

RECEIVED

4/27/22

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KEN WOOD, PEC+	SEE ATTACHMENT A FOR NAME: BOTH OWNERS
ADDRESS: 350 RESEARCH CT, STE 200	ADDRESS:
CITY: PEACHTREE CORNERS	CITY:
STATE: GA ZIP: 30092	STATE: ZIP:
PHONE: 770-451-2741 ; 757-508-6593	PHONE:
EMAIL: KEN@PEC.PLUS ; HTODD@PEC.PLUS	EMAIL:
CONTACT PERSON: HAYLEY TODD, PEC+ PHONE: 757-508-6593	
CONTACT'S E-MAIL: HTODD@PEC.PLUS	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="checked" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-TH	
R7075 016, R7075 086, R7075 008	
PARCEL NUMBER(S): (TRACTS 1A, 1B, 1C) ACREAGE: 9.108	
ADDRESS OF PROPERTY: 1537, 1587 HERRINGTON ROAD	
PROPOSED DEVELOPMENT: A NEW, SINGLE-FAMILY ATTACHED SUBDIVISION	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 74 HOMES	No. of Buildings/Lots: N/A
AT LEAST MIN.	
Dwelling Unit Size (Sq. Ft.): PER CODE	Total Building Sq. Ft. N/A
Gross Density: 8.12 UPA	Density: N/A
Net Density: 8.12 UPA	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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4/27/22

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF WINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: KEN WOOD, PEC+	SEE ATTACHMENT A FOR NAME: BOTH OWNERS
ADDRESS: 350 RESEARCH CT, STE 200	ADDRESS:
CITY: PEACHTREE CORNERS	CITY:
STATE: GA ZIP: 30092	STATE: ZIP:
PHONE: 770-451-2741 ; 757-508-6593	PHONE:
EMAIL: KEN@PEC.PLUS ; HTODD@PEC.PLUS	EMAIL:
CONTACT PERSON: HAYLEY TODD, PEC+ PHONE: 757-508-6593	
CONTACT'S E-MAIL: HTODD@PEC.PLUS	
<p align="center">APPLICANT IS THE:</p> <p> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER </p>	
PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH	
PARCEL NUMBER(S): R7075 006 (Tract 2) ACREAGE: 2.997	
ADDRESS OF PROPERTY: 1557 HERRINGTON ROAD	
PROPOSED DEVELOPMENT: A NEW, SINGLE-FAMILY ATTACHED SUBDIVISION	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 24 HOMES	No. of Buildings/Lots: N/A
Dwelling Unit Size (Sq. Ft.): AT LEAST MIN. PER CODE	Total Building Sq. Ft. N/A
Gross Density: 8 UPA	Density: N/A
Net Density: 8 UPA	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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ATTACHMENT A

PROPERTY OWNERS AND INFORMATION

NO.	PIN	ADDRESS	OWNER PER GIS	OWNERS PER ESTATE/TRUST	OWNER ADDRESS	ACREAGE
1	R7075 006	1557 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON	KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON	3911 JULIENTON DR. NE TOWNSEND, GA 31331	3 AC
2	R7075 016	1587 HERRINGTON ROAD	EVELYN D THOMPSON	KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON	3911 JULIENTON DR. NE TOWNSEND, GA 31331	6.63 AC
3	R7075 086	1587 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON	KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON	3911 JULIENTON DR. NE TOWNSEND, GA 31331	2.04 AC
4	R7075 008	1537 HERRINGTON ROAD	A L THOMPSON TRUST / EVELYN D THOMPSON	KATHY T. CAREY AND KENNETH L THOMPSON, EXECUTORS OF THE WILL OF EVELYN T. THOMPSON, AND AS SUCCESSOR TRUSTEES OF THE TRUST OF A.L. THOMPSON	3911 JULIENTON DR. NE TOWNSEND, GA 31331	1 AC

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Planners & Engineers
Collaborative+

4/7/2022

Re: **Letter of Intent**
Herrington Road Rezoning (+/-12 acres)
PEC+ Project No. 21145.00

Dear Community Development officials,

This rezoning application is being submitted on behalf of the developer and applicant. This application proposes to rezone the approximately 12-acre property located on either side of Herrington Road at University Parkway from M-1 and R-100 to R-TH. This rezoning would facilitate the development of a new 98-unit single-family attached community.

Existing Conditions:

The uses surrounding the property include:

- North: a church, townhomes
- East: single-family detached homes on small lots
- South: University Parkway and undeveloped land
- West: Herrington Mill Apartments

As it currently exists, the subject property is located on both sides of Herrington Road, on the north side of the University Parkway intersection. The western tract is undeveloped, and the eastern tract has a few low-density structures. The site is bordered by University Parkway to the south. The subject property is split on two sides of Herrington Road, but the proposal would be one single development.

Proposed Development

The proposed development consists of 98 single-family attached homes (townhomes). There would be 24 homes on the western side, with a net density of 8 units per acre. On the eastern side, there would be 74 homes with a net density of 8.12 units per acre. Both sides of the development would have net densities lower than the permitted net density of 10 units per acre, which is in conformance with the Gwinnett County comprehensive plan.

The proposed development would be accessed from Herrington Road, with no vehicular access to the surrounding neighborhoods. There would be emergency access only along Pinecrest to the south. These access points have been informed by the comments received by the community members to the east. There would be several shared courtyards and pocket parks within the community. The proposed buildings would be buffered from the surrounding development by the substantial natural features (vegetation and streams) existing on site along the property lines. There are two stormwater facilities proposed on the site that would collect runoff during significant rain events.

The applicant and owner respectfully request that the Gwinnett County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the rezoning of this property from M-1 and R-100 to R-TH. This would facilitate the development of a new, single-family attached community that would contribute to the advancement of the purpose and intent of the Gwinnett County comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.



4/7/2022

Re: **Zoning Standards Analysis**
Herrington Road Rezoning (+/-12 acres)
PEC+ Project No. 21145.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal is a new, 98-unit townhome community on two parcels located on either side of Herrington Road near the 316 intersection. Given the site's location along a major thoroughfare (316/University Parkway), the proposed land use of medium-density residential attached homes is reasonable at this location. The proposal also matches the density and intensity of nearby developments, which include apartments, townhomes, and detached homes on small lots. The proposal would maintain all stream buffers, and would have access only onto Herrington Road, so as not to disturb the properties to the east. Nearby properties will not be affected by the proposal.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed with medium-to-high density residential uses or light industrial uses, such as warehousing. These uses are compatible with the medium-density residential attached subdivision that is being proposed. Additionally, the proposal includes measures to ensure compatibility to have as few effects on neighboring properties as possible, including widening border lots, maintaining a 20' setback along adjoining lot lines, and keeping the stream buffer and floodplain areas undisturbed.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposal loses much of its economic use because of factors that are outside of the applicant's control. The properties are split on two sides of Herrington Road and both currently have different zoning designations. The smaller, western tract is currently zoned M-1 for industrial uses, however, the site is far too small to be able to accommodate a light industrial/warehouse-type building which typically require large footprints and a lot of area for parking. The larger eastern tract is zoned R-100, but is severely limited for potential development under this designation due to the presence of streams, stream buffers, and harsh topography on site. The proposal would unite the two sides of Herrington Road and create a 'gateway' residential development which is a far more reasonable economic use of the site than the current zoning.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The smaller size of the lots and the proposed homes are targeted toward younger families, young professionals, and older persons looking to downsize. Because of this diverse market, it is not anticipated that the development will cause an excessive burden on nearby schools. Utilities on-site are being explored by the development team; the developer will make upgrades (if any) to facilitate the development. The site plan includes a master stormwater pond to collect runoff from significant rain events, so nearby properties will not experience flooding from this site.

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E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. The Plan identifies the site as part of the 'Established Neighborhoods' character area, but it is also directly on the cusp of Workplace Centers and Vibrant Communities designations. The proposed use would support the workplace centers and nearby innovation districts, which contribute to the overall health of the two regional activity centers that are just down the road from the site.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

The site should be rezoned to facilitate the proposed development for several reasons, but perhaps the most compelling is the site's location. The area surrounding the site has become a major activity center in Gwinnett County, and is only going to continue to grow as the County itself grows. This plan is a forward-thinking proposal that will provide additional high-quality housing in an area that already has similar land use densities and intensities, while balancing the need to support the growth.

Sincerely,
Planners and Engineers Collaborative, Inc.



Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

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4/6/22

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant



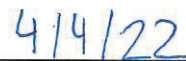
Date

KEN WOOD, PEC+

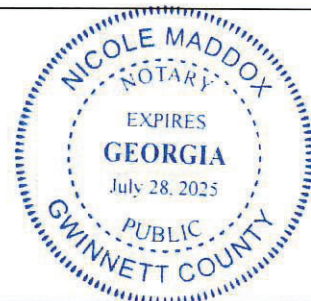
Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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4/6/22

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Kathy T. Carey 3/1/2022 KATHY T CAREY
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 3/1/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO KATHY T CAREY

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

4/6/22

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Kathy T. Carey 3/1/2022
Signature of Property Owner Date

KATHY T. CAREY, as Executor of the Last Will and Testament of Evelyn D. Thompson
KATHY T. CAREY, as Successor Trustee of the Trust under July 1, 1996 Last Will and Testament of A.L Thompson

Type or Print Name and Title

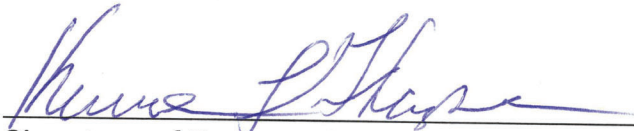
[Signature] 3/1/2022 [Seal]
Signature of Notary Public Date Notary Seal

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4/6/22

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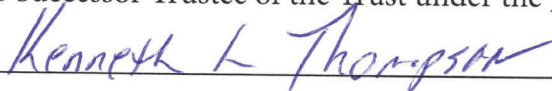


Signature of Property Owner

3/2/22

Date

KENNETH L. THOMPSON, as Executor of the Last Will and Testament of Evelyn D. Thompson
KENNETH L. THOMPSON, as Successor Trustee of the Trust under the July 1, 1996 Last Will and
Testament of A.L Thompson



Type or Print Name and Title



Signature of Notary Public

3/2/22

Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Kenneth L Thompson 3/2/22
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
KENNETH L THOMPSON

KEN WOOD, P.E., PEC+
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

Amy Marable Michael 3/2/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO KENNETH L THOMPSON
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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KENNETH L THOMPSON

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 3/30/2022 KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 4/4/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO KENNETH L THOMPSON

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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KATHY T CAREY

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 3/31/2022 KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 4/4/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO KATHY T CAREY

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

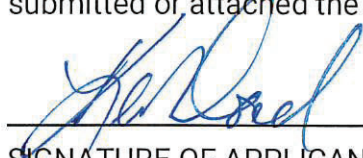
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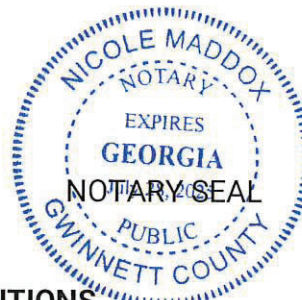
 3/31/2022
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

KEN WOOD, P.E., PEC+

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 4/4/22

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO KEN WOOD

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 07 075 006
(Map Reference Number) District Land Lot Parcel



Signature of Applicant



Date

KEN WOOD, P.E., PEC+

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

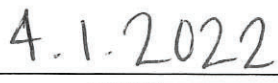
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME



TITLE



DATE

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 07 075 016
(Map Reference Number) District Land Lot Parcel



Signature of Applicant



Date

KEN WOOD, P.E., PEC+

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME



TITLE



DATE

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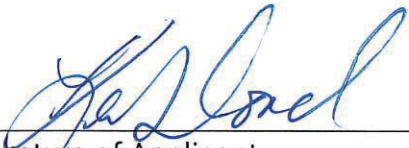

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 07 075 086
(Map Reference Number) District Land Lot Parcel

 
Signature of Applicant Date



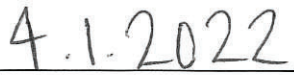
KEN WOOD, P.E., PEC+

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 
NAME TITLE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 07 075 008
(Map Reference Number) District Land Lot Parcel



Signature of Applicant



Date


KEN WOOD, P.E., PEC+

Type or Print Name and Title


*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

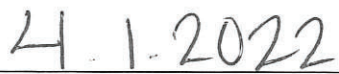
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME



TITLE

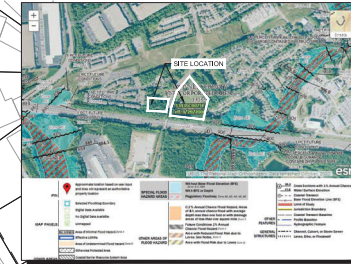
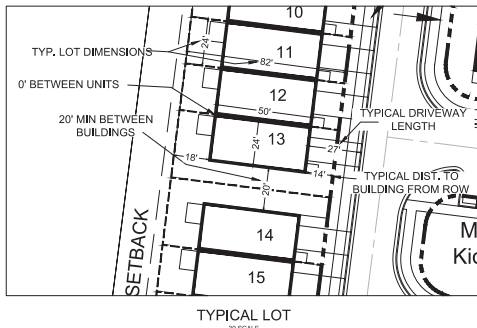


DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/27/22



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA	
TOTAL LAND AREA EAST TRACT	5.108 ACRES
TOTAL LAND AREA WEST TRACT	2.987 ACRES
ZONING	
EXISTING ZONING	R150 (SAC) & R141 (SAC)
PROPOSED ZONING WEST TRACT	R24 TOWNHOMES
PROPOSED ZONING EAST TRACT	R24 TOWNHOMES
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
NET TOTAL SITE AREA EAST SIDE	5.108 ACRES
NET TOTAL SITE AREA WEST SIDE	2.987 ACRES
SETBACK REQUIREMENTS	
REAR FRONT PROPERTY SETBACK	10 FEET (HERRINGTON)
REAR YARD SETBACK	30 FEET
REAR YARD SETBACK	30 FEET
TRANSFERENTIAL BUFFER	N/A EITHER EAST OR WEST
MAX. BUILDING HEIGHT	30 FEET
PERMANENT STANDARDS	
TOTAL EAST SIDE TOWNHOMES	74 HOMES
TOTAL EAST SIDE DENSITY	6.12 UPA
TOTAL WEST SIDE TOWNHOMES	24 HOMES
TOTAL WEST SIDE DENSITY	8.00 UPA
MAX. NET SITE DENSITY ALLOWED	10 UPA R-141
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	1.37 AC & 645 AC (10% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	2.70 ACRES (52.2% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	284 SPACES (3 SPV DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	588 SPACES (6 SPV DWELLING UNIT)
PARKING PROVIDED	382 SPACES GARAGE + 2 DRIVEWAY (SPV)
GUEST PARKING PROVIDED	28 SPACES (28 SPV DWELLING UNIT)
TOTAL PARKING SPACES PROVIDED	410 SPACES (4.26 SPV DWELLING UNIT)

VARIANCES TO ZONING:

- 30' FRONTAGE LANDSCAPE STRIP PROVIDED ON THE EASTERN SIDE OF HERRINGTON ROAD. REDUCTION FROM REAR OF HOME FACING EXTERNAL STREET OF 30 FEET. SEE LANDSCAPE PLAN PROVIDED AS SUPPLEMENTAL INFORMATION FOR COMPLIANCE WITH LANDSCAPE STRIP.

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

ARCHITECT • SURVEYING & CONSTRUCTION • WATER RESOURCES

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HERRINGTON
ROAD

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
1537 HERRINGTON ROAD AT
UNIVERSITY PARKWAY 316

GWINNETT COUNTY JURISDICTION

FOR

SILVER HILL HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04/27/2022	HT	ADD TYPICAL LOT LAYOUT/REVISIONS PER ZONING STAFF

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 000059389 EXP. 11/30/2024

ZONING SITE
PLAN

SCALE: 1" = 60'

DATE: 3/15/2022

PROJECT: 21145.00



Z5

SHEET

24 HOUR CONTACT:
JOHN EVANS



Know what's below.
Call before you dig.

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4/6/22



DECIDUOUS SCREENING TREES WITH ALUMINUM FENCE BEHIND



MIXED EVERGREEN SCREENING TREES



MIXED DECIDUOUS SCREENING TREES WITH ALUMINUM FENCE BEHIND



ORNAMENTAL SCREENING TREES



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4/6/22



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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This is an artist rendering for conceptual purposes.
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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4/6/22



This is an artist rendering for conceptual purposes.
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/6/22



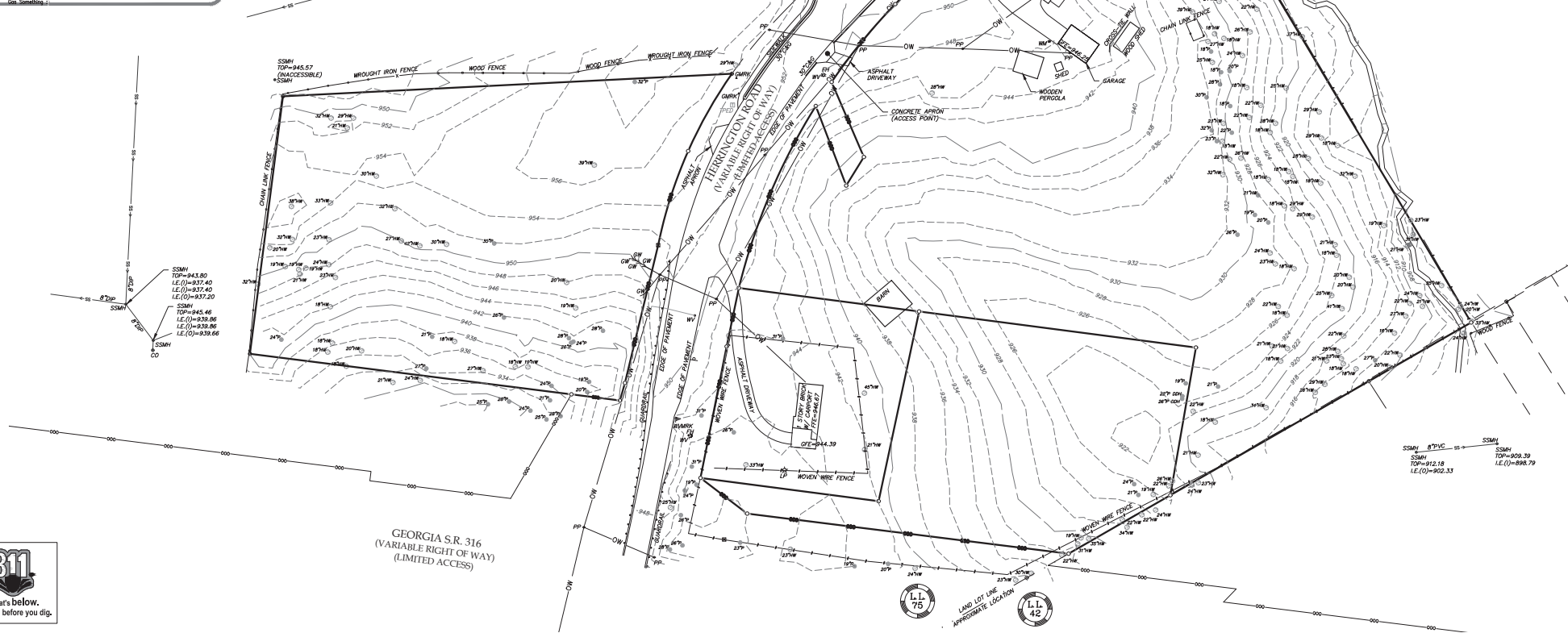
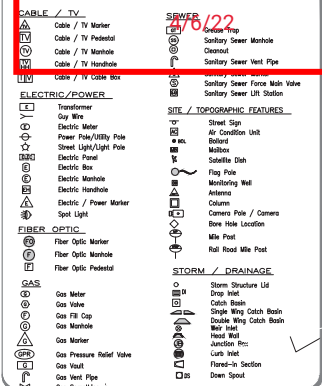
This is an artist rendering for conceptual purposes.
Elevations, features, materials, colors and sizes are approximate and may vary from the actual homes built.

RECEIVED
STRUCTURE LEGEND

Grease Trap
Sanitary Sewer

PROX.	Approximate	LE	Invert Direction
DI	1/2" Rebar	PF	Iron Pin Found
CP	Copper and Galvalume	IP	Iron Pin Set
EP	Compacted Metal Fill	LP	Light Pole
PP	Compacted Plastic Pipe	MR	Nonburial Well
DE	Deep Hole	OT	Open to Foreman
DD	Drainage Easement	OP	Open Top Pit
ED	Edge of Easement	PG	Pipe
EP	Electric Power Pole	PK	PK Nail
ES	Electric Panel	PKS	PK Nail Set
EFN	Electric Fence	PL	Point of Beginning
FP	Flared End	POC	Point of Commencement
FTE	Final Run Elevation	PP	Physical Chain of Title
FPE	Fire Hydrant	RBC	Recorded Cancellation
FL	Flag Pole	RCC	Reinforced Concrete Pipe
GM	Geopipe	RC	Right of Way
GW	Gas Well	SSE	Surveyed Sewer Easement
QW	Qay Well	SSM	Surveyed Sewer Main
HCR	Hard Core	TR	Transfer
HWR	Hard Wood	VCP	Vertical City Pipe
HW	Headwall	W.D.S.	Water Force
HC	High Capacity	WV	Water Valve
ICV	Infiltration Control Valve		

<u>PROPERTY</u>		<u>EXISTING OVERHEAD</u>
— Adjacent Property		— Overhead Wires
- - - Property Line		
... Center of Creek		<u>EXISTING UNDERGROUND</u>
<u>FENCE LINES</u>		- C Cable
- Barbed Wire Fence		- E Electric
- Chain Link Fence		- FO Fiber Optic
- Wood Fence		- G Gas
- Woven Wire Fence		- T Telecommunications
		- W Water
		- Te Television
<u>SITE / TOPOGRAPHIC FEATURES</u>		- S Storm Drainage Line
- Guardrail		- SS Sanitary Sewer



GEORGIA S.R. 316
(VARIABLE RIGHT OF WAY)
(LIMITED ACCESS)

ALTA/NSPS LAND TITLE SURVEY

SILVER HILL HOMES, LLC

FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

LAND LOT(S) 175
DISTRICT 7TH

GWINNETT COUNTY
GEORGIA

SHEET 2 OF 3

DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 21145.00
DATE: 02/07/2022
SCALE: 1" = 50'
DATE OF FIELD WORK: 1/31



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVE ALL SUCH UTILITIES. THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS HIS KNOWLEDGE AND INFORMATION PERMIT. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 131502070F, PANEL 71 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS, COLLABORATIVE IN FEBRUARY 2022. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION -- TITLE (COMBINED TRACT 1A, 1B, 1C)

Tract 1 -- 2021 Tax Parcels R7075-008, R7075-016, R7075-086

All that tract or parcel of land lying and being in Land Lot 75 of the 7th Land District, Gwinnett County, Georgia, designated as Tract No. 1 containing 8,679 acres and Tract 2 containing .961 acres according to plat of property of A. L. Thompson, prepared by Robert T. Black, dated May 18, 1968, revised October 30, 1974 and being more particularly described and shown in plat filed April 13, 1978, recorded in Plat Book 7, Page 2568, in the office of the Clerk of Superior Court, Gwinnett County, Georgia.

LESS AND EXCEPT property described in Right of Way Deed from A.L. Thompson and Mrs. J.A. McVane, et al. to Gwinnett County, Georgia, dated April 8, 1970, filed April 10, 1970, recorded in Deed Book 342, page 262, aforesaid records.

LEGAL DESCRIPTION -- TITLE TRACT 2

Tract 2 -- 2021 Tax Parcel R7075-006

All that tract or parcel of land lying and being in Land Lot 75 of the 7th Land District, Gwinnett County, Georgia, containing 2,999 acres and being more particularly shown and described according to that survey of property for A. L. Thompson, prepared by Hanson, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 7, 1977, filed April 13, 1978, recorded in Plat Book 7, Page 2654, aforesaid records.

LEGAL DESCRIPTION -- TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: BEGIN at a point located at the intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the westerly right of way of Herrington Road (variable public right of way); thence along said northerly right of way of Georgia State Route 316 North 82 degrees 48 minutes 34 seconds West a distance of 31.69 feet to a point; thence leaving said right of way and proceed North 82 degrees 48 minutes 34 seconds West a distance of 342.40 feet to a found angle iron; thence North 07 degrees 18 minutes 27 seconds East a distance of 274.39 feet to a found 1/2 inch rebar; thence North 87 degrees 07 minutes 17 seconds East a distance of 474.97 feet to a found 1/2 inch rebar on said westerly right of way of Herrington Road; thence along said westerly right of way of Herrington Road the following courses and distances: along a curve turning to the left with an arc length of 34.08 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 29 degrees 29 minutes 27 seconds West, and a chord length of 53.93 feet to a point; along a curve turning to the left with an arc length of 104.57 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 17 degrees 39 minutes 11 seconds West, and a chord length of 104.36 feet, to a found right of way monument; South 13 degrees 34 minutes 18 seconds West a distance of 149.82 feet to a point; South 15 degrees 48 minutes 53 seconds West a distance of 19.23 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 130,546 square feet or 2.997 acres.

LEGAL DESCRIPTION -- TRACT 1A (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: BEGIN at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); said point being the TRUE POINT OF BEGINNING; thence along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northeasterly end of said mitered intersection; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 189.81 feet to a point; thence North 12 degrees 05 minutes 36 seconds East a distance of 205.00 feet to a point; thence South 82 degrees 34 minutes 24 seconds East a distance of 285.00 feet to a point; thence South 09 degrees 50 minutes 16 seconds West a distance of 158.43 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 123.98 feet to a point located on said northerly right of way of Georgia State Route 316; thence along said Georgia State Route 316 North 82 degrees 53 minutes 28 seconds West a distance of 342.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 71,408 square feet or 1.639 acres.

LEGAL DESCRIPTION -- TRACT 1B (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); thence along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northeasterly end of said mitered intersection, said point being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established, proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 192.06 feet to a point; thence South 12 degrees 02 minutes 36 seconds West a distance of 205.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 189.81 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 39,056 square feet or 0.897 acres.

LEGAL DESCRIPTION -- TRACT 1C (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); thence along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northeasterly end of said mitered intersection; thence proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point, said point being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established, thence continue along said easterly right of way of Herrington Road the following courses and distances: along a curve turning to the right with an arc length of 209.68 feet, having a radius of 660.00 feet, being subtended by a chord bearing of North 22 degrees 54 minutes 56 seconds East, and a chord length of 208.89 feet, to a point; South 20 degrees 55 minutes 03 seconds East a distance of 90.02 feet to a point; North 31 degrees 41 minutes 35 seconds East a distance of 35.50 feet to a point; North 23 degrees 16 minutes 48 seconds West a distance of 86.28 feet to a point; along a curve turning to the right with an arc length of 106.42 feet, having a radius of 618.31 feet, being subtended by a chord bearing of North 39 degrees 16 minutes 25 seconds East, and a chord length of 106.29 feet, to a point; North 43 degrees 52 minutes 52 seconds East a distance of 62.70 feet to a point; North 39 degrees 36 minutes 36 seconds East a distance of 171.13 feet to a point; North 34 degrees 56 minutes 52 seconds East a distance of 141.86 feet to a found 1/2 inch rebar; thence leaving said easterly right of way of Herrington Road and proceed South 30 degrees 45 minutes 03 seconds East a distance of 732.77 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 368.59 feet to a point; thence North 09 degrees 50 minutes 16 seconds East a distance of 158.43 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 295.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 192.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 286,283 square feet or 6.572 acres.

TITLE EXCEPTIONS

The Abram Law Group, LLC Commitment number 68089 with an effective date of December 28, 2021 was used in the preparation of this survey and the listed exceptions are as follows:

9. All matters shown on the following plats:
a) Plat Book 7, page 2568, filed April 13, 1978;
Comment: Affects subject property, blanket in nature. Property boundary changed since original plat recording.
b) Plat Book 7, page 2654, filed April 13, 1978; and
Comment: Affects subject property, blanket in nature.
c) Plat Book 93, page 266, filed June 4, 2002, Gwinnett County, Georgia records.
Comment: Affects subject property, blanket in nature.
10. Deleted.
11. Deleted.
12. Deleted.
13. Permanent Construction Easement from A.L. Thompson to Gwinnett County, Georgia, dated April 3, 2004, filed April 2, 2004, recorded in Deed Book 37655, page 126, aforesaid records. (Affects Tax parcel R7075 006)
Comment: Affects subject property, as shown on survey.
14. Permanent Construction Easement from A.L. Thompson to Gwinnett County, Georgia, dated April 3, 2004, filed April 2, 2004, recorded in Deed Book 37655, page 126, aforesaid records. (Affects Tax parcel R7075 008)
Comment: Affects subject property, as shown.
15. Permanent Drainage Easement from Evelyn D. Thompson to Gwinnett County, Georgia, dated and filed April 29, 2004, recorded in Deed Book 37655, page 170, aforesaid records. (Affects Tax parcel R7075 016)
Comment: Affects as shown.
16. Permanent Construction Easement from Evelyn D. Thompson to Gwinnett County, Georgia, dated and filed April 2, 2004, recorded in Deed Book 37655, page 175, aforesaid records. (Affects Tax parcel R7075 016)
Comment: Affects as shown.
17. Easement for Anchors, Guy Poles and Wires from Evelyn D. Thompson to Georgia Power Company, dated April 29, 2004, filed May 17, 2004, recorded in Deed Book 38280, page 173, aforesaid records. (Affects Tax parcel R7075 016)
Comment: Affects subject property, blanket in nature.
18. Permit to Cut or Trim Trees from Evelyn D. Thompson to Georgia Power Company, dated April 29, 2004, filed May 17, 2004, recorded in Deed Book 38280, page 175, aforesaid records. (Affects Tax parcel R7075 016)
Comment: Affects subject property, blanket in nature.
19. Easement from A.L. Thompson to BellSouth Telecommunication, Inc., a Georgia corporation, dated January 7, 2005, filed January 28, 2005, recorded in Deed Book 41470, page 32, aforesaid records.
Comment: Affects subject property, blanket in nature.
20. Atlanta Gas Light Company Temporary Construction Easement Agreement from Evelyn D. Thompson, individually, as Executrix under The Will of Andy Lee Thompson, deceased; and as Trustee under the Residuary Trust created under The Will of Andy Lee Thompson, deceased, to Atlanta Gas Light Company, dated October 14, 2014, filed October 21, 2014, recorded in Deed Book 53101, page 1, aforesaid records. (Affects Tax parcel R7075 006)
Comment: May or may not affect subject property. Per section 2, this easement agreement shall expire on or before the date 365 days after the date of commencement of construction of the system. We suggest that owners find out what "system" deed is referring to.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED SR 316 HOV LANES FROM I-85 TO SR 20, MS-0003-00168, GWINNETT COUNTY, FEDERAL AID PROJECT GEORGIA D.O.T. P.I. NO. 000368, FEDERAL ROUTE NO. N/A, STATE ROUTE NO. 316, PREPARED BY MICHAEL R. MOSELEY, P.E., SIGNED BY HOWARD P. COPELAND, STATE RIGHT OF WAY ADMINISTRATOR, ON 03/21/2007, SHEETS 04, 05, 28, 29, 58, 78, 79, 91, 92.



SITE MAP (NTS)

The field data upon which this map or plat is based has a closure precision of one foot in 70,081 feet.
Detail and angular error of 00° 00' 02" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 220,229 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

To Silver Hill Homes, LLC & First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 9, 10, 13, and 18 of Table A thereof. The field work was completed on: 01/31/2022

Date of Map or Plat: 02/07/2022



Planners & Engineers Collaborative+

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ARBITRATORS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT FACHREE CORNERS, GEORGIA 30072
(770) 451-1274 WWW.PEC-PLUS.COM
P.O. BOX 143508 DALLAS, TX 75214

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 175
DISTRICT 7TH

ALTA/NSPS LAND TITLE SURVEY

FOR

SILVER HILL HOMES, LLC
and

FIRST AMERICAN TITLE INSURANCE COMPANY

GWINNETT COUNTY
GEORGIA

SHEET 3 OF 3

DRAWN BY: MS
CHECKED BY: JH
FILE NO.: 21145.00
DATE: 02/07/2022
SCALE: 1" = 40'

DATE OF FIELD WORK: 1/31/22
0 25 50 100

RECEIVED

4/6/22

LEGAL DESCRIPTION

TRACT 1A

~~ALL THAT TRACT OR PARCEL~~ OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way), said point being the TRUE POINT OF BEGINNING;

THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 189.81 feet to a point; thence North 12 degrees 02 minutes 36 seconds East a distance of 205.00 feet to a point; thence South 82 degrees 34 minutes 24 seconds East a distance of 295.00 feet to a point; thence South 09 degrees 50 minutes 16 seconds West a distance of 158.43 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 123.98 feet to a point located on said northerly right of way of Georgia State Route 316; thence along said Georgia State Route 316 North 82 degrees 53 minutes 28 seconds West a distance of 342.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 71,408 square feet or 1.639 acres.

RECEIVED

4/6/22

LEGAL DESCRIPTION

TRACT 1B

~~ALL THAT TRACT OR PARCEL~~ OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point; thence leaving said easterly right of way of Herrington Road and proceed South 82 degrees 34 minutes 24 seconds East a distance of 192.06 feet to a point; thence South 12 degrees 02 minutes 36 seconds West a distance of 205.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 189.81 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 39,056 square feet or 0.897 acres.

RECEIVED

4/6/22

LEGAL DESCRIPTION

TRACT 1C

~~ALL THAT TRACT OR PARCEL~~ OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a point located at the most southeasterly end of mitered intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the easterly right of way of Herrington Road (variable public right of way); THENCE along said miter North 52 degrees 37 minutes 21 seconds West a distance of 62.07 feet to a point located at the most northwesterly end of said mitered intersection; thence proceed along said easterly right of way of Herrington Road the following courses and distances: North 11 degrees 15 minutes 05 seconds East a distance of 141.65 feet to a point; North 11 degrees 46 minutes 42 seconds East a distance of 63.18 feet to a point, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence continue along said easterly right of way of Herrington Road the following courses and distances: along a curve turning to the right with an arc length of 209.68 feet, having a radius of 660.00 feet, being subtended by a chord bearing of North 22 degrees 54 minutes 56 seconds East, and a chord length of 208.80 feet, to a point; South 20 degrees 55 minutes 03 seconds East a distance of 90.02 feet to a point; North 31 degrees 41 minutes 35 seconds East a distance of 35.50 feet to a point; North 23 degrees 16 minutes 48 seconds West a distance of 86.28 feet to a point; along a curve turning to the right with an arc length of 106.42 feet, having a radius of 618.31 feet, being subtended by a chord bearing of North 39 degrees 16 minutes 25 seconds East, and a chord length of 106.29 feet, to a point; North 43 degrees 52 minutes 52 seconds East a distance of 62.70 feet to a point; North 39 degrees 36 minutes 36 seconds East a distance of 171.13 feet to a point; North 34 degrees 56 minutes 52 seconds East a distance of 141.86 feet to a found 1/2 inch rebar; thence leaving said easterly right of way of Herrington Road and proceed South 30 degrees 45 minutes 03 seconds East a distance of 732.77 feet to a point; thence South 60 degrees 07 minutes 25 seconds West a distance of 366.59 feet to a point; thence North 09 degrees 50 minutes 16 seconds East a distance of 158.43 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 295.00 feet to a point; thence North 82 degrees 34 minutes 24 seconds West a distance of 192.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 286,283 square feet or 6.572 acres.

RECEIVED

4/6/22

LEGAL DESCRIPTION

TRACT 2

~~ALL THAT TRACT OR PARCEL~~ OF LAND lying and being in Land Lot 75 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGIN at a point located at the intersection created by the northerly right of way line of Georgia State Route 316 (variable right of way width) (limited access) and the westerly right of way of Herrington Road (variable public right of way); thence along said northerly right of way of Georgia State Route 316 North 82 degrees 48 minutes 34 seconds West a distance of 51.69 feet to a point; thence leaving said right of way and proceed North 82 degrees 48 minutes 34 seconds West a distance of 342.40 feet to a found angle iron; thence North 07 degrees 18 minutes 27 seconds East a distance of 274.39 feet to a found 1/2 inch rebar; thence North 87 degrees 07 minutes 17 seconds East a distance of 474.97 feet to a found 1/2 inch rebar on said westerly right of way of Herrington Road; thence along said westerly right of way of Herrington Road the following course and distances: along a curve turning to the left with an arc length of 94.08 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 29 degrees 29 minutes 27 seconds West, and a chord length of 93.93 feet to a point; along a curve turning to the left with an arc length of 104.57 feet, having a radius of 480.74 feet, being subtended by a chord bearing of South 17 degrees 39 minutes 11 seconds West, and a chord length of 104.36 feet, to a found right of way monument; South 13 degrees 34 minutes 18 seconds West a distance of 149.82 feet to a point; South 15 degrees 48 minutes 53 seconds West a distance of 19.23 feet to a point, said point being the TRUE POINT OF BEGINNING.

CONTAINS 130,546 square feet or 2.997 acres.