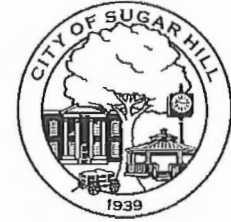


City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: March 1, 2017
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification, Gates at Lanier

RECOMMENDED ACTION

As of Wednesday, March 1, 2017 all final site inspections were not yet completed, and the As-built Hydrology has not been approved. Planning staff requests permission from City Council to determine status of project closeout; to approve and record the final plat; then bring the plat back to City Council in April for ratification.

ISSUE SDC Gwinnett, LLC has requested ratification of the final plat for Gates at Lanier subdivision. This development includes 33 lots for detached single-family residential homes on 13.89 acres.

Final site inspections have been initiated by City staff to ensure the development has been completed in accordance with the approved plans. As of Wednesday, March 1, 2017 we've not had sufficient time to complete all necessary inspections and associated reports. The developer has requested that the plat, once approved by staff, be allowed for recording prior to ratification if they can satisfy the development requirements prior to the next meeting.

Some items do remain to be finalized. Staff has worked with the developer to account for these elements in a draft Development Maintenance and Performance Agreement and associated sureties in the following amounts:

Maintenance Bond Amount	\$87,162.55
Performance Bond for the Asphalt Topping	\$55,346.40
Performance Bond for the Sidewalks	\$46,794.83

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

- Gates at Lanier Final Plat

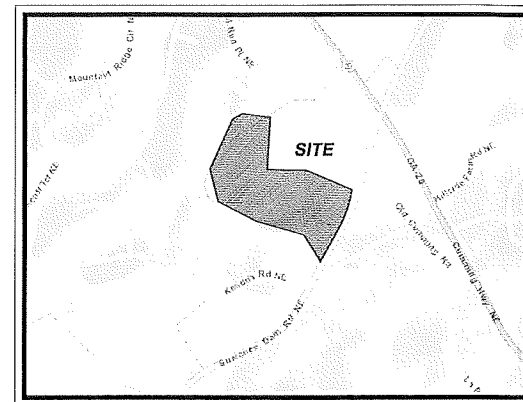
FINAL PLAT FOR:
GATES AT LANIER
 (F.K.A. SUWANE DAM ROAD TRACT)
 TAX PARCEL # 7-339-008 & 7-339-012
 7th DISTRICT
 LAND LOTS 339 & 340
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA
 LDP # 16-00243
 FPL2017-00001

PREPARED FOR:
OWNER/DEVELOPER:
PRIMARY PERMITEE
SUWANE DAM
DEVELOPMENT COMPANY, LLC
 110 VILLAGE TRAIL, SUITE 215
 WOODSTOCK, GA 30188

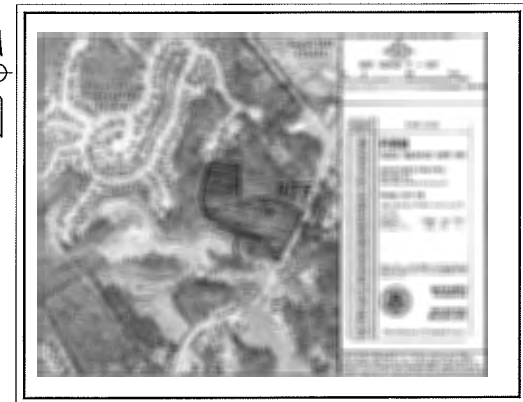
24-HR EMERGENCY CONTACT:
MR. KEITH ADAMS
 678-758-2089

PREPARED BY:

 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA
 770.423.0807
CONTACT: DAVID L. ANDERSON R.L.S.
DANDERSON@ATWELL-GROUP.COM
 334-360-4197

- THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.
- GENERAL NOTES**
- TOTAL BOUNDARY ACREAGE: 13.88 ACRES.
 - CURRENT ZONING: PUD
 - PROPOSED USE: RESIDENTIAL DEVELOPMENT
- TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 33
 GROSS DENSITY = 2.30 LOTS / ACRE
 OPEN SPACE/Common AREA REQUIRED = 6% (±0.83 AC.)
 OPEN SPACE/Common AREA PROVIDED = ±2.89 AC.
- PROPOSED WORK CONSISTS OF GRADING, PAVING, DRAINAGE AND INSTALLATION OF WATER AND SEWER FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.
 - REQUIRED SETBACKS:
 FRONT - 25' FROM R/W
 REAR - 25'
 SIDE - 5' MINIMUM (15' COMBINED)
 - MINIMUM LOT SIZE: 7,500 SQ. FT.
 MINIMUM DWELLING SIZE: 2,400 SQ. FT.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0013G, DATED MARCH 4, 2013.
 - BOUNDARY INFORMATION BASED ON AN ALTA/ACSM SURVEY FOR PLUTE GROUP, BY DEVELOPMENT PLANNING AND ENGINEERING, INC., DATED OCTOBER 19, 2015.
 - TOPOGRAPHIC INFORMATION BASED A FIELD-RUN TOPOGRAPHIC SURVEY BY DEVELOPMENT PLANNING AND ENGINEERING DATED OCTOBER 2015.
 REFERENCE DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT.
 - SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER WILL BE GRAVITY FLOW.
 - WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 - 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 PLAN. 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.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (20016), IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENT OF LAW PREVAIL.

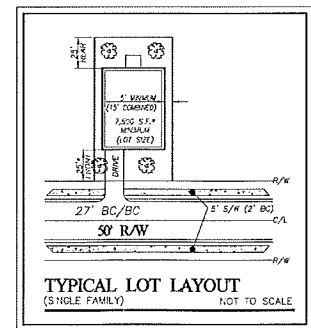


VICINITY MAP
N.T.S.



FIRM PANEL NO. 13135C0013G
N.T.S.

- NOTES**
- 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 ARCHITECTURAL STYLE SHINGLES, SHAKE SIDING OR LAP SIDING SHALL NOT 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.
 - FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
 - PROVIDED TO SCHOOL AUTHORITIES DETAILED INFORMATION ON THE IMPACT OF THE DEVELOPMENT MAY HAVE ON THE SCHOOL SYSTEM. NOTIFY THE SCHOOL BOARD AND SCHOOL 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.
 - SIDEWALKS SHOWN HEREON SHALL BE CONSTRUCTED DURING BUILDING CONSTRUCTION AND WHERE NOT INSTALLED AT THE TIME OF SURVEY.



APPROVED STREET NAMES:
 LANIER VALLEY PARKWAY
 LANIER PLACE COURT

ZONING CONDITIONS (RZ-15-005)
ZONING CONDITIONS (AX-15-002)

SURVEYORS CERTIFICATION

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THIS REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES 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. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THE SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

REGISTERED GEORGIA LAND SURVEYOR
 DAVID L. ANDERSON R.L.S. GA. Reg. #3305 Date of expiration _____

OWNERS 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 OF SUBDIVIDER _____ DATE SIGNED _____
 PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____
 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 BY:

PLANNING DIRECTOR _____ DATE SIGNED _____
 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 24,000 FEET AND AN ANGULAR ERROR OF 02 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,133,046.4 FEET, AND CONTAINS A TOTAL OF 13.88 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 TOTAL STATION BY: JW

REGISTERED GEORGIA LAND SURVEYOR
 DAVID L. ANDERSON R.L.S. GA. Reg. #3305 Date of expiration _____

811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SHEET INDEX

1	COVER SHEET
2	ZONING
3	FINAL PLAT
4	
5	

No.	DATE	BY	DESCRIPTION	JOB No.
1	2/17/17	MSJ	INITIAL SUBMITTAL TO THE CITY OF SUGAR HILL	16002184

A
B
C
D
E
F
G
H
I
J
K

C:\Users\landerson\Documents\Projects\2017\16002184\FINAL PLAT.DWG

Curve	Radius	Length	Chord	Chord Bear.
C1	960.00'	280.79'	279.79'	S 17°51'01" W

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 TRESS NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY AND **CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES*

LEGEND

- SWCB-SINGLE WING CATCH BASIN
- DI-DRAINAGE INLET
- JB-STORM MANHOLE
- DWCB-DOUBLE WING CATCH BASIN
- HW-HEADWALL
- OCS-OUTLET CONTROL STRUCTURE
- SM-SANITARY SEWER MANHOLE
- CLEANOUT
- REF-REFERRAL FOUND
- IFS-IRON PIN SET
- R/W-MARKER
- LAND LOT
- STORM SEWER LINE
- SANITARY SEWER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BOC-BACK OF CURB



Know what's below.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE DESIGNER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA 30067
 770.922.1007

LAND LOTS 339 & 340
 THE 7th LAND DISTRICT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA

FINAL PLAT FOR:
GATES AT LANIER

DATE: 2/17/16

REVISIONS

SCALE: 0 25' 50'
 1" = 50' FEET
 DR. MSJ | CH. DLA
 P.M. DLA
 BOOK: 16002184
 SHEET NO. 3 OF 3

Course	Bearing	Distance
L10	S 63°23'18" W	41.88'
L11	N 67°51'07" W	64.89'
L12	N 67°51'07" W	60.00'
L13	N 67°51'07" W	60.00'
L14	N 67°51'07" W	60.00'
L15	N 67°51'07" W	60.00'
L16	N 67°51'07" W	48.53'
L17	N 89°50'34" W	41.46'
L18	N 89°50'34" W	60.00'
L19	N 89°50'34" W	45.47'
L20	N 02°56'10" E	54.71'
L21	N 02°56'10" E	60.00'
L22	N 02°56'10" E	41.86'
L23	S 02°56'10" W	82.41'
L24	S 89°48'00" E	59.21'
L25	S 89°48'00" E	60.00'
L26	S 89°48'00" E	35.00'
L27	S 67°51'07" E	56.08'
L28	S 67°51'07" E	121.00'
L29	S 22°08'53" E	12.73'
L30	S 22°08'53" E	41.84'
L31	N 22°08'53" E	45.00'
L32	N 22°08'53" E	71.90'
L33	N 67°08'53" E	12.73'
L34	S 67°51'07" E	148.03'
L35	S 05°07'57" E	31.88'

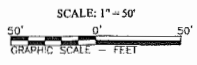
Curve	Radius	Length	Delta	Chord	Chord Bear.
C10	960.00'	115.82'	6°54'45"	115.75'	S 12°55'39" W
C11	210.00'	10.26'	2°47'55"	10.28'	N 69°15'05" W
C12	210.00'	83.78'	14°40'09"	83.62'	N 77°59'08" W
C13	210.00'	16.58'	4°31'24"	16.57'	N 87°34'52" W
C14	180.00'	30.08'	9°34'34"	30.05'	N 85°03'17" W
C15	180.00'	124.79'	39°43'19"	122.31'	N 80°24'21" W
C16	180.00'	124.79'	39°43'19"	122.31'	N 20°41'02" W
C17	180.00'	11.81'	3°45'32"	11.81'	N 01°03'23" E
C18	60.00'	12.19'	13°57'48"	12.18'	N 04°02'45" W
C19	60.00'	41.16'	47°08'23"	40.00'	N 34°36'20" W
C20	60.00'	41.16'	47°08'23"	40.00'	N 81°45'43" W
C21	60.00'	48.65'	55°38'11"	46.67'	S 48°50'30" W
C22	60.00'	79.36'	84°03'48"	69.05'	S 23°09'29" E
C23	30.00'	25.40'	48°00'16"	24.65'	S 40°47'15" E
C24	30.00'	10.20'	18°28'16"	10.15'	S 06°47'59" E
C25	230.00'	33.23'	8°16'42"	33.20'	S 01°12'11" E
C26	230.00'	55.92'	13°55'51"	55.78'	S 12°18'28" E
C27	230.00'	55.92'	13°55'51"	55.78'	S 28°14'18" E
C28	230.00'	55.92'	13°55'51"	55.78'	S 40°10'09" E
C29	230.00'	82.08'	20°26'48"	81.64'	S 57°21'29" E
C30	230.00'	82.08'	20°26'48"	81.64'	S 77°48'17" E
C31	160.00'	81.44'	18°25'18"	81.22'	S 80°37'55" E
C32	160.00'	9.97'	3°34'08"	9.96'	S 69°38'11" E
C33	30.00'	35.59'	67°58'32"	33.54'	S 50°08'09" W
C34	50.00'	59.32'	67°58'32"	55.90'	S 50°08'09" W
C35	50.00'	64.72'	74°09'55"	60.30'	S 14°58'04" E
C36	60.00'	41.16'	47°08'23"	40.00'	S 79°35'43" E
C37	60.00'	41.16'	47°08'23"	40.00'	N 87°14'54" E
C38	50.00'	10.05'	11°31'20"	10.04'	N 27°54'33" E
C39	960.00'	51.65'	3°04'57"	51.64'	S 24°29'33" W
C40	960.00'	3.28'	0°11'44"	3.28'	S 28°07'54" W

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 THE 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 DEPARTMENT OF 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 DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT 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. 15-4-47.

DAVID L. ANDERSON R.L.S.G.A. REG. #3305 DATE

Course	Bearing	Distance
L1	N 70°23'21" W	42.18'
L2	N 67°51'07" W	183.95'
L3	N 67°51'07" W	211.08'
L4	N 89°50'34" W	148.93'
L5	N 02°56'10" E	156.57'
L6	N 87°03'50" W	25.00'
L7	S 22°08'53" E	150.00'
L8	N 67°51'07" W	25.00'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C2	255.00'	11.07'	2°52'14"	11.07'	N 69°07'14" W
C3	185.00'	71.01'	21°58'27"	70.87'	N 78°50'51" W
C4	205.00'	331.88'	92°46'44"	286.86'	N 43°27'12" W

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ZONING CONDITIONS (AX-15-002)

CASE # AX-15-002

Tax ID: A portion of 7-339-011
 Total Number of Housing Units: 0
 Proposed Housing: 33
 Proposed Development: Single Family Residential Development
 Street Address if Known: 5858 Suwanee Dam Road
 Population: 0
 Acreage: 3.56 Acres

ORDINANCE FOR ANNEXATION

THE COUNCIL OF THE CITY OF SUGAR HILL, HEREBY ORDAINS:

WHEREAS, Development Planning and Engineering did on May 1, 2015 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 June 15, 2015 and July 13, 2015; 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 36-36-35; 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 residents 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/Planned Residential Development (RS-100/PRD).

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 257 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" is 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/Planned Residential Development (RS-100/PRD) on said official zoning map.

THE COUNCIL FURTHER ORDAINS that "The Land Use Map" adopted as a part of the Comprehensive Plan in 2009 is hereby amended by adding said property to the Land Use Map with a designation of Suburban.

BE IT 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 certify a copy hereto and file the same with the Department of Community Affairs and with the Gwinnett County governing authority pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-3.

IT IS SO ORDAINED, this 13 day of July, 2015.

Those Councilmembers voting in favor:

Ami Dymowski
Council Member
William Schell
Council Member
Brandon Fambro
Council Member

Those Councilmembers voting in opposition:

[Signature]
Council Member
[Signature]
Council Member
[Signature]
Council Member
[Signature]
Council Member

ATTEST:
City Clerk
[Signature]

Submitted to Mayor: August 3, 2015
 Approved by Mayor, this 3 day of August, 2015.
[Signature]
Steve Edwards, Mayor

AX-15-002
REPORT OF SERVICES PROVIDED

The following services will be available, as indicated the property to be annexed.

- X Fire and police protection are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Thus, the proposed Annexation would not affect or cause any interruption in police or fire protection in the area to be annexed.
- X Street Maintenance is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Street Maintenance is provided to the city streets as needed in accordance with financial capabilities and other planning considerations. The City foresees no difficulty in providing street maintenance service to the area to be annexed. The services would begin upon the date of Annexation. No increased street maintenance in the area to be annexed is foreseeable in the immediate future. The area is presently served by County roads that are adequately maintained. Any new streets developed in the area to be annexed would be required to be subject to the same Maintenance requirements as streets developed in areas presently within the city limits.
- X Garbage Collection is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Garbage Collection is provided once per week. The City foresees no difficulty in providing garbage collection to the area to be annexed. The services would begin upon the date of the annexation. Garbage collection would be made available to any resident of the area to be annexed by adding the area to a regular collection route.
- X Gas Service will be available at the property to be annexed. Gas Mains for new developments on the property shall be installed by the Developer. Tap-Ons for individual services lines and meters are paid for at the time the building permit is purchased.
- X Water and Sewer service are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Thus, the proposed annexation would not affect or cause any interruption in Water or Sewer service in the area to be annexed.

Exhibit B

City Council recommends APPROVAL of the annexation and rezoning to RS-100 with a PRD overlay and variance from the 20 foot construction buffer with the following conditions:

- Development plans shall substantially resemble the applicant's concept plan, labeled "Exhibit 1".
- Finished elevations of homes shall substantially resemble those provided by the applicant, labeled "Exhibit 2".
- Minimum dwelling unit size (floor area) shall be 2,400 square feet.
- Approval of site plan requires waiving the 10,000 square foot minimum lot size requirement for lots adjacent to RS-100: lots #18, 19, 30 and 31.
- Provide 10' wide no-access easement and combined landscape strip along Suwanee Dam Road adjacent to lots #1, 31, 32 and 33. Provide plan and details for landscape strip and subdivision entrance to the Planning and Development Director for approval prior to obtaining any permits.
- Provide 10' wide enhanced landscape strip adjacent to rear property line of lots #1-17. It shall consist of a staggered double row of evergreen and semi-evergreen trees and shrubs; must not contain more than 30% of a single species and shall provide an effective visual screen of at least 20' height at maturity. Existing trees may be incorporated into the landscape strip but replacement trees must be 6' high at the time of planting. Provide plans and details prepared by registered landscape architect to Planning & Development Director for approval prior to obtaining any permits.
- Construction allowed only between the times of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

ZONING CONDITIONS (RZ-15-005)

ORDINANCE
 RZ-15-005
 5858 SUWANEE DAM ROAD
 13.89 ACRES TAX PARCEL: 7-339-005 & A portion of 7-339-012

The Council of the City of Sugar Hill, Georgia hereby ordains:

That "The Zoning Ordinance of the City of Sugar Hill" is hereby amended by amending the official zoning map adopted by that ordinance to classify the area described on Exhibit A which is attached hereto and incorporated herein by reference as Medium Density Single Family Residential District/Planned Residential Development (RS-100/PRD) on said official zoning map.

BE IT FURTHER ORDAINED THAT the following conditions are hereby amended on the property as conditions of zoning:

- SEE EXHIBIT "B"

IT IS SO ORDAINED, this 13 day of July, 2015.

Those Councilmembers voting in favor:

Ami Dymowski
Council Member
William Schell
Council Member
Brandon Fambro
Council Member

Those Councilmembers voting in opposition:

[Signature]
Council Member
[Signature]
Council Member
[Signature]
Council Member

ATTEST:
City Clerk
[Signature]

Submitted to Mayor: August 3, 2015
 Approved by Mayor, this 3 day of August, 2015.
[Signature]
Steve Edwards, Mayor

Exhibit B

City Council APPROVES the rezoning to RS-100 with a PRD overlay and variance from the 20 foot construction buffer with the following conditions:

- Development plans shall substantially resemble the applicant's concept plan, labeled "Exhibit 1".
- Finished elevations of homes shall substantially resemble those provided by the applicant, labeled "Exhibit 2".
- Minimum house size is 2,400 square feet.
- Approval of site plan requires waiving the 10,000 square foot minimum lot size requirement for lots adjacent to RS-100: lots #18, 19, 30 and 31.
- Provide 10' wide no-access easement and combined landscape strip along Suwanee Dam Road adjacent to lots #1, 31, 32 and 33. Provide plan and details for landscape strip and subdivision entrance to the Planning and Development Director for approval prior to obtaining any permits.
- Provide 10' wide enhanced landscape strip adjacent to rear property line of lots #1-17. It shall consist of a staggered double row of evergreen and semi-evergreen trees and shrubs; must not contain more than 30% of a single species and shall provide an effective visual screen of at least 20' height at maturity. Existing trees may be incorporated into the landscape strip but replacement trees must be 6' high at the time of planting. Provide plans and details prepared by registered landscape architect to Planning & Development Director for approval prior to obtaining any permits.
- Construction allowed only between the times of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

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