

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: \$60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL PLAT

FOR

SHERWOOD SQUARE
PHASE 1

7285 SPOUT SPRINGS RD.

• GMD 392 • Hall County • Georgia •

TAX PARCEL ID: 150401 000060

HALL COUNTY PERMIT No.:

ORIGINAL LDP #: HDV 2021-00076
REVISION LDP #: HDV 2024-00036
AMENITY LDP #: HDV 2024-00047

RECORDING PERMIT

BY **Vamsee Polamarasetty**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

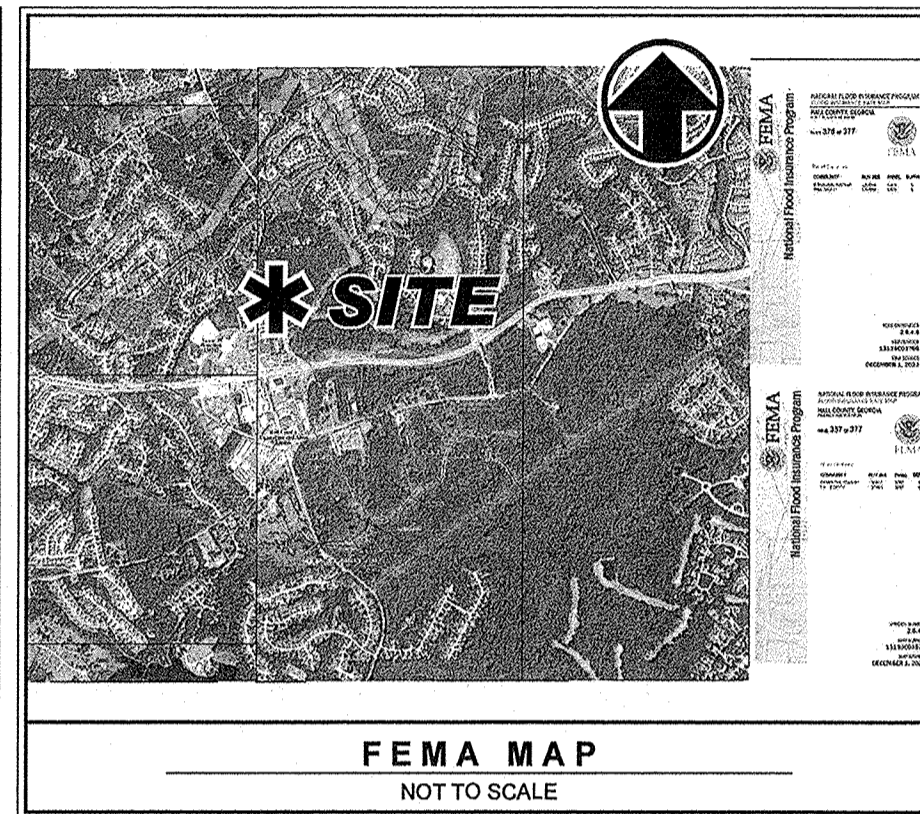
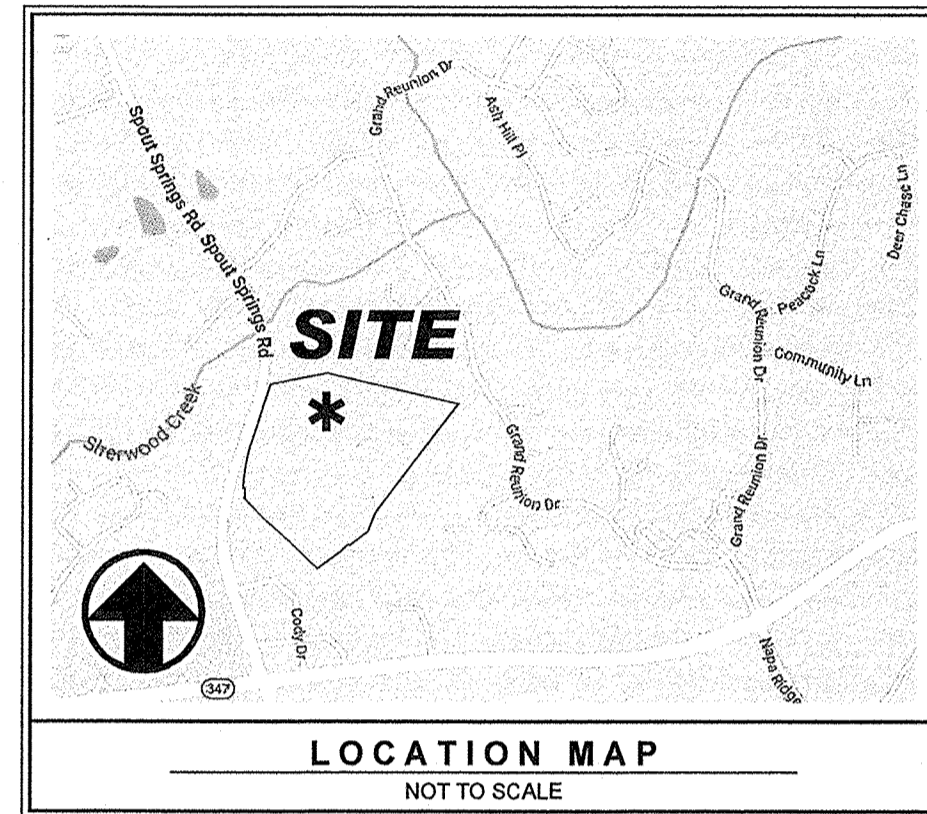


Hall County Sewer
Only Approval

FINAL PLAT NOTES:

- BOUNDARY INFORMATION WAS TAKEN FROM THAT BOUNDARY SURVEY FOR CENTURY COMMUNITIES OF GEORGIA, LLC, PREPARED BY TRAVIS PRUITT AND ASSOCIATES, INC. DATED MARCH 16, 2024.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT LIDAR AERIAL IMAGERY AND GROUND RUN TOPO BY EARTHPRO LAND SURVEYING.
- ALL WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
- ALL PROPOSED SANITARY SEWER INTERNAL TO THE SUBDIVISION TO BE GRAVITY FLOW. ALL PROPOSED SANITARY SEWER SERVICE FOR THIS PROJECT TO BE PRIVATE. A PUMP STATION AND OUTFALL FORCE MAIN IS PROPOSED FOR THIS SITE.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM HALL COUNTY.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM HALL COUNTY PUBLIC WORKS AND UTILITIES DEPARTMENT.
- HALL COUNTY WILL NOT MAINTAIN ANY STORMWATER INFRASTRUCTURE OUTSIDE OF THE DEDICATED RIGHT-OF-WAY.
- 1/2" REBAR SET AT ALL PROPERTY LOT CORNERS.
- THIS SITE CONTAINS WETLANDS. ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- STATE WATERS ARE PRESENT ON THIS SITE.
- HALL COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
- BEARINGS REFERENCED TO GRID NORTH.
- THERE ARE NO ON-SITE DISPOSAL AREAS.
- CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- SIDEWALK TO BE INSTALLED WITHIN ONE YEAR AFTER FINAL PLAT IS RECORDED OR ON A LOT BY LOT BASIS. SIDEWALKS TO BE INSTALLED PER TYPICAL LOT LAYOUT. ALL SIDEWALKS SHALL BE INSTALLED WITHIN TWO YEARS OF FINAL PLAT APPROVAL.
- THERE ARE TWO PHASES FOR THIS SUBDIVISION.
- A QUALIFIED HOME OWNERS ASSOCIATION IS TO BE ESTABLISHED FOR THIS SUBDIVISION.
- NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY LINES.
- UNLESS OTHERWISE SPECIFIED, ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- ALL INTERNAL STREETS ARE TO BE PRIVATE.
- NO POOL, BACKWASH, FOUNTAIN, SPA, DUMPSTER PAD DRAINS, OR DRAIN LINES MAY DISCHARGE INTO THE STORMWATER SYSTEM.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- RETAINING WALLS OVER 4' IN HEIGHT AND PART OF INITIAL INFRASTRUCTURE WILL BE REQUIRED TO BE INSPECTED BY DESIGN PROFESSIONAL OR REPRESENTATIVE AND INSPECTION REPORT WILL BE REQUIRED AT TIME OF FINAL PLAT.
- FOR ALL LOTS, FOR SURFACE WATER THAT MAY DRAIN ALONG LOT LINES AND REAR LOT LINES OF ADJACENT LOTS, NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDE SURFACE WATER DRAINAGE WITHIN 5' OF A SIDE LOT LINE, OR WITHIN 10' OF A REAR LOT LINE, OR WITHIN 20' OF A REAR LOT LINE ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY.

SITE DATA	
TOTAL SITE AREA	39.51 ACRES (PHASE 1: 23.39AC)
TOTAL DISTURBED AREA	± 34.1 ACRES
PROPOSED USE	RESIDENTIAL TOWNHOUSE
NUMBER OF LOTS	OVERALL: 220 (PHASE 1: 120)
MIN. LOT SIZE	2,400 SF
MIN. LOT WIDTH	50 FT.
MIN. FRONT SETBACK	20 FT.
MIN. SIDE SETBACK	10 FT. (20' MIN. BUILDING SEPERATION)
MIN. REAR SETBACK	20 FT.
SOURCE OF WATER	CITY OF GAINESVILLE
SOURCE OF SEWER	HALL COUNTY
TOTAL LENGTH OF PROPOSED ROADS	4,249 LF (PUBLICLY MAINTAINED)
TOTAL LENGTH OF GRAVITY SEWER	4,939 LF
TOTAL LENGTH OF FORCE MAIN	7,500 LF
PROPOSED SUBDIVISION NAME	SHERWOOD SQUARE
PROPOSED STREET NAMES	
ROAD A	SHERWOOD SQUARE DRIVE (1,517 LF)
ROAD B	SHERWOOD CREEK DRIVE (1,872 LF)
ROAD C	MULBERRY TRACE LANE (288 LF)
ROAD D	CLOVER LANE (572 LF)
ROAD E	QUINN PLACE (572 LF)



OWNER

CENTURY COMMUNITIES OF GEORGIA, LLC

2325 LAKEVIEW PKWY. STE. 700
ALPHARETTA, GA 30006
470-344-2384

24 HOUR EMERGENCY CONTACT
GEORGE NEWTON
(770) 547-0860

SITE ZONING:

PRD

OVERALL: 39.51 ACRES

PHASE 1: 23.39 ACRES

DISTURBED AREA: OVERALL: ± 34.1 ACRES

PHASE 1: ± 18.88 ACRES

TAX PARCEL ID: 150401 000060

LOT YIELD: TOTAL: 220

PHASE 1: 121

DENSITY:

TOTAL: 5.67 LOTS/ACRE

PHASE 1: 5.17 LOTS/ACRE

BUILDING SETBACK REQUIREMENTS:

• FRONT YARD: 20'

• SIDE YARD: 10'

• BUILDING SEPARATION: 20' MIN.

• REAR YARD: 20'

PROPOSED USE:

• RESIDENTIAL TOWNHOUSE DEVELOPMENT

ENGINEER'S AS-BUILT CERTIFICATION:

I CERTIFY THAT ALL OF THE STORMWATER FACILITIES SHOWN HEREON WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND IS FUNCTIONING AS DESIGNED. FURTHERMORE, I OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED THE NECESSARY AS-BUILT HYDROLOGY CALCULATIONS TO DEMONSTRATE THAT THE STORMWATER SYSTEM WILL PROVIDE THE REQUIRED DETENTION STORAGE AND OUTFLOW RATES.

Byron J. Arceneaux
BYRON J. ARCENEAUX, P.E. NO. 25785

HALL COUNTY STORMWATER POND NOTE:

HALL COUNTY WILL NOT MAINTAIN ANY TYPE OF STORMWATER OR DETENTION POND THAT HAS A MICRO POOL, PERMANENT POOL, GROUND WATER PRESENT, OR IS CONSTRUCTED TO PROVIDE 90 PERCENT REMOVAL OF TOTAL SUSPENDED SOLIDS FOR WATER QUALITY. HALL COUNTY WILL NOT MAINTAIN WATER QUALITY DEVICES. MAINTENANCE OF SUCH PONDS AND WATER QUALITY DEVICES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

HALL COUNTY WILL NOT MAINTAIN ANY STORMWATER INFRASTRUCTURE OUTSIDE OF THE DEDICATED RIGHT-OF-WAY.

COVENANTS NOTE:

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

DATUM:

CONTROL IS BASED ON GEORGIA WEST STATE PLANE COORDINATES, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) MEASURED IN US SURVEY FEET.

FLOOD HAZARD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13138C03766 & 13138C03576 DATED DECEMBER 1, 2022.

WETLANDS NOTE:

ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

SIGHT DISTANCE NOTE

THE UNDERSIGNED, HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROPOSED INTERSECTION MEETS THE MINIMUM AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS, CHAPTER 9 (AT-GRADE INTERSECTIONS) LATEST EDITION FOR A 45 MPH STREET. SAID SIGHT DISTANCE IS MEASURED FROM A POINT ON THE EXIT LANE LOCATED APPROXIMATELY 15' BACK FROM THE EXIST EDGE OF PAVEMENT DIRECTLY BEHIND THE PROPOSED STOP BAR LOCATION FOR A DRIVER'S EYE HEIGHT OF 3.5' AND AN OBJECT HEIGHT OF 3.5'. THE ACTUAL SIGHT DISTANCE PROVIDED IS 900 FEET IN EACH DIRECTION.

Byron J. Arceneaux
BYRON J. ARCENEAUX, P.E. NO. 25785 DATE 03/14/2025

Information regarding the regulated presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

SHEET INDEX	
No.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3	TABLES
4-5	FINAL PLAT
6	AS-BUILT POND DETAILS
TPR1 - TPR2-2	APPROVED TREE REPLACEMENT PLANS
1 of 1	BOUNDARY SURVEY

APPROVAL CERTIFICATE - ENGINEERING:
PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY DIRECTOR OF ENGINEERING. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

DIRECTOR OF ENGINEERING DATE

APPROVAL CERTIFICATE - ENVIRONMENTAL HEALTH:
PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY HEALTH DEPARTMENT. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

ENVIRONMENTAL HEALTH SECTION DATE

APPROVAL CERTIFICATE - PLANNING:
PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

PLANNING DIRECTOR DATE

OWNER'S DEDICATION CERTIFICATE:
HOME OWNER ASSOCIATION
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, PUBLIC GROUNDS, AND SANITARY SEWER THEREON SHOWN, WHICH COMPRISE A TOTAL OF _____ ACRES, FOR THE PURPOSES THEREIN EXPRESSED. FURTHER, THE OWNER DEDICATES TO THE USE OF THE HOME OWNERS ASSOCIATION FOREVER, ALL SANITARY SEWER THEREON SHOWN, FOR THE PURPOSES THEREIN EXPRESSED.

Travis N. Pruitt, Jr.
OWNER DATE 3/15/25

FINAL SURVEYOR'S CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 164,961 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,135,066 FEET.

BY: TRAVIS N. PRUITT, JR.
HALL COUNTY SURVEYOR
REG. NO. 2909
DATE OF EXPIRATION: 12/31/24

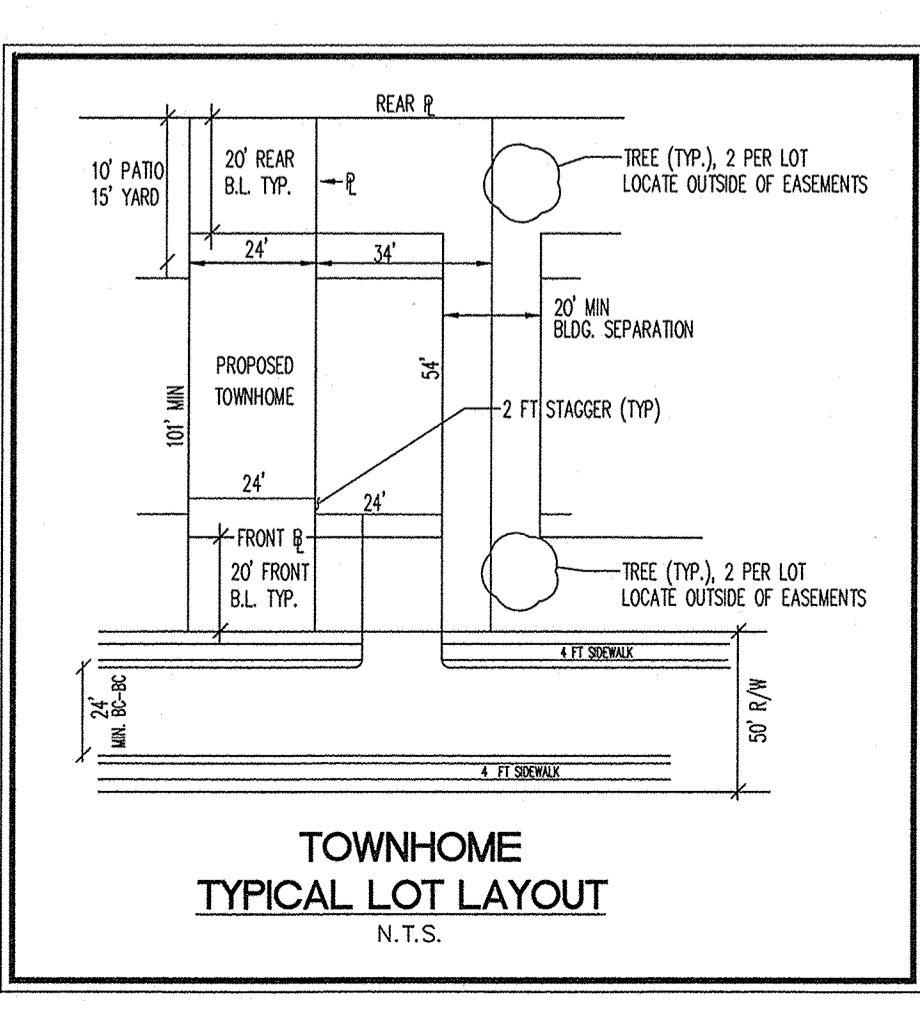
FINAL SURVEYOR'S CERTIFICATE:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TRAVIS N. PRUITT, JR. GEORGIA P.E. NO. 2909 DATE 3/15/25

Hall County Government
BOARD OF COMMISSIONERS
February 4, 2021
Ridgeline Land Planning, Inc.
136 Belaire Court
Winder, GA 30686
Re: Application to Rezone
Dear Mr. Persinger:
Please be advised that in its Voting Meeting on January 28, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:
Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential (AR-RV) to Planned Residential Development (PRD) on a 40.32-acre tract located on the east side of Spout Springs Road approximately 1.358 feet from its intersection with Friendship Road, s.a.s. 7285 Spout Springs Road, Zoned AR-RV, Tax Parcel 15041 000060. Proposed Use: residential mixed-use. Commission District: 1. Please contact me if you have questions or if you require any additional information concerning this action of the Board.
Conditions:
1. The development shall generally occur as depicted on the townhome site plan, submitted during the January 28, 2021 Board of Commissioners Voting Meeting, and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and the proposed Spout Springs Road widening project at the time of development.
2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, with the exception of variance granted as part of this request.
3. The following standards shall apply to the development:
a. The proposed development shall have a maximum of 225 townhomes and an overall density of 5.58 units per acre.

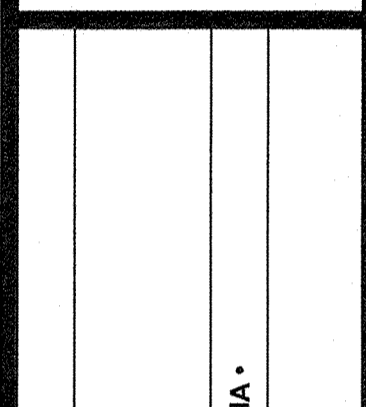
Hall County Government
BOARD OF COMMISSIONERS
February 4, 2021
b. Setbacks:
i. Minimum front yard setback from the property line of 20 feet.
ii. Minimum side yard setback from the property line of 10 feet with a building separation of 20 feet.
c. Maximum building height of 35 feet.
d. The townhomes shall contain a minimum of 1600 square feet of heated floor area and two-car garage.
e. The driveway shall be a minimum of 20 feet in length, measured from the edge of the sidewalk closest to the garage to the front facade of the garage.
f. Buffer:
i. A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.
g. Landscaping:
i. A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homeowner shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.
ii. The portion of property adjacent to Spout Springs Road shall have a 6-foot tall landscaped berm topped by a 6-foot tall fence, subject to the approval of the Planning Director. The fence may be wood, columns, and brick and mixture of vegetation.
iii. The entrance to the development shall be heavily landscaped and decorative in nature subject to the approval of the Planning Director.
h. Architectural standards:
i. All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

Hall County Government
BOARD OF COMMISSIONERS
February 4, 2021
i. A variance is granted for the garage placement and width requirements found within §17.180.060.
ii. An amenity package including a pool, cabana, playground, picnic table, and walking trails shall be developed as part of this project.
4. A traffic study shall be completed prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. The applicant shall work with the Town of Gainesville to obtain permitting rights for the second entrance located on Cody Drive.
6. The developer shall coordinate with Hall County Public Works and Utilities regarding connection to Hall County sewers for the project. No certificates of occupancy shall be issued prior to the sewer connection being established.
7. Monument signs shall be permitted at both entrances, on each side of the entrance, in accordance with Hall County regulations and consistent with the rendering submitted by the applicant.
8. All conditions of zoning shall be made part of any plats created for the property.
Please contact me if you have questions or if you require any additional information concerning this action of the Board.
Sincerely,
Lisa A. Ritchie
Hall County Planning Clerk
cc: MSP Partners LP Ronnie Gullett
PO Box 1295
Duluth, GA 30096
Sarah McQuade, Director of Planning & Development



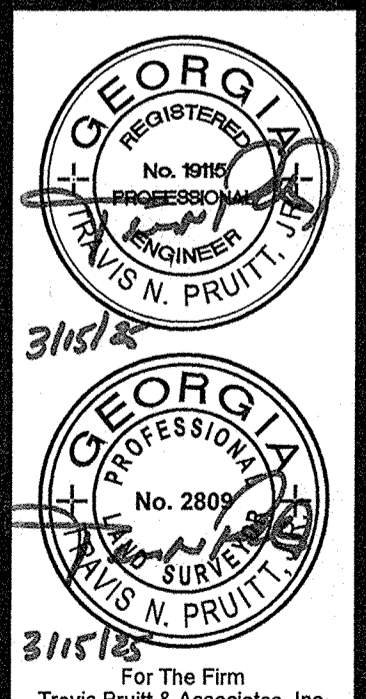
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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
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www.travispruitt.com
email: travis@travispruitt.com
Certificate of Authorization Number 613



COVER SHEET
SHERWOOD SQUARE
PHASE 1
• GMD 392 • TAX PARCEL 150401 000060 • HALL COUNTY • GEORGIA •

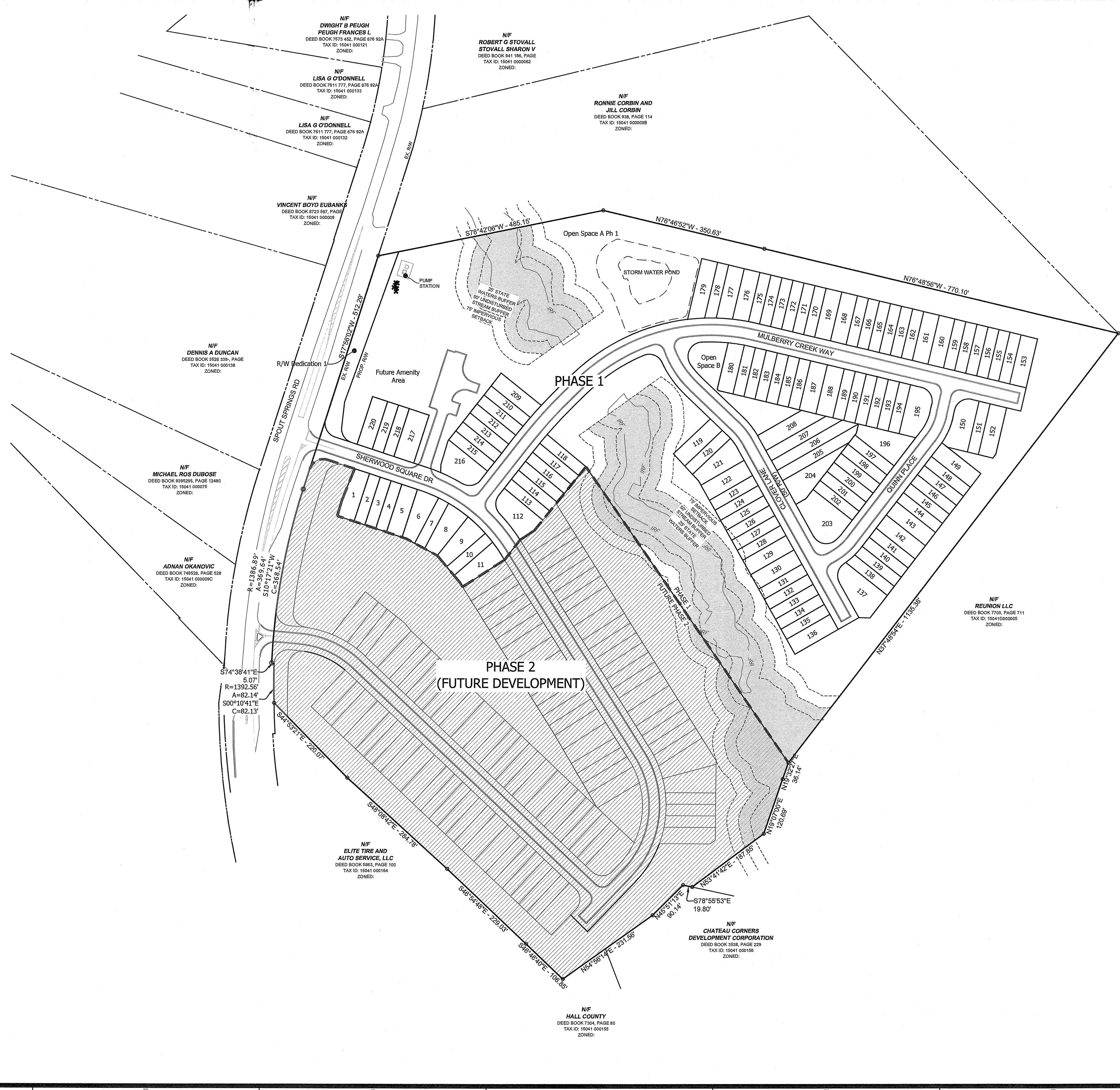
3/15/25



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.
DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: N/A
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-075
SHEET NO: 1 of 6

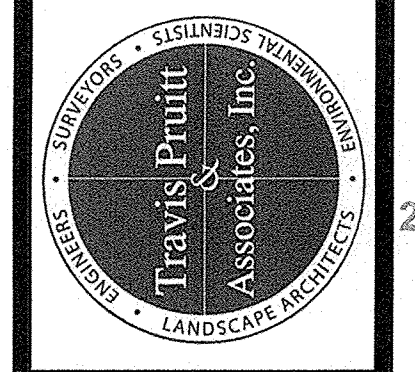
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 Mark Pettitt
 Hall County, GA
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SYMBOL	DESCRIPTION
	Headwall
	Manhole
	Drop Inlet
	Junction Box
	Catch Basin
DE	Drainage Easement
SSE	Sanitary Sewer Easement
AE	Access Easement
LS	Landscape Strip
S	Sanitary Sewer Line
RW	Right-of-Way
W	Water Line
BSL	Building Setback Line
	Storm Sewer Line
	Centerline
POB	Point of Beginning
ILP	Individual Lot Plan
TBM	Temporary Bench Mark
	Water Valve
	Fire Hydrant
HCR	Handicap Ramp
WE	Water Easement
BC	Back of Curb
MFFE	Minimum Finished Floor Elev.
	Drainage Easement
	IPS (Iron Pin Set)

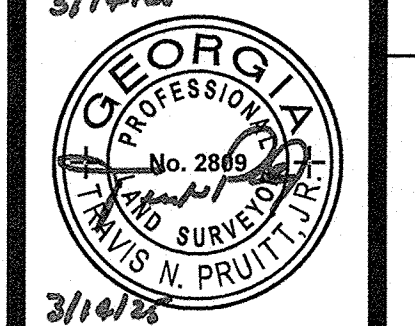
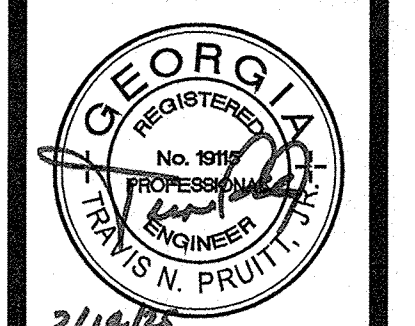
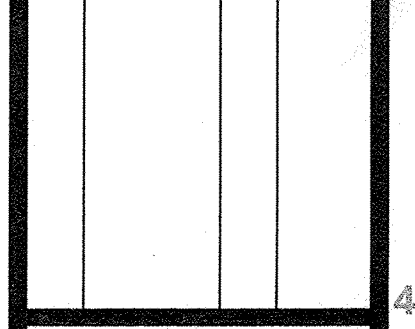


NO	DATE	DESCRIPTION
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4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com
 CONTACT PERSON: TRAVIS PRUITT, JR.
 e-mail: travis@travispruitt.com
 Certificate of Authorization Number 613



OVERALL SITE PLAN
SHERWOOD SQUARE
 PHASE 1
 • GMD 392 • TAX PARCEL 150401 000060 • HALL COUNTY • GEORGIA •



For The Firm
 Travis Pruitt & Associates, Inc.
 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.

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Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	47.15'	30.00'	S27°05'02"E	42.44'
C2	41.08'	30.00'	S32°48'53"E	37.95'
C3	32.16'	375.00'	N69°35'17"W	32.16'
C4	50.92'	375.00'	N63°14'28"W	50.88'
C5	83.08'	375.00'	N65°41'53"W	82.91'
C6	43.04'	30.00'	N79°33'05"E	39.44'
C7	0.92'	1025.00'	S38°28'46"W	0.92'
C8	24.00'	1025.00'	S39°10'34"W	24.00'
C9	24.02'	1025.00'	S40°31'05"W	24.02'
C10	34.07'	1025.00'	S42°08'30"W	34.07'
C11	53.72'	1025.00'	S44°35'43"W	53.71'
C12	136.73'	1025.00'	S42°16'31"W	136.62'
C13	276.20'	425.00'	S84°42'53"W	271.37'
C14	36.17'	425.00'	S85°46'16"W	36.16'
C15	24.67'	425.00'	S89°52'20"W	24.66'
C16	34.47'	425.00'	N86°08'30"W	34.46'
C17	34.12'	425.00'	N81°31'05"W	34.12'
C18	17.97'	425.00'	N78°00'25"W	17.97'
C19	423.60'	425.00'	S74°39'02"W	406.29'
C20	47.12'	30.00'	S58°12'15"W	42.43'
C21	57.12'	150.00'	N24°06'46"E	56.77'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C22	7.33'	150.00'	N36°25'15"E	7.33'
C23	64.44'	150.00'	N25°30'44"E	63.95'
C24	19.74'	150.00'	N41°35'28"E	19.73'
C25	24.59'	150.00'	N50°03'27"E	24.56'
C26	4.44'	150.00'	N65°36'05"E	4.44'
C27	48.77'	150.00'	N47°08'05"E	48.56'
C28	45.03'	30.00'	S13°27'04"W	40.92'
C29	26.65'	125.00'	N35°39'21"W	26.60'
C30	11.00'	125.00'	N44°17'10"W	11.00'
C31	37.66'	125.00'	N38°10'40"W	37.52'
C32	84.12'	225.00'	S36°05'49"E	83.64'
C33	45.49'	30.00'	N69°49'37"W	41.26'
C34	141.60'	375.00'	S56°54'52"W	140.78'
C35	86.68'	975.00'	S43°32'59"W	86.65'
C36	86.68'	975.00'	S43°32'59"W	86.65'
C37	24.00'	975.00'	S40°17'51"W	24.00'
C38	19.37'	975.00'	S39°01'23"W	19.37'
C39	130.06'	975.00'	S42°16'31"W	129.96'
C40	43.04'	30.00'	S02°38'37"E	39.44'
C41	69.44'	375.00'	N38°26'11"W	69.34'
C42	56.69'	375.00'	N68°44'25"W	56.64'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C43	34.78'	375.00'	N81°45'08"W	34.77'
C44	15.05'	375.00'	N77°56'43"W	15.05'
C45	106.52'	375.00'	N84°56'00"W	106.16'
C46	47.12'	30.00'	N31°47'46"W	42.43'
C47	42.96'	100.00'	N25°30'44"E	42.63'
C48	21.45'	100.00'	N43°57'56"E	21.41'
C49	52.54'	30.00'	S79°43'05"E	46.08'
C50	3.45'	175.00'	N30°06'44"W	3.45'
C51	49.27'	175.00'	N38°44'33"W	49.11'
C52	52.72'	175.00'	N38°10'40"W	52.52'
C53	24.01'	175.00'	S41°07'35"E	34.65'
C54	64.07'	30.00'	S25°44'32"W	52.57'
C55	32.45'	325.00'	N35°13'31"W	32.44'
C56	24.01'	325.00'	N40°12'07"W	24.00'
C57	49.89'	325.00'	N46°42'56"W	49.84'
C58	50.17'	325.00'	N55°32'07"W	50.12'
C59	24.01'	325.00'	N62°04'25"W	24.00'
C60	44.56'	325.00'	N68°07'03"W	44.52'
C61	225.08'	325.00'	N52°12'17"W	220.61'

Centerline Road Table							
Number	Street	P.C. Sta.	P.T. Sta.	Radius	Arc Length	Chord Length	Chord Direction
CL1	Sherwood Square Dr	0+00.00	2+84.89				S72°02'43"E
CL2	Sherwood Square Dr	2+84.89	5+27.28	350.00'	242.40'	237.58'	S52°12'17"E
CL3	Sherwood Square Dr	5+27.28	9+31.06				S32°21'52"E
CL4	Mulberry Trace Lane	0+00.00	1+70.33				N38°27'14"E
CL5	Mulberry Trace Lane	1+70.33	3+03.72	1000.00'	133.38'	133.29'	N42°16'31"E
CL6	Mulberry Trace Lane	3+03.72	3+40.50				N46°05'48"E
CL7	Mulberry Trace Lane	3+40.50	7+98.18	400.00'	398.69'	382.39'	N74°39'02"E
CL8	Mulberry Trace Lane	7+98.18	13+25.22				S76°47'45"E
CL9	Clover Lane	0+00.00	1+22.77	200.00'	122.77'	120.85'	S29°13'22"E
CL10	Clover Lane	1+22.77	2+44.33				S46°48'29"E
CL11	Clover Lane	2+44.33	2+89.52	150.00'	45.19'	45.02'	S38°10'40"E
CL12	Clover Lane	2+89.52	7+22.51				S29°32'50"E
CL13	Quinn Place	4+45.79	4+88.22				S80°27'10"W
CL14	Quinn Place	3+96.41	4+45.79	125.00'	49.38'	49.06'	S49°08'11"W
CL15	Quinn Place	1+25.43	3+96.41				S37°49'12"W
CL16	Quinn Place	0+71.72	1+25.43	125.00'	53.70'	53.29'	S25°30'44"W
CL17	Quinn Place	0+00.00	0+71.72				S13°12'15"W

Lot Chart				
Lot	Sq. Ft.	Acres	Address	
1	3,812	0.088	7210 Sherwood Square Drive	
2	2,520	0.058	7214 Sherwood Square Drive	
3	2,520	0.058	7218 Sherwood Square Drive	
4	2,520	0.058	7222 Sherwood Square Drive	
5	3,630	0.083	7228 Sherwood Square Drive	
6	4,126	0.095	7230 Sherwood Square Drive	
7	2,580	0.059	7234 Sherwood Square Drive	
8	4,261	0.098	7238 Sherwood Square Drive	
9	4,252	0.098	7242 Sherwood Square Drive	
10	2,577	0.059	7246 Sherwood Square Drive	
11	3,960	0.091	7250 Sherwood Square Drive	
112	5,230	0.120	7252 Mulberry Trace Lane	
113	2,531	0.058	7256 Mulberry Trace Lane	
114	2,539	0.058	7260 Mulberry Trace Lane	
115	2,548	0.058	7264 Mulberry Trace Lane	
116	2,556	0.059	7268 Mulberry Trace Lane	
117	2,563	0.059	7272 Mulberry Trace Lane	
118	2,560	0.059	7276 Mulberry Trace Lane	
119	3,762	0.086	7521 Clover Lane	
120	2,624	0.060	7517 Clover Lane	
121	4,445	0.102	7513 Clover Lane	
122	3,817	0.088	7509 Clover Lane	

Lot Chart				
Lot	Sq. Ft.	Acres	Address	
123	2,520	0.058	7505 Clover Lane	
124	2,520	0.058	7501 Clover Lane	
125	2,520	0.058	7497 Clover Lane	
126	2,520	0.058	7493 Clover Lane	
127	2,520	0.058	7489 Clover Lane	
128	2,520	0.058	7485 Clover Lane	
129	3,622	0.083	7481 Clover Lane	
130	3,623	0.083	7477 Clover Lane	
131	2,520	0.058	7473 Clover Lane	
132	2,520	0.058	7469 Clover Lane	
133	2,520	0.058	7465 Clover Lane	
134	2,520	0.058	7461 Clover Lane	
135	2,520	0.058	7457 Clover Lane	
136	3,780	0.087	7453 Clover Lane	
137	6,301	0.145	7449 Quinn Place	
138	2,603	0.060	7445 Quinn Place	
139	2,526	0.058	7441 Quinn Place	
140	2,517	0.058	7437 Quinn Place	
141	2,517	0.058	7433 Quinn Place	
142	3,671	0.084	7429 Quinn Place	
143	3,671	0.084	7425 Quinn Place	
144	2,517	0.058	7421 Quinn Place	

Lot Chart				
Lot	Sq. Ft.	Acres	Address	
145	2,517	0.058	7417 Quinn Place	
146	2,517	0.058	7413 Quinn Place	
147	2,517	0.058	7409 Quinn Place	
148	2,517	0.058	7405 Quinn Place	
149	3,776	0.087	7401 Quinn Place	
150	5,063	0.116	7376 Mulberry Trace Lane	
151	2,609	0.060	7380 Mulberry Trace Lane	
152	3,892	0.089	7384 Mulberry Trace Lane	
153	3,780	0.087	7389 Mulberry Trace Lane	
154	2,520	0.058	7385 Mulberry Trace Lane	
155	2,520	0.058	7381 Mulberry Trace Lane	
156	2,519	0.058	7377 Mulberry Trace Lane	
157	2,519	0.058	7373 Mulberry Trace Lane	
158	2,519	0.058	7369 Mulberry Trace Lane	
159	2,519	0.058	7365 Mulberry Trace Lane	
160	3,568	0.082	7361 Mulberry Trace Lane	
161	3,568	0.082	7357 Mulberry Trace Lane	
162	2,519	0.058	7353 Mulberry Trace Lane	
163	2,518	0.058	7349 Mulberry Trace Lane	
164	2,518	0.058	7345 Mulberry Trace Lane	
165	2,518	0.058	7341 Mulberry Trace Lane	
166	2,518	0.058	7337 Mulberry Trace Lane	

Structure Coordinates Table			
Structure #	Northing	Easting	
A1	1497153.28000	2385867.85000	
A2	1497138.38400	2385882.43300	
A3	1497108.09900	2385769.13600	
A3.1	1497212.59700	2385795.55800	
A3.1B	1497081.47100	2385764.04200	
A4	1497062.82100	2385975.88400	
A4.1	1497169.34300	2386001.56200	
A4.1B	1497034.95100	2385975.81500	
A4.2B	1496925.51800	2385951.48700	
A5	1497014.55400	2386181.97900	
A5.1	1496968.17100	2386176.54400	
A6	1497119.83100	2386209.43800	
B0	1497121.47300	2385576.92800	
B1	1497084.53300	2385582.98500	
B1.1	1497058.25700	2385591.53900	
B1.2	1496991.40800	2385660.15100	
B1.3	1497007.96200	2385681.37900	
B1.4	1496953.99200	2385764.79400	
B1.5	1496966.11900	2385818.99600	
B1.5.1	1496830.04400	2385907.67400	
B1.5.2	1496783.21200	2385723.80200	

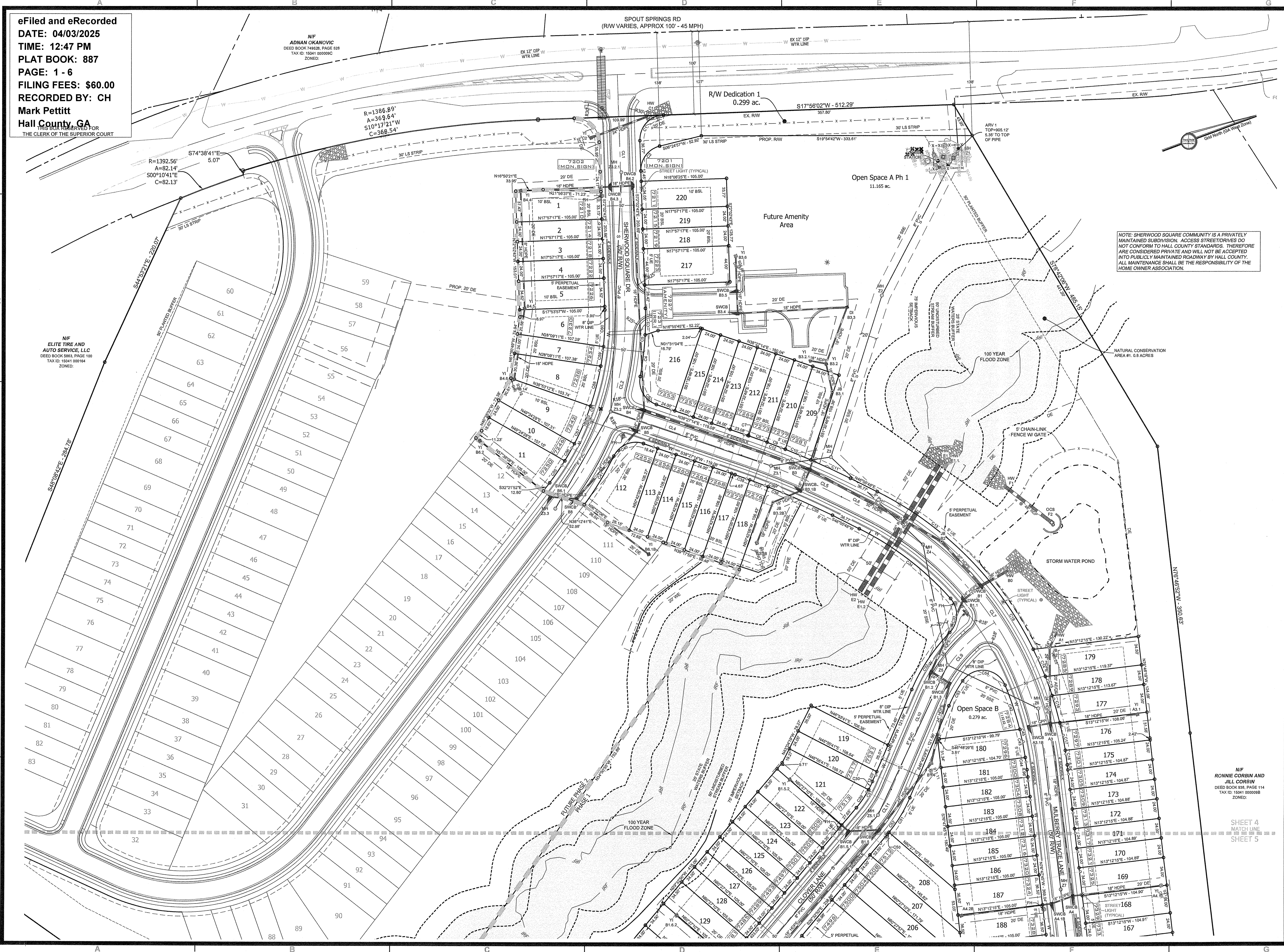
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B1.6.2	1496596.30800	2385831.39700	
B1.6B	1496497.83800	2386038.52400	
B1.7	1496663.78100	2386012.79200	
B1.8	1496732.13000	2386063.14200	
B1.8.1	1496717.98200	2386089.27600	
B1.8.2	1496650.19400	2386176.68300	
B1.9	1496885.16900	2386184.80200	
B1.10	1496868.77200	2386206.29900	
B1.11	1496801.16200	2386293.57200	
B2	1497057.27400	2385515.70000	
B3	1496934.24700	2385578.60700	
B3.1	1496992.19200	2385298.76000	
B3.1B	1496914.66500	2385398.76900	
B3.2	1496996.63900	2385264.40200	
B3.2.1	1496979.82100	2385254.49900	
B3.2B	1496877.96150	2385400.31440	
B3.3	1497044.19100	2385208.68700	
B3.3B	1496842.56710	2385439.93160	
B3.4	1496914.98700	2385170.00900	

Structure Coordinates Table			
Structure #	Northing	Easting	
B3.5	1496923.08900	2385143.98700	
B3.6	1496936.41100	2385103.33200	
B4	1496766.83000	2385241.04000	
B4.1	1496846.14200	2384979.83400	
B4.2	1496819.29600	2384971.43500	
B4.3	1496714.29530	2384938.45430	
B4.4	1496670.40080	2385074.56140	
B4.5	1496629.16970	2385150.89110	
B5	1496749.33817	2385261.82471	
B6	1496965.15380	2385313.58800	
B6.1	1496822.90468	2385300.56568	
B6.1B	1496712.65762	2385407.15050	
B6.2	1496956.00980	2385206.93510	
C1	1496892.42500	2384907.08800	
C2	1496817.66600	2384907.62500	
E1	1497090.21200</		

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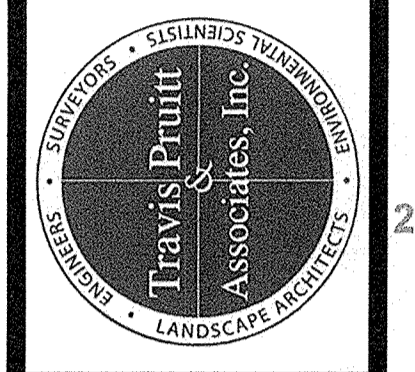
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 AUTO SERVICE, LLC
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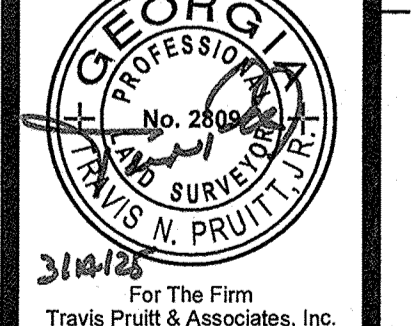
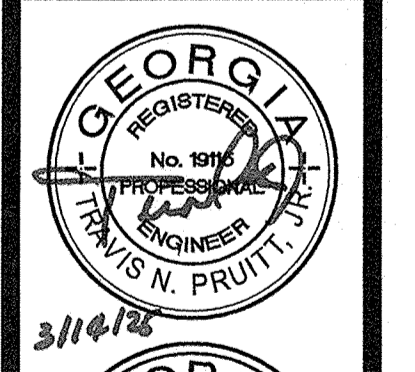
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 Norcross, Georgia 30083
 Phone: (770) 416-6711
 Fax: (770) 416-6759
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 CONTACT PERSON: TRAVIS PRUITT, JR.
 e-mail: travis@travisprutt.com
 Certificate of Authorization Number: 613



FINAL PLAT
SHERWOOD SQUARE
 PHASE 1
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Scale bar showing 0, 50, 100, 150, 200 feet.



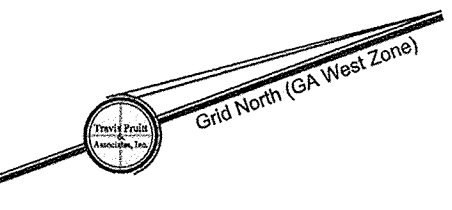
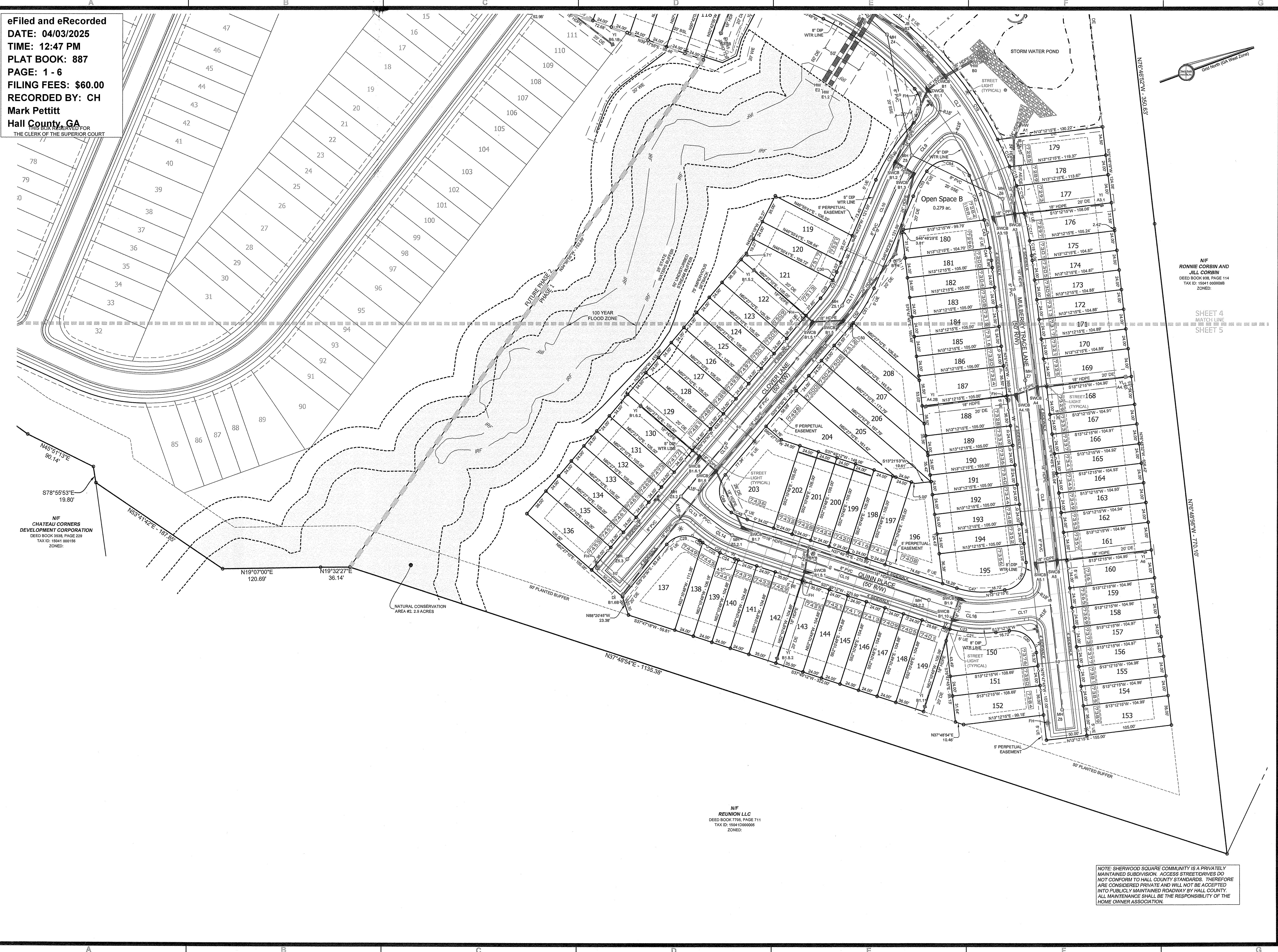
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 MATCH LINE
 SHEET 5

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 JILL CORBIN
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DATE: 10/28/2024
 FIELD DATE: 10/28/2024
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 JN: 1-24-0096
 FN: 173-D-075
SHEET NO: 4 of 6

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 SHEET 5

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 DEVELOPMENT CORPORATION
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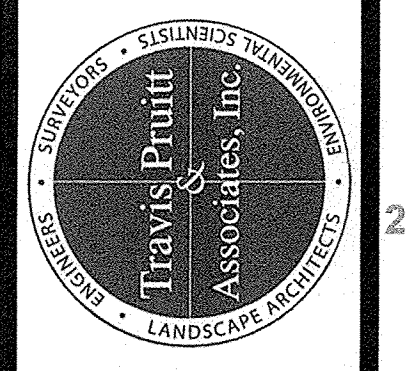
NATURAL CONSERVATION
 AREA #2, 2.9 ACRES

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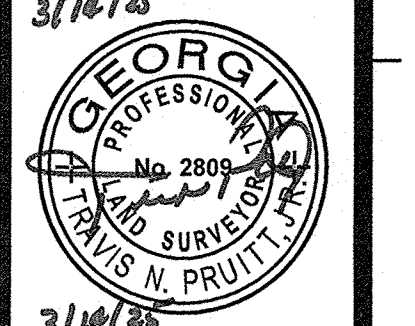
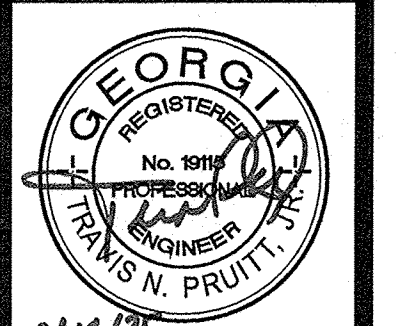
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FINAL PLAT
SHERWOOD SQUARE
 PHASE 1

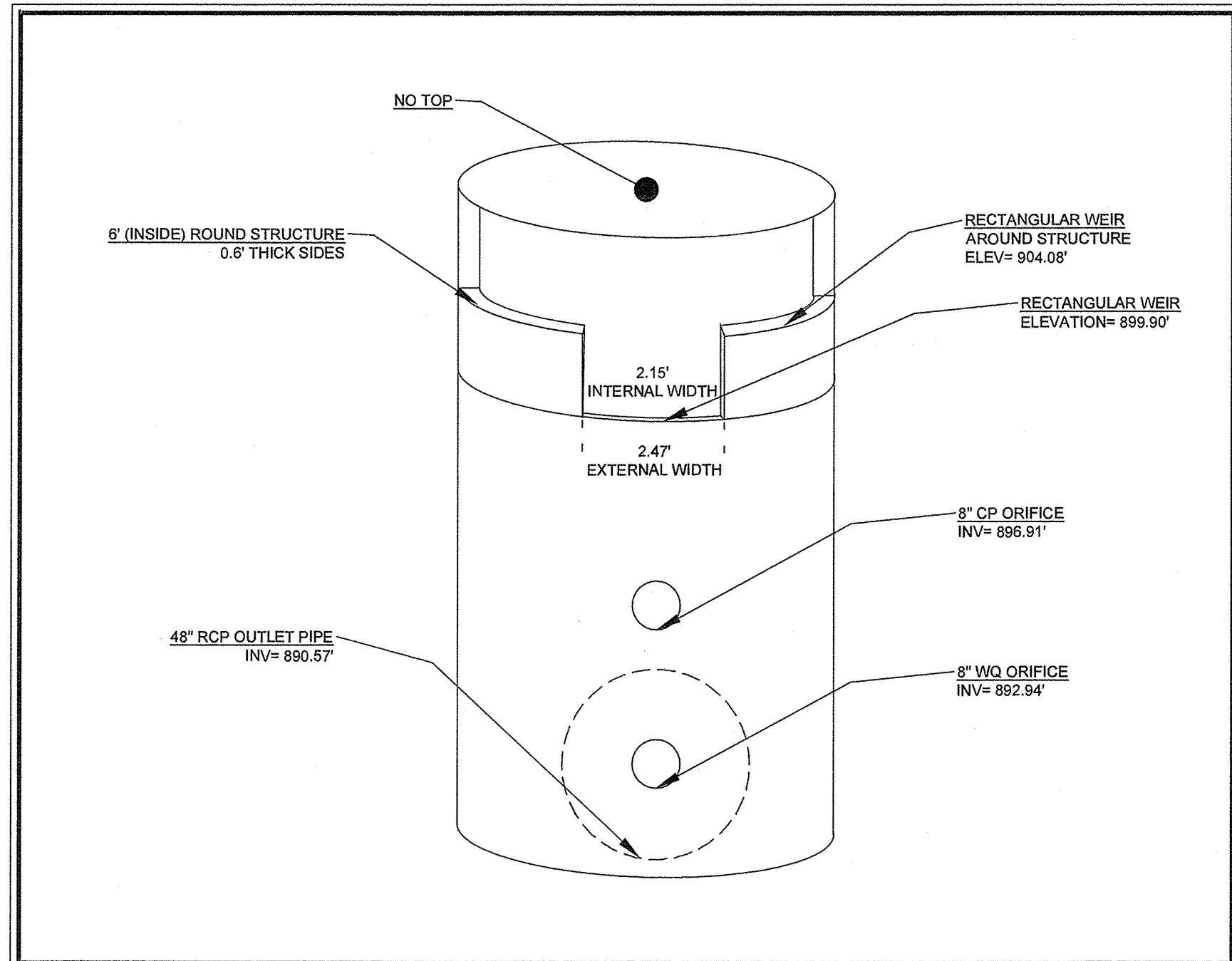
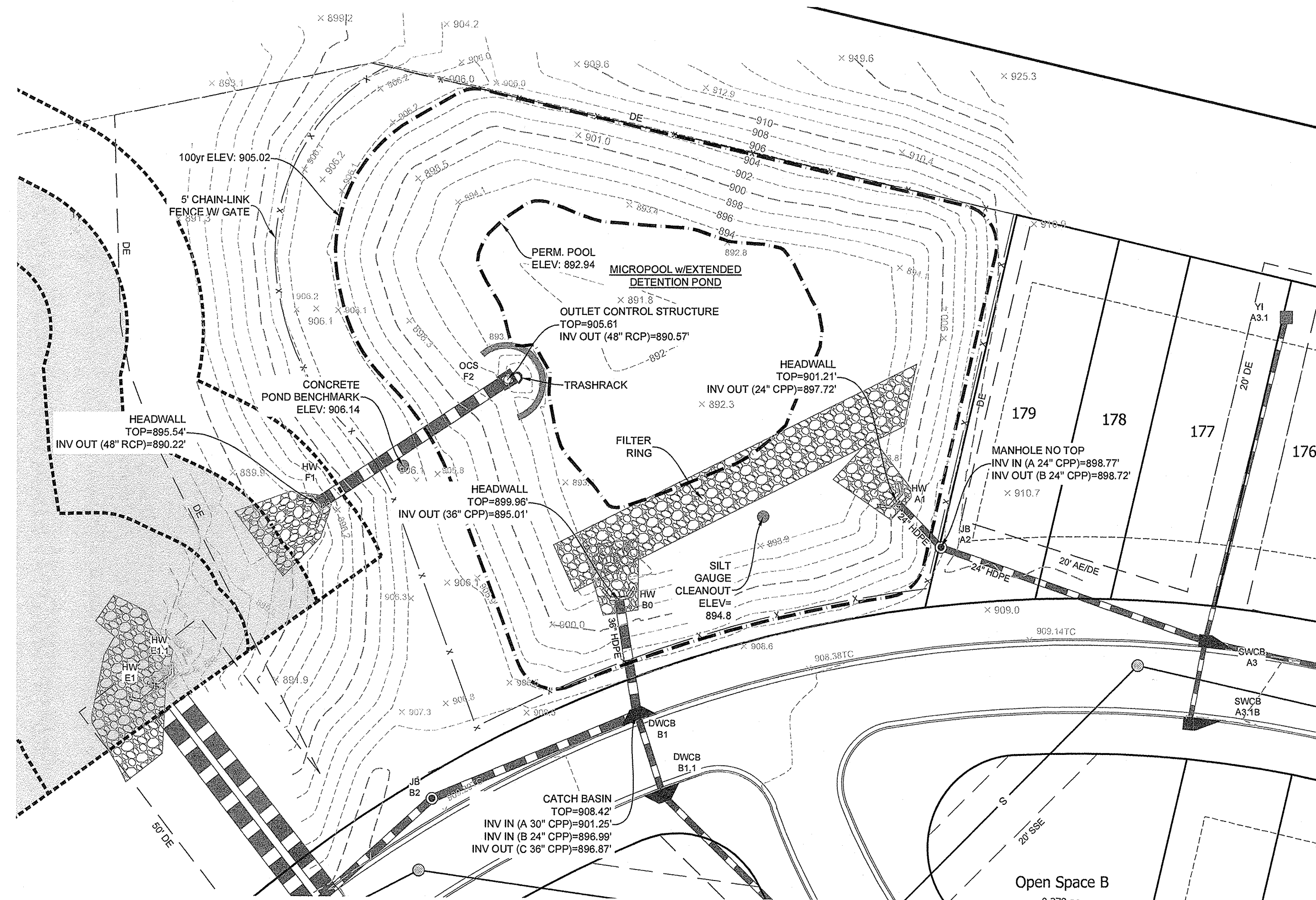
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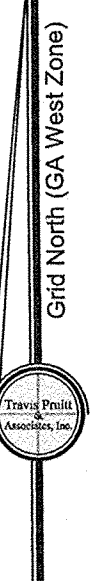
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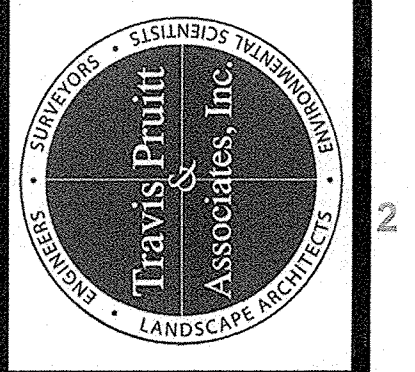


ROUND OUTLET CONTROL STRUCTURE
 NOT TO SCALE

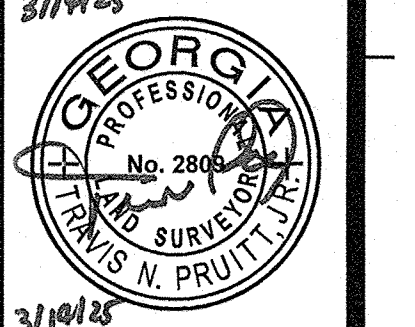
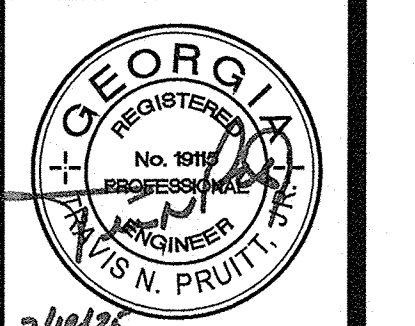
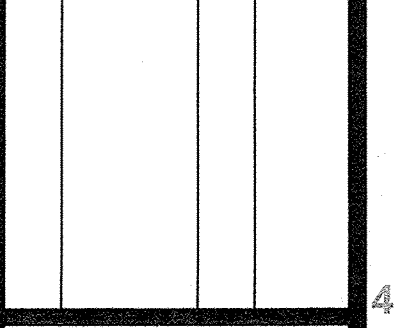


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 e-mail: travis@travisprutt.com
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AS-BUILT STORM POND
SHERWOOD SQUARE
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 JN: 1-24-0096
 FN: 173-D-077
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STORMWATER FACILITY NOTE:
 NO OBSTRUCTIONS SHALL BE BUILT, CONSTRUCTED, OR PLANTED WITHIN THE FACILITY, ITS ASSOCIATED DRAINAGE, OR ACCESS EASEMENT.