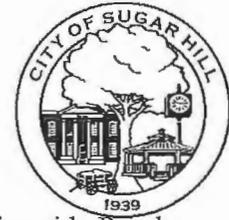


City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: June 27, 2016
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification Request | Riverside Manor Subdivision at Riverside Road

RECOMMENDED ACTION

Ratify the Riverside Manor Subdivision final plat dated 2-24-16, as approved by City Manager.

ISSUE Kerley Family Homes has requested ratification of the final plat for the Riverside Manor Subdivision. This development includes 14 lots for attached, Residential Single Family Homes on 4.94 acres.

Planning Staff has reviewed all documentation, coordinated inspections by the Street and Storm water Departments and determined that the site development meets the City's final plat application requirements.

The Development Maintenance and Performance Agreement and associated surety amounts have been agreed upon.

| | |
|---|-------------|
| Maintenance Bond Amount | \$62,825.00 |
| Performance Bond for the Safety Fencing | \$6,632.00 |

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

- Riverside Manor Subdivision Final Plat

On File:

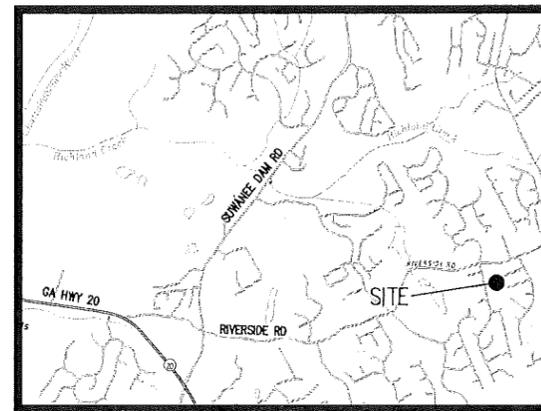
- Final Plat Inspection Report
- Certificate of Development Conformance
- Bond Calculation Form

GENERAL NOTES

- DEVELOPER/OWNER: KERLEY FAMILY HOMES LLC
750 CHASTAIN CORNER
MARIETTA, GEORGIA 30066
TELEPHONE: (404) 275-8038
CONTACT: SCOTT RICHARDS
- ENGINEER/SURVEYOR: BLUE LANDWORKS LLC
400 PEACHTREE INDUSTRIAL BLVD, SUITE 5-290
SUWANEE, GEORGIA 30024
TELEPHONE: (678) 551-2583
CONTACT: TAYLOR ANDERSON, PE
- THIS PROPERTY IS ZONED RS-100 AND WILL BE DEVELOPED AS DETACHED SINGLE-FAMILY HOMES ON INDIVIDUAL LOTS.
MIN LOT AREA 10,000 SF
MIN LOT WIDTH 70 FT
MIN FLOOR AREA 1600 SF (1-STORY); 1800 SF (2-STORY)
SIDE YARD 10 FT
REAR YARD 25 FT
FRONT YARD 12.5 FT
MAXIMUM HEIGHT 35 FT
- THIS PROPERTY IS SHOWN ON GWINNETT COUNTY TAX MAPS AS BEING LOCATED IN LAND LOT 337 OF THE 7TH LAND DISTRICT IN THE CITY OF SUGAR HILL.
- TOTAL GROSS AREA = 4.94 ACRES ±. TOTAL NUMBER OF LOTS = 14.
GROSS DENSITY = 14 LOTS/4.94 AC = 2.83 UNITS/AC
NET DENSITY = 14 LOTS/4.94 AC = 2.83 UNITS/ACRE. (NO GAS EASEMENTS OR ELECTRICAL EASEMENTS)
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- REFERENCE IS MADE TO THE CONSTRUCTION PLANS FOR RIVERSIDE MANOR (FKA RIVERSIDE/SUGAR HILL), PREPARED BY MANSUR ENGINEERING, INC., LAST REVISED JANUARY 24, 2006.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY BLUE LANDWORKS, LLC ON FEBRUARY 11, 2013.
- THIS PROPERTY CONTAINS NO SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NO. 1313500002, DATED MARCH 4, 2013.
- WATER SERVICE PROVIDED BY GWINNETT COUNTY WATER SYSTEM. SEWAGE DISPOSAL TO BE BY GWINNETT COUNTY.
- CITY OF SUGAR HILL DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
- FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFESAFETY, SECTION 46-38(A). MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING CRUSHED STONE BASE, ETC. WITH MINIMUM WIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STAND-PIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFD-15)
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-5 AND GCFD-37)
- SUBDIVISIONS OF SINGLE FAMILY HOMES SHALL HAVE 8" WATER MAINS WITH 3-WAY HYDRANTS SPACED NO MORE THAN 450 FT APART.
- DETENTION FACILITY MUST BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION PER ARTICLE 8, SECTION 8.2, AND SUBSECTION 8.2.6 OF THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS.
- GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL 770-822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.
- THE STREAM BUFFER PROTECTION ORDINANCE OF THE CITY OF SUGAR HILL REQUIRES THAT A 50-FOOT BUFFER BE MAINTAINED ADJACENT TO ALL STATE WATERS (ARTICLE 4, SECTION 4.1, PARAGRAPH 4.1.1).
- TREES ARE NOT PERMITTED IN PERMANENT SEWER EASEMENTS.
- THERE ARE NO KNOWN WETLANDS/STATE WATERS BEING DISTURBED ON THIS SITE.
- 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, SLT AND DEBRIS, AND OPERATIONAL PURSUANT TO CITY REQUIREMENTS.
- MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SLT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- ACCESS EASEMENT TO DETENTION FACILITY TO BE CLEARED AND GRUBBED.
- IRON PINS SET AT LOT CORNERS = 1/2" RE-BAR.
- THE SURVEYOR WHOSE SEAL AND SIGNATURE APPEAR ON THIS PLAT IS NOT RESPONSIBLE OR ACCOUNTABLE FOR ANY INFORMATION WHICH LIES OUTSIDE THE GUIDELINES OF PROFESSIONAL SURVEYING AS DETERMINED BY THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- TREES SHALL BE MAINTAINED AND CARED FOR BY THE PROPERTY OWNER OF THE TREE EXCEPT IN SUBDIVISIONS IN WHICH THE PROPERTY OWNERS ASSOCIATION PROVIDES MAINTENANCE AND CARE. MAINTENANCE SHALL INCLUDE REPLACEMENT AND TRIMMING AS NECESSARY.
- WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLAND ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAIN 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.
- NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
- A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS. THIS SUBDIVISION IS SUBJECT TO THE DEEDS, RESTRICTIONS AND COVENANTS OF THE HOME OWNERS ASSOCIATION AND RECORDED WITH GWINNETT COUNTY.
- FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
- EACH RESIDENTIAL LOT SHALL HAVE A MINIMUM TWO (2) TREE DENSITY UNITS. THE FRONT YARD SHALL CONTAIN AT LEAST ONE (1) TREE DENSITY UNIT.
- STREET LIGHT LOCATIONS SHOWN PER A MARKED-UP PLAN FROM GEORGIA POWER DATED 08-06-2015.

FINAL PLAT FOR RIVERSIDE MANOR

BY
KERLEY FAMILY HOMES LLC
750 CHASTAIN CORNER
MARIETTA, GEORGIA 30066



VICINITY MAP
1" = 2000'
SOURCE: USGS
LOCATED IN
DISTRICT 7
LAND LOT 337
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA

THIS PLAT RECORDED IN PLAT BOOK _____, PAGES _____, IN
GWINNETT COUNTY RECORDS, DATED _____

EXHIBIT B -- CONDITIONS OF ZONING (R7-13-099) DATED FEBRUARY 13, 2014:

- THE SUBDIVISION ENTRANCE SIGN SHALL BE MASONRY MONUMENTAL STYLE, LOCATED WITHIN THE SUBDIVISION AND APPROPRIATELY LANDSCAPED. LANDSCAPED PLAN TO BE APPROVED BY THE CITY MANAGER, OR DESIGNEE, PRIOR TO THE ISSUANCE OF ANY PERMITS.
- EACH UNIT SHALL HAVE A MINIMUM TWO CAR SIDE-ENTRY GARAGE WITH A MINIMUM OF 24'-FT IN WIDTH.
- ANY DETENTION POND FACILITY DESIGN SHALL PROVIDE SAFETY AND AESTHETICS CONSIDERATIONS SUCH AS, BUT NOT LIMITED TO, SIX-FOOT HIGH VINYL (CHAIN LINK TYPE) FENCE, A BERM AROUND THE DETENTION POND, AND LANDSCAPING AROUND THE DETENTION POND FOR THE SAFETY OF THE RESIDENTS. ANY DETENTION POND FACILITY DESIGN PLANS SHALL BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO OBTAINING ANY PERMITS.
- THE FINAL PLANS SHALL SUBSTANTIALLY COMPLY WITH THE PLANS PRESENTED DURING THE MAYOR AND COUNCIL MEETING OF AUGUST 9, 2004, PREPARED BY MANSUR ENGINEERING, INC. DATED, JUNE 17, 2004.
- PROVIDE A 10' WIDE ENHANCED BUFFER INCLUSIVE OF BUILDING SETBACK ALONG THE PROPERTY LINES. DESIGN TO BE APPROVED AT THE DISCRETION OF THE PLANNING DIRECTOR.
- THE FRONT SETBACK REDUCED TO 12.5 FEET FROM 20 FEET REQUIRED.
- REAR YARD SETBACK REDUCED TO 25 FEET FROM 30 FEET REQUIRED.
- NO VEHICLES SHALL BLOCK THE SIDEWALK. DRIVEWAYS SHALL EXTEND AT LEAST 18 FEET INTO EACH LOT TO PROVIDE ADEQUATE DISTANCE FOR PARKING FOR TWO VEHICLES.
- PROVIDE A PERIMETER LANDSCAPE PLAN PER DEVELOPMENT REGULATIONS 10.2.7.J.
- PRIOR TO FINAL PLAT APPROVAL, CORE SAMPLES SHALL BE TAKEN EVERY 50 FEET WITH A REPORT TO DEMONSTRATE ADEQUATE COMPACTION AND DEPTH OF STREET BASE AND ASPHALT TO THE SATISFACTION OF THE CITY.

ADMINISTRATIVE VARIANCE (14-00736) DATED JUNE 17, 2014:

- ALLOW VARIANCE PER EXHIBIT 'A' WITH THE CONDITION THAT THE ENTRANCE SIGNAGE AND ASSOCIATED FENCING SHALL BE ENCOMPASSED WITH AN ADEQUATE EASEMENT, OWNED BY THE HOME OWNERS ASSOCIATION, WHO WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND USAGE. AN APPROVED FINAL PLAT SHALL BE RECORDED AND CLEARLY SHOW AND REFERENCE THIS CONDITION.

ADDITIONAL CASES:

ANNEXATION CASE (AX-04-014) APPROVED AUGUST 9, 2004

OWNERS ACKNOWLEDGMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

[Signature] 5/13/16
SIGNATURE OF SUBDIVIDER DATE SIGNED

[Printed Name]
PRINTED OR TYPED NAME OF SUBDIVIDER

[Signature] 5/13/16
SIGNATURE OF OWNER DATE SIGNED

[Printed Name]
PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS, AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. PENDING FINAL RATIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL, THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

REVIEWED AND APPROVAL RECOMMENDED BY:

PLANNING DIRECTOR DATE
CITY OF SUGAR HILL

APPROVED THIS _____ DAY OF _____, 20____

CITY MANAGER,
CITY OF SUGAR HILL

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95,551 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 831,111 FEET, AND CONTAINS A TOTAL OF 4.94 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A 3-SECOND LEICA TCRP 1203 TOTAL STATION INSTRUMENT.



BY: THOMAS W. WOODSMALL REG #2767 EXP. 12/31/2016

RIVERSIDE ROAD SIGHT DISTANCE CERTIFICATION

INTERSECTION CORNER SIGHT DISTANCE FOR STREETS UTILIZING 10 TIMES THE SPEED LIMIT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RIVERSIDE BAY FOR THE RIVERSIDE MANOR PROJECT IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR A STREET APPROACHING A MINOR COLLECTOR OR A MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 35 MILES PER HOUR ON RIVERSIDE ROAD. THE SIGHT DISTANCE IS EQUAL TO OR EXCEEDS 350 FEET IN BOTH DIRECTIONS FOR RIVERSIDE BAY, AS MEASURED FROM THE CENTER OF THE ENTRANCE STREETS IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION STREETS. (SECTION 8.6.7 OF THE 2002 CITY OF SUGAR HILL DEVELOPMENT REGULATIONS).



TAYLOR ANDERSON, PE
SIGNED AND SEALED

5/13/16
DATE

SHEET INDEX

| | |
|------------|---|
| COVER | 1 |
| FINAL PLAT | 2 |

| ISSUE NO. | DATE | DESCRIPTION |
|-----------|----------|--------------------------------|
| 1 | 12/15/15 | SUBMIT TO CITY OF SUGAR HILL |
| 2 | 04/28/16 | ADDRESS REVIEW AGENCY COMMENTS |
| 3 | 05/12/16 | ADDRESS REVIEW AGENCY COMMENTS |
| | | |
| | | |
| | | |

BLUE LANDWORKS LLC
400 Peachtree Industrial Blvd.
Suite 5-290
Suwanee, Georgia 30024
Tel: (678) 551-BLUE

info@blueandworks.com
www.blueandworks.com
PROJECT#2011-037

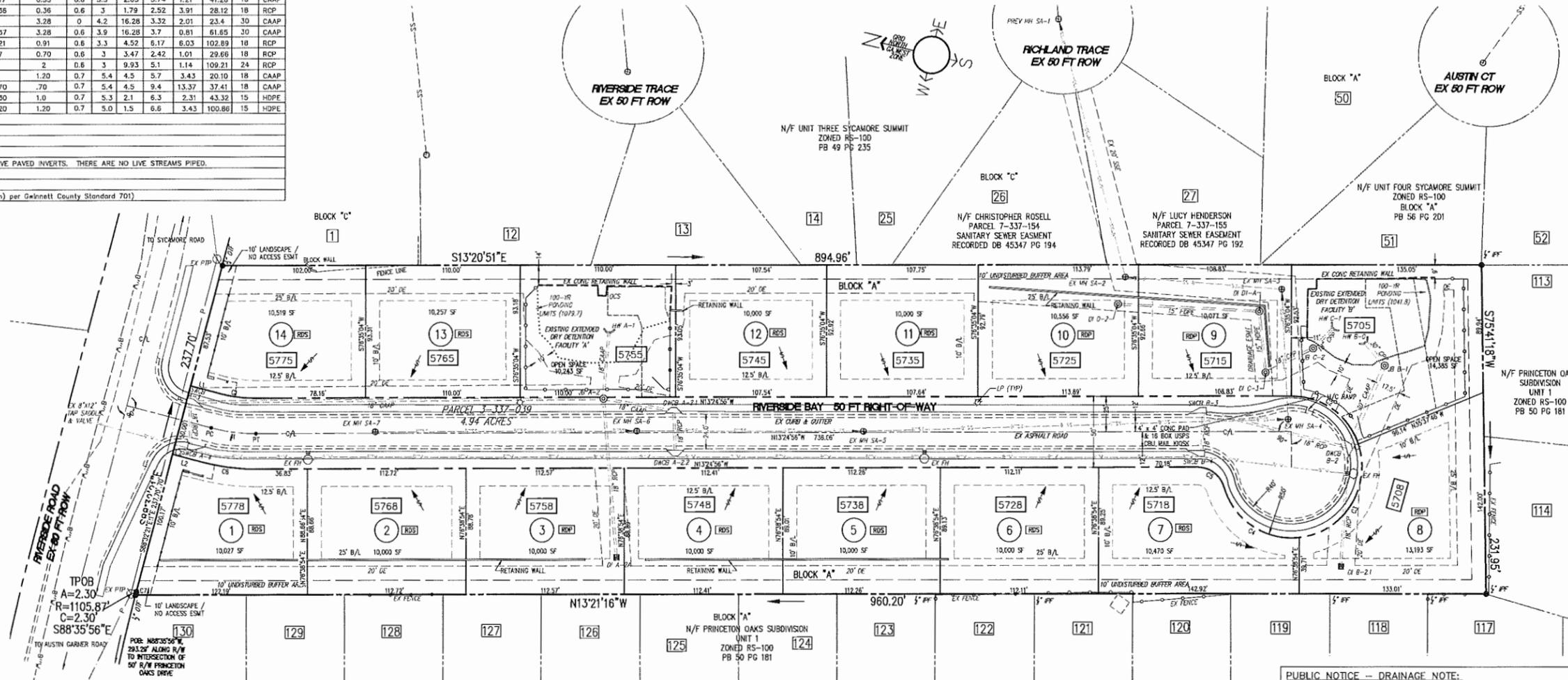


PIPE CHART

(FROM CONSTRUCTION PLANS FOR RIVERSIDE MANOR (FKA RIVERSIDE/SUGAR HILL) PREPARED BY MANSUR ENGINEERING, INC., LAST REVISED JANUARY 24, 2006 AND (FROM CONSTRUCTION PLANS FOR RIVERSIDE MANOR PREPARED BY BLUE LANDWORKS, LLC, LAST REVISED JANUARY 14, 2016 - ALL INFORMATION IS DESIGN INFORMATION - NOT AS-BUILT)

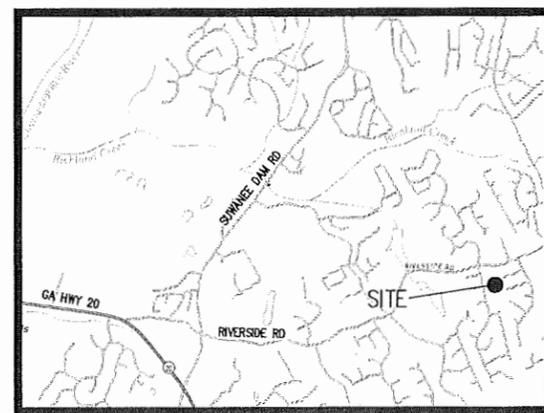
| Line No. | Upstream Inlet | Downstream Inlet | Inlet Area (sq) | Total Area (ac) | Coeff (C) | Tc (min) | Q25 (cfs) | Vel25 (ft/s) | Slope (%) | Length (ft) | Size (in) | Type |
|----------|----------------|------------------|-----------------|-----------------|-----------|----------|-----------|--------------|-----------|-------------|-----------|------|
| 1 | JB A-2 | HW A-1 | 0 | 1.73 | 0 | 8.9 | 7.43 | 4.21 | 2.85 | 52.7 | 18 | CAAP |
| 2 | DI A-2A | JB A-2 | 0.3 | 0.84 | 0.6 | 3.2 | 4.17 | 5.62 | 4.39 | 104.81 | 18 | RCP |
| 3 | DI A-2B | DI A-2A | 0.54 | 0.54 | 0.6 | 3 | 2.88 | 2.8 | 5.14 | 19.45 | 18 | RCP |
| 4 | SWCB A-3 | JB A-2 | 0.17 | 0.36 | 0.6 | 3.9 | 1.79 | 3.14 | 1 | 302.85 | 18 | CAAP |
| 5 | SWCB A-4 | SWCB A-3 | 0.19 | 0.19 | 0.6 | 3 | 0.94 | 1.74 | 1.01 | 29.66 | 18 | RCP |
| 6 | DWCB A-2.1 | JB A-2 | 0.17 | 0.53 | 0.6 | 3.5 | 2.63 | 3.74 | 1.21 | 41.28 | 18 | CAAP |
| 7 | DWCB A-2.2 | DWCB A-2.1 | 0.36 | 0.36 | 0.6 | 3 | 1.79 | 2.52 | 3.91 | 28.12 | 18 | RCP |
| 8 | HW B-1 | HW B-0 | 0 | 3.28 | 0 | 4.2 | 16.28 | 3.32 | 2.01 | 23.4 | 30 | CAAP |
| 9 | DWCB B-2 | JB B-1 | 0.37 | 3.28 | 0.6 | 3.9 | 16.28 | 3.7 | 0.81 | 61.65 | 30 | CAAP |
| 10 | SWCB B-3 | DWCB B-2 | 0.21 | 0.91 | 0.6 | 3.3 | 4.52 | 6.17 | 6.03 | 102.89 | 18 | RCP |
| 11 | SWCB B-4 | SWCB B-3 | 0.7 | 0.70 | 0.6 | 3 | 3.47 | 2.42 | 1.01 | 29.66 | 18 | RCP |
| 12 | DI B-2.1 | DWCB B-2 | 2 | 2 | 0.6 | 3 | 9.93 | 5.1 | 1.14 | 109.21 | 24 | RCP |
| 13 | JB C-2 | HW C-1 | 0 | 1.20 | 0.7 | 5.4 | 4.5 | 5.7 | 3.43 | 20.10 | 18 | CAAP |
| 14 | DI C-3 | JB C-2 | 0.70 | .70 | 0.7 | 5.4 | 4.5 | 9.4 | 13.37 | 37.41 | 18 | CAAP |
| 15 | DI D-1 | DI C-3 | 0.30 | 1.0 | 0.7 | 5.3 | 2.1 | 6.3 | 2.31 | 43.32 | 15 | HDPE |
| 16 | DI D-2 | DI D-1 | 0.20 | 1.20 | 0.7 | 5.0 | 1.5 | 6.6 | 3.43 | 100.86 | 15 | HDPE |

CAAP is Corrugated Aluminum Alloy Pipe
 RCP is Reinforced Concrete Pipe
 ALL PIPES CARRYING A LIVE STREAM SHALL HAVE PAVED INVERTS. THERE ARE NO LIVE STREAMS PIPED.
 DESIGN STORM IS 25-YEAR
 ALL CAAP (Gage 16, 2 2/3" x 1/2" corrugation) per Gwinnett County Standard 701

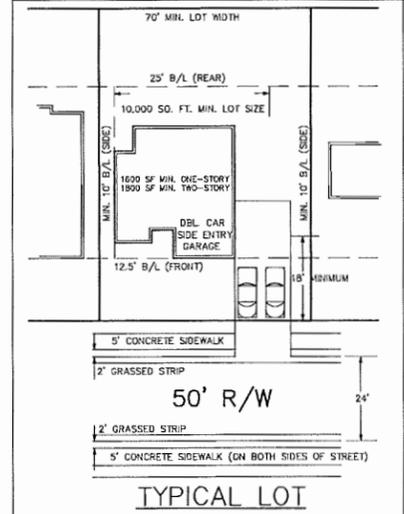


PUBLIC NOTICE - DRAINAGE NOTE:
 CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY
 STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS



VICINITY MAP
 1" = 2000'
 SOURCE: USGS



TYPICAL LOT

| CURVE # | LENGTH | RADIUS | CHORD | CHORD DIRECTION | TANGENT | DELTA | PC STA | PT STA |
|---------|--------|--------|--------|-----------------|---------|-----------|---------|---------|
| 1 | 32.46' | 125' | 32.36' | S05°58'39"E | 16.32' | 14°52'35" | 1461.36 | 1493.82 |

| CURVE | LENGTH | RADIUS | CHORD | CHORD DIRECTION |
|-------|--------|----------|--------|-----------------|
| C1 | 25.96' | 100.00' | 25.89' | S05°58'39"E |
| C2 | 62.27' | 50.00' | 58.33' | N22°08'01"E |
| C3 | 89.32' | 50.00' | 72.91' | N71°31'05"W |
| C4 | 69.87' | 50.00' | 64.17' | S20°04'12"W |
| C5 | 25.82' | 20.00' | 23.91' | N23°17'08"E |
| C6 | 38.95' | 150.00' | 38.84' | S05°58'39"E |
| C7 | 2.30' | 1105.87' | 2.30' | S88°35'58"E |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 21.36' | N01°27'39"E |
| L2 | 21.36' | N01°27'39"E |

| BLOCK | LOTS |
|-------|------|
| A | 14 |
| TOTAL | 14 |

HLP - HOUSE LOCATION PLAN
 A House Location Plan shall be required to be approved by the City prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Sugar Hill Development Regulations or contact the City of Sugar Hill Planning and Development for further information.

RDP - RESIDENTIAL DRAINAGE PLAN
 RDS - RESIDENTIAL DRAINAGE STUDY
 A residential Drainage Plan or Residential Drainage Study must be approved by the City of Sugar Hill prior to issuance of a Building Permit on those lots labeled "RDP" or "RDS", respectively. Please refer to the City of Sugar Hill Development Regulations and contact the City of Sugar Hill Planning and Development for further information.

| STREET ADDRESSES | TAX PARCEL |
|-----------------------|------------------------------|
| LOT #1 | 5778 RIVERSIDE BAY 7-337-392 |
| LOT #2 | 5768 RIVERSIDE BAY 7-337-393 |
| LOT #3 | 5758 RIVERSIDE BAY 7-337-394 |
| LOT #4 | 5748 RIVERSIDE BAY 7-337-395 |
| LOT #5 | 5738 RIVERSIDE BAY 7-337-396 |
| LOT #6 | 5728 RIVERSIDE BAY 7-337-397 |
| LOT #7 | 5718 RIVERSIDE BAY 7-337-398 |
| LOT #8 | 5708 RIVERSIDE BAY 7-337-399 |
| LOT #9 | 5715 RIVERSIDE BAY 7-337-401 |
| LOT #10 | 5725 RIVERSIDE BAY 7-337-402 |
| LOT #11 | 5735 RIVERSIDE BAY 7-337-403 |
| LOT #12 | 5745 RIVERSIDE BAY 7-337-404 |
| LOT #13 | 5755 RIVERSIDE BAY 7-337-406 |
| LOT #14 | 5765 RIVERSIDE BAY 7-337-407 |
| DETECTION FACILITY #1 | 5755 RIVERSIDE BAY 7-337-400 |
| DETECTION FACILITY #2 | 5705 RIVERSIDE BAY 7-337-405 |

ABBREVIATIONS

- APPROX = APPROXIMATE
- BC = BACK OF CURB
- BM = BENCHMARK
- BW = BOTTOM OF WALL
- BLDG = BUILDING
- B/L = BUILDING LINE
- CB = CATCH BASIN
- C/L = CENTERLINE
- CAAP = CORRUGATED ALUMINUM ALLOY PIPE
- CD = CLEANOUT
- CONC = CONCRETE
- CMF = CONCRETE MONUMENT FOUND
- CP = CORRUGATED METAL PIPE
- CSP = CORRUGATED STEEL PIPE
- CFC = CURB FEET
- C&C = CURB & GUTTER
- CTF = CRIMP TOP FOUND
- DIA = DIAMETER
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- EP = EDGE OF PAVEMENT
- ELEV = ELEVATION
- EX = EXISTING
- FC = FACE OF CURB
- FE = FINISHED FLOOR ELEVATION
- FM = FORCE MAIN
- GPWH = GEORGIA POWER MANHOLE
- G = GROUND
- GW = GUY WIRE
- HW = HEADWALL
- HDPE = HIGH DENSITY POLYETHYLENE
- HP = HIGH POINT
- INV = INVERT
- IE = INVERT ELEVATION
- IFF = IRON PIN FOUND
- IPS = IRON PIN SET - 1/2" REBAR
- ICV = IRRIGATION CONTROL VALVE
- JB = JUNCTION BOX
- LL = LAND LOT LINE
- LP = LIGHT POLE
- LPW = LOW POINT
- LMH = MANHOLE
- MSL = MEAN SEA LEVEL
- OTF = OPEN TOP PIPE
- OCS = OUTLET CONTROL STRUCTURE
- P/WT = PAVEMENT
- PEDESTAL = PEDESTAL
- PKF = PK NAIL FOUND
- PCP = POLYVINYL CHLORIDE PIPE
- PWR = POWER
- PP = POWER POLE
- P/P = POWER/TELEPHONE POLE
- PROP = PROPOSED
- R/W = RIGHT-OF-WAY
- R/S = SANITARY SEWER EASEMENT
- SSE = SANITARY SEWER MANHOLE
- SWALK = SIDEWALK
- TEL = TELEPHONE
- TB = TOP OF BANK
- TC = TOP OF CURB
- TW = TOP OF WALL
- TRANS = TRANSFORMER
- UG = UNDERGROUND
- UGTM = UG TELEPHONE MARKER
- WM = WATER METER
- WV = WATER VALVE
- YI = YARD INLET

SYMBOLS

- = PROPERTY CORNER
- = FLOW ARROW

LINE TYPES

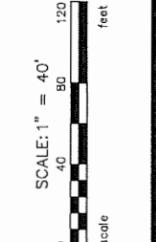
- = BRANCH/CREEK
- = GAS LINE
- = LAND LOT LINE
- = PLUGGED PIPE/STUB
- = POWER LINE
- = SANITARY SEWER LINE
- = STORM DRAINAGE LINE
- = TELEPHONE LINE
- = TRAVERSE LINE/POINT
- = WATER LINE

BLUE LANDWORKS
BLUE LANDWORKS LLC
 CONSULTING ENGINEERS & SURVEYORS
 LICENSE # PE050518
 LICENSE # LS050514
 400 PEACHTREE INDUSTRIAL BLVD.
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PREPARED FOR: **KEPLEY FAMILY HOMES LLC**
 750 CHASTAIN CORNER
 MARIETTA, GEORGIA 30066



| ISSUE # | DATE | REVISIONS |
|---------|----------|------------------------------|
| 1 | 12/15/15 | SUBMIT TO CITY OF SUGAR HILL |
| 2 | 04/28/16 | ADDRESS COMMENTS |
| 3 | 05/12/16 | ADDRESS COMMENTS |



RIVERSIDE MANOR
 LAND LOT(S) 337
 GWINNETT COUNTY, GA
 CITY OF SUGAR HILL
 PARCEL ID 7-337-039
 DRAWN: TA & BC
 CHECKED: TA

FINAL PLAT
 PROJECT#2011-037
 SHEET 2 OF 2