

SENTINEL GROVE

"FKA BARRINGTON"

HUBERT MARTIN ROAD

LAND LOT 329&392, 3RD DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA 30040
PARCEL ID NO. 166-067

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 United Development Code of Forsyth County, Georgia, have been fully complied with.

By: B. B. Battalund
Registered Georgia Land Surveyor No. 2900

CERTIFICATE OF APPROVAL

"PURSUANT TO THE UNITED DEVELOPMENT CODE OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FOR THE FORSYTH COUNTY PLANNING COMMISSION ON 11-17-2006, AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE OF FORSYTH COUNTY SUPERIOR COURT."

ENGINEER'S CERTIFICATE:

"IT IS HEREBY CERTIFIED THAT THE AS-BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS."

By: Byron J. Arceneaux
BYRON J. ARCEAUX, REGISTERED ENGINEER NO. 25785

"IT IS HEREBY CERTIFIED THAT THE AS-BUILT DETENTION/WATER QUALITY POND PROVIDES THE STORAGE VOLUMES AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY."

By: Byron J. Arceneaux
BYRON J. ARCEAUX, REGISTERED ENGINEER NO. 25785

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

Signed, sealed and delivered in the presence of:

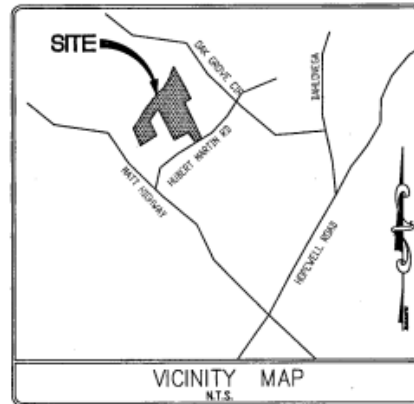
Witness

Theresa Lee Martin
Notary Public



"I CERTIFY THAT THE WATER DISTRIBUTION SYSTEM AND THE SANITARY SEWER SYSTEM DEPICTED BY THIS AS-BUILT DRAWING WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE FCDWS. THE INFORMATION SUBMITTED ON THIS AS-BUILT DRAWING IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE."

By: Byron J. Arceneaux
BYRON J. ARCEAUX, REGISTERED ENGINEER NO. 25785



NOTE

1) ELEVATIONS BASED UPON REFERENCE MARK 35 TAKEN FROM F.J.R.M. PANEL NO. 13117C0050 D, DATED 6/18/90 (RWS IS NAIL AND TAG IN UTILITY POLE LOCATED AT NORTHWEST CORNER OF HUBERT MARTIN ROAD BRIDGE OVER SETTINGDOWN CREEK - ELEVATION IS 1111.60)

NOTE

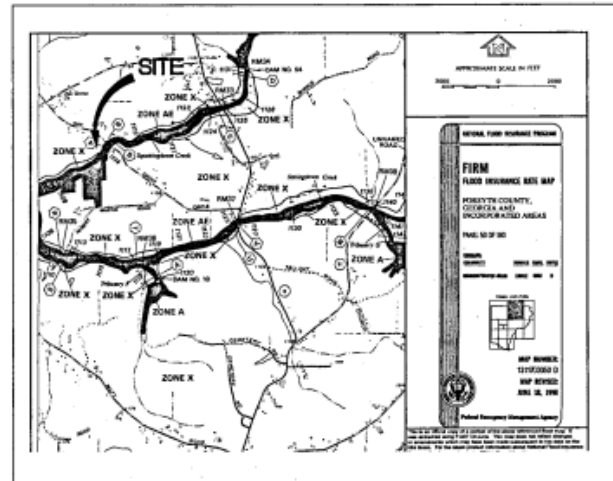
UPON RECORDING OF THIS PLAT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER & SEWER.

SITE INFORMATION

1. ZA #3030, R253
2. PARCEL ID NO. 166-067
3. AREA: 24.424 AC.
4. PROP. NO. OF LOTS: 40 (1.64 UNITS/AC)
5. OPEN SPACE REQ'D: 4.88 AC± (20%)
OPEN SPACE PROVIDED: 5.83 AC± (23.9%)
(DET. PONDS NOT INCLUDED IN OPEN SPACE)
COMMON AREA REQUIRED: 1.22 AC (5.0%)
COMMON AREA PROVIDED: 6.24 AC (25.6%)
R/W AREA: 3.18 AC
6. SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 25'
EXTERIOR REAR: 50'

7. EROSION CONTROL MEASURES AND PRACTICE SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

8. THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL, PROVIDED IT IS NOT BURIED WITHIN 100 FEET OF ANY PROPERTY LINE OR ENCLOSED STRUCTURE. CONSTRUCTION WASTE MAY NEITHER BE BURIED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.



SIGHT DISTANCE CERTIFICATION

HUBERT MARTIN RD POSTED SPEED LIMIT IS 40 MPH. REQUIRED SIGHT DISTANCE IS 445'. SURVEY DETERMINED SIGHT DISTANCE TO THE WEST TO BE 870' AND 1077' TO THE EAST.

Byron J. Arceneaux 11-6-06
ENGINEER

SITE DISTANCE COMPLIES WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS," CHAPTER 9 (AT GRADE INTERSECTIONS), LATEST EDITION.

OWNER/DEVELOPER

EMCO COMMUNITIES, LLC
673 MAIN STREET
SUWANEE, GA. 30024
(770) 932-0772

ENGINEER

BYRON J. ARCEAUX, P.E.
PRESIDENT
FRIMUS ENGINEERING, INC.
449 S. HILL ST.
BUDFORD, GA. 30518
(770) 831-0914

24 HOUR CONTACT

GEORGE COLGAN
(770) 560-3446

DRAWING INDEX

1	COVER SHEET
2	PLAT NOTES
3	TABLES
4	FINAL PLAT
5	FINAL PLAT
6	FINAL PLAT
7	ASBUILT SEWER
8	ASBUILT SEWER
9	ASBUILT SEWER
10	SEWER PROFILES
11	SEWER PROFILES

FINAL PLAT FOR:

SENTINEL GROVE
"FKA BARRINGTON"

Date: 8/1/06 Land Lot: 329 & 392 District: 3RD Sheet No. 1 OF 11
Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'
Project: 06032 Drawn By: JM

ADDRESS COUNTY COMMENTS

Revision

Date

No. By

ACAD FILE: 0606032/FINAL-PLAT.DWG



GEORGIA PREMIER
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3010 HAMILTON MILL ROAD
BUDFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956



ZONING CONDITIONS

ZAF 3030

- Developer shall have nine (9) months from the date of zoning approval to obtain a land disturbance permit (LDP) based upon those County development standards existing at the time of rezoning. If an LDP is sought more than nine (9) months after rezoning approval, unless otherwise required by law, the developer shall comply with those County development standards in existence at the time an LDP application is submitted.
- Developer will grade only when necessary for road, home site and amenity construction and to balance cut and fill across the site.
- Developer must provide access from Hubert Martin Road right of way along east property line. In making required road improvements, the developer shall not be required to place a decal lane nor clear any trees in the right of way of Hubert Martin Road in front of the property of Troy Turner.
- Developer shall construct improvements on Hubert Martin Road as required by Department of Engineering based on final configuration of site plan.
- The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems 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.
- 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.
- Sidewalks shall be provided along at least one side of streets. Unless there are active amenities such as a pool or tennis court the developer shall provide walking trails which shall be of previous material.
- Minimum lot size shall be 14,000 sq. ft.
- Homes shall be constructed with exteriors of a cementitious material, such as brick, stone, stucco or Hardie Plank. No vinyl siding shall be allowed.
- There shall be no grading within open space except for storm water management and sewer access as to maintain the natural habitat.
- A final engineered site plan of the overall development must be approved by the District 4 County Commissioner prior to land disturbance permitting.
- There shall be maximum of 41 lots permitted on the site.
- There will be no encroachment allowed by the developer onto the property of Troy Turner due to road improvements required to construct the proposed entrance on Hubert Martin Rd.
- Developer shall construct and homeowners association shall maintain a six foot (6') privacy fence along the south boundary of lots 39, 40, and 41 and west boundary of lots 36, 37, and 38 as shown on the site plan attached as Exhibit "A" and made a part hereof.

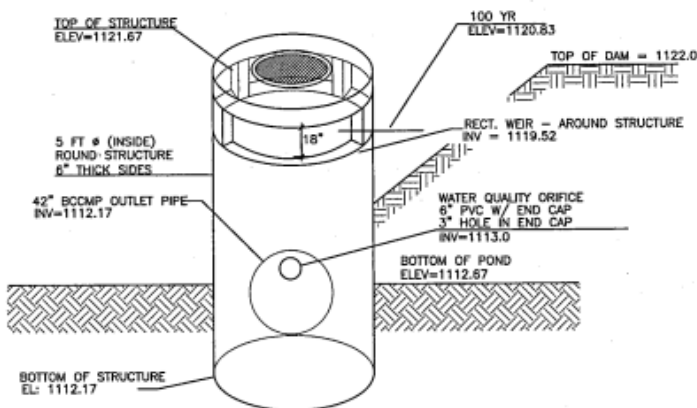
GENERAL NOTES

- NO LAND DISTURBANCE PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT
- ALL IMPROVEMENTS TO CONFORM TO FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- COMMON AREAS TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOME OWNERS ASSOCIATION
- STREET ENTRANCE MONUMENTS MUST BE IN PLACE PRIOR TO THE APPROVAL OF A FINAL PLAT. MONUMENTS MUST BE SETBACK 10' FROM RW
- REQUIRED LANDSCAPING AND BUFFER MUST BE IN PLACE PRIOR TO THE APPROVAL OF A FINAL PLAT
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY GEORGIA PREMIER LAND SURVEYING DATED 6-22-04
- THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF FORSYTH COUNTY, GEORGIA COMMUNITY PANEL NO. 13117C0050D, DATED 6/18/90
- STREET LIGHTING TO BE INSTALLED PER FORSYTH COUNTY STANDARDS
- ROAD SIGNS TO BE INSTALLED PER FORSYTH CO. STD. 171 AND 172
- 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.
- 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.
- 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.
- 1/2" REBARS SET AT ALL CORNERS.
- WATER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
- SANITARY SEWER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.
- STRUCTURES OR FENCES WILL NOT BE ALLOWED IN SANITARY SEWER EASEMENTS OR UTILITY EASEMENTS.
- DEVELOPER HAS 1-YEAR MAINTENANCE FROM THE DATE OF SIGN OFF ON ALL WATER AND SEWER INFRASTRUCTURE, INCLUDING PUMPING STATIONS, BEFORE COUNTY WILL ASSUME RESPONSIBILITY.

AS BUILT STAGE / STORAGE ELEVATION	AREA (SF)
1112.67	0
1114.00	1099
1116.00	2958
1118.00	3988
1120.00	5083
1122.00	6243

OUTLET CONTROL STRUCTURE DETAIL

NTS



GIS MONUMENTS

A TOPCON GTS-211 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,146 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

DISC #1
N=1563708.83
E=2310631.62
ELEV=1150.39

DISC #2
N=1563153.99
E=2310879.73
ELEV=1199.60

MINIMUM FINISHED FLOOR ELEVATIONS (INCLUDES BASEMENTS)

LOT	MIN. FFE
15	1117.10
16	1116.52
17	1116.30
18	1116.20
19	1115.78
20	1115.71
21	1115.71
22	1115.41
23	1114.90
24	1114.43

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS SPECIFIED AS 2' ABOVE THE 100 YR ADMINISTRATIVE FLOOD PLAIN ELEVATION

SIGN TYPE SIZE (TYP.)

R1-1 STOP 30" X 30"
R2-1 SPEED LIMIT 24" X 30"
W41-4C WATCH FOR 24" X 24" CHILDREN

NOTES:

PART V CRITERIA DOES NOT APPLY

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY GEORGIA PREMIER LAND SURVEYING DATED 6-22-04

FLOOD PLAIN SHOWN TAKEN FROM FLOOD STUDY BY PRIMUS ENGINEERING DATED 12-5-05

ADMINISTRATIVE FLOOD PLAIN ELEVATIONS BASED ON FULL BUILD OUT CONDITION ACCORDING TO THE FORSYTH COUNTY 2025 LAND USE MAP.

THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF FORSYTH COUNTY, GEORGIA COMMUNITY PANEL NO. 13117C0050D, DATED 6/18/90



OWNER/DEVELOPER

EMCO COMMUNITIES, LLC.
673 MAIN STREET
SUNNYSIDE, GA. 30024
(770) 932-0772

ENGINEER

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PRESIDENT
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449 S. HILL ST.
BUDFORD, GA. 30518
(770) 831-0914

24 HOUR CONTACT

GEORGE COLGAN
(770) 560-3446

FINAL PLAT FOR:

SENTINEL GROVE
"FKA BARRINGTON"

Date: 8/18/06 Land Lot: 329 & 392 District: 3RD
Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'
Project: 06032 Drawn By: JM

Addressed County Comments
Revision
No. By Date
1 JM 10/15/06

ACAD FILE: 0606032\FINAL-PLAT.DWG



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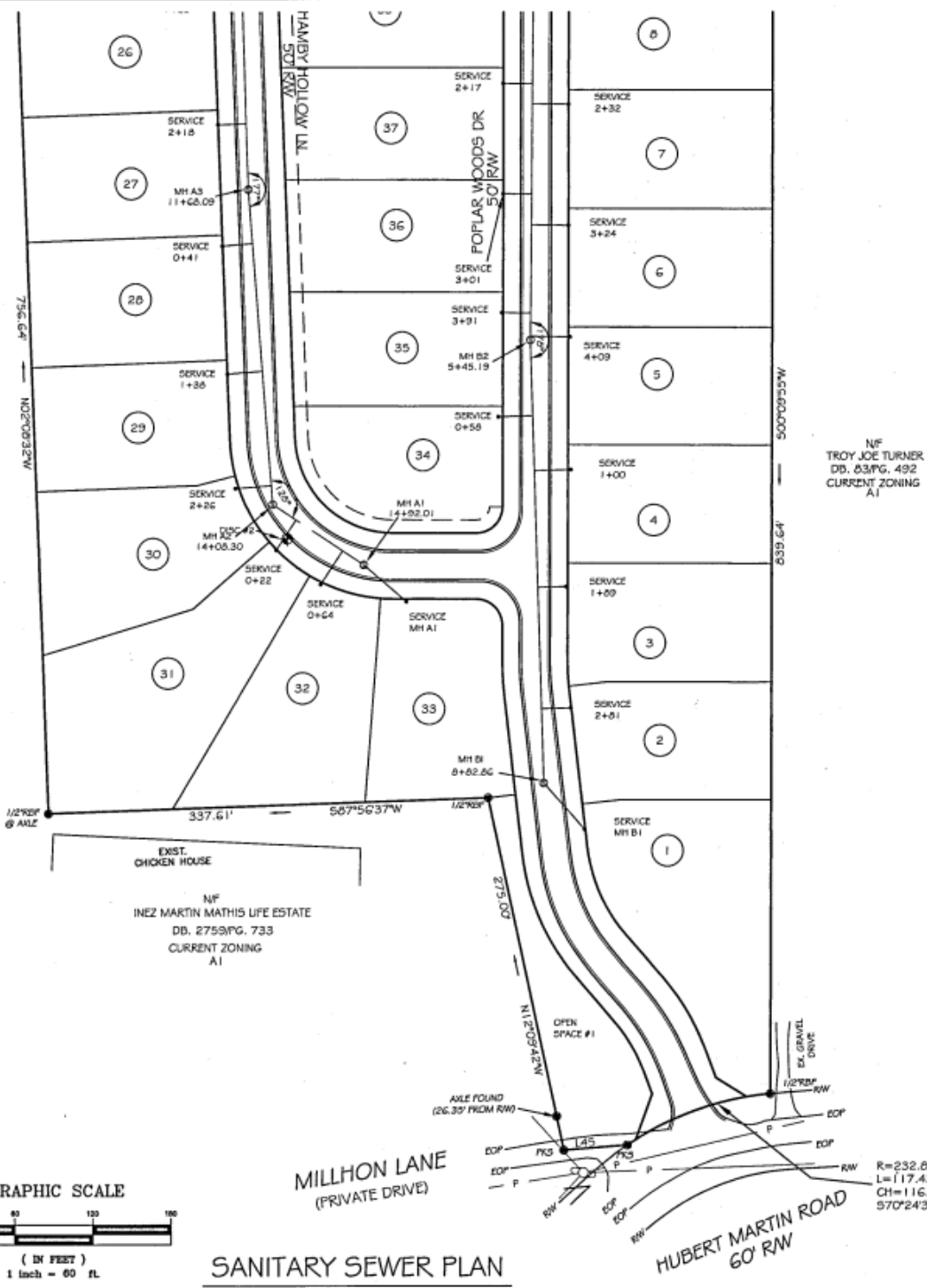


2'0" (S.E. 1/4)

50°07'23"W
346.44'

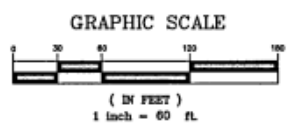
NF
INEZ MARTIN MATHIS LIFE ESTATE
DB. 2759/P.G. 733
CURRENT ZONING
A1

ALL MIN. FFE'S
INCLUDE BASEMENT



NF
TROY JOE TURNER
DB. 83/P.G. 492
CURRENT ZONING
A1

- LEGEND**
- CTP = CRIMP TOP PIPE
 - IPF = IRON PIN FOUND
 - OTF = OPEN TOP PIPE
 - RBF = REBAR PIN FOUND
 - IPS = 1/2" REBAR PIN SET
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - P = PROPERTY LINE
 - B = BUILDING LINE
 - CL = CENTERLINE
 - EP = EDGE OF PAVEMENT
 - BC = BACK OF CURB
 - WH = MAIN WALK
 - CS = CATCH BASIN
 - JB = JUNCTION BOX
 - DI = DROP INLET
 - HV = HEAD WALL
 - PP = POWER POLE
 - FE = FIRE HYDRANT
 - FE = FINISHED FLOOR ELEVATION
 - S- = SANITARY SEWER LINE/PIPE
 - SS- = STORM SEWER LINE/PIPE
 - X- = FENCE LINE
 - 000 = FLOOD HAZARD ZONE LINE
 - N/F = NOW OR FORMERLY



SANITARY SEWER PLAN

FINAL PLAT FOR:

SENTINEL GROVE
"FKA BARRINGTON"

Sheet No. 7 OF 11
Date: 8/1/2006 Land Lot: 329 & 392 District: 3RD
Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'
Project: 06032 Drawn By: JM

No.	By	Date	Revision	ADDITIONAL COUNTY COMMENTS
1	JM	10/1/2006		



**GEORGIA PREMIER
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES
3010 HAMILTON MILL ROAD
BUDPE, GEORGIA 30219
(770) 614-3004 FAX (770) 614-3996

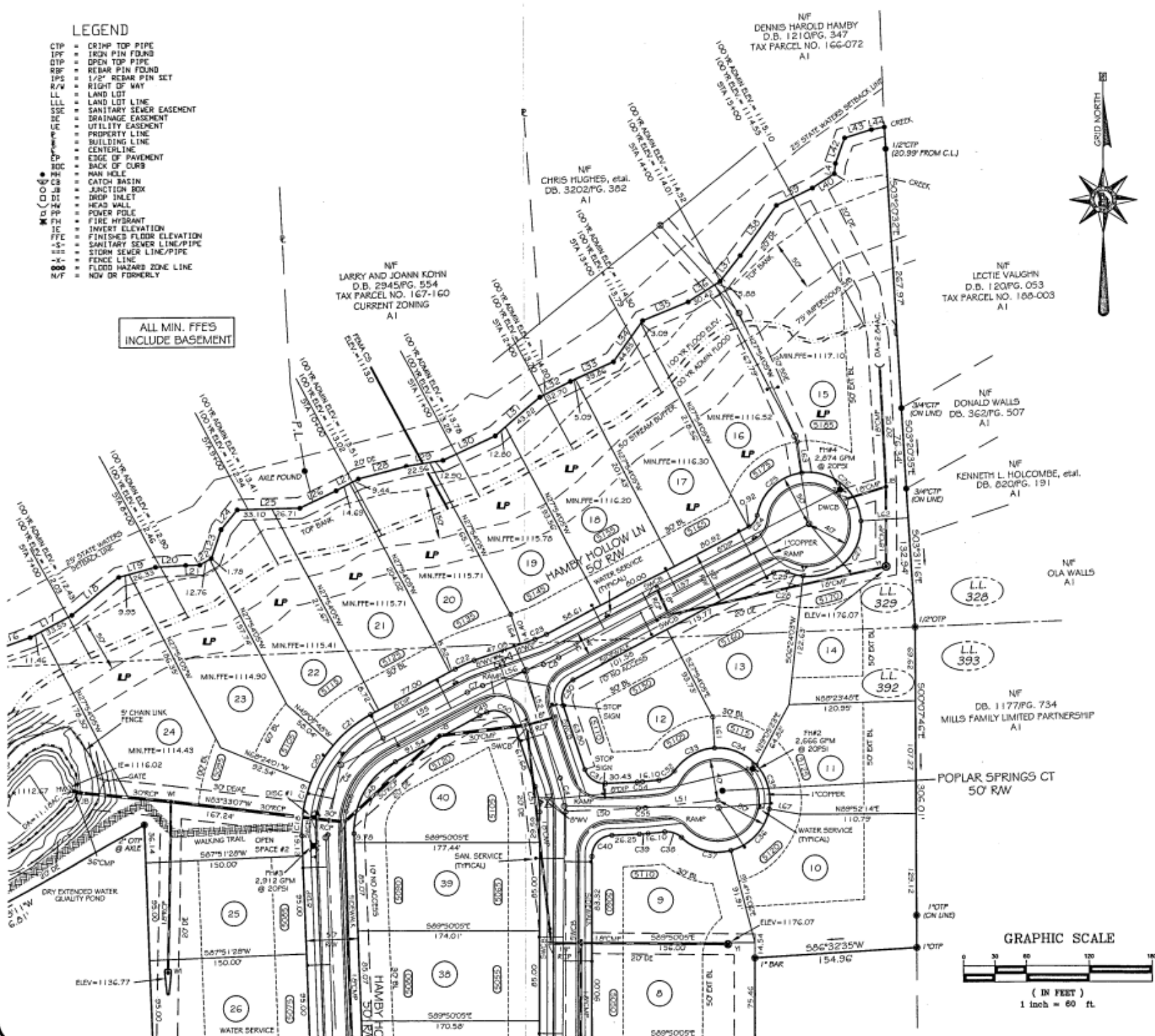


R=232.83
L=117.43
CH=116.13
S70°24'36"W

LEGEND

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- LLL = LAND LOT LINE
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- SE = SEWER EASEMENT
- UE = UTILITY EASEMENT
- PL = PROPERTY LINE
- BL = BUILDING LINE
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- WH = WALKING HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DRAIN INLET
- HW = HEAD WALL
- PP = POWER POLE
- FE = FIRE HYDRANT
- TE = TIE
- FFE = FINISHED FLOOR ELEVATION
- SE = SANITARY SEWER LINE/PIPE
- SL = STORM SEWER LINE/PIPE
- FL = FENCE LINE
- FLZ = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY

ALL MIN. FFE'S
INCLUDE BASEMENT



FINAL PLAT FOR:

SENTINEL GROVE "FKA BARRINGTON"

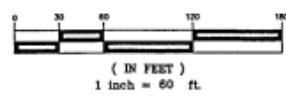
No.	By	Date	Revision	ACAD FILE: 06060301-FINAL-PLAT.DWG
1	JM	10/19/06		



**GEORGIA PREMIER
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES
3010 HAMILTON MILL ROAD
BURNING WOOD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956

Sheet No. 380
District: 382
Land Lot: 329 & 392
County: FORSYTH, GEORGIA
Scale: 1"=60'
Project: 060603
Drawn By: JM

GRAPHIC SCALE



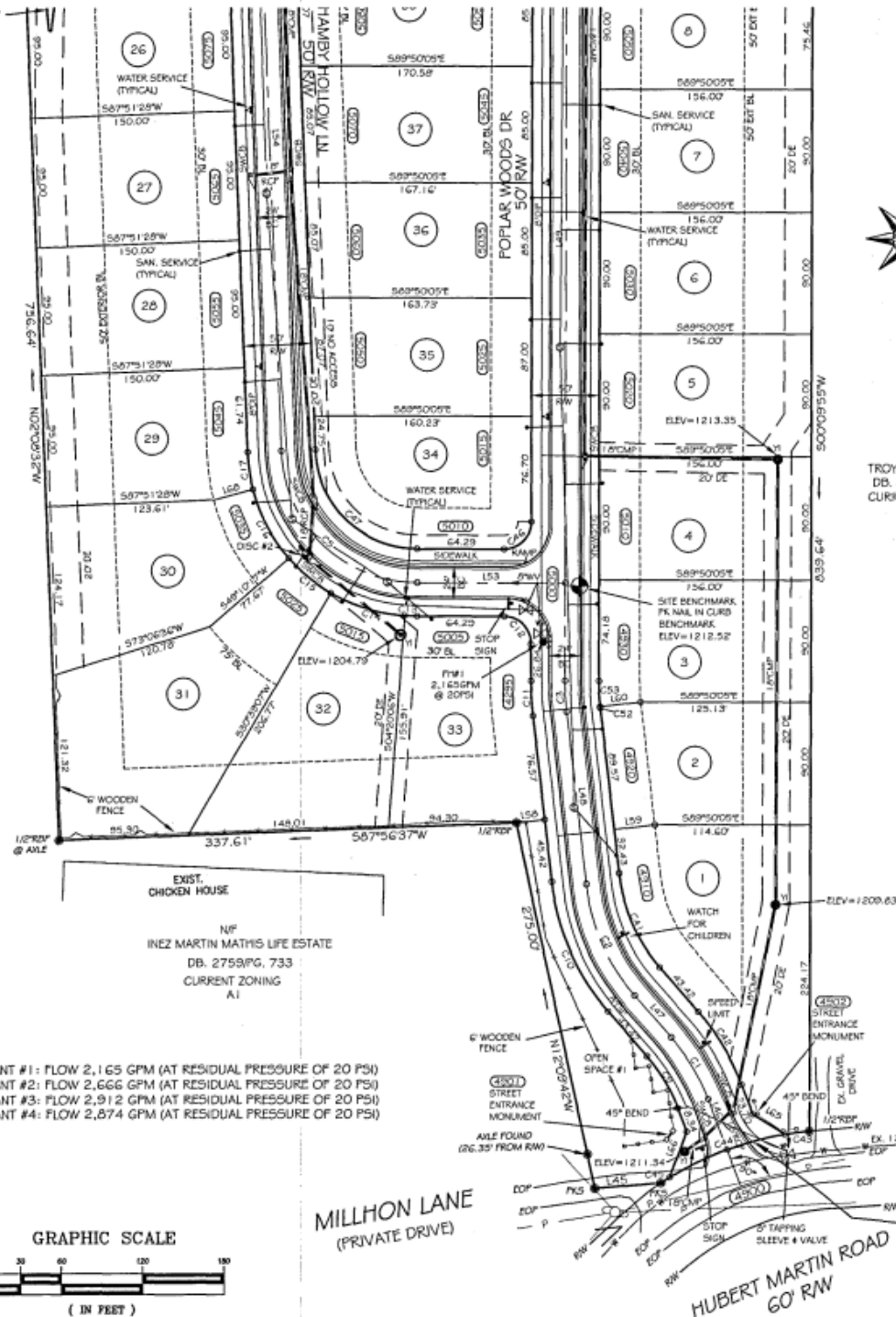
2'0" TP
D.C. 6.151

500'07.29'W
346.44'

N/T
INEZ MARTIN MATHIS LIFE ESTATE
DB. 2753 PG. 733
CURRENT ZONING
A1

ALL MIN. FFE'S
INCLUDE BASEMENT

ELEV=1136.77



N/T
TROY JOE TURNER
DB. 53 PG. 492
CURRENT ZONING
A1

771' 10' 00"

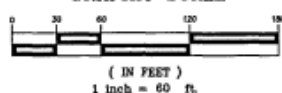
AXLE FOUND

LEGEND

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- IE = UTILITY EASEMENT
- LE = PROPERTY LINE
- BL = BUILDING LINE
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- EP = EDGE OF PAVEMENT
- B/C = BACK OF CURB
- MC = MAN HOLE
- CBS = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PP = POWER POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- FL = FENCE LINE
- 000 = FLOOD HAZARD ZONE LINE
- N/T = NEW OR FORMERLY

FIRE HYDRANT #1: FLOW 2,165 GPM (AT RESIDUAL PRESSURE OF 20 PSI)
FIRE HYDRANT #2: FLOW 2,666 GPM (AT RESIDUAL PRESSURE OF 20 PSI)
FIRE HYDRANT #3: FLOW 2,912 GPM (AT RESIDUAL PRESSURE OF 20 PSI)
FIRE HYDRANT #4: FLOW 2,874 GPM (AT RESIDUAL PRESSURE OF 20 PSI)

GRAPHIC SCALE



MILLION LANE
(PRIVATE DRIVE)

HUBERT MARTIN ROAD
60' RW

FINAL PLAT FOR:

SENTINEL GROVE "FKA BARRINGTON"

1	JM	10/19/06	ADDED COUNTY COMMENTS	Revision	Date	Drawn By: JM	Project: 06032	Section: 1ST	County: FOSDYTH, GEORGIA	Scale: 1"=60'	District: 38D	Sheet No.
					No. By							4 OF 11



GEORGIA PREMIER
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3010 HAMILTON MILL ROAD
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ACAD FILE: 0606032\FINAL-PLAT.DWG

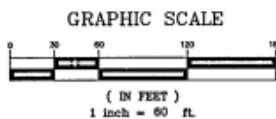
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- BOC = BACK OF CURB
- WH = WALKING HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- W/M = WALKING MOUND
- PP = POWER POLE
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FPE = FINISHED FLOOR ELEVATION
- S- = SANITARY SEWER LINE/PIPE
- X- = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- 000 = FLOOD HAZARD ZONE LINE
- NUT = NOW OR FORMERLY



N/T
TIMOTHY SMITH
DB. 377/P.G. 171
AI

N/T
ROY ROGER MARTIN
DB. 303/P.G. 590
CURRENT ZONING
AI



ALL MIN. F.F.E'S
INCLUDE BASEMENT

N/T
INEZ MARTIN MATHIS LIFE ESTATE
DB. 275/P.G. 733
CURRENT ZONING
AI

N/T
DORSEY HAMBY
DB. 129/P.G. 657
AI

FINAL PLAT FOR:

SENTINEL GROVE "FKA BARRINGTON"

Date: 8/16/06 Land Lot: 329 + 392 District: 3RD
Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'
Project: 06032 Drawn By: JM

ADRESSED COUNTY COMMENTS
Revision
No. By Date



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PROFESSIONAL LAND SURVEYING SERVICES
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Sheet No.
5 OF 11

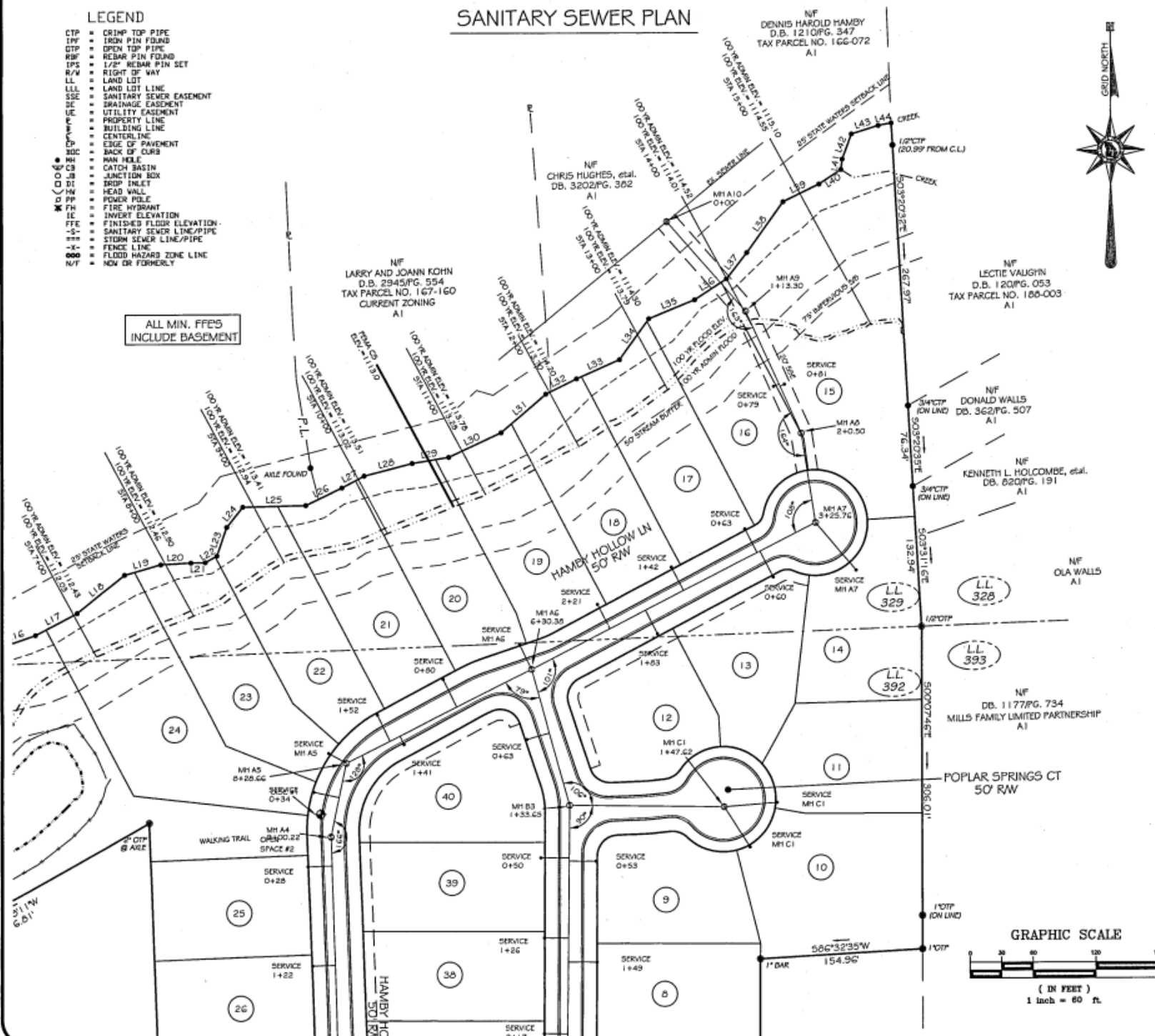
SANITARY SEWER PLAN

- ```

CTP = CRIMP TOP PIPE
IM = IRON PIN FOUND
DTP = OPEN TOP PIPE
REBAR = REBAR PIN FOUND
IPS = 1/2" REBAR PIN SET
R/W = RIGHT OF WAY
LND = LAND LOT
LLL = LAND LOT LINE
SSE = SITUATION SET EASEMENT
DRAINAGE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
E = EASEMENT
B = BUILDING LINE
P = PROPERTY LINE
CP = CENTERLINE
CP = LINE OF EASEMENT
BDC = BACK OF CURB
MH = MAN HOLE
CATCH = CATCH BASIN
OJB = ORIENTATION BOX
DIP = DROP INLET
CO = HEAD LOSS
PP = POWER POLE
XH = FIRE HYDRANT
INVERT = INVERT ELEVATION
FFE = FINISHED FLOOR ELEVATION
-S = SANITARY SEWER LINE/PIPE
-L = LAND LINE/PIPE
-X- = FENCE LINE
000 = FLOOD HAZARD ZONE LINE
000 = END OF DRAWING

```

ALL MIN. FFE'S  
INCLUDE BASEMENT



GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



**FINAL PLAT FOR:**

SENTINEL GROVE  
"FKA BARRINGTON"

|                |                          |               |                      |
|----------------|--------------------------|---------------|----------------------|
| Date: 6/16/06  | Land Lot: 329 & 392      | District: 380 | Sheet No.<br>9 of 11 |
| Section: 15T   | County: FORSYTH, GEORGIA | Scale: 1"=60' |                      |
| Project: 06032 | Drawn By: JM             |               |                      |

| NO. | BY | DATE    | REVISION                 |
|-----|----|---------|--------------------------|
| 1   | JM | 10/1/06 | ADRESSED COUNTY COMMENTS |

ACAD FILE: 0606032\FINAL-PLAT.DWG



**GEORGIA PREMIER  
LAND SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
3010 HAMILTON MILL ROAD  
BUDORF, GEORGIA 30519  
(770) 614-3004 FAX (770) 614-3956

# LEGEND

- CTP = CRIMP TOP PIPE
- IPF = IRON PIN FOUND
- OTF = OPEN TOP PIPE
- RBF = REBAR PIN FOUND
- IPS = 1/2" REBAR PIN SET
- R/W = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- PL = PROPERTY LINE
- BL = BUILDING LINE
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- MH = MAN HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PP = POWER POLE
- FI = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- S- = SANITARY SEWER LINE/PIPE
- SW- = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- 000 = FLOOD HAZARD ZONE LINE
- N/Y = NOW OR FORMERLY



NF  
TIMOTHY SMITH  
DB. 377/P.G. 171  
A1

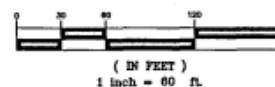
AXLE FOUND  
P.O.B.

NF  
ROY ROGER MARTIN  
DB. 383/P.G. 550  
CURRENT ZONING  
A1

NF  
INEZ MARTIN MATHIS LIFE ESTATE  
DB. 2759/P.G. 733  
CURRENT ZONING  
A1

ALL MIN. FFE'S  
INCLUDE BASEMENT

GRAPHIC SCALE



SANITARY SEWER PLAN

FINAL PLAT FOR:

**SENTINEL GROVE**  
"FKA BARRINGTON"

Sheet No. 8 OF 11  
Date: 8/16/06 Land Lot: 329 & 392 District: 3RD  
Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'  
Project: 06032 Drawn By: JM

ADRESSED COUNTY COMMENTS  
Revision  
No. By Date  
1 JM 10/18/06



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Sanitary sewer profile drawing showing elevations, manholes (SSMH A3, A4, A5, A6, A7, A8, A9, A10), pipes (PIPE 01 to PIPE 09), and slopes (e.g., 10.18%, 8.00%, 11.18%). The drawing includes a grid with stationing from 0+00 to 14+00 and elevations from 1100 to 1200. A note specifies that manholes A3, A9, and A10 should have bolt-down/water tight frames and covers.

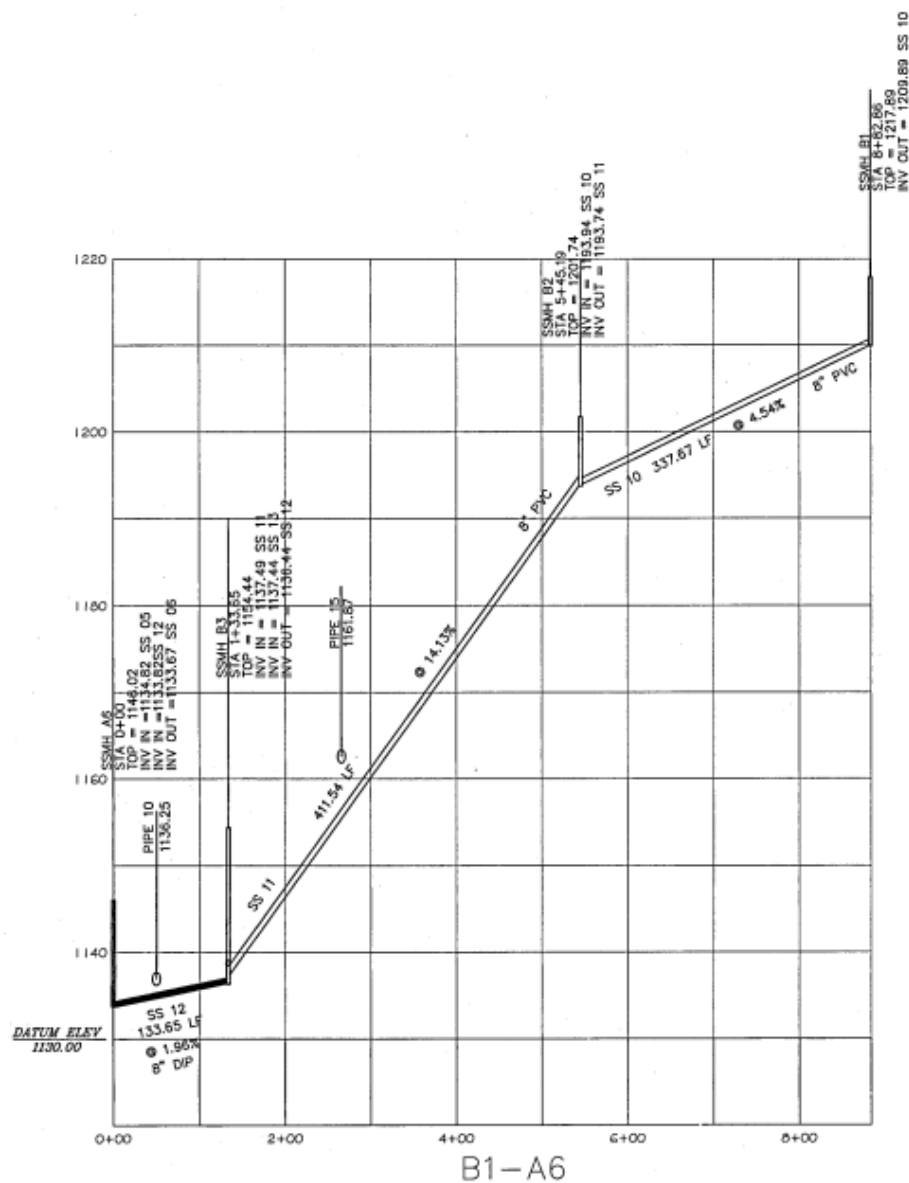
**GEORGIA PREMIER  
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BUPROD, GEORGIA 30619  
(770) 614-3004 FAX (770) 614-3956



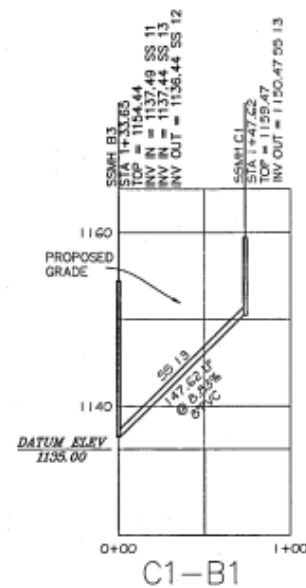
SENTINEL GROVE  
"FKA BARRINGTON"

|                                    |                          |    |          |          |                                                                                                                                                                    |
|------------------------------------|--------------------------|----|----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACAD FILE: 06DGC0327FINAL-PLAT.DWG | ADDRESS/ COUNTY COMMENTS |    | Revision |          | Date: 4/11/2006    Land Lot: 329 & 392    District: 34D<br>Section: 13T    County: FOSDYTH, GEORGIA    Scale: 1"=60'<br>Project: 06032    Drawn By: JM<br>10 OF 11 |
|                                    | No.                      | By | Date     | Revision |                                                                                                                                                                    |

ACAD FILE: 0606032\FINAL-PLAT.DWG



SCALE  
 HORIZONTAL 1" = 100'  
 VERTICAL 1" = 10'



FINAL PLAT FOR:

# SENTINEL GROVE

"KA BARRINGTON"

Date: 01/15/06 Land Lot: 329 & 392 District: 3RD Sheet No. 11 OF 11  
 Section: 1ST County: FORSYTH, GEORGIA Scale: 1"=60'  
 Project: 06032 Drawn By: JM



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