

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: March 2, 2016
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification Request | Mossy Oaks Townhomes Phase II
Highland Avenue & Sylvan Street

RECOMMENDED ACTION

Ratify the Mossy Oaks Townhomes Phase II final plat dated 2-24-16, as approved by City Manager.

ISSUE J Scott Properties LLC has requested ratification of the final plat for the Mossy Oaks Townhomes Phase II Subdivision. This phase includes 22 lots for attached, Residential Multi-Family homes on 2.94 acres.

Planning Staff has reviewed all documentation, coordinated inspections by the Street and Storm water Departments and determined that the site development meets the City's final plat application requirements.

The Development Maintenance and Performance Agreement and associated surety amounts have been agreed upon.

Maintenance Surety to cover:

| | |
|-------------------------------|-------------|
| Drainage & Storm water piping | \$16,714.00 |
|-------------------------------|-------------|

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

- Mossy Oak Townhomes Phase Two Final Plat

On File:

- Final Plat Inspection Report
- Certificate of Development Conformance
- Bond Calculation Form

GENERAL NOTES

- OWNER / DEVELOPER: J SCOTT PROPERTIES LLC
2212 GLENRIDGE LN
CUMMING, GA 30041
TEL: 770-876-1501
CONTACT: KEVIN DANIEL
- ENGINEER / SURVEYOR: BLUE LANDWORKS LLC
400 PEACHTREE INDUSTRIAL BLDG
SUITE 5-290
SUMNER, GEORGIA 30024
TEL: 678-894-8586
CONTACT: TATLOR ANDERSON, PE
- THIS PROPERTY IS SHOWN ON GWINNETT COUNTY TAX MAPS AS BEING PART OF THE 7TH LAND DISTRICT, LAND LOT 272 IN THE CITY OF SUGAR HILL, PARCEL ID(S) 7-272-007-010, 022-025, 272-274, 281 AND CONTAINING 2.94 ACRES. (4762-4766 SYLVAN STREET, 4762 CHAPEL AVENUE, 4755-4768 HIGHLAND AVENUE)
- THIS PROPERTY IS ZONED RM (RESIDENTIAL MEDIUM-FAMILY DISTRICT).
- PROPOSED USE: RESIDENTIAL MEDIUM-FAMILY ATTACHED HOUSING DUPLEXES
TOTAL GROSS AREA = 2.94
NUMBER OF DWELLINGS = 22
DENSITY UNITS/ACRE = 7.48
MINIMUM DWELLING UNIT SIZE: 1,500 SF (PER RZ-06-010 CONDITION NO. 5)
MINIMUM LOT AREA: 8,000 SF (PER DUPLEX)
MINIMUM LOT WIDTH: 50 FEET
MAX BUILDING HEIGHT: 35 FEET
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 35 FEET
MINIMUM SIDE SETBACK: 7.5 FEET
MINIMUM REAR SETBACK: 20 FEET
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13055C-0046C, DATED 03-04-2014.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY BLUE LANDWORKS, LLC, DATED OCTOBER 2014.
- WATER SERVICE PROVIDED BY GWINNETT COUNTY WATER SYSTEM. SEWAGE DISPOSAL TO BE BY GWINNETT COUNTY.
- CITY OF SUGAR HILL DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
- FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFESAFETY, SECTION 46-38(A).
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION.
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGEST FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN THE PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6 AND GCO-37).
- SUBDIVISIONS OF SINGLE-FAMILY HOMES SHALL HAVE 8" WATER MAINS WITH 3-WAY HYDRANTS SPACED NO MORE THAN 450 FEET APART.
- THE STREAM BUFFER PROTECTION ORDINANCE OF THE CITY OF SUGAR HILL REQUIRES THAT A 30-FOOT BUFFER BE MAINTAINED ADJACENT TO ALL STATE WATERS (ARTICLE 4, SECTION 4.1, PARAGRAPH 4.1.1).
- TREES ARE NOT PERMITTED IN PERMANENT EASEMENTS.
- THERE ARE NO KNOWN WETLANDS/STATE WATERS BEING DISTURBED ON THIS SITE.
- IRON PINS SET AT LOT CORNERS = 3/8" RE-BAR.
- THE SURVEYOR WHOSE SEAL AND SIGNATURE APPEAR ON THIS PLAN IS NOT RESPONSIBLE OR ACCOUNTABLE FOR ANY INFORMATION WHICH LIES OUTSIDE THE CIRCULARS OF PROFESSIONAL SURVEYING AS DETERMINED BY THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- TREES SHALL BE MAINTAINED AND CARED FOR BY THE PROPERTY OWNER OF THE TREE EXCEPT IN SUBDIVISION IN WHICH THE PROPERTY OWNERS ASSOCIATION PROVIDES MAINTENANCE AND CARE. MAINTENANCE SHALL INCLUDE REPLACEMENT AND TRIMMING AS NECESSARY.
- WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL HYDROLOGY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLAN SHEET () 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 WETLAND ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAIN BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBSETS BEYOND THE POINT SHOWN ON THE APPROVAL AND RECORDED SUBDIVISION PLAN.
- EACH UNIT SHALL HAVE A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR IS SUBSTANTIALLY SIMILAR IN COMPOSITION TO THE UNITS CONSTRUCTED IN MOSSY OAK TOWNHOMES - PHASE I.
- 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 SODDED FOR EACH UNIT.

CONDITIONS OF ZONING (RZ-06-010), APPROVED JANUARY 8, 2007

- SUBDIVISION LIMITED TO 11 LOTS WITH 22 DUPLEX UNITS.
- SIDE SETBACK MAY BE REDUCED TO 7.5' ON LOTS 1-3 AS SHOWN ON THE SITE PLAN PREPARED BY BRENER AND DUKLEY AND DATED 11-03-2006.
- ZONING BUFFER ADJACENT TO THE SIDE LOT LINE OF PARCEL 7-272-027 AS SHOWN ON THE SITE PLAN PREPARED BY BRENER AND DUKLEY AND DATED 11-03-2006 MAY BE REDUCED TO 10' INCLUDING THE 7.5' SETBACK.
- ALL STANDARDS FOR MAJOR SUBDIVISION REQUIREMENTS MUST BE MET, AS DEEMED APPROPRIATE BY PLANNING STAFF.
- 1500 SQUARE FOOT MINIMUM DWELLING UNIT SIZE.
- DREYENWAYS SHALL BE 18" WIDE MINIMUM TO ACCOMMODATE TWO FULL SIZE AUTOMOBILES SIDE BY SIDE.
- SIDEWALKS SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF EACH LOT'S FRONTAGE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PENDING COORDINATION AND APPROVAL WITH APPLICABLE UTILITIES.
- EACH LOT MUST YIELD A MINIMUM OF TWO (2) TREE DENSITY UNITS AS DESCRIBED IN CHAPTER 5.3.3 OF THE BUFFER, LANDSCAPE AND TREE ORDINANCE.
- SUBDIVISION DEVELOPMENT PLANS SHALL SUBSTANTIALLY RESEMBLE THE ZONING PLAN PREPARED BY BRENER AND DUKLEY AND DATED 11-03-2006.
- FACADES AND ELEVATIONS OF ALL BUILDINGS SHALL BE CONSISTENT WITH THOSE BUILDINGS ON PARCELS REZONED BY CITY CASE # RZ-05-006.
- DEVELOPER SHALL BRING THE ROAD IN FRONT OF HIGHLAND AVENUE TO A MINIMUM OF 22' WIDTH WITH DRAINAGE SWALES AND PAVED DRIVEWAY CROSSING WHERE NECESSARY.

CONDITIONS OF ZONING (RZ-07-004), AUGUST 13, 2007

- ADJUST ZONING CONDITIONS FROM RZ-06-010 APPROVED JANUARY 8, 2007 TO ALLOW SUBDIVISION NOT TO EXCEED 22 LOTS.
- REDUCE MINIMUM LOT SIZE TO 4,738 SQ. FT. FOR LOTS 13-18 AS SHOWN ON REZONING PLAN PREPARED BY LANDTEC ENGINEERING AND SURVEYING DATED 07-15-2007.
- THE COMMON PROPERTY LINES BETWEEN EACH ATTACHED PAIR OF DWELLING UNITS SHALL BE REDUCED TO 0' ON ALL 22 LOTS AND THE SIDE SETBACK FOR ALL LOTS SHALL BE REDUCED TO 7.5' AS SHOWN ON REZONING PLAN PREPARED BY LANDTEC ENGINEERING AND SURVEYING DATED 07-15-2007.
- SUBDIVISION DEVELOPMENT PLANS SHALL SUBSTANTIALLY RESEMBLE THE ZONING PLAN PREPARED BY LANDTEC ENGINEERING AND SURVEYING ON FILE WITH THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND DATED 07-15-2007.
- REDUCE THE AREA PER DWELLING UNIT FROM 5400 SQ. FT. TO 4,738 SQ. FT. FOR LOTS 13-18 AS SHOWN ON REZONING PLAN PREPARED BY LANDTEC ENGINEERING AND SURVEYING DATED 07-15-2007.

CONDITIONS OF STREET CUT APPROVAL: MARCH 06, 2015

- 3,500 PSI CLASS "A" CONCRETE MUST BE USED TO REPLACE THE PAVEMENT IN QUESTION.
- ALL STREET CUT TIES MUST BE PAID.
- ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED THE SAME DAY THE TRENCH IS OPENED.
- THE EDGES OF THE PAVING CUT SHALL BE SMOOTH.
- TRENCH COMPACTON AND TEST MEASUREMENTS SHALL MATCH SECTION 6.7 OF THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS.
- THE APPLICANT SHALL CONTACT THE GWINNETT COUNTY PUBLIC UTILITIES DEPARTMENT FOR PERMISSION PRIOR TO CUTTING.
- THE APPLICANT SHALL CONTACT THE GWINNETT COUNTY TRAFFIC ENGINEER AT LEAST 24 HOURS IN ADVANCE OF CLOSURE OF TRAFFIC LANES.
- THE DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) AT LEAST 18 INCHES IN DIAMETER.

GWINNETT COUNTY SEWER NOTES:

- BECAUSE SANITARY SEWER MANHOLE RIMS ARE SUBJECT TO ADJUSTMENT, MANHOLE RIM ELEVATIONS SHOWN ON THE RECORD DRAWING SHOULD BE USED AS BENCHMARKS.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
- SEWER INVERTS CONSTRUCTED BY PRECAST MANUFACTURER. PER MANUFACTURER SPECIFICATIONS, PRECAST INVERTS ARE CONSTRUCTED WITH 0.2 FOOT DROP ACROSS THE MANHOLE. RECORD DRAWINGS REFLECT THIS STANDARD UNLESS OTHERWISE NOTED.

FINAL PLAT

FOR

MOSSY OAK TOWNHOMES

- PHASE II

CHAPEL AVENUE

SUGAR HILL, GA 30518

FINAL PLAT

FOR

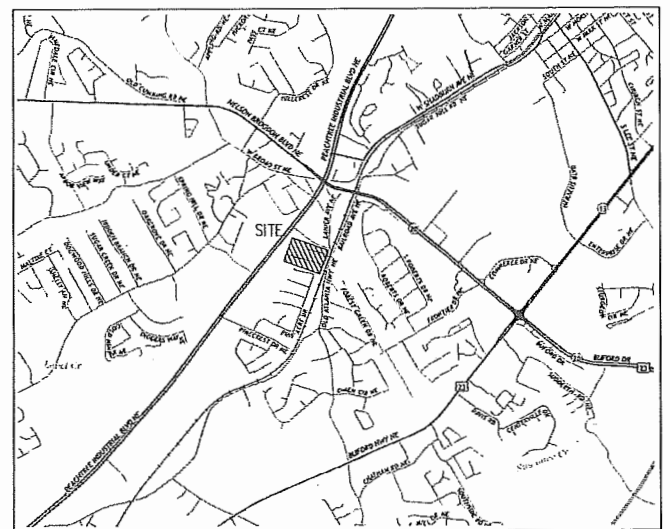
MOSSY OAK TOWNHOMES

- PHASE II

CHAPEL AVENUE

SUGAR HILL, GA 30518

BY
J SCOTT PROPERTIES LLC
2212 GLENRIDGE LN CUMMING,
GA 30041
770-876-1501



VICINITY MAP
SCALE: NTS
SOURCE: USGS
LOCATED IN
LAND DISTRICT 7
LAND LOT 272
GWINNETT COUNTY, GEORGIA

FINAL PLAT APPROVAL:

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAN 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 PLAN IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

REVIEWED AND APPROVAL RECOMMENDED BY:

PLANNING DIRECTOR _____ DATE _____
CITY OF SUGAR HILL

APPROVED THIS _____ DAY OF _____, 20____

CITY MANAGER _____
CITY OF SUGAR HILL

OWNERS ACKNOWLEDGMENT AND DECLARATION:

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAN 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 _____

SURVEYOR'S CERTIFICATION:

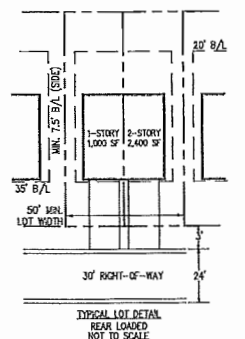
IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,684 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225,420 FEET FOR "TRACT A", AND ONE FOOT IN 200,524 FEET FOR "TRACT B" CONTAINING A TOTAL OF 2.84 ACRES.

THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A TRIMBLE S-6 TOTAL STATION.

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 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.

BY: THOMAS W. WOODSMALL
REGISTERED GEORGIA LAND SURVEYOR
REG #2747 EXP. 12-31-2016



BLUE LANDWORKS LLC

CORPORATE ENGINEERS & SURVEYORS
LICENSE # PE070518
LICENSE # LS070194
400 PEACHTREE INDUSTRIAL BLDG.
SUITE 5-290
SUMNER, GEORGIA 30024
TELEPHONE: (678) 804-8585
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

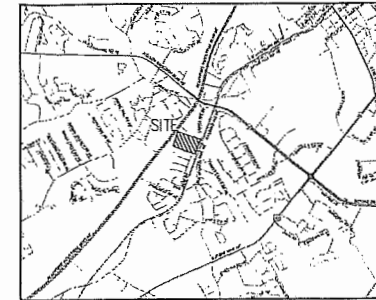
PREPARED FOR:
J SCOTT PROPERTIES LLC
2212 GLENRIDGE LN
CUMMING, GA 30041

| ISSUE # | DATE | REVISIONS |
|---------|----------|---|
| 1 | 09/25/15 | ISSUE FOR GWINNETT COUNTY RECORDS REVIEW PER PROJECT COMMENTS |
| 2 | 10/17/15 | |

MOSSY OAK TOWNHOMES - PHASE II

7TH LAND DISTRICT
LAND LOT(S) 272
PARCEL(S) 7-272-007-010, 022-025, 272-274, 281
CITY OF SUGAR HILL
GWINNETT COUNTY, GA
DRAWN: EC
CHECKED: SAN

FINAL PLAT

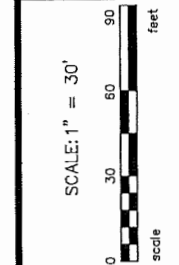


VICINITY MAP
SCALE: NTS
SOURCE: USGS

BLUE LANDWORKS
BLUE LANDWORKS LLC
CONSULTING ENGINEERS & SURVEYORS
LICENSE # 127001044
400 PEACHTREE INDUSTRIAL BLDG., SUITE 5-200
SUNWAVE, GEORGIA 30024
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
J. SCOTT PROPERTIES LLC
2012 CLINGMAN LN
CUMMING, GA 30041

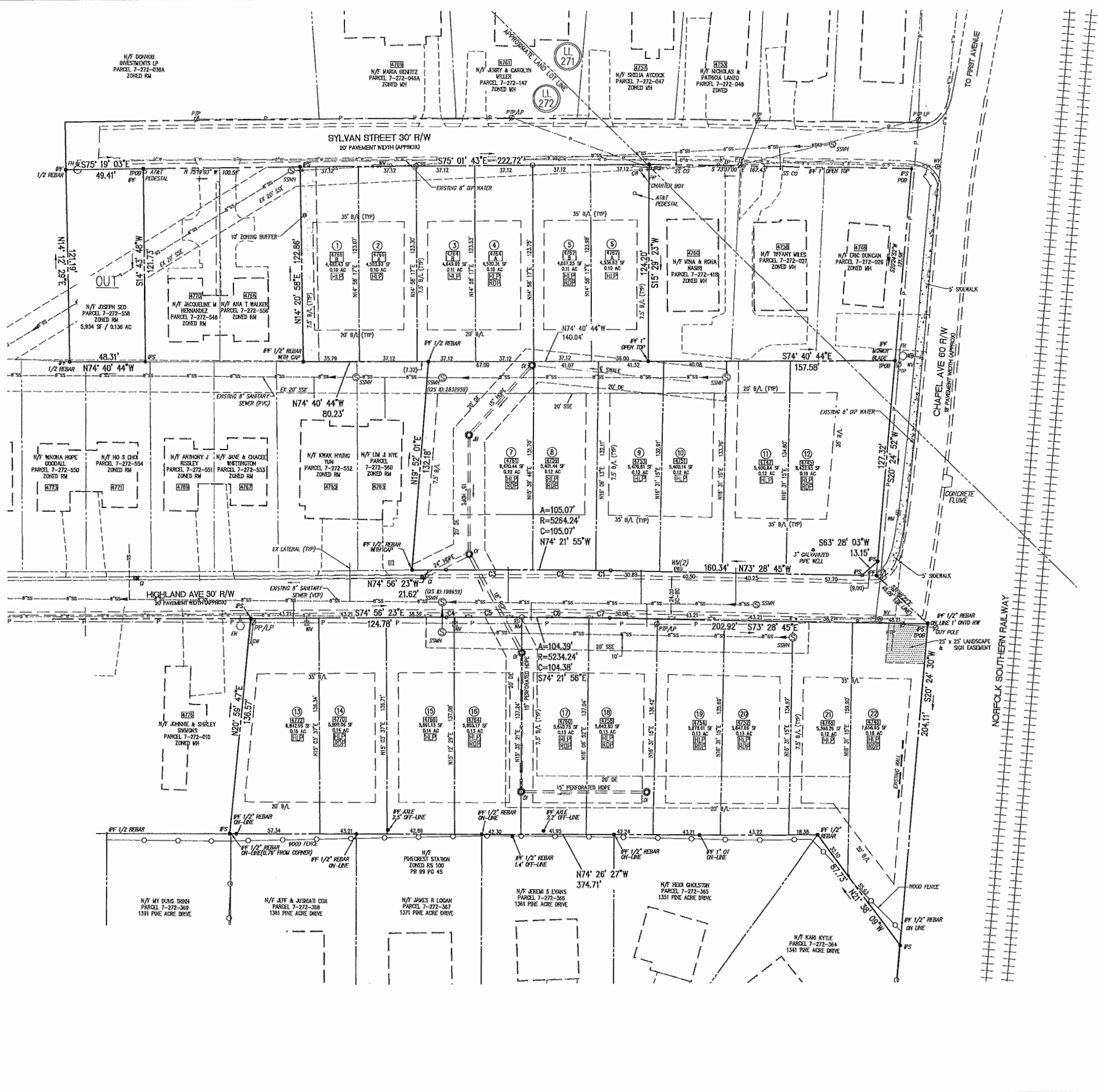
| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|-----|--------------------------------|
| 1 | 09/23/15 | SSM | SUBMIT FOR GOVT REVIEW |
| 2 | 10/16/15 | SSM | ADDRESS REVIEW ASPECT COMMENTS |



MOSSY OAK TOWNHOMES - PHASE II
FINAL FLAT

7TH LAND DISTRICT
PARCELS (S) 7-272-007-010, 022-025, 272-274, 281
CITY OF SUGAR HILL
GWINNETT COUNTY, GA
DRAWN: CC

PROJECT#2014-026
SHEET 2 OF 2



INDIVIDUAL UNIT STORMWATER MANAGEMENT NOTES:

1. UNITS IN THIS PHASE HAVE UNIT BY UNIT STORMWATER MANAGEMENT FACILITIES. REFERENCE "CONSTRUCTION PLANS FOR MOSSY OAK - PHASE II" BY BLUE LANDWORKS LLC DATED AUGUST 8, 2015 FOR DESIGN CRITERIA AND LOCATIONS.
2. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AS OUTLINED IN THE "DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOSSY OAK TOWNHOMES" RECORDED IN GWINNETT COUNTY RECORDS.
3. AN ACCESS EASEMENT IS PROVIDED OVER AND ACROSS ALL UNITS FOR THE PURPOSES OF INSPECTING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES.

TAX PARCEL TABLE

| LOT# | BLOCK# | TAX PARCEL# |
|------|--------|-------------|
| 1 | A | 7-272-568 |
| 2 | A | 7-272-569 |
| 3 | A | 7-272-570 |
| 4 | A | 7-272-571 |
| 5 | A | 7-272-572 |
| 6 | A | 7-272-573 |
| 7 | A | 7-272-574 |
| 8 | A | 7-272-575 |
| 9 | A | 7-272-576 |
| 10 | A | 7-272-577 |
| 11 | A | 7-272-578 |
| 12 | A | 7-272-579 |
| 13 | A | 7-272-580 |
| 14 | A | 7-272-581 |
| 15 | A | 7-272-582 |
| 16 | A | 7-272-583 |
| 17 | A | 7-272-584 |
| 18 | A | 7-272-585 |
| 19 | A | 7-272-586 |
| 20 | A | 7-272-587 |
| 21 | A | 7-272-588 |
| 22 | A | 7-272-589 |

LOT CURVE TABLE

| CURVE # | ARC LENGTH | RADIUS | CHORD DISTANCE | CHORD BEARING |
|---------|------------|---------|----------------|---------------|
| C1 | 9.46 | 5264.24 | 9.46 | N73°50'42"W |
| C2 | 40.45 | 5264.24 | 40.45 | N74°00'59"W |
| C3 | 55.16 | 5264.24 | 55.16 | N74°36'12"W |
| C4 | 4.84 | 5234.24 | 4.84 | S74°54'38"E |
| C5 | 43.21 | 5234.24 | 43.21 | S74°38'51"E |
| C6 | 43.25 | 5234.24 | 43.21 | S74°10'28"E |
| C7 | 13.12 | 5234.24 | 13.12 | S73°51'58"E |

ABBREVIATIONS

APPROX = APPROXIMATE
BC = BACK OF CURB
B/E = BOTTOM FINISH ELEVATION
BM = BENCHMARK
BLD = BUILDING
L/H = LAND LOT LINE
B/L = BUILDING LINE
C/B = CATCH BASIN
C/L = CENTERLINE
C/O = CLEANOUT
CMF = CONCRETE MOUND FOUND
CMP = CORRUGATED METAL PIPE
CSP = CORRUGATED STEEL PIPE
CF = CURB FEET
C/O & O/C = CURB & CUTTER
C/T = CRIMP TOP FOUND
DIA = DIAMETER
DE = DRAINAGE EASEMENT
DI = DRIP INLET
DRWB = DUCTILE IRON PIPE
D/C = DITCH OF PAVEMENT
ELEV = ELEVATION
EX = EXISTING
F/C = FACE OF CURB
FF = FEET
FF = FINISHED FLOOR ELEVATION
FFS = FINISHED SECTION
FM = FORCE MAIN
G/P = GEORGIA POWER MANHOLE
G = GRATE INLET
GR = GROUND
G/W = GUT WIRE
HM = HEADWALL
HDPE = HIGH DENSITY POLYETHYLENE

LEGEND

HP = HIGH POINT
HW = INVERT
IE = INVERT ELEVATION
RF = RIM FIN FOUND
R/S = RIM SET - 1/2" REBAR
KV = VALVE
L = LAND LOT LINE
LL = LAND LOT LINE
LP = LIGHT POLE
LWP = LOW POINT
MH = MANHOLE
M/S = MEAN SEA LEVEL
O/P = OPEN TOP PIPE
OCS = OUTLET CONTROL STRUCTURE
P/MT = PAVEMENT
P/D = PEDESTAL
P/N = P/N FOUND
P/C = POLYVINYL CHLORIDE PIPE
P/B = POINT OF BEGINNING
P/S = POWER
PP = POWER POLE
P/P = POWER/TELEPHONE POLE
P/L = PROPERTY LINE
P/PROP = PROPOSED
P/R = REBAR
R/C = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S/E = SANITARY SEWER EASEMENT
S/SW = SANITARY SEWER MANHOLE
S/SMB = SINGLE YARD CATCH BASIN
S/W = SIDEWALK
S/F = SQUARE FEET
TEL = TELEPHONE
TB = TOP OF BANK
T/C = TOP OF CURB
T/P = TOP OF CURB
T/PB = TRUE POINT OF BEGINNING
T/W = TRANSFORMER
UG = UNDERGROUND

LINE TYPES

BRANCH/CREEK
FENCE
GAS LINE
LAND LOT LINE
PLUGGED PIPE/STAR
POWER LINE
SANITARY SEWER LINE
STORM DRAINAGE LINE
TRAVELER LINE/POINT
WATER LINE

SYMBOLS

PROXIMITY CORNER
SIGN
SIGN
CLEAN OUT
HYDRANT
WATER METER
WATER VALVE
LIGHT POST
UTILITY POLE