

REVISION ONE

THIS PLAT MODIFIES THAT PLAT RECORDED AT PLAT BOOK 117 PAGE 217 OF THE FORSYTH COUNTY, GEORGIA LAND RECORDS AND AFFECTS THE BOUNDARY LINES OF THE SHOPPING CENTER PARCEL AND OUTPARCELS 10 AND 11 ONLY (BUT NOT OUTPARCELS 1, 2, 3, 4, 5, 6, 7, 8 AND 9). IT ALSO MODIFIES THE LOCATION OF THE ROADWAY ADJACENT TO OUTPARCELS 10 AND 11.

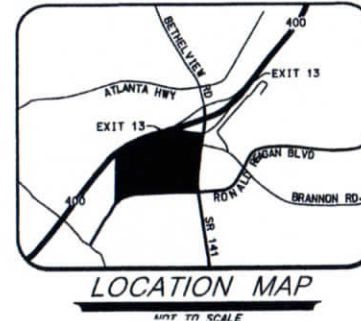
REVISION TWO

THIS PLAT MODIFIES AND SUPERCEDES THAT FINAL PLAT FOR THE AVENUE FORSYTH RECORDED AT PLAT BOOK 128 PAGE 228 OF THE FORSYTH COUNTY, GEORGIA LAND RECORDS BY MODIFYING THE SHOPPING CENTER PARCEL TO CREATE TRACTS 2 AND 3.

REVISION THREE

THIS PLAT MODIFIES AND SUPERCEDES THAT FINAL PLAT FOR THE COLLECTION AT FORSYTH RECORDED AT PLAT BOOK 139 PAGE 218 OF THE FORSYTH COUNTY, GEORGIA LAND RECORDS BY MODIFYING TRACT 3 TO REMOVE THE 10' GAP ON THE SOUTHERN PROPERTY LINE BETWEEN TRACT 3 AND OUTPARCELS 6, 9 & 7.

**MINOR PLAT
FOR
THE COLLECTION
AT FORSYTH**
LOCATED IN LAND LOTS
486, 487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY,
CUMMING, GEORGIA, 30041



THE COLLECTION AT FORSYTH RECEIVED

Doc ID: 014030490008 Type: PLT
Recorded: 02/20/2014 at 04:58:47 PM
Fee Amt: \$84.00 Page 1 of 1
Forsyth County, GA
Ord G. Allen Clerk Superior Ct
BK 142 PG 124-131

APPROVED BY DEPARTMENT
OF ENGINEERING

FEB 20 2014

Renée P. Hoge, PE

APPROVED BY
DEPARTMENT OF
WATER SEWER

FEB 20 2014

Ben House, P.E.

FORSYTH COUNTY
PLANNING AND DEVELOPMENT

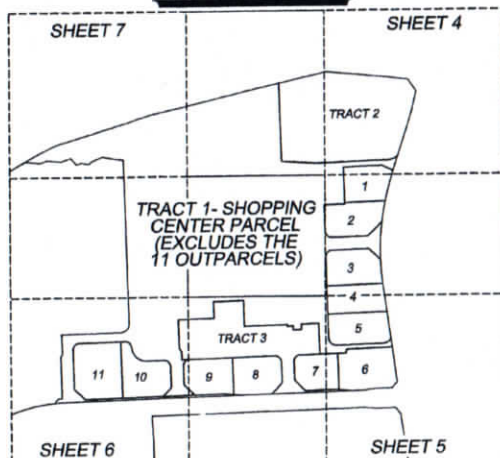
FEB 19 2014

APPROVED BY
SUSAN GREEN

Forsyth County Department of
Planning & Community Development

CP190048

SITE MAP



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.

OWNER: FORSYTH OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP

WITNESS

Cynthia Mirabelli
NOTARY PUBLIC

CYNTHIA MIRABELLI
Notary Public
Fulton County
State of Georgia
My Commission Expires Feb 7, 2017

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER HEREBY DEDICATE THE ACCESS EASEMENT SHOWN ON THIS PLAT TO THE COMMON USE OF THE OWNER, OR OWNERS, OF THE LOT WITHIN THIS SUBDIVISION. IT IS FURTHER ACKNOWLEDGED THAT THE ACCESSWAY AND ANY IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT SHALL NOT BE ACCEPTED BY FORSYTH COUNTY, GEORGIA, BUT SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.

OWNER: FORSYTH OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP

WITNESS

NOTARY PUBLIC

CYNTHIA MIRABELLI
Notary Public
Fulton County
State of Georgia
My Commission Expires Feb 7, 2017

SURVEYORS CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-9-87. AUTHORITY O.C.G.A. SECS. 15-9-87, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2026



TerraMark Land Surveying, Inc.
1348 Bells Ferry Road
Marietta, Georgia 30068
Phone No. (770) 421-1827
Fax No. (770) 421-0882
C.O.A.#LS000810

Project No.	Survey No.	Revision	Date
014030490008	1	REVISION TRACT 3 PROPERTY	02/20/14
JK/DW	JK/DW		
Drawn By:	JK/DW		
Approved By:	JK/DW		
Date:	02/20/14		
Scale:	1"=100'		

MINOR PLAT
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

SHEET NO.
1/8
DRAWING# CP1912-000

REFERENCE MATERIAL

1. GEORGIA STATE HIGHWAY DEPT FOR GA. HWY 400
FEDERAL AID PROJECT. APC-0008-1(K)R/W
DATED: 06-17-21
2. DEPARTMENT OF TRANSPORTATION OF
THE STATE OF GEORGIA HWY PLANS
FOR SR. 141 VISIONING PROJECT
FEDERAL AID PROJECT STP-104-1(09)
3. RIGHT OF WAY PLANS FOR THE FORSYTH CONNECTOR.
PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC.
DATED: 11-19-01
4. ALTAZACH LAND TITLE SURVEY FOR
COLLINS PROPERTIES, INC.
BY TERRAMARK LAND SURVEYING, INC.
DATED: 02/24/06
5. DESIGN PLANS PREPARED BY SOUTHERN
CIVIL ENGINEERS FOR THE AVENUE FORSYTH
PROVIDED IN ELECTRONIC FORMAT AND LAST
REVISED ON APRIL 18, 2007.
6. VESTING DEEDS TO AVENUE FORSYTH, LLC
RECORDED IN DB 4638, PAGES 694-705
AMONG THE LAND RECORDS OF
FORSYTH COUNTY, GEORGIA
7. PARCEL SEPARATION PLAN FOR THE AVENUE FORSYTH (PHASE 1)
RECORDED IN PLAY BOOK 117 PAGE 217
AMONG THE ACREAGE LAND RECORDS
8. ALTAZACH LAND TITLE SURVEY FOR
COLLINS PROPERTIES, INC.
BY TERRAMARK LAND SURVEYING, INC.
DATED: 02/24/06 AND LAST REVISED 11/30/12
9. LIMITED WARRANTY DEED TO
FORSYTH OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP
RECORDED IN DB 6490 PAGES 227-230
DATED NOVEMBER 28, 2012
AMONG THE ACREAGE LAND RECORDS
10. FINAL PLAN FOR THE AVENUE FORSYTH
PREPARED BY TERRAMARK LAND SURVEYING, INC.
DATED JANUARY 21, 2008 AND LAST REVISED SEPTEMBER 13, 2009
RECORDED IN PB. 159 PG. 226
AMONG THE ACREAGE LAND RECORDS
11. FINAL PLAN FOR THE COLLECTION AT FORSYTH
PREPARED BY TERRAMARK LAND SURVEYING, INC.
RECORDED IN PB. 159 PG. 218
AMONG THE ACREAGE LAND RECORDS

FORSYTH COUNTY
PLANNING AND DEVELOPMENT

FEB 19 2014

APPROVED BY
SUSAN GREEN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°29'00" E	114.52
L2	N 40°27'11" W	88.26
L3	S 00°18'00" E	7.24
L4	S 89°12'22" W	271.52
L5	S 01°48'07" E	108.81
L6	S 48°42'02" E	86.29
L7	S 89°12'22" W	31.88
L8	S 89°11'18" W	18.18
L9	S 89°13'22" W	45.72
L10	S 01°48'07" E	40.18
L11	S 89°12'22" W	30.27
L12	S 01°48'07" E	25.00
L13	S 89°12'22" W	25.00
L14	S 43°12'22" W	21.12
L15	N 01°48'07" E	86.30
L16	N 47°14'28" W	86.30
L17	S 01°48'07" E	107.44
L18	S 01°48'07" E	110.90
L19	S 43°12'22" W	86.30
L20	S 01°48'07" E	110.17
L21	S 43°12'22" W	86.19

CURVE TABLE

CURVE	ARC	RADIUS	CHORD	BEARING
C1	88.19	41.50	88.89	S 46°40'35" E
C2	63.41	58.50	51.62	N 51°12'30" E
C3	22.22	88.37	22.19	S 78°32'11" W
C4	21.79	15.89	15.89	S 89°12'22" W
C5	85.18	41.50	86.89	S 43°12'22" W
C6	85.18	41.50	86.89	N 43°12'22" E
C7	85.18	41.50	86.89	S 43°12'22" W
C8	85.18	41.50	86.89	N 43°12'22" E
C9	85.18	41.50	86.89	S 43°12'22" W
C10	157.40	84.50	157.40	S 43°12'22" W
C11	85.19	41.50	86.89	S 43°12'22" W

AREA TABLE

TRACT 1 (SHOPPING CENTER PARCEL) -	1,723,186 SF	OR	39,5882 AC
TRACT 2 -	330,778 SF	OR	8,7415 AC
TRACT 3 -	203,267 SF	OR	4,6881 AC
TOTAL -	2,257,231 SF	OR	52,0168 AC
RIGHT OF WAY TRACT AND OUTPARCELS ARE NOT INCLUDED IN TOTAL			
RIGHT OF WAY TRACT 3 -	3,226.87 SF	OR	0.0741 AC

EASEMENT LEGEND

ALL EASEMENTS SHOWN PER REF. ITEM #8	
#1 BELL SOUTH EASEMENT	DB. 4916 PG. 4
#2 POLE LINE EASEMENT	DB. 1870 PG. 152 & DB. 1912 PG. 164
#3 DRIVEWAY EASEMENT	DB. 1487 PG. 188
#4 SANITARY SEWER EASEMENT	DB. 6138 PG. 351
#5 INGRESS EGRESS EASEMENT	DB. 4833 PG. 429 & DB. 5540 PG. 742
#6 POWER R/W EASEMENT	DB. 724 PG. 97
#7 WATERLINE EASEMENT	DB. 6134 PG. 360
#8 RESTRICTED AREA	DB. 4234 PG. 213
#9 WALL MAINTENANCE AREA	DB. 4834 PG. 489 & DB. 5540 PG. 732
#10 LIMITED ACCESS	DB. 1498 PG. 72 & DB. 1480 PG. 20
#11 DRAINAGE EASEMENT	DB. 3336 PG. 191
#12 MEDIAN CUTS & TRAFFIC AGREEMENT	DB. 4893 PG. 122
#13 JOINT DRIVEWAY EASEMENT	DB. 5187 PG. 1 & PG. 126 PG. 170
#14 UTILITY CONNECTION AREA	DB. 5187 PG. 1
#15 EASEMENT EXPANSION AREA	DB. 5588 PG. 718
#16 DRIVEWAY ACCESS POINT	DB. 1498 PG. 72 & DB. 1480 PG. 20
#17 20' DETENTION POND ACCESS EASEMENT	PG. 126 PG. 170

COUNTY NOTES

IRIGATION 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.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY ORANGE EASEMENT BEYOND THE COUNTY FRONT OF WAY.

UPON RECORDING OF THIS PLAN, ALL SANITARY SEWER EASEMENTS LOCATED ON THE SHOOTING AND SHOT PARCELS ARE DEDICATED TO FORSYTH COUNTY WATER & SEWER DEPARTMENT FOR PRIVATE SANITARY SEWER OWNERS AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

MAINTENANCE OF WATER QUALITY FACILITY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO PERFORM AN ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.

NO BUILDINGS OR OTHER PERMANENT STRUCTURES, EXCLUDING THOSE PERMITS REQUIRED ALONG WALLS PER FORSYTH COUNTY DEVELOPMENT STANDARDS, MAY BE LOCATED WITHIN A DAMAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

NO BURY OR BURN SITES HAVE BEEN OBSERVED.

NO BUILDINGS OR OTHER PERMANENT STRUCTURES, EXCLUDING FENCES, MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

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.

NO FLOOD DAMAGE TO PIPES, OR ROOT DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES.

10-YEAR UPSTREAM ELEVATION AT PIPES INLETS ARE CONTAINED WITHIN THE STORM STRUCTURES, UNLESS OTHERWISE SHOWN.

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

1/2" REBAR PINS SET "A" ALL CORNERS.

APPROVED AS BUILT REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE.

PERMANENT STRUCTURES OR FENCES WILL NOT BE ALLOWED IN THE SANITARY SEWER EASEMENT OR THE UTILITY EASEMENT WITHOUT PRIOR APPROVAL FROM THE FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 323 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
TRACT 1 (SHOPPING CENTER PARCEL) HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 302,488 FEET. TRACT 2 IS ACCURATE WITHIN ONE FOOT IN 195,839 FEET. TRACT 3 IS ACCURATE WITHIN 162,714 FEET.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 37,116 FEET AND AN ANGULAR ERROR OF 1 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

MEASURING UNITS OF THIS PLAN ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPORTED PRESSURES, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS INFORMATION. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE EXISTING. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY EXPLICITLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZE AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY EXPLICITLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF BAD WATERS OR BUFFERS IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHED CREEKS OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM OBSTRUCTION OR POLLUTION.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 7, 2012.

SITE INFORMATION

OWNERS ADDRESS: FORSYTH OWNER 1, L.P., A
DELAWARE LIMITED PARTNERSHIP
410 PEACHTREE PARKWAY
CUMMING, GA. 30041
(770) 885-4001

ZONING: CSD - SEE ZONING CONDITIONS

LANDSCAPE STRIPS: FRONT YARD- 25', SIDE YARD- 6'
REAR YARD- 10'

TerraMark Land Surveying, Inc.
1398 Lake Perry Road
Marietta, Georgia 30066
Phone No. (770) 451-1837
Fax No. (770) 451-0882
C.O. # 445590018

TerraMark
Professional Land Surveying

Project No.	Survey Date	Surveyor	Checked By	Approved By	Date	Scale
1398	09/07/12	JCM	JCM	JCM	09/07/12	AS SHOWN
Survey Owner	Client	Drawn By	PCB	PCB	09/07/12	
Approved By	PCB	PCB	PCB	PCB	09/07/12	

MINOR PLAN
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

SHEET NO.

2/8

DATE PRINTED: 10/15/2012



17614

Forsyth



PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSE

Lipscomb, Johnson, Shalstar, Dailey & Smith, LLP
 Attn: Emory Lipscomb
 112 North Main Street
 Cumming, GA 30040

RE: ZAA 3047 (AZ120018), Amendment of zoning conditions

The conditions now read as follows:

1. All screens shall have a minimum 50 foot installed buffer and 75 foot impervious buffer measured from the top of the bank. If federal, state or local law requires a greater buffer and/or impervious setback, such as buffers required by the Part V criteria, the greater buffer and impervious setback shall apply.
2. The development must meet fire flows of 1500 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve the development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
3. It will be the responsibility of the developer to install a sewer line to connect to the Forsyth County public sewer system. Sewer lines installed to serve this development will be sized to serve the development. Line sizes and materials 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 sewage treatment (pumpout and collection system) for future installation of public sewer in all areas designated by the Department or by the Forsyth County Sewer Master Plan.

110 EAST MAIN STREET • SUITE 100 • CUMMING, GEORGIA 30040 • (770) 781-2115 • FAX (770) 781-2197

PREPARED BY THE FORESITE GROUP, INC.

<u>OPEN SPACE CALCULATIONS</u>	<u>AREA IN SQ FT</u>
TRACT 1 OPEN SPACE	379,724 SQ FT
TRACT 1 TOTAL AREA	1,723,190 SQ FT
	0.220 = 22%
TRACT 2 OPEN SPACE	109,043 SQ FT
TRACT 2 TOTAL AREA	380,779 SQ FT
	0.286 = 29%
TRACT 3 OPEN SPACE	30,669 SQ FT
TRACT 3 TOTAL AREA	203,257 SQ FT
	0.160 = 15%

PREPARED BY THE FORESITE GROUP, INC.

Tract 1
Tract 2
Tract 3

Building SF
472,491 SF
72,668 SF (Academy Sports)

Parking Requirements
2,126 Spaces (@ 4.5/1,000 SF- joint parking)
327 Spaces (@ 4.5/1,000 SF- joint parking)

Proposed Parking
1,781
447 Spaces
347 Spaces

TB:1k

5. 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.
6. All improvements must conform to Forsyth County Construction Standards and Specifications, latest edition.
7. Developer shall construct improvements on Ronald Reagan Boulevard and S. R. 141 as required by Department of Engineering and/or Georgia DOT based on final configuration of site plan.
8. Exterior construction hours including grading and site preparation shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no outside construction on Sunday.
9. Deleted.
10. Garbage dumpsters shall be enclosed and gated. All pickup shall be between 6:00 a.m. and 9:00 p.m., Monday thru Saturday.
11. Signs on the subject property shall conform to the Forsyth County Sign Ordinance.
12. Exterior lighting fixtures shall be of a type and situated so that light is directed only downward. The fixtures shall be not closer than 5 feet of the perimeter of a parking lot. Fixtures shall be no more than 25 feet high and shall be designed so as to minimize light spillage to not more than 1-foot candle along the boundary of the property.
13. The applicant acknowledges the close proximity of the subject property to existing schools and a school yard construction and further acknowledges that any business on the subject property that is engaged in the sale of alcoholic beverages must conform to the provisions of the Forsyth County Alcohol Ordinance and the applicable laws of the State of Georgia.
14. Site plan to be approved by the District 2 Commissioner.
15. The following uses shall not be permitted on the subject property:
 - (a) Bars, lounges or nightclubs, provided that this shall not preclude a restaurant from having a bar;
 - (b) 24 hour businesses, except drug stores, emergency medical facilities, hotels and gas stations;
 - (c) Adult novelty stores;
 - (d) Adult entertainment stores;
 - (e) Pawn shops;
 - (f) Pool halls and;
 - (g) Tattoo parlors.

TerraMark Land Surveying, Inc.
1336 South Perry Road
Marietta, Georgia 30068
Phone No. (770) 421-1827
Fax No. (770) 421-8553
www.TerraMark.com
C. O. A. LSP0000210



TerraMark

Project No.	Project Name	No.	President	Chair
Barney Crane	ALPHA	87	RENEE TOLLEY PROPERTY	DAVIDA
Cheryl Dy	ALPHA	88		
Approved By	POC	89		
Chair	10/24/13	90		

**MINOR PLAT
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION**

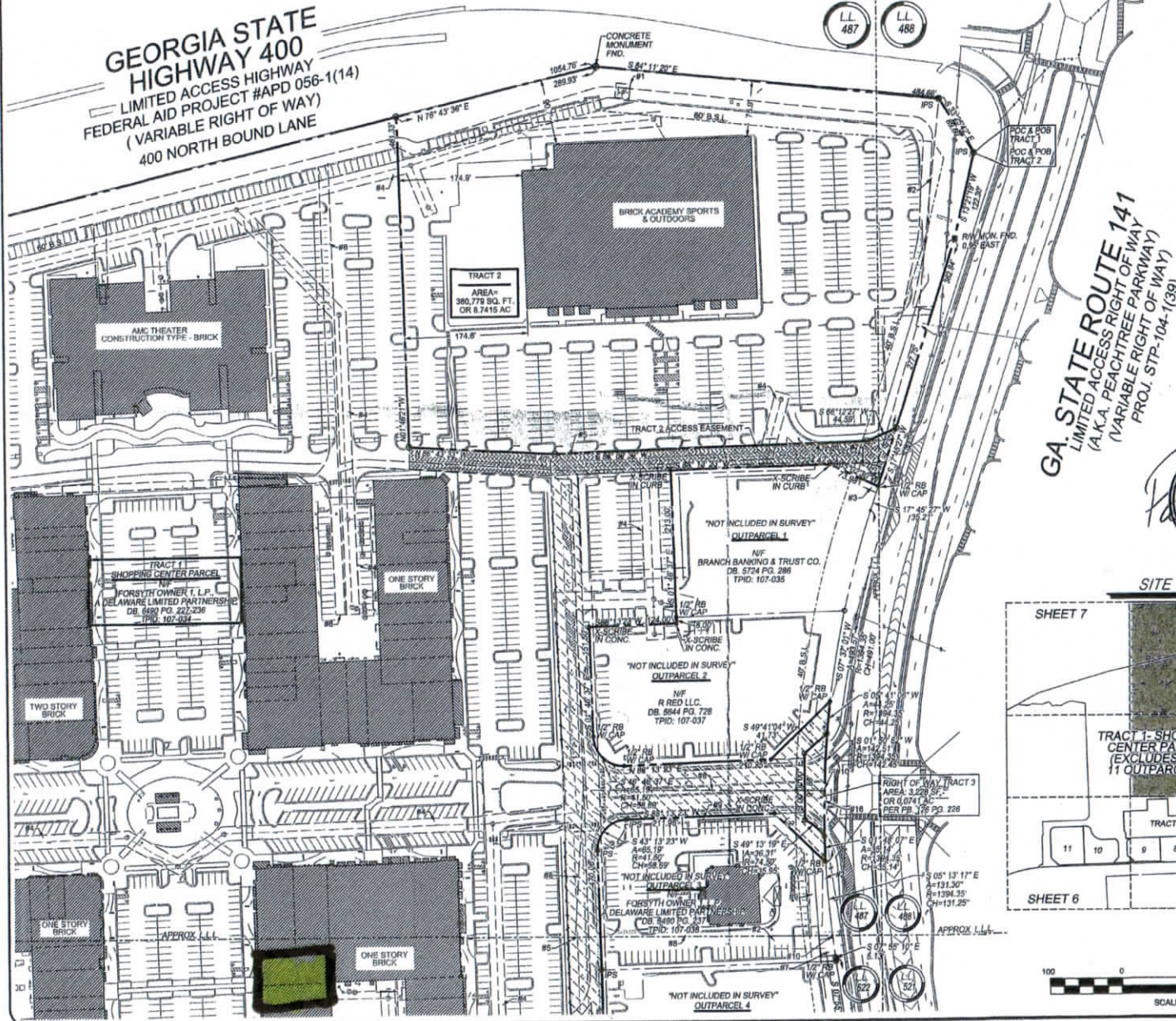
REF NO:

3/

REF ID: A67153

**GEORGIA STATE
HIGHWAY 400**
LIMITED ACCESS HIGHWAY
FEDERAL AID PROJECT #APD 056-1(14)
(VARIABLE RIGHT OF WAY)
400 NORTH BOUND LANE

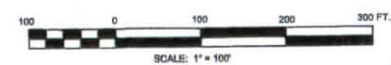
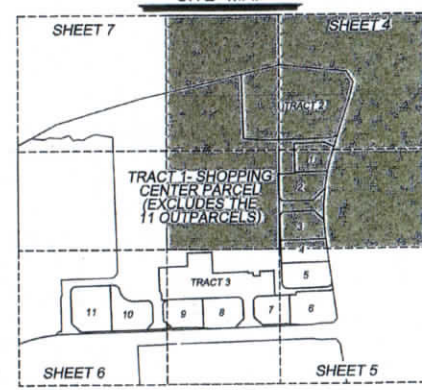
SEE SHEET 2 OF 8 FOR
LINE & CURVE TABLES



GA. STATE ROUTE 141
LIMITED ACCESS RIGHT OF WAY
(A.K.A. PEACHTREE PARKWAY)
(VARIABLE RIGHT OF WAY)
PROJ. STP-104-1(39)



1-16-14
SITE MAP



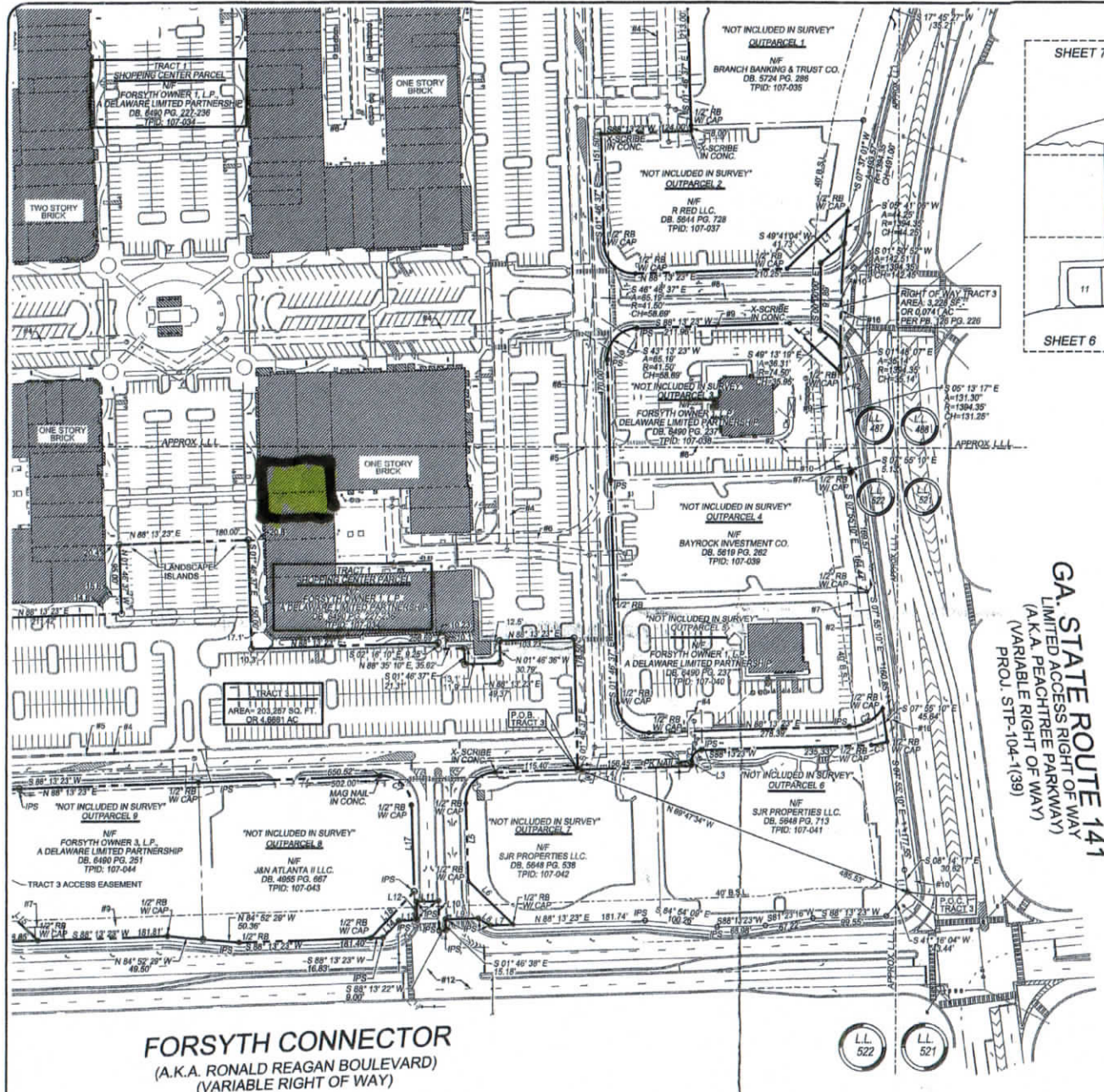
TerraMark Land Surveying, Inc.
1336 Bella Terra Road
Marietta, Georgia 30067
Phone No. (770) 271-2522
Fax No. (770) 271-2523
www.TerraMark.com
C.O.A.# LP500010

TerraMark
Professional Land Surveyors

Project No.	Site No.	Area	Owner	Surveyor	Date
107-034	107-034	390,779 SQ. FT.	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-035	107-035	5724 PG. 286	BRANCH BANKING & TRUST CO.	J.OW	10/14/14
107-037	107-037	6844 PG. 728	R RED LLC	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14
107-034	107-034	6480 PG. 222-228	FORSYTH OWNER T.L.P.	J.OW	10/14/14

**MINOR PLAT
FOR
THE COLLECTION AT FORSYTH**
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

SHEET NO.
4
8
DRAWN BY TMLC-0305



GA. STATE ROUTE 141
LIMITED ACCESS RIGHT OF WAY
(A.K.A. PEACHTREE PARKWAY)
(VARIABLE RIGHT OF WAY)
PROJ. STP-104-1(39)

FORSYTH CONNECTOR
(A.K.A. RONALD REAGAN BOULEVARD)
(VARIABLE RIGHT OF WAY)

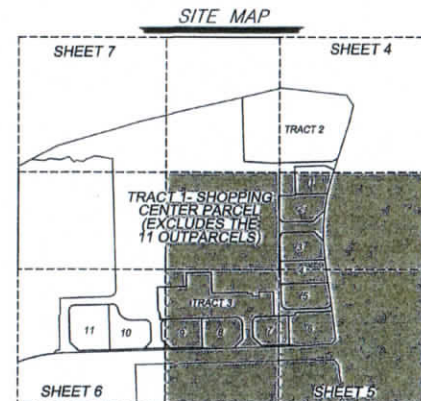
SEE SHEET 2 OF 8 FOR
LINE & CURVE TABLES

SEE SHEET 8 OF 8 FOR PROPOSED
DEVELOPMENT PARCEL ACCESS
EASEMENT DETAILS

SCALE: 1" = 100'



1-16-14



TerraMark
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1396 Bulls Ferry Road
Marietta, Georgia 30068
Phone No. (770) 421-1927
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www.TerraMark.com
C. G. A. # LSP000010

Project No.	Survey Cont.	Survey Date	Revision	Date
104-1(39)	JKDN	10/14/13	REVISE TRACT 2 PROPERTY	01/09/14
Survey Owner	JKDN	10/14/13		
Drawn By	JDN	10/14/13		
Approved By	PAC	10/14/13		
Scale		10/14/13		

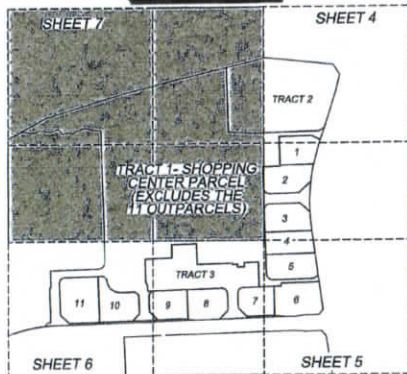
PAIRTS: SURVEY 1, 39/14, 39/15, 39/20, 39/21, 39/22, 39/23, 39/24, 39/25, 39/26, 39/27, 39/28, 39/29, 39/30, 39/31, 39/32, 39/33, 39/34, 39/35, 39/36, 39/37, 39/38, 39/39, 39/40, 39/41, 39/42, 39/43, 39/44, 39/45, 39/46, 39/47, 39/48, 39/49, 39/50, 39/51, 39/52, 39/53, 39/54, 39/55, 39/56, 39/57, 39/58, 39/59, 39/60, 39/61, 39/62, 39/63, 39/64, 39/65, 39/66, 39/67, 39/68, 39/69, 39/70, 39/71, 39/72, 39/73, 39/74, 39/75, 39/76, 39/77, 39/78, 39/79, 39/80, 39/81, 39/82, 39/83, 39/84, 39/85, 39/86, 39/87, 39/88, 39/89, 39/90, 39/91, 39/92, 39/93, 39/94, 39/95, 39/96, 39/97, 39/98, 39/99, 39/100

MINOR PLAT
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523,
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

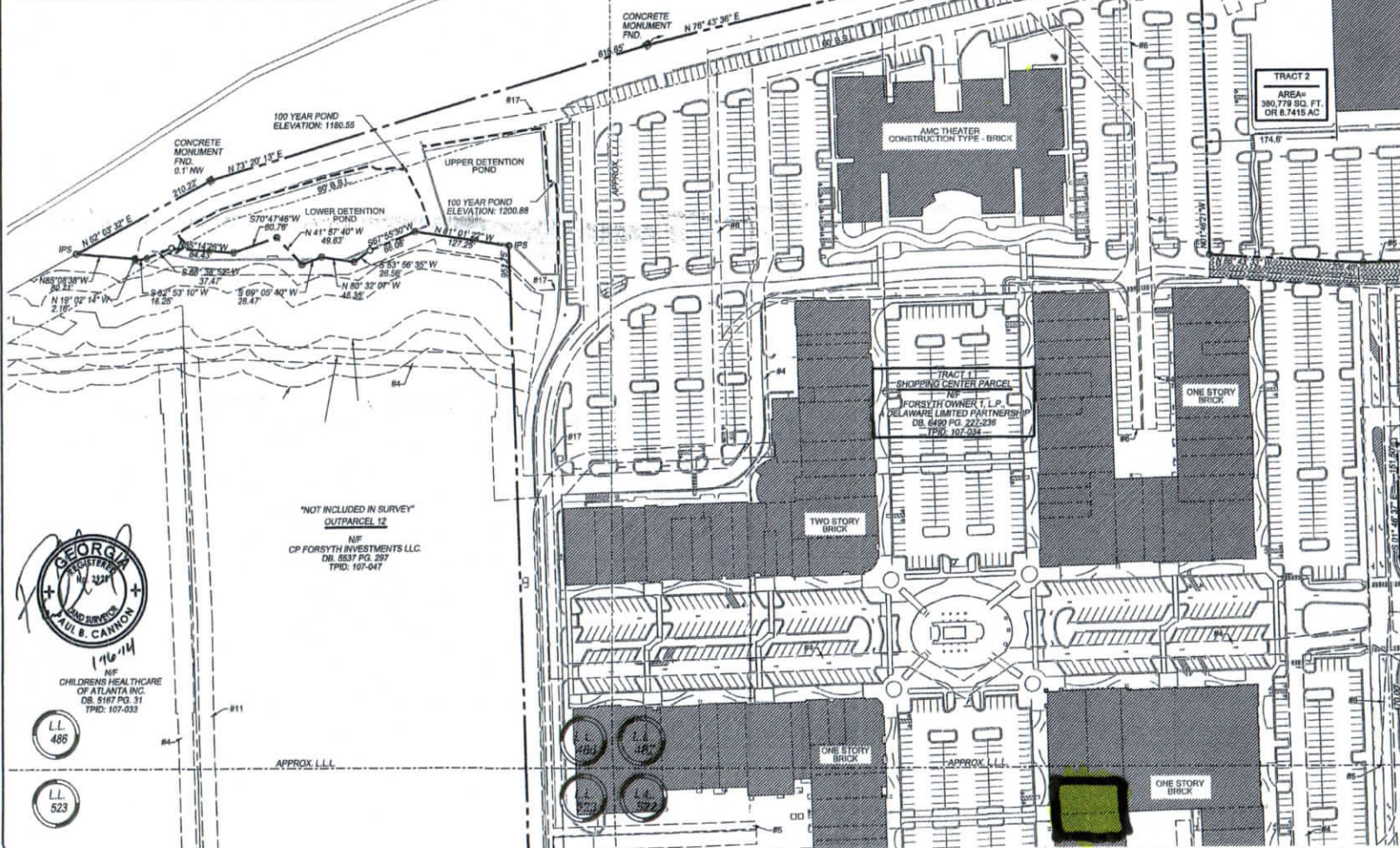
SHEET NO.
5
8



SITE MAP



**GEORGIA STATE
HIGHWAY 400**
LIMITED ACCESS HIGHWAY
FEDERAL AID PROJECT #APD 056-1(14)
(VARIABLE RIGHT OF WAY)
400 NORTH BOUND LANE



NEF
CHILDRENS HEALTHCARE
OF ATLANTA INC.
DB. 5167 PG. 31
TPID: 107-033

"NOT INCLUDED IN SURVEY"
OUTPARCEL 12

NEF
CP FORSYTH INVESTMENTS LLC.
DB. 5537 PG. 287
TPID: 107-047

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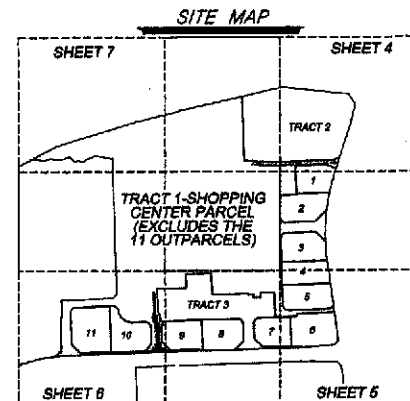
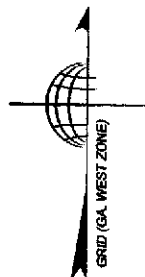
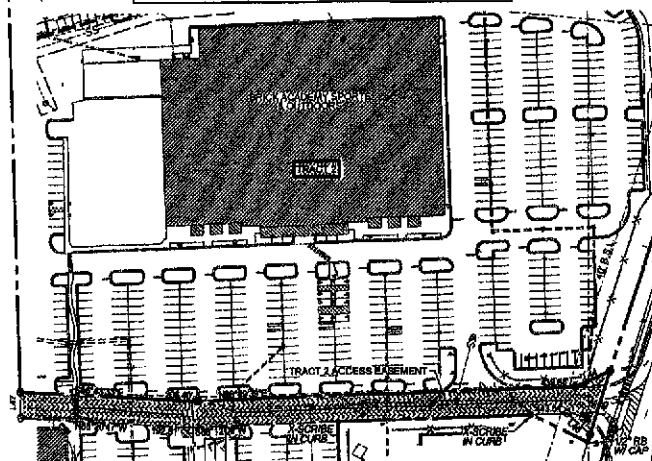
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Project No.	Revision	Date
Survey No.	REUSE TRACT 3 PROPERTY	01/14/13
Drawn By:	JCW	
Approved By:	PBC	
Date:	10/14/13	
Scale:	1"=100'	

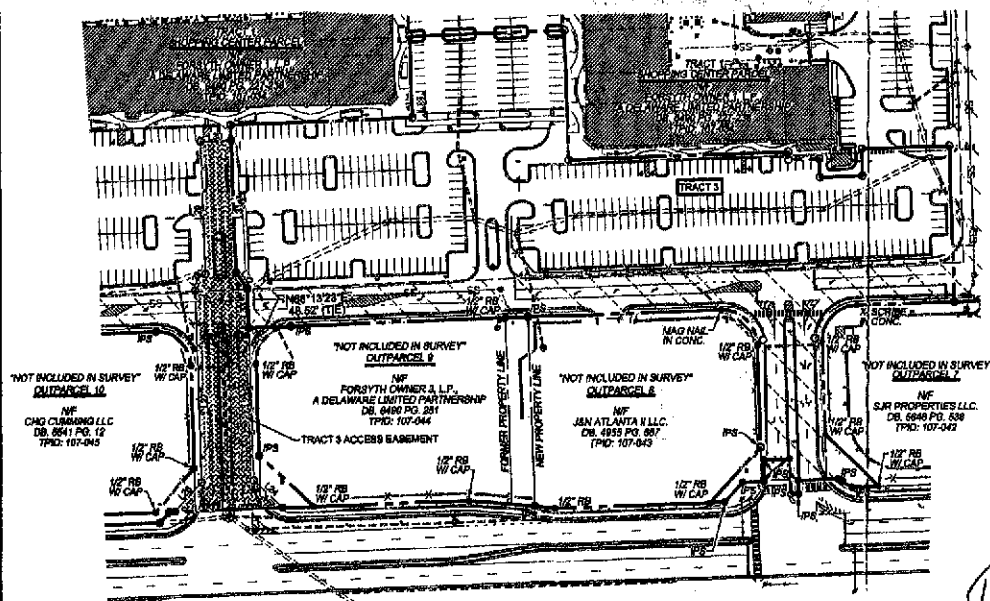
MINOR PLAT
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523,
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

SHEET NO.
7/8
DRAWING: TRACT 3.DWG

TRACT 2 ACCESS EASEMENT DETAIL



TRACT 3 ACCESS EASEMENT DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L23	S 01°48'37" E	177.10
L24	S 48°32'34" E	45.84
L25	S 88°13'23" W	124.54
L26	N 43°18'30" E	48.84
L27	N 01°48'37" W	223.54
L28	N 31°30'21" E	22.78
L29	N 01°48'37" W	151.70
L30	N 88°13'23" E	35.00
L31	S 01°48'37" E	161.70
L32	S 88°13'23" E	22.78
L33	S 01°48'37" E	45.40
L44	N 88°13'23" E	44.59
L45	S 17°45'27" W	78.05
L46	N 48°18'33" W	28.42
L47	N 00°41'21" W	28.03

EASEMENT LEGEND

	TRACT 2 ACCESS EASEMENT
	TRACT 3 ACCESS EASEMENT
	WATERBEDDED EASEMENT (DB. 4835 PG. 489 & DB. 5540 PG. 743)

SURVEY NOTES

CLOSURE STATEMENT:
THE TRACT 2 ACCESS EASEMENT HAS BEEN CALCULATED FOR CLOSURE
AND IS ACCURATE WITHIN ONE FOOT IN 138,918 FEET. THE TRACT 3 ACCESS
EASEMENT IS ACCURATE WITHIN ONE FOOT IN 94,178 FEET.

EASEMENT AREA TABLE

TRACT 2 ACCESS EASEMENT	20,845 SQ. FT. OR 0.4808 AC
TRACT 3 ACCESS EASEMENT #1	22,899 SQ. FT. OR 0.5170 AC
TOTAL ACCESS EASEMENT AREA	43,504 SQ. FT. OR 1.0097 AC



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Professional Land Surveying

Project No.	Sheet No.	Project Name	Project Location	Project Date	Project Status
17414	8	FORSYTH CONNECTOR	FORSYTH COUNTY, GEORGIA	12/11/2009	IN PROGRESS

MINOR PLAT
FOR
THE COLLECTION AT FORSYTH
LOCATED IN LAND LOTS 486,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

SHEET NO.
8
8
DRAWING NO. 17414-0003

FORSYTH CONNECTOR
(A.K.A. RONALD REAGAN BOULEVARD)
(VARIABLE RIGHT OF WAY)

100 0 100 200 300 FT.
SCALE: 1" = 100'