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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Stanley Martin Homes, LLC c/o Andersen, Tate & Carr, P.C.</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>770-822-0900</u> EMAIL: <u>mglouton@atclawfirm.com</u>	The Estate of NAME: <u>Elizabeth A. Neustadt</u> ADDRESS: <u>9000 Laurel Way</u> CITY: <u>Alpharetta</u> STATE: <u>GA</u> ZIP: <u>30022</u> PHONE: _____ EMAIL: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u> CONTACT'S E-MAIL: <u>mglouton@atclawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R100</u> REQUESTED ZONING DISTRICT: <u>TND</u> PARCEL NUMBER(S): <u>R7104 016</u> ACREAGE: <u>40</u> ADDRESS OF PROPERTY: <u>1414 Old Peachtree Rd., Lawrenceville</u> PROPOSED DEVELOPMENT: <u>Single Family Residential and Townhome Community</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>168</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>per UDO</u>	Total Building Sq. Ft. _____
Gross Density: <u>4.2 units per acre</u>	Density: _____
Net Density: <u>4.2 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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ANDERSEN | TATE | CARR

January 6, 2022

LETTER OF INTENT AND JUSTIFICATION FOR REZONING

**Rezoning Application
Gwinnett County, Georgia**

Applicant:
Stanley Martin Homes, LLC

Property:
Tax Parcel ID R7104 016
±40 Acres of Land
1414 Old Peachtree Rd., Lawrenceville, Georgia 30043
From R-100 to TND

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

RECEIVED INTRODUCTION

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This Application for Rezoning is submitted for a 40-acre parcel of land located in Land Lot 104 of the 7th District of Gwinnett County, Georgia, Lawrenceville, and known as 1414 Old Peachtree Rd. (hereinafter the “Property”). The Property is a single tax parcel facing Old Peachtree Road with an existing personal residence and barn. The Property is shown on the survey prepared by HRC Engineers, Surveyors and Landscape Architects dated, October 27, 2021, and filed with this Application. The Property that is the subject of this rezoning application is owned by Elizabeth A. Neustadt and further identified below from the Gwinnett County GIS:



The Property is currently zoned R-100 (Single Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, Stanley Martin Homes, LLC (the “Applicant”) now seeks approval to rezone the Property to TND (Traditional Neighborhood Development District) to develop a distinctive and attractive residential community with 168 homes of various home styles and designs that compliment the adjacent TND developments as part of a master planned community.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a mostly rectangular tract fronting Old Peachtree Road near the intersection of Buford Drive in Lawrenceville, Georgia. It is bounded on the North and Northeast by residentially zoned properties, zoned R-100. To the East of the Property, there are properties zoned R-100. To the South, the Property is adjacent to properties zoned R-100 and RZT (Single-Family Residence District). Finally, to the West of the Property is a TND zoning in which the Applicant is proposing an inter-parcel connection.

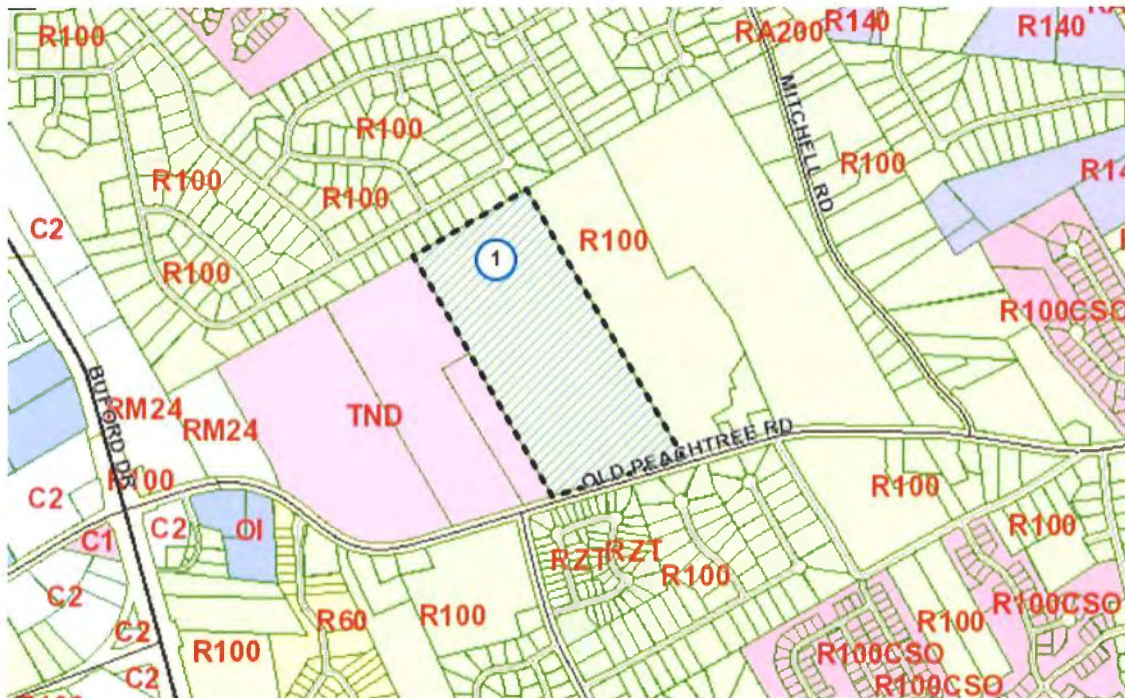
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As part of its "Short Term Initiatives," the Gwinnett County 2040 Unified Plan (the "2040 Plan") lays out five major themes which describe the 2040 Plan's key policies and Theme 4 of the 2040 Plan is to "Provide More Housing Choices." The proposed development provides a healthy mix of homes within the overall project which directly addresses and furthers this policy goal. The Future Development Map of the Gwinnett County 2040 Unified Plan (the "2040 Plan") classifies this Property as within the "Emerging Suburban Character Area," of the Gwinnett County Future Development Map. As such, a TND development is appropriate for this primarily residential Character Area, as it is bordered by existing residential uses, and includes preservation of open space and environmental features. The Applicant intends to develop this Property to be consistent with the existing zoning conditions and residential patterns of the adjacent property, which highlights the compatibility with the 2040 Plan.

Encouraged land uses for the Emerging Suburban Character Area include "single-family residential," "Open Space Conservation Subdivisions", and "mixed residential developments." The proposed development qualifies as each of these recommended uses. Accordingly, the proposed development would provide high-end, single-family residential housing that is compatible with the style and density of surrounding development. With a net density of only 4.2 units per acre, the proposed development is well below the maximum 8.0 units per acre allowed in the TND zoning classification. The proposed development is compatible with the spirit and intent of the 2040 Plan especially when considering that the Property is located in close proximity to land zoned C-2, OI, and MUO.

Below is a map of the surrounding zoning classifications to the Property:



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III. PROJECT SUMMARY & DEVELOPER

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As shown on the site plan by Bilson & Associates dated November 8, 2021 (updated on December 27, 2021) and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop the Property into a distinctive and attractive residential community. The Applicant is proposing to rezone 40-acres from R-100 to TND in order to accommodate the development of a single-family residential community with approximately 168 units, for a net density of 4.2 units per acre. The development would be part of The Beacon at Old Peachtree master planned community in which access and amenities would be shared.

The concept plan for the master planned community prepared by Maxwell Reddick and Associates dated December 16, 2021, has been provided with this application for reference. The proposed development would provide attractive, high-end residences with various amenities including, green space, tennis courts, pavilion, and shared access to additional amenities including nature trails and a pool as part of the Beacon at Old Peachtree master planned community. The proposed development would include a mix of rear loaded townhomes and single-family detached homes on a combination of small, medium, and large size lots as set forth in the Gwinnett County Unified Development Ordinance (the "UDO"). The proposed community would also include a mix of front and rear entry homes. Townhomes would be a minimum of 1,800 square feet and the detached single-family homes would be a minimum of 2,200 square feet. The proposed townhomes are positioned toward the front of the development with the small, medium and large lot detached homes situated internally and along the boundary of the Property.

The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would have a single entrance on Old Peachtree Road, which would be landscaped and maintained by a Homeowners Association, in addition to inter-parcel access with the adjacent TND community to the west.

The proposed development would provide attractive, high-quality housing that is compatible with surrounding land use and in conformance with the policies and intent of the 2040 Plan. The proposed elevations of the development are filed with this Application.

Stanley Martin Homes, LLC is a premier homebuilding company that has been in business for over 50 years. A company started by Martin Alloy and Stanley Halle in the suburbs of Maryland has flourished into a successful business, operating in six states, that prides itself on core values. Stanley Martin Homes, LLC became one of the 100 largest builders in the U.S. in the early 2000s, and one of the 50 largest builders in the U.S. by 2010. Stanley Martin Homes, LLC is currently the 21st largest homebuilder in the Nation and was recently awarded "2021 National Builder of the Year" by Builder Magazine.

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IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to TND, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Old Peachtree Road near Buford Drive. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding area.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property. Rather the proposed development would complement existing residential uses.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

(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:

No, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Old Peachtree Road and Buford Drive. The proposed development would be part of a master planned community with the adjacent TND properties and would complement the existing and nearby residential uses.

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WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE
POLICY AND INTENT OF THE LAND USE PLAN:

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Emerging Suburban Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically promote diversifying housing types and encouraging residential development.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS
AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE
SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL
OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of the rezoning application. Anticipated growth in Gwinnett County based on the 2040 Comprehensive Plan suggests a strong need for this type of housing.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a single family residential development under the TND zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would

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a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from R-100 to TND be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of January, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

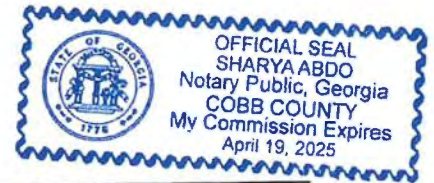
REZONING APPLICANT'S CERTIFICATION

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.

Terence Russell 12/14/2021
Signature of Applicant Date

Terence Russell, Regional President
Type or Print Name and Title

Sharya Abdo 12/14/2021 Notary Seal
Signature of Notary Public Date



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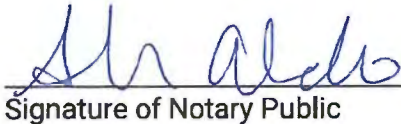


Signature of Applicant

12/14/2021

Date

Kyle Upper, Division President
Type of Print Name and Title



Signature of Notary Public

12/14/2021
Date



Notary Seal

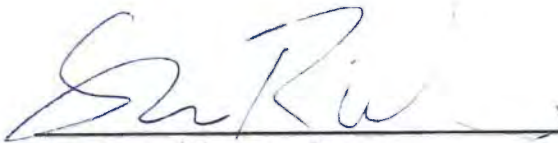
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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

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.



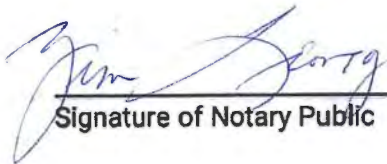
Signature of Property Owner

12/14/21

Date

Shell Rutledge

Type or Print Name and Title



Signature of Notary Public

12/14/2021

Date



Notary Seal

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Last Updated 5/2021

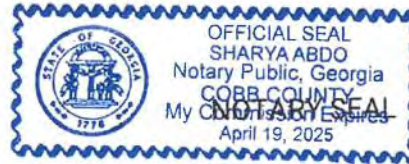
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

Terence Russell 12/14/2021 Terence Russell, Regional President
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Sharya Abdo 12/14/2021
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 Terence Russell
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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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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Melody A. Glouton *1/6/22* Melody A. Glouton, Attorney for Applicant

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

Angela Gratz *1-6-22*

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 _____ Andersen, Tate & Carr, P.C.
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)
Nicole Love Hendrickson - Chairwoman	\$1,000	9/30/2020
Kirkland Carden - Planning Commissioner	\$2,800	11/16/2021

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

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Rezoning Application
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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:
(Map Reference Number)

7 - 104 - 014
District Land Lot Parcel

Signature of Applicant

12/14/2021
Date

Kyle Upper, Division President
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)

Arnts Flowers
NAME

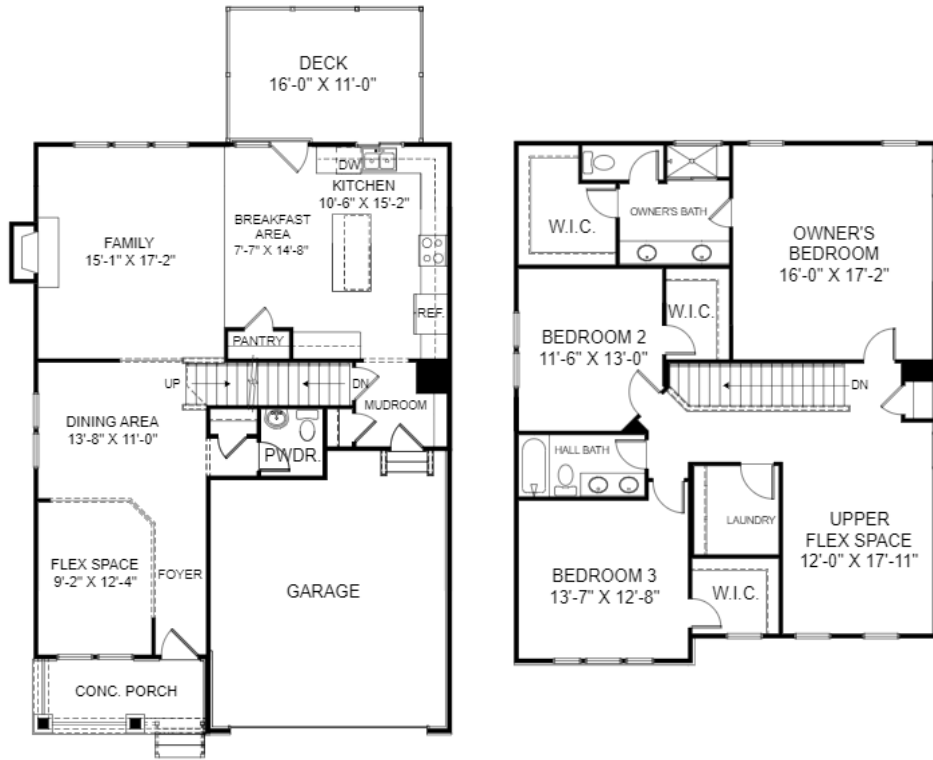
Tax Services Assoc II
TITLE

1-5-2022
DATE

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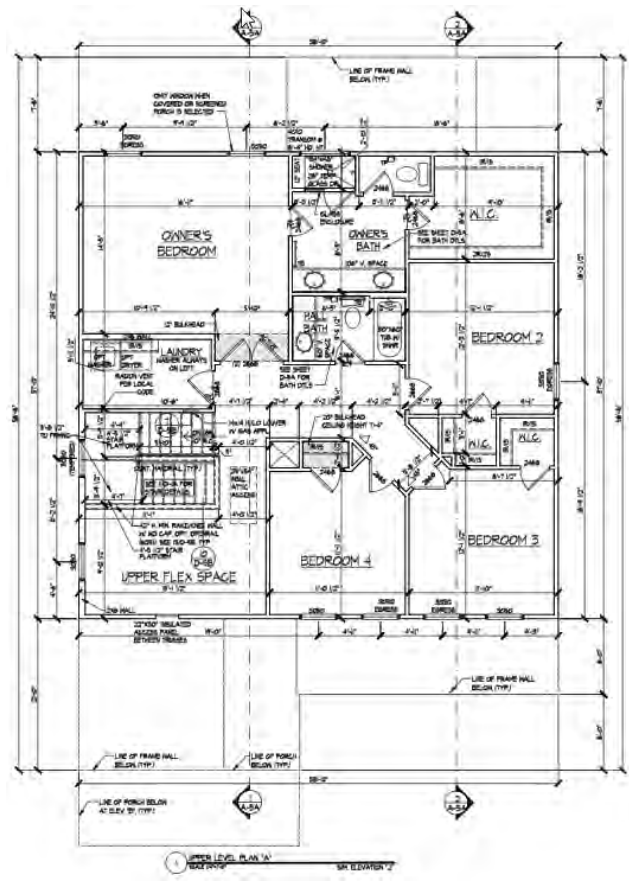
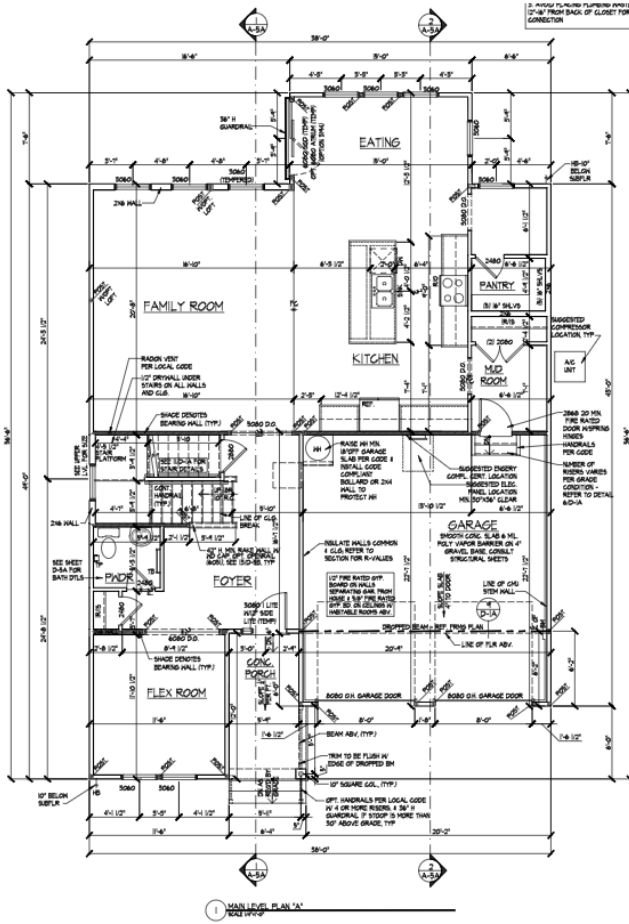


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3. BRIDGE COLUMN PLACEMENT PER 1017-17-47 FROM BACK OF CLOSET FOR SFD CONNECTION



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Cabin - 40' x 53'

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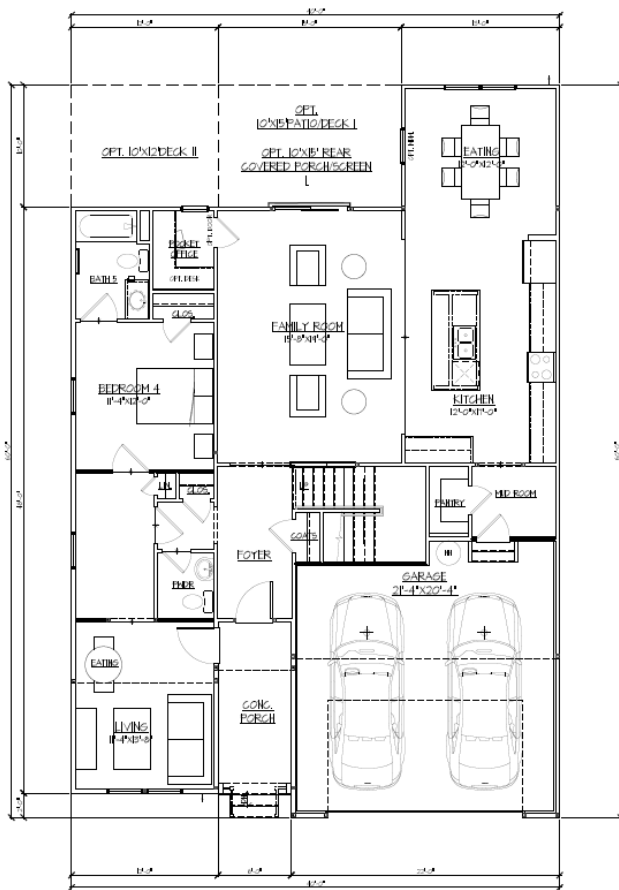
Primarily brick elevations TBD



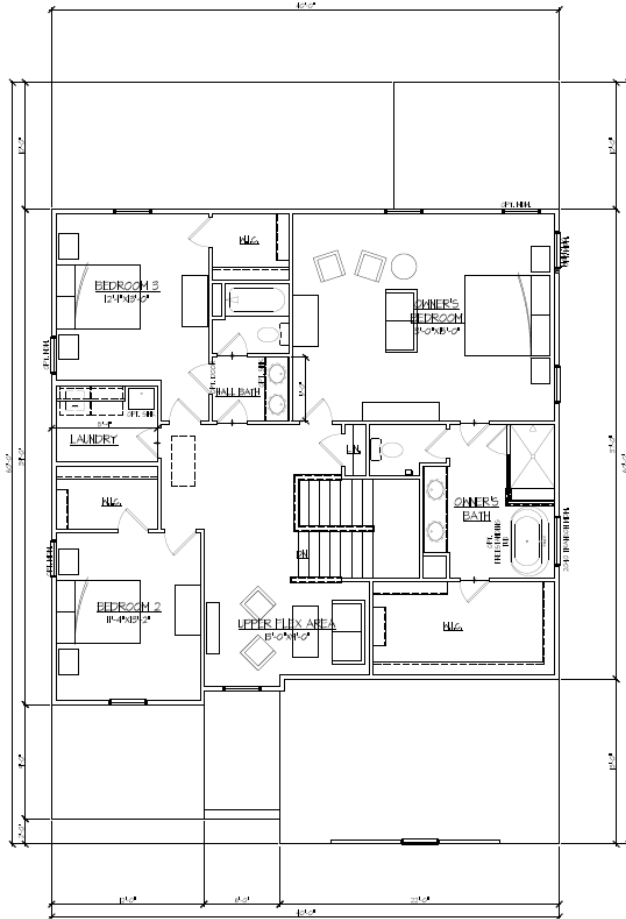
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Primarily brick elevations TBD



1 MAIN LEVEL PLAN - 0'0"
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0'0" x 0'0"
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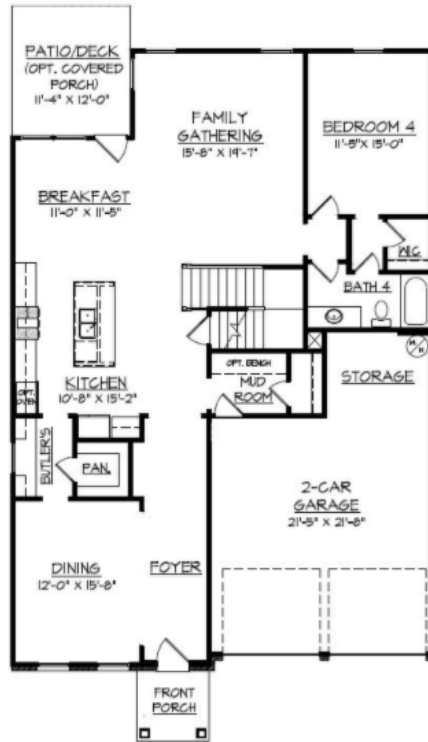


1 UPPER LEVEL PLAN - ELEV. 0'
0'0" x 0'0"
0'0" x 0'0"

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

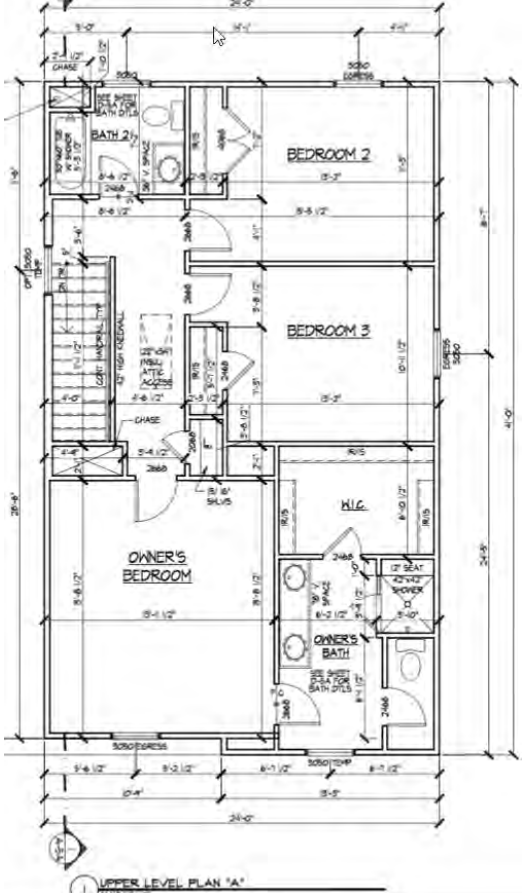
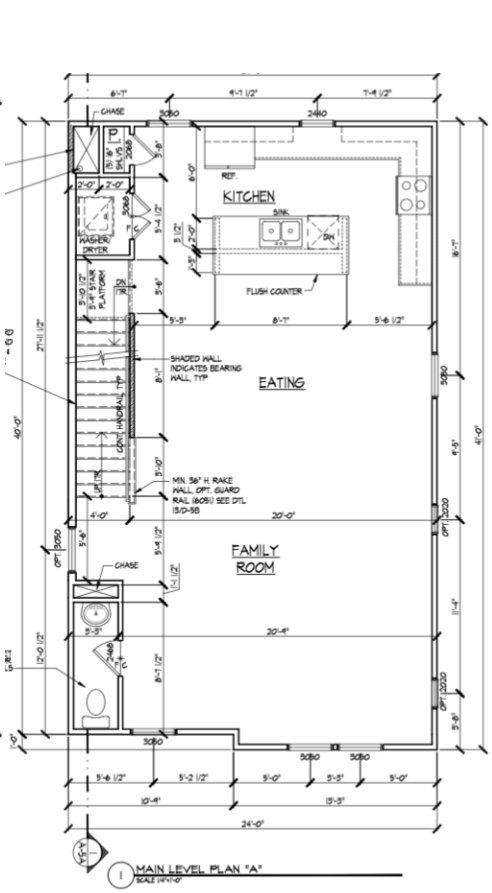
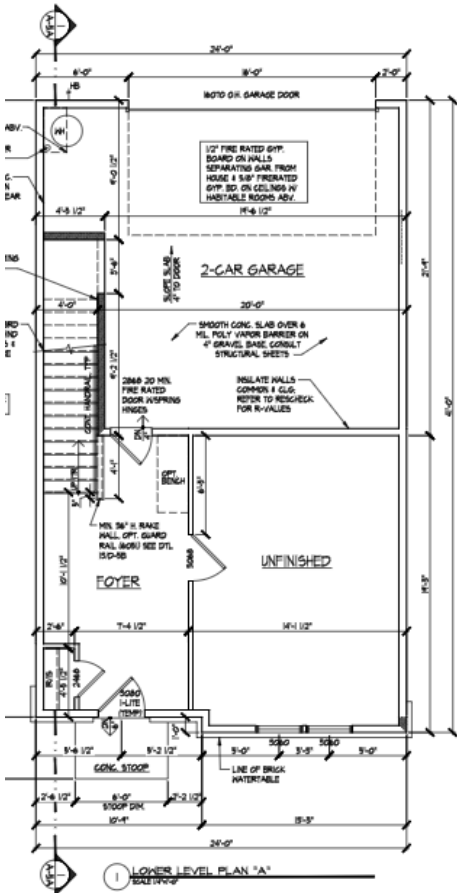
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Permit Book 39' x 62'

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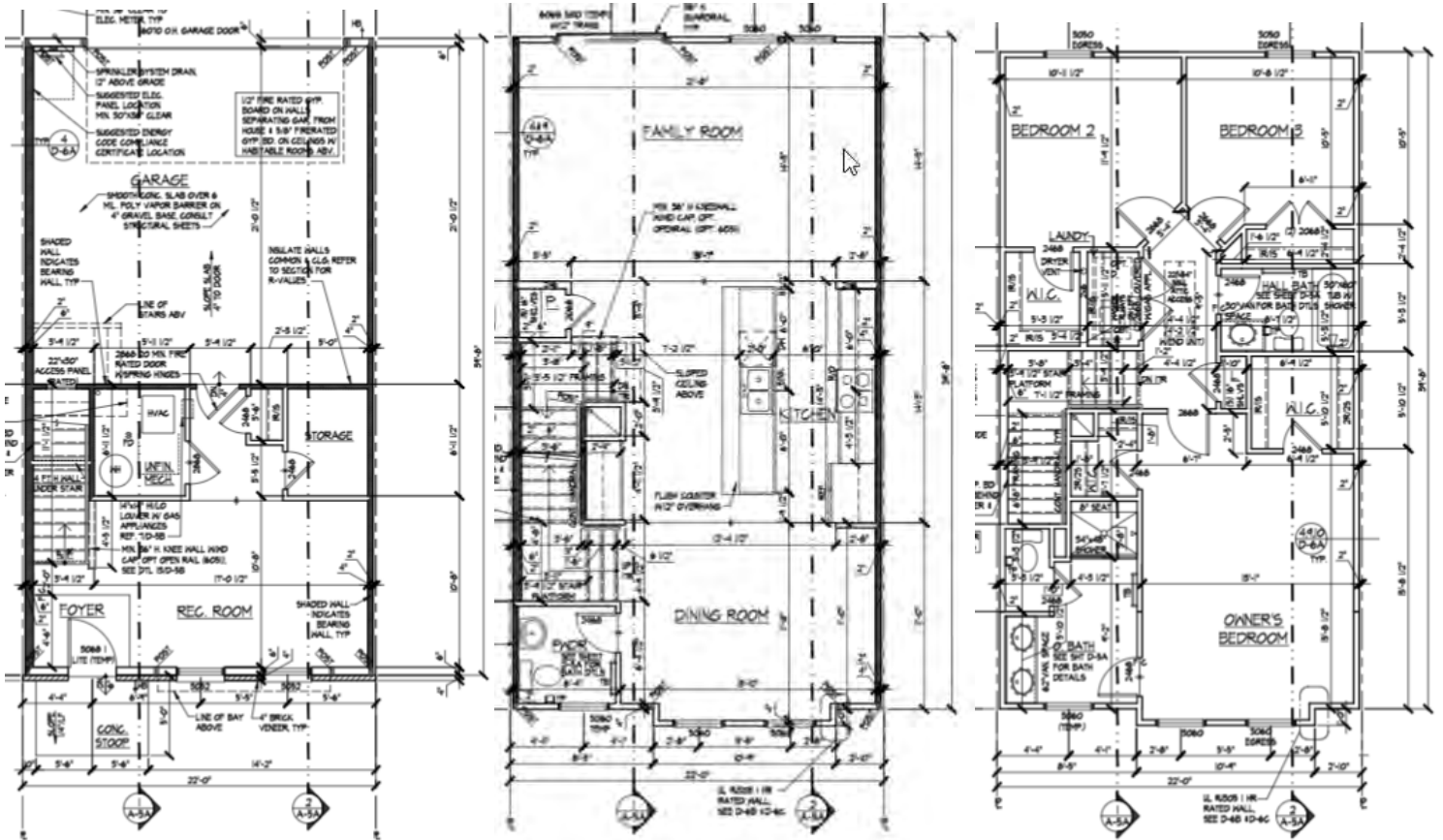
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GWINNETT COUNTY
PLANNING AND DEVELOPMENT

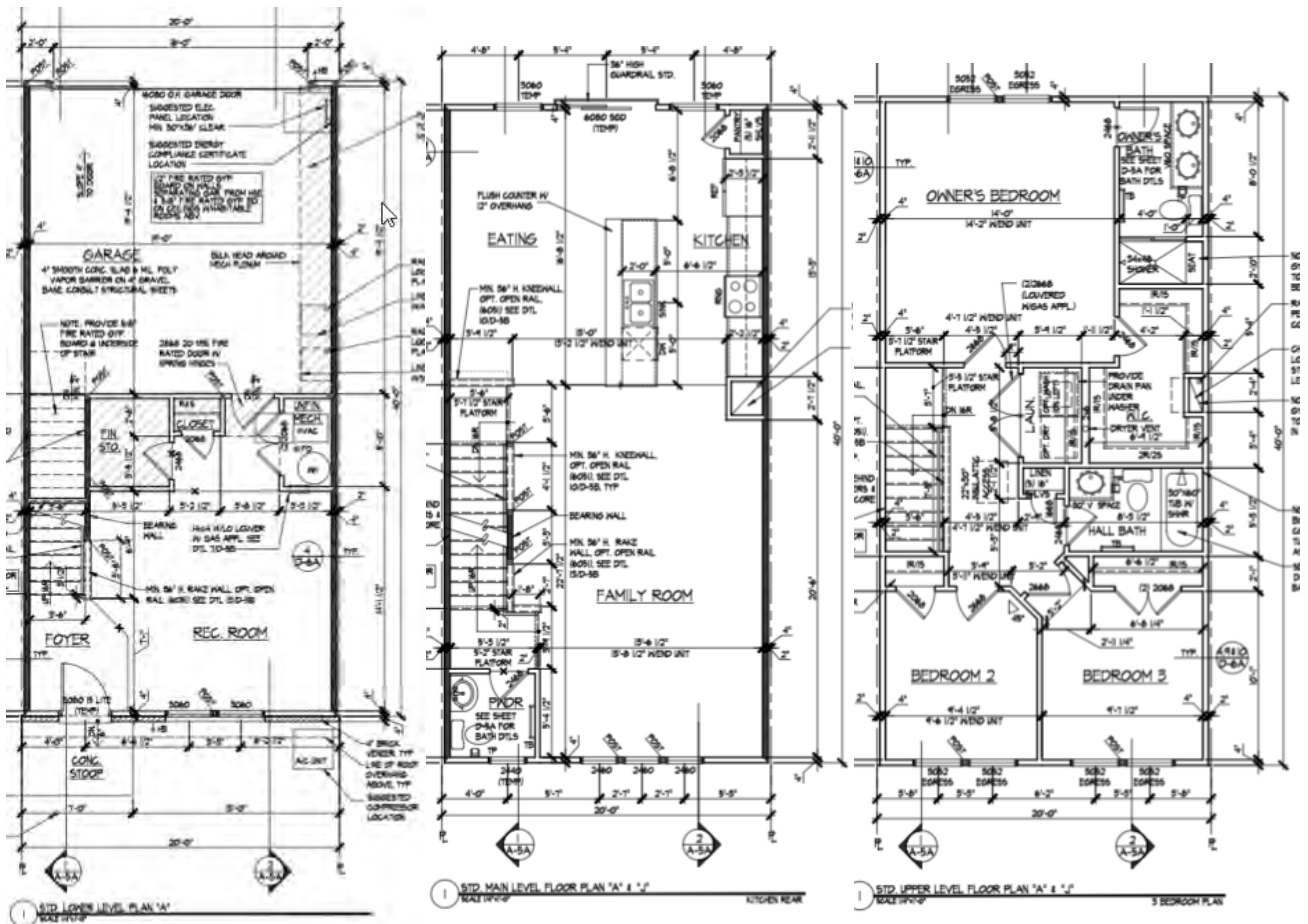
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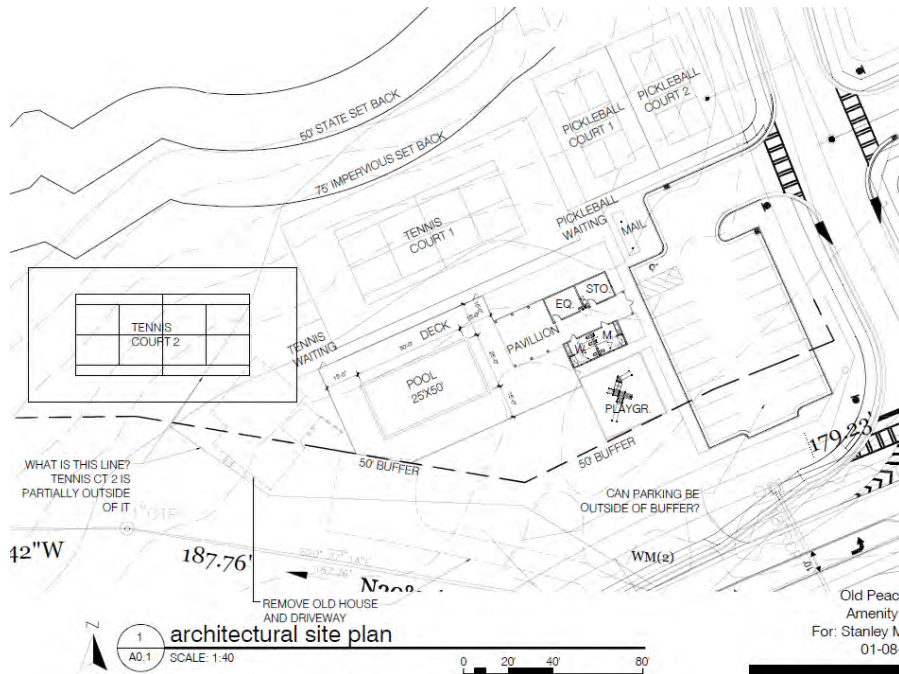
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LEGAL DESCRIPTION OF LAND

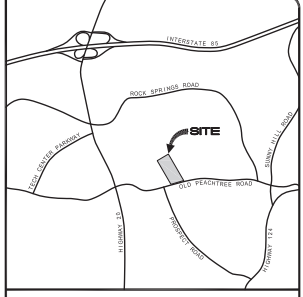
All that tract or parcel of land lying and being in Land Lot 104 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly line of Land Lot 104, one thousand eight hundred seventy-eight and eight tenths (1,878.8) feet northeasterly from the northwest corner of Land Lot 104, being the common corner of Land Lots 104, 105, 132 and 133 as measured along said Land Lot line which point is also located on the southeasterly line of property now or formerly owned by Lipscomb-Ellis Co.; said point of beginning also being at the northeast corner of property now or formerly owned by Cecil S. Pharr; running thence northeasterly along the northwesterly line of said Land Lot 104 and along the southeasterly line of said Lipscomb-Ellis Co. property that forms an interior angle of 90 degrees 19 minutes 10 seconds with the northeasterly line of said Pharr property, eight hundred eighty-three and one tenth (883.1) feet to an iron pin and property now or formerly owned by Ernest W. Graham; running thence southeasterly along the southwesterly line of said Graham property at an interior angle of 89 degrees 42 minutes 40 seconds with the preceding course, two thousand eighty-one and nine tenths (2,081.9) feet to an iron pin on the northwesterly side of Old Peachtree Road; running thence southwesterly along the northwesterly side of Old Peachtree Road at an interior angle of 76 degrees 17 minutes 50 seconds with the preceding course, nine hundred ten (910) feet to an iron pin and said Pharr property; running thence northwesterly along the northeasterly line of said Pharr property at an interior angle of 103 degrees 40 minutes 20 seconds with the preceding course, one thousand eight hundred sixty-one and nine tenths (1,861.9) feet to the point of beginning, containing 40.0 acres and being more particularly shown on a survey prepared by C.S. Mercer, Jr. and Associates, RLS, dated February 9, 1972, as revised on April 26, 1978 and March 1, 1979.

RECORDATION AREA
GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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 1/6/2022 3:25PM

ALTA CERTIFICATION
 TO: STANLEY MARTIN HOMES, LLC, a Delaware limited liability company & FIRST AMERICAN TITLE INSURANCE COMPANY.
 This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and include items 1, 2, 3, 4, 5(a) and (b), 7(a), (b) and (c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10/14/21.
 DATE: 11/9/21
 SURVEYOR: MICHAEL L. COLLINS, PLS, No. 2990
 HUGHES-RAY COMPANY, INC. 654 E. Church Street Douglasville, Georgia 30134

GENERAL NOTES
 1. FLOOD STATEMENT: AS PER OFFICIAL PLAN 13133000P DATED SEPTEMBER 26, 2008 THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
 2. ZONING AND SETBACK INFORMATION IS TAKEN FROM GANNETT COUNTY 2014(0) CODE.
 3. THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN COMMENTS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, INC. DATED SEPTEMBER 23, 2021. HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR MAKE NO WARRANTY OR REPRESENTATION OR GUARANTEE THAT ALL EASEMENTS OR EASEMENT EFFECT THE PROPERTY ARE SHOWN HEREON.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON RECORD DRAWING OPERATIONS AND THE DEVELOPER'S PLANS FOR THE SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
 5. ADDRESS: 144 OLD PEACHTREE ROAD, LAWRENCEVILLE, GA
 6. SUBJECT PROPERTY REFERENCES:
 A. BASED UPON INFORMATION CONTAINED IN COMMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, INC. DATED SEPTEMBER 23, 2021.
 B. WETLAND STATEMENT: BASED UPON INFORMATION FROM HUGHES-RAY COMPANY, INC. ON OCTOBER 14, 2021 AND JURISDICTIONAL WETLANDS ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN.



SITE NARRATIVE
AREA SUMMARY:
 TRACT AREA: 40.00 ACRES
BUILDING HEIGHT RESTRICTION:
 MAXIMUM BUILDING HEIGHT: 35'
ZONING & SETBACKS:
 CURRENT ZONING: R100
 ZONING RESTRICTIONS ARE TAKEN FROM GWINNETT COUNTY ZONING CODE.
 MINIMUM SETBACKS: FRONT: 10' SIDE: 10' REAR: 40'
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT AREA: 20,000 SQ. FT. SETBACKS: FRONT: 35' LOCAL 50' MAJOR SETBACKS: FRONT: 10' SIDE: 10' REAR: 40'

ALTA COMMITMENT FOR TITLE INSURANCE
 COMMENTS CONCERNING EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 48500-PL, DATED SEPTEMBER 23, 2021.
 APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY, DATED APRIL 14, 2014, FILED AUGUST 12, 2014, RECORDED IN DEED BOOK 520A, PAGE 403, GWINNETT COUNTY, GEORGIA RECORDS. (Affects subject property, not a survey matter)

As required by subsection (d) of O.C.G.A. Section 14-6-67, this plan has been prepared by a land surveyor and approved by all applicable local public bodies for recording as an instrument by approval of the legislative, executive, or administrative bodies. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plan to be recorded in any public records. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum standard detail requirements for ALTA/NPS Land Title Surveys and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is not being filed with O.C.G.A. Section 14-6-67.
 DATE: 11/9/21
 SURVEYOR: MICHAEL L. COLLINS, PLS, No. 2990
 HUGHES-RAY COMPANY, INC. 654 E. Church Street Douglasville, Georgia 30134

TRACT DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LAND LOT 104; THENCE IN A NORTHEASTERLY DIRECTION 187.0 FEET TO A 10" REBAR; SAID POINT BEING THE POINT OF BEGINNING;
 THENCE NORTH 90 DEGREES 34 MINUTES 00 SECONDS EAST, 802.0 FEET TO AN NAIL; THENCE SOUTH 90 DEGREES 00 MINUTES 36 SECONDS EAST, 208.33 FEET TO A 1" ROD ON THE NORTHERLY RIGHT-OF-WAY OF OLD PEACHTREE ROAD 80' RW;
 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 73 DEGREES 33 MINUTES 41 SECONDS WEST, 910.0 FEET TO A 5/8" REBAR;
 THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 30 DEGREES 06 MINUTES 15 SECONDS WEST, 1861.89 FEET TO THE POINT OF BEGINNING.
 SAID TRACT OR PARCEL CONTAINING 40.00 ACRES

STATE OF GEORGIA
 CERTIFICATE OF AUTHORIZATION
 FOR LAND SURVEYING
 HUGHES-RAY COMPANY, INC.
 LSP# 000462 EXPIRES 06/30/22



RECORD DESCRIPTION
 All that tract or parcel of land lying and being in Land Lot 104 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:
 BEGINNING at an iron pin on the northwesterly line of Land Lot 104, one thousand eight hundred seventy-eight and eight tenths (1,878.8) feet northwesterly from the southeast corner of Land Lot 104, being the common corner of Land Lots 04, 105, 112 and 113 as measured along said Land Lot line which point is also located on the southeasterly line of property now or formerly owned by Lipscomb-Elis Co.; said point of beginning also being at the northeast corner of property now or formerly owned by Carl E. Pharr; running thence northwesterly along the northwesterly line of said Land Lot 104 and along the southeasterly line of said Lipscomb-Elis Co. property that forms an interior angle of 89 degrees 19 minutes 19 seconds with the northwesterly line of said Pharr property, eight hundred eighty-three and one tenth (883.1) feet to an iron pin and property now or formerly owned by Ernest M. Graham; running thence southeasterly along the southeasterly line of said Graham property at an interior angle of 89 degrees 42 minutes 46 seconds with the preceding course, one thousand eight hundred and one tenth (1,801.1) feet to an iron pin; from the southeasterly line of said Pharr property; running thence southeasterly along the northwesterly side of Old Peachtree Road at an interior angle of 75 degrees 17 minutes 50 seconds with the preceding course, one hundred and thirty (130) feet to an iron pin; and said Pharr property; running thence northwesterly along the northwesterly line of said Pharr property at an interior angle of 105 degrees 40 minutes 20 seconds with the preceding course, one thousand eight hundred and one tenth (1,801.1) feet to the point of beginning, containing 40.0 acres and being more particularly shown on a survey prepared by C.E. Menor, Jr. and Associates, P.L.L.C., dated February 9, 1972, as revised on April 26, 1978 and March 1, 1979.
 NOTE: THE "TRACT DESCRIPTION" AND THE "RECORD DESCRIPTION" DESCRIBE THE SAME PROPERTY

IF YOU DIG
 Know what's below.
 Call before you dig.
 811
 OR CALL 888.288.7471

LEGEND

○ --- CALCULATED POINT	⊠ --- FLARED END SECTION
○ --- IRON PIN FOUND (1/2" REBAR)	⊠ --- WATER METER
○ --- IRON PIN FOUND (1/4" REBAR)	⊠ --- WATER VALVE
○ --- R/W MONUMENT	⊠ --- FIRE HYDRANT
○ --- PROPERTY LINE	⊠ --- SANITARY SINK MANHOLE
○ --- RIGHT OF WAY	○ --- CLEANOUT
○ --- NOW OR FORMERLY	⊠ --- GREASE TRAP
○ --- BUILDING LINE	⊠ --- GAS METER
○ --- OPEN TOP PIPE	⊠ --- POWER BOX
○ --- DOUBLE RING CATCH BASIN	⊠ --- GAS VALVE
○ --- HEADWALL	⊠ --- POWER POLE
○ --- JUNCTION BOX	○ --- GUY ANCHOR
○ --- DRAIN PILE	⊠ --- TRAFFIC SIGNAL POLE
○ --- CORRUGATED METAL PIPE	⊠ --- BOLLARD
○ --- REINFORCED CONCRETE PIPE	⊠ --- IRRIGATION CONTROL VALVE
○ --- LIGHT POLE (1 LAMP)	⊠ --- FIBER OPTIC MARKER
○ --- LIGHT POLE (2 LAMPS)	⊠ --- FIRE OPT. CONNECTION
○ --- LIGHT POLE (3 LAMPS)	⊠ --- CONCRETE
○ --- LIGHT POLE (4 LAMPS)	
○ --- BOUNDARY LINE	
○ --- FENCE	
○ --- GAS LINE	
○ --- UNDERGROUND POWER LINE	
○ --- OVERHEAD POWER LINE	
○ --- SANITARY SEWER LINE	
○ --- STORM DRAIN LINE	
○ --- WATER LINE	

PLEASE NOTE
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES ARE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SO SPECIFIED.
 AARON M. MCCULLOUGH, L.S.
 OAL REGISTRATION NO. 2990
 654 E. CHURCH STREET
 DOUGLASVILLE, GA 30064

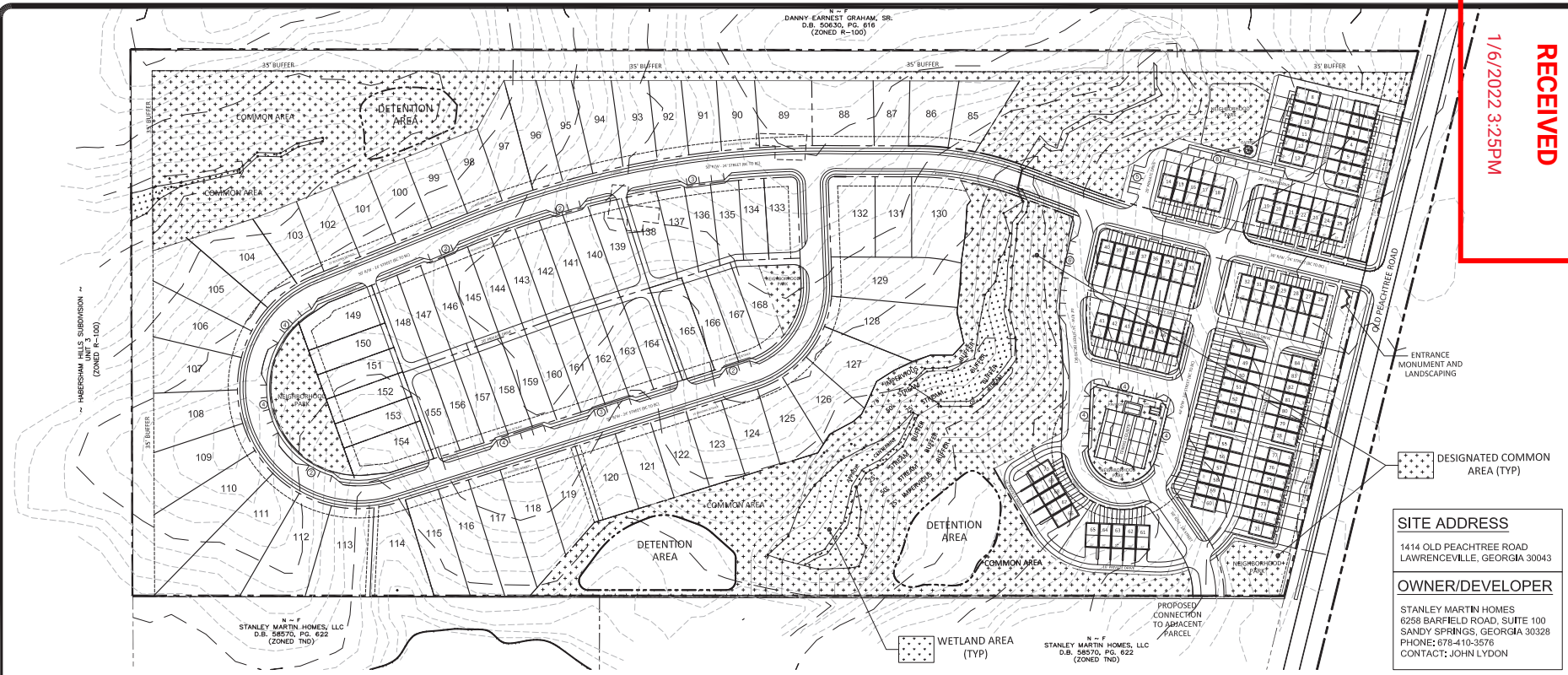
PREPARED BY:
HRC
 HRC ENGINEERS
 654 EAST CHURCH STREET
 DOUGLASVILLE, GEORGIA 30134
 770-942-0199
 770-942-0152
 www.hrcengineers.com

ALTA/NPS LAND TITLE SURVEY FOR
STANLEY MARTIN HOMES, LLC, a Delaware limited liability company & FIRST AMERICAN TITLE INSURANCE COMPANY
 LOCATED IN LAND LOT 104
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA

DATE: 27 OCTOBER 2021

NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H21250 SJ
 DRAIN BY: DAS
 CHECKED BY: AMM
 JOB NO.: H21250
 SCALE: 1"=100'
 THIS DRAWING IS COPYRIGHTED.
 THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



SITE ADDRESS
 1414 OLD PEACHTREE ROAD
 LAWRENCEVILLE, GEORGIA 30043

OWNER/DEVELOPER
 STANLEY MARTIN HOMES
 6258 BARFIELD ROAD, SUITE 100
 SANDY SPRINGS, GEORGIA 30328
 PHONE: 678-410-3576
 CONTACT: JOHN LYDON

SITE SUMMARY
 TOTAL SITE AREA: 40.0 AC +/-
 EXISTING ZONING: R-100
 PROPOSED ZONING: TND
 TOTAL NO. OF LOTS: 168
 GROSS SITE DENSITY: 4.2 LOTS/ACRE
 NET SITE DENSITY: 4.2 LOTS/ACRE

MIN. LOT SIZE
 TOWNHOUSE LOT: 2,000 SF
 SF SMALL LOTS: 5,000 SF
 SF MEDIUM LOTS: 7,500 SF
 SF LARGE LOTS: 9,500 SF
 MIN. HEATED FLOOR AREA: 1,800 SF (TH & SF)

BUILDING SETBACKS
 FRONT: 5'-15'
 SIDE: 5'-15'
 REAR: 20'
 OLD PEACHTREE ROAD: 40'
 EXTERIOR BUFFER ADJACENT TO R-100: 35'

REQUIRED COMMON AREA: 8.0 ACRES (20%)
 COMMON AREA PROVIDED: 9.0 ACRES +/- (22.5%)
 (DOES NOT INCLUDE DETENTION AREAS, ZONING BUFFERS, OR WETLANDS)

NOTE: THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA PER FEMA PANEL 13130C0246P

LOT SUMMARY

TYPE	LOT SIZE	YIELD
TOWNHOME LOTS	2,000-5,999 SF	84 (50%)
SMALL LOTS	5,000-7,499 SF	34 (20%)
MEDIUM LOTS	7,500-9,499 SF	30 (18%)
LARGE LOTS	9,500+	20 (12%)
TOTAL LOTS		168



PARKING SUMMARY

SUMMARY OF OVERALL PARKING REQUIRED:

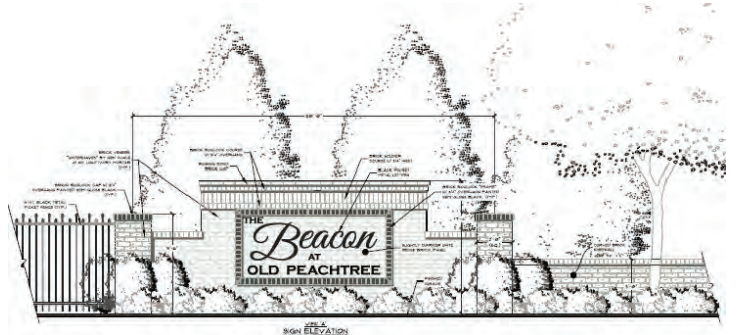
ALL RESIDENTIAL UNITS HAVE TWO CAR GARAGES
 168 UNITS x 2 = 336 OFF-STREET PARKING SPACES
 TOWNHOME LOTS HAVE TWO PARKING SPACES IN EACH DRIVEWAY TO THE REAR OF THE BUILDING
 84 TOWNHOMES x 2 = 168 SPACES
 TOTAL OFF-STREET PARKING REQUIRED: 1.5 SPACES x 168 = 252
 TOTAL OFF-STREET PARKING PROVIDED: 504 SPACES

SUMMARY OF GUEST (ON STREET) PARKING:

TYPE	NO. OF UNITS	REQUIRED	PROVIDED
TOWNHOME LOTS	84	1 SPACE / 3 UNITS = 28 SPACES	28 SPACES
LOTS w/ REAR ALLEY	36	1 SPACE / 3 UNITS = 12 SPACES	12 SPACES
*AMENITY AREAS	168	1 SPACE / 10 UNITS = 17 SPACES	17 SPACES
TOTAL			57 SPACES

*AMENITY PARKING IS PROVIDED AT THE BEACON AT OLD PEACHTREE PARCEL

NOTE: ALL LOT LINES WILL BE MAX. 10 DEGREES FROM PERPENDICULAR TO RIGHT OF WAY. DEVELOPER WILL PROVIDE PLANS AT THE TIME OF DEVELOPMENT AND MAY ASK FOR MODIFICATION FOR NON-CONFORMING LOTS, IF NECESSARY.

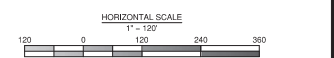
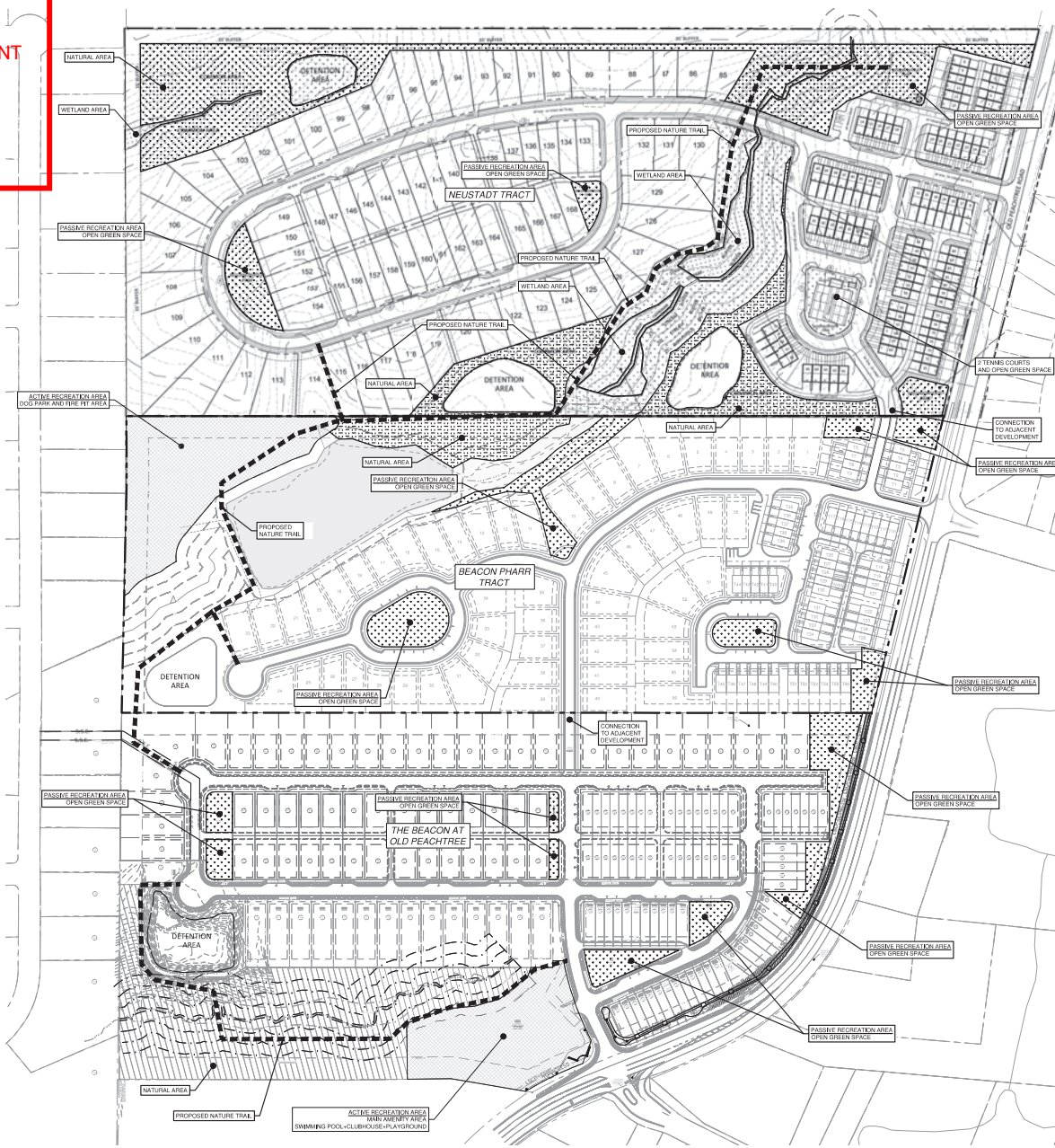


CONCEPTUAL MONUMENT SIGN
 (BASED ON BEACON AT OLD PEACHTREE)
 NOT TO SCALE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/6/2022 3:25PM



DATA SOURCE NOTE:
*THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM GWINNETT COUNTY GIS AND FRONTIER SURVEYING (MAPPING) AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK!

ENGINEERING & LAND SURVEYING
INCORPORATED
STATE BOARD OF SURVEYING
REGISTRATION NO. 00188
1575 HENRY ST. SUITE 100
ALPHARETTA, GA 30009
www.mbx.com

MAXWELL-BECKY AND ASSOCIATE

**BEACON / PHARR / NEUSTADT TRACT
1414 OLD PEACHTREE ROAD
GWINNETT COUNTY, GA**

BEACON OVERALL CONCEPTUAL AMENITY PLAN

DATE:	ISSUE:	PROJECT:
DATE: DEC. 16, 2021	THIS	
JOB NO.: 2021-098		
SCALE: AS SHOWN		

DRAWING NUMBER
CP1
SHEET NUMBER 1