CLOSURE:

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 264,697 FEET.

A NIKON LC20 – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

NOTE:
BOUNDARY SURVEY PROVIDED BY APPALACHIAN SURVEYING.

BUILDING PERMIT #'S:

DP #: 2004-1738
BUILDING #: 2004-0559

SITE ADDRESS

5770 BETHELVIEW ROAD
FORSYTH Co., Ga.

OWNER/DEVELOPER:

T ENTERPRISE, LLC
P.O. BOX 4165
ALPHARETTA, GA. 30023
24 HR. CONTACT:
MARK ZORIN
(770)862-7500

ENGINEER

APPALACHIAN SURVEYING, ENGINEERING & PLANNING, INC.
P.O. BOX 1648
CUMMING, GA. 30028
(770)889-4691

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. #13117C0095C; DATED JULY 4, 1988.

SITE INFORMATION:

SITE AREA: 2.00 ACRES

ZONING: CBD
ZA# 2209

SETBACKS:
-FRONT: 40'
-SIDE: 10'
-REAR: 25'

PARKING:
REGULAR: 65
HANDICAP: 4
TOTAL: 69

NOTE:

1. NO STRUCTURES, FENCES OR OTHER OBSTRUCTION MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER & SEWER DEPARTMENT.
2. NO POOL DRAINS, DUMPSTER PADS OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES.
3. A LEGAL SANITARY SEWER EASEMENT IS REQUIRED FOR ALL SEWER LINES OUTSIDE OF COUNTY RIGHT-OF-WAY. PROVIDE EASEMENT LEGAL DESCRIPTIONS, EXHIBIT DRAWINGS AND TITLE WORK FOR ALL LINES, SUITABLE FOR RECORDING. UPON RECORDING OF THIS AS-BUILT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER & SEWER DEPARTMENT (OR PRIVATE SANITARY SEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FROM FORSYTH COUNTY WATER.
4. DEVELOPER IS RESPONSIBLE FOR 1-YEAR MAINTENANCE ON WATER LINES AND SANITARY SEWER LINE.
5. NOTE:
   a) 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.
   b) FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITHES, DETENTION/WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.
   c) MAINTENANCE OF UNDERGROUND DETENTION/WATER QUALITY FACILITY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO PERFORM AN ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.
   d) NO STRUCTURES, FENCES AND OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

ENGINEER'S CERTIFICATION:

THE "AS-BUILT" CONDITIONS OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

THE DETENTION/WATER QUALITY POND PROVIDES THE STORAGE VOLUMES AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY.

PROFESSIONAL ENGINEER
1/3/06

BRIAN W. COLE — GEORGIA — REGISTERED PROFESSIONAL ENGINEER

APPROVED BY: DEPARTMENT OF WATER & SEWER
JAN 03 2006

VICINITY MAP (nts.)

OUTLET CONTROL DETAIL (nts.)

Forsyth County Planning and Development
Tree Protection & Replacement Ordinance
JAN 04 2006
Approved By: Greg Wallace, Project Planner

APPROVED BY: DEPARTMENT OF PLANNING
JAN 04 2005

APPROVED BY: DEPARTMENT OF ENGINEERING
JAN 03 2006

BETHELVIEW ROAD
100' R/W (PAVEMENT WIDTH VARIES)

LEGEND

DETENTION/WATER QUALITY POND A

GENERAL NOTES:

1. 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.
2. FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION/WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.
3. MAINTENANCE OF DETENTION/WATER QUALITY FACILITY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO PERFORM AN ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.
4. NO STUCTURES, FENCES AND OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCES EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.
5. NO BURN OR BURY PITS ARE LOCATED ON THIS SITE.
6. NO STRUCTURES ARE FLOODED IN A 100 YR. STORM.
7. 100 YR. ELEV. CONTAINED WITHIN STORM STRUCTURES.

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2330 HEWATT ROAD ~ SNELLVILLE, GEORGIA 30039
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

AS-BUILT SURVEY OF:
SPRING VILLAGE SHOPPING CENTER
A PORTION OF LOTS 3 & 4
STEEPLECHASE PARK SUBDIVISION
LAND LOT 342 2nd DISTRICT
FORSYTH COUNTY, GEORGIA

DRAWN	CHECKED
C.J.	TS
DATE	9/17/09
SCALE	1"=40'
PROJECT MARKER	4047S

GEORGIA — No. 2578 — 12-22-05 — JOHN A. STEPHAN