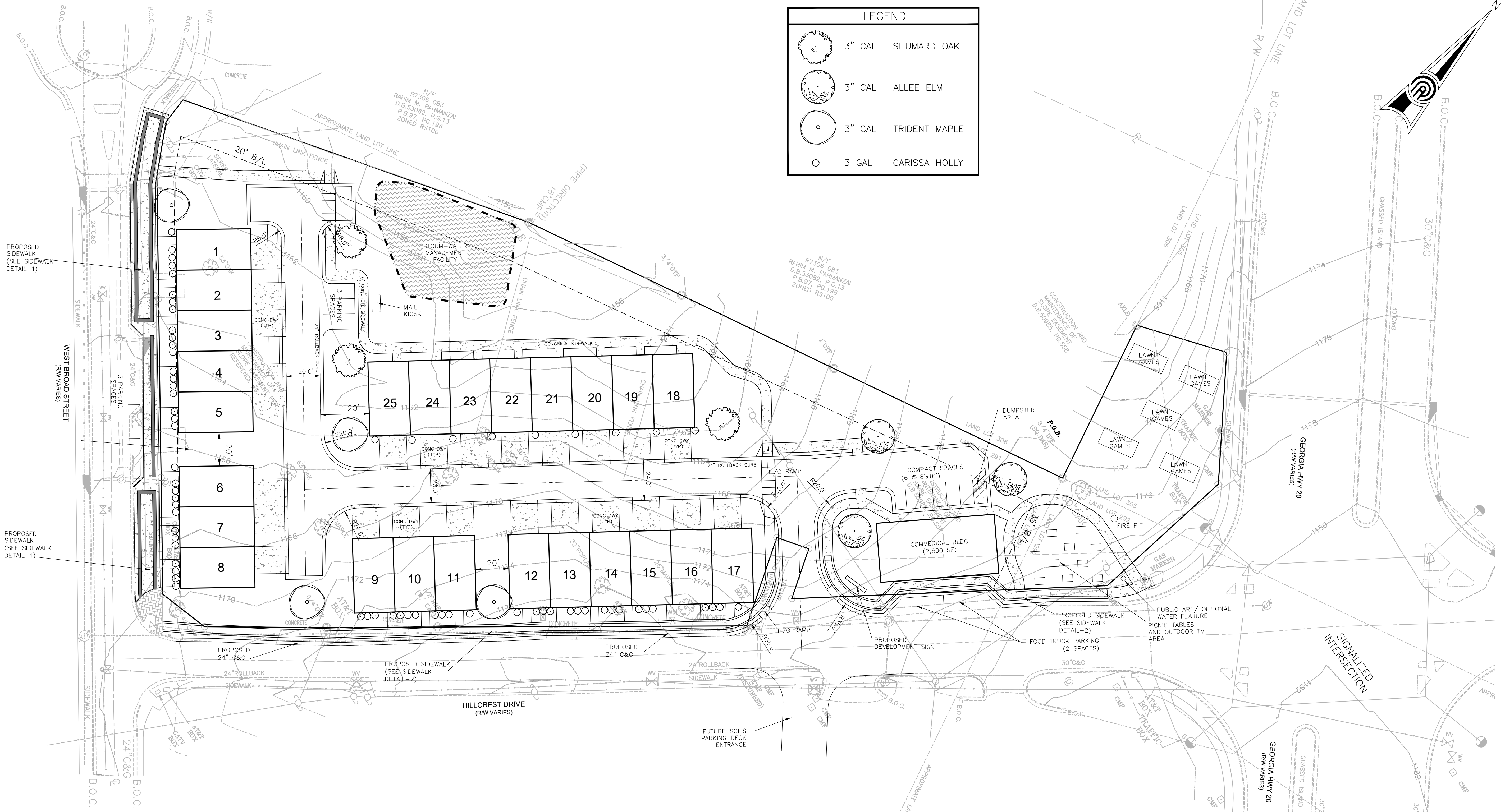
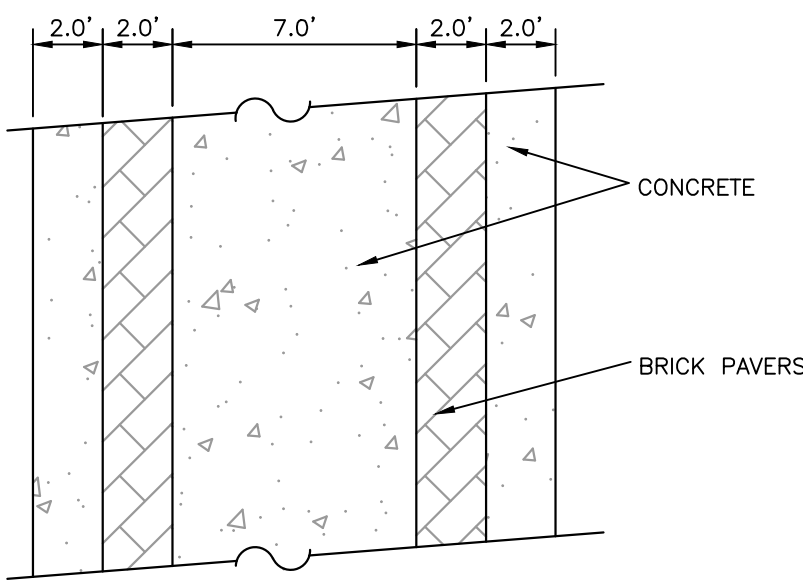




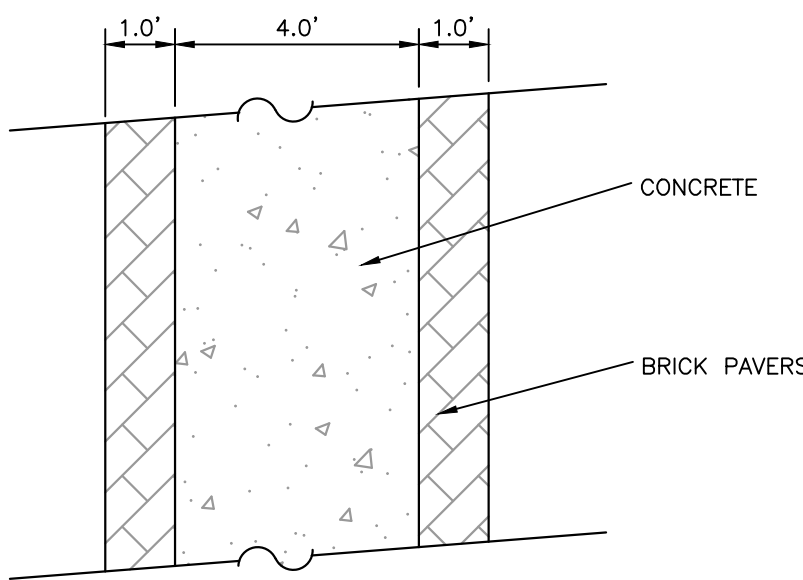
Know what's below.
Call before you dig.



| LEGEND | | | |
|--------|--------|---------------|--|
| | 3" CAL | SHUMARD OAK | |
| | 3" CAL | ALLEE ELM | |
| | 3" CAL | TRIDENT MAPLE | |
| | 3 GAL | CARISSA HOLLY | |



SIDEWALK DETAIL No. 1



SIDEWALK DETAIL No. 2

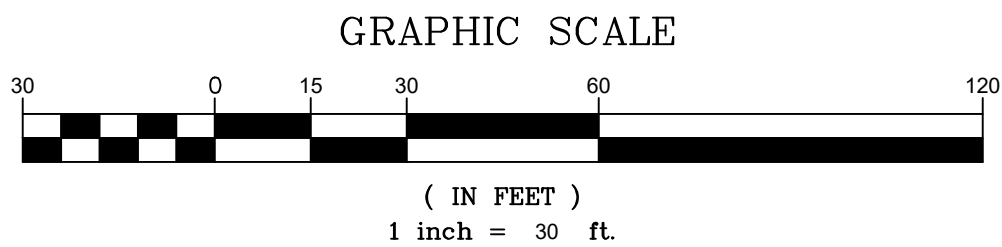
GENERAL NOTES:

- ALL LOTS TO BE SERVED BY GWINNETT COUNTY SANITARY SEWER.
- ALL LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
- DETENTION POND LOTS TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
- ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
- A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS RESPONSIBLE FOR ALL YARD MAINTENANCE (COMMON AREAS AND RECREATION AREA.)
- ALL EXISTING STRUCTURES ONSITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ONSITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
- OPEN SPACE AND COMMON AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THIS DEED MUST BE FILED PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT.
- BOUNDARY SURVEY PREPARED BY LAND DEVELOPMENT SURVEYORS, INC., DATED 06/07/2021, TITLES "EXISTING LOCATION PLAN FOR KITTLE CONSTRUCTION."

| PROJECT DATA | |
|----------------------|--------------------------|
| TOTAL SITE AREA | 2.696 ACRES |
| ZONING | RM & BG |
| OVERLAY DISTRICT | CENTRAL BUSINESS |
| PROPOSED USE | TOWNHOMES AND COMMERCIAL |
| REQUIRED SET BACK | |
| FRONT YARD | 0-12 FEET |
| SIDE YARD | 35 FEET |
| REAR YARD SETBACK | 20 FEET |
| MAX BUILDING HEIGHT | 35 FEET |
| TOTAL TOWNHOMES | 25 UNITS |
| MAX NET DENSITY | 9.29 UNITS/AC |
| COMMERCIAL COMPONENT | 2,100 SQ. FT |

OWNER / DEVELOPER
KITTLE CONSTRUCTION & DEVELOPMENT
412 SEAGRAVES DR
ATHENS, GA 30605
CONTACT: ZAC KITTLE
PHONE: 706.340.9186
EMAIL: zkittle18@gmail.com

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: ERIC SIMPSON
PHONE: 770-338-8000
EMAIL: 827es@PPI.US



PRELIMINARY, NOT FOR PUBLIC USE, GENERAL RELEASE OR CONSTRUCTION

| | |
|---|-----------------|
| planners • engineers • architects • surveyors 400 Pike Boulevard, Lawrenceville, Ga 30046 770.338.8000 • www.ppi.us | |
| PRECISION PLANNING, INC. ALL RIGHTS RESERVED. | |
| PRELIMINARY, NOT FOR PUBLIC USE, GENERAL RELEASE OR CONSTRUCTION | |
| STAMP | |
| HILLCREST DRIVE PROPERTY Land Lot 291, District 7 HILLCREST DRIVE City OF SUGAR HILL, GA | |
| CONCEPT SITE PLAN | SHEET TITLE |
| DATE | NO. DESCRIPTION |
| 07/08/21 | DATE |
| 20-163A | PPI PROJECT NO. |
| C1.0 | |
| RELEASE | |