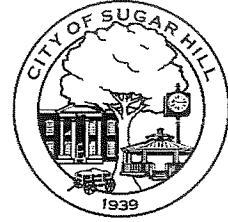


City of Sugar Hill
Road Acceptance Summary
Enclave at Hunters Creek

DATE: February 21, 2020
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Enclave at Hunters Creek



RECOMMENDED ACTION

Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements in Enclave at Hunters Creek Subdivision.

ISSUE CMH Parks, Inc. dba Chafin Builders has requested that the City accept the streets in Enclave @ Hunters Creek Subdivision. City Council action is needed to properly accept the streets into the city road system.

DISCUSSION

Enclave at Hunters Creek is a 24-lot subdivision on 11.58 acres located off Level Creek Road. The final plat was recorded on 9-16-16. All roads have been constructed to City standards and the maintenance period along with all performance and maintenance agreements have been closed out. Building permits have been issued for all 24 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,
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Haley & Haley Law Group, LLC
4472 Commerce Drive
Buford, GA 30518

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: THE ENCLAVE AT HUNTER'S CREEK

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 29 day of march, 2019, by and between **CLAYTON PROPERTIES GROUP, INC.**, successor by name change to CMH Parks, Inc. as , 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 herby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7th , Land Lot(s) 289 & 290. 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 :



Unofficial Witness



Notary Public, State of Georgia

Commission Expires: 12/12/19

{AFFIX NOTARIAL SEAL}

ADRIENNE L. NUNNALLY
NOTARY PUBLIC
WALTON COUNTY
State of Georgia
My Commission Expires December 12, 2019

GRANTOR:

CLAYTON PROPERTIES GROUP, INC.

By: 

Name: Eric S. [unclear]

Title: Vice President

{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

EXAMPLE ONLY FOR EXHIBIT A

All those roadways lying and being in Land Lots 289 & 290 of the 7th District, 2nd, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Hunters Grove Way”;
“Hunters Grove Court”;**

As such roadways are shown and depicted on the final plat for The Enclave at Hunter’s Creek Subdivision, recorded in Plat Book 137, Pages 86 & 87,. Gwinnett County Superior Courts Records.

FINAL PLAT FOR:

THE ENCLAVE AT HUNTER'S CREEK

(F.K.A. LEVEL CREEK ROAD TRACT)

TAX PARCEL #

7-290-018A, 7-290-028 & 7-289-001

7th DISTRICT

LAND LOTS 289 & 290

CITY OF SUGAR HILL

GWINNETT COUNTY, GEORGIA

PREPARED FOR:

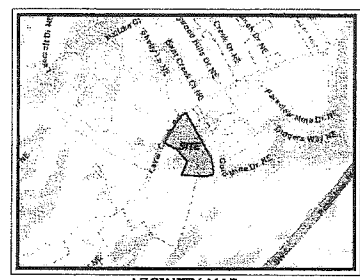
OWNER/DEVELOPER:
PRIMARY PERMITEE
CMH PARKS, INC.
(DBA - CHAFIN BUILDERS)
5230 BELLE WOOD COURT
BUFORD, GEORGIA 30518
24-HR EMERGENCY CONTACT:
MR. CORBITT WOODS
(770) 831-0844

PREPARED BY:

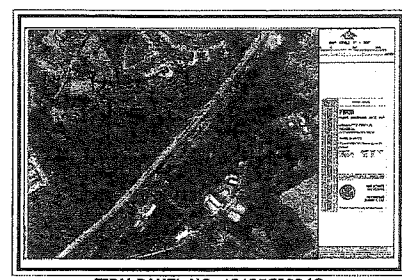


5074 BRISTOL INDUSTRIAL WAY - SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
(770) 271-0779 FAX
www.dpeng.com
CONTACT: CHRISTOPHER BALDWIN, R.L.S.
CBALDWIN@DPENGR.COM

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAT



VICINITY MAP
N.T.S.



FIRM PANEL NO. 13135C0024G
N.T.S.

- GENERAL NOTES:**
- TOTAL BOUNDARY ACRES: 11.59 ACRES
TOTAL ROW DEDICATION: 1.55 ACRES (EXTERIOR -0.15 AC. & INTERIOR -1.40 AC.)
TOTAL OPEN SPACE: 2.46 ACRES
TOTAL DEED TO ADJACENTS: 0.30 ACRES
 - CURRENT ZONING: RS-100
 - PROMISED USE: RESIDENTIAL DEVELOPMENT
 - TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 28 (7.37 AC.)
DENSITY = 2.07 LOTS / ACRE
OPEN SPACE/COMMON AREA REQUIRED = 6% (0.60 AC.)
OPEN SPACE/COMMON AREA PROVIDED = 2.46 AC.
 - REQUIRED SETBACKS:
FRONT - 35' FROM R/W (45' MAJOR STREET)
SIDE - 30'
REAR - 10'
 - MINIMUM LOT SIZE: 10,000 SQ. FT.
 - MINIMUM DWELLING SIZE: 2,800 SQ. FT.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "AE" FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.L.S.A. COMMUNITY PANEL NO. 13135C0024G, DATED MARCH 4, 2015.
 - BOUNDARY INFORMATION BASED UPON BOUNDARY SURVEY FOR CMH PARKS, INC. BY DEVELOPMENT PLANNING & ENGINEERING, INC. DATED JUNE 23, 2014.
 - TOPOGRAPHIC INFORMATION BASED ON GWINNETT COUNTY GIS TOPOGRAPHIC INFORMATION SUPPLEMENTED BY FIELD SURVEYING SURVEY BY DEVELOPMENT PLANNING & ENGINEERING DATED MAY 2015. REFERENCE DATUM: NAD83 GEORGIA STATE PLANS, WEST ZONE, US FOOT.
 - SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY. SEWER WILL BE GWINNETT FLOW DRAINING TO THE PATTERVIEW NORTH PUMP STATION.
 - WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
 - THE CITY OF SUGAR HILL AND/OR GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERLAP OR DISCREPANCY OF ANY KIND OR FOR THE EXTENSION OF CLIENTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF SUGAR HILL AND/OR GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF THIS PLAT OR EASEMENTS BEYOND THE CITY/COUNTY RIGHT-OF-WAY.
 - THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE HIGHWAYS BE MAINTAINED (ARTICLE 4 SECTION 4.2 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MAJOR LAND DISTURBANCE ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 4, SECTION 3.1, PARAGRAPH 3).
 - OPEN SPACE AREA TO BE DEDICATED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
 - 1/2" RE-BARS SET AT ALL CORNERS.
 - EACH UNIT SHALL HAVE AT LEAST A TWO CAR GARAGE AND BE CONSTRUCTED SO THAT THE FRONT EXTERIOR SHALL CONTAIN AT LEAST FORTY (40) BRICK OR STONE, IRON ORADE, CEDAR OR FIBER CEMENT, METALLIC, STILE SHINGLES, SHAKE SIDING OR LAP SIDING SHALL BE USED ON THE REARWALL.
 - NO TWO UNITS NEXT TO EACH OTHER SHALL HAVE SAME FACADE DESIGN AND/OR MATERIAL.
 - A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACES, COMMON SPACES, ANY PRIVATE STREETS, SIGNS, STORM WATER MANAGEMENT AREAS, AND ENTRY AREAS.
 - FRONT, SIDE AND REAR YARDS SHALL BE SODDED FOR EACH UNIT.
 - PROVIDE TO SCHOOL AUTHORITY DETAILED INFORMATION ON THE IMPACT OF THE DEVELOPMENT MAY HAVE ON THE SCHOOL SYSTEM, NOTIFY THE SCHOOL BOARD AND SCHOOL BOARD PLANNING STATE 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.

PERMANENT STRUCTURES AND TREES
NOT ALLOWED IN BANTARY SEWER
EASEMENTS ACCORDING TO CURRENT
GWINNETT COUNTY POLICY

CLEANOUTS ARE TO BE MAINTAINED
AT GRADE, AND ARE THE PROPERTY
OWNERS RESPONSIBILITY TO ENSURE
ACCESSIBILITY AT ALL TIMES

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE: 1-16-2016 TIME: 12:30 PM
PLAT BOOK: 137 PAGE: 86
RICHARD T. ALEXANDER, JR., CLERK

- AX 15-002
EXHIBIT B
REQUIREMENTS OF ZONING:
- PROVIDE A MIN. DEDICATED SIX FOOT HIGH CHAIN LINK OR DECORATIVE WOOD FENCE WITH LANDSCAPING AROUND ANY ABOVE GROUND DETENTION FACILITY.
 - DEVELOPER SHALL RESERVE A 20' EASEMENT FOR THE PURPOSES OF DECOMMISSIONING THE SEWER PUMP STATION ON CURRENT TAX PARCEL NUMBER 7290 215. LOCATION TO BE COORDINATED PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
 - MINIMUM DWELLING SIZE IS 2,800 SQUARE FEET.

FINAL SURVEYOR'S CERTIFICATE

I, the undersigned, hereby certify 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 measurements shown herein were actually taken, and that the location, size, time and material are correctly shown. The field book upon which this plat is based was a closing of the polygon of the lot in 2014 and was not a closing of the polygon of the lot in 2014 and was not a closing of the polygon of the lot in 2014.

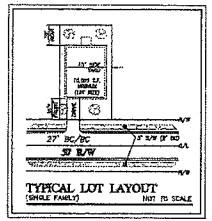
REGISTERED GEORGIA LAND SURVEYOR - REG. NO. 3761
DATE OF EXPIRATION: 12/31/18

NO SURVEY WAS PERFORMED IN CONJUNCTION WITH THE GEORGIA SURVEYOR FOR PROPERTY SURVEY IN 2014 AS SET FORTH IN CHAPTER 107-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS CORRECT AND ACCURATE.

THE UNDERSIGNED, HEREBY CERTIFY THAT THE CONSTRUCTED ENTRANCE ONTO LEVEL CREEK ROAD IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT IS 40 MPH. THE SIGHT DISTANCE REQUIRED IN TABLES 3-8 & 3-9 OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011 EDITION, IS 445 FEET (CASE B1) AND 385 FEET (CASE B2). THE DESIGN SIGHT DISTANCE IS 445 FEET IN THE NORTHERN DIRECTION (LEFT) AND 3445 FEET IN THE SOUTHERN DIRECTION (RIGHT). THE DESIGN SITE DISTANCE IS EQUAL TO OR EXCEEDS THE REQUIRED SIGHT DISTANCE FOR LEVEL CREEK ROAD, AS MEASURED FROM THE EDGE OF THE SOUTHBOUND LANE, 15' FT. BEHIND THE EXISTING EDGE OF TRAVEL LANE WITH AN EYE HEIGHT AND OBJECT HEIGHT OF 3.5 FT. ABOVE THE PAVEMENT.

THE UNDERSIGNED, HEREBY CERTIFY THAT THE CONSTRUCTED ENTRANCE ONTO LEVEL CREEK ROAD IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT IS 40 MPH. THE SIGHT DISTANCE REQUIRED IN TABLES 3-8 & 3-9 OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011 EDITION, IS 445 FEET (CASE B1) AND 385 FEET (CASE B2). THE DESIGN SIGHT DISTANCE IS 445 FEET IN THE NORTHERN DIRECTION (LEFT) AND 3445 FEET IN THE SOUTHERN DIRECTION (RIGHT). THE DESIGN SITE DISTANCE IS EQUAL TO OR EXCEEDS THE REQUIRED SIGHT DISTANCE FOR LEVEL CREEK ROAD, AS MEASURED FROM THE EDGE OF THE SOUTHBOUND LANE, 15' FT. BEHIND THE EXISTING EDGE OF TRAVEL LANE WITH AN EYE HEIGHT AND OBJECT HEIGHT OF 3.5 FT. ABOVE THE PAVEMENT.

C. LUKE PRESSLEY, P.E. GA #38103
DATE: 01/01/16



TYPICAL LOT LAYOUT
(SINGLE PARCEL)
NOT TO SCALE

OWNER'S ACKNOWLEDGMENT AND DECLARATION

I, the undersigned, hereby acknowledge and declare that I am the owner of the property described in this plat and that I have read and understand the contents of this plat and the requirements of the Georgia Code and the rules of the Georgia Board of Surveying and Mapping. I hereby declare that the information provided in this plat is true and correct and that I have no knowledge of any fraud or misrepresentation in the preparation of this plat.

DATE SIGNED: 01/01/16
SIGNED BY: C. LUKE PRESSLEY, P.E.

FINAL PLAT APPROVAL

The City Manager of the City of Sugar Hill, Georgia, hereby certifies that this plat complies with the City of Sugar Hill Zoning Ordinance and the City of Sugar Hill Subdivision Ordinance. The City Manager further certifies that the plat has been reviewed and approved by the City of Sugar Hill Planning and Zoning Commission and the City of Sugar Hill Board of Commissioners.

DATE: 01/01/16
CITY MANAGER: [Signature]

ROP - RESIDENTIAL DRAINAGE PLAN

A RESIDENTIAL DRAINAGE PLAN OF RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT FOR THOSE LOTS Labeled "ROP" ON THIS PLAT. RESIDENTS, PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AND CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

HLP - HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT FOR THOSE LOTS Labeled "HLP" ON THIS PLAT. A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDING AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THE PLAN BE SUBMITTED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO OBTAIN THE CITY'S REVIEW OF THE PLAT'S LOCATION ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS FOR FURTHER INFORMATION.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF SUGAR HILL, GEORGIA.



MAINTENANCE STATEMENT: ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED ONLY AND ANY NECESSARY CORRECTIONS WILL BE MADE BY THE OWNER. ANY EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF REQUIRED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AGENCY.

UTILITY LOCATIONS: EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

SETBACKS: AFTER APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF GWINNETT COUNTY OF ANY LAND TO BE ACQUIRED BY A BUILDING PERMIT ON THOSE LOTS Labeled "ROP" ON THIS PLAT. THE CITY OF SUGAR HILL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT. THE CITY OF SUGAR HILL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT. THE CITY OF SUGAR HILL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT.

DISPOSAL OF EXCESS: THE ONLY MATERIAL ALLOWED TO BE PLACED ON-SITE IS VEGETATIVE MATERIAL, BUT ONLY 100' FROM ANY EXISTING OR PROPOSED UTILITY LINE. CONSTRUCTION WASTE MAY NOT BE PLACED ON-SITE. EXCESS MATERIAL MUST BE TAKEN TO A STATE APPROVED LANDFILL.

Form with various stamps and signatures, including 'COPY' and 'FILED & RECORDED' stamps.

ENCLAVE @ HUNTERS CREEK SUBDIVISION

