

City of Sugar Hill
Road Acceptance Summary
Parkside Landing

DATE: August 18, 2020
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Parkside Landing



RECOMMENDED ACTION

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

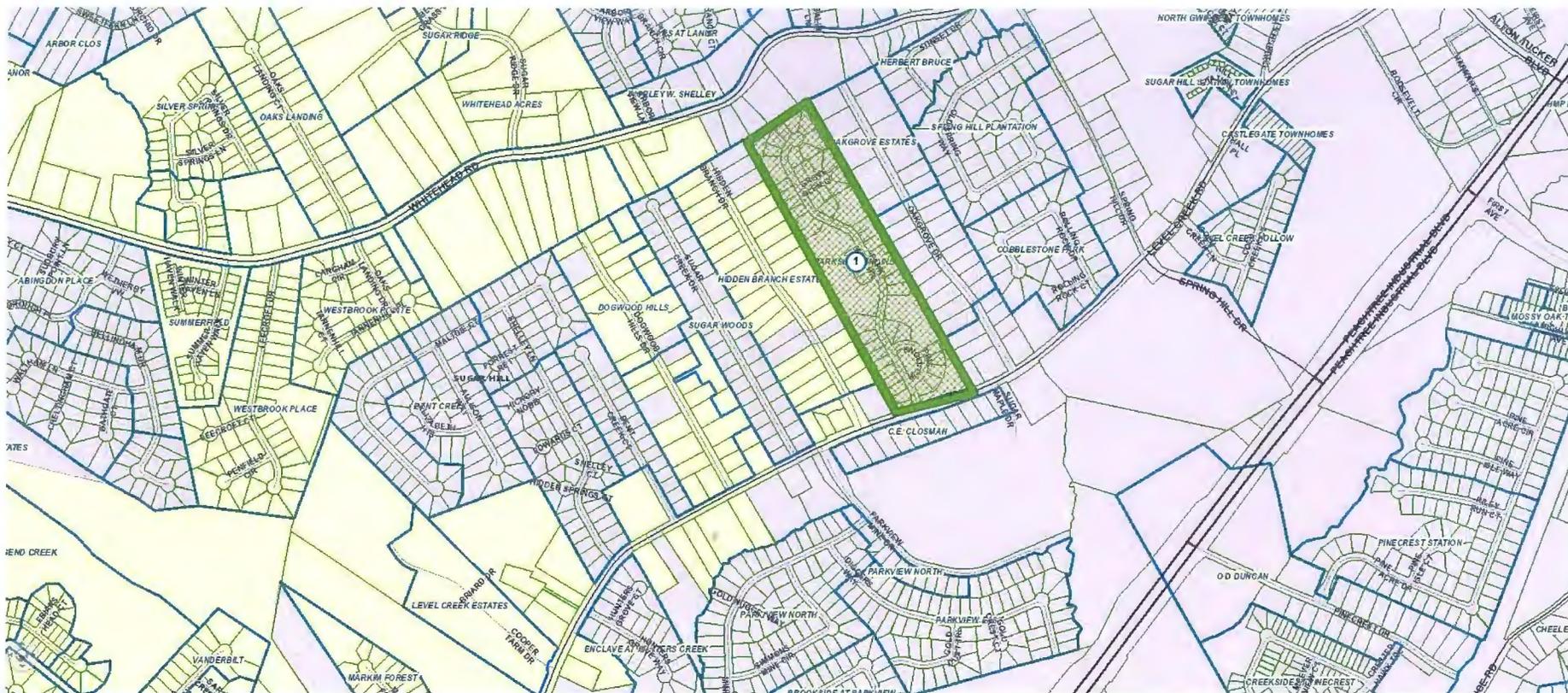
ISSUE Spartan Investors I, LLC has requested that the City accept the streets in Parkside Landing Subdivision. City Council action is needed to properly accept the streets into the city road system.

DISCUSSION

Parkside Landing is a 51-lot subdivision on 23.686 acres located off Level Creek Road. The final plat was recorded on 01-31-19. 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 51 lots.

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

PARKSIDE LANDING SUBDIVISION



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

Prepared by:
Spartan Investors I, LLC
c/o Clint Walters
390 Brogdon Road
Suwanee, Ga. 30024

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Parkside Landing

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20 ____, by and between **SPARTAN INVESTORS I, 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.

WITNESSETH:

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 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 :

GRANTOR:

[Signature]
Unofficial Witness

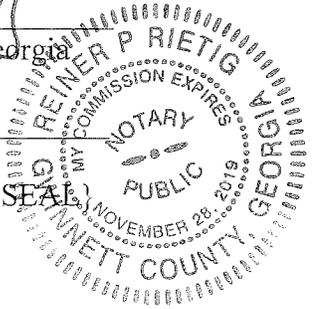
SPARTAN INVESTORS I, LLC

By: [Signature]
Name: STEPHEN D. PALMER, MANAGER
Title: MANAGER
{SEAL}

[Signature]
Notary Public, State of Georgia

Commission Expires: _____

{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

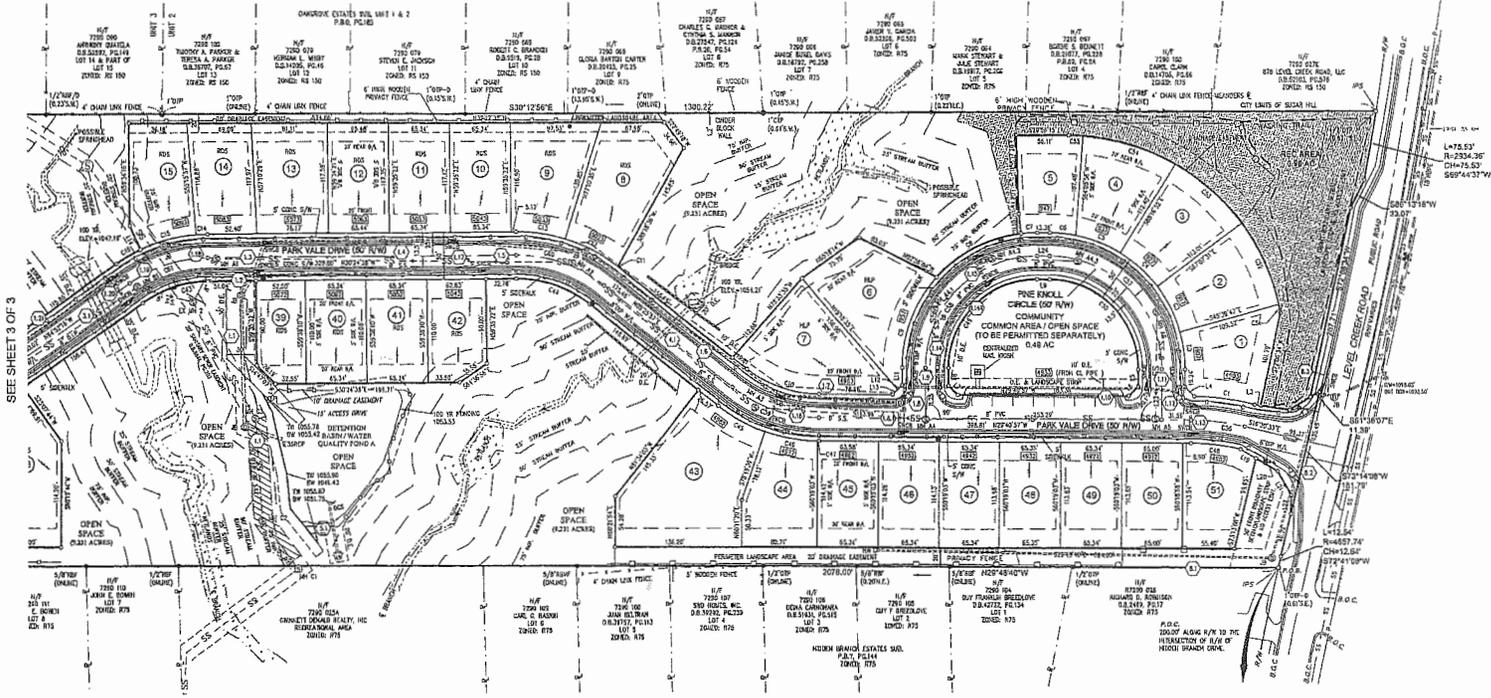
All those roadways lying and being in Land Lot 290 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Park Vale Drive”;
“Pine Knoll Circle”;
“Grove Glen Court”;**

As such roadways are shown and depicted on the final plat for Parkside Landing Subdivision, recorded in Plat Book 144, Pages 65 - 67, Gwinnett County Superior Courts Records.

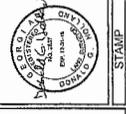
PLAT B: 00144 P: 00055
 Recorded: 01/21/2019 01:23 PM
 191606542 Pages: 2 Fees: \$20.00
 Robert T. Alexander, Jr.
 Clerk of Superior Court, Gwinnett County, GA
 #176 Parham Rd. (Ga. 770) 30421

THE CENTERLINE OF THE HIGHWAY CENTER



SEE SHEET 3 OF 3

01/21/2019 01:23 PM
 JACQUES P. BOURGEOIS
 CIVIL ENGINEER
 400 PIKE BOULEVARD, SUITE 200
 LAWRENCEVILLE, GA 30046
 (770) 333-8000
 www.jpb.com



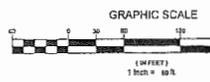
PRECISION
 Planning Inc.
 Planners • engineers • architects • surveyors
 400 Pike Boulevard, Lawrenceville, GA 30046
 (770) 333-8000 • www.pip.com

PARKSIDE LANDING
 SUBDIVISION
 City of Sugar Hill
 Land Lot 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51
 Gwinnett County, GA

AREA CHART

AREA	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
COMMON AREA	21,211	0.482	2200-501	4907
OPEN SPACE	402,150	9.271	2200	
TOTAL	423,361	9.753		
TRACT 2	1,089	0.025		AREA IN QUESTION

- "TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AT THE COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT RICHES OF REMOVED TREES."
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO GWINNETT COUNTY POLICY.
- CLEANINGS ARE TO BE MAINTAINED AT GRASS, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	84.57	275.97	84.27	N22°54'4\"/>
C2	46.64	145.00	46.31	N57°07'0\"/>
C3	54.37	165.00	54.00	S33°32'0\"/>
C4	53.54	145.00	53.14	S07°17'4\"/>
C5	31.27	145.00	30.84	S02°50'0\"/>
C6	28.30	145.00	28.22	S02°50'0\"/>
C7	12.38	145.00	12.27	N32°50'0\"/>
C8	104.44	145.00	102.18	N57°06'3\"/>
C9	156.00	145.00	153.30	N01°33'2\"/>
C10	83.68	125.00	83.27	S09°27'0\"/>
C11	8.80	175.00	8.87	N02°17'0\"/>
C12	64.50	175.00	63.17	S02°17'0\"/>
C13	53.27	175.00	52.17	N77°27'0\"/>
C14	12.27	184.47	12.27	S22°24'0\"/>
C15	62.37	175.00	61.03	S44°04'0\"/>
C16	28.18	175.00	28.15	S02°17'0\"/>
C17	34.67	155.00	34.20	S59°18'0\"/>
C18	34.47	155.00	34.10	S02°17'0\"/>
C19	8.61	8.00	8.51	S57°45'0\"/>

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C20	46.37	165.00	46.00	N77°07'0\"/>
C21	44.37	165.00	44.00	S44°04'0\"/>
C22	44.37	165.00	44.00	S77°07'0\"/>
C23	49.26	165.00	48.86	N33°32'0\"/>
C24	48.18	165.00	47.78	N02°17'0\"/>
C25	36.17	165.00	35.78	N08°11'0\"/>
C26	8.61	8.00	8.51	N32°50'0\"/>
C27	125.78	165.00	124.78	S02°17'0\"/>
C28	5.27	8.00	5.27	S77°27'0\"/>
C29	22.17	165.00	22.17	N02°17'0\"/>
C30	42.37	165.00	42.00	S02°17'0\"/>
C31	42.37	165.00	42.00	S33°32'0\"/>
C32	46.64	165.00	46.31	S57°07'0\"/>
C33	45.08	165.00	44.71	N02°17'0\"/>
C34	48.27	165.00	47.90	N02°17'0\"/>
C35	7.95	8.00	7.92	N08°11'0\"/>
C36	13.77	145.47	13.77	N63°30'0\"/>
C37	54.17	145.00	53.80	N33°32'0\"/>
C38	47.20	145.00	47.00	N12°12'0\"/>

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C39	52.50	165.00	52.17	S07°17'0\"/>
C40	18.80	115.00	18.80	N22°54'4\"/>
C41	28.20	115.00	27.87	N02°17'0\"/>
C42	28.20	115.00	27.87	N02°17'0\"/>
C43	75.18	115.00	74.60	N02°17'0\"/>
C44	84.74	115.00	84.10	N02°17'0\"/>
C45	51.57	115.00	51.27	N02°17'0\"/>
C46	57.27	115.00	56.87	N04°44'0\"/>
C47	1.20	115.00	1.20	N04°44'0\"/>
C48	52.75	225.00	52.25	N02°17'0\"/>
C49	142.27	225.00	141.20	N02°17'0\"/>
C50	115.27	225.00	114.20	N02°17'0\"/>
C51	8.84	225.00	8.80	S48°27'0\"/>
C52	85.64	225.00	85.47	N02°17'0\"/>
C53	165.20	225.00	164.20	N02°17'0\"/>
C54	15.20	225.00	15.20	N02°17'0\"/>
C55	15.18	225.00	15.18	S27°45'0\"/>

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C56	27.57	230.00	27.20	N22°54'4\"/>
C57	165.50	230.00	164.71	N02°17'0\"/>
C58	165.50	230.00	164.71	S77°07'0\"/>
C59	89.70	230.00	89.20	N02°17'0\"/>
C60	104.64	230.00	104.20	N02°17'0\"/>
C61	25.27	230.00	25.00	N02°17'0\"/>
C62	82.27	230.00	81.27	N02°17'0\"/>
C63	126.67	230.00	125.24	N02°17'0\"/>

LINE TABLE

LINE	LENGTH	BEARING
L1	95.24	N02°17'0\"/>
L2	24.10	S02°17'0\"/>
L3	4.20	N33°32'0\"/>
L4	14.11	N12°12'0\"/>
L5	18.16	N02°17'0\"/>
L6	14.11	S77°07'0\"/>
L7	14.11	S77°07'0\"/>
L8	19.18	S02°17'0\"/>
L9	13.26	N02°17'0\"/>
L10	21.18	S02°17'0\"/>
L11	24.10	S02°17'0\"/>
L12	6.50	S77°07'0\"/>
L13	7.90	S77°07'0\"/>
L14	27.90	S33°32'0\"/>
L15	5.80	S02°17'0\"/>
L16	14.11	S77°07'0\"/>
L17	18.90	S77°07'0\"/>
L18	14.11	S77°07'0\"/>
L19	19.20	N02°17'0\"/>
L20	28.60	S02°17'0\"/>
L21	29.14	S02°17'0\"/>
L22	20.17	S02°17'0\"/>

LOT CHART

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
1	4,049	0.093	7200-498	507
2	4,206	0.095	7200-506	517
3	4,415	0.102	7200-501	527
4	4,550	0.105	7200-523	537
5	4,633	0.105	7200-523	547
6	10,880	0.250	7200-504	497
7	13,442	0.308	7200-558	425
8	11,506	0.265	7200-526	503
9	6,258	0.143	7200-107	503
10	7,243	0.166	7200-103	504
11	7,687	0.176	7200-100	503
12	7,468	0.172	7200-610	505
13	8,247	0.190	7200-511	507
14	7,919	0.182	7200-812	508
15	8,250	0.190	7200-610	509
16	11,268	0.259	7200-614	512
17	10,241	0.235	7200-610	510
18	6,549	0.150	7200-908	516
19	10,262	0.235	7200-917	520
20	6,982	0.160	7200-918	520
21	11,971	0.275	7200-918	524
22	6,643	0.152	7200-920	524
23	8,162	0.187	7200-821	524
24	8,982	0.206	7200-532	504-513
25	10,480	0.241	7200-533	520
26	10,720	0.246	7200-534	520

LOT CHART

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PARCEL NO.	ADDRESS
27	10,255	0.235	7200-526	523
28	12,189	0.281	7200-526	532
29	10,094	0.231	7200-527	523
30	6,640	0.152	7200-612	527
31	6,540	0.150	7200-612	621
32	7,880	0.181	7200-520	620
33	7,200	0.165	7200-511	619
34	7,690	0.176	7200-532	523
35	7,819	0.179	7200-812	618
36	8,168	0.187	7200-614	614
37	8,473	0.217	7200-625	618
38	11,848	0.274	7200-520	512
39	8,511	0.195	7200-537	601
40	7,187	0.165	7200-528	602
41	7,107	0.162	7200-528	602
42	8,227	0.189	7200-526	522
43	12,628	0.291	7200-541	420
44	8,344	0.201	7200-542	422
45	7,471	0.172	7200-843	423
46	7,461	0.171	7200-844	422
47	7,452	0.171	7200-846	422
48	7,443	0.171	7200-846	423
49	7,443	0.171	7200-847	422
50	8,163	0.190	7200-918	421
51	7,440	0.171	7200-918	422



ENGINEER:
 PRECISION PLANNING INC.
 400 PIKE BOULEVARD
 LAWRENCEVILLE, GA 30046
 PHONE: (770) 333-8000
 CONTACT: JAMES MANNY

OWNER / DEVELOPER:
 SPARTAN INVESTORS I, LLC
 380 BROGDON ROAD
 SUWANEE, GA 30039
 CONTACT: CARTER RICHARDSON
 PHONE: 404-422-1123
 crichardson@spartaninvestors.com

FINAL PLAT FOR:

DATE	DESCRIPTION	DATE	DESCRIPTION
07/08/16	018		
	R14149B		
	PRECISION INC.		

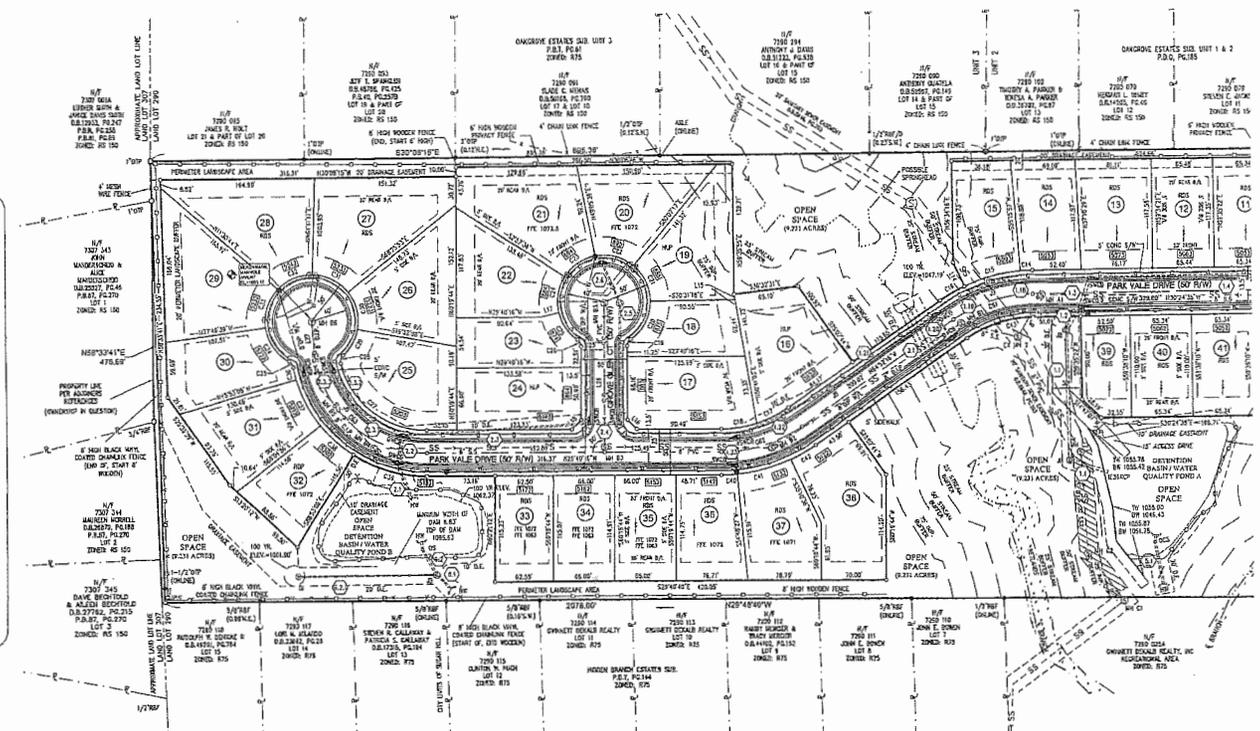
RELEASE

PLAT BY: 00144 P: 00667
 Recorded: 01/21/2019 01:31 PM
 161600923 Page: 3 Fees: \$22.00
 Matthew S. Richardson, Jr.
 Clerk of Superior Court, Gwinnett County, GA
 www.PlanetPDF.com (770)484-3333

THIS IS A PRELIMINARY PLAT
 THE LINES OF THE SUBDIVISION
 ARE SUBJECT TO CHANGE

LEGEND

1. 1/4" = 100'	1. 1/4" = 100'	1. 1/4" = 100'
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79. 1/4" = 100'	79. 1/4" = 100'	79. 1/4" = 100'
80. 1/4" = 100'	80. 1/4" = 100'	80. 1/4" = 100'
81. 1/4" = 100'	81. 1/4" = 100'	81. 1/4" = 100'
82. 1/4" = 100'	82. 1/4" = 100'	82. 1/4" = 100'
83. 1/4" = 100'	83. 1/4" = 100'	83. 1/4" = 100'
84. 1/4" = 100'	84. 1/4" = 100'	84. 1/4" = 100'
85. 1/4" = 100'	85. 1/4" = 100'	85. 1/4" = 100'
86. 1/4" = 100'	86. 1/4" = 100'	86. 1/4" = 100'
87. 1/4" = 100'	87. 1/4" = 100'	87. 1/4" = 100'
88. 1/4" = 100'	88. 1/4" = 100'	88. 1/4" = 100'
89. 1/4" = 100'	89. 1/4" = 100'	89. 1/4" = 100'
90. 1/4" = 100'	90. 1/4" = 100'	90. 1/4" = 100'
91. 1/4" = 100'	91. 1/4" = 100'	91. 1/4" = 100'
92. 1/4" = 100'	92. 1/4" = 100'	92. 1/4" = 100'
93. 1/4" = 100'	93. 1/4" = 100'	93. 1/4" = 100'
94. 1/4" = 100'	94. 1/4" = 100'	94. 1/4" = 100'
95. 1/4" = 100'	95. 1/4" = 100'	95. 1/4" = 100'
96. 1/4" = 100'	96. 1/4" = 100'	96. 1/4" = 100'
97. 1/4" = 100'	97. 1/4" = 100'	97. 1/4" = 100'
98. 1/4" = 100'	98. 1/4" = 100'	98. 1/4" = 100'
99. 1/4" = 100'	99. 1/4" = 100'	99. 1/4" = 100'
100. 1/4" = 100'	100. 1/4" = 100'	100. 1/4" = 100'



SEE SHEET 2 OF 3

1. TOPPING TREES IS NOT ALLOWED UNLESS REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT TYPES OF REMOVED TREES.
2. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY ZONING.
3. EASEMENTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

LINE TABLE

LINE	LENGTH	BEARING
L1	23.74	N01°32'30"W
L2	31.47	N07°32'34"W
L3	6.29	N07°32'34"W
L4	14.87	N07°32'34"W
L5	16.88	N07°32'34"W
L6	14.14	N13°07'37"W
L7	14.14	N13°07'37"W
L8	13.58	N09°59'37"W
L9	13.58	N09°59'37"W
L10	13.58	N09°59'37"W
L11	13.58	N09°59'37"W
L12	13.58	N09°59'37"W
L13	13.58	N09°59'37"W
L14	13.58	N09°59'37"W
L15	13.58	N09°59'37"W
L16	13.58	N09°59'37"W
L17	13.58	N09°59'37"W
L18	13.58	N09°59'37"W
L19	13.58	N09°59'37"W
L20	13.58	N09°59'37"W
L21	13.58	N09°59'37"W
L22	13.58	N09°59'37"W
L23	13.58	N09°59'37"W
L24	13.58	N09°59'37"W
L25	13.58	N09°59'37"W
L26	13.58	N09°59'37"W
L27	13.58	N09°59'37"W
L28	13.58	N09°59'37"W
L29	13.58	N09°59'37"W
L30	13.58	N09°59'37"W
L31	13.58	N09°59'37"W
L32	13.58	N09°59'37"W
L33	13.58	N09°59'37"W
L34	13.58	N09°59'37"W
L35	13.58	N09°59'37"W
L36	13.58	N09°59'37"W
L37	13.58	N09°59'37"W
L38	13.58	N09°59'37"W
L39	13.58	N09°59'37"W
L40	13.58	N09°59'37"W

CENTERLINE CURVE TABLE

LINE	LENGTH	RADIUS	CHORD	BEARING
C1	64.82	274.87	64.82	N02°19'44"W
C2	64.82	274.87	64.82	N02°19'44"W
C3	64.82	274.87	64.82	N02°19'44"W
C4	64.82	274.87	64.82	N02°19'44"W
C5	64.82	274.87	64.82	N02°19'44"W
C6	64.82	274.87	64.82	N02°19'44"W
C7	64.82	274.87	64.82	N02°19'44"W
C8	64.82	274.87	64.82	N02°19'44"W
C9	64.82	274.87	64.82	N02°19'44"W
C10	64.82	274.87	64.82	N02°19'44"W
C11	64.82	274.87	64.82	N02°19'44"W
C12	64.82	274.87	64.82	N02°19'44"W
C13	64.82	274.87	64.82	N02°19'44"W
C14	64.82	274.87	64.82	N02°19'44"W
C15	64.82	274.87	64.82	N02°19'44"W
C16	64.82	274.87	64.82	N02°19'44"W
C17	64.82	274.87	64.82	N02°19'44"W
C18	64.82	274.87	64.82	N02°19'44"W
C19	64.82	274.87	64.82	N02°19'44"W
C20	64.82	274.87	64.82	N02°19'44"W
C21	64.82	274.87	64.82	N02°19'44"W
C22	64.82	274.87	64.82	N02°19'44"W
C23	64.82	274.87	64.82	N02°19'44"W
C24	64.82	274.87	64.82	N02°19'44"W
C25	64.82	274.87	64.82	N02°19'44"W
C26	64.82	274.87	64.82	N02°19'44"W
C27	64.82	274.87	64.82	N02°19'44"W
C28	64.82	274.87	64.82	N02°19'44"W
C29	64.82	274.87	64.82	N02°19'44"W
C30	64.82	274.87	64.82	N02°19'44"W
C31	64.82	274.87	64.82	N02°19'44"W
C32	64.82	274.87	64.82	N02°19'44"W
C33	64.82	274.87	64.82	N02°19'44"W
C34	64.82	274.87	64.82	N02°19'44"W
C35	64.82	274.87	64.82	N02°19'44"W
C36	64.82	274.87	64.82	N02°19'44"W
C37	64.82	274.87	64.82	N02°19'44"W
C38	64.82	274.87	64.82	N02°19'44"W
C39	64.82	274.87	64.82	N02°19'44"W
C40	64.82	274.87	64.82	N02°19'44"W



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PARKSIDE LANDING
 SUBDIVISION
 City of Sugar Hill
 Land Use 250, District 1, Parcel 027A
 Gwinnett County, GA

FINAL PLAT
 FOR:
 SHEET TITLE
 DRAWN BY
 CHECKED BY
 DATE

DATE
 NO. DESCRIPTION
 DRAWN BY
 CHECKED BY
 DATE

07/08/16
 DATE
 R114149B
 PROJECT NO.
 3 of 3

PLAT FILE: 1674/P/16: 10:00 AM - PREPARED BY: GWINNETT COUNTY PLANNING DEPARTMENT, 300 W. GWINNETT COUNTY CENTER, SUITE 200, GWINNETT COUNTY, GA 30040