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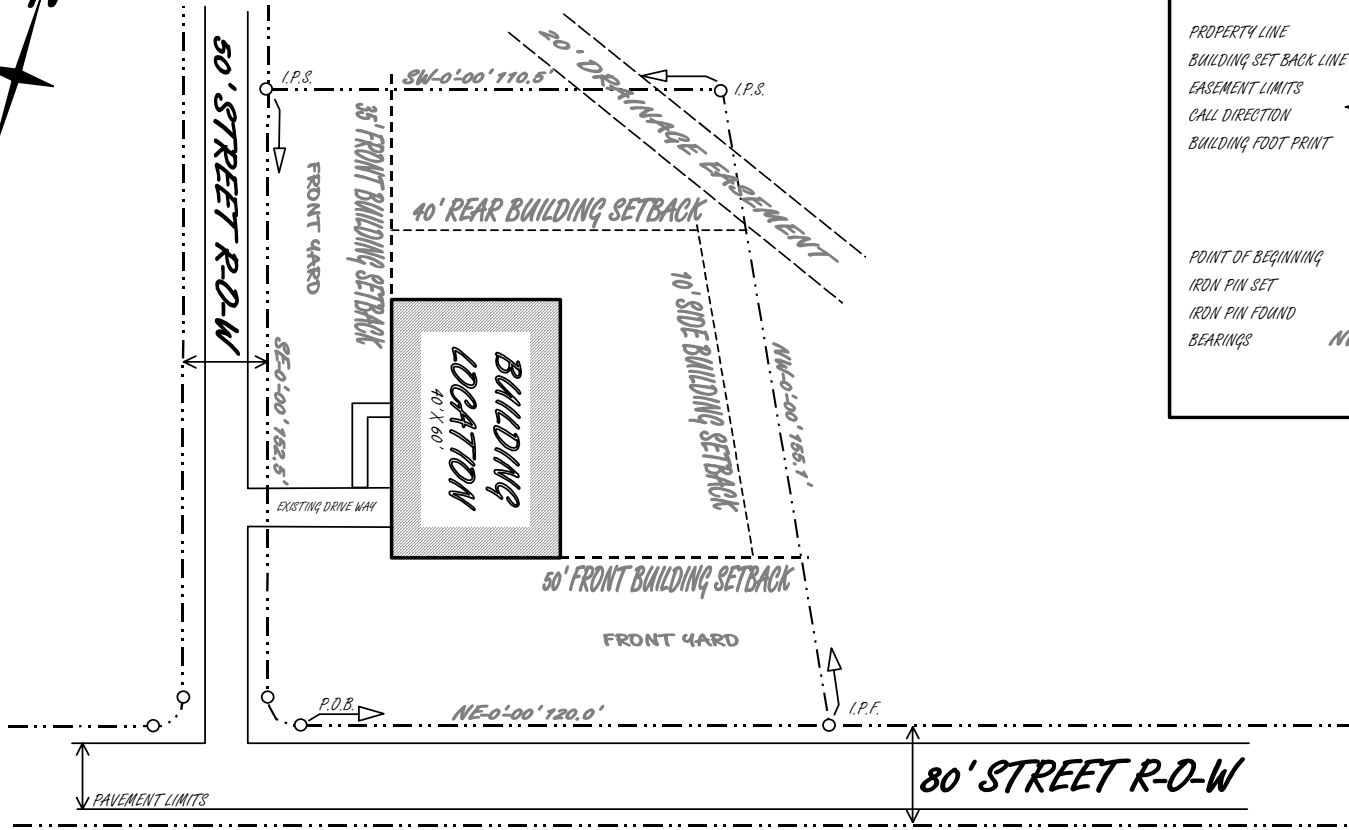
House Location Plan (HLP) for New Homes
(Revised September 2004)

Planning & Development sometimes requires a notation on a Final Plat that a House Location Plan (HLP) must be approved prior to the issuance of a Building Permit for a new home. The purpose of a HLP is to ensure that the proposed home is located properly on the lot due to unusual conditions such as lot line configuration or the location of easements. A HLP is submitted to the Development Review Section for review and approval to ensure that minimum setback requirements are met and that easements are kept free & clear of encroachments. A HLP does not have to be drawn by a surveyor or an engineer. However, it must be drawn "to scale" using either an engineer or architect's scale. A HLP can be drawn by anyone as long as it is legible and is drawn at a measurable scale. Approval of a HLP makes the builder aware of location constraints on a lot. A sample HLP may be found on page 2 of this document.

A HLP should show the following (as applicable) on the plan:

- a. Boundary lines of the lot with distances & bearings.
- b. Location & names of all abutting streets or other street rights-of-way.
- c. Minimum required front, side & rear building setback lines with dimensions.
- d. The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
- e. Location & dimensions of any water, sewer, drainage or other easements, storm water management facilities, septic tank, and septic tank drain field located on the lot.
- f. Subdivision name, lot & block designation, land lot & district.
- g. North arrow & scale.
- h. 100-year floodplain limits, any applicable stream buffers or other special building setback lines.
- i. Any other applicable requirements of the Zoning Resolution or conditions of zoning approval.

WDJ: A & C & X: House Location Plan



LEGEND

PROPERTY LINE

BUILDING SET BACK LINE

EASEMENT LIMITS

CALL DIRECTION ←

BUILDING FOOT PRINT

POINT OF BEGINNING ○ P.O.B.

IRON PIN SET ○ I.P.S.

IRON PIN FOUND ○ I.P.F.

BEARINGS NW-0-00' 155.1'

NOTES:

- HOUSE LOCATION PLAN (HLP) MUST BE DRAWN TO EITHER AN ARCHITECTS OR ENGINEERS SCALE.
- NORTH ARROW TO INDICATE NORTHERLY DIRECTION SHOULD APPEAR ON PLAN.
- CORNER LOTS HAVE TWO (2) FRONT YARDS.
- NO ENCROACHMENTS ALLOWED INTO BUILDING SETBACKS OR EASEMENTS.

<i>SAMPLE HOUSE LOCATION PLAN</i>	
<i>SUBDIVISION NAME</i>	
<i>LOT NUMBER & BLOCK</i>	
<i>STREET ADDRESS</i>	
<i>SCALE: (ARCHITECT OR ENGINEER)</i>	<i>DATE</i>