

City of Sugar Hill  
Road Acceptance Summary  
**Regency @ Westbrook**



**DATE:** August 18, 2020  
**TO:** Mayor and Council  
**FROM:** Planning Director  
**SUBJECT:** Request for Road Acceptance, Regency @ Westbrook

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RECOMMENDED ACTION

**Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements in Regency @ Westbrook Subdivision.**

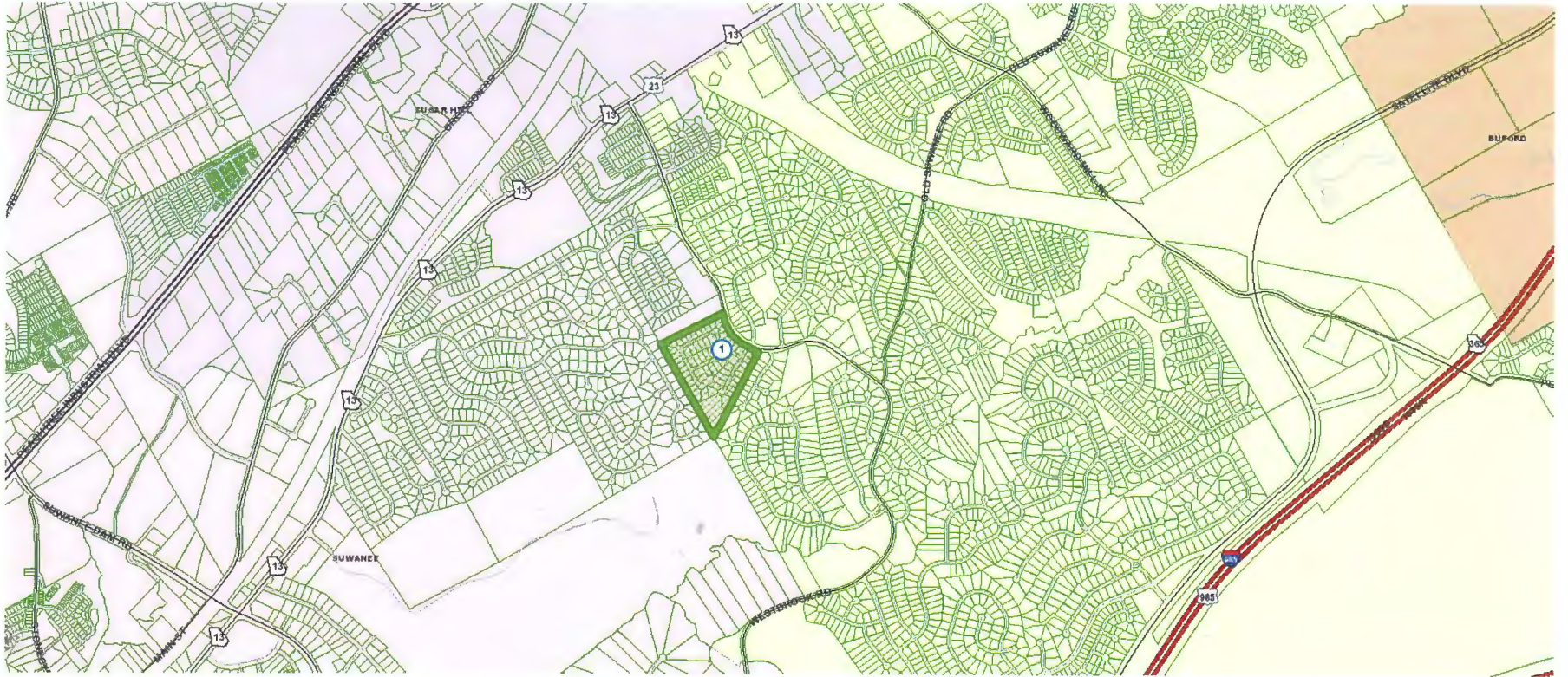
**ISSUE** Southeastern US Investments, LLC/Home South Communities has requested that the City accept the streets in Regency @ Westbrook Subdivision. City Council action is needed to properly accept the streets into the city road system.

**DISCUSSION**

Regency @ Westbrook is a 63-lot subdivision on 24.506 acres located off Westbrook Road. The final plat was recorded on 03-07-19. All roads have been constructed to City standards and the maintenance period along with all performance and maintenance agreements have been closed out. Building permits have been issued for all 63 lots.

In coordination with the City Public Works Dept. recent inspections of the streets and associated public improvements found no outstanding issues.

# REGENCY @ WESTBROOK SUBDIVISION



After Recording, Return to:  
City of Sugar Hill,  
Attn: Planning Department  
5039 West Broad Street  
Sugar Hill, Georgia 30518

Prepared by:  
Southeastern US Investments, LLC  
c/o Clint Walters  
390 Brogdon Road  
Suwanee, Ga. 30024

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**RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED**

Project Name: Regency at Westbrook

**GEORGIA, GWINNETT COUNTY:**

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **SOUTHEASTERN US INVESTMENTS, LLC** (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

**W I T N E S S E T H:**

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7<sup>th</sup>, Land Lot 223. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

Signed, sealed and delivered in the presence of :

**GRANTOR:**

SOUTHEASTERN US INVESTMENTS, LLC.

[Signature]  
Unofficial Witness

By: [Signature]  
Name: STEPHEN O. PALMER, MANAGER  
Title: MANAGER  
{SEAL}

[Signature]  
Notary Public, State of Georgia

Commission Expires: \_\_\_\_\_

{AFFIX NOTARIAL SEALS}



Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

**GRANTEE:**

**CITY OF SUGAR HILL, GEORGIA**  
a municipality organized and existing under  
the laws of the State of Georgia

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Jane Whittington, City Clerk

{City Seal}

**EXHIBIT A**

**All those roadways lying and being in Land Lot 223 of the 7<sup>th</sup> District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:**

**“Austin Hill Drive”;**

**“Oxcliffe Grove”;**

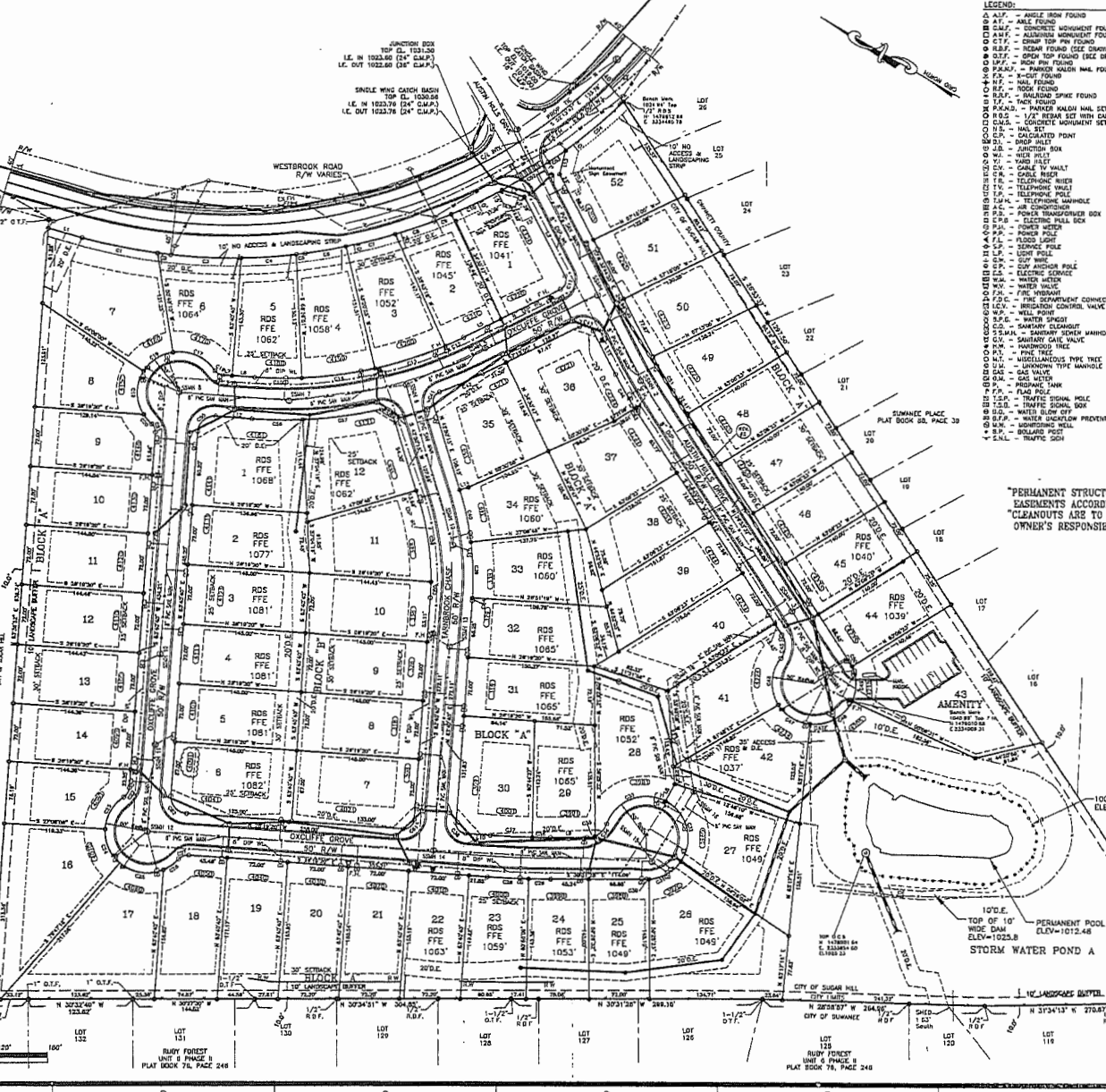
**“Tarnbrook Chase”;**

**As such roadways are shown and depicted on the final plat for The Regency at Westbrook Subdivision, recorded in Plat Book 144, Pages 159 – 165, Gwinnett County Superior Courts Records.**





PLAT B: 00144 P: 00160  
 Recorded: 02/27/2018 11:48 AM  
 15x18558 Pages: 7 PAGES: 578.00  
 Richard T. Alexander, Jr.  
 Clerk of Superior Court, Oconee County, GA  
 Write Participant(s): 997815442



- LEGEND:**
- A.A.P. - ANGLE IRON FOUND
  - A.F. - ANGLE FOUND
  - C.A.P. - CONCRETE ANCHORAGE FOUND
  - A.M.P. - ALUMINUM MONUMENT FOUND
  - C.M.P. - CONCRETE MONUMENT FOUND
  - R.D.S. - RESIDENTIAL DRAINAGE (SEE DRAWING FOR DET)
  - C.S.E. - CONCRETE SLOPE ERE DRAWING FOR DET
  - P.A.S. - PARKING SIGN M.A. FOUND
  - M.F. - MAIL FOUND
  - R.F. - RAIL FOUND
  - R.S.P. - REBAR SPIKE FOUND
  - P.A.S. - PARKER RAILWAY M.A. SET
  - R.S. - 1/2" REBAR SET WITH CAP
  - C.M.S. - CONCRETE MONUMENT SET
  - C.P. - CALCULATED POINT
  - S.I. - SPOKE IRON
  - M. - MISC. FOUND
  - C.V. - CABLE TV VAULT
  - C.W. - CABLE WIRE
  - T.E. - TELEPHONE REBAR
  - T.V. - TELEPHONE VAULT
  - T.P. - TELEPHONE POLE
  - T.M. - TELEPHONE MANHOLE
  - A.C. - AIR CONDITIONER
  - P.T. - POWER TRANSFORMER BOX
  - E.P. - ELECTRIC PANEL BOX
  - P.A. - POWER POLE
  - F.L. - FLOOD LIGHT
  - S.P. - SERVICE POLE
  - L.P. - LIGHT POLE
  - L.M. - LIGHT MISC.
  - C.P. - CRYSTAL AND/OR PALE
  - E.C. - ELECTRIC CONDUIT
  - W.V. - WATER VALVE
  - W.W. - WATER WATERS
  - W.V. - WATER VALVE
  - F.H. - FIRE HYDRANT
  - F.C. - FIRE DEPARTMENT CONNECTION
  - B.C.V. - BRIGADIER CONTROL VALVE
  - M.P. - MISC. POLE
  - S.C. - SANITARY CLEANOUT
  - S.S. - SANITARY SINK MANHOLE
  - S.V. - SANITARY GATE VALVE
  - S.P. - SANITARY POLE
  - P.T. - PIPE TREE
  - N.T. - NESTED TUBES PIPE TREE
  - U.T. - UNKNOWN TYPE MANHOLE
  - G.V. - GAS VALVE
  - G.M. - GAS MISC.
  - P.M. - PROXIMITY MARK
  - P.L. - PLANT POLE
  - S.P. - SIGNAL POLE
  - T.S. - TRAFFIC SIGNAL POLE
  - B.D. - BARRIERS SLOW OFF
  - M.S. - MISC. SIGN
  - M.S. - MISC. SIGN
  - S.N.L. - TRAFFIC SIGN
  - E.P. - EDGE OF PAVEMENT
  - S.C. - SINGLE WIND CATCH SIGN
  - D.C.S. - DOUBLE WIND CATCH SIGN
  - S.W. - STREET LIGHTING
  - R.C.P. - REINFORCED CONCRETE PIPE
  - H.O.P. - HIGH DENSITY POLYETHYLENE PIPE
  - P.C. - POLYETHYLENE CHROME PIPE
  - D.P. - DUCTILE IRON PIPE
  - R.C. - RICHMOND CHROME PIPE
  - T.T. - BURIED TELEPHONE LINE
  - L.T. - BURIED TELEPHONE LINE
  - B.W. - BURIED WATER MAIN
  - S.S. - BURIED SINKER LINE
  - B.G. - BURIED GAS LINE
  - S.C. - BURIED CABLE LINE
  - C. - CHAIN LINK FENCE
  - W.F. - WIRE FENCE
  - R.P. - RICHMOND POWER LINES
  - P.A. - PROPERTY LINE
  - R/O - RIGHT-OF-WAY
  - N/O - NOW OR FORMERLY
  - C. - CENTERLINE
  - I. - INTERSECTION
  - C. - CURVE RADII
  - C. - CURVE ARC LENGTH
  - C. - CURVE GENERAL ANGLE
  - B. - BURIED
  - C. - CHAIN BEARING
  - L. - CHAIN BEARING
  - N. - NORTHING COORDINATE
  - E. - EASTING COORDINATE
  - S/B - SURFACE
  - C.O. - CONSTRUCTION OWNERSHIP
  - F.C.S. - FLARED END SECTION



**DESIGNER / ENGINEER INFORMATION:**  
 RICHARD T. ALEXANDER, JR.  
 REGISTERED PROFESSIONAL ENGINEER  
 P.O. BOX 67  
 OCONEE COUNTY, GA 30903  
 706-297-9793

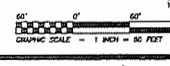
"PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT OCONEE COUNTY POLICY"  
 "CLEANOUTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES."

**HIP - HOUSE LOCATION PLAN:**

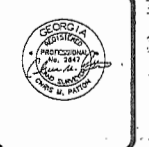
A House Location Plan shall be required by the City of Sugar Hill in the event of a building permit on these lots unless there is a house located on the lots at present. It is not required unless the owner is proposing to build a new house on the lots or to move an existing house to a new location on the lots. 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 Department of Planning and Development for further information.

**RDP - RESIDENTIAL DRAINAGE PLAN  
 RDS - RESIDENTIAL DRAINAGE STUDY**

A Residential Drainage Plan or Residential Drainage Study shall be approved by the City of Sugar Hill prior to the issuance of a building permit. The plan shall show the location of all sanitary sewer lines, manholes, cleanouts, and storm water lines. It shall also show the location of all easements and encroachments. The plan shall be prepared by a registered professional engineer or a registered professional land surveyor. For further information, please contact the City of Sugar Hill Department of Planning and Development.



REGISTERED PROFESSIONAL LAND SURVEYORS  
**PATTON**  
 LAND SURVEYING, LLC  
 P.O. BOX 255  
 SUGAR HILL, GA 30074  
 PHONE: (770) 532-5482  
 FAX: (770) 532-1992  
 www.pattonsurveying.com



THE REGENCY AT  
**WESTBROOK**  
 - LOCATED IN -  
 LAND LOT 233  
 7TH LAND DISTRICT,  
 CITY OF SUGAR HILL,  
 OCONEE COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/17/2016	ISSUE FOR PERMITS
2	09/17/2016	ISSUE FOR PERMITS
3	06/07/2017	ISSUE FOR PERMITS
4	06/27/2017	ISSUE FOR PERMITS

LOT NO. CONTROL DATA  
 SHEET NUMBER  
**2** OF **7**  
 SCALE: 1" = 60'  
 SURVEY DATE: 05/24/2016  
 PLAT DATE: 05/26/2016  
 14-172-PAL M-DAT16  
 JUN 14 1:12

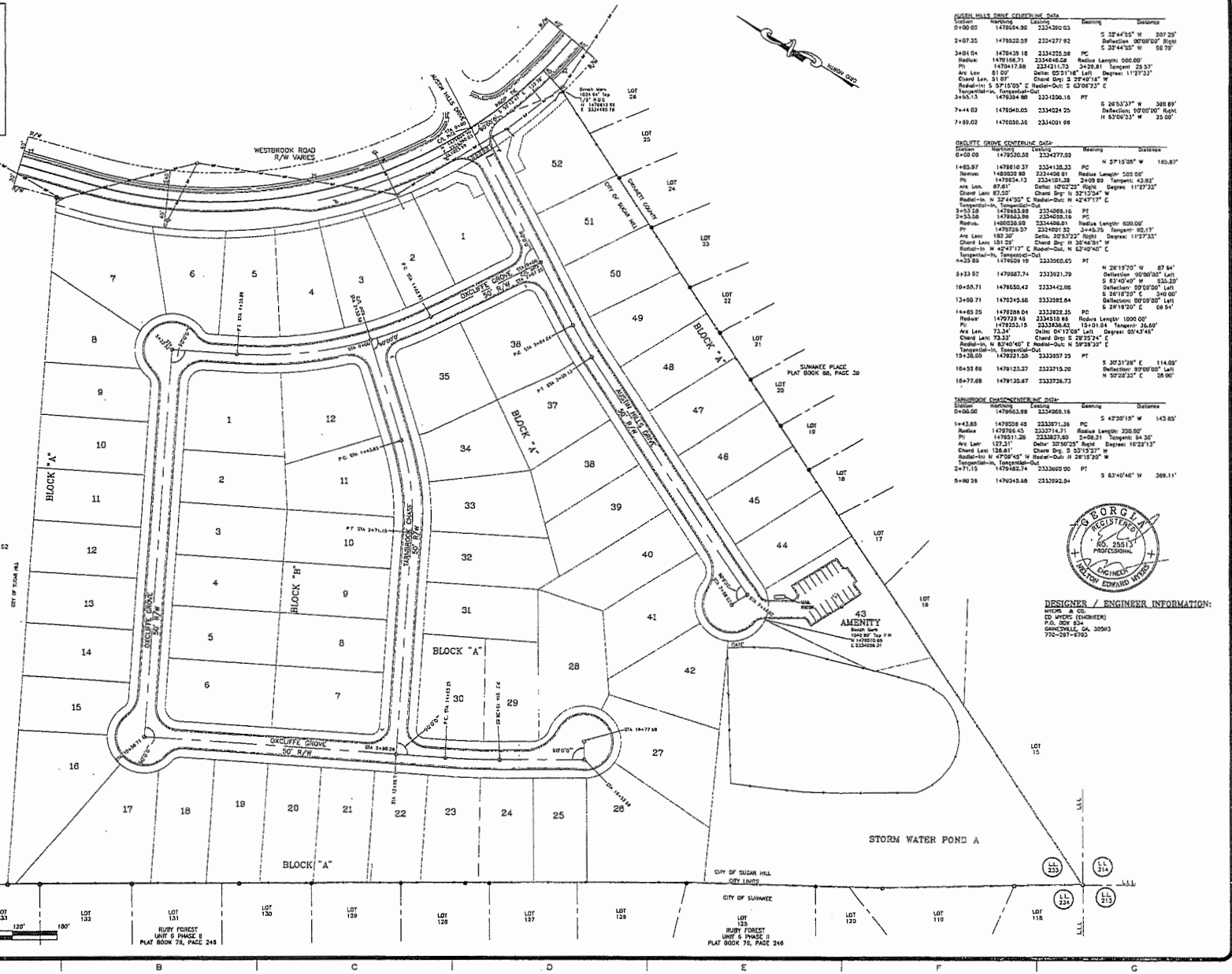


PLAT #: 00144 P: 00161  
 Recorded: 02/27/2013 11:46 AM  
 TOLIVER Pages: 77 Area: 276.00  
 BLANKET, J.  
 Clerk of Superior Court, Blaine County, GA  
 47th Parliament (PL 00144461)

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND:  
 R/W - RIGHT-OF-WAY  
 N/W - NOW OR FUTURE  
 C - CENTERLINE  
 M - INTERSECTION  
 B - CURVE BOUNDARY  
 L - CURVE AND LENGTH  
 R - CURVE RADIUS  
 C - CURVE CENTRAL ANGLE  
 C - DIST - CHORD DISTANCE  
 P.C. - POINT OF CURVATURE  
 P.T. - POINT OF TANGENCY  
 N.C. - NORTHING COORDINATE  
 E.C. - EASTING COORDINATE  
 L - LAND LOT

N/W - PHILLIP W. CLAUDIO and  
 S/M - SANDRA G. CLAUDIO  
 DEED BOOK 14186, PAGE 52



WESTBROOK DRIVE CONTROL DATA

Station	Stationing	Latitude	Bearing	Distance
0+00.00	147804.00	233497.00	S 32°44'25" W	207.25'
0+07.25	147802.25	233477.61	S 32°44'25" W	56.75'
0+04.04	147804.18	233472.56	PC	
Radius	147816.71	233466.52	Radius Length: 500.00'	
PI	147814.58	233471.17	242.81' Tangent: 28.37'	
Area Len.	81.00'	Delta: 02°51'16" Left	Delta: 11°27'33"	
Chord Len.	81.00'	Chord Dis: 13.2150'		
Radius-In	57°15'05" E	Radius-Out: S 62°06'33" E		
Tangent-In	Tangent-Out			
2+40.13	147834.88	233480.16	PT	
7+44.02	147804.00	233462.25	S 32°44'25" W	308.89'
7+49.02	147805.30	233460.95	N 62°06'33" W	25.00'

OSKIFF DRIVE CONTROL DATA

Station	Stationing	Latitude	Bearing	Distance
0+00.00	147806.50	233477.00	S 71°00' W	165.87'
1+05.87	147810.37	233436.33	PC	
Radius	148030.00	233436.33	Radius Length: 500.00'	
PI	147804.13	233451.28	249.89' Tangent: 43.82'	
Area Len.	87.81'	Delta: 10°22'28" Right	Delta: 11°27'33"	
Chord Len.	87.81'	Chord Dis: 13.2150'		
Radius-In	S 32°44'25" E	Radius-Out: N 42°47'17" E		
Tangent-In	Tangent-Out			
2+53.28	147861.88	233466.16	PT	
3+33.58	147863.98	233459.16	PC	
Radius	148030.00	233446.61	Radius Length: 500.00'	
PI	147825.07	233450.37	249.89' Tangent: 43.82'	
Area Len.	182.30'	Delta: 20°53'22" Right	Delta: 11°27'33"	
Chord Len.	182.30'	Chord Dis: 26.4300'		
Radius-In	N 42°47'17" E	Radius-Out: N 62°40'40" E		
Tangent-In	Tangent-Out			
4+35.83	147829.19	233365.65	PT	
9+33.82	147807.74	233321.39	S 28°19'20" E	87.64'
10+58.71	147850.42	233342.05	N 62°40'40" E	315.20'
13+90.71	147834.50	233326.64	S 28°19'20" E	340.00'
14+40.25	147828.04	233322.25	PC	
Radius	147828.04	233322.25	Radius Length: 1000.00'	
PI	147825.15	233326.62	1510.00' Tangent: 26.60'	
Area Len.	73.34'	Delta: 04°11'00" Left	Delta: 02°43'45"	
Chord Len.	73.34'	Chord Dis: 5.29274'		
Radius-In	N 62°40'40" E	Radius-Out: N 58°28'32" E		
Tangent-In	Tangent-Out			
15+38.00	147822.58	233307.33	PT	
16+54.86	147815.27	233275.20	S 30°31'28" E	114.00'
16+77.88	147813.87	233276.73	Deflection: 87°00'00" Left	
			N 50°28'32" E	38.00'

SUNNAPEE PLACE CONTROL DATA

Station	Stationing	Latitude	Bearing	Distance
0+00.00	147863.98	233466.16	S 42°30'16" W	143.85'
1+43.85	147858.48	233371.26	PC	
Radius	147858.48	233371.26	Radius Length: 250.00'	
PI	147831.28	233327.83	240.00' Tangent: 84.30'	
Area Len.	122.31'	Delta: 20°53'22" Right	Delta: 18°22'13"	
Chord Len.	126.81'	Chord Dis: 5.51157'		
Radius-In	N 42°47'17" E	Radius-Out: N 28°19'20" W		
Tangent-In	Tangent-Out			
2+71.15	147842.74	233300.00	PT	
5+80.28	147834.50	233326.64	S 63°40'40" W	308.11'



DESIGNER / ENGINEER INFORMATION:  
 GREGORY B. PATTON  
 25511  
 SHELBYVILLE, GA 30583  
 770-287-9703

REGISTERED PROFESSIONAL  
 LAND SURVEYORS

**GREGORY B. PATTON**  
 LAND SURVEYING, LLC

C.O. BOX 216  
 SHELBYVILLE, GA 30583  
 PHONE: (770) 537-6492  
 FAX: (770) 531-6895  
 www.pattonsurveying.com



FINAL PLAT FOR:  
**THE REGENCY AT WESTBROOK**  
 LAND LOT 233  
 7TH LAND DISTRICT  
 CITY OF SUGAR HILL, GEORGIA

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
2	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
3	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
4	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
5	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
6	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
7	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
8	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
9	07/24/2016	J. J. JONES	ISSUE FOR PERMIT
10	07/24/2016	J. J. JONES	ISSUE FOR PERMIT

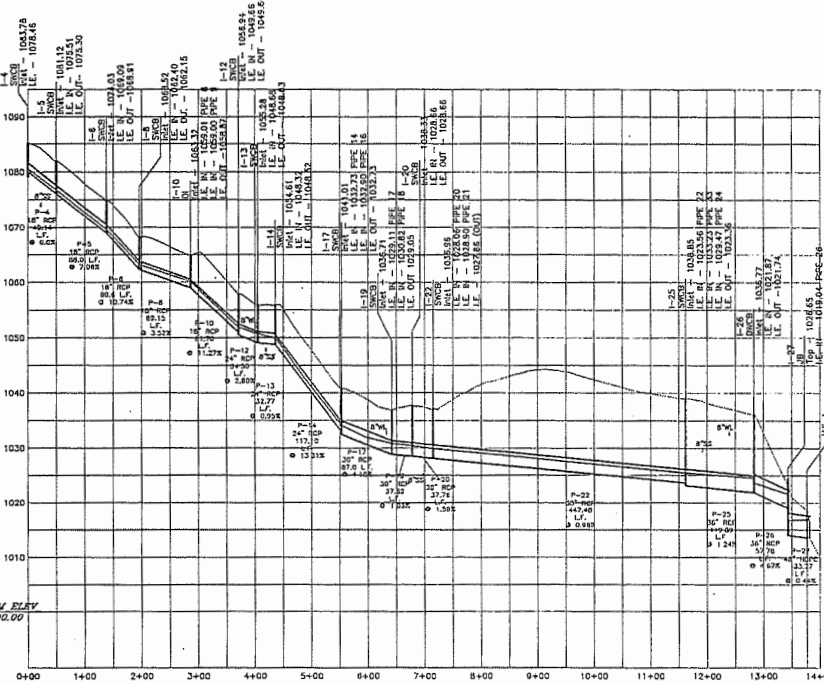
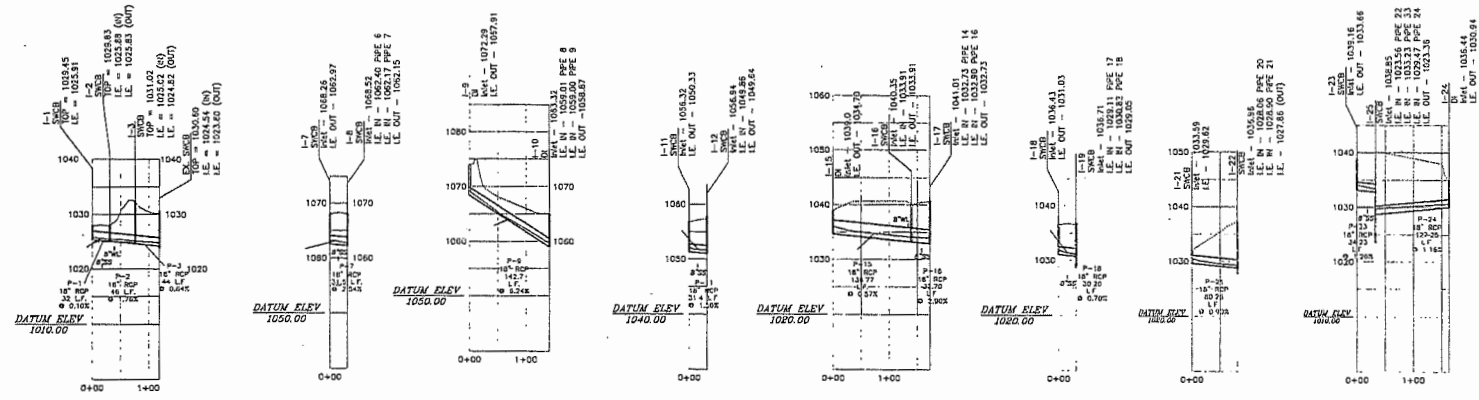
STREET HORZ. CONTROL DATA  
 SHEET NUMBER:  
 3 of 7

SCALE: 1" = 60'  
 SURVEY DATE: 05/24/2016  
 PLAT DATE: 05/26/2016  
 14-172-FINAL AS-BUILT  
 JUN. 14 - 172



PLAT B: 00144 P: 00163  
 Received: 03/27/2015 1:45:48 AM  
 15L181858 Page: 7 Feet: 572.00  
 Robert T. Alexander, Jr.  
 Clerk of Superior Court, Gwinnett County, GA  
 6716 Parliament Dr., Atlanta, GA 30328

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



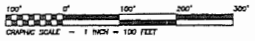
NOTES:

- 1) HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-224 AND AASHTO M73, TYPE 5 & 6. CONNECTIONS SHALL USE RUBBER GASKET WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICES FOR HDPE PIPE. 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-B, GEORGIA DOT SPECIFICATIONS, TABLE 11. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.



DESIGNER / ENGINEER INFORMATION:  
 R.T.A. & CO.  
 PROFESSIONAL ENGINEERS  
 P.O. BOX 24  
 GWINNETT, GA 30043  
 770-297-8792

INVERT	OUTLET	LENGTH	FLOW	TOTAL AC	TOTAL Q	VE	IS/VR	C	CRSTA AC	RELQAQ	VELOCITY	OUTLET	MATERIAL			
STRUCTURE	STRUCTURE	(L/IN)	(CFS)	(SQ FT)	(MGD)	(FT/SEC)	(%)	(%)	(SQ FT)	(%)	(FT/SEC)	SPREAD				
P-1	12	SWCD	18	32.00	0.10	0.37	0.8	5	8.24	0.55	0.17	0.8	35	2.7	3.4	RCP
P-2	12	SWCD	18	45.00	1.26	2.43	1.2	5	8.24	0.55	0.32	1.0	35	2.7	3.4	RCP
P-3	13	SWCD	18	44.00	0.64	1.46	2.1	5	8.24	0.60	0.06	0.3	35	3.2	2.6	RCP
P-4	14	SWCD	18	49.34	5.50	0.70	7.4	5	8.24	0.50	0.70	2.0	35	3.5	3.5	RCP
P-5	15	SWCD	18	88.00	7.66	0.28	4.3	5	8.24	0.50	0.27	1.3	35	4.4	3.3	RCP
P-6	16	SWCD	18	10.40	10.74	1.07	4.5	5	8.24	0.55	0.04	0.0	35	4.4	2.1	RCP
P-7	17	SWCD	18	23.20	2.54	1.01	3.7	5	8.24	0.45	1.01	0.7	35	2.6	3.4	RCP
P-8	18	SWCD	18	49.45	2.52	2.16	0.6	5	8.24	0.53	0.08	0.4	35	2.3	3.0	RCP
P-9	19	SI	18	142.39	6.24	0.37	1.2	5	8.24	0.40	0.37	1.2	30	3.0	3.0	RCP
P-10	120	SI	18	83.70	13.27	2.00	7.1	5	8.24	0.40	0.36	1.2	35	6.4	-	RCP
P-11	111	SWCD	18	25.40	3.20	0.27	1.1	5	8.24	0.50	0.05	0.5	35	2.7	3.1	RCP
P-12	112	SWCD	24	24.30	2.40	1.39	5.3	5	8.24	0.50	0.23	0.9	35	4.6	2.1	RCP
P-13	113	SWCD	24	32.77	0.55	4.30	16.8	5	8.24	0.50	0.83	1.5	35	5.8	3.5	RCP
P-14	114	SWCD	24	132.02	13.31	1.40	18.4	5	8.24	0.50	0.88	1.6	35	8.0	2.1	RCP
P-15	115	SI	18	118.77	0.57	1.39	5.3	5	8.24	0.50	1.29	1.3	35	2.5	2.5	RCP
P-16	116	SWCD	18	32.70	2.90	1.49	4.3	5	8.24	0.50	0.30	0.8	24	2.9	2.4	RCP
P-17	117	SWCD	36	87.00	4.10	1.46	5.9	5	8.24	0.52	0.30	1.0	35	2.8	3.1	RCP
P-18	118	SWCD	18	30.30	0.70	0.12	0.5	5	8.24	0.55	0.12	0.5	35	2.3	2.0	RCP
P-19	119	SWCD	30	37.42	1.03	1.34	27.6	5	8.24	0.50	0.27	1.1	35	6.0	1.2	RCP
P-20	120	SWCD	30	37.46	1.50	1.48	7.0	5	8.24	0.45	0.58	0.9	35	6.0	1.0	RCP
P-21	121	SWCD	18	80.25	0.40	0.23	0.9	5	8.24	0.50	0.23	0.9	35	3.8	2.0	RCP
P-22	122	SWCD	30	447.40	0.30	1.16	70.3	5	8.24	0.50	0.43	1.5	35	7.0	2.4	RCP
P-23	123	SWCD	18	34.53	1.32	1.09	4.8	5	8.24	0.52	1.05	4.8	35	2.8	1.8	RCP
P-24	124	SI	18	122.25	1.16	0.92	3.7	5	8.24	0.48	0.82	2.7	35	3.9	3.9	RCP
P-25	125	SWCD	36	119.40	1.24	11.84	42.8	5	8.24	0.50	0.51	2.1	35	6.7	2.0	RCP
P-26	126	SWCD	36	22.81	4.65	1.46	46.8	5	8.24	0.45	0.76	4.0	35	8.1	-	RCP
P-27	127	SI	48	33.77	0.44	18.35	80.1	5	8.24	0.43	0.60	6.0	35	8.1	-	HDPE
P-28	128	SWCD	30	42.87	1.13	0.34	1.6	5	8.24	0.50	0.24	1.0	35	2.0	3.1	RCP
P-29	129	SWCD	18	65.50	7.74	0.35	1.5	5	8.24	0.52	1.05	0.5	35	2.3	1.8	RCP
P-30	130	SWCD	18	33.13	1.17	0.81	3.0	5	8.24	0.58	0.81	8.3	35	2.5	2.8	RCP
P-31	131	SWCD	18	71.81	7.40	1.50	5.8	5	8.24	0.40	1.15	0.7	35	2.0	2.2	RCP
P-32	132	SI	48	105.50	1.24	2.46	7.9	5	8.24	0.52	0.83	7.4	35	4.6	-	RCP
P-33	133	SWCD	18	16.23	0.82	0.24	1.2	5	8.24	0.40	0.24	1.5	35	2.0	2.1	RCP
P-34	134	SWCD	18	44.35	3.00	1.41	10.7	5	8.24	0.53	0.34	1.5	35	5.6	2.0	RCP
P-35	135	SWCD	24	31.27	2.28	1.50	13.0	5	8.24	0.55	0.53	2.3	35	5.8	2.4	RCP
P-36	136	SWCD	24	49.14	2.65	4.30	11.8	5	8.24	0.52	1.35	1.1	35	7.0	1.9	RCP
P-37	137	SWCD	24	142.03	4.22	2.21	14.7	5	8.24	0.48	0.33	0.9	35	5.2	1.9	RCP
P-38	138	SWCD	18	118.13	1.13	2.21	13.3	5	8.24	0.50	0.38	1.5	35	2.0	1.9	RCP
P-39	139	SI	24	195.49	1.55	3.45	15.0	5	8.24	0.50	0.90	0.8	35	3.0	3.0	RCP
P-40	140	SWCD	30	117.24	4.59	3.16	19.8	5	8.24	0.62	0.70	3.7	35	4.7	2.0	RCP
P-41	141	SI	18	244.23	0.81	0.49	4.8	5	8.24	0.50	0.46	1.5	35	3.0	3.0	RCP
P-42	142	SI	18	116.34	0.50	0.83	3.7	5	8.24	0.60	0.31	1.8	35	4.3	-	HDPE
P-43	143	SI	18	69.36	1.63	1.04	7.8	5	8.24	0.60	0.21	1.0	35	4.7	-	HDPE
P-44	144	SI	30	329.03	0.01	0.19	15.5	5	8.24	0.60	0.20	1.0	35	5.3	-	RCP
P-43A	143A	SI	30	311.8	0.25	0.96	11.4	5	8.24	0.40	0.31	1.1	35	5.0	-	RCP
P-44A	144A	SI	30	176.00	1.04	0.49	3.7	5	8.24	0.63	0.49	2.7	35	2.1	-	HDPE
P-45	145	SI	18	143.40	0.37	0.16	1.4	5	8.24	0.60	0.51	3.8	35	5.0	-	HDPE
P-46	146	SI	18	149.50	1.23	1.01	3.4	5	8.24	0.60	0.90	0.8	35	3.0	-	HDPE
P-47	147	SI	18	202.50	1.08	1.23	6.6	5	8.24	0.63	0.32	1.3	35	5.3	-	HDPE
P-48	148	SI	18	143.40	0.37	1.19	1.6	5	8.24	0.60	0.90	0.0	35	5.1	-	HDPE
P-49	149	PCS	30	102.26	1.22	22.30	11.2	5	8.24	0.60	0.90	0.0	25	5.1	-	RCP



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 FAX: (770) 532-1895  
 www.pattonland.com



THE REGENCY AT  
 WESTBROOK  
 14-11-14-18  
 LANDLOT 233  
 7TH LAND DISTRICT  
 CITY OF SUGAR HILL  
 GWINNETT COUNTY, GEORGIA

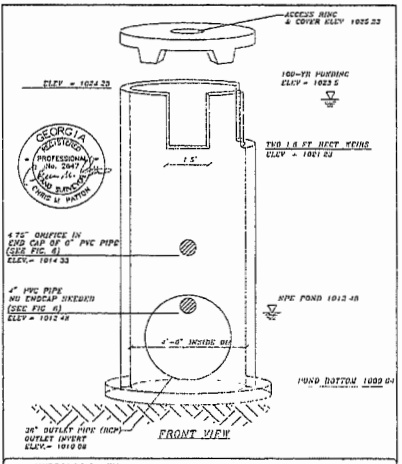
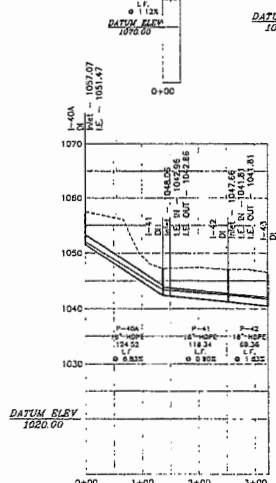
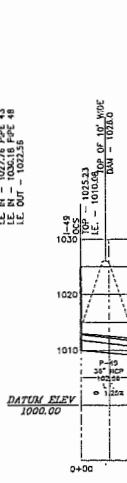
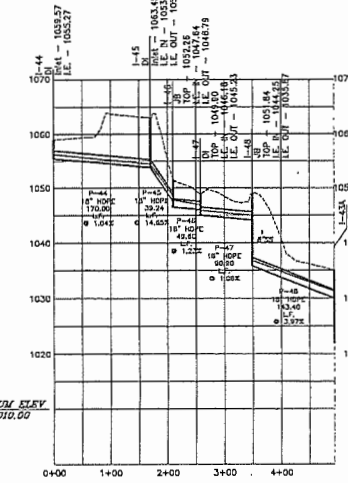
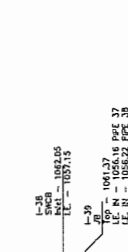
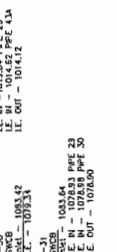
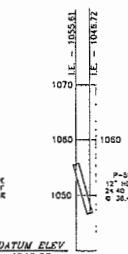
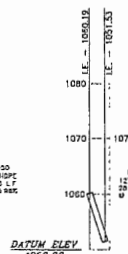
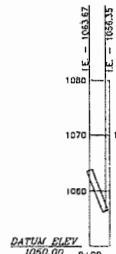
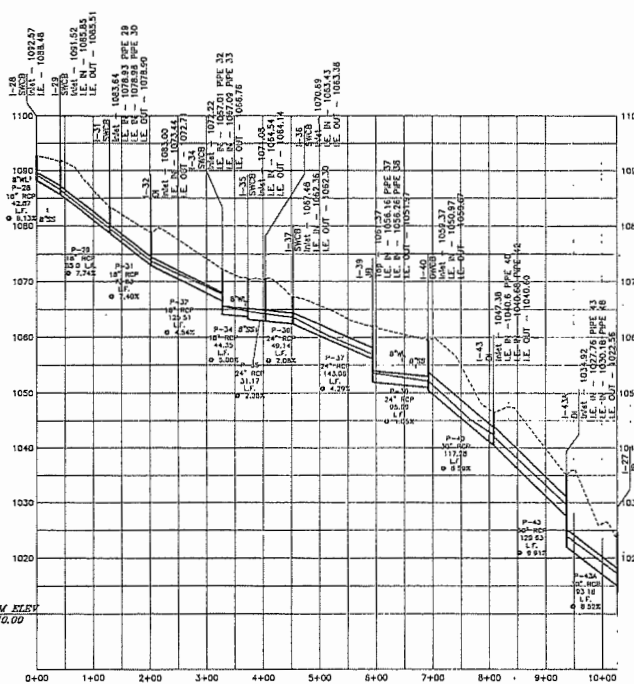
REVISIONS

NO.	DATE	DESCRIPTION
1	05/27/2015	ISSUE FOR PERMITS
2	07/07/2015	ISSUE FOR PERMITS
3	07/07/2015	ISSUE FOR PERMITS
4	07/24/2015	ISSUE FOR PERMITS

DRAINAGE AS-BUILT PROFILE  
 SHEET NUMBER: 15L181858-7  
 DATE: 05/26/2015  
 SURVEY DATE: 05/26/2015  
 14-11-14-18-18-19  
 UN. 14-172

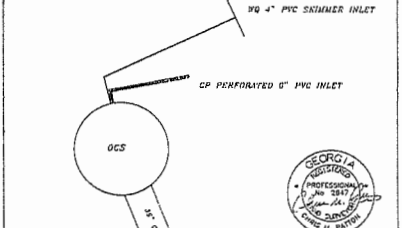
PLAT D: 00144 P: 08154  
 Record# 0307/2019 11:45 AM  
 T&E 151828 Page: 7 From: 870.00  
 Richard T. Alexander, Jr.  
 Civil & Surveying Engineer, State of Georgia  
 #P&E Registration: 047834463

THIS BLOCK IS RESERVED FOR THE CLOCK OF THE SUPERIOR COURT



HYDROLOGIC STUDY SCALE 1/8\"/>

DATE: 07/15/2018  
 DRAWN BY: R. T. ALEXANDER, JR.  
 CHECKED BY: R. T. ALEXANDER, JR.  
 PROJECT: REGENCY AT WESTBROOK  
 SHEET NO. 6 OF 7



HYDROLOGIC STUDY SCALE 1/8\"/>

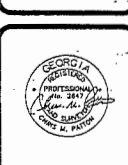
DATE: 07/15/2018  
 DRAWN BY: R. T. ALEXANDER, JR.  
 CHECKED BY: R. T. ALEXANDER, JR.  
 PROJECT: REGENCY AT WESTBROOK  
 SHEET NO. 6 OF 7

NOTES:  
 1.) HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MFP, TYPE S & E. CONNECTIONS SHALL USE RUBBER GASKETS, WHICH CONFORMS TO ASTM F-277. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE G-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 1030-0, 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.



DESIGNER / ENGINEER INFORMATION:  
 R.T.A. & CO.  
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 770-297-8763

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 GADSDEN, GA 30543  
 PHONE: (770) 532-4492  
 FAX: (770) 532-1949  
 www.patonsurveying.com



REGENCY AT WESTBROOK  
 SHEET NO. 6 OF 7

FINAL SET-PLAT FOR:  
**THE REGENCY AT WESTBROOK**  
 1.95 AC ± CD - 1A -  
 LAND LOT 233  
 7TH LAND DISTRICT  
 CITY OF SUGAR HILL,  
 CLAY COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/15/2018	ISSUED FOR PERMIT
2	07/15/2018	ISSUED FOR PERMIT
3	07/15/2018	ISSUED FOR PERMIT
4	07/15/2018	ISSUED FOR PERMIT

DRAWN AS-BUILT PROFILE  
 6 OF 7  
 SCALE: 1" = 100'  
 SURVEY DATE: 05/24/2018  
 PLAT DATE: 05/26/2018  
 14-172-PAL-AS-BUILDING  
 JUN. 14 - 172

