

City of Sugar Hill
Road Acceptance Summary
Riverside Manor



DATE: May 21, 2019
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Riverside Manor

RECOMMENDED ACTION

Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements in Riverside Manor Subdivision.

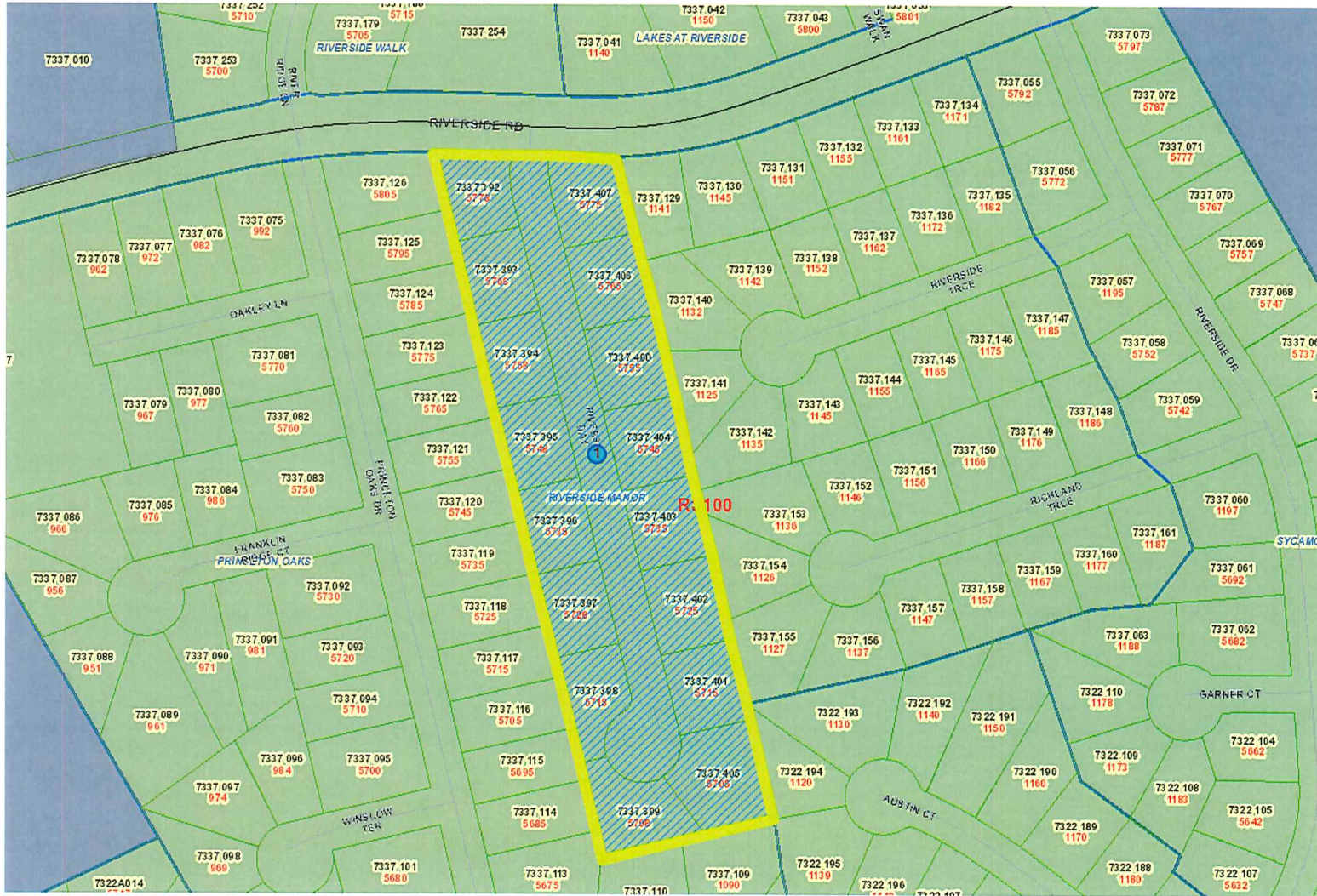
ISSUE Kerley Family Homes has requested that the City accept the streets in Riverside Manor. City Council action is needed to properly accept the streets into the city road system.

DISCUSSION

Riverside Manor is a 14 lot subdivision on 4.94 acres located off Riverside Road. The final plat was recorded on 7-15-16. There is one street, Riverside Bay which has 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 14 lots.

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

ROAD & STREET LIGHT ACCEPTANCE RIVERSIDE MANOR



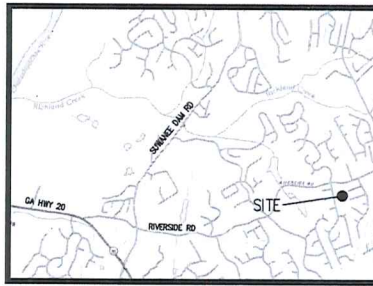
Applicant: Kerley Family Homes LLC
Zoning: RS-100
Location: Riverside Road
Request: Road & Street Light Acceptance

GENERAL NOTES

- 1. DEVELOPER/OWNER: KERLEY FAMILY HOMES LLC, 750 CHASTAIN CORNER, MARIETTA, GEORGIA 30066
2. ENGINEER/SURVIVOR: BLUE LANDWORKS LLC, 400 PEACHTREE INDUSTRIAL BLVD, SUITE 5-290, SUWANEE, GEORGIA 30024
3. THIS PROPERTY IS ZONED RS-100 AND WILL BE DEVELOPED AS DETACHED SINGLE-FAMILY HOMES ON INDIVIDUAL LOTS.
4. THIS PROPERTY IS SHOWN ON GWINNETT COUNTY TAX MAPS AS BEING LOCATED IN LAND LOT 337 OF THE 7TH LAND DISTRICT IN THE CITY OF SUGAR HILL.

FINAL PLAT FOR RIVERSIDE MANOR

BY KERLEY FAMILY HOMES LLC, 750 CHASTAIN CORNER, MARIETTA, GEORGIA 30066



VICINITY MAP, 1" = 2000', LOCATED IN DISTRICT 7, LAND LOT 337, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

- COURT B - CONDITIONS OF ZONING (82-13-069) DATED FEBRUARY 13, 2014.
1. THE SUBDIVISION ENTRANCE SIGN SHALL BE MASONRY MONUMENTAL STYLE, LOCATED WITHIN THE SUBDIVISION AND APPROPRIATELY LANDSCAPED.
2. EACH UNIT SHALL HAVE A MINIMUM TWO CAR SIDE-ENTRY GARAGE WITH A MINIMUM OF 24-11 IN WIDTH.
3. ANY DETENTION POND FACILITY DESIGN SHALL PROVIDE SAFETY AND AESTHETIC CONSIDERATIONS SUCH AS, BUT NOT LIMITED TO, SIX-FOOT HIGH VINYL (CHAIN LINK TYPE) FENCING AROUND THE DETENTION POND, AND LANDSCAPING AROUND THE DETENTION POND.

ADMINISTRATIVE VARIANCE (14-00736) DATED JUNE 17, 2014. ALLOW VARIANCE PER EXHIBIT 'A' WITH THE CONDITION THAT THE ENTRANCE SIGNAGE AND ASSOCIATED FENCING SHALL BE ENCOMPASSED WITH AN ADEQUATE EXAMINATION, OWNED BY THE HOME OWNERS ASSOCIATION...

ADDITIONAL CASES: ANNEXATION CASE (AX-04-014) APPROVED AUGUST 9, 2004

THIS PLAT RECORDED IN PLAT BOOK _____, PAGES _____, IN GWINNETT COUNTY RECORDS, DATED _____

OWNER'S ACKNOWLEDGMENT AND DECLARATION

(STATE OF GEORGIA) (COUNTY OF GWINNETT) 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 HEREBY CERTIFIES THAT THIS PLAT WAS MADE ACCORDING TO THE USE OF THE PUBLIC FOREVER ALD STREET, SENIOR COLLECTORS, LIGHT STATIONS, DRIVEWAYS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

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 ACTUALLY EXISTING LOTS AND THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE CORRECTLY SHOWN. THE FILED DATA LISTS THE PLAT'S BASES AS A SQUARE MEASURE OF ONE FOOT BY 96.834 FEET AND AN ANGULAR ERROR OF 0' 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS WEAVER. THIS PLAT HAS BEEN CALCULATED FOR ERROR, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 831,111 FEET, AND CONTAINS A TOTAL OF 4.84 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A 3-SECOND LEICA TSP1 1223 TOTAL STATION INSTRUMENT.



BY: THOMAS W. WOODSMALL REG #2767 EXP. 12/31/2016

FINAL PLAT APPROVAL

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLES WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS. AS APPLICABLE, AND HAS BEEN APPROVED BY OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE, INCLUDING PLANNING, AND COUNCIL OF 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 ELUCIDATED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

REVIEWED AND APPROVAL RECOMMENDED BY: [Signature] DATE: 7/9/2016. PLANNING DIRECTOR OF SUGAR HILL. APPROVED THIS [Signature] DAY OF July, 2016. CITY MANAGER, CITY OF SUGAR HILL.

RIVERSIDE ROAD RIGHT-OF-WAY CERTIFICATION

INTERSECTION CORNER SIGHT DISTANCE FOR STREETS WITH 20 TO 120 MPH SPEED LIMIT. I, THE UNDERSIGNED, HEREBY CERTIFY THAT RIVERSIDE BLVD FOR THE RIVERSIDE MANOR PROJECT IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR A STREET APPROACHING A MAJOR COLLECTION OF A MAJOR THROUGHWAY. THE REGULATED SPEED LIMIT IS 30 MILES PER HOUR ON RIVERSIDE BLVD. THE SIGHT DISTANCE IS EQUAL TO OR EXCEEDS 350 FEET IN BOTH DIRECTIONS FOR RIVERSIDE BLVD, AS MEASURED FROM THE CENTER OF THE ENTRANCE STREETS IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION STREETS (SECTION 9.6.7 OF THE 2002 CITY OF SUGAR HILL DEVELOPMENT REGULATIONS).



TAYLOR ANDERSON, PE, 5/1/16, GWINNETT AND SEALED, DATE

FILED & RECORDED, CLERK SUPERIOR COURT, GWINNETT COUNTY GA, DATE 7-15-16 TIME 11:03 AM, PLAT BOOK 151C PAGE 293, RICHARD J. ALEXANDER, JR., CLERK

SHEET INDEX

COVER FINAL PLAT 1 2

Table with columns: ISSUE NO., DATE, DESCRIPTION. Row 1: 1, 12/15/15, SUBMIT TO CITY OF SUGAR HILL. Row 2: 2, 04/28/16, ADDRESS REVIEW AGENCY COMMENTS. Row 3: 3, 05/12/16, ADDRESS REVIEW AGENCY COMMENTS.

BLUE LANDWORKS LLC, 400 Peachtree Industrial Blvd, Suite 5-290, Suwanee, Georgia 30024, Tel: (678) 551-BLUE



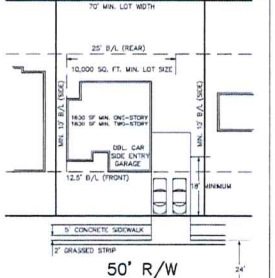
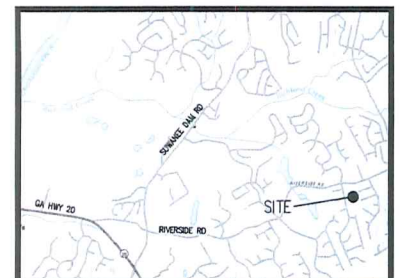
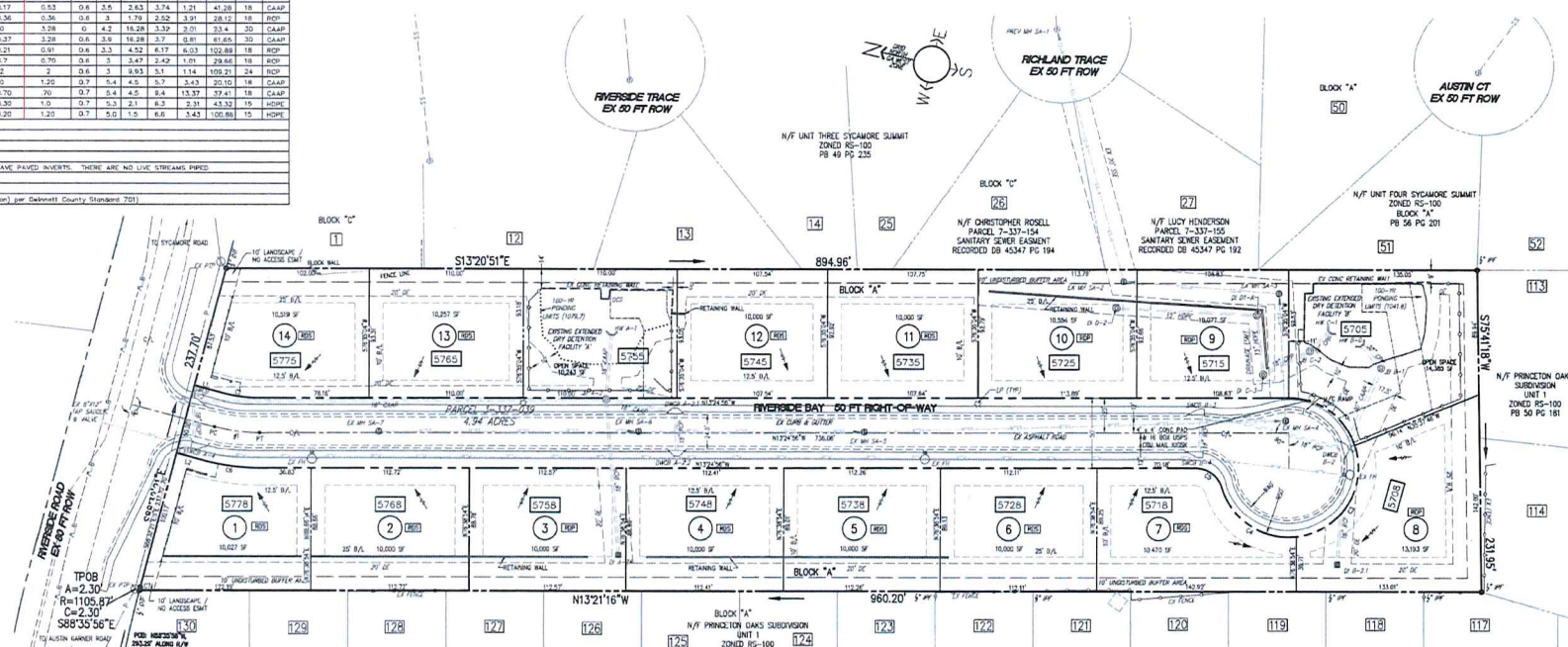
Vertical text on the right margin: REC. 6/11/16 (12) 6:16 PM

PIPE CHART

(FROM CONSTRUCTION PLANS FOR RIVERSIDE MANOR TRAIL (RIVERSIDE/SUGAR HILL) PREPARED BY MANSUR ENGINEERING, INC. LAST REVISED JANUARY 24, 2008 AND (FROM GRADING PLANS FOR RIVERSIDE MANOR PREPARED BY BLUE LANDWORKS, LLC. LAST REVISED JANUARY 14, 2010 - ALL INFORMATION IS DESIGN INFORMATION - NOT AS-BUILT)

Line No.	Upstream Inlet	Downstream Inlet	Dist. (ft)	Total Area (sq ft)	Count	CDS		Slope	Flow (cfs)	Type		
						(C)	(D)					
1	JB A-2	HW A-1	0	1.73	0	0.8	7.43	4.21	2.60	18"	CAAP	
2	DI A-2A	JB A-2	0.3	0.84	0.6	3.5	4.17	5.62	4.39	18"	ROD	
3	DI A-2B	DI A-2A	0.34	0.54	0.6	3	2.68	2.8	3.14	18"	ROD	
4	SWCB A-3	JB A-2	0.17	0.36	0.6	3.9	1.78	3.14	1	302.85	18"	CAAP
5	SWCB A-4	SWCB A-3	0.19	0.19	0.6	3	6.84	1.91	1.91	29.66	18"	ROD
6	DWCR A-2.1	JB A-2	0.17	0.53	0.6	3.9	2.63	3.74	3.21	41.39	18"	CAAP
7	DWCR A-2.2	DWCR A-2.1	0.36	0.36	0.6	3	1.78	2.62	3.91	28.12	18"	ROD
8	JB B-1	HW B-3	0	3.28	0	4.2	16.28	3.32	2.01	33.4	30"	CAAP
9	DWCR B-2	JB B-1	0.37	3.29	0.6	3.9	18.28	3.2	0.81	61.65	30"	CAAP
10	DWCR B-3	DWCR B-2	0.21	0.91	0.6	3.5	4.52	6.17	6.03	102.88	18"	ROD
11	DWCR B-4	DWCR B-3	0.7	0.70	0.6	3	3.47	2.42	1.01	29.66	18"	ROD
12	DI B-2.1	DWCR B-4	2	2	0.6	3	8.93	5.3	1.14	109.21	24"	ROD
13	JB C-2	HW C-1	0	1.29	0.7	5.4	4.5	5.7	3.43	20.10	18"	CAAP
14	DI C-1	JB C-2	0.70	0.70	0.7	5.4	4.5	8.4	13.37	37.41	18"	CAAP
15	DI C-3	DI C-1	0.30	1.0	0.7	5.3	2.1	6.3	2.01	43.32	18"	HOPE
16	DI B-2	DI C-3	0.20	1.20	0.7	5.0	1.3	6.6	3.43	100.86	15"	HOPE

CAAP is Corrugated Aluminum Alloy Pipe
ROD is Reinforced Concrete Pipe
ALL PIPES CARRYING A LIVE STREAM SHALL HAVE PAVED INVERTS. THERE ARE NO LIVE STREAMS PIPED.
DESIGN 150MB IS 25-YEAR
ALL CAAP (Cape 16, 2 2/3" x 1/2" corrugation) per DeKalb County Standard 701



CENTRAL CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA	PC STA	PT STA
1	52.45	125'	31.36	59.02°38'50"	16.32'	145°23'00"	149.38	143.92

LOT DRIVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	CHORD DIRECTION
1	22.85	100.00'	24.30	45.00°20'00"
2	22.85	100.00'	24.30	345.00°20'00"
3	89.32	50.00'	77.81	N171°10'30"W
4	18.87	50.00'	18.87	S20°01'18"E
5	35.82	30.00'	33.81	S47°15'08"E
6	36.92	150.00'	36.92	S20°01'18"E
7	7.30	1100.87'	7.30	S88°20'36"E

LOT BLOCK CHART

MH INV. UNIT	NO. LOTS
SA-1	1288.44
SA-3	1878.13
SA-4	1423.03
TOTAL	14

LEGEND

- HP = HIGH POINT
- IN = INVERT
- IC = INVERT ELEVATION
- IP = INVERT FIN FLOOR
- IPS = INVERT FIN SET - 1/2" REBAR
- IS = INVERT CONTROL VALVE
- ISB = INVERT CONTROL VALVE
- ISJ = INVERT CONTROL VALVE
- ISL = INVERT CONTROL VALVE
- ISM = INVERT CONTROL VALVE
- ISN = INVERT CONTROL VALVE
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- ISW = INVERT CONTROL VALVE
- ISX = INVERT CONTROL VALVE
- ISY = INVERT CONTROL VALVE
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- ISAA = INVERT CONTROL VALVE
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- ESER = INVERT CONTROL VALVE
- ESER

VICINITY MAP
1" = 2000"
SOURCE: USGS

TYPICAL LOT

HOUSE LOCATION PLAN
A House Location Plan shall be required to be approved by the City prior to issuance of a Building Permit on those lots labeled "HL". A House Location Plan is a site 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 Planning and Development for further information.

RESIDENTIAL DRAINAGE PLAN
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 "RDP" or "RDS", respectively. Please refer to the City of Sugar Hill Planning and Development for further information.

STREET ADDRESSES TAX PARCEL

LOT #	STREET ADDRESS	TAX PARCEL
LOT #1	5778 RIVERSIDE BAY	7-337-382
LOT #2	5768 RIVERSIDE BAY	7-337-383
LOT #3	5758 RIVERSIDE BAY	7-337-384
LOT #4	5748 RIVERSIDE BAY	7-337-385
LOT #5	5738 RIVERSIDE BAY	7-337-386
LOT #6	5728 RIVERSIDE BAY	7-337-387
LOT #7	5718 RIVERSIDE BAY	7-337-388
LOT #8	5708 RIVERSIDE BAY	7-337-389
LOT #9	5700 RIVERSIDE BAY	7-337-401
LOT #10	5725 RIVERSIDE BAY	7-337-402
LOT #11	5775 RIVERSIDE BAY	7-337-403
LOT #12	5765 RIVERSIDE BAY	7-337-404
LOT #13	5755 RIVERSIDE BAY	7-337-405
LOT #14	5745 RIVERSIDE BAY	7-337-407
DETENTION FACILITY #1	5765 RIVERSIDE BAY	7-337-400
DETENTION FACILITY #2	5705 RIVERSIDE BAY	7-337-405

BLUE LANDWORKS
BLUE LANDWORKS LLC
CORPORATE OFFICE: 400 PRAIRIE INDUSTRIAL BLVD, SUITE 200, DEKALB COUNTY, GA 30034
TEL: 404-586-8886
WWW.BLUELANDWORKS.COM

PROFESSIONAL SEAL
KERRY FAY HONES, LIC. 10003
KERRY FAY HONES, LIC. 10003

ISSUE # 1
DATE 7/15/2016
SCALE: 1" = 40'

PROJECT # 2011-037
SHEET 2 OF 2

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

Prepared by:
Kerley Family Homes LLC
Attention: Les Stumpff
750 Chastain Corner
Marietta, Ga 30066

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: **RIVERSIDE MANOR**

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 30th day of April, 2019, by and between **KERLEY FAMILY HOMES, LLC** (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 337.. 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:

KERLEY FAMILY HOMES, LLC



Unofficial Witness

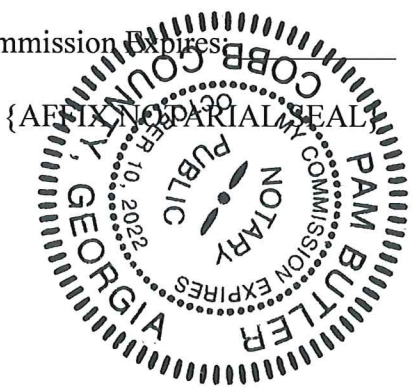
By: 
Name: Marvin Kerley
Title: CEO

{SEAL}



Notary Public, State of Georgia

Commission Expires: _____



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 Lot 337 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being more particularly described as follows:

“Riverside Bay”

As such roadways are shown and depicted on the final plat for Riverside Manor Subdivision, recorded in Plat Book 136, Page 225, Gwinnett County Superior Courts Records.

