

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: February 1, 2017
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification, Primrose Creek Unit 2B

RECOMMENDED ACTION

As of Wednesday, February 1, 2017 all final site inspections were not yet completed. Planning staff will conduct final review of status on day of work session and update recommendation.

ISSUE Grand Communities LTD. (Fischer Development Company) has requested ratification of the final plat for Primrose Creek Unit 2B subdivision. This development includes 59 lots for detached single-family residential homes on 28.11 acres.

Final site inspections have been initiated by City staff to ensure the development has been completed in accordance with the approved plans. As of Wednesday, February 1, 2017 we've not had sufficient time to complete all necessary inspections and associated reports. The developer has requested that the plat, once approved by staff, be allowed for recording prior to ratification if they can satisfy the development requirements prior to the next meeting.

Some items do remain to be finalized. Staff has worked with the developer to account for these elements in a draft Development Maintenance and Performance Agreement and associated sureties in the following amounts:

Maintenance Bond Amount	\$118,656.29
Performance Bond for the Asphalt Topping	\$ 76,689.80
Performance Bond for the Sidewalks	\$ 63,894.60
Performance Bond Detention Pond Fencing	\$ 20,000.00
Performance Bond – Street Trees	\$ 27,500.00

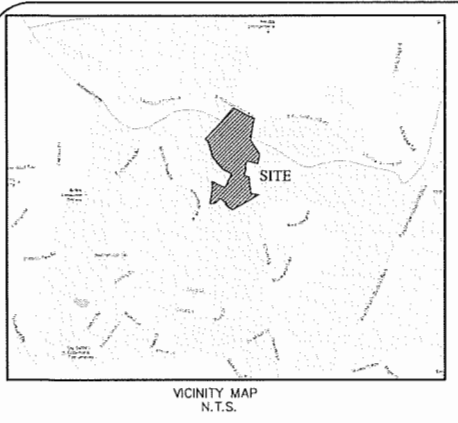
The Planning Department maintains a bond file and schedules inspections for sureties at least three months prior to the expiration to allow for coordination with other departments and the Developer/surety company.

ATTACHMENTS

- Primrose Creek Unit 2B Final Plat

FINAL PLAT FOR: PRIMROSE CREEK, UNIT 2B

ZONED - CSD
LOCATED IN LAND LOTS 304, 305, 323, & 324
OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
A PORTION OF PARCEL NUMBER: 7-324-021
ZONING CASE #: RZ 04002



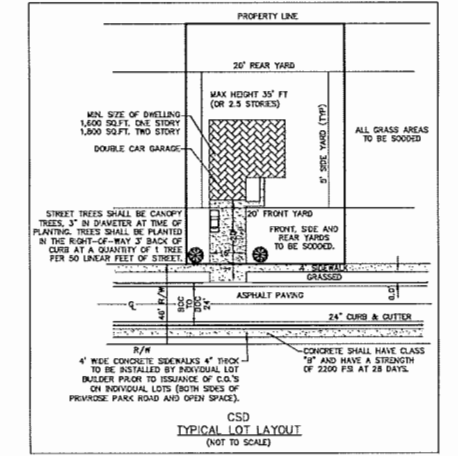
SURVEYOR:
BOUNDARY ZONE, INC.
4195 S. LEE ST. SUITE 1
BUFORD, GEORGIA 30518
PH: 770-271-5772

ENGINEER:
JEFF SMITH, P.E.
RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE, SUITE 202
MARIETTA, GA. 30066
PH: 404-528-6280

OWNER / DEVELOPER / SUBDIVIDER:
GRAND COMMUNITIES, LTD.
TODD E. HUSS, PRESIDENT
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KY 41018
PH: 659-344-3125

FINAL PLAT DATA	
GENERAL	
ZONING	CSD
DEVELOPMENT TYPE	RESIDENTIAL SUBDIVISION
PROJECT DATA	
NO. OF LOTS	59
TOTAL AREA (AC.)	28.110
FLOOD PLAIN AREA (AC.)	9.513
FLOOD PLAIN (% FLOOD PLAIN AC. VS. TOTAL AC.)	33.8%
SANITARY SERVICE	SANITARY X SEPTIC
DENSITY (UNITS/AREA)	58
DENSITY (UNITS/AREA)	
MIN. LOT SIZE	5,000 SQ. FT.
MIN. DWELLING SIZE	1,600 SQ. FT.
MIN. DWELLING SIZE	2 STORY
RDP = RESIDENTIAL DRAINAGE PLAN	

A RESIDENTIAL DRAINAGE PLAN MUST BE APPROVED BY THE CITY OF SUGAR HILL PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". RESPECTIVELY, PLEASE REFER TO THE DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.



- NOTES:**
- NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
 - A MANDATORY HOME OWNERS ASSOCIATION HAS BEEN ESTABLISHED. LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS FOR PRIMROSE CREEK, DATED AUGUST 14, 2006, FILED AUGUST 17, 2006, RECORDED IN DEED BOOK 46905, PAGE 157, GWINNETT COUNTY, GEORGIA. AS AMENDED, SUPPLEMENTED AND ASSIGNED, THAT HAS BEEN ESTABLISHED TO MAINTAIN OPEN SPACES AREAS, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.
 - FRONT, SIDE AND REAR YARDS SHALL BE SOODED FOR EACH LOT.
 - PROVIDE TO SCHOOL AUTHORITIES DETAILED INFORMATION ON THE IMPACT OF THE DEVELOPMENT MAY HAVE ON THE SCHOOL SYSTEM. NOTIFY THE SCHOOL BOARD AND SCHOOL BOARD PLANNING STAFF IN WRITING, THE NUMBER OF UNITS IN THE DEVELOPMENT, TYPE OF FLOODING, THE NUMBER OF BEDROOMS PER HOUSE, AND THE PHASING OF THE DEVELOPMENT, PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT, WITH A COPY TO THE DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT.
 - FLOOD HAZARD NOTE:** THIS PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY-PANEL NUMBERS 13135C0066 & 13135C0046, EFFECTIVE DATES, MARCH 04, 2013.
 - CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF SUGAR HILL DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
 - A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY MUST BE APPROVED BY THE CITY OF SUGAR HILL PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS". RESPECTIVELY, PLEASE REFER TO THE DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
 - PERMANENTLY PLANTED TREES AND TREES GROWN IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY TO CLEANLOTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
 - EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT ENTRANCE SHALL CONTAIN AT LEAST FORTY PERCENT (40%) BRICK OR STONE, HIGH GRADE CEDAR OR FIBER CEMENT ARCHITECTURAL STYLE SHINGLES, SHAKE SIDING OR LAP SIDING SHALL BE USED ON THE REMAINDER.

TOTAL AREA: 28.110 ACRES / 1,234,456 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 51282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.

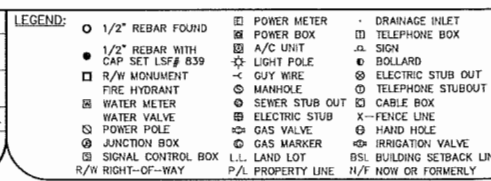
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET, AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COSSPASS RULE.

LEGEND:

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET LSF# 839
- ▣ R/W MONUMENT
- ⊕ FIRE HYDRANT
- ⊖ WATER METER
- ⊖ WATER VALVE
- ⊖ POWER POLE
- ⊖ JUNCTION BOX
- ⊖ SIGNAL CONTROL BOX
- R/W RIGHT-OF-WAY
- ⊖ POWER METER
- ⊖ POWER BOX
- ⊖ A/C UNIT
- ⊖ LIGHT POLE
- ⊖ GUY WIRE
- ⊖ MANHOLE
- ⊖ SEWER STUB OUT
- ⊖ ELECTRIC STUB
- ⊖ GAS VALVE
- ⊖ GAS MARKER
- ⊖ SIGNAL CONTROL BOX
- R/W RIGHT-OF-WAY
- ⊖ DRAINAGE INLET
- ⊖ TELEPHONE BOX
- ⊖ SIGN
- ⊖ BOLLARD
- ⊖ ELECTRIC STUB OUT
- ⊖ TELEPHONE STUBOUT
- ⊖ FENCE LINE
- ⊖ HAND HOLE
- ⊖ IRRIGATION VALVE
- ⊖ BUILDING SETBACK LINE
- ⊖ NOW OR FORMERLY
- ⊖ CB CATCH BASIN
- ⊖ SW CONCRETE WALK
- ⊖ CONC. CONCRETE
- ⊖ EOP EDGE OF PAVEMENT
- ⊖ O/H OVERHANG
- ⊖ S&E SANITARY SEWER EASEMENT (TYP) TYPICAL
- ⊖ DEED BOOK
- ⊖ PLAT BOOK
- ⊖ PG PAGE
- ⊖ DRAINAGE EASEMENT
- ⊖ LAND LOT



BOUNDARY zone, inc. LAND SURVEYING SERVICES
LAND SURVEYING & CONSTRUCTION
LAND PLANNING

SURVEYING & LANDSCAPE ARCHITECTURE & LAND PLANNING
WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

- CONDITIONS FOR ZONING CASE RZ 04 002**
- THE SUBDIVISION SIGNS SHALL BE MASONRY MONUMENTAL STYLE FOR DEVELOPMENT.
 - PROVIDE ELEVATIONS FOR THE ENTRANCE DESIGN WITH DETAILS REGARDING SIZE, COLOR, MATERIAL AND LANDSCAPING PLAN TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO SUBMITTAL OF FINAL PLATS.
 - EACH UNIT SHALL BE CONSTRUCTED TO THAT THE FRONT SHALL COVER AT LEAST FORTY (40%) PERCENT BRICK, STONE OR STUCCO FOR THE EXTERIOR STRUCTURE, ARCHITECTURAL AND OTHER STYLE SHINGLES, OR HARDY PLANKS SIDING (NO VINYL SIDING) TO THE MAXIMUM POSSIBLE EXTENT SHALL BE PROVIDED ON EACH DWELLING UNIT.
 - PROVIDE 4' WIDE SIDEWALKS ON BOTH SIDES OF THE STREET THROUGHOUT THE ENTIRE DEVELOPMENT.
 - PROVIDE 5' WIDE SIDEWALK ALONG APPLING ROAD AND HILLCREST ROAD.
 - NO OVERNIGHT DRUG-TRAFFIC PARKING SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON AREAS, ANY PRIVATE STREETS, SIGN, AND ENTRY AREAS. THE PROPOSED STREETS IN THE DEVELOPMENT SHALL BE PUBLIC ROADS AND AS PRESENTED IN THE CONCEPTUAL PLAN.
 - MUST PROVIDE A TREE PRESERVATION PLAN SHOWING PRESERVING TREES TO THE MAXIMUM POSSIBLE EXTENT, PREPARED BY A REGISTERED LANDSCAPE ARCHITECT TO THE DIRECTOR FOR APPROVAL.
 - PROVIDE A LANDSCAPING PLAN AND TREE PROTECTION PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO OBTAINING ANY PERMITS.
 - FRONT YARD, SIDE YARD AND REAR YARD OF ALL RESIDENTIAL UNITS SHALL BE SOODED.
 - PROVIDE A DETAILED "TRAFFIC IMPACT STUDY" CONDUCTED BY A PROFESSIONAL ENGINEERING FIRM FOR THE PROPOSED PROJECT, THE RFP FOR SELECTION AND SCOPE OF THE STUDY MUST BE REVIEWED AND APPROVED BY THE DIRECTOR, PLANNING AND DEVELOPMENT PRIOR TO THE RELEASE. THE STUDY SHALL INCLUDE BUT NOT LIMITED TO TRAFFIC IMPACT ON APPLING ROAD, SYCAMORE ROAD, HWY.20/NELSON BROGDON ROAD, HILLCREST ROAD, SOUTH RICHLAND CREEK ROAD, BRINGING APPLING ROAD, HILLCREST ROAD, CREEKLAND ROAD, SYCAMORE ROAD UP TO THE CITY STANDARDS AND TWO ENTRANCES ON APPLING ROAD AND CLOSE TO EACH OTHER.
 - THE ENTRANCE AREAS TO THE PROPOSED DEVELOPMENT, FROM APPLING ROAD AND HILLCREST ROAD SHALL BE DESIGNED WITH LANDSCAPED MEDIANS (BOULEVARD TYPE) WITH BROWN ISLANDS. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPED ISLANDS.
 - PROVIDE AT LEAST 15 FEET DISTANCE BETWEEN THE PROPERTY LINES AND LOT LINES.
 - PROVIDE MAXIMUM POSSIBLE DENSELY LANDSCAPED BUFFER BETWEEN PROPERTY ABUTTING WITH CITY'S LANDFILL PROPERTY. THE PLANTING MATERIAL MUST BE SIX FEET IN HEIGHT AT THE TIME OF PLANTING AND HAVE CAPACITY TO GROW AT LEAST FIFTEEN FEET AT THE TIME OF MATURITY.
 - PROVIDE MAXIMUM POSSIBLE DENSELY LANDSCAPED BUFFER ALONG THE PROPERTY LINES WHERE VEGETATION IS MISSING TO PROVIDE A VISUAL SCREEN.
 - VOLUNTARILY DONATE PROPERTIES EAST OF HILLCREST DRIVE AND NORTH OF RICHLAND CREEK TO THE CITY OF A PUBLIC PASSIVE/ACTIVE PARK. PROVIDE INFRASTRUCTURE (WATER, SEWER, ELECTRIC, TELEPHONE, CABLE, ETC) TO THE PROPERTY LINE OF THE DONATED PROPERTIES.
 - PROVIDE AT LEAST SIX (6) SHELTERS FOR SCHOOL CHILDREN THROUGHOUT THE DEVELOPMENT. THE PLANS MUST BE SHOWING LOCATIONS MUST BE COORDINATED WITH THE GWINNETT COUNTY SYSTEM AND DIRECTOR, PLANNING AND DEVELOPMENT. GWINNETT COUNTY, SYSTEM, FOR ANY REASON, DOES NOT PARTICIPATE, THEN THE APPLICANT SHALL COORDINATE WITH THE DIRECTOR, PLANNING AND DEVELOPMENT.
 - PROVIDE RIGHT TURN LANE AND LEFT TURN LANE ON APPLING ROAD CONNECTING WITH SYCAMORE ROAD.
 - IMPROVE HILLCREST ROAD THROUGHOUT THE PROPOSED DEVELOPMENT PORTIONS AS PER DOT STANDARDS.
 - PROVIDE ENGINEER APPROVED SIGNAGE/SIGNALING ON RICHLAND CREEK ROAD TO CAUTION AND SLOW DOWN TRUCK TRAFFIC COMING FROM BFI LANDFILL.
 - PROVIDE DESIGN FOR AT LEAST EIGHT FOOT WIDE MULTIPLE TRAIL THROUGH OUT THE PROPOSED DEVELOPMENT. DESIGN SHOULD PROVIDE FOR WALKER SHELTERS, REST SPOTS, BENCHES, AND POCKET PARKS. PLANS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL.
 - MUST BREAK CONTINUITY OF ROW HOUSES BY CREATING INNOVATIVE DESIGNS SUCH AS STAGGER LOCATION OF THE STRUCTURES. THE PLANS MUST SHOW POCKET PARKS THROUGHOUT THE DEVELOPMENT. SUCH DESIGNS MUST BE INCORPORATED DURING THE SUBMITTAL OF PRELIMINARY PLANS FOR APPROVAL.
 - PROVIDE FIFTY (50) FOOT WIDE LANDSCAPED BUFFER ALONG PROPERTY LINES ABUTTING WITH MH ZONING.
 - PROVIDE ENGINEERING DESIGN ENTRANCE/EXIT FOR AT LEAST THREE LANES, MINIMUM TWO LANES FOR EXIT FROM THE SUBDIVISION, FOR THE DEVELOPMENT SECTION ALONG APPLING ROAD AND HILLCREST ROAD.
 - PROVIDE DECATIVE STREET LIGHTING THROUGHOUT THE DEVELOPMENT. PLANS SHOWING VARIOUS LIGHTING DESIGNS, TYPE AND LOCATIONS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO OBTAINING ANY PERMITS.
 - THE DETENTION POND FACILITY DESIGN SHALL PROVIDE THE SAFETY AND AESTHETICS CONSIDERATIONS SUCH AS, BUT NOT LIMITED TO, SIX-FOOT HIGH VINYL (CHAIN LINK TYPE) FENCE, A BERM AROUND THE DETENTION POND, AND LANDSCAPING AROUND THE DETENTION POND. THE DETENTION POND FACILITY DESIGN PLANS SHALL BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO OBTAINING ANY PERMITS.
 - PROVIDE DESIGN FOR THE RECREATIONAL AREA PREPARED BY A REGISTERED LANDSCAPE ARCHITECT, TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO APPROVAL OF FINAL PLAT. THE RECREATIONAL AREA MUST BE COMPLETED/BUILT AND OBTAINED A CERTIFICATE OF OCCUPANCY BY THE TIME OF THE RESIDENTIAL DEVELOPMENT IS COMPLETE/BUILT IN EACH PHASE.
 - PROVIDE AT LEAST FIVE FOOT WIDE SIDEWALKS ALONG THE BRIDGE ON RICHLAND CREEK ON BOTH SIDES OF THE ROAD.
 - THE OPEN SPACE/GREEN SPACE SURROUNDING THE CREEK (RUNS NORTH-SOUTH, NEXT TO THE CITY PROPERTY - TAX PARCEL NUMBER 7-323-003) EXCEPT FOR THE DRAINAGE AREA MUST BE DEEDED TO THE CITY.
 - THE DEVELOPER MUST PROVIDE A REDEVELOPMENT PLAN THAT MEETS THE ZONING CONDITIONS (INCLUDING LOT SIZES AND BUFFERS).
 - THE FINAL RECORDED PLAT SHALL CONTAIN THE FOLLOWING NOTE:

WETLAND CERTIFICATION:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAT SHEET DOES ADEQUATELY INDICATE WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

OWNERS ACKNOWLEDGEMENT AND DECLARATION:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LEFT STATIONS, GRAINS, EASEMENTS, AND OTHER PUBLIC UTILITIES AND APPURTENANCES THEREON SHOWN.

SUBDIVIDER: GRAND COMMUNITIES, LTD.
A KENTUCKY LIMITED PARTNERSHIP
BY: FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION
ITS: GENERAL PARTNER

OWNER: GRAND COMMUNITIES, LTD.
A KENTUCKY LIMITED PARTNERSHIP
BY: FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION
ITS: GENERAL PARTNER

BY: _____ BY: _____
TODD E. HUSS TODD E. HUSS
PRINTED NAME PRINTED NAME

NOTARY STATEMENT:
COMMONWEALTH OF KENTUCKY, COUNTY OF BOONE

THE FOREGOING ACKNOWLEDGEMENT AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY AND FOR GRAND COMMUNITIES, LTD., A KENTUCKY LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, FISCHER DEVELOPMENT COMPANY, BY AND THROUGH TODD E. HUSS, ITS PRESIDENT.

NOTARY

APPROVED THIS _____ DAY OF _____, 2016.

FINAL PLAT APPROVAL:

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS, AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE, PENDING FINAL RATIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

REVIEWED AND APPROVAL RECOMMENDED BY:

PLANNING DIRECTOR, _____ DATE _____
CITY OF SUGAR HILL

CITY MANAGER:
CITY OF SUGAR HILL

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COSSPASS RULE; THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET, AND CONTAINS A TOTAL OF 1,000 ACRES (43,545 SQUARE FEET), THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE 5603 ROBOTIC TOTAL STATION.

BY: BEN E. BUTTERWORTH
GEORGIA REGISTERED LAND SURVEYOR NO 2294
DATE OF EXPIRATION DEC 31, 2016

NAD 1983 GRID
GEORGIA WEST ZONE
NORTH
SCALE: 1"=40'

DATE: _____
REVISION: _____
NO. _____

FINAL PLAT
PRIMROSE CREEK, UNIT 2B
LOCATED IN LAND LOTS 304, 305, 323 & 324 OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
A PORTION OF PARCEL NUMBER: 7-324-021 - 12/01/16

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF 8839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PROJECT
14658-FINAL-2B
SHEET
1 OF 4

RECORD:
215 FOLLETT STREET, SUITE 1
BUFORD, GEORGIA 30518

ATLANTA:
235 FOLLETT STREET, SUITE 200
ATLANTA, GEORGIA 30301

MARIETTA:
3940 OLYMPIC BOULEVARD, SUITE 100
MARIETTA, GA 30066

RALEIGH:
2316 CANTONVILLE, APT# 3
NORTH CAROLINA 27617



NO.	REVISION	DATE

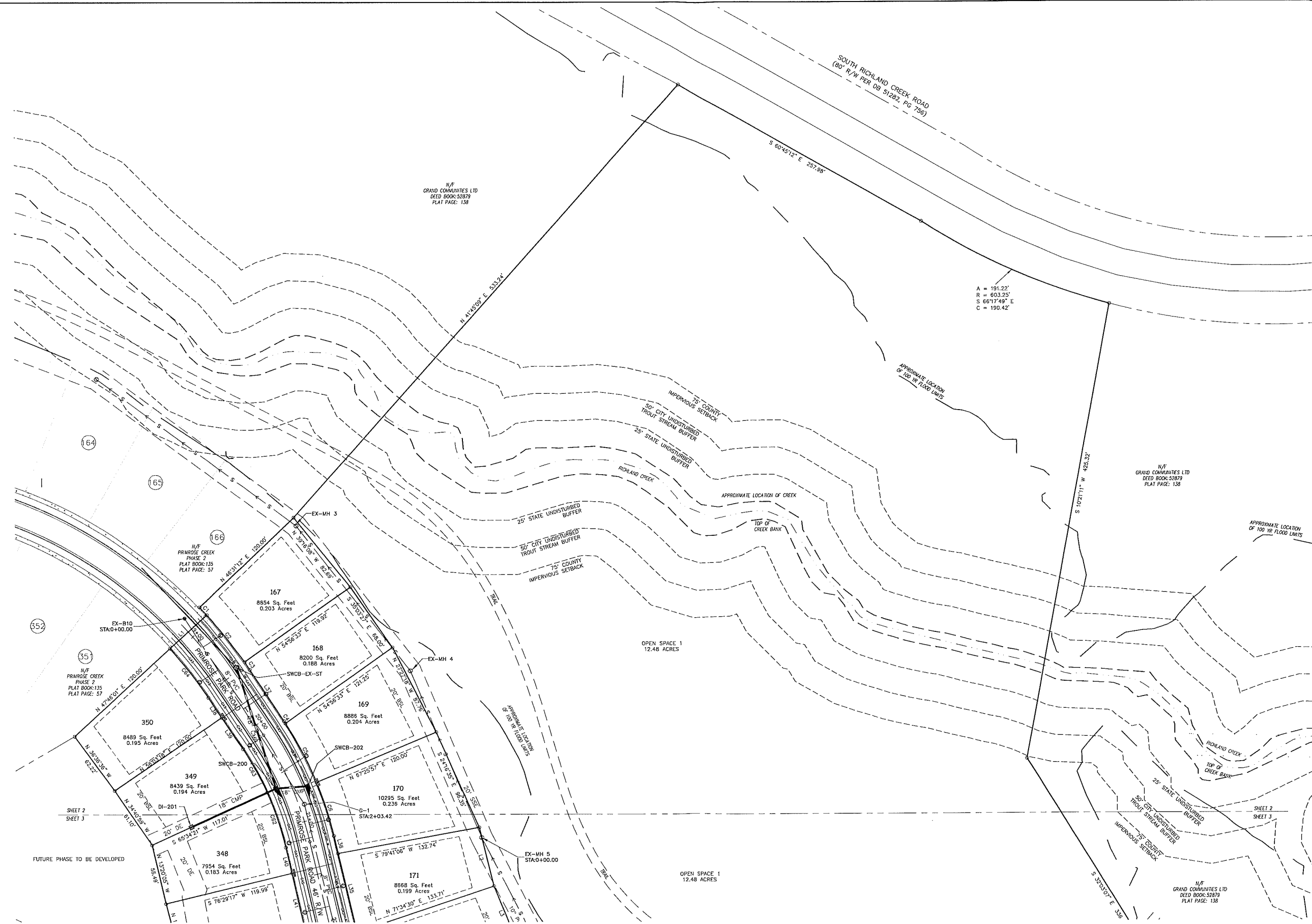
FINAL PLAT
 PRIMROSE CREEK, UNIT 2B
 LOCATED IN LAND LOTS 304, 305, 323 & 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
 A PORTION OF PARCEL NUMBER: 7-324-021 - 12/01/16



FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT
 14658-FINAL-2B

SHEET
 2 OF 4

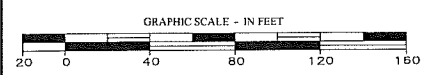


THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
 © COPYRIGHT 2016 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 28.110 ACRES / 1,224,456 SQUARE FEET.
 BOUNDARY REFERENCE: DEED BOOK 51282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,557 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET, AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

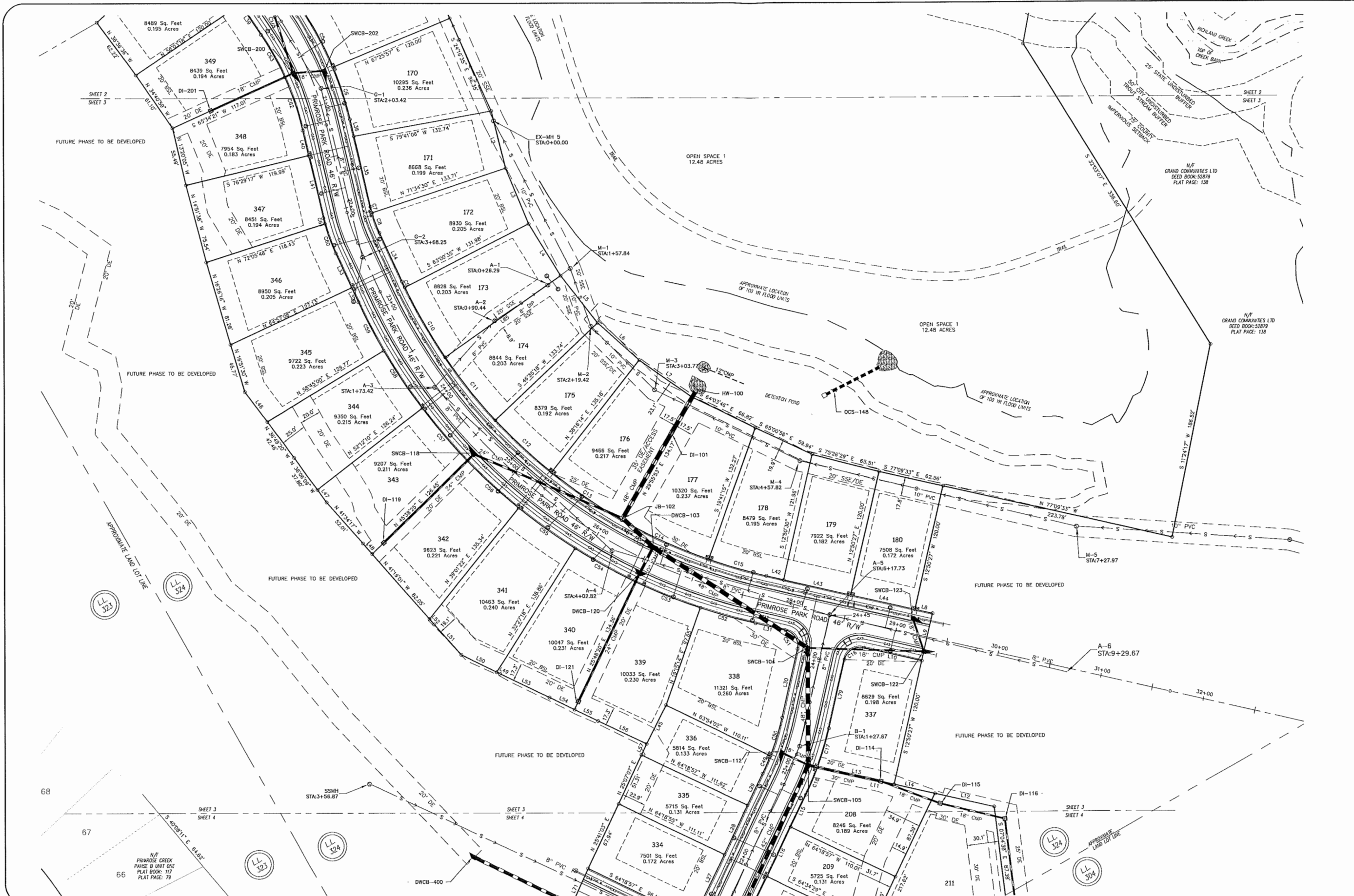
LEGEND:

○ 1/2" REBAR FOUND	□ POWER METER	- DRAINAGE INLET	CB CATCH BASIN
□ 1/2" REBAR WITH CAP SET LSF# B39	□ POWER BOX	□ TELEPHONE BOX	SW CONCRETE WALK
□ R/W MONUMENT	□ A/C UNIT	○ SIGN	CONC. CONCRETE
⊗ FIRE HYDRANT	⊗ GUY WIRE	○ BOLLARD	EOP EDGE OF PAVEMENT
⊗ WATER METER	⊗ WATER VALVE	⊗ ELECTRIC STUB OUT	OH OVERHANG
⊗ POWER POLE	⊗ JUNCTION BOX	⊗ TELEPHONE STUBOUT	SSE SANITARY SEWER EASEMENT
⊗ SIGNAL CONTROL BOX	⊗ LAND LOT	⊗ CABLE BOX	(TYP) TYPICAL
R/W RIGHT-OF-WAY	P/L PROPERTY LINE	⊗ ELECTRIC STUB	DB DEED BOOK
		⊗ GAS VALVE	PB PLAT BOOK
		⊗ GAS MARKER	PG PAGE
		⊗ IRRIGATION VALVE	DE DRAINAGE EASEMENT
		⊗ BSL BUILDING SETBACK LINE	LL LAND LOT
		⊗ NOW OR FORMERLY	



BOUNDARY zone, inc.
 SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
 WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

BOYD
 415 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30618
 ATLANTA
 255 PEACHTREE STREET, SUITE 400
 ATLANTA, GEORGIA 30303
 MARIETTA
 110 THE ENCLAVE, SUITE 100
 MARIETTA, GA 30057
 RALEIGH
 258-C CANTON DRIVE, APEX
 NORTH CAROLINA 27523



NAD 1983 GRID
 GEORGIA WEST ZONE
 NORTH
 SCALE: 1"=40'

NO.	REVISION	DATE

FINAL PLAT
 PRIMROSE CREEK, UNIT 2B
 LOCATED IN LAND LOTS 304, 305, 323 & 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
 A PORTION OF PARCEL NUMBER: 7-324-021 - 12/01/16



FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSP #339
 NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT
 14658-FINAL-2B
 SHEET
 3 OF 4

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2016 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 28.110 ACRES / 1,224,456 SQUARE FEET.

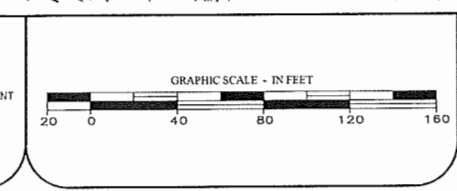
BOUNDARY REFERENCE: DEED BOOK 51282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET, AND ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

- LEGEND:**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET LSF# 839
 - R/W MONUMENT
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ POWER POLE
 - ⊕ JUNCTION BOX
 - ⊕ SIGNAL CONTROL BOX
 - R/W RIGHT-OF-WAY
 - ⊕ POWER METER
 - ⊕ POWER BOX
 - ⊕ A/C UNIT
 - ⊕ LIGHT POLE
 - ⊕ GUY WIRE
 - ⊕ MANHOLE
 - ⊕ SEWER STUB OUT
 - ⊕ ELECTRIC STUB
 - ⊕ GAS VALVE
 - ⊕ GAS MARKER
 - ⊕ SIGNAL CONTROL BOX
 - P/L PROPERTY LINE
 - ⊕ DRAINAGE INLET
 - ⊕ TELEPHONE BOX
 - ⊕ SIGN
 - ⊕ BOLLARD
 - ⊕ ELECTRIC STUB OUT
 - ⊕ TELEPHONE STUBOUT
 - ⊕ CABLE BOX
 - ⊕ FENCE LINE
 - ⊕ HAND HOLE
 - ⊕ IRRIGATION VALVE
 - ⊕ B.S.L. BUILDING SETBACK LINE
 - N/F NOW OR FORMERLY
 - CB CATCH BASIN
 - SW CONCRETE WALK
 - CONC. CONCRETE
 - EOP EDGE OF PAVEMENT
 - OH OVERHANG
 - SSE SANITARY SEWER EASEMENT (TYP) TYPICAL
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - DE DRAINAGE EASEMENT
 - LL LAND LOT



BOUNDARY zone, inc. LAND SURVEYING SERVICES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING

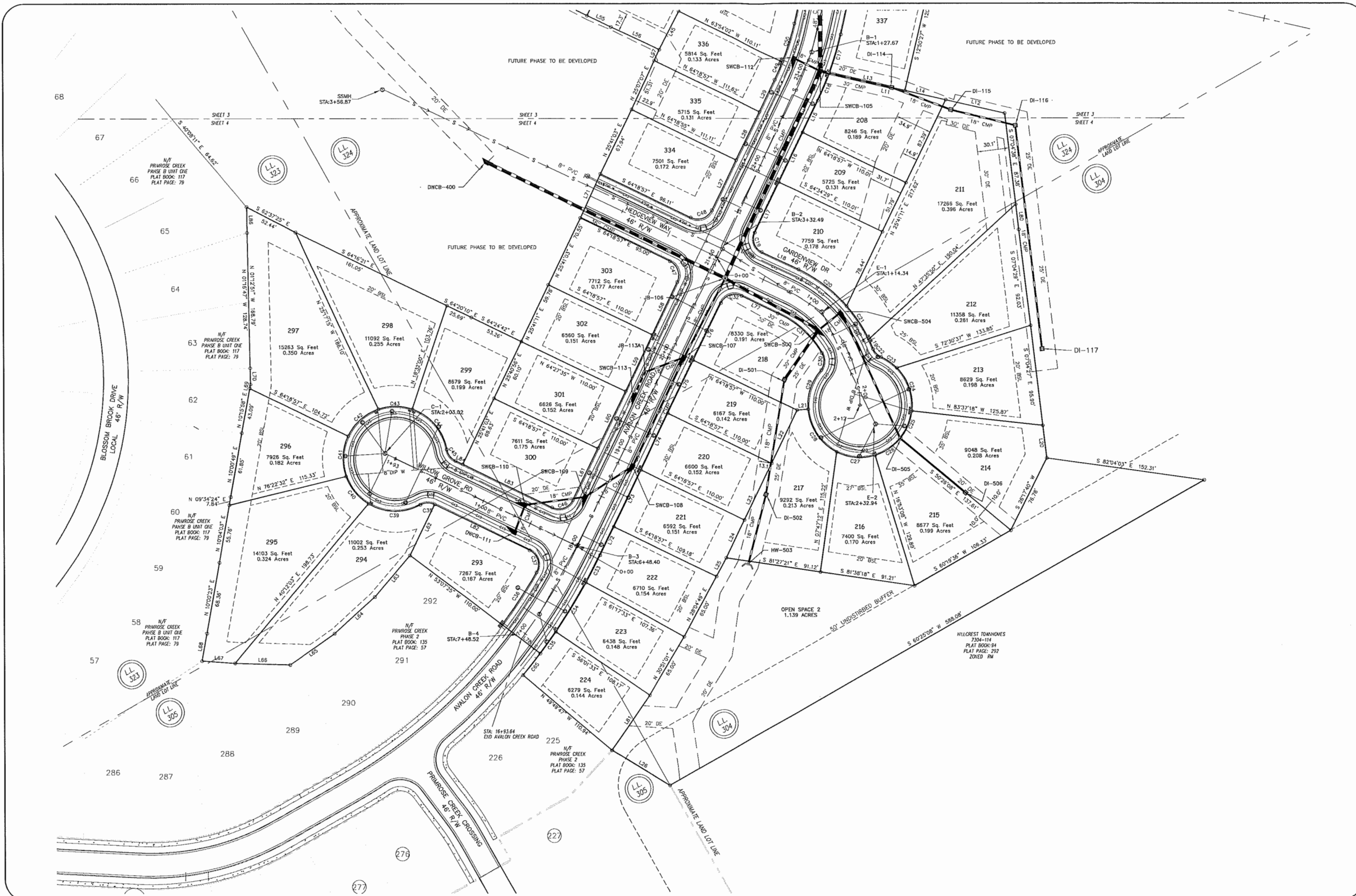
SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
 WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

BLUFORD
 410 SOUTH LEE STREET, SUITE 1
 BLUFORD, GEORGIA 30814

ATLANTA
 235 REACHFREE STREET N.E., SUITE 400
 ATLANTA, GEORGIA 30303

MARIETTA
 1070 THE PINNACLES, SUITE 100
 MARIETTA, GA 30067

KAL HIGH
 2264 CASHDEN DRIVE, APT. F
 NORTH CAROLINA 27523



NAD 1983 GRID
 GEORGIA WEST ZONE
 NORTH
 SCALE: 1"=40'

NO.	REVISION	DATE

FINAL PLAT
 PRIMROSE CREEK, UNIT 2B
 LOCATED IN LAND LOTS 304, 305, 323 & 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
 A PORTION OF PARCEL NUMBER: 7-324-021 - 12/01/16

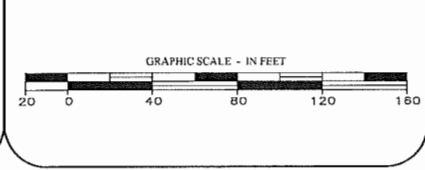


FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #859
 NOT VALID WITHOUT
 ORIGINAL SIGNATURE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNSAIDED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
 © COPYRIGHT 2016 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 28.110 ACRES / 1,234,456 SQUARE FEET.
 BOUNDARY REFERENCE: DEED BOOK 51282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5605 ROBOTIC TOTAL STATION.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET, AND ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

- LEGEND:**
- 1/2" REBAR FOUND
 - ⊠ POWER METER
 - ⊠ 1/2" REBAR WITH CAP SET LSF# B39
 - ⊠ A/C UNIT
 - ⊠ R/W MONUMENT
 - ⊠ LIGHT POLE
 - ⊠ FIRE HYDRANT
 - ⊠ GUY WIRE
 - ⊠ WATER METER
 - ⊠ MANHOLE
 - ⊠ WATER VALVE
 - ⊠ SENSER STUB OUT
 - ⊠ POWER POLE
 - ⊠ ELECTRIC STUB
 - ⊠ JUNCTION BOX
 - ⊠ GAS VALVE
 - ⊠ SIGNAL CONTROL BOX
 - ⊠ GAS MARKER
 - ⊠ R/W RIGHT-OF-WAY
 - ⊠ POWER METER
 - ⊠ POWER BOX
 - ⊠ LIGHT POLE
 - ⊠ GUY WIRE
 - ⊠ SENSER STUB OUT
 - ⊠ ELECTRIC STUB
 - ⊠ GAS VALVE
 - ⊠ GAS MARKER
 - ⊠ IRRIGATION VALVE
 - ⊠ BUILDING SETBACK LINE
 - ⊠ PROPERTY LINE
 - ⊠ DRAINAGE INLET
 - ⊠ TELEPHONE BOX
 - ⊠ SIGN
 - ⊠ BOLLARD
 - ⊠ ELECTRIC STUB OUT
 - ⊠ TELEPHONE STUBOUT
 - ⊠ CABLE BOX
 - ⊠ FENCE LINE
 - ⊠ HAND HOLE
 - ⊠ IRRIGATION VALVE
 - ⊠ BUILDING SETBACK LINE
 - ⊠ NOW OR FORMERLY
 - ⊠ CB CATCH BASIN
 - ⊠ SW CONCRETE WALK
 - ⊠ CONC. CONCRETE
 - ⊠ EOP EDGE OF PAVEMENT
 - ⊠ OH OVERHANG
 - ⊠ SSS SANITARY SEWER EASEMENT
 - ⊠ (TYP) TYPICAL
 - ⊠ DB DEED BOOK
 - ⊠ PB PLAT BOOK
 - ⊠ PG PAGE
 - ⊠ DE DRAINAGE EASEMENT
 - ⊠ LL LAND LOT



BOUNDARY zone, inc.
 SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
 WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

BLUFORD
 4196 SOUTH LEE STREET, SUITE 1
 BLUFORD, GEORGIA 30514
 ATLANTA
 215 PEACHTREE STREET N.E., SUITE 400
 ATLANTA, GEORGIA 30309
 MARLETTA
 100 THE EMERALD, SUITE 100
 MARLETTA, GA 30054
 RALEIGH
 229-C CANNON DRIVE, APT 202
 NORTH CAROLINA 27623

PROJECT
 14658-FINAL-2B
 SHEET
 4 OF 4