City of Sugar Hill
Planning Staff Report
Final Plat Ratification

DATE: December 20, 2016
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Final Plat Ratification, The Preserve @ Addison Woods

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RECOMMENDED ACTION

Ratify the approved subdivision final plat for The Preserve @ Addison Woods dated 12-20-16.

ISSUE

Century Communities of Georgia, LLC has requested ratification of the final plat for The Preserve at Addison Woods Subdivision. This development includes 63 lots for detached single family residential homes on 26.87 acres.

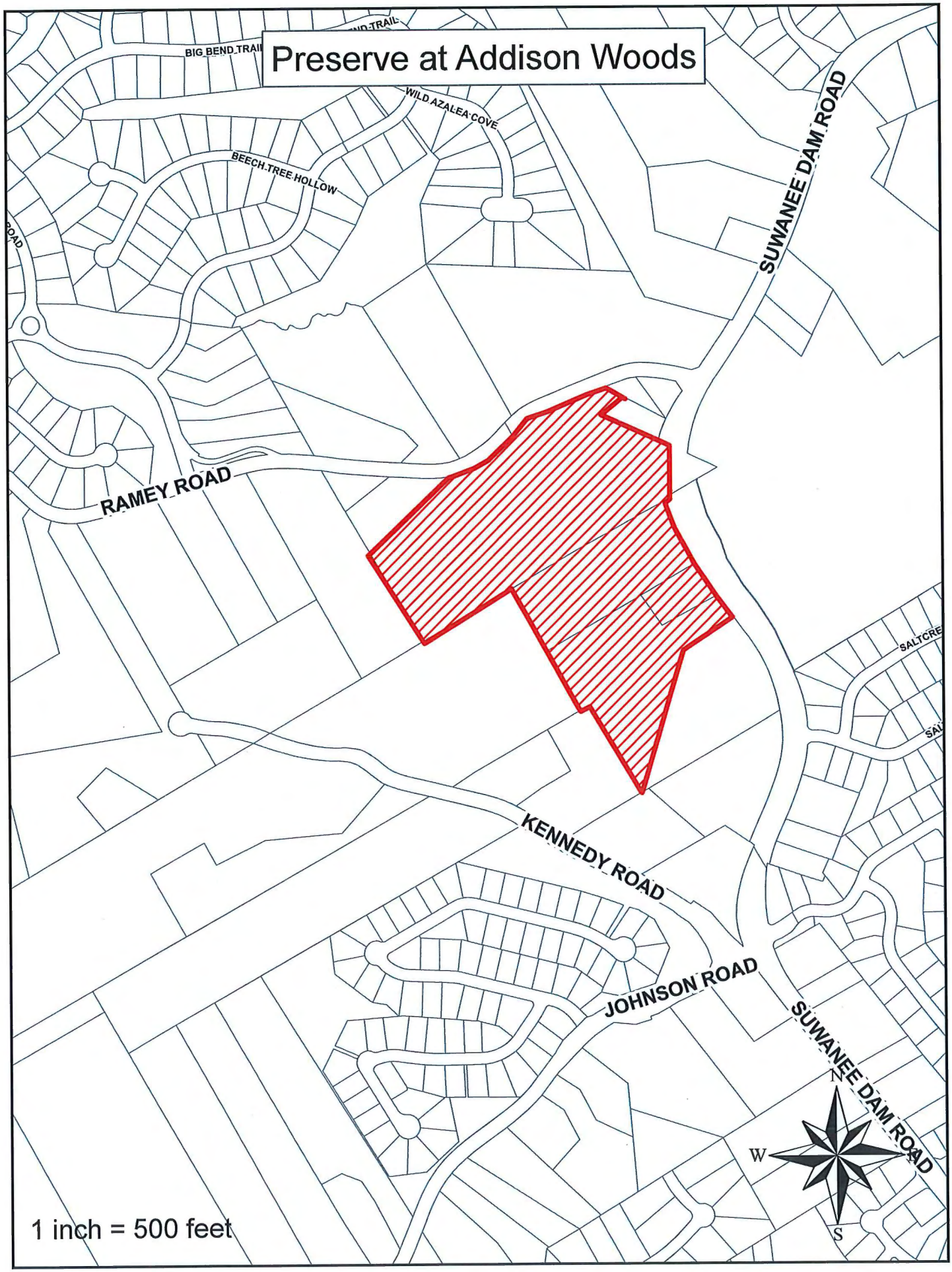
While some items remain to be finalized, staff has worked with the developer to account for these elements in the executed Development Maintenance and Performance Agreement and associated sureties:

Maintenance Bond Amount	$108,966.00
Performance Bond for the Asphalt Topping	$ 95,832.00

The Planning Dept. maintains a bond file and schedules inspections for sureties at least three months prior to the expiration to allow coordination with other departments and the developer/surety company.

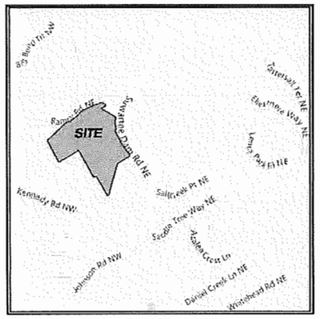
ATTACHMENTS

- The Preserve at Addison Woods Final Plat


Preserve at Addison Woods
BIG BEND TRAIL
WILD AZALEA COVE
BEECH TREE HOLLOW
SUWANEE DAM ROAD
RAMEY ROAD
KENNEDY ROAD
JOHNSON ROAD
SUWANEE DAM ROAD
N
W
S
1 inch = 500 feet

FINAL SUBDIVISION PLAT
FOR
THE PRESERVE AT ADDISON WOODS

CITY OF SUGAR HILL
LAND LOTS 318, 319, 340, & 341 - 7th. DISTRICT
GWINNETT COUNTY, GEORGIA
TAX ID: 7340-001, 7319-033, - 037, P/O 7319-033A



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED BOOK 10987, PAGE 280; DEED BOOK 9901, PAGE 340; DEED BOOK 28406, PAGE 343-345; PLAT BOOK 50, PAGE 178; PLAT BOOK X, PAGE 296A
ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.

UNRECORDED SURVEY FOR RIDGE 19, LLC PREPARED BY CARTER AND CLARK DATED 2/4/2013

2. HORIZONTAL DATUM SHOWN HERSON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HERSON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. ALL LOT CORNERS SHOWN HEREON ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH G.A. RLS #3105.

5. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FEM COMMUNITY PANEL No. 13135C0013G, DATED 09/04/2012.

6. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

7. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S3 TOTAL STATION. THIS MAP OR PLAT HAS WITH CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 631,487 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 65,290 FEET AND AN ANGULAR ERROR OF 4 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONAL GROUND DISTANCES.

9. BEARINGS SHOWN HERON ARE CALCULATED FROM ANGLES TURNED.

10. LAST DATE OF FIELD WORK 12/15/2016.

11. WETLANDS AND STREAMS SHOWN HERSON PER REPORT PREPARED BY CONTOUR ENVIRONMENTAL. REPORT DATED AUGUST 10, 2015.

ZONING:

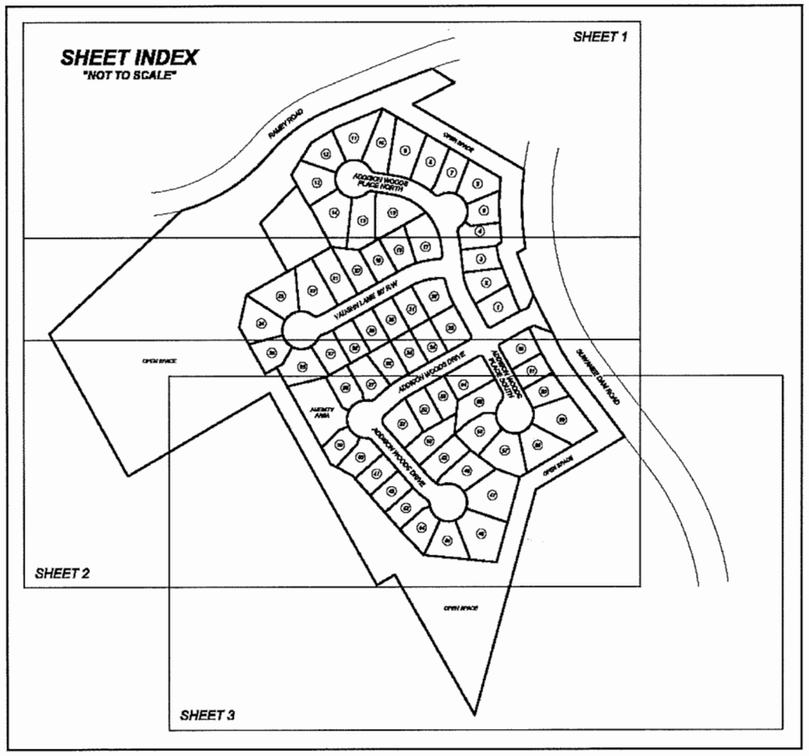
AX-15-004 (10-19-2015)
CONDITIONS OF ZONING

APPROVAL OF ANNEXATION AX15-004 AND REZONE TO MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (RS-100) ZONING CLASSIFICATION WITH A CONSERVATION SUBDIVISION DISTRICT (CSD) ZONING OVERLAY WITH THE FOLLOWING CONDITIONS:

1. PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
2. MINIMUM DWELLING UNIT SIZE SHALL BE 2,400 SQUARE FEET FOR ONE STORY HOMES AND 2,600 SQUARE FEET FOR TWO STORY HOMES.
3. APPLICANT MUST INSTALL A SIDEWALK ALONG THE SITE'S ENTIRE SUWANEE DAM ROAD FRONTAGE, TO CONNECT WITH EXISTING SIDEWALK IN FRONT OF GWINNETT METRO NEW CHURCH. MATCH TO WIDTH OF EXISTING SIDEWALK.
4. THE PROPOSED SUBDIVISION SHALL NOT EXCEED 66 LOTS FOR SINGLE-FAMILY HOMES.
5. THE DEVELOPER SHALL INSTALL AT THE DEVELOPER'S EXPENSE A DEDICATED LEFT TURN LANE ON SUWANNEE DAM ROAD (NORTH BOUND ENTRANCE INTO PROPOSED SUBDIVISION) SUBJECT TO COORDINATION WITH GWINNETT COUNTY DOT PRIOR TO RATIFICATION OF THE FINAL SUBDIVISION PLAT.
6. THE NEIGHBORHOOD WILL HAVE A 50' ZONING BUFFER ON THE RESIDENTIAL SIDE BETWEEN THE NEIGHBORHOOD AND THE CHURCH.

AX-15-005 (10-19-2015)
CONDITIONS OF ZONING

1. PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
2. MINIMUM DWELLING UNIT SIZE SHALL BE 2,400 SQUARE FEET FOR ONE STORY HOMES AND 2,600 SQUARE FEET FOR TWO STORY HOMES.
3. APPLICANT MUST INSTALL A SIDEWALK ALONG THE SITE'S ENTIRE SUWANEE DAM ROAD FRONTAGE, TO CONNECT WITH EXISTING SIDEWALK IN FRONT OF GWINNETT METRO NEW CHURCH. MATCH TO WIDTH OF EXISTING SIDEWALK.
4. THE PROPOSED SUBDIVISION SHALL NOT EXCEED 66 LOTS FOR SINGLE-FAMILY HOMES.
5. THE DEVELOPER SHALL INSTALL AT THE DEVELOPER'S EXPENSE A DEDICATED LEFT TURN LANE ON SUWANNEE DAM ROAD (NORTH BOUND ENTRANCE INTO PROPOSED SUBDIVISION) SUBJECT TO COORDINATION WITH GWINNETT COUNTY DOT PRIOR TO RATIFICATION OF THE FINAL SUBDIVISION PLAT.
6. THE NEIGHBORHOOD WILL HAVE A 50' ZONING BUFFER ON THE RESIDENTIAL SIDE BETWEEN THE NEIGHBORHOOD AND THE CHURCH.



GENERAL NOTES:

1. TOTAL NUMBER OF LOTS = 62
2. EXISTING ZONING: RS-100 CSD (CITY OF SUGAR HILL)
3. TOTAL AREA = 26.874 ACRES
4. MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM LOT WIDTH: 60'
5. BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 30'
6. DENSITY: 2.31 UPA (26.82 AC. / 62 LOTS)
7. RECREATIONAL AREA REQUIRED: 1.61 AC. (10%)
RECREATIONAL AREA PROVIDED: 11.11 AC. (41.4%)
ACTIVE AMENITY: 0.37 AC.
OPEN SPACE WITH TRAIL: 10.74 AC.
8. REQUIRED OPEN SPACE: 10.73 AC. (40%)
OPEN SPACE PROVIDED: 10.74 AC. (40%)
9. POCKET PARKS:
A: 0.45 ACRE
B. 0.58 ACRE
10. INDIVIDUAL LOTS SHALL BE DESIGNATED HLP (HOUSE LOCATION PLAN), RDP (RESIDENTIAL DRAINAGE PLAN) AND/OR RGS (RESIDENTIAL DRAINAGE STUDY) IF SUCH ARE REQUIRED BY THE CITY TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. 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.
12. NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
13. A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.
14. WASTEWATER TO BE PROVIDED BY: GWINNETT COUNTY.
15. FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
16. A DECLARATION OF PROTECTIVE DOVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED IN DEED BOOK _____, PAGE _____, GWINNETT COUNTY RECORDS.
17. ALL COMMON AREAS, OPEN SPACE, AMENITIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE ON EACH SIDED OF THE PROPERTY LINE.
17. 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.
18. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS. ACCORDING TO CURRENT GWINNETT COUNTY POLICY AND CLEAN OUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

LOT AREA = 11.578 ACRES
ROADS AREA = 3.059 ACRES
OPEN SPACE = 11.719 ACRES
DETENTION POND A = 0.518 ACRE

TOTAL = 26.874 ACRES

DATE: DECEMBER 19, 2016		ISSUE	
	REVISION NO.	DESCRIPTION	DATE
SURVEYED: MG	DRAWN: RTW		
CHECKED: GSH	APPROVED: GSH		
PROJECT # 15235			

FINAL SUBDIVISION PLAT
FOR
THE PRESERVE AT ADDISON WOODS
CITY OF SUGAR HILL
LAND LOTS 318, 319, 340, & 341 - 7th. DISTRICT
GWINNETT COUNTY, GEORGIA
TAX ID: 7340-001, 7319-033, - 037, P/O 7319-033A

ENGINEER
PRIMUS ENGINEEERING, INC.
3010 HAMILTON MILL ROAD, BUFORD, GA. 30519
OFFICE: (678) 858-3842
ENGINEER: BYRON J. ARCENEAUX, P.E.

OWNER / DEVELOPER
CENTURY COMMUNTIES
3091 GOVERNOR'S LAKE DRIVE
NORCROSS, GA 30071
(678) 781-1538
CONTACT: BRET CLARK

CERTIFICATE OF 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 AFFECTED 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.
REVIEWED AND APPROVAL RECOMMENDED BY:

_____ _____
PLANNING DIRECTOR, CITY OF SUGAR HILL — DATE

APPROVED THIS _____ DAY OF _____, 2018.

_____
CITY MANANGER, CITY OF SUGAR HILL

OWNER'S ACKNOWLEDGEMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, 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 OF SUBDIVIDER — DATE

_____
PRINTED NAME OF SUBDIVIDER

_____ _____
SIGNATURE OF OWNER — DATE

_____
PRINTED NAME OF OWNER

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND 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 65,290 FEET, AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 631,487 FEET, AND CONTAINS A TOTAL OF 26.874 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 TOTAL STATION.

_____ _____
GARY S. HARVIN, REGISTERED GEORGIA LAND SURVEYOR #3105 — DATE
348 GEIGER ROAD, JEFFERSON, GA. 30549
PHONE: (678) 840-5020

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.

SURVEY PREPARED BY:

EarthPro LAND SURVEYING
348 GEIGER ROAD
JEFFERSON, GA. 30549
OFFICE: 678-840-5020
FAX: 706-510-2620
EMAIL: gh@earthproland survey.com
GEORGIA RLS #3105
GEORGIA COA LSF 000094

GEORGIA REGISTERED GARY S. HARVIN JR. LAND SURVEYOR NO. 3105 EXP. 12-31-18

NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL.

CALLS	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
1			S60°44'38"W	25.72'
2			S21°32'43"E	57.18'
3			S21°33'06"E	52.55'
4			S21°33'06"E	2.46'
5			S27°06'28"E	107.84'
6			S27°06'28"E	61.84'
7	81.36'	756.20'	S34°13'59"E	81.32'
8			S68°05'28"W	7.35'
9			N69°30'31"W	51.69
10			N23°16'09"E	35.47'
11			N68°05'28"E	10.81'
12	12.38'	225.00'	S66°39'52"W	12.37'
13	16.31'	225.00'	S62°51'44"W	16.31'
14	14.14'	9.00'	N74°12'52"W	12.73'
15			S27°06'28"E	20.85'
16			N29°12'52"W	27.23'
17	62.60'	156.00'	N17°43'05"W	62.18'
18			N66°13'18"W	50.00'
19			S10°02'16"E	32.94'
20			N66°13'18"W	15.48'
21	30.58'	206.00'	N10°28'28"W	30.55'
22	17.88'	15.00'	N19°24'34"E	16.84'
23	17.88'	50.00'	N43°18'55"E	17.78'
24			S56°55'26"E	20.00'
25	50.29'	816.20'	S05°07'20"E	50.28'
26			S50°39'20"W	17.78'
27	48.17'	50.00'	N05°28'30"E	46.33'
28	85.12'	816.20'	S00°22'10"E	85.09'
29	40.61'	50.00'	N45°23'22"W	39.50'
30	33.49'	816.20'	S03°47'38"W	33.49'
31	42.28'	50.00'	S87°07'13"W	41.03'
32	17.88'	15.00'	N82°57'43"W	16.84'
33	12.52'	206.00'	N50°33'38"W	12.52'
34			N37°41'35"E	20.00'
35	62.56'	206.00'	N61°00'07"W	62.32'
36	40.59'	206.00'	N75°20'50"W	40.53'
37			N80°59'33"W	21.18'
38			N80°59'33"W	33.56'
39	13.62'	15.00'	N54°58'56"W	13.16'
40	33.90'	50.00'	N48°23'46"W	33.26'
41	40.61'	50.00'	S88°54'51"W	39.50'
42	40.61'	50.00'	S42°22'56"W	39.50'
43	43.90'	50.00'	S06°02'04"E	42.50'
44			N33°05'22"W	20.03'
45	45.82'	50.00'	S57°26'26"E	44.24'
46			N83°18'30"W	40.30'
47			N33°05'22"W	18.72'
48	43.04'	50.00'	N71°38'45"E	41.72'
49	13.62'	15.00'	N72°59'51"E	13.16'
50			S80°59'33"E	12.10'
51			S09°00'27"W	20.00'
52			N83°18'30"W	33.78'
53			S80°59'33"E	42.64'
54	103.74'	156.00'	S61°56'27"E	101.84'
55	99.84'	156.00'	S24°33'20"E	98.14'
56			S06°13'18"E	24.01'
57	14.14'	9.00'	S38°46'42"W	12.73'
58			S83°46'42"W	21.31'
59	41.39'	206.00'	S78°01'20"W	41.32'
60	41.28'	206.00'	S66°31'33"W	41.21'
61			S60°47'08"W	14.10'
62			S60°47'08"W	60.00'
63			S60°47'08"W	60.00'
64			S60°47'08"W	60.00'
65			S60°47'08"W	41.19'
66	18.24'	156.00'	S64°08'08"W	18.23'
67	15.81'	15.00'	N82°18'59"W	15.09'
68	38.02'	50.00'	N73°53'59"W	37.11'
69	45.07'	50.00'	S58°29'43"W	43.56'
70	41.46'	50.00'	S06°54'28"W	40.30'
71	40.61'	50.00'	S38°07'19"E	39.50'
72			S28°36'44"W	51.56'
73			S60°44'38"W	18.91'
74	52.53'	50.00'	N88°31'03"E	50.14'
75			S60°47'08"W	10.02'
76	29.60'	50.00'	N41°27'50"E	29.17'
77	12.06'	15.00'	N47°34'40"E	11.76'
78	32.39'	206.00'	N66°08'46"E	32.36'
79			S25°34'53"E	19.24'
80			S60°47'08"W	11.24'
81			S60°47'08"W	54.98'
82	3.08'	206.00'	N61°12'49"E	3.08'
83			N60°47'08"E	55.70'

CALLS	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
84			S60°47'08"W	12.20'
85			S60°47'08"W	47.89'
86			N60°47'08"E	60.00'
87			N60°47'08"E	60.00'
88			N60°47'08"E	60.00'
89			N60°47'08"E	59.59'
90	0.41'	156.00'	N60°51'39"E	0.41'
91	62.19'	156.00'	N72°21'26"E	61.78'
92			N83°46'42"E	21.94'
93	13.44'	9.00'	S53°25'35"E	12.23'
94	68.81'	206.00'	S19°55'22"E	68.52'
95			S29°12'52"E	2.52'
96	14.14'	9.00'	S15°47'08"W	12.73'
97			S60°47'08"W	60.00'
98			S60°47'08"W	50.00'
99			S60°47'08"W	26.05'
100	30.84'	206.00'	S56°29'48"W	30.81'
101	12.57'	206.00'	S50°27'33"W	12.57'
102			S48°42'38"W	44.02'
103	13.62'	15.00'	S74°43'14"W	13.16'
104	15.97'	50.00'	N88°25'20"W	15.91'
105			N07°34'29"W	20.00'
106	48.59'	50.00'	S54°35'03"W	46.70'
107			N63°15'24"W	20.00'
108	42.65'	50.00'	S02°18'33"W	41.36'
109			S67°52'31"W	26.63'
110	42.08'	50.00'	S46°13'38"E	40.85'
111			S15°39'34"W	20.00'
112	20.04'	50.00'	S81°49'31"E	19.91'
113	13.62'	15.00'	S67°17'29"E	13.16'
114			S41°17'22"E	46.81'
115			S41°17'22"E	60.00'
116			S41°17'22"E	58.14'
117	1.86'	206.00'	S41°32'54"E	1.85'
118	50.07'	206.00'	S48°46'12"E	49.94'
119	13.36'	15.00'	S30°13'28"E	12.92'
120	7.09'	50.00'	S08°46'51"E	7.09'
121			S77°09'18"W	17.17'
122	45.25'	50.00'	S38°46'28"E	43.73'
123	40.61'	50.00'	S87°58'10"E	39.52'
124	43.90'	50.00'	N43°35'50"E	42.50'
125	46.51'	50.00'	N08°11'15"W	44.66'
126	64.49'	50.00'	N71°47'12"W	60.11'
127	14.02'	15.00'	N81°57'08"W	13.52'
128	3.76'	156.00'	N54°28'41"W	3.76'
129			N36°12'47"E	22.84'
130			S54°02'34"E	24.89'
131	34.03'	156.00'	N47°32'18"W	33.96'
132			N41°17'22"W	31.18'
133			N41°17'22"W	60.00'
134			S48°42'38"W	62.85'
135			S60°47'08"W	5.00'
136			S60°47'08"W	60.00'
137			S60°47'08"W	40.52'
138			N05°49'08"E	55.72'
139	29.89'	19.00'	N03°42'38"E	26.87'
140			N48°42'38"E	51.25'
141	18.91'	156.00'	N52°10'37"E	18.89'
142	13.97'	156.00'	N58°13'12"E	13.97'
143			N60°47'08"E	45.05'
144			N60°47'08"E	60.00'
145			S05°49'08"W	33.94'
146	14.14'	9.00'	S74°12'52"E	12.73'
147			S29°12'52"E	35.37'
148	30.77'	23.00'	S06°03'00"W	28.87'
149	33.71'	50.00'	S21°59'57"W	33.08'
150			N87°18'59"W	32.83'
151			S60°47'08"W	48.95'
152			S48°42'38"W	48.97'
153	44.03'	50.00'	S22°32'30"E	42.62'
154	47.24'	50.00'	S74°49'55"E	45.50'
155	43.50'	50.00'	N63°57'09"E	42.50'
156	40.61'	50.00'	N04°32'09"E	39.50'
157	9.15'	50.00'	N23°58'20"W	9.14'
158			N29°12'52"W	47.08'
159	56.96'	806.20'	S35°17'28"E	56.95'
160			N29°12'52"W	60.00'
161			S27°06'28"E	28.49'
162	31.57'	806.20'	S37°08'43"E	31.57'
163			N29°12'52"W	68.00'
164	14.14'	9.00'	N15°47'08"E	12.73'
165	14.47'	175.00'	N63°09'17"E	14.47'
166	7.84'	175.00'	N66°48'26"E	7.84'

HLP - HOUSE LOCATION PLAN
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY 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 PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

RDP – RESIDENTIAL DRAINAGE PLAN

RDS – RESIDENTIAL DRAINAGE STUDY
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 THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

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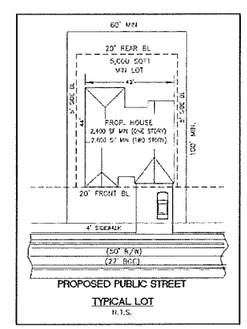
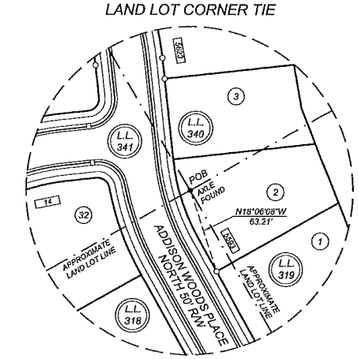
CENTERLINE CURVE DATA

CALLS	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
A	25.50'	200.00'	S84°26'17"W	25.48'	7°18'17"	12.77'
B	38.15'	181.00'	S54°44'53"W	38.08'	12°04'31"	19.14'
C	48.93'	181.00'	S49°02'00"E	48.78'	15°29'16"	24.61'
D	72.63'	181.00'	N17°43'05"W	72.15'	22°59'33"	36.81'
E	236.20'	181.00'	N43°36'25"W	219.80'	74°46'14"	138.31'
F	72.63'	181.00'	S72°16'55"W	72.15'	22°59'33"	36.81'
G	58.36'	181.00'	S70°01'23"W	58.11'	18°28'29"	29.44'



TYPICAL LOT
N.T.S.

LAND LOT CORNER TIE



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GEORGIA RLS 83105
GEORGIA COA LSF #000994
GEORGIA REGISTERED LAND SURVEYOR GARY S. HARVIN JR. NO. 3105 EXP: 12-31-16

NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL

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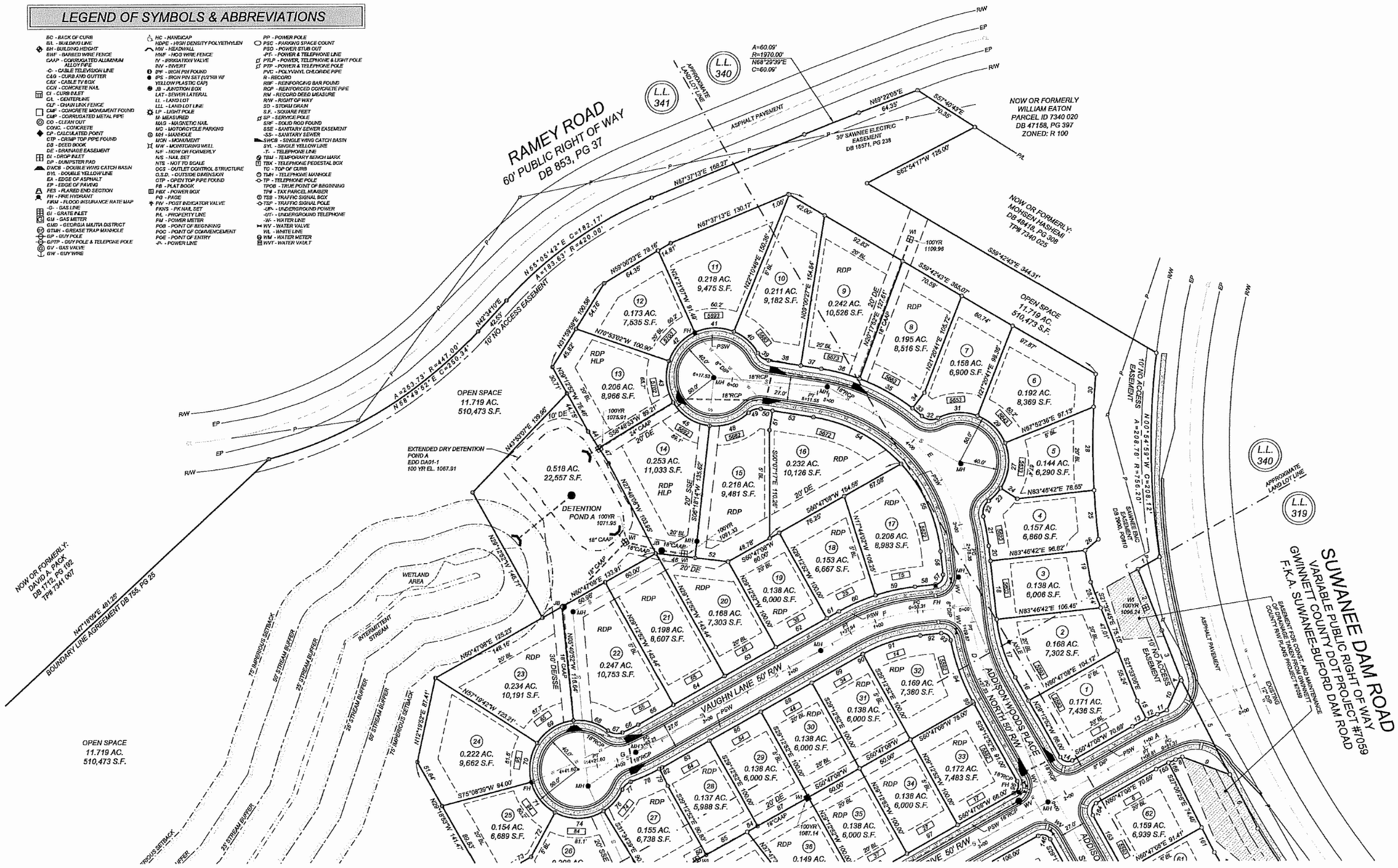

0 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

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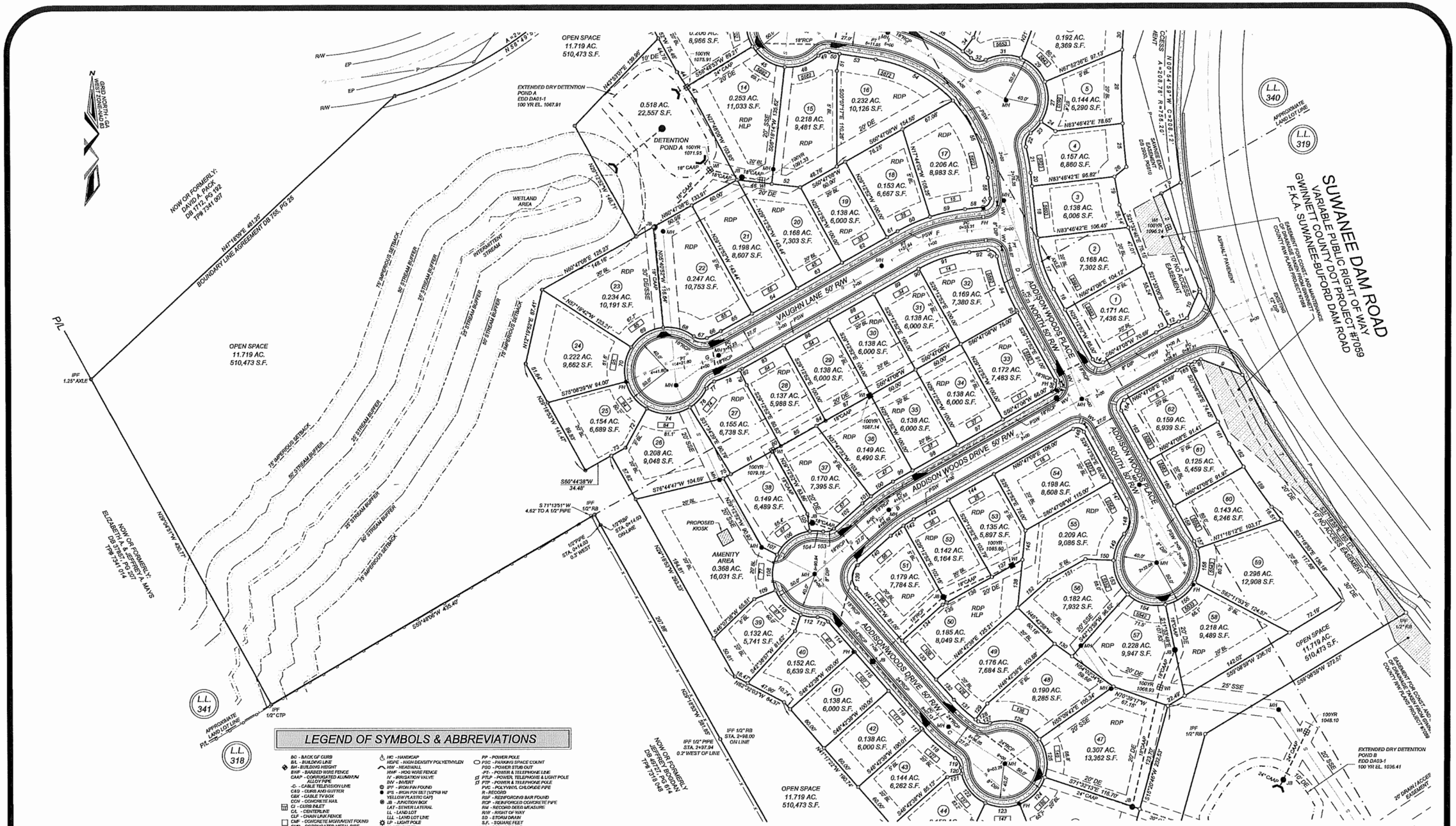
SHEET 3 OF 5



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GEORGIA REGISTERED NO. 3105 EXP. 12-31-15 LAND SURVEYOR GARY S. HARVIER, JR.

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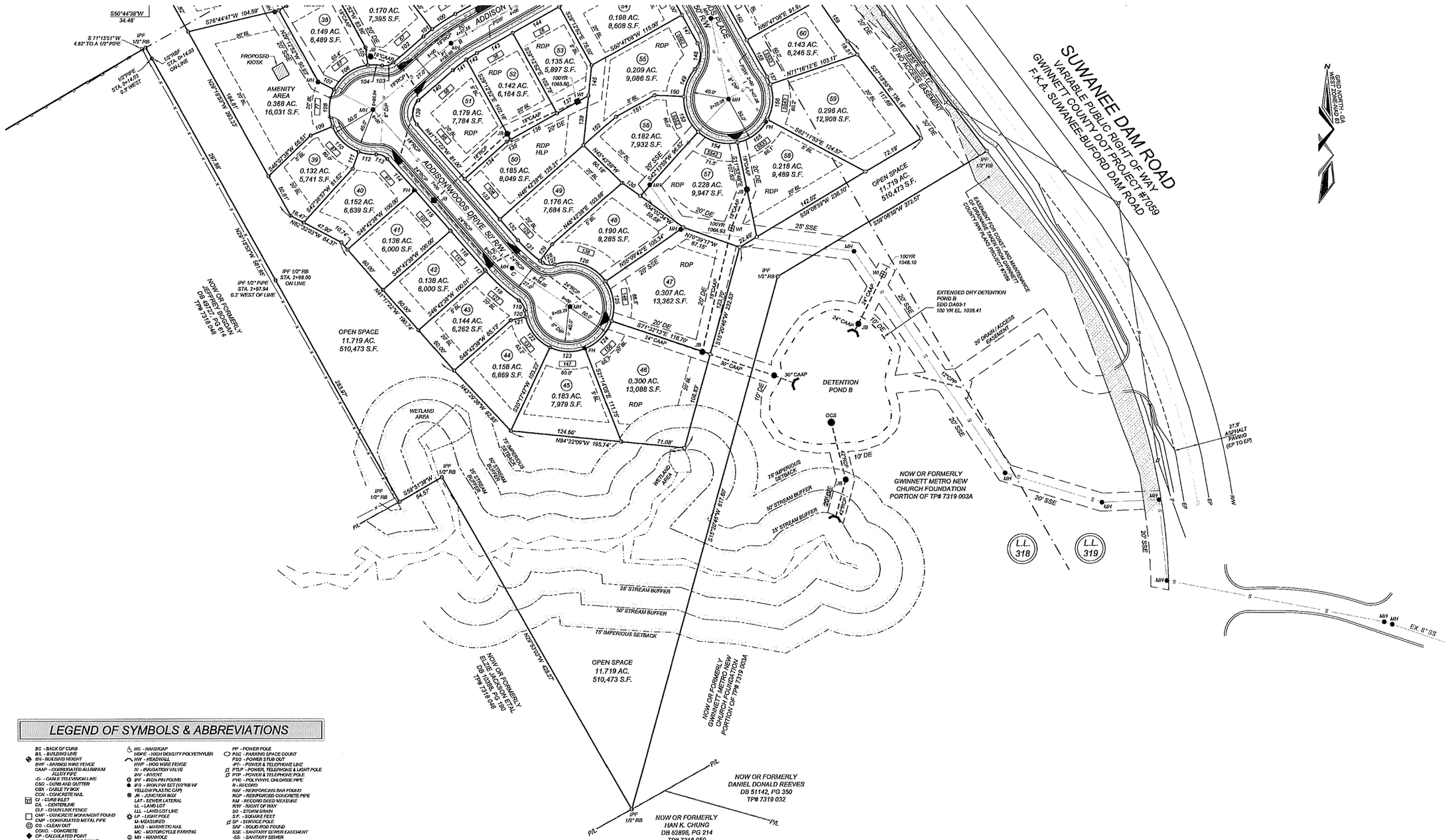

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