

City of Sugar Hill
Road Acceptance Summary
Primrose Creek Phase 2



DATE: February 27, 2020
TO: Mayor and Council
FROM: Planning Director *JA*
SUBJECT: Request for Road Acceptance, Primrose Creek Phase 2

RECOMMENDED ACTION

Accept and record the Right of Way Dedication and Acceptance Deed for Primrose Park Road and Avalon Creek Road and associated public improvements within the right-of-way for Primrose Creek Phase 2 Subdivision.

ISSUE Grand Communities, Ltd. has requested that the City accept the streets in Primrose Creek Phase 2 Subdivision. City Council action is needed to properly accept the streets into the city road system.

DISCUSSION

Primrose Creek is a 371-lot subdivision on 168.1 acres located off Sycamore Road and Hillcrest Road. The final plat for Phase 2 was recorded on 12-17-15. There is a total of 40 lots in this Phase on streets Primrose Park Road, and Avalon Creek Road which have been constructed to City standards and the maintenance period along with all performance and maintenance agreements have been closed out. Building permits have been issued for all 40 lots.

In coordination with the city public works department, recent inspections of the streets and associated public improvements found no outstanding issues.

After Recording, Return to:
City of Sugar Hill,
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Fischer Homes
Attn: Matthew Bernholz
3940 Olympic Blvd-Suite 400
Erlanger, KY. 41018
859-341-4709

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED
Project Name: **PRIMROSE CREEK**

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 24th day of January, 2020, by and between Grand Communities, LLC, a Kentucky limited liability company (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 323, 324 & 305. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.


GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

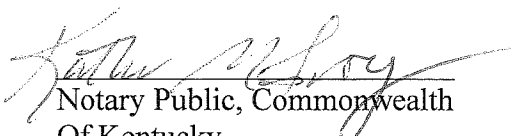
Signed, sealed and delivered in the presence of:

GRANTOR:
Grand Communities, LLC
A Kentucky limited liability company


Unofficial Witness

By: 
M. Larry Sprague
General Counsel-Acquisition and Development

SEAL:


Notary Public, Commonwealth
Of Kentucky
Commission Expires: 08/20/2022



AFFIX NOTARIAL SEAL



KATHLEEN McELROY
Notary Public, Kentucky
State At Large
My Commission Expires
August 20, 2022
607095

Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the _____ day of _____, 2020.

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

{City Seal}

EXHIBIT A

All those roadways lying and being in Land Lots 323, 324 & 305 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

“Primrose Park Road”;

“Avalon Creek Road”;

As such roadways are shown and depicted on the final plat for Primrose Creek Phase 2, recorded in Plat Book 135, Pages 57 -60, Gwinnett County Superior Courts Records.

CONDITIONS FOR ZONING CASE R7, D4 002, APPROVED 7-14-2004

CURVE TABLE					
CURVE NUM.	DELTA	RADIUS	TAN. LENGTH	CURVE LENGTH	CHORD DIRECTION
C1	66°48'28"	420.00'	276.98	489.73'	N76°17'43"W
C2	6°17'23"	320.00'	17.58	35.13'	S67°09'22"W
C3	23°40'55"	540.00'	113.21	223.20'	S48°43'02"W
C4	32°19'56"	250.00'	72.47	141.08'	S76°43'27"W
C5	27°10'28"	160.00'	38.67	75.88'	N73°31'21"W
C6	7°19'08"	200.00'	12.79	25.55'	S33°12'50"E

CENTER LINE TANGENT DATA		
LINE #	BEARING	CHORD
L1	S70°18'00"W	216.70
L2	S84°00'40"W	12.87
L3	S60°33'30"W	74.83
L4	N87°06'35"W	72.54
L5	N59°56'07"W	8.14
L6	S36°52'24"E	75.24
L7	S29°33'15"E	37.19

LOT NUMBER	ADDRESS	TAX PARCEL ID	SQ. FT.	ACRES
155	1610	7-323-243	7,398	0.17
156	1620	7-323-244	8,160	0.19
157	1630	7-323-245	8,160	0.19
158	1640	7-324-036	8,160	0.19
159	1650	7-324-037	8,700	0.20
160	1660	7-324-038	8,789	0.20
161	1670	7-324-039	8,789	0.20
162	1680	7-324-040	8,789	0.20
163	1690	7-324-041	8,789	0.20
164	1700	7-324-042	8,789	0.20
165	1710	7-324-043	8,789	0.20
166	1720	7-324-044	8,789	0.20
225	1489	7-305-402	6,037	0.14
226	1479/5102	7-305-403	6,728	0.15
276	1469/5102	7-305-404	7,181	0.16
277	1459	7-305-405	5,711	0.13
278	1449	7-305-406	6,189	0.14
279	1439	7-305-407	6,340	0.15
280	1429	7-305-408	6,343	0.15
281	1419	7-305-409	5,996	0.14
282	1409	7-305-410	6,037	0.14
283	1399	7-305-411	6,266	0.14
284	1389	7-305-412	6,348	0.15
285	1380	7-305-413	6,084	0.14
286	1400	7-305-414	6,005	0.14
287	1420	7-305-415	7,927	0.18
288	1430	7-305-416	9,588	0.22
289	1450	7-305-417	7,794	0.18
290	1460	7-305-418	6,526	0.15
291	1470	7-305-419	6,526	0.15
292	1480	7-305-420	6,526	0.15
351	1721	7-324-045	8,755	0.20
352	1701	7-324-046	8,755	0.20
353	1691	7-324-047	8,755	0.20
354	1681	7-324-048	8,755	0.20
355	1661	7-324-049	8,755	0.20
356	1651	7-324-050	8,444	0.19
357	1631	7-323-246	8,160	0.19
358	1621	7-323-247	8,160	0.19
359	1611	7-323-248	7,418	0.17

STORM WATER PIPE CHART

PIPE LABEL	PIPE LENGTH	AS-BUILT % SLOPE	PIPE SIZE	PIPE MATERIAL
100-101	90'	9.21	24"	CMP
101-102	42'	6.38	18"	CMP
102-103	24'	11.66	18"	RCP
102-110	190'	2.83	18"	RCP
110-111	28'	4.96	18"	RCP
111-112	90'	3.98	18"	CMP
112-113	117'	36.68	18"	HDPE
201-202	204'	8.33	18"	RCP
202-203	27'	1.70	18"	RCP
203-204	156'	8.22	18"	RCP
204-205	66'	6.11	18"	RCP
205-206	26'	2.04	18"	RCP

- 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 SO THAT THE FRONT SHALL CONTAIN 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 8' WIDE SIDEWALK ALONG APPLING ROAD AND HILLCREST ROAD.
- NO OVERNIGHT ON-STREET PARKING SHALL BE PERMITTED.
- A MANDATORY HOME OWNERS ASSOCIATION 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 PRIOR TO OBTAINING PERMITS FOR GRADING AND CLEARING. THE TREE PRESERVATION PLAN SHOWING PRESERVING TREES TO THE MAXIMUM POSSIBLE EXTENT, PREPARED BY A REGISTERED LANDSCAPE ARCHITECT MUST BE SUBMITTED 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/NEELSON 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 BROKEN 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 ADJUTING 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 SCHOOL SYSTEM AND DIRECTOR, PLANNING AND DEVELOPMENT. IF GWINNETT SCHOOL SYSTEM, FOR ANY REASON, DOES NOT PARTICIPATE IN THE PROJECT, 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 MULTIPURPOSE TRAIL THROUGH OUT THE PROPOSED DEVELOPMENT. DESIGN SHOULD PROVIDE FOR WEATHER SHELTER REST SPOTS, BENCHES, AND POCKET PARKS. PLANS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL.
- THE PLANS 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 ADJUTING WITH HW 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 RECREATIVE 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 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 SIX (6) MONTHS OF THE RESIDENTIAL DEVELOPMENT IS COMPLETE/BUILT IN EACH PHASE.
- PROVIDE AT LEAST FIVE (5) 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 DEEDED TO THE CITY.
- THE DEVELOPER MUST PROVIDE A REVISED PLAT THAT MEETS THE ZONING CONDITIONS (INCLUDING LOT SIZES AND BUFFERS).
- THE FINAL RECORDED PLAT SHALL CONTAIN THE FOLLOWING NOTE:

NOTE: THIS PROPERTY IS LOCATED ADJACENT TO A CLOSED LANDFILL THAT HAS BEEN LISTED ON THE STATE OF GEORGIA HAZARDOUS SITE INVENTORY AND IS LOCATED IN CLOSE PROXIMITY TO AN ACTIVE LANDFILL AND MAY BE SUBJECT TO THE SIGHTS, SOUNDS, SMELLS, AND ENVIRONMENTAL EFFECTS WHICH MAY RESULT FROM SUCH PAST OR 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 DEVELOPMENT EITHER ON THE DEED CONVEYING THE PROPERTY OR ON A SEPARATE DOCUMENT PROVIDED TO THE PURCHASER AT OR BEFORE THE TIME OF CLOSING.


32. A LETTER FROM A CONSULTANT, OF THE CITY'S CHOICE, THAT IDENTIFIES ANY RISK WITH CHROMIUM, BARIUM, AND ARSENIC LEVELS FOUND AT THE SITE. IF THE LETTER IS NOT SIGNED BY THE CITY, THEN NO BUILDING PERMITS FOR THE SITE SHALL BE ISSUED.

33. ALL APPROVED CONDITIONS DEEDED AND RECORDED ON THE FINAL PLAT.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 12-15-05 TIME 10:20am
PLAT BOOK 135 PAGE 58
RICHARD T ALEXANDER, JR., CLERK

THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED AUGUST 14th, 2006, WHICH HEREBY BECOME PART OF THIS PLAT AND WHICH WERE RECORDED IN DEED BOOK 46905, PAGE 157-217, AND SIGNED BY THE OWNER.

OWNER/DEVELOPER:
GRAND COMMUNITIES, LTD
TODD HUSS, PRESIDENT
3940 OLYMPIC BLVD., STE. 100
ERLANGER, KY 41018
(659) 341-4709

<p>REVISIONS</p>	 <p>Gaskins ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION MGMT</p> <p>Marietta Office 126 Powder Springs Rd S.E. 14 Marietta, GA 30064 Phone: (770) 424-7168</p> <p>Atlanta Office 147 Reinhardt College Pkwy S.E. 8 Canton, GA 30114 Phone: (770) 479-9698</p>	<p>FINAL PLAT FOR:</p> <p>PRIMROSE CREEK PHASE 2</p> <p>LOCATED IN L.L. 323, 324 & 305 7th DISTRICT CITY OF SUGAR HILL GWINNETT COUNTY, GA.</p> <p>SHEET 2 OF 4</p>
<p>FIELD DATE: 8-04-15</p> <p>OFFICE DATE: 8-07-15</p> <p>SCALE: 1"=60'</p>	<p>DRAWN BY: SJJ</p> <p>CHECKED BY: CAE</p> <p>FILE: Q 1750</p>	

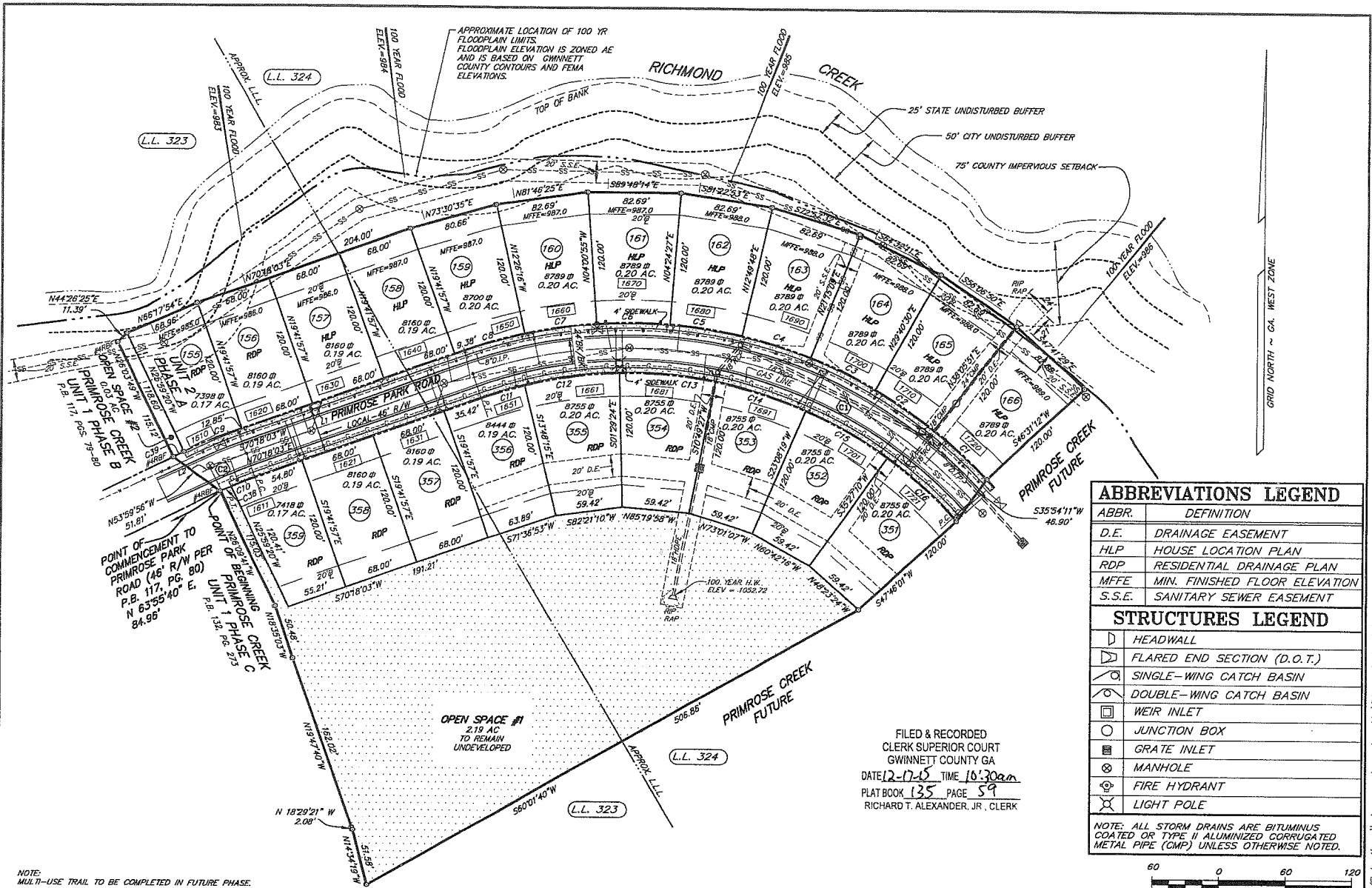
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



IMAGES:

IMAGES:

Drawing name: F:\1750 (Fisher Home)\primrose creek.dwg Plotter on: Nov 02, 2015 4:34pm Plotted by: fms



ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
HLP	HOUSE LOCATION PLAN
RDP	RESIDENTIAL DRAINAGE PLAN
MFFE	MIN. FINISHED FLOOR ELEVATION
S.S.E.	SANITARY SEWER EASEMENT

STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	MANHOLE
	FIRE HYDRANT
	LIGHT POLE

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.



NOTE: MULTI-USE TRAIL TO BE COMPLETED IN FUTURE PHASE.

NOTE: ALL PROPERTY CORNERS ARE #4 REBAR SET UNLESS OTHERWISE NOTED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 0.3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/118,378. MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



REVISIONS



Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
141 Reinhardt College Pkwy
Ste. 8 Canton, GA 30114
Phone: (770) 479-9498

LSFB 789
www.gcasurvey.com

FIELD DATE: 8-04-15
OFFICE DATE: 8-01-15
SCALE: 1"=60'

DRAWN BY: SJW
CHECKED BY: CAE
FILE: 0-17190

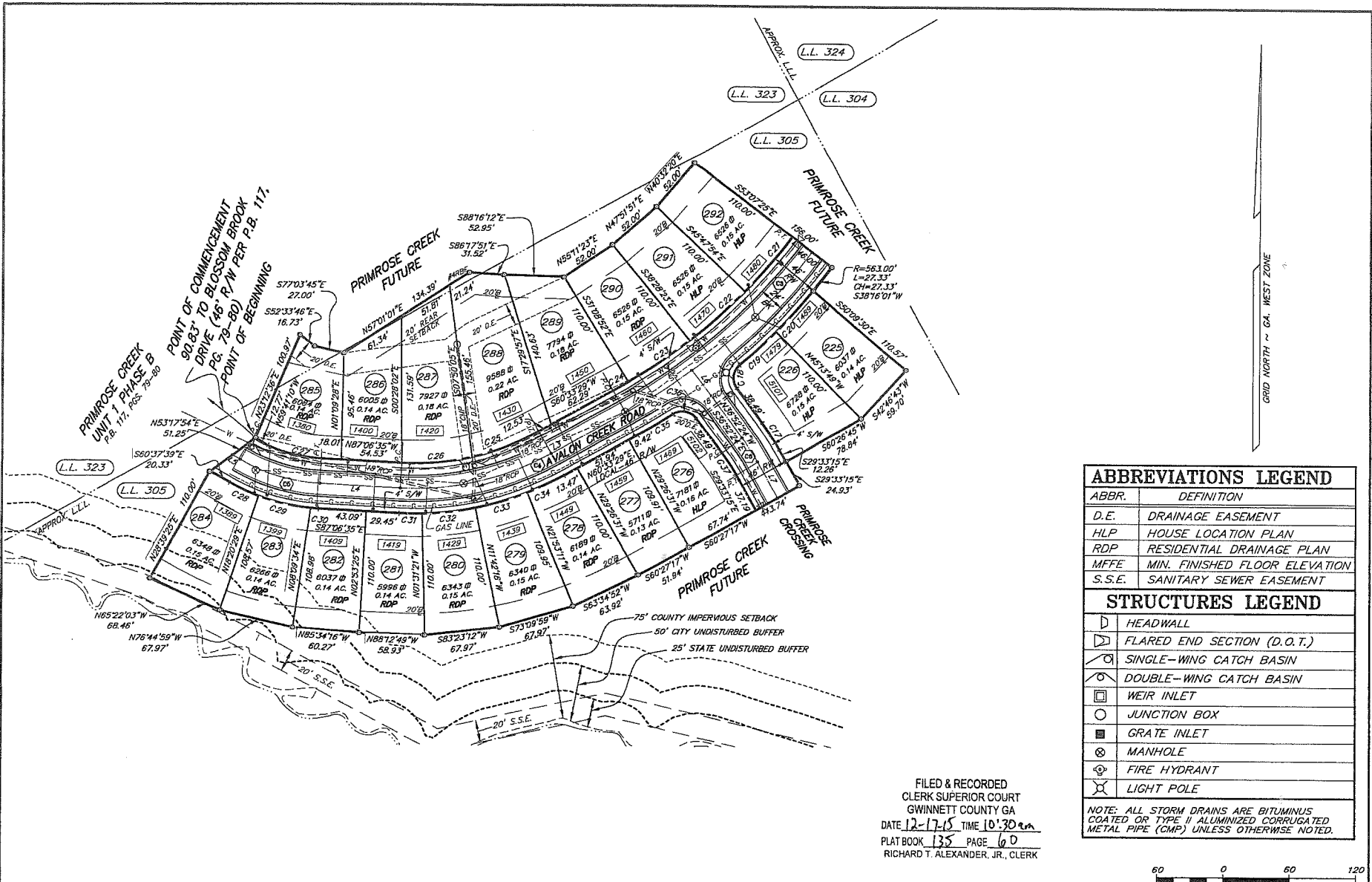
FINAL PLAT FOR:

**PRIMROSE CREEK
PHASE 2**

LOCATED IN L.L. 323, 324 & 305
7th DISTRICT
CITY OF SUGAR HILL
GWINNETT COUNTY, GA.

SHEET 3 OF 4

Drawing name: F:\17190 (Risher Home)\Primrose creek.dwg Printed on: Nov 02, 2015 - 3:40pm
Revised By: sbk



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FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 12-17-15 TIME 10:30 AM
 PLAT BOOK 135 PAGE 60
 RICHARD T. ALEXANDER, JR., CLERK



NOTE:
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REVISIONS

Gaskins
 ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION RIGHT

Marietta Office
 1266 Powder Springs Rd
 Marietta, GA 30064
 Phone: (770) 424-1168

Canton Office
 147 Reinhardt College Pkwy
 Ste. 6 Canton, GA 30114
 Phone: (770) 478-9598

FIELD DATE: 8-04-15 DRAWN BY: SJJ
 OFFICE DATE: 6-01-15 CHECKED BY: CAE
 SCALE: 1"=60' FILE: 0:V150

FINAL PLAT FOR:
**PRIMROSE CREEK
 PHASE 2**

LOCATED IN L.L. 323, 324 & 305
 7th DISTRICT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GA. SHEET 4 OF 4

IMAGES: REFS:

Drawing name: P:\FD30 (Fisher Home)\primrose creek copy to a drive\Primrose Creek.pdf final.dwg Plotted on: Nov 02, 2015 - 3:49pm Plotted by: bca

ROAD ACCEPTANCE – PRIMROSE CREEK PHASE 2

