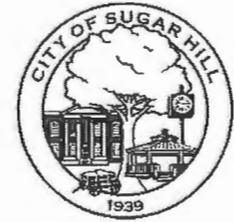


City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: July 26, 2016
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification, Parkside Landing

RECOMMENDED ACTION

Ratify the approved subdivision final plat for Parkside Landing dated 7-8-16.

ISSUE Spartan Investors 1, LLC has requested ratification of the final plat for the Parkside Landing Subdivision. This development includes 51 lots for detached single family residential homes on 23.686 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	\$126,998.00
Performance Bond for the Asphalt Topping	\$ 94,149.00
Performance Bond for the Sidewalk Installation	\$ 25,358.00
Performance Bond for the Landscaping	\$ 20,000.00

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

- Parkside Landing Subdivision Final Plat

CITY OF SUGAR HILL

**RESOLUTION
PARKSIDE LANDING
FINAL PLAT RATIFICATION**

**A RESOLUTION TO RATIFY THE FINAL PLAT FOR PARKSIDE LANDING
SUBDIVISION.**

WHEREAS, the City of Sugar Hill has received an application from Spartan Investors 1, LLC, requesting ratification for the Final Plat at Parkside Landing Subdivision which is located off Level Creek Road inside the municipal limits of Sugar Hill in land lot 290 of the 7th district of Gwinnett County, Georgia; and

WHEREAS, all requirements of these and other applicable regulations have been met, the City Manager has approved the Certificate of Development Conformance and a Development Performance and Maintenance Agreement has been executed.

WHEREAS, the City Manager certified by his signature on the original of the plat that all of the requirements of these Regulations, the Zoning Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat.

BE IT THEREFORE RESOLVED, the City Council of Sugar Hill does hereby ratify the Final Plat for Parkside Landing Subdivision attached as Exhibit 1.

This resolution adopted this _____ day of _____, 2016.

Mayor – Steve Edwards

ATTEST:

City Clerk, Jane Whittington

GENERAL NOTES

- TOTAL ACREAGE = 23.686 ACRES
- ZONING: RS-100 CSD (SUGAR HILL)
MINIMUM LOT SIZE = 5,000 S.F.
NUMBER OF LOTS = 51
- FRONT = 20 FEET
SIDE = 5 FEET (1/2" BETWEEN STRUCTURES)
REAR = 20 FEET
FRONT BOUNDARY SETBACK = 50 FEET
STREAM BUFFER = 50' TO FEET
- LOTS SHOWN ARE FOR SINGLE-FAMILY USE ONLY. MAXIMUM HEIGHT FOR DWELLING IS 35'.
- ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY FLOW SANITARY SEWER.
- WATER PROVIDED BY GWINNETT COUNTY.
- DETENTION POND LOTS, COMMON AREA & OPEN SPACE TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
- HANDICAP RAMPS SHALL BE REQUIRED AT INTERSECTIONS AND WHERE SIDEWALK ENDS AT THE CURB-DE-SAC.
- ALL BUFFER TREES AND TREE SAVED AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- UNDERGROUND UTILITIES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
- TOPPING TREES IN NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.
- A MANDATORY HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED AND LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS FOR PARSEE LAKES, DATED 05/24/16, FILED 05/24/16 AND RECORDED IN PLAT BOOK 45307, PAGES 567-638, GWINNETT COUNTY GEORGIA, WHICH HAS BEEN ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, SIGNS, STORM WATER MANAGEMENT AREAS AND ENTRY AREAS.
- THE PROJECTS FRONTAGE SHALL BE LANDSCAPED AND MAINTAINED BY THE HOA AND SHALL INCLUDE A LANDSCAPE ENTRANCE FEATURE, A DECORATIVE FENCE AND LANDSCAPING ALONG THE ENTIRE FRONTAGE. LANDSCAPING, FENCING AND MOVEMENT SIGNAGE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE GCPD DIRECTOR.
- NO DIRECT ACCESS ALLOWED FROM DOUBLE FRONTAGE LOTS ALONG LEVEL CREEK ROAD.
- OPEN SPACE AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOME OWNER ASSOCIATION.
- SIDEWALKS ARE NOT ALLOWED WITHIN 13 FEET FROM THE EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND NECESSARY.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- CLEANOUTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY HOMEOWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
- CITY OF SUGAR HILL DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
- 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
- TOTAL CENTERLINE OF ROAD LENGTH = 2.84 MI

STORM WATER NOTES

- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FORM PANEL 1313C0914G, DATED MARCH 4, 2013.
- THE WETLANDS DISTURBANCE IS IN ACCORDANCE WITH PERMIT SAS-2015-00457.
- THE CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL CHANNELS 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.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SALT AND DEBRIS, AND OPERATIONAL PURSUANT TO CITY REQUIREMENTS.
- A 50-FOOT UNDISTURBED BUFFER AND 75-FOOT SUPERVISOR SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
- ALL ALUMINUM COATED TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE WHICH CARRIES A LIVE STREAM SHALL HAVE PAVED INVERTS IN ACCORDANCE WITH ARTICLE 14.10. TYPE C EXCEPT THAT THE PIPE NEED NOT BE FULLY COATED. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL CORRUGATED METAL PIPE TO BE ALUMINIZED TYPE B STEEL PIPE.
ALL PIPES UNDER 36" TO BE 1/2" X 1/2" CORR., 18 GA. FULLY ALUMINUM COATED. PIPES 36" AND LARGER TO BE 3/4" X 1/2" CORR., 18 GA. FULLY ALUMINUM COATED.
* ALL PIPES CARRYING A LIVE STREAM SHALL HAVE PAVED INVERTS

SIDEWALK NOTES

- SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CURB-DE-SACS) AND ON ADJUTING EXTERNAL STREETS.
- DEVELOPERS SHALL INSTALL SIDEWALKS ON ADJUTING EXTERNAL STREETS, "PASSIVE" RECREATION LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, EYEBROW TURNAROUNDS AND CURB-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
- SIDEWALKS SHALL BE LOCATED AT LEAST 2' FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" IN WIDTH AND 4" THICK, WITH A CROSS SLOPE OF 0.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS.
- SIDEWALKS SHALL BE LOCATED AT LEAST 2' FROM THE BACK OF CURB, BRIDGES EXCEPTED, THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING, WHERE NO CURB EXISTS OR IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE D.O.T.
- SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING EYEBROW TURNAROUNDS AND CURB-DE-SACS). SIDEWALKS SHALL BE AT LEAST 2' FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" IN WIDTH AND 4" THICK, WITH A CROSS SLOPE OF 0.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS.
- DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (i.e., DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
- INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.

FINAL PLAT DATA	
GENERAL	
Zoning	RS-100 CSD (SUGAR HILL)
Development Type	DETACHED RESIDENTIAL
PROJECT DATA	
Number of Lots	51
Total Area (Acres)	23.686
Net Area (Acres)	23.686
Floodplain Area (Acres)	0.00
Floodplain (% of flood plain area vs total area)	0.0%
Sanitary Service	Sanitary XXX Septic
DENSITY (UNITS/ACRE)	
Gross	2.183 UNITS/ACRE
Net	2.183 UNITS/ACRE
LOT & DWELLING DATA	
Minimum Lot Size	
Minimum Dwelling Size	1,600 S.F. (ONE STORY), 1,800 S.F. (TWO-STOREY)
RECREATION/OPEN SPACE	
Required	Yes XXX No N/A
Reduced 50%	Yes XXX No N/A
Area Required	1.42 ACRES
Area Provided	1.48 ACRES
Open Space (Acres)	
Required	Yes XXX No N/A
Area Required	0.47 ACRES
Area Provided	0.72 ACRES
RETAINED GASING	
Type Case #	Date Approved
AX-13-002	March 10, 2014
RZ-15-007	September 14, 2015
TREES	
Ordinance Compliance Option	16 TDUs per Acre 2 Trees Per Lot Exempt XXX
Trees Planted Inside Buffer	
Trees Planted Outside Buffer	
Total Trees Planted	

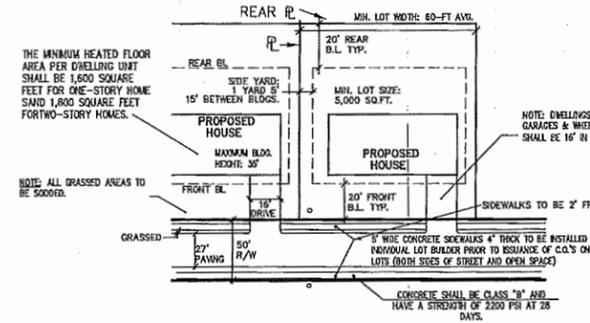
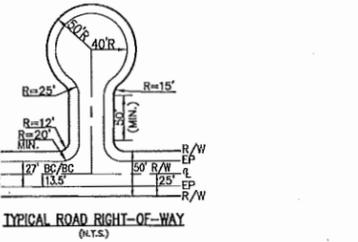
* Net Density is the Total Average minus 50% of flood hazard area and/or electricity or gas easements or etc



STREAM BUFFER DETAIL
N.T.S.
NOTE: A 50 FOOT UNDISTURBED BUFFER AND 75 FOOT HIGH-IMPERVIOUS SETBACK ADJACENT TO THE CREEKS IS REQUIRED TO BE MAINTAINED BY THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3 SECTION 3.1 PARAGRAPH 3).



STREAM BUFFER DETAIL
N.T.S.
THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STAKE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3 SECTION 3.1 PARAGRAPH 3).

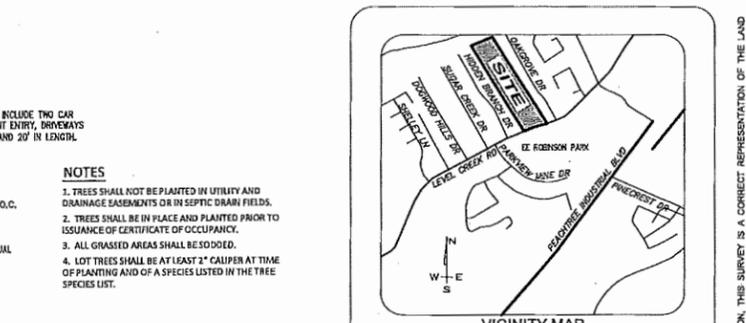


TYPICAL LOT LAYOUT
N.T.S.

- NOTES**
- UNDERGROUND UTILITIES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
 - FRONT, SIDE AND REAR YARDS SHALL BE SOODED FOR EACH UNIT.
 - NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
 - 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.
 - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL, WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY CITY OF SUGAR HILL INSPECTION SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE AND, IF APPLICABLE, PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT.
 - PROVIDE TO SCHOOL AUTHORITIES DETAILED INFORMATION ON THE IMPACT OF THE DEVELOPMENT MAY HAVE ON THE SCHOOL SYSTEM. NOTIFY THE SCHOOL BOARD AND SCHOOL BOARD PLANNING STAFF IN WRITING, THE NUMBER OF UNITS IN THE DEVELOPMENT, TYPE OF HOUSING, THE NUMBER OF BEDROOMS PER HOUSE, AND THE PHASING OF THE DEVELOPMENT, PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT, WITH A COPY TO THE DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT.

PIPE CHART

Line No.	Line ID	Line Size (in)	Line Length (ft)	Line Slope (%)	Drainage Area (ac)	C2 (C)	Tc (min)	ISys (in/hr)	Flow Rate (cfs)	Total Runoff (cfs)	Vel Ave (ft/s)	Capacity Full (cfs)	n-value Pipe	Inlet ID
1	P-1.0	36	42.205	4.36	0	0.5	14.8	6.05	34.37	34.37	4.86	150.86	0.012	JB 1.1
2	P-1.1	36	139.992	1.76	0.12	0.5	14.3	6.15	34.92	34.92	4.94	88.41	0.013	JB 1.2
3	P-1.2	36	28.929	0.93	0.12	0.5	14.2	6.17	34.33	34.33	4.86	69.8	0.012	SWCB 1.3
4	P-1.3	36	32.792	0.7	0.65	0.5	14.1	6.19	33.76	33.76	4.78	60.51	0.012	SWCB 1.4
5	P-1.4	30	197.823	1.69	0.5	0.5	13.4	6.32	26.07	26.07	9.31	57.82	0.012	SWCB 1.5
6	P-1.5	30	146.139	1.05	0	0.5	12.9	6.44	22.86	22.86	6.52	45.61	0.012	JB 1.6
7	P-1.6	30	256.698	1.42	0.7	0.5	12	6.65	23.6	23.6	6.92	52.98	0.012	SWCB 1.7
8	P-1.7	24	130.903	1.64	0	0.5	11.4	6.79	15.18	15.18	6.53	31.4	0.012	JB 1.8
9	P-1.8	24	20.172	7.73	0.23	0.5	11.3	6.82	11.61	11.61	6.55	68.34	0.012	SWCB 1.9
10	P-1.9	24	32.867	1.95	0.28	0.5	11.1	6.86	10.27	10.27	5.75	34.19	0.012	SWCB 1.10
11	P-1.10	18	220.955	5.77	0.08	0.5	10.2	7.12	6.64	6.64	5.94	27.32	0.012	SWCB 1.11
12	P-1.11	18	32.8	2.01	0.64	0.5	10	7.17	6.17	6.17	6.84	16.34	0.012	SWCB 1.12
13	P-1.12	18	21.279	2.58	0.35	0.5	8	7.8	2.97	2.97	4.16	18.29	0.012	SWCB 1.13
14	P-1.13	18	32.004	1.91	0.18	0.5	5	9.05	1.38	1.38	2.04	15.71	0.012	SWCB 1.14
15	P-1.10.1	18	73.652	2.78	0.08	0.5	6.9	8.2	3.48	3.48	3.99	18.98	0.012	JB 1.10.1
16	P-1.10.2	18	53.713	5.36	0.08	0.5	6.4	8.41	2.96	2.96	3.8	26.34	0.012	SWCB 1.10.2
17	P-1.10.3	18	32.098	1.06	0.4	0.5	6	8.58	2.4	2.4	3.5	11.71	0.012	SWCB 1.10.3
18	P-1.8.1	18	32.423	1.26	0.78	0.5	10	7.17	3.8	3.8	4.08	12.79	0.012	SWCB 1.8.1
19	P-1.18	24	108.476	1.9	0.23	0.5	10.7	6.97	6.78	6.78	2.16	33.77	0.012	JB 1.17
20	P-1.19	24	67.247	1.55	0.48	0.5	10.2	7.12	5.46	5.46	2.92	30.62	0.012	DWCB 1.18
21	P-1.21	18	137.848	2.83	0	0.5	7.8	7.86	1.57	1.57	2.18	19.13	0.012	JB 1.19
22	P-1.22	18	111.007	7.78	0.14	0.5	6	8.59	1.71	1.71	6.48	31.74	0.012	SWCB 1.20
23	P-1.23	18	32.345	1.02	0.12	0.5	5	9.05	0.98	0.98	2.69	11.49	0.012	SWCB 1.21
24	P-1.7.1	18	32.355	2.91	1.23	0.5	10	7.17	6.17	6.17	5.75	19.39	0.012	SWCB 1.7.1
25	P-1.5.1	18	45.623	2.5	0.22	0.5	5	9.05	1.79	1.79	2.45	17.98	0.012	SWCB 1.5.1
26	P-1.20	18	32.109	2.46	0.23	0.5	5	9.05	1.87	1.87	2.37	17.84	0.012	DWCB 1.18.1
27	P-2.1	36	42.313	3.29	0.52	0.5	7.2	8.09	18.34	18.34	2.59	130.95	0.012	DWCB 2.2
28	P-2.2	24	31.023	2.64	0.62	0.5	7.1	8.13	14.63	14.63	9.02	39.84	0.012	DWCB 2.3
29	P-2.3	18	199.549	1.6	0.05	0.5	6.1	8.53	5.96	5.96	4.77	14.41	0.012	SWCB 2.4
30	P-2.4	18	33.236	3.25	0.02	0.5	5.9	8.61	5.6	5.6	5.05	20.51	0.012	SWCB 2.5
31	P-2.5	18	130.545	0.93	0	0.5	5.2	8.92	5.64	5.64	5.34	11	0.012	JB 2.6
32	P-2.6	18	48.088	1.37	0.79	0.5	5	9.05	5.72	5.72	5.11	13.33	0.012	DWCB 2.7
33	P-2.3.1	18	60.844	2.45	0	0.5	5.4	8.85	6.18	6.18	4.84	17.8	0.012	JB 2.3.1
34	P-2.3.2	18	44.364	4.62	0.19	0.5	5.2	8.95	6.25	6.25	5.31	24.45	0.012	SWCB 2.3.2
35	P-2.3.3	18	32.163	1.59	0.7	0.5	5	9.05	4.94	4.94	4.78	14.33	0.012	SWCB 2.3.3
36	P-8.1	18	244.692	1.19	0	0.5	15.3	5.96	0.49	0.49	1.34	11.45	0.013	JB 8.2
37	P-8.2	18	185.177	2.68	0	0.5	7.8	7.86	0.65	0.65	3.76	18.62	0.012	SWCB 8.3
38	P-8.3	18	16.366	1.95	0	0.5	7.2	8.1	0.67	0.67	3.53	15.91	0.012	JB 8.4
39	P-8.4	18	54.809	5.24	0.15	0.5	5	9.05	0.75	0.75	4.59	26.03	0.012	EX DI 8.5
40	P-3.1	60	80.49	-1.07	5.1	0.5	23	4.86	136.28	136.28	8.36	0	0.013	HW 3.1
41	P-4.1	42	82.633	-2.34	17	0.5	10	7.17	85.29	85.29	9.48	0	0.013	HW 4.1
42	P-5.1	24	47.357	4.69	0	0.5	0	0	9.04	0	5.28	48.97	0.013	OCS 5.2
43	P-6.1	24	22.119	0.99	0	0.5	15.3	5.96	25.52	24.72	8.46	22.56	0.013	JB 6.2
44	P-6.2.1	24	147.66	1.19	8.3	0.5	15	6.01	24.96	24.96	7.95	24.02	0.013	DI 6.2.1
45	P-6.2	18	31.88	3.54	0	0.5	0	0	0.8	0	0.47	19.77	0.013	OCS 6.3



VICINITY MAP
N.T.S.

- NOTES**
- TREES SHALL NOT BE PLANTED IN UTILITY AND DRAINAGE EASEMENTS OR IN SEPTIC DRAIN FIELDS.
 - TREES SHALL BE IN PLACE AND PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL GRASSED AREAS SHALL BE SOODED.
 - ALL TREES SHALL BE AT LEAST 2" CALIPER AT TIME OF PLANTING AND OF A SPECIES LISTED IN THE TREE SPECIES LIST.

SIGHT DISTANCE CERTIFICATION

I, UNDERSIGNED, HEREBY CERTIFY THAT THE STREET INTERSECTIONS FOR LEVEL CREEK ROAD AND DESIGNATED CORNER SIGHT DISTANCE (PER DEVELOPMENT REGULATIONS) FOR EACH STREET WHICH APPROACHES A STREET IN AN EQUAL OR HIGHER STREET CATEGORY, THE REGULATED SPEED IS 35 MPH ON LEVEL CREEK ROAD. THE SIGHT DISTANCE IS 390 FEET ON LEVEL CREEK ROAD IN BOTH DIRECTIONS. THE MINIMUM CORNER SIGHT DISTANCE FROM THE APPROACHING STREET IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE INTERSECTING STREET, AS MEASURED FROM THE CENTER OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OF THE INTERSECTING STREET (SECTION 8.6.7 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS). THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 4.25 FEET ABOVE THE INTERSECTING STREET VELOCITY PROTECTED CITY AND CENTERLINE OF THE APPROACHING STREET MEASURED 10 FEET FROM THE EDGES OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

SIGNED AND DATED: 07/19/16

David L. Hoad
REGISTERED PROFESSIONAL ENGINEER
NO. 12271
DAVID L. HOAD

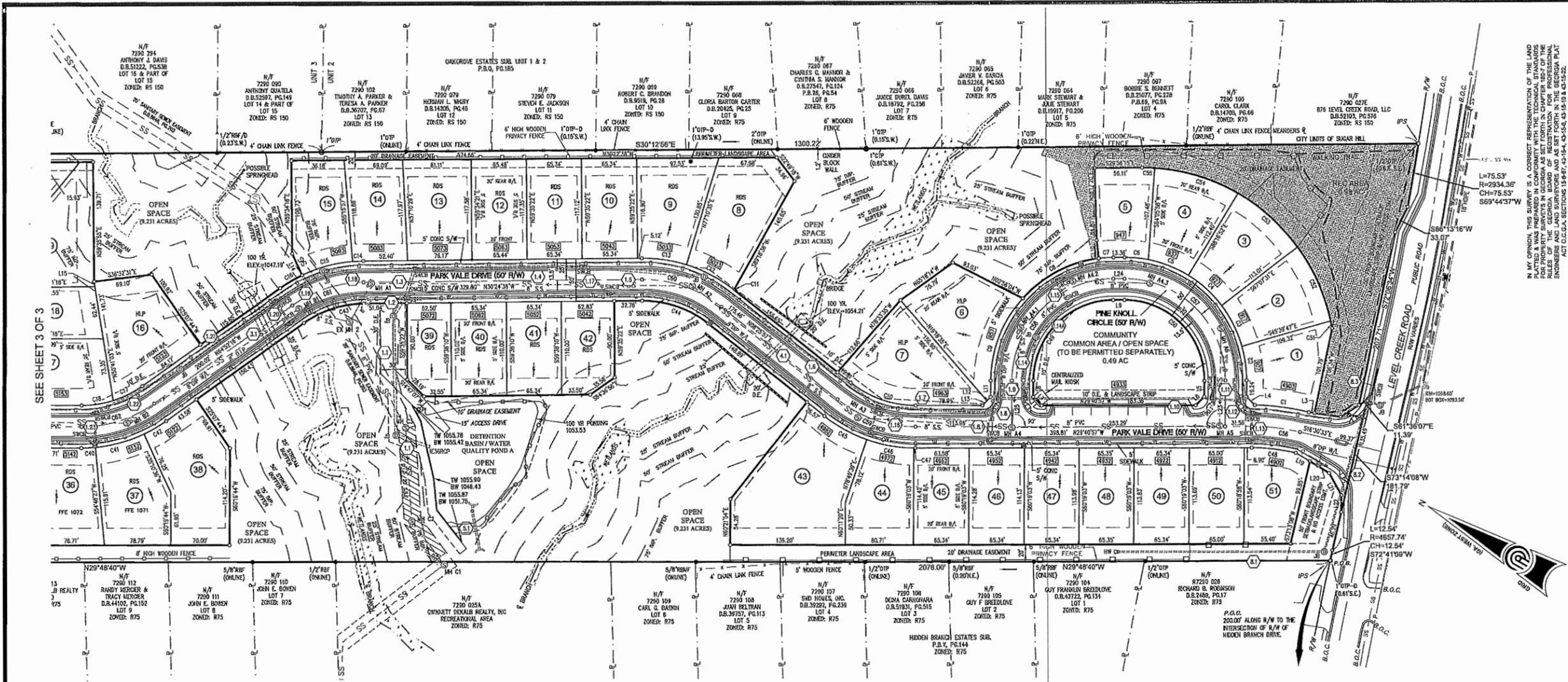
OWNERS ACKNOWLEDGEMENT AND DECLARATION:

(STATE OF GEORGIA) (COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, 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 COLLECTIONS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER: Stephen D. Palmer DATE SIGNED: 7/19/16

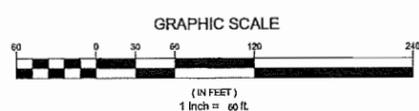
SIGN



AREA CHART

AREA	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
COMMON AREA	21,278	0.488	7290 551	4933
OPEN SPACE	402,105	9.231	7290	
OVERALL	1,031,742	23.666		
TRACT 2	1,569	0.036	AREA IN QUESTION	

- *TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.*
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
- CLEANOUS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	64.52'	275.97'	64.37'	N22°15'44"W
C2	40.44'	145.00'	40.31'	N52°19'36"E
C3	54.32'	145.00'	54.00'	S33°35'21"W
C4	53.54'	145.00'	53.24'	S12°17'49"W
C5	51.21'	145.00'	50.94'	S09°23'55"E
C6	28.25'	145.00'	28.22'	N24°05'07"W
C7	17.28'	145.00'	17.27'	N33°05'46"W
C8	10.44'	145.00'	10.21'	N57°19'30"W
C9	106.05'	145.00'	103.70'	N81°18'13"E
C10	81.15'	125.00'	81.63'	S10°37'30"E
C11	0.83'	175.00'	0.83'	N08°17'46"E
C12	64.00'	175.00'	61.74'	S02°19'53"E
C13	53.72'	175.00'	53.51'	N01°37'02"W
C14	12.71'	194.47'	12.71'	S32°24'14"E
C15	62.30'	171.55'	62.03'	S44°47'51"E
C16	30.18'	175.00'	30.15'	N59°55'47"W
C17	38.40'	125.00'	38.25'	S56°14'16"W
C18	38.40'	125.00'	38.25'	S38°28'16"E
C19	8.81'	9.00'	8.29'	S87°44'05"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C20	48.57'	50.00'	48.89'	S87°16'34"W
C21	43.23'	49.88'	41.84'	S34°40'43"W
C22	44.33'	49.78'	42.83'	S15°30'49"E
C23	40.26'	50.00'	39.16'	S83°58'22"E
C24	40.15'	49.87'	39.08'	N89°57'27"E
C25	38.12'	51.35'	35.35'	N28°14'11"E
C26	8.61'	9.00'	8.29'	N32°55'24"E
C27	125.78'	95.00'	116.79'	S00°15'27"W
C28	9.77'	9.00'	9.30'	S71°17'52"W
C29	33.11'	50.00'	32.51'	S69°28'13"W
C30	42.57'	50.00'	41.39'	S48°01'00"W
C31	43.53'	50.00'	42.17'	S03°22'21"E
C32	41.75'	48.22'	40.46'	S52°10'39"E
C33	45.04'	51.76'	43.63'	N78°05'25"E
C34	48.22'	50.00'	44.59'	N35°44'30"E
C35	7.95'	9.35'	7.72'	N24°10'04"E
C36	13.77'	141.94'	13.77'	N46°50'07"E
C37	56.17'	145.00'	55.82'	N33°00'58"E
C38	47.30'	145.00'	47.09'	N12°34'21"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C39	81.26'	145.00'	82.12'	S13°15'19"E
C40	16.86'	175.00'	16.86'	N32°25'54"W
C41	59.95'	175.13'	59.67'	N45°00'28"W
C42	30.69'	175.13'	30.69'	N58°50'50"W
C43	75.18'	125.00'	74.05'	S47°38'27"E
C44	84.74'	123.00'	83.13'	S10°59'20"E
C45	57.53'	175.00'	57.27'	N09°59'09"W
C46	57.13'	175.00'	56.87'	N19°44'49"W
C47	1.76'	175.00'	1.76'	N24°40'57"W
C48	52.75'	225.00'	52.63'	N22°58'06"W
C49	149.23'	65.00'	134.35'	S74°40'57"W
C50	149.23'	65.00'	134.35'	N15°19'03"E
C51	8.98'	40.91'	8.96'	S45°52'28"W
C52	96.16'	230.00'	95.47'	N35°46'45"E
C53	95.30'	230.00'	94.62'	N11°55'54"E
C54	104.22'	230.00'	103.33'	N12°55'10"E
C55	15.16'	230.00'	15.16'	S27°47'30"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C56	57.50'	250.17'	57.30'	N23°05'45"W
C57	188.50'	120.00'	189.71'	S15°19'03"W
C58	188.50'	120.00'	189.71'	S74°40'57"E
C59	99.78'	150.00'	97.96'	N03°37'30"W
C60	101.69'	150.00'	99.73'	N05°59'20"W
C61	90.22'	150.00'	88.86'	N01°19'03"E
C62	92.10'	150.00'	90.71'	N47°16'18"W
C63	178.80'	120.00'	181.24'	N12°32'13"E

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	25.37'	N81°36'07"W
L2	31.47'	N21°52'54"W
L3	6.70'	N21°52'54"W
L4	14.11'	N15°10'40"E
L5	15.16'	N50°19'03"E
L6	14.14'	S74°40'57"E
L7	14.14'	S15°19'03"W
L8	18.18'	S60°19'03"W
L9	13.30'	N39°40'57"W
L10	21.16'	S33°29'25"W
L11	11.329'	N50°19'03"E
L12	6.58'	S74°40'57"E
L13	7.56'	S74°40'57"E
L14	27.89'	S35°02'41"W
L15	5.95'	S50°41'03"W
L16	14.14'	S15°19'44"W
L17	19.30'	S43°02'42"E
L18	14.14'	S74°40'16"E
L19	19.25'	N01°03'10"E
L20	28.88'	S01°03'09"W
L21	29.84'	S30°56'56"W
L22	23.12'	S69°54'43"W

LOT CHART

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
1	8,090	0.185	7290 489	907
2	8,396	0.193	7290 500	917
3	8,413	0.193	7290 501	927
4	8,559	0.195	7290 502	937
5	8,935	0.205	7290 503	947
6	10,967	0.252	7290 504	957
7	11,492	0.264	7290 505	963
8	11,588	0.266	7290 506	973
9	9,345	0.216	7290 507	983
10	7,845	0.179	7290 508	993
11	7,650	0.175	7290 509	1003
12	7,680	0.177	7290 510	1013
13	8,257	0.213	7290 511	1023
14	7,919	0.182	7290 512	1033
15	8,359	0.192	7290 513	1043
16	11,329	0.260	7290 514	1053
17	10,241	0.235	7290 515	1063
18	8,549	0.195	7290 516	1073
19	10,252	0.235	7290 517	1083
20	9,952	0.228	7290 518	1093
21	11,871	0.275	7290 519	1103
22	8,091	0.205	7290 520	1113
23	6,982	0.160	7290 521	1123
24	8,892	0.204	7290 522	1133
25	10,485	0.241	7290 523	1143
26	10,720	0.246	7290 524	1153

LOT CHART

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
27	12,535	0.287	7290 529	1203
28	12,101	0.279	7290 528	1212
29	12,651	0.289	7290 527	1222
30	8,593	0.200	7290 528	1232
31	9,540	0.219	7290 529	1242
32	7,853	0.179	7290 530	1252
33	7,200	0.165	7290 531	1262
34	7,589	0.174	7290 532	1272
35	7,579	0.174	7290 533	1282
36	8,185	0.187	7290 534	1292
37	9,472	0.217	7290 535	1302
38	11,948	0.274	7290 536	1312
39	5,571	0.128	7290 537	1322
40	7,187	0.163	7290 538	1332
41	7,187	0.163	7290 539	1342
42	6,522	0.152	7290 540	1352
43	18,028	0.414	7290 541	1362
44	8,764	0.201	7290 542	1372
45	7,471	0.172	7290 543	1382
46	7,461	0.171	7290 544	1392
47	7,452	0.171	7290 545	1402
48	7,443	0.171	7290 546	1412
49	7,433	0.171	7290 547	1422
50	7,385	0.170	7290 548	1432
51	7,440	0.171	7290 549	1442

ENGINEER:
 PRECISION PLANNING INC.
 400 PIKE BOULEVARD
 LAWRENCEVILLE, GA 30046
 PHONE: (770) 338-8000
 CONTACT: JAMES MANEY

OWNER / DEVELOPER
 SPARTAN INVESTORS 1, LLC
 390 BROGDON ROAD
 SUWANEE, GA 30039
 CONTACT: CARTER RICHARDSON
 PHONE: 404-422-1193
 crichardson@honesouthcommunities.com

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IN MY OPINION, THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN CHAPTER 837 OF THE OFFICIAL CODE OF GEORGIA AND AS SET FORTH IN THE GEORGIA PRACTICE AND ETHICS ACT AND AS SET FORTH IN THE GEORGIA PRACTICE AND ETHICS ACT. O.C.G.A. SECTIONS 83-4-1, 83-4-2, 83-4-3, 83-4-4, 83-4-5, 83-4-6, 83-4-7, 83-4-8, 83-4-9, 83-4-10, 83-4-11, 83-4-12, 83-4-13, 83-4-14, 83-4-15, 83-4-16, 83-4-17, 83-4-18, 83-4-19, 83-4-20, 83-4-21, 83-4-22, 83-4-23, 83-4-24, 83-4-25, 83-4-26, 83-4-27, 83-4-28, 83-4-29, 83-4-30, 83-4-31, 83-4-32, 83-4-33, 83-4-34, 83-4-35, 83-4-36, 83-4-37, 83-4-38, 83-4-39, 83-4-40, 83-4-41, 83-4-42, 83-4-43, 83-4-44, 83-4-45, 83-4-46, 83-4-47, 83-4-48, 83-4-49, 83-4-50, 83-4-51, 83-4-52, 83-4-53, 83-4-54, 83-4-55, 83-4-56, 83-4-57, 83-4-58, 83-4-59, 83-4-60, 83-4-61, 83-4-62, 83-4-63, 83-4-64, 83-4-65, 83-4-66, 83-4-67, 83-4-68, 83-4-69, 83-4-70, 83-4-71, 83-4-72, 83-4-73, 83-4-74, 83-4-75, 83-4-76, 83-4-77, 83-4-78, 83-4-79, 83-4-80, 83-4-81, 83-4-82, 83-4-83, 83-4-84, 83-4-85, 83-4-86, 83-4-87, 83-4-88, 83-4-89, 83-4-90, 83-4-91, 83-4-92, 83-4-93, 83-4-94, 83-4-95, 83-4-96, 83-4-97, 83-4-98, 83-4-99, 83-4-100.

PRECISION
 Planning Inc.
 planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, GA 30046
 770.338.8000 • www.ppi.com

PARKSIDE LANDING
 SUBDIVISION

City of Sugar Hill
 Land Lot 250, District 7, Parcel 027A
 PSA # 16-00637
 Gwinnett County, GA

FINAL PLAT FOR:

SHEET TITLE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 FIELD BY: _____

RELEASE

DATE: _____
 NO. DESCRIPTION: _____

07/08/16
 DATE

R14149B
 PPI PROJECT NO.

2 of 3

FILE PATH: E:\30000000\14149B_LEVEL_CHECK\30000000\14149B_FINAL_PLAT.DWG - JAMES MANEY
 PLOT DATE: 7/10/2016 3:42 PM
 SHEET: 3 OF 3

