## LEGEND

IRON PIN FOUND
IRON PIN SET
CONCRETE MONUMENT FOUND
FIRE HYDRANT
WATER LINE
WATER METER
WATER VALVE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
STORM DRAINAGE LINE
STORM DRAINAGE MANHOLE
STORM DRAINAGE DROP INLET
TEMPORARY BENCHMARK
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
FENCE LINE
PARKING BOLLARD
SIGN
CONCRETE
EASEMENT AREA
BSL BUILDING SETBACK LINE
LBL LANDSCAPE BUFFER LINE
CREEK CENTERLINE
BORE HOLE
MAILBOX
TELEPHONE MANHOLE
GAS LINE
GAS METER
GAS VALVE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
POWER METER
ELECTRIC TRANSFORMER BOX
POWER POLE
LIGHT POLE
GUY ANCHOR
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
PROPERTY LINE
MISC. MARKER POST
IRRIGATION CONTROL VALVE
GREASE TRAP MANHOLE
ELECTRIC MANHOLE
CLEAN OUT
ELECTRIC BOX
PARKING SPACES
BUILDING LINE
WELL
MEDIAN INLET
AREA INLET
CPP CORRUGATED PLASTIC PIPE

SARDIS BEND DRIVE (80' R/W) (PUBLIC STREET)

N/F SFB HAMILTON CROSSINGS, LLC DB 48XXX PG 48XX #2725 HAMILTON MILL ROAD

SARDIS CHURCH ROAD (80' R/W)

(PUBLIC RIGHT-OF-WAY) SARDIS CHURCH ROAD (80' R/W)

N/F D.G. JENKINS DEVELOPMENT CORPORATION D.B. 2507, PG. 258 D.B. 5352, P.G. 325 PARCEL NO. 1001 017

12"DIP PER GWINNETT COUNTY WATER DEPARTMENT

24"CURB AND GUTTER

EDGE OF ASPHALT

5/8"RBR FND WITH CAP (WOLVERTON)

WATER VAULT

8"PVC

8"DIP

18"RCP

S87°42'15"E 253.28'

LOT 11 P.O.B.

R=550.00' N84°20'54"E C=152.09' A=152.58'

S57°10'56"E 13.99'

5/8"RBR SET

RAMP

N43°08'58"E 30.31'

10' LANDSCAPE STRIP

GAS LINE NOT FOUND (MARKED BY811/GUTILITY LOCATE)

180.30'

72.98'

LOT 11-A P.O.B.

A=36.89' CH=36.76' S00°52'48"E R=127.80'

A=136.87' CH=136.39' N83°57'10"E R=470.00'

50' BUILDING SETBACK LINE

CONCRETE STOPS (TYP.)

N/F D.G. JENKINS DEVELOPMENT CORPORATION D.B. 2507, PG. 258 D.B. 5352, P.G. 325 PARCEL NO. 1001 017 ZONED "C1-NBHD BUSINESS"

TRACT 2 LOT 11-A (TRACT I) 0.588 ACRES 22,116 SQ. FT. REFERENCE No. 6

OLD SARDIS CHURCH ROAD (PUBLIC RIGHT-OF-WAY/PP-4800 R/W VARIES/TITLE NO. 3-FI) D.B. 194 P.G.200

GAS LINE MARKER

GAS REGULATOR GAS LINE MARKER

EXISTING RIGHT-OF-WAY

SANITARY SEWER MANHOLE

GRAVEL DRIVE

48"DIP PER GWINNETT COUNTY WATER DEPARTMENT

6" DIP FORCEMAIN PER GWINNETT COUNTY WATER DEPARTMENT

1/2"RBR FND W/CAP STAMPED "TURK" (POSSIBLY GEOSURVEY)

N18°24'32"W 16.56'

PK NAIL SET

N68°26'05"E 59.35'

A=50.71' CH=50.17' N32°56'08"W R=100.00'

20' SANITARY SEWER EASEMENT

N42°27'46"E 32.53'

A=51.36' CH=50.80' N62°10'36"W R=100.00'

A=99.52' C=98.18' CH=N 60°36'00" W R=175.00'

HATCHED AREA IS A PRIVATE DRIVE ACCESS EASEMENT.

A=112.33' C=112.33' R=200.00' CH=N 45°45'19" W

24"CURB AND GUTTER

LOT 8 #3305 SARDIS CHURCH ROAD and #2645 HAMILTON MILL ROAD "CVS" PARCEL REFERENCE No. 3

N/F HAMILTON RIDGE VENTURES, LLC PARCEL NO. 1001 782

LOT 9 #2635 HAMILTON MILL ROAD "CHICK-FIL-A" PARCEL REFERENCE No. 3

N/F HAMILTON RIDGE VENTURES, LLC PARCEL NO. 1001 783

"GOODWILL" 1-STORY BRICK STEEL FRAME BUILDING

N/F HAMILTON RIDGE VENTURES, LLC D.B. 47474, PG. 102 PARCEL NO. 1001 784 ZONED "C2-GENERAL BUSINESS"

TRACT 1 LOT 11 - #3295 SARDIS CHURCH ROAD 2.342 ACRES 102,037 SQ. FT.

REFERENCE No. 3

N43°39'24"W 213.64'

BIKE RACK

LOADING DOCK

CONCRETE

RAMP

2 H/C

BLOCK RETAINING WALL

CHAIN LINK FENCE

15" CPP

6"PVC

DRIVE THRU CANOPY

45' BUILDING SETBACK LINE PER COUNTY VARIANCE APPROVAL

10' LANDSCAPE STRIP

A=118.87' CH=117.84' S51°05'39"W R=260.00'

PK NAIL SET

5/8"RBR SET

SIDEWALK

BROKEN ASPHALT DRIVE

PRIVATE DRIVE

24"RCP

S64°11'32"W 6.30'

N/F TANG WAI MAN #3547 SARDIS CHURCH ROAD DB 11608, PG 263

PARCEL No. 1001 036

COMBINED AREA LOT 11 AND LOT 11-A(TRACT I) 2.850 ACRES 124,147 SQ. FT.

N/F PEAU INVESTMENTS, LLC #3567 SARDIS CHURCH ROAD D.B. 39217, PG 144

PARCEL No. 1001 454

1"OPEN TOP FND 1.7' IN R/W

3/8"RBR FND

15'x20' SOUTHERN BELL (BELLSOUTH) T & T EASEMENT

5/8"RBR FND 1.8' IN R/W

1/2"RBR FND

N/F JACKSON ELECTRIC MEMBERSHIP CORP #3527 SARDIS CHURCH ROAD

OLD SARDIS CHURCH ROAD (PUBLIC RIGHT-OF-WAY/TITLE No. 3-F) (80' R/W)

NOTE: PER NOTE ON PLANS PREPARED BY WOLVERTON & ASSOCIATES (DATED 10/22/07) SARDIS CHURCH ROAD RIGHT OF WAY HAS BEEN VACATED FROM THIS POINT, SOUTH TO HAMILTON MILL ROAD

GRID NORTH-WEST ZONE NAD 83 SEE NOTE 5

GRAPHIC SCALE
30 0 30 60
1 Inch = 30 Feet

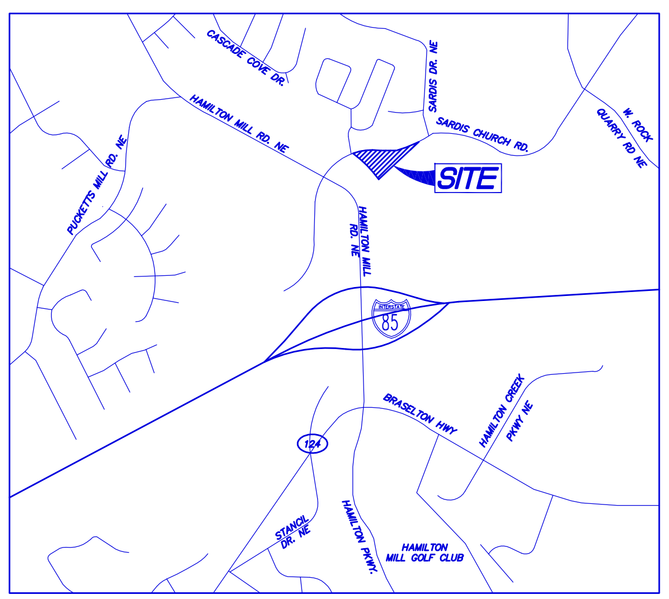
## ZONING

TRACT 1 (LOT 11)
C-2 (CHANGE IN CONDITIONS)
GENERAL BUSINESS DISTRICT
CASE NUMBER CIC-08-007, DATED 3/25/08
GCID 2008-0324

TRACT 2 (LOT 11-A)
C-1 NEIGHBORHOOD BUSINESS DISTRICT

## PARKING COUNT

| | |
|---|---|
| REGULAR PARKING SPACES: | 88 |
| HANDICAP PARKING SPACES: | 4 |
| TOTAL PARKING SPACES: | 92 |




VICINITY MAP (NOT TO SCALE)

## SURVEY REFERENCES

1. FINAL SUBDIVISION PLAT FOR HAMILTON CROSSROADS, PREPARED BY TRAVIS PRUITT AND ASSOCIATES, DATED SEPTEMBER 26, 2006, RECORDED IN PLAT BOOK 117, PAGES 145-147 GWINNETT COUNTY RECORDS.
2. FINAL SUBDIVISION PLAT FOR HAMILTON CROSSROADS, PREPARED BY TRAVIS PRUITT AND ASSOCIATES, DATED DECEMBER 7, 2006, RECORDED IN PLAT BOOK 118, PAGES 27-29 GWINNETT COUNTY RECORDS
3. FINAL SUBDIVISION PLAT FOR HAMILTON CROSSROADS, PREPARED BY TRAVIS PRUITT AND ASSOCIATES, DATED DECEMBER 18, 2006, RECORDED IN PLAT BOOK 118, PAGES 111-113 GWINNETT COUNTY RECORDS
4. HAMILTON MILL ROAD RIGHT OF WAY PLANS, PREPARED BY WOLVERTON AND ASSOCIATES, INC, PROJECT No. 05-123, SHEET DRAWING NUMBER 13-02, DATED SEPTEMBER 10, 2008.
5. HAMILTON MILL ROAD RIGHT OF WAY PLANS, PREPARED BY WOLVERTON AND ASSOCIATES, INC, PROJECT No. 03180, SHEET No.'S R-04, R-08, R-09, R-11, R-12, DATED JUNE 1, 2005.
6. BOUNDARY SURVEY FOR D.G. JENKINS, PREPARED BY TRAVIS PRUIT AND ASSOCIATES, INC., DATED DECEMBER 12, 2003.
7. ALTA/ACSM LAND TITLE SURVEY OF LOT 11-HAMILTON MILL CROSSROADS AND LOT 11-A (TRACT 1), PREPARED FOR CROFT AND ASSOCIATED, PC, BY LAI ENGINEERING DATED 1-20-2009, LAST REVISED 5-19-2009.

## SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE OF ONE FOOT IN 69,645 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE:
   FOR LOT 11 WITHIN ONE FOOT IN 102,158 FEET
   FOR LOT 11-A (TRACT I) WITHIN ONE FOOT IN 234,430 FEET
3. FIELD WORK FOR THIS SURVEY WAS PERFORMED BY LAI ENGINEERING ON JANUARY 14, 2009.
4. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TRIMBLE 5600 ROBOTIC TOTAL STATION AND A TOPCON GPS RECEIVER.
5. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA WEST ZONE NORTH AMERICAN DATUM 1983(NAD 83) AND VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, JANUARY, 2009 AND WAS ADJUSTED USING COORS (CONTINUOUSLY OBSERVING REFERENCE STATIONS) DATA.
6. ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKINGS BY LAI ENGINEERING, SUB-SURFACE UTILITY LOCATE (S.U.E.) CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
7. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) GWINNETT COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13135C0028F, LAST REVISED SEPTEMBER 29, 2006.
8. SET BACK INFORMATION TAKEN FROM REFERENCE NUMBER 7, AND GWINNETT COUNTY VARIANCE APPROVAL.

## SURVEYOR'S CERTIFICATION

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED No. 2659 LAND SURVEYOR CLYDE R. ELDREDGE

CLYDE R. ELDREDGE
GEORGIA REGISTERED LAND SURVEYOR #2659

DATE

REVISIONS

PROJECT:
**AS-BUILT SURVEY of LOT 11-HAMILTON CROSSROADS AND LOT 11-A (TRACT I) SARDIS CHURCH ROAD**
BUFORD, GEORGIA
LAND LOT 1, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA

PREPARED FOR:
**CROFT AND ASSOCIATES, PC**
3104 CREEKSIDE VILLAGE, SUITE 203
KENNESAW, GEORGIA 30144
(770) 529-7714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LAI ENGINEERING

JOB NO: 8400
NAME: 8400-SURVEY-AL
SCALE: 1"=30'
SHEET NO. 1 of 1
DATE: 03/19/2010

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