City of Sugar Hill Planning Staff Report Final Plat Ratification

DATE:

February 21, 2017

TO:

Mayor and City Council

FROM:

Planning Director

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



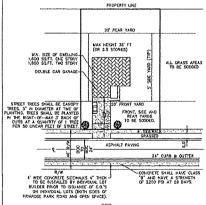
POX FOR RECORDATION INFORMATION

ZONING EVELOPMENT TYPE PROJECT DATA NO. OF LOTS TOTAL AREA (AC.) FLOOD PLAIN AREA 9.513 FLOOD PLAIN ARE (AC.) FLOOD PLAIN (% FLOOD PLAIN AC 33.8% SANITARY SERVICE SANITARY X
SEPTIC DENSITY (UNITS/AREA) GROSS ROSS 58
DENSITY (UNITS/AREA) MIN. LOT SIZE 5,000 SQ. FT.

MIN. DWELLING SIZE 1,600 SQ. FT.

VIN. DWELLING SIZE 1,600 SQ. FT.

VIN. DWELLING SIZE 2 STORY 1,600 SQ. FT. 1,800 SQ. FT.



INDITION UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESCN. AND/OR MATERIAL.

2. A MUDATORY HOLD OWNERS, ASSOCIATION HAS BEEN ESTRAUBISED, LOTS ME SUBJECT TO THE DECLARATION OF CONSUMINE FOR CORRECT AS UNDERSTROOM TO THE STATE OF THE S

GRAMATION.

RESIDENTIAL GRANAGE PLAN OR RESIDENTIAL DRAINAGE STUDY MUST BE APPROVED BY THE CITY OF SUGAR HILL PRIOR TO PLANCE OF A BUILDING PERRIT ON THOSE LOTS LABELED TOPP OR RDS; RESPECTIVELY, PLEASE REFER TO THE VACCIPILAT REGULATIONS AND COLTAGOT THE OPERATIONST OF PLANSING AND DEVELOPMENT REGULAR PRIMERE INFORMATION AND REASON THE STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEWORNS ACCORDING TO CURRENT CAMBELT COUNTY POLICY EXCOUNTS AND TO BE MANITARIO TO READ. AND ARE THE PROPERTY OWNERS RESPONSIBILITY TO ROUSE ACCESSIBLITY AT ALL

ROP = RESIDENTIAL DRAINAGE PLAN A RESIDENTIAL DRAINAGE PLAN MUST EE APPROVED BY THE CITY OF SUGAR HALL PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "ROP", RESPECTIVELY, PLEASE REFER TO THE DEVALOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND CONTACT THE

FINAL PLAT APPROVAL:

REVIEWED AND APPROVAL RECOMMENDED BY:

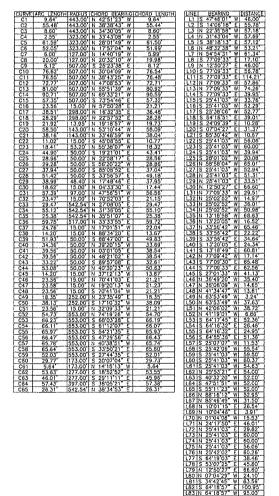
JEFF SMITH, P.E. RIDGE PLANNING AND ENGINEERING 1785 WHITE CIRCLE, SUITE 202 MARIETTA, GA. 30066 PH: 404-328-6280 OWNER / DEVELOPER / SUBDIVIDER: GRAND COMMUNITIES, LTD. TOOD E. HUSS, PRESIDENT 3940 OLIMPIC BOLLEVARD, SUITE 100 ERLANGER, KY 41018 PH: 559–344–3126

Know whatbelow. 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 A PORTION OF PARCEL NUMBER: 7-324-021 ZONING CASE #: RZ 04002

DEVELOPMENT REGULATION MODIFICATION \$17-00177 APPROVED JANUARY 30, 2017 FOR APPROVAL OF THE FINAL PLAT WITH 200 LOTS PRIOR INSTALLATION OF SECOND ENTRANCE TO HILLCREST DRIVE, PRIOR TO APPROVAL OF THE NEXT PHASE FINAL PLAT A PERFORMANCE BOND IS REQUIRED TO COMPLETE THE EXTENSION OF HILLCREST DRIVE TO SOUTH RICHLAND CREEK ROAD AND THE SECOND ENTRANCE ONTO HILLCREST DRIVE EXTENDED.



CONNECTIONS FOR ZOWING CASE RZ 04 002

1. THE SUBDIVISION DIGITS SHALL BE UNSCHINT MONIMENTAL STILE FOR DEVELOPMENT.

2. PRINCE LEAD DIGIT SHALL BE UNSCHINT MONIMENTAL STILE FOR DEVELOPMENT.

2. PRINCE LEAD DIGIT SHALL BE CONSISTED AND THE SECRET RECORDED SHELD OF A MATERIAL AND LANDSCAPNO FLAN TO THE DIRECTOR, PRINCE LEAD DIGIT SHELD SHELD SHALL BE CONSISTED AND THE SECRET RECORDED SHELD S

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16. YOULD TRANSTRUCTURE (WHENE, SEARE, LEGICIRE, DELEPHORE, CABLE, ETC) TO THE CHIEF OF A PUBLIC PASSENGATIVE PARK.

17. PROVIDE HAS STRUCTURE (WHENE, SEARE, LEGICIRE, DELEPHORE, CABLE, ETC) TO THE PROPERTY LIDE OF THE COLOR PROPERTY.

18. PROVIDE HAS STRUCTURE STRUCT STRUCTURE AND NORTH OF RECHARD OF LIDE OF THE COLOR PROPERTY.

19. PROVIDE HAS STRUCTURE AND THE THE WASHINGTON OF THE PROPERTY.

19. PROVIDE ROTH THE WASHINGT SCHOOL STRUCTURE PLANTING AND EVELOPMENT. THE PLANS MUST BE SHOWNED LOCATIONS MUST BE COCORDINATE WITH A PUBLIC PROPERTY.

19. IMPROVE HILLIASTS ROAD PROCUROUT THE LAND COLOR PROPERTY.

19. IMPROVE HILLIASTS ROAD PROCUROUT HE PROPOSED DEVICEOPHENT PORTIONS AS FEW DOT STANDARD.

20. PROVIDE BOSINERS ALL STRUCTURE AND DECOLOR PROPERTY OF THE PROPERTY OF THE PLANS MUST BE SHOWNED FOR MEASURE AND THE PROPOSED DEVICEOPHENT PORTIONS AS FEW DOT STANDARDS.

20. PROVIDE BOSIN FOR ALL LAST BORL FOR MOW HUNDLES HAM, INFORMATION THE PROPOSED DEVICEOPHENT PORTIONS AS FEW DOT STANDARDS.

21. PROVIDE BOSIN FOR ALL LAST BOLL FOR MOW HUNDLES HAM, INFORMATION THE PROPOSED DEVICEOPHENT PORTIONS OF PROPERTY HAS MUST BEEN CONTINUENT OF ROWN HUSTES BY CREATING NOONAND THE PROPERTY BOUNDARD OF THE SHEET HAS MUST SHOW PROVIDED FOR MEASURE AND PROVIDE PARKS PLANS MUST BEEN CONTINUENT OF ROME HAS MUST BEEN CONTINUENT OF ROWN HUSTES BY CREATING NOONAND THE ENGINEER OF THE SUBMITTAL OF TH

NOTE: THIS PROPERTY IS LOCATED ADJACENT TO A CLOSED LANDFILL THAT HAS BEEN LISTED ON THE STATE OF CEORGA HAZARDOUS SITE INVESTIGAT AND IS LOCATED IN CLOSE PROVINCTY TO AN ACTIVE LANDFILL, AND MAY BE SUBJECT TO THE SKHITS, SOUNDS, SHELLS, AND ENVIRONMENTAL EFFECTS WHICH MAY SESSET ROWN SICH PAST OF PRESENT LANDFILL ACTIVITIES.

THE SAME NOTE AS PLACED ON THE FINAL RECORDED PLAT SHALL ALSO BE PROVIDED TO THE PURCHASERS OF ALL LOTS WITHIN THE DEVELOPMEN STHER ON THE DEED CONVEYING THE PROPERTY OR ON A SEPARATE DOCUMENT PROVIDED TO THE PURCHASER AT OR BEFORE THE TIME OF

CLOSMIC.

ZA LETTER FROM A CONSULTANT, OF THE CITY'S CHOICE, THAT IDENTIFIES ANY RISK WITH CHROWIUM, BARUM, AND ARSENC LEVELS FOUND AT THE SITE. IF THE LETTER IS NOT SANSSACTORY, THEN NO BUXDON'S PERMITS FOR THE SITE SHALL BE ISSUED.

ZI ALL, PAPROVID CONDINONS DEEDED AND RECORDED ON THE FINAL PLAT.

THE DESIGN PROFESSIONAL WHOSE SEAL AFPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED, AND, 2) THE APPROPRIATE FLAN SHEET DOES ACTUES NEDINDICATE WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WEILANDS AS HOUGHED, THE ADD STREAM OF A PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404°) PERMIT HAS BEEN DOSTAINED.

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, ACKNOWLEGGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEGGEMENT AND DECLARATION TO USE OF THE PUBLIC FOREYER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTEMANCES THEREON SHOWN.

OWNER:
GRAND COMJUNITIES, LTD.
A KENTUCKY LIMITED PARTNERSHIP
BY: FISCHER DEVELOPMENT COMPANY
A KENTUCKY COMPORATION
ITS: GENERAL PARTNER BY: JUCA Julca

Toda E. Huss PRINTED NAME

NOTARY STATEMENT: COMMONWEALTH OF KENTUCKY, COUNTY OF BOONE

THE FOREGOING ACKNOWLEDGEMENT AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS $\frac{W^{FA}}{2}$ DAY OF 2017, BY GRAND COMMUNITIES, LTD., A KENTUCKY LIMITED FARTNERSHIP, BY AND THROUGH ITS CONFAIL PARTNER, RISCHER DEVELOPMENT COMPANY, BY AND THROUGH TOOD E. HUSS, ITS PRESIDENT.



TOUGE HUSS

SURVEYORS CERTIFICATION

AS RECURED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIE REGISTERED LAND SURVEYOR HEREBY CERTRIES THAT THIS MARP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE WUNIOPAL COUNTY (OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORIES OR THAT SUCH GOVERNMENTAL BOOTES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMETAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILINGS 2/Li/2017 FLANNIS DIRECTOR
CITY OF SUGAR HILL
CITY MANAGER
CITY OF SUGAR SHL 2/21/2017 DATE

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE COVERNIENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCE. THE REGISTREDLAND SURVEYOR FURTHER CERTIFIES THAT THIS WAP, PLAT, OR PLANCOUPLES WITH THE MINIMUM STANDARDS AND SECONCATIONS OF THE STATE BOARD OF REGISTRATION FOR PROPESSIONAL ERGISERS AND LAND SURVEYORS AND THE GOORGA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, ALD ARE TO BE PROPERLY CHAINED PRIOR TO RECORDING

Fa Souldoworth
BEN E. BUTTERWORTH REG. NO. 2294 Z/W/17 DATE



NAD 1983 GRID GEORGIA WEST ZONE NORTH

SCALE: 1"=40"

IE 7TH DISTRICT, GEORGIA I - 01/30/17

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IN LAND I

LOCATED II CITY

2B

NOT VALID WITHOUT ORIGINAL SIGNATUR

PROJECT 14658-FINAL-2B ---SHEET 1 OF 4

TOTAL AREA: 28.110 ACRES / 1,224.456 SQUARE FEET. BOUNDARY REFERENCE: DEED BOOK \$1282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSO OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 456,587 FEET. © COPYRIGHT 2017 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT HE REPRODUCTIOD, PUBLISHED OR USED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR. 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 PLANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

HIP - HOUSE LOCATION PLAN

RDS - RESIDENTIAL DRAINAGE STUDY
A RESIDENTIAL DRAINAGE AND 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 TROS; RESPECTIVELY, PIEASE REFER TO THE DEVELOPMENT REQUILATIONS AND CONTROCT THE OFFERNMENT OF PLANNING AND DEVELOPMENT FOR FURNMENT HOSE MANDED. E POWER METER

POWER BOX

A/C UNIT

LIGHT POLE

GUY WIRE

MANHOLE SEWER STUB OUT GAS VALVE

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPUES WITH THE CITY OF SUGAR HILL ZONNO GRONNANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS, AS AMERICED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROVED SURFORMER. PERMINIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL, THIS PLAT IS APPROVED SURFICET TO THE PROVISCH'S AND REQUIREMENTS OF THE DEVELOPMENT PERFORMAN AND MAINTENANCE GREENERT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELD "HLD". A HOUSE LOCATION PLAN IS A SCALE DRAWNIG SUBURITED BY THE BUILDER AT THE THE 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 DEPARTMENT PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

JUNCTION BOX

SIGNAL CONTROL BOX

1/2: 2014

DAY OF February

DRAMAGE INLET
DITELEPHONE BOX
DISION
DISION
BOLLARD
ELECTRIC STUB OUT
TELEPHONE STUBOUT
CABLE BOX
TELCY
THEST CABLE BOX & HAND HOLE IRRIGATION VALVE BSL BUILDING SETBACK LINE

CB CATCH BASIN
SW CONCRETE WALK
CCHC.CONCRETE
EOP EDGE OF PAVEMENT
CH OVERHANG GRAPHIC SCALE - IN FEET SSE SANITARY SEWER EASEMENT (TYP) TYPICAL OR DEED BOOK PB PLAT BOOK

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

BUFORD 4195 SOUTH LEE STREET, SUITE 1 BUFORD GEOLGIA 3518

[13/17]