

City of Sugar Hill  
Planning Staff Report  
**Final Plat Ratification**



**DATE:** August 24, 2016  
**TO:** Mayor and City Council  
**FROM:** Planning Director *KA*  
**SUBJECT:** Final Plat Ratification, Westbrook Tract 2

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RECOMMENDED ACTION

**Ratify the approved subdivision final plat for Westbrook Tract 2 dated 7/25/16.**

**ISSUE** Paramount Community Builders has requested ratification of the final plat for the Westbrook Tract 2. This Commercial development contains 2 acres.

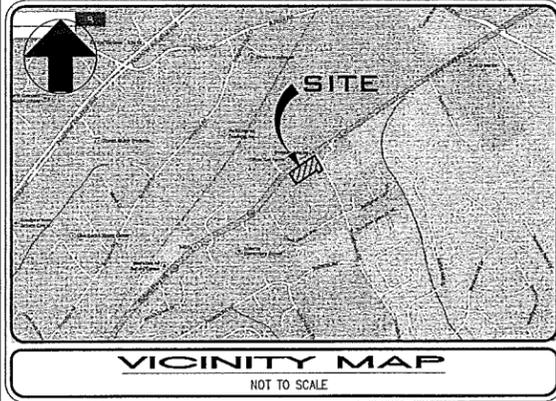
While some minor inspection items remain to be finalized, staff has worked with the developer to account for these elements in the executed Development Maintenance and Performance Agreement and associated sureties:

Maintenance Bond Amount \$ 21,807.20

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

- Westbrook Tract 2 Final Plat



# FINAL PLAT FOR: Westbrook Road Tract 2

LAND LOT 255, 7TH DISTRICT,  
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA  
CDP NO: 2014-00221



NO.	DATE	DESCRIPTION
1	7/25/16	ADDRESS COUNTY COMMENTS
2	7/27/16	ADDRESS COUNTY COMMENTS
3	8/12/16	ADD FOND DETAILS
4	9/19/16	ADDRESS COUNTY COMMENTS
5		
6		
7		
8		

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6789  
www.travispruit.com

Contact Person: ANDREW G. BLAKEY  
Certificate of Authorization Number 013

- GENERAL NOTES:**
- DATUM:**  
CONTROL IS BASED ON GEORGIA WEST STATE PLANE COORDINATES, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) MEASURED IN US SURVEY FEET.
- WETLANDS NOTE**  
There are no wetlands being disturbed on this site.
- FLOOD HAZARD NOTE**  
By graphic plotting only, this property DOES NOT lie within a 100 year flood hazard zone and is depicted as zone 'X' as defined by the FEMA Flood Insurance Rate Map of GWINNETT County, Georgia and incorporated areas map number 13135C0024G, effective date March 4, 2013.
- NOTE:** Public Water and Sanitary Sewer to be provided by Gwinnett County
- NOTE:** 1/2" rebar to be set at all property corners.
- NOTE:** This subdivision is subject to the Covenants and Restrictions recorded on \_\_\_\_\_ Page \_\_\_\_\_
- NOTE:** Permanent structures and trees not allowed in sanitary sewer easements according to current Gwinnett County policy.
- NOTE:** Cements to be maintained at grade, and are the homeowner's responsibility to insure accessibility at all times.
- NOTE:** No two units next to each other shall have the same facade design and/or material.
- NOTE:** A mandatory Home Owners Association shall be established to maintain open spaces, any private streets, signs, storm water management areas, and entry areas.
- NOTE:** Front, side and rear yards shall be sodded for each unit.
- NOTE:** Provide to local 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 of the Director, Department of Planning and Development.
- 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.
- NOTE:** No planting trees or permanent structures allowed in Sanitary Sewer Easement.

**SIGHT DISTANCE NOTE**

I, the undersigned, hereby certify that the proposed entrance and all interior streets for the Westbrook Road project is designed with adequate corner sight distance for each intersection. The regulated speed limit at the entrance is 35 mph. The minimum sight distance required is 390 feet to the left and 390 to the right. Available sight distance in both directions exceeds the sight distance required in the Unified Development Ordinance. The regulated speed limit for interior streets is 25 miles per hour. The sight distance for all intersections meets or exceeds 280 feet in each direction. Sight distance is measured with the driver's eye height of 3.5 feet at a distance of 15 feet from the nearest through lane to the center of each travel lane.

Signed and Sealed *[Signature]* Date 8/29/16  
\_\_\_\_\_  
ANDREW G. BLAKEY, P.E. No. 24140  
For the firm Travis Pruitt & Associates, Inc.

**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 approved recommended by: \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Planning Director,  
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 hereon, 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 33,666 feet and an angular error of 4" 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 74,220 feet and contains 11.46 acres. The equipment used to obtain the linear and angular measurements herein was Trimble 5603 Robotic Total Station.

*[Signature]* 8/29/2016  
JAMIE F. HIGGINS DATE  
REGISTERED GEORGIA LAND SURVEYOR NO 2892,  
FOR THE FIRM OF TRAVIS PRUITT & ASSOCIATES, INC.

**OWNER'S ACKNOWLEDGMENT 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 declares by this Declaration to the use of the public for all streets, sewer collectors, lift stations, drains, easements and other public facilities and improvements hereon shown, and transferring ownership of the public use areas in fee simple by deed, for the purposes herein expressed.

*[Signature]* 8-29-2016  
\_\_\_\_\_  
Signature of Subdivider DATE SIGNED  
JEFF HERMAN, PARAMOUNT COMMUNITY BUILDERS, LLC  
PRINTED OR TYPED NAME OF SUBDIVIDER

*[Signature]* 8-29-2016  
\_\_\_\_\_  
Signature of Owner DATE SIGNED  
JEFF HERMAN, PARAMOUNT COMMUNITY BUILDERS, LLC  
PRINTED OR TYPED NAME OF OWNER

RZ-01-002

MAP REFERENCE # A PORTION OF 7-255-015, 14.89 ACRES.  
REZONE 14.89 ACRES AT THE SOUTHWEST CORNER OF HIGHWAY 23 AND WESTBROOK ROAD FROM LM TO BG

Zoning conditions approved by City Council on 6/11/2001:

- No outdoor storage of any materials associated with the commercial use shall be permitted on site.
- A concept plan shall be submitted prior to the site plan.
- Entrance/exits design on Buford Highway 23 are subject to approval from the State Department of Transportation. Entrances/exits designs on Westbrook Road are subject to approval from Gwinnett County Department of Transportation and any signalization requirements to be paid for by the applicants.
- Dumpsters shall be enclosed by a fence. Pickup shall be limited between the hours of 7:00 AM and 9:00 PM.
- Building shall be finished with architectural treatments of glass and/or brick, stone, stucco, or submit alternative architectural plans for approval of the Planning Commission prior to issuance of a building permit.
- Provide sidewalks within the dedicated rights of way of Buford Highway 23 and Westbrook Road.
- Lighting shall be of sodium type, contained in cut-off type luminaires and shall be directed towards the property so as not to reflect into adjacent residential properties.
- Replace all the trees in the disturbed buffer area.
- Reduction in buffer to 25 feet plus stream buffer if adjacent property is residential.

RZ 14-001  
Exhibit B  
Conditions of Zoning

- The general layout of the development shall substantially match the attached concept plan labeled as Exhibit "A", dated 4-24-14 by Travis Pruitt & Associates.
- Provide an amenity with the open space areas to include a pavilion, picnic tables, and a level grassed area for outdoor recreational or community activities. The open space shall have walking trails throughout. The amenity area and open space shall be devoted to the HOA for maintenance and upkeep.
- Provide an enhanced buffer between the rear lot line of the commercial area and the rear yards of the adjacent residences. Enhanced buffer is to consist of at least a suggested double row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must not contain more than 50% of a single species and must be shown on a landscape plan to be approved by the City Manager prior to receiving any permits. A combination of back or stone and wood privacy wall / fence may substitute for landscaping at the discretion of the City Manager.
- A Master Detention facility shall be designed and installed to accommodate storm water from the residential development and the commercial outparcel. Maintenance agreement and easement dedications shall be recorded with the subdivision plat for both tracts.
- Maximum Internal Front Yard = 25 ft, increase the maximum internal front yard to 62 ft for lots 9, 10, and 17.
- No more than 50% of the homes shall receive a certificate of occupancy until the commercial outparcel is graded and built.
- Minimum side yard = 5 ft. Up to 10 of the homes may have a minimum side yard = 3 ft, on one side with 7 ft. between houses for ADA compliance purposes.
- 36" doorways in kitchen, dining area, entertainment area, one bedroom, one bathroom, laundry room, and entry.
- Eliminate the 5' wheelchair turnaround and address on a case-by-case basis.
- 1/2 inch plywood or equivalent blocking in all bathrooms for future installation of grab bars.
- Levered faucets and anti-scald valves at all sinks to be at the discretion of the home buyer.
- Drawers and/or pull out shelves in all lower cabinets, pull out shelving for all other cabinets, Cabinet Hardware, C-pulls instead of knobs to be at the discretion of the home buyer.

VAR 14-002  
Exhibit B  
Conditions of Zoning

- Minimum Front Yard = 30'
- Access improvements are approved in accordance with Gwinnett County Department of Transportation.

**OWNER/DEVELOPER**

**PARAMOUNT COMMUNITY BUILDERS, LLC**  
1400 BUFORD HWY. STE. A-2  
SUGAR HILL, GA 30518  
(770) 722-0855

24 HOUR EMERGENCY CONTACT  
MR. JEFF HERMAN  
(770) 722-0855

**I N D E X**

No.	DESCRIPTION
1	COVER SHEET
2	FINAL SUBDIVISION PLAT

TAX PARCEL ID: 7255 015

**SITE AREA:**  
2.0 ACRES

**DISTURBED AREA:**  
2.0 ACRES

**SITE ZONING: BG**

Type Case #	RZ 14-001	RZ-01-002	VAR 14-002
Approval Date	8/11/2001	7/14/2014	7/14/2014

**BUILDING SUMMARY:**  
(6) ONE-STORY BUILDINGS @ 2,500 SF = 15,000 SF

**PARKING SUMMARY:**

	MIN. REQUIRED*	MAX. REQUIRED**	PROVIDED
REGULAR PARKING	48	72	64
HANDICAP PARKING	2	3	4
TOTAL PARKING	50	75	68

\*MIN. 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.  
\*\*MAX. 1.5 SPACES PER 300 SQUARE FEET OF GROSS FLOOR AREA.

**NOTE:** SIDEWALKS ARE NOT ALLOWED WITHIN 13' FROM THE EDGE OF THE ROADWAY WITHOUT CURBS AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

**NOTE:** ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF OFFICE BUILDINGS

**PROPERTY ADDRESS:**  
4300 WESTBROOK ROAD,  
SUGAR HILL, GA 30518

**LEGEND**

○	HEADWALL
○	MANHOLE
○	JUNCTION BOX
○	DROP INLET
○	CATCH BASIN
DE	DRAINAGE EASEMENT
SS/E	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
LS	LANDSCAPE STRIP
—S—	SANITARY SEWER LINE
—RW—	RIGHT OF WAY
—W—	WATER LINE
—BSL—	BUILDING SETBACK LINE
—	STORM LINE
CL	CENTERLINE
POB	POINT OF BEGINNING
KLP	INDIVIDUAL LOT PLAN
TBM	TEMPORARY BENCHMARK
DVCL	WATER VALVE
◆	FIRE HYDRANT
HCR	HANDICAP RAMP
WE	WATER EASEMENT
BC	BACK OF CURB
MFFE	MINIMUM FINISHED FLOOR ELEV.
##	LIMITED ACCESS
IFS	1/2 REBAR SET

Cover Sheet  
WESTBROOK ROAD  
TRACT 2  
PARCEL 7.255.015, LAND LOT 255, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

GRAPHIC SCALE  
1" = 30'  
0 30 60 90 120  
IN FEET

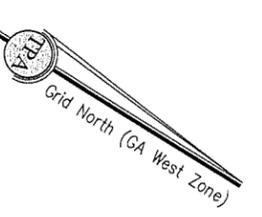


For The Firm  
Travis Pruitt & Associates, Inc.

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 and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

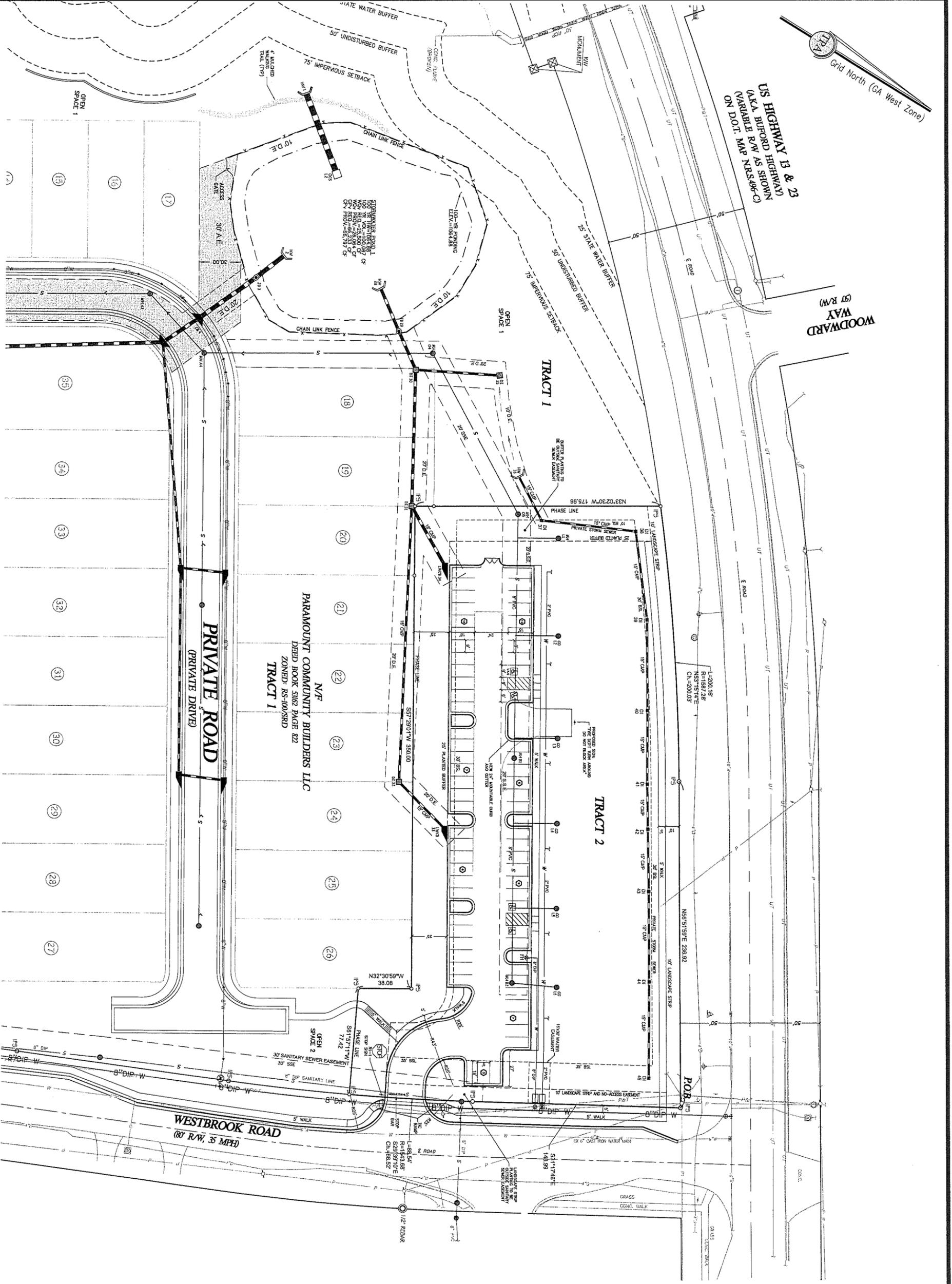
DATE: 7/14/2016  
FIELD DATE: 6/22/2016  
SCALE: N/A  
LSV: FP  
JN: 130348 FP  
FN: 159-D-173

Sheet No. 1 of 2



US HIGHWAY 13 & 23  
 (AKA BUFORD HIGHWAY)  
 (VARIABLE R/W AS SHOWN  
 ON D.O.T. MAP NRS486-C)

WOODWARD  
 WAY  
 (50' R/W)



PARAMOUNT COMMUNITY BUILDERS LLC  
 DEED BOOK 5162 PAGE 82  
 ZONED: RS-100/SRD  
 TRACT 1

PRIVATE ROAD  
 (PRIVATE DRIVE)

WESTBROOK ROAD  
 (80' R/W, 35' MPH)

Final Plat  
**WESTBROOK ROAD  
 TRACT 2**

PARCEL 7 255 015, LAND LOT 255, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA



4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruit.com

Contact Person: ANDREW G. BLAKEY  
 Certificate of Authorization Number: 613

NO.	DATE	DESCRIPTION	BY
8			
7			
6			
5			
4	9/19/16	ADDRESS COUNTY COMMENTS	BTH
3	8/12/16	ADD POND DETAILS	BTH
2	7/27/16	ADDRESS FIRE COMMENTS	BTH
1	7/25/16	ADDRESS COUNTY COMMENTS	BTH

For The Firm  
 Travis Pruitt & Associates, Inc.  
 150 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (404) 525-4141  
 Fax: (404) 525-4142  
 E-MAIL: TRAVIS@TPA-INC.COM  
 DATE: 7/14/2016  
 FIELD DATE: 6/22/2016  
 SCALE: 1" = 50'  
 DRAWN: JML/SBP  
 CHECKED: JML/SBP  
 E.N.L. 159.0-173  
 Sheet No. 2 of 2