

DATE OF SURVEY: DECEMBER 26-27, 2013

- LEGEND
BTL = BINDER OF CURVE
BTLR = BOUNDARY SETBACK LINE
P.L. = PROPERTY LINE
B.W. = BOUNDARY OF WAY
LL = LAND LOT LINE
N/W = NORTHERLY QUARTER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 70,352 FEET...

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS...

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WERE A NIPPON TOPCON...

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NOS. 131170004A-F & 0055-F, DATED 03/04/12.

REZONING FROM A1 TO RES3
TOTAL ACREAGE: 61.998 ACRES
GREEN SPACE REQUIRED: 26.625 ACRES

SETBACKS
REAR EXTERIOR - 50'
REAR INTERIOR - 20'
FRONT - 25'
SIDE - 5'
FTK. FOUNDATIONS - 20'

OWNED / DEVELOPER
PARAN HOMES, LLC
3005 BRECKINRIDGE BLVD
DULUTH, GA 30095

13-QUAD UNITS = 52
17-5 UNIT TOWN HSE = 85
1-2 UNIT TOWN HSE = 2
10-3 UNIT TOWN HSE = 33

- NOTES & REFERENCES:
1. TAX MAP/PANCL #216-051
2. ZONED A1
3. PANCL IS SERVICED BY PRIVATE WINDY AND SEPTIC SYSTEMS.

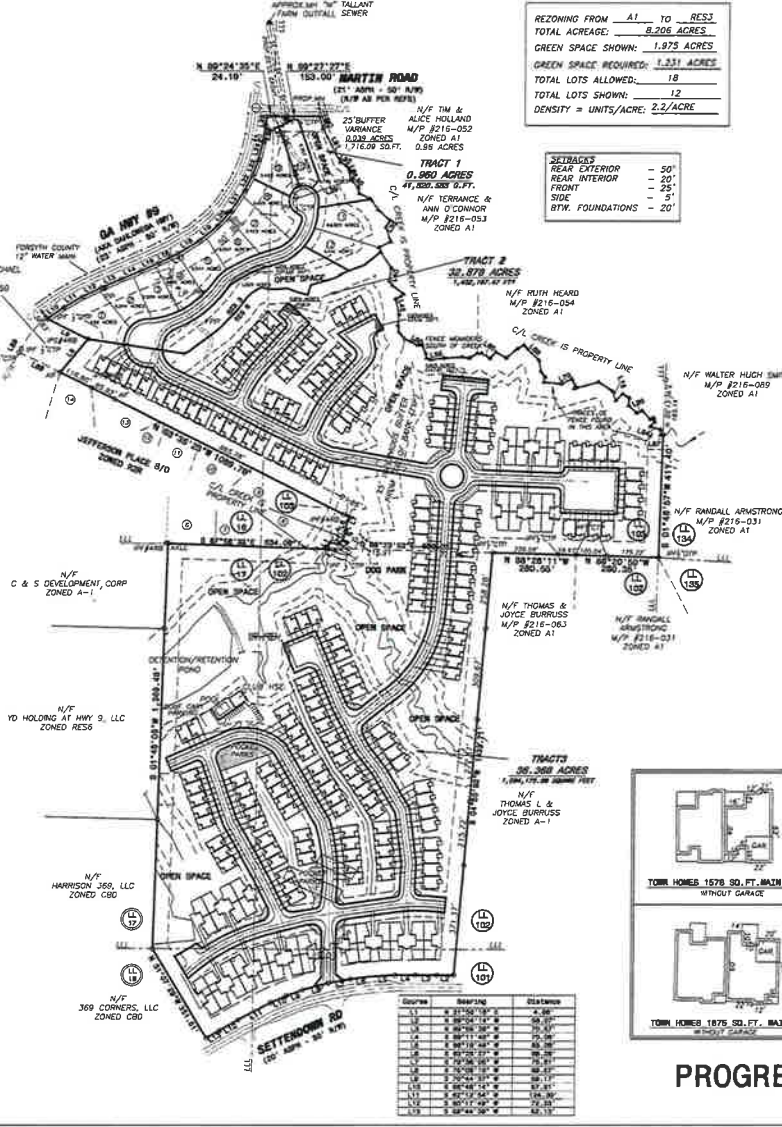
70.204 ACRES TOTAL

SURVEY/SITE PLAN/REZONING PLAT FOR: PARAN HOMES

LOTS 16, 17, 101, 102 & 103 LAND LOT 14TH DISTRICT 1ST SECTION FORSYTH COUNTY, GEORGIA FEBRUARY 15, 2016 REVISED AUGUST 1, 2016 TO ADD 15 AC TRACT...



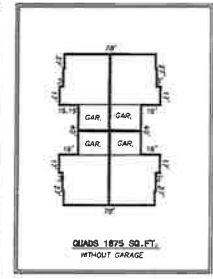
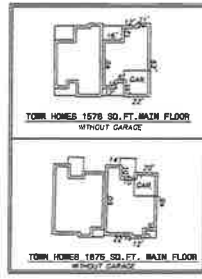
GRAPHIC SCALE - 1"=200'



REZONING FROM A1 TO RES3
TOTAL ACREAGE: 62.06 ACRES
GREEN SPACE SHOWN: 1.975 ACRES

SETBACKS
REAR EXTERIOR - 50'
REAR INTERIOR - 20'
FRONT - 25'
SIDE - 5'
FTK. FOUNDATIONS - 20'

Table with 3 columns: Course, Bearing, Distance. Lists boundary details for multiple lots and tracts.



RECEIVED
DEC 23 2016
Forsyth County Department of Planning & Community Development