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Rochester
& Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-svnc.com

There was a motion by Commissioner Taylor and a second by Commissioner Conway to approve the rezoning request by D.A.A.P., LLC, ZA# 2879, A1 to RES-3 with the following conditions:

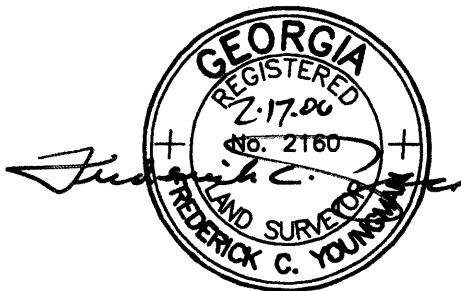
1. The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water system that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
2. Any gravity sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.
3. If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) will be done at the developer's expense.
4. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
5. Developer shall construct a deceleration lane at proposed entrance on Holtzclaw Road.
6. Developer shall construct improvements on Holtzclaw Road as required by Department of Engineering based on final configuration of site plan.
7. Developer must comply with Forsyth County Stormwater Design Manual, latest edition.
8. Show any flood plain on site plan. Elevations shall be established for all Zone "A" floodplain. There shall be no encroachment in flood plain except for perpendicular road crossings and utilities.
9. Show all State waters with thirty-five (35) foot undisturbed buffers on site plan. Stream buffer encroachments shall be permitted for perpendicular road and utility crossings only. Any other encroachment will require a variance from EPD.
10. All homes shall have a minimum of 2000 square feet of heated floor space exclusive of a garages and basements.
11. All homes shall have a minimum of a two (2) car enclosed garage.
12. There shall be a landscaped monument type sign at the entrance of the development.
13. Exterior lighting fixtures shall be situated so that light is directed only downward. Fixtures shall be no more than fifteen (15) feet high and shall be designed so as to minimize light spillage to not more than one (1) foot candle along the boundary of the property.
14. All utilities shall be underground.
15. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks or other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl siding.
16. There shall be a maximum of fifty-four (54) houses which equates to 2.39 density.
17. Amenities area shall contain a swimming pool, cabana, bathhouse and playground.
18. Construction hours shall be Monday through Friday, 7:00 a.m. to 7:00 p.m., Saturday 8:00 a.m. to 5:00 p.m. No work on Sunday.
19. There shall be a mandatory Homeowner's Association, who will be responsible for maintenance of landscaped entrance.
20. Side yards of homes shall be not less than twenty (20) feet between foundations.
21. Exteriors of the homes shall be brick, stone or a cementous type material such as hardiplank.
22. There shall be an exterior buffer of not less than twenty-five (25) feet as shown by the site plan.
23. Developer shall construct a six (6) foot high wood privacy fence along the common west boundary of the subject property, adjoining Map and Parcel Number 218-017, said fence shall extend up to the power line easement. Also the same type fence shall be constructed along the common east boundary of the subject property adjoining Map and Parcel Number 239-168 from the north right-of-way of Holtzclaw Road to the point of intersection with the north Land Lot Line of Land Lot 249.
24. Final site plan shall be approved by the District #5 Commissioner prior to a Land Disturbance Permit being issued.

There was a motion by Commissioner Conway and a second by Commissioner Taylor to amend the original motion to modify Condition #20 to read: Side yards of the homes shall not be less than twenty (20) feet between any part of the building. Motion to amend carried unanimously.

Original motion, as amended, carried with three members in favor (Conway, Kreager and Taylor) and two members in opposition (Laughinghouse and Pritchett).

LEGEND

AC	-	ACRES
ACCOMP	-	CORRUGATE METAL PIPE
AE	-	ACCESS EASEMENT
B/C	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
CSG	-	CURB & GUTTER
CL	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
DA	-	DRAINAGE AREA
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DWCB	-	DOUBLE-WING CATCH BASIN
ELEV	-	ELEVATION
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GV	-	GATE VALVE
HW	-	HEADWALL
INV	-	INVERT
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
JB	-	JUNCTION BOX
LAT	-	LATERAL
LDP	-	LAND DISTURBANCE PERMIT REQUIRED
LF	-	LINEAR FEET
LL	-	LAND LOT
LLL	-	LAND LOT LINE
MFFE	-	MINIMUM FINISHED FLOOR ELEVATION INCLUDING BASEMENT
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
PG, PG	-	PLAT BOOK, PAGE
PROP	-	PROPOSED
PL	-	PROPERTY LINE
PVC	-	POLYVINYLCHLORIDE PIPE
RAD	-	RADIUS
R/B	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SF	-	SQUARE FEET
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
STA	-	STATION
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
WI	-	WATER INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
TWE	-	TOP OF WALL ELEVATION
BWE	-	BOTTOM OF WALL ELEVATION



JOB NO: G204077.HRS

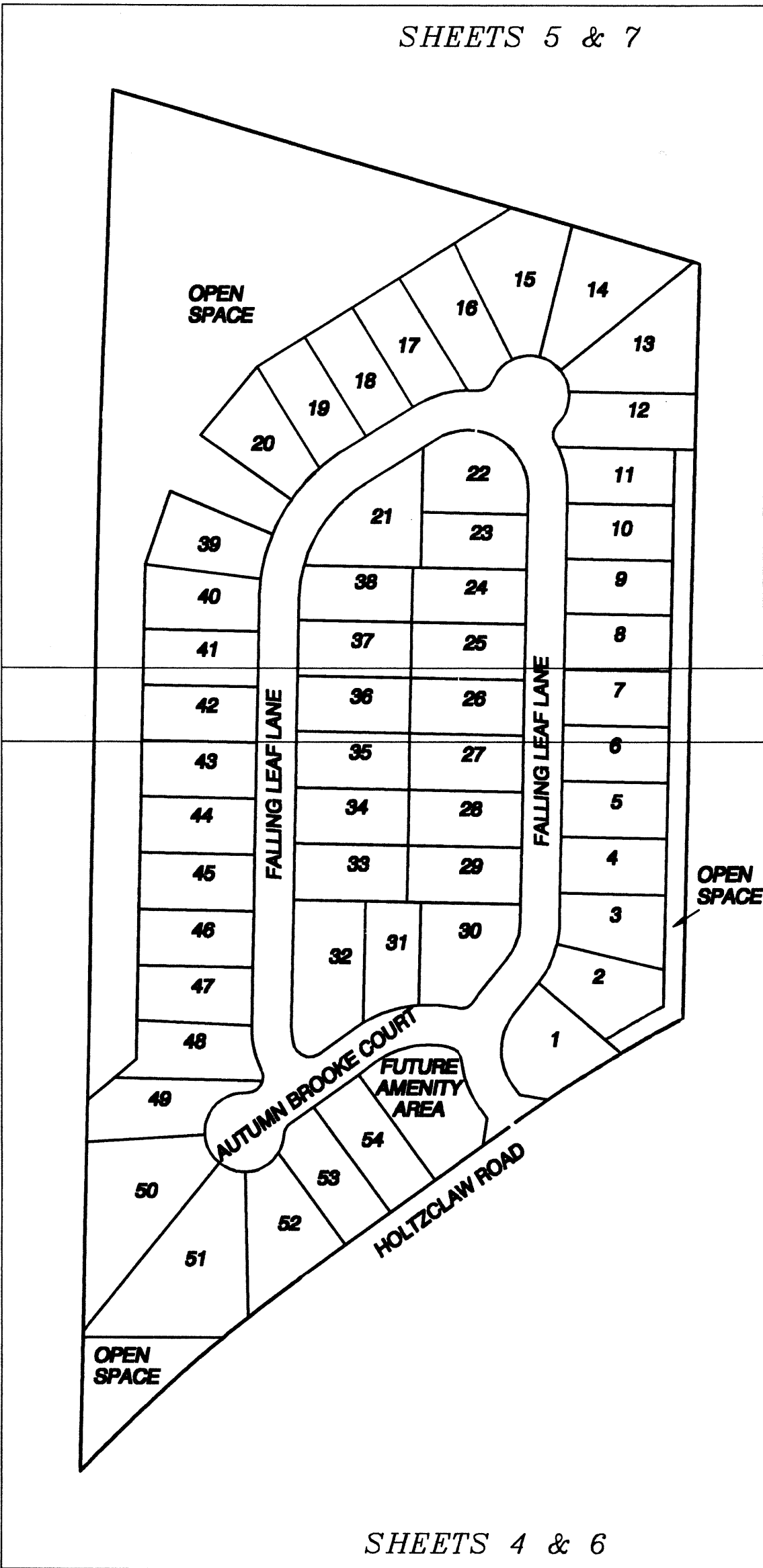
FORSYTH COUNTY GIS INFORMATION
FOR AUTUMN COVE

MONUMENT		NORTHING	EASTING	ELEV.
FC-GIS NAIL	# 400	1545414.46	2322338.73	1278.63
FC-GIS NAIL	# 401	1545528.78	2322650.40	1281.68
FC-GIS NAIL	# 402	1545706.81	2322329.05	1258.04
FC-GIS NAIL	# 403	1546174.99	2322410.68	1228.90
FC-GIS MON	# 404	1545858.20	2322690.86	1267.13
FC-GIS MON	# 405	1546294.05	2322693.64	1237.48

AREA SUMMARY

TOTAL LOT AREA	=	14.336 ACRES
ROAD R/W AREA	=	2.887 ACRES
OPEN SPACE	=	4.986 ACRES
AMENITY AREA	=	0.374 ACRES
TOTAL AREA	=	22.583 ACRES

SHEET INDEX



SHEET OF
2 10
DATE: 10/26/2005
SCALE: N/A
FILE: AutumnCove-FP
JOB: G204077.HRS
DRAWN BY: SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
		REVISIONS

FINAL SUBDIVISION PLAT
FOR :
**AUTUMN COVE
SUBDIVISION**
LOCATED IN
LAND LOTS 248 & 249
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

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GENERAL SITE NOTES:

1. THIS SITE IS LOCATED IN LAND LOTS 248 & 249, 14th DISTRICT/ 1st SECTION FORSYTH COUNTY, GEORGIA.
2. TOTAL AREA IN AUTUMN COVE = 22.583 ACRES.
27. BEARINGS ARE CALCULATED FROM ANGLES TURNED.
4. BUILDING SET BACKS: (UNLESS OTHERWISE NOTED)
- FRONT = 30'
SIDE = 10'
REAR = 25'
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP COUNTY OF FORSYTH, STATE OF GEORGIA. COMMUNITY PANEL NO. 13117C0050 D, EFFECTIVE JUNE 18, 1990 COMMUNITY PANEL NO. 13117C0125 C, EFFECTIVE JULY 4, 1989.
6. TOTAL NUMBER OF LOTS = 54 SITE DENSITY = 2.39 LOTS/AC.
7. TOTAL LINEAR FEET OF STREETS = 2354 LF
8. 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.
9. WATER TO BE PROVIDED BY THE FORSYTH COUNTY DEPARTMENT OF WATER & SEWER.
10. THERE ARE NO BURY PITS LOCATED ON THIS SITE.
11. 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.
12. TOILET FACILITIES WITHIN 300' OF EACH SITE ARE REQUIRED FOR USE BY CONSTRUCTION WORKERS UNTIL COMPLETION OF CONSTRUCTION.
13. AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), WERE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED. IRON PINS WILL BE SET ON THE FRONT LOT CORNERS AT THE SUBSTANTIAL COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION OR UPON REQUEST OF THE CLIENT DURING CONSTRUCTION. BASED UPON THE JUDGMENT OF ROCHESTER & ASSOCIATES, INC., WHERE THERE ARE NATURAL OR MANMADE OBSTACLES AT THE FRONT LOT CORNERS PREVENTING ACCURATE PLACEMENT OF IRON PINS, NO IRON PIN WILL BE SET.
14. BEARINGS SHOWN REFER TO GRID NORTH OF THE "GEORGIA COORDINATE SYSTEM OF 1985 WEST ZONE" AND ARE COMPUTED FROM ANGLES TURNED.
15. 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.
16. STORM AND SANITARY SEWER EASEMENTS ARE 20' WIDE AND ARE DEFINED AS 10 FEET ON EACH SIDE OF CENTERLINE OF PIPE UNLESS OTHERWISE NOTED BY DIMENSIONS HEREIN.
17. OVERLAY DISTRICTS - PART V CRITERIA DO NOT APPLY.
18. DEVELOPER HAS 1-YEAR MAINTENANCE FROM THE DATE OF SIGN OFF ON ALL WATER LINES BEFORE COUNTY WILL ASSUME RESPONSIBILITY.
19. NO STRUCTURES, FENCES, OBSTRUCTIONS, OR GRADING SHALL BE ALLOWED WITHIN SANITARY SEWER EASEMENTS OR UTILITY EASEMENTS, WITHOUT PRIOR WRITTEN APPROVAL FROM THE FORSYTH COUNTY DEPARTMENT OF WATER & SEWER.
20. THE OPEN CHANNEL DRAINAGE EASEMENTS SHOWN ARE NOT TO BE CONSTRUED AS EXACT IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORM WATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES ON THE EXTERIOR PROPERTY LINE. THE INTENDED LOCATIONS ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
21. SIDEWALKS SHOWN PROPOSED ON SHEETS 4 & 5 AFE TO BE COMPLETED IN CONJUNCTION WITH BUILDING CONSTRUCTION OF EACH LOT. PERMIT HOLDERS FOR EACH AFFECTED LOT ARE TO BEAR THE COST OF SIDEWALK IMPROVEMENTS.
22. THE SANITARY SEWER COLLECTION SYSTEM SHOWN HEREON IS PRIVATE. EASEMENTS PROVIDED IN CONJUNCTION WITH PLAT APPROVAL DO NOT GRANT A LEGAL RIGHT TO ADJACENT PROPERTY OWNERS TO TIE ADJACENT WASTEWATER FLOWS TO THE PRIVATE SEWER SYSTEM. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO AUTUMN COVE WATER RECLAMATION FACILITY, L.L.C.
23. DETENTION AND WATER QUALITY REQUIREMENTS FOR THIS SITE WERE SATISFIED IN THE STORM WATER MANAGEMENT ANALYSIS FOR AUTUMN COVE, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 16, 2004, LAST REVISED JANUARY 27, 2005
24. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PLAT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
25. THE LOTS SHOWN ON THIS PLAT WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AUTUMN COVE AS RECORDED IN DEED BOOK ###, BEGINNING ON PAGE ##, AS AMENDED.
26. DURING THE FIELD SURVEY DONE ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED, HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR, THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES WHICH MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
27. THE 100 YEAR HEADWATER ELEVATION IS CONTAINED WITHIN THE DRAINAGE SYSTEM UNLESS OTHERWISE NOTED.
28. DETENTION AND WATER QUALITY REQUIREMENTS FOR THIS SITE WERE SATISFIED IN THE AS-BUILT STORMWATER MANAGEMENT REPORT PREPARED FOR AUTUMN COVE SUBDIVISION, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED FEBRUARY 8, 2006.

SANITARY SEWER AS-BUILT CHART

STREET NAME	LENGTH (DIP)	LENGTH (PVC)	NO. OF MH'S
FALLING LEAF LANE	209'	1501'	10
AUTUMN BROOKE COURT	0'	210'	3
OFF R/W	202'	166'	3

AUTUMN COVE SANITARY SEWER AS BUILTS				
Pipe Number	INV. (in)	Lgth. (ft.)	INV. (out)	SLOPE (%)
MH 1I-MH 1H		94.94	1270.04	4.88
MH 1H-MH 1G	1265.41	50.56	1265.21	0.57
MH 1G-MH 1F	1264.92	243.46	1264.72	9.62
MH 1F-MH 1E	1241.29	305.41	1241.09	7.65
MH 1E-MH 1D	1217.73	121.35	1217.53	1.12
MH 1D-MH 1C	1216.17	125.44	1215.97	4.23
MH 1C-MH 1B	1210.66	127.38	1210.46	1.01
MH 1B-MH 1A	1209.17	49.46	1208.11	13.49
MH 1A-EX.MH	1201.44	166.23	1200.29	18.67
MH 2A-MH 1H		89.76	1267.19	1.98
MH 3E-MH 3D		208.82	1268.25	3.50
MH 3D-MH 3C	1260.95	394.45	1259.38	2.40
MH 3C-MH 3B	1226.21	102.96	1226.01	7.48
MH 3B-MH 3A	1218.34	108.24	1218.08	8.41
MH 3A-MH 1C	1215.51	98.77	1215.31	4.15

AS-BUILT FIRE FLOW TESTS - 2/16/06

FIRE HYDRANT #	TIME	STATIC PRESSURE	RESIDUAL PRESSURE	FLOW DURING TEST	QR (GPM@20PSI)
1	9: 00 A.M.	61 (PSI)	36 (PSI)	30 (PSI) @ 920 (GPM)	1202 (GPM)
2	9: 30 A.M.	64 (PSI)	25 (PSI)	25 (PSI) @ 840 (GPM)	867 (GPM)
3	10: 00 A.M.	76 (PSI)	46 (PSI)	46 (PSI) @ 1190 (GPM)	1667 (GPM)
4	10: 30 A.M.	67 (PSI)	40 (PSI)	40 (PSI) @ 1060 (GPM)	1430 (GPM)
5	11: 00 A.M.	57 (PSI)	30 (PSI)	35 (PSI) @ 995 (GPM)	1180 (GPM)

WATER ASBUILTS			STRUCTURE ASBUILTS	
STREET NAME	LENGTH	TYPE	NAME	QUANTITY
FALLING LEAF LANE	2140'	8" DIP	FIRE HYDRANTS	4
			VALVES	2
AUTUMN BROOKE COURT	383'	8" DIP	FIRE HYDRANTS	3
			VALVES	4

CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S08°56'01"W	35.30'		
2	S36°09'17"E	14.29'		
3	S21°04'27"E	65.04'	65.80'	125.00'
4	S41°57'14"E	23.49'	25.10'	20.00'
5	S77°54'50"E	1.64'		
6	N78°02'57"E	93.69'	96.49'	115.00'
7	N54°00'43"E	26.54'		
8	N54°00'43"E	70.00'		
9	N54°00'43"E	35.17'		
10	N29°00'52"E	16.90'	17.45'	20.00'
11	N18°00'20"E	24.17'	24.41'	50.00'
12	N60°24'37"E	47.59'	49.60'	50.00'
13	S52°48'16"W	88.32'	88.33'	1983.34'
14	S71°07'11"E	34.29'	35.00'	50.00'
15	S50°56'54"W	40.16'	40.16'	1983.34'
16	S01°07'56"W	6.64'		
17	S27°25'54"E	40.09'	41.25'	50.00'
18	S44°27'49"W	74.62'	84.23'	50.00'
19	S53°14'53"W	25.43'	27.56'	20.00'
20	S05°52'28"E	13.45'	13.72'	20.00'
21	S12°13'13"E	57.52'	58.04'	125.00'
22	S01°04'51"W	72.45'		
23	S01°04'51"W	70.03'		
24	S01°04'51"W	70.02'		
25	S01°04'51"W	70.01'		
26	S01°04'51"W	70.03'		
27	S01°04'51"W	70.02'		
28	S01°04'51"W	70.01'		
29	S01°04'51"W	42.22'		
30	S04°11'54"W	24.47'	24.48'	225.00'
31	S14°50'28"W	58.93'	59.10'	225.00'
32	S28°39'28"W	49.31'	49.41'	225.00'
33	S41°42'01"W	52.90'	53.02'	225.00'
34	S53°17'49"W	38.01'	38.06'	225.00'
35	S58°08'34"W	32.12'		
36	S58°08'34"W	70.01'		
37	S58°08'34"W	4.36'		
38	S73°59'06"W	68.25'	69.12'	125.00'
39	N87°42'58"W	10.71'	10.72'	125.00'
40	S58°17'36"W	23.76'	25.44'	20.00'
41	S42°44'45"W	35.67'	36.48'	50.00'
42	S83°52'19"W	34.57'	35.30'	50.00'
43	N57°27'56"W	31.63'	32.18'	50.00'
44	N22°34'02"W	28.34'	28.73'	50.00'
45	N19°02'03"E	42.48'	43.88'	50.00'
46	N07°43'36"E	23.76'	25.44'	20.00'
47	N27°08'39"W	6.88'	6.88'	125.00'
48	N12°14'37"W	57.62'	58.14'	125.00'
49	N01°04'51"E	14.08'		
50	N01°04'51"E	70.03'		

51	N01°04'51"E	70.04'		
52	N01°04'51"E	70.04'		
53	N01°04'51"E	70.00'		
54	N01°04'51"E	70.00'		
55	N01°04'51"E	70.00'		
56	N01°04'51"E	70.00'		
57	N01°04'51"E	36.35'		
58	N07°15'32"E	26.90'	26.96'	125.00'
59	N25°59'31"E	54.34'	54.78'	125.00'
60	N60°27'50"E	85.09'	85.10'	1767.45'
61	N38°32'49"E	48.50'		
62	N01°11'46"E	91.00'	97.78'	75.00'
63	N36°09'17"W	14.66'		
64	N80°24'01"W	35.82'		
65	S57°33'57"W	109.50'	109.52'	1742.45'
66	S54°51'43"W	54.94'	54.94'	1742.45'
67	S66°07'34"W	23.49'	25.10'	20.00'
68	N77°54'50"W	1.64'		
69	N86°07'47"W	47.16'	47.32'	165.00'
70	S72°44'29"W	73.75'	74.37'	165.00'
71	S56°55'12"W	16.74'	16.75'	165.00'
72	S54°00'43"W	51.36'		
73	N72°08'19"W	32.30'	37.59'	20.00'
74	N08°36'15"W	25.23'	25.36'	75.00'
75	N01°04'51"E	157.77'		
76	N01°04'51"E	70.00'		
77	N01°04'51"E	70.00'		
78	N01°04'51"E	70.00'		
79	N01°04'51"E	70.00'		
80	N01°04'51"E	70.00'		
81	N01°04'51"E	27.00'		
82	N08°11'34"E	43.33'	43.44'	175.00'
83	N36°43'26"E	127.81'	130.84'	175.00'
84	N58°08'34"E	86.57'		
85	N58°08'34"E	19.92'		
86	S60°23'17"E	131.78'	160.93'	75.00'
87	S01°04'51"W	28.83'		
88	S01°04'51"W	70.00'		
89	S01°04'51"W	70.00'		
90	S01°04'51"W	70.00'		
91	S01°04'51"W	70.00'		
92	S01°04'51"W	70.00'		
93	S01°04'51"W	70.00'		
94	S01°04'51"W	70.00'		
95	S01°04'51"W	21.71'		
96	S19°48'50"W	48.17'	49.04'	75.00'
97	S38°32'49"W	48.50'		
98	S34°21'24"W	18.27'	18.28'	125.00'
99	S60°50'40"W	89.88'	89.89'	1742.45'
100	S46°47'01"W	248.00'	248.17'	1983.34'

AUTUMN COVE STORM PIPE CHART				
Pipe Number	Size (in)	Lgth. (ft.)	Pipe Type	SLOPE (%)
CB 1I-CB 1H	18"	54'	RCP	4.2
CB 1H-CB 1G	18"	155'	ACCOMP	6.6
CB 1G-CB 1F	24"	210'	ACCOMP	7.9
CB 1F-CB 1E	24"	174'	ACCOMP	6.6
CB 1E-CB 1D	30"	114'	ACCOMP	5.5
CB 1D-CB 1C	30"	217'	ACCOMP	2.4
CB 1C-JB 1B	36"	28'	RCP	3.7
JB 1B-HW 1A	36"	39'	ACCOMP	0.9
CB 2A-CB 1D	18"	135'	RCP	3.1
WI 3B-CB 3A	18"	103'	ACCOMP	4.7
CB 3A-CB 1E	18"	44'	RCP	1.3
WI 4B-CB 4A	18"	102'	ACCOMP	3.8
CB 4A-CB 1G	24"	28'	RCP	4.3
WI 5B-CB 5A	18"	102'	ACCOMP	1.0
CB 5A-CB 1C	24"	28'	RCP	3.2
WI 6F-CB 6E	24"	120'	RCP	1.9
CB 6E-CB 6D	30"	97'	RCP	2.7
CB 6D-CB 6C	30"	369'	ACCOMP	9.1
CB 6C-CB 6B	36"	139'	ACCOMP	7.0
CB 6B-CB 1C	48"	135'	ACCOMP	2.5
WI 7A-CB 6B	18"	152'	RCP	1.8
CB 8A-CB 6B	18"	32'	RCP	4.4
CB 9A-CB 6A	18"	33'	RCP	3.4
CB 10A-CB 6C	18"	30'	RCP	3.7
WI 6F-CB 6E	18"	29'	RCP	3.5



JOB NO: G204077.HRS

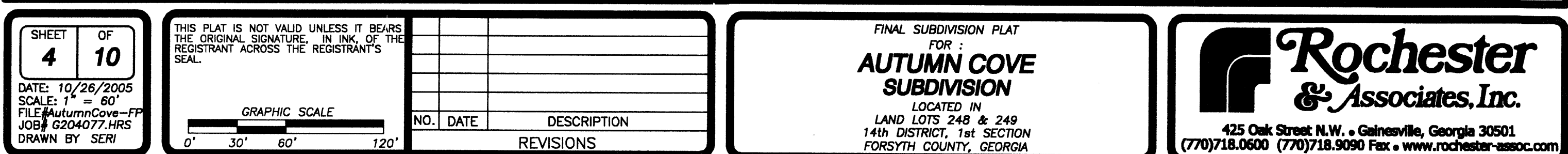
SHEET 3 OF 10
DATE: 10/26/2005
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JOB: G204077.HRS
DRAWN BY: SERI

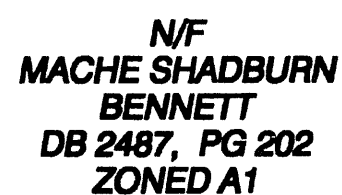
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
		REVISIONS

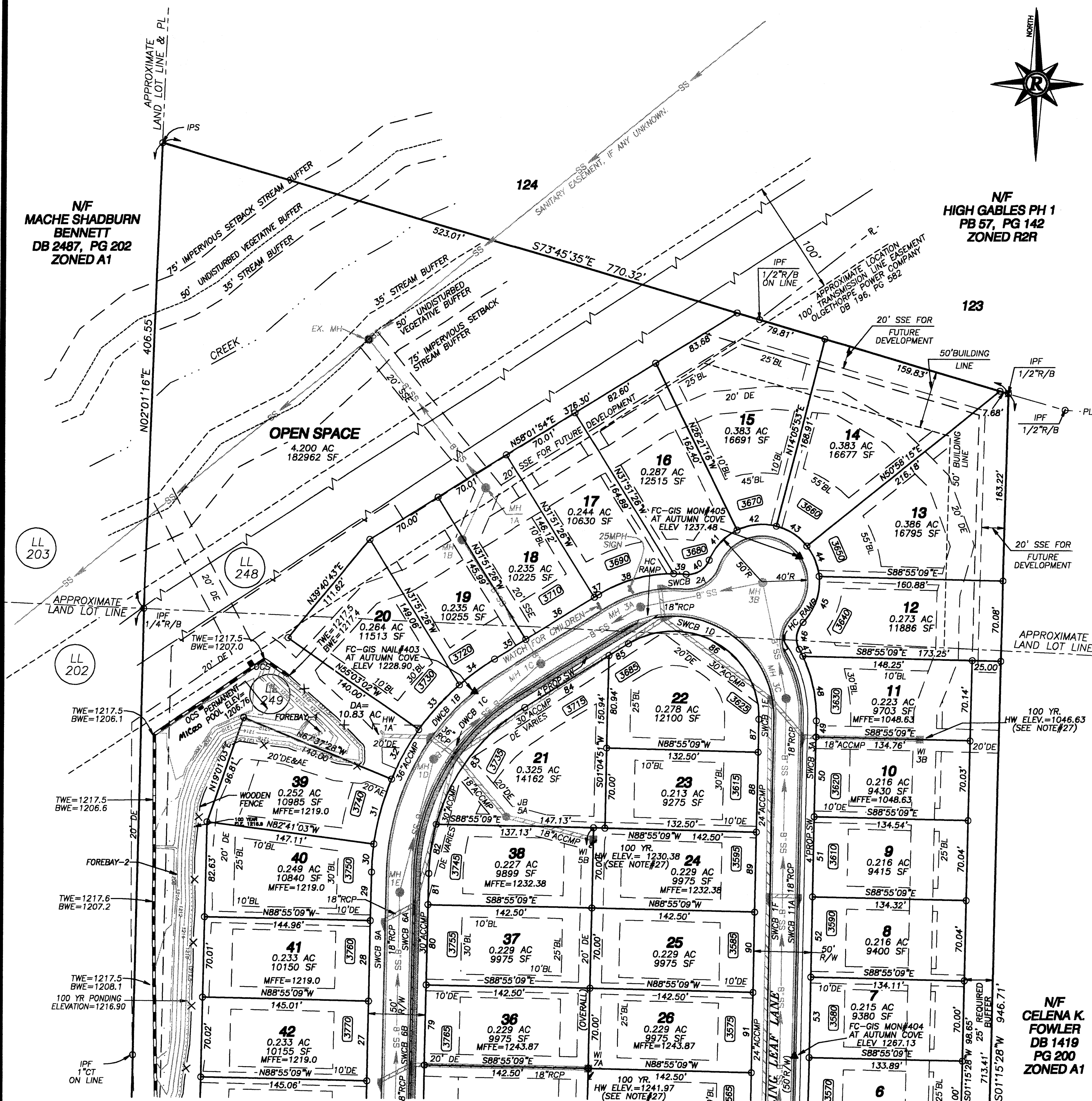
FINAL SUBDIVISION PLAT
FOR :
AUTUMN COVE SUBDIVISION
LOCATED IN
LAND LOTS 248 & 249
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

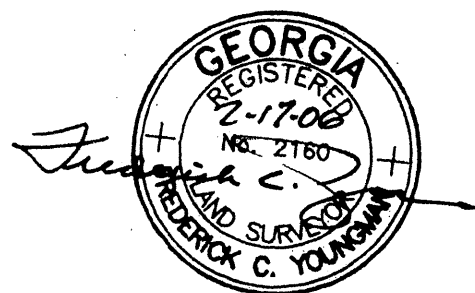




**N/F
HIGH GABLES PH 1
PB 57, PG 142
ZONED R2R**



**N/F
CELENA K.
FOWLER
DB 1419
PG 200
ZONED A1**

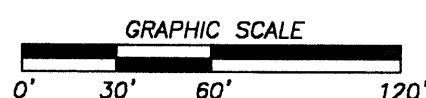


JOB NO: G204077.HRS

SHEET 5	OF 10
-------------------	-----------------

DATE: 10/26/2005
SCALE: 1" = 60'
FILE# AutumnCove-FP
JOB# G204077.HRS
DRAWN BY SERI

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NO.	DATE	DESCRIPTION
REVISIONS		

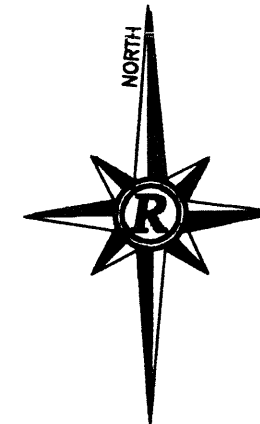
FINAL SUBDIVISION PLAT
FOR :
**AUTUMN COVE
SUBDIVISION**

LOCATED IN
LAND LOTS 248 & 249
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA



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N/F
DALE H. GRAVITT &
TONY R. GRAVITT
DB 486, PG 606
ZONED A1



```

Type..... Pond E-V-Q Table
Name..... POND A
File..... T:\Environmental Team\Hydrology\g204077.hrs\HOLT2CLAW-ASBUILT-HYDRO.P

                                LEVEL POOL ROUTING DATA

HYG Dir      = T:\Environmental Team\Hydrology\g204077.hrs\
Inflow  HYG file = NONE STORED = POND A      IN 2 yr
Outflow HYG file = NONE STORED = POND A      OUT 2 yr

Pond Node Data = POND A
Pond Volume Data = POND A
Pond Outlet Data = OCS 1

No Infiltration

INITIAL CONDITIONS
-----
Starting WS Elev = 1204.00 ft
Starting Volume  = .000 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Out= .00 cfs
Time Increment   = .0500 hrs


Elevation      Outflow      Storage      Area      Infiltr.      Q Total      ZS/t + O
ft             cfs         ac-ft        acres       cfs           cfs          cfs
-----
1204.00        .00          .000         .0001       .00           .00           .00
1205.00        .00          .012         .0343       .00           .00           5.85
1206.00        .00          .089         .1300       .00           .00           43.14
1206.76        .00          .196         .1515       .00           .00           94.86
1207.53        .08         .233         .1586       .00           .08           112.94
1208.00        .25         .407         .1900       .00           .25           197.36
1209.00        .34         .609         .2143       .00           .34           295.23
1209.03        .35         .629         .2165       .00           .35           304.61
1210.00        .87         .836         .2400       .00           .87           405.62
1210.51        1.04        .962         .2523       .00           1.04           466.55
1211.00        1.52        1.088        .2644       .00           1.52           528.30
1212.00        3.23        1.365        .2900       .00           3.23           664.12
1213.00        5.54        1.668        .3145       .00           5.54           812.68
1214.00        8.30        1.995        .3400       .00           8.30           973.79
1215.00        11.45       2.348        .3657       .00           11.45          1147.69
1216.00        14.94       2.727        .3924       .00           14.94          1334.62
1216.61       17.23       2.971        .4084       .00           17.23          1455.10
1217.00       21.96       3.132        .4187       .00           21.96          1537.89
1217.50       31.84       3.345        .4322       .00           31.84          1650.73

```

JOB NO: G204077.HRS

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THE ORIGINAL SIGNATURE, IN INK, OF THE
REGISTRANT ACROSS THE REGISTRANT'S
SEAL.

GRAPHIC SCALE



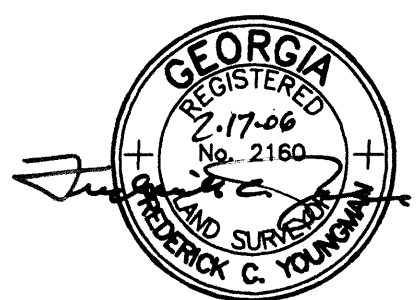
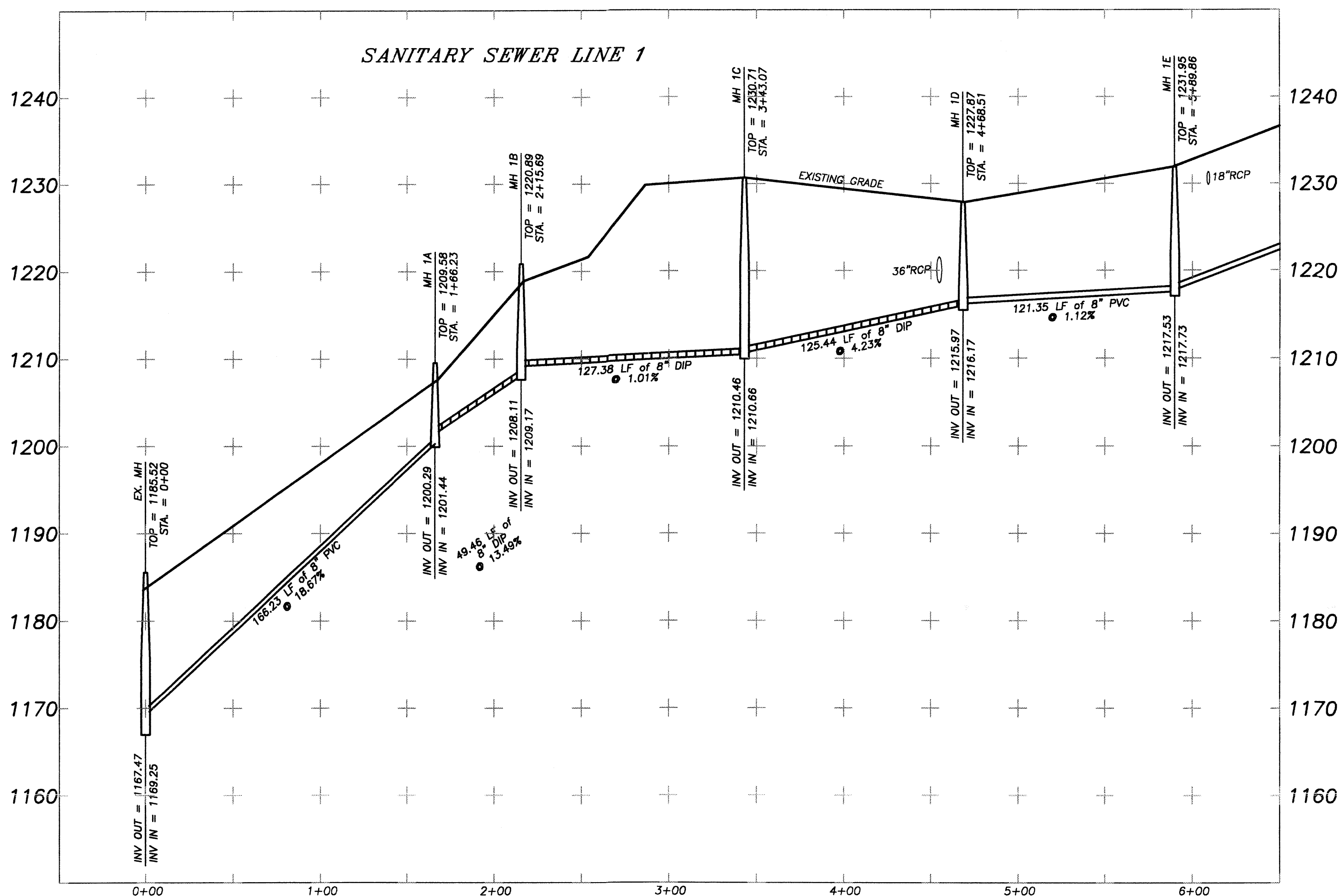
A horizontal scale bar with four segments. The segments are labeled from left to right as 0', 30', 60', and 120'. The bar is black with white tick marks at each segment boundary.

NO.	DATE	DESCRIPTION
REVISIONS		

**SANITARY & WATER AS-BUILT
FOR :
AUTUMN COVE
SUBDIVISION
LOCATED IN
LAND LOTS 248 & 249
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA**

 **Rochester**
& Associates, Inc.

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JOB NO: G204077.HRS

SHEET 8 OF 10
 DATE: 10/26/2005
 SCALE:
 FILE: AutumnCove-FP
 JOB: G204077.HRS
 DRAWN BY: SERI

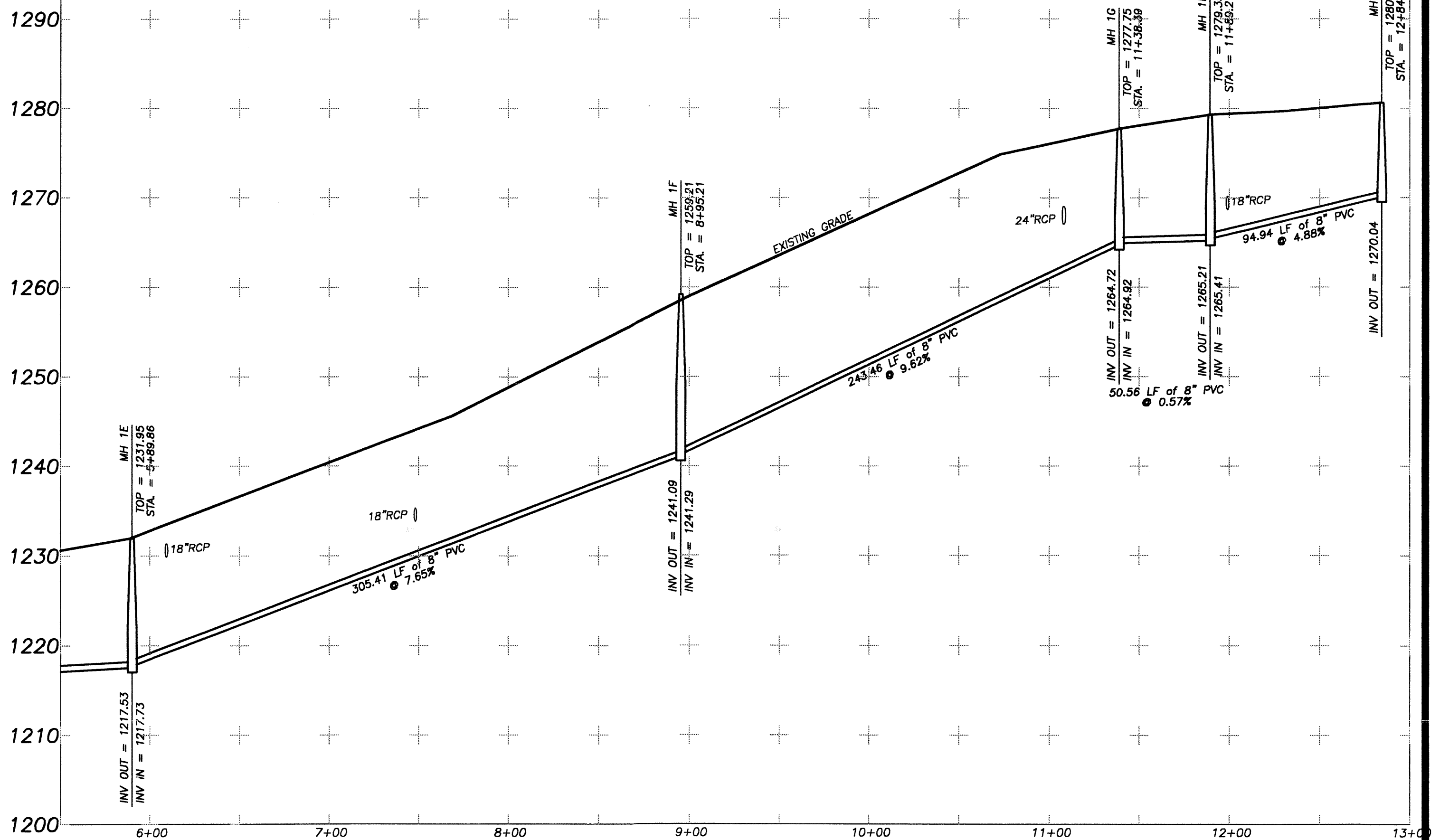
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NO.	DATE	DESCRIPTION

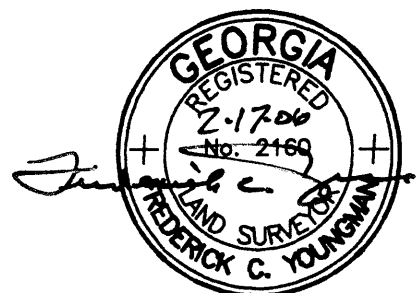
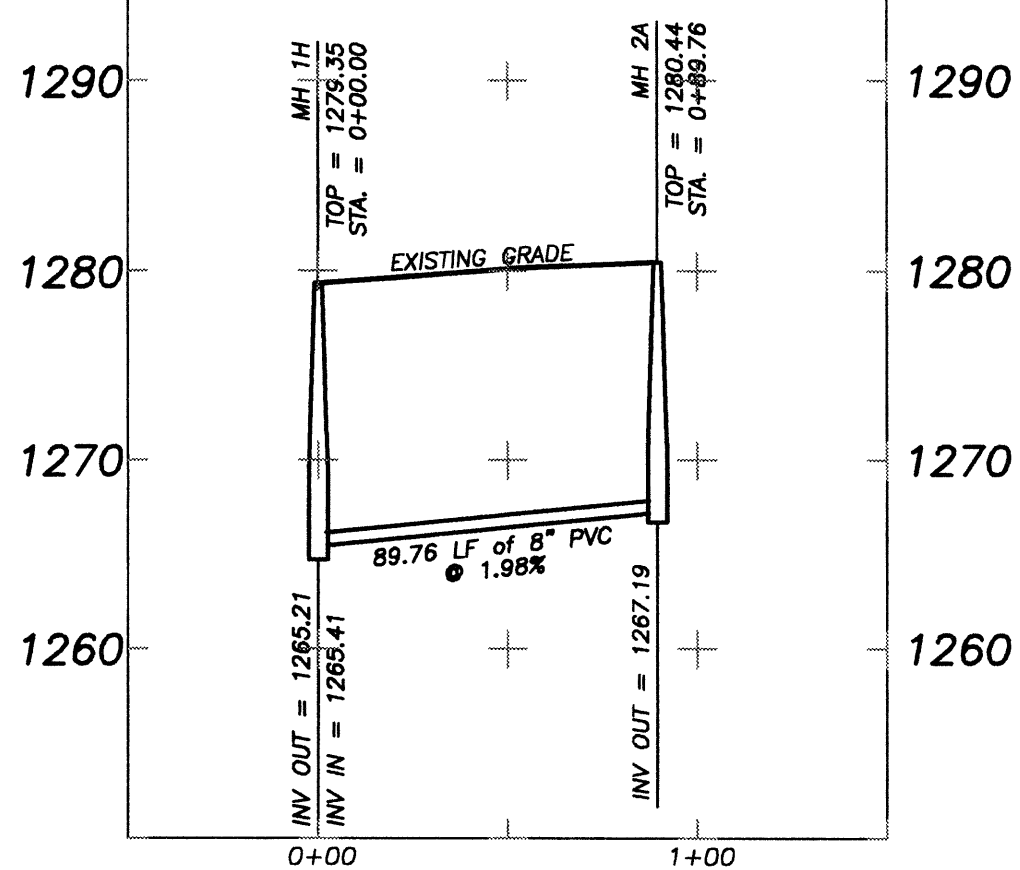
SANITARY SEWER PROFILES
 FOR:
AUTUMN COVE SUBDIVISION
 LOCATED IN
 LAND LOTS 248 & 249
 14th DISTRICT, 1st SECTION
 FORSYTH COUNTY, GEORGIA

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SANITARY SEWER LINE 1 (continued)



SANITARY SEWER LINE 2



JOB NO: G204077.HRS

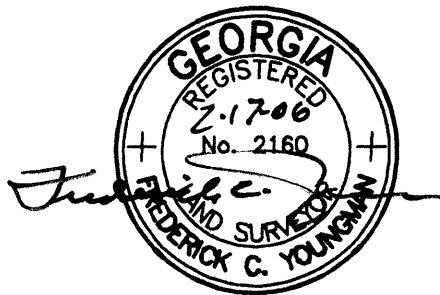
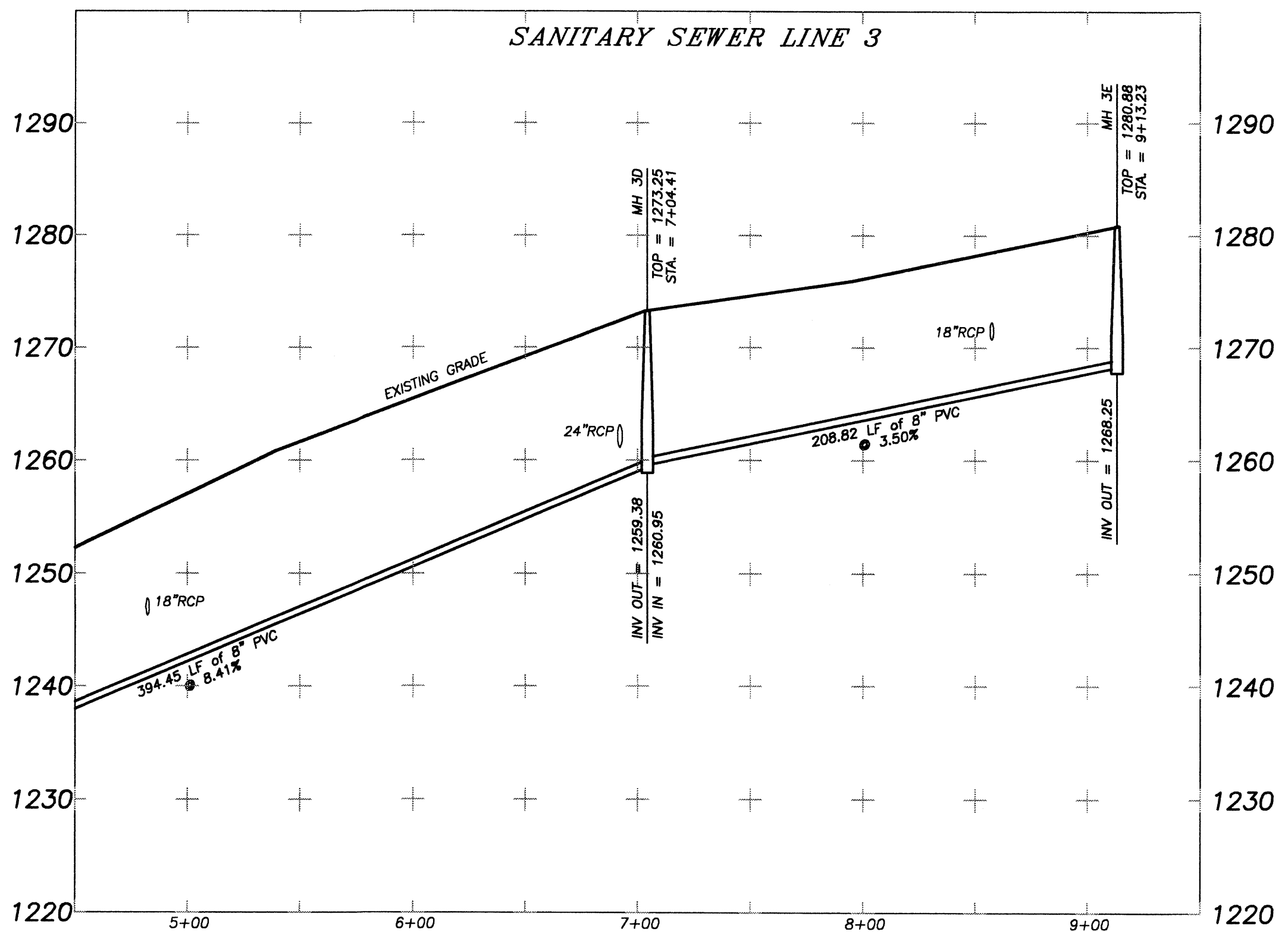
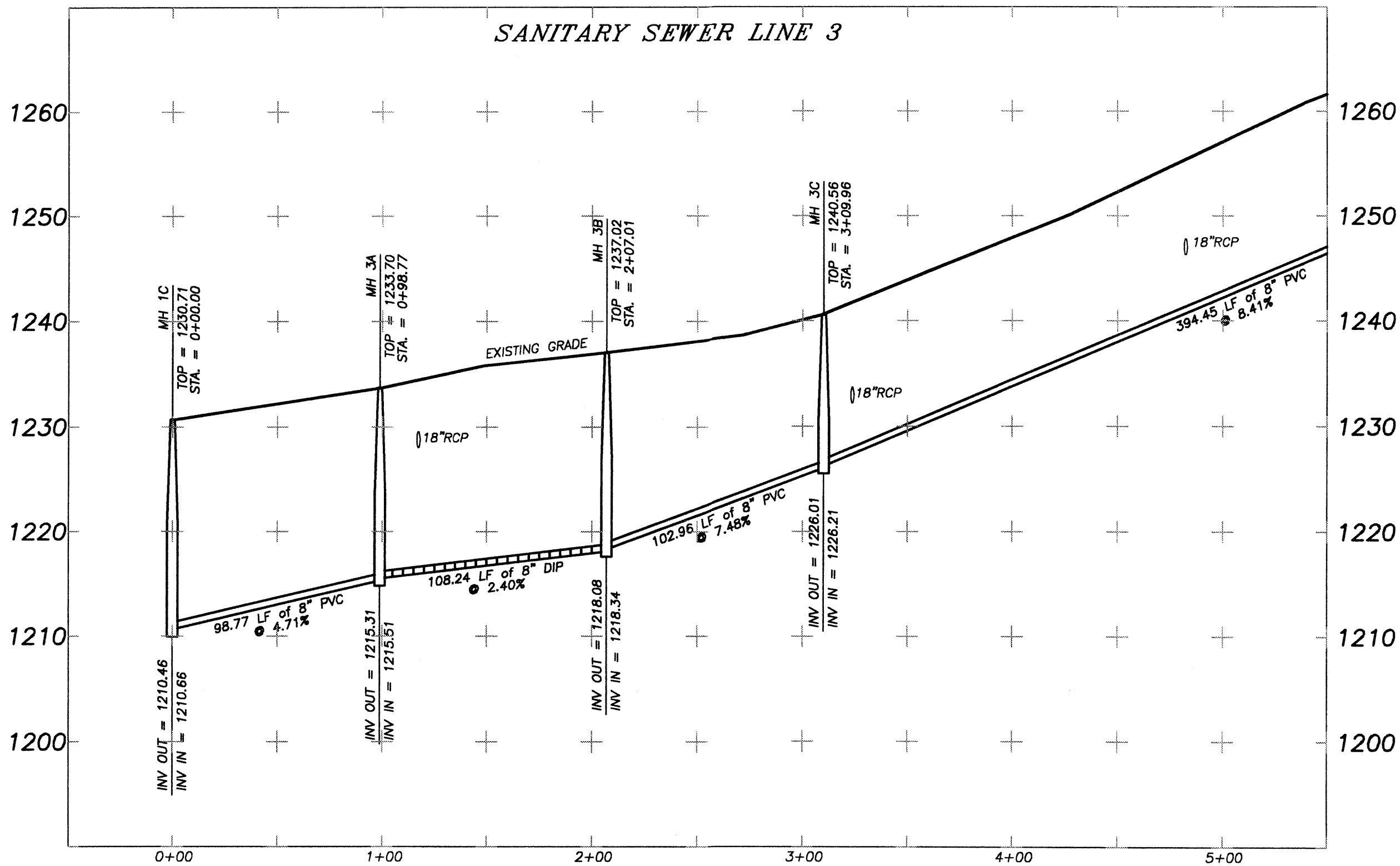
SHEET 9 OF 10
DATE: 10/26/2005
SCALE:
FILE: AutumnCove-FP
JOB: G204077.HRS
DRAWN BY: SERI

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NO.	DATE	DESCRIPTION

SANITARY SEWER PROFILES
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JOB NO: G204077.HRS

SHEET 10 OF 10
 DATE: 10/26/2005
 SCALE:
 FILE: AutumnCove-FP
 JOB: G204077.HRS
 DRAWN BY: SERI

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