City of Sugar Hill Road Acceptance Summary Primrose Creek Phase 2

DATE:

February 27, 2020

TO:

Mayor and Council

FROM:

Planning Director

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 Bernholc 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.

WITNESSETH:

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 herby 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:

AFFIX NOTARIAL SEAL

SEAL 1993

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

	, 2020.	r and Cuy Council of the Cuy of Sugar Hill on the
		GRANTEE:
		CITY OF SUGAR HILL, GEORGIA a municipality organized and existing unde the laws of the State of Georgia
		By:
		Name:
		Title:
Attest:		
Jane Whittingto	n, 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.

FINAL SURVEYOR'S CERTIFICATE:

REGISTERED GEORGIA LAND SURVEYOR REG. NO. 2784, DATE OF EXPIRATION - DECEMBER 2016.

FINAL PLAT APPROVAL:

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPUES WITH THE CITY OF SUGAR HILL ZOUNIG ORDINANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS, AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY OF PEPARTHEIST, APPROPRIATE. PENDING FINAL RATIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL THIS PLAT IS APPONDED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MANTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL THIS PROJECT BETWEEN THE OWNER AND THE CITY OF REVIEWED AND APPROVAL RECOMMENDED BY:

PLANNING DIRECTOR CITY OF SUGAR HILL

OWNERS ACKNOWLEDGEMENT AND DECLARATION:

THE ONIGER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DUL'Y AUTHORIZED AGENT, ACKNOMEDIESS THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOMEDIEMENT AND DEDICATION TO THE USE OF THE PUBLIC PORCINER ALL STREETS, SHERE COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC PAGILITIES AND APPORTENANCES THEREON SHOWN

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

CITY OF SUGAR HILL

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Danuelle Bormano

DANIELLE BORMAN State at Large, Kentucky ly Commission Expires on Jan. 13, 2018

NOTE: CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OF EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OF FOR THE EXTENSION OF CULLWETTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

GPS NOTES:

HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED FUNIZING A THIS SURVING WERE OBTAINED UTILIZING A TRIMBLE 5800 OPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RIK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO LASSEMENTS, CLAMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT WISELE OF RECORDED, THUS OEDIMING THEM UNDETERMINED WISELE OF THE SUBJECT OF THE FARTIES STATED ON THE FACE OF SURVEY BY THEM OF THE FARTIES STATED ON THE FACE OF SURVEY BY THUS PLANTING IS AT THEM SUBJECT OF THE SURVEY BY THUS PLANTING IS AT THEM SUBJECT OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

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FILED & RECORDED CLERK SUPERIOR COURT **GWINNETT COUNTY GA** DATE 12-17-15 TIME 10:30an

PLAT BOOK 135 PAGE 57

RICHARD T. ALEXANDER, JR., CLERK

SITE DATA TOTAL AREA =10.72 ACRES TOTAL NO. OF LOTS = 40 DENSITY / YIELD = 3.73 LOTS PER ACRE PRESENT ZONING - CSD/ CASE NO. RZ 04 002 MIN. LOT SIZE = 4.000 S.F. MIN. FRONT YARD = 20' MIN. SIDE YARD = 5' MIN. REAR YARD = 20' MIN. DWELLING SIZE ~ 1 STORY - 1,600 S.F. MIN. DWELLING SIZE - 2 STORY - 1,800 S.F. FLOOD PLAIN AREA = 0.01 AC SANITARY SEWER = GWINNETT COUNTY SEWER

"THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS SET FORTH IN THE PART OF THIS PLAT," RECORDED IN DEED BOOK , PAGE , GWINNE COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

HLP — HOUSE LOCATION PLAN
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED
BY THE CITY PRING TO ISSUMACE OF A BUILDING PERMIT ON THOSE
LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE
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DEPARTMENT FEGULATIONS.

RDP — RESIDENTIAL DRAINAGE PLAN OR RDS — RESIDENTIAL DRAINAGE STUDY 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 "ROP" OR "ROS" RESPECTIVELY. PLEASE REFER TO THE DEVELOPMENT REQUILATIONS AND CONTRICT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

ENGINEER: RIDGE PLANNING & FNGINFERING 1785 WHITE CIRCLE, STE. 202 MARIETTA, GEORGIA 30066 (404) 328-6280

OWNER\DEVELOPER: GRAND COMMUNITIES, LTD TODD HUSS, PRESIDENT 3940 OLYMPIC BLVD., STE. 100 ERLANGER, KY 41018 (859) 341-4709

NOTES

I. NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN

AND/OR MATERIAL.

2. A MANDATORY HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED. LOTS

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4890S, PAGE 167, CHINNETT COUNTY CETT.

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PLANNING AND DEVELOPMENT.

5. PERMANNENT STRUCTURES AND THESE NOT ALLORD IN SANTARY SCHER

EASEMENTS ACCORDING TO CURRENT GRANNETT COUNTY POLICY

OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES

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OWNERS RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES

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

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	ARC	
C1	547°41'29"E	65.06'	443.00	65.12'	
C2	S56°06'50"E	65.06'	443.00'	65.12'	
C3	S64°32'11"E	65.06'	443.00'	65.12	
C4	S72°57'32"E	65.06	443.00'	65.12'	
C5	S81°22'53'E	65.06'	443.00	65.12'	
C6	S89°48'14"E	65.06	443.00'	65.12'	
C7	N81°46'25"E	65.06	443.00'	65.12'	
СВ	N73°55'54"E	56.11'	443.00'	56.14'	
C9	566°42'14"W	43.04'	343.00'	43.07'	
C10	N68°59'18"E	13.61	297.00'	13.61'	
C11	S73°14'54"W	40.83'	397.00'	40.84'	
C12	S82°21'10"W	85.16'	397.00'	85.33'	
C13	N85°19'58"W	85.16'	397.00'	85.33'	
C14	N73°01'07"W	85.16'	397.00'	85.33'	
C15	N60°42'16"W	85.16'	397.00'	85.33'	
C16	N48°23'24"W	85.16'	397.00'	85.33'	
C39	N62°13'22"E	10.59'	343.00'	10.59'	
C38	N66°38'52"E	10.65'	297.00'	10.65'	

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LOCATION MAP 1" = 2000'
COPYRIGHT AERO ATLAS 2004

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C17	S33°12'50"E	28.47'	223.00'	28.49'
C18	S6°14'31"W	20.50'	15.00'	22.58'
C19	S47°03'48"W	45.07'	563.00'	45.08'
C20	S42°12'49"W	50.22'	563.00'	50.23'
C21	N40°32'20"E	66.05'	517.00'	66.10'
C22	N47°51'51"E	66.05'	517.00'	66.10'
C23	N55°11'23"E	66.05'	517.00'	66.10'
C24	N59°42'19"E	15.39'	517.00'	15.39'
C25	N68°38'28"E	63.84'	227.00'	64.05
C26	N84°48'26"E	63.84'	227.00'	64.05'
C27	S76°38'23"E	49.79	137.00'	50.07'
C28	N65°06'26"W	28.59'	183.00'	28.62'
C29	N77°13'44"W	48.67'	183.00'	48.81'
C30	N85°59'24"W	7.15'	183.00'	7.15'
C31	N89°18'58"W	21.02'	273.00'	21.03'
C32	S83°23'12"W	48.45'	273.00'	48.51'
C33	S73°12'17"W	48.45'	273.00'	48.51'
C34	564°20'09''W	35.97'	273.00'	36.00'
C35	S58°43'38''W	35.98'	563.00'	35.98'
C36	N79°59'18"W	20.50'	15.00'	22,58'
C37	N3392'50"W	22.59'	177.00'	22.61'

<u>Marietta Office</u> 1266 Powder Sorian 1266 Powder Springs Rd Магівна, GA 30064 Phone: (770) 424-7168 FIELD DATE: 8-04-15

OFFICE DATE: 6-01-15

SCALE: 1"=60"

REVISIONS

<u>Cantan Office</u> 147 Reinhardt College P LSF# 789 Ste. 8 Canton, GA 3011-Phone: (770) 479-9698

> DRAWN BY: SJJ CHECKED BY: CAE FILE: 0: \F150

FINAL PLAT FOR:

PRIMROSE CREEK PHASE 2

LOCATED IN L.L. 323, 324 & 305 7th DISTRICT CITY OF SUGAR HILL GWINNETT COUNTY, GA. SHEET 1 OF 4

CURVE TABLE					
CURVE NUM.	DELTA	RADIUS	TAN. LENGTH	CURVE LENGTH	CHORD DIRECTION
C1	66'48'28"	420.00	276.98	489.73*	N7677'43"W
C2	677'23"	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	3279'56"	250.00	72.47	141.08'	576"43"27"W
C5	2710'28*	160.00'	38.67	75.88*	N73'31'21"W
C6	779'08"	200.00'	12.79	25.55'	S3372'50"E

CENTER LINE TANGENT DATA				
LINE #	BEARING	CHORD		
L1	57078'00"W	216.70		
L2	564 00'40"W	12.87		
L3	560'33'30"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	ADDRESS	TAX	SQ. FT.	ACRE	
NUMBER 1550		PARCELID	L		
155	1610	7-323-243		0.17	
156	1620	7-323-244		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	1479/5101	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	5,084	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
i	101-102	42	6.38	18"	CMP
	102-103	24'	11,66	18"	RCP
	102-110	190'	2.83	18'	RCP
i	110-111	28'	4.96	18'	RCP
1	111-112	30,	3.98	18'	CMP
l	112-113	117'	36.68	18"	HDPE
	201-202	204	8.33	18"	RCP
ĺ	202-203	27'	1.70	18"	RCP
	203-204	156"	8.22	18"	RCP
	204-205	66'	6,11	18"	RCP
1	205-206	26'	2.04	18"	RCP

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.



CONDITIONS FOR ZONING CASE RZ 04 002 APPROVED 7-14-2004

CONDITIONS FOR ZONING CASE RZ 04-002 APPROVED 7-14-2004

1. THE SUBDIVISION SIGNS SHALL BE MASONRY MONUMENTAL STYLE FOR DEVELOPMENT.

2. PROVING ELECTATIONS FOR THE ENTRANCE DESIGN WITH DETAILS RECEATING SIZE, COLOR, MATERIAL AND LANDSCAPIND PLAN TO THE DIRECTOR, PLANGHIGH AND DEVELOPMENT FOR APPROVAL PRIOR TO SUBMITTAL OF FINAL PLATS.

2. PROVING ELECTATIONS FOR THE ENTRANCE STATE SHAPE AND AND ALLESS FORTY (40%) PERCENT BRICK, STONE OR STUCCO FOR THE PLANGHIGH AND DEVELOPMENT FOR APPROVAL PRIOR TO SUBMITTAL OF FINAL PLATS.

2. PROVING E' MOE SIDEWALK ON BOTH SIDES OF THE STREET THROUGHOUT THE ENTRE DEVELOPMENT.

3. PROVING E' MOE SIDEWALK ON BOTH SIDES OF THE STREET THROUGHOUT THE ENTRE DEVELOPMENT.

5. PROVING E' MOE SIDEWALK ALOND APPLING ROAD AND HILLOREST ROAD.

6. NO OVERRIGHT CHI-STREET FARKING STALL BE PERMITED.

7. A MANDATORY HOME DIWERS 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.

8. HOST PROVING A TITLE PRESENTATION FUNAL SHOWNON PRESENTED 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.

8. HOST PROVING A CAPITICE MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVING HE MASSIAL PROSEDE EXTENT, REPORT TO GITAINING PERMITS FOR A RESISTERED LANDSCAPE ARCHITECT MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVING HE MASSIAL PROVING A PROPOSED PROJECT. THE REP FOR A RESISTERED LANDSCAPE ARCHITECT MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVING HE MASSIAL PROVING A PROPOSED PROJECT. THE REP FOR A RESISTERED LANDSCAPE ARCHITECT MUST BE SUBMITTED TO THE DIRECTOR FOR APPROVING HE MASSIAL PROVING A PROPOSED PROJECT. THE REP FOR THE STUDY SHALL, INCLUDE BUT NOT UNITED TO TRATFIC MAPPARED BY A RECISITERED LANDSCAPE ARCHITECT TO THE DIRECTOR. PRAYING BOOD ROAD, HILLOREST ROAD, SCULTURE OF THE STUDY SHALL BE

SOREEM,

18. VOLUNTARILY DONATE PROPERTIES EAST OF HILLCREST DRIVE AND NORTH OF RICHLAND CREEK TO THE CITY OF A PUBLIC PASSIVE/ACTIVE PARK.
PROVIDE INFRASTRUCTURE (WATER, SWER, ELECTRIC, TELEPHONE, CABLE, ETC) TO THE PROPERTY LINE OF THE DONATED PROPERTIES.

7. PROVIDE AT LEAST SIX (8) SHELTERS FOR SCHOOL CHILDEN THROUGHOUTH THE DEVELOPMENT. THE PLANS HAVE BE SHOWNED LOCATIONS MUST BE

COGRIDMATED WITH THE GRINNETT SCHOOL, SYSTEM AND DIRECTOR, PLANNING AND DEVELOPMENT, IF GRINNET SCHOOL, SYSTEM, FOR ANY REASON,
DOES NOT PARTICIPATE, THEN THE APPLICANT SHALL COORDINATE WITH THE DIRECTOR, PLANNING AND DEVELOPMENT.

10. PROVIDE RIGHT TURN LANE AND LEFT TURN LANE ON APPLING ROAD CONNECTING WITH SYCAMORE ROAD.

10. IMPROVE HELICREST ROAD PROVIDED THROUGHOUT THE PROPOSED DEVELOPMENT POSTIONS AS PER DOT STANDARDS.

20. PROVIDE ENGINEERED APPROVED SIGNACE/SIGNALING ON RICHLAND CREEK ROAD TO CAUTION AND SLOW DOWN TRUCK TRAFFIC COMING FROM BEI
LANDRILL.

2). PROMDE DESIGN FOR AT LEAST EIGHT FOOT WIDE MULTIUSE TRAIL THROUGH OUT THE PROPOSED DEVELOPMENT, DESIGN SHOULD PROVIDE FOR MEATHER SHELTER REST SPOTS, BENCHES, AND POCKET PARKS, PLANS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR

WEATHER SHELTER REST SPOTS, BENCHES, AND POCKET PARKS. PLANS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL.

2. THE PLANS MUST BREAK CONTINUITY OF ROW HOUSES BY CREATING INNOVATIVE DESIGNS SUCH AS STAGGER LOCATION OF THE STRUCTURES. THE PLANS MUST BE SHOWN PROCEED PARKS THROUGHOUT THE DEVELOPMENT. SUCH DESIGNS WIST BE INCORPORATED DURING THE SUBMITTAL OF PLANS MUST BE INCORPORATED DURING THE SUBMITTAL OF PLANS FOR PAIR TO PROVIDE PARKS THROUGHOUT THE LOCATION WITH HIS ZONING.

2.5 PROVINGE PRITY (60) FROM WOS LANDSCAPED BUFFER ALONG PROPERTY LIVES ABUTTIND WITH HIS ZONING.

2.5 PROVINGE PROTECTION ALONG APPLING ROAD AND HILLDREST ROAD.

2.5 PROVINGE DECORATIVE STREET LIGHTING THROUGHOUT THE DEVELOPMENT. PLANS SHOWNO VARIOUS LIGHTING DESIGNS, TYPE AND LOCATIONS MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO CETAMING ANY PREMITS.

2. THE DIESTIND PROME FACULTY DESIGN SHALL PROVIDES SHETTY AND ACSTRUCTS CONSIDERATIONS SUCH AS, BUT NOT LIMITED TO, SIX-POOT HICK WAY, CHAIRLY AND ADDITION PROVIDED THE DETENTION POOD. THE DETENTION POOD TO STRUCTURE DIRECTOR PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO GETWING AND EXPENSIVE PROVIDED TO THE DESIGN PLANS HABILE SUBMITTED TO THE DESIGNOR, AND ADDITIONAL PROVIDED STRUCTURE.

2. PROVIDE AND ADDITIONAL PROVIDED TO APPROVAL PRIOR TO GETWING AND DETENTION POOD. THE DETENTION POOD TO APPROVAL PRIOR TO SERVE AND ADDITIONAL PROVIDED TO THE PROVIDED TO THE DESIGNOR AND ADDITIONAL PROVIDED TO THE SECRETARY AND COTAMINED AND CERTIFICATION FOR APPROVAL PRIOR TO SERVE PROVIDED TO THE CONTINUE OF THE PROVIDE APPROVAL PRIOR TO APPROVAL PRIOR TO APPROVAL PRIOR TO APPROVAL PRIOR TO SERVE PROVIDED TO THE CITY.

2. PROVIDE AT LEAST FIVE TOOT MORE SIDEMALLS ALONG THE BRIDGE ON RICHLAND CREEK ON BOTH SIDES OF THE ROAD.

2. PROVIDE AT LEAST FIVE TOOT THE SOR OT THE RESIDENTIAL DEVELOPMENT OF COMPLETEDY FOR THE ROAD.

2. PROVIDE AT LEAST FIVE TOOT THE SECRETAR

NOTE: THIS PROPERTY IS LOCATED ADJACENT TO A CLOSED LANDFILL THAT HAS BEEN LISTED ON THE STATE OF GEORGIA HAZARDOUS SITE INVENTIORY AND IS LOCATED IN CLOSE PROMINITY OF AN ACTIVE LANDFILL AND MAY BE SUBJECT TO THE SIGHTS, SOUNDS, SMELLS, AND EVANCOMMENTAL EFFECTS HANGE MAY RESULT FROM SUCH PLAST OF PRESENT LANDFILL AUTHORISE.

THE SAVE NOTE AS PLACED ON THE FINAL RECORDED PLAY SHALL ALSO BE PROVIDED TO THE PURCHASERS OF ALL LOTS WITHIN THE DEVELOPMENT-ETHER ON THE DEED CONVEYING THE PROPERTY OR ON A SEPARATE DOCUMENT PROVIDED TO THE PURCHASER AT OR BEFORE THE TIME OF CASHO.

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

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA DATE 12-17-15 TIME 10:30am PLAT BOOK 135 PAGE 58 RICHARD T ALEXANDER, JR., CLERK

REVISIONS

THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED AUGUST THE 2006, WHICH HEREBY BECOME PART OF THIS PLAT AND WHICH WERE RECORDED IN DEED BOOK 48905, PAGE 157–217, AND SIGNED BY THE OWNER.

OWNER \DEVELOPER: GRAND COMMUNITIES, LTD TODD HUSS, PRESIDENT 3940 OLYMPIC BLVD., STE. 100 ERLANGER, KY 41018 (859) 341-4709

ENGINEERING-SURVEYE	LS	CONSULTE	INS.
 <u>Marietta Office</u> 1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	LSF#:	789 Vey.com	Canton Office 147 Reinhardt College Phys Ste. 8 Canton, GA 30114 Phone: (770) 479-9698
FIELD DATE: 8-04-1	5	DRAW	V BY: SJJ
 OFFICE DATE: 6-01-	15	CHECK	ED BY: CAE
SCALE: 1"=60"		FILE: 1	7- \ E150

FINAL PLAT FOR:

PRIMROSE CREEK PHASE 2

LOCATED IN L.L. 323, 324 & 305 7th DISTRICT CITY OF SUGAR HILL GWINNETT COUNTY, GA. SHEET 2 OF 4





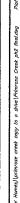
THIS PLAT IS AT THEM ONE THE COMPANY WITH THE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS ADMISTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/118,378. MATTERS OF TITLE ARE EXCEPTED.

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

Ste. 8 Canton, GA 30114 Phone: (770) 479-9698 LSF# 789 www.gscsurvey.com

FIELD DATE: 8-04-15 DRAWN BY: SW OFFICE DATE: 6-01-15 CHECKED BY: CAF SCALE: 1"=60" FILE: 0: \F150

LOCATED IN L.L. 323, 324 & 305 7th DISTRICT CITY OF SUGAR HILL GWINNETT COUNTY, GA. SHEET 3 OF 4





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: ALL STORM D COATED OR TYPE II METAL PIPE (CMP) L	ALUMINIZEL	CORRUGATE	D D.
60	o	60	120

SCALE IN FEET

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 PRESENTING AND SUBSUMPIALE CONDITIONS THAT ARE NOT WISIBLE OR RECORDED, THUS 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 SURVEY WAS PREPARED IN CONFORMITY INIS 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.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE FIRST LINEAR PREDISCION OF TRAVERSE : 1,10,000+; ANDILAR ENFOR 03* FOR FROM THE TRAVERSE WAS ADJUSTED USING THE COMPANYS RULE, LINEAR PRECISION OF THIS PLAT. 1,142,047 . MATTERS OF THE EXCEPTED

REVISIONS	Caskins
	ENGINEERING-SURVEYING-PLANNING/CONSULTING-CONSTRUCTION MOMT Mariella Office Cantio Office 1266 Powder Springs Rd 147 Reinhardt College Phys

Marietta, GA 30064 Phone: (770) 424-7168

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FIELD DATE: 8-04-15 DRAWN BY: SU OFFICE DATE: 6-01-15 CHECKED BY: CAE SCALE: 1"=60" FILE: 0:\F150

FINAL PLAT FOR:

PRIMROSE CREEK PHASE 2

ABBREVIATIONS LEGEND

DEFINITION

DRAINAGE EASEMENT

STRUCTURES LEGEND

FLARED END SECTION (D.O.T.)

SINGLE-WING CATCH BASIN

DOUBLE-WING CATCH BASIN

HOUSE LOCATION PLAN

RESIDENTIAL DRAINAGE PLAN

SANITARY SEWER EASEMENT

MIN. FINISHED FLOOR ELEVATION

D.E.

HLP

RDP

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MFFE

S. S. E.

D HEADWALL

WEIR INLET

JUNCTION BOX

GRATE INLET MANHOLE

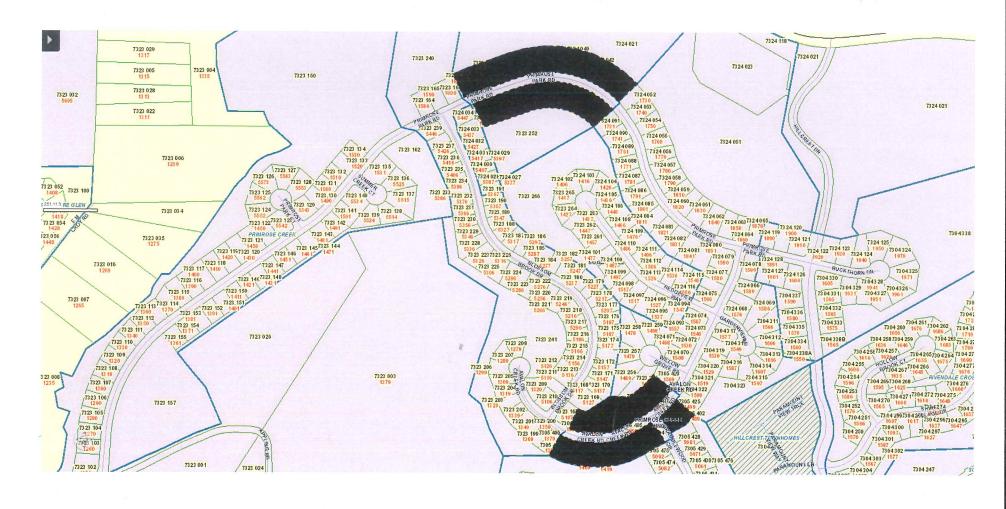
FIRE HYDRANT

LIGHT POLE

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

GWINNETT COUNTY, GA. SHEET 4 OF 4

ROAD ACCEPTANCE - PRIMROSE CREEK PHASE 2



ROAD ACCEPTANCE – PRIMROSE CREEK PHASE 2

