

OWNER/DEVELOPER
HOLLY HILLS L.L.C.
 310 RACETRACK ROAD
 MADONNUGH, GA. 30252
 PHONE (770) 320-7555

24 HOUR CONTACT
ROB DICKINSON
 PHONE (678) 595-7669

FINAL SUBDIVISION PLAT

HOLLY HILLS
 PHASE II

(F.K.A., HEATON PLACE)
 LOCATED IN:
 LAND LOT 100 & 125, 10th. DISTRICT
 NEWTON COUNTY, GEORGIA

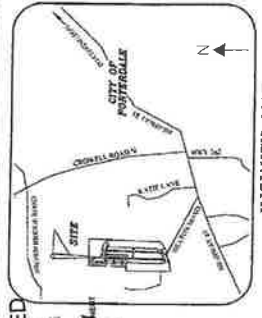
DATE: 07/16/06 SCALE 1"=100'
 DRAWN BY: PWF CHECKED BY: LOS

GENERAL NOTES:

1. TOPON CTS-3C (SEE PLAT) PLAT APPROVED NOV. 24, 2004.
2. PHASE II TOTAL SITE AREA - 27.605 ACRES. RIGHT-OF-WAY AND 46 LOTS - 19.977 AC.
3. OPEN SPACE - 7.628 AC.
4. MINIMUM LOT WIDTH - 46.000 S.F.
5. MINIMUM LOT AREA - 1,000 S.F.
6. MINIMUM FRONT SETBACK - 35'
7. MINIMUM SIDE SETBACK - 10'
8. MINIMUM REAR SETBACK - 10'
9. MAXIMUM DECK AREA - 35'
10. MINIMUM HOUSE SIZE - 1,325 SF (HEATED)
11. 1/2" MIN. FRET NEW STREET - 2.206'
12. AREA OF R.W. - 2.990 ACRES
13. DRIVEWAY WIDTH - 27' B.O.C. TO D.O.C.
14. DRIVEWAY WIDTH - 10' B.O.C. TO B.O.C.
15. HURD (HOUSE LOCATION DRAINAGE PLAN) NEEDED ON LOTS 122 & 123.
16. SWA (SITE PLAN AUTHORIST), NEEDED ON LOTS 124, 125, 126, AND 127.
17. HURD (HOUSE LOCATION DRAINAGE PLAN) NEEDED ON LOTS 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
18. AT THE TIME OF SURVEY THERE WERE NO VISIBLE UNDERGROUND STORAGE TANKS, HAZARDOUS MATERIALS, OR OTHER HAZARDOUS MATERIALS.
19. THERE ARE NO BURY PITS.
20. 1/2" REDAR SET ALL CORNERS UNLESS OTHERWISE NOTED.
21. SANITARY SEWER SYSTEM AND PUBLIC WATER SYSTEMS SHOWN ARE UNDER GEORGIA POWER, TELEPHONE, AND CITY.
22. ALL UTILITIES PROVIDED BY GEORGIA POWER.
23. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS OR UNRECORDED.
24. A 35 FOOT UNINTERRUPTED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
25. THERE ARE LOTS, STREAMS AND STATE WATERS LOCATED ON THIS PROPERTY.
26. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF GEORGIA. DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
27. WETLAND INFORMATION PER STUDY BY APPLIED TERRACON CONSULTING, INC. DATED: 03/2006.
28. THE WETLAND INFORMATION PER STUDY BY APPLIED TERRACON CONSULTING, INC. DATED: 03/2006 HAS BEEN USED TO DETERMINE THE LOCATION OF WETLANDS AND AN ANGULAR ERROR OF 0.0175 PER ANGLE POINT WAS USED TO CALCULATE THE DISTANCE TO THE WETLANDS. THIS PLAT HAS BEEN CALCULATED FOR CLASSE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.

Geary Sibley SURVEYING, INC.
 310 RACETRACK ROAD
 MADONNUGH, GA. 30253
 PH (770) 320-7555
 FAX (770) 320-7333

EQUIPMENT USED : TOPCON GTS-3C



VICINITY MAP
 NOT TO SCALE

TAX ASSESSOR'S CERTIFICATION
 THIS MAP AND ADDRESSES HAVE BEEN ADDED AND APPROVED BY THE NEWTON COUNTY TAX ASSESSORS OFFICE
 NEWTON COUNTY, GEORGIA
 GIS TECHNICIAN
 DATE: 10/23/06

CERTIFICATE OF SEWER SYSTEM PROVIDER:
 THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER AND SEWER AUTHORITY
 NEWTON COUNTY, GEORGIA
 WATER AND SEWER AUTHORITY
 DATE: 11/14/06

CERTIFICATE OF WATER SYSTEM PROVIDER:
 THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER AND SEWER AUTHORITY
 NEWTON COUNTY, GEORGIA
 WATER AND SEWER AUTHORITY
 DATE: 11/14/06

CERTIFICATE OF DEVELOPMENT PLANS APPROVAL:
 "ALL REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE DEVELOPMENT PERMIT APPLICATION HAVE BEEN FULFILLED, AND DATA HAVING BEEN RECEIVED FROM THE NEWTON COUNTY PLANNING AND ZONING DEPARTMENT AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS. THIS FURTHER CERTIFIES THAT THE DEVELOPER HAS COMPLIED WITH THE REQUIREMENTS OF DIVISION 670 AND HAS COMPLETED ALL NECESSARY PERMITS, PERFORMANCE AND MAINTENANCE AGREEMENT."

CERTIFICATION OF APPROVAL FOR RECORDING:
 PURSUANT TO THE NEWTON COUNTY SUBDIVISION REGULATIONS, THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. I HEREBY GIVE FINAL APPROVAL BY THE NEWTON COUNTY DIRECTOR OF PLANNING.
 DATE: 11/15/07

PLANNING DIRECTOR
 DATE: 11/15/07

OWNER
 DATE: 10/19/06



BLANKETS OR BINDER WILL BE REQUIRED TO INSTALL SHEETS ON BOTH SIDES OF EACH SHEET. SEE REGULATIONS, SECTION 630-30018.

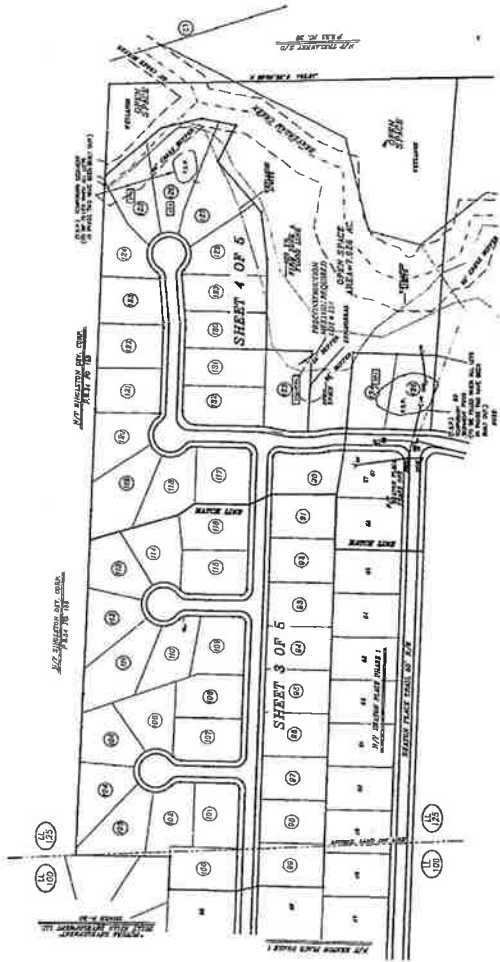
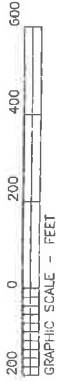
COVER SHEET # 206664
 JOB # 206664

ENGINEER'S REPORT

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PAGE 1 OF 3
DATE 1-8-07
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PLAT KEY



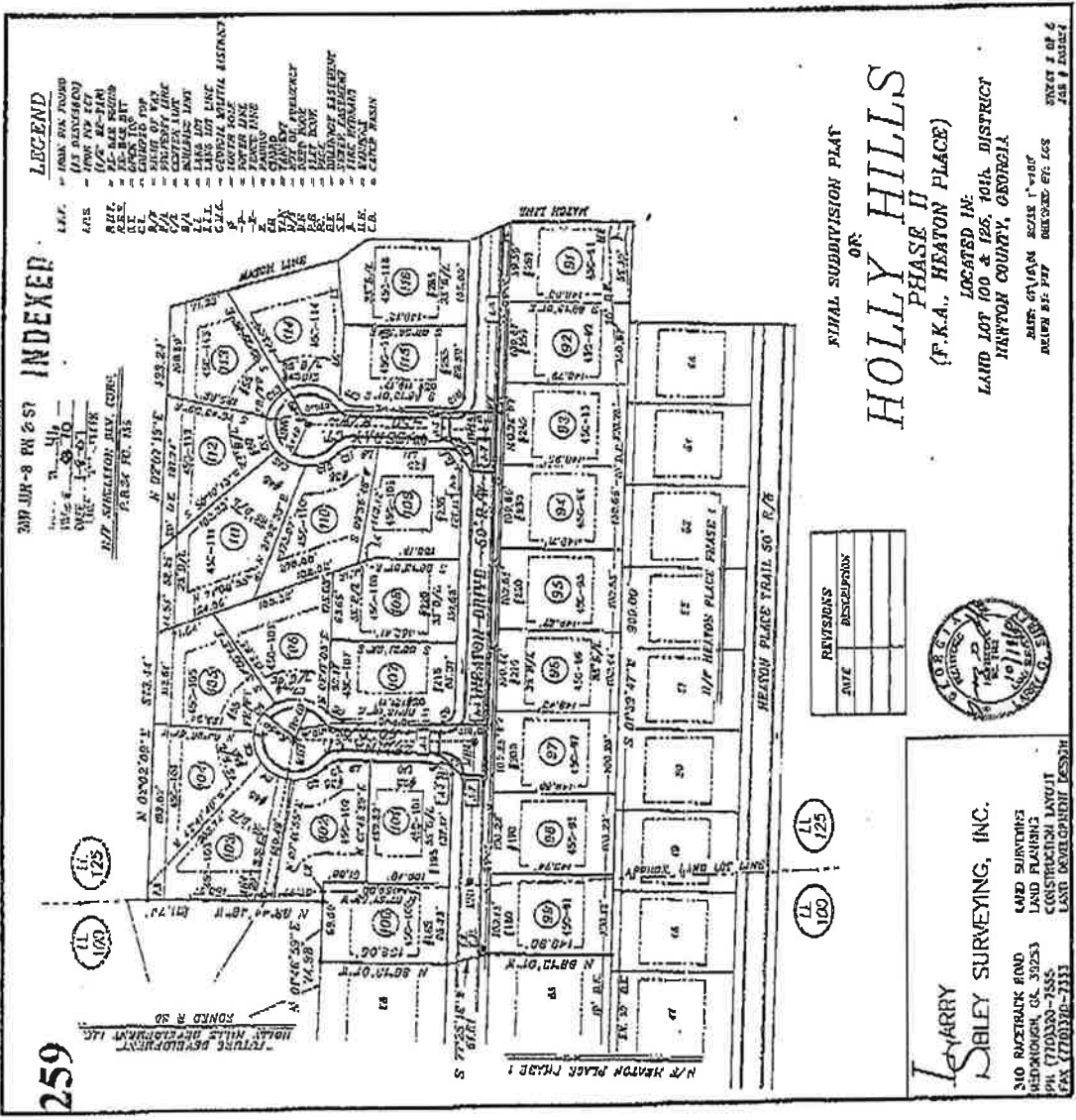
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OF
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(F.K.A., HEATON PLACE)
LOCATED IN:
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NEWTON COUNTY, GEORGIA



LARRY SIBLEY SURVEYING, INC.
LAND SURVEYING
LAND PLANNING
CONSTRUCTION LAYOUT
LAND DEVELOPMENT DESIGN
310 RACETRACK ROAD
MCDONOUGH, GA. 30253
PH (770) 320-7555
FAX (770) 320-7333

DATE OF VISUAL SCALE: 1-10-07
DRAWN BY: PEP
CHECKED BY: LGS
PLAT KEY
SHEET 5 OF 6
JOB # D06064

PLAT On
PLAT Book 48 Page 259
On 9/2/2009



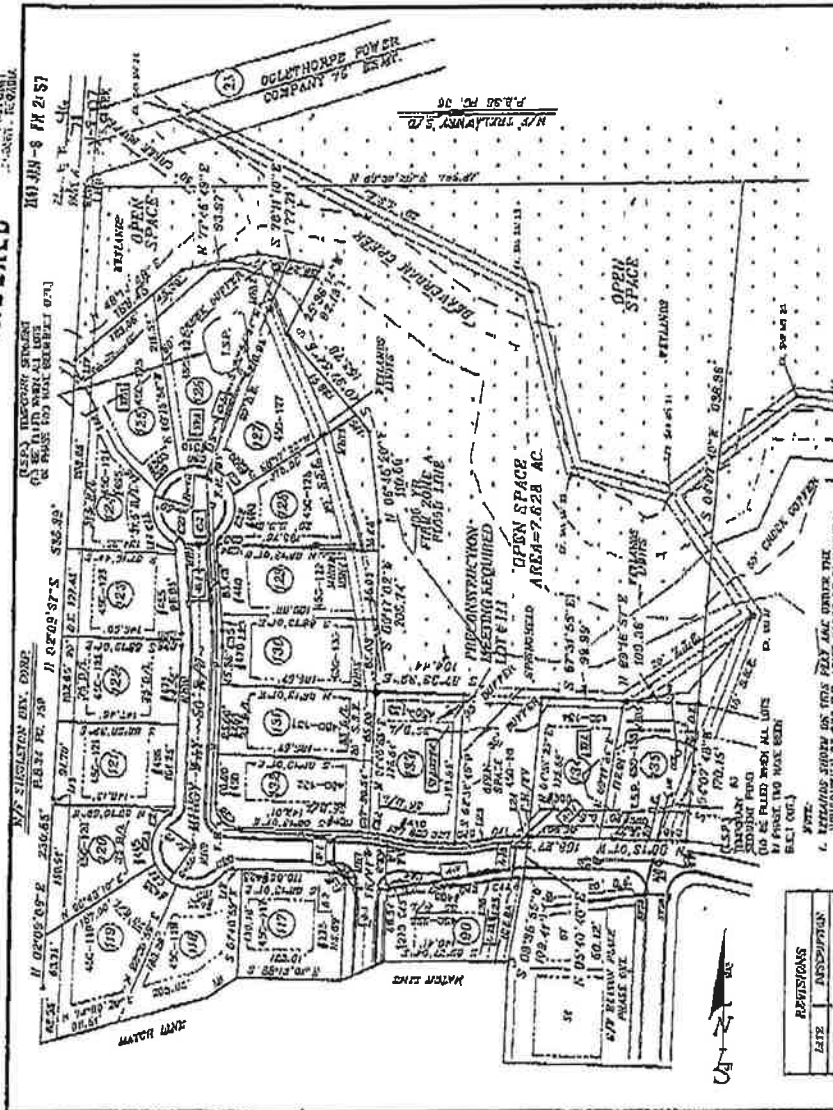
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FINAL SUBDIVISION PLAT
OR
HOLLY HILLS
PHASE II
(F.K.A., HEATON PLACE)
LOCATED IN:
LAND LOT 100 & 125, 10th DISTRICT
HENRY COUNTY, GEORGIA
DATE: 06/16/09 SCALE: 1"=40'
DRAWN BY: PWT SURVEYOR: GJL
SHEET # OF 6
JOB # 09064

REVISIONS	DATE	DESCRIPTION



LeMERRY
Sibley SURVEYING, INC.
310 RAMBLEBROOK RD
WEDMINGTON, GA 30253
PH: (770)330-7555
FAX: (770)330-7333
LAND DEVELOPMENT



FINAL SUBDIVISION PLAT OF
HOLLY HILLS
 PHASE II
 (F.K.A., HEATON PLACE)

LOCATED IN:
 LAND LOT 100 & 125, 10EA, DISTRICT
 NEWTON COUNTY, GEORGIA



REVISIONS	
DATE	DESCRIPTION

- NOTE:
1. RETAINING WALLS ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. THE U.S. ARMY CORPS OF ENGINEERS WILL BE RESPONSIBLE TO THESE RETAINING WALLS UNDER ANY ADMINISTRATION.
 2. LOT 147 BEHINDS A RECONSTRUCTION MEETING.
 3. LOTS 141, 142, 143, AND 144 REQUIRE A SPA. (SEE PLAT BEHINDS).
 4. LOT 145 BEHINDS A EUB. (HOUSE LOCATION BEHINDS FROM).

SIBLEY SURVEYING, INC.
 310 RUCKELSHACK ROAD
 MARIETTA, GA. 30067
 PH (770) 520-7555
 FAX (770) 520-7333

LAND SURVEYS
 LAND PLANNING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN

LOT AREA CHART

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	15,400.00	.442
2	15,400.00	.442
3	15,400.00	.442
4	15,400.00	.442
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66	15,400.00	.442
67	15,400.00	.442
68	15,400.00	.442
69	15,400.00	.442
70	15,400.00	.442
71	15,400.00	.442
72	15,400.00	.442
73	15,400.00	.442
74	15,400.00	.442
75	15,400.00	.442
76	15,400.00	.442
77	15,400.00	.442
78	15,400.00	.442
79	15,400.00	.442
80	15,400.00	.442

LOT CURVE CHART

LOT	AREA (SQ. FT.)	PERIMETER (FEET)
1	15,400.00	412.0
2	15,400.00	412.0
3	15,400.00	412.0
4	15,400.00	412.0
5	15,400.00	412.0
6	15,400.00	412.0
7	15,400.00	412.0
8	15,400.00	412.0
9	15,400.00	412.0
10	15,400.00	412.0
11	15,400.00	412.0
12	15,400.00	412.0
13	15,400.00	412.0
14	15,400.00	412.0
15	15,400.00	412.0
16	15,400.00	412.0
17	15,400.00	412.0
18	15,400.00	412.0
19	15,400.00	412.0
20	15,400.00	412.0
21	15,400.00	412.0
22	15,400.00	412.0
23	15,400.00	412.0
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25	15,400.00	412.0
26	15,400.00	412.0
27	15,400.00	412.0
28	15,400.00	412.0
29	15,400.00	412.0
30	15,400.00	412.0
31	15,400.00	412.0
32	15,400.00	412.0
33	15,400.00	412.0
34	15,400.00	412.0
35	15,400.00	412.0
36	15,400.00	412.0
37	15,400.00	412.0
38	15,400.00	412.0
39	15,400.00	412.0
40	15,400.00	412.0
41	15,400.00	412.0
42	15,400.00	412.0
43	15,400.00	412.0
44	15,400.00	412.0
45	15,400.00	412.0
46	15,400.00	412.0
47	15,400.00	412.0
48	15,400.00	412.0
49	15,400.00	412.0
50	15,400.00	412.0
51	15,400.00	412.0
52	15,400.00	412.0
53	15,400.00	412.0
54	15,400.00	412.0
55	15,400.00	412.0
56	15,400.00	412.0
57	15,400.00	412.0
58	15,400.00	412.0
59	15,400.00	412.0
60	15,400.00	412.0
61	15,400.00	412.0
62	15,400.00	412.0
63	15,400.00	412.0
64	15,400.00	412.0
65	15,400.00	412.0
66	15,400.00	412.0
67	15,400.00	412.0
68	15,400.00	412.0
69	15,400.00	412.0
70	15,400.00	412.0
71	15,400.00	412.0
72	15,400.00	412.0
73	15,400.00	412.0
74	15,400.00	412.0
75	15,400.00	412.0
76	15,400.00	412.0
77	15,400.00	412.0
78	15,400.00	412.0
79	15,400.00	412.0
80	15,400.00	412.0

REVISIONS

DATE	DESCRIPTION

DATE: 1/18/88
 BY: SIBBLEY SURVEYING, INC.

STORM DRAIN PIPE CHART

PIPE SIZE	SPACING	LENGTH	NOTE
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	
12"	10'	100'	

LOT CURVE CHART

LOT	AREA (SQ. FT.)	PERIMETER (FEET)
1	15,400.00	412.0
2	15,400.00	412.0
3	15,400.00	412.0
4	15,400.00	412.0
5	15,400.00	412.0
6	15,400.00	412.0
7	15,400.00	412.0
8	15,400.00	412.0
9	15,400.00	412.0
10	15,400.00	412.0
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12	15,400.00	412.0
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25	15,400.00	412.0
26	15,400.00	412.0
27	15,400.00	412.0
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32	15,400.00	412.0
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34	15,400.00	412.0
35	15,400.00	412.0
36	15,400.00	412.0
37	15,400.00	412.0
38	15,400.00	412.0
39	15,400.00	412.0
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41	15,400.00	412.0
42	15,400.00	412.0
43	15,400.00	412.0
44	15,400.00	412.0
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65	15,400.00	412.0
66	15,400.00	412.0
67	15,400.00	412.0
68	15,400.00	412.0
69	15,400.00	412.0
70	15,400.00	412.0
71	15,400.00	412.0
72	15,400.00	412.0
73	15,400.00	412.0
74	15,400.00	412.0
75	15,400.00	412.0
76	15,400.00	412.0
77	15,400.00	412.0
78	15,400.00	412.0
79	15,400.00	412.0
80	15,400.00	412.0



SIBLEY SURVEYING, INC.
 310 BRATTLECK ROAD
 WASHINGTON, GA 30723
 PH: (770) 228-7555
 FNS: (770) 228-7553

LAND SURVEYS
 LAND PLANNING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN

PHASE SUBDIVISION PLAT
 OF
HOLLY HILLS
 PHASE II
 (F.K.A. HEATON PLACE)
 LOCATED IN:
 LAND LOT 100 & 126, 100A. DISTRICT
 NEWTON COUNTY, GEORGIA

SCALE 1" = 40'
 EXCERPT FROM SHEET 100 OF PLAT BOOK 46