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AUG 02 2019

Forsyth County Department of
Planning & Community Development

SP190007

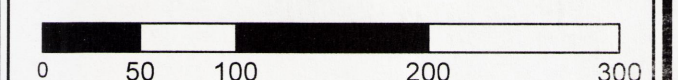
<u>SITE DATA</u>	
SITE AREA	57 ACRES
<u>ZONING</u>	
EXISTING ZONING	LR (LAKES RESIDENTIAL)
PROPOSED ZONING	LR (LAKES RESIDENTIAL)
ZONING JURISDICTION	FORSYTH COUNTY
<u>USE CALCULATIONS</u>	
TOTAL UNITS	60 SINGLE FAMILY DETACHED LOTS
<u>SETBACK REQUIREMENTS</u>	
SITE EXTERIOR SETBACK	50 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
<u>DEVELOPMENT STANDARDS</u>	
MIN. REQUIRED OPEN SPACE	NONE
MIN. HEATED SOFT	1,200 SQFT
MAX. BUILDING HEIGHT	35 FEET
MIN. LOT SIZE	25,500
OPEN SPACE PROVIDED	512,760 SQFT

REVISIONS:

[illegible]

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SKETCH PLAT



SCALE: 1" = 100'
DATE: JULY 2019
PROJECT: 18216.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021



SK

EET

SHADY GROVE ROAD (6090)

A MASTER PLANNED RESIDENTIAL DEVELOPMENT FOR

GRAMAR GROUP
410 PEACHTREE PKWY STE. 4245
CUMMING, GA 30041

AND LOT 537, 563
4 DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

LEGEND
 BOC = BACK OF CURB
 BSL = BUILDING SETBACK LINE
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY
 LL = LAND LOT
 LLL = LAND LOT LINE
 N/F = NOW OR FORMERLY
 M/P = TAX MAP / PARCEL NO.
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 COR MON = USCOE MONUMENT
 RB = REBAR
 CTP = CRIMP TOP PIPE
 OTP = OPEN TOP PIPE
 SQ. ROD = SQUARE ROD
 AIF = ANGLE IRON FOUND
 CMP = CORRUGATED METAL PIPE
 RCP = REINFORCED CONC. PIPE

LEGEND
 WM = WATER METER
 WV = WATER VALVE
 PP = POWER POLE
 LP = LIGHT POLE
 SP = SERVICE POLE
 PH.BOX = PHONE BOX
 U/G = UNDERGROUND
 C.O. = SEWER CLEAN-OUT
 MB = MAILBOX
 SS = SANITARY SEWER
 MH = MAN HOLE
 FFE = FINISHED FLOOR ELEV.
 FH = FIRE HYDRANT
 G = GAS LINE
 P = POWER LINE
 SS- = SANITARY SEWER LINE
 FM- = SANITARY FORCE MAIN
 T- = TELEPHONE LINE
 W- = WATER LINE
 X- = FENCE LINE

Owner's Certificate

The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and dedicates to the public for use forever the public street right-of-way as shown on this plat.

Owner

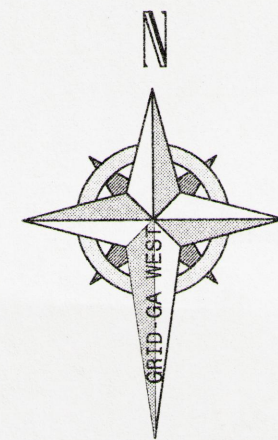
Signed, sealed and delivered in the presence of:

Witness

Notary Public

TOTAL = 57.124 ACRES

2,488,308.448 SQUARE FEET



THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

CALLS ALONG TRACT 1

Course	Bearing	Distance
L1	N 11°28'02" W	133.13'
L2	N 88°07'59" W	241.58'
L3	N 88°08'44" W	251.09'
L4	N 00°19'13" W	154.72'
L5	S 27°08'28" E	374.06'
L6	S 59°17'03" E	18.97'
L7	S 61°55'27" E	188.75'
L8	S 62°28'54" E	196.53'
L9	S 66°25'04" E	108.46'
L10	S 01°13'00" W	339.53'
L11	S 83°00'14" W	128.21'
L12	N 85°58'29" W	133.53'
L13	S 88°22'07" W	133.25'
L14	S 88°43'13" W	133.17'
L15	N 84°46'02" W	156.12'

Curve	Radius	Length	Chord	Chord Bear.
C1	1090.81'	174.64'	174.45'	S 31°50'00" E
C2	1390.02'	169.62'	169.52'	S 30°38'13" E
C3	574.68'	252.27'	250.25'	S 46°42'30" E
C4	1165.70'	53.71'	53.71'	S 60°36'15" E
C5	3110.80'	213.72'	213.68'	S 64°26'59" E

CALLS ALONG TRACT 2

Course	Bearing	Distance
L16	N 03°29'57" E	85.18'
L17	N 66°25'04" W	79.21'
L18	N 62°28'54" W	196.14'
L19	N 61°55'27" W	188.37'
L20	N 59°17'03" W	18.97'
L21	N 27°08'28" W	374.13'
L22	S 89°53'23" E	434.07'
L23	S 89°50'18" E	13.84'
L24	N 89°35'29" E	20.23'
L25	S 84°46'29" E	174.75'
L26	N 89°10'26" E	323.79'
L27	N 89°11'38" E	168.56'
L28	S 84°56'24" E	104.07'

Curve	Radius	Length	Chord	Chord Bear.
C6	3030.80'	208.22'	208.18'	N 64°26'59" W
C7	1085.70'	50.03'	50.02'	N 60°36'15" W
C8	494.68'	217.15'	215.41'	N 46°42'30" W
C9	1310.02'	159.86'	159.76'	N 30°38'13" W
C10	1170.81'	118.55'	118.50'	N 30°08'38" W

OWNER INFO:
6090 SHADY GROVE ROAD
CUMMING, GA 30041

SURVEY FOR:

6090 SHADY GROVE LLC

LAND LOT 537, 562 & 563

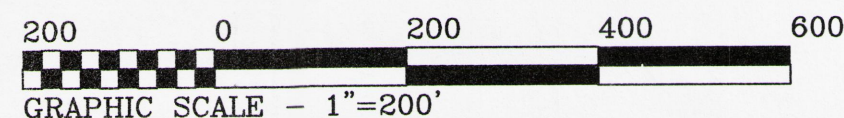
14TH DISTRICT

1ST SECTION

FORSYTH COUNTY, GEORGIA

PLAT DATE: FEBRUARY 9, 2018

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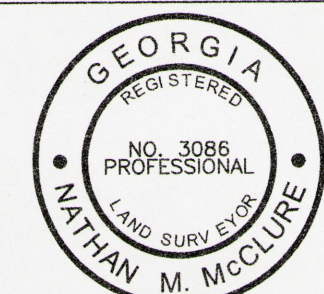
Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By:

Registered Georgia Land Surveyor No. 3086

McCLURE
 SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE C
 CUMMING, GA 30040
 O: (470) 297-5592 C: (678) 283-8764
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM



JOB NO. 18028

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF 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 GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT. STATE WATERS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: FEBRUARY 2018

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 111,999 FEET, AN ANGULAR ERROR OF 0.1 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,270,645 FEET.

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 WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0180F, DATED 3/4/13.

"IRRIGATION 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 PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY."

"NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING."

NOTES & REFERENCES

1. TAX MAP / PARCEL #258-032
2. PARCEL IS ZONED LR
3. PARCEL IS SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.
4. SURVEY FOR WENDELL B. OTWELL PREPARED BY HENRY BAILEY, DATED 01/18/00.
5. PLAT BOOK 24 PAGE 299
6. PLAT BOOK 6 PAGE 48
7. PLAT BOOK 43 PAGE 16
8. PLAT BOOK 11 PAGE 249
9. PLAT BOOK 27 PAGE 61
10. PLAT BOOK 36 PAGE 2
11. PLAT BOOK 5 PAGE 5
12. PLAT BOOK 59 PAGE 31
13. PLAT BOOK 31 PAGE 276
14. PLAT BOOK 40 PAGE 239
15. USCOE TAKE SHEET INFO
16. OTHER STATE WATERS REQUIRING BUFFERS MAY EXIST. CONTACT FORSYTH COUNTY ENGINEERING FOR VERIFICATION.