

City of Sugar Hill  
Road Acceptance Summary  
**WESTOAK Subdivision**

**DATE:** October 27, 2021  
**TO:** Mayor and Council  
**FROM:** Planning Director *VA*  
**SUBJECT:** Request for Road Acceptance, WESTOAK Subdivision



---

RECOMMENDED ACTION

**Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements within the right of way for WESTOAK subdivision.**

**ISSUE** Lennar Georgia, Inc. has requested that the city accept the streets in WESTOAK Subdivision. City Council action is needed to properly accept the streets into the city road system.

**DISCUSSION**

WESTOAK is a 29-lot subdivision on 15.2 acres with entrance from West Price Road. The final plat was recorded on 05-22-18. All roads have been constructed to city standards and all performance and maintenance agreements have been closed out with the expiration of the required maintenance period. Building permits have been issued for all 29 lots.

In coordination with the city public works department recent inspections of the streets and associated public improvements found no outstanding issues.

eFiled & eRecorded  
 DATE: 9/4/2018  
 TIME: 2:19 PM  
 PLAT BOOK: 00143  
 PAGE: 00046  
 RECORDING FEE: 9.00  
 PARTICIPANT ID: 0953245098  
 CLERK: Richard T Alexander Jr  
 Gwinnett County, GA

REVISION #1 DATE 08/28/18  
 REVISED MINIMUM FINISHED FLOOR ELEVATION LOT#6

# FINAL PLAT FOR: WESTOAK (F.K.A. THE GATES AT WESTOAK) 4795 WEST PRICE ROAD

TAX PARCEL # 7-275-006  
 7th DISTRICT  
 LAND LOT 275  
 CITY OF SUGAR HILL  
 GWINNETT COUNTY, GEORGIA

PREPARED FOR:  
**OWNER/DEVELOPER:**  
**PRIMARY PERMITEE**  
**CALATLANTIC HOMES OF GEORGIA, INC.**  
 1000 HILCOMB WOODS PARKWAY  
 BLDG 200, SUITE 200  
 ROSWELL, GEORGIA 30075

**24-HR EMERGENCY CONTACT:**  
**MR. MYLES CARDENAS**  
**(770) 715-8314**

PREPARED BY:

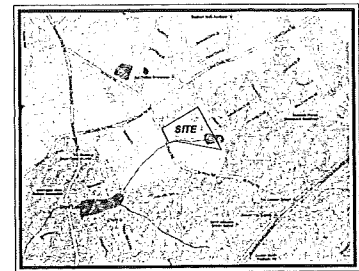


**5074 BRISTOL INDUSTRIAL WAY - SUITE A**  
**BUFORD, GEORGIA 30518**  
**(770) 271-2868**  
**(770) 271-0779 FAX**  
**www.dpengr.com**  
**CONTACT: JON STUBBLEFIELD, R.L.S.**  
**L.S.F.#000757**

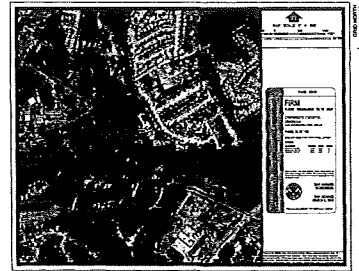


CITY OF SUGAR HILL PERMIT NO. PSA 18-00926

- GENERAL NOTES**
- TOTAL BOUNDARY ACREAGE: ±15.221 ACRES.
  - CURRENT ZONING: RS-100
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
  - TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 29  
 GROSS DENSITY = 1.90 LOTS / ACRE  
 OPEN SPACE/COMMON AREA PROVIDED = 5.76 ACRES  
 OPEN SPACE REQUIRED = 6% (±0.913 AC.)  
 OPEN SPACE PROVIDED = ±4.26 AC. (UNDISTURBED)
  - REQUIRED SETBACKS (RS-100)  
 FRONT - 35' FROM R/W (45' MAJOR STREET)  
 REAR - 30'  
 SIDE - 10'
  - MINIMUM LOT SIZE: 10,000 SQ. FT.  
 MINIMUM DWELLING SIZE: 2,800 SQ. FT.
  - MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT.
  - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "A" FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C00230, DATED MARCH 4, 2013.
  - BOUNDARY INFORMATION BASED ON A BOUNDARY VERIFICATION SURVEY BY DEVELOPMENT PLANNING AND ENGINEERING DATED 7/23/14.
  - TOPOGRAPHIC INFORMATION BASED ON FIELD RUN TOPOGRAPHY BY DEVELOPMENT PLANNING AND ENGINEERING. REFERENCE DATUM: NAD83 GEORGIA STATE PLATE, WEST ZONE, US FOOT.
  - SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY.
  - 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.
  - NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF INTEREST VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE SUBORDINATE DETERMINATION LINE WITHOUT FIRST ACCURATELY THE NECESSARY VARIANCES AND PERMITS.
  - OPEN SPACE AREA TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.



VICINITY MAP  
 N.T.S.



FIRM PANEL NO. 13135C0023G  
 N.T.S.

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

**CLEANOUTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES**

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO WHICH MUST BE RECORDED AS PART OF THIS PLAT, AND WHICH MUST BE RECORDED AND SIGNED BY THE OWNER.

**OWNER'S ACKNOWLEDGMENT AND DECLARATION**

(NAME OF OWNER)  
 (NAME OF OWNER)  
 I, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOME I AM SIGNING HERETO, IN PERSON OR THROUGH A duly authorized agent, acknowledge that this PLAT WAS MADE FROM AN ACTUAL SURVEY AND EXCEPT BY THE ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR THE SAID STREET, SEWER, CULVERTS, LOT SPLITTING, DRIVE EASEMENTS, AND OTHER PUBLIC UTILITIES AND APPLICANCES THEREON SHOWN.

FOR ORIGINAL SIGNATURES SEE P. 142 PG. 44  
 SIGNATURE OF SUBSCRIBER  
 DATE SIGNED

PRINTED OR TYPED NAME OF SUBSCRIBER  
 FOR ORIGINAL SIGNATURES SEE P. 142 PG. 44  
 SIGNATURE OF OWNER  
 DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 13-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL AGENCIES FOR RECORDING AS DIVIDED BY APPROVAL, CERTIFICATE, SIGNATURE, STAMP OR STATEMENT HEREON. SUCH APPROVALS OR APPROVALS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENT BOOKS BY ANY PURCHASER OR LESSEE OF THIS PLAT AS TO EXTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-47.

**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 HAS BEEN MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT BOUNDARY, SIZE, TIME, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD NOTES FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,112 FEET AND AN ANGULAR ERROR OF 61" FOR ANGLE POINTS, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE TOTAL LENGTH OF ALL CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCE OF 1/400 FEET, AND CLOSING A TOTAL OF 11,200 ACRES. THE EQUIPMENT USED TO SURVEY THIS PLAT AND ANGULAR MEASUREMENTS WERE MADE WITH A TRIMBLE S-8 THEODOLITE TOTAL STATION.

BY: *[Signature]* DATE: 8/22/18  
 REGISTERED GEORGIA LAND SURVEYOR - REG. NO. 3121  
 DATE OF EXPIRATION 12/31/18



**CORNER SIGHT DISTANCE FOR SUBDIVISIONS UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ENTRANCE FOR THE WEST PRICE ROAD TRACT, PROJECT ARE BUILT WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH INTERSECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 40 MILES PER HOUR. THE SIGHT DISTANCE AT THE ENTRANCE IS 450 FEET IN THE SOUTHWEST DIRECTION AND 565 FEET IN THE NORTHEAST DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED FROM THE ENTRANCE IS EQUAL TO OR EXCEEDS THE 445 FEET OF SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE.

FOR ORIGINAL SIGNATURES SEE P. 142 PG. 44  
 REGISTERED GEORGIA LAND SURVEYOR - REG. NO. 3121  
 DATE

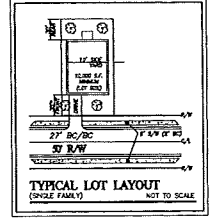
**FINAL PLAT APPROVAL**

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLETS 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 APPLICABLE CITY AND COUNTY DEPARTMENTS AS APPROPRIATE. FURTHER, THAT THE CITY OF SUGAR HILL, GEORGIA, HAS REVIEWED THIS PLAT AND APPROVED SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, AND THE CITY OF SUGAR HILL, GEORGIA, HAS REVIEWED THIS PLAT AND APPROVED SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, AND THE CITY OF SUGAR HILL, GEORGIA, HAS REVIEWED THIS PLAT AND APPROVED SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.

DATE THIS PLAT FILED: 26th DAY OF August, 2018. Revision #1

DEPARTMENT OF PLANNING AND DEVELOPMENT  
 RDR - RESIDENTIAL DRAINAGE PLAN  
 RDR - 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 "RDR" OR "RDRS" RESPECTIVELY. PLEASE REFER TO THE CURRENT ZONING 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 CURRENT ZONING DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.



- NOTES**
- EACH LOT SHALL HAVE AT LEAST A TWO (2) CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN FRONT FRONTY BRICK OR STONE, NON GRADE CEILING OR FLOOR BOARD EXTERIOR ARCHITECTURAL STYLE. STAIRS, DRIVE SLOPE OR LVP SIDING SHALL BE USED ON THE REARWALLS.
  - NO TWO LOTS NEXT TO EACH OTHER SHALL HAVE THE SAME FAÇADE DESIGN AND/OR MATERIAL.
  - A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED TO OWN THE OPEN SPACES, COMMON SPACES, AND PRIVATE STREET, SIDE DRAIN WATER MANAGEMENT AREA, AND ENTRY AREAS.
  - FRONT, SIDE AND REAR YARDS SHALL BE SCOOLED FOR EACH LOT.

**PUBLIC NOTICE:**

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.

**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 CITY OF SUGAR HILL OF ANY LAWS 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** CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAT
3	POND DETAIL

No. DATE BY DESCRIPTION DPE No. 15-024



