

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: April 27, 2017
TO: Mayor and City Council
FROM: Planning Director *VA*
SUBJECT: Final Plat Ratification, Gates at Lanier

RECOMMENDED ACTION

Ratify the subdivision final plat for Gates at Lanier Subdivision approved by staff and recorded on 4-20-17.

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.

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	\$87,162.55
Performance Bond for the Asphalt Topping	\$55,345.40
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

Plat
 Recorded 4/24/2017 6:00 PM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 139 Page 91
 Participant IDs: 0479322923

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**

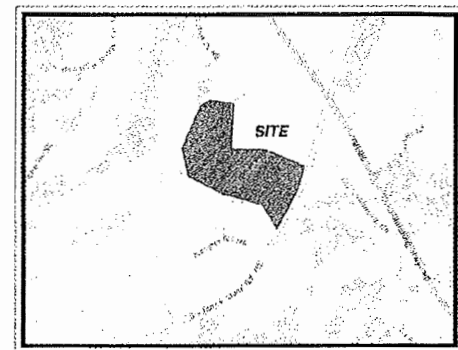
24-HR EMERGENCY CONTACT:
**MR. KEITH ADAMS
 678-768-2089**

PREPARED BY:
 **ATWELL**
 866.850.4200 www.atwell-group.com

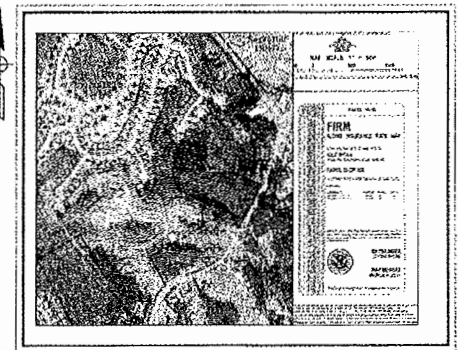
1271 SOUTH LEE STREET, SUITE 202
 BUFORD, GA 30518
 770-423-0807
 GA L.S.P. 1715

CONTACT: **DAVID L. ANDERSON R.L.S.
 DANDERSON@ATWELL-GROUP.COM
 334-360-4197**

- GENERAL NOTES**
- TOTAL BOUNDARY AHEADAGE: 13.88 ACRES.
 - CURRENT ZONING: R100
 - PROPOSED USE: RESIDENTIAL DEVELOPMENT
 - LOT TOTALS: 13 LOTS, 13.88 ACRES. GROSS DENSITY = 0.33 LOTS / ACRE. OPEN SPACE/COMMON AREA PROVIDED = 0% (14,883 SQ. FT.). OPEN SPACE/COMMON AREA PROVIDED = 22.85 AC.
 - PROPOSED WORK CONSISTS OF GRADING, PAVING, ELEVATION AND INSTALLATION OF WATER AND SEWER FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.
 - REQUIRED SETBACKS:
 FRONT - 25' FROM R/W
 REAR - 25'
 SIDE - 5' MINIMUM (10' CORNERS)
 - MINIMUM LOT SIZE: 7,500 SQ. FT.
 MINIMUM LOT AREA: 2,400 SQ. FT.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 30 FT.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD HAZARD MAP, V.01, 11/11/2010, DATED MARCH 4, 2011.
 - BOUNDARY INFORMATION BASED ON AN ALTA SURVEY FOR PLAT BY DEVELOPMENT PLANNING AND ENGINEERING, INC., DATED OCTOBER 13, 2016.
 - TOPOGRAPHIC INFORMATION BASED ON A PHOTO-ALTA SURVEY BY DEVELOPMENT PLANNING AND ENGINEERING, INC., DATED OCTOBER 13, 2016.
 - REFERENCE DATUM: NORTH GEORGIA STATE PLAINS, WEST ZONE, US FOOT.
 - SEWAGE SERVICE 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 CHANNELS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF OULVERTS 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 PAVED OR DRAINAGE CASEWAYS BEYOND THE CITY/COUNTY RIGHT-OF-WAY.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ASSOCIATED CODES 15-6-67 AS AMENDED BY HISTORY (2016), IN THAT RESPECT A FINGERPRINT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS. THE REQUIREMENT OF LAW PREVAILS.



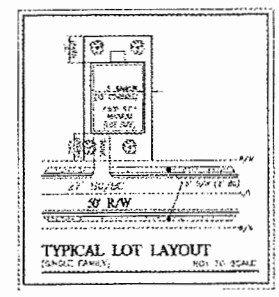
VICINITY MAP
 N.T.S.



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

ZONING CONDITIONS (RS-100/PRD)

- NOTED**
- EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN AT LEAST (2) (2) (2) BRICK OR STONE, HIGH GRADE CEDAR OR FIBER ARCHITECTURAL STYLE SHUTTERS, SHADE BLINDS OR LAMP SHINDS SHALL NOT BE USED ON THE REMAINDER
 - NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACAD DESIGN AND/OR MATERIAL
 - A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, STORM WATER MANAGEMENT AREAS AND ENTRY AREAS.
 - FRONT, SIDE AND REAR YARDS SHALL BE SOWNED FOR EACH UNIT
 - PROVIDE TO SCHOOL AND OTHERS 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.
 - SEWERAGE SHALL BE PROVIDED BY GWINNETT COUNTY SEWER AND SHALL BE CONSTRUCTED DURING BUILDING CONSTRUCTION AND SHALL NOT BE INSTALLED AT THE TIME OF SURVEY.



APPROVED STREET NAMES:
 LANIER VALLEY PARKWAY
 LANIER PLACE COURT

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE RESPONDING UTILITY CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT 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 ENGINEER SHALL BE PRESENTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2011 ATWELL, L.L.C. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, L.L.C.

SWORN 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 ALTA, ALTA, ALTA, and is dedicated by this acknowledgment and declaration to the use of the public for all streets, sewer connections, lot divisions, drains, easements, and other public easements and appurtenances thereon shown.

David L. Anderson 4/20/17
 REGISTERED GEORGIA LAND SURVEYOR

David L. Anderson 4/20/17
 REGISTERED GEORGIA LAND SURVEYOR

SUPERVISOR CERTIFICATION AND FINAL PLAT APPROVAL

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

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. FURTHER 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:
David L. Anderson 4/20/17
 PLANNING DIRECTOR
 CITY OF SUGAR HILL

APPROVED THIS 20th DAY of April, 2017.
David L. Anderson
 CITY MANAGER
 CITY OF SUGAR HILL

SHOULD APPROVAL 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 SURVEYING BOARD'S COOPERATIVE AGREEMENT. THE APPROVAL SIGNATURE ABOVE WERE NOT IN PLACE WHEN THE SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDATION.

REGISTERED GEORGIA LAND SURVEYOR
David L. Anderson 4-8-17 12-31-17
 DAVID L. ANDERSON R.L.S. REG. # 5335 Date of expiration

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 ACCURATE SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL NEIGHBORING BOUNDARIES, RIGHT-OF-WAY, 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 HUNDRED PARTS PER MILLION AND AN AVERAGE FRONT OF 200 FEET AND FRONT AREA OF AT LEAST 10,000 SQUARE FEET. THIS PLAT HAS BEEN CHECKED FOR CORRUPTION AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 FEET AND CONTAINS A TOTAL OF 13.88 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS CALIBRATED TO NATIONAL STANDARDS BY:

REGISTERED GEORGIA LAND SURVEYOR
David L. Anderson 12-31-17
 DAVID L. ANDERSON R.L.S. REG. # 5335 Date of expiration

SHEET INDEX

1	OWNER SHEET
2	ZONING
3	FINAL PLAT
4	
5	

No.	DATE	BY	DESCRIPTION	JOB No.
1	4/17/17	PLA	ADDED CSDCCA NOTE	
2	3/13/17	MSI	ADJUSTED CITY COMMENTS	
1	2/12/17	MSI	INITIAL SUBMITTAL TO THE CITY OF SUGAR HILL	
No.	DATE	BY	DESCRIPTION	JOB No.

ZONING CONDITIONS (AX-15-002)

CASE # AX-15-002
Title: Application for Zoning
Richard T Alexander Jr
1200 S. Peachtree Street, Suite 1000
Atlanta, GA 30309
Phone: 404.525.1234
Fax: 404.525.1234
Email: alexander@rtalexander.com

BE IT FURTHER ORDAINED that the following conditions be adopted as a part of the zoning ordinance...
IT IS SO ORDAINED that the following conditions be adopted as a part of the zoning ordinance...
City Clerk: [Signature]
Approved by Mayor: [Signature]

EXHIBIT B
The following conditions will be available to inform the property to be rezoned...
X For and police protection...
X Street maintenance...
X On-site collection...
X Landscaping...
X Water and sewer service...

Exhibit B
City Council recommends APPROVAL of the rezoning and rezoning to RS-20 with a PRU overlay and variance from the 20-foot construction buffer with the following conditions...
1. Development plan shall substantially resemble the applicant's concept plan, labeled "Exhibit A"...

ZONING CONDITIONS (RZ-15-005)

Plat
Recorded 4/24/2017 6:00 PM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 139 Page 92
Participant IDs: 0479322923

ORDINANCE
RZ-15-005
SHEWANEE DANE HOAG
1200 S. Peachtree Street, Suite 1000
Atlanta, GA 30309
Phone: 404.525.1234
Fax: 404.525.1234
Email: alexander@rtalexander.com
IT IS SO ORDAINED that the following conditions be adopted as a part of the zoning ordinance...
City Clerk: [Signature]
Approved by Mayor: [Signature]

Exhibit B
City Council APPROVES the rezoning to RS-100 with a PRU overlay and variance from the 20-foot construction buffer with the following conditions...
1. Development plan shall substantially resemble the applicant's concept plan, labeled "Exhibit A"...

