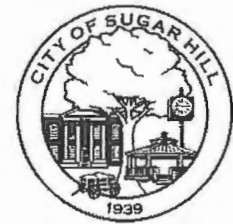



City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: July 26, 2016
TO: Mayor and City Council
FROM: Planning Director 
SUBJECT: Final Plat Ratification, Regency at Westbrook

RECOMMENDED ACTION

Ratify the approved subdivision final plat for Regency at Westbrook dated 5-26-16.

ISSUE Homesouth Communities has requested ratification of the final plat for the Regency at Westbrook Subdivision. This development includes 52 lots for detached single family residential homes on 24.506 acres.

While some minor inspection items remain to be finalized, staff has worked with the developer to account for these elements in the executed Development Maintenance and Performance Agreement and associated sureties:

Maintenance Bond Amount	\$143,154.00
Performance Bond for the Asphalt Topping	\$106,238.00
Performance Bond for the Sidewalk Installation	\$ 11,734.00
Performance Bond for the Landscaping Entrance	\$ 25,000.00
Performance Bond for the Landscaping Common	\$ 25,000.00
Performance Bond Detention Pond Repair	\$ 10,000.00

The Planning Dept. maintains a bond file and schedules inspections for sureties at least three months prior to the expiration to allow coordination with other departments and the developer/surety company.

ATTACHMENTS

- Parkside Landing Subdivision Final Plat

CITY OF SUGAR HILL

**RESOLUTION
REGENCY AT WESTBROOK
FINAL PLAT RATIFICATION**

A RESOLUTION TO RATIFY THE FINAL PLAT FOR REGENCY AT WESTBROOK SUBDIVISION.

WHEREAS, the City of Sugar Hill has received an application from HomeSouth Communities, requesting ratification for the Final Plat at Regency at Westbrook Subdivision which is located off Westbrook Road inside the municipal limits of Sugar Hill in land lot 233 of the 7th district of Gwinnett County, Georgia; and

WHEREAS, all requirements of these and other applicable regulations have been met, the City Manager has approved the Certificate of Development Conformance and a Development Performance and Maintenance Agreement has been executed.

WHEREAS, the City Manager certified by his signature on the original of the plat that all of the requirements of these Regulations, the Zoning Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat.

BE IT THEREFORE RESOLVED, the City Council of Sugar Hill does hereby ratify the Final Plat for Regency at Westbrook Subdivision attached as Exhibit 1.

This resolution adopted this _____ day of _____, 2016.

Mayor – Steve Edwards

ATTEST:

City Clerk, Jane Whittington

SURVEYOR'S NOTES:

- 1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GA. COMMUNITY PANEL NO. 130322 0033 G. EFFECTIVE DATE 03/04/2013. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS. THIS IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS: 0.99992852 (GRID DISTANCE/SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION T40 GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EPIGS NETWORK.
4. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION 'SURVEY FOR' ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
5. THE FIELD SURVEY WAS CONDUCTED ON 08/11/2014, 05/02/2014 & 11/24/2014.
GENERAL NOTES:
1. TOTAL ACREAGE = 24.506 ACRES. DISTURBED AREA = 23.3 ACRES.
2. TOTAL NUMBER OF LOTS = 63
3. ZONING = RS-100, SINGLE FAMILY DETACHED
4. NET ACREAGE = 24.506 ACRES
5. NET DENSITY = 2.81 LOTS/ACRE
6. BOUNDARY INFORMATION BASED ON SURVEY FOR HOMETOWN COMMUNITIES PREPARED BY PATTON LAND SURVEYING, DATED 9/2/14.
7. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL, AS TAKEN FROM GWINNETT COUNTY GIS SURVEY TIED TO CONTROL STATIONS-GC219 AND GC963, DATE: 1989.
8. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
MINIMUM DWELLING SIZE IS - 2,500 S.F.
9. ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAYMI SANITARY SEWER TO THE CHATTAHOOCHEE INTERCEPTOR TO THE NORTH CHATTAHOOCHEE REGIONAL PUMP STATION.
10. WATER PROVIDED BY GWINNETT COUNTY.
11. MINIMUM 9' FOOT RADIUS ON ALL STREET RIGHT-OF-WAY INTERSECTIONS.
12. YARD REQUIREMENTS:
FRONT = 25 FEET
REAR = 30 FEET MIN / OR BUFFER + 5'
SIDE = 5 FEET
MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM ROAD FRONTAGE = 40 FEET/20 FEET IN CUL-DE-SAC
MINIMUM LOT WIDTH = 70 FEET
MINIMUM HEIGHT OF STRUCTURES = 35 FEET OR 2 1/2 STORIES
13. LOT 43, BLOCK 'A' HAS BEEN REPLACED WITH THE RECREATIONAL AREA. REC AREA LOT SIZE = 66,194 S.F. (1.52 AC) 6.20% OF THE GROSS PROJECT SIZE.
14. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1.) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2.) THE APPROPRIATE PLAN SHEET [] DOES/DOES NOT (CIRCLE APPLICABLE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3.) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCES OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
15. THE CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SUGAR HILL DOES NOT ASSUME THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.

FINAL SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 40,972 feet and an angular error of 00'00"02 per angle point, and was adjusted using COMPASS rule. This plat has been calculated for closure and is found to be accurate within one foot in 512,814.2 feet, and contains a total of 24.54 acres. The equipment used to obtain the finer and angular measurements hereon was TOPCON PS103.
By: [Signature]
REGISTERED GEORGIA LAND SURVEYOR REG. NO. 2647
DATE OF EXPIRATION 1-1-2017.

OWNERS ACKNOWLEDGEMENT AND DECLARATION:

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)
The owner of the lands shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and declares by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.
Signature of Subdivider:
Date Signed:
Printed or Typed Name of Subdivider:
Signature of Owner:
Date Signed:
Printed or Typed Name of Owner:

FINAL PLAT APPROVAL:

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)
The owner of the lands shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and declares by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.
Signature of Subdivider:
Date Signed:
Printed or Typed Name of Subdivider:
Signature of Owner:
Date Signed:
Printed or Typed Name of Owner:

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REFERENCES:

- 1. DEED BOOK 50587, PAGE 229
2. DEED BOOK 23929, PAGE 207
3. DEED BOOK 51860, PAGE 462
4. DEED BOOK 18988, PAGE 119
5. DEED BOOK 53239, PAGES 736, 743, 750 & 757
6. DEED BOOK 53341, PAGE 290

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

CAPPED 1/2" X 18" REBAR PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

AX 14-003 APPROVED 9-8-14
RZ 15-001 APPROVED 3-9-15
CONDITIONS OF ZONING:

- 1. PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK OR DECORATIVE WOOD FENCE WITH LANDSCAPING AROUND THE DETENTION FACILITY. MINIMUM DWELLING UNIT SIZE SHALL BE 2,500 SQUARE FEET.
2. PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT, THE DEVELOPER SHALL PROVIDE A TRAFFIC STUDY TO ANALYZE THE WARRANT FOR A MULTI-WAY STOP AT THE SUBDIVISION ENTRANCE. IF WARRANTED, THE MULTI-WAY STOP SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE PRIOR TO FINAL PLAT APPROVAL. SUBJECT TO COORDINATION WITH GWINNETT COUNTY DOT AND CITY OF SUGAR HILL.
3. PROVIDE SIX (6) FOOT HIGH DECORATIVE WOOD PRIVACY FENCE ADJACENT TO RUBY FOREST AND SUWANEE PLACE SUBDIVISIONS TO BE MAINTAINED ON BOTH SIDES BY A MANDATORY HOMEOWNER ASSOCIATION.
5. FRONT SETBACK IS MOVED TO 25 FEET.

VAR 15-004 APPROVED 12-14-15
EXHIBIT B

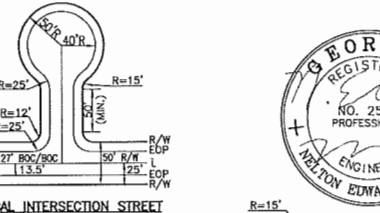
- 1. APPROVAL OF 5' SIDE SETBACK.
2. ALLOW ENCROACHMENT OF THE CONSTRUCTION BUFFER AS REQUESTED PROVIDED THE SUBDIVISION PRELIMINARY PLAT SHALL SUBSTANTIALLY RESEMBLE THE ATTACHED CONCEPT PLAN MARKED AS EXHIBIT 'B' AND INCLUDE A POOL AND CABANA AS PROPOSED BY THE APPLICANT.

FINAL PLAT APPROVAL:

The City Manager of the City of Sugar Hill Georgia, certifies that this plat complies with the City of Sugar Hill Zoning Ordinance and the City of Sugar Hill Development Regulations, as amended, and has been approved by all other affected City and County Departments, as appropriate. Pending final ratification by the City Council of the City of Sugar Hill, this plat is approved subject to the provisions and requirements of the Reviewed and approved recommended by:
Planning Director:
City of Sugar Hill
APPROVED THIS DAY OF 20__
City Manager:
City of Sugar Hill
HLP - HOUSE LOCATION PLAN:
A House Location Plan shall be required to be approved by the City prior to issuance of a Building Permit on those lots labeled 'HLP'. A House Location Plan is a scaled drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Sugar Hill Development Regulations or contact the City of Sugar Hill Department of Planning and Development for further information.

RDP - RESIDENTIAL DRAINAGE PLAN

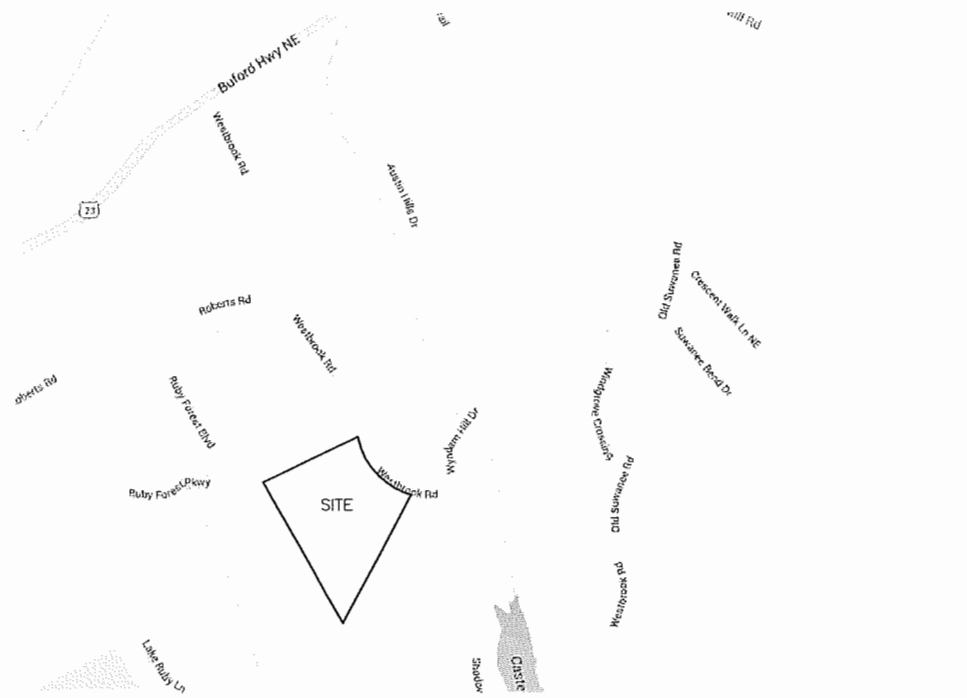
RDS - RESIDENTIAL DRAINAGE STUDY
A Residential Drainage Plan or Residential Drainage Study must be approved by the City of Sugar Hill prior to issuance of a Building Permit on those lots labeled 'RDP' or 'RDS', respectively. Please refer to the Development Regulations and contact the Department of Planning and Development for further information.



THE REGENCY AT WESTBROOK

FINAL PLAT FOR:
LOCATED IN -
LAND LOT 233
7TH LAND DISTRICT
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA

RS-100-ZONING
DISTRICT 7, LAND LOT 233
GWINNETT COUNTY, GEORGIA



SHEET INDEX:
SHEET 1 - COVER SHEET
SHEET 2 - LOT HORIZONTAL CONTROL DATA
SHEET 3 - STREET HORIZONTAL CONTROL DATA
SHEET 4 - DRAINAGE AS-BUILT
SHEET 5 - DRAINAGE AS-BUILT PROFILE
SHEET 6 - DRAINAGE AS-BUILT PROFILE
SHEET 7 - DRAINAGE POND AS-BUILT

OWNER / DEVELOPER INFORMATION:
HOMETOWN COMMUNITIES
3980 BROOKWOOD ROAD
SUWANEE, GA. 30024
CONTACT: CARTER RICHARDSON
PHONE: 404-422-1193
DESIGNER / ENGINEER INFORMATION:
MYERS & CO.
ED MYERS (ENGINEER)
P.O. BOX 634
GAINESVILLE, GA. 30503
770-297-9793
LANDSCAPE ARCHITECT:
LAND DESIGN GROUP INC
JASON JUSTICE (LANDSCAPE ARCHITECT)
337 SOULEAVENUE
GAINESVILLE, GA. 30501
770-990-3596



- NOTES:
1.) UNDERGROUND UTILITIES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
2.) ALL GRASSED AREAS TO BE SODDED.
3.) DWELLING SIZE - 2,500 S.F. ONE STORY.
4.) EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN AT LEAST FOURTY (40%) BRICK OR STONE.
HIGH GRADE CEDAR OR FIBER CEMENT ARCHITECTURAL STYLE SHINGLES, SHAKE SIDING OR LAP SIDING SHALL BE USED ON THE REMAINDER.
5.) NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
6.) A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.

Table with columns: Area, Lot Description, Sq. Feet, Acres. Lists lots from Block A Lot 1 to Block B Lot 12, including Storm Water Facility and Lot 43 Amenities.

LINE TABLE: Table with columns: LINE, UNIT, DISTANCE. Lists line segments for the site boundary.

CURVE TABLE: Table with columns: CURVE, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curve data for the site boundary.

REGISTERED PROFESSIONAL LAND SURVEYORS
PATTON LAND SURVEYING, LLC
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com



FINAL PLAT FOR:
THE REGENCY AT WESTBROOK
LOCATED IN -
LAND LOT 233
7TH LAND DISTRICT
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA

REVISIONS table with columns: No., DATE, DESCRIPTION, MUNICIPAL REVIEW.

SHEET NUMBER:
1 of 7
SCALE: 1" = 60'
SURVEY DATE: 05/24/2016
PLAT DATE: 05/26/2016
14-172-FRML AS-BUILDING
JN. 14-172



- LEGEND:**
- ▲ A.I.F. - ANGLE IRON FOUND
 - ⊕ A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - A.M.F. - ALUMINUM MONUMENT FOUND
 - C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - I.P.F. - IRON PIN FOUND
 - ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
 - ⊙ X.C. - X-CUT FOUND
 - ⊙ N.F. - NAIL FOUND
 - ⊙ R.F. - ROCK FOUND
 - ⊙ R.R.F. - RAILROAD SPIKE FOUND
 - ⊙ I.F. - TACK FOUND
 - ⊙ P.K.N.S. - PARKER KALON NAIL SET
 - ⊙ R.B.S. - 1/2" REBAR SET WITH CAP
 - ⊙ C.M.S. - CONCRETE MONUMENT SET
 - ⊙ N.S. - NAIL SET
 - ⊙ C.P. - CALCULATED POINT
 - ⊙ D.I. - DROP INLET
 - ⊙ J.B. - JUNCTION BOX
 - ⊙ W.I. - WER INLET
 - ⊙ Y.I. - YARD INLET
 - ⊙ C.V. - CABLE TV VAULT
 - ⊙ C.R. - CABLE RISER
 - ⊙ T.R. - TELEPHONE RISER
 - ⊙ T.V. - TELEPHONE VAULT
 - ⊙ T.P. - TELEPHONE POLE
 - ⊙ T.M.H. - TELEPHONE MANHOLE
 - ⊙ A.C. - AIR CONDITONER
 - ⊙ P.B. - POWER TRANSFORMER BOX
 - ⊙ E.P.B. - ELECTRIC PULL BOX
 - ⊙ P.M. - POWER METER
 - ⊙ P.P. - POWER POLE
 - ⊙ F.L. - FLOOD LIGHT
 - ⊙ S.P. - SERVICE POLE
 - ⊙ L.P. - LIGHT POLE
 - ⊙ G.W. - GUY WIRE
 - ⊙ G.A.P. - GUY ANCHOR POLE
 - ⊙ E.S. - ELECTRIC SERVICE
 - ⊙ W.M. - WATER METER
 - ⊙ W.V. - WATER VALVE
 - ⊙ F.H. - FIRE HYDRANT
 - ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
 - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊙ W.F. - WELL POINT
 - ⊙ S.P.G. - WATER SPIGOT
 - ⊙ C.O. - SANITARY CLEANOUT
 - ⊙ S.S.M.A. - SANITARY SEWER MANHOLE
 - ⊙ G.V. - SANITARY GATE VALVE
 - ⊙ H.W. - HARDWOOD TREE
 - ⊙ P.T. - PINE TREE
 - ⊙ M.T. - MISCELLANEOUS TYPE TREE
 - ⊙ U.M. - UNKNOWN TYPE MANHOLE
 - ⊙ G.V. - GAS VALVE
 - ⊙ G.M. - GAS METER
 - ⊙ P. - PROPANE TANK
 - ⊙ F.P. - FLAG POLE
 - ⊙ T.S.P. - TRAFFIC SIGNAL POLE
 - ⊙ T.S.B. - TRAFFIC SIGNAL BOX
 - ⊙ B.O. - WATER BLOW OFF
 - ⊙ B.F.P. - WATER BACKFLOW PREVENTER
 - ⊙ M.W. - MONITORING WELL
 - ⊙ S.N.L. - TRAFFIC SIGN
 - ⊙ E.P. - EDGE OF PAVEMENT
 - ⊙ B.C. - BACK OF CURB
 - ⊙ S.W.C.B. - SINGLE WING CATCH BASIN
 - ⊙ D.W.C.B. - DOUBLE WING CATCH BASIN
 - ⊙ I.E. - INVERT ELEVATION
 - ⊙ C.M.P. - CORRUGATED METAL PIPE
 - ⊙ R.C.P. - REINFORCED CONCRETE PIPE
 - ⊙ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE
 - ⊙ D.I.P. - DUCTILE IRON PIPE
 - ⊙ R.W. - RETAINING WALL
 - ⊙ T. - BURIED TELEPHONE LINE
 - ⊙ O.T. - OVERHEAD TELEPHONE LINE
 - ⊙ W. - BURIED WATER MAIN
 - ⊙ S.S. - BURIED SEWER LINE
 - ⊙ G. - BURIED GAS LINE
 - ⊙ E. - BURIED ELECTRIC LINE
 - ⊙ T.V. - BURIED CABLE TV
 - ⊙ C. - CHAIN LINK FENCE
 - ⊙ W. - WOOD FENCE
 - ⊙ W.F. - WIRE FENCE
 - ⊙ OHP - OVERHEAD POWER LINES
 - ⊙ P/L - PROPERTY LINE
 - ⊙ R/W - RIGHT-OF-WAY
 - ⊙ M/F - NOW OR FORMERLY
 - ⊙ C. - CENTERLINE
 - ⊙ I. - INTERSECTION
 - ⊙ R. - CURVE RADIUS
 - ⊙ C.A. - CURVE ARC LENGTH
 - ⊙ C.A. - CURVE CENTRAL ANGLE
 - ⊙ C.BRG - CHORD BEARING
 - ⊙ C.DIST - CHORD DISTANCE
 - ⊙ L.L. - LAND LOT
 - ⊙ N. - NORTHING COORDINATE
 - ⊙ E. - EASTING COORDINATE
 - ⊙ S/B - SETBACK
 - ⊙ C.O. - CONTINUOUS OWNERSHIP



DESIGNER / ENGINEER INFORMATION:
 MYERS & CO.
 ED MYERS (ENGINEER)
 P.O. BOX 634
 GAINESVILLE, GA 30503
 770-297-9193

HLP - HOUSE LOCATION PLAN:
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RDS - RESIDENTIAL DRAINAGE STUDY
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FINAL PLAN FOR:

THE REGENCY AT WESTBROOK

LOCATED IN -
 LAND LOT 233
 7TH LAND DISTRICT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/05/2015	MUNICIPAL REVIEW

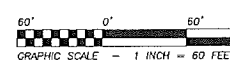
LOT HORZ. CONTROL DATA
 SHEET NUMBER:
 2 of 7

SCALE: 1" = 60'

SURVEY DATE: 05/24/2016

PLAT DATE: 05/26/2016

14-172-FINAL AS-BUILDING
 JUN. 14-172



LEGEND:
 R/W - RIGHT-OF-WAY
 N/F - NEW OR FORMERLY
 E - CENTERLINE
 INTX - INTERSECTION
 R - CURVE RADIUS
 L - CURVE ARC LENGTH
 Δ - CURVE CENTRAL ANGLE
 C BRG - CHORD BEARING
 C DIST - CHORD DISTANCE
 P.C. - POINT OF CURVE
 P.T. - POINT OF TANGENT
 N - NORTHING COORDINATE
 E - EASTING COORDINATE
 L.L. - LAND LOT



AUSTIN HILL DRIVE CENTERLINE DATA:

Station	Northing	Easting	Bearing	Distance
0+00.00	1479694.90	2334390.03		
2+07.25	1479520.59	2334277.92	S 32°44'55" W 207.25'	Deflection: 00°00'00" Right
3+04.04	1479439.19	2334225.56	PC	S 32°44'55" W 98.79'
Radius:	1479188.71	2334646.08	Radius Length: 500.00'	
Pi:	1479417.68	2334211.73	3+29.61 Tangent: 25.57'	
Arc Len:	51.09'	Delta: 05°51'18" Left	Degree: 11°27'33"	
Chord Len:	51.07'	Chord Brg: S 29°49'18" W		
Radial-In:	S 57°15'05" E	Radial-Out:	S 63°00'23" E	
Tangential-In, Tangential-Out	2334200.16	PT	S 26°53'37" W 388.89'	
3+55.13	1479394.88	2334200.16		Deflection: 90°00'00" Right
7+44.02	1479048.05	2334024.25		N 63°06'23" W 25.00'
7+69.02	1479059.36	2334001.96		

OXCLIFFE GROVE CENTERLINE DATA:

Station	Northing	Easting	Bearing	Distance
0+00.00	1479520.59	2334277.92		
1+65.97	1479610.37	2334138.53	PC	N 57°15'05" W 165.97'
Radius:	1480030.90	2334408.81	Radius Length: 500.00'	
Pi:	1479634.13	2334101.39	2+02.89 Tangent: 43.92'	
Arc Len:	87.61'	Delta: 10°02'22" Right	Degree: 11°27'33"	
Chord Len:	87.50'	Chord Brg: N 52°13'54" W		
Radial-In:	N 32°44'55" E	Radial-Out:	N 42°47'17" E	
Tangential-In, Tangential-Out	2334069.16	PT		
2+53.58	1479663.96	2334069.16		
Radius:	1480030.90	2334408.81	Radius Length: 500.00'	
Pi:	1479726.57	2334001.52	3+45.75 Tangent: 92.17'	
Arc Len:	182.30'	Delta: 20°53'23" Right	Degree: 11°27'33"	
Chord Len:	181.29'	Chord Brg: N 36°46'01" W		
Radial-In:	N 42°47'17" E	Radial-Out:	N 63°40'40" E	
Tangential-In, Tangential-Out	2333921.79	PT	N 26°19'20" W 87.64'	
4+35.88	1479809.19	2333980.65		Deflection: 90°00'00" Left
5+23.52	1479887.74	2333921.79		S 63°40'40" W 535.20'
10+58.71	1479850.42	2333442.08		Deflection: 90°00'00" Left
13+98.71	1479345.68	2333592.84		S 26°19'20" E 340.00'
14+65.25	1479286.04	2333622.35	PC	S 26°19'20" E 66.54'
Radius:	1479729.46	2334518.86	Radius Length: 1000.00'	
Pi:	1479553.15	2333638.62	15+01.94 Tangent: 36.69'	
Arc Len:	73.34'	Delta: 04°12'08" Left	Degree: 05°43'46"	
Chord Len:	73.33'	Chord Brg: S 28°25'24" E		
Radial-In:	N 63°40'40" E	Radial-Out:	N 59°28'32" E	
Tangential-In, Tangential-Out	2333657.25	PT	S 30°31'28" E 114.09'	
15+38.60	1479221.55	2333657.25		Deflection: 90°00'00" Left
16+52.68	1479123.27	2333715.20		N 59°28'32" E 25.00'
16+77.68	1479135.97	2333736.73		

AUSTIN HILL DRIVE CENTERLINE DATA:

Station	Northing	Easting	Bearing	Distance
0+00.00	1479663.96	2334069.16		
1+43.85	1479558.48	2333971.36	PC	S 42°50'15" W 143.85'
Radius:	1479796.45	2333714.71	Radius Length: 350.00'	
Pi:	1479511.28	2333927.60	2+08.21 Tangent: 64.36'	
Arc Len:	127.31'	Delta: 20°50'25" Right	Degree: 16°22'13"	
Chord Len:	126.61'	Chord Brg: S 53°15'27" W		
Radial-In:	N 47°09'45" W	Radial-Out:	N 28°19'20" W	
Tangential-In, Tangential-Out	2333869.90	PT	S 63°40'40" W 309.11'	
2+71.15	1479482.74	2333869.90		
5+80.26	1479345.68	2333592.84		



DESIGNER / ENGINEER INFORMATION:
 MYERS & CO.
 ED MYERS (ENGINEER)
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 GAINESVILLE, GA. 30603
 770-297-9793

REGISTERED PROFESSIONAL
 LAND SURVEYORS
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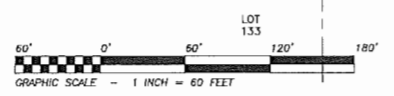


FINAL PLAT FOR:
THE REGENCY AT WESTBROOK
 LOCATED IN -
 LAND LOT 239
 7TH LAND DISTRICT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/2016	MUNICIPAL REVIEW

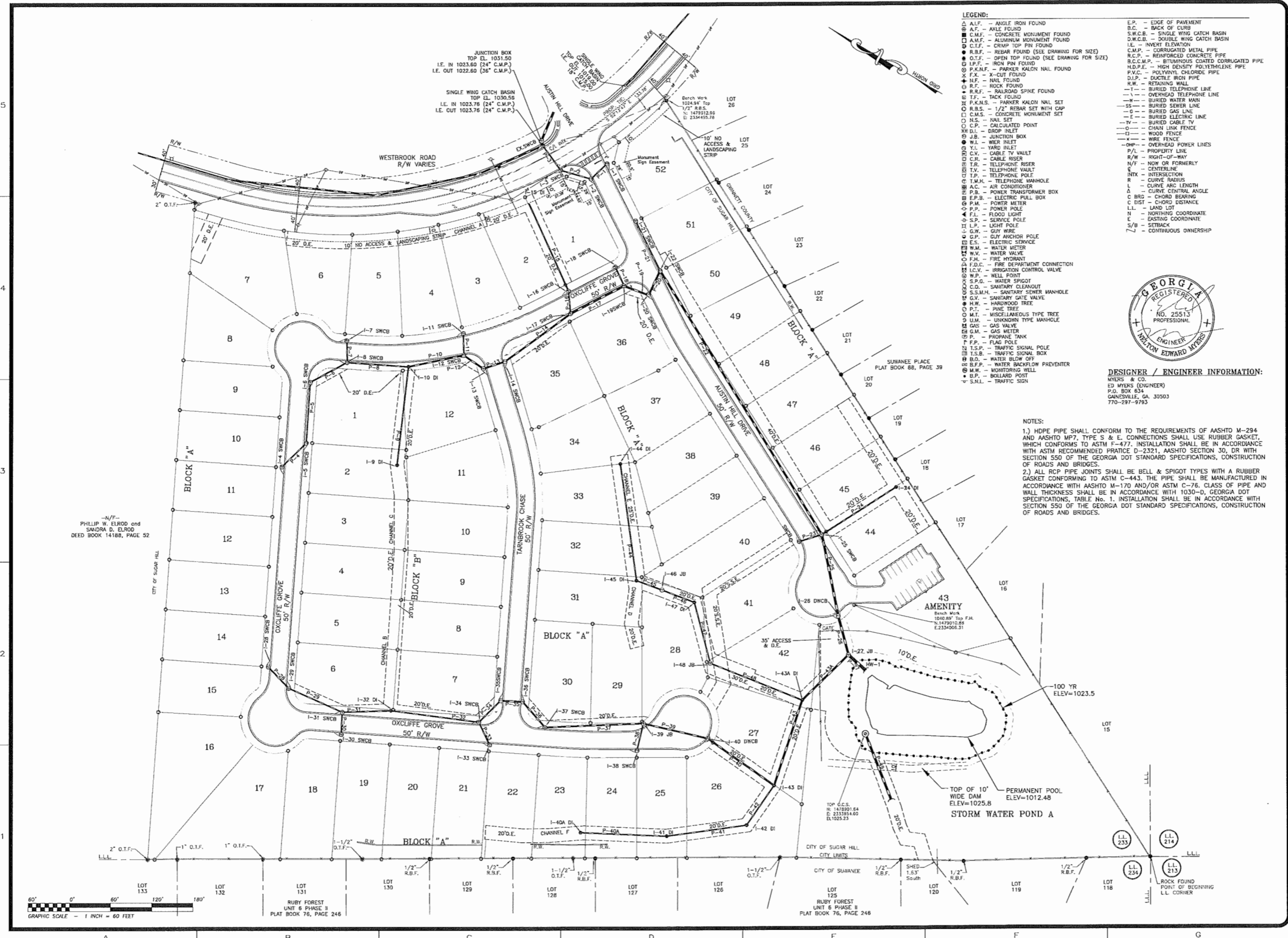
STREET HORZ. CONTROL DATA
 SHEET NUMBER:
3 of 7
 SCALE: 1" = 60'
 SURVEY DATE: 05/24/2016
 PLAT DATE: 05/26/2016
 14-172-FINAL AS-BUILT.DWG
 JN. 14-172



-N/F-
 PHILLIP W. ELROD and
 SANDRA D. ELROD
 DEED BOOK 14188, PAGE 52

RUBY FOREST
 UNIT 6 PHASE II
 PLAT BOOK 76, PAGE 246

RUBY FOREST
 UNIT 6 PHASE II
 PLAT BOOK 76, PAGE 246



- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
 - ⊠ A.F. - AXLE FOUND
 - ⊠ C.M.F. - CONCRETE MONUMENT FOUND
 - ⊠ A.M.F. - ALUMINUM MONUMENT FOUND
 - ⊠ C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - ⊠ I.P.F. - IRON PIN FOUND
 - ⊠ P.K.N.F. - PARKER KALON NAIL FOUND
 - ⊠ X.F. - X-CUT FOUND
 - ⊠ N.F. - NAIL FOUND
 - ⊠ R.F. - ROCK FOUND
 - ⊠ R.S.F. - RAILROAD SPIKE FOUND
 - ⊠ T.F. - TACK FOUND
 - ⊠ P.K.N.S. - PARKER KALON NAIL SET
 - ⊠ R.B.S. - 1/2" REBAR SET WITH CAP
 - ⊠ C.M.S. - CONCRETE MONUMENT SET
 - ⊠ N.S. - NAIL SET
 - ⊠ C.P. - CALCULATED POINT
 - ⊠ D.I. - DROP INLET
 - ⊠ J.B. - JUNCTION BOX
 - ⊠ W.I. - WIER INLET
 - ⊠ Y.I. - YARD INLET
 - ⊠ C.V. - CABLE TV VAULT
 - ⊠ C.R. - CABLE RISER
 - ⊠ T.R. - TELEPHONE RISER
 - ⊠ T.V. - TELEPHONE VAULT
 - ⊠ T.P. - TELEPHONE POLE
 - ⊠ T.M.H. - TELEPHONE MANHOLE
 - ⊠ A.C. - AIR CONDITIONER
 - ⊠ P.B. - POWER TRANSFORMER BOX
 - ⊠ E.P.B. - ELECTRIC PULL BOX
 - ⊠ P.M. - POWER METER
 - ⊠ P.P. - POWER POLE
 - ⊠ F.L. - FLOOD LIGHT
 - ⊠ S.P. - SERVICE POLE
 - ⊠ L.P. - LIGHT POLE
 - ⊠ G.W. - GUT WIRE
 - ⊠ G.A.P. - GUY ANCHOR POLE
 - ⊠ E.S. - ELECTRIC SERVICE
 - ⊠ W.M. - WATER METER
 - ⊠ W.V. - WATER VALVE
 - ⊠ F.H. - FIRE HYDRANT
 - ⊠ F.D.C. - FIRE DEPARTMENT CONNECTION
 - ⊠ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊠ W.P. - WELL POINT
 - ⊠ S.P.G. - WATER SPIGOT
 - ⊠ S.C.O. - SANITARY CLEANOUT
 - ⊠ S.S.M.H. - SANITARY SEWER MANHOLE
 - ⊠ G.V. - SANITARY GATE VALVE
 - ⊠ H.W. - HARDWOOD TREE
 - ⊠ P.T. - PINE TREE
 - ⊠ M.T. - MISCELLANEOUS TYPE TREE
 - ⊠ U.M. - UNKINDLY TYPE TREE
 - ⊠ G.M. - GAS METER
 - ⊠ P.T. - PHOSPHORUS TANK
 - ⊠ F.P. - FLAG POLE
 - ⊠ T.S.P. - TRAFFIC SIGNAL POLE
 - ⊠ T.S.B. - TRAFFIC SIGNAL BOX
 - ⊠ W.B.O. - WATER BLOW OFF
 - ⊠ B.F.P. - WATER BACKFLOW PREVENTER
 - ⊠ M.W. - MONITORING WELL
 - ⊠ B.P. - BOLLARD POST
 - ⊠ S.N.L. - TRAFFIC SIGN
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - S.W.C.B. - SINGLE WING CATCH BASIN
 - D.W.C.B. - DOUBLE WING CATCH BASIN
 - I.E. - INVERT ELEVATION
 - C.M.P. - CORRUGATED METAL PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - D.I.P. - DUCTILE IRON PIPE
 - R.W. - RETAINING WALL
 - T. - BURIED TELEPHONE LINE
 - O.T. - OVERHEAD TELEPHONE LINE
 - W. - BURIED WATER MAIN
 - SS - BURIED SEWER LINE
 - G. - BURIED GAS LINE
 - B.E.L. - BURIED ELECTRIC LINE
 - TV - BURIED CABLE TV
 - C. - CHAIN LINK FENCE
 - W. - WOOD FENCE
 - OMP - OVERHEAD POWER LINES
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - C. - CENTERLINE
 - INTX - INTERSECTION
 - R. - CURVE RADIUS
 - L. - CURVE ARC LENGTH
 - C.A. - CURVE CENTRAL ANGLE
 - C.B.R. - CHORD BEARING
 - C.DIST - CHORD DISTANCE
 - L.L. - LAND LOT
 - N. - NORTHING COORDINATE
 - E. - EASTING COORDINATE
 - S/B - SETBACK
 - ~ - CONTINUOUS OWNERSHIP



DESIGNER / ENGINEER INFORMATION:
 MYERS & CO.
 ED MYERS (ENGINEER)
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 GAINESVILLE, GA. 30503
 770-297-9793

NOTES:

- 1.) HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & E. CONNECTIONS SHALL USE RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- 2.) ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1000-D, GEORGIA DOT SPECIFICATIONS, TABLE No. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

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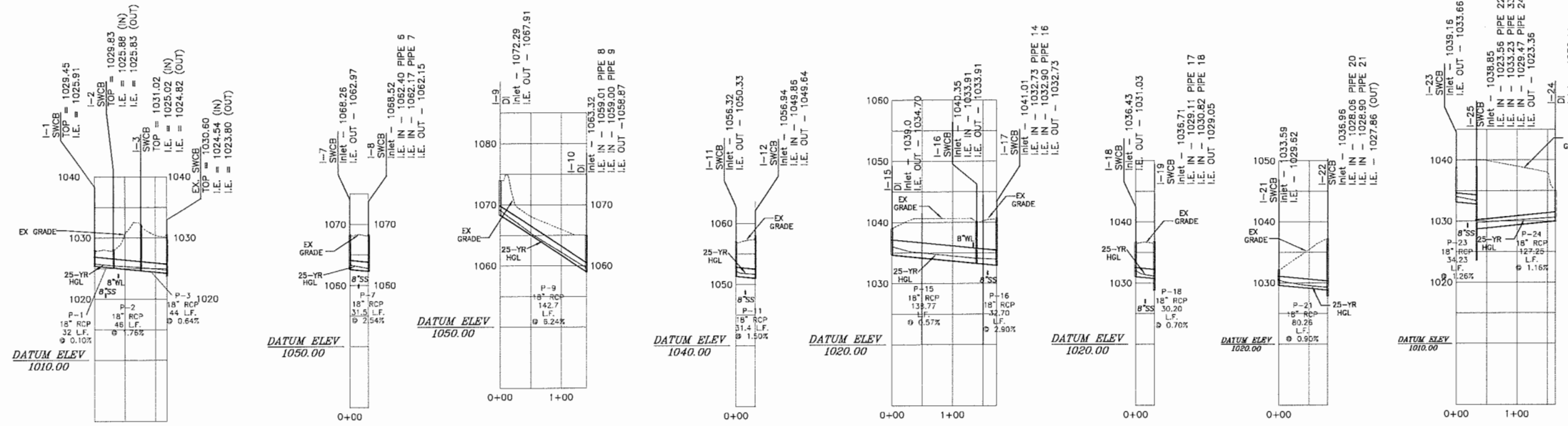


FINAL PLAN FOR:
THE REGENCY AT WESTBROOK
 LOCATED IN -
 LAND LOT 233
 7TH LAND DISTRICT
 CITY OF SUGAR HILL
 WINNETT COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/05/2016	MUNICIPAL REVIEW

DRAINAGE AS-BUILT SHEET NUMBER:
 4 of 7
 SCALE: 1" = 60'
 SURVEY DATE: 05/24/2016
 PLAN DATE: 05/26/2016
 14-172-PHASE II AS-BUILT JN. 14-172

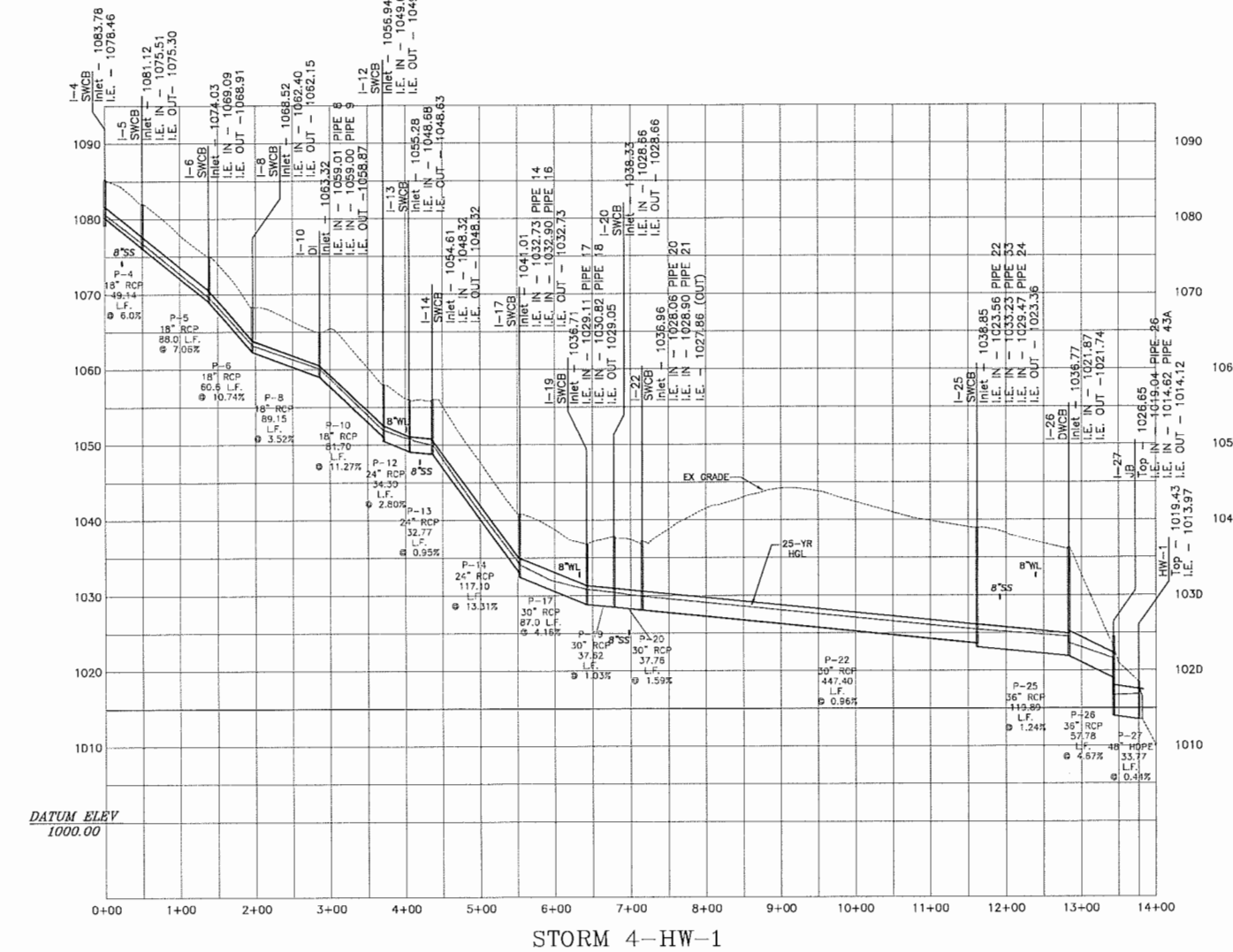


STORM 1-3 STORM 7 STORM 9 STORM 11 STORM 15-16 STORM 18 STORM 21 STORM 23-24



DESIGNER / ENGINEER INFORMATION:
 MYERS & CO.
 ED MYERS (ENGINEER)
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 770-297-9793

NOTES:
 1.) HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & E. CONNECTIONS SHALL USE RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
 2.) ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATIONS, TABLE No. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.



STORM 4-HW-1

PIPE NO.	UPSTREAM STRUCTURE	INLET STRUCTURE	SIZE (IN.)	LENGTH	SLOPE	TOTAL AC	TOTAL Q	T.C.	1-5 YR	C	DELTA AC	DELTA Q	RETURN YR.	VELOCITY	GUTTER SPREAD	MATERIAL
P-1	I-1	SWCB	18	32.00	0.10	0.17	0.8	5	8.28	0.55	0.17	0.8	25	2.7	3.4	RCP
P-2	I-2	SWCB	18	46.00	1.76	0.41	1.9	5	8.28	0.55	0.24	1.1	25	3.2	3.5	RCP
P-3	I-3	SWCB	18	44.00	0.64	0.46	2.1	5	8.28	0.60	0.05	0.3	25	3.5	2.1	RCP
P-4	I-4	SWCB	18	49.14	6.00	0.70	2.9	5	8.28	0.50	0.70	2.9	25	3.9	3.5	RCP
P-5	I-5	SWCB	18	88.00	7.06	0.98	4.1	5	8.28	0.50	0.29	1.2	25	4.4	3.2	RCP
P-6	I-6	SWCB	18	60.60	10.74	1.07	4.5	5	8.28	0.55	0.09	0.4	25	4.4	2.1	RCP
P-7	I-7	SWCB	18	31.50	2.54	1.01	3.7	5	8.28	0.45	1.01	3.7	25	2.6	3.4	RCP
P-8	I-8	SWCB	18	89.15	3.52	2.16	8.6	5	8.28	0.55	0.08	0.4	25	5.2	2.0	RCP
P-9	I-9	DI	18	142.70	6.24	0.37	1.2	5	8.28	0.40	0.37	1.2	25	3.0	-	RCP
P-10	I-10	DI	18	81.70	11.27	2.90	11.1	5	8.28	0.40	0.36	1.2	25	6.4	-	RCP
P-11	I-11	SWCB	18	31.40	1.50	0.27	1.1	5	8.28	0.50	0.27	1.1	25	2.3	3.9	RCP
P-12	I-12	SWCB	24	34.30	2.80	3.39	13.1	5	8.28	0.50	0.22	0.9	25	4.6	2.1	RCP
P-13	I-13	SWCB	24	32.77	0.95	4.30	16.8	5	8.28	0.50	0.91	3.8	25	5.8	3.5	RCP
P-14	I-14	SWCB	24	117.10	13.31	4.67	18.4	5	8.28	0.50	0.38	1.6	25	6.0	3.1	RCP
P-15	I-15	DI	18	138.77	0.57	1.29	5.3	5	8.28	0.50	1.29	5.3	25	2.8	-	RCP
P-16	I-16	SWCB	18	32.70	2.90	1.49	6.2	5	8.28	0.50	0.20	0.8	25	2.9	2.1	RCP
P-17	I-17	SWCB	30	87.00	4.16	6.46	25.9	5	8.28	0.55	0.30	1.3	25	5.6	3.1	RCP
P-18	I-18	SWCB	18	30.20	0.70	0.12	0.5	5	8.28	0.55	0.12	0.5	25	2.3	2.0	RCP
P-19	I-19	SWCB	30	37.62	1.03	6.84	27.6	5	8.28	0.50	0.27	1.1	25	6.0	2.2	RCP
P-20	I-20	SWCB	30	37.76	1.59	7.42	29.7	5	8.28	0.45	0.58	2.2	25	6.0	2.0	RCP
P-21	I-21	SWCB	30	80.25	0.90	0.23	0.9	5	8.28	0.50	0.23	0.9	25	1.8	2.0	RCP
P-22	I-22	SWCB	30	447.40	0.96	8.26	33.2	5	8.28	0.50	0.61	2.5	25	7.0	2.3	RCP
P-23	I-23	SWCB	18	34.23	1.26	1.05	4.8	5	8.28	0.55	1.05	4.8	25	2.6	1.8	RCP
P-24	I-24	DI	18	127.25	1.16	0.82	2.7	5	8.28	0.40	0.82	2.7	25	3.9	-	RCP
P-25	I-25	SWCB	36	119.89	1.24	10.64	42.8	5	8.28	0.50	0.51	2.1	25	6.7	2.0	RCP
P-26	I-26	DWCB	36	57.78	4.67	11.40	46.9	5	8.28	0.65	0.75	4.0	25	8.3	-	RCP
P-27	I-27	JB	48	33.77	0.44	18.35	80.1	5	8.28	0.40	0.00	0.0	25	8.8	-	HDPE
P-28	I-28	SWCB	18	42.87	6.19	0.24	1.0	5	8.28	0.50	0.24	1.0	25	2.0	3.1	RCP
P-29	I-29	SWCB	18	85.00	7.74	0.35	1.5	5	8.28	0.55	0.10	0.5	25	2.3	2.8	RCP
P-30	I-30	SWCB	18	32.13	1.12	0.81	3.3	5	8.28	0.50	0.81	3.3	25	2.2	2.3	RCP
P-31	I-31	SWCB	18	73.83	7.40	1.30	5.6	5	8.28	0.60	0.15	0.7	25	3.0	2.5	RCP
P-32	I-32	DI	18	125.51	4.54	1.83	7.9	5	8.28	0.55	0.53	2.4	25	4.8	-	RCP
P-33	I-33	SWCB	18	36.25	0.86	0.24	1.2	5	8.28	0.60	0.24	1.2	25	2.0	2.1	RCP
P-34	I-34	SWCB	18	44.35	5.00	2.41	10.7	5	8.28	0.55	0.34	1.5	25	5.6	2.0	RCP
P-35	I-35	SWCB	24	31.17	2.28	2.92	13.0	5	8.28	0.55	0.51	2.3	25	5.0	2.4	RCP
P-36	I-36	SWCB	24	49.14	2.08	3.07	13.8	5	8.28	0.65	0.15	0.8	25	5.0	1.9	RCP
P-37	I-37	SWCB	24	143.03	4.29	3.21	14.7	5	8.28	0.80	0.13	0.9	25	5.2	1.9	RCP
P-38	I-38	SWCB	18	40.22	2.21	0.26	1.3	5	8.28	0.60	0.26	1.3	25	2.0	1.9	RCP
P-39	I-39	JB	24	95.69	1.05	3.46	16.0	5	8.28	0.00	0.00	0.0	25	5.5	-	RCP
P-40	I-40	DWCB	30	117.28	8.59	4.16	19.8	5	8.28	0.65	0.70	3.7	25	4.7	2.0	RCP
P-40A	I-40A	DI	18	124.52	6.83	0.46	1.9	5	8.28	0.50	0.46	1.9	25	3.4	-	HDPE
P-41	I-41	DI	18	116.34	0.90	0.83	3.7	5	8.28	0.60	0.36	1.8	25	4.3	-	HDPE
P-42	I-42	DI	18	69.36	1.63	1.04	4.8	5	8.28	0.60	0.21	1.0	25	4.7	-	HDPE
P-43	I-43	DI	30	129.63	9.91	5.39	25.5	5	8.28	0.60	0.20	1.0	25	5.8	-	RCP
P-43A	I-43A	DI	30	93.18	8.52	6.96	33.2	5	8.28	0.40	0.33	1.1	25	7.1	-	RCP
P-44	I-44	DI	18	170.00	1.04	0.49	2.7	5	8.28	0.65	0.49	2.7	25	2.1	-	HDPE
P-45	I-45	DI	18	39.24	14.65	1.01	5.4	5	8.28	0.65	0.51	2.8	25	5.0	-	HDPE
P-46	I-46	JB	18	49.60	1.23	1.01	5.4	5	8.28	0.65	0.00	0.0	25	3.0	-	HDPE
P-47	I-47	DI	18	90.90	1.08	1.23	6.6	5	8.28	0.65	0.23	1.2	25	5.3	-	HDPE
P-48	I-48	JB	18	143.40	3.97	1.23	6.6	5	8.28	0.00	0.00	0.0	25	5.3	-	HDPE
P-49	I-49	OCS	36	102.36	1.25	20.20	31.2	5	8.28	0.00	0.00	0.0	25	5.1	-	RCP

SEE STORM WATER MGMT REPORT

REGISTERED PROFESSIONAL LAND SURVEYORS
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 FAX: (770) 532-1995
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FINAL PLAN FOR:
THE REGENCY AT WESTBROOK
 LOCATED IN LAND LOT 233
 CITY OF SAND HILL DISTRICT
 WINNETT COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/05/2016	MUNICIPAL REVIEW

DRAINAGE AS-BUILT PROFILE
 SHEET NUMBER:
5 of 7
 SCALE: 1" = 100'
 SURVEY DATE: 05/24/2016
 PLAN DATE: 05/26/2016
 14-172-FWPL AS-BUILDING
 JN. 14-172