

City of Sugar Hill
Road Acceptance Summary
Ashford Crossing

DATE: December 28, 2016
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Ashford Crossing



RECOMMENDED ACTION

Accept and record the Right of Way and Acceptance Deed for all streets within Ashford Crossing Subdivision.

ISSUE CalAtlantic Homes (fka Ryland Homes) has requested that the City accept the streets in Ashford Crossing Subdivision. City Council action is needed to properly accept the streets into the City road system.

DISCUSSION

Ashford Crossing is an 87 lot subdivision on 31.196 acres located off Cumming Highway. The final plat was recorded on 9/18/2014. There are four streets: Bellagio Drive, La Perla Drive, Rapallo Terrace, and Varena Lane. Streets have been constructed to City standards, and the maintenance period, along with all performance and maintenance agreements, has been closed out. Building permits have been issued for all 87 lots.

In coordination with the City Public Works Dept. recent inspections of the streets and associated public improvements found no outstanding issues.

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

Prepared by:
Dan Smedley
CalAtlantic Group, Inc.
1000 Mansell Exchange West
Suite 200
Alpharetta, GA 30022

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Ashford Crossing Subdivision

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 20th day of December, 2016, by and between CalAtlantic Group, Inc. (as successor/grantor) pursuant to Deed Under Power of Sale recorded at Deed Book 152754, Page 161-163, Gwinnett County, Georgia records, 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) 320 & 339. 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.

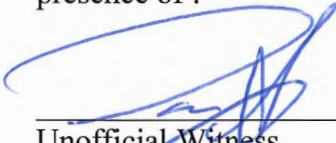
GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

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:



Unofficial Witness

By: William Schmitt
Name: WILLIAM SCHMITT
Title: V.P. OF Land

{SEAL}



Notary Public, State of Georgia
Commission Expires: 01-12-2019

{AFFIX NOTARIAL SEAL}



Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the _____ day of _____, 20____.

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 254 of the 7th District, 2nd, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Bellagio Drive”;
“ La Perla Drive”;
“ Rapallo Terrace”;
“ Varenna Lane”;**

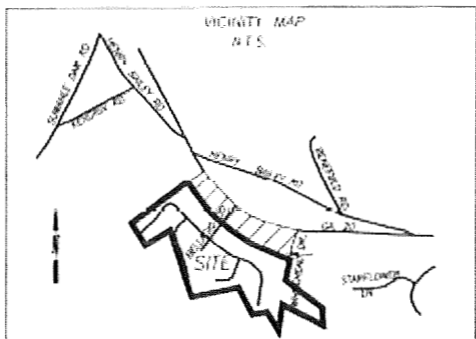
As such roadways are shown and depicted on the final plat for Ashford Crossing Subdivision, recorded in Plat Book 132, Pages 89,. Gwinnett County Superior Courts Records.

URBANS ACKNOWLEDGMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF GWINNETT)

The owner of the above named lot and above named to be subdivided tract, in person or through a duly authorized agent, acknowledges that this plat was made from a recent survey, and declares by this Acknowledgment and Declaration to the use of the public for the streets, sewer, collectors, etc. at utility, water, sewer, and other public facilities and easements thereon shown.

Signature of Subdivider: *[Signature]* Date Signed: 2/24/15
Printed or Typed Name of Subdivider: J. Lewis Brown
Signature of Owner: *[Signature]* Date Signed: 2/24/15
Printed or Typed Name of Owner: J. Lewis Brown



AREA INFORMATION

LOTS 1-87 21,800 ACRES OR 943,858 SQ. FT.
OPEN SPACE NO. 1 1,877 ACRES OR 73,039 SQ. FT.
OPEN SPACE NO. 2 2,800 ACRES OR 112,600 SQ. FT.
DEDICATED R/W BELLAGIO ESTATES 4,817 ACRES OR 191,117 SQ. FT.
DEDICATED R/W BELLAGIO COMMERCIAL 0,442 ACRES OR 19,270 SQ. FT.
TOTAL AREA 31,166 ACRES OR 1,266,916 SQ. FT.

LENGTH OF DEDICATED RIGHT OF WAY 3,984 L.F.

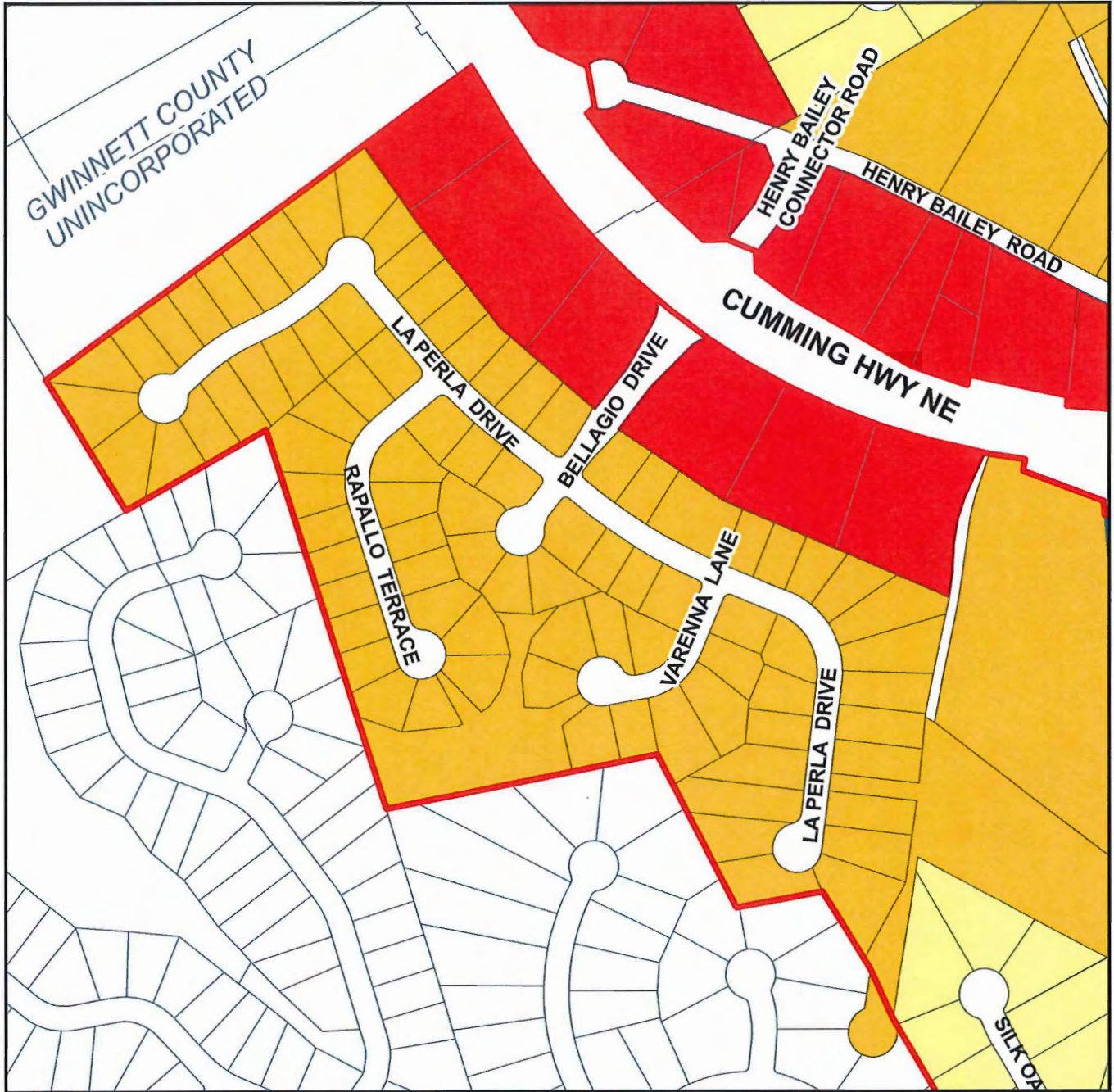
OPEN SPACE & RECREATION AREA CALCULATIONS

TOTAL AREA 31,166 ACRES OR 1,266,916 SQ. FT.
REQUIRE RECREATION AREA = 6% X 1,266,916 SQ. FT. = 81,635 SQ. FT.
REQUIRE OPEN SPACE - 07 X 550 = 49,050 SQ. FT. (LOTS UNDER 10,000 SQ. FT.) = 90,630 SQ. FT.
TOTAL REQUIRED RECREATION AND OPEN SPACE AREA 172,667 SQ. FT.
RECREATION AND OPEN SPACE PROVIDED
OPEN SPACE NO. 1 73,039 SQ. FT.
OPEN SPACE NO. 2 & RECREATION AREA 124,601 SQ. FT.
TOTAL AREA OPEN SPACE PROVIDED 197,640 SQ. FT.
AREA EXCEEDING REQUIREMENT = 197,640 - 172,667 = 24,973 SQ. FT.

Curve	Radius	Length	Chord	Chord Bear.
1	148.97	65.41	62.36	S55°20'11"E
2	156.15	65.73	62.68	S58°24'25"E
3	163.33	66.05	63.00	S61°28'39"E
4	170.51	66.37	63.32	S64°32'53"E
5	177.69	66.69	63.64	S67°37'07"E
6	184.87	67.01	63.96	S70°41'21"E
7	192.05	67.33	64.28	S73°45'35"E
8	199.23	67.65	64.60	S76°49'49"E
9	206.41	67.97	64.92	S79°54'03"E
10	213.59	68.29	65.24	S82°58'17"E
11	220.77	68.61	65.56	S86°02'31"E
12	227.95	68.93	65.88	S89°06'45"E
13	235.13	69.25	66.20	S92°10'59"E
14	242.31	69.57	66.52	S95°15'13"E
15	249.49	69.89	66.84	S98°19'27"E
16	256.67	70.21	67.16	S101°23'41"E
17	263.85	70.53	67.48	S104°27'55"E
18	271.03	70.85	67.80	S107°32'09"E
19	278.21	71.17	68.12	S110°36'23"E
20	285.39	71.49	68.44	S113°40'37"E
21	292.57	71.81	68.76	S116°44'51"E
22	299.75	72.13	69.08	S119°49'05"E
23	306.93	72.45	69.40	S122°53'19"E
24	314.11	72.77	69.72	S125°57'33"E
25	321.29	73.09	70.04	S129°01'47"E
26	328.47	73.41	70.36	S132°06'01"E
27	335.65	73.73	70.68	S135°10'15"E
28	342.83	74.05	71.00	S138°14'29"E
29	350.01	74.37	71.32	S141°18'43"E
30	357.19	74.69	71.64	S144°22'57"E
31	364.37	75.01	71.96	S147°27'11"E
32	371.55	75.33	72.28	S150°31'25"E
33	378.73	75.65	72.60	S153°35'39"E
34	385.91	75.97	72.92	S156°39'53"E
35	393.09	76.29	73.24	S159°44'07"E
36	400.27	76.61	73.56	S162°48'21"E
37	407.45	76.93	73.88	S165°52'35"E
38	414.63	77.25	74.20	S168°56'49"E
39	421.81	77.57	74.52	S172°01'03"E
40	428.99	77.89	74.84	S175°05'17"E
41	436.17	78.21	75.16	S178°09'31"E
42	443.35	78.53	75.48	S181°13'45"E
43	450.53	78.85	75.80	S184°17'59"E
44	457.71	79.17	76.12	S187°22'13"E
45	464.89	79.49	76.44	S190°26'27"E
46	472.07	79.81	76.76	S193°30'41"E
47	479.25	80.13	77.08	S196°34'55"E
48	486.43	80.45	77.40	S199°39'09"E
49	493.61	80.77	77.72	S202°43'23"E
50	500.79	81.09	78.04	S205°47'37"E
51	507.97	81.41	78.36	S208°51'51"E
52	515.15	81.73	78.68	S211°56'05"E
53	522.33	82.05	79.00	S215°00'19"E
54	529.51	82.37	79.32	S218°04'33"E
55	536.69	82.69	79.64	S221°08'47"E
56	543.87	83.01	79.96	S224°13'01"E
57	551.05	83.33	80.28	S227°17'15"E
58	558.23	83.65	80.60	S230°21'29"E
59	565.41	83.97	80.92	S233°25'43"E
60	572.59	84.29	81.24	S236°29'57"E
61	579.77	84.61	81.56	S239°34'11"E
62	586.95	84.93	81.88	S242°38'25"E
63	594.13	85.25	82.20	S245°42'39"E
64	601.31	85.57	82.52	S248°46'53"E
65	608.49	85.89	82.84	S251°51'07"E
66	615.67	86.21	83.16	S254°55'21"E
67	622.85	86.53	83.48	S258°00'35"E
68	630.03	86.85	83.80	S261°04'49"E
69	637.21	87.17	84.12	S264°09'03"E
70	644.39	87.49	84.44	S267°13'17"E
71	651.57	87.81	84.76	S270°17'31"E
72	658.75	88.13	85.08	S273°21'45"E
73	665.93	88.45	85.40	S276°25'59"E
74	673.11	88.77	85.72	S279°30'13"E
75	680.29	89.09	86.04	S282°34'27"E
76	687.47	89.41	86.36	S285°38'41"E
77	694.65	89.73	86.68	S288°42'55"E
78	701.83	90.05	87.00	S291°47'09"E
79	709.01	90.37	87.32	S294°51'23"E
80	716.19	90.69	87.64	S297°55'37"E
81	723.37	91.01	87.96	S301°00'51"E
82	730.55	91.33	88.28	S304°05'05"E
83	737.73	91.65	88.60	S307°09'19"E
84	744.91	91.97	88.92	S310°13'33"E
85	752.09	92.29	89.24	S313°17'47"E
86	759.27	92.61	89.56	S316°22'01"E
87	766.45	92.93	89.88	S319°26'15"E
88	773.63	93.25	90.20	S322°30'29"E
89	780.81	93.57	90.52	S325°34'43"E
90	787.99	93.89	90.84	S328°38'57"E
91	795.17	94.21	91.16	S331°43'11"E
92	802.35	94.53	91.48	S334°47'25"E
93	809.53	94.85	91.80	S337°51'39"E
94	816.71	95.17	92.12	S340°55'53"E
95	823.89	95.49	92.44	S344°00'07"E
96	831.07	95.81	92.76	S347°04'21"E
97	838.25	96.13	93.08	S350°08'35"E
98	845.43	96.45	93.40	S353°12'49"E
99	852.61	96.77	93.72	S356°17'03"E
100	859.79	97.09	94.04	S359°21'17"E
101	866.97	97.41	94.36	S362°25'31"E
102	874.15	97.73	94.68	S365°29'45"E
103	881.33	98.05	95.00	S368°33'59"E
104	888.51	98.37	95.32	S371°38'13"E
105	895.69	98.69	95.64	S374°42'27"E
106	902.87	99.01	95.96	S377°46'41"E
107	910.05	99.33	96.28	S380°50'55"E
108	917.23	99.65	96.60	S383°55'09"E
109	924.41	99.97	96.92	S386°59'23"E
110	931.59	100.29	97.24	S390°03'37"E
111	938.77	100.61	97.56	S393°07'51"E
112	945.95	100.93	97.88	S396°12'05"E
113	953.13	101.25	98.20	S399°16'19"E
114	960.31	101.57	98.52	S402°20'33"E
115	967.49	101.89	98.84	S405°24'47"E
116	974.67	102.21	99.16	S408°29'01"E
117	981.85	102.53	99.48	S411°33'15"E
118	989.03	102.85	99.80	S414°37'29"E
119	996.21	103.17	100.12	S417°41'43"E
120	1003.39	103.49	100.44	S420°45'57"E
121	1010.57	103.81	100.76	S423°50'11"E
122	1017.75	104.13	101.08	S426°54'25"E
123	1024.93	104.45	101.40	S429°58'39"E
124	1032.11	104.77	101.72	S433°02'53"E
125	1039.29	105.09	102.04	S436°07'07"E
126	1046.47	105.41	102.36	S439°11'21"E
127	1053.65	105.73	102.68	S442°15'35"E
128	1060.83	106.05	103.00	S445°19'49"E
129	1068.01	106.37	103.32	S448°24'03"E
130	1075.19	106.69	103.64	S451°28'17"E
131	1082.37	107.01	103.96	S454°32'31"E
132	1089.55	107.33	104.28	S457°36'45"E
133	1096.73	107.65	104.60	S460°40'59"E
134	1103.91	107.97	104.92	S463°45'13"E
135	1111.09	108.29	105.24	S466°49'27"E
136	1118.27	108.61	105.56	S469°53'41"E
137	1125.45	108.93	105.88	S472°57'55"E
138	1132.63	109.25	106.20	S476°02'09"E
139	1139.81	109.57	106.52	S479°06'23"E
140	1146.99	109.89	106.84	S482°10'37"E
141	1154.17	110.21	107.16	S485°14'51"E
142	1161.35	110.53	107.48	S488°19'05"E
143	1168.53	110.85	107.80	S491°23'19"E
144	1175.71	111.17	108.12	S494°27'33"E
145	1182.89	111.49	108.44	S497°31'47"E
146	1190.07	111.81	108.76	S500°36'01"E
147	1197.25	112.13	109.08	S503°40'15"E
148	1204.43	112.45	109.40	S506°44'29"E
149	1211.61	112.77	109.72	S509°48'43"E
150	1218.79	113.09	110.04	S512°52'57"E
151	1225.97	113.41	110.36	S515°57'11"E
152	1233.15	113.73	110.68	S519°01'25"E
153	1240.33	114.05	111.00	S522°05'39"E
154	1247.51	114.37	111.32	S525°09'53"E
155	1254.69	114.69	111.64	S528°14'07"E
156	1261.87	115.01	111.96	S531°18'21"E
157	1269.05	115.33	112.28	S534°22'35"E
158	1276.23	115.65	112.60	S537°26'49"E
159	1283.41	115.97	112.92	S540°31'03"E
160	1290.59	116.29	113.24	S543°35'17"E
161	1297.77	116.61	113.56	S546°39'31"E
162	1304.95	116.93	113.88	S549°43'45"E
163	1312.13	117.25	114.20	S552°47'59"E
164	1319.31	117.57	114.52	S555°52'13"E
165	1326.49	117.89	114.84	S558°56'27"E
166	1333.67	118.21	115.16	S562°00'41"E
167	1340.85	118.53	115.48	S565°04'55"E
168	1348.03	118.85	115.80	S568°09'09"E
169	1355.21	119.17	116.12	S571°13'23"E
170	1362.39	119.49	116.44	S574°17'37"E
171	1369.57	119.81	116.76	S577°21'51"E
172	1376.75	120.13	117.08	S580°26'05"E
173	1383.93	120.45	117.4	

Road Acceptance Ashford Crossing

Applicant: CalAtlantic Homes
 Zoning: RS-100/ PRD
 Location: Cumming Hwy
 Request: Road Acceptance



Legend

Zoning District

AF-Agricultural - Forest	RS100-Medium Density Single Family Residential	HSB-Highway Service Business
RS200-Low Density Single Family Residential	RM-Residential Multi-Family Residential	BG-General Business
RS175-Low Density Single Family Residential	CSD-Conservation Subdivision Residential	LM-Light Manufacturing
RS150-Low Density Single Family Residential	MH-Mobile Home Park	HM-1-Light Industry
	OI-Office - Institutional	HM-2-Heavy Industry



1 inch = 300 feet