

City of Sugar Hill
Planning Staff Report
Waiver of Development Regulations 16-00845

DATE: June 1, 2016
TO: Mayor and Council
FROM: Planning Director *KA*
SUBJECT: Waiver of Development Regulations | Sugar Hill Auto Collision

RECOMMENDED ACTION

1) Defer installation of sidewalks along Old Cumming Road but require developer to show on plan as required and submit a 12 month performance bond.

REQUEST The planning department has received a Development Waiver request from Doug Duffee to waive the requirement to install sidewalks along the frontage of his development along Old Cumming Road.

DISCUSSION

- The Owner has claimed undue hardship due to the fact there are no other sidewalks along this portion of Old Cumming Road.
- Generally, sidewalks are necessary public improvements associated with required project access improvements that benefit public health and provide equitable transportation options.
- If the applicant were to install sidewalks, this would be the only section of sidewalk at this end of Old Cumming Road.
- As a part of the Highway 20 improvement project, GDOT is discontinuing access to Highway 20 at this end of Old Cumming Road which will be made into a cul-de-sac at the entrance drive to the subject property eliminating through traffic for this portion of Old Cumming Rd.
- When future development comes to Old Cumming Road north of the subject property continuity in the network of pedestrian infrastructure may be necessary this residential corridor to the downtown Sugar Hill.
- The City should require the sidewalks to be shown at this time. Once the Highway project is complete, utility of sidewalks along this side of Old Cumming Road may be re-evaluated and either constructed or released in accordance with an executed performance agreement typical to the standard project close out process.

BACKGROUND

APPLICANT / OWNER: Douglas G. Duffee
EXISTING ZONING: Heavy Manufacturing District (HM-1)
REQUEST: Waiver of Development Regulations to install sidewalks.
PURPOSE: Construction of New Facility for Sugar Hill Auto Collision
PROPERTY SIZE: ± 3.05 Acres
LOCATION: 1090 Old Cumming Road

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP CITY OF SUGAR HILL, GA COMMUNITY PANEL NO. 130474 0014 G, EFFECTIVE DATE: MARCH 4, 2013. THIS OPINION IS NOT CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999901609. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103, GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION T30 GNS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EPGS NETWORK.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2-FOOT INTERVALS.
5. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,128 FEET AND AN ANGULAR CLOSURE OF 0'00"00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY C.P. & J.J.
6. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,389 FEET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

REFERENCES:

1. DEED BOOK 53946, PAGE 588
2. DEED BOOK 53946, PAGE 589
3. DEED BOOK 53946, PAGES 590-591
4. DEED BOOK 21122, PAGE 8
5. PLAT BOOK 41, PAGE 140B
6. DEED BOOK 53193, PAGE 224
7. PLAT BOOK 80, PAGE 203
8. DEED BOOK 3951, PAGE 356
9. PLAT BOOK 13, PAGE 104A

ZONING AND SETBACKS:

CITY OF SUGAR HILL
 ZONING: HEAVY MANUFACTURING DISTRICT (HM-1)
 TOWN CENTER OVERLAY
 FRONT: 30' FROM R/W
 SIDE: 10'
 REAR: 30'

TAX PARCEL NUMBERS:

TAX PARCEL No. 73 D6 D45
 ADDRESS: 1088 OLD CUMMING ROAD BUFORD, GEORGIA 30518

TAX PARCEL No. 73 D6 D46
 ADDRESS: 1090 OLD CUMMING ROAD BUFORD, GEORGIA 30518

TAX PARCEL No. 73 D8 091
 ADDRESS: 1086 OLD CUMMING ROAD BUFORD, GEORGIA 30518

TOTAL AREA: 3.05 ACRES

UTILITY INFORMATION:

THE LOCATION AND SIZE OF THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS, VISIBLE ABOVE GROUND STRUCTURES AND GROUND MARKINGS FROM AN UNDERGROUND UTILITY LOCATOR BY UTILITY MARKING, LLC 3042 GALA TRAIL, SNELLVILLE, GEORGIA 30039 (678) 357-1946 DATED JANUARY 11, 2016. CONTACT: GIOVANNI MONTUOLA THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. THE PROPERTY OWNER IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE PROPERTY OWNER IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATOR SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

THE EXISTING UTILITIES SHOWN ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR SIZE OF EXISTING UTILITIES. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL UTILITIES AND SIZES WITHIN THE LIMITS OF THE WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below. Call before you dig.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

WETLANDS CERTIFICATION:

The design professional whose seal appears herein certifies the following: (1) the Wetland Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet

DOES DOES NOT

Indicate wetlands as shown on the map and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of permission has been obtained.

LEGEND:

- △ ALF. - ANGLE IRON FOUND
- ⊙ A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- ▲ A.M.F. - ALUMINUM MONUMENT FOUND
- ⊙ C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊙ D.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- ⊙ I.P.F. - IRON PIN FOUND
- ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
- ⊙ F.X. - X-CUT FOUND
- ⊙ N.F. - NAIL FOUND
- ⊙ R.F. - ROCK FOUND
- ⊙ R.R.F. - RAILROAD SPIKE FOUND
- ⊙ T.F. - TRACK FOUND
- ⊙ P.K.N.S. - PARKER KALON NAIL SET
- ⊙ R.B.S. - 1/2" REBAR SET WITH CAP
- ⊙ C.M.S. - CONCRETE MONUMENT SET
- ⊙ N.S. - NAIL SET
- ⊙ C.P. - CALCULATED POINT
- ⊙ D.I. - DROP INLET
- ⊙ J.B. - JUNCTION BOX
- ⊙ C.R. - CABLE RISER
- ⊙ T.R. - TELEPHONE RISER
- ⊙ P.B. - POWER TRANSFORMER BOX
- ⊙ P.P. - POWER POLE
- ⊙ S.P. - SERVICE POLE
- ⊙ T.P. - TELEPHONE POLE
- ⊙ L.P. - LIGHT POLE
- ⊙ G.W. - GUY WIRE
- ⊙ G.A.P. - GUY ANCHOR POLE
- ⊙ E.S. - ELECTRIC SERVICE
- ⊙ W.M. - WATER METER
- ⊙ W.V. - WATER VALVE
- ⊙ F.H. - FIRE HYDRANT
- ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
- ⊙ I.C.V. - IRRIGATION CONTROL VALVE
- ⊙ W.P. - WELL POINT
- ⊙ C.O. - SANITARY CLEANOUT
- ⊙ S.S.M.H. - SANITARY SEWER MANHOLE
- ⊙ G.V. - SANITARY GATE VALVE
- ⊙ H.W. - HARDWOOD TREE
- ⊙ P.T. - PINE TREE
- ⊙ M.T. - MISCELLANEOUS TYPE TREE
- ⊙ U.M. - UNKNOWN TYPE MANHOLE
- ⊙ G.V. - GAS VALVE
- ⊙ G.M. - GAS METER
- ⊙ P. - PROPANE TANK
- ⊙ F.F.P. - FLAG POLE
- ⊙ T.S.P. - TRAFFIC SIGNAL POLE
- ⊙ T.S.B. - TRAFFIC SIGNAL BOX
- ⊙ B.O. - WATER BLOW OFF
- ⊙ W.B.P. - WATER BACKFLOW PREVENTER
- ⊙ T.M.H. - TELEPHONE MANHOLE
- ⊙ Y.I. - YARD INLET
- ⊙ M.W. - MONITORING WELL
- ⊙ B.P. - BOLLARD POST
- ⊙ S.N.L. - TRAFFIC SIGN
- ⊙ B.A.C. - AIR CONDITIONER
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- V.C.P. - VITRIFIED CLAY PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED WATER MAIN
- BURIED SEWER LINE
- BURIED SEWER LINE (FORCE MAIN)
- BURIED GAS LINE
- BURIED ELECTRIC LINE
- BURIED CABLE TV
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD POWER LINES
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/W - NOW OR FORMERLY
- CENTERLINE
- INTX - INTERSECTION
- R - CURVE RADIUS
- L - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C.B.P. - CHORD BEARING
- C.DIST - CHORD DISTANCE
- L.L. - LAND LOT
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- CONTINUOUS OWNERSHIP
- A.E. - ACCESS EASEMENT
- PROPOSED STORM WATER FLOW

SANITARY SEWER FLOWS:

OFFICE = 1,400 SQUARE FEET (0.10) = 140 GPD
 AVERAGE FLOW CAPACITY = 140 GALLONS PER DAY
 PEAK FACTOR OF 4.0 = 560 GALLONS PER DAY

SEWER NOTES:

1. A G.C.D.W.R. CONSTRUCTION PERMIT IS TO BE ACQUIRED BY G.C.D.W.R. APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-518-6175 FOR INFORMATION AND COPY OF APPROVED CONTRACTORS LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY GCDWR PRIOR TO INSTALLATION.
2. AS-BUILTS/RECORD DRAWINGS FOR SEWER SYSTEM REQUIRED AT LEAST 14 BUSINESS DAYS PRIOR TO REQUESTING FINAL PLAT APPROVAL. TEMPORARY CERTIFICATE OF OCCUPANCY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL WORK TO BE PERFORMED ACCORDING TO GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES SANITARY SEWER STANDARDS. CURRENT EDITORIAL ACTUATION CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY INSPECTOR.
4. GCDWR DOES NOT AUTHORIZE ANY PAVEMENT CUTS-IF CUT IS NECESSARY PERMISSION MUST BE OBTAINED FROM OWNER OF STREET.
5. MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES.
6. NO TREES OR PERMANENT STRUCTURES ALLOWED IN SANITARY SEWER EASEMENTS IN ACCORDANCE WITH CURRENT GWINNETT COUNTY POLICY.
7. PER FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PERMIT FEE FOR SITE ACTIVITY PRIOR TO ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GREASE TRAP INSTALLATIONS).

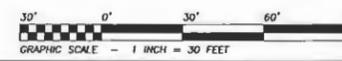
WATER NOTES:

1. METER FEES MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT OR BEFORE ISSUANCE OF DDC CONSTRUCTION PERMIT OR ISSUANCE OF CONSTRUCTION PERMIT FOR METERS 3" OR LARGER.
2. A GCDWR CONSTRUCTION PERMIT MUST BE ACQUIRED BY A GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-518-6175 FOR INFORMATION AND A COPY OF APPROVED CONTRACTORS LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO INSTALLATION OF WATER METERING DEVICE. METERS 3/4" TO 2" INSTALLED BY GCDWR REQUIRE NO CONSTRUCTION PERMIT.
3. BEFORE C.O. IS ISSUED, AS-BUILTS FOR THE DETECTOR CHECK AND A FINAL INSPECTION BY GCDWR ARE REQUIRED.
4. DOUBLE CHECK BACKFLOW PREVENTION DEVICES FOR ALL METERS AND/OR FIRE LINES MUST BE TESTED AND APPROVED BEFORE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
5. PER THE FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PERMIT FEE FOR SITE ACTIVITY PRIOR TO THE ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GREASE TRAP INSTALLATIONS).

FIRE DEPARTMENT NOTES:

1. HYDRANTS ARE TO BE INSTALLED A MINIMUM OF 3'-0" AND A MAXIMUM OF 15'-0" FROM THE BACK OF CURB OR ROAD EDGE WITH LARGE FIRE DEPARTMENT CONNECTION FACING THE FIRE DEPARTMENT ACCESS POINT. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6 AND GCFD-37)
2. HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION STARTED.
3. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
4. INSTALLATION OF UNDERGROUND FIRE SPRINKLER WATER SUPPLY SHALL BE PERFORMED BY A UTILITY FIRE SPRINKLER CONTRACTOR, OR FLUMBER CONTRACTOR LICENSED UNDER CHAPTER II, TITLE 25, SECTION 25-11-7.

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-87.



REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 286
 GAINESVILLE, GA. 30503
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com

PATTON
 LAND SURVEYING, LLC

GEORGIA REGISTERED No. 3070

CELESTINE C. WHITE

GSWCC LEVEL 5
 CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION # 41301
 EXPIRES: 01/24/2018

PROPOSED UTILITY PLAN FOR:

DOUGLAS G. DUFFEE

— LOCATED IN —
 LAND LOT 306, 7TH SUGAR HILL
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
5 of 21

SCALE: 1"=30'

SURVEY DATE: 01/17/2016

PLAT DATE: 01/26/2016

PLAT DATE: 03/24/2016

15-195 Site plan.dwg

JN. 15-198