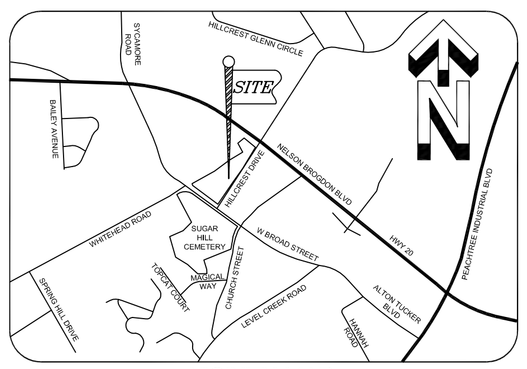
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FINAL PLAT
FOR
SKYVIEW ON BROAD
(HILLCREST DRIVE TOWNHOMES)

1184 HILLCREST DRIVE
SUGAR HILL, GA 30518
OVERLAY DISTRICT, CENTRAL BUSINESS
LOCATED IN LAND LOT(S) 291, 292, + 305 OF THE 7th DISTRICT TAX
PARCEL(S) 7291 073-076,
7291 076A, 7291 269, + 7305 003
CITY OF SUGAR HILL GWINNETT COUNTY, GEORGIA
CENTRAL BUSINESS, DRB-CBD 21-002
G.C. PLAT2023-00074 RESDEV 2022-00019

N
GRID (GA. WEST)
LDS



VICINITY MAP
N.T.S.

NOTE:

1. EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN AT LEAST FORTY (40%) BRICK OR STONE. HIGH GRADE CEDAR OR FIBER CEMENT ARCHITECTURAL STYLE SHINGLES, SHAKE SIDING OR LAP SIDING SHALL BE USED ON THE REMAINDER.
2. NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE THE SAME FACADE DESIGN AND/OR MATERIAL.
3. A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORMWATER MANAGEMENT AREAS, AND ENTRY AREAS.
4. FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
5. PROVIDE TO SCHOOL AUTHORITIES DETAILED INFORMATION ON THE IMPACT OF THE DEVELOPMENT MAY HAVE ON THE SCHOOL SYSTEM. NOTIFY THE SCHOOL BOARD AND SCHOOL BOARD PLANNING STAFF IN WRITING, THE NUMBER OF UNITS IN THE DEVELOPMENT, TYPE OF HOUSING, THE NUMBER OF BEDROOMS PER HOUSE, AND THE PHASING OF THE DEVELOPMENT, PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT, WITH A COPY TO THE DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT.

DEVELOPER STATEMENT

I JUDSON KITTLE THE DEVELOPER, CERTIFY THAT THERE IS NO CONSTRUCTION OR OTHER TRASH OR DEBRIS BURIED OR LEFT ON SITE, THE REQUIRED DUMPSTERS WERE USED DURING CONSTRUCTION AND HAVE BEEN REMOVED.

BY: _____

SIGNATURE _____ DATE _____

TITLE: _____

FINAL PLAT APPROVAL

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT 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 CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. PENDING FINAL RATIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL, THIS PLAT 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.

APPROVED THIS ___DAY OF _____ , 2023.

_____
PLANNING DIRECTOR, CITY OF SUGAR HILL

APPROVED THIS ___ DAY OF _____ , 2023.

_____
CITY MANAGER, CITY OF SUGAR HILL

OWNERS ACKNOWLEDGMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF GWINNETT) (CITY OF SUGAR HILL)
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 BY THIS ACKNOWLEDGEMENT 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 OWNER/SUBDIVIDER _____ DATE _____
KITTLE HOMES, LLC
OWNER/SUBDIVIDER PRINTED

NOTE

THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED MARCH 16, 2023, WHICH IS HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED DEED BOOK 60488, PAGE(S) 188-249 AND SIGNED BY THE OWNER.

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
HDPE	HIGH DENSITY POLYURETHANE PIPE
LLL	LAND LOT LINE
LL	LAND LOT
P	PROPERTY LINE
℄	CENTERLINE
B	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
▣	COMMUNICATIONS PEDESTAL
Ⓒ	COMMUNICATIONS MANHOLE
☼ LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
Ⓢ MH	MANHOLE
CB	CATCH BASIN
● JB	JUNCTION BOX
HW	HEADWALL
DI/GI	DROP INLET/GRATE INLET
CI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
+941.2	EXISTING GROUND ELEVATION
+941.2	PROPOSED GROUND ELEVATION
--910--	EXISTING CONTOUR ELEVATION
—910—	PROPOSED CONTOUR ELEVATION
DWCB	DOUBLE WING CATCH BASIN
IC	IRRIGATION CONTROL VALVE
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SW	STORMWATER ACCESS LID
BM	BENCH MARK
—P—	POWERLINE
—UP—	UNDERGROUND POWER
—T—	TELEPHONE LINE
—UT—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—CTV—	CABLE T.V. LINE
—UCTV—	UNDERGROUND CABLE T.V. LINE
—SS—	SANITARY SEWER LINE
—SW—	STORM SEWER PIPE
—W—	WATER LINE / PIPE
—x—x—	FENCE LINE
———	BRANCH / CREEK / STREAM CENTERLINE
·—·—·—·	DITCH / DRAIN CENTERLINE
———	FLOOD HAZARD ZONE LIMITS
	TREE
—|—|—	LIMITED ACCESS
N/F	NOW OR FORMERLY
—FM—	SANITARY SEWER FORCE MAIN

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0014G, MARCH 4, 2013.

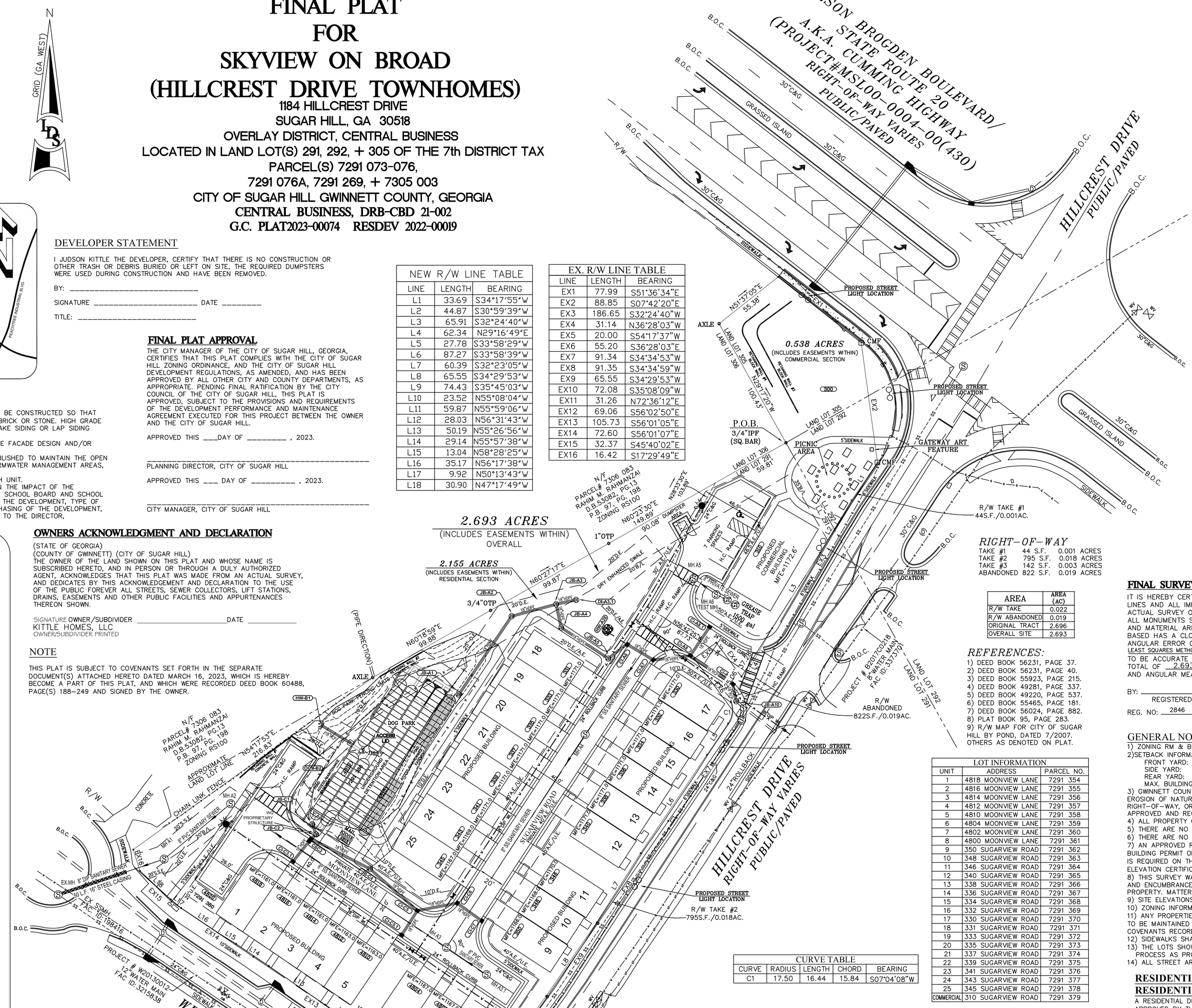
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

NEW R/W LINE TABLE		
LINE	LENGTH	BEARING
L1	33.69	S34°17'55"W
L2	44.87	S30°59'39"W
L3	65.91	S32°24'40"W
L4	62.34	N29°16'49"E
L5	27.78	S33°58'29"W
L6	87.27	S33°58'39"W
L7	60.39	S32°23'05"W
L8	65.55	S34°29'53"W
L9	74.43	S35°45'03"W
L10	23.52	N55°08'04"W
L11	59.87	N55°59'06"W
L12	28.03	N56°31'43"W
L13	50.19	N55°26'56"W
L14	29.14	N55°57'38"W
L15	13.04	N58°28'25"W
L16	35.17	N56°17'38"W
L17	9.92	N50°13'43"W
L18	30.90	N47°17'49"W

EX. R/W LINE TABLE		
LINE	LENGTH	BEARING
EX1	77.99	S51°36'34"E
EX2	88.85	S07°42'20"E
EX3	186.65	S32°24'40"W
EX4	31.14	N36°28'03"W
EX5	20.00	S54°17'37"W
EX6	55.20	S36°28'03"E
EX7	91.34	S34°34'53"W
EX8	91.35	S34°34'59"W
EX9	65.55	S34°29'53"W
EX10	72.08	S35°08'09"W
EX11	31.26	N72°36'12"E
EX12	69.06	S56°02'50"E
EX13	105.73	S56°01'05"E
EX14	72.60	S56°01'07"E
EX15	32.37	S45°40'02"E
EX16	16.42	S17°29'49"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	17.50	16.44	15.84	S07°04'08"W

LOT INFORMATION		
UNIT	ADDRESS	PARCEL NO.
1	4818 MOONVIEW LANE	7291 354
2	4816 MOONVIEW LANE	7291 355
3	4814 MOONVIEW LANE	7291 356
4	4812 MOONVIEW LANE	7291 357
5	4810 MOONVIEW LANE	7291 358
6	4804 MOONVIEW LANE	7291 359
7	4802 MOONVIEW LANE	7291 360
8	4800 MOONVIEW LANE	7291 361
9	350 SUGARVIEW ROAD	7291 362
10	348 SUGARVIEW ROAD	7291 363
11	346 SUGARVIEW ROAD	7291 364
12	340 SUGARVIEW ROAD	7291 365
13	338 SUGARVIEW ROAD	7291 366
14	336 SUGARVIEW ROAD	7291 367
15	334 SUGARVIEW ROAD	7291 368
16	332 SUGARVIEW ROAD	7291 369
17	330 SUGARVIEW ROAD	7291 370
18	331 SUGARVIEW ROAD	7291 371
19	333 SUGARVIEW ROAD	7291 372
20	335 SUGARVIEW ROAD	7291 373
21	337 SUGARVIEW ROAD	7291 374
22	339 SUGARVIEW ROAD	7291 375
23	341 SUGARVIEW ROAD	7291 376
24	343 SUGARVIEW ROAD	7291 377
25	345 SUGARVIEW ROAD	7291 378
COMMERCIAL	310 SUGARVIEW ROAD	7291 379



NOTE - STREET LIGHTS

ORNAMENTAL STREET LIGHTS APPROVED BY GA. DEPARTMENT OF TRANSPORTATION FOR HIGHWAY 20 TO BE INSTALLED IN ACCORDANCE TO DRB-CBD 21-002 (REFER TO EXHIBIT 7).

NOTE - SIDEWALKS ALONG HWY 20

SIDEWALKS ALONG HIGHWAY 20 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVER DETAILS CURRENTLY APPROVED FOR USE IN THE CENTRAL BUSINESS DISTRICT BY THE CITY AND GA. DEPARTMENT OF TRANSPORTATION. DRB-CBD 21-002 (REFER TO EXHIBIT 7).

PUBLIC UTILITIES- NOTE:

1. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
2. CLEANOUTS TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO INSURE ACCESSIBILITY AT ALL TIMES.
3. SANITARY SEWER AND PUBLIC WATER PROVIDED BY GWINNETT COUNTY.(PUBLIC)

PIPE CONTRACTOR

CONTOUR GRADING AND PIPELINE
7722 B HAMPTON PLACE
LOGANVILLE, GA 30052
PHONE: (706) 380-1065
CONTACT: MADISON CAGLE
EMAIL: MCAGLE@CONTOURGRADINGANDPIPE.COM

ENGINEER

PRECISION PLANNING INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: COLLIN ANTHONY
PHONE: (770) 338-8000
EMAIL: 87CA@PPI.US

LAND SURVEYOR

LAND DEVELOPMENT SURVEYORS, INC
PO BOX 2050
DACULA, GA 30019
CONTACT: SHANE FOSTER
PHONE: (404) 328-8717
EMAIL: MSFI17@YAHOO.COM

OWNER/DEVELOPER

KITTLE HOMES, LLC
412 SEAGRAVES DRIVE
ATHENS, GA 30605
PHONE: (706) 206-0148
CONTACT: JUDSON KITTLE
EMAIL: JUDSONKITTLE@YAHOO.COM

RIGHT-OF-WAY

TAKE #1	44 S.F.	0.001 ACRES
TAKE #2	795 S.F.	0.018 ACRES
TAKE #3	142 S.F.	0.003 ACRES
ABANDONED	822 S.F.	0.019 ACRES

AREA	AREA (AC)
R/W TAKE	0.022
R/W ABANDONED	0.019
ORIGINAL TRACT	2.696
OVERALL SITE	2.693

REFERENCES:

1) DEED BOOK 56231, PAGE 37.
2) DEED BOOK 56231, PAGE 40.
3) DEED BOOK 55923, PAGE 215.
4) DEED BOOK 49281, PAGE 337.
5) DEED BOOK 49220, PAGE 537.
6) DEED BOOK 55465, PAGE 181.
7) DEED BOOK 56024, PAGE 882.
8) PLAT BOOK 95, PAGE 283.
9) R/W MAP FOR CITY OF SUGAR HILL BY POND, DATED 7/2007. OTHERS AS DENOTED ON PLAT.

SURVEYORS CERTIFICATION

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 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 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.

GENERAL SURVEY NOTES

1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE. VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A. UNIT OF MEASUREMENTS: U.S. SURVEY FOOT. DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.
2) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT VIRTUALLY GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
4) STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. (ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN)
5) LOCATIONS ARE ACCURATE ONLY WERE DIMENSIONED.
6) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
7) THE CERTIFICATION , AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT 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 PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,543 FEET AND AN ANGULAR ERROR OF 04 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,274 FEET, AND CONTAINS A TOTAL OF 2.693 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 ROBOTIC TOTAL STATION

BY: _____
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 2846 DATE OF EXPIRATION: 12/31/2023

GENERAL NOTES:

1) ZONING RM & BG
2)SETBACK INFORMATION:
FRONT YARD: 0-12 FEET
SIDE YARD: 35 FEET
REAR YARD: 20 FEET
MAX. BUILDING HEIGHT: 35 FEET
3) GWINNETT COUNTY/CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
4) ALL PROPERTY CORNERS MARKED BY A 1/2 INCH REBAR PIN SET WITH CAP.
5) THERE ARE NO WETLANDS ON THIS SITE.
6) THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
7) AN APPROVED RESIDENTIAL DRAINAGE PLAN(RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THESE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY(RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR "RDS-E".
8) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
9) SITE ELEVATIONS BASED ON NAVD 88 OBTAINED BY MEANS OF LOCAL GPS NETWORK.
10) ZONING INFORMATION TAKEN FROM THE CITY OF SUGAR HILL ZONING MAPS.
11) ANY PROPERTIES OUTSIDE THE STRUCTURE LIMITS SHALL BE CONSIDERED AS COMMON AREAS TO BE MAINTAINED BY THE H.O.A., DEVELOPER/OWNER UNTIL 90% OF THE LOTS ARE SOLD PER COVENANTS RECORDED IN DEED 60488, PAGE 188.
12) SIDEWALKS SHALL BE INSTALLED BY BUILDERS.
13) THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.
14) ALL STREET ARE PRIVATE.

RESIDENTIAL DRAINAGE PLAN (RDP):
RESIDENTIAL DRAINAGE STUDY (RDS):

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY MUST BE APPROVED BY THE CITY OF SUGAR HILL PRIOR TO ISSUANCE OF A BUILDING PERMIT ON ALL LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. REFER TO THE DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

HLP-HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY OF SUGAR HILL PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF SUGAR HILL DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

DEVELOPMENT REGULATIONS DRAINAGE NOTE:

1)GWINNETT COUNTY / CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2)STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3)STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

GRAPHIC SCALE
0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA. 30019
(770)962-8200
LDSURVEYORSOUTH.NET
COA LSF #000832

SKY VIEW ON BROAD
(HILLCREST DRIVE TOWNHOMES)
LOCATED IN LAND LOT(S) 291, 292, & 305, OF THE 7TH LAND DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA. SCALE: 1"=40'

FINAL PLAT FOR SHEET TITLE

FIELD	DRAWN	CHECKED
MSF	MSF	LJJ

NO	DESCRIPTION	DATE
1	ADDRESS CITY COMMENTS	2/23/23
1	ADDRESS COUNTY COMMENTS	4/3/23

12/21/22 DATE
21133 JOB NUMBER
1 OF 1