

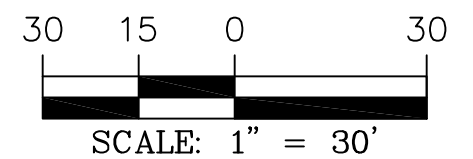
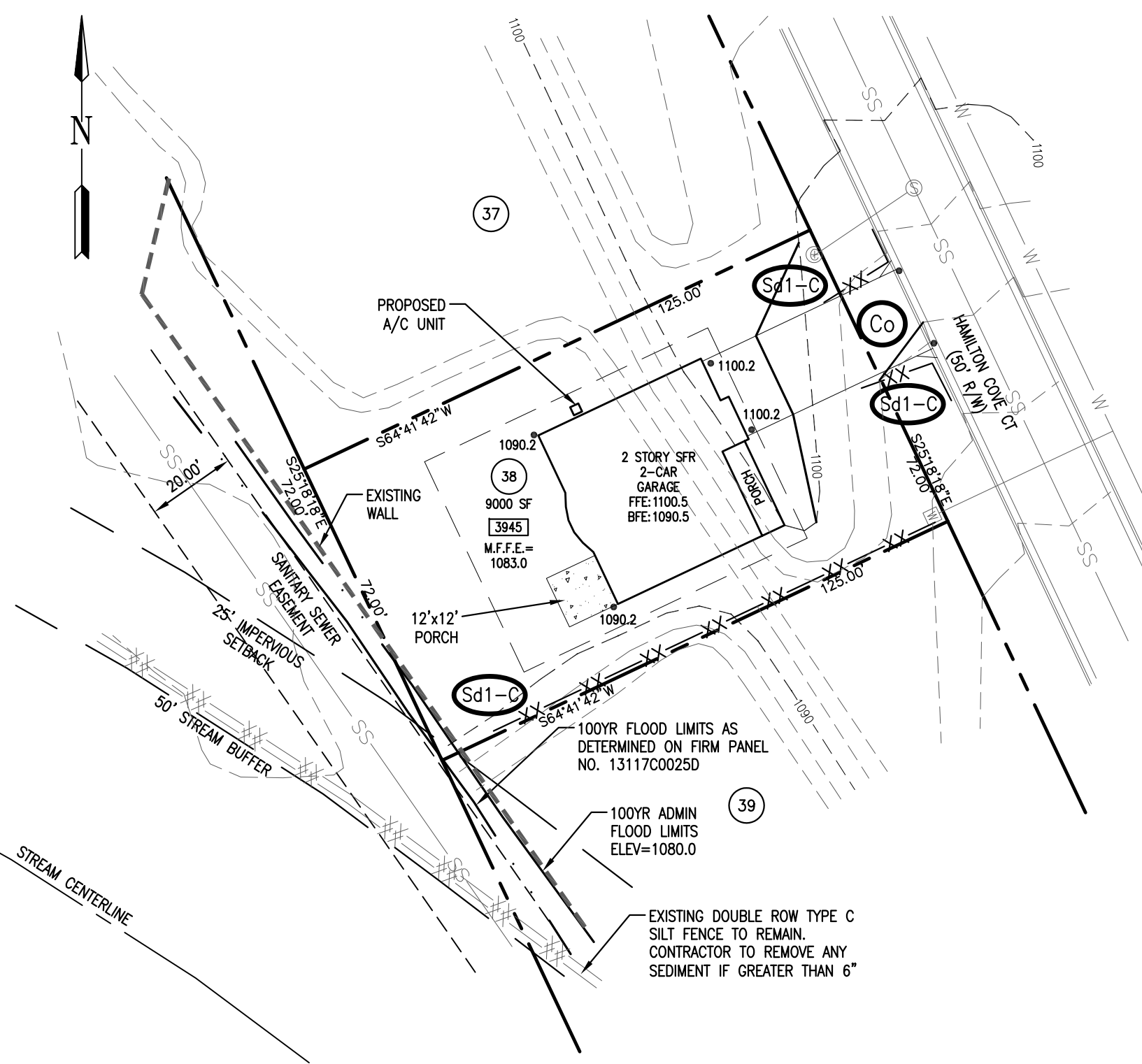
3935 HAMILTON COVE
 FORSYTH CO., GEORGIA
 PIN: 120-255

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 BUILDER/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



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