

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: August 24, 2016
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification, Hadley Township Phase 2

RECOMMENDED ACTION

Ratify the approved subdivision final plat for Hadley Township Phase 2 dated 8-22-16.

ISSUE Beazer Homes. has requested ratification of the final plat for the Hadley Township Phase 2 Subdivision. Phase 2 of this development includes 69 Townhome unites on 6.4 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	\$132,178.10
Performance Bond for the Asphalt Topping	\$ 60,665.00
Performance Bond for the Sidewalk Installation	\$ 48,787.20
Performance Bond for the Landscaping Entrance	\$100,500.00
Performance Bond for the Landscaping Buffer	\$144,590.00

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

- Hadley Township Phase 2 Final Plat

HADLEY TOWNSHIP

PHASE 2

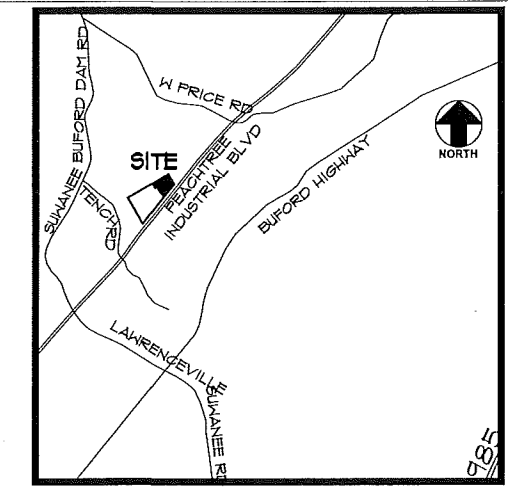
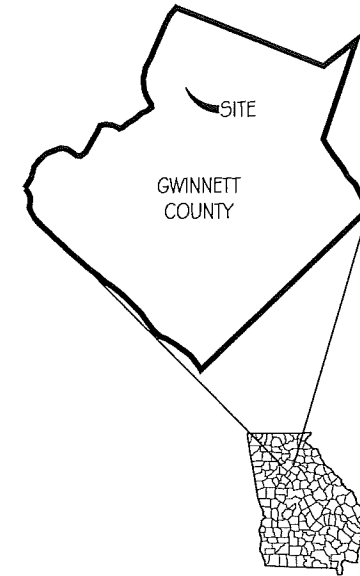
PEACHTREE INDUSTRIAL BLVD

7th DISTRICT, LAND LOT 253

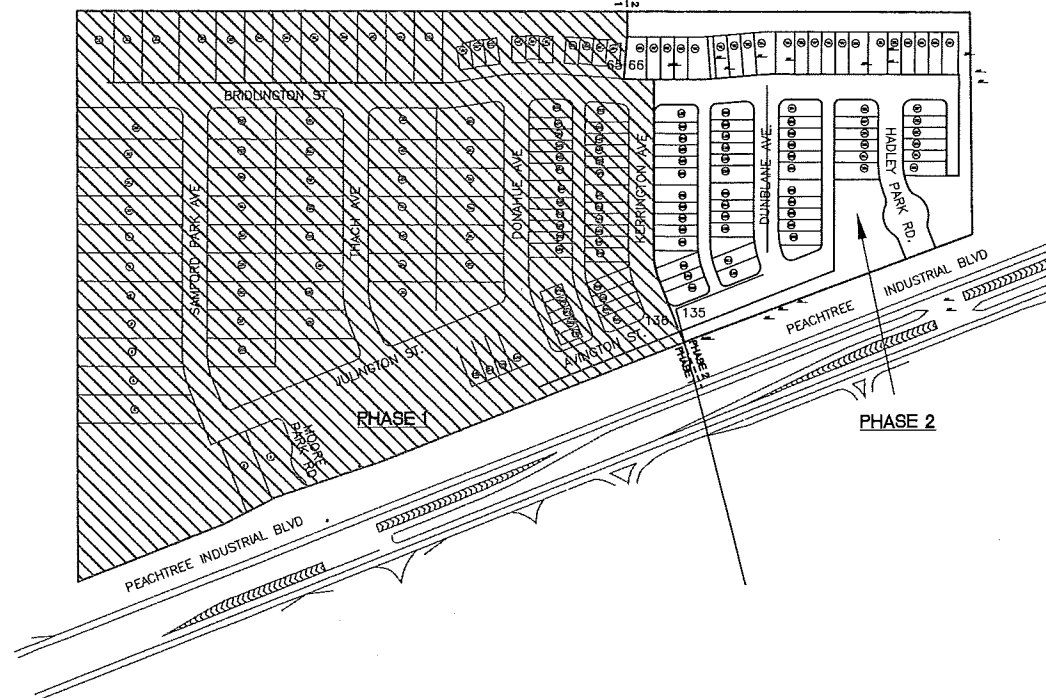
PARCEL: 7-253-007 AND 7-253-012

SUGAR HILL, GEORGIA

GWINNETT COUNTY



VICINITY MAP
NOT TO SCALE



SURVEYORS/ENGINEERS
McFARLAND-DYER AND ASSOC.
 4174 SILVER PEAK PKWY
 SUWANEE, GA. 30024
 CONTACT: CHRIS WHITLEY
 770-932-6550

OWNER/DEVELOPER
BEAZER HOMES
 6455 SHILOH ROAD STE-A
 ALPHARETTA, GA. 30005
 PHONE: 770-781-0617
 CONTACT: TAL HARBER

NOTE: 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 subdivision plat.

SUGARHILL NOTES:

- EACH UNIT SHALL HAVE AT LEAST TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN AT LEAST FORTY (40%) BRICK OR STONE, HIGH GRADE CEDAR OR FIBER CEMENT ARCHITECTURAL STYLES SHINGLES, SHAKE SIDING OR LAP SIDING SHALL BE USED ON THE REAR/UNDER.
- NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
- 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.
- FRONT, SIDE AND REAR YARDS SHALL BE SOODED FOR EACH UNIT.
- 20' SETBACK FROM GARAGE TO SIDEWALK (FRONT LOAD); 20' SETBACK FROM GARAGE TO ALLEY (REAR LOAD).
- ALL PROPERTY CORNERS TO BE PLACED SHALL BE 3/4" REBAR.

GWINNETT COUNTY:
 1. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
 2. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

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.

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 SCALE 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 THE 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 REGULATIONS OR CONTACT PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

CORNER SIGHT DISTANCE CERTIFICATION FOR STREETS AND PRIVATE DRIVWAYS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAYS/STREETS APPROXIMATING A MINOR COLLECTOR OR MAJOR THROUGHFARE, THE REGULATED SPEED LIMIT IS 45 MILES PER HOUR ON PEACHTREE INDUSTRIAL BLVD, BASED ON TABLE 900.2. THE MINIMUM REQUIRED SIGHT DISTANCES ARE 1' SOL = 500 FEET, 4' SOL = 565 FEET. THE CORNER SIGHT DISTANCES FROM THE DRIVEWAY ARE EQUAL TO OR EXCEEDS THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF THE DRIVEWAY IN BOTH DIRECTIONS 18 FEET BACK MEASURED FROM THE GUTTER LINE OF THE INTERSECTION STREET (SECTION 900-40.6 AND 900-50.1 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE)

8/23/16
 DATE

SIGNED AND SEALED

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR HADLEY TOWNSHIP
 BOOK 53763, PAGE 0266-0363; GWINNETT COUNTY SUPERIOR COURT; AUGUST 18TH, 2015

PROJECT DESCRIPTION:
 THE TOTAL PROJECT CONSISTS OF THE DEVELOPMENT OF 55 SINGLE FAMILY DETACHED HOMES; 117 TOWNHOMES; AND AN AMENITY AREA CONSISTING OF A POOL, CABANA AND TENNIS COURTS. PHASE 1 CONSISTS OF 55 DETACHED HOMES AND 47 TOWNHOMES. INFRASTRUCTURE IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PRIVATE ROADS, PUBLIC WATER, PUBLIC SEWER AND REQUIRED STORMWATER SYSTEM. THERE IS AN EXISTING SEWER ON THE PROPERTY LOCATED SOUTHWEST OF THE SITE THAT WILL BE EXTENDED ALONG PEACHTREE INDUSTRIAL BOULEVARD TO SERVE THE PROPERTY. AN EXISTING SEWER EASEMENT SERVING AN EXISTING FORCE MAIN WILL BE UTILIZED TO MAKE THE CONNECTION TO THE EXISTING SYSTEM. THE EXISTING WATERLINE IN THE P15 ROW WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

PROPERTY DESCRIPTION:
 THE PROPERTY IS LOCATED ALONG PEACHTREE INDUSTRIAL BLVD (P15), NORTH OF TENCH ROAD IN THE CITY OF SUGAR HILL, GWINNETT COUNTY. THE SITE IS BORDERED BY A RESIDENTIAL SUBDIVISION TO THE NORTHWEST; AN OFFICE/CONDOP/COMMERCIAL DEVELOPMENT TO THE SOUTHWEST; P15 TO THE SOUTHEAST; AND A COMMERCIAL DEVELOPMENT TO THE NORTHEAST. THE PROPERTY CONSISTS OF 3 DRAINAGE BASINS. THE TWO LARGER BASINS DRAIN TOWARDS P15. A SMALL BASIN DRAINS TOWARD THE NORTHEASTERN CORNER OF THE PROPERTY.

FLOODPLAIN:
 THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FEMA FIRM PANEL 13135C0023G, DATED MARCH 4, 2013.

STATE WATERS
 THIS SITE CONTAINS WATERS OF THE STATE (UNNAMED TRIBUTARIES TO BRUSHY CREEK AND LEVEL CREEK) WITH LIMITS CONFIRMED BY THE CITY OF SUGAR HILL.

WETLANDS
 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 (1) DOES / (X) DOES NOT 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 DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

SURVEY:
 THE BOUNDARY INFORMATION SHOWN IS FROM AN ALTA SURVEY PERFORMED BY MCFARLAND-DYER & ASSOCIATES (MDA), DATED JULY, 2014. THE TOPOGRAPHY INFORMATION IS FROM A FIELD RUN SURVEY BY MDA PERFORMED JULY 2014.

AREAS:
 SITE AREA = 25,050 ACRES
 PHASE 1 = 18,650 ACRES
 PHASE 2 = 6,400 ACRES
 TOTAL DISTURBED AREA = 25.6 ACRES

ZONING CONDITIONS:
 APPROVED JULY 14, 2014

R214-004 & R214-005

- APPROVAL OF SITE PLAN DENSE C DATED 7/14/2014. (MSH) C IS SHEET 2-1 DATED 7-8-2014 AND ATTACHED AS REF-3 IN THIS SET OF PLANS. IT WAS MARKED AS EXHIBIT "C" AND DATED 7/14/2014 UPON SUBMITTAL TO THE CITY.
- ALL REAR LOADED LOTS WITH 18' ALLEYS ATTACHED AND 15' FRONT SETBACKS.
- 5' SIDEWALKS ON BOTH SIDES.
- THE ZONING BUFFER FOR RM ZONING ADJACENT TO SINGLE FAMILY RESIDENTIAL MAY BE SUBSTITUTED FOR A 35' ENHANCED BUFFER. SAID BUFFER SHALL CONSIST OF AT LEAST A STAGGERED ROW OF EVERGREEN AND SEMI-EVERGREEN TREES AND SHRUBS NATIVE OR ADAPTED TO THE AREA. TREES SHALL BE 6" TALL AT TIME OF PLANTING. PLANTINGS SHALL BE ARRANGED TO PROVIDE AN EFFECTIVE VISUAL SCREEN OF AT LEAST 20' IN HEIGHT AT MATURITY. BUFFER MUST NOT CONTAIN MORE THAN 50% OF A SINGLE SPECIES AND MUST BE SHOWN ON A LANDSCAPE PLAN TO BE APPROVED BY PLANNING AND DEVELOPMENT PRIOR TO RECEIVING ANY PERMITS.

SITE DATA:

TOTAL SITE AREA	25,050 ACRES
PHASE 1 AREA	18,650 ACRES
PHASE 2 AREA (THIS PHASE)	6,400 ACRES
ZONING	RM
ZONING JURISDICTION	CITY OF SUGAR HILL
PHASE 2 DENSITY CALCULATIONS:	
FRONT LOADED TOWNS (24' X 48')	20 UNITS
REAR LOADED TOWNS (20' X 40')	49 UNITS
TOTAL TOWNS	69 UNITS
TOTAL TOWNHOME DENSITY	10.781 LOTS/ACRE
OPEN SPACE PROVIDED (PHASE 2)	1.517 ACRES
TOWNHOMES:	
MIN. LOT SIZE	1,500 SF
MIN. BUILDING SIZE	1,800 SF
MIN. DISTANCE FROM GARAGE TO SIDEWALK (FRONT LOAD)	20 FEET
MIN. DISTANCE FROM GARAGE TO ALLEY (REAR LOAD)	20 FEET
MIN. DISTANCE BETWEEN BUILDINGS	20 FEET
MIN. SIDE YARD SETBACK	5 FEET
ROADS:	
MIN. ROAD WIDTH	24 FEET BOC TO BOC
MIN. R.O.W. WIDTH	44 FEET
MIN. ALLEY WIDTH	16 FEET EOP TO EOP
MIN. ALLEY R.O.W. WIDTH	20 FEET
BUFFERS:	
GRADED & REVEGETATED BUFFER AGAINST ABBEY HILL SUBDIV.	35 FEET
SIDEWALKS:	
5' SIDEWALKS ON BOTH SIDES OF THE ROAD ON THE INTERIOR OF RM	
5' SIDEWALK AT ENTRANCES AND ALONG PEACHTREE INDUSTRIAL BOULEVARD	
PARKING:	
GUEST PARKING PROVIDED	10 SPACES

LEGEND

Utility Pole (PP)	UTILITY POLE (PP)
Guy Wire	GUY WIRE
Light Pole (LP)	LIGHT POLE (LP)
Flag Pole (FP)	FLAG POLE (FP)
Fire Hydrant (FH)	FIRE HYDRANT (FH)
Sign	SIGN
Junction Box (JB)	JUNCTION BOX (JB)
Drop Inlet (DI)	DROP INLET (DI)
Water Valve (WV)	WATER VALVE (WV)
Roof Drain (RD)	ROOF DRAIN (RD)
Clean Out (CO)	CLEAN OUT (CO)
Water Meter (WM)	WATER METER (WM)
Sanitary Manhole	SANITARY MANHOLE
Iron Pin Found	IRON PIN FOUND
Concrete	CONCRETE
Wall	WALL
Head Wall (HW)	HEAD WALL (HW)
Fence Line	FENCE LINE
Tree Line	TREE LINE
Handicap Ramp	HANDICAP RAMP
Curb and Gutter	CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE

Professional Engineer Seal for Chris Whitley, State of Georgia, License No. 17745.

MDA
 MCFARLAND-DYER & ASSOCIATES
 4174 SILVER PEAK PKWY SUWANEE, GA. 30024
 PHONE: (770) 932-6550
 WWW.MDASURVEY.COM

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 69,122 feet and an angular error of 04" per angle point, and was adjusted using least squares rule. This plat has been calculated for closure and is found to be accurate within one foot in 573,934 feet, and contains a total of 25,050 acres for the entire tract. The equipment used to obtain the linear and angular measurements herein was a Trimble S3 Total Station.

By: *[Signature]*
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO. 2872 DATE OF EXPIRATION 12-31-2016.

Owners Acknowledgment and Declaration (STATE OF GEORGIA) (COUNTY OF GWINNETT)
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment 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 _____

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 Development Performance and Maintenance Agreement executed for this project. Reviewed and approval recommended by: _____ Date _____

Planning Director,
 City of Sugar Hill
 APPROVED THIS _____ DAY OF _____, 20____.

City Manager,
 City of Sugar Hill

SURVEY FOR:
HADLEY TOWNSHIP
 PHASE 2
BEAZER HOMES
 11,989 TOTAL SUBJECT LOTS/ACRES IN THIS CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

FINAL PLAT
 SHEET 1 OF 5

LOT AREA CHART table with columns: LOT #, AREA (SQ.FT.), AREA (AC.). Rows 66 to 135.

LOT CURVE CHART table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows C1 to C44.

LOT LINE CHART table with columns: LINE #, BEARING, DISTANCE. Rows L1 to L9.

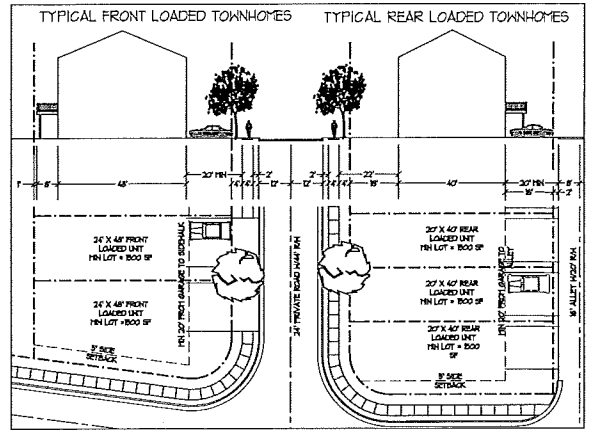
BOUNDARY CURVE CHART table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows BC1, BC2.

PROPERTY BOUNDARY LINE CHART table with columns: LINE #, BEARING, DISTANCE. Rows BL1, BL2.

ROAD CENTERLINE CHART table with columns: LINE #, BEARING, DISTANCE. Rows CL1 to CL12.

ROAD CENTERLINE CURVE CHART

Table with 6 columns: CV1, CV2, CV3, CV4, CV5, CV6. Each column contains curve data including PI, North, East, A, R, T, Lc, and bearing/distance values.

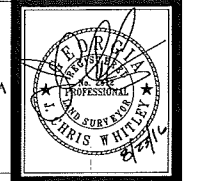


- GWINNETT COUNTY: 1. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS... 2. CLEANOUTS ARE TO BE MAINTAINED AT GRADE... 3. EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE... 4. FRONT, SIDE AND REAR YARDS SHALL BE SLOPED... 5. 20' FRONT SETBACKS, 20' REAR SETBACKS... 6. ALL PROPERTY CORNERS TO BE PLACED SHALL BE 1/2" REAR.

PIPE CHART table with columns: Upstream, Pipe ID, InletID, Pipe Size, Pipe Length, Pipe Slope, Drainage Area, Q-25YR, I-25YR, Runoff Coeff, Pipe, Vel (25YR). Rows include Curb, Grate, MH, and DP-Curb structures.

Table with columns: LOT #, ADDRESS, GWINNETT TAX ID#. Rows 66 to 101.

Table with columns: LOT #, ADDRESS, GWINNETT TAX ID#. Rows 102 to 135.



THE FIELD DATA WHICH THIS PLAN IS BASED UPON HAS BEEN FOUND TO BE ACCURATE AND WAS OBTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING BOARD OF THE STATE OF GEORGIA. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET. A TRIMBLER GNSS TOTAL STATION WAS USED TO OBTAIN THE FIELD DATA AND AN ANGULAR MEASUREMENT WAS MADE IN THE INFORMATION OF THIS PLAN. FIELD DATA WAS OBTAINED ON JULY 1, 2016.

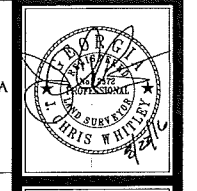
Table with columns: DATE, DESCRIPTION, INITIALS, SIGNATURE. Row 08/22/2016, FINAL PLAN.

FOR NO. 14-0507 DRAWN BY: JH SURVEYED BY: JW COPYRIGHT 2016 MCF RAYLAND DYER & ASSOCIATES INC.

HADLEY TOWNSHIP PHASE 2 BEAZER HOMES. SURVEY FOR: 14295 3TH DISTRICT GWINNETT COUNTY, GEORGIA.

FINAL PLAN SHEET 2 OF 5.

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 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-5-57. AUTHORITY O.C.G.A. SECS. 15-5-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



MDA
MCFARLAND-DYER & ASSOCIATES
478 SOUTH PEACHTREE HILL
SUWANEE, GEORGIA 30024
PHONE (770) 992-6558
WWW.MDAONLINE.NET

THE FIELD DATA WHICH THIS PLAT BASED HAS A CLOSURE OF 0.0000 FEET. THE TOTAL CLOSURE WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. A TRIMBLE SCIENTIFIC TOTAL STATION WAS USED TO OBTAIN THE FIELD DATA. ANGULAR MEASUREMENTS WERE IN THE PRECISION OF THE PLAT. FIELD DATA WAS OBTAINED ON JULY 11, 2016.

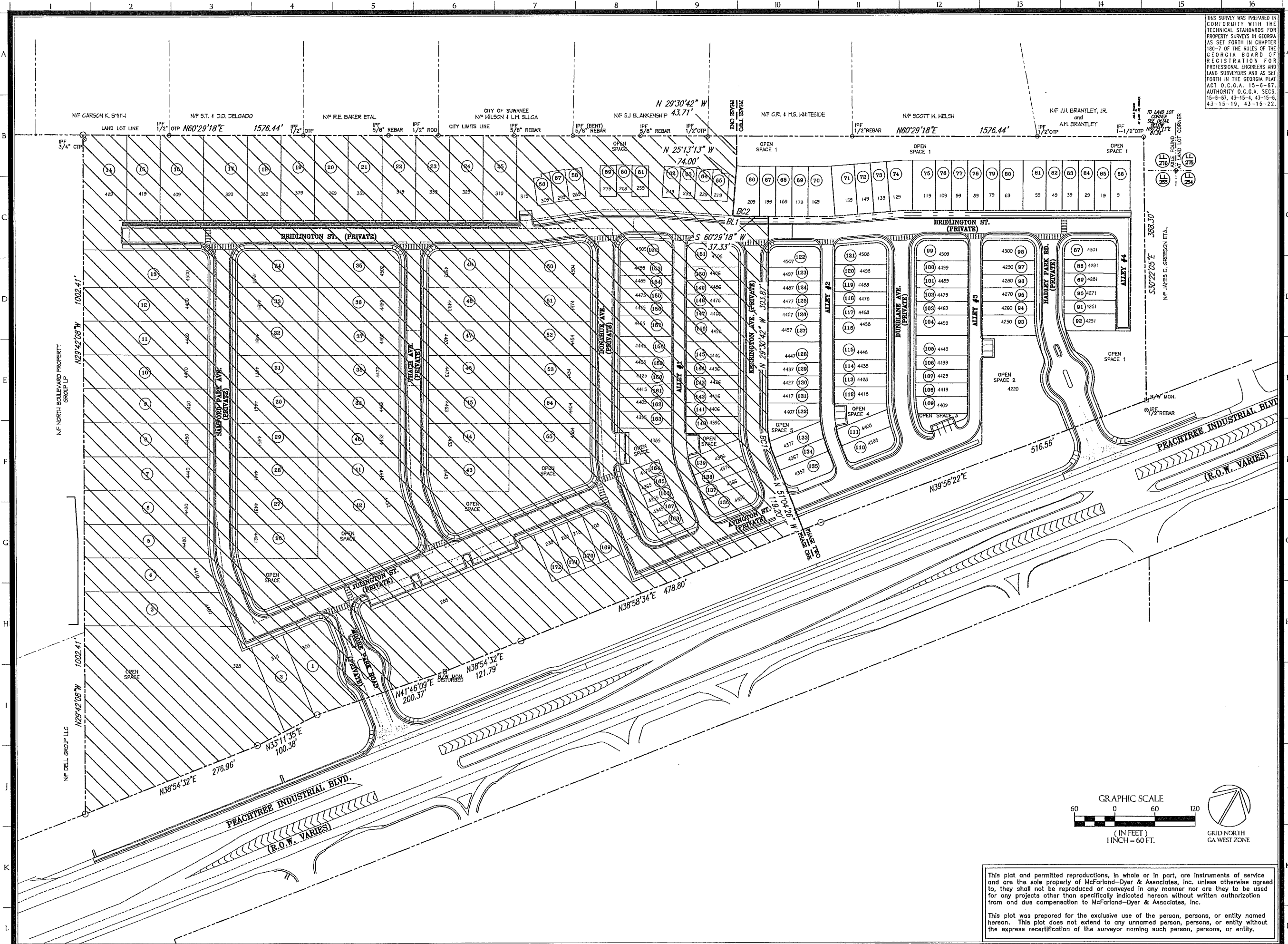
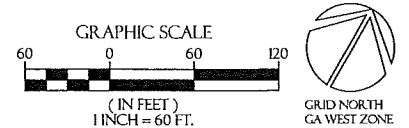
DATE	DESCRIPTION
08/22/2016	FINAL PLAT

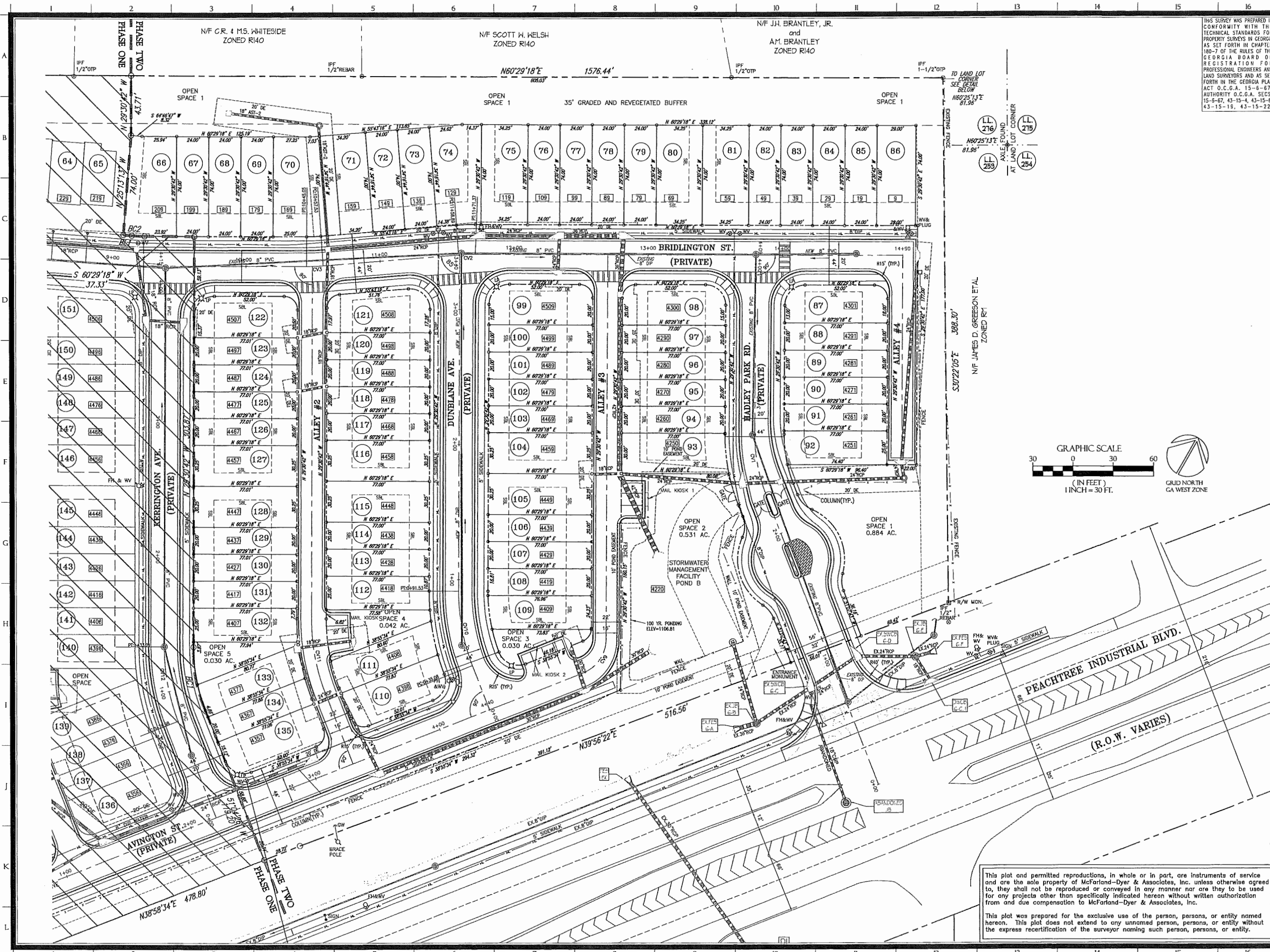
JOB NO: 14-0507	DRAWN BY: JH	CHECKED BY: MP	DATE: 08/22/2016
COPYRIGHT 2016		MCFARLAND-DYER & ASSOCIATES, INC.	

SURVEY FOR:
HADLEY TOWNSHIP
PHASE 2
BEAZER HOMES
11,253, 7TH DISTRICT
CITY OF SUWANEE HILL
SUWANEE COUNTY, GEORGIA

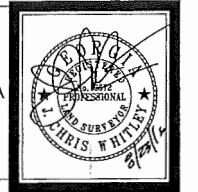
FINAL PLAT
SHEET 3 OF 5

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.





THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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, 15-6-67, 43-15-4, 43-15-6, 43-15-15, 43-15-22.



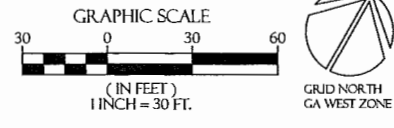
MDA
 MCFARLAND-DYER & ASSOCIATES
 4715 SAVERI POLE PARKWAY
 SUWANEY, GEORGIA 30024
 PHONE (770) 932-6550
 FAX (770) 932-6559
 WWW.MDASURVEYING.COM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEASUREMENTS OF THE LENGTHS OF THE LINES AND THE ANGLES OF THE POLYGNONS. THIS PLAT IS A TRUE REPRESENTATION OF THE FIELD DATA AND IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A FIELD SURVEY. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. THE PLAT IS BASED UPON THE ASSUMPTION THAT THE LAND AND ANTIQUARIAN RECORDS USED IN THE PREPARATION OF THIS PLAT ARE CORRECT.

DATE	DESCRIPTION
08/22/2016	FINAL PLAT

JOB NO. H-0507
 DRAWN BY JH
 SURVEYED BY JW
 COPYRIGHT 2016
 MCFARLAND-DYER & ASSOCIATES, INC.

SURVEY FOR:
HADLEY TOWNSHIP
 PHASE 2
BEAZER HOMES
 11,954, 77th DISTRICT
 CITY OF SUWANEE, GA
 CUNNINGHAM COUNTY, GEORGIA



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FINAL
 PLAT

SHEET 4 OF 5

THIS SURVEY WAS PREPARED IN CONFORMANCE 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. 15-5-67, AUTHORITY O.C.G.A. SECS. 15-5-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



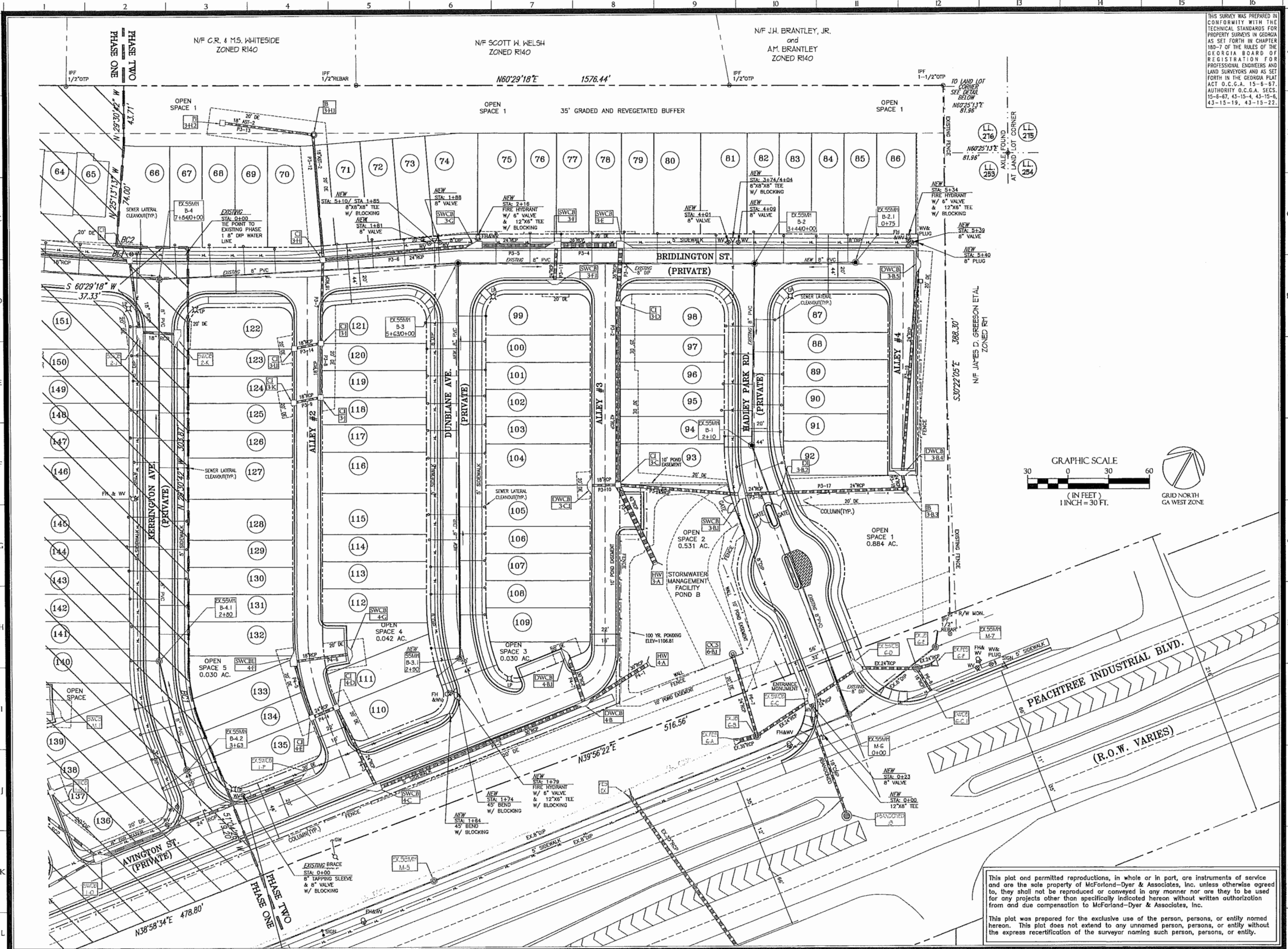
MDA
MCFARLAND-DYER & ASSOCIATES
SURVEYING & ENGINEERING
1125 SUGAR HILL
CUMMINGS COUNTY, GEORGIA 30628
WWW.MDAENGINEERS.COM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 6000 FEET AND AN ANGULAR ERROR OF ONE SECOND OF AN ARC. THIS WORK OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 6750 FEET. A TRIMBLE 55 MONOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. FIELD DATA WAS OBTAINED ON JULY 12, 2016.

JOB NO.	140507
DATE	08/22/2016
DESCRIPTION	FINAL PLAT
CHECKED BY	JH
SURVEYED BY	JW
DATE	08/22/2016
DESCRIPTION	FINAL PLAT

SURVEY FOR:
HADLEY TOWNSHIP
PHASE 2
BEAZER HOMES
11255 7TH DISTRICT
CITY OF SUGAR HILL
CUMMINGS COUNTY, GEORGIA

FINAL PLAT
UTILITIES
SHEET 5 OF 5



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