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, Enclave at Hunters Creek

RECOMMENDED ACTION

Ratify the approved subdivision final plat for Enclave @ Hunters Creek dated 8-10-16.

ISSUE

CMH Parks, Inc. has requested ratification of the final plat for the Enclave at Hunters Creek Subdivision. This development includes 24 lots for detached single family residential homes on 11.58 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	$64,686.40
Performance Bond for the Asphalt Topping	$199,376.00
Performance Bond for the Sidewalk Installation	$ 44,610.00
Performance Bond for the Landscaping Entrance	$ 60,000.00
Performance Bond for the Landscaping Buffer	$ 10,500.00

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

- Enclave at Hunters Creek Final Plat

08/24/16

FINAL PLAT FOR:

THE ENCLAVE AT HUNTER'S CREEK

(F.K.A. LEVEL CREEK ROAD TRACT)

TAX PARCEL #
7-290-018A, 7-290-028 &7-289-001
7th DISTRICT
LAND LOTS 289 & 290
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAT

PREPARED FOR:

OWNER/DEVELOPER:
PRIMARY PERMITEE
CMH PARKS, INC.
(DBA - CHAFIN BUILDERS)
5230 BELLE WOOD COURT
BUFORD, GEORGIA 30518
24-HR EMERGENCY CONTACT:
MR. CORBITT WOODS
(770) 831-0844

PREPARED BY:

dpe DEVELOPMENT
planning & engineering, inc.
civil · sanitary · transportation survey

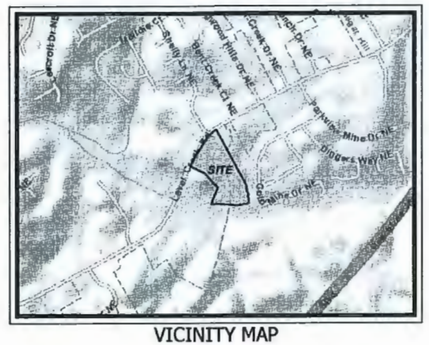
5074 BRISTOL INDUSTRIAL WAY - SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
(770) 271-0779 FAX
www.dpengr.com
CONTACT: CHRISTOPHER BALDWIN, R.L.S.
CBALDWIN@DPENGR.COM

CITY OF SUGAR HILL PERMIT No. 15-00879
GWINNETT COUNTY CASE NUMBER FPL2016-00034

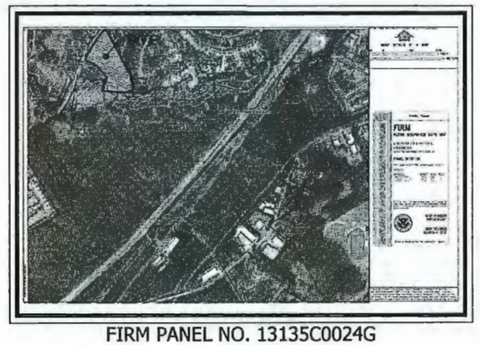
GENERAL NOTES

1. TOTAL BOUNDARY ACREAGE: 11.58 ACRES
   TOTAL ROW DEDICATION: 1.55 ACRES (EXTERIOR =0.15 AC. & INTERIOR =1.40 AC.)
   TOTAL OPEN SPACE: 2.46 ACRES
   TOTAL DEEDED TO ADJOINERS: 0.30 ACRES
2. CURRENT ZONING: RS-100
3. PROPOSED USE: RESIDENTIAL DEVELOPMENT

   TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 24 (7.27 AC.)
   GROSS DENSITY = 2.07 LOTS / ACRE
   OPEN SPACE/COMMON AREA REQUIRED = 6% (±0.69 AC.)
   OPEN SPACE/COMMON AREA PROVIDED = ±2.46 AC.
4. REQUIRED SETBACKS:
   FRONT – 35' FROM R/W (45' MAJOR STREET)
   REAR – 30'
   SIDE – 10'
5. MINIMUM LOT SIZE: 10,000 SQ. FT.
6. MINIMUM DWELLING SIZE: 2,800 SQ. FT.
7. MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT.
8. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "AE" FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0024G, DATED MARCH 4, 2013.
9. BOUNDARY INFORMATION BASED UPON BOUNDARY SURVEY FOR CMH PARKS, INC BY DEVELOPMENT PLANNING & ENGINEERING, INC. DATED JUNE 25, 2014.
10. TOPOGRAPHIC INFORMATION BASED ON GWINNETT COUNTY GIS TOPOGRAPHIC INFORMATION SUPPLEMENTED BY FIELD RUN TOPOGRAPHIC SURVEY BY DEVELOPMENT PLANNING AND ENGINEERING DATED MAY 2015. REFERENCE DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT.
11. SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER WILL BE GRAVITY FLOW DRAINING TO THE PARKVIEW NORTH PUMP STATION.
12. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
13. **THE CITY OF SUGAR HILL AND/OR GWINNETT COUNTY 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. THE CITY OF SUGAR HILL AND/OR GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY/COUNTY RIGHT-OF-WAY.**
14. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE 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).
15. OPEN SPACE AREA TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
16. 1/2" RE-BARS SET AT ALL CORNERS.
17. 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.
18. NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
19. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.
20. FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
21. 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.



VICINITY MAP
N.T.S.



FIRM PANEL NO. 13135C0024G
N.T.S.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNT POLICY

CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES

AX 14-002
EXHIBIT B
CONDITIONS OF ZONING:

1. PROVIDE A VINYL COATED SIX FOOT HIGH CHAIN LINK OR DECORATIVE WOOD FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
2. DEVELOPER SHALL RESERVE A 20' EASEMENT FOR THE PURPOSES OF DECOMMISSIONING THE SEWER PUMP STATION ON CURRENT TAX PARCEL NUMBER 7290 215. LOCATION TO BE COORDINATED PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
3. MINIMUM DWELLING SIZE IS 2,800 SQUARE FEET.

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 30,412 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 48,451 FEET, AND CONTAINS A TOTAL OF 11.580 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

BY: _____ 8/25/16
REGISTERED GEORGIA LAND SURVEYOR – REG. NO. 3121
DATE OF EXPIRATION: 12/31/16

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.

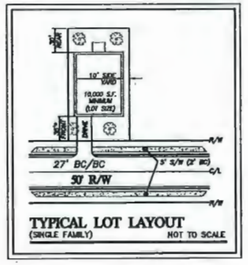
GEORGIA REGISTERED NO. 3121 LAND SURVEYOR CHRISTOPHER G. BALDWIN 8/25/16

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CONSTRUCTED ENTRANCE ONTO LEVEL CREEK ROAD IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT IS 40 MPH. THE SIGHT DISTANCE PROVIDED IN TABLES 9-6 & 9-8 OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", 2011 EDITION, IS 445 FEET (CASE B1) AND 385 FEET (CASE B2). THE DESIGN SIGHT DISTANCE IS ±445 FEET IN THE NORTHERN DIRECTION (LEFT) AND ±445 FEET IN THE SOUTHERN DIRECTION (RIGHT). THE DESIGN SITE DISTANCE IS EQUAL TO OR EXCEEDS THE REQUIRED SIGHT DISTANCE FOR LEVEL CREEK ROAD, AS MEASURED FROM THE EDGE OF THE SOUTHBOUND LANE, 15' FT. BEHIND THE EXISTING EDGE OF TRAVEL LANE WITH AN EYE HEIGHT AND OBJECT HEIGHT OF 3.5 FT. ABOVE THE PAVEMENT.

C. LUKE PRESSLEY, P.E. GA. #36163 — DATE 8/25/16

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36163 C. LUKE PRESSLEY 8/25/16



TYPICAL LOT LAYOUT
(SINGLE FAMILY) NOT TO SCALE

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 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 OF SUBDIVIDER — DATE SIGNED 8/25/16
PRINTED OR TYPED NAME OF SUBDIVIDER
Corbitt Woods, CMH Parks, Inc dba Chafin Builders
SIGNATURE OF OWNER — DATE SIGNED 8/25/16
PRINTED OR TYPED NAME OF OWNER
Corbitt Woods, CMH Parks, Inc dba Chafin Builders

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____ WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED _____ AND SIGNED BY THE OWNER.

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

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 DELEPMENT 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:

DATED THIS _____ DAY OF _____, 2014.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

RDP – RESIDENTIAL DRAINAGE PLAN
RDS – RESIDENTIAL DRAINAGE STUDY

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

HLP–HOUSE LOCATION PLAN

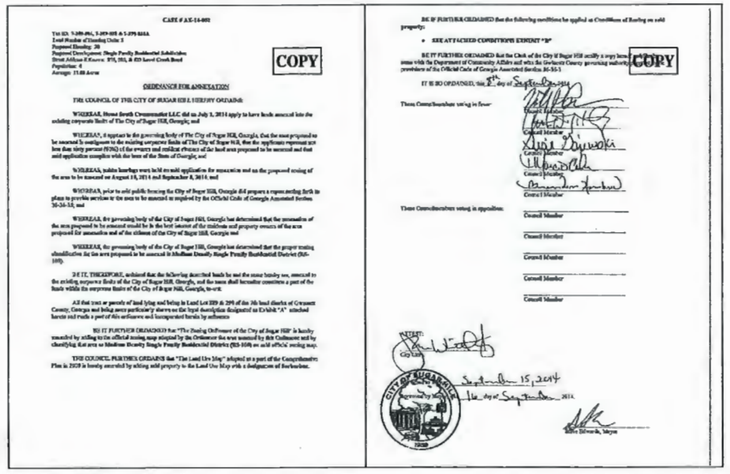
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOP- MENT REGULATIONS OR CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

MAINTENANCE STATEMENT ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.

UTILITY DISCLAIMER EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

WETLANDS NOTE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

DISPOSAL OF DEBRIS THE ONLY MATERIAL ALLOWED TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL, BUT ONLY 100' FROM ANY PROPERTY LINE OR IN AN ENCLOSED STRUCTURE. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.



CASE # AX-14-002

COPY

ORDINANCE FOR ANNEXATION

THE COUNCIL OF THE CITY OF SUGAR HILL HEREBY ORDAINS:

WHEREAS, Home Depth Crossroads LLC did on July 1, 2014 apply to have lands annexed into the existing corporate limits of The City of Sugar Hill, Georgia; and

WHEREAS, it appears to the governing body of The City of Sugar Hill, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of The City of Sugar Hill, that the applicants represent not less than sixty percent (60%) of the owners and resident electors of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, public hearings were held on said application for annexation and on the proposed zoning of the area to be annexed on August 19, 2014 and September 8, 2014; and

WHEREAS, prior to said public hearing the City of Sugar Hill, Georgia did prepare a report setting forth its plans to provide services to the area to be annexed as required by the Official Code of Georgia Annotated Section 36-36-32; and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the annexation of the area proposed to be annexed would be in the best interest of the citizens and property owners of the area proposed for annexation and of the citizens of the City of Sugar Hill, Georgia; and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the proper zoning classification for the area proposed to be annexed is Medium Density Single Family Residential District (RS-100).

BE IT, THEREFORE, ordained that the following described lands be and the same hereby are, annexed to the existing corporate limits of the City of Sugar Hill, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Sugar Hill, Georgia, to-wit:

All that tract or parcels of land lying and being in Land Lot 289 & 290 of the 7th land district of Gwinnett County, Georgia and being more particularly shown on the legal description designated as Exhibit "A" attached hereto and made a part of this ordinance and incorporated herein by reference.

BE IT FURTHER ORDAINED that "The Zoning Ordinance of the City of Sugar Hill" be hereby amended by adding to the official zoning map adopted by the Ordinance the area annexed by this Ordinance and by classifying that area as Medium Density Single Family Residential District (RS-100) on said official zoning map.

THE COUNCIL FURTHER ORDAINS that "The Land Use Map" adopted as a part of the Comprehensive Plan in 2030 is hereby amended by adding said property to the Land Use Map with a designation of Suburban.

BE IF FURTHER ORDAINED that the following conditions be applied as Conditions of Zoning on said property:

- SEE ATTACHED CONDITIONS EXHIBIT "B"

BE IT FURTHER ORDAINED that the Clerk of the City of Sugar Hill notify a copy hereof in writing with the Department of Community Affairs and with the Gwinnett County governing authority in conformance of the Official Code of Georgia Annotated Section 36-36-3.

IT IS SO ORDAINED, this 8th day of September, 2014.

Those Council members voting in favor:

Those Council members voting in opposition:

COPY

September 15, 2014

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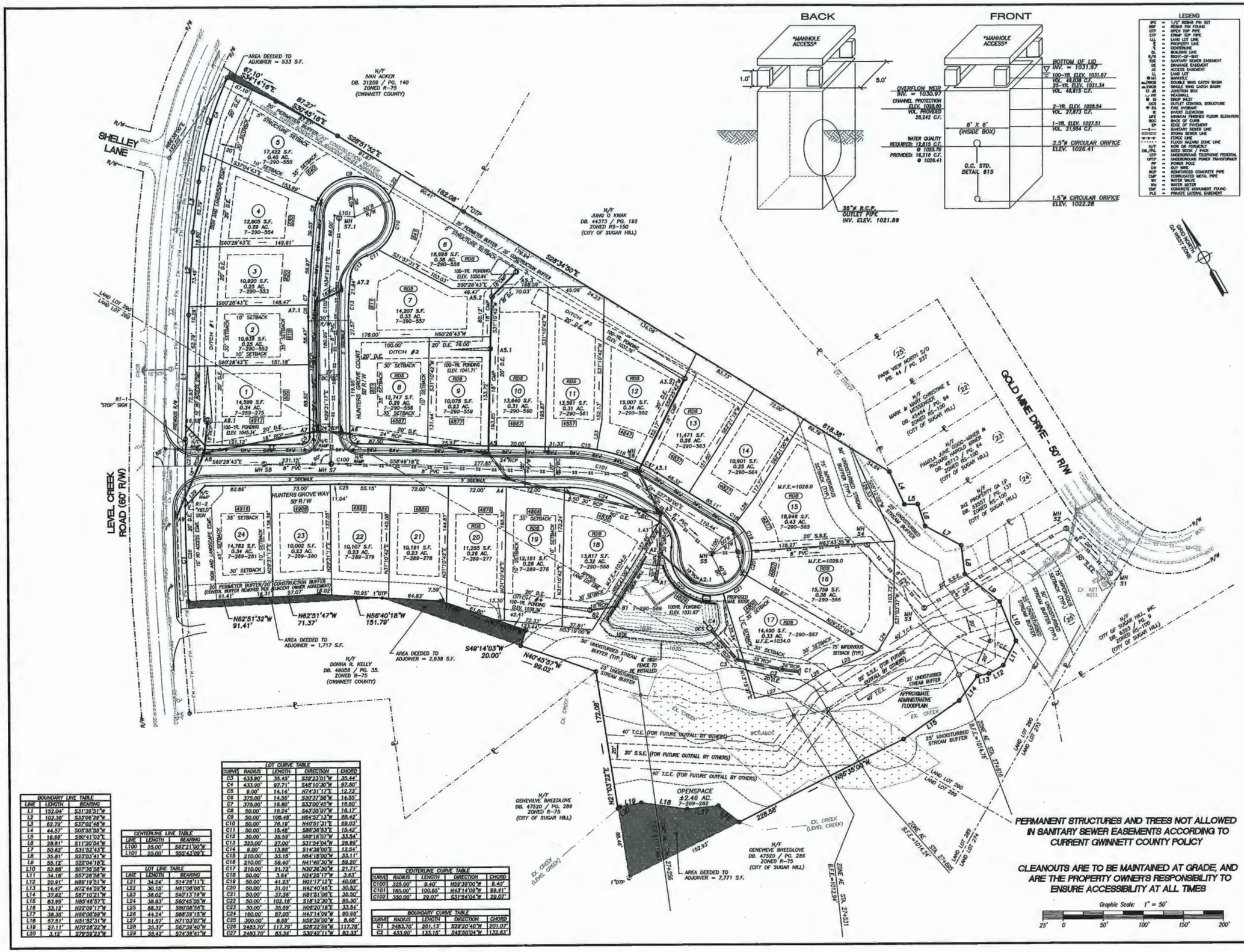


BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	152.04'	S31°39'51"W
L2	102.38'	S33°08'29"W
L3	62.79'	S37°02'46"W
L4	44.57'	S05°55'55"W
L5	16.66'	S80°41'03"E
L6	28.81'	S11°20'54"W
L7	50.42'	S31°32'43"E
L8	35.81'	S23°03'41"W
L9	55.12'	S22°04'18"E
L10	52.68'	S07°36'58"W
L11	34.18'	S57°26'56"W
L12	20.91'	N89°19'51"W
L13	14.47'	N72°44'59"W
L14	37.82'	S87°10'21"W
L15	83.92'	N85°46'57"E
L16	33.12'	N32°09'17"W
L17	38.35'	N88°06'59"W
L18	57.51'	N31°52'31"W
L19	27.11'	N70°28'22"W
L20	3.12'	S79°59'23"E

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L100	25.00'	S87°21'00"W
L101	25.00'	S55°43'09"E

LOT LINE TABLE		
LINE	LENGTH	BEARING
L21	34.24'	S14°28'11"E
L22	30.15'	N61°08'08"E
L23	38.02'	S40°13'19"W
L24	38.83'	S60°45'05"W
L25	68.32'	S80°08'58"E
L26	44.24'	S88°39'15"W
L27	51.57'	N71°03'07"W
L28	35.37'	S87°39'40"W
L29	35.42'	S74°38'41"W

LOT CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C3	433.90'	35.45'	S39°23'01"W	35.44'
C4	433.90'	97.71'	S46°10'30"W	97.50'
C5	9.00'	14.14'	N74°31'12"E	12.73'
C6	375.00'	14.55'	S30°37'56"W	14.55'
C7	375.00'	16.60'	S33°00'45"W	16.60'
C8	50.00'	16.24'	S43°35'07"W	16.17'
C9	50.00'	108.48'	N64°52'13"E	88.42'
C10	50.00'	26.19'	N40°81'31"E	89.03'
C11	50.00'	15.48'	S86°36'53"E	15.42'
C12	30.00'	35.59'	S66°16'07"W	33.54'
C13	325.00'	27.00'	S31°54'04"W	26.99'
C14	9.00'	13.88'	S14°38'00"E	12.54'
C15	210.00'	33.15'	N54°18'00"W	33.11'
C16	210.00'	59.40'	N41°40'30"W	59.20'
C17	210.00'	21.72'	N30°36'30"W	21.71'
C18	50.00'	3.64'	N24°25'17"W	3.63'
C19	50.00'	41.23'	N01°17'12"E	40.08'
C20	50.00'	31.01'	N42°40'48"E	30.52'
C21	50.00'	37.36'	N81°51'00"E	36.50'
C22	50.00'	102.18'	S18°12'30"E	85.30'
C23	30.00'	35.59'	N06°20'18"E	33.54'
C24	160.00'	87.05'	N43°14'09"W	85.98'
C25	300.00'	8.68'	N59°39'00"W	8.68'
C26	2483.70'	117.79'	S28°22'59"W	117.78'
C27	2483.70'	83.34'	S30°42'11"W	83.33'

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C100	325.00'	8.40'	N59°39'00"W	8.40'
C101	185.00'	100.65'	N43°14'09"W	99.41'
C102	350.00'	29.07'	S31°54'04"W	29.07'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	2483.70'	201.13'	S29°20'40"W	201.07'
C2	433.90'	133.15'	S45°50'04"W	132.63'

dpe DEVELOPMENT
planning & engineering, inc.
civil · sanitary · transportation survey
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
www.dpengr.com

PREPARED FOR:

CMH PARKS, INC.
(DBA - CHAFIN BUILDERS)
5230 BELLE WOOD COURT
BUFORD, GEORGIA 30518
24-HOUR CONTACT:
MR. CORBITT WOODS
(770) 831-0844

PROJECT NAME:

THE ENCLAVE AT HUNTER'S CREEK

TASK:

FINAL PLAT

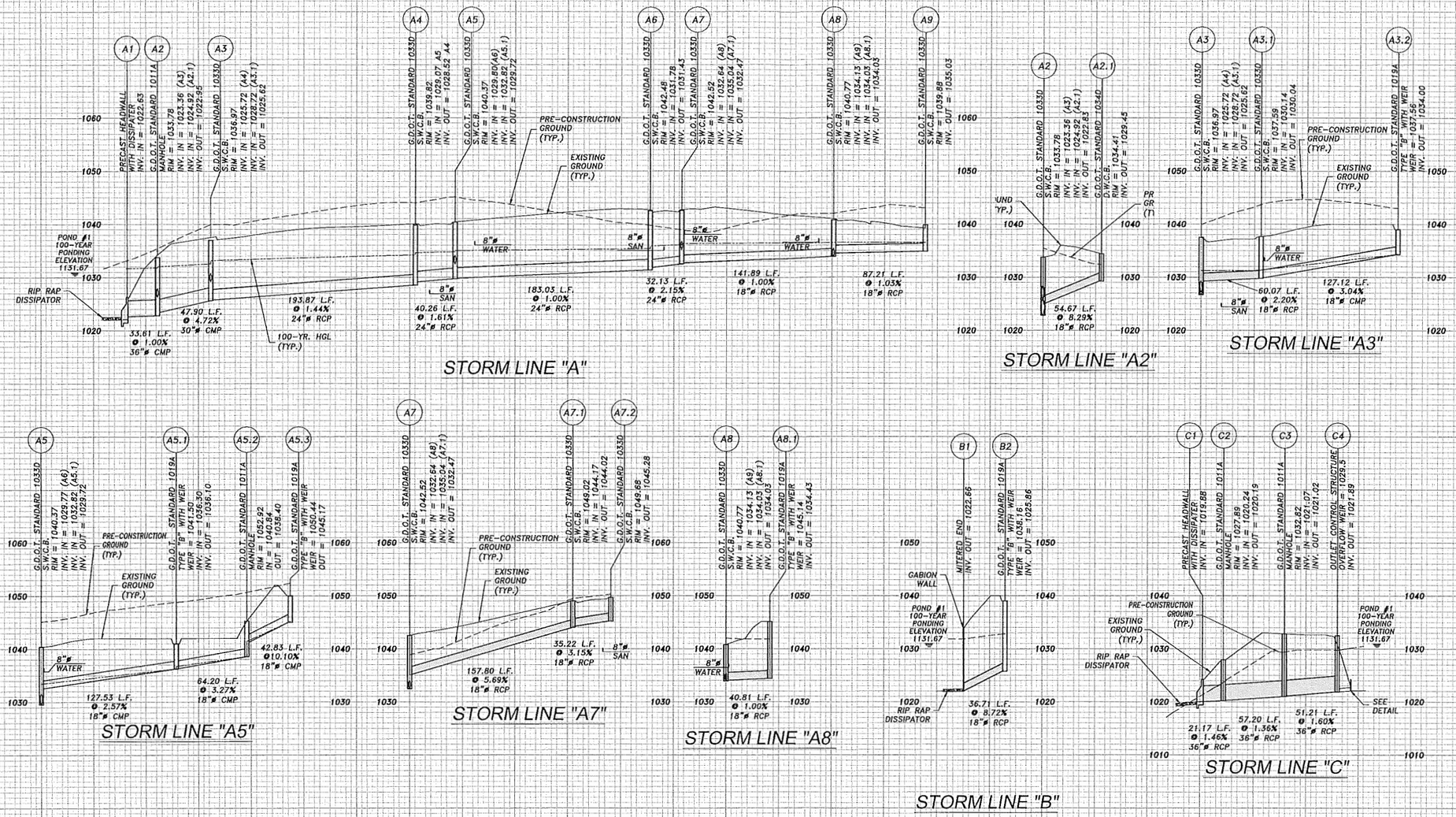
GEORGIA REGISTERED NO. 3721 LAND SURVEYOR CHRISTOPHER C. BALDWIN
8/25/16

PROJECT INFORMATION:

THE ENCLAVE AT HUNTERS CREEK	Project Name
14-049	Project Number
730 LEVEL CREEK ROAD	Project Address
289 & 290	Land Lot No.(s)
7th DISTRICT	
District CITY OF SUGAR HILL GWINNETT COUNTY	County, State

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

CLP DESIGN	1" = 50' SCALE
CCB DRAWN	2 of 2
JGS CHECKED	SHEET
08/24/16 DATE	14-049 PROJECT No.



PIPE CHART

Pipe Number	Upstream structure type	Pipe structure	Pipe label	Pipe Size (in)	Length cen-cen (ft)	Slope	Material	Gauge Class	Rough coeff (manning)	Tc	Drainage Area (ac)	Cw	Design storm (yr)	Intensity 25yr	Surface Flow To Structure (cfs)	Total Flow (cfs)	Design storm (yr)	Intensity 100yr	Surface Flow To Structure (cfs)	Total Flow (cfs)	25-Yr. Velocity (fps)	Intensity 10yr	Surface Flow To Structure (cfs)	Gutter Spread (ft)
1	SWCB	A9	A9-A8	18	87.21	1.03%	RCP	III	0.013	10	0.42	0.57	25	6.92	1.68	1.66	100	8.29	1.98	1.98	4.38	6.04	1.45	7.1'
2	SWCB	A8	A8-A7	18	141.89	1.00%	RCP	III	0.013	10	0.19	0.57	25	6.92	0.75	4.04	100	8.29	0.90	4.84	5.56	6.04	0.65	4.2'
3	SWCB	A7	A7-A6	24	32.13	2.15%	RCP	III	0.013	10	0.34	0.65	25	6.92	1.53	9.45	100	8.29	1.83	11.32	9.15	6.04	1.33	5.3'
4	SWCB	A6	A6-A5	24	183.03	1.00%	RCP	III	0.013	10	0.17	0.56	25	6.92	0.66	10.11	100	8.29	0.79	12.11	7.00	6.04	0.57	3.2'
5	SWCB	A5	A5-A4	24	40.26	1.61%	RCP	III	0.013	10	0.39	0.65	25	6.92	1.75	15.31	100	8.29	2.10	18.35	9.28	6.04	1.53	6.7'
6	SWCB	A4	A4-A3	24	193.87	1.44%	RCP	III	0.013	10	0.30	0.59	25	6.92	1.22	16.54	100	8.29	1.47	19.81	9.06	6.04	1.07	5.6'
7	SWCB	A3	A3-A2	30	47.90	4.72%	CMP	0.06	0.024	10	0.45	0.64	25	6.92	1.99	22.42	100	8.29	2.39	26.86	9.65	6.04	1.74	7.1'
8	JB	A2	A2-A1	36	33.61	1.00%	CMP	0.06	0.024	10	0.00	0.00	25	6.92	0.00	25.52	100	8.29	0.00	30.58	5.54	6.04	N/A	N/A
9	DWCB	A2.1	A2.1-A2	18	54.67	8.29%	RCP	III	0.013	10	0.67	0.67	25	6.92	3.11	3.11	100	8.29	3.72	3.72	9.98	6.04	N/A	N/A
10	DI	A3.2	A3.2-A3.1	18	127.12	3.04%	CMP	0.06	0.024	10	0.69	0.35	25	6.92	1.67	1.67	100	8.29	2.00	2.00	4.16	6.04	N/A	N/A
11	SWCB	A3.1	A3.1-A3	18	60.07	2.20%	RCP	III	0.013	10	0.50	0.64	25	6.92	2.21	3.89	100	8.29	2.65	4.65	7.32	6.04	0.00	7.4'
12	DI	A5.3	A5.3-A5.2	18	42.83	10.10%	CMP	0.06	0.024	10	0.63	0.50	25	6.92	2.18	2.18	100	8.29	2.61	2.61	6.90	6.04	N/A	N/A
13	JB	A5.2	A5.2-A5.1	18	64.20	3.27%	CMP	0.06	0.024	10	0.00	0.00	25	6.92	0.00	2.18	100	8.29	0.00	2.61	4.61	6.04	N/A	N/A
14	DI	A5.1	A5.1-A5	18	127.53	2.57%	CMP	0.06	0.024	10	0.40	0.46	25	6.92	1.27	3.45	100	8.29	1.53	4.14	4.80	6.04	N/A	N/A
15	SWCB	A7.2	A7.2-A7.1	18	35.22	3.15%	RCP	III	0.013	10	0.25	0.63	25	6.92	1.09	1.09	100	8.29	1.31	1.31	5.76	6.04	0.00	3.8'
16	SWCB	A7.1	A7.1-A7	18	157.80	5.69%	RCP	III	0.013	10	0.66	0.61	25	6.92	2.79	3.88	100	8.29	3.34	4.64	9.89	6.04	0.00	6.3'
17	DI	A8.1	A8.1-A8	18	40.81	1.00%	RCP	III	0.013	10	0.55	0.43	25	6.92	1.64	1.64	100	8.29	1.96	1.96	4.33	6.04	N/A	N/A
18	DI	B2	B2-B1	18	36.71	8.72%	RCP	III	0.013	10	0.30	0.41	25	6.92	0.85	0.85	100	8.29	1.02	1.02	7.68	6.04	N/A	N/A
19	OCS	C4	C4-C3	36	51.21	1.60%	RCP	III	0.013	HYDRO	HYDRO	HYDRO	25	HYDRO	23.63	23.63	100	HYDRO	43.17	43.17	9.94	N/A	N/A	N/A
20	JB	C3	C3-C2	36	57.20	1.36%	RCP	III	0.013	HYDRO	HYDRO	HYDRO	25	HYDRO	0.00	23.63	100	HYDRO	0.00	43.17	9.64	N/A	N/A	N/A
21	JB	C2	C2-C1	36	21.17	1.46%	RCP	III	0.013	HYDRO	HYDRO	HYDRO	25	HYDRO	0.00	23.63	100	HYDRO	0.00	43.17	9.90	N/A	N/A	N/A

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PROJECT NAME:

THE ENCLAVE AT HUNTER'S CREEK

TASK:

AS-BUILT STORM PROFILES

GEORGIA REGISTERED NO. 3121 LAND SURVEYOR CHRISTOPHER C. BALDWIN

PROJECT INFORMATION:

THE ENCLAVE AT HUNTERS CREEK
Project Name
14-049
Project Number
633 LEVEL CREEK ROAD
Project Address
289 & 290
Land Lot No.(s)
7th DISTRICT
District
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA
County, State

No.	REVISION	DATE
1		
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CLP DESIGN	AS SHOWN SCALE
WWA DRAWN	1 of 1
CCB CHECKED	SHEET
06/24/15 DATE	14-049 PROJECT No.