THERE ARE NO WETLANDS PRESENT ON OR NEAR THE PROJECT SITE.	TELEPHONE MARKER
REFERENCES	AIR CONDITIONER UNIT
BOUNDARY SURVEY BY RICHARD MAY & ASSOCIATES, INC. RECORDED IN PG 63 PAGE 200 RECORDED 11/13/2000.	MAIL BOX
2. DEED BOOK 1846 PAGE 472	CLEAN OUT
BOUNDARY SURVEY FOR TRACT 2, 0 FRIX ROAD BY KEYSTONE LAND SURVEYING, INC. DATED 03/01/2024 AND LAST REVISED 06/27/2024.	SANITARY SEWER MANHOLE
	LEFT WING CATCH BASIN
	RIGHT WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DROP INLET
	HEADWALL

LGP LEGEND



IMPERVIOUS AREA
6775 FRIX ROAD 7,968 S.F.
LOT COVERAGE RATIO
6775 FRIX ROAD / 462,897 S.F. = 1.7%
PROPOSED IMPERVIOUS CALCULATIONS
HOUSE = 2,462 S.F.
FRONT PORCH = 200 S.F.
REAR PORCH = 247 S.F.
PATIO W/STAIRS = 173 S.F.
RETAINING WALL = 37 S.F.
POOL = 577 S.F.
GARAGE = 896 S.F.
DRIVEWAY = 3,376 S.F.
IMPERVIOUS TOTAL = 7,968 S.F.

FORSYTH COUNTY LGP NOTES

- THIS SITE IS LOCATED WITHIN ZONE X AS DEFINED BY F.L.R.M. COMMUNITY PANEL NUMBER FOR FORSYTH COUNTY 130679 & MAP NUMBER 1311700046 FOR FORSYTH COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE OF 06/07/2019.
- A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.
- THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
- A RETAINING WALL DESIGN FOR WALL 6" OR GREATER, AS MEASURED FROM THE FOOTING, MUST BE SUBMITTED TO FORSYTH COUNTY DEPARTMENT OF ENGINEERING PRIOR TO INSTALLATION. ALL WALLS GREATER THAN 30" IN THE HEIGHT SHALL REQUIRE A FENCE OR HANDRAIL ACROSS THE TOP.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAYS, AND ARE CONSIDERED 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 ANY OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
- ALL IMPROVEMENTS TO EXISTING STRUCTURES MUST CONFORM TO FORSYTH COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- MAXIMUM CUT SLOPES SHALL BE 2" HORIZONTAL TO 1" VERTICAL. CONTINUOUS FILL SLOPES 10 FEET IN HEIGHT OR LESS MAY BE 2" HORIZONTAL TO 1" VERTICAL. ALL CONTINUOUS SLOPES THAT EXCEED 10 FEET IN HEIGHT MUST BE 3" HORIZONTAL TO 1" VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA WITH EXPERIENCE GEOTECHNICAL ENGINEERING.
- SETBACKS, BUFFERS, AND ZONING CONDITIONS ARE NOT REVIEWED OR APPROVED ON THIS PLAN. QUESTIONS REGARDING THESE REGULATIONS SHALL BE DIRECTED TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- APPROVAL OF THE PLAN DOES NOT CONSTITUTE ANY APPROVAL OF A BUILDING PERMIT, THIS PLAN ONLY CONSTITUTES APPROVAL OF GRADING ACTIVITIES.

EROSION CONTROL LEGEND

VEGETATIVE MEASURES		
GASWC CODE	SYMBOL	DESCRIPTION
Ds1	N/A	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	N/A	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	N/A	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
STRUCTURAL PRACTICES		
GASWC CODE	SYMBOL	DESCRIPTION
Co		CONSTRUCTION EXIT
Sd1-S		TYPE "S" SILT FENCE
Sd4	N/A	TEMPORARY SEDIMENT TRAP
Tr		TREE SAVE FENCE

N/F
RICHARD B. & SARA S. JOHNSON, SR
PARCEL ID: 007 240
DB:11170, PG:425
PB:63, PG:200

SCALE: 1"=20'
DESIGNED BY: SGF
SHEET NUMBER: 4 of 11
FILE NAME: 6775 FRIX ROAD - SP-V12
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GRAPHIC SCALE - IN FEET
-10 0 20 40 60

LOT GRADING PLAN / LGP
AND PHASES 2 & 3 EROSION CONTROL PLAN
6775 FRIX ROAD
CUMMING, GA. 30028
TRACT 2
LAND LOT 717 - 3RD DISTRICT - 1ST SECTION
FORSYTH COUNTY GEORGIA
REVISIONS
1
2
3
4
5

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

CLIENT: AUSTIN LINEBERRY
DATE: 11/27/2024
JOB NUMBER: SP-3349
12/11/2024
REGISTERED
No. 3077
LAND SURVEYOR
MATTHEW F. CHLEY
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION # 0000058820
EXP. 08/12/2027