



Jordan Company
Investment & Commercial Real Estate



[Available](#)
38 Townhome Lots
Lanier Walk
City of Cumming, Forsyth County, Georgia 30041



Presented by:
The Jordan Company
Winston Smith
4200 Northside Parkway
Office: 404.237.2900 Ext 107
Building 3, STE A
Atlanta GA 30327

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



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Location: Subject property is located in the southeastern submarket of Forsyth County +/- 41 miles north of Atlanta, +/-3.9 miles east of Cumming, and +/-14 miles northeast of Milton. 2009 population within a three mile radius of subject property is 69,274 with a median household income of \$62,264. The property is located off Buford Dame Road which connects Georgia 400 within 3.9 miles.

On-Site: Subject property consists of 38 vacant lots.

Subdivision Conditions: - 74 Total Lots
- 36 Developed Homes
- 38 vacant lots

Min Lot Sizes: - 3,000 SF

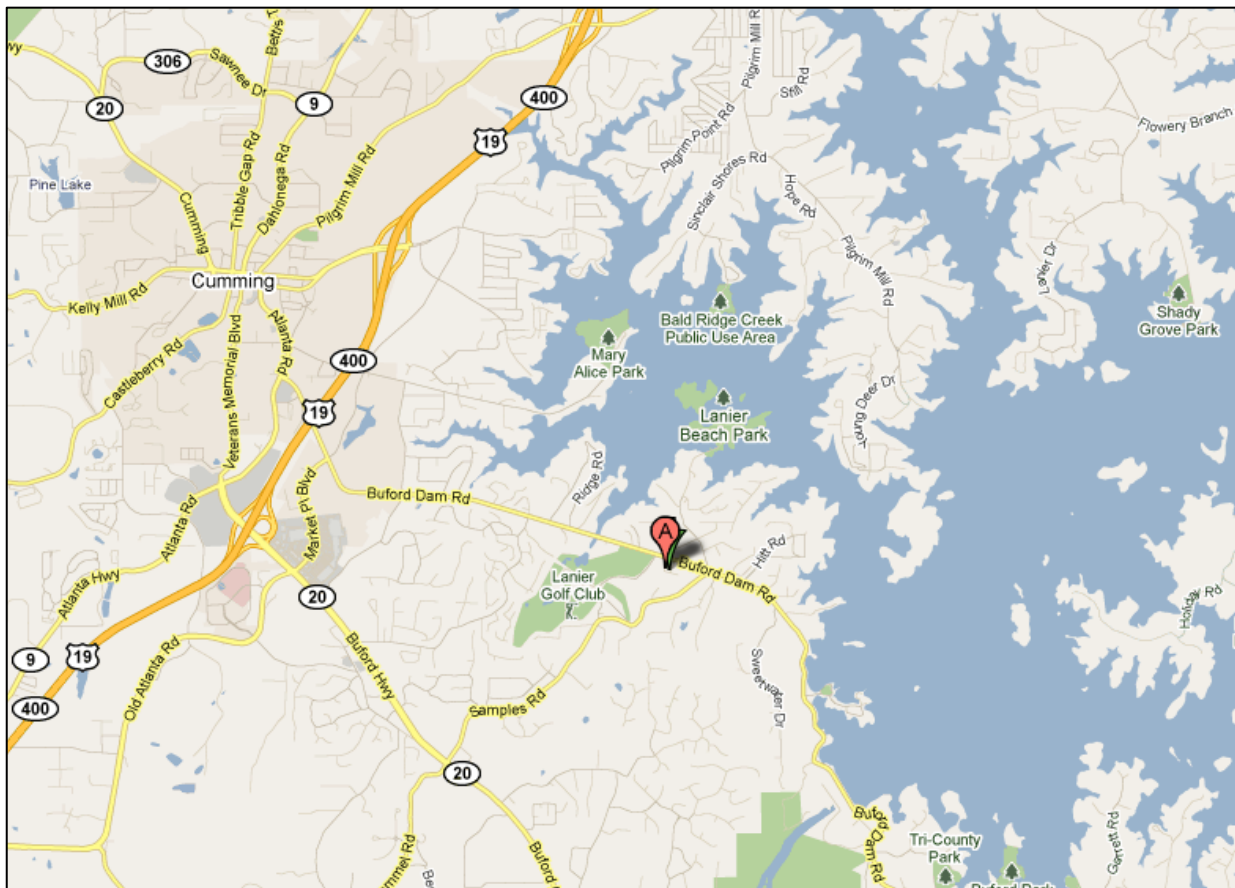
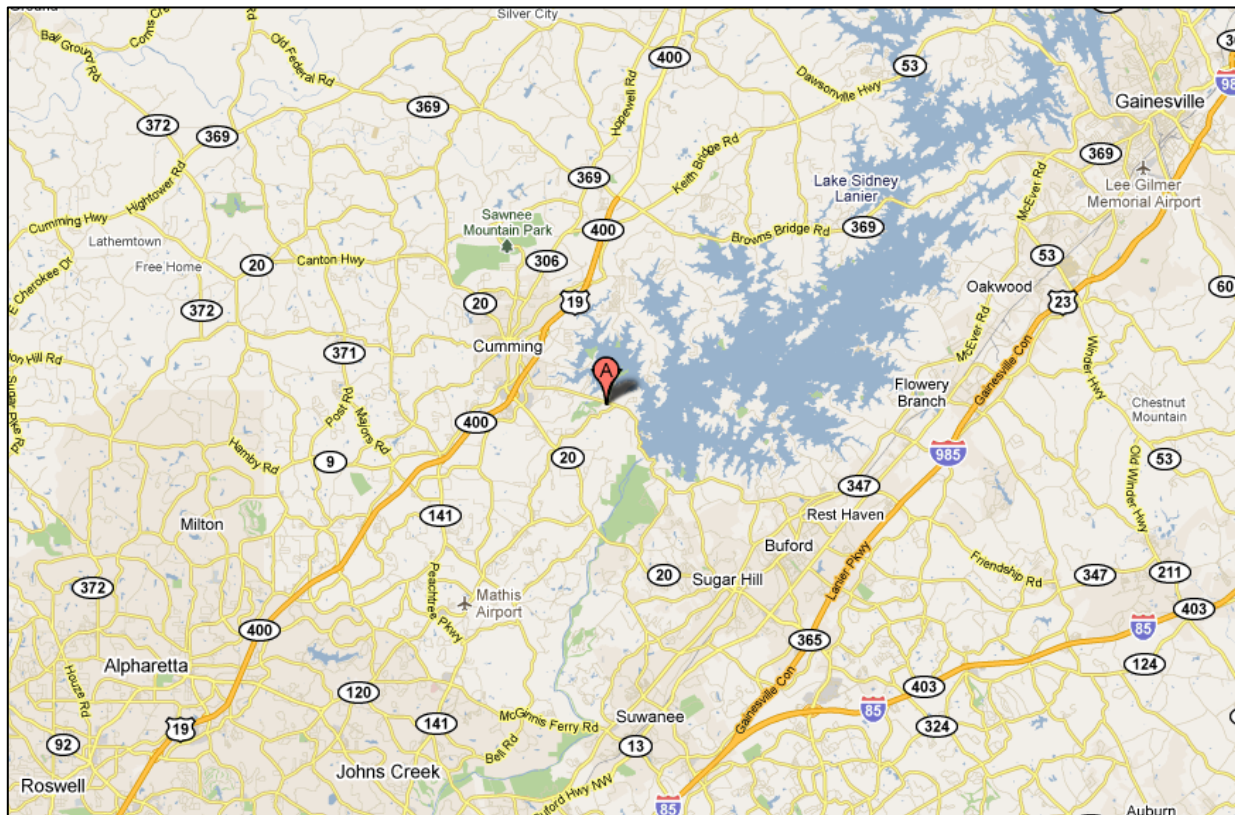
Zoning: Res-6

Schools: Elementary: Macedonia
Middle: Lakeside
High: Forsyth Central

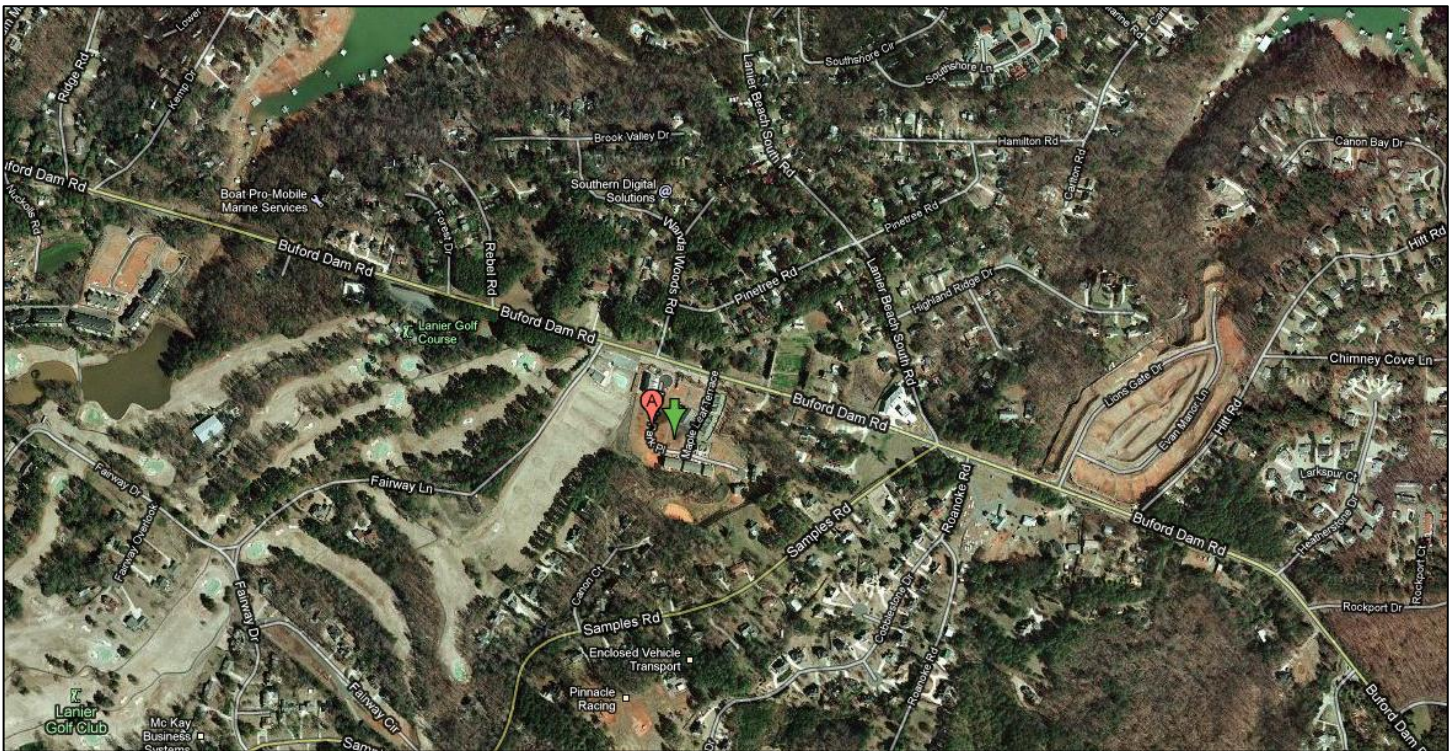
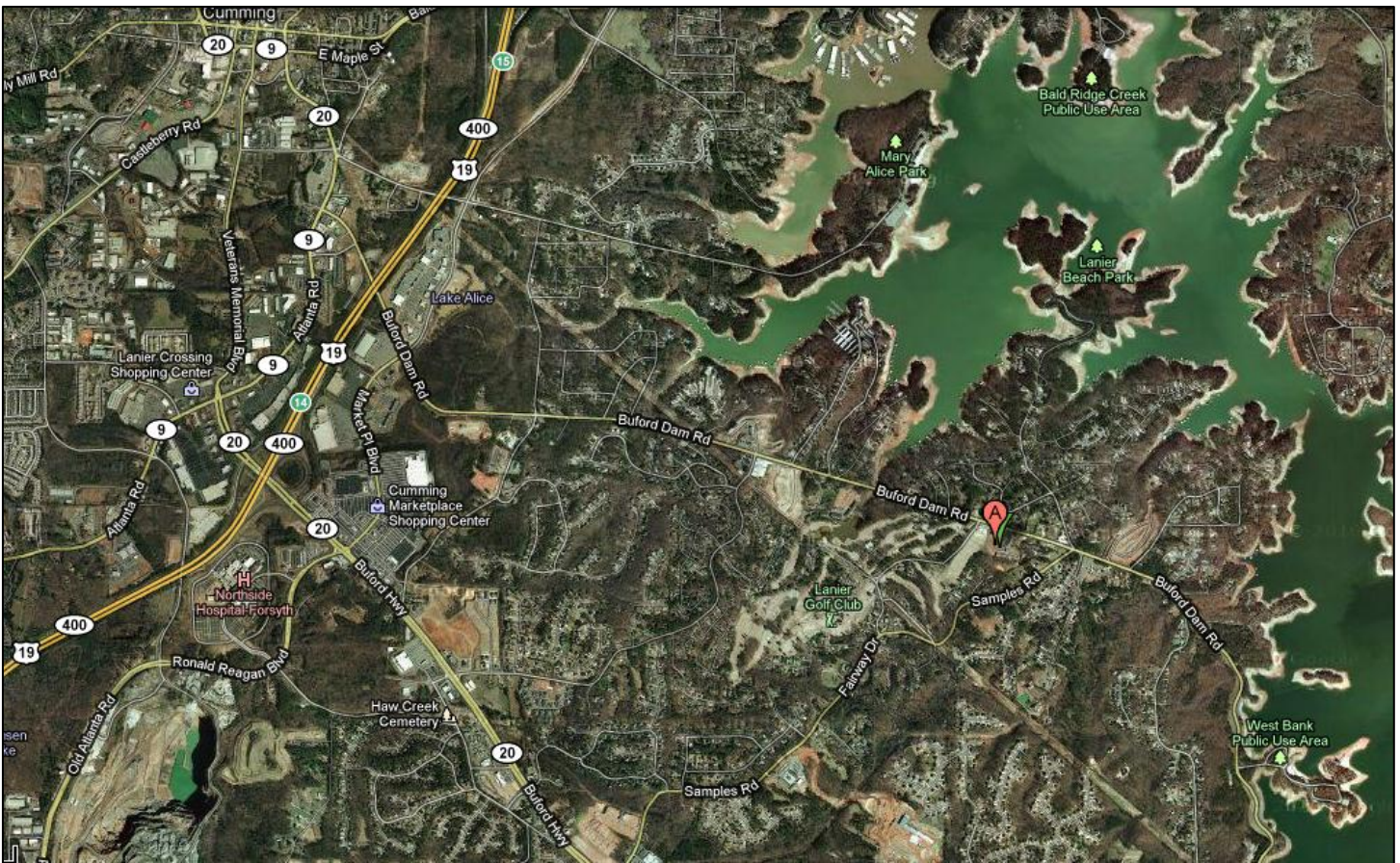
Property Taxes 2010: +/- \$8,614

Price: \$570,000 (\$15,000/lot)

Maps



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Subject Lots



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Traffic Count



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Demographics for

Population	1-mi.	2-mi.	3-mi.
2009 Male Population	1,164	13,200	34,796
2009 Female Population	1,171	13,111	34,477
% 2009 Male Population	49.85%	50.17%	50.23%
% 2009 Female Population	50.15%	49.83%	49.77%
2009 Total Adult Population	1,759	19,174	49,503
2009 Total Daytime Population	1,379	23,009	62,849
2009 Total Daytime Work Population	603	10,603	31,955
2009 Median Age Total Population	34	32	32
2009 Median Age Adult Population	41	39	39
2009 Age 0-5	221	2,904	8,069
2009 Age 6-13	225	2,888	8,270
2009 Age 14-17	128	1,345	3,432
2009 Age 18-20	78	872	2,191
2009 Age 21-24	120	1,432	3,387
2009 Age 25-29	161	2,214	5,422
2009 Age 30-34	213	2,531	6,453
2009 Age 35-39	209	2,369	6,727
2009 Age 40-44	219	2,231	6,097
2009 Age 45-49	196	1,933	4,987
2009 Age 50-54	159	1,508	4,011
2009 Age 55-59	127	1,288	3,383
2009 Age 60-64	91	864	2,260
2009 Age 65-69	64	647	1,609
2009 Age 70-74	45	479	1,203
2009 Age 75-79	40	376	857
2009 Age 80-84	20	241	517
2009 Age 85+	17	189	399
% 2009 Age 0-5	9.47%	11.04%	11.65%
% 2009 Age 6-13	9.64%	10.98%	11.94%
% 2009 Age 14-17	5.49%	5.11%	4.95%
% 2009 Age 18-20	3.34%	3.31%	3.16%
% 2009 Age 21-24	5.14%	5.44%	4.89%
% 2009 Age 25-29	6.90%	8.41%	7.83%
% 2009 Age 30-34	9.13%	9.62%	9.32%
% 2009 Age 35-39	8.96%	9.00%	9.71%
% 2009 Age 40-44	9.39%	8.48%	8.80%
% 2009 Age 45-49	8.40%	7.35%	7.20%
% 2009 Age 50-54	6.82%	5.73%	5.79%
% 2009 Age 55-59	5.44%	4.90%	4.88%
% 2009 Age 60-64	3.90%	3.28%	3.26%
% 2009 Age 65-69	2.74%	2.46%	2.32%

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% 2009 Age 70-74	1.93%	1.82%	1.74%
% 2009 Age 75-79	1.71%	1.43%	1.24%
% 2009 Age 80-84	0.86%	0.92%	0.75%
% 2009 Age 85+	0.73%	0.72%	0.58%
2009 White Population	1,939	19,385	53,109
2009 Black Population	175	3,098	6,682
2009 Asian/Hawaiian/Pacific Islander	41	616	2,631
2009 American Indian/Alaska Native	4	87	231
2009 Other Population (Incl 2+ Races)	176	3,124	6,622
2009 Hispanic Population	251	4,604	10,706
2009 Non-Hispanic Population	2,083	21,707	58,568
% 2009 White Population	83.04%	73.68%	76.66%
% 2009 Black Population	7.49%	11.77%	9.65%
% 2009 Asian/Hawaiian/Pacific Islander	1.76%	2.34%	3.80%
% 2009 American Indian/Alaska Native	0.17%	0.33%	0.33%
% 2009 Other Population (Incl 2+ Races)	7.54%	11.87%	9.56%
% 2009 Hispanic Population	10.75%	17.50%	15.45%
% 2009 Non-Hispanic Population	89.25%	82.50%	84.55%
2000 Non-Hispanic White	1,054	13,404	36,294
2000 Non-Hispanic Black	16	1,250	2,386
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	31	68
2000 Non-Hispanic Asian	5	170	739
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	12
2000 Non-Hispanic Some Other Race	n/a	4	29
2000 Non-Hispanic Two or More Races	n/a	105	401
% 2000 Non-Hispanic White	98.05%	89.57%	90.90%
% 2000 Non-Hispanic Black	1.49%	8.35%	5.98%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.21%	0.17%
% 2000 Non-Hispanic Asian	0.47%	1.14%	1.85%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.03%
% 2000 Non-Hispanic Some Other Race	0.00%	0.03%	0.07%
% 2000 Non-Hispanic Two or More Races	0.00%	0.70%	1.00%
Population Change	1-mi.	2-mi.	3-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	2,335	26,311	69,274
2009 Total Households	908	9,813	25,037
Population Change 1990-2009	1,695	16,707	46,404
Household Change 1990-2009	677	6,311	16,587
% Population Change 1990-2009	264.84%	173.96%	202.90%

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% Household Change 1990-2009	293.07%	180.21%	196.30%
Population Change 2000-2009	1,249	9,970	25,766
Household Change 2000-2009	497	3,856	9,438
% Population Change 2000-2009	115.01%	61.01%	59.22%
% Households Change 2000-2009	120.92%	64.73%	60.50%
Housing	1-mi.	2-mi.	3-mi.
2000 Total Housing Units	470	6,395	16,565
2000 Occupied Housing Units	428	5,991	15,616
2000 Owner Occupied Housing Units	373	4,843	12,885
2000 Renter Occupied Housing Units	55	1,147	2,731
2000 Vacant Housing Units	41	404	950
% 2000 Occupied Housing Units	91.06%	93.68%	94.27%
% 2000 Owner Occupied Housing Units	79.53%	75.74%	77.78%
% 2000 Renter Occupied Housing Units	11.73%	17.94%	16.49%
% 2000 Vacant Housing Units	8.74%	6.32%	5.73%
Income	1-mi.	2-mi.	3-mi.
2009 Median Household Income	\$52,056	\$54,098	\$62,264
2009 Per Capita Income	\$27,258	\$26,440	\$28,822
2009 Average Household Income	\$70,096	\$70,893	\$79,747
2009 Household Income < \$10,000	34	508	891
2009 Household Income \$10,000-\$14,999	29	426	685
2009 Household Income \$15,000-\$19,999	31	393	786
2009 Household Income \$20,000-\$24,999	38	367	807
2009 Household Income \$25,000-\$29,999	35	387	755
2009 Household Income \$30,000-\$34,999	47	460	929
2009 Household Income \$35,000-\$39,999	59	437	815
2009 Household Income \$40,000-\$44,999	63	557	1,169
2009 Household Income \$45,000-\$49,999	79	730	1,480
2009 Household Income \$50,000-\$59,999	192	1,565	3,271
2009 Household Income \$60,000-\$74,999	221	2,524	6,168
2009 Household Income \$75,000-\$99,999	55	1,046	4,834
2009 Household Income \$100,000-\$124,999	6	158	1,149
2009 Household Income \$125,000-\$149,999	7	101	676
2009 Household Income \$150,000-\$199,999	10	106	379
2009 Household Income \$200,000-\$249,999	n/a	1	48
2009 Household Income \$250,000-\$499,999	3	46	194
2009 Household Income \$500,000+	n/a	1	3
2009 Household Income \$200,000+	3	47	245
% 2009 Household Income < \$10,000	3.74%	5.18%	3.56%
% 2009 Household Income \$10,000-	3.19%	4.34%	2.74%

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\$14,999			
% 2009 Household Income \$15,000-\$19,999	3.41%	4.00%	3.14%
% 2009 Household Income \$20,000-\$24,999	4.18%	3.74%	3.22%
% 2009 Household Income \$25,000-\$29,999	3.85%	3.94%	3.02%
% 2009 Household Income \$30,000-\$34,999	5.17%	4.69%	3.71%
% 2009 Household Income \$35,000-\$39,999	6.49%	4.45%	3.25%
% 2009 Household Income \$40,000-\$44,999	6.93%	5.68%	4.67%
% 2009 Household Income \$45,000-\$49,999	8.69%	7.44%	5.91%
% 2009 Household Income \$50,000-\$59,999	21.12%	15.95%	13.06%
% 2009 Household Income \$60,000-\$74,999	24.31%	25.72%	24.63%
% 2009 Household Income \$75,000-\$99,999	6.05%	10.66%	19.31%
% 2009 Household Income \$100,000-\$124,999	0.66%	1.61%	4.59%
% 2009 Household Income \$125,000-\$149,999	0.77%	1.03%	2.70%
% 2009 Household Income \$150,000-\$199,999	1.10%	1.08%	1.51%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.01%	0.19%
% 2009 Household Income \$250,000-\$499,999	0.33%	0.47%	0.77%
% 2009 Household Income \$500,000+	0.00%	0.01%	0.01%
% 2009 Household Income \$200,000+	0.33%	0.48%	0.98%
Retail Sales Volume	1-mi.	2-mi.	3-mi.
2009 Children/Infants Clothing Stores	\$314,194	\$3,567,735	\$10,430,085
2009 Jewelry Stores	\$237,796	\$2,706,517	\$7,759,669
2009 Mens Clothing Stores	\$457,779	\$5,247,119	\$15,095,433
2009 Shoe Stores	\$423,385	\$4,814,009	\$14,028,150
2009 Womens Clothing Stores	\$801,988	\$9,179,422	\$25,879,256
2009 Automobile Dealers	\$5,798,716	\$64,408,870	\$178,294,807
2009 Automotive Parts/Acc/Repair Stores	\$696,969	\$7,876,018	\$22,283,152
2009 Other Motor Vehicle Dealers	\$207,431	\$2,366,865	\$6,861,115
2009 Tire Dealers	\$190,430	\$2,149,242	\$6,050,458
2009 Hardware Stores	\$89,594	\$1,008,059	\$3,644,783
2009 Home Centers	\$560,609	\$6,249,042	\$17,725,976

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2009 Nursery/Garden Centers	\$202,119	\$2,275,149	\$6,406,117
2009 Outdoor Power Equipment Stores	\$73,988	\$792,972	\$2,030,085
2009 Paint/Wallpaper Stores	\$22,073	\$244,167	\$655,819
2009 Appliance/TV/Other Electronics Stores	\$528,930	\$6,046,431	\$17,474,746
2009 Camera/Photographic Supplies Stores	\$87,389	\$988,119	\$2,821,823
2009 Computer/Software Stores	\$264,234	\$2,977,750	\$8,316,560
2009 Beer/Wine/Liquor Stores	\$336,627	\$3,830,912	\$11,228,950
2009 Convenience/Specialty Food Stores	\$656,318	\$9,300,220	\$25,971,028
2009 Restaurant Expenditures	\$3,863,366	\$46,102,721	\$138,334,796
2009 Supermarkets/Other Grocery excl Conv	\$3,809,169	\$42,981,288	\$122,285,141
2009 Furniture Stores	\$549,107	\$6,206,722	\$17,603,064
2009 Home Furnishings Stores	\$343,849	\$3,953,713	\$11,714,949
2009 Gen Merch/Appliance/Furniture Stores	\$4,833,900	\$54,880,528	\$156,511,598
2009 Gasoline Stations w/ Convenience Stores	\$2,977,617	\$36,264,123	\$104,154,754
2009 Other Gasoline Stations	\$2,321,299	\$26,963,903	\$78,183,725
2009 Department Stores excl Leased Depts	\$5,362,830	\$60,926,958	\$173,986,345
2009 General Merchandise Stores	\$4,284,792	\$48,673,806	\$138,908,535
2009 Other Health/Personal Care Stores	\$367,683	\$4,109,338	\$11,382,662
2009 Pharmacies/Drug Stores	\$1,836,581	\$20,733,997	\$58,628,146
2009 Pet/Pet Supplies Stores	\$259,941	\$2,932,589	\$8,295,889
2009 Book/Periodical/Music Stores	\$74,915	\$942,679	\$2,609,785
2009 Hobby/Toy/Game Stores	\$111,309	\$1,152,202	\$2,582,759
2009 Musical Instrument/Supplies Stores	\$50,844	\$569,923	\$1,599,411
2009 Sewing/Needlework/Piece Goods Stores	\$14,911	\$178,182	\$516,626
2009 Sporting Goods Stores	\$282,872	\$3,390,244	\$11,199,972
2009 Video Tape Stores - Retail	\$44,290	\$501,255	\$1,428,195

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APPROVED BY
CITY OF CUMMING
DEPARTMENT OF UTILITIES

AUG 11 2005

AUG 25 2005

Approved by: *[Signature]*
City of Cumming, Georgia

DO NOT FRAZIER, SUPERINTENDENT

FINAL PLAT OF LANIER WALK - PHASE 1

NOTES:
1.) Field Data: Closure Precision = 1/52,776". Angular Error = 03"/STA.

2.) Measurements were taken with a Topcon GTS-3 on 04-20-2004 and were balanced using the Compass Rule.

3.) Bearings are based on Grid North, GA West Zone.

4.) Flat Precision: 1/53,718". Hereon reflect only those

5.) The public record is to establish the boundaries hereon, and

6.) reference to the same does not and is not intended to

constitute a title search or opinion.

7.) No Portion of this property is located in a Special

Flood Area as indicated on F.I.R.M. No. 13117C0115C,

dated 07-04-1989.

8.) Proposed total number of units = 74

9.) BOUNDARY SETBACKS

FRONT - 10' - (15' Building Separation)

REAR - 20'

EXTERIOR REAR - 50'

Water is supplied by City of Cumming.

11.) Current Zoning - Res 6 - ZM 2851.

12.) Sewage treatment is supplied by the City of Cumming.

13.) Minimum 20' radius on all street right of way intersections

in accordance with Forsyth County Ordinances relating and proposed

rain irrigation systems.

14.) The plat is to be a violation of the county's

ordinance prohibiting unpermitted right of way encroachments.

15.) Protective covenants will apply to this subdivision and will be

recorded separately.

16.) Forsyth County shall not be responsible for maintenance of any

pipes, ditches, detention ponds, or other structures within any drainage

basement beyond the county right of way.

17.) Iron pins are set at all lot corners.

18.) All drainage easements are intended to follow natural drainage courses.

19.) Corner Benchmarks LW-001 - 1163.35'

20.) All structures will be required to conform to the Standard Building Code's

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.

21.) In reference to information provided by the applicant, in out opinion,

the attached plans comply with Part V Environmental Planning Criteria of

Forsyth County, Georgia, adopted February 14, 2000, per the county at this time.

22.) No structures, fences or other obstructions may be located within a

drainage or access easement without prior approval by Forsyth County Department

of Engineering.

23.) Engineering Plat of Phase 1 of Lanier Walk is for the Right of Way of

the streets and the as-built of the units only. The condominium units must

have an as-built prepared once the units are completed.

IN REFERENCE TO INFORMATION PROVIDED BY THE APPLICANT,

IN OUR OPINION, THE ATTACHED PLANS COMPLY WITH THE

PART V ENVIRONMENTAL PLANNING CRITERIA OF FORTSYTH

COUNTY, GEORGIA ADOPTED FEBRUARY 14, 2000. THIS SITE IS

LOCATED WITHIN THE GROUNDWATER RECHARGE AREA.

THE DETENTION/WATER QUALITY POND PROVIDES THE STORAGE VOLUMES AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY.

BY: *[Signature]*
BRIAN ANDERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER
DATED 7 JULY, 2005

THE "AS-BUILT" CONDITION OF THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION DOCUMENTS.

BY: *[Signature]*
BRIAN ANDERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER
DATED 7 JULY, 2005

LOCATION MAP



FTS Properties, Inc., ZM 2851, A2 to RES-6 - District #5

There was a motion by Commissioner Taylor and a second by Commissioner Kragger to approve the rezoning request by FTS Properties, Inc., ZM 2851, A2 to RES-6 with the following conditions:

1. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.

2. Developer shall construct a declaration lane of proposed easement on Buford Dam Road.

3. Developer shall construct a declaration lane of proposed easement on Buford Dam Road as required by Department of Engineering based on final configuration of site plan.

4. Development shall comply with Forsyth County Stormwater Design Manual, latest edition.

5. Show any flood plain on site plan. Elevation shall be established for all Zone "A" floodplain.

6. 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 encroachments will require a variance from EFD.

7. Show all easements on subject property, but individual subsurface pumps are to be used for the townhomes on subject property.

8. The architectural material of the townhomes shall consist of brick, stone, hard-plank or similar siding. There shall be no vinyl siding. The roofs will be of traditional colors such as black, green

9. A six (6) foot high wooden fence is to be constructed along the common boundary line of Jeffrey and Jean Smith, Tax Map & Parcel #222-065. The finished face of the fence shall be on the exterior side. There shall also be an assortment of evergreens and plants to buffer along the

10. Development shall have a dumpster on site at all times to handle the trash during construction.

11. There shall be a covenant for this community to maintain the yard and exterior maintenance.

12. The hours of construction shall be no earlier than 7:00 a.m., Monday through Friday, and no earlier than 8:00 a.m. on Saturday, with no such work on Sunday.

13. All utilities shall be underground. Lines of 1500 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 & Sewer Department, shall be designed and constructed

14. This project shall be on sewer served by the City service area.

15. Exterior lighting fixtures shall be of a type and situated so that light is directed only downward. Fixtures shall not be closer to the adjoining properties than within five (5) feet of

perimeter of parking lots. Fixtures shall be no more than fifteen (15) feet high and shall be boundary of the property.

16. There shall be no billboards or signs on poles. All signs will be of monument type not to exceed twelve (12) feet in height.

17. The site shall be a landscaped monument type sign made of brick or stone at the entrance of the development.

20. Any existing septic system shall be decommissioned according to local ordinances, state statutes, rules and regulations.

Motion carried with three members in favor (Conway, Kragger and Taylor), one member in opposition (Laughinghouse) and one member absent (Ritchett).

SURVEYORS 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 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. 2644

OWNERS CERTIFICATE

The owner of the land shown on this plat and whose name is subscribed hereto, certifies that the plat was prepared from an actual survey, and that all state, city and county laws or other easements 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.

[Signature] Signature

8-4-2005 Date

Signed, sealed and delivered

in the presence of:

Witness

[Signature]

Notary Public Expires: 12-17-2006

FINAL

This is to certify that this subdivision or project has been constructed according to these plans/specifications and applicable ordinances of Forsyth County.

[Signature] Signature

8-4-2005 Date

Pursuant to the Unified Development Code of Forsyth County, Georgia, and all requirements of all Reviewing Departments or Agencies and the Authorized Surveyor, this plat was prepared from an actual survey of the property on 8-4-2005 and it is entitled to be recorded in the Clerk's Office, Forsyth County Superior Court.

[Signature] Signature

Date

SURVEYOR / ENGINEER:
MCWHORTER GILBERT ANDERSON
416 PIRKLE FERRY ROAD, SUITE H300
CUMMING, GEORGIA 30040
PHONE: (770) 889-9430

DEVELOPER:
NUCKOLLS PARK, INC.
OWNER:
NUCKOLLS PARK, INC.
2120 BUFORD HIGHWAY
CUMMING, GEORGIA 30041
PHONE: (770) 889-9430

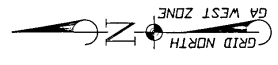
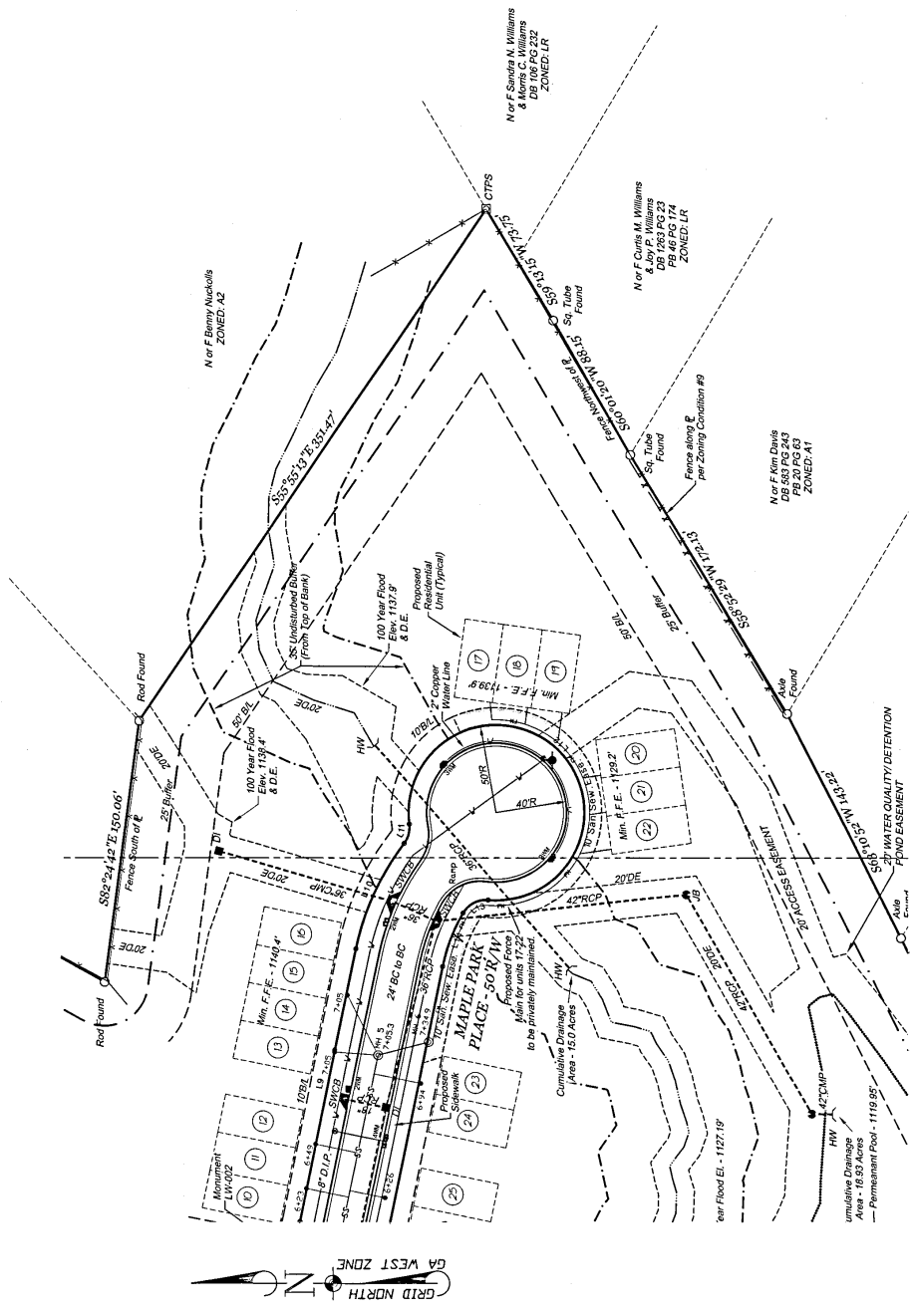


24. HOUR CONTACT:
TIM WILLIAMSON
(770) 616-9507

FINAL PLAT INDEX
1.....COVER SHEET
2.....FINAL PLAT
3.....FINAL PLAT
4.....FINAL PLAT

REVISED: 08-01-2005 per county comments.
JULY 7, 2005 FILE NO. 10421 COVER SHEET - SHEET 1

RECORDED IN PLAT BOOK _____, PAGES _____



- Water Meter
- Water Valve
- Water Main
- Water Valve

LEGEND

Open Top	Pin Found
Open Top	Pin Found
Crimp	Rebar Found
Rebar Found	Building Line
B/L	Utility Pole
UP	Now or Formerly
N or F	Overhead Wire
	Not to Scale
	Calculated Point

REVISED: 08-01-2005 per county comments.

Final Plot of:
LANIER WALK
PHASE 1
 Land Lots 76 & 161, 14th District, 1st Section
 Forsyth County, Georgia
 07-07-2005

Mewhorter Gilbert Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 418 Pkwy. Ferry Road
 Building 14
 Cumming, GA 30040
 (770) 889-9430
 www.mga-se.com
 © K.E.C., Inc. 2004
 FILE: 10421.P1.FINAL

WATER NOTES
 Developments requesting water service at elevations in excess of 1,280 feet ASL, will be responsible for designing and constructing a pumping system which meets the approval of the City of Cumming's Engineer.

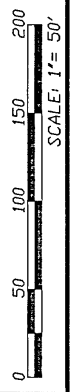
The City of Cumming will not be responsible for the replacement of existing water mains or sewer lines. The developer will be responsible for any utility easements that have been installed within the plot of land, or other improvements that have been damaged or have to be removed to perform maintenance or make repairs to the water or sanitary sewer systems. The construction of any utility easement is prohibited.

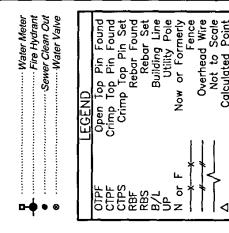
Sidewalks cannot be installed on top of water mains or manholes.

Home Builders: Driveways or parking pads cannot be installed over the water meters or sanitary sewer laterals. The developer will be responsible for resolving these conflicts and obtaining approval for any utility relocation from the City of Cumming Department of Utilities.

The developer is responsible for maintaining the water and sewer lines and their appurtenances for a period of one year from the date of final plot approval by the City of Cumming Department of Utilities.

- MATERIALS LIST**
- 8" DIP WATER LINE 1369 LF
 - FIRE HYDRANTS 2
 - GATE VALVES 14
 - SANITARY SEWER MAN-HOLES 9
 - 8" DIP SEWER LINE 1063 LF



[illegible]

OUTLET CONTROL_BOX #1

SCALE: NONE

50 100 150 200

SCALE: 1" = 50'

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 10-24-2005 10:24 PM