

City of Sugar Hill
Planning Staff Report
Final Plat Ratification



DATE: February 21, 2017
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Final Plat Ratification, Primrose Creek Unit 2B

RECOMMENDED ACTION

Ratify the subdivision final plat for Primrose Creek Unit 2B approved by staff and recorded on 2-21-17.

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.

While some items remain to be finalized, staff has worked with the Developer to account for these elements in the executed Development Maintenance and Performance Agreement and associated sureties:

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

Plat Recorded 2/21/2017 2:45 PM RICHARD T ALEXANDER JR Clerk of Superior Court Gwinnett County, GA Book 138 Page 219 Participant IDs: 3046875534

SURVEYOR: BOUNDARY ZONE, INC. 4185 S. LEE ST. SUITE 1 BUDFORD, GEORGIA 30018 PH: 770-271-5772

ENGINEER: JEFF SMITH, P.E. RIDGE PLANNING AND ENGINEERING 1785 WHITE CIRCLE, SUITE 202 MARIETTA, GA 30066 PH: 404-328-6280

Table with 2 columns: GENERAL, PROJECT DATA. Rows include ZONING, DEVELOPMENT TYPE, NO. OF LOTS, TOTAL AREA, FLOOD PLAIN AREA, etc.

Know what's below. CALL before you dig.

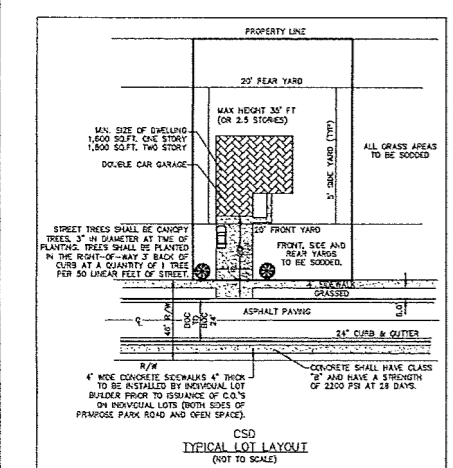
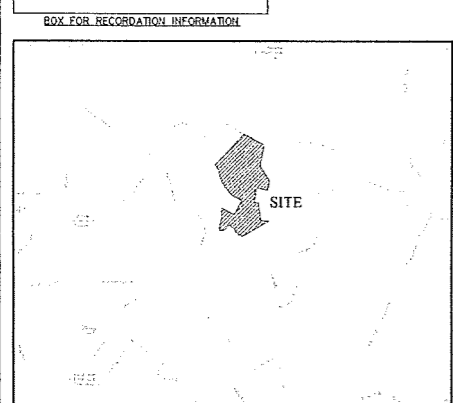


FINAL PLAT FOR: PRIMROSE CREEK, UNIT 2B ZONED - CSD LOCATED IN LAND LOTS 304, 305, 323, & 324 OF THE 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

CONDITIONS FOR ZONING CASE RZ 04 002

- 1. THE SUBMISSION SIGNS SHALL BE MASONRY MONUMENTAL STYLE FOR DEVELOPMENT. 2. PROVIDE ELEVATIONS FOR THE ENTRANCE DESIGN WITH DETAILS REGARDING SIZE, COLOR, MATERIAL AND LANDSCAPING PLAN TO THE DIRECTOR...

Table with columns: NO., ADDRESS COUNTY COMMENTS, REVISION, DATE. Includes revision history for the plat.



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.

DEVELOPMENT REGULATION MODIFICATION #17-00117 APPROVED JANUARY 30, 2017 FOR APPROVAL OF THE FINAL PLAT WITH 200 LOTS PRIOR INSTALLATION OF SECOND ENTRANCE TO HILLCREST DRIVE...

Table with columns: CURVATURE, LENGTH, BEARING, CHORD, BEARING, CHORD, LINE, BEARING, DISTANCE. Contains detailed curve data for the plat.

WETLAND CERTIFICATION:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET DOES NOT INDICATE WETLANDS AS SHOWN ON THE MAPS...

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...

OWNER: GRAND COMMUNITIES, LTD. A KENTUCKY LIMITED PARTNERSHIP BY: FISCHER DEVELOPMENT COMPANY

By: Todd E. Huss (Signature) PRINTED NAME

NOTARY STATEMENT: COMMONWEALTH OF KENTUCKY, COUNTY OF BOONE THE FOREGOING ACKNOWLEDGEMENT AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF FEBRUARY, 2017...

Notary: Christina Spenlau, Notary Public - State of Large Kentucky My Commission Expires May 18, 2019

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-87, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY OR SUPERIOR COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES...

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: PLANNING DIRECTOR, CITY OF SUGAR HILL, DATE 2/21/2017

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCELS...

Ben E. Butterworth, REG. NO. 2294, DATE 2/10/17

- NOTES: 1. NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL. 2. A MANDATORY HOME OWNERS ASSOCIATION HAS BEEN ESTABLISHED. LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS FOR PRIMROSE CREEK...

HLP - HOUSE LOCATION PLAN A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED 'HLP'...

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.

Legend table with symbols for features like 1/2" REBAR FOUND, POWER METER, DRAINAGE INLET, etc.

Legend table with symbols for features like CB CATCH BASIN, SW CONCRETE WALK, CHG CONCRETE, etc.

Boundary Zone, Inc. LAND SURVEYING SERVICES. SURVEYING & LANDSCAPE ARCHITECTURE & LAND PLANNING. WWW.BOUNDARYZONE.COM

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 - 01/30/17

NOT VALID WITHOUT ORIGINAL SIGNATURE

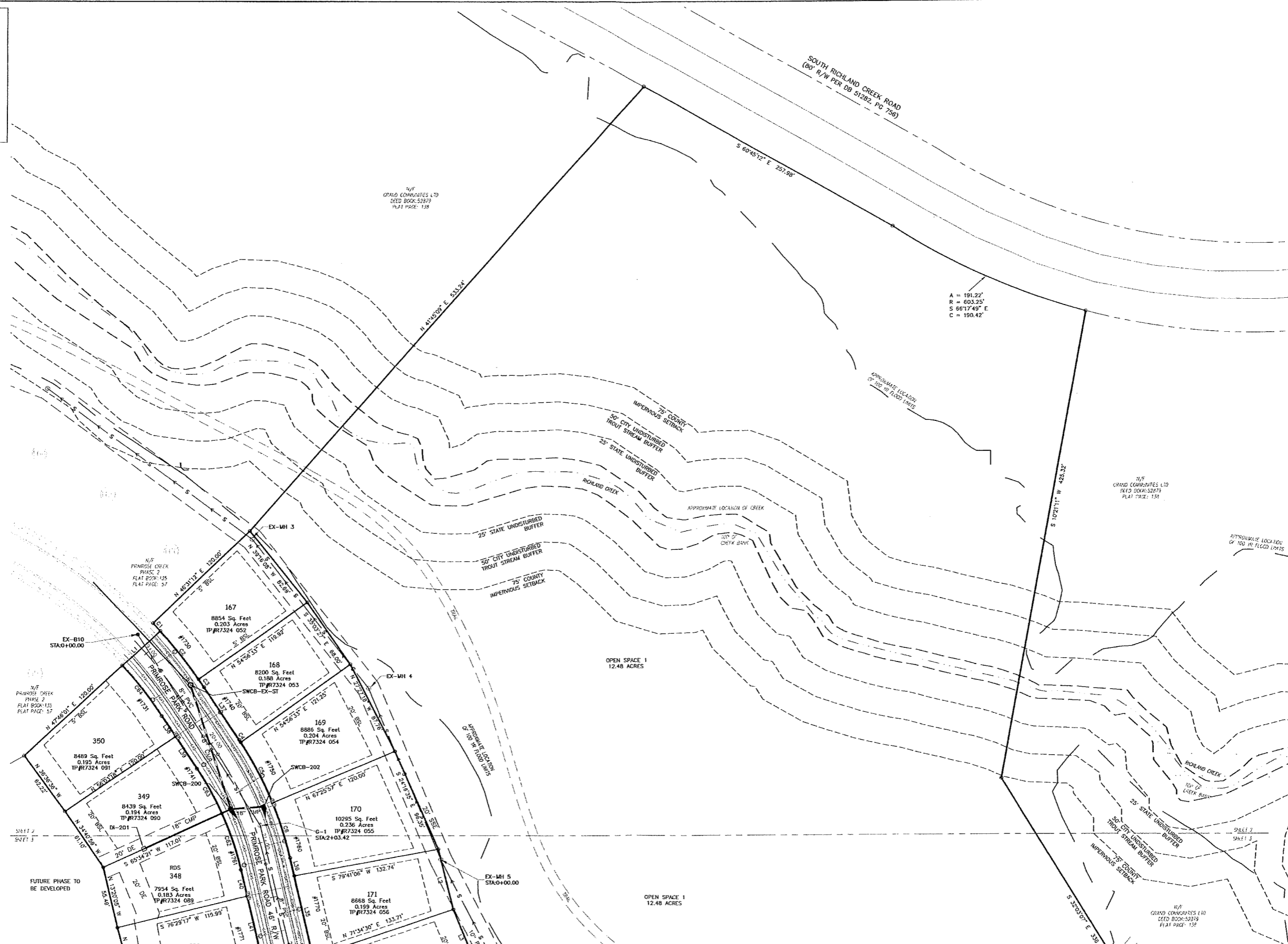
PROJECT 14658-FINAL-2B SHEET 1 OF 4

Plat
 Recorded 2/21/2017 2:45 PM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 138 Page 220
 Participant IDs: 3046875534

BOX FOR RECORDATION INFORMATION

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

NO.	REVISION	DATE
1	ADDRESS COUNTY COMMENTS	1/30/17
2	ADDRESS COUNTY COMMENTS	2/15/17



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 - 01/30/17



FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
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PROJECT
 14658-FINAL-2B

SHEET
 2 OF 4

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

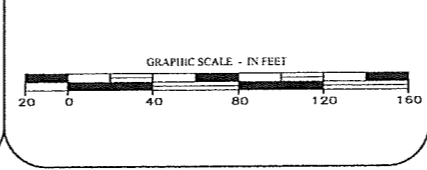
BOUNDARY REFERENCE: DEED BOOK 51283, PAGE 755 & PLAT BOOK 117, PAGE 79 FIELDWORK PERFORMED ON 11/12/16.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,387 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 37,238 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
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,387 FEET.
 - 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
 - FIRE HYDRANT
 - 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
 - BUILDING SETBACK LINE
 - /□ NOW OR FORMERLY
 - CD CATCH BASIN
 - SW CONCRETE WALK
 - CONC. CONCRETE
 - EOP EDGE OF PAVEMENT
 - CH OVERHANG
 - SSE SANITARY SEWER EASEMENT (TYP) TYPICAL
 - DB DEED BOOK
 - PG PAGE
 - DE DRAINAGE EASEMENT
 - L.L. LAND LOT



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 MEMPHIS, GEORGIA 30158

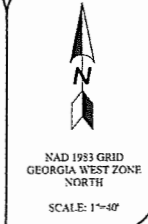
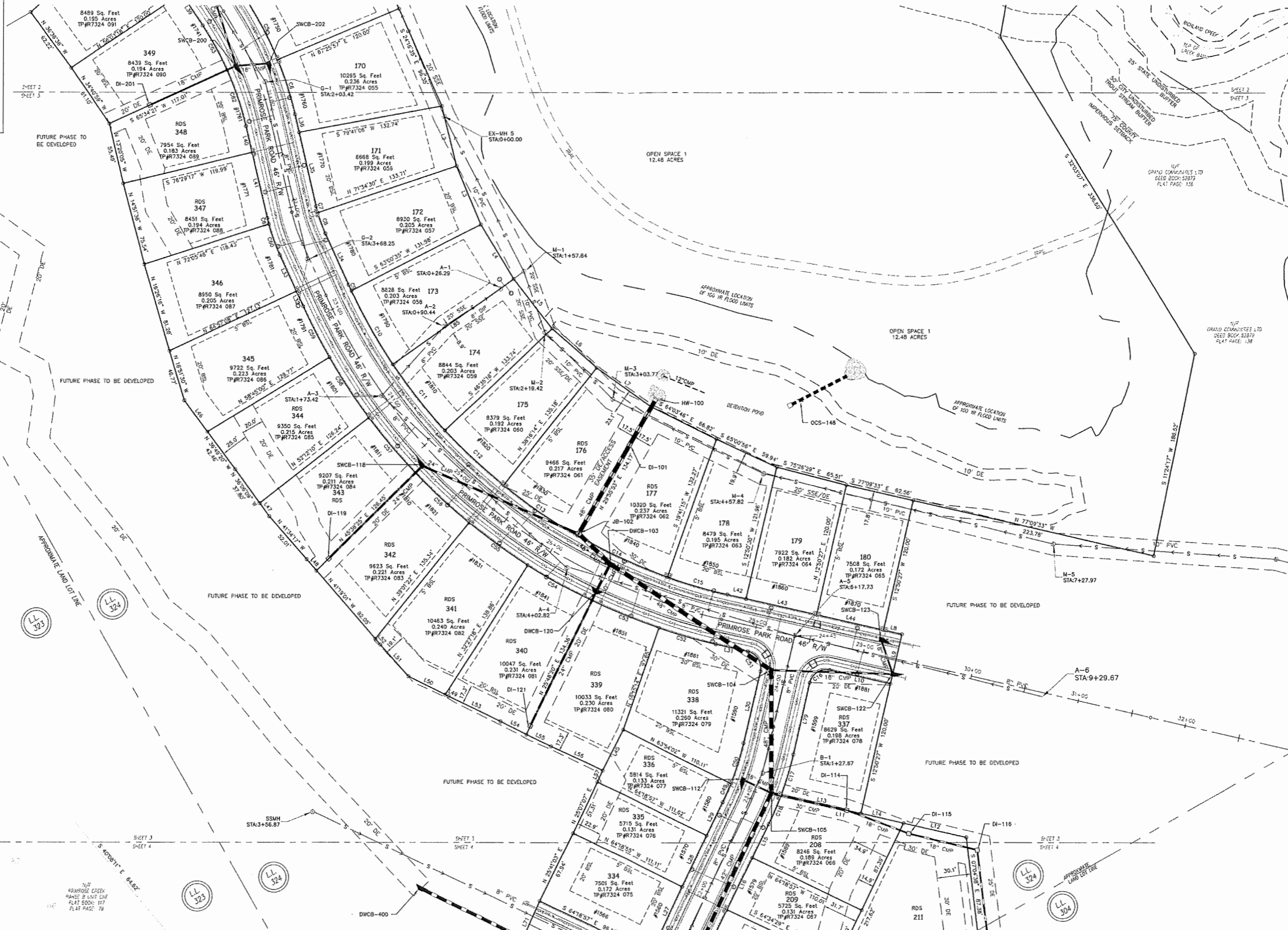
ATLANTA 210 PEACHTREE STREET, SUITE 400
 ATLANTA, GEORGIA 30303

MAKETTIA 1501 THE PINNACLES, SUITE 100
 MAKETTIA, GA 30059

RALPH 2005 CANTON PARK E, APT. 4
 NORTH CAROLINA 27623

Plat
Recorded 2/21/2017 2:45 PM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 138 Page 221
Participant IDs: 3046875534

BOX FOR RECORDATION INFORMATION



DATE	REVISION	ADDRESS COUNTY COMMENTS
1/30/17 <td>1 <td>ADDRESS COUNTY COMMENTS</td> </td>	1 <td>ADDRESS COUNTY COMMENTS</td>	ADDRESS COUNTY COMMENTS
2/10/17 <td>2 <td>ADDRESS COUNTY COMMENTS</td> </td>	2 <td>ADDRESS COUNTY COMMENTS</td>	ADDRESS COUNTY COMMENTS

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 - 01/30/17



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

PROJECT
14658-FINAL-2B

SHEET
3 OF 4

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TOTAL AREA: 28 110 ACRES / 1,234,456 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 31282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.

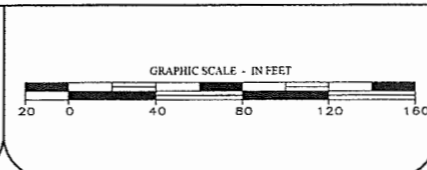
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5601 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	- DRAINAGE INLET	CS CATCH BASIN
● 1/2" REBAR WITH CAP SET LSF # 839	□ A/C UNIT	- TELEPHONE BOX	SW CONCRETE WALK
□ R/W MONUMENT	○ LIGHT POLE	- SIGN	CONC. CONCRETE
○ FIRE HYDRANT	○ GUY WIRE	- BOLLARD	EOP EDGE OF PAVEMENT
○ WATER METER	○ SSE SANITARY STUB OUT	○ ELECTRIC STUB OUT	CH OVERHANG
○ WATER VALVE	○ SEWER STUB OUT	○ TELEPHONE STUBOUT	SSE SANITARY SEWER EASEMENT
○ POWER POLE	○ ELECTRIC STUB	○ CABLE BOX	(TYP) TYPICAL
○ GAS VALVE	○ FENCE LINE	○ HAND HOLE	DB DEED BOOK
○ JUNCTION BOX	○ GAS MARKER	○ IRRIGATION VALVE	PB PLAT BOOK
○ SIGNAL CONTROL BOX	○ LAND LOT	○ BUILDING SETBACK LINE	PD PAGE
R/W RIGHT-OF-WAY	P/L PROPERTY LINE	N/F NOW OR FORMERLY	DE DRAINAGE EASEMENT
			L.L. LAND LOT



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RIFORD, GEORGIA 30088

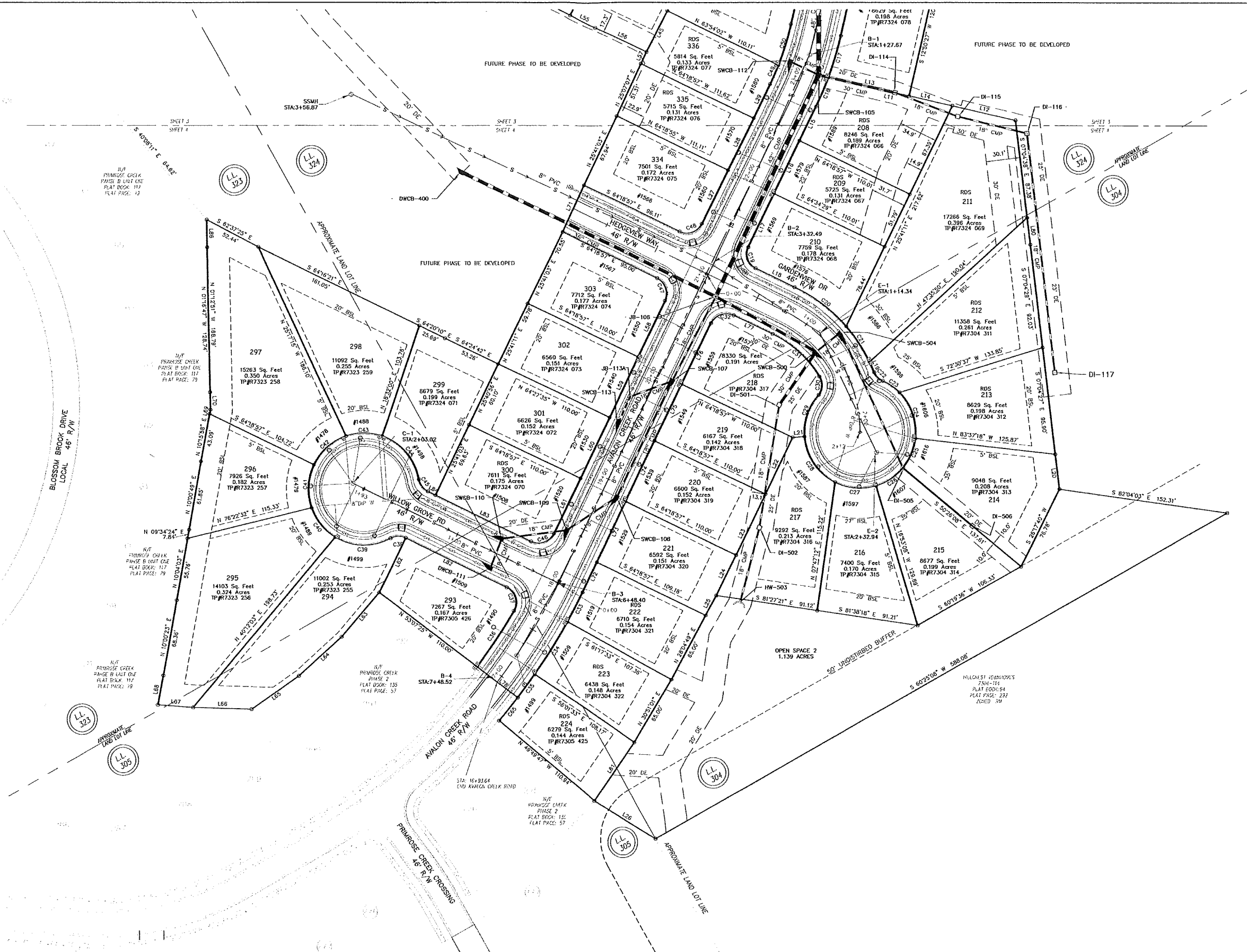
ATLANTA
310 REACHER STREET, SUITE 400
ATLANTA, GEORGIA 30303

MAHIETTA
150 THE BUCKENAGE, SUITE 100
MAHIETTA, GA 30059

RALEIGH
2014 CANNON DRIVE, APT. X
NORTH CAROLINA 27613

Plat
 Recorded 2/21/2017 2:45 PM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 138 Page 222
 Participant IDs: 3046875534

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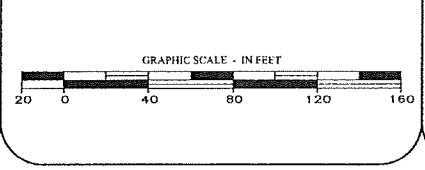
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 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 312,588 FEET, AND ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND:

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



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 ATLANTA: 2550 CREEKVIEW STREET, SUITE 400, ATLANTA, GEORGIA 30310
 CHARLOTTE: 4502 E. EXCHANGE, SUITE 100, CHARLOTTE, GA 28217
 RALEIGH: 3255E CARRINGTON DRIVE, APEN NORTH CAROLINA 27617

PROJECT
 14658-FINAL-2B

SHEET
 4 OF 4