



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5616

January 28, 2021

Regulatory Division
SAS-2020-00133

PUBLIC NOTICE
Savannah District

The Savannah District has received a request to amend the Declaration of Covenants and Restrictions (Restrictive Covenant), dated February 12, 2003 and associated with Corps permit number SAS-2001-16440 (Hamilton Mill Business Center), as follows:

Application Number: SAS-2020-00133

Applicant: Mr. Alan Chapman, Director
Gwinnett County Department of Transportation
75 Langley Drive
Lawrenceville, Georgia 30046

Agent: Mr. Matthew Sudderth & Ms. Jessica Balaban
Atlas Technical Consultants
2450 Commerce Avenue NW, Suite 100
Duluth, Georgia 30096

Location of Proposed Work: The restrictive covenant area is located southeast of the intersection of Buford Highway Northeast at Thompson Mill Road, in Buford, Gwinnett County, Georgia (Latitude 34.1134, Longitude -83.9922).

Description of Work Subject to Jurisdiction of the U.S. Army Corps of Engineers: To modify a portion of the existing restrictive covenant associated with SAS-2001-16440 as a result of approximately 0.1-acre of upland buffer encroachment (adjacent to Suwannee Creek) within the limits of protected area. Gwinnett County Department of Transportation has proposed the Thompson Mill Road Northeast widening project, which would result in for 0.03-acre cut and fill impacts and 0.04-acre clearing and grubbing impacts at this location. The portion of land to be removed/extinguished is an area of mixed-pine/hardwood forest. This 0.1-acre upland buffer encroachment would be replaced through the purchase of 0.35 grandfathered wetland mitigation credits as compensatory mitigation in order to offset this loss of restrictive covenant area.

BACKGROUND

A Standard Individual Permit was authorized on December 2, 2002 to develop the 317-acre Hamilton Mill Business Center. The project resulted in impacts to approximately 8.68 acres of wetlands and 1,800 linear feet of stream. The permittee mitigated for their unavoidable impacts through the on-site stream restoration and riparian restoration generating 10,020 stream credits, and wetland restoration and enhancement generating 88.75 wetland credits.

The current Gwinnett County proposal to extinguish 0.1-acre of upland buffer would facilitate the widening Thompson Mill Road from Buford Highway to Suwanee Creek by adding a 5-foot sidewalk, curb and gutter, and drainage improvements at the stream crossing location. The project would include an additional left turn lane at the intersection of Thompson Mill Road at Buford Highway, and left/right turn lanes throughout the intersection of Thompson Mill Road at Brickton North Drive. Due to the proposed roadway widening and addition of a sidewalk, the existing 9' x 10' double box culvert would extend underneath the roadway at Suwanee Creek. These roadway improvements would add capacity, increase mobility and reduce the frequency and severity of crashes around the intersection of Thompson Mill at Buford Highway.

Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments to joseph.n.rivera@usace.army.mil. Alternatively, comments can be mailed to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Joseph Rivera, 4751 Best Road, Suite 140, College Park, Georgia 30337-5616, no later than 15 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mr. Joseph Rivera, Project Manager, at (678) 422-2723.

Enclosure:

1. "Request to Amend Restrictive Covenant, SAS-2020-00133, Thompson Mill Road Widening from Buford Highway to Suwanee Creek, Gwinnett County." (17 pages)



September 14, 2020

U.S. Army Corps of Engineers
Regulatory Division
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640
ATTN: Shaun Blocker

Subject: Request to Amend Restrictive Covenant
SAS-2020-00133, Thompson Mill Road Widening from Buford Highway to Suwanee Creek, Gwinnett County

Dear Mr. Blocker:

On behalf of our client, Gwinnett County, Atlas Technical Consultants hereby submits this request to amend the Declaration of Covenants and Restrictions (Restrictive Covenant) dated February 12, 2003. The Restrictive Covenant, associated with United States Army Corps of Engineers, Savannah District Clean Water Act Section 404 Permit Number 200116440, was first recorded on October 9, 2002. Thompson Mill Road is a planned roadway widening project from Buford Highway to Suwanee Creek, and this project would add capacity, increase mobility, and reduce the frequency and severity of crashes.

The selected alignment would impact approximately 83 linear feet of Perennial Stream (PS) 1. No compensatory mitigation would be required for these proposed impacts to PS 1. The Restrictive Covenant on the Hamilton Mill Business Center was initially implemented as mitigation for the discharge of fill. Through on-site stream restoration and riparian restoration, 10,020 stream credits were generated and 88.75 wetland credits were generated through on-site wetland restoration and enhancement as a result of the creation of the Restrictive Covenant in this area. The purchase of 0.35 grandfathered wetland credit is required by the US Army Corps of Engineers as mitigation for the proposed amendment of the Restrictive Covenant.

The following constitutes Gwinnett County's request for an amendment to the Restrictive Covenant:

(1) *Description of Land to Remove from the Restrictive Covenant.*

Thompson Mill Road is sited within an area of mixed-pine/hardwood forest, intermixed with commercial areas and transportation ROW. The Restrictive Covenant land that would be removed is comprised of mixed-pine hardwood forest and open areas vegetated with Bermuda grass (*Cynodon dactylon*). Construction of this project will require fill and cut for construction of a 9-foot X 10-foot double box culvert, easement for construction and maintenance of draining, and erosion control devices.

(2) *Alternate Alignments.*

Alternate alignments were considered in order to determine whether areas protected by the restrictive covenant could be avoided. Shifting the alignment to the south would require clearing for additional roadway and right-of-way (ROW) and would result in impacts to additional aquatic resources and commercial properties. Shifting the alignment to the northeast would impact existing industrial properties and would impact additional aquatic resources. Utilizing the existing alignment would result in the least amount of impacts to surrounding aquatic resources and industrial/commercial properties.

(3) *Proposed Impacts to the Property.*

The proposed Thompson Mill Road widening project will encroach on 1,165 square feet (0.03 acre) due to cut and fill impacts and 1,808 square feet (0.04 acres) due to clearing and grubbing impacts, under protection of the Restrictive Covenant. The impacts to the Restrictive Covenant are due to required easements and orange barrier fencing (OBF) associated with the proposed project. The approximate project footprint within the Restrictive Covenant is approximately 0.07 acres.

(4) *Proposed Stream Mitigation Plan.*

No stream mitigation credits are needed for this project. Stream impacts within the conservation easement, along with final impacts for this project, will be addressed in the Nationwide Permit (NWP) 14.

Process for Amending the Restrictive Covenant: It is our understanding that an amendment to the Hamilton Mill Business Center Restrictive Covenant is subject to public notice requirements, which will be accomplished in 30 days, to allow the public an opportunity to comment on the proposed amendment of the Hamilton Mill Business Center Restrictive Covenant under the

public comment period. Coordinating state and federal resource agencies will have 15 days to comment on the proposed amendment. At completion of the public and agency comment period, Atlas Technical Consultants will address the comments received. Our attorney will prepare the “Amendment to Declaration of Covenants and Restrictions,” which will address the original permit and existing Restrictive Covenant and include two exhibits – a legal description of the property to be removed from the Restrictive Covenant’s protection by metes and bounds and a platted survey showing same.

Atlas Technical Consultants, on behalf of Gwinnett County, will the send the draft amendment and exhibits to SAS-OC for review and approval. After approval, Gwinnett County will sign the amendment and Atlas Technical Consultants will send it to SAS-OC. SAS-OC will then sign the Corp’s consent to amend the Restrictive Covenant, at which point, the amendment and corresponding exhibits can be recorded in the Gwinnett County records deeds office. A copy of the recorded amendment will be sent to SAS-OC upon receipt.

Atlas Technical Consultants would like to begin the public notification process to amend the restrictive covenant. For your use during the review of our request, we have attached a copy of the covenant and verification letter. If you have any questions or need additional information, please contact Jessica Balaban (jessica.balaban@oneatlas.com) or Matthew Sudderth (matthew.sudderth@oneatlas.com) at (770) 263-5945.

Sincerely,

Jessica Balaban
Project Ecologist

Attachment

- cc: Alan Chapman, Director, Gwinnett County Department of Transportation
- Brad Twombly, General Counsel, Atlas Technical Consultants
- Chris Parypinski, Atlas Chief Engineer – Horizontal Program Management
- Adolfo Guzman, Atlas Design Liaison Engineer
- Bijay Niraula, Atlas Environmental Manager

Gwinnett County Project F-1230-02

Thompson Mill Road (Buford Highway to Suwanee Creek)

Project Description:

This project proposes to widen Thompson Mill Road from Buford Highway to Suwanee Creek in Gwinnett County, Georgia. The project also proposes a 5-foot sidewalk, curb and gutter, and drainage improvements. The project will include an additional left-turn lane at the intersection of Thompson Mill Road and Buford Highway and left and right-turn lanes throughout the intersection of Thompson Mill Road and Brickton North Drive. Due to the roadway widening and the addition of a sidewalk, the 9-foot by 10-foot double box culvert that conveys Suwanee Creek would be extended.

Need and Purpose:

This project was initiated by the local government of Gwinnett County. Thompson Mill Road serves as access/egress to Buford Highway, a major highway that provides access to numerous industrial and commercial hubs. The area around the intersection of Thompson Mill Road and Buford Highway has grown in vehicular and truck traffic from suburban communities and industries during the AM and PM peak hours. The improvement of this intersection with the addition of new turn lanes and widening Thompson Mill Road would add capacity, increase mobility, and reduce the frequency and severity of crashes. Additionally, new sidewalks as well as curb and gutter would improve pedestrian mobility and provide safer access for foot traffic from residential areas to commercial centers.

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FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

301416-17

03 FEB 12 PM 4:00
TOM LAWLER, CLERK

BK 31 053 P60239

After recording, return to:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attn: Eric J. Durada, Esq.

Cross Reference:
Deed Book 23015, Page 76

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("Covenant") is hereby made by **HAMILTON MILL BUSINESS CENTER, LLC**, a Delaware limited liability company ("Covenantor").

Covenantor is owner in fee simple of a certain tract of real property in Gwinnett County, Georgia. This tract of land is a portion of the property having been conveyed on April 26, 2001 from Brickton Partners, LLC, a Georgia limited liability company to Hamilton Mill Business Center, LLC, a Delaware limited liability company, and recorded in Gwinnett County, Georgia, at Book 23015, Page 76, in the Office of the Clerk of Superior Court and is by reference incorporated herein for a description of all other legal purposes.

PREMISES

WHEREAS, Covenantor (i) was issued a Department of the Army Permit, Number 200116440, dated December 2, 2002 pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) under the regulatory authority of the Department of the Army, Corps of Engineers, Savannah District, ("Corps of Engineers"), setting forth authorization for certain dredge and/or discharge of fill activities in waters of the United States, including wetlands and streams (the "Permit") and (ii) is the transferee of that certain Nationwide Permit, Number 200111640 referenced in that certain letter dated October 9, 2002 from the Department of the Army to John W. Rooker & Associates, Inc. (the "Letter"); and,

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WHEREAS, said Permit is attached hereto as Exhibit A-1 and by this reference is made a part hereof and said Letter is attached hereto as Exhibit A-2 and by this reference is made a part hereof; and,

WHEREAS, the consideration for this Declaration of Covenants and Restrictions is the issuance of the documents referenced in Exhibit A by the United States Army Corps of Engineers, the receipt and sufficiency whereof are hereby acknowledged; and,

WHEREAS, said Permit expressly requires mitigation for the dredge and/or discharge of fill of existing jurisdictional waters of the United States including wetlands pursuant to the Clean Water Act, Section 404, and/or the Rivers and Harbors Act, Section 10; and,

WHEREAS, Exhibit B is a dated platted survey with seal affixed by a Georgia registered surveyor identifying the wetlands, wetland buffers, uplands, and/or streamside lands ("Property") and is made a part hereto and by this reference is incorporated. The survey identifying the Property by bearings and distances and coordinate values has been recorded at Deed Book 96, Page 180, Gwinnett County, Georgia public records; and,

WHEREAS, the property consists of 25.58 acres in one tract of land; and,

WHEREAS, a legal description of the property is attached hereto and by reference is made a part hereto as Exhibit C; and,

WHEREAS, the Property is being preserved, restored, or enhanced as a wetland, buffer to wetlands, streamside land, upland buffer to waters of the United States, or open area associated with aquatic and general wildlife habitat; and,

WHEREAS, the environmental conservation functions and values are summarized and described in Exhibit D, attached hereto and made a part hereof, and

WHEREAS, the Property has been set aside for its open and natural conservation values and/or as open or common area, and will not now, nor in the future, be made part of any residential lot in a residential subdivision. A management plan will be developed for long-term protection of the Property.

NOW, THEREFORE, as consideration for the issuance of the referenced Permit, and as required mitigation for dredge and/or discharge of fill in waters of the United States including wetlands, Owner/Covenantor has promised to place certain restrictions on the Property exclusively for conservation purposes, in order that it shall remain substantially in its open, natural and scenic condition in perpetuity.

1

The terms and conditions of this Declaration of Covenants and Restrictions shall be both implicitly and explicitly included in any subsequent transfer, conveyance, or encumbrance affecting all or any part of the restricted property. It shall set forth the terms and conditions of this document either by reference to this document and its recorded location or set forth in full

conservation values of the property or their protection, and/or signs identifying the owner of the property.

3

Existing utility lines, road crossings and structures, if any, are shown on the survey, Exhibit B.

Proposed utility lines and/or road or path crossings, if any, are shown on the survey, Exhibit B. The proposed crossings and utility lines may be constructed on the Property as shown on Exhibit B.

4

Covenantor represents and warrants that, after reasonable investigation and to the best of its knowledge:

A. No substance defined, listed, or otherwise classified pursuant to any federal, state, or local law, or regulation, as hazardous, toxic, polluting, or otherwise contaminating to the water or soil, has been released, generated, treated, stored, used, disposed of, deposited, abandoned, or transported in, on, from, or across the Property;

B. There are not now any underground storage tanks located on the Property, whether presently in service or closed, abandoned, or decommissioned;

C. Covenantor and the Property are in compliance with all federal, state and local laws and there is no pending or threatened litigation in any way affecting, involving or relating to the Property.

5

Covenantor, its personal representatives, heirs, executors, administrators, successors and assigns, shall retain all other customary rights of ownership, including but not limited to the exclusive possession of the property, and the right to use the property in any manner which would not defeat or diminish the intent of this Declaration of Covenants and Restrictions.

6

It is expressly understood and agreed that this Covenant does not grant or convey to members of the general public, any rights of ownership, interest in, or use of the protected property.

7

The United States Department of the Army, Corps of Engineers, may enforce the provisions of this Covenant pursuant to the Clean Water Act and/or the Rivers & Harbors Act of 1899 and implementing regulations. The Government may bring an action at law or in equity against any person/s or entity violating this covenant, and may seek injunctive relief to restrain any person from violating any Covenant contained herein. However, no violation of this Covenant shall result in a forfeiture or reversion of title. In an enforcement action under the Clean Water Act, the Corps of Engineers may be entitled to a complete restoration for any violation, as well as any other remedy available under law or equity.

8

The Corps of Engineers, Savannah District shall at reasonable times and upon notice to the owner, have the right of ingress and egress to inspect the property and in order to monitor compliance and enforce the terms and conditions of the Permit and this Declaration of Covenants and Restrictions.

9

This Covenant shall be binding upon the Covenantor, its heirs, successors and assigns, and upon occupiers or users of the protected property forever. This Covenant shall not terminate upon some fixed amount of time, but shall run with the land both as to benefit and as to burden. This Covenant is established as a conservation benefit to the general public for the purpose of preserving waters of the United States, including wetlands, wetland buffers, streams, stream buffers, adjacent uplands, and open or natural areas associated with aquatic and general wildlife habitat. Furthermore, this Covenant carries out the statutory requirement of Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers & Harbors Act of 1899 (33 U.S.C. § 403).

10

Covenantor shall execute and record this instrument in timely fashion in the Office of the Clerk of Superior Court in the county in which this Property is located and provide the Corps of Engineers with a copy of the recorded restrictive covenant and exhibits.

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IN WITNESS WHEREOF Covenantor has duly executed this Covenant on this the
4 day of Feb, 2003.

Signed, sealed and delivered in the presence of:

HAMILTON MILL BUSINESS CENTER, LLC, a Delaware limited liability company

By: Industrial Developments International (Georgia), L.P., a Georgia limited partnership, its sole member

By: IDI (Georgia), Inc., a Georgia corporation, its general partner

Troy Das
Unofficial Witness

By: [Signature]
Name: Timothy J. Gunter
Title: Secretary

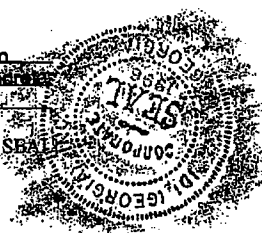
Charlotte Katzman
Notary Public

Attest: [Signature]
Name: Craig J. Ryan
Title: Assistant Secretary

My commission expires:



[CORPORATE SEAL]



PERMIT CONDITIONS:

General Conditions.

1. The time limit for completing the work authorized by this Individual Permit ends on October 31, 2005. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned Water Quality Certification has been issued for your project, you must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions.

1. All work conducted shall be located, outlined, designed, constructed and operated in accordance with the requirements as contained in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications as contained in "Manual for Erosion and Sediment Control, (Latest Edition)" published by the Georgia Soil and Water Conservation Commission or their equivalent will aid in achieving compliance with the aforementioned requirements. The latest edition of the manual can be accessed at www.gaswcc.org.

2. The applicant will mitigate for unavoidable impacts with on-site riparian and wetland enhancement/restoration measures as described in the "Response to Comments and Revised Site and Mitigation Plans", dated March 14, 2002, and the "Permit Request Addendum", dated July 31, 2002. The applicant will generate 10,020 total stream credits. Of that total, 5,400 stream credits would be generated through on-site stream restoration and 4,620 stream credits would be generated through riparian restoration. The applicant will generate 88.75 wetland credits through on-site wetland restoration and enhancement resulting in 21.81 acres of wetland mitigation being provided.

3. Prior to the commencement of work in jurisdictional waters of the United States, all property identified as compensatory mitigation shall be perpetually protected with a Declaration of Covenants and Restrictions prepared by the attorney for each of the co-applicants, addressing the two tracts of land owned separately by each applicant, and forwarded to the Corps of Engineers, Savannah District, Office of Counsel for written approval, prior to recording in the Office of the Clerk of the Superior Court in the county in which the land lies. The Declarations should be drafted utilizing the instructions and draft model located on the Savannah District web site at www.sas.usace.army.mil. Select the yellow box titled, "Permitting Info." Under the bold paragraph title of "Savannah Regulatory Publications" scroll down to find the file titled, "Declaration of Covenants and Restrictions with Instructions."

4. The permittee shall insure that this project complies with all applicable rules, requirements and/or regulations of the Federal Emergency Management Agency with regard to construction in designated flood plains.

5. All dredged or borrowed material used as fill on this project will be from clean, uncontaminated sources and free from cultural resources.

6. A complete copy of this permit, including its drawings, special conditions and any amendments shall be maintained at the work site whenever work is begin performed. The permittee shall assure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions.

7. All work will be performed in accordance with the following attached plans and drawings which are incorporated in and made part of the permit:

- a. Location Map
- b. Plan View Drawing
- c. "Permit Request Addendum", dated July 31, 2002
- d. "Response to Comments and Revised Site and Mitigation Plans", dated March 14, 2002

e. "Location of Georgia Mall Consortium LLC Property", co-applicant mitigation plat, dated July 31, 2002

8. All proposed mitigation shall be completed within 1 year from issuance of the permit for this project.

FURTHER INFORMATION:

1. **Congressional Authorities:** You have been authorized to undertake the activity described above pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. **Limits of this Authorization.**

a. This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed federal projects.

3. **Limits of Federal Liability.** In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

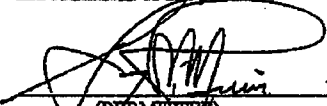
4. **Reliance on Applicant's Data.** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. **Reevaluation of Permit Decision.** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following:


- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7, or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate.
- d. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. **Extensions.** General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the US Army Corps of Engineers will normally give favorable consideration to a request for an extension of time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit


 (PERMITTEE)
 Hamilton Hill Business Center, LLC
 Mr. Gary J. Minor

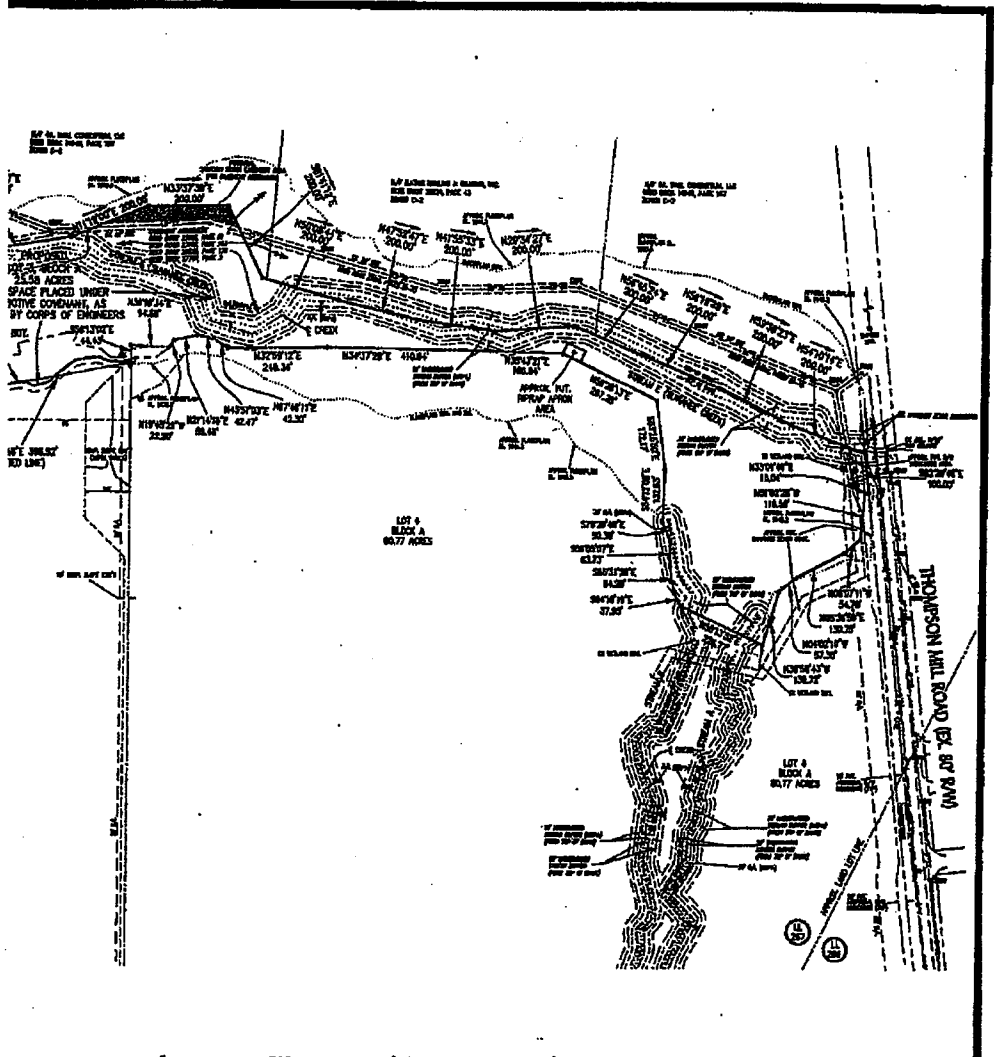
Nov. 22, 2002
 (DATE)


 (PERMITTEE)
 Georgia Mall Consortium, LLC
 Mr. Randall J. Cruce


Nov. 22, 2002
 (DATE)

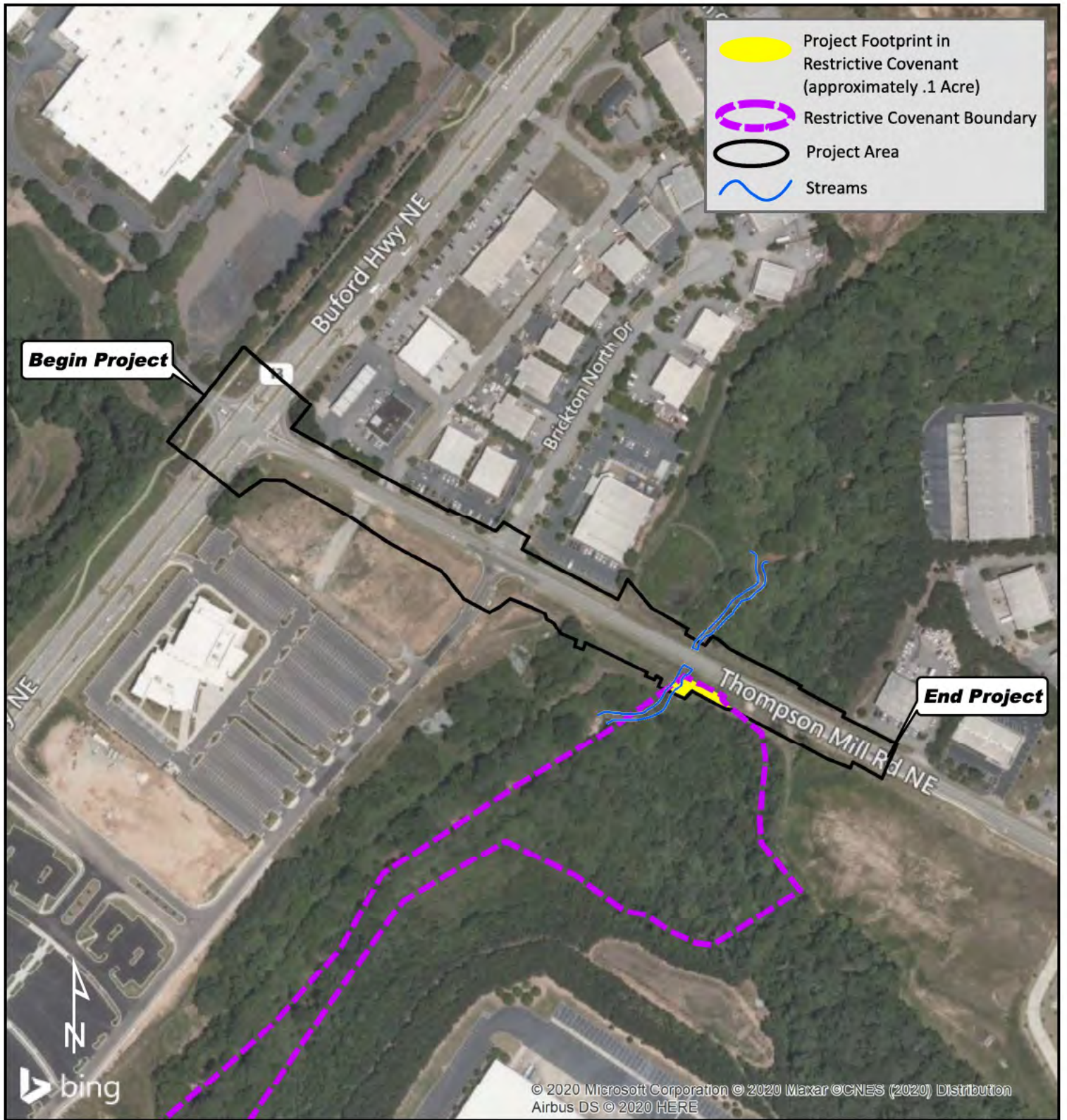
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PREPARED BY:
DEVELOPMENT CONSULTANTS GROUP
1305 Brockbridge Boulevard, Suite 102
Duluth, Georgia 30098
Telephone: (770) 278-1710
Fax: (770) 921-9426

SURVEY	
HAMILTON MILL BUSINESS CENTER, LLC	
 DEVELOPMENT CONSULTANTS GROUP <small>MEMBERSHIP CATEGORY: PROFESSIONAL ENGINEERING & SURVEYING</small>	In the City of Buford APPROVED BY: DATE: 1/15/03 SCALE: 1" = 300' SHEET 2 OF 2 PINLAND DISTRICT CONNETT COUNTY, GA.



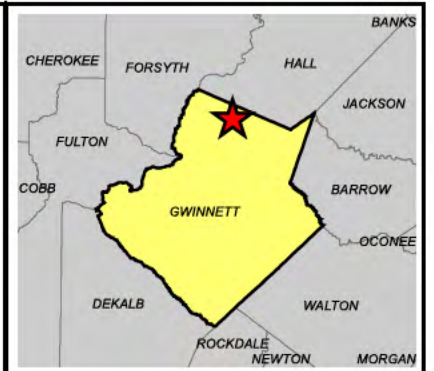
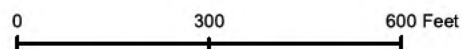
Source: Bing & Gwinnett County GIS

7-1-20



Restrictive Covenant Map

Thompson Mill Road
 Buford Highway to Suwanee Creek
 Gwinnett County, Ga
 F-1230-02

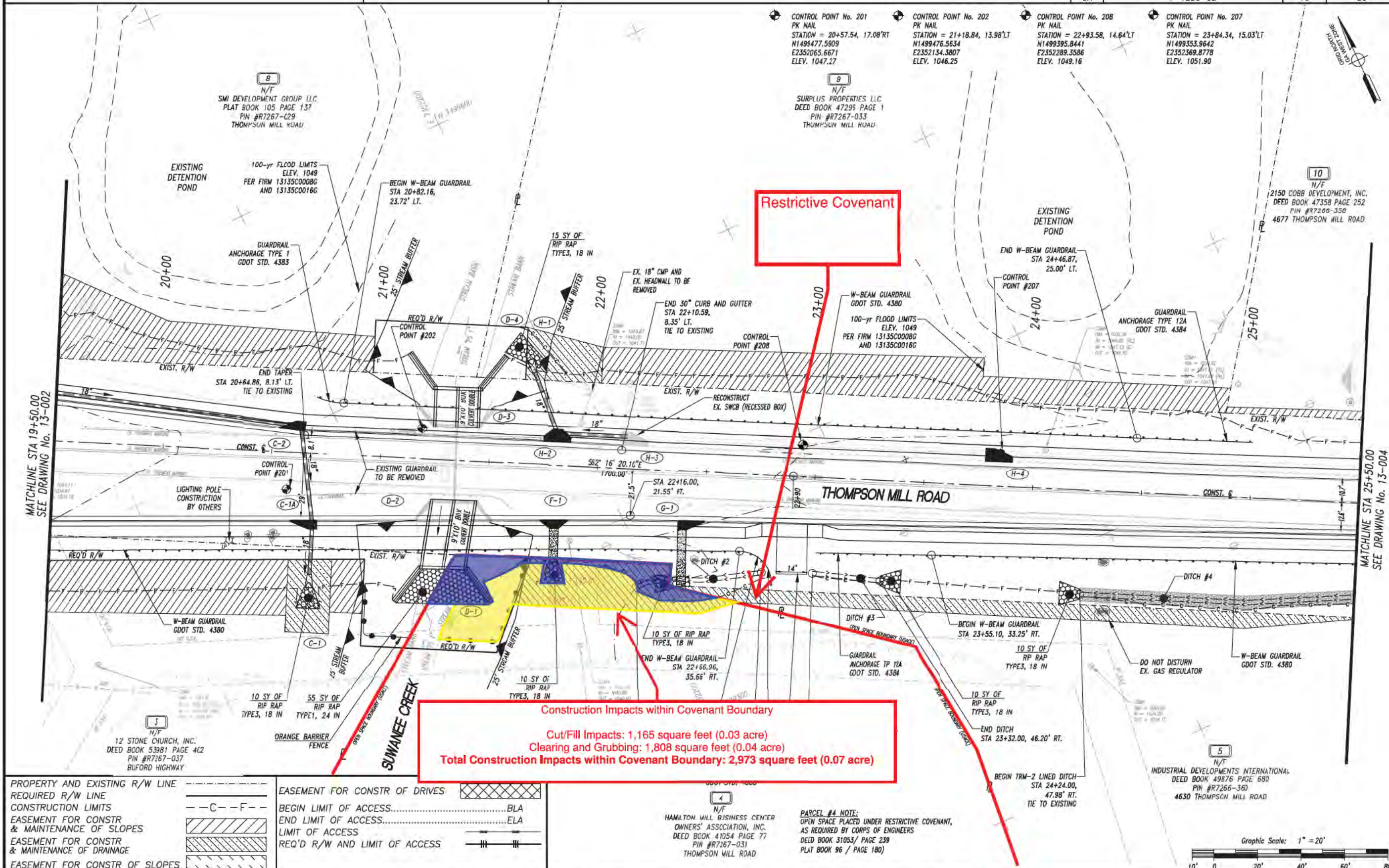


CONTROL POINT No. 201
PK NAIL
STATION = 20+57.54, 17.08'RT
N1495477.5909
E2352065.6671
ELEV. 1047.27

CONTROL POINT No. 202
PK NAIL
STATION = 21+18.84, 13.98'LT
N1499476.5634
E2352134.3807
ELEV. 1046.25

CONTROL POINT No. 208
PK NAIL
STATION = 22+93.58, 14.64'LT
N1499395.8441
E2352289.3586
ELEV. 1049.16

CONTROL POINT No. 207
PK NAIL
STATION = 23+84.34, 15.03'LT
N1499353.9642
E2352369.8778
ELEV. 1051.90



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR & MAINTENANCE OF DRAINAGE
EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W AND LIMIT OF ACCESS

PARCEL #4 NOTE:
OPEN SPACE PLACED UNDER RESTRICTIVE COVENANT,
AS REQUIRED BY CORPS OF ENGINEERS
DEED BOOK 31053 / PAGE 239
PLAT BOOK 96 / PAGE 180



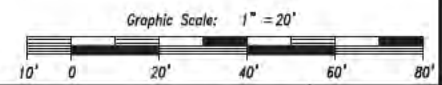
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868 / (770) 271-0779 FAX
www.dpengr.com

C.J.GARRISON DESIGN 17-004 PROJECT NO.
C.J.GARRISON DRAWN 04DEC17 DATE
L.E.HERNANDEZ CHECKED L.E.HERNANDEZ SUBMITTING ENGINEER

REVISION	BY	DATE	REVISION	BY	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION
THOMPSON MILL ROAD
BUFORD HIGHWAY TO SUWANEE CREEK
MAINLINE PLAN

SUBMITTAL DATE
13JUN19
DRAWING No.
13-003





5074 BRISTOL INDUSTRIAL WAY SUITE A BUFORD, GEORGIA 30518 (770) 271-2868 www.dpengr.com

PREPARED FOR:

WINNETT COUNTY DEPARTMENT OF TRANSPORTATION

PROJECT NAME:

THOMPSON MILL ROAD

TASK:

BOUNDARY SURVEY

PROJECT INFORMATION:

THOMPSON MILL ROAD

Project Name

17-004E

Project Number

THOMPSON MILL ROAD

Project Address

267 & 268

Land Lot No(s)

77H

District

CITY OF BUFORD

WINNETT COUNTY, GEORGIA

County, State

DATE

REVISION

No.

1

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23

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26

27

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29

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DESIGN

1" = 100'

SCALE

DBS

DRAWN

2 of 2

COB

CHECKED

SHEET

DATE

17-004E

PROJECT No.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 to L20.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L21 to L40.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L41 to L60.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L61 to L80.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L81 to L100.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L101 to L118.

CURVE TABLE with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C1 to C5.

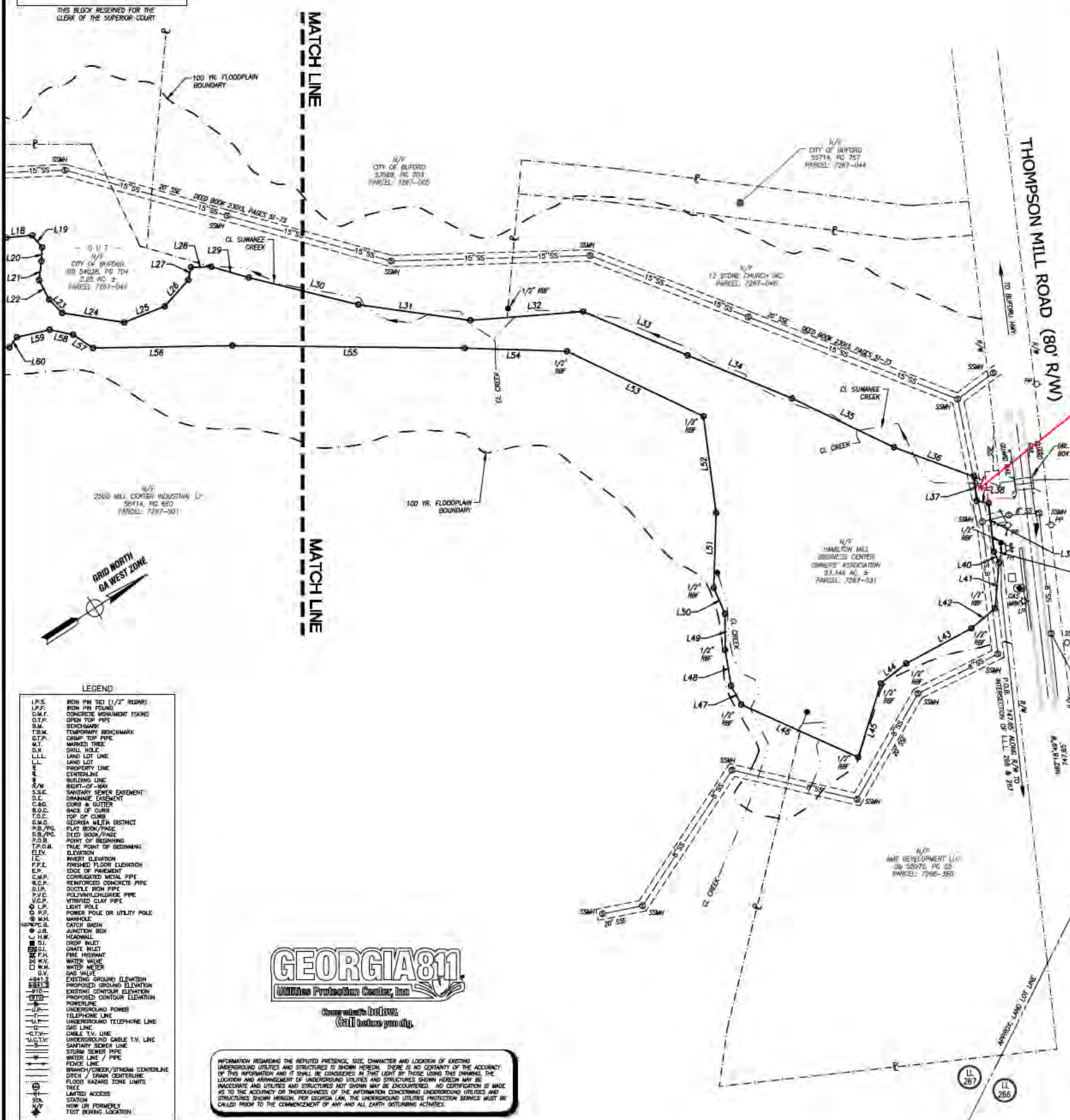
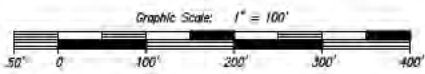
- NOTES: 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE... 2. LAST DATE OF FIELD SURVEY 11/25/19... 3. THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES... 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH... 5. SANITARY SEWER SHOWN PER FINAL PLAT FOR UNIT 1 HAMILTON BUSINESS CENTER...

- REFERENCES: 1. FINAL PLAT FOR HAMILTON MILL BUSINESS CENTER... 2. DECLARATION OF COVENANT AND RESTRICTIONS MADE BY HAMILTON MILL BUSINESS CENTER... 3. QUIT CLAIM DEED IN FAVOR OF HAMILTON MILL BUSINESS CENTER...

Professional seal and signature block for Christopher C. Baldwin, Georgia Registered Land Surveyor No. 3121, dated 04/20/20.

A TRIMBLE SS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,185 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 492,285 FEET.



LEGEND: Symbols for iron pin set, concrete monument, benchmark, utility lines, floodplains, etc.



INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION...