

- LEGEND**
- BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CB CABLE BOX
 - C/L CENTERLINE
 - C/L CLEANOUT
 - CONC. CONCRETE
 - CTF CRIMPED TOP FOUND
 - DB DEED BOOK
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - EP EDGE OF PAVEMENT
 - E/C ERROR OF CLOSURE
 - ESMT EASEMENT
 - FIRE HYDRANT
 - FLARED END SECTION
 - GAS METER
 - HEADWALL
 - IPS 1/2" REBAR SET
 - JUNCTION BOX
 - LL LAND LOT
 - LLL LAND LOT LINE
 - FLP* (FUTURE LIGHT POLE FROM DESIGN PLANS)
 - MAG NAIL SET
 - N/F NOW OR FORMERLY
 - OBSERVATION WELL
 - OTF OPEN TOP FOUND
 - PB PLAT BOOK
 - POWER BOX
 - P/L PROPERTY LINE
 - POB POINT OF BEGINNING
 - POWER POLE
 - REBAR FOUND
 - R/W RIGHT OF WAY
 - SANITARY MANHOLE
 - S/D SUBDIVISION
 - SERVICE POLE
 - UTILITY MANHOLE
 - 3/4" WATER METER
 - WATER VALVE
 - YARD INLET
 - WEIR INLET

PLEASE NOTE:
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

EQUIPMENT USED: LEICA TCPR 1205 EDM & LEICA GS14 GPS
BEARINGS WERE CALCULATED FROM ANGLES TURNED.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREON.

SURVEY DATE: 2/1/2014
PLAT DATE: 2/7/2014

FLOOD HAZARD NOTE: Portions of this property do not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of the City of Roswell, Georgia, Community Panel Number 13121C 0063F, revised date: June 18, 2010.

"DRAINAGE: The owner of record, on behalf of himself/herself/itself and all successors in interest, specifically release the City of Roswell from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. Drainage easements are hereby established for the sole purpose of providing for the emergency protection of the free flow of surface or storm waters along all watercourses as established by a final plat. The City of Roswell may conduct emergency maintenance operations within this easement, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City of Roswell is potentially injurious to health, life, public property, public roads or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Roswell. The City reserves the right to seek reimbursement for expenses from the owner(s) of the property(ies) of the land that generated the conditions requiring the emergency service."

"Disturbance of the 100 year flood plain is prohibited."

"CERTIFICATE OF SURVEYOR/ENGINEER: It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as 'Future', and their location, size, type and material are correctly shown; and that all engineering requirements of the Land Subdivision Ordinance of the City of Roswell, Georgia have been fully complied with."
By: Christopher J. Finke
Registered Civil Engineer No: 25058
Address: AEC, Inc. 50 Warm Springs Circle, Roswell, GA 30095

Phone No: 770-641-1942
By: B. Lamar Floyd
Registered Georgia Land Surveyor No: 12087
Address: 2060 Buford Hwy., Suite 105, Buford, GA 30518
Phone No: 770-531-0900

- NOTE:**
1. TREE FENCE TO REMAIN THROUGHOUT HOME CONSTRUCTION.
 2. WATER LINES TO BE DEDICATED TO THE CITY OF ROSWELL.
 3. SANITARY SEWER TO BE DEDICATED TO FULTON COUNTY.
 4. A TWO YEAR LANDSCAPE MAINTENANCE BOND IS REQUIRED UPON FINAL ACCEPTANCE OF THE DEVELOPMENT.
 5. REFERENCE STORM WATER BMP COVENANT RECORDED IN FULTON COUNTY RECORDS IN DEED BOOK 53058, PAGES 169-174.
 6. THIS PROPERTY IS ZONED: "GROVEWAY DISTRICT".
FRONT SETBACK: 0' MIN TO 10' MAX
SIDE SETBACK: 7' MIN (per preliminary plat)
REAR SETBACK: 10' MIN
 7. PHOTOMETRIC PLAN TO BE APPROVED BY CITY ENGINEER PRIOR TO INSTALLATION.
 8. STORM WATER POND AND BMP'S (PAVERS/ BIO-RETENTION) WILL NEED TO BE RE-CERTIFIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY (C.O.)

UNDERGROUND UTILITY NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLANS AND PLOTS PLACED BY THE UNDERGROUND UTILITY SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL DIRT DISTURBING ACTIVITIES.

UTILITIES PROTECTION CENTER OF GEORGIA

CALL TOLL FREE THROUGHOUT GEORGIA
1-800-282-7411
IN METRO ATLANTA 678-4344
OUT-OF-STATE: CALL COLLECT (404) 335-5000
THREE WORKING DAYS BEFORE YOU DIG.
IT'S THE LAW.
BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10) FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC.
IT'S THE LAW.

CERTIFICATE OF FINAL APPROVAL:

Mayor - City of Roswell Date

Engineer - City of Roswell Date

"CERTIFICATE OF OWNER: The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, which comprise a total of 1.54 ACRES, for the purposes therein expressed."
Subdivider Date 4.7.14
Owner Date 4.7.14

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C and D, Sewage Disposal and Drinking Water Supply of the Fulton County Health Department regulations and in accordance with the requirements below.

WATER SUPPLY
(X) Public Water Supply (Indicate) Indicate
() Individual Water Supplies () Individual Onsite Sewage

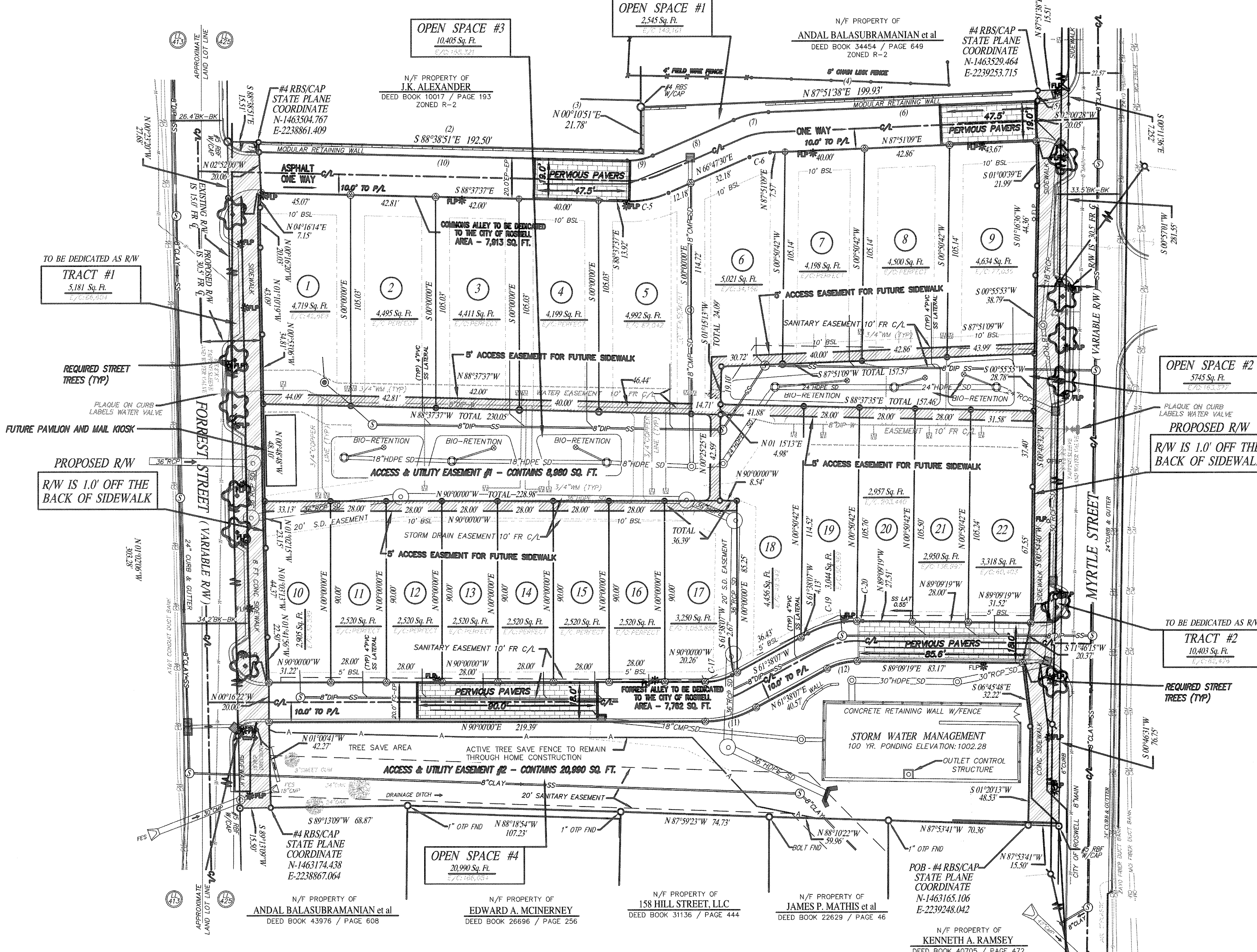
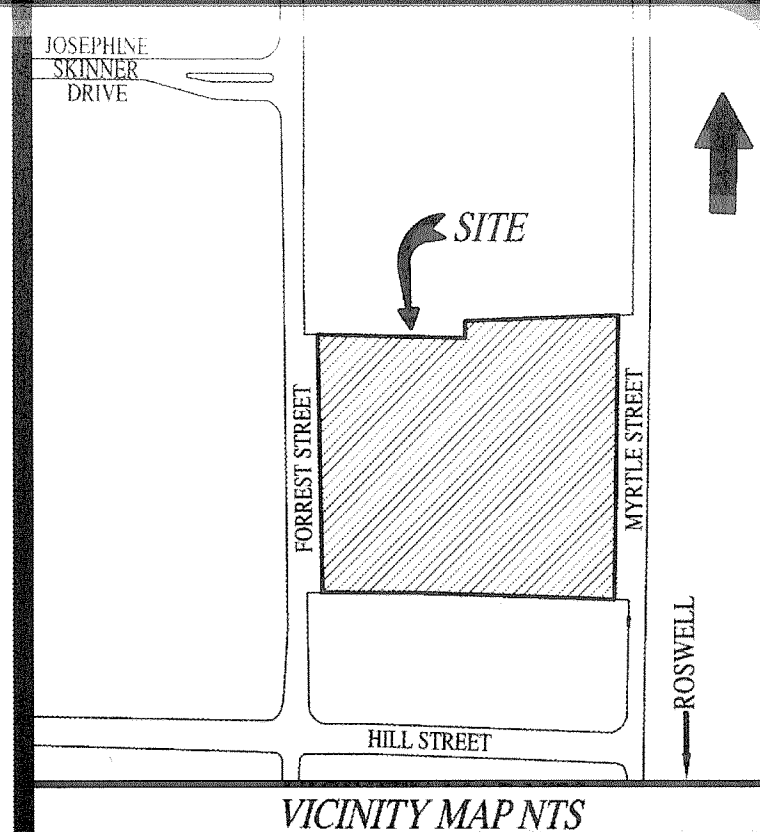
SEWAGE DISPOSAL
(X) Public Sanitary Sewer () Individual Onsite Sewage

Service Requirements - S/D Type Service Requirements - S/D Type
(X) Type "A" () Type "A" () Type "C"
(X) Type "B" () Type "B" () Type "D"

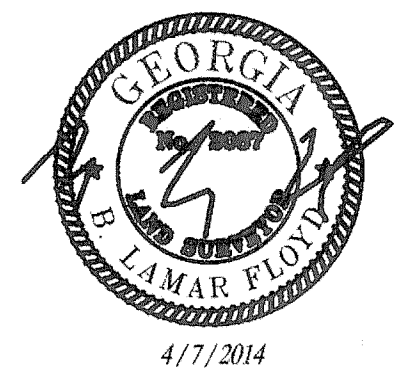
Date 4/10/14 Health Fulton County Health Department

Revision Date Fulton County Health Department

GRID NORTH
WEST ZONE
GEORGIA
NAD 1983
NAVD 1988



Curves	Lot	Call
CURVE C-5	R-51.00'	A-21.88'
	N 79°04'56\"E	CH-21.71'
CURVE C-6	R-20.00'	A-10.66'
	N 77°19'19\"E	CH-10.60'
CURVE C-17	R-29.00'	A-14.36'
	S 75°49'04\"W	CH-14.21'
CURVE C-19	R-51.00'	A-25.51'
	S 75°57'46\"W	CH-25.24'
CURVE C-20	R-51.00'	A-0.49'
	N 89°24'04\"W	CH-0.49'
Open Space #1 Numbered Calls		
(1)	N 02°52'00\"W	4.89'
(2)	S 88°38'51\"E	192.50'
(3)	N 00°10'51\"E	21.78'
(4)	N 87°51'38\"E	199.93'
(5)	S 02°40'28\"W	5.03'
(6)	S 87°51'09\"W	125.53'
CURVE C-7	R-40.00'	A-18.01'
(7)	S 77°19'19\"W	CH-17.91'
(8)	S 66°47'30\"W	44.36'
CURVE C-9	R-31.00'	A-13.30'
(9)	S 79°03'51\"W	13.18'
(10)	N 88°37'37\"W	185.30'
Open Space #4 Numbered Calls		
CURVE C-11	R-49.00'	A-26.95'
(11)	N 74°24'26\"E	CH-26.61'
CURVE C-12	R-31.00'	A-15.80'
(12)	N 76°14'28\"E	CH-15.63'



THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 40,230 FEET ANGULAR ERROR IS 0.01 PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT AS SHOWN IN FEET.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-16-16-67.

SITE INFORMATION:
PROJECT ADDRESS: 902 MYRTLE STREET
TOTAL PROJECT ACRES: 3.293 ACRES
ZONING: GROVEWAY FORM BASE CODE.

DEVELOPER
IMS Forrest Commons, LLC
P.O. Box 1208
Roswell, Georgia 30077-1208

FINAL SUBDIVISION PLAT
Forrest Commons
Located in: City of Roswell
LL 425, 1st District, 2nd Section
Fulton County, Georgia
Scale: 1" = 30 feet
Dates: April 7, 2014
JUN2013-68