TRACT 2
??? ACRES
TOWNHOMES

PRIVATE STREET

TRACT 2A
???? ACRES

FUTURE INTERPARCEL
CONNECTION REQUIRED.
VERIFY GRADES PRIOR
TO AGREEMENT

CROSSWALK CONNECTION
TO HOTEL AREA

TRACT 2A
8.31 ACRES

HIGHLANDS AT SUGARLOAF
CROSS POINTE CHURCH

GREENWAY TRAIL SYSTEM
OPTION TO BE DETERMINED
BY OWNER. DESIGNED AROUND
ALL ENVIRONMENTAL CONCERNS.
SHOWN FOR GRAPHIC PURPOSE
ONLY

TRACT 2B
0.32 ACRES

TRACT 2C
0.52 ACRES

SIDEWALKS AND
LANDSCAPE ALONG
FRONTAGE TO
CREATE LINEAR
PARKS

TRACT 6
1.1 ACRES
FUTURE
HOTEL
EXPANSION

TRACT 6
1.10 ACRES

CROSSWALK CONNECTION
TO HOTEL AREA

FLOOD LIMITS

TRACT 5
0.43 ACRES
OFFICE

CROSSWALK CONNECTION
TO HOTEL AREA

MAISON 6405

TRACT 7
14.48 ACRES

TRACT 7
14.48 ACRES
JdV BY
HYATT

TRACT 5
0.43 ACRES

TRACT 3
7.69 ACRES

CROSSWALK
CONNECTION
TO MULTI FAMILY
TO POND

5' WALKWAY AROUND
EXISTING POND - TIE
INTO OTHER PARCELS

TRACT 3
7.69 ACRES
WESTPLAN
MULTI-FAMILY
263 UNITS

DIRECT ACCESS IS
REQUIRED OUT TO
THE STREET FROM
ALL MULTI FAMILY
BUILDINGS TYP.

EXISTING
TWO LEVEL PARKING DECK

ONE SUGARLOAF CENTRE

CORNER POCKET PARK
WITH CROSSWWALK
ACCESS TO RETAIL

TRACT 4A
1.26 ACRES

TRACT 4B
1.70 ACRES

SIDEWALKS REQUIRED
ON BOTH SIDES OF
ALL STREETS.

INFINITE ENERGY CENTER

TRACT 4A
01.26 ACRES
RESTAURANT/ RETAIL

SHARE SIDEWLK
ACCESS TO SUGARLOAF

SUGARLOAF PARKWAY

TRACT 4C
0.86 ACRES

TRACT 1
3.77 ACRES

TRACT 1
3.77 ACRES
CONTAINER
PARK

ONE SUGARLOAF CENTRE

TRACT 4B
01.70 ACRES
RESTAURANT/ RETAIL

FLOOD LIMITS

SATELLITE BOULEVARD

LL
122

LL
115

TRACT 4C
0.86 ACRES
RESTAURANT/RETAIL

APPROXIMATE LAND LOT LINE

STREET SCAPE ZONES
ALONG SATELLIT - PER
CODE

GREENWAY TRAILHEAD
OPPORTUNITY ALONG FRONTAGE

SCALE: 1" = 60'

0 60 120 180

scale feet

NORTH

## OVERLAY REQUIREMENTS

**214-20.3 Design Requirements.**

A. *Transportation/Infrastructure.*

1. Provide interparcel vehicle access points between all contiguous multifamily, commercial, office, industrial or attached residential tracts. This requirement may be waived by the Director only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
2. All new utility lines shall be located underground.
3. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. A sidewalk that is a minimum of four feet wide shall connect entrance(s) of buildings to the public rights-of-way.
4. At the following locations, sidewalks shall be constructed with an additional 2-foot by 8-foot concrete pad, located outside of the right-of-way, designed to accommodate future pedestrian amenities such as benches, planters, and trash containers.
   a. At intersections of the corridor with an arterial, major collector or minor collector identified on the Gwinnett County Long Range Road Classification Map.
   b. At locations along the corridor designated for a transit stop or future transit stop by Gwinnett County Department of Transportation.
   c. At locations along the corridor designated for a school bus stop by the Gwinnett County Board of Education.
   d. Such pedestrian amenity sidewalk pads shall not be required closer than 300 feet from another such pad on the same side of the street.
5. Amenity pads located along an existing transit route shall include pedestrian amenities at time of installation. All amenities required and listed above shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. Locations of pedestrian amenity sidewalk pads shall be coordinated to avoid locations of curb inlets, guardrails, and bridges.

B. *Streetlights.*

1. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Streetlights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Specifications of light fixtures are provided in Table 214.1.

**Table 214.1: Light Fixture Requirements for Public Rights-of-Way**

| Fixture Head | Color (Top of Pole/Arm) | Max. Mast Height |
|---|---|---|
| Cobra Head | Smooth black | 40 ft. |

2. Refer to Section 240-100 for lighting in parking lot requirements.

C. *Greenway Access.* Where required, construction of greenway or greenway access, or dedication of greenway easement shall be in accordance with the Gwinnett County Open Space and Greenway Master Plan and be maintained in accordance with Section 900-10 and other applicable sections of the UDO. If a project abuts a greenway, then a multi-use path shall be provided to connect the greenway for pedestrian and bicyclist use. Final location of the greenways or greenway access shall be coordinated with the Department of Community Services.

D. *Landscaping Requirements.*

1. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with this UDO. At least 50 percent of plantings shall consist of trees 3 inches caliper or greater. 2.Landscape islands shall be provided within parking lots no farther apart than every 15 parking spaces, meeting all other requirements of this UDO.
3. Provide a minimum 10-foot-wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. At a minimum, landscaped strips shall be planted in accordance with this UDO.
4. Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center adjacent to the right of way on the following roads:
   a. Mall of Georgia Overlay:
      i. Buford Drive
      ii. Woodward Crossing Boulevard
      iii. Mall of Georgia Boulevard
   b. Grayson/Highway 20 Overlay:
      i. Grayson Highway
      ii. Loganville Highway
      iii. Sugarloaf Parkway
      iv. Webb Gin House Road
      v. Hillside Drive
      vi. Cooper/Dizora Road
      vii. Oak Grove Road
      viii. Hope Hollow Road
      ix. Hoke O'Kelly Mill Road
   c. Centerville/Highway 124 Overlay:
      i. Scenic Highway
      ii. Centerville Highway
      iii. Highpoint Road
      iv Everson/Springdale Road
      v. Bethany Church/Zoar Road
      vi. Zoar Church Road
      vii. Annistown/Centerville-Rosebud Road
      viii. Campbell Road
      ix. Lee Road
      x. Anderson-Livsey Lane
   d. Highway 124/324/Hamilton Mill Overlay
      i. Braselton Highway
      ii. Gravel Springs Road
      iii. Auburn Road
      iv. Hamilton Mill Road
   e. Highway 78 Overlay
      i. E. Park Place Blvd
      ii. Hewatt Road
      iii. Highpoint Road
      iv. Killian Hill Road
      v. Parkwood Road
      vi. Rockbridge Road
      vii. Stone Mountain Highway
      viii. W. Park Place Blvd.
5. All street trees shall be a minimum 3-inch caliper at the time of planting. Street trees shall be located between the sidewalk and back-of-curb within a minimum 5-foot-wide landscape strip, or hardscape strip if adjacent to on-street parking, subject to review and approval of the Georgia or Gwinnett Department of Transportation. Street trees shall be chosen from the Tree Species List in the UDO Appendix.
6. Natural vegetation shall remain on the property until issuance of a development permit.

E. *Parking and Accessory Structures.*

1. For retail developments exceeding 125,000 square feet of gross floor area, at least ten percent of all provided parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.
2. Up to 25 percent of the provided parking spaces for any development may be compact spaces reduced in total area, width, or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
3. No more than 10 percent of parking spaces may be located between the front building line of a building and the right-of-way . This parking shall be limited to no more than one double row of parking. No more than 30 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
4. Primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.
5. Decorative, commercial-quality, bicycle racks subject to all bicycle parking regulations of this UDO shall be provided for all multifamily, commercial, and office developments.
6. Benches and trash receptacles shall be required for all multifamily, retail, and office developments adjacent to the public sidewalk, , and outside of the right-of-way.
7. Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality.
8. Vending machines, if provided, shall be located within a building.

F. *Signage; Temporary Uses; Peddling.*

1. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
2. Oversized Signs or Billboards shall not be permitted.
3. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood, or metal consistent with the architecture and exterior treatment of the building.
4. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No sprouter bar signage shall be allowed except as required by the State Fire Marshall.
5. Blinking, exposed neon, portable, inflatable, and temporary signage shall be prohibited.
6. Peddlers shall be prohibited.

G. *Architectural Standards/ Design.*

1. Refer to the Gwinnett County Architectural Design Standards and UDO Design Guidelines. All development in the Activity Center/ Corridor Overlay District shall be in conformity with the Gwinnett County Architectural Design Standards and in substantial conformity to the UDO Design Guidelines.
2. Building plans shall be subject to review and approval of the Director prior to issuance of a building permit. Building designs that are inconsistent with these standards shall be denied. Denial of the Director's decision shall be subject to appeal pursuant to Chapter 270, Procedures, of this UDO.

| TRACT # | USE: |
|---|---|
| TRACT 1 | CONTAINER PARK |
| TRACT 2 | TOWNHOMES |
| TRACT 3 | MULTI-FAMILY (263 UNITS) |
| TRACT 4 | RESTAURANT/RETAIL |
| TRACT 5 | OFFICE |
| TRACT 6 | FUTURE HOTEL EXPANSION |
| TRACT 7 | JdV by Hyatt |

# CONCEPTUAL SITE PLAN
for
WEST PLAN - GWINNETT
CIVIC CENTER SUGARLOAF


WESTPLAN INVESTORS
3715 NORTHSIDE PARKWAY, NW, BUILDING 400, SUITE 375, ATLANTA, GEORGIA 30327, PHONE 770-390-3234

BE PREPARED BY

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning + civil engineering + sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800


JOB. NO. 2022-35 (REV: 10-25-2023. ADDL PARKING, BUS STOP) DATE: 12-7-2023


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