

Date: 8/8/2019

To: Dr. Jeffrey Bearden, Superintendent  
Forsyth County

From: Pat Schofill  
Facilities Services Director

Subject: Preliminary School Site Evaluation and Site Approval for  
New Elementary #23  
Castleberry Road, Cumming, Ga 30040

Approval for the New Elementary #23 (site code # 1392) has been completed. A copy of DE Form 1105, revised August 1999, with appropriate signatures is attached for your files.

A facility code will be issue upon receipt of the warranty deed\lease for the above reference school site.

The original form and all attachments are on file with the Facilities Services Unit here at 1670 Twin Towers East, 205 Jesse Hill Jr. Dr. SE, Atlanta, GA 30334.

When you have completed the purchase or lease of the property, please send a copy of the warranty deed or executed lease to Kelland Waldrep at this address; at which time a facility code will then be assigned, and the code forwarded to you.

Thank you,



Pat Schofill

PS:klw

Cc: Deborah Robertson



**Georgia Department of Education  
Educational Facility Site Evaluation  
and Approval Form**

School System:	Forsyth County - 658	*Superintendent:	Dr. Jeffrey Bearden
<b>Mailing Address</b>		Person to Contact:	Tim Amerson
Address:	1120 Dahlonoga Highway	Phone Number:	(770) 887-2461
Address:		Fax Number:	(770) 781-6625
City:	Cumming	Email Address:	tamerson@forsyth.k12.ga.us
Zip Code:	30040		

\* For State and Commission Charter School, the Principal will sign for Superintendent.

**I. Location of Proposed Site**

Address of Proposed Site (if available and/or legal definition of the property):			
Castleberry Road, north of Bethelview Road.			
Parcel Number -		104-001	
Acreage in the proposed Site:	42.5	Clear Title Obtainable?	Yes
Acreage in 100 year flood plan:	9.8		
Does this acreage meet the minimum requirements:	Yes	This property will be	Owned by
**Please attach a rationale and request by the local school board for requesting a variance to the minimum size requirement if the answer about is "NO"		the school system	
		OR	
		This property will be	Select by
		(WHO)	
		and used for:	

RECEIVED

JUL 30 2019

FACILITIES SERVICES UNIT

## II. Purposed educational facility to be located on this site

Name of the Proposed Facility :	Future Elementary #23- 7109		
Proposed Grades:	PK, K-5	Approximate Number of Students:	1,100
Number of Instructional Unites Proposed :	70		
Is this the maximum size planned for this facility?	Yes		
Is this facility being designed for future expansion?	No		
IF expanded, Maximum Number of instructional units proposed in the future?			
Estimate date the facility is to be completed and occupied:	August 2022		
Date:			
Comments:			

## III. Utilities available on the proposed site

Utility	Currently Available?	Date Available?	Other Relevant Factors	
a. Electricity	Yes		Voltage: 480	Phase: 3
b. Natural Gas	Yes		Line Size	Line Pressure
c. Telephone	Yes			
d. Cable	Yes			
e. Water*				
	Public	Yes	Line Size 16"	Line Pressure 124 psi
				Attach FLOW TEST results *(see note below)
	Private	Select	Line Size	Line Pressure
				Attach FLOW TEST results *(see note below)
f. Sewage*				
	Public	Yes		
	Private	Select		

\* If changes to the planned water or sewage systems indicates above are made, then the site must be resubmitted for approval and the

#### IV. Miscellaneous Site Information

(For each item choose the appropriate response. If other is selected, please enter appropriate response)


	Choose One	If Other
a. Property Zoned	<b>Residential</b>	
b. Adjacent development or existing community design	<b>Residential</b>	Agricultural south of Castleberry Road
c. Traffic conditions around site	<b>Moderate</b>	
d. Topography	<b>Rolling</b>	steep on west boundary to Big Creek
e. Grading for building	<b>Moderate</b>	
f. Rock excavation	<b>Other</b>	Unknown
g. Area available for parking	<b>Adequate</b>	
h. Vehicular access to site	<b>Restricted</b>	County Engineer confirmed two (2) entrance available via median break
i. Area available for athletic and recreation area development	<b>Adequate</b>	

## V. System Request for Site Approval

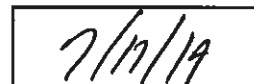
After having considered the findings from all studies completed and evaluating the potential sites available for this facility, the Forsyth County Board of Education requests approval of the proposed site identified on this form by official board action on July 16, 2019 (Date of Board Action)

An initial investigation has been conducted, a Phase I Environmental Site Assessment has been conducted, and a Risk Hazard Analysis has been completed. Costs associates with the development of this site, including grading, obtaining unitalities, and road improvements have been evaluated.

  
Signature of Board Chairperson\*

  
Date

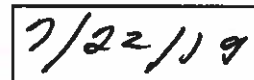
  
Signature of School Superintendent\*\*


  
Date

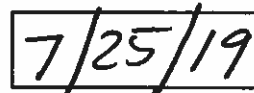
\* For State and Commission Charter Schools, the charter board chair will sign this blank


\*\* For State and Commission Charter Schools, the principal will sign in this blank


  
Signature of Consultant,  
Facilities Services Unit

  
Date

  
Signature of Representative,  
Local Sewer Department

  
Date

  
Signature of Representative,  
Local Building Code Official  
(If required)

  
Date



# Forsyth County New Elementary #23 Site Approval Comments

The above-named site is approved provided the Forsyth County School System ensures the following mitigating measures as defined in the ESA from **ECS Southeast LLP, project number 49:9477** dated 6/20/2019 are met.

## Hazards

1. Big Creek is located on the western and southwestern property boundary.

## Mitigations

1. Fencing should be used to ensure students do not have access to the creek
2. Personnel at the facility shall have an emergency notification list available on site, the school shall be on the list of facilities to be notified in the event of an area emergency, and the school shall have an emergency plan in effect. A comprehensive emergency response plan, which includes evacuation procedures, shall be prepared, implemented, and coordinated with local emergency management/response teams prior to school occupancy.



# GEORGIA

DEPARTMENT OF NATURAL RESOURCES

## ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

**Watershed Protection Branch  
Nonpoint Source Program  
Floodplain Unit**

2 Martin Luther King, Jr. Drive  
Suite 1152, East Tower  
Atlanta, Georgia 30334

### FLOODPLAIN ENCROACHMENT REVIEW

To: Tim Amerson  
Forsyth County Schools  
Email: [Tamerson@forsyth.k12.ga.us](mailto:Tamerson@forsyth.k12.ga.us)

PROJECT NAME:	School Site Determination	COUNTY:	Forsyth	COMMUNITY:	Forsyth County
LOCATION:	Castleberry Road, Land Lots 197 & 198, 2nd District Forsyth County. Please refer to the project location map provided by the applicant.				
BRIEF PROJECT DESCRIPTION:	The applicant requested a floodplain encroachment review for the site located at the location shown above. The western boundary (around 9.8 Acres) of the property is located within Floodplain.				
APPLICANT:	Forsyth County Schools	APPLICATION DATED:	05/10/2019	APPLICATION RECEIVED:	05/10/2019

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13117C0141F (Effective Date: 03/04/2013)	FLOOD RISK ZONE(S):	X
<a href="http://www.georgiadfirm.com">www.georgiadfirm.com</a>		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
<a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a>		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Upper Chattahoochee (8 Digit HUC: 03130001)	COMMUNITY CONTACT:	Title: County Engineer Address: 110 East Main Street, Suite 120, Cumming, GA 30040 Tel: (770)781-2165		

COMMENTS:	<p>After review of effective FEMA Flood Insurance Rate Maps (FIRMs) cited above, the proposed school structure is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of minimal flood hazard. Also, a small portion of the proposed parcel is in Zone X (shaded), an area of moderate risk, inundated by the 0.2% annual chance flood, often referred to as the 500-year flood. Please see the floodplain snapshots and extracts of FEMA's FIRM attached.</p> <p>Although the proposed structure will be located outside of the SFHA, the grading plan provided by the applicant suggests that some developmental activity in the form of grading will occur on the western part of the proposed site which encroaches into the SFHA, an area of high flood risk inundated by the 1% annual chance flood or base flood, and may also impact the mapped regulatory floodway. In such circumstances, the implementation of project work should consider the floodplain management criteria outlined in 44 CFR 60.3, and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA.</p> <p>It should also be noted that new FIRMs have been proposed for the jurisdiction including, the map panel associated with the proposed project location. These new FIRMS become effective on 6/7/2019, and reflect new flood risk determinations for areas within the Etowah watershed. The proposed project falls within the Upper Chattahoochee watershed, therefore there are no map updates that will impact the proposed project site.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area.</p>				
-----------	---	--	--	--	--

Prepared By:	Tianlin Song	Telephone:	(404) 651-8496	Email:	<a href="mailto:Tianlin.Song@dnr.ga.gov">Tianlin.Song@dnr.ga.gov</a>
--------------	--------------	------------	----------------	--------	--

Signature:		Date:	05/17/2019
------------	--	-------	------------

\*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

# 30040, Cumming, Georgia



Floodplain Snapshot

## GEORGIA FLOOD MAP PROGRAM

**Property Flood Risk: Low Risk**

**Flood Depths\*:**

Current Flood Zone	X	Not Available
Probability of Flooding (25 Year Period)	Not Available	Not Available
Base Flood Elevation	Not Available	Not Available
Lowest Adj. Grade	Not Available	Not Available
Primary Flood Zone	Not Available	Not Available
Flood Zone Change Type	Not Available	Not Available

**Flood Depths\*:**

0.2% ANNUAL CHANCE FLOOD DEPTH	6.2% ANNUAL CHANCE FLOOD DEPTH
1% ANNUAL CHANCE FLOOD DEPTH	1% ANNUAL CHANCE FLOOD DEPTH
10% ANNUAL CHANCE FLOOD DEPTH	10% ANNUAL CHANCE FLOOD DEPTH
18% ANNUAL CHANCE FLOOD DEPTH	18% ANNUAL CHANCE FLOOD DEPTH

\*Values shown subject to change

### Location Information

Panel: 13117C0141F  
 Watershed: Upper Chattahoochee  
 County: FORSYTH  
 Community ID: 13117C  
 Map Status: PRELIMINARY

**Nature Doesn't Read Flood Maps**

Many people don't understand just how risky the floodplain can be. There is a greater than 20% chance that a non-attached home in the SFHA will experience flooding in a 30-year period.

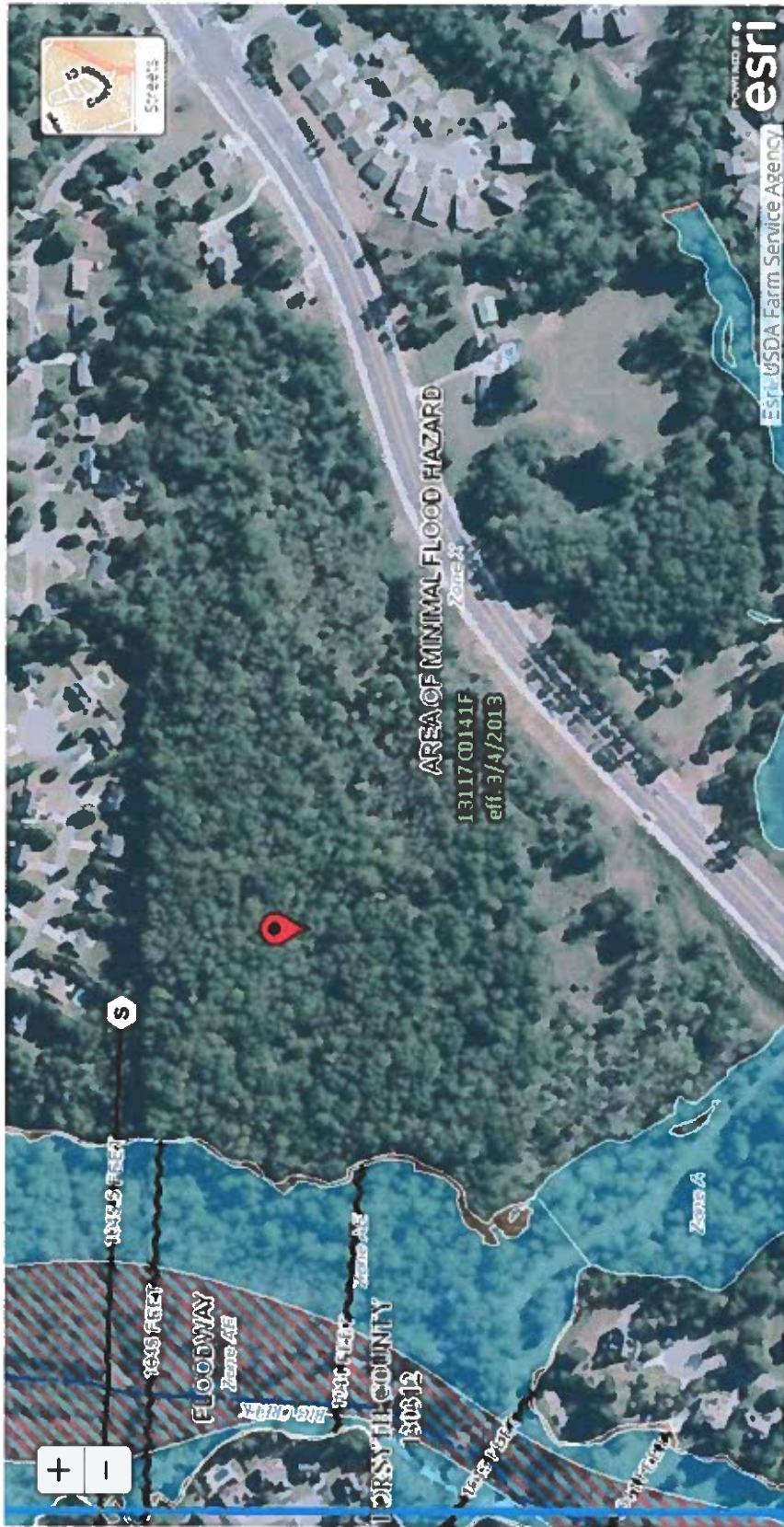
The chance that a major fire will occur during the same period is less than 10%.

**FOR MORE INFORMATION VISIT, PLEASE VISIT:**

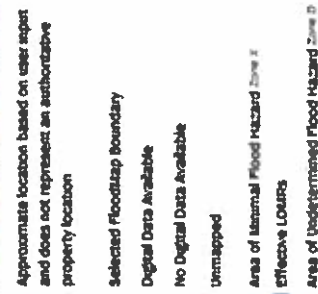
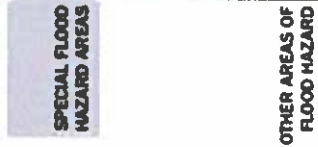
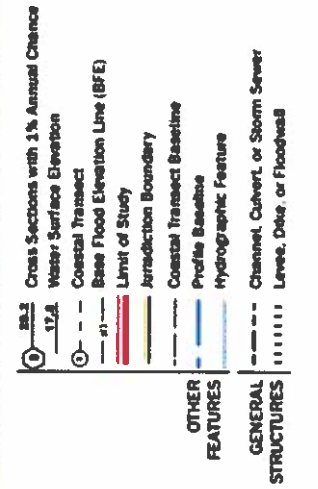
[www.floodsmart.gov](http://www.floodsmart.gov)

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from MECRAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have the data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at [www.fema.gov](http://www.fema.gov).

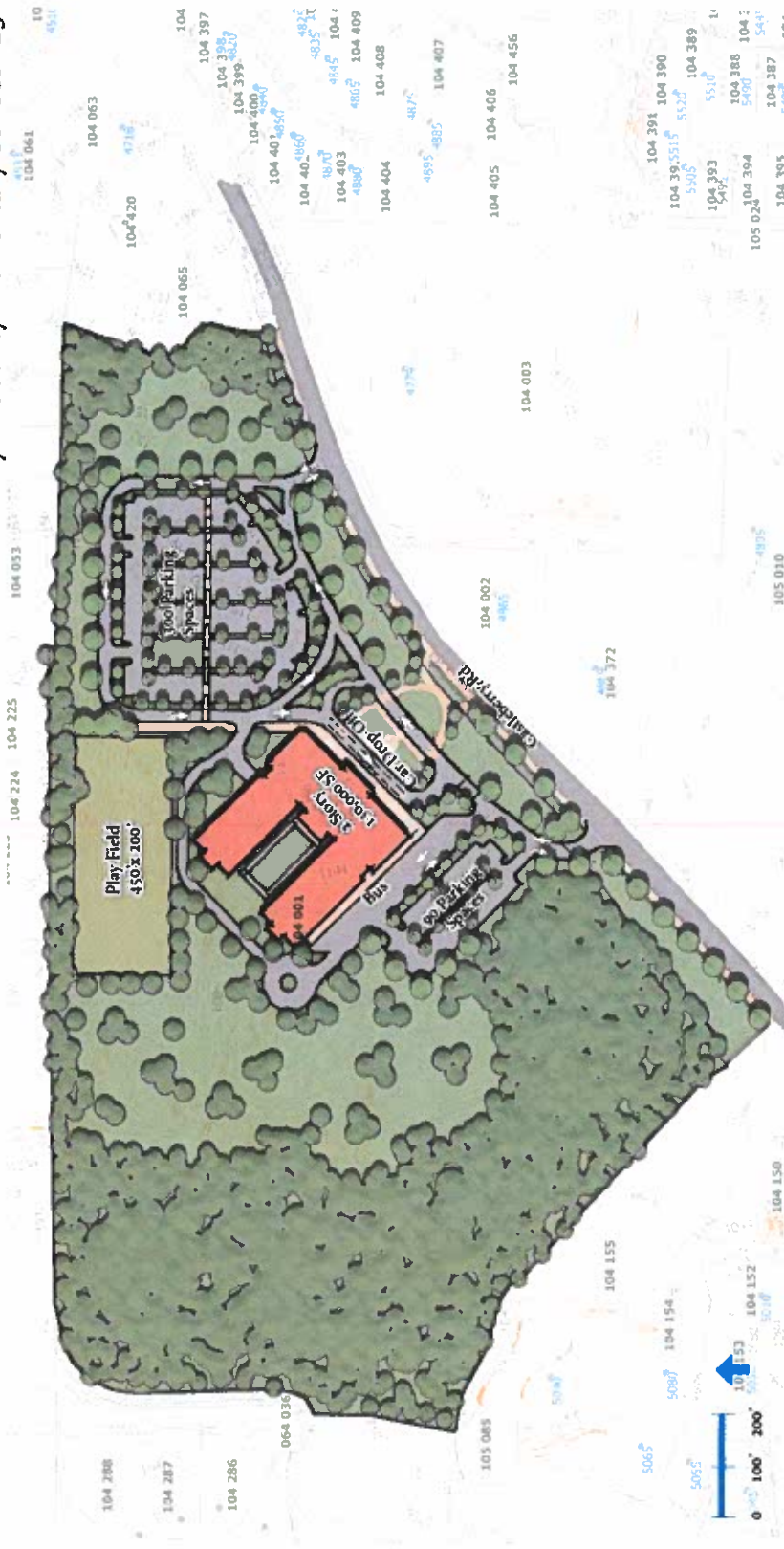
Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP National Flood Insurance Program purposes. For NFIP flood insurance and mitigation purposes, please refer to the published effective FIRM (Flood Risk Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of lot location, not extent of structures.



FEMA FIRM Extract



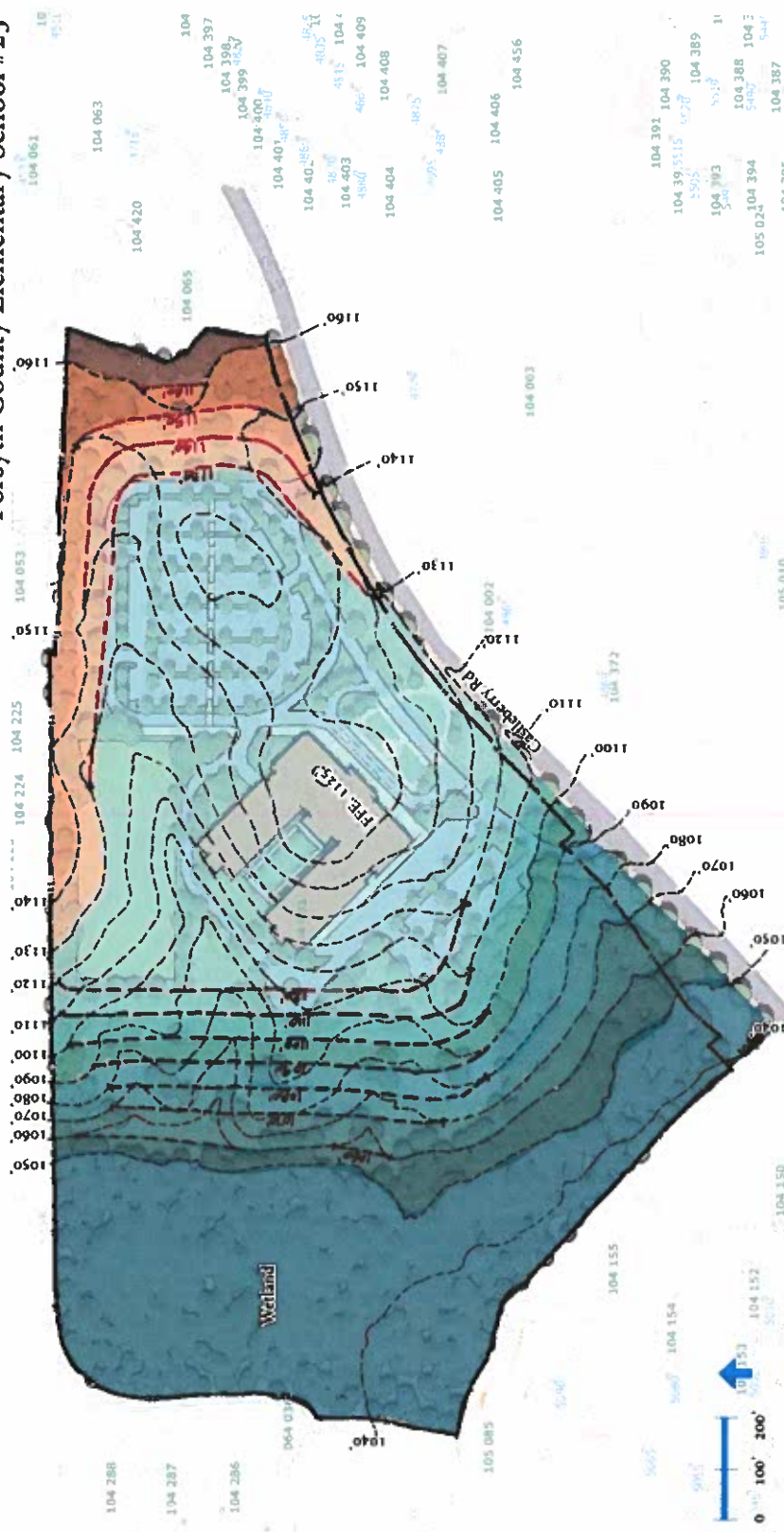
# Forsyth County Elementary School #23



Smallwood, Reynolds, Stewart, Stewart  
 April 17, 2019  
 This drawing is the property of the architect and may not be used or reproduced without his written permission.

Project location map provided by the applicant 3-1

# Forsyth County Elementary School #23



Smallwood, Reynolds, Stewart, Stewart April 17, 2019  
 Grading Plan  
 © 2019 Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. This drawing is the property of the architect and may not be used or reproduced without his written permission.

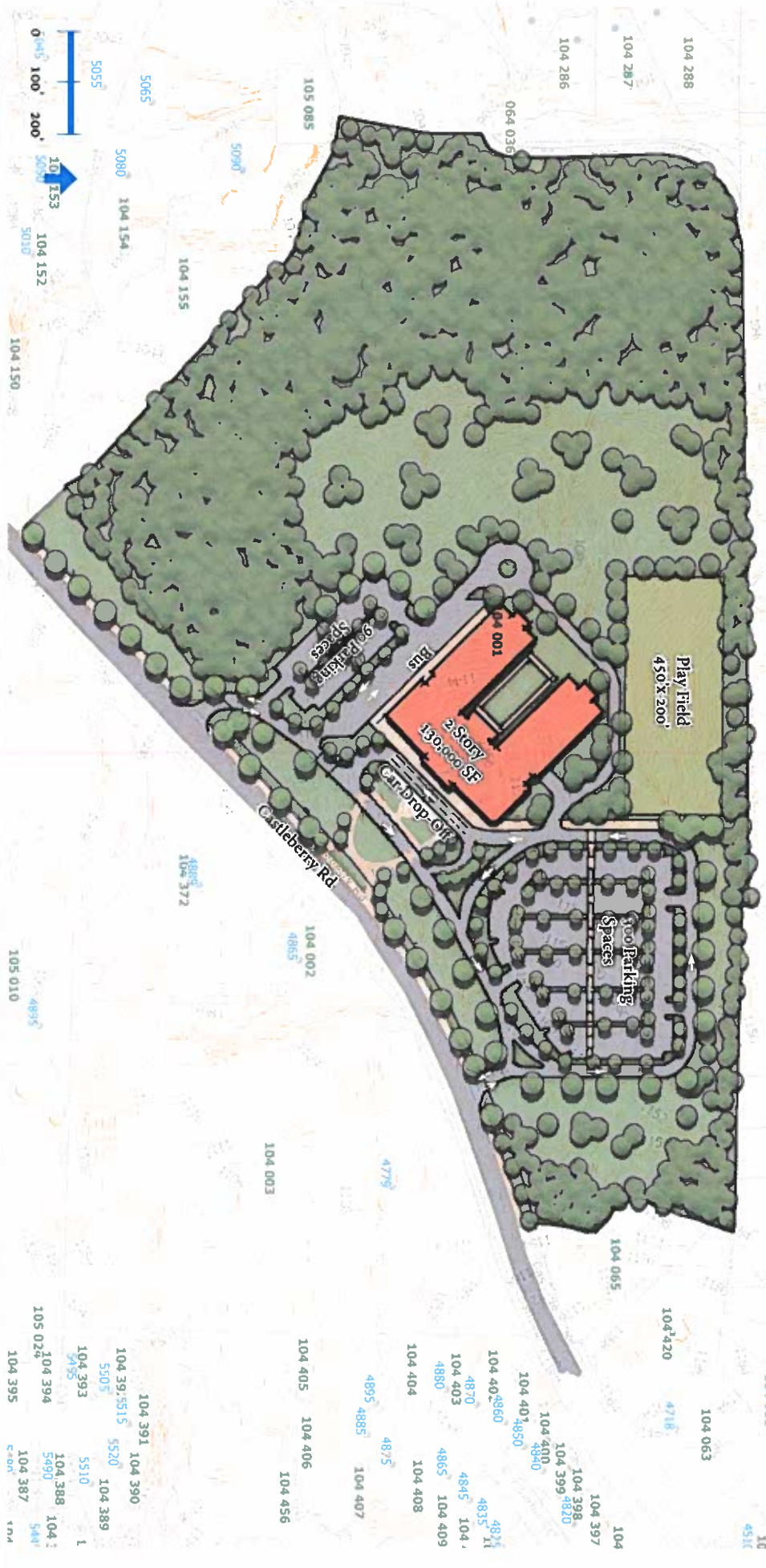
Project location map provided by the applicant 3-2







# Forsyth County Elementary School #23

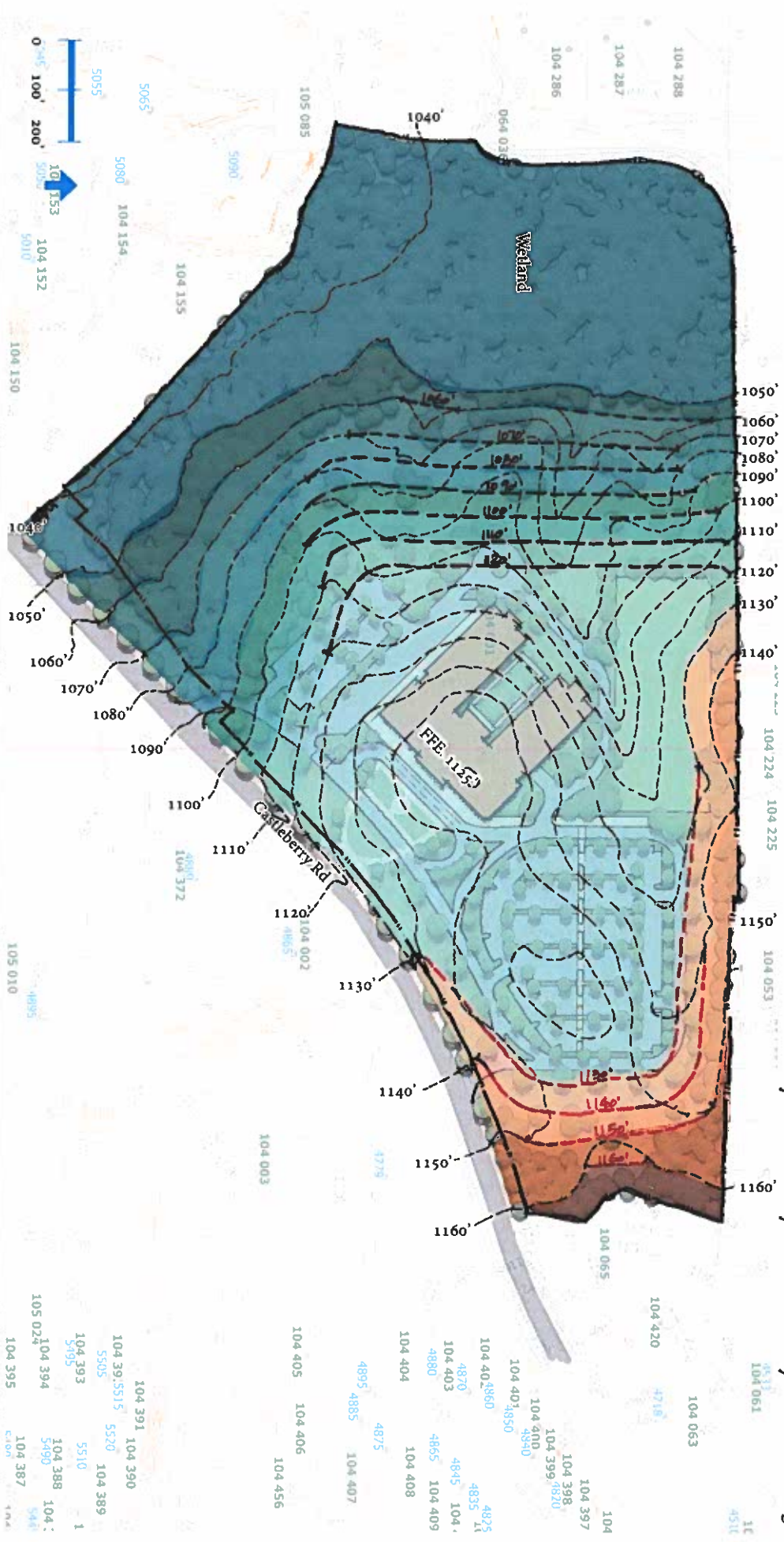


Smallwood, Reynolds, Stewart, Stewart

April 17, 2013

Site Plan

# Forsyth County Elementary School #23



Smallwood, Reynolds, Stewart, Stewart

April 17, 2010

Grading Plan

**CEC**  
**CIVIL ENGINEERING CONSULTANTS, INC.**  
Civil & Environmental Engineering

June 21, 2019

Mr. Tim Amerson  
Facilities Planner  
Forsyth County Schools

RE: Fire Hydrant Test Results for Elementary #23 Site, City of Cumming, Georgia

Dear Mr. Amerson:

On Thursday, June 20, 2019, Civil Engineering Consultants, Inc. (CEC) performed 1 fire hydrant flow test for Elementary #23 Site in City of Cumming, Georgia. The results of the test are given in the table below.

<b>Fire Hydrant #1</b>		
Test Made by: <u>Scott Madsen</u>	Date: <u>6/20/19</u>	Time: <u>8:20 AM</u>
Representative of: <u>Civil Engineering Consultants, Inc.</u>	Water System Owner: <u>City of Cumming</u>	
Witness: <u>N/A</u>	Water Main Size: <u>16-inch</u>	
Static Pressure: <u>124 psi</u>	Residual Pressure: <u>102 psi</u>	
Flow: <u>1,695 gpm</u>	Flow at residual pressure of 20 psi: <u>3,819 gpm</u>	
Water flowed during test: <u>961 gallons</u>		

The flows at 20 psi represent a decreased Hydraulic Grade Line (HGL) of 5 psi to simulate periods of high sustained demand. Please call with any questions.

Very truly yours,  
CIVIL ENGINEERING CONSULTANTS, Inc.



Andrew E. Lovejoy, P.E.  
President

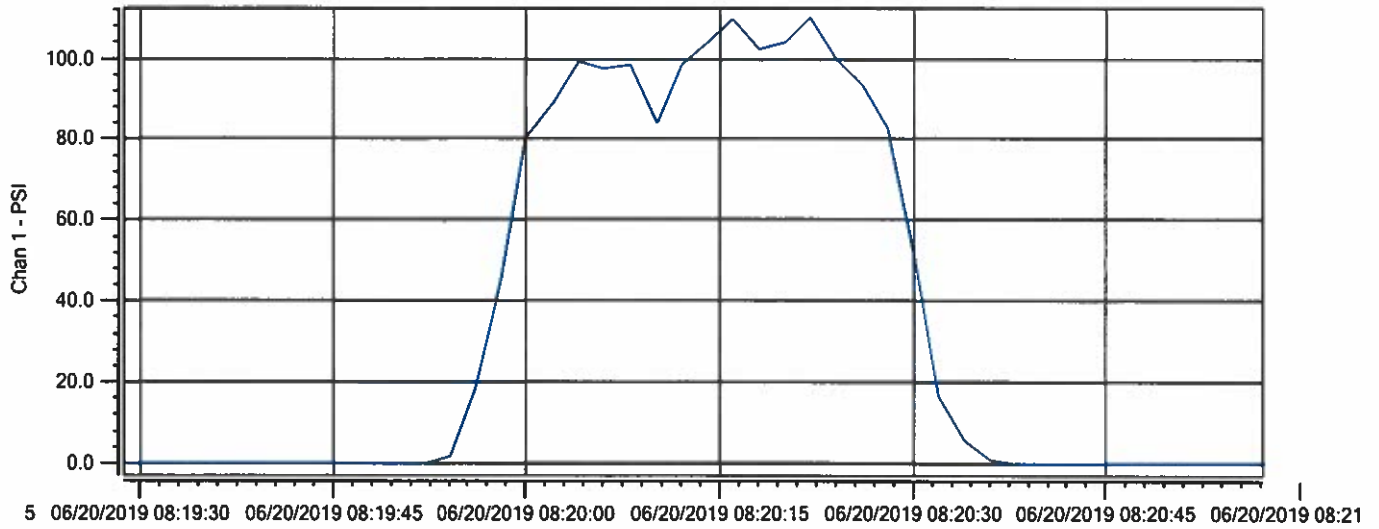


Enclosures: Site Sketch  
Data Logger

Elementary #23 Site FF Test Verifications 06-21-19.docx



### Hydrant #1 Pitot Gauge



Data Date: 06/20/2019 08:19:28

Unit Tag: CEC02 ?E KC

File:

Serial Number: 410198780

Water flowed during test:  
 $1695\text{gpm} \times (08:20:30 - 08:19:56) = 961 \text{ gallons}$

# FORSYTH COUNTY SCHOOLS



*Quality Learning and Superior Performance for All*

Dr. Jeffrey Bearden, Superintendent • 1120 Dahlonega Highway • Cumming, Georgia 30040 •  
Telephone 770.887.2461 • Fax 770.781.6632

July 1, 2019

State Aid Office  
Georgia Department of Transportation  
One Georgia Center  
600 W Peachtree St NW  
Atlanta, GA 30308

RE: Forsyth County- Elementary #23, Castleberry Road, Cumming, Ga. 30040

Forsyth County Board of Education is evaluating a 42.5-acre site located on Castleberry Road, north of the intersection of Bethelview Road, Cumming, Georgia 30040 in Land Lots 197 & 198, 2<sup>nd</sup> District, 1<sup>st</sup> Section of Forsyth County. The site is for a new Elementary School (#23) to accommodate approximately 1,100 FTE in 70 instructional units. The school is designed to relieve overcrowding at our existing Midway, Shiloh Point, Vickery Creek and George W. Whitlow Elementary Schools.

Castleberry Road is a 4-lane Forsyth County roadway with divided median. We have reviewed the site location with our Forsyth County Engineer to confirm that the frontage and driveway separations would allow median breaks for the development of center left-turn bays along the northbound side of Castleberry. Based on our previous developments for Elementary Schools of this size and configuration, we do not anticipate any extraordinary requirements for the road improvements should be required. Our standard is to provide a primary driveway for Visitor / Carpool use and a secondary driveway restricted to School Bus and Staff Parking access.

A copy of this letter is included with our Georgia Department of Education, Facility Site Evaluation and Approval Form to be submitted early August 2019. I am including the Forsyth County Engineering Department and G.D.O.T. District 1 Office as part of the notification.

Respectfully,

Tim Amerson  
Director of Facilities Planning

cc: B. McKnight- F.C.S.  
M. Wark- F.C.S.  
G. Pruitt- F.C.S.  
D. Robertson- GaDOE  
T. Allen- F.C. Engineering  
B. Kirby- GaDOT- District 1

RECEIVED  
JUL 09 2019  
BY 

Forsyth County Schools does not discriminate on the basis of race, color, religion, national origin, age, disability, or gender in employment decisions or educational programs and activities.

# FORSYTH COUNTY SCHOOLS

Quality Learning and Superior Performance for All

Dr. Jeffrey Bearden, Superintendent • 1120 Dahlonega Highway • Cumming, Georgia 30040 •  
Telephone 770.887.2461 • Fax 770.781.6632

July 18, 2019

City of Cumming- Utilities Department  
Attn: Jonathan Heard, Director  
100 Main Street  
Cumming, Georgia 30040

RE: Future Elementary #23- Utility Service.

Dear Jon,

Enclosed is the Georgia Department of Education Site Evaluation & Approval Form for the site selected as the proposed future Elementary #23, Castleberry Road, Cumming, Georgia, 30040. The property is County Parcel P.I.N. 104-001 in Land Lots 197 & 198, 2<sup>nd</sup> District, First Section of Forsyth County. The 42-acre site is located between Wade Valley and Fenwick Drives. Our current schedule is to develop the school design and release for construction October 2020 with opening scheduled for August 2022.

C.E.C. Inc. has performed the attached Fire Flow on the 16-inch water service at the site. We will be requesting a 3" Domestic Water Meter Service and a 2" Irrigation Meter Service at permitting. The City of Cumming operates the sanitary sewer lift station for this service area located on the west side of the proposed site at the base of the Fenwick Subdivision along Big Creek basin. The proposed school will have 70 Instructional Units for a recommended capacity of 1,100 students. Per our standard formula, we will need to process a Reservation for Sanitary Sewer Service (1,100 x 12 gpd/ student) 13,200 gpd. At the current commercial rate of \$30.00/ gpd, we anticipate a cost of \$396,000.00 to secure this capacity.

Please review the attached documents. I will bring the original form by at your convenience for approval.

Respectfully,

*Tim Amerson*

Tim Amerson  
Facilities Planning

cc: B. Pitts- C.O.C.  
G. Pruitt- F.C.S.  
M. Wark- F.C.S.

RECEIVED  
JUL 19 2019  
BY: *[Signature]*

Forsyth County Schools does not discriminate on the basis of race, color, religion, national origin, age, disability, or gender in employment decisions or educational programs and activities.

# Elementary School #23

Write a description for your map.



- Legend**
- 📍 4730 Castleberry Rd
  - 🏠 Adventure Kids
  - 🏠 Barrett Downs Hoa Inc
  - 🏠 Feature 1
  - 🏠 Foxdale Equine Veterinary Services
  - 🏠 Manor At Kingswood
  - 🏠 Mouni Designer Solutions
  - 🏠 The Vine Community Church

Google Earth

© 2018 Google

800 ft

