

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: March 1, 2017
TO: Mayor and City Council
FROM: Planning Director *KP*
SUBJECT: Final Plat Ratification, The Preserve @ Addison Woods

RECOMMENDED ACTION

Ratify the approved subdivision final plat for The Preserve @ Addison Woods approved by staff and recorded on 2-8-17.

ISSUE Century Communities of Georgia, LLC has requested ratification of the final plat for The Preserve at Addison Woods subdivision. This development includes 63 lots for detached single-family residential homes on 26.87 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:

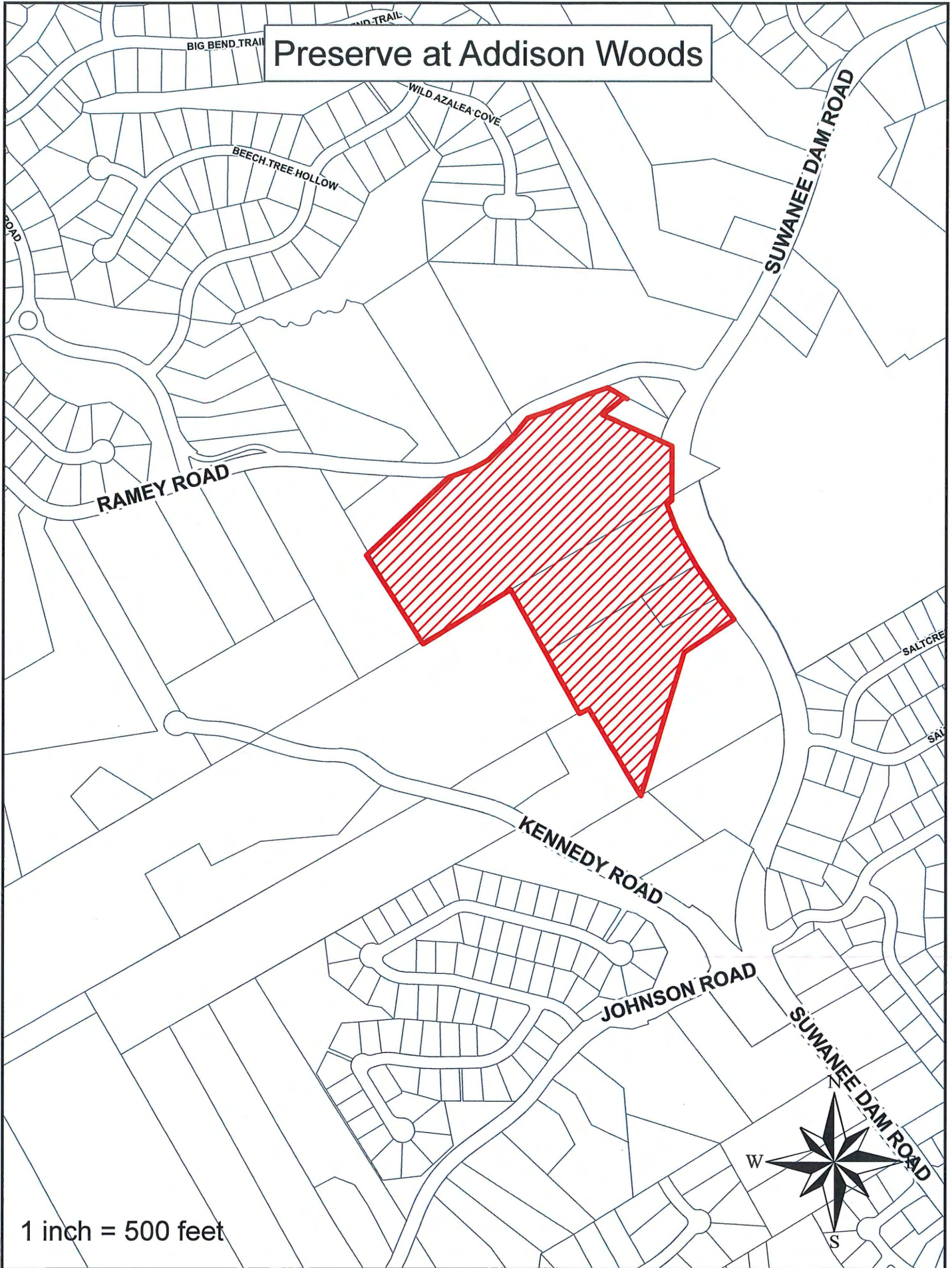
Maintenance Bond Amount	\$114,781.00
Performance Bond for the Asphalt Topping	\$ 95,832.00
Performance Landscaping Amenity Area	\$ 30,082.00

The Planning Department maintains a bond file and schedules inspections for sureties at least three months prior to the expiration to allow for coordination with other departments and the Developer/surety company.

ATTACHMENTS

- The Preserve at Addison Woods Final Plat

Preserve at Addison Woods



1 inch = 500 feet

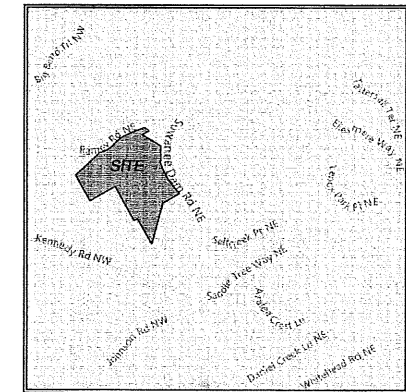
FINAL SUBDIVISION PLAT FOR

THE PRESERVE AT ADDISON WOODS

CITY OF SUGAR HILL
LAND LOTS 318, 319, 340, & 341 - 7th. DISTRICT
GWINNETT COUNTY, GEORGIA
TAX ID: 7340-001, 7319-033, - 037, P/O 7319-033A

ENGINEER
PRIMUM ENGINEERING, INC.
3010 HAMILTON MILL ROAD, BUFORD, GA. 30519
OFFICE: (678) 858-3842
ENGINEER: BYRON J. ARCENEAUX, P.E.

OWNER / DEVELOPER
CENTURY COMMUNITIES
3091 GOVERNOR'S LAKE DRIVE
NORCROSS, GA 30071
(878) 781-1538
CONTACT: BRENT TUCKER



LOCATION MAP
NOT TO SCALE

Plat
Recorded 2/9/2017 1:50 PM
RICHARD T. ALEXANDER JR.
Clerk of Superior Court
Gwinnett County, GA
Book 138 Page 183
Participant IDs: 04395893

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

SEE CERTIFICATE OF FINAL PLAT APPROVAL
SHOWN HEREON
NAME _____ DATE **FEBRUARY 8, 2017**

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

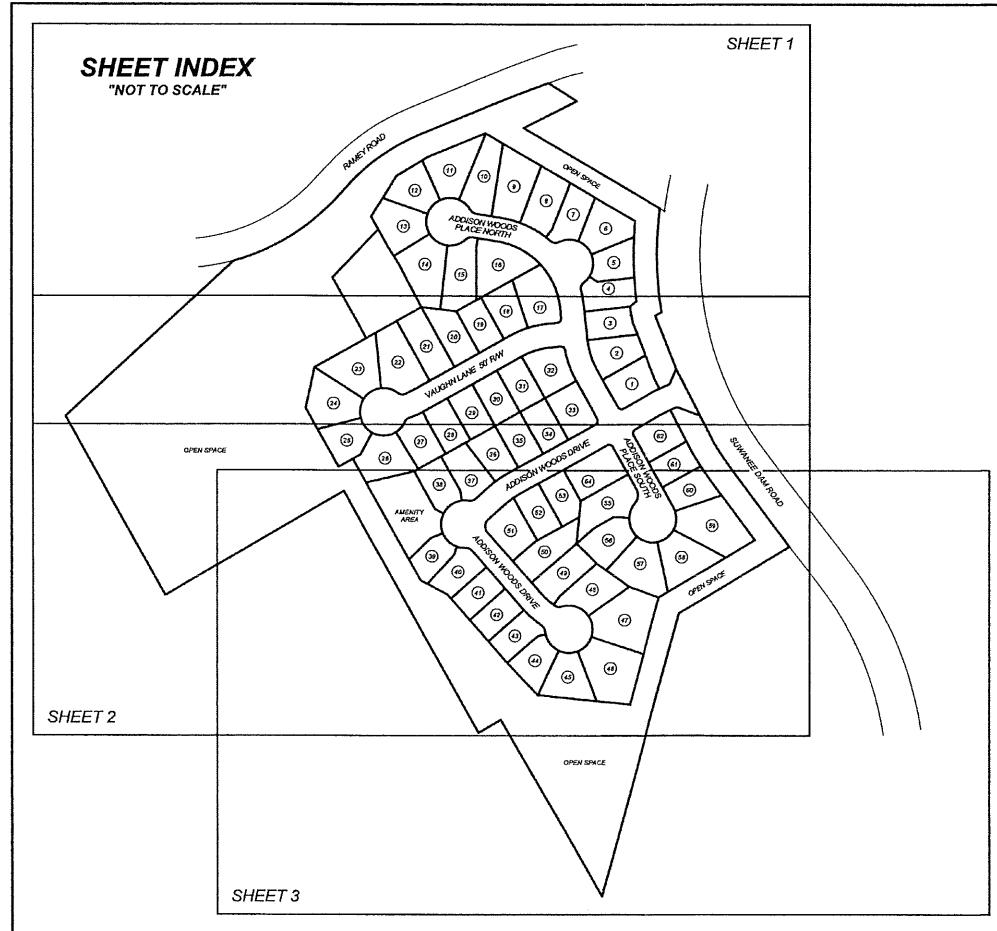
[Signature]
GARY S. HARVIN, JR.
GEORGIA REGISTERED LAND SURVEYOR #3105

SURVEY NOTES:

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED BOOK 10487, PAGE 240; DEED BOOK 8901, PAGE 345; DEED BOOK 28409, PAGE 242-243; PLAT BOOK 50, PAGE 173; PLAT BOOK X, PAGE 295A. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.
- UNRECORDED SURVEY FOR RIDGE 19, LLC PREPARED BY CARTER AND CLARK, DATED 2/4/2015.
- HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- ALL LOT CORNERS SHOWN HEREON ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS #3105.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C00135, DATED 03/04/2013.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S8 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 231,647 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 15,209 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS SHOWN HEREON ARE CALCULATED FROM ANGLES TURNED.
- LAST DATE OF FIELD WORK 12/16/2016.
- WETLANDS AND STREAMS SHOWN HEREON PER REPORT PREPARED BY CONTOUR ENVIRONMENTAL, REPORT DATED AUGUST 10, 2015.

ZONING:

- AX-15-004 (10-19-2015)
CONDITIONS OF ZONING
- APPROVAL OF ANNEXATION AX15-004 AND REZONE TO MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (RS-100) ZONING CLASSIFICATION WITH A CONSERVATION SUBDIVISION DISTRICT (CSD) ZONING OVERLAY WITH THE FOLLOWING CONDITIONS:
- PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
 - MINIMUM DWELLING UNIT SIZE SHALL BE 2,400 SQUARE FEET FOR ONE STORY HOMES AND 2,600 SQUARE FEET FOR TWO STORY HOMES.
 - APPLICANT MUST INSTALL A SIDEWALK ALONG THE SITE'S ENTIRE SUWANEE DAM ROAD FRONTAGE, TO CONNECT WITH EXISTING SIDEWALK IN FRONT OF GWINNETT METRO NEW CHURCH. MATCH TO WIDTH OF EXISTING SIDEWALK.
 - THE PROPOSED SUBDIVISION SHALL NOT EXCEED 65 LOTS FOR SINGLE-FAMILY HOMES.
 - THE DEVELOPER SHALL INSTALL AT THE DEVELOPER'S EXPENSE A DEDICATED LEFT TURN LANE ON SUWANEE DAM ROAD (NORTH BOUND ENTRANCE INTO PROPOSED SUBDIVISION) SUBJECT TO COORDINATION WITH GWINNETT COUNTY DOT PRIOR TO RATIFICATION OF THE FINAL SUBDIVISION PLAT.
 - THE NEIGHBORHOOD WILL HAVE A 50' ZONING BUFFER ON THE RESIDENTIAL SIDE BETWEEN THE NEIGHBORHOOD AND THE CHURCH.
- AX-15-006 (10-19-2015)
CONDITIONS OF ZONING
- PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
 - MINIMUM DWELLING UNIT SIZE SHALL BE 2,400 SQUARE FEET FOR ONE STORY HOMES AND 2,600 SQUARE FEET FOR TWO STORY HOMES.
 - APPLICANT MUST INSTALL A SIDEWALK ALONG THE SITE'S ENTIRE SUWANEE DAM ROAD FRONTAGE, TO CONNECT WITH EXISTING SIDEWALK IN FRONT OF GWINNETT METRO NEW CHURCH. MATCH TO WIDTH OF EXISTING SIDEWALK.
 - THE PROPOSED SUBDIVISION SHALL NOT EXCEED 65 LOTS FOR SINGLE-FAMILY HOMES.
 - THE DEVELOPER SHALL INSTALL AT THE DEVELOPER'S EXPENSE A DEDICATED LEFT TURN LANE ON SUWANEE DAM ROAD (NORTH BOUND ENTRANCE INTO PROPOSED SUBDIVISION) SUBJECT TO COORDINATION WITH GWINNETT COUNTY DOT PRIOR TO RATIFICATION OF THE FINAL SUBDIVISION PLAT.
 - THE NEIGHBORHOOD WILL HAVE A 60' ZONING BUFFER ON THE RESIDENTIAL SIDE BETWEEN THE NEIGHBORHOOD AND THE CHURCH.



GENERAL NOTES:

- TOTAL NUMBER OF LOTS = 62
- EXISTING ZONING: RS-100 CSD (CITY OF SUGAR HILL)
- TOTAL AREA = 26.820 ACRES
- MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM LOT WIDTH: 80'
- BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'
- DENSITY: 2.31 UPA (26.82 AC. / 62 LOTS)
- INDIVIDUAL LOTS SHALL BE DESIGNATED HLP (HOUSE LOCATION PLAN), RDP (RESIDENTIAL DRAINAGE PLAN) AND/OR RDS (RESIDENTIAL DRAINAGE STUDY) IF SUCH ARE REQUIRED BY THE CITY TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- EACH UNIT SHALL HAVE AT LEAST 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.
- 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.
- WASTEWATER TO BE PROVIDED BY: GWINNETT COUNTY.
- FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
- A DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED IN DEED BOOK 21879, PAGE 152-154, GWINNETT COUNTY RECORDS.
- ALL COMMON AREAS, OPEN SPACE, AMENITIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.
- 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 AND CLEAN CUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

CERTIFICATE OF FINAL PLAT APPROVAL

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLES 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.

[Signature] 2/8/2017
PLANNING DIRECTOR, CITY OF SUGAR HILL DATE

APPROVED THIS 8th DAY OF February, 2017
[Signature]
CITY MANAGER, CITY OF SUGAR HILL

OWNER'S ACKNOWLEDGEMENT 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 ACKNOWLEDGEMENT 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] 2-1-17
SIGNATURE OF SUBDIVIDER DATE

[Signature]
PRINTED NAME OF SUBDIVIDER

[Signature] 2-1-17
SIGNATURE OF OWNER DATE

[Signature]
PRINTED NAME OF OWNER

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 AND 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 231,647 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 231,487 FEET, AND CONTAINS A TOTAL OF 26.820 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S8 TOTAL STATION.

[Signature] 1/25/17
GARY S. HARVIN, REGISTERED GEORGIA LAND SURVEYOR #3105 DATE
246 GEIGER ROAD, JEFFERSON, GA 30549
PHONE: (678) 840-5500

LOT AREA = 11.578 ACRES
ROADS AREA = 3.059 ACRES
OPEN SPACE = 11.665 ACRES
DETENTION POND A = 0.518 ACRE
TOTAL = 26.820 ACRES

DATE: DECEMBER 19, 2016	REVISION NO.	ISSUE DESCRIPTION	DATE
	1.	ADDRESS CITY COMMENTS	1/18/2017
	2.	ADDRESS CITY COMMENTS	1/25/2017

SURVEYED: MG DRAWN: JRW
CHECKED: GSH APPROVED: GSH
PROJECT # 15238

FINAL SUBDIVISION PLAT
FOR
**THE PRESERVE AT
ADDISON WOODS**
CITY OF SUGAR HILL
LAND LOTS 318, 319, 340, & 341 - 7th. DISTRICT
GWINNETT COUNTY, GEORGIA
TAX ID: 7340-001, 7319-033, - 037, P/O 7319-033A

SURVEY PREPARED BY:

246 GEIGER ROAD
JEFFERSON, GA 30549
OFFICE: 678-840-5500
FAX: 706-810-2620
EMAIL: gsh@earthprolandsurvey.com
GEORGIA RLS #3105
GEORGIA CCA LSC #000994

1/25/17
NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL.

REC 212/17