

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



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

RECOMMENDED ACTION

Ratify the approved subdivision final plat for Westbrook Village dated 7/25/16.

ISSUE Paramount Community Builders has requested ratification of the final plat for the Westbrook Village. This development contains 26 detached Single Family Homes, and 17 attached Townhomes on 12.9 acres.

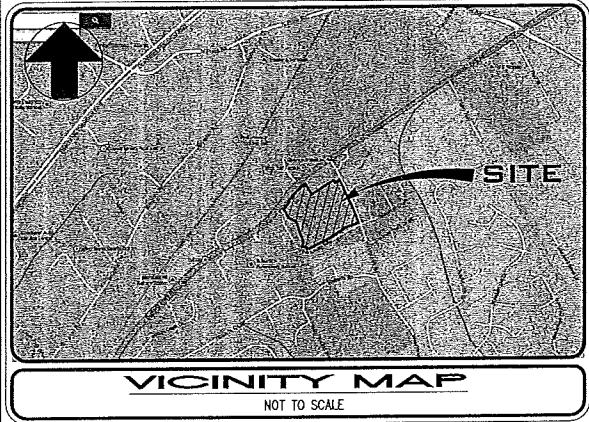
While some minor inspection items remain to be finalized, staff has worked with the developer to account for these elements in the executed Development Maintenance and Performance Agreement and associated sureties:

Maintenance Bond Amount	\$ 81,232.80
Performance Bond for the Asphalt Topping	\$ 44,385.00

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

- Westbrook Village Final Plat



FINAL PLAT FOR: WESTBROOK VILLAGE

LAND LOT 255, 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
SDP NO: 2014-00039



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

4377 Park Drive, Suite 400
Norcross, Georgia 30095
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Travis Pruitt
Associate
Professional Engineer
Landscape Architect

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

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 F.E.M.A 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" rebars to be set at all property corners.

NOTE: This subdivision is subject to the Covenants and Restrictions recorded on _____ in Deed Book _____ Page _____

NOTE: Channels to be maintained at grade, and are the homeowner's responsibility to insure accessibility at all times.

NOTE: Permanent structures and trees not allowed in sanitary sewer easements according to current Gwinnett County policy.

NOTE: Each unit shall have a 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.

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.

HLP- HOUSE LOCATION PLAN
A house location plan shall be required to be approved by the department 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 Development or contact the City of Sugar Hill for further information.

RDS-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 "RDS" or "RDS", respectively. Please refer to the Development Regulations and contact the Department of Planning and Development for further information.

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.

Andrew G. Blakey
Date 8/19/16
Signed and Sealed
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 33,556 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.

Jaime F. Higgins
8-19-2016
JAIME F. HIGGINS
REGISTERED GEORGIA LAND SURVEYOR NO 2802
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 hereto, 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 appurtenances hereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes herein provided.

Signature of Subdivider: Travis Pruitt
Date Signed: 8-19-2016
Signature of Owner: Jeff Herman
Date Signed: 8-19-2016
PRINTED OR TYPED NAME OF SUBDIVIDER: Travis Pruitt & Associates, LLC
PRINTED OR TYPED NAME OF OWNER: Jeff Herman, Paramount Community Builders, LLC

MAP REFERENCE # A PORTION OF 7-255-015, 14.89 ACRES. REZONED 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/exit design on Buford Highway 23 are subject to approval from the State Department of Transportation. Entrance/exit design 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 9:00PM.
- 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 in 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-01-002 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 dedicated 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 staggered 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 30% 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 brick 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 out parcel 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.
- 30' 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.
- Inverted facets and anti-scald valves at all sinks to be at the discretion of the home buyer.
- Doors and/or pull out shelves in all lower cabinets, pull out shelving for all other cabinets, Cabinet Hardware, Caps in instead of knobs to be at the discretion of the home buyer.

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

INDEX	
No.	DESCRIPTION
1	COVER SHEET
2	FINAL SUBDIVISION PLAT

TAX PARCEL ID: 7255 015

SITE AREA:
12.8 ACRES

SITE ZONING: RS-100/SRD
Type Case # RZ 14-001 RZ-01-002
Approval Date 7/14/2014 6/11/2001

LOT SUMMARY

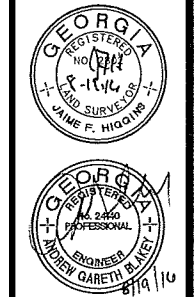
DETACHED HOMES	
NUMBER OF LOTS:	26
MIN. LOT AREA:	NO MINIMUM
MIN. DWELLING SIZE:	1,400 SF HEATED SPACE
MIN. LOT WIDTH:	45'
ATTACHED HOMES	
NUMBER OF LOTS:	17
MIN. LOT AREA:	NO MINIMUM
MIN. DWELLING SIZE:	650 SF (1 BEDROOM) 1,000 SF (2 BEDROOM) 1,200 SF (3 OR MORE BEDROOM)
MIN. LOT WIDTH:	NO MINIMUM
MIN. UNIT WIDTH:	20'

BUILDING SETBACK LINES:

OVERALL TRACT:
FRONT YARD: 35 FEET (WESTBROOK ROAD)
REAR YARD: N/A
SIDE YARD: 10 FEET

INDIVIDUAL LOTS:
FRONT YARD: 15 FEET MIN. - 25 FEET MAX.
(62 FEET MAX FOR LOTS 9, 10 & 17 PER RZ 14-001)
SIDE YARD: 5 FEET (UP TO 10 OF THE HOMES MAY HAVE A MIN. SIDE YARD = 3 FEET ON ONE SIDE WITH 7 FEET BETWEEN HOUSES FOR ADA COMPLIANCE PURPOSES PER RZ 14-001)
REAR YARD: 20 FEET

Cover Sheet
WESTBROOK VILLAGE
PARCEL 7 255 015, LAND LOT 255, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
GRAPHIC SCALE - IN FEET
25 50 100 150 200



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: 120348 FP
FN: 160-D-1B1
Sheet No. 1 of 2

CENTERLINE ROAD LINE AND CURVE TABLE						
NUMBER	STREET	START STA	END STA	RADIUS	ARC CHORD DIRECTION	CHORD LENGTH
CL1	Private Road	0+00.00	1+21.14		S65°54'01"W	121.14'
CL2	Private Road	1+21.14	1+35.52	87.50'	S82°11'31"E	14.38'
CL3	Private Road - Entrance	1+13.21	2+11.38		N66°54'01"E	98.17'
CL4	Private Road - Entrance	0+83.94	1+13.21	87.00'	N83°07'33"E	48.82'
CL5	Private Road - Entrance	0+00.00	0+83.94	87.50'	N78°25'03"E	82.53'
CL6	Private Road	1+35.52	4+93.84		S57°28'01"W	358.31'
CL7	Private Road	4+93.84	8+11.85	75.00'	N77°30'59"W	106.07'
CL8	Private Road	5+11.85	7+91.65		N32°30'59"W	180.00'
CL9	Private Road	7+91.65	9+09.46	75.00'	N12°23'01"E	106.07'
CL10	Private Road	9+09.46	13+09.82		N57°28'01"E	146.16'

Parcel Table		Parcel Table	
Parcel #	Sq. Ft.	Parcel #	Sq. Ft.
1	3991	23	8325
2	4000	24	8325
3	4000	25	8325
4	4000	26	8325
5	4000	27	8325
6	4000	28	8325
7	4000	29	8325
8	4000	30	8325
9	4000	31	8325
10	4000	32	8325
11	4000	33	8325
12	4000	34	8325
13	4000	35	8325
14	4000	36	8325
15	4000	37	8325
16	4000	38	8325
17	4000	39	8325
18	4000	40	8325
19	4000	41	8325
20	4000	42	8325
21	4000	43	8325
22	4000	44	8325

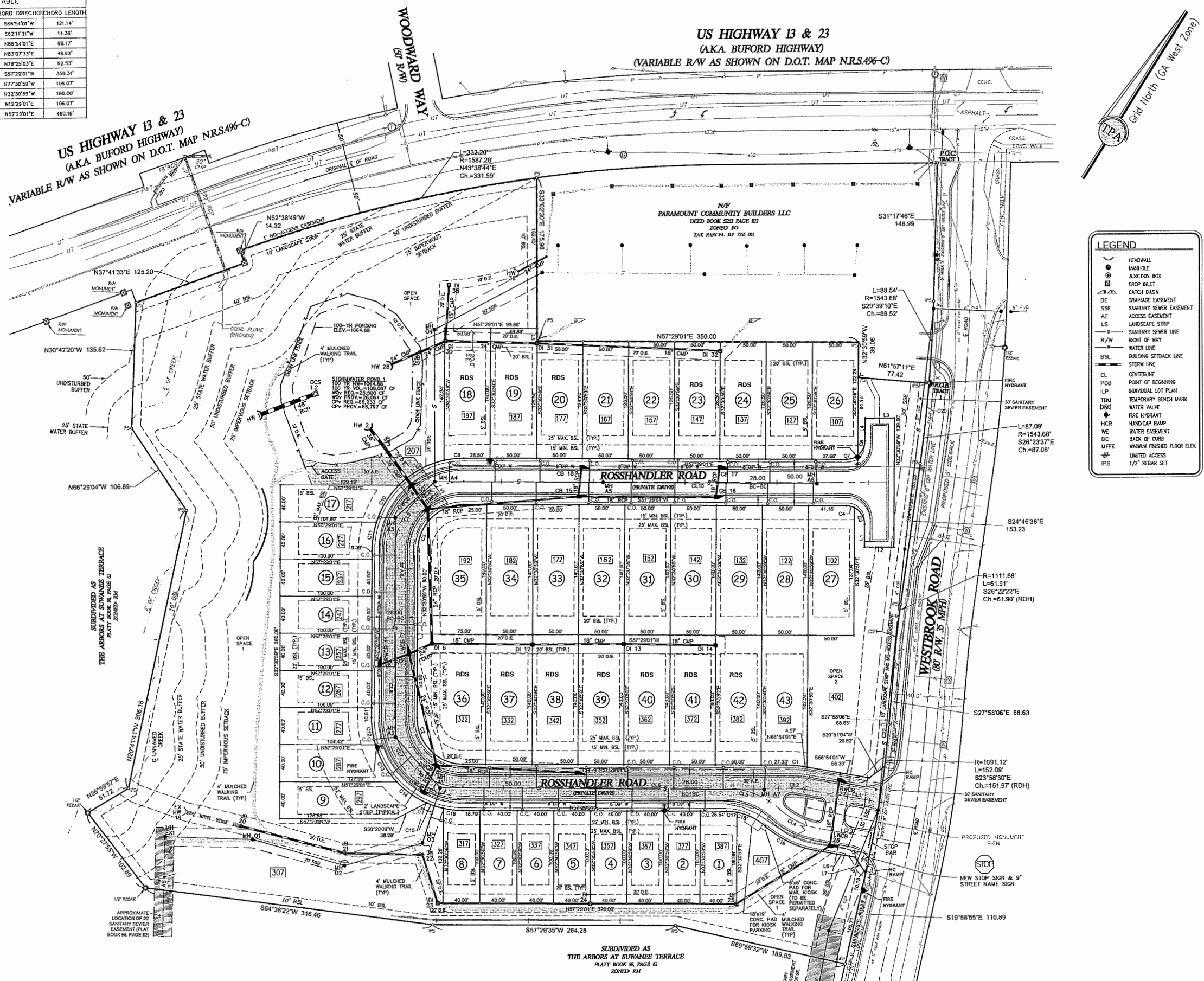
Open Space Table	
Open Space #	Sq. Ft.
1	299,256
2	25,681

Curve Table				
Curve #	Radius	Length	Chord Length	Chord Direction
C1	111.07	18.24	18.32	S42°11'31"W
C2	80.07	78.54	70.71	N77°30'59"W
C3	80.07	78.54	70.71	N12°23'01"E
C4	30.07	9.18	9.08	S70°30'56"W
C5	30.07	22.28	21.13	S64°24'04"E
C6	30.07	18.12	17.50	S47°33'53"E
C7	30.07	13.37	13.06	S37°20'07"W
C8	100.07	21.67	21.63	S31°16'33"W
C9	100.07	57.21	56.25	S24°44'04"W
C10	100.07	47.29	46.85	S11°08'46"E
C11	100.07	31.11	30.98	S23°30'17"E
C12	100.07	29.83	29.72	S41°07'48"E
C13	100.07	45.69	45.43	S63°01'59"E
C14	100.07	39.37	39.67	S47°53'47"E
C15	100.07	18.08	19.05	N75°11'52"E
C16	100.07	21.37	23.34	N43°30'27"E
C17	64.07	11.42	11.40	N82°35'41"E
C18	64.07	34.72	34.20	N43°15'87"E
C19	111.07	61.72	61.00	N22°52'52"E
C20	1543.68	87.07	87.08	S25°23'37"E
C21	1111.68	61.91	61.90	S26°22'22"E
C22	1091.12	43.29	43.25	S38°48'49"E

Line Table		
Line #	Length	Direction
L1	24.50	S32°30'59"E
L2	32.00	N57°29'01"E
L3	32.00	S37°29'01"W
L4	24.50	S32°30'59"E
L5	13.50	S33°32'37"E
L6	43.15	N66°54'01"E
L7	23.64	S68°34'02"E

US HIGHWAY 13 & 23
(AKA. BUFORD HIGHWAY)
VARIABLE R/W AS SHOWN ON D.O.T. MAP N.R.S.496-C

US HIGHWAY 13 & 23
(AKA. BUFORD HIGHWAY)
VARIABLE R/W AS SHOWN ON D.O.T. MAP N.R.S.496-C



LEGEND

- HEADWALL
- WASHLE
- JUNCTION BOX
- DROP INLET
- CATCH BASIN
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- LS LANDSCAPE STRIP
- SANITARY SEWER LINE
- WATER VALVE
- RIGHT OF WAY
- WATER LINE
- BUILDING SETBACK LINE
- STORM LINE
- CENTERLINE
- CL POINT OF BEGINNING
- ILP INDIVIDUAL LOT PLAN
- TBM TEMPORARY BENCH MARK
- D.M. WATER VALVE
- FIRE HYDRANT
- HCR HANDICAP RAMP
- WF WATER EASEMENT
- BC BACK OF CURB
- MFFE MINIMUM FINISHED FLOOR ELEV.
- # LIMITED ACCESS
- IPS 1/2" REBAR SET

Final Plat
WESTBROOK VILLAGE
PARCEL 7.255.015, LAND LOT 255, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
GRAPHIC SCALE — 1" = 50'



For The Firm
Travis Pruitt & Associates, Inc.

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DATE: 7/14/2016
FIELD DATE: 6/22/2016
SCALE: 1" = 50'
LBY:FP
JN:130348
EN:160-D-1B1
Sheet No. 2 of 2

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7/29/16	ADDRESS COUNTY COMMENTS	BTH
2	8/12/16	ADD POND DETAILS	BTH
3	9/19/16	ADDRESS COUNTY COMMENTS	BTH
4			
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Contact Person: ANDREW C. BLAKEY
Certificate of Authorization Number 613

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