

## **CITY ADMINISTRATOR**

Michael E. Parks

## **PLANNING COMMISSION**

Kim Skriba Carolyn Wade Bo Bland Silvia Barber Robert Yoe

## PLANNING COMMISSION AGENDA

February 19, 2025 1 Auburn Way 6:00 p.m.

## **CALL TO ORDER:**

**Appointment of Officers** 

Approval of Agenda

Approval of Minutes - October 16, 2024

## **OLD BUSINESS:**

 RZ-24-0000 the previously tabled application of MBC Developers, LLC c/o Andersen Tate & Carr, to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG – Agricultural district to PUD – Planned Unit Development district for the purpose of developing the property with a 188-lot single-family detached subdivision

## **NEW BUSINESS:**

- 1. FP-2001 Schmit + Associates requests consideration of final plat approval for Harmony Phase 2C for the development of 14 single-family lots in a CCD: City Center District.
- 2. FP-2002 Clayton Properties Group, Inc. d.b.a. Chafin Land Development & Hill Shop Road, LLC, requests consideration of final plat approval for Kentmere Subdivision for the development of 386 single-family lots in a PSV: Planned Suburban Village district.
- 3. FP-2003 Clayton Properties Group, Inc. d.b.a. Chafin Land Development, requests consideration of final plat approval for Summerlin Subdivision Phase One for the development of 116 single-family lots in a PSV: Planned Suburban Village district.
- 4. ZTA25-000 Proposed amendment to the City's Zoning Ordinance, 17.90.140 PUD Planned Unit Development District.

## **ANNOUNCEMENTS**

**ADJOURNMENT** 

Agenda subject to change.



Mayor

Richard E. Roquemore

City Council
Robert L. Vogel III
Taylor Sisk

Jamie Bradley Joshua Rowan

**City Administrator** 

Michael E. Parks

Planning & Zoning Commission Meeting Minutes

October 16, 2024

The meeting was Called to order by Chairwoman Skriba

The chairwoman read the Procedures of the Meeting

The chairwoman asked for approval of the agenda, motion, 2<sup>nd</sup>, all in favor, motion carried.

Chairwoman asked for the approval of minutes September 25, 2024, and a motion was made to approve, 2<sup>nd</sup> - all in favor, motion carried.

Old Business City Planner Presented

Chairwoman announced the next case **RZ 24-000**, MBC Developers, LLC c/o Andersen Tate & Carr, has applied to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG – Agricultural District to PUD – Planned Unit Development district for the purpose of developing the property with a 188-lot single-family detached subdivision.

Staff presented that the applicant has requested to table the application until the December meeting because of the action that the City Council took the week prior on the PUD text amendment. The applicant may refile or revise their plan. Staff recommendation to table to the date the applicant request.

Melody Glouton representing Anderson, Tate & Carr spoke on behalf of the applicant for the text amendment requesting to table the item that is on the agenda in light of Councils action on the text Amendment until the December 18<sup>th</sup> meeting.

Planning Commission members were given the opportunity to inquire about Tabeling pros and cons.

The Chairwoman asked for a motion to table until December 18, all in favor. Motion passed.

Announcement made by Staff about an upcoming Planning & Zoning Class coming up.

Chairwoman asked for a motion to adjourn, motion made, motion passed

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CITY OF AUBURN 1 Auburn Way AUBURN, GA 30011 PHONE: 770-963-4002

www.cityofauburn-ga.org

## MEMORANDUM

**TO:** Planning & Zoning Commission Members

FROM: Sarah McQuade, City Planner

**DATE:** February 12, 2025

RE: RZ 24-000 - Application to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a

combined 57.917± acres, from AG - Agricultural district to PUD - Planned Unit Development district for

the purpose of developing the property with a 188-lot single-family detached subdivision.

Dear Planning & Zoning Commission Members,

During the September 25, 2024, Planning & Zoning Commission meeting, the commission tabled this item, at the request of the applicant, until after a decision regarding ZTA 24-000 had been made by Mayor and Council. ZTA 24-000 will be heard at the October 16, 2024, Mayor and Council meeting.

At the October 16, 2024 Planning & Zoning Commission meeting this item was tabled to the December 19, 2024 Planning & Zoning Commission Meeting, at the request of the applicant. The December 19<sup>th</sup> meeting was cancelled and the item was not heard, again at the request of the applicant.

At this time there have been no changes to the request to rezone the property from AG – Agricultural district to PUD – Planned Unit Development district.

Please let me know if you have any questions.

Thank you.

CC: Mayor and Members of City Council

Michael Parks, City Manager Jack Wilson, City Attorney



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## **MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Sarah McQuade, City Planner

**DATE:** February 19, 2025

**RE:** Harmony Phase 2C Final Plat Approval

Dear Planning & Zoning Commission,

The applicant is requesting approval of a final plat for Harmony Phase 2C pursuant to <u>Title 16</u> – Development Regulations of the City of Auburn.

## **PROPOSAL:**

The purpose of the final plat is to record the subdivision of Phase 2C of the Harmony development with the Barrow County Clerk of Court. Phase 2C will consist of 14 single-family residences on individual lots, in addition to common area owned by Harmony Neighborhood Association, Inc. Once a final plat has been recorded, the applicant may sell the lots and begin vertical construction of the residences.

## **BACKGROUND / CURRENT ZONING:**

On January 7, 2021, the Mayor and Council approved the new City Center District zone, (CCD, <u>17.90.200</u>), which was adopted to allow for the mixture of civic, commercial, and higher density residential uses in proximity to the new Municipal Complex, which includes City Hall. At the same time, the City approved the rezoning of 57.06± acres to CCD for the Complex. The conceptual master development plan consisted of 29.40± acres and included the new City Hall, a series of civic open spaces to include pocket parks and community greens, with a mixture of 142 residential units surrounding the City Hall. The proposed residential units included a mixture of detached single-family homes, townhomes, and micro-homes. Phase 2C accounts for 14 of the 142 approved residential lots for the development.

## **ANALYSIS:**

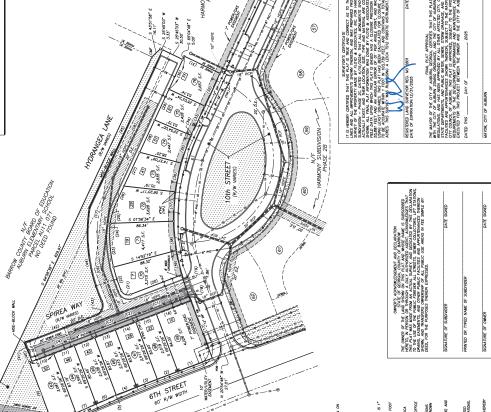
Per Sec. 16.20.070 – Approval of Final Subdivision Plat, the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

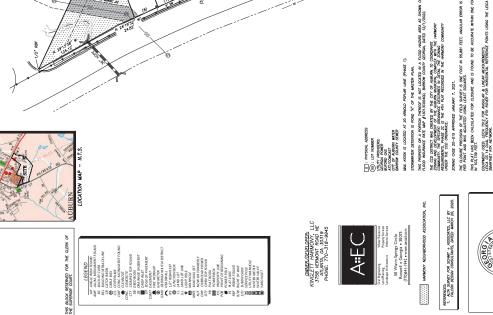
- Sec. 16.20.070.A.2 states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
  - Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found the following nonconformity.
    - Sec. 16.20.070.A.16.xxi The statement of final plat approval, pursuant to Sec. 16.20.070.A.19.iii, is not fully provided on the final plat. Several parts of it are missing.
  - o The final plat depicts a "phase 2C" phase line and label on a parcel that belongs to the Barrow County Board of Education, immediately north of the subject site.
  - o Engineering recommends that House Location Plans (HLP) be provided for proposed lots 71 and 72 prior to the issuance of a building permits on those parcels.

## **STAFF RECOMMENDATION:**

Staff recommends approval with modifications of the final plat for Harmony Phase 2C on the findings that with modifications, the proposed final plat would be compliant with Sec. 16.20.070 – Approval of Final Subdivision Plat and satisfy all conditions of zoning that apply to the property. Staff recommend the following modifications be made to the final plat.

- 1. The statement of final plat approval, pursuant to Sec. Sec. 16.20.070.A.19.iii, shall be provided on the final plat prior to submittal with the Barrow County Clerk of Court.
- 2. Phase lines shall be adjusted to most closely reflect said boundaries prior to submittal with the Barrow County Clerk of Court.
- 3. Platted lots 71 and 72 shall be labeled "HLP" to indicate the need for House Location Plans prior to submittal of the final plat to the Barrow County Clerk of Court.





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CITY OF AUBURN PLANNER,

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CITY OF AUBURN 1 AUBURN WAY AUBURN, GA 30011 PHONE: 770-963-4002

www.cityofauburn-ga.org

## **MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Sarah McQuade, City Planner

**DATE:** February 19, 2025

**RE:** Kentmere Final Plat Approval

Dear Planning & Zoning Commission,

The applicant is requesting approval of a final plat for Kentmere pursuant to <u>Title 16</u> – Development Regulations of the City of Auburn.

## **PROPOSAL:**

The purpose of the final plat is to record the subdivision of Kentmere with the Barrow County Clerk of Court. At a total area of 75.99 acres, Kentmere will consist of 143 detached houses and 243 town houses, for a total of 386 single-family residences on individual lots. Additionally, two commercial parcels and 1.99 acres dedicated to resident recreation are planned. Once a final plat has been recorded, the applicant may sell the lots and begin vertical construction.

## **BACKGROUND / CURRENT ZONING:**

On June 17, 2021, an ordinance was adopted to rezone the subject assemblage from R-3: Multi-Family Residential District to <u>PSV</u>: Planned Suburban Village. The rezoning decision was accompanied by 15 conditions as provided below:

To restrict the use of the property as follows:

1. Single family detached, townhome, and commercial uses in general accordance with the site plan titled "Zoning Master Plan," dated April 6, 2021, revised May 17, 2021, May 31, 2021, June 1, 2021, and presented at the June 3 City Council public hearing, subject to the provisions outlined in these

- conditions. The frontage on Hills Shop Road shall include two lots to be used for commercial or office purposes with a total aggregate area of not less than 2.8 acres.
- 2. Detached homes shall be constructed with front facades of primarily brick or stacked stern. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table. Detached homes shall be a minimum of 1,800 heated square feet.
- 3. Townhomes shall be constructed with front facades of primarily or stacked stone [sic]. The balance of the home may be the same, or fiber-cement siding or shake. The side and rear facades of townhomes shall be comprised of at least fifty percent (50%) brick or stone. Townhomes shall be a minimum of 1,450 heated square feet for single car units and 1,750 square feet for double car units. Townhouses not to exceed 269 units.

To satisfy the following site development considerations:

- 1. No direct access shall be allowed to Hill's Shop Road.
- 2. All streets to be privately owned and maintained.
- 3. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and common area landscaping. The Hill's Shop Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Hills Shop Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
- 4. Said association shall be incorporated which provides for townhome building maintenance, repair, insurance, and working capital. Said association must also include declarations and by-laws includes rules and regulations [sic] which shall at a minimum regulate and control the following:
  - a. Exterior home façade repairs, including roofing and painting for the townhome units.
  - b. All grounds and common area maintenance, including detention facilities.
  - c. Maintenance of fences, walls, and signs within common area.
  - d. Street maintenance and landscaping.
- 5. Natural vegetation shall remain on the property until the issuance of a development permit.
- 6. All grassed areas on dwelling lots shall be sodded excluding slopes and landscape planting areas identified on the Zoning Master Plan.
- 7. Underground utilities shall be provided throughout the development.
- 8. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- 9. Building lots and stormwater facilities shall not be located within any stream buffer.
- 10. Provide a 40-foot undisturbed buffer adjacent to adjoining property lines.
- 11. The final plat shall contain a note advising purchasers that the property lies in close proximity to a railroad right of way.

12. No more than 140 residential building permits shall be issued prior to the end of 2022 and no more than 280 total permits will be issued by the end of 2023. All remaining permits may be available to be issued in 2024.

The land depicted on the final plat represents the entirety of the PSV development approved in 2021.

## **ANALYSIS:**

Per <u>Sec. 16.20.070 – Approval of Final Subdivision Plat</u>, the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

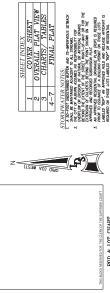
- Sec. 16.20.070.A.2 states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
  - Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found the following nonconformities.
    - Sec. 16.20.070.A.16.x The City Limits of Auburn are depicted on all sides of the assemblage, implying that the site does not abut any other parcels within the City. The land opposite of the railroad tracks is in the City; therefore, there is no City Limit abutting the railroad right-of-way.
    - Sec. 16.20.070.A.16.xiv Pursuant to Sec. 17.90.141.I.4, a landscape strip no less than 15 feet in depth is required along all internal streets. In some instances (i.e. platted lots 124 though 144), a 10-foot landscape strip is provided, which does not meet the 15-foot minimum. In other cases (i.e. northwest sides of platted lots 22 and 23) the landscape strip depth is not specified along the abutting internal street.
    - Sec. 16.20.070.A.16.xvii The land area (coverage) of each proposed stormwater pond is not specified.
    - Sec. 16.20.070.A.16.xxi The final plat approval statement, pursuant to Sec. 16.20.070.A.19.iii, provides the year as "2024". Furthermore, the first portion of the statement is missing.
  - Staff has reviewed the final plat for compliance with zoning conditions, and has found the following inconsistencies.
    - Site development condition #4 It is unclear if the Homeowners Association will
       MEMO | Kentmere Final Plat Approval | 3

- provide for townhome building maintenance, repair, insurance, and working capital.
- Site development condition #8 Not all residences adjacent to stormwater detention facilities are screened by double staggered rows of evergreens (i.e. platted lots 53 through 56).
- The Area table on the cover sheet does not account for 100-year floodplains, wetland areas, sidewalks under 8 feet wide, or stormwater facilities. These features cannot count as open space or common area (Sec. 16.24.090 and Sec. 17.90.141.I.2).
- o General Note 17 on the cover page states that the zoning designation of the site is "CS", which is correctly contradicted by General Note 3.
- o On-street and amenity area parking calculations have not been provided.

## STAFF RECOMMENDATION:

Staff recommends **Approval with modifications** of the final plat for Kentmere on the findings that with modifications, the proposed final plat would be compliant with Sec. 16.20.070 - Approval of Final Subdivision Plat and satisfy all conditions of zoning that apply to the property. Staff recommend the following modifications be made to the final plat.

- 1. The City Limits of Auburn shall be modified on the final plat for accuracy prior to submittal with the Barrow County Clerk of Court.
- 2. All platted parcels shall be shown with a landscape strip no less than 15 feet in width along all internal streets prior to submittal with the Barrow County Clerk of Court.
- 3. All stormwater ponds proposed within the platted area shall be accompanied by a note specifying their surface areas prior to submittal with the Barrow County Clerk of Court.
- 4. The statement of final plat approval, pursuant to Sec. Sec. 16.20.070.A.19.iii, shall be provided on the final plat prior to submittal with the Barrow County Clerk of Court.
- 5. The City Planner or their designee shall review the Kentmere covenants and restrictions for compliance with site development condition #4 prior to submittal with the Barrow County Clerk of Court.
- 6. Full compliance with site development condition #8 shall be depicted on the final plat prior to submittal with the Barrow County Clerk of Court.
- 7. An accurate portrayal of areas that cannot be considered open space or common area, pursuant to Sec. 16.24.090 and Sec. 17.90.141.I.2, shall be included on the cover sheet of the final plat prior to submittal with the Barrow County Clerk of Court.
- 8. General Note 17 on the final plat cover sheet shall be amended or removed so that the area zoning designation is not misrepresented prior to submittal with the Barrow County Clerk of Court.
- 9. On-street and amenity parking calculations shall be provided on the final plat prior to submittal with the Barrow County Clerk of Court.



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B) THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR	
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND	
THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA)	
WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF	
SPECIFICATIONS THE BEGLIBERENTS OF THE LAW	

	FINAL SURVEYOR'S CERTIFICATE	IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY	LINES AND ALL IMPROVEMENT 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 24,072 FEET AND AN	ANGULAR ERROR OF DI PER ANGLE POINT, AND WAS ADJUSTED USING	LEAST SQUARES METHOD THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND	TO BE ACCURATE WITHIN (BNIX) FOOT IN 475,527 FEET, AND CONTAINS A	TOTAL OF 75,987 W ACRES, THE EQUIPMENT USED TO OBTAIN THE UNEAR	AND ANGULAR MEASUREMENTS PEREIN WAS THINBLE SE ROBOTIC TOTAL STATION	()	N/9/6	REGISTERED GEORGIA LINGS SURVEYOR	and the contract of the contra
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Many Market, A. Cookert, Yaon, Her Filto, David, Wischi Historia, P. Lifto David, Wischi Historia, P. Lifto David, Market A. Cooker, P. Cooker,	WHICH THIS PLAT IS FEET AND AN	CLOSURE AND IS FOUN	TO OBTAIN THE LINEAR TOTAL STATION	12/41/2027	
AND MAN BASED H ANGULAF MAN BE A TOTAL O AND ANG REG. NO:	MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON ASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,072	ANGULAR ERROR OF 01  EAST SOUMES MEHOD THIS PLAT HAS BEEN CALCULATED FOR	TO BE ACCURATE MITHIN WAY FOOL IN TASKED AND AND AND AND AND AND AND AND AND AN	SSTERED GEORGIA LINES SU	l

PISE TITLE

FINAL PLAT FOR:

07313

AN PLANNER/ENGINEER	TYPICAL LOT LAYOUT
LOTIANOUTINOTES  their homes shall be constructed with front figodes of bright place or studies after. The abotics of the homes may be brighted to the abotics of the home may be the about the problem of the abotics of the about of the about the a	45% DCTENN,
Information of the second atoms water totals. Detached as shall be a minimum or 1,500 headed aguine feet, answered crease on deselling lots shall be accided excluding alterest planting areas identified on the Zonde excluding water Plan.	AFT JANUARY STATES  AFT JA
SAM 2 V PERMETS SERVY	L750 S.C. HOUSE
25 380 305	AND WOOD ON SECULAR COMPANY CO
SOURCE TO SOURCE	24 600000 C WEG CHOSTET SCENAUS & THOST TO BE METALLID FANNE TO PRESENT SCENAUS & THOST TO BE WETALLID FANNE TO PRESENT SCENAU
2 Regit	ON JE SYD 38 TIMES EMONOD STATEMENT OF STATEMENT AND STATEMENT OF STAT
THE CHARGE SHOWING PROPERTY OF THE CHARGE STATES OF	900

10B NUMBER

9/6/24

1017

	ACT DESCRIPTION OF THE PROPERTY OF THE PROPERT	HOUSE HOUSE HOUSE HOUSE STORE A/F CARTY	TOWN CON	* WE CHESTER SERWIS ** THOU TO BE HSTULED PROOF TO SELECT SERVICE OF CAC'S GOTH SER'S OF STREET)	NOTICE PARES STEWN DESCRIPTION OF THE COLORS NEW AND ASSESSED	Beroof of of h	LUCK recode status we as consistent on the fact that the status of the status in the status of the status in the status of the status in the status of the s
TES to constructed with front fopodes of acceptured with front fopodes of a stens. The before so of the home may be a comment adding or shoke with a misimum.	or a stooked stooke water table. Detached aggregation or 4.1500 honders space feet. Stooke her stooked security stooked sto	1	STANCHOUS HOLES	CONTRACTOR OF THE PROPERTY OF	27 COUR AND OUTER	To the CODOCE SENDING, C PICK II, I GOODS SENF OF THE SENET THE SE	COMPITE SHILL BE CLASS TV AND INVE A 2.50 december to the state of the



GRAPHIC SCALE

( IN PEET ) 1 inch = 60 f



DATE

KENTMERE

HILL'S SHOP ROAD

FINAL PLAT

DATE

)	
	GENERAL SURVEY NOTES
	GENER





of Applicant: CLAYTON PROPERTIES GROUP, INC. also CHAFIN LAND DEVELOPMENT 

operty Owner personally appeared before me this .....

The state of the s

Location information

\*\*March | Upda: Common | Upda

Vame of Applicant: MLL SHOP ROAD, LLC

Signature of Applicant:

GEORGIA FLOOD MAP PROGRAM

Noter ince: 12, 020 954,44 incer feet
Noter ince: 8, 020 10,53,56 incer feet
Noter ince: 6, 020 2,831,38 incer feet
Name of Applicant, 0,44704 PROSEERES SERVE

RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
DROPERTY OWNERS DEED REFERENCES WERE ORTAINED
LOCAL AUTHORITY TAX RECORDS AND ARE NOT
GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
SHOWN HEREON, ( ON SOME SURVEYS NOT ALL INTERIOR
IMPROVEMENTS MAY NOT BE SHOWN)
<ol><li>LOCATIONS ARE ACCURATE ONLY WERE DIMENSIONED.</li></ol>
<ol><li>THIS PROPERTY MAY CONTAIN WETLANDS. ALL</li></ol>
WETLANDS ARE UNDER THE JURISDICTION OF THE U.S.
ARMY CORPS OF ENGINEERS AND/OR THE STATE OF
GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT
OWNERS ARE SUBJECT TO PENALTY BY LAW FOR
DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL
7) THE CERTIFICATION . AS SHOWN HEREON, IS PURELY
STATEMENT OF PROFESSIONAL OPINION BASED ON
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON
EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION
GUARANTEE.
8) 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 THE HB 1004 (2016), IN THA
WHERE A CONFLICI EXISTS BETWEEN THOSE INO SETS OF

KENTMERE

CERTIFICATE	THE SECURITION THE SALE IS READ AND OWNER TO THE PROPERTY OF THE SALE OWNER THE S	A ENNO SURVEYOR	DATE OF EVRIBATION: 12/31/20
FINAL SURVEYORS CERTIFICATE	TO B. GENERAL OF THE STATE OF T	BY: REGISTERED GEORGIA LA	PEC NO. 2846

Name of Applicant: HUL SHOP ROAD, LLC	Signature of Applicant. Property Owner personally appeared before me this	Notary Public By Commission expires	ENCHETRY UT IT CENTRATE THE OF DAMES RESULTED IN SERVICE IN THE OFFICE OF THE OFFICE OF THE OFFICE O	PROFESSIONL DIGNEER
	Same Same Same Same Same Same Same Same	2	2	WCNITY MAP







PROTECTIVE COVENANTS
THE PLATES SUBJECT OF THE CONTENTS SET
DOUGHTINGS, RECORDED IN DEED BOOK 2914
DATED 1/27/25, WHICH HEREBY BECOME A PAN
WERE RECORDED AND SIGNED BY THE OWNER.

NOTE: SUBDIVISION SIGNS ARE LIWIED TO A HEIGHT OF 6 FEET AND MIST BE LOCATED AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY. NOTE: "THIS SUBDIVISION/PROPERTY LIES IN CLOSE PROXIMITY TO A RALLROAD INGHT-OF-WAY."

1. MILE THOUGH TO BE SHOWN CART PARKEY BOTH THE SHALL BE SHALL BE THE SHALL BE SHALL



HEINANCH No. 21-809	STAIR BEOMNENBER CONFI
LOCATED AT HILLS SINCE ROAD PROM IS,3 TO PSV.  N PLACED BY THE COPPLET OF AURIEN.	To restrict the use of the preperty as fit- 1. Single-damity deteched, ton
has selected on application to recome aid property from	the sits plan titles "Zoeing May 31, 2021, Inte 1, 202 homing, subject to the revi
event the application and determined that the requested	tail apprepale are of not h  Detached homes shall be or
72neing Connecionies leid a public honing on May 13, 3a Lev, and;	with a minimum free-foot dail be a minimum of 1,80
I conducted a public tearing on June 3, 2021 on the co-vibiOeregia Law, and	3. Correlennes shall be constra balance of the locue may be may founder of tombanane
sous of the health, sofer, and welfare of the citizens of the bed benefic.	stone. Towerhomes shall be and 1,750 hosted sparce for
CHANGE OF THE CITY OF AURURN HEREBY	To satisfy the following site levelopers 1. No direct fot access staff to alls
SV with the conditions of coning stucked bereto and	2. All streets to be privately owner  1. A smoothered Bornousers An

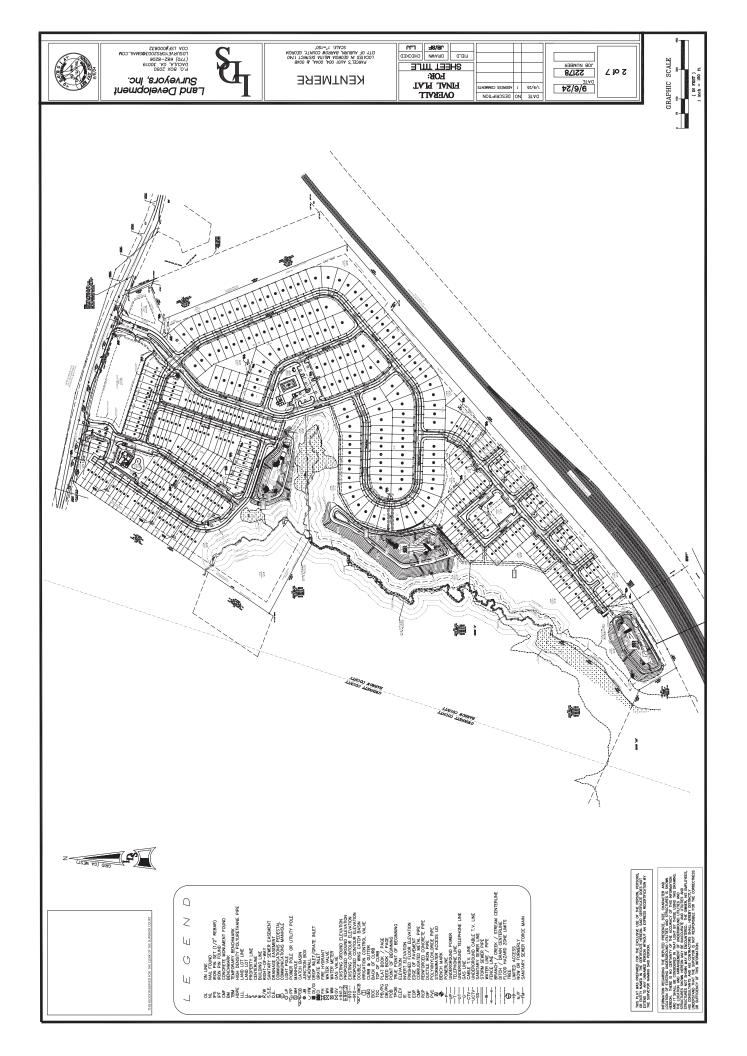


	H	OWNER/I CLAYTON P CLAYTON P DB.A. CHA HILL SHOP 5230 BELLL SUITE A BUFORD, G PHONE: (4 CONTACT:
199 Till Scoremathraches, Camell Member  Smith		IF YOU DIG GEORGIA CALL US FIRSTI 1-8000-282-7411 3255-5000 (WERSO ATLANTA ONLY) ULUMES PROTECTION CONTR 11'S THE LAM

IND SURVEYOR: DEVELOPMENT SURVEYORS, INC O. BOX 2050 C	GA 30019 404) 328-8	NTACT: SHANE FOSTER IAIL: MSF1177@YAHOO.COM
LAND SUF	DACULA, PHONE: (	EMAIL: N
-8		
P, INC.		

URVEYOR:	ENGINEER:
ALI OPMENT SURVEYORS INC.	PLANNERS AND
02 XC	COLLABORATIVE
A GA 30019	350 RESEARCH
(404) T28_8717	PEACHTREE CO
CT. SHANE FOSTER	PHONE: (770)
MSF1177@YAHOO COM	CONTACT: MÁT
	EMAIL: MATTKON

LABORATIVE D RESEARCH COURT	PEACHTRE CORNERS, 0A 30092 PHONE: (770) 451–2741 CONTACT: MATTHEW KACZENSKI EMAIL: MATTK@PEC.PLUS.COM
	W ESE





P.O. BOX 2009 LDSURYEYORS2003@GMAIL.COM (770) 682—8206 COA LSF#000832

Surveyors, Inc.

Land Development

Et<sub>I</sub>

COVTE: 1,=20,
COLL OE YABRIN' ENGLISHED
TOCKLED IN GEORGY WATUR DELENCE 1,540
EVECET, 2 YAOL OOM' 0044' \$ 0048
KENTMEKE

FINAL PLAT

SHEET TITLE

SHEET TITLE

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1 VODEESCENDION

DV JE NO DESCRIBLION

GRAPHIC SCALE

0.00	BEANING	S502217 W	S643137 W		ĕ	2	8	N22'42'20'E	Ы	N6777407W	2	S35:37.30 E	XI.	N5924097	N8000227E	S8336 36 E	\$38.00,26.E	S402025W	S852025W	S89.32,42,E	N82'24'28'E	121	S850545 E	S3111 42 E	\$20.21.36 E	3.09.60.81S	\$29.47.31°E	3,95,19,8XS	N045415E	\$27,00'01'E	S2135127W	S3749'57'W	WB5707327W	N3114 05 W	N2114'32"W	N14'51'26'E	8	1		ă	N262341W	M674624 W	2000000	307.09.09.8	9	MC240 10 E	15		\$270000TE	W. 85,15.265	8	13	SIGDSISE	S32'50'25"W	S2809'37'W	S203019 W	2000
TABLE	CHOKE	99.30	26.36	20.30	14.01	50.75	0.57	22.63	40.29	24.04	27.03	27.28	24.04	elli	67.42		126.46	26.48	20.11	4.01	45.02	22.32	22.63	38.68	32.07	4.39	39.15	7.35	22.63	24.04	23.93	72.72	24.04	54.39	3.67	114.85	25.46	30.94	33.07	37.38	27.30	777	7010	97.70	3000	47.00	22.00	17.10		16.11	22.63	15.36	23.48	9.46	22.11	22.58	2000
TCURVE	LENGTH	37.08	37.06	37.06	14:01	50.49	0.57		40.30	26.70	27.06	27.31	26.70	200.02	67.84	g		136.93	20.15	4.01	45.15	22.33	25.13	38.83	32.07	4.39	39.26	7.35	25.13	26.70	23.95	73.25	26.70	54.61	3.67	122.34		31.07	33.07	37.48	2/ 42	22.13	02.04	25 26	21.66	17.06	22.01			16.19		15.38		6.46	22.13	22.60	
07	KADOS		150.00	150.00	150.00	25.00		16.00	51	17.00	175.00	175.00	17.00	1/2/00	175.00	100.00	100.00	100.00	100.00	175.00	175.00	31	16.00	124.99	474.99	474.99	150.00	150.00	16.00	17.00	174.99	174.99	17.00	175.00	100.00	100.00	18.00	100.00	120,00	150.00	120.00	150.00	8 8	40000	2000	11.	225.00	100	16.00	47.00	16.00	100.01	16.03	175.00	175.00	175.00	2000
1000	CURVE	3	9	8	8	3	3	8	8	8	282	8	88	0/3	C	C72	673		C75	278	C27	C78	C23	080	183	282	83	280	282	980	C87	883	683	080	83	C92	83	Š	3	8 8	à	3	3 8	355	300	300	300	5010	200	2002	2108	C109	C110	611	C112	CITS	:

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888888888888888888888888888888888888888	260.00 260.00 260.00 260.00 260.00 225.00 225.00 150.00 150.00	64.23 64.23 64.23 64.23 24.29 25.13	64.07 64.07 64.07 24.03 22.63 22.63 22.63 21.16 4.66 4.16	2022 - 202
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	150.00 150.00 225.00 225.00 225.00 16.00 175.00	37.45 14.57 7.80 38.76 49.24 49.24 27.25 27.25	37.35 14.56 7.80 38.71 38.71 49.14 27.24 22.63	10777119E NGO5553E NGC6153E NGC6153E NGC6153E NGC6153C S467647W S467647W
5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	725.00 76.00 750.00 750.00 750.00 750.00 750.00 750.00 750.00	25.13 25.13 12.91 37.06 37.06 37.06 37.06 37.06 37.06 37.06 37.06 37.06	12.82 22.63 36.86 36 36.86 36.86 36.86 36.86 36.86 36.86 36 36.86 36 36 36 36 36 36 36 36 36 36 36 36 36	1888887788888

149	8	S10*41*23*#	N1307.48 E	N25 56 56 E	7.30.00.00W	Trout Co.	3403014000	300 000 0	200.27.20.5	W26105167W	N3174'06 W	N13'48'18'E	N70:30'30'F	2,81,18275	The section is	2000	2 (0 5 5 6 7 8	M3549 01 E	S335447W	S0013 59 E	S19 51 56 E	S3171742°E	N470851W	S3171742°E	N2500'51'E	N50'08'45'E																																			
VE TABL	IANTENI	2.12	4.26	20.95	10.03	17.45	197 79		22.22	20.05	31.46	91.15	75.19	125.00	000	10.0	01:01	20.00	57.01	41.17	21.21	23.49	57.90	19.58	66.48	2.68		Į.	2	2		20.0	2	2	2.0	AL.O	, a.	7.8	<b>8</b> ,	è	à	à	*	à.	*			Γ	2	u a	2,5	2	7,	M.O	10	ų.	1	15	M.0	3.0	9.0
INE CUR	CHOKE	4.24	8.49	41.49	20.00	44.57	104.40		27.00	109.67	62.16	147.30	140.76	175.78	0T 0T 0	90.00	3	36.65	109.66	78.21	42.38	46.41	105.07	38.68	127.55	5.36	TAR TAREE	a	CO.44 214 E TA	W.Y.S.Y.Z.Y.W.	NORWA''	20,000	W69'24'55'W	N. 9. S. S. W.	N6972435	N69'58'40'N	N71'01'1	N701527 W	N7127'08	N715431 W	N72042	N7271'50	N721807	N7238047W	N7253.36 W	002074	M66 39 10	ABLE	BEARING	NS0*44'20'E	N15'31'25'E	SSS 06 07 E	20,90,955	N41'05'00"	S41'05'00'E	N520929	24446,000	3,44,85,515	N410500 W	N48'55'00'E	N385458
ENTERL	LEWGIH	4.24	8.50	41.62	20.02	14.68	211.80		4000	111.03	62.42	157.51	143.84	34 361	100 16	94 49	07.70	97.80	111.08	28.55	42.39	46.60	108.44	38.84	125.15	5.36	OC WAY		206	85.66	3.99	10.74	95,14	8.20	17.75	29.21	37.69	13.46	29.41	9.85	888	16.6	400	9/6	00.7	70.02	44.01	OT LINE 7	HLONG?	13.50	18.07	14.50	14.50	14.50	14.50	10.74	14.50	14.28	3.60	14.50	79.61
Ĭ	KAUNO	20.00	20.00	150.00	125.00	256.00	15000	200	20.00	200.00	200.00	125.00	200.00	128.00	0000	0000	20.00	SOCIO!	199.99	124.99	499.99	149.99	125.00	125.00	150.00	125.00	PACKET.	100	DW.17	RW-12	RW-1.3	P.M-1.4				RW-18	RW-12			RW-L12	RW-L13	K#14		KW16	KR-C3/			37	г	7117	2117	7117	5117	7116	7117	911	130	173	1122	1123	1124
	SOCIE	CC.	acz	CC3	200	500	30.0		(10)	833	acs a	C/C10	0,01	0,010	2	2	200	CCCID	900	QC17	0,018	CCC19	CLC20	CLC27	CLC22	ac23														_							_				_								_		_

INE TABLE BEARING S1307097W	W 92,92712	S1759'59'W	S1759'59'W	S43'04'22'W	W.20001 W	W.23,23.23	S4655.181	S46'56'38'E	S72'00'01'E	3	2000	S72'00'01'E	S4070'32'E	77.72	S495475W	S493475W	S497475W	M8855578 W	NOT D6 42 E	S88'53'18'E	57.42	S217815 W	C40'40'20 W	S1759'59'W	N.65,6521S	S175249E	27757487	51/33 #8 E	22774	S40.05.45 E	S7200'01'E	5227/40 E	S40.05,45°E	N720612E	77	M674220E	W C P W C S O S O S O S O S O S O S O S O S O S	S483500 W	S48'55'00'W	220	S48*55:00*W	W. CO. 54-575	SS172729 W	S51727297W	SS172729 W	S38-37-31-E	S363731 E	2410000	34100,00.5	N41.05.00 W	S4835'00'W	S4105'00'E
LENGTH LENGTH 64.75	57.52	139.15	394.44	39.35	30.63	86.06	91.21	27.03	55.87	592.55	224.66	121.78	128.54	604.20	163.56	269.43	100.26	244.46	20.00	269.98	123.20	198.08	136.25	283.36	58.97	46.94	69.21	80.23	101.78	110.42	182.27	256 78	70.33	62.00	107.03	70.40	122.20	146.41	118.67	70.00	72.00	145.95	79.35	128.36	140.54	70.50	131.40	131.40	131.40	253.31	189.34	253.31
CENTO	388	g2	86	878	300	0.11	213	Q.14	2,15	212	0.18	673	0.27						0128		01.30	252			લાજ	07.36	300	30		0.41	0.42	270	2,46	CL46	0.47	9 5		2,51	CL52	253	0.56	95.0	CL57	CL58	0.59	0760	269	3 2 2	290	CLES	9970	C167

NE TABLE	BEARWG	W52308 E	A66'44 U/ E	3/83/37	S/900 41 E	# 25,80-LUN	WYZDY KY W	N3439.04 W	WO326707W	M53110E	MO4:30,56,M	NOT 02 14 E	N283531"W	N45:39787W	N842957 W	S68"44"01"W	S80'25'36'W	W39.16.1W	N40702317	N313837 E	MST TO COR.	MI21750E	N1844 USE	107 117	277/16/20	3,00,00,500	N352551E	N16'20'45'E	N59'39'01'E	M83'00'39'E	N30'20'43'E	N15'25'41'E	N79-31"28"E	N22'29'46'E	N2911'55'E	W2017040E	N34.4023'F	N134702E	N60'47'31'E	S72'40'43"E	M65 52 29 E	N252359 E	N. S. 40 03 E	M23/34 E	272.02.00	AUS-1710'E	W25723'06"W	W.OC.60.00W	N29'36'51'E	N37'47'05'E	N82'25'54'E	1182'25'54'E	N10'57'25 E
DARYLI	LENGTH	24.72	2000	39.62	6 13	23.00	11.71	17.77	31.35	11.69	39.60	27.74	17.61	13.98	15.46	22.10	7.57	15.03	28.72	01.70	8 2	20.00	24.40	1000	202	807	7.22	14.55	5.37	11.43	20.72	20.17	12.28	31.20	8.42	20.00	15.52	0.41	11.36	17.60	6.40	43.95	36.55	12.08	20.43	13.21	12.01	11.67	35.13	14.87	3.73	17.17	7.54
BOUN	TINE	8	/27	907	160	197	797	297	797	165	997	797	897	697	720	121	775	773	77	673	977	13	0/7	180	181	1.82	183	187	587	987	287	887	687	067	167	101	187	967	967	767	867	667	200	1000	100	7047	9017	7106	7017	1108	1108	7110	1117

NE TABLE	BEARING	S7574'22'E	N497212E	3,75,00,50V	W. S. P. P. P.	S.FULT.LIN	3,77,87,550	TOTAL TOTAL	W08'55"2"	M_97,U5-82.76	100000 H	W 1750 W	1000000	MOD 40 OF IL	W. C. C. C.	N/419101	N.X.23.23.E	M075302E	N2754'32'W	M95532 E	N477775E	18531 06 E	S31.46,21,E	S69'30'30'E	N7531 48 E	N1205'02"E	N10'48'43 W	N42'09'59'W	N7635257W	N30'46'00'W	N23'40'37'E	N6125217E	1192453E	N05'46'17'E	N70'03'45'E	28975717E	S7034'31'E	N79.38.42.E	N18717287	NO4 59 29 W	N4352597	M85'46'52'E	1149'08'14 E	WX0.42.50 E	N1774.05 W	N.3674.28 W	MO52017W	N40'03'56 W	22 tt 22 lb	20 00 00 m	361.Z4 CO W	2//3/30 8	WOO 10 40 W	W 00. W 00. W	N274764	100000000000000000000000000000000000000	102200
DARYLI	LENGTH	35.08	14.52	24.04	23.78	22.42	28.72	1016	15.81	10.71	101.01	22.42	40.64	40.04	40.04	5  6	10.0	272	17.04	/1/2	200	6.47	10.31	10.52	16.97	7.34	16.74	10.80	12.19	6.83	12.22	13.11	4.15	23.31	6.95	17.10	8.30	6.07	22	14.70	14.51	24.83	5.68	2/3	200	14.6	16.11	10.73	9 5	200	13.30	2.2	21 58	10.82	20.44	17.31	107
BOUN	JW2	17	77	67	77	57	31	17	87	0/	9	11.			2		27	917	717	817	617	720	121	727	123	754	125	927	127	728		057	3	725	523	2	927	927		927		097	(4)	742	3	***	9	947	200	9,3	647	3	152	197	75	991	3

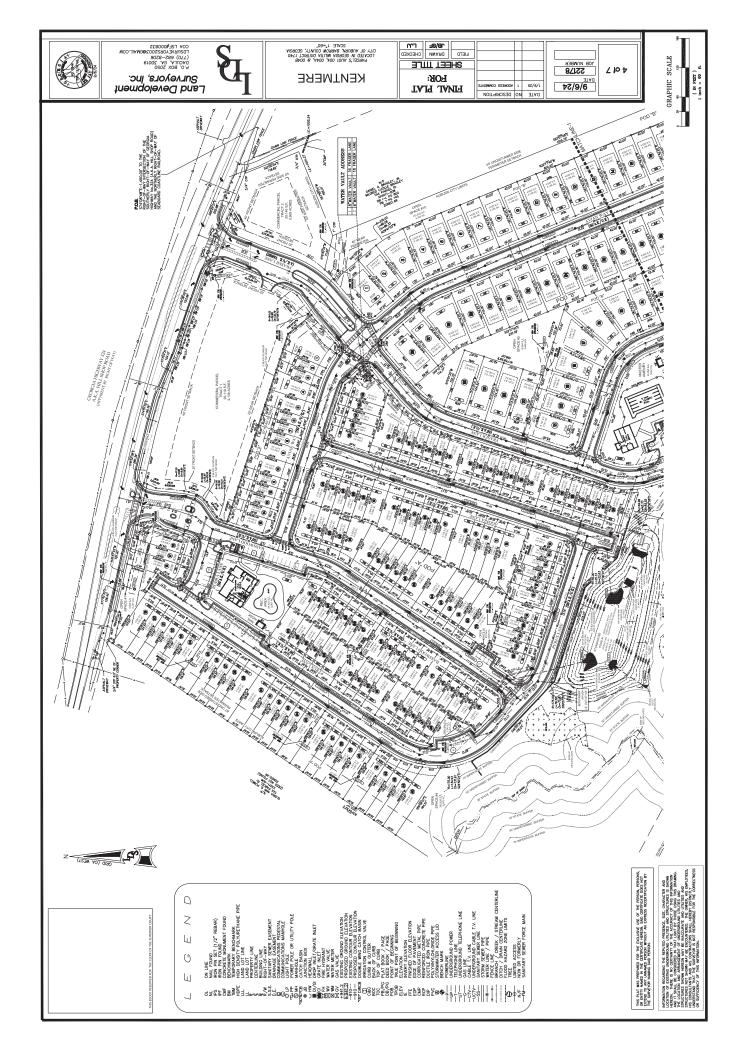


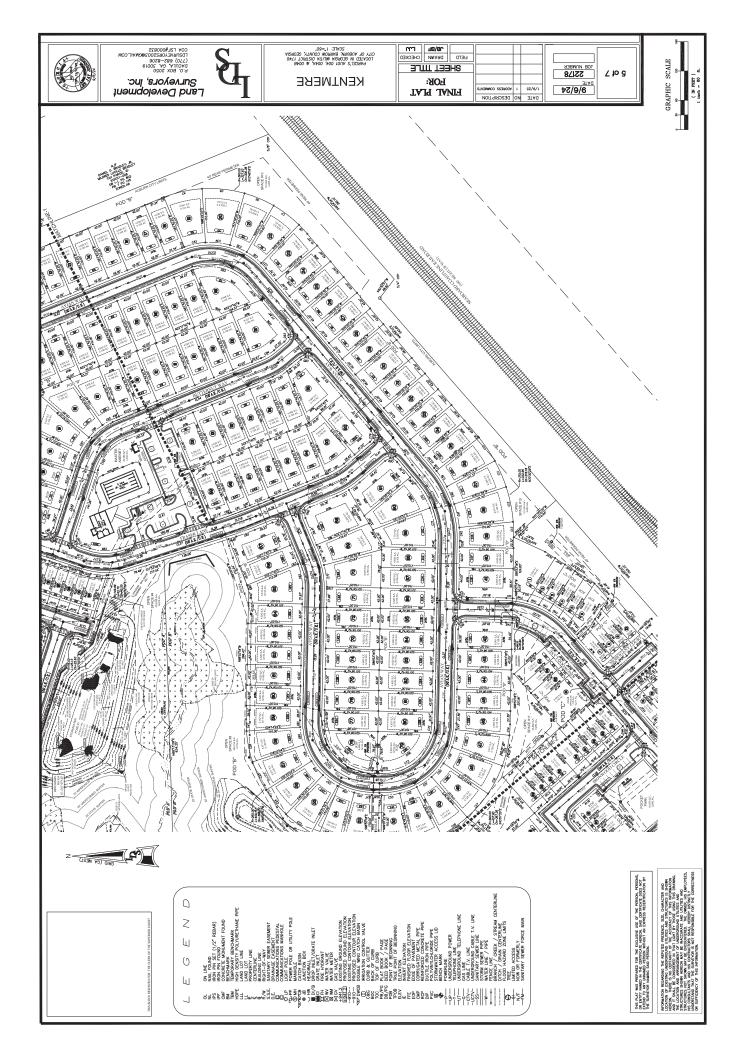
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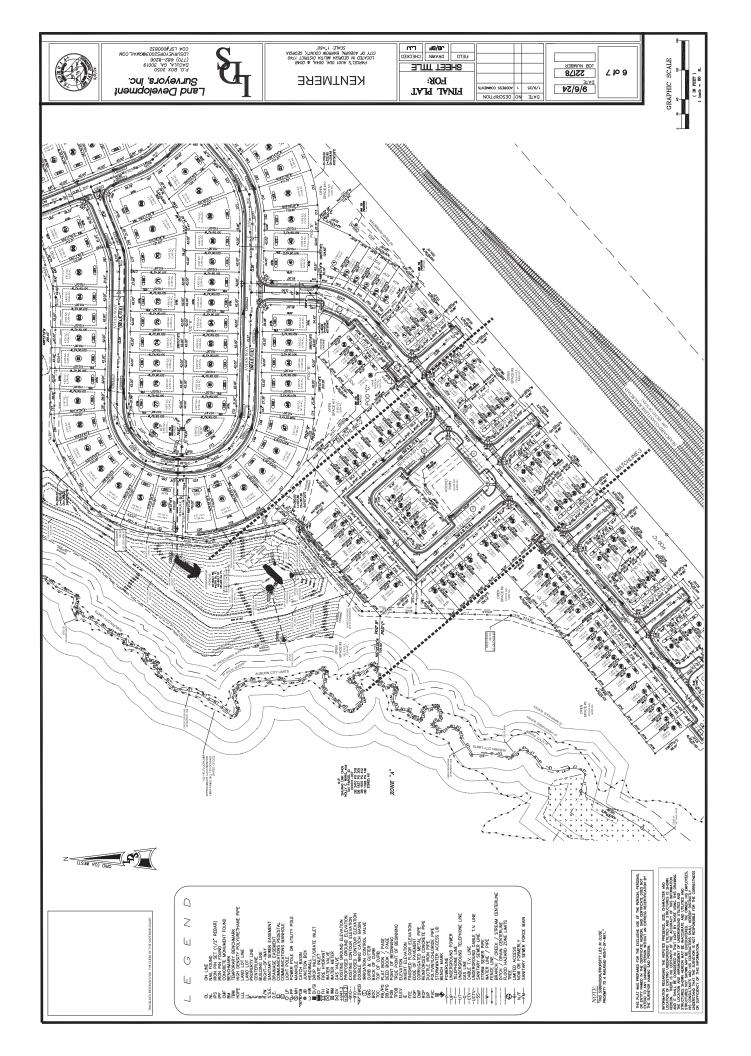
PIPE TYPE & SIZE	18"RCP	340H_81	340H_81	18"RCP	340H.81	340H.81	340H.81	18"RCP	18"RCP																								
SLOPE %	2.33	2.21	2:09	0.77	2.51	7.12	1.14	2.01	3.12																								
теметн	33.52	26.21	21.00	146.53	81.76	39.75	27.99	75.89	64.10																								
Alp.	51.1	52.1	53.1	54.1	54.2	55.1	56.1	57.1	58.1																								
PIPE TYPE	3dGH_81	34GH_81	30"RCP	30"RCP	30"RCP	24"RCP	18 RCP	18"RCP	24"RCP	24"HDPE	18"HDPE	18"RCP	18"RCP	18"RCP	18"RCP	340H.81	340H_81	18*HDPE	18*HDPE	36"RCP	36"RCP	36"RCP	36"RCP	30"RCP	30"RCP	30"RCP	24"RCP	24"RCP	24"RCP	18"RCP	18"RCP	18"RCP	18 HINDE
SLOPE X	0.74	0.98	97.0	0.48	0.49	1.38	3.12	3.67	1.72	1.55	3.29	3.04	2.39	2.66	1.73	0.93	1.08	1.77	2.51	0.88	2.48	8.45	4.00	2.33	0.51	1.13	0.95	0.98	1.86	1.97	3.12	10.26	1.81
LENGTH	112.54	173.73	64.18	47.90	81.42	118.96	167.73	30.78	108.20	35.39	74.10	35.22	48.56	32.28	32.44	94.51	257.68	93.35	109.35	65.81	57.70	36.70	180.39	150.34	49.37	231.80	163.84	70.54	76.93	166.92	149.53	31.67	105.70
NO.	36.1	36.2	37.1	37.2	37.3	37.4	37.5	37.6	38.1	38.2	39.1	40.1	41.1	42.1	43.1	44.1	44.2	45.1	45.2	46.1	47.1	47.2	47.3	47.4	47.5	47.6	47.7	47.8	47.9	47.10	47.11	48.10	107
AIPE TYPE	18"RCP	18"RCP	30"RCP	24 RCP	24 RCP	24"RCP	24"RCP	18 RCP	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	340H_81	18"RCP	18"RCP	18"RCP	18"RCP	18"RCP	24"RCP	18 RCP	18 RCP	18 RCP	18 RCP	24"RCP	340H_81	340H_81	18"RCP	10,000
SLOPE %	5.14	0.85	1.07	4.67	2.89	1.88	1.64	2.90	4.25	2.37	2.31	9.50	0.88	11.87	1.97	1.94	4.79	1.18	2.65	0.92	0.86	1.93	1.77	1.04	0.89	4.72	3.59	0.91	6.54	0.55	0.82	0.97	102
TENCH	151.04	50.60	85.91	101.02	198.22	293.71	239.71	255.93	169.81	33.68	30.77	35.15	34.00	29.16	126.37	32.87	30.71	41.32	116.07	78.28	31.52	30.59	34.95	127.14	114.61	156.40	169.64	36.01	31.94	148.20	45.38	31.84	37 12
NO.	21.18	21.19	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	23.1	24.1	25.1	26.1	26.2	26.3	27.1	27.2	27.3	27.4	28.1	29.1	30.1	31.1	31.2	31.3	31.4	31.5	32.1	32.2	32.3	33.1	1 72
3ZIS \$	30*RCP	30*RCP	24*RCP	18 RCP	18 RCP	18 RCP	18"RCP	18"RCP	18THDPE	24"RCP	18"HDPE	18"HDPE	18"RCP	18"RCP	18"RCP	18"RCP	42"RCP	54*RCP	54*RCP	54*RCP	54"RCP	54*RCP	54*RCP	54*RCP	54*RCP	54*RCP	54"RCP	48"RCP	48"RCP	48"RCP	36 RCP	36'RCP	000,02
SLOPE %	4.88	10.31	1.47	6.77	7.56	1.54	0.56	1.15	1.50	0.86	1.04	1.97	2.27	4.99	3.48	1.77	1.53	1.03	10.59	3.29	1.01	1.11	1.01	0.53	0.50	0.51	0.74	0.91	1.40	1.03	5.49	0.50	0.81
немет	88.44	62.17	88.40	154.97	152.92	143.70	91.35	89.47	60.56	158.89	93.97	52.23	34.70	46.28	63.83	31.56	98.26	57.02	12.85	30.07	55.28	63.67	72.57	291.36	132.93	162.69	217.78	74.47	67.61	109.47	215.21	148.62	32 70
NO.	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	15.1	16.1	16.2	16.3	17.1	18.1	1.61	19.2	20.1	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	21.10	21.11	21.12	21.13	21.14	21.15	31 16
PIPE TYPE	36" RCP	36"RCP	36"RCP	24 RCP	24 RCP	24"RCP	18"RCP	18"RCP	18 RCP	18"RCP	18 RCP	18"RCP	18"HDPE	18'RCP	18"HDPE	18"RCP	340HE	18*RCP	18*RCP	18"RCP	24"RCP	24"RCP	18*RCP	18*RCP	18"RCP	18"RCP	18"RCP	18"HDPE	18"HDPE	18"RCP	18"HDPE	18"RCP	40,000
SLOPE %	1.21	3.47	6.07	3.21	1.36	1.47	2.44	0.77	5.00	7.29	9.32	1.74	0.84	1.87	0.73	7.75	0.95	6.21	3.61	1.52	7.89	8.13	8.05	7.02	2.05	1.22	0.98	2.06	0.99	2.91	1.05	7.30	623
немет	67.18	106.47	46.59	30.81	36.77	72.56	85.81	48.91	87.13	131.20	150.83	135.60	74.57	33.79	83.45	50.09	84.05	36.68	62.74	32.17	101.55	146.24	148.46	93.31	89.33	87.48	105.13	58.43	118.41	68.48	25.70	55.50	48.85
NO.	1.1	2.1	2.2	2.3	2.4	2.5	5.6	2.7	2.8	5.9	2.10	2.11	2.12	3.1	4.1	5.1	6.1	7.1	8.1	9.1	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	10.7A	11.1	12.1	121

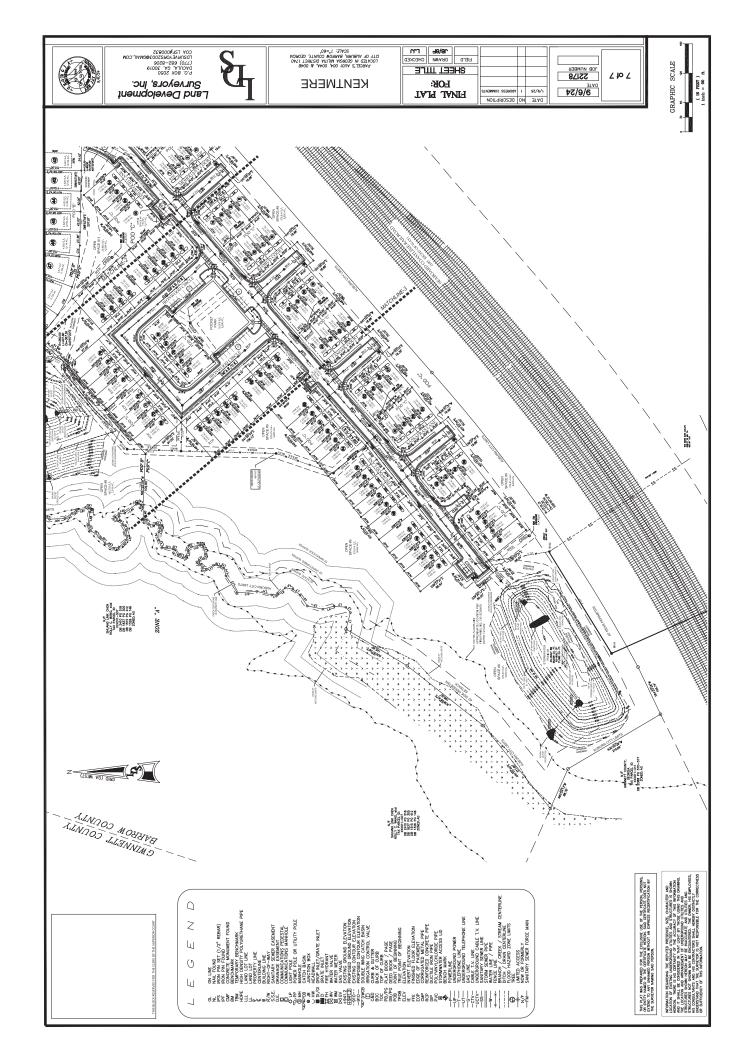
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CITY OF AUBURN 1 AUBURN WAY AUBURN, GA 30011 PHONE: 770-963-4002

www.cityofauburn-ga.org

## **MEMORANDUM**

TO: Planning & Zoning Commission

FROM: Sarah McQuade, City Planner

DATE: February 19, 2025

RE: Summerlin Phase 1 Final Plat Approval

Dear Planning & Zoning Commission,

The applicant is requesting approval of a final plat for Summerlin Phase 1 pursuant to Title 16 – Development Regulations of the City of Auburn.

## PROPOSAL:

The purpose of the final plat is to record the subdivision of Summerlin Phase 1 with the Barrow County Clerk of Court. At a total area of 56.55 acres, Summerlin Phase 1 will consist of 116 detached houses on individual lots. Additionally, 1.55 acres of land will be dedicated to resident amenities. Once a final plat has been recorded, the applicant may sell the lots and begin vertical construction of the residences.

## **BACKGROUND / CURRENT ZONING:**

On October 7, 2021, the Mayor and Council approved an ordinance to annex the subject assemblage as a PSV: Planned Suburban Village. The rezoning decision was accompanied by 18 conditions as provided below:

- 1. Proposed development shall be constructed in general conformance with site plan titled "Carl Cedar Hill Road - Concept Plan" dated May 6, 2021.
- 2. Development shall be limited to single-family detached dwellings and accessory uses.
- 3. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake, with a minimum three-foot high brick or stacked stone water table.

- 4. Homes shall be a minimum of 1,800 heated square feet. Two-story homes shall be a minimum of 2,200 heated square feet.
- 5. All dwellings shall have at least a double-car garage.
- 6. No direct lot access shall be allowed to Carl-Cedar Hill Road.
- 7. All streets to be privately owned and maintained.
- 8. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities. The Carl-Cedar Hill Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Carl-Cedar Hill Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
- 9. Natural vegetation shall remain on the property until the issuance of a development permit.
- 10. All grassed areas on dwelling lots shall be sodded.
- 11. Underground utilities shall be provided throughout the development.
- 12. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double-staggered row of evergreens.
- 13. Building lots and stormwater facilities shall not be located within any stream buffer.
- 14. Provide a 40-foot undisturbed buffer adjacent to adjoining property lines.
- 15. Developer shall submit a Traffic Impact Study prior to the issuance of a land disturbance permit.
- 16. Developer shall construct all project access improvements recommended by the traffic study including, but not limited to:
  - a. Install a deceleration lane into the development.
  - b. Install a left-turn lane into the development.
- 17. The final plat shall include a disclosure which provides that "Purchasers are notified that the property described herein is contiguous to a farm operation and animals which may produce sights, sounds, and smells commonly associated with agricultural practices and uses."
- 18. Developer shall install and the Homeowners Association shall maintain a six-foot tall wood privacy fence along the common boundary line of the subject property and the Hutchins property (bearing tax parcel numbers XX050 003 & XX050 004) and the common boundary line of the subject property and the Hardegree property (bearing tax parcel XX050 002).

Please note that substantial acreage has been set aside for future phases of Summerlin, as depicted on the final plat.

### **ANALYSIS:**

Per <u>Sec. 16.20.070 – Approval of Final Subdivision Plat</u>, the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the

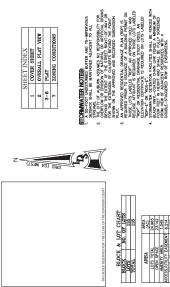
public are in compliance with appropriate standards, regulations, codes and ordinances.

- Sec. 16.20.070.A.2 states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
  - o Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found the following nonconformity.
    - Sec. 16.20.070.A.16.xxi The final plat approval statement, pursuant to Sec. 16.20.070.A.19.iii, is partially missing.
  - o Staff has reviewed the final plat for compliance with zoning conditions, and has found the following inconsistencies.
    - Condition #12 the final plat does not depict a black vinyl-coated chain link fence, nor a double-staggered row of evergreens, to screen stormwater detention facilities from view of adjacent residences.
    - Condition #13 several building lots encroach upon 75-foot impervious stream buffer (i.e. rear of lots 70 through 73).
  - The Area table on the cover sheet does not account for 100-year floodplains, wetland areas, sidewalks under 8 feet wide, or stormwater facilities. These features cannot count as open space or common area (Sec. 16.24.090 and Sec. 17.90.141.I.2).

## **STAFF RECOMMENDATION:**

Staff recommends approval with modifications of the final plat for Summerlin on the findings that with modifications, the proposed final plat would be compliant with Sec. 16.20.070 - Approval of Final Subdivision Plat and satisfy all conditions of zoning that apply to the property. Staff recommend the following modifications be made to the final plat.

- 1. The statement of final plat approval, pursuant to Sec. Sec. 16.20.070.A.19.iii, shall be provided on the final plat prior to submittal with the Barrow County Clerk of Court.
- 2. A note shall be added to the final plat stating that: "No improvement shall be permitted in the 75foot impervious stream buffer for lots: 63, 65, 70, 71, 72, 73, 77, 78, 79, 83, 84, 88, and 89.
- 3. An accurate portrayal of areas that cannot be considered open space or common area, pursuant to Sec. 16.24.090 and Sec. 17.90.141.I.2, shall be included on the cover sheet of the final plat prior to submittal with the Barrow County Clerk of Court.





OPEN SPACE/CONSERVATION AREAS TOPEN AREA : 18.347 AC. MINUS NETLANDS & D.E.= 2.357 AC. USEABLE AREA = 15.890 AC.

CERSALIZ.

GROSS DENSTY = 116 UNITS/ 56.054 ACRES = 2.0 UNITS/ACRE

FRONT VARD = 20 PEET

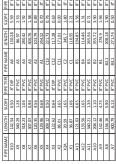
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	340.29	1.28	8" PVC	A5	86.97	2.53	3, b/c
	318.23	1.04	8" PVC	A4	280.42	1.92	3, b/c
	207.07	96'0	8" PVC	A3	400.76	1.38	3, b/c
	120.35	4.56	8, PVC	A2	103.79	68'0	3/4 .8
	129.96	89'0	8" PVC	A1	244.52	0.70	dIC ,8
	309.12	0.50	8, b.v.c	C13	221.73	92'0	3, b/c
	122.62	0.64	8, DIP	C12	117.28	69.0	3, b/c
	10.98	3.65	8" PVC	C11	171.01	00:00	3, b/c
	65.02	1.65	8" PVC	C2	345.7	1.80	aid "8
	28'98	1.06	8, PVC	CI	110.55	12.21	3/4 .8
	121.63	6.65	8, PVC	85	194.85	1.56	3/4 .8
	133.56	1.65	8, bAC	84	114.46	1.31	3/4 '8
	340.21	1.39	8" PVC	83	265.56	12'0	3, b/c
	208.12	1.10	8" PVC	82	355.72	3.90	3, b/c
	142.46	4.75	8" PVC	81	274.9	1.94	3, b/c
	156.16	5.90	8" PVC	82.1	208.18	1.90	3, b/c
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SIDIE	5.59	2.53	1.92	1.38	0.89	0.70	0.76	0.63	0.00	1.80	2.21	1.56	1.31	0.71	3.90	1.94	1.90	02.0
LE NG I H	130.28	86.97	280.42	400.76	103.79	244.52	221.73	117.28	171.01	345.7	110.55	194.85	114.46	265.56	355.72	274.9	208.18	27174
PIPE NAME	96	A5	A4	A3	A2	A1	C13	C12	C11	C2	C1	85	B4	83	82	81	82.1	1.00
VINE IYPE	ald 8	3/, b/vC	3% PVC	3% PVC	3/, b/C	3/, b/C	3/, b/C	ald 8	3% PVC	3% PVC	3/, b/C	8" PVC	3/, b/C	3/, b/vC	3/, b/vC	3% PVC	3, b,\C	J/\U ,0
SLOPE	0.50	1.28	1.04	96'0	4.56	89'0	0.50	0.64	3.65	1.65	1.06	6.65	1.65	1.39	1.10	4.75	5.90	613
LENGIH	142.54	340.29	318.23	307.07	120.35	129.96	309.12	122.62	10.98	20.59	36.87	121.63	133.56	340.21	208.12	142.46	156.16	02,000
ENAME	X10	6X	X8	X7	9X	X5	X4	X3	X2	X2A	X1	A13	A12	A11	A10	A9	A8	4.2



ARBA AREA

LOTS TOTAL 24,865

LOTS TOTAL 24,865

AMENITY MEA 1,545

AMENITY MEA 1,545

RIGHT-OF-WAY 0.689

OVERALL SITE 66,554

OPEN SPACE/ CONSERVATION AREA #2 TOTAL AREA = 4,795 AC. MINUS WETLANDS & D.E.= 0,116 AC. USEABLE AREA = 4,679 AC.

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WETLAND CERTIFICATION

GENERAL NOTES:
1. TOTAL ACREAGE: 56.554
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3. ZOHNG = PSV

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SURVEYD MEA, UES WITHIN A 100 YEAR FLOOD HAZARD
MEA PER FIRM PANEL 13013C00450, DECEMBER 12, 2022.

PROTECTIVE COVENANTS
THE PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE
DOCUMENTS SUBJECTOR THE CONTROL THE SEPARATE
ATTACHED IN FORD BOOK 2891, PAGE 486–536
ATTACHED INFORT DOLOGY, MINICH REFERS FORDILE A PART OF THE PAGE ATTACHED WES SORED BY THE OWNER.

MINIMUM DWELLING SIZE = 1,800 HEATED SQUARE FEET SINGLE STORY MINIMUM DWELLING SIZE = 2,200 HEATED SQUARE FEET TWO STORY MAXIMUM BUILDING HEIGHT = 35 FEET

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SLOPE	5.59	2.53	1.92	1.38	0.89	0.70	0.76	0.63	0.00	1.80	2.21	1.56	1.31	0.71	3.90	1.94	1 00
LENGTH	130.28	86.97	280.42	400.76	103.79	244.52	221.73	117.28	171.01	345.7	110.55	194.85	114.46	265.56	355.72	274.9	20010
PIPENAME	A6	AS	A4	A3	A2	A1	C13	C12	C11	C2	C1	85	B4	83	82	81	1.00
3d AL 3 dI d	dIQ.8	8, bAC	3, b.v.c	3, b.v.c	8" PVC	8" PVC	8" PVC	dIQ.8	3, b.v.c	3, b.v.c	3/, b/C	37. PVC	3, bAC	8, bAC	8, bAC	3, b.v.c	J/10 10
SLOPE	0.50	1.28	1.04	96'0	4.56	89'0	020	0.64	3.65	1.65	1.06	6.65	1.65	1.39	1.10	4.75	003
LENGTH	142.54	340.29	318.23	307.07	120.35	129.96	309.12	122.62	10.98	20.59	36.87	121.63	133.56	340.21	208.12	142.46	150.10
PIPENAME	X10	6X	X8	X7	9X	XS	X4	X3	X2	X2A	X1	A13	A12	A11	A10	A9	9.0

Г	340.29	1.28	8" PVC	A5	26'98	2.53	8, 6
Г	318.23	1.04	8" PVC	A4	280.42	1.92	8, b
П	307.07	96'0	8" PVC	A3	92'00%	1.38	8, b
П	120.35	4.56	8" PVC	A2	103.79	0.89	8, b
П	129.96	89'0	8" PVC	A1	244.52	0.70	3,8
Г	309.12	0.50	8" PVC	C13	221.73	0.76	8, b
Π	122.62	0.64	8, DIP	C12	117.28	0.63	8, 6
Г	10.98	3.65	8" PVC	C11	171.01	0.00	8, b
Г	20.59	1.65	8" PVC	C2	345.7	1.80	3 ,8
П	36.87	1.06	8" PVC	CI	110.55	2.21	8, b
П	121.63	6.65	8" PVC	85	194.85	1.56	8, b
Г	133.56	1.65	8, b.v.c	84	114.46	1.31	8, b
Г	340.21	1.39	8" PVC	83	95'592	0.71	8, 6
	208.12	1.10	8" PVC	82	355.72	3.90	80
Г	142.46	4.75	8" PVC	81	274.9	1.94	8, b
П	156.16	5.90	8" PVC	82.1	208.18	1.90	8, b
П	400.79	6.13	8" PVC	83.1	271.74	0.50	1,8
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# SUMMERLIN PHASE FINAL PLAT FOR

F.K.A. WINGATE

277 CARL CEDAR HILL ROAD
WINDER, GA 30680
LOCATED IN GEORGIA MILITIA DISTRICT 1743
PARENT PARCEL AUIG-202
CITY OF AUBURN
BARROW COUNTY, GEORGIA

Land Development
Surveyore, Inc.
(770) 682-8200
coh Lsr/1000822
coh Lsr/1000822

GENERAL SURVEY NOTES

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TAX MAP AND PARCEL NO: 4<u>116\_202</u> ADDRESS (IF ONE HAS BEEN ASSIGNED): 4 AOREAGE: <u>56\_554</u> EXSTING ZONING: <u>PSY</u> PROPOSED USE: <u>RESIDENTIAL DEVELOPARIN</u>

PROPERTY INFO

SIGNATURE OF APPLICANT: PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS .

OTARY DIRECT

DATE DATE

SECTION 15-4-07 WINSTON 10-10-05.

SECTION 10-10-05.

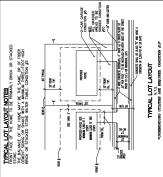
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SURVEYORS CERTIFICATION

OWNERS ACKNOWLEDGEMENT AND DECLARATION







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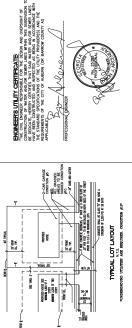
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LAND GIRMETOR

NAN DEGLOVERT SIRVEYORS, NC

NCO. BOX 2050

PHONE: (404) 328—877

CONTACT: SHAME FOSTER

EMAIL: MSF17770FYHOC.COM

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PARENT PARCEL(S) AU16-202 10 IN GEORGIA MILITA DISTRICT 1743
PHASE 1
SUMMERLIN

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UTILITY DEDICATION

WATER UNES: 8" DIP UNEAR FEET 5,024,67

NAME OF APPLICANT:

PROPERTY OWNER PERSONALLY APPEARED
THIS \_\_\_\_ DAY OF \_\_\_\_\_\_

NOTARY PUBLIC

THE CONTROL OF A LINE CONTROL

SCALE: 1"=60"

CITY OF AUBURN, BARROW COUNTY, GEORGIA

LOCATED IN GEORGIA MILITA DISTRUCT

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2025.

DATED THIS DAY \_\_\_\_ OF MAYOR, CITY OF AUBURN

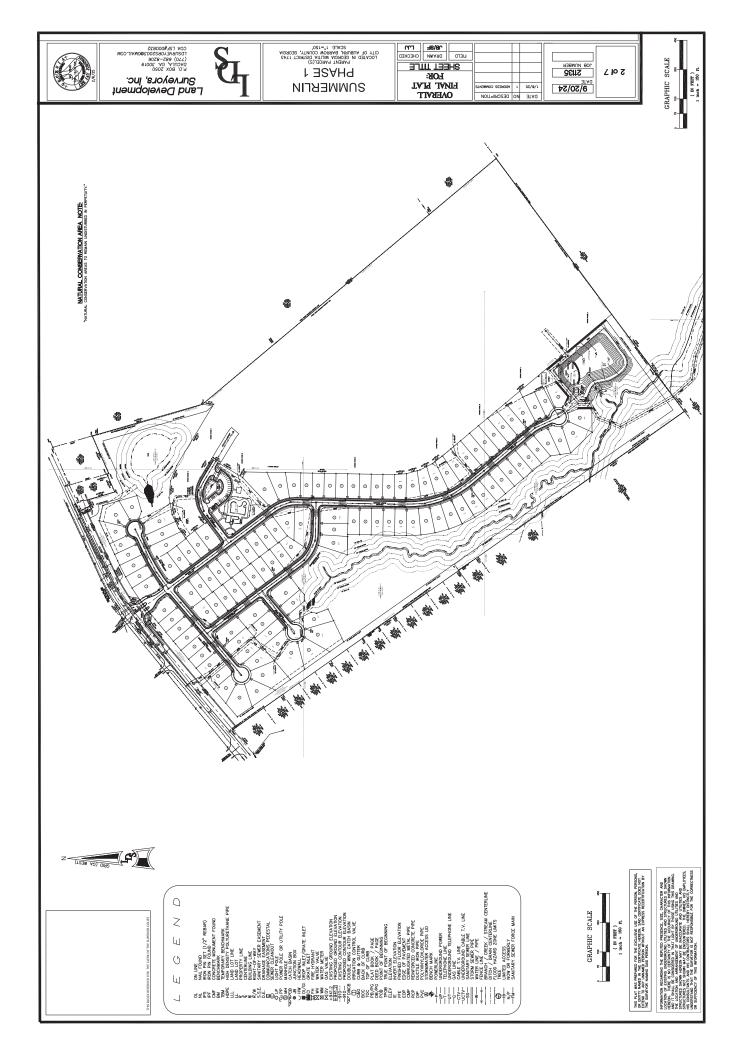
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SLOPE	0.88	1.70	2.21	1.27	1.88	4.29	5.11	1.56	4.74	1.63	1.34	1.67	2.38	1.74	2.89	3.02	3.87	0.70	1.15	1.20	4.19	0.75	1.45	89.9	2.96	3.76	0.40							
LENGTH	30.56	299.44	197.17	27.48	33.46	135,33	306.16	33.29	218.33	157.37	123.46	240.70	60'55	154.25	98'65	65.84	11/61	31.37	32.06	30.94	123.22	32.14	33.08	11.38	25.67	13.83	80'86							
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LENGTH	77.84	177.70	174.85	101.40	102.50	36.16	133.90	86.02	72.05	93.80	78.11	119.06	15.52	31.01	68.41	235.26	240.73	155.36	200.61	30.86	71.97	31.28	30.34	37.91	134.77	192.63	42.63	104.84	30.55	166.27	116.56	156.58	47.76	30.01
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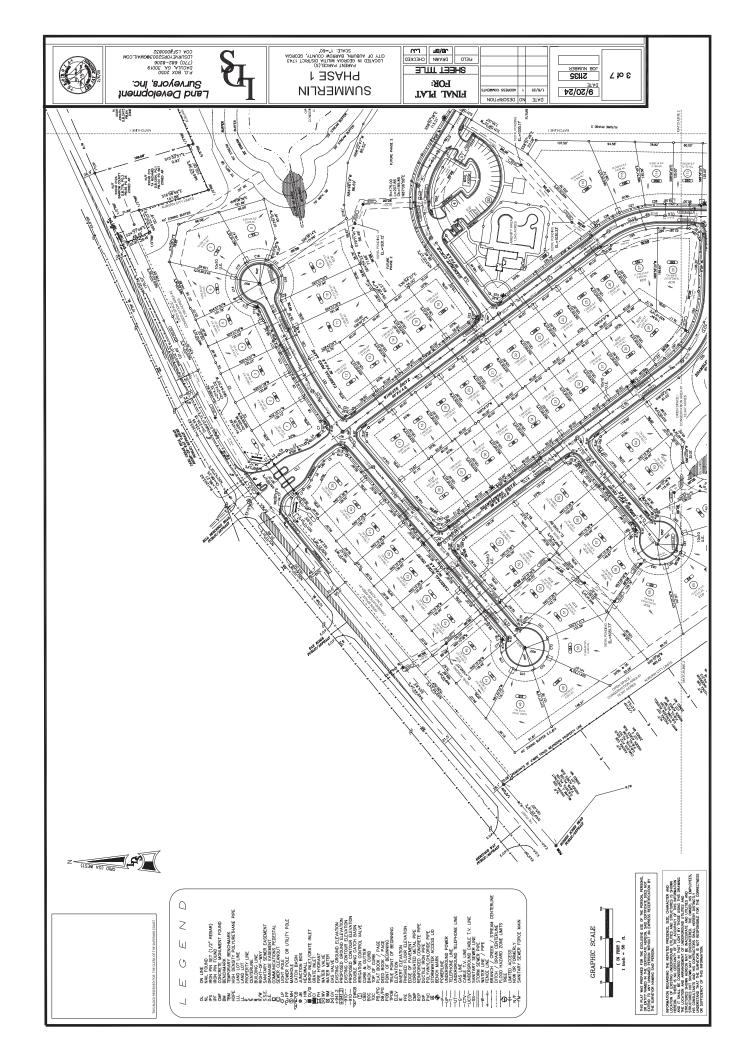
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SLOPE	0.88	1.70	2.21	1.27	1.88	4.29	5.11	1.56	4.74	1.63	1.34	1.67	2.38	1.74	2.89	3.02	3.87	0.70	1.15	1.20	4.19	0.75	1.45	89.9	2.96	3.76	0.40				١		
LENGTH	30.56	299.44	197.17	27.48	33.46	135,33	306.16	33.29	218.33	157.37	123.46	240.70	60'55	154.25	59.86	65.84	19.11	31.37	32.06	30.94	123.22	32.14	33.08	11.38	55.67	13.83	60'86						
PIPE NO.	E1	E2	EB	E4	ES	93	- 63	E8	E3	E10	E11	E12	E13	£14	E15	E16	E17	E4.1	E7.1	E10.1	E11.1	E12.1	E13.1	F22	11	12	X1						
PIPE TYPE & SIZE	18" RCP	18"RCP	18"RCP	24"MAXFLOW	34"HDPE	24"MAXFLOW	34"HDPE	34"HDPE	34"HDPE	34"HDPE	34"HDPE	24"HDPE	34"HDPE	18"MAXFLOW	18"MAXFLOW	34QH,8T	34 GH , 8T	3dQH,#Z	34"HDPE	18"MAXFLOW	18"HDPE	18"MAXFLOW	18"MAXFLOW	18"MAXFLOW	18"MAXFLOW	18"HDPE	34GH,8T	24"HDPE	24"MAXFLOW	34"HDPE	24"HDPE	34GH,#Z	24"HDPE
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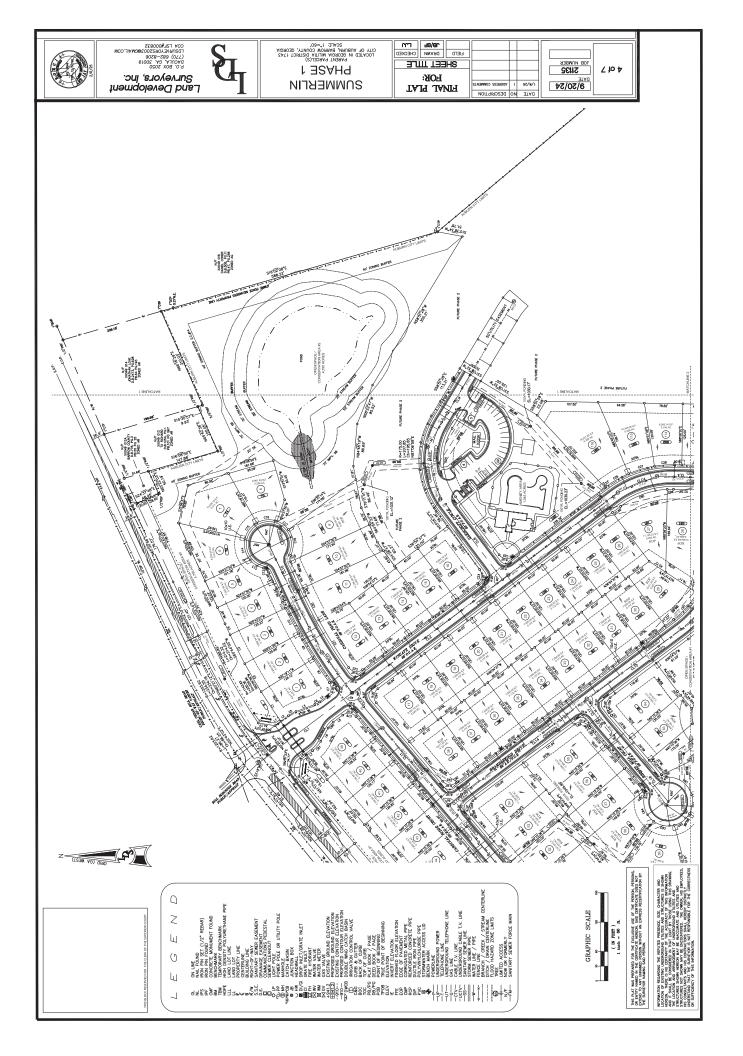
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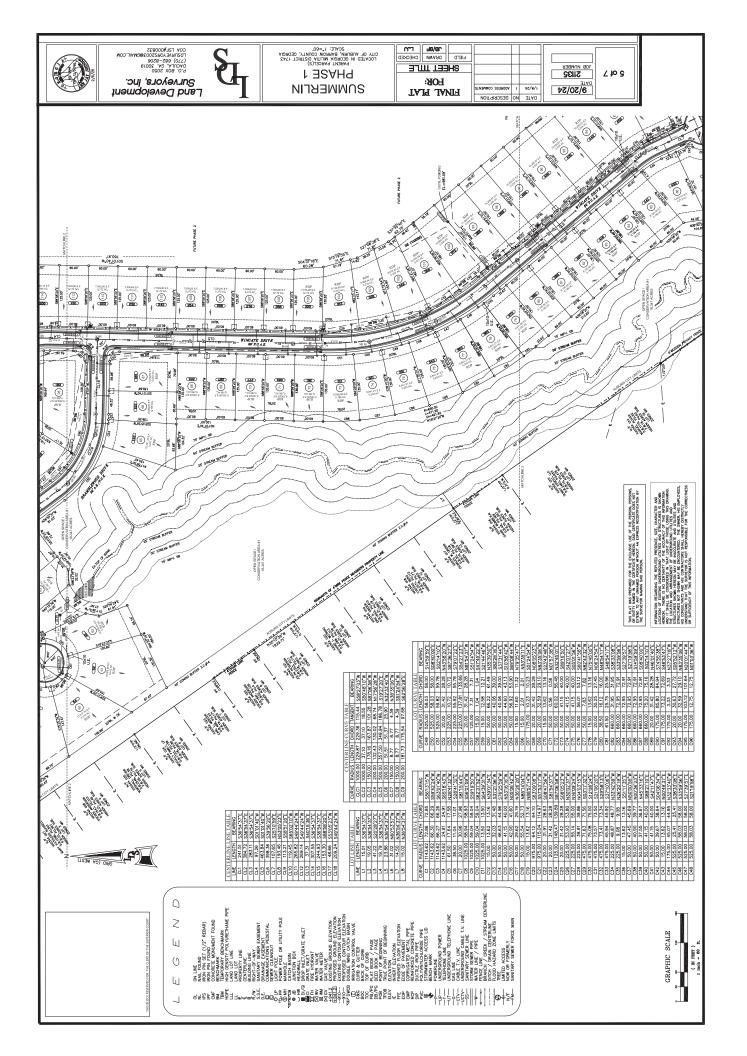
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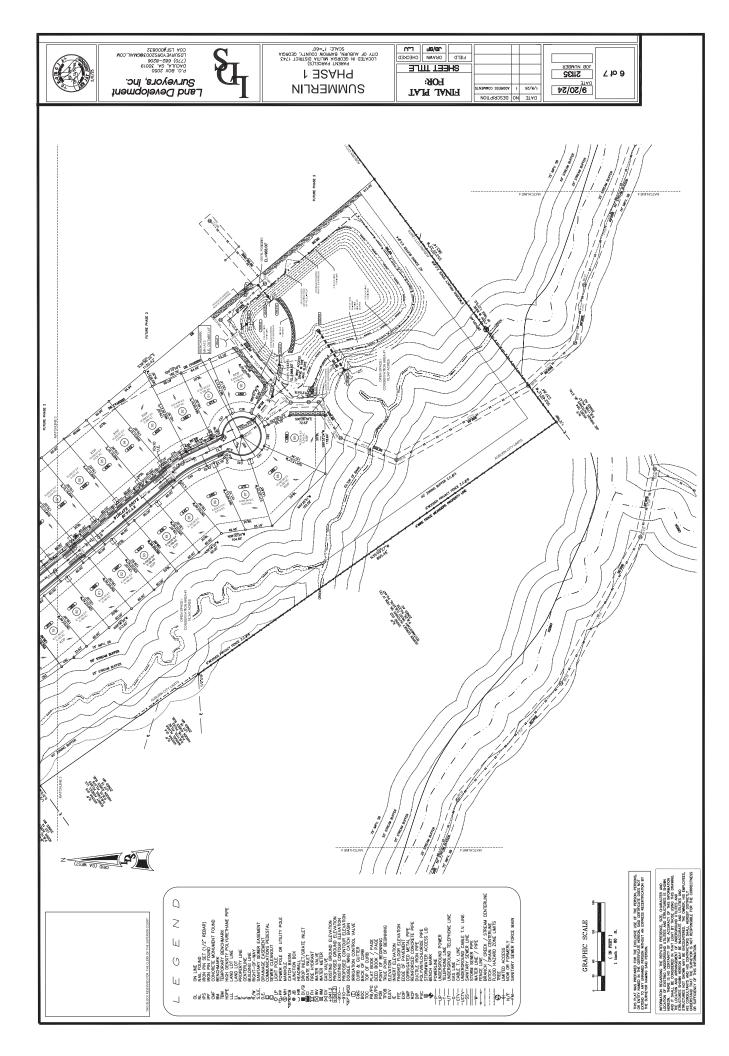
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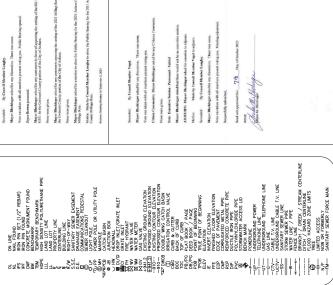


Land Development Surveyors, Inc.
Surveyors, Inc.
(770) 682-880
Con Listingroups Con Listing SUMMERLIN
PHASE 1
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CITY OF AUBURN 1 AUBURN WAY AUBURN, GA 30011 PHONE: 770-963-4002

www.cityofauburn-ga.org

## **MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Sarah McQuade, City Planner

**DATE:** February 19, 2025

**RE:** Proposed amendment to the City's Zoning Ordinance, Section 17.90.140, PUD: Planned

**Unit Development District** 

## **REQUEST:**

At the request of the Mayor and City Council of Auburn, a series of amendments have been proposed to the text of City of Auburn Zoning Ordinance, Section <u>17.90.140</u>, which governs the PUD: Planned unit development district. The text amendments proposed to alter the content of all subsections and create new ones as indicated below

The contents of the proposed amendment and restructuring of Sec. 17.90.140 are summarized below:

- A. *Intent* Reduce the scope of the PUD from large-scale, innovative, mixed-use development to strictly residential land uses compatible with existing development patterns.
- B. *Purpose* Provides for flexible arrangements of residences, open spaces, and amenities in a master-planned fashion.
- C. *Establishment of a PUD district* PUD sites shall be compatible with the surrounding area, with room for exceptions from size, setback, frontage, density, and other use standards.
- D. *Minimum Standards and Requirements* Increase minimum overall residential density from 2.2 dwelling units per acre (du/acre) up to 3.0 du/acre. Reduce the minimum contiguous area for a PUD from 50 acres down to 10 acres. More specific requirements previously housed here have been relocated.
- E. *Permitted Uses* Expand upon this section by providing explicitly permitted residential land use types (single-family detached, single-family attached, and multi-family).
- F. Required Reports and Plans Provide additional and more specific information on what's required for a PUD submittal. New conceptual plan requirements at this stage include building setbacks,

- minimum lot dimensions, and an architectural pattern guide.
- G. Exterior architectural standards for single-family residences New content that governs exterior finish materials, architectural requirements, façade variations, building dimension, garages, driveways, and more. These standards are intended to promote development consistency and aesthetics.
- H. *Resident Amenities* Fresh requirements for PUDs directly correlate resident amenity requirements to development size. Amenity types, including swimming pools, dog parks, and pickleball courts, have been assigned point values that count towards a given minimum amenity score.
- I. Landscaping and Buffer Requirements Ensures PUD development and abutting residential sites are buffered appropriately from one another, without disturbing existing Code requirements.
- J. *Conformity with Submitted Application Materials* The passage of time shall not impact an established PUD approval.
- K. *Amendments to Approved Planned Unit Developments* Minor and major amendments to approved PUDs are clearly defined, along with procedures for said amendments.

## **STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed zoning text amendment to Sec. <u>17.90.140</u> of the City of Auburn Zoning Ordinance.

## 17.90.140 PUD planned unit development district.

- A. *Intent*. The intent of a planned unit development is to foster innovative developments that provide an innovative mix of residential land uses and development patterns which complement the existing fabric of Auburn, provide new development compatible with existing developments and patters, and are supportive of the comprehensive plan.
- B. *Purpose*. This district encourages flexible placement, arrangement and orientation of residential structures, active open spaces, and resident-focused amenities. A planned unit development enables unique land development that may be constrained in other established zoning districts through careful site master planning.
- C. Establishment of a PUD district. An area may be considered for rezoning to PUD if any one of the following conditions exists:
  - The characteristics of the specific concept plan and uses proposed for the subject property would only be compatible with the surrounding area if the development were limited to those plans and uses as submitted;
  - 2. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels under single ownership;
  - 3. Exceptions or variation from the size, setback, frontage, density, uses or other standards which are required in the conventional zoning districts are being proposed as a part of a planned development.
- D. *Minimum Standards and Requirements*. All proposed PUD planned unit development district applications shall conform to all of the following requirements:
  - 1. The maximum density shall not exceed three (3.0) dwelling units per gross acre.
  - 2. The site shall abut public streets for a distance of at least one hundred (100) linear feet.
  - 3. A registered engineer, architect, land surveyor or landscape architect shall prepare the plans required for inclusion in an application. The plans shall have their official registration seal.
  - 4. Sidewalks shall be required along both sides of all streets within a PUD. The construction standard of the required sidewalks are given in the city development regulations; however, the minimum width of all sidewalk along streets shall be five (5.0) feet.
  - 6. The site proposed for a PUD classification shall have a contiguous area of not less than ten (10) acres.

## E. Permitted Uses.

- 1. Any use allowable inherently in a conventional zoning district in this title may be proposed for inclusion in a PUD planned unit development district. Each proposed use should be consistent in application with the intent and purpose of the conventional zoning districts in which it is allowed. Only the specific uses proposed in an application and approved shall be allowed in the district. Any addition of uses, change of plans, or increase in size or density shall require a separate amendment to the original approved PUD planned unit development district and shall follow the same administrative process as any other amendment. Initial approval of a PUD planned unit development district by the city does not mean that subsequent amendments to that planned unit development carry any requirement to be approved by the city council for revision to the plan. Unless otherwise stated in this section, the development standards and land uses which are presented with an application for amendment shall, if approved, become the standards for the subject property and as such shall become a part of these zoning regulations.
- 2. A PUD shall provide primarily single family residential land uses. Where appropriate, a mixture of single family and multi-family residential land uses, as provided below, may be incorporated into a single PUD project.

- a. Residential; single-family detached.
- b. Residential; single-family attached (town houses).
- c. Residential; multi-family (apartment homes).
- F. Required Reports and Plans. At the time a site is designated as a PUD district, the enumerated uses of the zoning district of origin shall be replaced by the contents of the approved PUD. Every application for PUD district zoning shall include all the elements as provided in this subsection. No application for rezoning to the PUD district shall be deemed complete or scheduled for hearing until all required elements are included.
  - 1. Letter of Intent. A letter of intent also known as a narrative statement, wshall be provided which conveys the following:
    - a. General description and location of the site;
    - b. The physical and socio-economic reasons as to why the uses proposed in the planned development would provide a better overall use of this property over the current zoning;
    - c. The proposed provision of utilities, including water, sewer, and drainage facilities;
    - d. The proposed methods for protection and buffering of abutting properties;
    - e. The proposed number of residential units and overall residential density (dwelling units per acre);
    - f. The area of land, expressed to the nearest square foot and as a percentage of the overall site, to be set aside as common open space or recreational areas. Areas of the site contained within overhead power easements or stormwater detention ponds shall not count towards these calculations, and cannot be considered as common open space or recreation areas;
    - g. The proposed maintenance and ownership agreements for any streets and common open spaces not proposed for dedication to the city;
    - h. The proposed restrictions on the use of the property and proposed restrictive covenants;
    - The proposed minimum building setbacks for front, side, and rear yards, and the proposed minimum lot size and lot width for each proposed land use, expressed to the nearest square foot;
    - The proposed minimum lot size and lot width for each proposed land use, expressed to the nearest square foot;
    - k. The names and mailing addresses of all adjoining property owners;
    - An architectural pattern guide demonstrating proposed building materials, features, exterior finishes, windows, doors, colors, and other items affecting exterior appearance, such as fencing. The guide shall include renderings, elevations, and floor plans of proposed buildings; and
    - m. Additional relevant data as may be required by the planning commission or the city council.
  - 2. Concept Plan. A detailed conceptual plan prepared by a registered engineer, architect, land surveyor or landscape architect shall be required for all applications to rezone to the PUD district. The required concept plan shall include the following information:
    - a. A survey of the entirety of the subject property, conducted no greater than twenty (20) years prior to the date of PUD district application completeness. The survey shall depict all property dimensions with metes and bounds, site acreage, a scale, north arrow and tie in point to a known location (road intersection/land lot corner, etc.). Additionally, the survey shall provide, for all adjoining properties, the property owner name(s), tax parcel number, and zoning designation;
    - b. Site topography with contour intervals no greater than two (2) feet;

- c. Lakes, ponds, streams, creeks, floodplains, and other waterways. The source(s) of floodplain data shall also be provided;
- d. The proposed subdivision of the site, with precise lot lines, building setbacks, and a lot data table which provides, at a minimum, the area (expressed to the nearest square foot), width and land use of each proposed lot.
- e. The proposed internal access network, consisting of streets, alleyways, trails, sidewalks, and other mediums, how ingress and egress to the site will be provided, proposed emergency access points, off-street parking areas and quantities, and road names, and;
  - f. Stormwater management areas;
- 3. Administrative Review. of the above identified requirements of the written report and concept plan, as well as any other requirements of this title, shall be met before the planned development rezoning request is presented to the planning commission for its review and recommendation. Specific requirements of the administrative review process are as follows:
  - a. The city planner or his designee shall be responsible for reviewing the written report and concept plan, and verifying the completeness of the application; prior to the application being placed upon the planning commission agenda;
  - b. The city planner shall periodically prepare, post and distribute a timetable for his review and verification of the required exhibits;
  - c. Neither the planning commission, city planner/engineer, nor any other appointed official shall possess the authority to waive any of the written report or concept plan requirements;
  - d. An applicant for a rezoning to PUD planned unit development district, may present a written request to the city council to waive individual requirements of the written report or concept plan; however, a separate request must be submitted for each requested waiver, and must include a specific and valid reason as to why the waiver is necessary; economic hardship shall not constitute or be considered as a valid reason for a waiver request.
- G. Exterior architectural standards for single-family residences. All attached and detached single-family residences constructed within a PUD shall be subject the standards contained herein. These standards serve to promote consistency and aesthetically pleasing residential development within the City.
  - 1. Exterior finish materials.
    - a. No less than fifty percent (50%) of the front façade of each residence shall consist of masonry, brick, stone, wood, or cementitious fiberboard.
    - b. The façades of each individual residence, except for the front façade, shall be constructed with water tables of masonry, brick, or stone which extend no less than 24 inches vertically from the ground below. Each water table shall extend the entire width of the façade.
    - c. The use of vinyl, aluminum, plastic, and bare metal for exterior siding shall be prohibited.
  - 2. Architectural requirements.
    - a. All single-family residences shall be constructed with a porch, deck, or patio measuring no less than 36 square feet in area.
    - b. Architectural projections shall be incorporated to prevent monotonous appearances.
  - 3. Façade variations.
    - a. Changes in masonry color or other façade materials are required,
    - b. Changes in window placement and/or composition are required.

## 4. Building dimensions.

- a. The minimum heated floor area of a residence shall be consistent with the formally adopted standards of a given PUD. The minimum heated floor area shall at a minimum be 1,800 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
- b. No residence shall exceed 35 feet in height. This is not inclusive of basements or subterranean construction.
- c. Detached residential units shall measure no less than 24 feet in width.
- d. Attached residential units (town houses) shall measure no less than 20 feet in width.
- e. Buildings containing town houses shall contain a maximum of 6 residential units.

## 5. Garages.

- a. All detached and attached residential units shall be constructed with a garage with a footprint of no less than 200 square feet. The garage shall be contained within the residence it serves, or be connected to the subject residence by a covered breezeway no less than four (4) feet in width.
- b. The total width of garage doors on the front façade of a detached residence shall not exceed forty-five percent (45%).
- c. The total width of garage doors on the front façade of an attached residence shall not exceed fifty-five percent (55%).
- d. The requirements herein shall not apply to residences with garage doors at the rear façade, also known as "rear-loaded" residences.

## 6. Driveway design.

- a. Driveways which are partially or wholly located in the front yard of the residence they serve shall measure no less than 22 feet in length, measured from the front property line to the front of the garage door, or where the driveway otherwise terminates.
- b. No driveway shall have an overall slope greater than twelve percent (12%).
- c. The requirements herein shall not apply to residences with garage doors at the rear façade, also known as "rear-loaded" residences.

## 7. Lot area.

- a. A lot which hosts a detached residence shall measure no less than 5,000 square feet in area.
- D. A lot which hosts an attached residence that has a rear-loaded garage shall measure no less than 2,000 square feet in area.
- c. A lot which hosts an attached residence without a rear-loaded garage shall measure no less than 3,000 square feet in area.
- H. Resident Amenities. PUD districts shall provide their residents with common amenities which are proportional to their sizes and densities. Residential amenities positively impact the people they serve and generally improve quality of life. Complete construction and installation of all approved resident amenities shall be completed before certificates of occupancy have been issued for fifty percent (50.0%) of the approved residential units.
  - Amenity types. Acceptable resident amenities are provided below; additionally, each amenity type is assigned a score.
    - a. Amphitheater, greater than 1,000 square feet (one point).
    - b. Amphitheater, greater than 2,500 square feet (two points).

- c. Basketball courts, regulation size (two points).
- d. Children's active play area, greater than 1,000 square feet (one point).
- e. Children's active play area, greater than 5,000 square feet (two points).
- f. Clubhouse, less than 3,000 square feet in heated floor area (two points).
- g. Clubhouse, greater than or equal to 3,000 square feet in heated floor area (three points).
- h. Community garden, less than 1,800 square feet (one point).
- i. Community garden, greater than or equal to 1,800 square feet (one points).
- j. Dog park, greater than or equal to 30,000 square feet (one point).
- k. Gazebo, greater than 100 square feet (one point).
- I. Pickleball courts, regulation size (two points).
- m. Swimming pool, less than 1,800 square feet of submerged area (two points). Must be accompanied by the construction of a clubhouse.
- n. Swimming pool, greater than or equal to 1,800 square feet of submerged area (three points). Must be accompanied by the construction of a clubhouse.
- o. Tennis courts, regulation size (two points).
- p. Wading/"kiddie" pool, greater than 500 square feet of submerged area (one point).
- 2. Repeated Amenities. No PUD development approved for fewer than 110 residences may earn points for installing more than one (1) of the same amenity as provided herein. PUD developments containing a minimum of 110 residences may install several instances of any given amenity to earn points, provided that the following conditions are met.
  - a. No greater than two (2) instances of the same amenity type may be installed for the purpose of earning points if the development is approved for fewer than 170 residential units.
  - b. No greater than three (3) instances of the same amenity type may be installed for the purpose of earning points if the development is approved for a minimum of 170 residential units.
  - c. Amenities of the same type shall not be placed within 1,000 feet of each other, measured by the shortest linear distance separating them, for the purpose of earning points.
  - d. The amenity type is not a gazebo, dog park, nor a wading/"kiddie" pool.
- 3. Amenity Score. The amenity requirements for a PUD district are dictated by the dwelling county and overall residential density. The table below provides the minimum number of points ("score") needed based on those factors.

a.

Overall Residential Density	Dwelling Count	Minimum Required Amenity Score (points)
Less than 2.00 dwelling	Fewer than 20 units	1
units per acre.	20 to 49 units	2
	50 to 109 units	3
	110 to 169 units	5
	170 to 249 units	8
	Greater than 249 units	11

Greater than or equal to	Fewer than 20 units	1
2.00 units per acre.	20 to 49 units	2
	50 to 109 units	4
	110 to 169 units	7
	170 to 249 units	10
	Greater than 249 units	13

- I. Landscaping and Buffer Requirements. All PUD districts shall be appropriately buffered from adjacent properties and land uses as provided herein. No part of this subsection shall be construed as to provide an exemption from any ordinance or regulation which pertains to landscaping, buffering, screening, or trees.
  - 1. If a PUD district abuts an R-100 district, and is approved for the development of multi-family dwellings (apartment houses), duplexes, or other attached dwellings, a buffer no less than fifty (50) in depth shall be required. This buffer shall be installed directly onto the PUD property and extend the entire width of the abutting R-100 district boundaries in a parallel form.
  - 2. If a PUD district abuts a PSV, RM-D, or RM-8 district, and is approved for the development of multi-family dwellings (apartment houses), duplexes, or other attached dwellings, a buffer no less than twenty-five (25) in depth shall be required. This buffer shall be installed directly onto the PUD property and extend the entire width of the abutting PSV, RM-D, or RM-8 district boundaries in a parallel form.
  - 3. In developments which are not approved for multi-family dwelling construction, street trees shall be required at a rate of no less than one (1) tree per each residential unit in the development. All rights-of-way within the development shall be located within 500 feet of a street tree. Street trees shall measure of no less than ten (10) feet from each other measured at the time of planting. A variety of tree species shall be provided; no greater than thirty percent (30%) of street trees shall be of one single species. All street trees shall be of an acceptable species as established by City development regulations.
- J. Conformity with Submitted Application Materials. All development within a PUD district is concept plan specific and must be conducted in accordance with the approved concept plan. The passage of time shall have no bearing on the validity of a PUD district and the enforceability of the approved concept plan.
  - 1. All further development on the property shall conform to the standards adopted for the district, regardless of any change in ownership.
  - 2. The violation of any provision of zoning conditions, as submitted and approved under the provisions in this title, shall constitute a violation of these regulations.
- K. Amendments to Approved Planned Unit Developments. Amendments to the concept plan, land use, layout, density, or other aspects of an approved PUD shall be proposed to the city planner/engineer prior to formal consideration. Minor amendments to an approved PUD are limited to increases in lot sizes, decreases in overall residential density, decrease in total residential lot count, and minor street layout modifications that would not affect adjacent properties. Any amendment to an approved PUD that is not considered minor, as provided herein, shall constitute a major amendment.
  - 1. The city planner/engineer is authorized to approve minor amendments to a PUD, without the approval of the city council.
  - 2. Major amendments to an approved PUD shall be approved by the city council. Any applicant for major amendments to a PUD shall initiate a rezoning application for the subject property, so that it may be rezoned from the current PUD to the proposed amended PUD. If the rezoning application is approved, the PUD zoning shall change to that which was approved.