

City of Sugar Hill
Road Acceptance Summary
Primrose Creek Unit 2C

DATE: February 1st, 2023
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Primrose Creek Unit 2C

RECOMMENDED ACTION

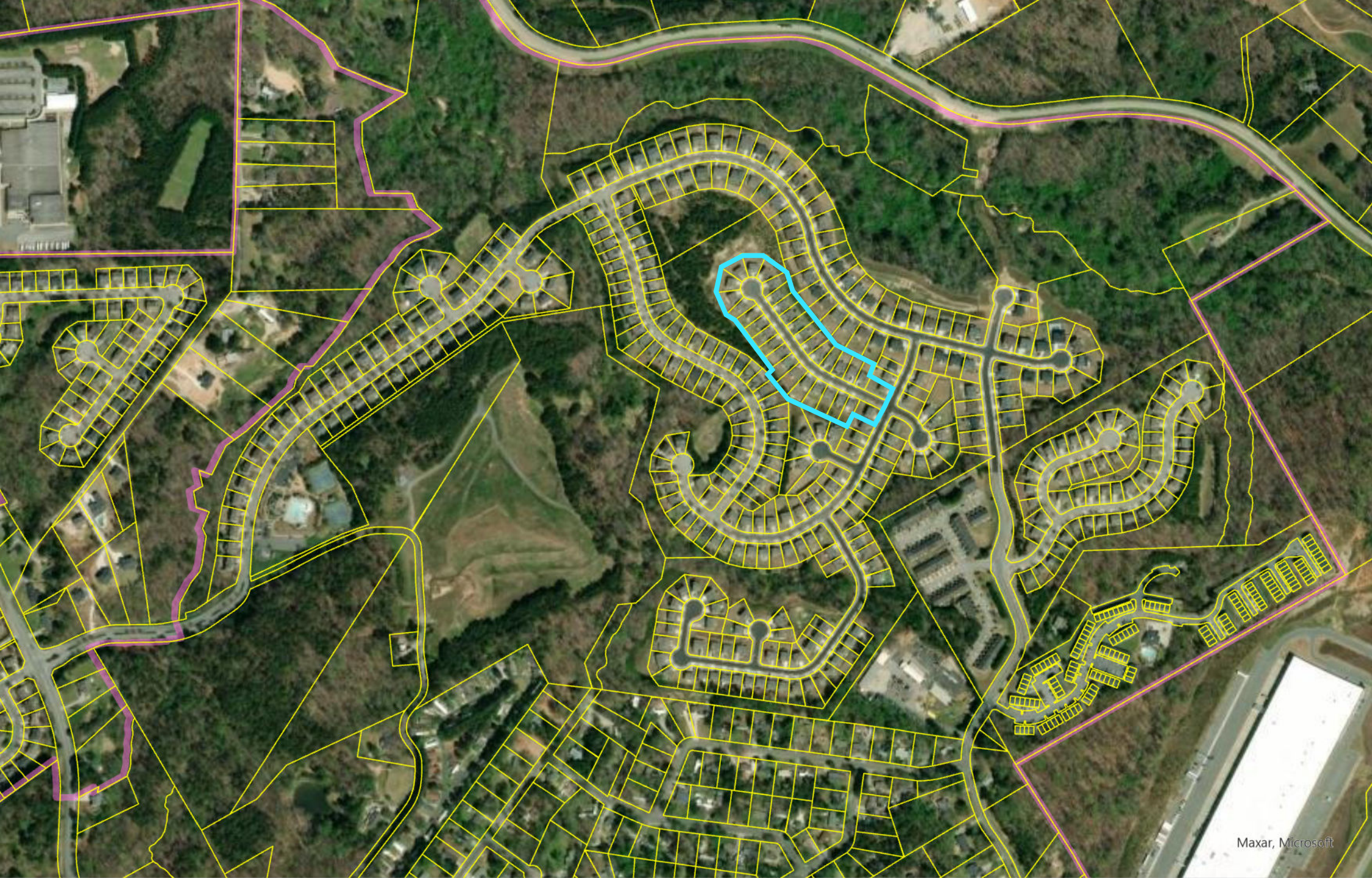
Accept and record the right of way and acceptance deed for all streets and associated public improvements within the right of way for residential subdivision Primrose Creek Unit 2C.

ISSUE Grand Communities LLC has requested that the city accept the street associated with residential subdivision Primrose Creek Unit 2C. Action by city council is necessary to accept the streets into the city's road system.

DISCUSSION

Primrose Creek is a 325-lot residential subdivision on 168.1 acres with entrances from Sycamore Road and Hillcrest Road. The final plat for Unit 2C was recorded on June 20th, 2017 and contains 30 single-family residential homes on nine acres. Hedgeview Way is the only street included within this phase.

In coordination with the city public works department, recent inspections of the streets and associated public improvements found no outstanding issues. The road has been constructed to city standards and all performance and maintenance agreements have been closed out.



Maxar, Microsoft

Primrose Creek ROW Dedication

Plat
Recorded 6/20/2017 10:52 AM
RICHARD T ALEXANDER JR
Clerk of Superior Court
Gwinnett County, GA
Book 139 Page 261
Participant IDs: 3046875534

SURVEYORS CERTIFICATION



Know what's below.
CALL before you dig.

FINAL PLAT FOR:
PRIMROSE CREEK, UNIT 2C

ZONED - CSD
LOCATED IN LAND LOTS 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



VICINITY MAP
N.T.S.

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 TO THE DIRECTOR, PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO SUBMITTAL OF FINAL PLANS.
- 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 5' 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.
- MOST PRESERVE 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, SHALL 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 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 APPROVAL OF THE TRAFFIC IMPACT STUDY MUST BE SUBMITTED TO THE DIRECTOR, PLANNING AND DEVELOPMENT PRIOR TO THE RELEASE OF THE STUDY. THE STUDY SHALL INCLUDE BUT NOT LIMITED TO TRAFFIC IMPACT ON APPLING ROAD, SYCAMORE ROAD, HWY 20/NELSON BROOKWOOD 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 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 PORTIONS 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 LOCATIONS.
- PROVIDE AT LEAST SIX (6) SHELTERS FOR SCHOOLS 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, THEN THE APPLICANT SHALL COORDINATE WITH THE DIRECTOR, PLANNING AND DEVELOPMENT.
- SYCAMORE 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 ENGINEERED 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 THROUGHOUT THE PROPOSED DEVELOPMENT. DESIGN SHOULD PROVIDE FOR WEATHER SHELTER, REST SEATS, BENCHES, AND PROTECT PATHWAYS. 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 SHOULD SHOW PROTECT PATHWAYS 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 HI 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 FIFTY (50) FOOT WIDE LANDSCAPED BUFFER 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 MUST PROMOTE SAFETY AND AESTHETIC 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 OBTAIN A CERTIFICATE OF OCCUPANCY BY THE TIME 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 7-303-003) EXCEPT FOR THE DRAINAGE AREA MUST BE DEED 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 SATISFACTORY, THEN NO BUILDING PERMITS FOR THE SITE SHALL BE ISSUED.

33. ALL APPROVED CONDITIONS DECEDED AND RECORDED ON THE FINAL 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; 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, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES 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: *[Signature]*
TODD E. HUSS
PRINTED NAME

BY: *[Signature]*
TODD E. HUSS
PRINTED NAME

NOTARY STATEMENT:

COMMONWEALTH OF KENTUCKY, COUNTY OF BOONE
THE FOREGOING ACKNOWLEDGEMENT AND DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JUNE, 2017, BY GRAND COMMUNITIES, LTD., A KENTUCKY LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, FISCHER DEVELOPMENT COMPANY, BY AND THROUGH TODD E. HUSS, ITS PRESIDENT.

[Signature]
NOTARY

[Signature]
CHRISTINA SPENLAU
Notary Public - State of Large, Kentucky
My Commission Expires May 26, 2019
Notary ID 534768

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 COMPASS 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 28,110 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE 5603 ROBOTIC TOTAL STATION.

BY: *[Signature]*
BEN E. BUTTERWORTH
GEORGIA REGISTERED LAND SURVEYOR NO 2294
DATE OF EXPIRATION DEC 31, 2018

BOX FOR RECORDED INFORMATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOUNDARY ZONE, INC.
158-8818
NOT VALID WITHOUT ORIGINAL SIGNATURE

[Signature] 5/25/17
BEN E. BUTTERWORTH REG. NO. 2294 DATE

[Signature] 6/19/2017
PLANNING DIRECTOR DATE
CITY OF SUGAR HILL

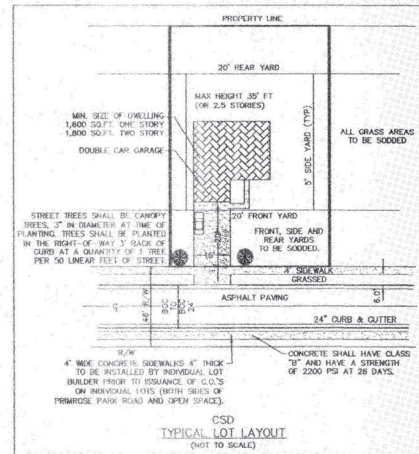
[Signature] 4/19/17
CITY MANAGER DATE
CITY OF SUGAR HILL

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

ENGINEER:
CHRISTOPHER E. PATTERSON
TERRITORY DEVELOPMENT
CONSULTANTS
514 WEST MAPLE STREET
SUITE 1201
CUMMING, GA 30040
PH: 770-934-8804

OWNER / DEVELOPER / SUBDIVIDER:
GRAND COMMUNITIES, LTD.
TODD E. HUSS, PRESIDENT
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KY 41018
PH: 859-344-3126

FINAL PLAT DATA	
GENERAL	
ZONING	CSD
DEVELOPMENT TYPE	RESIDENTIAL SUBDIVISION
PROJECT DATA	
NO. OF LOTS	30
TOTAL AREA (AC.)	9.015
FLOOD PLAIN AREA (AC.)	N/A
FLOOD PLAIN (% VS. TOTAL AC.)	N/A
SANITARY SERVICE	SANITARY X SEPTIC
DENSITY (UNITS/AREA)	
GROSS	3.32
DENSITY (UNITS/AREA)	
MIN. LOT SIZE	5,000 SQ. FT.
MIN. DWELLING SIZE	1,600 SQ. FT.
MIN. DWELLING SIZE	1,800 SQ. FT.



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 107, GWINNETT COUNTY, GEORGIA, AS AMENDED, SUPPLEMENTED AND ASSIGNED, THAT HAS BEEN ESTABLISHED TO MAINTAIN OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.
- FRONT, SIDE AND REAR YARDS SHALL BE SOODED FOR EACH UNIT.
- 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 HOUSING, 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-WATER NUMBER 1315200002 & 1315200041 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 THESE 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 DEPARTMENT 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 THESE LOTS LABELED "RDS" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE DEVELOPMENT REGULATIONS AND CONTACT THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY TO CLEANOUTS 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 EXTERIOR 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 ROOFING.

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 PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

REVIEWED AND APPROVAL RECOMMENDED BY:

[Signature] 6/19/2017
PLANNING DIRECTOR, DATE
CITY OF SUGAR HILL

APPROVED THIS 19th DAY OF JUNE, 2017

[Signature]
CITY MANAGER
CITY OF SUGAR HILL

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 THESE 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 PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

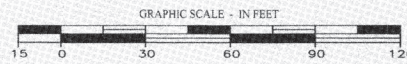
RDS - RESIDENTIAL DRAINAGE STUDY

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

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.

LEGEND:

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ JUNCTION BOX
- ⊕ SIGNAL CONTROL BOX
- R/W RIGHT-OF-WAY
- ⊕ POWER METER
- ⊕ TELEPHONE BOX
- ⊕ A/C UNIT
- ⊕ LIGHT POLE
- ⊕ GUY WIRE
- ⊕ MANHOLE
- ⊕ SEWER STUB OUT
- ⊕ ELECTRIC STUB
- ⊕ GAS VALVE
- ⊕ GAS MARKER
- L.L. LAND LOT
- P/L PROPERTY LINE
- ⊕ DRAINAGE INLET
- ⊕ TELEPHONE BOX
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ ELECTRIC STUB OUT
- ⊕ TELEPHONE STUBOUT
- ⊕ CABLE BOX
- ⊕ FENCE LINE
- ⊕ HAND HOLE
- ⊕ IRRIGATION VALVE
- ⊕ BSL 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
- ⊕ L.L. 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
495 SOUTH LEE STREET, SUITE 1
BLUFORD, GEORGIA 30519

ATLANTA
237 FENWICK STREET NE, SUITE 400
ATLANTA, GEORGIA 30303

MARIETTA
1970 THE EXCHANGE, SUITE 100
MARIETTA, GA 30067

RALEIGH
3208 CANNON DRIVE, APEX
NORTH CAROLINA 27522

PROJECT
14658-FINAL-2C
SHEET
1 OF 3

FINAL PLAT
PRIMROSE CREEK, UNIT 2C
LOCATED IN LAND LOTS 323 & 324 OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
A PORTION OF PARCEL NUMBER: 7-324-021 - 03/01/17



NO.	REVISION	DATE	ADDRESS	COUNTY COMMENTS
1		05/25/17		

rec. 5/31/17

PSA1709036.rnw

Plat
 Recorded 6/20/2017 10:52 AM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 139 Page 262
 Participant IDs: 3046875534

BOX FOR RECORDATION INFORMATION

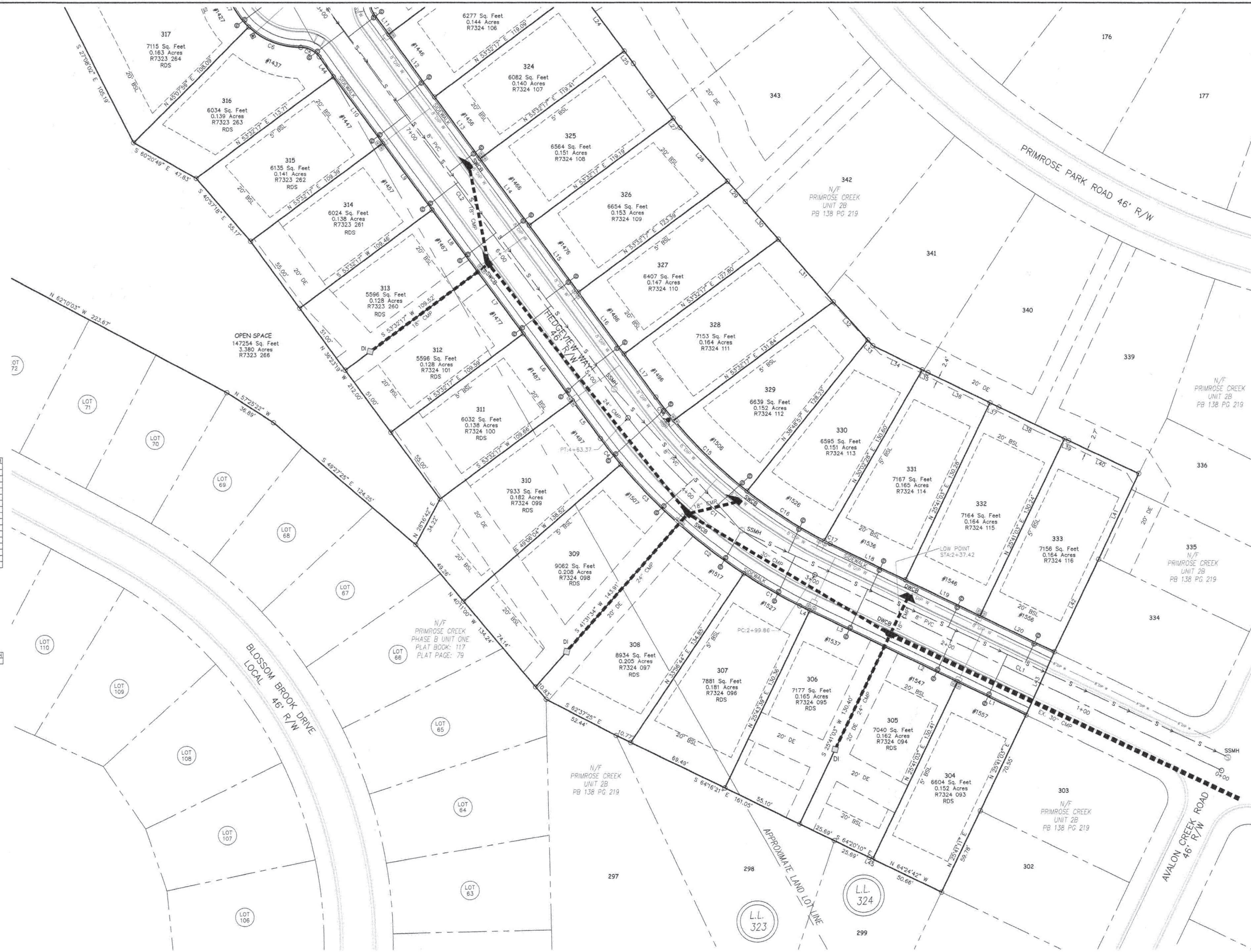
LINE	BEARING	DISTANCE
L1	S 64°18'57" E	50.66
L2	S 64°18'57" E	53.98
L3	S 64°18'57" E	55.00
L4	N 64°20'41" W	7.37
L5	S 36°27'43" E	31.21
L6	N 36°27'43" E	55.00
L7	S 36°27'43" E	51.00
L8	N 36°27'43" W	51.00
L9	S 36°27'43" E	55.00
L10	S 36°27'43" E	55.00
L11	S 36°27'43" E	15.62
L12	S 36°27'43" W	51.00
L13	S 36°27'43" W	51.00
L14	N 36°27'43" W	55.00
L15	S 36°27'43" W	55.00
L16	N 36°27'43" W	51.00
L17	S 36°27'43" E	51.00
L18	N 64°18'57" W	55.55
L19	S 64°18'57" W	55.00
L20	N 64°18'57" W	54.98
L21	N 64°18'57" W	10.45
L22	N 64°18'57" W	36.32
L23	S 36°27'43" E	16.79
L24	S 36°27'43" E	51.00
L25	S 36°27'43" E	10.07
L26	S 36°27'43" E	44.93
L27	N 36°27'43" W	7.32
L28	N 41°34'17" W	47.67
L29	N 41°34'17" W	17.95
L30	S 41°19'01" E	33.25
L31	N 41°19'01" W	55.20
L32	N 42°05'23" W	34.23
L33	S 42°05'23" E	4.95
L34	S 63°53'49" W	35.62
L35	S 63°53'49" E	4.27
L36	N 64°18'57" W	45.77
L37	N 64°18'57" W	6.52
L38	N 64°18'57" W	48.41
L39	N 64°18'57" W	3.00
L40	S 64°18'57" E	51.36
L41	S 64°18'57" E	62.85
L42	N 28°41'03" E	67.94
L43	N 28°41'03" E	46.01
L44	S 64°24'42" E	15.95
L45	S 64°24'42" E	2.60

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	42.98	373.00	N 60°07'10" W	42.98
C2	54.34	373.00	S 52°38'52" E	54.29
C3	55.31	373.00	N 44°13'30" W	55.26
C4	21.85	373.00	N 38°17'56" W	21.85
C5	14.24	15.00	N 63°29'28" W	13.71
C6	38.08	50.00	S 68°54'40" E	37.15
C7	35.04	50.00	N 28°59'38" W	34.33
C8	35.59	50.00	N 13°28'35" E	34.85
C9	34.40	50.00	N 53°34'58" E	33.72
C10	35.08	50.00	N 86°37'11" W	34.16
C11	35.03	50.00	N 49°27'00" W	34.39
C12	38.52	50.00	N 04°18'28" W	37.57
C13	14.20	15.00	N 09°20'58" W	13.67
C14	19.48	327.00	N 38°20'22" W	19.49
C15	67.70	327.00	N 45°58'43" W	67.58
C16	60.94	327.00	N 57°14'55" W	60.85
C17	4.42	327.00	S 67°58'27" E	4.42

ROAD CENTERLINE DATA

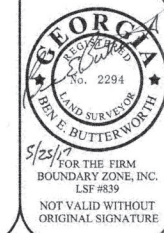
LINE	BEARING	DISTANCE
CL1	N 64°18'57" W	223.87
CL2	S 36°27'43" W	366.91

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	163.51	350.00	N 50°00'54" W	162.03



NO.	REVISION	DATE	ADDRESS	COUNTY	COMMENTS
1		05/25/17			

FINAL PLAT
 PRIMROSE CREEK, UNIT 2C
 LOCATED IN LAND LOTS 323 & 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
 A PORTION OF PARCEL NUMBER: 7-324-021 - 03/01/17



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.

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TOTAL AREA: 9.015 ACRES / 392,627 SQUARE FEET.

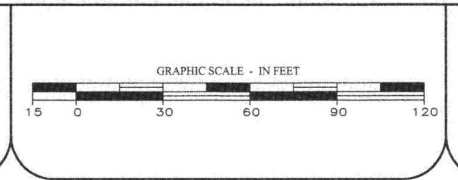
BOUNDARY REFERENCE: DEED BOOK 51282, PAGE 755 & PLAT BOOK 117, PAGE 79. FIELDWORK PERFORMED ON 11/12/16.

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
 - ⊕ LAND LOT
 - P/L PROPERTY LINE
 - ⊕ DRAINAGE INLET
 - ⊖ TELEPHONE BOX
 - ⊕ SIGN
 - ⊖ BOLLARD
 - ⊕ ELECTRIC STUB OUT
 - ⊖ TELEPHONE STUBOUT
 - ⊕ CABLE BOX
 - ⊖ X-FENCE LINE
 - ⊕ HAND HOLE
 - ⊖ IRRIGATION VALVE
 - ⊕ BSL 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
 - ⊕ L.L. LAND LOT



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

1505 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30518

235 PEACHTREE STREET NE, SUITE 400
 ATLANTA, GEORGIA 30303

1870 THE EXCHANGE, SUITE 100
 MARIETTA, GA 30067

2055 CANNON DRIVE, APEX
 NORTH CAROLINA 27523

FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT 14658-FINAL-2C
 SHEET 2 OF 3

Plat
 Recorded 6/20/2017 10:52 AM
 RICHARD T ALEXANDER JR
 Clerk of Superior Court
 Gwinnett County, GA
 Book 139 Page 263
 Participant IDs: 3046875534

BOX FOR RECORDATION INFORMATION

LINE	BEARING	DISTANCE
L1	S 64°18'57" E	50.66
L2	S 64°18'57" E	53.98
L3	S 64°18'43" E	55.00
L4	N 64°20'41" W	7.37
L5	S 36°27'43" E	51.00
L6	N 36°27'43" W	55.00
L7	S 36°27'43" E	51.00
L8	N 36°27'43" W	51.00
L9	S 36°27'43" E	55.00
L10	S 36°27'43" E	55.00
L11	S 36°27'43" E	15.62
L12	N 36°27'43" W	51.00
L13	S 36°27'43" W	51.00
L14	N 36°27'43" W	55.00
L15	N 36°27'43" W	55.00
L16	N 36°27'43" W	51.00
L17	S 36°27'43" E	34.52
L18	N 64°18'57" W	55.55
L19	N 64°18'57" W	55.00
L20	N 64°18'57" W	54.98
L21	N 64°18'57" W	10.45
L22	N 64°18'57" W	36.32
L23	N 36°49'20" E	16.79
L24	N 36°49'20" W	51.00
L25	S 36°49'20" E	10.07
L26	N 36°06'09" W	44.93
L27	N 36°06'09" W	7.52
L28	N 41°34'17" W	47.67
L29	N 41°34'17" W	17.95
L30	S 41°19'01" E	33.25
L31	N 41°19'01" W	55.20
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L33	S 42°06'02" E	4.95
L34	N 63°53'49" W	36.59
L35	S 63°53'49" E	4.27
L36	N 64°17'45" W	45.77
L37	N 64°17'45" W	6.50
L38	N 64°16'32" W	48.41
L39	N 64°16'32" W	3.00
L40	S 64°59'36" E	51.36
L41	N 25°07'07" E	62.85
L42	N 25°41'03" E	67.94
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C16	60.94	327.00	N 57°14'55" W	60.85
C17	4.42	327.00	S 62°58'27" E	4.42



NAD 1983 GRID
 GEORGIA WEST ZONE
 NORTH
 SCALE: 1"=30'

NO.	REVISION	DATE	ADDRESS	COUNTY	COMMENTS
1		05/25/17			

FINAL PLAT
 PRIMROSE CREEK, UNIT 2C
 LOCATED IN LAND LOTS 323 & 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
 A PORTION OF PARCEL NUMBER: 7-324-021 - 03/01/17



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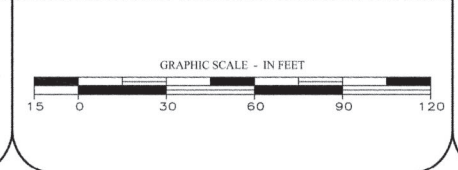
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LEGEND:

○ 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	⊠ COP EDGE OF PAVEMENT
⊠ WATER METER	⊠ GUY WIRE	⊠ ELECTRIC STUB OUT	⊠ OH OVERHANG
⊠ WATER VALVE	⊠ MANHOLE	⊠ TELEPHONE STUBOUT	⊠ SSE SANITARY SEWER EASEMENT
⊠ SEWER STUB OUT	⊠ SEWER STUB OUT	⊠ CABLE BOX	(TYP) TYPICAL
⊠ ELECTRIC STUB	⊠ GAS VALVE	⊠ X FENCE LINE	DB DEED BOOK
⊠ POWER POLE	⊠ GAS MARKER	⊠ HAND HOLE	PB PLAT BOOK
⊠ JUNCTION BOX	⊠ LAND LOT	⊠ IRRIGATION VALVE	PG PAGE
⊠ SIGNAL CONTROL BOX	L.L. LAND LOT	⊠ BSL BUILDING SETBACK LINE	DE DRAINAGE EASEMENT
R/W RIGHT-OF-WAY	P/A PROPERTY LINE	N/F NOW OR FORMERLY	L.L. LAND LOT



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

4195 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30614

ATLANTA 233 PRITCHETT STREET NE, SUITE 400
 ATLANTA, GEORGIA 30309

MARIETTA 1670 THE EXCHANGE, SUITE 100
 MARIETTA, GA 30069

RALEIGH 2505 CANNON DRIVE, APEX
 NORTH CAROLINA 27521

WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

PROJECT
 14658-FINAL-2C

SHEET
 3 OF 3