




City of Hogansville  
400 East Main Street  
Hogansville, Georgia 30230  
Phone 706-637-8629  
Fax 706-637-4813

[cityofhogansville.org](http://cityofhogansville.org)

## Memorandum

To: City of Hogansville Mayor and City Council

From: Lynne Miller, Community Development Director 

Subject: Huntcliff Village Phase I Replat – City Planning & Zoning Commission Recommendation

Date: April 23, 2018

Please be advised that at its regular meeting held April 19, 2018, the Hogansville Planning and Zoning Commission considered the Phase I replat proposal by property owner John Hardy Jones for Huntcliff Village Phase I, which was originally approved in 2004. The replat proposal will eliminate four previously approved lots for a new total of 52 home lots to be built at this site.

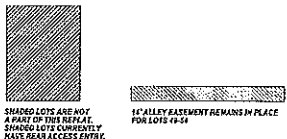
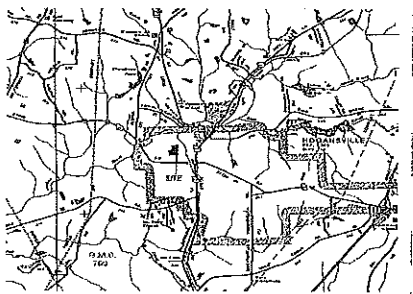
Upon motion by Planning & Zoning Commission member Carolina Lynch, seconded by P&Z Member Gayle Devereaux, and with a unanimous affirmative vote except for P&Z member Carol Smith who was absent from this meeting; the P&Z Commission voted to recommend to the City Council as follows:

That the Huntcliff Village Phase I Replat dated April 17, 2018, for property owned by JHJ Villages at Huntcliff, LLC and RCB Villages at Huntcliff, LLC, said property being located in Land Lots 10, 11, 22 and 23 in the 12<sup>th</sup> Land District, Troup County, Georgia, be approved, with the following recommended conditions:

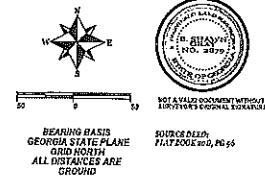
- (1) That a temporary cul-de-sac be constructed at the north end of Lot 22, immediately north of where Fox Chase Way presently terminates; and
- (2) That it be strongly recommended that a second temporary cul-de-sac be constructed at the west ends of Lots 49 and 47, immediately west of where Fox Trot Trail presently terminates.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

# RE PLAT OF LOTS 6-54 AND LOTS 79-84 HUNTCLIFF SUBDIVISION PHASE ONE



NOTES:  
 PORTIONS OF THIS RE PLAT TO REMOVE THE REAR ENTRY ALLEY WAYS FROM LOTS 4-12, 14-16, AND 18-21.  
 LOT 41 & LOT 71 INTENTIONALLY OMITTED  
 LOTS 48 & 84 HAVE THE OPTION TO USE FRONT OR REAR ACCESS  
 OLD LOT 61 OF PREVIOUS PLAT (APPROVED AUGUST 21, 2004) DIVIDED AND CONVERTED TO COMMON AREA  
 LOTS 21 & 84 OF PREVIOUS PLAT (APPROVED AUGUST 21, 2004) DIVIDED AND CONVERTED TO COMMON AREA  
 BUILDING SETBACKS:  
 FRONT - 10' FROM CENTER OF STREET  
 REAR - 10'  
 SIDE - 5'



Surveyor Certificate  
 I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me and/or my assistants; that all measurements are true distances actually run or measured as shown, and that the lot corners, lines, type and width of all easements and the all depths of the easements of this subdivision Ordinance of the City of Hapeville, Georgia, have been fully complied with.

By: [Signature]  
 Registered Georgia Licensed Surveyor No. 16271

Owner's Certification  
 State of Georgia, County of DeKalb  
 The owner of the land shown on this Plat and who has made its subdivision herein, in partial or whole or in any other manner, certifies that this plat was made from an actual survey, that all laws and ordinances of the City of Hapeville, Georgia, have been fully complied with.

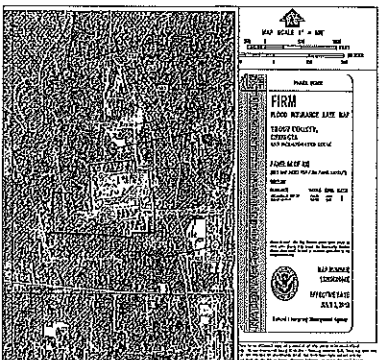
Agent \_\_\_\_\_  
 Date \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date \_\_\_\_\_

Certificate of Ownership and Dedication  
 I hereby certify that I have dedicated this plan of subdivision, as herein the minimum building setback lines, and dedications of streets, alleys, walkways and other open spaces to public use as noted

Dedicator \_\_\_\_\_  
 Date \_\_\_\_\_

Certificate of approval for recording  
 I hereby certify that the subdivision plan shown herein has been found to comply with all applicable Ordinances of the City of Hapeville, Georgia, and that it has been approved by the City of Hapeville Planning Commission for recording in the Office of the Clerk of Superior Court of DeKalb County, Georgia.

Date: 20  
 Clerk, City of Hapeville Planning Commission  
 Date: 20  
 Mayor, City of Hapeville



SHEET 1 OF 2	
CLIENT	HUNTSVILLE AT HUNTCLIFF, LLC
OWNER	HUNTSVILLE AT HUNTCLIFF, LLC
PROJECT	HUNTCLIFF REPLAT
FIELD DATE	MARCH 7, 2013
FIELD BY	BRIGGS
REVISIONS	
DATE	

REPLAT FOR HUNTCLIFF VILLAGE PHASE 1

THE PROPERTY LOCATED IN LAND LOT 10, 79, 29 AND 73 OF THE LAND DISTRICT OF DEKALB COUNTY, GEORGIA

**HARRIS GRAY**  
 A SURVEYOR & PLANNERS  
 L.P. 051218  
 1014 W. LINDEN, METROPCS SUITE 200-02000

THESE DATA WERE OBTAINED FROM THE RECORDS OF THE DEPARTMENT OF RECORDS AND ADMINISTRATION OF THE COUNTY OF DEKALB, GEORGIA AND ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE USE OF THIS REPLAT IS LIMITED TO THE PROJECT AND ANY OTHER REVISIONS MUST BE APPROVED BY THE SURVEYOR.

As required by subsection (f) of O.C.G.A. Section 15-2-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as a subdivision by approval conditions, signatures, stamps, or electronic means. Each approval or reference should be confirmed with the appropriate government authority by any purchaser or user of this plat as to its intended use or any part of. Furthermore, the certification and surveyor's signature and plat complete with the instrument recording the property survey in Georgia are subject to 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 154-47.

[Signature]  
 Surveyor: BRIGGS, P.E., L.S. DEKALB COUNTY  
 DATE: 04-17-13

LEGEND OF ABBREVIATIONS

□	Iron Pin Set (1/2" x 24")	○	Water Meter	W	Wall
●	Iron Pin Head	⊙	Gas Meter	T	Field Measurement
—	Front Line	△	Point Measurement	P	Point Measurement
—	Outer Line	⊙	Center	⊙	Show on Property
—	Power Line	T	Township	P.A.R.	Point of Beginning
○	Obstructed Point	R	Range	R	Right of Way
□	Drains	N	North	N	North
○	Power Pole	NW	Northwest	—	Monument When Used in a Bearing
□	Power Meter	SE	Southeast	—	Second Where Used in a Bearing
□	AK Distribution	S	South	—	Third Where Used in a Bearing
□	General High Pressure Distribution	SW	Southwest	—	Fourth Where Used in a Bearing
□	High Pole	E	East	—	Fifth or Last (See Note)
□	Water Valve	SE	Southeast	—	Line Not to Scale

THIS BLOCK RESERVED FOR THE CLEAR OF SUPERIOR COURT

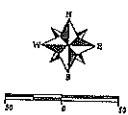
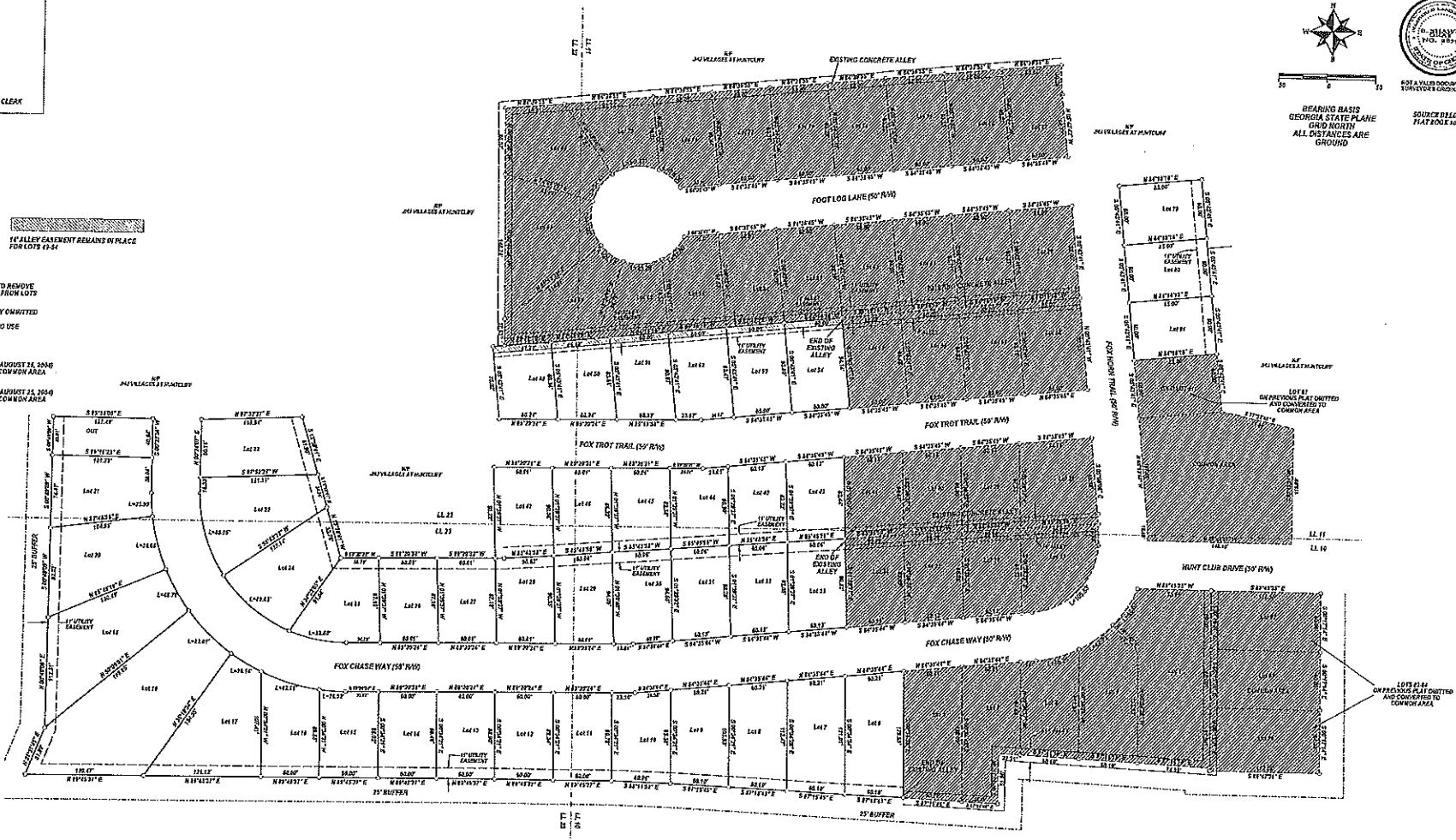


SHARDED LOTS ARE NOT A PART OF THIS REPEAT. SHARDED LOTS CURRENTLY HAVE NEAR ACCESS ENTRY.

IF ALLEY GASEMENT REMAINS IN PLACE FOR LOTS 13-14

NOTES:  
PURPOSE OF THIS REPEAT IS TO REMOVE THE NEAR ENTRY ALLEY WAYS FROM LOTS 13-14 AND 13-15.  
LOT 14 & LOT 15 INTENTIONALLY OMITTED.  
LOTS 13-14 HAVE THE OPTION TO USE FRONT OR REAR ACCESS.

OLD LOT 171 ON PREVIOUS PLAT (APPROVED AUGUST 21, 2004) OMITTED AND CONVERTED TO COMMON AREA.  
LOTS 13-14 ON PREVIOUS PLAT (APPROVED AUGUST 21, 2004) OMITTED AND CONVERTED TO COMMON AREA.



BEARING BASIS  
GEORGIA STATE PLANE  
GRID NORTH  
ALL DISTANCES ARE  
GROUND



SOURCE: DEED  
PLAT BOOK 1618, PG 15

**SHEET 2 OF 2**

CLIENT	HUNTCLIFF VILLAGE PHASE 1, LLC HVA VILLAGES AT HUNTERFIELD, LLC
JOINED	CHANGES
HEADFILE	HUNTERFIELD REPEAT
FIELD FILE	MARCH 1, 2018
DRAWN BY	ESQ/SMH JLG/ROD: XJX
DATE	

**REPEAT FOR HUNTCLIFF VILLAGE PHASE 1**

PROPERTY LOCATED IN  
LAND LOT 16, 17, 21 AND 23  
17011 LAND DISTRICT  
YONKOP COUNTY, GEORGIA

**HARRIS GRAY** ENGINEERS & ARCHITECTS  
A PLANNERS  
LSP 001111  
124 W. HUNTERFIELD BLVD. SUITE 100  
DUBLIN, GA 31006

NO OTHER BALLS OR MARKS SHALL BE PLACED ON THIS REPEAT. THE REPEAT IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE. NO OTHER REPEATS SHALL BE MADE FROM THIS REPEAT. THE REPEAT IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE. NO OTHER REPEATS SHALL BE MADE FROM THIS REPEAT.

PROPERTY SHOWN IN A PLECO NASSAU AREA PER PERMITS FROM HUNTERFIELD, LLC  
REPEAT 001111111111  
DATE: 03/01/2018

As required by subsection (d) of O.C.G.A. Section 14-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Professional Engineers and Land Surveyors. This plat is not to be used for any purpose other than that for which it was prepared. The surveyor and land surveyor certify that this plat complies with the minimum technical standards for property surveys by Georgia land surveyors and that the preparation of this plat complies with the minimum technical standards for professional engineers and land surveyors as set forth in O.C.G.A. Sections 14-4-47.

**LEGEND OF ABBREVIATIONS**

○ Iron Pin Set 1/4" x 1/2"	○ Water Meter	W	W	W
● Iron Pin Found	○ Gas Meter	G	F	Field Measurement
■ Chain Measurement Point	AC	AC	AC	AC
— Power Line	AC	AC	AC	AC
— Gas Line	AC	AC	AC	AC
— Power Pole	AC	AC	AC	AC
— Electrical Panel	AC	AC	AC	AC
○ Degree	AC	AC	AC	AC
○ Power Pole	AC	AC	AC	AC
○ Power Meter	AC	AC	AC	AC
○ Air Conditioning	AC	AC	AC	AC
○ Ground Light (Power)	AC	AC	AC	AC
○ Sign Post	AC	AC	AC	AC
○ Wire Valve	AC	AC	AC	AC

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# HUNTCLIFF

Plans by Silverstone Communities



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# FITZGERALD

3Br / 2.5Ba

1,808 sq. ft (est. heated)

Showing:  
Elevation B2



# FITZGERALD

3Br / 2.5Ba

1,808 sq. ft (est. heated)

Showing:  
Elevation B3



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# YARMOUTH

4Br / 2.5Ba  
2,120 sq. ft (est. heated)

Showing:  
Elevation C2



# YARMOUTH

4Br / 2.5Ba  
2,120 sq. ft (est. heated)

Showing:  
Elevation B3





# YARMOUTH

4Br / 2.5Ba  
2,120 sq. ft (est. heated)

Showing:  
Elevation B3



# YARMOUTH

4Br / 2.5Ba  
2,120 sq. ft (est. heated)

Showing:  
Elevation B3



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# CHESNEY

4Br / 2.5Ba  
2,313 sq. ft (est. heated)

Showing:  
Elevation D2



# CHESNEY

4Br / 2.5Ba  
2,313 sq. ft (est. heated)

Showing:  
Elevation B3



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# CHESNEY

4Br / 2.5Ba  
2,313 sq. ft (est. heated)

Showing:  
Elevation B3



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# CHESNEY

4Br / 2.5Ba  
2,313 sq. ft (est. heated)

Showing:  
Elevation B3



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# HERITAGE

4Br / 2.5Ba  
2,410 sq. ft (est. heated)

Showing:  
Elevation F2



# HERITAGE

4Br / 2.5Ba  
2,410 sq. ft (est. heated)

Showing:  
Elevation B3





# HERITAGE

4Br / 2.5Ba  
2,410 sq. ft (est. heated)

Showing:  
Elevation B3

