

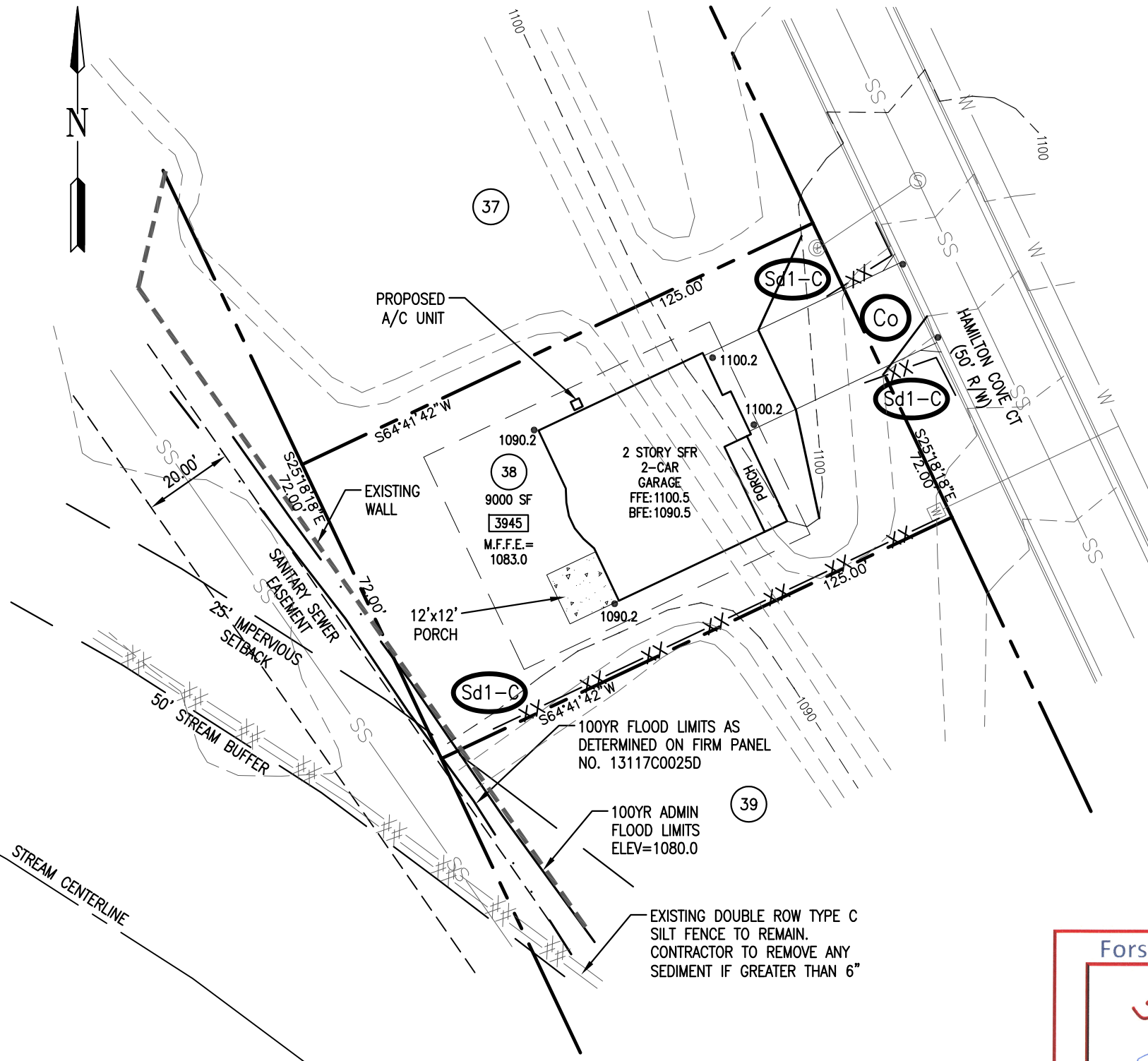
3935 HAMILTON COVE
FORSYTH CO., GEORGIA
PIN: 120-255

ENGINEERING NOTES:

1. A PORTION OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE A/AE DEFINED BY FIRM COMMUNITY PANEL NO. 13117C0045E FOR FORSYTH COUNTY, GEORGIA DATED SEPTEMBER 19, 2007.
2. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT
3. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN
4. A RETAINING WALL DESIGN FOR WALLS 6' OR GREATER, AS MEASURED FROM THE FOOTING, MUST BE SUBMITTED TO THE FORSYTH COUNTY DEPT OF ENGINEERING PRIOR TO INSTALLATION. ALL WALLS 4' IN HEIGHT SHALL REQUIRE A FENCE OR HANDRAIL ACROSS THE TOP.
5. 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.
6. FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, OR ANY OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
7. ALL IMPROVEMENTS TO EXISTING STRUCTURES MUST CONFORM TO THE FORSYTH COUNTY STANDARDS AND SPECIFICATION, LATEST EDITION.
8. MAXIMUM CUT SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL. CONTINUOUS FILL SLOPES 10 FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL AND 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED 10 FEET IN HEIGHT MUST BE 3 HORIZONTAL.
9. 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.
10. APPROVAL OF THE PLAN DOES NOT CONSTITUTE ANY APPROVAL OF A BUILDING PERMIT, THIS PLAN ONLY CONSTITUTES APPROVAL OF GRADING ACTIVITIES.

WATER AND SEWER NOTES:

1. NO STRUCTURES, FENCES OR OTHER OBSTRUCTION, INCLUDING AIR CONDITIONING UNITS, MAY BE LOCATED WITHIN THE SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
2. NO POOL DRAINS, DUMPSTER PADS, ROOF DRAINS, OR CONDENSATE LINES MAY DISCHARGE INTO THE SANITARY SEWER SYSTEM.
3. GRADING WILL NOT BE ALLOWED OVER THE EXISTING SANITARY SEWER EASEMENT WITHOUT PRIOR NOTIFICATION AND APPROVAL BY FORSYTH COUNTY DEPARTMENT OF WATER & SEWER. ANY CHANGES TO EXISTING GRADE WILL RESULT IN THE BUILDIER/DEVELOPER HAVING TO SUBMIT AN ASBUILT DRAWING OF THE NEW PROFILE OF THE SEWER LINE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
4. CONTACT FORSYTH COUNTY DEPARTMENT OF WATER & SEWER AT 770.886.2791 A MINIMUM OF 24HRS BEFORE BEGINNING CONSTRUCTION THE LOT



Forsyth County, GA

Approved

M. Simon Wilkes

M. Simon Wilkes, cpesc

Department of Engineering

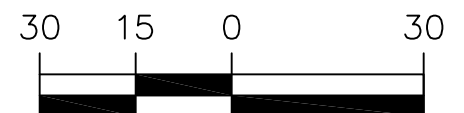
Forsyth County, GA

Approved

Ben House

Ben House, P.E.

Water & Sewer Department



SCALE: 1" = 30'

GREYDEN
ENGINEERING

5285 Hunters Oaks Drive
Alpharetta, Georgia 30009
PH: (770) 573-4801
FAX: (678) 302-6362

LOT 38 - LGP PLAN FOR GREYSTONE TRACE

LOCATED IN LAND LOT 452, 453, 484 AND 485, 3RD DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

CLIENT

CREEKSIDE PARK BUILDERS - GREYSTONE

2970 PEACHTREE ROAD NW, STE. 850

ATLANTA, GA 30305

24-HR CONTACT: MICHAEL VINSON

770-231-4758

JOB DATA

DATE	12/04/12
JOB NO.	031-12
DESIGNED	RAD
CHECKED	RAD
SHEET:	

REVISIONS

NO.	DATE	DESCRIPTION