## LEGEND

APPROVED:

- POWER POLE
- E — OVERHEAD ELECTRIC
- STORM DRAINAGE PIPES
- G — UNDERGROUND GAS
- W — UNDERGROUND WATER
- UT — UNDERGROUND TELEPHONE
- CURB AND GUTTER
- PCF — PROPERTY CORNER FOUND
- JB — JUNCTION BOX
- WM — WATER METER
- GM — GAS METER
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- LL — LAND LOT LINE
- N\F — NOW OR FORMERLY
- CONCRETE VALVE MARKER
- LIGHT POLE
- BENCH MARK
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- DROP INLET
- SANITARY SEWER MANHOLE
- RETAINING WALL
- DIR — PIPE DIRECTION ONLY

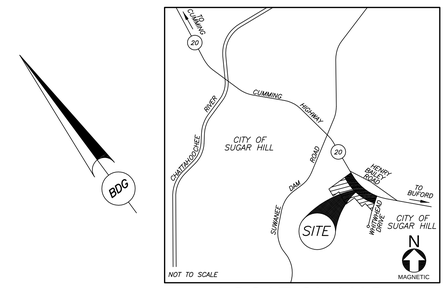
## POINT OF BEGINNING CHART

FROM THE CENTERLINE INTERSECTION OF WHITEHEAD DRIVE & R/W OF GA. HWY 20 LABELED Ⓐ

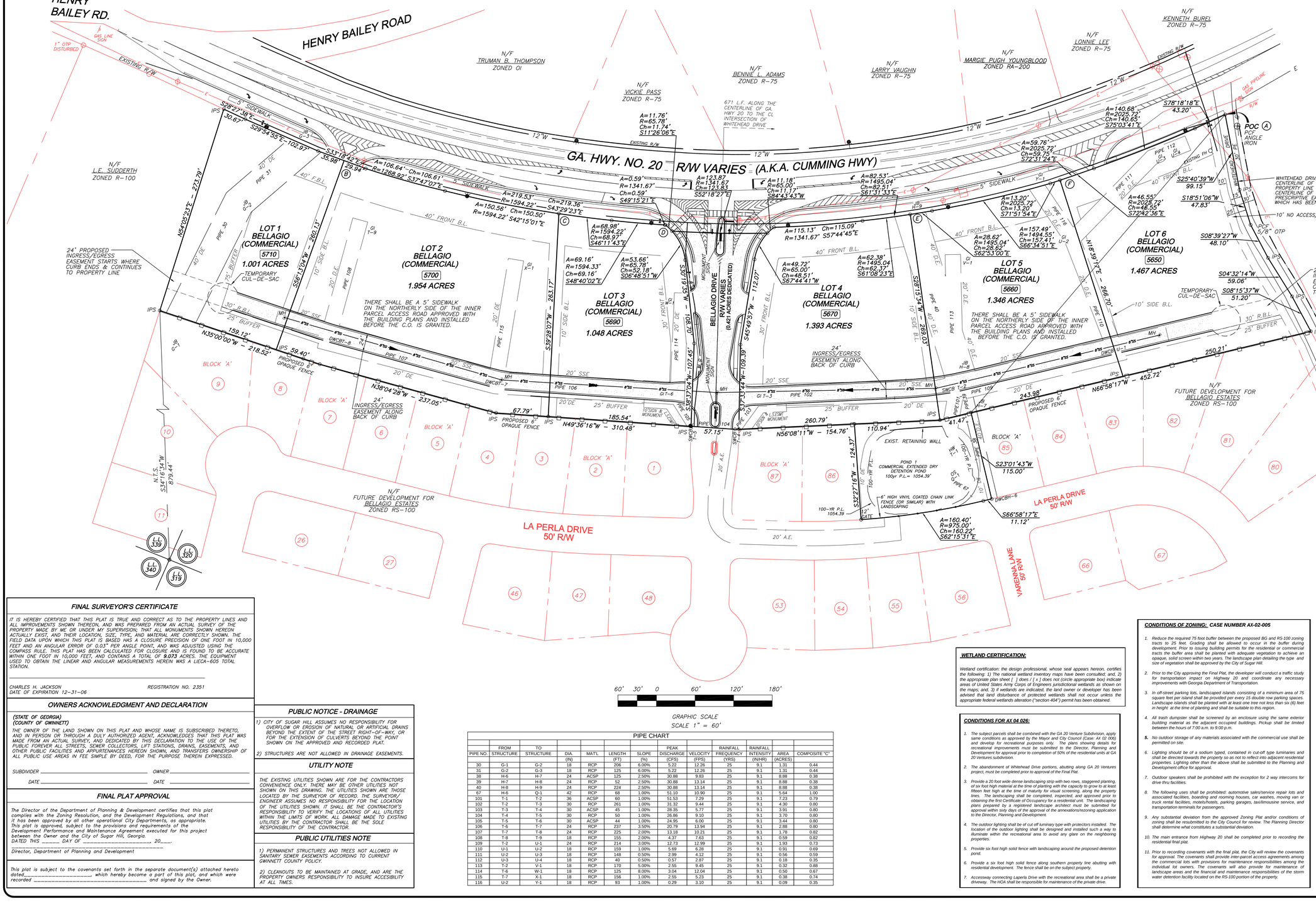
| | | | |
|---|---|---|---|
| COMMERCIAL LOT 1 | Ⓑ | N56°31'02"W | 1,143.36' |
| COMMERCIAL LOT 2 | Ⓒ | N61°58'52"W | 872.98' |
| COMMERCIAL LOT 3 | Ⓓ | N64°40'47"W | 739.55' |
| COMMERCIAL LOT 4 | Ⓔ | N71°07'00"W | 428.16' |
| COMMERCIAL LOT 5 | Ⓕ | N75°09'24"W | 230.28' |
| COMMERCIAL LOT 6 | Ⓐ | -- | -- |

*Area, Yard, and Height Requirements*

| Dist. | Min. Area | Area per Dwelling Unit (Sq.Ft.) | Min. Dwelling Unit Size (Sq.Ft.) | Min. Width (ft.) | Setback from Right-of-Way (ft.) Major St. | Minor St. | Min. Side Yard (ft.) | Min. Rear Yard (ft.) | Max. Height (ft.) | Max. Percent of Lot Coverage |
|---|---|---|---|---|---|---|---|---|---|---|
| BG | NONE | -- | -- | 60 | 40 | 30 | 10 | 30 | 45 | 75 |




LOCATION MAP




## AREA INFORMATION

| PARCEL INFORMATION | |
|---|---|
| LOT #1 | 1.001 ACRES |
| LOT #2 | 1.954 ACRES |
| LOT #3 | 1.048 ACRES |
| LOT #4 | 1.393 ACRES |
| LOT #5 | 1.346 ACRES |
| LOT #6 | 1.467 ACRES |
| DEDICATED R/W | 0.422 ACRES |
| DETENTION POND #1 | 0.442 ACRES |
| **BOUNDARY INFORMATION** | |
| TOTAL AREA | 9.073 ACRES |

## PIPE CHART

| PIPE NO. | FROM STRUCTURE | TO STRUCTURE | DIA. (IN) | MATL | LENGTH (FT) | SLOPE (%) | PEAK DISCHARGE (CFS) | PEAK VELOCITY (FPS) | RAINFALL FREQUENCY (YRS) | RAINFALL INTENSITY (IN/HR) | AREA (ACRES) | COMPOSITE "C" |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 30 | G-1 | G-2 | 18 | RCP | 206 | 6.00% | 5.22 | 12.26 | 25 | 9.1 | 1.31 | 0.44 |
| 31 | G-2 | G-3 | 18 | RCP | 125 | 6.00% | 5.22 | 12.26 | 25 | 9.1 | 1.31 | 0.44 |
| 38 | H-6 | H-7 | 24 | ACSP | 125 | 2.50% | 30.88 | 9.83 | 25 | 9.1 | 8.88 | 0.38 |
| 39 | H-7 | H-8 | 24 | RCP | 52 | 2.50% | 30.88 | 13.14 | 25 | 9.1 | 8.88 | 0.38 |
| 40 | H-8 | H-9 | 24 | RCP | 224 | 2.50% | 30.88 | 13.14 | 25 | 9.1 | 8.88 | 0.38 |
| 67 | H-6 | Q-1 | 42 | RCP | 68 | 1.00% | 51.10 | 10.90 | 25 | 9.1 | 5.64 | 1.00 |
| 101 | T-1 | T-2 | 36 | ACSP | 60 | 1.00% | 51.53 | 7.29 | 25 | 9.1 | 7.23 | 0.79 |
| 102 | T-2 | T-3 | 30 | RCP | 261 | 1.00% | 31.32 | 9.44 | 25 | 9.1 | 4.30 | 0.80 |
| 103 | T-3 | T-4 | 30 | ACSP | 45 | 1.00% | 28.35 | 5.77 | 25 | 9.1 | 3.91 | 0.80 |
| 104 | T-4 | T-5 | 30 | RCP | 50 | 1.00% | 26.86 | 9.10 | 25 | 9.1 | 3.70 | 0.80 |
| 105 | T-5 | T-6 | 30 | ACSP | 44 | 1.00% | 24.95 | 6.00 | 25 | 9.1 | 3.44 | 0.80 |
| 106 | T-6 | T-7 | 24 | RCP | 237 | 3.50% | 20.79 | 13.94 | 25 | 9.1 | 2.88 | 0.80 |
| 107 | T-7 | T-8 | 24 | RCP | 225 | 2.00% | 13.18 | 10.21 | 25 | 9.1 | 1.78 | 0.82 |
| 108 | T-8 | T-9 | 18 | RCP | 155 | 2.00% | 4.37 | 7.63 | 25 | 9.1 | 0.59 | 0.82 |
| 109 | T-2 | U-1 | 24 | RCP | 214 | 3.00% | 12.73 | 12.99 | 25 | 9.1 | 1.93 | 0.73 |
| 110 | U-1 | U-2 | 18 | RCP | 159 | 1.00% | 5.69 | 6.28 | 25 | 9.1 | 0.91 | 0.69 |
| 111 | U-2 | U-3 | 18 | RCP | 148 | 0.50% | 2.99 | 4.12 | 25 | 9.1 | 0.56 | 0.59 |
| 112 | U-3 | U-4 | 18 | RCP | 40 | 0.50% | 0.57 | 2.87 | 25 | 9.1 | 0.18 | 0.35 |
| 113 | T-2 | V-1 | 18 | RCP | 170 | 5.00% | 2.55 | 9.45 | 25 | 9.1 | 0.32 | 0.88 |
| 114 | T-6 | W-1 | 18 | RCP | 125 | 8.00% | 3.04 | 12.04 | 25 | 9.1 | 0.50 | 0.67 |
| 115 | T-7 | X-1 | 18 | RCP | 156 | 1.00% | 2.55 | 5.23 | 25 | 9.1 | 0.38 | 0.74 |
| 116 | U-2 | Y-1 | 18 | RCP | 93 | 1.00% | 0.29 | 3.10 | 25 | 9.1 | 0.09 | 0.35 |

## 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 10,000 FEET AND AN ANGULAR ERROR OF 0.03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET, AND CONTAINS A TOTAL OF **9.073** ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LIECA–605 TOTAL STATION.

CHARLES H. JACKSON — REGISTRATION NO. 2351
DATE OF EXPIRATION 12-31-06

## OWNERS ACKNOWLEDGMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES HEREON SHOWN, AND THE FEE SIMPLE OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE THEREIN EXPRESSED.

SUBDIVIDER _____ OWNER _____
DATE _____ DATE _____

## FINAL PLAT APPROVAL

The Director of the Department of Planning & Development certifies that this plat complies with the Zoning Resolution, and the Development Regulations, and that it has been approved by all other operational City Departments, as appropriate. 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, Georgia.
DATED THIS _____ DAY OF _____, 20__.

_____
Director, Department of Planning and Development

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.

## PUBLIC NOTICE - DRAINAGE

1) 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 PLAT.

2) STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

## UTILITY NOTE

THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS DRAWING. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE SURVEYOR/ ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## PUBLIC UTILITIES NOTE

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

2) CLEANOUTS TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO INSURE ACCESIBILITY AT ALL TIMES.

## WETLAND CERTIFICATION:

Wetland certification: the design professional, whose seal appears hereon, certifies the following: 1) The national wetland inventory maps have been consulted; and, 2) the appropriate plan sheet [ ] does / [ x ] does not (circle appropriate box) indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) If wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration ("section 404") permit has been obtained.

## CONDITIONS FOR AX 04 026:

1. The subject parcels shall be combined with the GA 20 Venture Subdivision, apply same conditions as approved by the Mayor and City Council (Case: AX 02 006) and develop for recreational purposes only. The plans showing details for recreational improvements must be submitted to the Director, Planning and Development for approval prior to completion of 50% of the residential units at GA 20 Ventures subdivision.
2. The abandonment of Whitehead Drive portions, abutting along GA 20 Ventures project, must be completed prior to approval of the Final Plat.
3. Provide a 20 foot wide dense landscaping strip with two rows, staggered planting, of six foot high material at the time of planting with the capacity to grow to at least fifteen feet high at the time of maturity for visual screening, along the property lines. The landscaping shall be completed, inspected, and approved prior to obtaining the first Certificate of Occupancy for a residential unit. The landscaping plans prepared by a registered landscape architect must be submitted for approval within sixty days of the approval of the annexations/rezoning application to the Director, Planning and Development.
4. The outdoor lighting shall be of cut off luminary type with protectors installed. The location of the outdoor lighting shall be designed and installed such a way to illuminate within the recreational area to avoid any glare on the neighboring properties.
5. Provide six foot high solid fence with landscaping around the proposed detention pond.
6. Provide a six foot high solid fence along southern property line abutting with residential development. The fence shall be on the subject property.
7. Accessway connecting Laperla Drive with the recreational area shall be a private driveway. The HOA shall be responsible for maintenance of the private drive.

## CONDITIONS OF ZONING: CASE NUMBER AX-02-005

1. Reduce the required 75 foot buffer between the proposed BG and RS-100 zoning tracts to 25 feet. Grading shall be allowed to occur in the buffer during development. Prior to issuing building permits for the residential or commercial tracts the buffer area shall be planted with adequate vegetation to achieve an opaque, solid screen within two years. The landscape plan detailing the type and size of vegetation shall be approved by the City of Sugar Hill.
2. Prior to the City approving the Final Plat, the developer will conduct a traffic study for transportation impact on Highway 20 and coordinate any necessary improvements with Georgia Department of Transportation.
3. In off-street parking lots, landscaped islands consisting of a minimum area of 75 square feet per island shall be provided per every 15 double row parking spaces. Landscape islands shall be planted with at least one tree not less than six (6) feet in height at the time of planting and shall be suitable to this region.
4. All trash dumpster shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited between the hours of 7:00 a.m. to 9:00 p.m.
5. No outdoor storage of any materials associated with the commercial use shall be permitted on site.
6. Lighting should be of a sodium typed, contained in cut-off type luminaries and shall be directed towards the property so as not to reflect into adjacent residential properties. Lighting other than the above shall be submitted to the Planning and Development office for approval.
7. Outdoor speakers shall be prohibited with the exception for 2 way intercoms for drive thru facilities.
8. The following uses shall be prohibited: automotive sales/service repair lots and associated facilities, boarding and rooming houses, car washes, moving van or truck rental facilities, motels/hotels, parking garages, taxi/limousine service, and transportation terminals for passengers.
9. Any substantial deviation from the approved Zoning Plat and/or conditions of zoning shall be resubmitted to the City Council for review. The Planning Director shall determine what constitutes a substantial deviation.
10. The main entrance from Highway 20 shall be completed prior to recording the residential final plat.
11. Prior to recording covenants with the final plat, the City will review the covenants for approval. The covenants shall provide inter-parcel access agreements among the commercial lots with provisions for maintenance responsibilities among the individual lot owners. The covenants will also provide for maintenance of landscape areas and the financial and maintenance responsibilities of the storm water detention facility located on the RS-100 portion of the property.

## CORNER SIGHT DISTANCE:

*This project is designed with adequate corner sight distance for each driveway approaching a minor collector or major thoroughfare. The regulated speed limit is 55mph. The sight distance is greater than 660 feet in both directions of GA. Hwy 20 from the proposed entrance into the site.*

*The minimum corner sight distance from the driveway is equal to or exceeds 12 times the regulated speed of the intersecting street, as measured from the center of the driveway in both directions measured 15' from the travel lane assuming drivers eye height being 3.5' along the right of way line of the intersecting street to an object 2' high.*

## PROJECT NOTES:

CONTRACT PURCHASER
GA. 20 Ventures, L.L.C.
2180 Pleasant Hill Road
Suite AS-412
Duluth, GA. 30096
PHONE: (404)-355-4590
CONTACT: Fred Skiba

ENGINEER:
Brock Design Group, Inc.
702 Old Peachtree Road, Suite 100
Suwanee, Georgia 30024
PHONE: (770) 962-4125
CONTACT: Jame Ashulak
E-MAIL ADDRESS: jtashulak@bdginc.net

1. Property located in L.L. 320 & 339, 7th Dist., The City of Sugar Hill Parcel No.7-320-010,011,012,013,013A and 7-339-075. Proposed Conservation Subdivision.
2. Zoning: BG. Density: Commercial = 1.44 lots per acre
3. Total number of lots: Commercial = 6
4. Building Setbacks: BG — Front-40' Side-10' Rear-30'
5. Proposed use is commercial
6. Total tract contains 9.073 acres. Total commercial tract contains 9.073 acres.
7. Boundary information obtained from survey by Brock Design Group dated January 14, 2003.
8. Topographical information obtained from Gwinnett County G.I.S. maps.
9. The reference datum used is mean sea level.
10. Contour interval is two (2) feet.
11. The property is not located within the floodplain as per F.I.R.M. panel number 13032-0S5-C, dated May 4, 1992, for the City of Sugar Hill.
12. Utilities:
    Water – Gwinnett County
    Sanitary Sewer – Gwinnett County
13. All utilities shall be placed underground.
14. A mandatory property owners association shall be established for the development prior to the issuance of any certificate of occupancy. The property owner's association shall be responsible for all maintenance at a consistently high level of all common property, including detention pond, landscaping, entrance monuments, etc. This shall be included in recorded covenants governing the development. The property owners association will hold all buffers and common property.
15. Common area is to be deeded to and maintained by a qualified Property owners Association.
16. Sidewalks to be 2' from the back of curb and shall be constructed of concrete a minimum of 5' in width and 4" thick with a cross slope of ¼ inch per foot. Concrete shall be Class "B" and have a strength of 2200 PSI at 28 days.
17. Developer shall install sidewalks on abutting external streets, "passive" recreation area lots, and open space lots, and shall install intersection radius curb ramps at new street intersections, and L-shaped mid-block ramps at cul-de-sac turnarounds, within 60 days of approval of the final plat. Show locations and details (DR6.13.1.a.(1) and The City of Sugar Hill Standard Drawings.
18. Developer shall install sidewalks on any vacant lots remaining between developed lots prior to release of the subdivision maintenance surety (DR6.13.1.a(2)).
19. Retaining walls to be designed by others.
20. Sidewalks shall be installed on cul parcels by future tenant prior to issuance of certificate of occupancy.
21. Temporary cul-de-sacs to be maintained by association until end parcels have been developed.
22. ½" rebars are to be set at all property corners.


BROCK DESIGN GROUP
702 OLD PEACHTREE RD
SUITE 100
SUWANEE . GA
30024
T:770.962.4125
F:770.962.4126


GEORGIA REGISTERED No 2351 PROFESSIONAL LAND SURVEYOR CHARLES H. JACKSON

FINAL PLAT for

# BELLAGIO

FKA GEORGIA HIGHWAY 20 TRACT
THE GA. 20 VENTURES, LLC
Land Lot 320, Parcel No. 010, 011, 012, 013, 013A & 339 Parcel No. 075, 7Th District, Sugar Hill, Gwinnett County Ga.

| # | DATE | REVISION DESCRIPTION |
|---|---|---|

PROJECT NAME:
**BELLAGIO**
*L.L. 320 & 339, 7th District Sugar Hill, GA*

SHEET TITLE:
*FINAL PLAT*

PROJECT NO. AFS005
DATE: 3/8/06
ISSUE No. 1
SHEET NO. 1 of 1

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