



Approved

(FP - Final Plat)

Land Development Plan/Permit Information Sheet**PROJECT / PERMIT #** 3070 FP200001**ePlan #** FP2020-001**PROJECT NAME** The Orchards of Central Park Phase II**Resubmittal #****PROJECT STATUS**

This submittal is for a new final plat. 3070FP200001 has been approved. Please process accordingly.

TYPE OF SUBMITTAL

Residential- Lot / Parcel, Subdivision / Public ROW / Infrastructure, Fee Simple

PROJECT REQUEST**Purpose:** Applicant is requesting a permit to final plat a road right-of-way and subdivide lots.**Submit Date:** 01/06/2020**# of Lots/Units:** 107**Amount:** \$ 0.00**Expiration Date:****Water Service:** City**Check Number:****Total Acres:** 22.25**Sewer:** YES**Receipt Number:****PROPERTY INFORMATION****Location:** This property is located on the south side of Keith Bridge Road (S.R. 306) in the southwest corner of Keith Bridge Road (S.R. 306) and Georgia Highway 400.**Zoned:** Res6**Primary PIN#** 218 004

ZA / SP#(s): ZA3195

BOC District: 1

Character Area: Hammond's Crossing Regional Node

Overlay District(s):
CoalMtn

CONTACT INFORMATION

Developer:

The Orchards Group
11660 Alpharetta Hwy. Suite 55
Roswell GA 30376
Company Phone#
678-795-0020

Engineer:

Floyd & Associates, Inc.
2060 Buford Hwy. Suite 105
Buford GA 30518
Company Phone# 770-531-0900
Contact:
Contact Phone# 770-531-0900

Primary Contact:

Chayce Bell
2060 Buford Hwy.
Buford GA 30518
770-540-9688
Email: cbell@fa-rls.com

Owner(s):

The Orchards Group

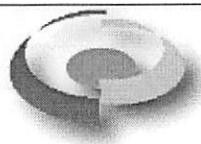
COMMENTS

218-004 ORCHARDS OF CENTRAL PARK PH2 2021

101	218	104	14-1 24 LT 101	The Orchards of Central Park Phase 2
102	218	105	14-1 24 LT 102	The Orchards of Central Park Phase 2
103	218	106	14-1 24 LT 103	The Orchards of Central Park Phase 2
104	218	107	14-1 24 LT 104	The Orchards of Central Park Phase 2
201	218	108	14-1 24 LT 201	The Orchards of Central Park Phase 2
202	218	109	14-1 24 LT 202	The Orchards of Central Park Phase 2
203	218	110	14-1 24 LT 203	The Orchards of Central Park Phase 2
204	218	111	14-1 24 LT 204	The Orchards of Central Park Phase 2
301	218	112	14-1 24 LT 301	The Orchards of Central Park Phase 2
302	218	113	14-1 24 LT 302	The Orchards of Central Park Phase 2
303	218	114	14-1 24 LT 303	The Orchards of Central Park Phase 2
401	218	115	14-1 24 LT 401	The Orchards of Central Park Phase 2
402	218	116	14-1 24 LT 402	The Orchards of Central Park Phase 2
403	218	117	14-1 24 LT 403	The Orchards of Central Park Phase 2
404	218	118	14-1 24 LT 404	The Orchards of Central Park Phase 2
501	218	119	14-1 24 LT 405	The Orchards of Central Park Phase 2
502	218	120	14-1 24 LT 406	The Orchards of Central Park Phase 2
503	218	121	14-1 24 LT 407	The Orchards of Central Park Phase 2
504	218	122	14-1 24 LT 408	The Orchards of Central Park Phase 2
601	218	123	14-1 24 LT 409	The Orchards of Central Park Phase 2
602	218	124	14-1 24 LT 410	The Orchards of Central Park Phase 2
603	218	125	14-1 24 LT 411	The Orchards of Central Park Phase 2
604	218	126	14-1 24 LT 412	The Orchards of Central Park Phase 2
701	218	127	14-1 24 LT 413	The Orchards of Central Park Phase 2
702	218	128	14-1 24 LT 414	The Orchards of Central Park Phase 2
703	218	129	14-1 24 LT 415	The Orchards of Central Park Phase 2
704	218	130	14-1 24 LT 416	The Orchards of Central Park Phase 2
801	218	131	14-1 24 LT 417	The Orchards of Central Park Phase 2
802	218	132	14-1 24 LT 418	The Orchards of Central Park Phase 2
803	218	133	14-1 24 LT 419	The Orchards of Central Park Phase 2
804	218	134	14-1 24 LT 420	The Orchards of Central Park Phase 2
901	218	135	14-1 24 LT 421	The Orchards of Central Park Phase 2
902	218	136	14-1 24 LT 422	The Orchards of Central Park Phase 2
903	218	137	14-1 24 LT 423	The Orchards of Central Park Phase 2
904	218	138	14-1 24 LT 424	The Orchards of Central Park Phase 2
1001	218	139	14-1 24 LT 425	The Orchards of Central Park Phase 2
1002	218	140	14-1 24 LT 426	The Orchards of Central Park Phase 2
1003	218	141	14-1 24 LT 427	The Orchards of Central Park Phase 2
1004	218	142	14-1 24 LT 428	The Orchards of Central Park Phase 2
1101	218	143	14-1 24 LT 429	The Orchards of Central Park Phase 2
1102	218	144	14-1 24 LT 430	The Orchards of Central Park Phase 2
1201	218	145	14-1 24 LT 431	The Orchards of Central Park Phase 2
1202	218	146	14-1 24 LT 432	The Orchards of Central Park Phase 2
1203	218	147	14-1 24 LT 433	The Orchards of Central Park Phase 2
1204	218	148	14-1 24 LT 434	The Orchards of Central Park Phase 2

1301	218	149	14-1 24 LT 435	The Orchards of Central Park Phase 2
1302	218	150	14-1 24 LT 436	The Orchards of Central Park Phase 2
1303	218	151	14-1 24 LT 437	The Orchards of Central Park Phase 2
1304	218	152	14-1 24 LT 438	The Orchards of Central Park Phase 2
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1703	218	165	14-1 24 LT 451	The Orchards of Central Park Phase 2
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1801	218	167	14-1 24 LT 453	The Orchards of Central Park Phase 2
1802	218	168	14-1 24 LT 454	The Orchards of Central Park Phase 2
1803	218	169	14-1 24 LT 455	The Orchards of Central Park Phase 2
1804	218	170	14-1 24 LT 456	The Orchards of Central Park Phase 2
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CMN AREA	218	103	14-1 24 LT 497	The Orchards of Central Park Phase 2
PRV RDS	218	211	14-1 24 LT 498	The Orchards of Central Park Phase 2



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FP2020-001: The Orchards of Central Park Phase

II

Phase II As-built/Final Plat

[Edit](#)

Project Status : U Under Review

[Holds \(1\)](#) [Details](#) [Open Files \(9\)](#) [Submittals \(1\)](#) [New Communication](#) [Fees \(\\$0.00\)](#) [Other ▾](#)

Open Files

This section is for uploading/downloading any type of file, regardless of a submission. It is useful for one time file transfers, or for images/documents that exist throughout the life of a project.

[Add Open File Bucket](#) ☐ Required [Add](#)

Other Files

	Type	Size	Create Date	Name (Click to Download)	Uploaded By
		61 KB	2020-01-09	THE ORCHARDS OF CENTRAL PARK PHASE II - FP200001.pdf	Vial, Kelly
		10 MB	2020-01-09	Orchards_Phase_II_REDLINE.pdf	Hansard, Webb
		488 KB	2020-01-10	FP200001 Orchards of Central Park Ph II.pdf	Powell, Bill
		4 MB	2020-01-10	Orchards_of_Central_Park_Phase_II Review Copy.pdf	Powell, Bill
		190 KB	2020-01-13	Digital Data Checklist.pdf	Scott, Jessica
		294 KB	2020-01-14	ADRESSING PLAN.pdf	Haygood, April
		109 KB	2020-01-14	GIS Addressing checklist 1.pdf	Haygood, April
		34 MB	2020-01-14	Scan_20200114_105821.pdf	Haygood, April
		147 KB	2020-01-14	3070FP200001_ePlanFP2020-001The Orchards of Central ParkPhase2.pdf	Barlow, John

[Add](#) [File upload not working?](#)

[Release Notes V1.15](#)

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EPS Version: 1.15 Build Date: 2019-03-01 02:12:38

Barlow, John (Government Access)



Forsyth County Department of Planning & Community Development
110 E. Main Street, Suite 100 | Cumming, Georgia 30040 | forsythco.com

FINAL PLAT REVIEW

Project Name: The Orchards of Central Park Phase II

LDP #: 3070FP200001

Date of Review: 1/14/20 ZA3195 and AZ180001

ePlan #: FP2020-001

Project Manager: John Barlow / JTBarlow@forsythco.com 770-886-2760

UDC Version: (Pre #80)

Character Area: Hammond's Crossing Regional North Georgia 400

Coal Mountain Overlay

Site Plan:

X Label current adjoining property owner names, zoning districts and parcel identification numbers.

X Delineate and label State waters and Jurisdictional waters

- 50' undisturbed vegetative buffer measured from top of bank
- 75' impervious setback measured from top of bank
- Label on all applicable sheets

X Delineate proposed boundaries including:

- Bearings, distances and directions
- Reference to PINS
- Street right-of-ways
- Lot lines and dimensions
- Clarify the boundary adjacent to GA 400. The boundary needs to be closed as shown on sheet 3.

X Delineate and label the front setback for both the quads and duplexes on the plat sheet.

- Provide typical dimension and cross-reference the setback as noted on the cover sheet.

X Label the building separation and provide a typical dimension.

X Delineate and label the location, dimensions, and purpose of all easements.

X Delineate and label pavement widths.

Approval Process ePlan Solutions Digital Submittal:

Revise the plan to address the issues identified in the plan review comments. When uploading the revised plan, attach in the **Open Files** a comment response letter or a narrative in the text box describing the complete scope of each revision. Please be aware that if all review comments have not been addressed the plans must be re-uploaded and re-reviewed by all required staff reviewers. Remember to provide adequate space for digital stamp approvals

on the cover sheet and sign all certifications. Once the project has been approved by all required departments, please download and print eleven (11) full sets of the stamped approved plans and deliver them to the Department of Planning & Community Development for final permitting. The plans will receive final review and approval from the County Arborist and the Planner/Project Manager, and the District Commissioner if required. If there are no outstanding issues the plans will be processed, and copies sent with to the Department of Engineering to be recorded.

For any questions regarding the digital submission please contact ePlan Solutions at (678) 898-0610

Please allow several days following plat approval for the creation of new tax map and parcel numbers, staff will then release the approved plat to the Department of Engineering to be recorded. Staff from the Department of Engineering will notify the contact as listed on the plans.

Field Inspections:

X Any required buffers are planted.

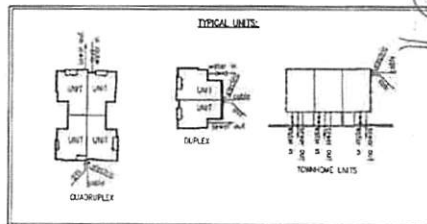
NOTE: Reinforced wall systems necessary for proposed lots after the review and approval of this Final Plat may require a revision to the Final Plat to adjust for building offsets; or the Road Construction plan to address design issues.

RECEIVED

MAR 09 2018

AZ180001

Forsyth County Department of
Planning & Community Development



A-EC

CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
55 Wynn Springs Circle
Roswell, Georgia 30075
(770) 441-1421 www.aec.com



PRELIMINARY SITE PLAN

ORCHARDS KEITH BRIDGE ROAD

FORSYTH COUNTY, GEORGIA

SITE DATA:

FORSYTH COUNTY, GEORGIA
ACRES: 45.63
EX. ZONING: RES 6
LL 829, 900 DIST. 3rd 1st SECTION
LL 23,24,95,96 DIST. 14th, 1st SECTION

TOTAL NUMBER OF UNITS: 158
QUADS: 72
DUPLEX: 6
TOWNHOMES: 27 (2600SF - 3100 SF)
SINGLE FAMILY: 53
DENSITY: 3.46 UNITS/ACRE

OPEN SPACE: 18.25 AC. (40.0%)
COMMON SPACE: 2.28 (5%)

NOTE

1. THERE ARE NO GROUNDWATER RECHARGE AREAS LOCATED ON THE PROPERTY.
2. THE PROPERTY IS NOT LOCATED IN A RIVER CORRIDOR BOUNDARY.
3. WATER SERVICE IS PROVIDED BY CITY OF CUMMING FROM A 12" WATER LINE ON KEITH BRIDGE ROAD.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF CUMMING THROUGH AN 8" SEWER LINE EXTENDED FROM THE NORTHERN ADJACENT PROPERTY.
5. THERE ARE NO VARIANCES REQUESTED.

PROJECT INFORMATION

PROJECT NO.: 17-4078
DATE: 2-13-17, REV 3-6-18
SCALE: 1" = 100'
FILE NAME: 17-000 KEITH BRIDGE P01.dwg
DESIGN/DRAWN: SLASCH



Forsyth County Department of Planning & Community Development

CINDY K. MCBRAYER, Executive Assistant

April 25, 2018

E. Howard Carson, Jr.
3082 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:

1. Development shall be designed to promote pedestrian accessibility by providing connectivity to adjacent development (ZA# 3302).
2. 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.
3. 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

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

4. 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.
5. Development shall adhere to all conditions set forth by GRTA.
6. Developer shall dedicate right-of-way 75' feet from centerline of S.R. 306 (Keith Bridge Rd.).
7. Developer shall construct left turn lanes on S.R. 306 (Keith Bridge Rd.) at proposed entrances.
8. Developer shall construct improvements as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
9. There shall be a maximum of 273 residential units in the project.
10. Single family homes shall have not less than 1600 sq. ft. of heated floor space exclusive of garages, basements and porches.
11. Attached homes shall have not less than 1400 sq. ft. of heated floor space exclusive of garages, basements and porches.
12. 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.
13. The streets and alleys within this development may be private and maintained by the homeowners/condominium association. This development may be gated.

14. On any internal subdivision street, sidewalks shall be required, at a minimum, on one side of the street, excepting the rear alleys.
15. 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.
16. There shall be an amenities package on the property consisting of a clubhouse with changing area and one (1) pool.
17. 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.
18. The location for outdoor grills shall be restricted to locations established by the restrictive covenants for the subdivision.
19. 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.
20. A variety of exterior brick, stone and roof tones shall be utilized to avoid a monotonous appearance.
21. 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.
22. 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.

- (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.

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,

A handwritten signature in blue ink that reads "Tom Brown". The signature is written in a cursive, flowing style.

Tom Brown, AICP
Director

TB:ckm



Land Development Plan/Permit Information Sheet

PROJECT / PERMIT # 3070 FP200001 **ePlan #** FP2020-001**PROJECT NAME** The Orchards of Central Park Phase II
Resubmittal #**PROJECT STATUS**

This submittal is for a new final plat. Review and provide comments for the Plan Review Meeting scheduled for 01/15/2020.

TYPE OF SUBMITTAL

Residential- Lot / Parcel, Subdivision / Public ROW / Infrastructure, Fee Simple

PROJECT REQUEST**Purpose:** Applicant is requesting a permit to final plat a road right-of-way and subdivide lots.**Submit Date:** 01/06/2020**# of Lots/Units:** 107**Amount:** \$ 0.00**Expiration Date:****Water Service:** City**Check Number:****Total Acres:** 22.25**Sewer:** YES**Receipt Number:****PROPERTY INFORMATION****Location:** This property is located on the south side of Keith Bridge Road (S.R. 306) in the southwest corner of Keith Bridge Road (S.R. 306) and Georgia Highway 400.**Zoned:** Res6**Primary PIN#** 218 004

ZA / SP#(s): ZA3195

BOC District: 1

Character Area: Hammond's Crossing Regional Node

Overlay District(s):
CoalMtn

CONTACT INFORMATION

Developer:

The Orchards Group
11660 Alpharetta Hwy. Suite 55
Roswell GA 30376
Company Phone#
678-795-0020

Engineer:

Floyd & Associates, Inc.
2060 Buford Hwy. Suite 105
Buford GA 30518
Company Phone# 770-531-0900
Contact:
Contact Phone# 770-531-0900

Primary Contact:

Chayce Bell
2060 Buford Hwy.
Buford GA 30518
770-540-9688
Email: cbell@fa-rls.com

Owner(s):

The Orchards Group

COMMENTS



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Res 6

Distr. 1 Molly Cooper

218

444

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City Water

29 3195

sewer

FP2020-001: The Orchards of Central Park Phase II

[Close Project](#)

Phase II As-built/Final Plat

[Edit](#)

NGA 400 Hammond's Crossing
Coal Mt. Overlay

193-034

Project Status : U Under Review

[Holds](#)
[Details](#)
[Open Files \(0\)](#)
[Submittals \(1\)](#)
[Communication](#)
[Fees \(\\$0.00\)](#)
[Other ▾](#)
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Departments Required for Review

(X) P and CD Administrator

[Add Departments](#)

Applicant Information

Bell, Chayce
Floyd & Associates
cbell@fa-rls.com
2060 Buford Hwy, Buford, GA, 30518
770-540-9688

[Change Applicant](#)

Owner Information

Young, Phillip
The Orchards Group
pyoung@orchardsgroup.com

678-725-1202

[Change Owner](#)

Property Location

2699(?)

2685 park knoll lane, cumming, ga
30040

[Map in Google](#)
[Change Location](#)

Related Projects

There are no links to this project.

[Add Link](#)

Final Plat Information

Subdivision Information

Subdivision Name (lgp_subdivision)

The Orchards of Central Park

List lot Number (lgp_lotNumbers)

80 Units

LGP Subdivision Phase (lgp_phase)

Global_zpl

Current Zoning (global_currentZoning)

RES-6

Project Phase (global_projectPhase)

2

Acreage

Total Acreage (global_totalAcreage) 43.77

Total Disturbed Acreage (global_totalDisturbedAcreage) 43.77

Government Project Information

Government ID (globalGov_govID)

FM Plan Review Fee (Fire Fee)

Date Paid (Date Paid)

Global_staff_notes

Staff Notes (globalGov_govNotes)

Designer Information

Company Name (DesignerCompany)

Contact Name (DesignerContact)

Street Address (DesignerStreetAddress)

City (DesignerCity)

State (DesignerState)

Zip Code (DesignerZipCode)

Email Address (DesignerEmailAddress)

Phone Number (DesignerPhone)

Registration Number (DesignerRegistration)

Change Information

Release Notes V1.15

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McKeldin, Heather (Administration Access)