



**SITE PLAN**

- NOTE:
1. ALL PROPOSED ROADS AND ALLEYS SHALL BE PRIVATE.
  2. ALL PROPOSED ALLEYWAYS SHALL BE 12' WIDE AND GRADED WITH A CONSTANT SLOPE OR INVERTED CROWN AS SHOWN ON GRADING PLAN.
  3. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANFORD BUILDING CODE'S HORIZONTAL SEPARATION WALLS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEPARTMENT OF COMMUNITY AFFAIRS.
  4. INSTALLATION OF PERMANENT SAFETY APPOINTMENTS SHALL BE AFTER CONSTRUCTION IS COMPLETE AND BEFORE FINAL PLAT APPROVAL.
  5. INSTALLATION OF PERMANENT SAFETY APPOINTMENTS SHALL BE AFTER CONSTRUCTION IS COMPLETE AND BEFORE FINAL PLAT APPROVAL.
  6. ALL ROOF DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM.
  7. ALL LOTS WILL BE MANICURED IMMEDIATELY AND 100% LOTS ARE DEVELOPED.
  8. THERE ARE NO CRITICAL EROSION AREAS ON OUR SITE.
  9. SITE DOES NOT HAVE HAZARDOUS MATERIALS OR UNDESIRABLE WETLANDS.
  10. OFF SITE LAKE IS NOT WITHIN 500' OF SITE.
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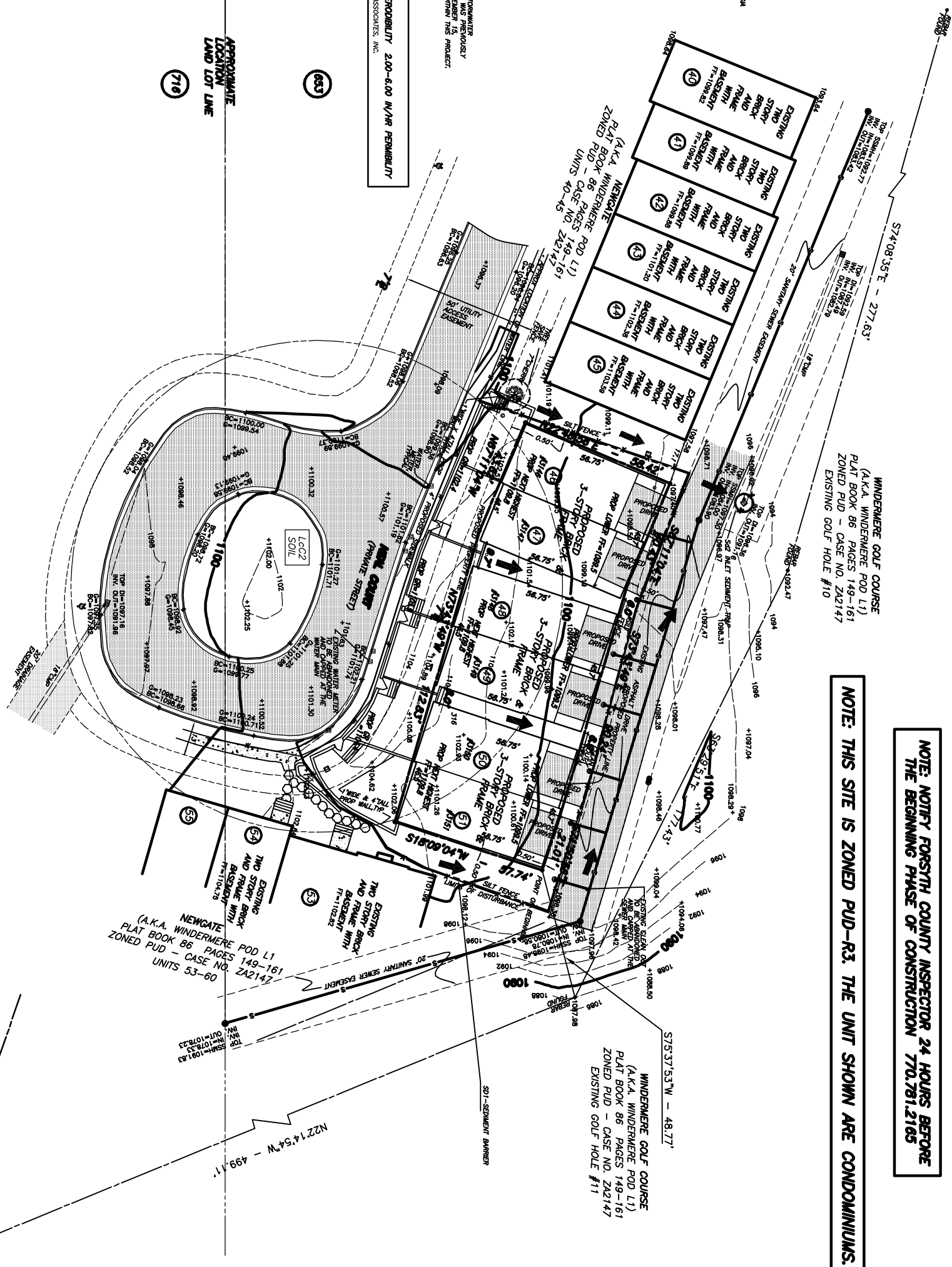
- DESIGN NOTES:
1. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL TO 1 VERTICAL.
- WATER AND SEWER DEPARTMENT NOTES:
1. THE ALIGNMENT OF THE EXISTING WATER AND SEWER SERVICE MAINS BE THE ALIGNMENT OF THE EXISTING WATER AND SEWER DEPARTMENT CONSTRUCTION INSPECTOR.
  2. NOTIFY FORSYTH COUNTY WATER AND SEWER DEPARTMENT 24 HOURS PRIOR TO CONSTRUCTION (770) 781-2165.
  3. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FORSYTH COUNTY WATER AND SEWER DEPARTMENT.
- ENGINEERING DEPARTMENT NOTES:
1. THERE ARE NO STATEMENTS.
  2. THE HYDROLOGICAL STUDY DATED FEBRUARY 11, 2002 AND WAS PERFORMED BY MANAGEMENT WAS APPROVED IN THE HYDROLOGICAL STUDY FOR WINDERMERE DATED DECEMBER 15, 1998. LAST REVISED AUGUST 23, 1998. THERE IS NO WATER QUALITY TO BE PROVIDED WITHIN THIS PROJECT.

- PERFORMANCE MATERIALS**
1. FINAL SUBMISSIONS FOR NETWORK (A.K.A. WINDERMERE POD L1) FORSYTH COUNTY, GEORGIA RECORDS
  2. AS BUILT PLAT FOR NETWORK (A.K.A. WINDERMERE POD L1) FORSYTH COUNTY, GEORGIA RECORDS
  3. CONSTRUCTION PLANS FOR NETWORK (A.K.A. WINDERMERE POD L1) FORSYTH COUNTY, GEORGIA RECORDS
  4. DEED UNDER POWER IN FAVOR OF SECTION 4 FROM PAGE 508-511 FORSYTH COUNTY, GEORGIA RECORDS
  5. BOUNDARY EXHIBIT FOR BUILDING 4 (UNIT 46-52) AT NEWGATE

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES HAVE BEEN FOUND OR CONCEALED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEY LOCATIONS OF UNDERGROUND UTILITIES HAVING BEEN LOCATED BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
2. THE FIELD DATA WHICH THIS PLAN IS BASED UPON WAS OBTAINED BY THE SURVEYOR AND HIS ASSISTANT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
3. THE PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS PERMISSION OF THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
4. THE FIELD DATA WHICH THIS PLAN IS BASED UPON WAS OBTAINED BY THE SURVEYOR AND HIS ASSISTANT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
5. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY F.L.A. OFFICIAL FLOOD HAZARD MAPS, FORSYTH COUNTY, GEORGIA.
6. THIS PLAT NOT INTENDED FOR RECORD.

**SOIL INCORPORATION**  
 LG2 - LOUISIANA FINE SANDY LOAM 0.24 IN/HR PERMEABILITY 2.00-6.00 IN/HR PERMEABILITY  
 \* PER PREVIOUSLY SUBMITTED PLANS BY ROCHESTER & ASSOCIATES, INC.



**NOTE: NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION 770.781.2165**

**NOTE: THIS SITE IS ZONED PUD-R3. THE UNIT SHOWN ARE CONDOMINIUMS.**

**LEGEND**

---	DEMOTES PROPERTY LINE
---	DEMOTES EXISTING CONCRETE
---	DEMOTES EXISTING BRICK
---	DEMOTES EXISTING FRAME
---	DEMOTES EXISTING PAVED
---	DEMOTES EXISTING TOP OF WALL
---	DEMOTES EXISTING CONCRETE PIPE
---	DEMOTES EXISTING MENTAL PIPE
---	DEMOTES EXISTING LIGHT POLE
---	DEMOTES EXISTING POWER LINE
---	DEMOTES EXISTING TELEPHONE
---	DEMOTES EXISTING GAS LINE
---	DEMOTES EXISTING WATER MAIN
---	DEMOTES EXISTING WELLS
---	DEMOTES EXISTING HORIZONTAL CONTROL VALVE
---	DEMOTES EXISTING SANITARY SEWER LINE
---	DEMOTES EXISTING SANITARY SEWER MANHOLE
---	DEMOTES EXISTING SEWER STATION



**SCALE IN FEET**

0 10 20 30

**TOTAL AREA - 0.2004 ACRES OR 8,891.5 SQ. FT.**

SHEET	No.	Revision	Date
3	1.	REVISED PER COUNTY COMMENTS	2-24-11
	2.	REVISED PER COUNTY COMMENTS	3-14-11
	3.	REVISED PER COUNTY COMMENTS & NEW LOT LINES	4-6-11

SITE PLAN FOR  
**NEWGATE**  
 A.K.A. WINDERMERE POD L1  
 UNITS 46-52  
 LAND LOTS 653 AND 716  
 2nd DISTRICT, 1st SECTION  
 FORSYTH COUNTY, GEORGIA

**McLUNG SURVEYING SERVICES, INC.**

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