



GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 644-3004 FAX (770) 644-3956
LAND SURVEYING COA #117

FINAL PLAT FOR:
PLEASANT GROVE ESTATES
TAX PARCEL NO. 074 146, 074 062 AND PORTION OF 074 033
LOCATED IN LAND LOTS 735 & 736 OF THE 3RD LAND DISTRICT
1ST SECTION, FORSYTH COUNTY, GEORGIA
SCALE 1"=30'

DATE	NO	DESCRIPTION
5/21/2018	1	DATE
15393	2	FROM NUMBER
BS	3	BS
DRAWN BY	4	

1 of 1

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 1317C0040E, DATED SEPTEMBER 19, 2007

Surveyor's Certificate:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Unified Development Code of Forsyth County, Georgia, have been fully complied with.

By: *[Signature]*
Registered Georgia Land Surveyor No.: 2900

Certificate of Planning and Community Development approval

Pursuant to the Unified Development Code of Forsyth County, Georgia, and all requirements of approval having been fulfilled, this final plat was given approval by all reviewing departments, with final approval by the director, or a designee of the Planning & Community Development Department, the issuing authority for Forsyth County. This final plat is entitled to recordation in the Clerk's Office, Forsyth County Superior Court, on or after the date as indicated on the Planning & Community Development Department approval stamp as found on the cover sheet of these plans.

Forsyth County Department of Planning & Community Development
LESLIE SILAS, Planner II
August 11, 2016
Devland, LLC
307 Woodbrook Crest
Canton GA 30114
RE: 2A63774
Rezoning from: Agricultural District (A1) to Single Family Residential District (RES3)
Tax Map: 074 Parcel Number(s): 146
Tax Map: 074 Parcel Number(s): 062
Acre(s): 1.70
To Whom It May Concern:
This is to confirm that at their regular meeting on July 21, 2016 the Forsyth County Board of Commissioners approved the rezoning request to rezone from Agricultural District (A1) to Single Family Residential District (RES3) with the following conditions:
CONDITIONS:
1. Development shall tie into Forsyth County sewer system by gravity. Gravity sewer outfalls shall follow natural contours in order to minimize depth.
2. Sewer access must be provided to all upstream properties.
3. Sewer capacity is not guaranteed for this property. All sewer capacity agreements must be approved by the Forsyth County Board of Commissioners.
4. Any improvements to the water or sewer systems required to meet fire flow or other requirements shall be done at developer's expense.
5. Owner/Developer shall dedicate right of way 40 feet from the centerline on Pleasant Grove Road prior to recording a subdivision plat or when needed for road improvement projects as determined by the Department of Engineering.
6. This approval is site plan specific.

DEVELOPER:
DEVLAND, LLC
307 WOODBROOK CREST
CANTON, GA 30114
ATTN: ROBERT RICHARDSON
PHONE: 770-334-0272

ENGINEER:
PRIMUS ENGINEERING, INC.
3010 HAMILTON MILL RD
BUFORD, GA 30519
ATTN: BYRON ARCENEAUX, P.E.
PHONE: 678-858-3842

RECEIVED FOR FORSYTH COUNTY
AUG 02 2018
[Signature]

Contracting Engineers
DAVID SUBLETT
678-713-1225 Fax 678-807-2619
dsublett@primuseng.com

Approved by
Forsyth County Planning and
Community Development
AUG - 2 2018
[Signature]
L. Kyle

18July2018
Forsyth County Water and Sewer Dept
110 East Main St
Canton, GA 30040

Subject: "Pleasant Grove Estates" - Hydrant Flow Tests and Calculations

Dear Sirs,

This report was prepared in order to furnish the information as requested by Forsyth County Water and Sewer Dept. On dates and times as listed below, a flow test was conducted on the fire hydrant(s) (located and numbered as listed below) in subject subdivision or location. The test was performed for the purpose of being able to determine the static and residual pressures at an observed flow and calculated flow available at a residual pressure of 20 psi.

During the flow test, the static and residual pressures and flow were measured. The results of the tests are as follows:

FH#	STATIC psi	RESIDUAL psi	FLOW gpm	FLOW AT 20 PSI gpm	DATE	TIME	LOCATION
1	95	70	1405	2543	7/17/2018	3:05pm	@ Lot 1
2	95	75	1455	2571	7/17/2018	3:20pm	@ Lot 4

The foregoing data are warranted correct only at the times of observation, and should be interpreted and used only by those personnel experienced and skilled in fire protection engineering. Thank you for the opportunity to be of service.

CONTRACTING ENGINEERS
D.M. Bennett P.E. 19,305
APPROVED BY:
GIS DEPARTMENT
AUG 01 2018
[Signature]
PATRICK W. PERKINS
DIGITAL SUBMISSIONS

GIS Mapped
JUL 24 2018
Susan Holland

LOT GRADING PLAN REQUIRED TO ENSURE COMPLIANCE WITH APPROVED STORM WATER MANAGEMENT REPORT TITLED PLEASANT GROVE ESTATES SD, DATED APRIL 12, 2017 BY PRIMUS ENGINEERING, INC. BMP AS BUILT AND MAINTENANCE COVENANT REQUIRED FOR EACH LOT PRIOR TO ISSUANCE OF CO

SEWER MATERIALS LIST
3 MANHOLES
350.48 L.F. 8" PVC (SDR-26)
88.3 L.F. 8" D.I.P.

WATER MATERIALS LIST
2 FIRE HYDRANTS
2 WATER VALVES
2 TEES

**FRONT - 25 FEET
SIDE - 5 FEET WITH A MINIMUM OF 20 FEET
BETWEEN STRUCTURES
REAR - 25 FEET
MINIMUM LOT WIDTH - 70 FEET
SIDE AND REAR SETBACK IN A1 ZONING - 25 FEET**

**SANITARY
SEWER PROFILE
SCALE:
HORIZ: 1"=30'
VERT: 1"=10'**

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,192 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,197 FEET AND CONTAINS 2,385 ACRES.

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. Said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

Owner: *[Signature]*
Signed, sealed and delivered in the presence of:
Witness: *[Signature]*
Notary Public: *[Signature]*
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRIAN R. SUTHERLAND, L.S. #2900

WATER AND SEWER NOTES:

- UPON RECORDING OF THIS PLAT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER & SEWER.
- WATER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
- SANITARY SEWER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL INFRASTRUCTURE FOR A PERIOD OF 18 MONTHS AFTER THE RECORDING DATE OF THE FINAL PLAT.
- STRUCTURES OR FENCES WILL NOT BE ALLOWED IN SANITARY SEWER EASEMENTS, UTILITY EASEMENTS, OR ACCESS EASEMENTS.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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