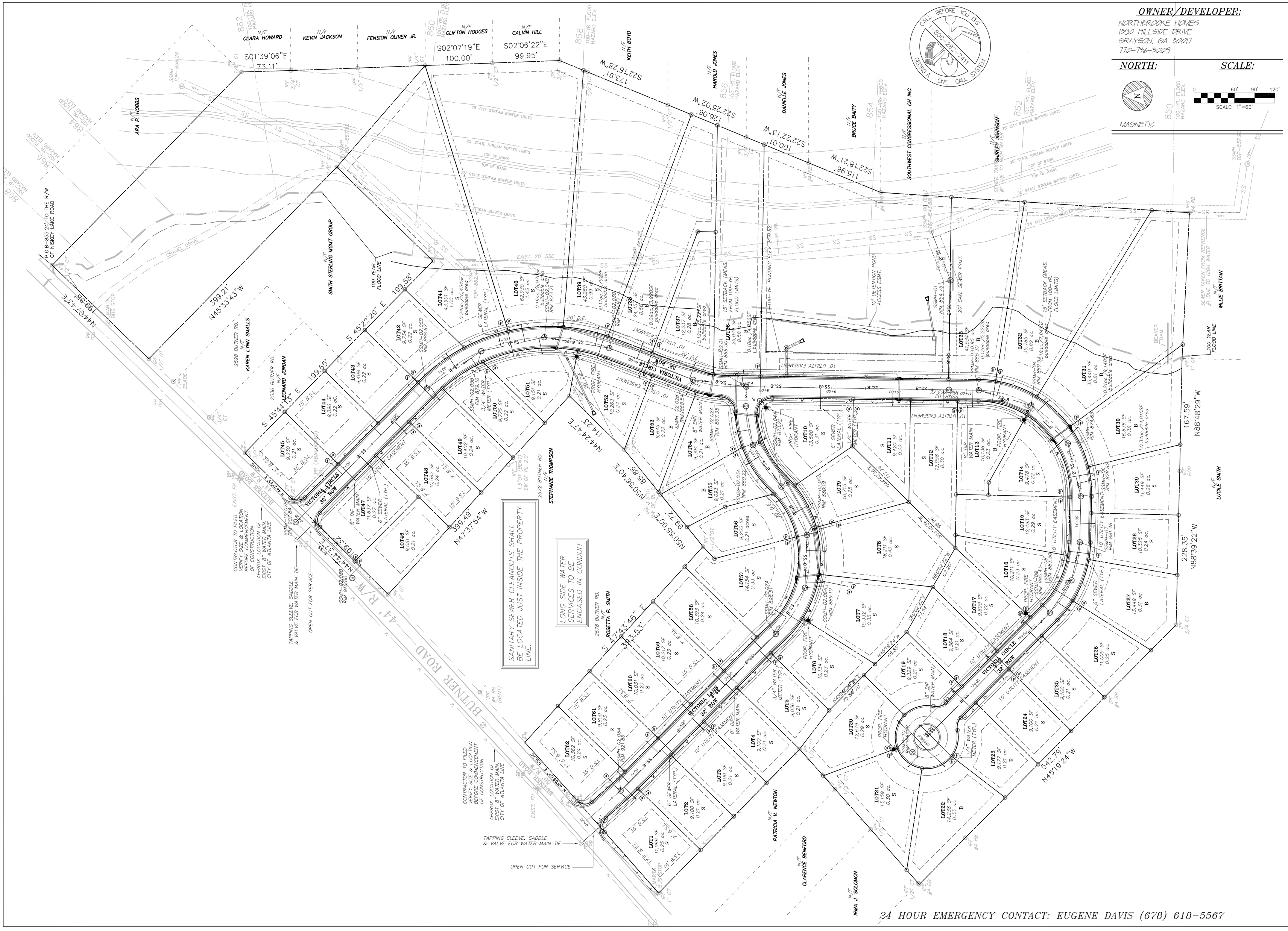
OWNER/DEVELOPER:
NORTHBROOKE HOMES
1390 HILLSIDE DRIVE
GRAYSON, GA 30017
770-736-3009
NORTH:
SCALE:
SCALE: 1"=60'
MAGNETIC
CALL BEFORE YOU DIG
1-800-282-7411
GEORGIA ONE CALL SYSTEM
VICTORIA ESTATES
FULTON COUNTY, GEORGIA
LAND LOT: 42
DISTRICT: 14TH FF
P.O.B.-855.24' TO THE R/W OF NISKEY LAKE ROAD
N/F CLARA HOWARD
N/F KEVIN JACKSON
N/F FENSION OLIVER JR.
N/F CLIFTON HODGES
N/F CALVIN HILL
N/F KEITH BOYD
N/F HAROLD JONES
N/F DANIELLE JONES
N/F BRUCE BAITY
N/F SOUTHWEST CONGRESSIONAL CH INC.
N/F SHIRLEY M. JOHNSON
N/F ARA P. HOBBS
N/F SMITH STERLING MGMT GROUP
N/F KAREN LYNN SMALLS
2528 BUTNER RD.
N/F LEONARD JORDAN
2538 BUTNER RD.
2572 BUTNER RD. N/F STEPHANIE THOMPSON
2578 BUTNER RD. ROSETTA P. SMITH
N/F WILLIE BRITTAIN
N/F LUCILE SMITH
N/F PATRICIA V. NEWTON
N/F CLARENCE BENFORD
N/F IRMA J. SOLOMON
BUTNER ROAD
44' R/W
VICTORIA CIRCLE
32' ROW
VICTORIA LANE
32' ROW
S01°39'06"E 73.11'
S02°07'19"E 100.00'
S02°06'22"E 99.95'
S22°16'28"W 173.91'
S22°25'02"W 126.06'
S22°22'13"W 100.01'
S22°18'21"W 115.96'
399.21' N45°33'43"W
199.58'
N44°07'43"E 199.98'
S 45°22'29" E 199.58'
S 45°44'13" E 199.65'
N44°24'47"E 114.23'
N50°56'40"E 65.66'
N50°50'00"E 99.72'
N44°24'47"E 199.32'
399.45' N47°37'54"W
S 47°43'46" E 393.53'
S42°19'24"W 167.59'
N88°48'29"W
S42°19'24"W 228.35'
N88°39'22"W
SANITARY SEWER CLEANOUTS SHALL BE LOCATED JUST INSIDE THE PROPERTY LINE.
LONG SIDE WATER SERVICES TO BE ENCASED IN CONDUIT
CONTRACTOR TO FIELD VERIFY SIZE & LOCATION BEFORE CONSTRUCTION OF CONSTRUCTION
APPROX. LOCATION OF EXIST. 8" WATER MAIN, CITY OF ATLANTA LINE
TAPPING SLEEVE, SADDLE & VALVE FOR WATER MAIN TIE
OPEN CUT FOR SERVICE
100 YEAR FLOOD LINE
75' CITY STREAM BUFFER LIMITS
25' STATE STREAM BUFFER LIMITS
TOP OF BANK
GRAVEL DRIVE
EXIST. 20' SSE
6" SEWER LATERAL (TYP.)
20' D.E.
10' UTILITY EASEMENT
15' SETBACK (MEAS. FROM 100-YR. FLOOD LIMITS)
100-YR. PONDING ELEV. 859.62
10' DETENTION POND ACCESS ESMT.
20' SAN. SEWER ESMT.
SEWER TAKEN FROM REFRENCE #1 DUE TO HIGH WATER
BEAVER DAM
PROP. FIRE HYDRANT
8" DIP WATER MAIN
3/4" WATER METER (TYP.)
35' B.S.L.
15' B.S.L.
LOT1 11,068 SF 0.25 ac. S
LOT2 9,100 SF 0.21 ac. S
LOT3 9,100 SF 0.21 ac. S
LOT4 9,102 SF 0.21 ac. S
LOT5 9,100 SF 0.21 ac. S
LOT6 10,134 SF 0.23 ac. S
LOT7 15,157 SF 0.35 ac. S
LOT8 18,211 SF 0.42 ac. S
LOT9 10,715 SF 0.25 ac. S
LOT10 13,580 SF 0.31 ac. S
LOT11 9,478 SF 0.22 ac. S
LOT12 12,958 SF 0.30 ac. S
LOT13 10,136 SF 0.23 ac. B
LOT14 9,478 SF 0.22 ac. S
LOT15 12,493 SF 0.29 ac. S
LOT16 10,211 SF 0.23 ac. S
LOT17 9,650 SF 0.22 ac. S
LOT18 9,741 SF 0.22 ac. S
LOT19 9,329 SF 0.21 ac. S
LOT20 12,619 SF 0.29 ac. S
LOT21 13,159 SF 0.30 ac. S
LOT22 14,218 SF 0.33 ac. B
LOT23 9,171 SF 0.21 ac. B
LOT24 9,100 SF 0.21 ac. S
LOT25 9,100 SF 0.21 ac. S
LOT26 11,005 SF 0.25 ac. S
LOT27 13,449 SF 0.31 ac. B
LOT28 10,656 SF 0.24 ac. S
LOT29 11,449 SF 0.26 ac. S
LOT30 15,785 SF 0.36 ac. B
LOT31 35,440 SF 0.81 ac. B
LOT32 35,785 SF 0.82 ac. B
LOT33 10,136 SF 0.23 ac. B
LOT34 9,100 SF 0.21 ac. S
LOT35 9,100 SF 0.21 ac. S
LOT36 9,100 SF 0.21 ac. S
LOT37 12,237 SF 0.28 ac. B
LOT38 24,454 SF 0.56 ac. B
LOT39 43,280 SF 0.99 ac. S
LOT40 62,919 SF 1.45 ac. S
LOT41 43,561 SF 1.00 ac. S
LOT42 9,774 SF 0.22 ac. S
LOT43 9,958 SF 0.22 ac. S
LOT44 9,396 SF 0.22 ac. S
LOT45 9,230 SF 0.21 ac. S
LOT46 9,061 SF 0.21 ac.
LOT47 11,637 SF 0.27 ac.
LOT48 10,582 SF 0.24 ac.
LOT49 10,402 SF 0.24 ac.
LOT50 9,722 SF 0.22 ac. S
LOT51 9,151 SF 0.21 ac. S
LOT52 10,263 SF 0.24 ac. S
LOT53 9,100 SF 0.21 ac. B
LOT54 9,304 SF 0.21 ac. B
LOT55 9,093 SF 0.21 ac. B
LOT56 9,255 SF 0.21 acres
LOT57 14,154 SF 0.32 ac. S
LOT58 10,454 SF 0.24 ac. S
LOT59 10,212 SF 0.23 ac. S
LOT60 10,031 SF 0.23 ac. S
LOT61 9,850 SF 0.23 ac. S
LOT62 10,362 SF 0.24 ac. S
SSMH-02.059 RIM 879.16
SSMH-02.028 RIM 868.35
SSMH-02.044 RIM 873.31
SSMH-02.024 RIM 867.35
SSMH-02.064 RIM 921.96
SSMH-02.098 RIM 996.80
SSMH-02.070 RIM 907.84
SSMH-02.07A RIM 898.91
SSMH-02.060 RIM 886.10
SSMH-01 RIM 854.75
SSMH-03 RIM 866.30
SSMH-04 RIM 883.92
SSMH-05 RIM 881.46
SSMH-06 RIM 883.43
SSMH-07 RIM 883.50
SSMH-08 RIM 886.10
SSMH-09 RIM 894.88
SSMH-10 RIM 897.42
SSMH-11 RIM 898.19
SSMH-12 RIM 898.19
SSMH-13 RIM 898.19
SSMH-14 RIM 898.19
SSMH-15 RIM 898.19
SSMH-16 RIM 898.19
SSMH-17 RIM 898.19
SSMH-18 RIM 898.19
SSMH-19 RIM 898.19
SSMH-20 RIM 898.19
SSMH-21 RIM 898.19
SSMH-22 RIM 898.19
SSMH-23 RIM 898.19