DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – JUNE 2015

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER	:**RZM2015-00003**
ZONING CHANGE	:RA-200 & C-2 TO MU-R
LOCATION	:1700 BLOCK OF WINDER HIGHWAY
MAP NUMBER	:R5243 008
ACREAGE	:159.87 ACRES
SQUARE FEET	:2,250,000 SQUARE FEET (OFFICE)
	:20,000 SQUARE FEET (RETAIL)
UNITS	:375 UNITS (MULTIFAMILY)
PROPOSED DEVELOPMENT	:REGIONAL MIXED USE DEVELOPMENT (REDUCTION IN BUFFERS)
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: ROCHESTER & ASSOCIATES, INC.
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNERS: WUSF 2 SUGARLOAF, LLC
WALTON GEORGIA, LLC
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ 85251

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

Rezoning Applicants Letter of Intent

This Letter of Intent and accompanying material seeks zoning approvals from Gwinnett County to construct a world-class, mixed-use Business Park in the University Parkway Research Corridor over the next eight to ten years.

Sugarloaf Crossing will become "The Gateway to Gwinnett". The proposed development occupies a strategic piece of property and is located at the southeastern intersection of University Parkway (State Route 316) and Winder Highway (State Route 8).

One of the premier international developers, Walton Development and Management USA, Inc., is requesting that the 159.871 acre tract, which is currently zoned C2 and RA 200 in unincorporated Gwinnett County, be rezoned to a Regional Mixed Use (MU-R). At completion, Sugarloaf Crossing is anticipated to contain a maximum of 2,250,000 square feet of office space, 20,000 square feet of retail space and 375 residential units.

Sugarloaf Crossing's master plan reflects influences from a variety of existing, successful, live – work – play developments in the area. Building types, range of uses, massing and architectural detail are varied throughout the development and the result is a true Class A Business Park that includes abundant open space and superior exposure to major transportation corridors. The accompanying land plan, developed under the direction of national award-winning design firm Wakefield Beasley, depicts the theme and design process.

Respectfully submitted,

Rochester & Associates, Inc c/o Mill Creek Consulting as Applicant for WUSF 2 Sugarloaf, LLC, Owner.

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Planning & Development
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SUGARLOAF CROSSING

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EXECUTIVE SUMMARY

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Rochester
LAND SURVEYING • CIVIL ENGINEERING • PROJECT MANAGEMENT

MILL CREEK
CONSULTING

WAKEFIELD BEASLEY & ASSOCIATES

Kimley-Horn and Associates, Inc.

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Section I

MASTER PLAN

Where is Sugarloaf Crossing?

Sugarloaf Crossing is a 160+/- acre mixed-use development located in Gwinnett County, Georgia. The project is located in the rapidly developing University Parkway (SR 316) corridor of Northeast Metropolitan Atlanta.

What is Sugarloaf Crossing?

At its core, Sugarloaf Crossing is a mixed-use development. It is a development of ambitious scale and scope. With completion, Sugarloaf Crossing will be a showcase Business Park for Gwinnett County.

The Sugarloaf Crossing development is intended to provide an enriching environment for corporate tenants and end users. This new Business Park is designed to be both organized, and yet highly diverse, featuring business environments and supporting residential and ancillary services that will enhance the quality of working and living in Gwinnett County and Northeast Metropolitan Atlanta. As Sugarloaf Crossing evolves, it will become a memorable place. Like any large project, Sugarloaf Crossing will grow gradually over a period of years. Its design, which maintains a strong connection to the natural landscape of the property, will reflect decisions made by a multitude of stakeholders who are guided by a clear vision and philosophy.

What are the guiding principles for Sugarloaf Crossing?

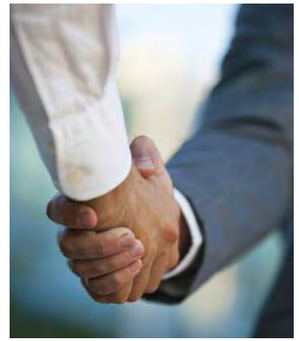
While Sugarloaf Crossing is comparable to many business parks, it also combines a range of land uses and building types. For this reason, Sugarloaf Crossing has clearly stated defining principles for its development.

Quality of Life – Enhancing the quality of life for those who work, live and shop at Sugarloaf Crossing is of prime importance. Our desire is to enhance human welfare and reinforce the worth of individuals by creating an environment that supports these needs.

Enduring Design – Sugarloaf Crossing will include natural areas, buildings, and pedestrian oriented spaces involving a myriad of architecture and landscape design features. The central aim is to produce an enduring design that encourages innovation and sustainability. The goal is creativity with a measure that ensures that individual elements are sensitive to and supportive of the overall context.

Site Stewardship – Sugarloaf Crossing offers a naturally appealing landscape. It is our desire to emphasize the site's natural features. Sugarloaf Crossing's character and appeal can be enhanced from its natural setting, while maintaining stewardship of vegetation, streams, scenic open space and greenways.

These three principals — quality of life, enduring design and site stewardship — will form a foundation from which Sugarloaf Crossing will emerge.



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Zoning, Land Use and Site Considerations

The overriding planning objective at Sugarloaf Crossing is to create a harmonious, Business Park environment offering a variety of opportunities and amenities to form a diverse but integrated and unified development.

1.1 Existing Zoning

The property is currently bisected with two zoning classifications in unincorporated Gwinnett County. Approximately 39 acres of the property is zoned C2 with the remaining 121 acres zoned RA 200. The C2 property was zoned on March 25, 2014 (RZC-2013-00008) with conditions.

1.2 Comprehensive Plans

The proposed Sugarloaf Crossing development is consistent with the Gwinnett County 2030 Unified Plan. The Unified Plan recognizes that quality, balanced growth is desirable and that this can be achieved by developing master planned, mixed-use developments. The development is identified within Gwinnett's R&D corridor and is well located with access to major transportation and utility infrastructure.

1.3 Proposed Land Use

It is the intent of this application to rezone this property to MU-R to meet the future business, retail and residential needs of Gwinnett County.

The Master Plan supports the vision of developing Sugarloaf Crossing as the premier live – work – play Business Park for the Northeastern Atlanta metropolitan area.

MOVEMENT OF LAND USE TYPES

The Rezoning Land Use Plan has been submitted with the application. This land use plan is conceptual only and is not intended as a condition of this agreement. In recognition of this, the applicant may move the location of the land use types and vary the stated building heights within the boundaries of the Sugarloaf Crossing MU-R.

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SUGARLOAF CROSSING DEVELOPMENT PROGRAM

The proposed plan for Sugarloaf Crossing include the following:

Land Use	Size
Office	2,250,000 SF
Retail	20,000 SF
Residential	375 Units (multi-family)

1.3 Existing Site Conditions

Project consultants have gathered available data and conducted onsite studies to understand the site's existing conditions. The data includes information relative to topographic, hydrologic, wetland, vegetative, transportation, land-use, zoning, buffer and easement conditions.

SOME OF THE KEY SITE CONSTRAINTS INCLUDE:

Streams – A wetland delineation determined that streams are located on the western and southern edge of the property, as well as bisecting the eastern side.

Flood Plain – A portion of the property located along the streams is located within a 100 year flood plain.

Gas Line — Two, 90' wide Colonial Pipeline easements bisect the property.

Roadway – Access to the property will be from Winder Highway (SR8) at Alcovy Road along a proposed four lane divided parkway.

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Section II

TRANSPORTATION

2.1 Master Plan

The Master Plan proposes to develop new roadway infrastructure that will connect seamlessly into the existing infrastructure. The main entrance into Sugarloaf Crossing will be from State Route 8. The entrance is located on SR 8 approximately 1,400 linear foot southwest from its intersection with University Parkway. Proposed improvements to the roadway system, as detailed below, will have a significant impact on the Sugarloaf Crossing project.

Planned transportation improvements offsite include:

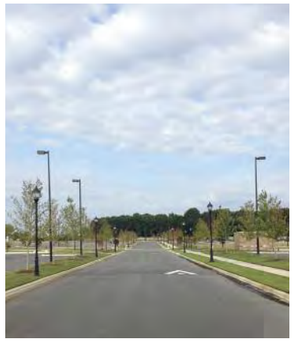
a. The planned interchange at SR 316 and SR 8, which is immediately adjacent to the site.

b. Additional lanes will be provided along SR 8 for traffic movements entering and leaving the proposed new parkway.

Planned transportation improvements onsite include:

a. A four lane divided parkway approximately 2500 linear feet will be developed into the property. The parkway will align with Alcovy Industrial Boulevard. The following is a typical section of the parkway.

b. Two-lane, undivided commercial streets with or without on-street parking are planned within the Sugarloaf Crossing development and will feature a center left-turn lane when warranted. The following typical section is shown with on-street parking.



2.2 Public Roadways

The four lane divided parkway within the Sugarloaf Crossing development will be dedicated to Gwinnett County as public right-of-way. The right-of-way for the roadways will extend from the back of curb to the back of curb. All other roadways will be privately owned and maintained.

2.3 Planned Roadway Landscape Treatments

A consistent landscape and hardscape treatment is critical toward unifying the Sugarloaf Crossing project. The proposed parkway landscape treatments will create a positive image for the project.

2.4 Utility Easements

Utility easements and access points may be located on sidewalks and other private property that is outside the Gwinnett County right-of way. These easements will be designed and recorded to provide ease of location and maintenance of the utilities.

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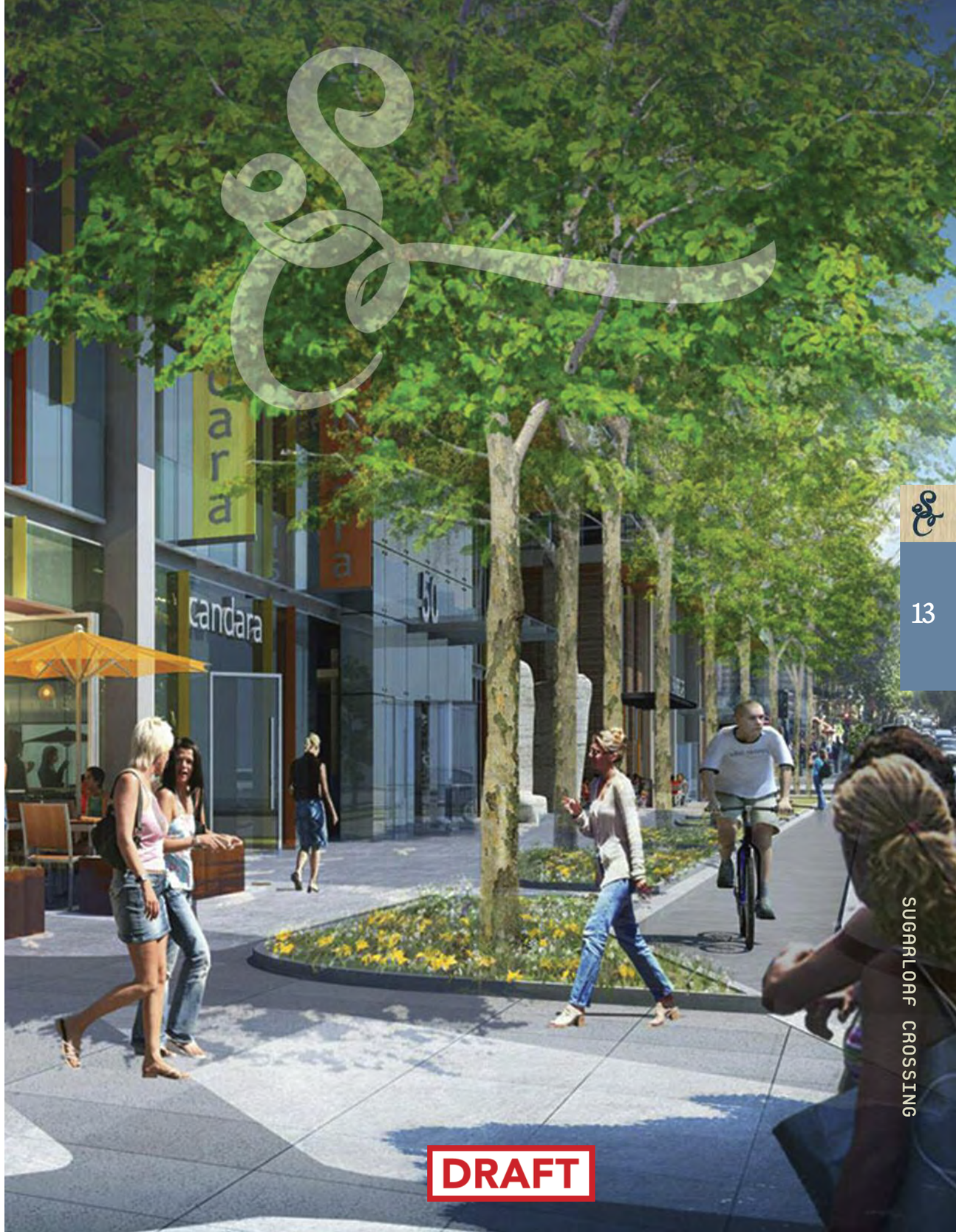
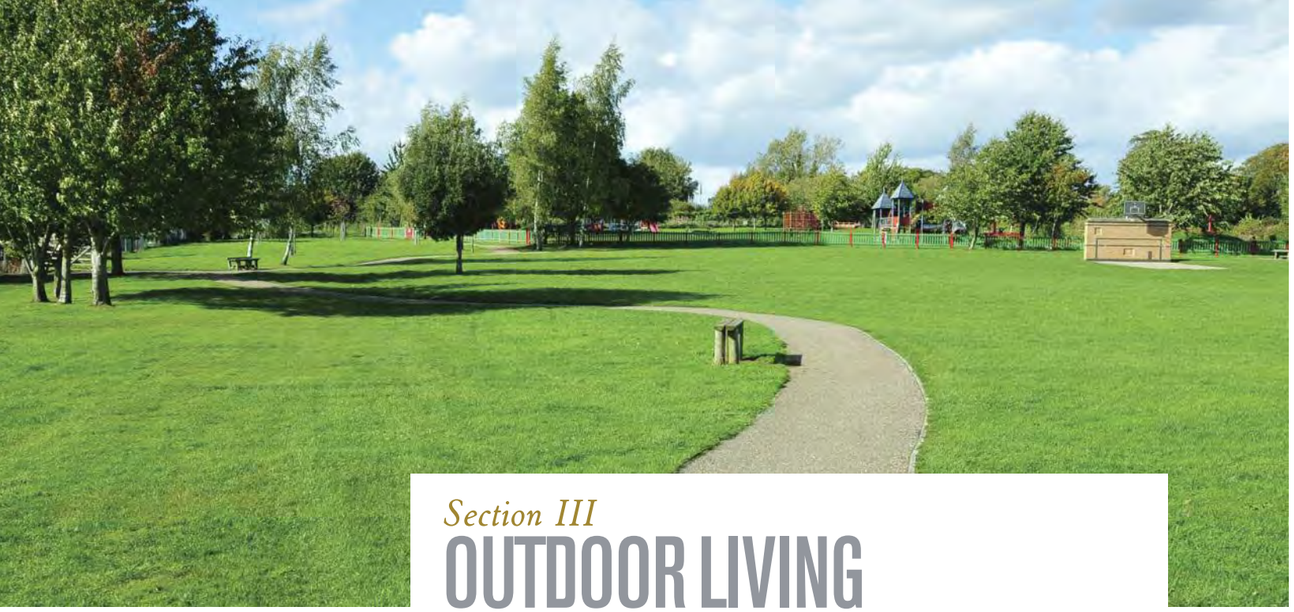


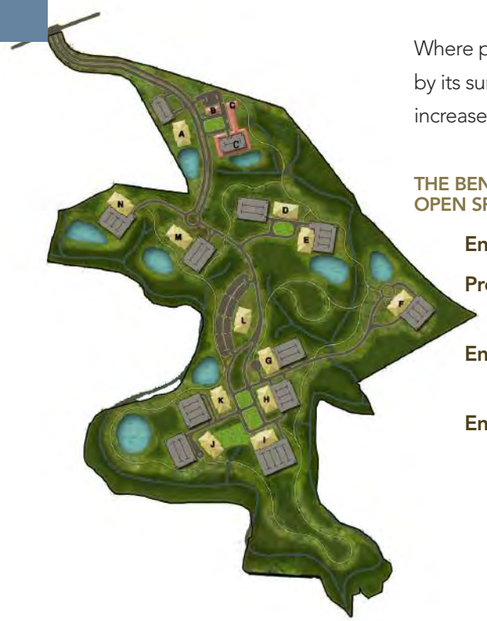


Section III

OUTDOOR LIVING

Accessible pedestrian areas and open space have been designed to create an impactful identity for Sugarloaf Crossing and serve as the unifying element of the development. This well-designed open space system blends private, public, natural and planned open space to establish a sense of place and continuity for the development.

Where possible, the design of public and private spaces should be influenced by its surrounding uses while incorporating a unified architectural theme to increase this defined sense of place in Sugarloaf Crossing.



THE BENEFITS OF A HIGH QUALITY, HIGHLY UTILIZED, OPEN SPACE SYSTEM ARE:

Enhanced character and visual appearance

Preservation of natural features for use by Sugarloaf Crossing workers, residents and visitors

Encouragement of passive outdoor activity, such as walking in a safe environment

Enhanced property values

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The planned open space in Sugarloaf Crossing varies in size and location, and every opportunity must be made to enhance it as the project develops. While open space offers a variety of passive and active recreation experiences, it also creates an integrated system that enhances livability, natural appearance, and ecological values while providing gathering places and interaction opportunities for the development.

THE PLANNED OPEN SPACE FOR SUGARLOAF CROSSING INCLUDES THE FOLLOWING:

3.1 Corporate Commons Area

Each of the buildings within Sugarloaf Crossing will have an outdoor active common area The primary objective of the Corporate Commons Area is to enhance the overall character and visual appearance and will be a the initial focal point of each building upon entering the development. The Corporate Commons may feature a central fountain, benches, hardscape treatments, pedestrian scale street lamps and landscape areas.

3.2 The Greenway

At over 35 acres, the Sugarloaf Crossing Greenway meanders through areas that contain mature vegetation, floodplain, wetlands, streams, proposed ponds and areas of other sensitive natural features. The Greenway will provide Sugarloaf Crossing workers, residents, and visitors with a direct link to the natural environment and planned pathways and trail system. The Natural Open Space system will be used primarily for passive activities such as walking, seating or rest areas, and will be created with minimal disturbance to existing open space. Selected clearing and grading will be done for the purpose of constructing the project as well as the natural pathways and gardens. These areas shall be stabilized and landscaped.

3.4 Secondary Open Space

In addition to the major open spaces, pocket parks, plazas and green spaces are planned to enhance the visual quality and character of Sugarloaf Crossing. Linked by various street-side walkways and pathways, these areas will provide a pleasant walking experience for the residents, employees and visitors of Sugarloaf Crossing.

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3.5 Planned Pedestrian Enhancements

The pedestrian-friendly charm of the streetscape will enhance the ambiance and character of Sugarloaf Crossing while encouraging pedestrians to walk everywhere within the development. Comprised of a series of options such as standard sidewalk widths, enhanced sidewalks with street furnishings, board-walks and greenway trails, the planned pedestrian network will connect employees, visitors and residents to the business, residential and retail opportunities within Sugarloaf Crossing.

Proposed walking distance standards will provide for effective pedestrian movement and minimize future vehicular trips. The optimal walking distance is typically 500 to 1,000 feet and pedestrians are often willing to walk from ¼ to ½ mile.

3.6 Planned Project Signage

3.6.1 Major Gateway Identification

The major gateway to Sugarloaf Crossing, located on Winder Highway at University Parkway, acts as the main visual link to the project and announces the development to tens of thousands of daily commuters. As such a critical part of Sugarloaf Crossing's initial impression, the project gateway will include expansive land-scape and hardscape features, dynamic signage and graphics, and lighting that will make visitors take notice while establishing a sense of place and arrival point. The major gateway will define the exciting and unique environ-ment at Sugarloaf Crossing while reflecting the architectural and landscape style of the development. These signs shall have a maximum sign face of 400 square feet and a maximum height of 20 feet.

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3.6.3 Way-finding and Building Identity Signage

Identity signage is planned for major intersections and like the gateway signs, these will be smaller than the main entrance treatments, but constructed with similar styles, colors and materials. Similar landscaping and lighting is also planned to be incorporated to enhance the visibility and appearance of the signage. Signature plantings along with other landscape and hardscape improve-ments are proposed to enhance the land-mark status of each cluster of buildings. These signs shall have a maximum sign face of 100 square feet and a maximum height of 20 feet.

3.6.4 Minor Information and Directional Signs

Minor information signs are proposed to guide visitors and pedestrians to build-ings, businesses, parking lots and points of interest. The information signs could include event listings and other interests within the development. Ideally, these lit-surface-mounted or freestanding signs will be located along plazas, entrance-ways, and along drop-off areas. The colors, logo, images and materials should be compatible with the building and way-finding signage to enhance the lasting identity of Sugarloaf Crossing and provide clarity of a well-coordinated sign system. These signs shall have a maximum sign face of 35 square feet.

3.6.5 Regulatory Signs

Regulatory signs along streets and parking areas that address stop locations, speed limits, parking restrictions, and other requirements are proposed to be incorporated into a coordinated sign program. These signs could be installed on a separate post or attached to an existing structure. The signs will include ornamental backing and frames.

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Section IV

SITE DESIGN GUIDELINES

The intent of the Site Design Guidelines is to provide well-coordinated site improvements within Sugarloaf Crossing. Adherence to these guidelines can create a lasting identity and promote high quality environment. Since these guidelines do not cover all design elements, the applicant may submit alternative design approaches to the Architectural Review Committee for approval.

4.1 Dimensional Standards

Buildings play an important role in defining the setting for individual properties and enhancing the site characteristics. While building types may vary throughout Sugarloaf Crossing their orientation greatly affects most aspects of site design.

The following are the dimensional standards for Sugarloaf Crossing:

Setbacks, Separations and Building Heights	
Minimum Road Frontage	40 ft
Front Setback (off classified streets)	20 ft
Front Setback (off internal streets or private drives)	5 ft
Side Setback (off classified streets)	20 ft
Side Setback (off internal streets or private drives)	10 ft
Rear Setback	15 ft
Front to Front Separation	50 ft
Side to Side Separation	15 ft
Residential Height (maximum)	4 stories
Office Height (maximum)	12 stories
Retail Height (maximum)	2 stories
Parking Deck Height (maximum)	5 stories

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These standards are also used to establish regulations that protect and preserve the appearance, character and value of the property within the development, as well as promote public safety The objectives are to create spatial separation and to minimize negative impacts on adjacent properties. Perimeter parking lot landscaping may be placed within required setbacks.

4.2 Easements

Easements may be required to establish or construct access, utility, drainage improvements, maintenance, open space and other features critical to the success of Sugarloaf Crossing. Utility easements will typically be located adjacent to street right-of-ways, side and rear yard property lines and may be located within the required landscape setbacks as provided by this ordinance. They are also needed to provide regular maintenance and upkeep of the improvements. Easements should be part of the approval process and be platted and recorded.

4.3 Signage Design Standards

Signage and graphics design standards are developed to establish a cohesive, distinctive and functional system to visually attract and communicate with everyone who works at or visits the Sugarloaf Crossing project. A well-coordinated sign system is also one of the most effective ways of creating lasting identity and way-finding clarity. Project signage along public roadways in Sugarloaf Crossing will be designed consistent with the Sugarloaf Crossing philosophy and project a high quality image. The signage and graphics system planned for the buildings and development within Sugarloaf Crossing should complement the main project signage. The intent of these guidelines is that collectively there will be a consistent visual language for public and private signage in Sugarloaf Crossing.

It is also the intent that the signage guidelines proposed for Sugarloaf Crossing be more flexible than the Gwinnett County signage regulations. Should an alternative sign, other than what has been indicated, be proposed, the applicant shall submit the alternative sign for design review and approval. At a minimum, all signs shall meet or exceed the applicable construction standards of the Gwinnett County Sign Ordinance (last amended January 2009) and the Standard Building Code as published by the Southern Code Congress International, Inc. and adopted by the Gwinnett County, unless varied in the addendum of this narrative.

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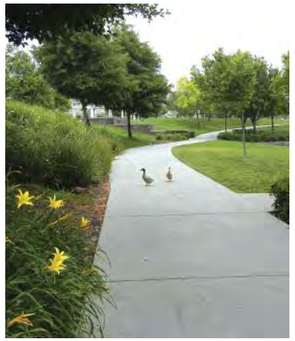

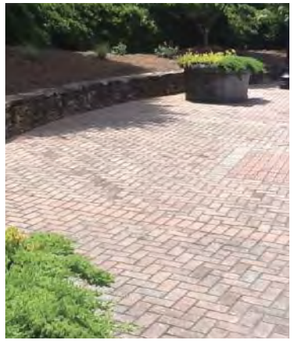

4.4 Sidewalk Design Standards

4.4.1 Sidewalk Width Standards

The proposed sidewalk widths and materials vary based on location. A minimum four feet wide unobstructed sidewalk width must be maintained within the development. The sidewalk may meander from the back of the curb to allow for a proposed greenbelt and street trees.

Within the Corporate Commons Area, the pedestrian walk should be adjacent to retail and commercial store frontages. Site furnishing (including benches, street trees, street lights and trash receptacles) should be included and can be incorporated within the pedestrian furniture zone (minimum of a four feet wide from the back of curb). Outdoor dining areas are allowed and encouraged and sidewalk widths may vary to accommodate this use so as to not impede pedestrian travel.

4.4.2 Sidewalk and Trail Material

Sidewalk materials and pattern palette should be kept to a minimum of materials and design. Sidewalks bordering streets and parking areas may be constructed of poured concrete, brick, concrete pavers, stone or a similar hard surface sidewalk material.

Trails material may vary depending on its location and proposed use. Walking, hiking and natural trails shall be constructed with a hard surface or with pervious material. Every effort should be made to minimize impact and removal of existing trees.

4.5 Streetscape Enhancements Furnishings

While minor variations may be allowed to underscore each building's unique character, an overall unified streetscape design that addresses pedestrian and vehicular zones should be established for Sugarloaf Crossing. A common streetscape, even with minor variations from building to building, will promote a cohesive Sugarloaf Crossing identity. This theme is expressed in the selected palette and used in public, semi-public and private streetscape and open spaces. The streetscape elements should be placed in high traffic areas and grouped to provide the greatest public benefit. Streetscape design for individual development sites should be coordinated with the overall streetscape design.

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Streetscape Furnishings

a. **Benches/Seating:** Pedestrian seating should be incorporated into the overall site design and open space, and shall be standardized throughout the development. This element should be placed in unobtrusive locations and in higher pedestrian traffic areas to provide convenient seating opportunities.
b. **Trash Receptacles:** Trash receptacles should be placed on each corner of high-pedestrian traffic areas within retail area as well as in discreet locations in other areas. Trash receptacles shall be standardized throughout the development.
c. **Decorative Paving:** Decorative brick pavers may be used along sidewalks, at corners, and/or in plazas to enhance the attractiveness of an area and to define pedestrian circulation areas such as sidewalks and crosswalks. Brick pavers in pedestrian zones are intended to reduce traffic speeds, connect pedestrian walkways, and enhance a site's attractiveness and physical character. To improve the appearance of pedestrian areas where brick pavers are not used, colored concrete, design scoring, and finishes may be incorporated in concrete walks and plazas. To ensure consistency with the surrounding character, sidewalk materials and pavers should be used. Colored pavers or concrete should be of an earth-tone to match with the new development. Decorative pavers shall be permitted within public right-of-ways.
d. **Decorative Street Lights:** Lighting fixtures should be consistent throughout Sugarloaf Crossing. See lighting specifications for guidelines.
e. **Bicycle Racks:** These should be located at high bicycle traffic areas along pedestrian and vehicular corridors but should not impede on the pedestrian-free zone or seating areas. Bicycle racks should also be located in surface parking lots adjacent to building entries and in open space areas. Bicycle racks should be the same design, colors and appearance of other street furniture to ensure consistency.
f. **Bollards:** Bollards should be located at key locations to create a separation for safety between pedestrians and streets or driveways.
g. **Equipment Screening:** Outdoor utility equipment such as dumpsters should be consolidated and screened with year round solid screening of either decorative fence, wall, or landscaping.

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h. **Decorative Fencing:** Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. Decorative fencing could be incorporated with columns of natural stone or decorative concrete, and must have a consistent appearance with the surrounding development. Fencing should not be more than four feet tall and solid fencing is prohibited unless used for screening of service areas. Chain link fences are prohibited unless special approval is received from the ARC.

i. **Public Art:** Public art can create a framework to organize open spaces, integrate building and landscape design, or highlight a functional element such as a fountain. Incorporating architectural features with the streetscape and public spaces can enhance the overall visual appearance of the development. Where possible, design of public and private spaces should incorporate a unified architectural theme to increase the sense of place throughout the development.

j. **Drinking Fountain:** Drinking fountains should be considered for high-pedestrian traffic areas or open spaces. The design should coordinate with the overall streetscape design theme and family of elements.

4.6 Vehicular Circulation and Parking Standards

Efficient and safe vehicular movement is a fundamental objective of the overall development.. The need for a clearly organized system of vehicular circulation, as well as for adequate parking space, should be balanced against the need to reduce paved areas. All parking, loading and unloading areas must be sufficient to serve the business being conducted. Parking requirements are a result of the number of employees and square footage that are proposed, and parking must be provided in accordance with the Gwinnett County zoning requirements and the MU-R ordinance standards. Shared parking should be provided, where possible, between adjacent land uses.

Parking, service areas, driveways and streets are included as vehicular circulation. As indicated in the Master Plan section of the report, both private and public streets are proposed in Sugarloaf Crossing. All streets and parkways shall provide sidewalks, street trees and street lights. All streets and drives shall be paved with a hard surface material such as asphalt or concrete and shall include concrete curb and gutter.

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All streets, parking lots and sidewalks shall comply with the following design guidelines:

4.6.1 ADA Compliant

It is required that all facilities for the use of the general public be planned to accommodate disabled persons in accordance with Public Law.

Parking lots and all vehicular circulation use must be ADA compliant with the required number of handicap spaces, accessible stalls, ramps and gradients. The handicap accessible stalls should be designed, marked and located closet the main entry. The correct number of handicapped parking spaces shall be provided. Sidewalks leading to the building entry especially from parking lots and crosswalks should have the appropriate depressed curb, width, slope and handrails if necessary to provide an uninterrupted, barrier-free access.

4.6.2 Service Areas

Service areas should be located at the rear or side yard and access shall be from secondary streets where possible. All exterior equipment systems, loading areas and trash storage areas shall be screened from sight from public roads or sidewalk views. Common loading areas are encouraged. Loading areas shall be set back and screened to minimize the effect of their appearance from public streets and neighboring property. Each project must have and maintain designated loading areas so as to distinguish it from public parking entrance areas.

Unless specifically approved by the Architectural Review Committee in writing, no materials, supplies or equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier (screening wall), with such areas screened so that they are not visible from the neighboring properties or public streets. Garbage and refuse containers shall be concealed and contained within the building, or shall be concealed by means of a landscape screen, wall or fence. These elements shall be integral with the concept of the building planning and shall in no way draw attention because of their unplanned character. They shall be located in the most inconspicuous manner possible.

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4.6.3 Parking Lot Facilities and Structures

Parking lots shall be designed in accordance with the Gwinnett County Unified Development Ordinance and appropriate traffic engineering design standards. A variance request from the Gwinnett County may be required to reduce the parking stall size and the minimum driveway width. The maximum driveway width shall be 35 feet and the preferred minimum is 24 feet. The type, size and location of driveways shall comply with the County Standard.

The desired minimum parking stalls dimension shall be 9 feet x 18 feet. A 24-foot wide two-way aisle dimension shall be utilized in full bay parking lot configuration.

Landscape islands shall be a minimum of 9 feet x 18 feet. Landscaping should be provided within parking lots to reduce urban heat and large surface pavement.

All parking areas within the development should contain appropriate and adequate directional and regulatory signs in an uncluttered, clear and concise manner.

a. **On and Off Street Parking Lot Standard.** On street parking is allowed in select areas only. Safety and driver visibility should be considered when using angled or parallel parking. Minimum parking stalls dimensions are as follows:

Parallel Parking	**8 feet wide X 22 feet long**
Diagonal Parking (45 degree)	**9 feet wide X 20 feet long**
Perpendicular Parking	**9 feet wide X 18 feet long**

Where possible, on-street parking should be softened by landscape islands or bump outs at the corners and intersections.

Off-street parking other than approved paved parking areas will not be allowed. Each owner and occupant shall be responsible for compliance by their employees and visitors. Off-street parking and service areas shall be so arranged that vehicles will not be required to back onto a public street when leaving the premises.

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b. **Parking Structure Standards.** The use of parking structures is allowed within the development. Where used, special attention shall be given to the exterior design of the structure so that it is compatible with the building architecture on site. Any ramp driveway exit from a parking structure shall be a minimum of 20 feet inside the property line.

c. **Curbs.** Curbs and gutters shall be installed at all paved streets, drives and parking facilities. Curbs shall be located so as to prevent parked vehicles from extending beyond parking spaces or into yard spaces where parking is prohibited.

d. **Permissible Parking and Landscape Areas.** Parking areas shall not be permitted within required landscape areas. All parking visible from public roads shall be screened from view as much as possible or practical. A landscape island shall be placed at the end of each parking aisle and a landscape island shall be provided for every 20 parking spaces.

e. **Fire Lines.** All designs within the Sugarloaf Crossing development shall comply with the Gwinnett County's Fire Lane Ordinance Standards. Emergency fire lanes must be included so that clear and unobstructed access is provided for fire and emergency vehicles and crews.

f. **Pavement Design.** Parking lots and cruising lane pavement design shall be in accordance with geotechnical recommendations or Gwinnett County Ordinances. Pavement design calculations shall be evaluated by a geo-technical engineer in order to provide recommendations for thickness and strength, or the developer may use Gwinnett County specifications.

g. **Curb Cut Locations.** Curb cut setbacks for driveways from adjacent property lines shall be a minimum of 10 feet except where combined driveway access is shared by adjacent owners. Common or combined access is desired as a means of reducing the number of curb cuts on a street. See the Gwinnett County standards for minimum and maximum distance between curb locations.

4.7 Site Elements (Walls, Columns and Steps)

Using walls, columns and steps can define an area and prevent erosion from a slope. Wall height varies from a planter wall (12 inches), to seating wall (18 inches) to a retaining wall (24 inches and above and properly designed by a professional engineer). Materials should be ornamental concrete block, limestone or other natural or synthetic stone materials, including brick and should complement the material used in the Sugarloaf Crossing signage elements and the buildings architecture.

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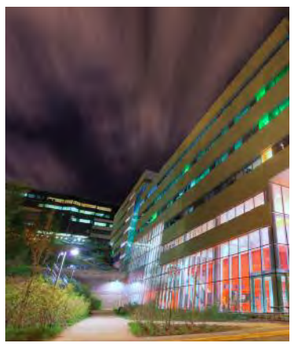
4.8 Fences and Railings

Decorative fencing and railings are encouraged, where practical in the Sugarloaf Crossing project. The maximum height of an ornamental fence is eight feet. Substitutions, such as solid masonry walls, may be necessary. Fences/railings shall ensure compatibility with adjacent street scrape elements. Fences/railings shall allow and maintain barrier free access for persons with disabilities and a safe, secure and comfortable environment for pedestrians. Fences/railings shall not obstruct the line of sight for pedestrians and drivers.

Fences may be attached to a column or atop a retaining wall. It is recommended that electrical, mechanical equipment and trash container enclosures be screened with an opaque fence. The screen element could be a combination of fence, wall, hedge or shrubs. No chain link fences are allowed unless with a special approval from the Architectural Review Committee.

4.9 Lighting Standards

Lighting fixtures should be consistent within the development and along the proposed roadway corridors. This will achieve a consistent development and unified appearance throughout Sugarloaf Crossing. Lighting should be placed at an appropriate distance to achieve the desired illumination levels by a qualified engineer. Mounting heights vary depending on final spacing and the illumination levels. The type of light sources to be used for any exterior lighting shall meet all approved regulations. The purpose is to provide clarity for vehicular and pedestrian movement without needlessly lighting adjacent properties and development.



4.9.1 Exterior Lighting

Lighting fixtures should be consistent within the development and along the proposed roadway corridors. This will achieve a consistent development and unified appearance throughout Sugarloaf Crossing. Lighting should be placed at an appropriate distance to achieve the desired illumination levels by a qualified engineer. Mounting heights vary depending on final spacing and the illumination levels. The type of light sources to be used for any exterior lighting shall meet all approved regulations. The purpose is to provide clarity for vehicular and pedestrian movement without needlessly lighting adjacent properties and development.

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4.9.2 Parkway Lighting

Parkway lighting is planned to be located in the median and/or on the shoulder of the roadway. Typically, streetlights are placed within the right-of-way and in general a qualified engineer will determine the spacing. The poles shall have the capacity to accommodate twin-arm vertical banner signs that face the travel lanes. Gwinnett County shall allow banners within the right-of-way of public roads within Sugarloaf Crossing.

Pedestrian lighting for the Parkway shall be located along the sidewalks. Poles spacing shall be determined by a qualified engineer. Lighting shall be centered between street trees. The poles shall have the capacity to accommodate single-arm vertical banner sign, facing the sidewalk.

4.9.3 Commercial Street and Parking Lot Lighting

Pedestrian and street lighting shall be provided on streets and at parking, loading and pedestrian facilities. Lighting spacing shall be designed by a qualified engineer. Poles shall have the capacity to accommodate single-arm vertical banner sign, facing the sidewalk. When providing parking lot lighting, the performance requirements are intended to promote better night visibility in parking lots by reducing glare and the over-lighting which destroys the night-vision adaption of pedestrians. All parking surfaces including driveways, service and loading areas shall have lighting.

4.9.4 Pedestrian Lighting

Pedestrian lighting for parks and trails shall be located close to the edge of the trail. The poles shall have the capacity to accommodate twin arm vertical banners. Not all trails will be lighted.

4.9.5 Building Lighting

Buildings and structures may be floodlighted to provide a softly lit building surface. These fixtures could be located at ground level or behind roof parapet and should not be visible from public view. Building signs could be illuminated but size and luminance levels must be appropriate to the scale of the building on which the sign is to be mounted. Approval must be obtained by the Architectural Review Committee.

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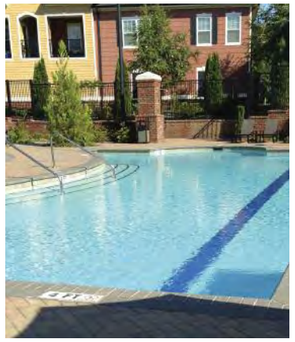

4.10 Open Space Standards

As previously indicated, publicly accessible parks and organized open space will reinforce and help create the Sugarloaf Crossing identity. Developer agrees that a minimum of 22% of the property will be kept in open or green space.

It is not required that each building parcel meet the required open space, as long as the overall development has 22% open space. Both public and private, active and passive forms of open space can be used in the required dedication. Examples of active open space areas can include but is not limited to above ground wet storm water detention systems and/or open-air plazas. Passive open space includes functionally natural features that promote and provide facility for non-motorized passive recreation opportunities such as running, walking, biking and similar outdoor activities.

Open space calculations shall not include required roadways or parking areas but shall allow for stormwater management facilities.

Stormwater detention ponds may be included in the calculation of open space.

4.11 Landscape Standards

Together with building design, the proper planning and design of outdoor spaces is critical in fostering the desired atmosphere of Sugarloaf Crossing. The overall landscape concept for this area plays a crucial role in unifying Sugarloaf Crossing and is intended to ensure that buildings and related improvements are in concert with scenic beauty and natural conditions.

All development proposals must respect the area's natural setting and include new plantings that harmonize with the existing environment and the landscape character of the region. A consistent landscape that responds to aesthetic concerns and helps establish a positive image within the development for years to come must be established.

All landscaping shall be pursuant to a Master Landscaping Plan, to be prepared by a Landscape Architect licensed in Georgia.

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4.12 Tree Preservation

The existing landscape environment consists of wooded sites, wetlands and streams which provide aesthetics, water quality and quality of life. A well preserved landscape contributes significantly to the economic value of the project and preserving trees is an essential part of maintaining a natural buffer. Therefore, the removal of existing trees shall comply with the Gwinnett County Unified Development Ordinance. During construction, clearing and grading, construction crews should take precautions to preserve quality trees and tree protected areas.

4.13 Storm Water Management and Drainage

Storm water detention must be managed in accordance with the overall storm water management plan for Sugarloaf Crossing. The storm water drainage for the project is divided into several drainage basins. Plans for any stormwater ponds shall be submitted as part of the Land Disturbance Permit.

An overall storm water management plan will provide common detention within each drainage basin. These common detention basins are larger than normal size and some may consist of permanent lakes with detention being provided on the top surface. All detention basins must adhere to state law.

A comprehensive hydrology study must be submitted to the Gwinnett County for review and approval.

Subject to normal permitting requirements, water may be withdrawn from existing streams to supplement the flow to the permanent lakes to maintain a reasonably consistent, aesthetic level.

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Section V

ARCHITECTURE GUIDELINES

The purpose of the Sugarloaf Crossing architectural guidelines is to encourage aesthetically pleasing buildings that are in harmony with the overall development. Buildings should complement adjoining structures and reflect a high level of architectural quality. The building style should relate to a more pedestrian scale and take into consideration adjacent building details and elements such as materials, colors and proportions. Due to the numerous uses that are planned within the Sugarloaf Crossing development, the proposed building sizes and masses may be varied.

There shall exist within the Sugarloaf Crossing development an Architectural Review Committee. It will initially be created and staffed by the developer but then shall pass to the overall property owner associations as they are created. This Committee shall have the responsibility of reviewing all site and building designs, variance requests, or other proposed changes to these standards before any request is submitted to Gwinnett County.

5.1.2 Exterior Colors and Materials:

Finish building materials shall be applied to all sides of a building that are visible to the general public.

Colors and textures shall be harmonious and compatible with colors of other buildings in the vicinity and the nearby surroundings. The general atmosphere of color shall be natural earth tones. Accent colors may be used with discretion where appropriate on ornamental locations, but not as primary building material colors.

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Building material may be native stone, brick, stucco, cultured stone or cast stone, architectural finished block, architectural finished pre-cast wall, poured in place walls and architectural glass. Typically, no building material shall cover more than 80 percent of the front façade of any building.

The following materials shall not be acceptable for exterior cladding of buildings: exposed standard concrete blocks, prefabricated metal buildings, weeping mortar joints, unnatural brick tones, corrugated steel, plywood, aluminum, plastic siding, vinyl siding, exposed aggregate and or reflective glass.

5.1.3 Façade Articulation

Façades play an important role in setting the stage for each each area of the development. The building façade evokes immediate expressions about the quality of the development. Articulated façades provide visual interest to the building and highlight the importance of entries, display windows, outdoor dining and overall quality.

The façade articulation characteristics will ultimately depend on individual architectural needs and requirements.. Buildings shall be considered in context within the development and are expected to share similar architectural features and visual continuity between buildings.

In all cases, façade articulation shall reduce the scale of the buildings and provide visual interest that is more consistent with the Sugarloaf Crossing character. All buildings shall avoid oversimplified, one-dimensional façades and should exhibit human scale characteristics.

All structures shall be architecturally finished on all sides that are visible from streets, pedestrian walkways and parking lots. In general, large monolithic expanses of uninterrupted façades are discouraged.

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5.1.4 Roof Treatment

Roofs normally visible to the general public shall be treated with an architectural material that is compatible with the primary building material and acceptable to the Architectural Review Committee. Variations in the roof lines shall be used to add interest and reduce the scale of larger buildings.

a. **Roof Forms.** Roof forms contribute to the massing scale and proportions of all buildings and manipulation of the roof forms can distinguish internal units such as residential and commercial structures. The length of any roof on a primary façade may be broken up by using dormers, gables or hip roofs.
   > Flat roofs shall require parapets, which adheres to the articulation requirements of the main façade. Parapets are important elements that help frame and complete the architectural feel of any building. Three dimension cornice treatment is encouraged for parapets.
   > Pitched roofs shall have a minimum pitch of 4/12. This excludes roofs for dormers and entries.
   > Architectural elements that add visual interest to the roof such as dormers and masonry chimneys are encouraged.
   > Roof gables should be in the same plane as the primary building façade except where the roofs are articulated. Roof eaves should meet and project beyond the primary façade to create horizontal rhythm.
b. **Roof Materials.** Roofing shall not be reflective or light in color. Asphalt shingles are not permitted unless in the residential area.

5.1.5 Building Utility Screening

Building utilities, such as mechanical and electrical, that are attached to or mounted on a building must be located out of view from public areas. Such equipment should be screened in a manner compatible with the overall treatment of the building exterior.

5.1.6 Exterior Architectural Features

Plazas, courtyards, patios and similar exterior areas that are integral to a building must be constructed of material similar to or compatible with the primary building service areas. Open storage areas contiguous to the structure must be constructed of materials identical to the primary building.

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5.1.7 Building Lighting

Exterior building lighting should be carefully designed. Fixture should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the façade.

5.1.8 Awnings and Banners

Awning scale and proportions are to be appropriate for the building on which they are mounted as well as the adjacent structures. Awnings should be uniform in size, shape and color to unify multiple storefronts within a single building. The vertical and horizontal dimension should be proportional to the overall projection of the awning. Awnings should be placed at a minimum height of nine feet above the sidewalks.

Colors for awnings and banners must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user. Colors should enhance and compliment the building and are restricted to earth tones and primary and secondary colors.

5.1.9 ADA Compliance

All building structures with public spaces must be ADA accessible. Location of ADA accessibility should comply with state and federal requirements. Ramps and elevators should be incorporated in the building design to reduce visual interruption.

5.2 Construction Activity

5.2.1 Equipment Access and Material Storage

Access to each construction site must be limited to locations from a public right-of-way or private street. Mud, dirt, gravel, or other surface debris deposited on the public or common roadway at the access point must be washed or removed daily to avoid an unsightly appearance, damage to the roadway and vehicles and to minimize impact to the drainage system. Construction equipment will be prohibited from parking lots and must be parked on the site in an orderly manner.

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5.2.2 Temporary Structures

Temporary offices, storage sheds, trailers, barricades, fences and the like, will be permitted during the construction period of a permanent building. Such facilities shall be placed as inconspicuously as possible in a manner that is not obtrusive or unsightly when viewed from the street or adjacent properties. Temporary structures must not be an inconvenience or eyesore to the general public. Temporary structures, portable offices and other related facilities must be maintained in good repair and arranged in a compact and organized manner on the construction site. Temporary personnel parking areas and access roads for use during the construction period shall be provided and maintained in a neat and orderly manner. Each temporary structure shall be removed promptly as soon as it is no longer required. The area that each structure occupied must be completely cleaned of all debris, dressed and shaped neatly and temporarily grassed as required to stabilize the soil. Temporary structures shall not be allowed to remain on site for more than 24 months. All temporary structures and portable facilities must be removed within 60 days after issuance of an occupancy permit of the building(s) for which they are used.

5.1.6 Temporary Project Signage

All projects under construction will be identified using a special project information sign. This sign shall describe the project and list the names of owner, architect(s), landscape architect(s), engineer(s) and contractor(s).

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MAIN STREET

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ADDENDUM

> Applicable Ordinances
> Traffic Study
> Legal
> Exhibits

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Applicable Ordinances

MU-R Ordinance
The MU-R Ordinance shall supersede all other Gwinnett County Ordinances when it is determined that different ordinances are in conflict. Conditions of Zoning placed on the property by the County shall supersede all ordinances.

Public Uses Not in Totals
The maximum amount of commercial development contemplated hereby does not include public and civic non-residential uses, which are publicly owned, such as primary and secondary schools, police, fire, and other civic buildings, if any. The square footage associated with each of these facilities shall be considered as an additive amount, over and above the development permitted amount referenced elsewhere.

Parks, Recreation, Open Space
For purposes of development of the Sugarloaf Crossing - Parks, recreation and open space is defined as follows: (i) areas retained for use as resource protection or conservation in an essentially undeveloped state (may include stream buffers, steep slopes, utility easements, constructed wetlands and flood plains), (ii) passive recreation areas (may include forested areas, buffers, and greenway trails), (iii) active recreation areas (may include village greens, plazas, sidewalks, multi-use trails, playfields, parks and the like), and (iv) general open space.

Outdoor Dining
Outdoor dining or sidewalk dining shall be allowed within the development.

Parking
On-street parking and compact parking shall be allowed within the development. Parking decks shall be allowed throughout the devlopemnt to a maximum height of 5 stories.

Due to cross easement parking and inter-parcel access, there shall be no minimum or maximum parking ratios for individual parcels. However, the overall minimum parking ratios shall be in accordance with the Gwinnett County Unified Development Ordinance.

The maximum parking ratio shall be determined by the developer based on the needs of the project.

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Buffers Not Required

Buffers, excluding waters of the state, are not required internal to differing land uses within the Sugarloaf Crossing. Because of anticipated development changes to adjacent and nearby property over time consistent with the Gwinnett County 2030 Comprehensive Plan, no setbacks, landscaped walls or other buffers shall be required along the perimeter of the Sugarloaf Crossing where proposed development is adjacent to similarly designated districts of the County as shown in the Community Vision 2030 Future Development Map.

Stormwater Facilities

Stormwater facilities may be located within common areas. Stormwater facilities may also be placed underground. Stormwater facilities may be designed for the overall site and/or for individual parcels.

Traffic Calming

Traffic calming measures used in other jurisdictions in Georgia, such as raised crosswalks, rumble strips, elevated intersections and traffic circles ("round-a-bouts") may, but shall not be required, to be incorporated in final development plans, subject to approval of location and design by the appropriate reviewing authority.

Curb and Gutter

Developer shall be allowed to use varying types of curb and gutter. These shall include L-Back Curb, Roll-Back Curb, 45-Back Curb, and header Curb. The exact type and location shall be determined by the developer with approval from the County Staff.

Building Setbacks and Maximum Heights

Building setbacks and maximum building heights shall be allowed as described in the project narrative. This shall also allow the right to measure setbacks from building to building or building to property line.

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Traffic Study

(To be inserted)

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Legal Description

All that tract or parcel of land lying and being in Land Lots 237, 238, 242, 243 and 244, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an Angle Iron Found and the Land Lot Corner common to Land Lots 238, 239, 242 and 243; thence South 28°05'12" East, 873.90 feet to a 5/8" open top pipe; thence South 28°05'12" East, 24.80 feet to a point in the center of the Alcovy River; thence continuing along the centerline of said river North 67°21'52" East, 42.05 feet to a point; thence North 60°53'47" East, 46.62 feet to a point; thence South 82°14'38" East, 74.20 feet to a point; thence South 58°17'31" East, 59.03 feet to a point; thence South 49°22'13" East, 71.29 feet to a point; thence South 39°39'14" East, 54.70 feet to a point; thence South 49°23'16" East, 55.61 feet to a point; thence South 21°56'24" East, 63.05 feet to a point; thence South 31°42'58" East, 128.63 feet to a point; thence South 25°12'15" East, 42.95 feet to a point; thence South 60°20'09" East, 30.54 feet to a point; thence South 78°55'56" East, 256.64 feet to THE POINT OF BEGINNING; thence leaving said river thence North 11°04'04" East, 6.13 feet to an iron pin set (1/2" rebar with cap); thence North 11°04'04" East, 343.30 feet to a ½" rebar found with cap; thence North 74°09'50" East, 131.18 feet a ½" rebar found with cap; thence North 57°27'38" East, 473.88 feet to a ½" rebar found with cap; thence South 81°57'06" East, 364.19 feet to a ½" rebar found with cap; thence South 82°48'21" East, 205.18 feet to a ½" rebar found with cap; thence North 04°47'44" West, 52.66 feet to a ½" rebar found with cap; thence 102.35 feet along a curve to the left, said curve having a chord of North 16°45'49" West 101.61 feet and a radius of 245.00 feet to a ½" rebar found with cap; thence North 28°43'55" West, 866.16 feet to a point; thence 250.33 feet along a curve to the left, said curve having a chord of North 58°00'10" West 239.58 feet and a radius of 245.00 feet to a ½" rebar found with cap; thence North 87°16'25" West, 225.84 feet to a ½" rebar found with cap; thence North 87°16'25" West, 15.45 feet to a ½" rebar found with cap; thence 407.93 feet along a curve to the right, said curve having a chord of North 54°21'17" West 385.85 feet and a radius of 355.00 feet to an iron pin set (1/2" rebar with cap); thence North 65°26'54" West, 3.83 feet to an iron pin set (1/2" rebar with cap) on the Southerly right of way of Georgia Highway 8 and U. S. Highway 29 (right of way varies); thence along said right of way North 69°18'18" East, 112.76 feet to a ½" rebar set with cap; thence leaving said right of way 3.36 feet along a curve to the left, said curve having a chord of South 20°01'54" East 3.36 feet and a radius of 51.00 feet to a ½" rebar set with cap; thence 279.47 feet along a curve to the left, said curve having a chord of South 54°35'44" East 264.56 feet and a radius of 245.00 feet to an iron pin set (1/2" rebar with cap); thence South 87°16'25" East, 241.29 feet to a ½" rebar found with cap; thence 13.70 feet along a curve to the right, said curve having a chord of South 86°10'05" East 13.70 feet and a radius of 355.00 feet to a ½" rebar found with cap; thence North 68°06'46" East, 45.39 feet to a ½" rebar found with cap on the right of way of Georgia Highway 316 and U. S. Highway 19 (right of way varies); thence continuing along said right of way South 60°18'01" East, 142.81 feet to a ½" rebar set with cap; thence South 69°13'37" East, 79.59 feet to a ½" rebar set with cap; thence South 74°45'24" East, 711.41 feet to a ½" rebar set with cap; thence 447.87 feet along a curve to the right, said curve having a chord of South 63°58'29" East 445.23 feet and a radius of 1190.00 feet to a ½" rebar set with cap; thence South 36°48'26" West, 80.00 feet to a ½" rebar set with cap; thence 258.34 feet along a curve to the right, said curve having a chord of South 46°31'31" East 257.76 feet and a radius of 1110.00 feet to a ½" rebar set with cap; thence South 39°51'27" East, 659.07 feet to a ½" rebar set with cap; thence South 50°08'33" West, 60.00 feet to a ½" rebar set with cap; thence South 39°51'27" East, 462.09 feet to a ½" rebar set with cap; thence North 48°42'30" East, 88.88 feet to a ½" rebar set with cap; thence 1029.99 feet along a curve to the left, said curve having a chord of South 48°11'06" East 1025.31 feet and a radius of 3114.79 feet to a ½" rebar set with cap; thence leaving said right of way; South 60°38'56" West, 1051.65 feet to an axle found; thence South 60°38'56" West, 10.71 feet to a point in the centerline of branch; thence continuing along said branch the following courses and distances; South 41°14'52" East, 44.30 feet to a point; thence South 18°26'51" East, 29.48 feet to a point; thence South 41°16'33" East, 75.91 feet to a point; thence South 25°15'47" East, 62.50 feet to a point; thence South 23°04'19" East, 97.69 feet to the intersection of said branch and Hopkins Creek; thence along the centerline of Hopkins Creek the following courses and distances; South 87°32'29" West, 73.21 feet to a point; thence North 80°31'44" West, 126.38 feet to a point; thence North 65°08'46" West, 263.58 feet to a point; thence South 72°32'18" West, 26.87 feet to a point; thence South 24°21'17" West, 71.00 feet to a point; thence South 01°34'41" West, 302.08 feet to a point; thence South 15°04'45" East, 66.71 feet to a point; thence South 11°04'57" East, 67.09 feet to a point; thence South 04°50'46" West, 380.76 feet to a point; thence South 19°23'35" East, 58.84 feet to a point; thence South 39°17'32" East, 171.19 feet to a point; thence South 44°30'04" East, 139.80 feet to a point; thence South 70°24'14" East, 246.17 feet to a point; thence South 47°41'35" East, 148.14 feet to a point; thence South 55°12'45" East, 91.73 feet to a point; thence South 10°20'47" East, 58.57 feet to a point; thence South 26°39'06" West, 79.57 feet to a point; thence South 58°19'58" West, 48.84 feet to a point; thence South 06°03'20" West, 79.44 feet to a point; thence South 65°53'16" West, 116.82 feet to a point; thence North 49°25'01" West, 59.51 feet to a point; thence North 32°28'40" West, 69.27 feet to a point; thence South 05°03'59" West, 59.96 feet to a point; thence South 74°33'21" West, 63.01 feet to a point; thence South 00°39'42" East, 77.86 feet to a point; thence South 02°56'10" West, 96.47 feet to the intersection of the Alcovy River; thence along the centerline of said river the following courses and distances; North 37°56'28" West, 56.20 feet to a point; thence North 53°55'34" West, 132.58 feet to a point; thence North 41°40'35" West, 60.40 feet to a point; thence North 26°05'53" West, 74.21 feet to a point;

thence North 22°28'25" West, 71.40 feet to a point; thence North 20°47'37" West, 52.25 feet to a point; thence North 68°50'02" West, 61.59 feet to a point; thence South 68°39'28" West, 43.93 feet to a point; thence South 84°27'38" West, 104.08 feet to a point; thence North 81°49'59" West, 136.01 feet to a point; thence North 85°32'45" West, 197.08 feet to a point; thence South 81°26'37" West, 31.50 feet to a point; thence North 44°20'45" West, 50.33 feet to a point; thence North 12°53'05" West, 34.91 feet to a point; thence North 13°04'21" East, 47.74 feet to a point; thence North 19°43'18" East, 103.90 feet to a point; thence North 33°47'22" East, 108.65 feet to a point; thence North 01°45'07" East, 98.10 feet to a point; thence North 13°34'53" West, 112.27 feet to a point; thence North 31°09'05" West, 57.33 feet to a point; thence North 44°22'09" West, 65.21 feet to a point; thence North 81°11'55" West, 72.89 feet to a point; thence North 87°12'15" West, 82.25 feet to a point; thence South 88°21'57" West, 90.28 feet to a point; thence South 88°46'07" West, 148.59 feet to a point; thence South 87°59'13" West, 178.32 feet to a point; thence South 89°27'25" West, 129.31 feet to a point; thence North 70°09'34" West, 81.90 feet to a point; thence North 75°00'57" West, 156.36 feet to a point; thence North 86°23'00" West, 148.21 feet to a point; thence North 64°12'11" West, 87.18 feet to a point; thence North 42°18'26" West, 124.89 feet to a point; thence North 37°24'05" West, 90.23 feet to a point; thence North 45°13'09" West, 74.85 feet to a point; thence North 18°26'28" West, 93.09 feet to a point; thence North 05°47'43" East, 102.09 feet to a point; thence North 21°11'40" East, 62.43 feet to a point; thence North 10°44'43" East, 53.60 feet to a point; thence North 46°23'40" East, 129.09 feet to a point; thence North 67°30'18" East, 129.25 feet to a point; thence North 78°18'56" East, 108.03 feet to a point; thence North 82°16'10" East, 116.67 feet to a point; thence North 61°48'16" East, 144.14 feet to a point; thence North 89°55'46" East, 74.50 feet to a point; thence North 57°59'39" East, 117.05 feet to a point; thence North 26°58'50" East, 426.38 feet to a point; thence North 06°42'13" East, 185.40 feet to a point; thence North 09°04'37" East, 69.06 feet to a point; thence North 21°42'56" West, 58.65 feet to a point; thence North 55°52'29" West, 81.45 feet to a point; thence North 66°57'57" West, 71.46 feet to a point; thence North 86°51'54" West, 55.40 feet to a point; thence South 65°31'35" West, 63.63 feet to a point; thence South 84°32'53" West, 72.63 feet to a point; thence North 71°47'03" West, 120.95 feet to a point; thence North 43°45'04" West, 59.00 feet to a point; thence North 01°32'02" West, 54.48 feet to a point; thence North 52°36'51" West, 130.18 feet to a point; thence North 61°16'20" West, 130.88 feet to a point; thence North 65°24'54" West, 107.97 feet to a point; thence North 78°32'01" West, 109.43 feet to a point; thence North 87°15'57" West, 300.11 feet to a point; thence North 78°55'56" West, 74.20 feet to the POINT OF BEGINNING.

Said tract contains 159.871 acres.

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This Agreement is intended to detail and clarify the conditions of zoning of Sugarloaf Crossing as reflected in this narrative and the accompanying exhibits. Due to the complexity of the project, its projected build-out over a period of 8-10 years, and uncertainty of future economic considerations, the County acknowledges the significant rights vested by the Applicant based on zoning approval, and the need for the Applicant to be able to rely on these conditions of approval over the life of the project, as long as the project proceeds in general conformance with the program discussed herein. Further, the conditions set forth herein shall apply to Applicant's successors in interest and the County acknowledges that any successor will have acquired its interest in the property based upon the Applicant's vested rights and investment backed expectations created by the approval.

The development of Sugarloaf Crossing shall be controlled by the Zoning Exhibit (the "Exhibit") attached hereto this Agreement, and other exhibits provided as modified in the final approval. The Exhibit is considered conceptual in nature and certain modifications to that Exhibit are anticipated as reflected in the specific language herein. Beyond such specific language, modifications of the location and arrangement of roads, blocks, lots, buildings, amenities and other improvements (including but not limited to building heights) that do not conflict with specific standards and requirements of these conditions may be made by the Applicant, so long as such modification does not materially alter the location or nature of improvements.

The development standards and the land uses presented in this application will, if approved, become the standards for the subject property. All development on the property shall conform to the standards adopted for the district regardless of ownership. To the extent that these Conditions of Zoning (hereinafter "Agreement") may contain zoning and development standards which are inconsistent with existing zoning and development standards, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

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SUGARLOAF CROSSING

THIS PAGE WILL NOT PRINT

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View
Map

EXHIBITS

Boundary Survey

Fold open to view

45 48

SUGARLOAF CROSSING

SUGARLOAF CROSSING

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SUGARLOAF
CROSSING

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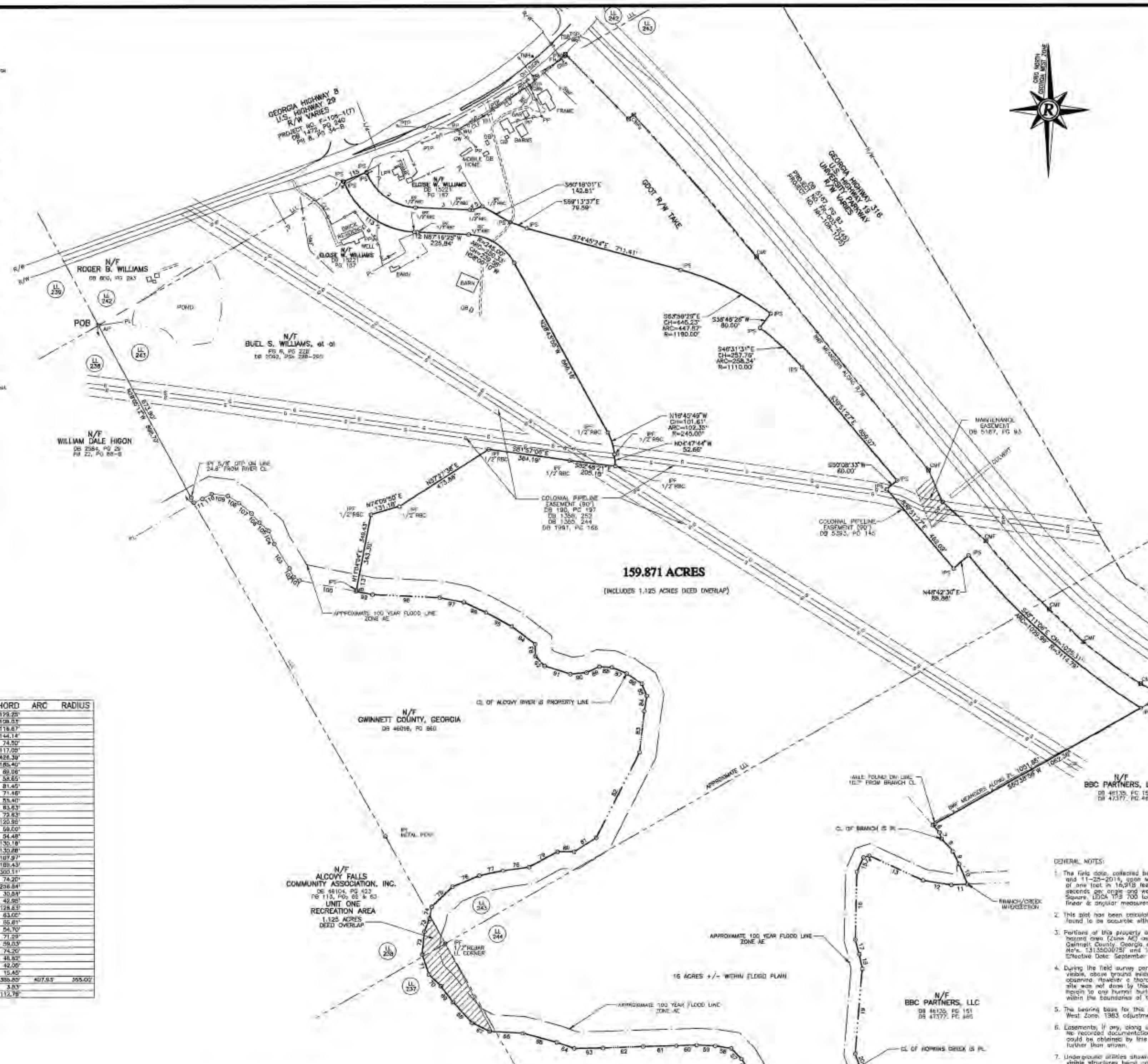
Legal Description

All that tract or parcel of land lying and being in Land Lots 237, 238, 242, 243 and 244, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an Angle Iron Found and the Land Lot Corner common to Land Lots 238, 239, 242 and 243; thence South 26°05'12" East, 873.90 feet to a 5/8" open top pipe; thence South 26°05'12" East, 24.80 feet to a point in the center of the Alcovy River; thence continuing along the centerline of said river North 67°21'52" East, 42.05 feet to a point; thence North 87°53'47" East, 40.62 feet to a point; thence South 82°14'38" East, 74.20 feet to a point; thence South 58°17'31" East, 59.03 feet to a point; thence South 49°22'13" East, 71.29 feet to a point; thence South 38°39'14" East, 54.70 feet to a point; thence South 49°23'16" East, 55.61 feet to a point; thence South 21°56'24" East, 63.05 feet to a point; thence South 31°42'58" East, 128.63 feet to a point; thence South 25°12'15" East, 42.98 feet to a point; thence South 60°20'09" East, 30.54 feet to a point; thence South 78°55'56" East, 256.84 feet to THE POINT OF BEGINNING; thence leaving said river thence North 11°04'04" East, 8.13 feet to an iron pin set (1/2" rebar with cap); thence North 11°04'04" East, 343.30 feet to a rebar found with cap; thence North 74°09'50" East, 131.18 feet to a rebar found with cap; thence North 57°27'38" East, 473.88 feet to a rebar found with cap; thence South 81°57'08" East, 384.19 feet to a rebar found with cap; thence South 82°48'21" East, 205.18 feet to a rebar found with cap; thence North 04°47'44" West, 52.66 feet to a rebar found with cap; thence 102.35 feet along a curve to the left, said curve having a chord of North 16°45'49" West 101.61 feet and a radius of 245.00 feet to a rebar found with cap; thence North 28°43'55" West, 866.16 feet to a point; thence 250.33 feet along a curve to the left, said curve having a chord of North 58°00'10" West 239.58 feet and a radius of 245.00 feet to a rebar found with cap; thence North 87°16'25" West, 225.84 feet to a rebar found with cap; thence North 87°16'25" West, 15.45 feet to a rebar found with cap; thence 407.93 feet along a curve to the right, said curve having a chord of North 54°21'17" West 385.85 feet and a radius of 355.00 feet to an iron pin set (1/2" rebar with cap); thence North 65°26'54" West, 3.83 feet to an iron pin set (1/2" rebar with cap) on the Southerly right of way of Georgia Highway 8 and U. S. Highway 29 (right of way varies); thence along said right of way North 69°18'18" East, 112.79 feet to a rebar set with cap; thence leaving said right of way 3.36 feet along a curve to the left, said curve having a chord of South 20°01'54" East 3.36 feet and a radius of 51.00 feet to a rebar set with cap; thence 279.47 feet along a curve to the left, said curve having a chord of South 54°35'44" East 264.56 feet and a radius of 245.00 feet to an iron pin set (1/2" rebar with cap); thence South 87°16'25" East, 241.29 feet to a rebar found with cap; thence 13.70 feet along a curve to the right, said curve having a chord of South 88°10'05" East 13.70 feet and a radius of 355.00 feet to a rebar found with cap; thence North 68°06'46" East, 45.39 feet to a rebar found with cap on the right of way of Georgia Highway 316 and U. S. Highway 19 (right of way varies); thence continuing along said right of way South 56°18'01" East, 142.81 feet to a rebar set with cap; thence South 69°13'37" East, 79.59 feet to a rebar set with cap; thence South 74°45'24" East, 711.41 feet to a rebar set with cap; thence 447.87 feet along a curve to the right, said curve having a chord of South 63°58'29" East 445.23 feet and a radius of 1190.00 feet to a rebar set with cap; thence South 38°48'26" West, 80.00 feet to a rebar set with cap; thence 258.34 feet along a curve to the right, said curve having a chord of South 46°31'31" East 257.76 feet and a radius of 1110.00 feet to a rebar set with cap; thence South 39°51'27" East, 659.07 feet to a rebar set with cap; thence South 50°08'33" West, 60.00 feet to a rebar set with cap; thence South 39°51'27" East, 482.09 feet to a rebar set with cap; thence North 48°42'30" East, 88.88 feet to a rebar set with cap; thence 1029.99 feet along a curve to the left, said curve having a chord of South 48°11'06" East 1025.31 feet and a radius of 3114.79 feet to a rebar set with cap; thence leaving said right of way South 60°38'56" West, 1051.85 feet to an axle found; thence South 60°38'56" West, 10.71 feet to a point in the centerline of branch; thence continuing along said branch the following courses and distances: South 41°14'52" East, 44.30 feet to a point; thence South 18°26'51" East, 29.48 feet to a point; thence South 41°16'33" East, 75.91 feet to a point; thence South 25°15'47" East, 62.50 feet to a point; thence South 23°04'19" East, 97.89 feet to the intersection of said branch and Hopkins Creek; thence along the centerline of Hopkins Creek the following courses and distances: South 87°32'29" West, 73.21 feet to a point; thence North 80°31'44" West, 126.28 feet to a point; thence North 66°08'46" West, 263.58 feet to a point; thence South 72°32'18" West, 26.87 feet to a point; thence South 24°21'17" West, 71.00 feet to a point; thence South 01°34'41" West, 302.08 feet to a point; thence South 15°04'45" East, 66.71 feet to a point; thence South 11°04'57" East, 67.09 feet to a point; thence South 04°50'46" West, 380.76 feet to a point; thence South 19°23'36" East, 58.84 feet to a point; thence South 39°17'32" East, 171.19 feet to a point; thence South 44°30'04" East, 139.80 feet to a point; thence South 70°24'14" East, 246.17 feet to a point; thence South 47°41'35" East, 148.14 feet to a point; thence South 55°12'45" East, 91.73 feet to a point; thence South 10°20'47" East, 88.57 feet to a point; thence South 26°38'06" West, 79.57 feet to a point; thence South 58°19'56" West, 48.84 feet to a point; thence South 06°03'20" West, 79.44 feet to a point; thence South 65°53'16" West, 116.82 feet to a point; thence North 49°25'01" West, 59.51 feet to a point; thence North 32°28'40" West, 69.27 feet to a point; thence South 00°03'55" West, 59.96 feet to a point; thence South 74°33'21" West, 63.01 feet to a point; thence South 00°39'42" East, 77.86 feet to a point; thence South 02°56'10" West, 96.47 feet to the intersection of the Alcovy River; thence along the centerline of said river the following courses and distances: North 37°56'28" West, 56.20 feet to a point; thence North 53°55'34" West, 132.58 feet to a point; thence North 41°40'35" West, 60.40 feet to a point; thence North 26°05'53" West, 74.21 feet to a point; thence North 22°26'25" West, 71.40 feet to a point; thence North 26°47'37" West, 32.25 feet to a point; thence North 85°50'02" West, 61.59 feet to a point; thence South 58°39'28" West, 43.93 feet to a point; thence South 84°27'38" West, 104.08 feet to a point; thence North 81°49'59" West, 136.01 feet to a point; thence North 85°32'45" West, 197.08 feet to a point; thence South 81°26'37" West, 31.50 feet to a point; thence North 44°20'45" West, 50.33 feet to a point; thence North 12°53'05" West, 34.91 feet to a point; thence North 13°04'21" East, 47.74 feet to a point; thence North 19°43'16" East, 103.90 feet to a point; thence North 33°47'22" East, 108.65 feet to a point; thence North 01°45'07" East, 98.10 feet to a point; thence North 13°34'53" West, 112.27 feet to a point; thence North 31°09'05" West, 57.33 feet to a point; thence North 44°22'09" West, 65.21 feet to a point; thence North 81°11'55" West, 72.89 feet to a point; thence North 87°12'15" West, 82.25 feet to a point; thence South 88°21'57" West, 80.38 feet to a point; thence South 88°46'07" West, 145.59 feet to a point; thence South 87°59'13" West, 178.32 feet to a point; thence South 89°27'25" West, 129.31 feet to a point; thence North 70°09'34" West, 81.90 feet to a point; thence North 75°00'57" West, 156.36 feet to a point; thence North 86°23'02" West, 148.21 feet to a point; thence North 64°12'11" West, 87.18 feet to a point; thence North 42°18'26" West, 124.89 feet to a point; thence North 37°24'05" West, 90.23 feet to a point; thence North 45°13'09" West, 74.85 feet to a point; thence North 18°26'28" West, 93.09 feet to a point; thence North 05°47'43" East, 102.09 feet to a point; thence North 21°11'40" East, 62.43 feet to a point; thence North 10°44'43" East, 53.86 feet to a point; thence North 48°23'40" East, 129.09 feet to a point; thence North 67°30'18" East, 129.25 feet to a point; thence North 78°18'56" East, 108.03 feet to a point; thence North 82°18'10" East, 116.67 feet to a point; thence North 61°48'15" East, 144.14 feet to a point; thence North 89°55'48" East, 74.50 feet to a point; thence North 57°59'39" East, 117.05 feet to a point; thence North 28°58'50" East, 426.38 feet to a point; thence North 08°42'13" East, 185.40 feet to a point; thence North 09°04'37" East, 69.06 feet to a point; thence North 21°42'56" West, 58.65 feet to a point; thence North 55°52'29" West, 81.45 feet to a point; thence North 66°57'57" West, 71.46 feet to a point; thence North 86°51'54" West, 55.40 feet to a point; thence South 65°31'35" West, 63.63 feet to a point; thence South 84°32'53" West, 72.63 feet to a point; thence North 71°47'03" West, 120.95 feet to a point; thence North 43°45'04" West, 59.00 feet to a point; thence North 01°32'02" West, 54.48 feet to a point; thence North 62°38'51" West, 130.18 feet to a point; thence North 81°16'20" West, 130.88 feet to a point; thence North 85°24'54" West, 107.97 feet to a point; thence North 78°32'01" West, 109.43 feet to a point; thence North 87°15'57" West, 300.11 feet to a point; thence North 78°55'56" West, 74.20 feet to the POINT OF BEGINNING.

Said tract contains 159.871 acres.



	CHORD BEARING	CHORD	ARC	RADIUS
1	S20°01'54"E	3.36'	3.36'	51.00'
2	S54°35'44"E	264.56'	279.47'	245.00'
3	S87°16'25"E	241.29'		
4	S88°10'05"E	13.70'	13.70'	355.00'
5	N68°06'46"E	45.39'		
6	S41°14'52"E	44.30'		
7	S18°26'51"E	29.48'		
8	S41°16'33"E	75.91'		
9	S25°15'47"E	62.50'		
10	S23°04'19"E	97.89'		
11	S87°32'29"W	73.21'		
12	N80°31'44"W	126.28'		
13	N66°08'46"W	263.58'		
14	S72°32'18"W	26.87'		
15	S24°21'17"W	71.00'		
16	S01°34'41"W	302.08'		
17	S15°04'45"E	66.71'		
18	S11°04'57"E	67.09'		
19	S04°50'46"W	380.76'		
20	S19°23'36"E	58.84'		
21	S39°17'32"E	171.19'		
22	S44°30'04"E	139.80'		
23	S70°24'14"E	246.17'		
24	S47°41'35"E	148.14'		
25	S55°12'45"E	91.73'		
26	S10°20'47"E	88.57'		
27	S26°38'06"W	79.57'		
28	S58°19'56"W	48.84'		
29	S06°03'20"W	79.44'		
30	S65°53'16"W	116.82'		
31	N49°25'01"W	59.51'		
32	N32°28'40"W	69.27'		
33	S00°03'55"W	59.96'		
34	S74°33'21"W	63.01'		
35	S00°39'42"E	77.86'		
36	S02°56'10"W	96.47'		
37	N37°56'28"W	56.20'		
38	N53°55'34"W	132.58'		
39	N41°40'35"W	60.40'		
40	N26°05'53"W	74.21'		
41	N22°26'25"W	71.40'		
42	N30°47'37"W	32.25'		
43	N85°50'02"W	61.59'		
44	S58°39'28"W	43.93'		
45	S84°27'38"W	104.08'		
46	N81°49'59"W	136.01'		
47	N85°32'45"W	197.08'		
48	S81°26'37"W	31.50'		
49	N44°20'45"W	50.33'		
50	N12°53'05"W	34.91'		
51	N13°04'21"E	47.74'		
52	N19°43'16"E	103.90'		
53	N33°47'22"E	108.65'		
54	N01°45'07"E	98.10'		
55	N13°34'53"W	112.27'		
56	N31°09'05"W	57.33'		
57	N44°22'09"W	65.21'		
58	N81°11'55"W	72.89'		
59	N87°12'15"W	82.25'		
60	S88°21'57"W	80.38'		
61	S88°46'07"W	145.59'		
62	S87°59'13"W	178.32'		
63	S89°27'25"W	129.31'		
64	N70°09'34"W	81.90'		
65	N75°00'57"W	156.36'		
66	N86°23'02"W	148.21'		
67	N64°12'11"W	87.18'		
68	N42°18'26"W	124.89'		
69	N37°24'05"W	90.23'		
70	N45°13'09"W	74.85'		
71	N18°26'28"W	93.09'		
72	N05°47'43"E	102.09'		
73	N21°11'40"E	62.43'		
74	N10°44'43"E	53.86'		
75	N48°23'40"E	129.09'		

	CHORD BEARING	CHORD	ARC	RADIUS
76	N67°30'18"E	129.25'		
77	N78°18'56"E	108.03'		
78	N82°18'10"E	116.67'		
79	N61°48'15"E	144.14'		
80	N89°55'48"E	74.50'		
81	N57°59'39"E	117.05'		
82	N28°58'50"E	426.38'		
83	N08°42'13"E	185.40'		
84	N09°04'37"E	69.06'		
85	N21°42'56"W	58.65'		
86	N55°52'29"W	81.45'		
87	N66°57'57"W	71.46'		
88	N86°51'54"W	55.40'		
89	S65°31'35"W	63.63'		
90	S84°32'53"W	72.63'		
91	N71°47'03"W	120.95'		
92	N43°45'04"W	59.00'		
93	N01°32'02"W	54.48'		
94	N62°38'51"W	130.18'		
95	N81°16'20"W	130.88'		
96	N85°24'54"W	107.97'		
97	N78°32'01"W	109.43'		
98	N87°15'57"W	300.11'		
99	N78°55'56"W	74.20'		
100	N78°55'56"W	256.84'		
101	N60°20'09"W	30.54'		
102	N25°12'15"W	42.98'		
103	N31°42'58"W	128.63'		
104	N21°56'24"W	63.05'		
105	N49°23'16"W	55.61'		
106	N38°39'14"W	54.70'		
107	N49°22'13"W	71.29'		
108	N58°17'31"W	59.03'		
109	N82°14'38"W	74.20'		
110	S87°53'47"W	40.62'		
111	S67°21'52"W	42.05'		
112	N87°16'25"W	15.45'		
113	N54°21'17"W	385.85'	407.93'	355.00'
114	N65°26'54"W	3.83'		
115	N69°18'18"E	112.79'		

Notes pertaining to FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE INSURANCE COMMITMENT
SCHEDULE B, SECTION II
Commitment No. NCS-462081-PIDI
Commitment Date: December 29, 2011

Parcel A:

13. Easement to Southern Bell Telephone and Telegraph Co. incorporated Recorded in Deed Book 57, Page 262, Gwinnett County, Georgia Records may affect the property, however its location cannot be determined from deed description.
14. Terms and provisions of that certain Right of Way Agreement, by and between J.D. Williams and Transcontinental Gas Pipe Line Corporation, recorded in Deed Book 216, Page 574, aforesaid Records does affect the property; lies and exists property located in Land Lot 242, however its location cannot be determined from deed description.
15. Terms and provisions of that certain Right of Way Easement Option, by and between J.D. Williams and Buel S. Williams and Colonial Pipeline Company, recorded in Deed Book 190, Page 197, as affected by Advance Construction Damage Release at Deed Book 1350, Page 252 and re-recorded at Deed Book 1360, Page 244, as further affected by Partial Release of Right of Way and Supplemental Agreement of Deed Book 1981, Page 166, aforesaid Records affect the property as shown.
16. Easement and limitation of access in Right of Way Deed recorded in Deed Book 5167, Page 93, aforesaid Records affect the property as shown.
17. Right of Way Easement to Colonial Pipeline Company recorded in Deed Book 5393, Page 145, aforesaid Records affects the property as shown.
21. Right of Way Easement for Southern Bell Telephone Company as shown on that certain Plat recorded in Plat Book 8, Page 34-B, aforesaid Records affects the property as shown.

Parcel B:

24. Limitation of access in Right of Way Deed recorded in Deed Book 5167, Page 93, aforesaid Records does not affect the property.
26. Easement to Jackson Electric Membership Corporation Recorded in Deed Book 7461, Page 89, aforesaid Records may affect the property, however its location cannot be determined from deed description.
27. Easement to Jackson Electric Membership Corporation Recorded in Deed Book 12733, Page 257, aforesaid Records may affect the property, however its location cannot be determined from deed description.

To: Walton International Group, Inc., Walton Georgia, LLC, a Georgia limited liability company Buel S. Williams, Mattieleen W. Sorrow, John Dwight Williams, Jr., Roger B. Williams, Nyra W. Whelchel, Eloise W. Williams and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 8, 11(a), 13, 16, 17 and 18 of Table A thereof. The fieldwork was completed on March 10, 2011.

Date of Plat or Map: March 17, 2011, Last Revised December 31, 2014

Kedrick C. Scott
Georgia Registered Land Surveyor No. 2831

GENERAL NOTES:

1. The field data, collected between 03-01-2011 thru 03-14-2011 and 11-25-2014, upon which this plat is based has a closure precision of one foot in 16,918 feet and an angular error of 01 seconds per angle and was adjusted using the Least Square. LEICA TPS 700 total station was used to obtain linear & angular measurements.
2. This plat has been calculated for closure and has been found to be accurate within one foot in 300,000+ feet.
3. Portions of this property are located within a flood hazard area (Zone AE) as per FEMA flood insurance rate map of Gwinnett County, Georgia as shown on community panel No's. 13135C0075F and 13135C0079F Effective Date: September 29, 2006
4. During the field survey performed on this site there was no visible, above ground evidence of a human burial area or cemetery observed. However a thorough inspection of the interior of this site was not done by this surveyor. Therefore exception is made herein to any human burial areas or cemeteries that may exist within the boundaries of this site.
5. The bearing base for this plat is based upon "Grid North" Georgia West Zone, 1983 adjustment and calculated from field angles turned.
6. Easements, if any, along utilities depicted hereon are not known. No recorded documentation, other than those described hereon, could be obtained by the surveyor to clarify the matter any further than shown.
7. Underground utilities shown hereon are based on above-ground, visible structures being connected together in the most logical means possible. All underground utilities, however, should be referenced as approximate in location.
8. This property may be subject to easements, reservations, rights of way or restrictions which are not recorded or disclosed by the title commitment or otherwise known to the surveyor; therefore exception is taken to any such items.
10. This property may or may not contain wetland areas. No efforts have been made by the surveyor to identify any wetland areas on this property. Wetland identification and delineation should be performed by a qualified wetland specialist prior to any land disturbance.
11. The water boundaries indicated on this plat are based on field locations obtained at the time of this survey. The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
12. No observed evidence of current earth moving work, building construction or building additions.
13. No observed evidence of recent street or sidewalk construction or repairs.
14. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
15. Zoning Classification: RA-200 Agriculture-Residence District
16. This plat is for the exclusive use of Walton International Group, Inc., Walton Georgia, LLC, a Georgia limited liability company Buel S. Williams, Mattieleen W. Sorrow, John Dwight Williams, Jr., Roger B. Williams, Nyra W. Whelchel, Eloise W. Williams and First American Title Insurance Company any use by third parties is at their own risk.

VICINITY MAP - NOT TO SCALE

LEGEND

AIF - ANGLE IRON FOUND
CTP - CRIMP TOP PIPE
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
DB, PG - DEED BOOK, PAGE
ESM'T - EASEMENT
FH - FIRE HYDRANT
-G- - GAS LINE
GAR - GARAGE
GV - GAS VALVE
GW - GUY WIRE
HWF - HOG WIRE FENCE
IPF - IRON PIN FOUND
IPS - IRON PIN SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED RAI LSF000484
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
N/F - NOW OR FORMERLY
OB - OUTBUILDING
OH - OVERHEAD
OTP - OPEN TOP PIPE
RBC - REBAR FOUND WITH YELLOW PLASTIC CAP STAMPED RAI LSF000484
-P- - POWER LINE
-P/T- - POWER & TELEPHONE LINE
PB, PG - PLAT BOOK, PAGE
PBX - POWER BOX
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POB - POINT OF BEGINNING
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TPOB - TRUE POINT OF BEGINNING
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TSP - TRAFFIC SIGNAL POLE
-T- - TELEPHONE LINE
-W- - WATER LINE
WF - WOOD FENCE
WM - WATER METER
WV - WATER VALVE
-LLL- - LIMITED ACCESS

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

ALTA/ACSM LAND TITLE SURVEY FOR
Walton International Group, Inc., Walton Georgia, LLC, a Georgia limited liability company
Buel S. Williams, Mattieleen W. Sorrow, John Dwight Williams, Jr., Roger B. Williams,
Nyra W. Whelchel, Eloise W. Williams and First American Title Insurance Company
LOCATED IN
LAND LOTS 237, 238, 242, 243 and 244, 5th DISTRICT, GWINNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
4	12/31/14	Combine into one tract.
3	11/7/12	Removed dedicated right-of-way from Parcel B
2	2/27/12	Revise legal, title notes, title notes and certification
1	2/16/12	Subdivide tract and revise legal

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
100' 0' 200' 400'

GEORGIA No. 2831 LAND SURVEYOR KEDRICK C. SCOTT

SHEET 1 OF 1

DATE: 3/17/2011
SCALE: 1" = 200'
JOB NO.: 6211012
FILE NO. 6211012.WDM.PRO
DRAWN BY: JKW

Walton
APPRECIATE THE LAND

DRAFT

DRAFT

View
Map

EXHIBITS

Rezoning Plan

Fold open to view

49 52

SUGARLOAF CROSSING

SUGARLOAF CROSSING

SUGARLOAF
CROSSING

Walton™
APPRECIATE THE LAND

DRAFT

DRAFT

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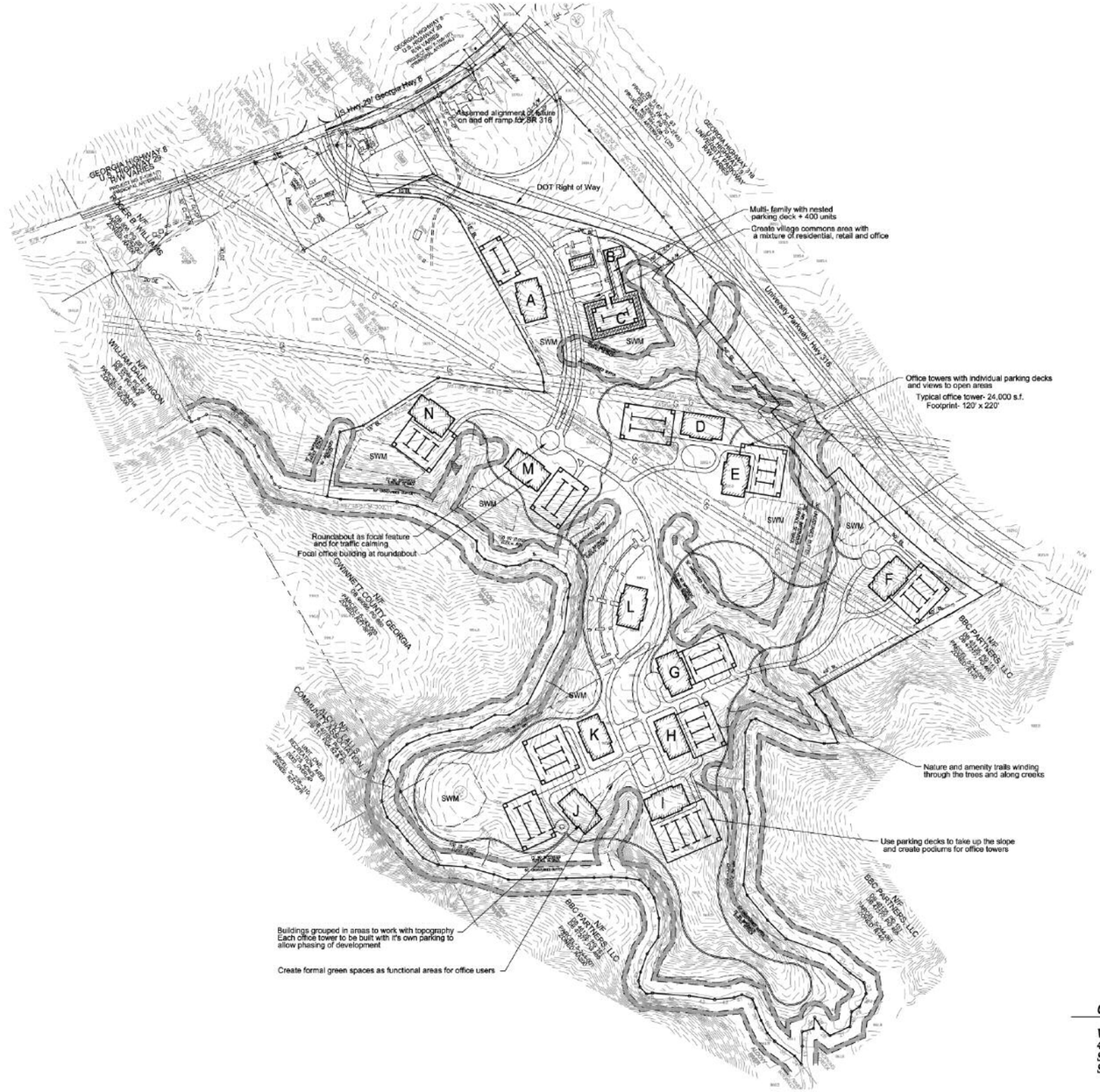
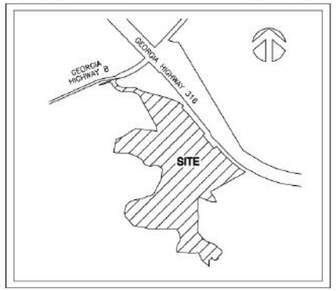


VICINITY MAP

SCALE: NTS



THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE "AE" AS PER FEMA FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA AS SHOWN ON MAP No.'S 13135C0075F, 13135C0076F, EFFECTIVE DATE: SEPTEMBER 29, 2006.

NOTES:

1. TOTAL SITE AREA: 159.871 ACRES
2. ZONING:
   CURRENT ZONING: RA-200 & C-2 (GWINNETT COUNTY)
   PROPOSED ZONING: MU-R (GWINNETT COUNTY)
3. UTILITY PROVIDERS:
   A. WATER - GWINNETT COUNTY
   B. SANITARY SEWER - GWINNETT COUNTY
   C. GAS - ATLANTA GAS LIGHT
   D. TELEPHONE/CABLE/INTERNET - CHARTER/AT&T
   E. POWER - JACKSON EMC

GENERAL INFORMATION:

APPLICANT: WALTON DEVELOPMENT & MANAGEMENT (USA), INC.
295 WEST CROSSVILLE ROAD
BUILDING 700, SUITE 710
ROSWELL, GEORGIA 30075
PHONE: 770.642.7750
CONTACT:
MR. RICK SHMURAK, PE
PHONE: 770.642.7750

ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET
GAINESVILLE, GA. 30501
PHONE: (770) 718-0600

LAND USE:

PROPOSED USES:

RETAIL/COMMERCIAL	20,000 SF
OFFICE	2,250,000 SF
APARTMENTS	375 UNITS

OPEN SPACE:
OPEN SPACE/GREEN SPACE 35.2 ACRES (22%)

PARKING SUMMARY:

SPACES PROVIDED:	RESIDENTIAL- 563 RETAIL- 50 OFFICE- 5,625
SPACES REQUIRED:	6,238 SPACES

BUILDING LETTER	BUILDING USE	SQUARE FEET/ UNITS
A	OFFICE	66,000 S.F.
B	MULTI-FAMILY	375 UNITS
C	RETAIL	20,000 S.F.
D	OFFICE	288,000 S.F.
E	OFFICE	288,000 S.F.
F	OFFICE	288,000 S.F.
G	OFFICE	168,000 S.F.
H	OFFICE	168,000 S.F.
I	OFFICE	168,000 S.F.
J	OFFICE	168,000 S.F.
K	OFFICE	168,000 S.F.
L	OFFICE	144,000 S.F.
M	OFFICE	168,000 S.F.
N	OFFICE	168,000 S.F.

OWNER & DEVELOPER:

WUSF 2 SUGARLOAF LLC
4800 N SCOTTSDALE RD.
SUITE 4000
SCOTTSDALE, AZ 85251

SUGARLOAF CROSSING

GWINNETT COUNTY, GEORGIA

Rezoning Plan

DATE: 2/24/15

GRAPHIC SCALE 150' 0' 300' 600'

JOB NO : G211012.WDM
FILE NO. *REZONING.PRO
DRAWN BY: SWS

This plan is conceptual in nature and subject to change without notice.

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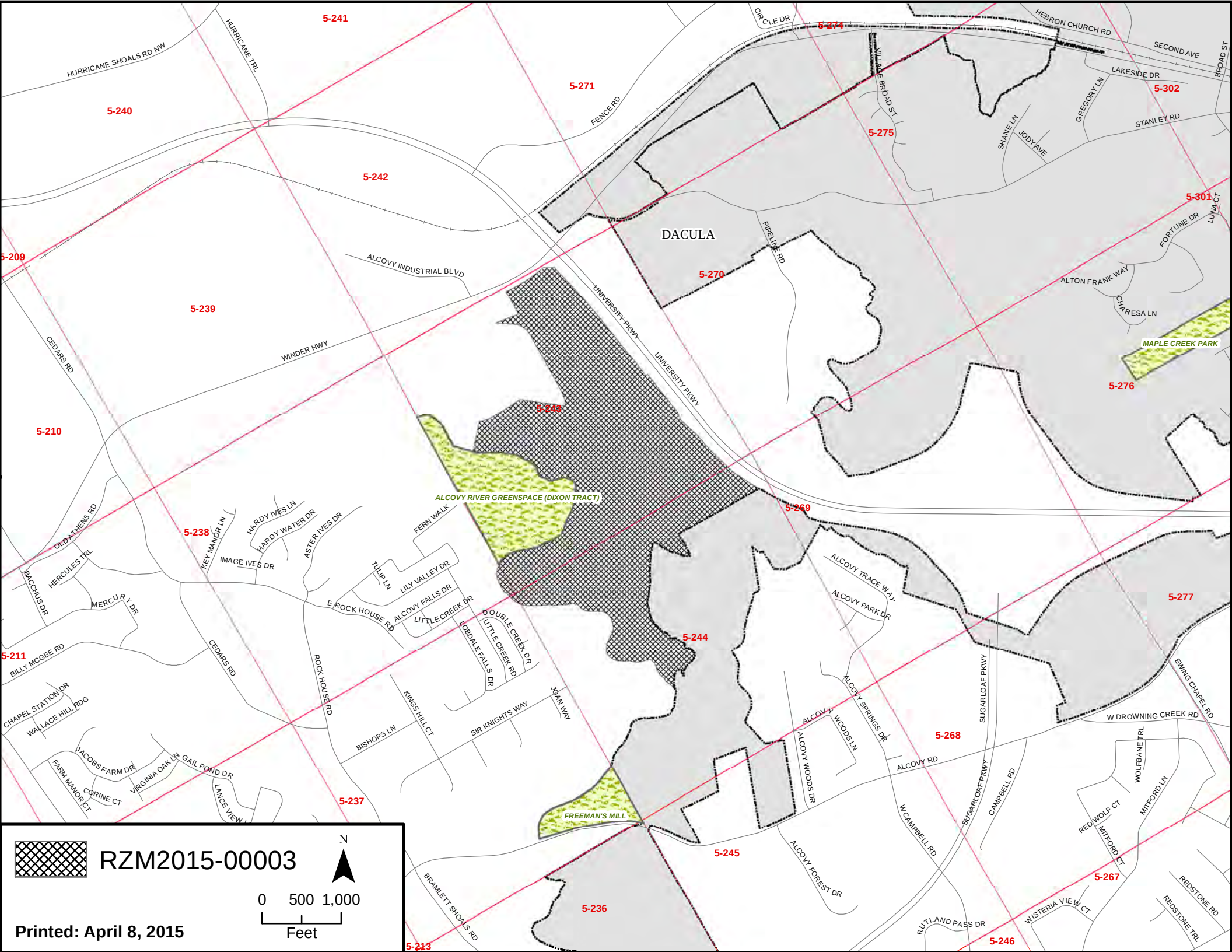
SUGARLOAF
CROSSING


RZM2015-00003
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0 500 1,000
Feet
Printed: April 8, 2015
DACULA
ALCOVY RIVER GREENSPACE (DIXON TRACT)
MAPLE CREEK PARK
FREEMAN'S MILL
5-209
5-210
5-211
5-213
5-236
5-237
5-238
5-239
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5-241
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5-267
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5-271
5-274
5-275
5-276
5-277
5-301
5-302
HURRICANE SHOALS RD NW
HURRICANE TRL
FENCE RD
CIRCLE DR
HEBRON CHURCH RD
SECOND AVE
BROAD ST
LAKESIDE DR
VILLAGE BROAD ST
GREGORY LN
SHANE LN
JODY AVE
STANLEY RD
PIPELINE RD
ALCOVY INDUSTRIAL BLVD
UNIVERSITY PKWY
FORTUNE DR
LUNA CT
ALTON FRANK WAY
CHARESA LN
CEDARS RD
WINDER HWY
OLD ATHENS RD
HERCULES TRL
BACCHUS DR
MERCURY DR
BILLY MCGEE RD
CHAPEL STATION DR
WALLACE HILL RDG
JACOBS FARM DR
FARM MANOR CT
CORINE CT
VIRGINIA OAK LN
GAIL POND DR
LANCE VIEW
KEY MANOR LN
IMAGE IVES DR
HARDY IVES LN
HARDY WATER DR
ASTER IVES DR
FERN WALK
TULIP LN
LILY VALLEY DR
ALCOVY FALLS DR
LITTLE CREEK DR
E ROCK HOUSE RD
DOUBLE CREEK DR
LITTLE CREEK RD
HOBDALE FALLS DR
ROCK HOUSE RD
KINGS HILL CT
BISHOPS LN
SIR KNIGHTS WAY
JOAN WAY
ALCOVY TRACE WAY
ALCOVY PARK DR
ALCOVY SPRINGS DR
ALCOVY WOODS LN
ALCOVY WOODS DR
ALCOVY RD
SUGARLOAF PKWY
CAMPBELL RD
W CAMPBELL RD
ALCOVY FOREST DR
EWING CHAPEL RD
W DROWNING CREEK RD
WOLFBANE TRL
MITFORD LN
RED WOLF CT
MITFORD CT
WISTERIA VIEW CT
RUTLAND PASS DR
REDSTONE RD
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BRAMLETT SHOALS RD

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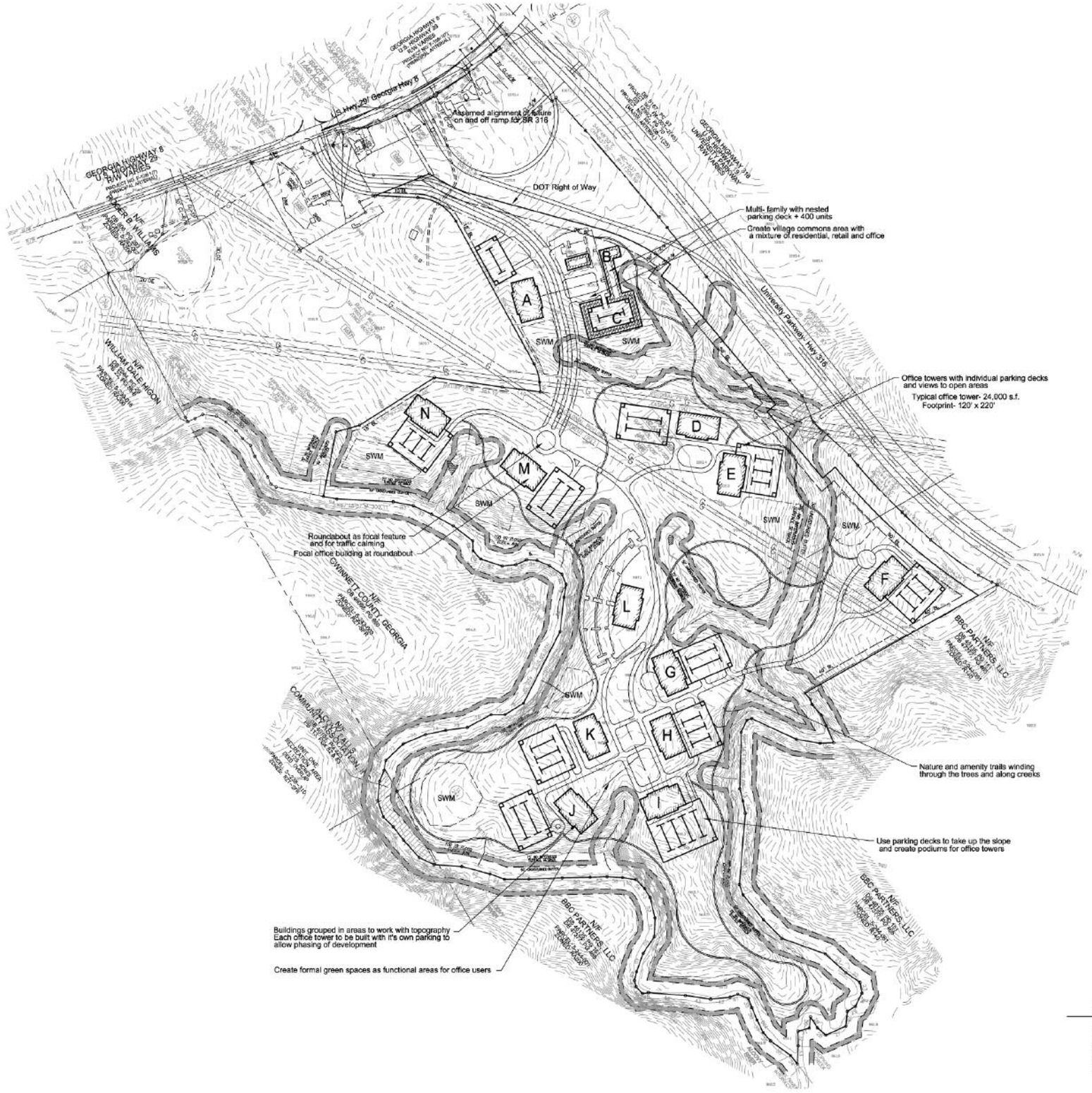
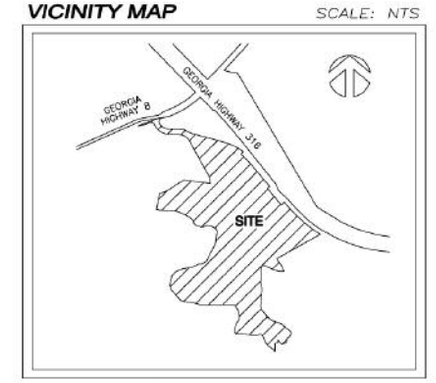


VICINITY MAP

SCALE: NTS



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OWNER & DEVELOPER:

WUSF 2 SUGARLOAF LLC
4800 N SCOTTSDALE RD.
SUITE 4000
SCOTTSDALE, AZ 85251

SUGARLOAF CROSSING

GWINNETT COUNTY, GEORGIA

Rezoning Plan

DATE: 2/24/15

GRAPHIC SCALE
150' 0' 300' 600'

JOB NO : G211012.WDM
FILE NO. *REZONING.PRO
DRAWN BY: SWS

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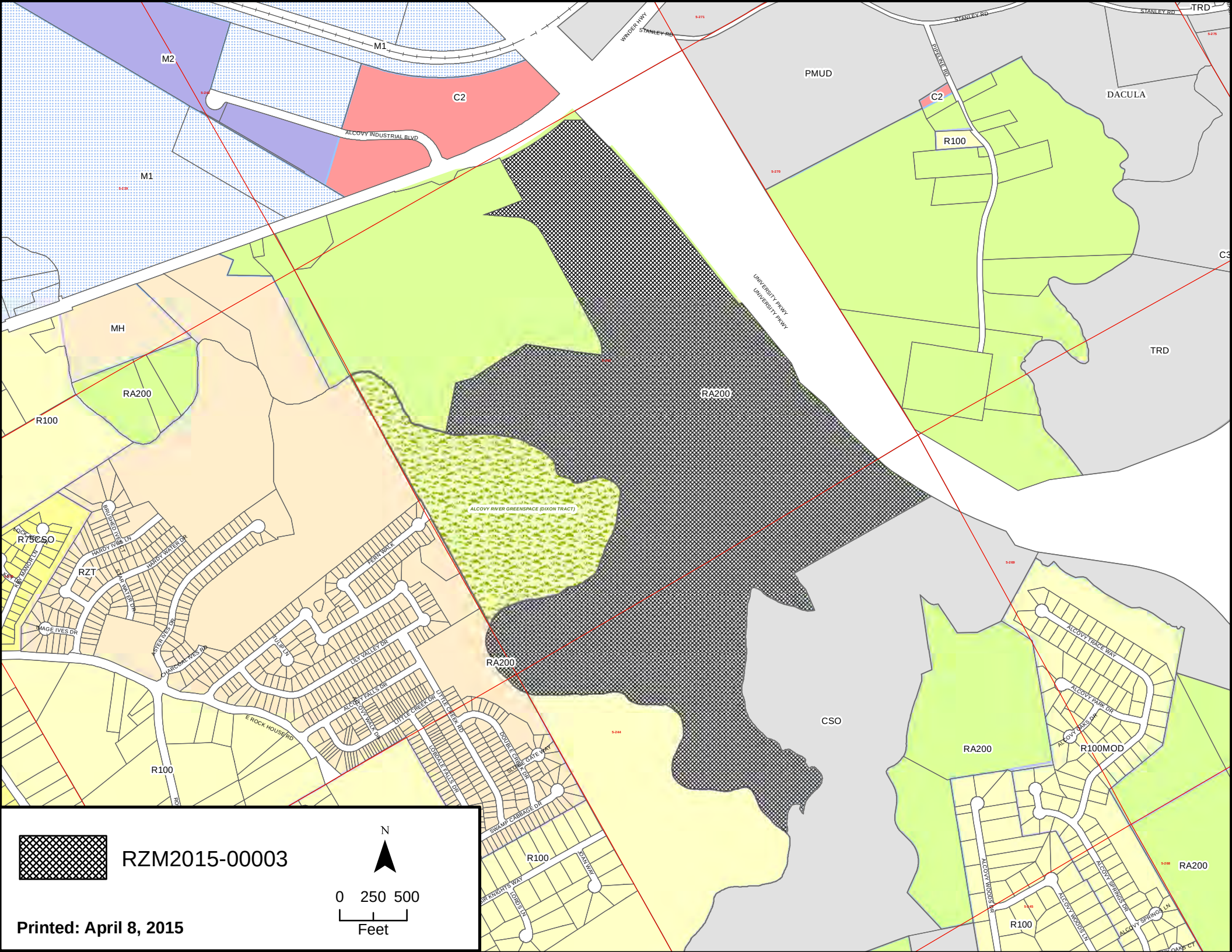
Feet
Printed: April 7, 2015



M1
M2
C2
ALCOVY INDUSTRIAL BLVD
WINDER HWY
STANLEY RD
PMUD
PIPELINE RD
DACULA
TRD
R100
C3
UNIVERSITY PKWY
MH
RA200
ALCOVY RIVER GREENSPACE (DIXON TRACT)
R75
CSO
RZT
HARDY IVES LN
HARDY WATER DR
STAR WATER DR
IMAGE IVES DR
ASTER IVES DR
CHARCOAL IVES RD
TULIP LN
LILY VALLEY DR
FERN WALK
ALCOVY FALLS DR
ALCOVY WALK DR
LITTLE CREEK DR
LITTLE CREEK RD
E ROCK HOUSE RD
LOBDALE FALLS DR
DOUBLE CREEK DR
SLUICE GATE WAY
SWAMP CABBAGE DR
JOAN WAY
LORDS LN
SIR KNIGHTS WAY
ALCOVY TRACE WAY
ALCOVY PARK DR
ALCOVY OAKS DR
R100MOD
ALCOVY WOODS DR
ALCOVY WOODS LN
ALCOVY SPRINGS DR
ALCOVY SPRINGS LN
RZM2015-00003
N
0 250 500
Feet
Printed: April 8, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER	:**RZC2015-00013**
ZONING CHANGE	:RA-200 TO C-2
LOCATION	:700 BLOCK OF HARBINS ROAD
MAP NUMBER	:R5300 046
ACREAGE	:1.22 ACRES
SQUARE FEET	:6,000 SQUARE FEET
PROPOSED DEVELOPMENT	:COMMERCIAL/RETAIL AND OFFICE USES
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: HYUN WOO PARK
C/O ANDERSEN, TATE & CARR, P.C.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MIRIAN ADEIMY PHONE: 770.822.0900

OWNER: HYUN WOO PARK
C/O ANDERSEN, TATE & CARR, P.C.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
STORMWATER REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE: (770) 236-9702
www.atclawfirm.com

MARIAN C. ADEIMY
Direct: (678) 518-6855

E-mail: madeimy@atclawfirm.com

LETTER OF INTENT FOR REZONING APPLICATION

The Applicant, Dr. Hyun "Mike" Park (hereafter, "Applicant"), submits this Rezoning Application for the purpose of rezoning to the property located at 782 Harbins Road, Dacula, Georgia (the "Property") from its current RA-200 zoning classification to C-2 to allow for the development of a 6,000 square foot dental and medical office building. The 1.224 acre Property is located near the corner of Harbins Road and Highway 316. Hwy. 316 has increasingly become a commercial corridor and the proposed medical office provides an appropriate transition between the existing commercial and residential developments.

Use and development of the property as C-2 is the highest and best use of the property and a medical office building and similar commercial uses would be perfectly consistent with and will act as a transitional zoning between the more intense commercial uses and nearby residential uses. The proposed use is consistent with the Property's location fronting Highway 316, a major thoroughfare. The development of the property as a commercial and medical office building under the guidelines of the Unified Development Ordinance is appropriate to the subject tract and is entirely consistent with the uses of the surrounding property.

This site location is also consistent with other property in the area zoned C-2. The property has access to a public water supply, public sanitary sewer, and "convenient access to collector streets, major thoroughfares or state or interstate highways." The subject property will be located on the public transportation routes and locations planned or being considered in Gwinnett County.

This proposed zoning would result in a high quality commercial, medical and dental center in Gwinnett County. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 3rd day of April, 2015.

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APR 03 2015
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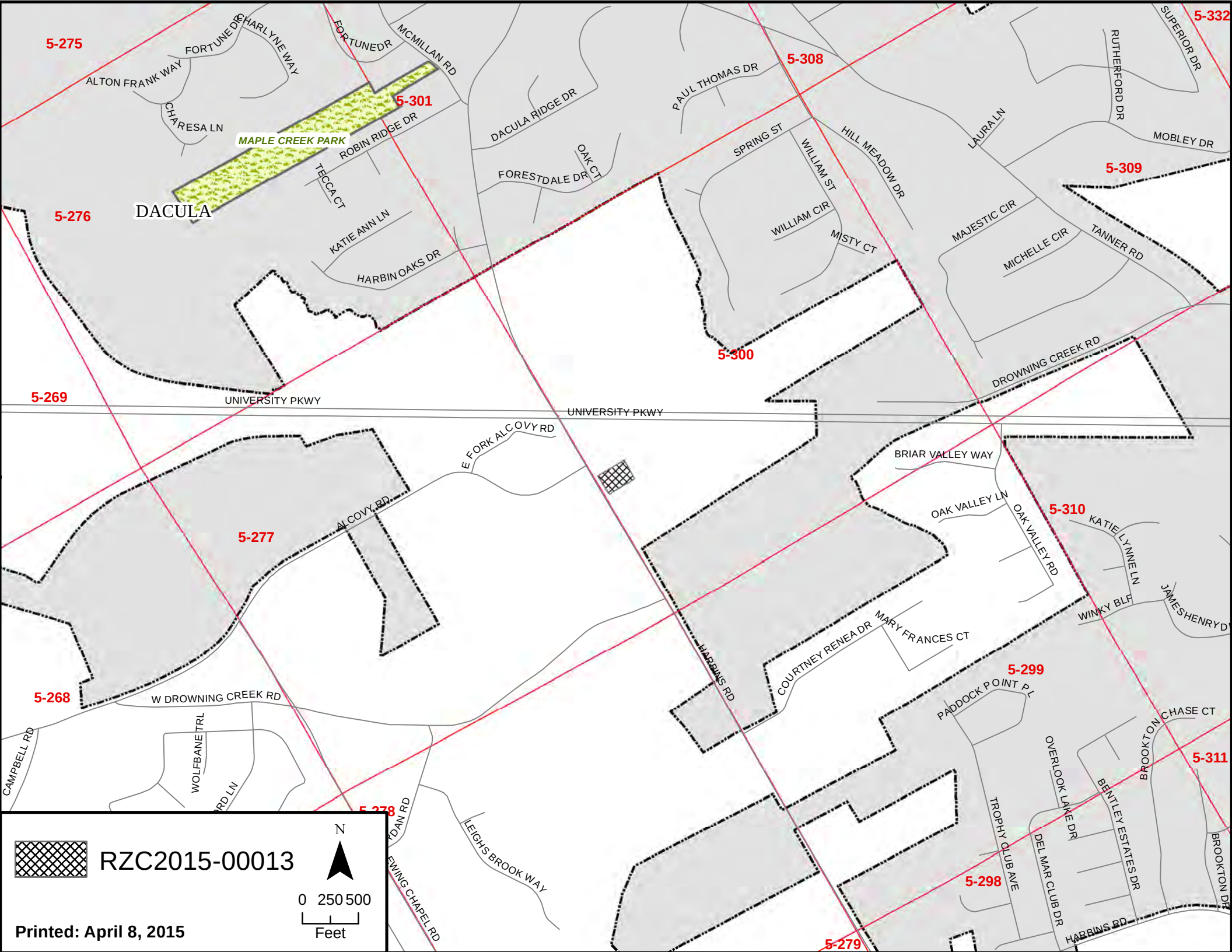
Respectfully submitted,

Marian C. Adeimy
Attorney for Applicant

RZC '15 013


5-275
5-276
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5-268
5-269
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5-301
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5-310
5-311
5-332
5-299
5-298
5-279
FORTUNE DR
CHARLYNE WAY
ALTON FRANK WAY
CHARESA LN
MAPLE CREEK PARK
DACULA
ROBIN RIDGE DR
TECCA CT
KATIE ANN LN
HARBIN OAKS DR
MCMILLAN RD
DACULA RIDGE DR
FORESTDALE DR
OAK CT
PAUL THOMAS DR
SPRING ST
WILLIAM ST
WILLIAM CIR
MISTY CT
HILL MEADOW DR
LAURA LN
RUTHERFORD DR
SUPERIOR DR
MOBLEY DR
MAJESTIC CIR
MICHELLE CIR
TANNER RD
DROWNING CREEK RD
UNIVERSITY PKWY
E FORK ALCOVY RD
ALCOVY RD
BRIAR VALLEY WAY
OAK VALLEY LN
OAK VALLEY RD
KATIE LYNNE LN
WINKY BLF
JAMESHENRYDR
COURTNEY RENEA DR
MARY FRANCES CT
HARBINS RD
PADDOCK POINT PL
CHASE CT
BROOKTON DR
OVERLOOK LAKE DR
BENTLEY ESTATES DR
TROPHY CLUB AVE
DEL MAR CLUB DR
W DROWNING CREEK RD
CAMPBELL RD
WOLFBANE TRL
LEIGHS BROOK WAY
EWING CHAPEL RD
RZC2015-00013
N
0 250 500
Feet
Printed: April 8, 2015

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
T	TRANSFORMER
(12.34'D)	DEED DISTANCE
DW	DOGWOOD
HW	HARDWOOD
MAG	MAGNOLIA
P	PINE

GENERAL NOTES

SURVEY PERFORMED BY ABE CONSULTING, INC. DATED 2/17/15 FOR PARK DENTAL GROUP. ALL SURVEY INFORMATION WAS TAKEN FROM THIS SURVEY, AND HAS NOT BEEN VERIFIED BY SCI DEVELOPMENT SERVICES.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13135C0077F DATED SEPTEMBER 29, 2006

SURVEY NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 289,546 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

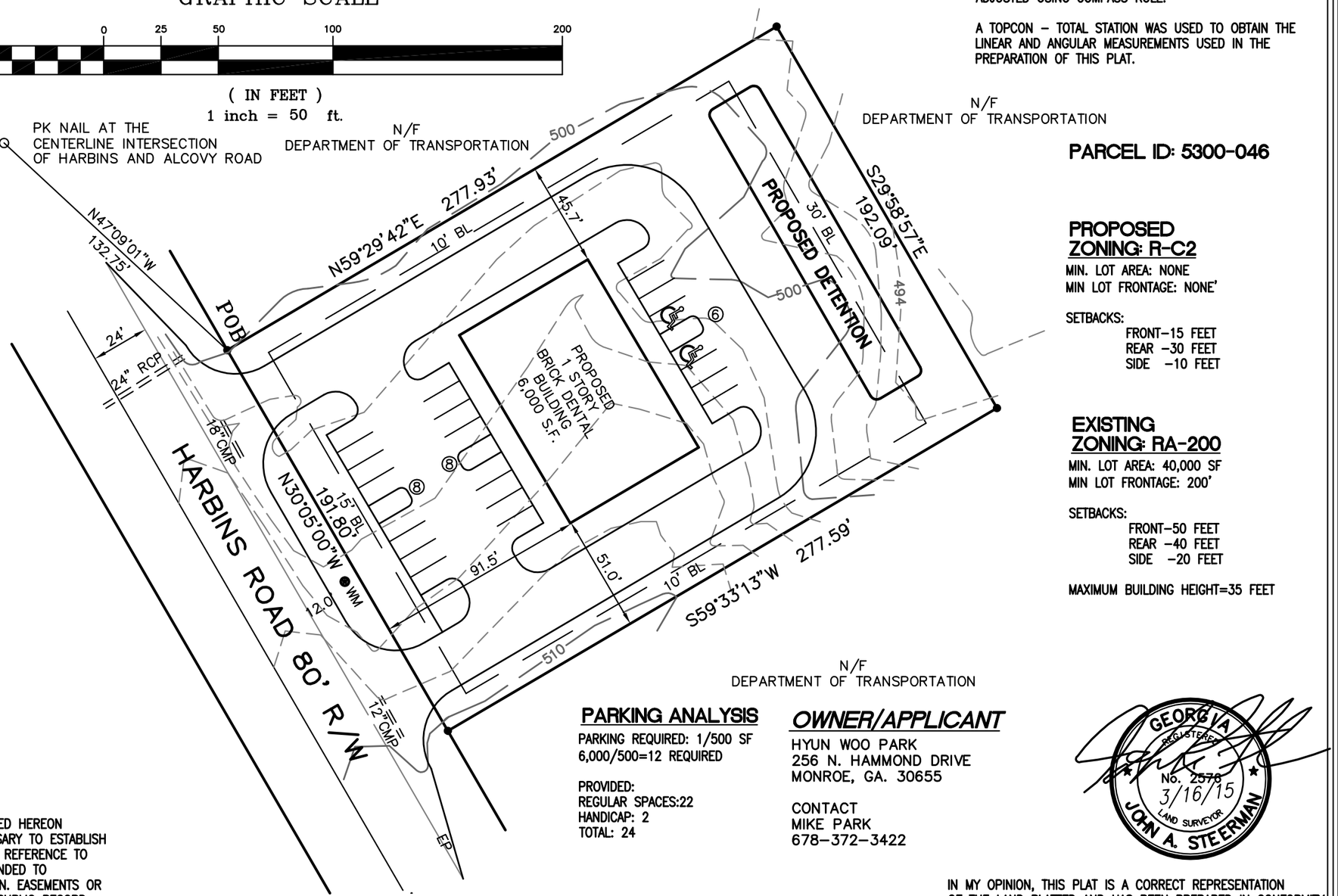
A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



N/F
DEPARTMENT OF TRANSPORTATION

PARCEL ID: 5300-046

PROPOSED ZONING: R-C2

MIN. LOT AREA: NONE
MIN LOT FRONTAGE: NONE'

SETBACKS:
FRONT-15 FEET
REAR -30 FEET
SIDE -10 FEET

EXISTING ZONING: RA-200

MIN. LOT AREA: 40,000 SF
MIN LOT FRONTAGE: 200'

SETBACKS:
FRONT-50 FEET
REAR -40 FEET
SIDE -20 FEET

MAXIMUM BUILDING HEIGHT=35 FEET

PARKING ANALYSIS

PARKING REQUIRED: 1/500 SF
6,000/500=12 REQUIRED

PROVIDED:
REGULAR SPACES:22
HANDICAP: 2
TOTAL: 24

OWNER/APPLICANT

HYUN WOO PARK
256 N. HAMMOND DRIVE
MONROE, GA. 30655

CONTACT
MIKE PARK
678-372-3422

BASE BEARING ON EAST R/W PER RECORDED PLAT (ASSUMED)

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

GEORGIA REGISTERED No. 2578 3/16/15 LAND SURVEYOR JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

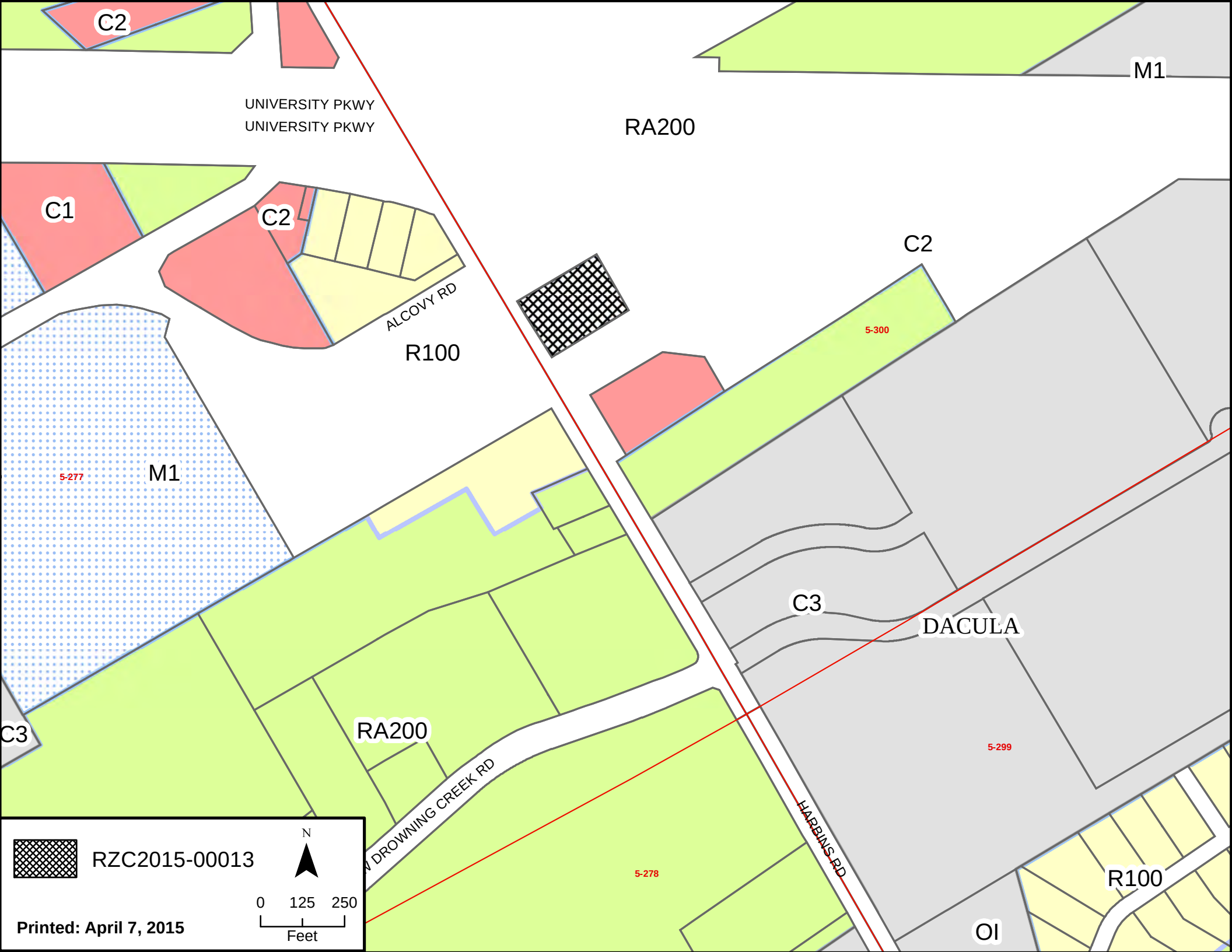
SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

PROJECT: 52023
DWG BY: DCP
CHKD BY: JAS
DATE: 3/16/15
SCALE: 1"=50'

SURVEY FOR:
PARK DENTAL GROUP

LAND LOT 300 5th DISTRICT
GWINNETT COUNTY, GEORGIA
REFERENCED IN DEED BOOK 52923, PAGE 263

ALCOVY RD
HARBINS RD
RZC2015-00013
N
0 25 50
Feet
Printed: April 8, 2015


C2
M1
UNIVERSITY PKWY
UNIVERSITY PKWY
RA200
C1
C2
ALCOVY RD
R100
C2
5-300
5-277
M1
C3
DACULA
C3
RA200
5-299
DROWNING CREEK RD
HARBINS RD
5-278
R100
OI
RZC2015-00013
N
0 125 250
Feet
Printed: April 7, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS AND SPECIAL USE PERMIT ANALYSIS

CASE NUMBER	:**CIC2015-00010**
ZONING	:C-2
LOCATION	:1500 BLOCK OF BUFORD DRIVE
MAP NUMBERS	:R7065 142 & 143
ACREAGE	:3.29 ACRES
PROPOSAL	:CHANGE IN CONDITIONS TO ALLOW A CONTRACTORS OFFICE (REDUCTION IN BUFFERS)
COMMISSION DISTRICT	:(4) HEARD

CASE NUMBER	:**SUP2015-00017**
ZONING	:C-2
LOCATION	:1500 BLOCK OF BUFORD DRIVE
MAP NUMBERS	:R7065 142 & 143
ACREAGE	:3.29 ACRES
PROPOSAL	:OUTDOOR STORAGE
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: JOHN HOWARD
C/O ANDERSEN, TATE & CARR, P.C.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MARIAN ADEIMY PHONE: 770.822.0900

OWNER: JOHN HOWARD
C/O ANDERSEN, TATE & CARR, P.C.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

ANDERSEN | TATE | CARR

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MARIAN C. ADEIMY
Direct: (678) 518-6855

E-mail: madeimy@atclawfirm.com

LETTER OF INTENT
APPLICATION FOR SPECIAL USE PERMIT AND CHANGE IN CONDITIONS FOR OUTSIDE STORAGE OF MATERIALS
1571 HWY. 20, LAWRENCEVILLE, GEORGIA 30043

The property owner and applicant, John Howard, and the tenant, Brickman Group d/b/a Brickman Landscaping Group (collectively, the "Applicant") submit this request for a Special Use Permit and for the continued outside storage of the existing landscaping equipment or materials on the property located at 1571 Hwy. 20, Lawrenceville, Georgia 30043, in unincorporated Gwinnett County.

The subject property includes approximately 3.3 acres. The property has retained its C-2 zoning and has been part of and consistent with the adjacent the commercial node zoned and in existence since the early 1990's, zoned shortly after the adjacent residential development. The subject property is currently zoned C-2, General Business District, which permits landscaping and building contractors, hardware stores, equipment rental, office/showroom facilities, and home building supply showrooms and sales centers.

The Applicant is a respected and long-time landscaping contractor in Gwinnett County. They serve both commercial and residential property owners, and have successfully operated from this location since 2003, for over twelve years. Their business information can be viewed at http://brickman.com/. Brickman employs and provides jobs to a large number of Gwinnett County residents.

Recently, the County put the Brickman Group on notice of the need for a Special Use Permit to allow for the limited, outdoor storage and parking of certain landscaping equipment. As it currently exists, the Property and storage is screened from the road and neighboring property owners. The existing buffers and setbacks would remain. Any intrusion into the existing buffer or setback will be promptly corrected and those areas will be maintained and enhanced where needed or required.

The property is located on a major highway with similar commercial and business uses. The Applicant was not aware of any complaints or issues with that ongoing use of the property, and the Applicant and tenant have had a long-term, successful relationship. The Brickman Group's continued use of the Property for their landscaping business is necessary as a continued use on the Property, and without it, the property owners will have no economic use and will lose their long-time tenant.

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CIC'15010

The attached Site Plan reflects the existing building and the business location on the subject property. The Applicant also proposes changes to certain conditions which were previously placed on the subject property based on anticipated development and no longer applicable given the location and use of the subject property.

Specifically, the Applicant seeks to change and remove Conditions 1(E) and 1(F) found under RZ-95-026. The Applicant has not constructed and does not seek to construct new buildings for the long-term existing landscaping business, and continues to use the former residential home for office-space only. All landscaping work is done off-site. The property is located below grade and on an access drive adjacent to Hwy. 20, shared with a Post Office and medical office. The subject property is used to landscaping employee access and business parking and storage, and no sidewalks are needed along this major corridor.

The previous conditions on this property further support the existing use which is less intense than the commercial use and development (including multiple buildings) as previously approved. Except for the existing office and general equipment maintenance, almost all of the landscaping work takes place off-site.

Because the subject property is adjacent to a significant concentration of commercial property, located off of a major highway, and is near a commercial intersection, and the proposed special use would be entirely consistent with the current zoning and development patterns, the 2030 Unified Plan, and Board of Commissioners' precedent for this and surrounding property.

CONCLUSION

The subject property is an appropriate location for the existing landscaping business and limited parking and outdoor storage, having operated at this location for over ten years. The requested uses would have little to no impact on any surrounding properties and the buffer conditions and existing natural areas will remain adjacent to all residential property.

The Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development, Planning Commissioners, and the Board of Commissioners to answer any questions or to address any concerns. Applicant respectfully requests your approval of its Application for Special Use Permit and Application for Change in Conditions.

This 3rd day of April, 2015.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.

Marian C. Adeimy

CIC '15 0 1 0

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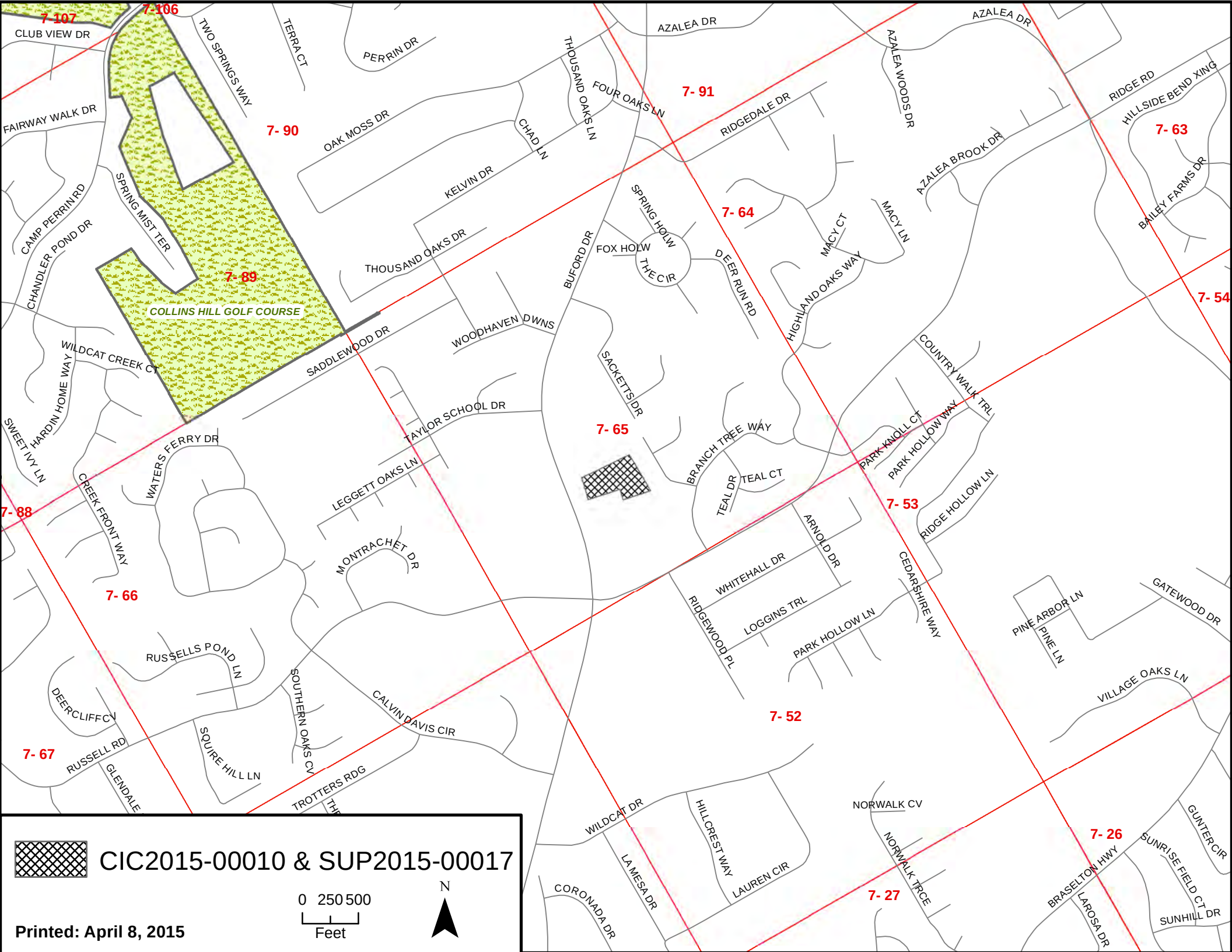
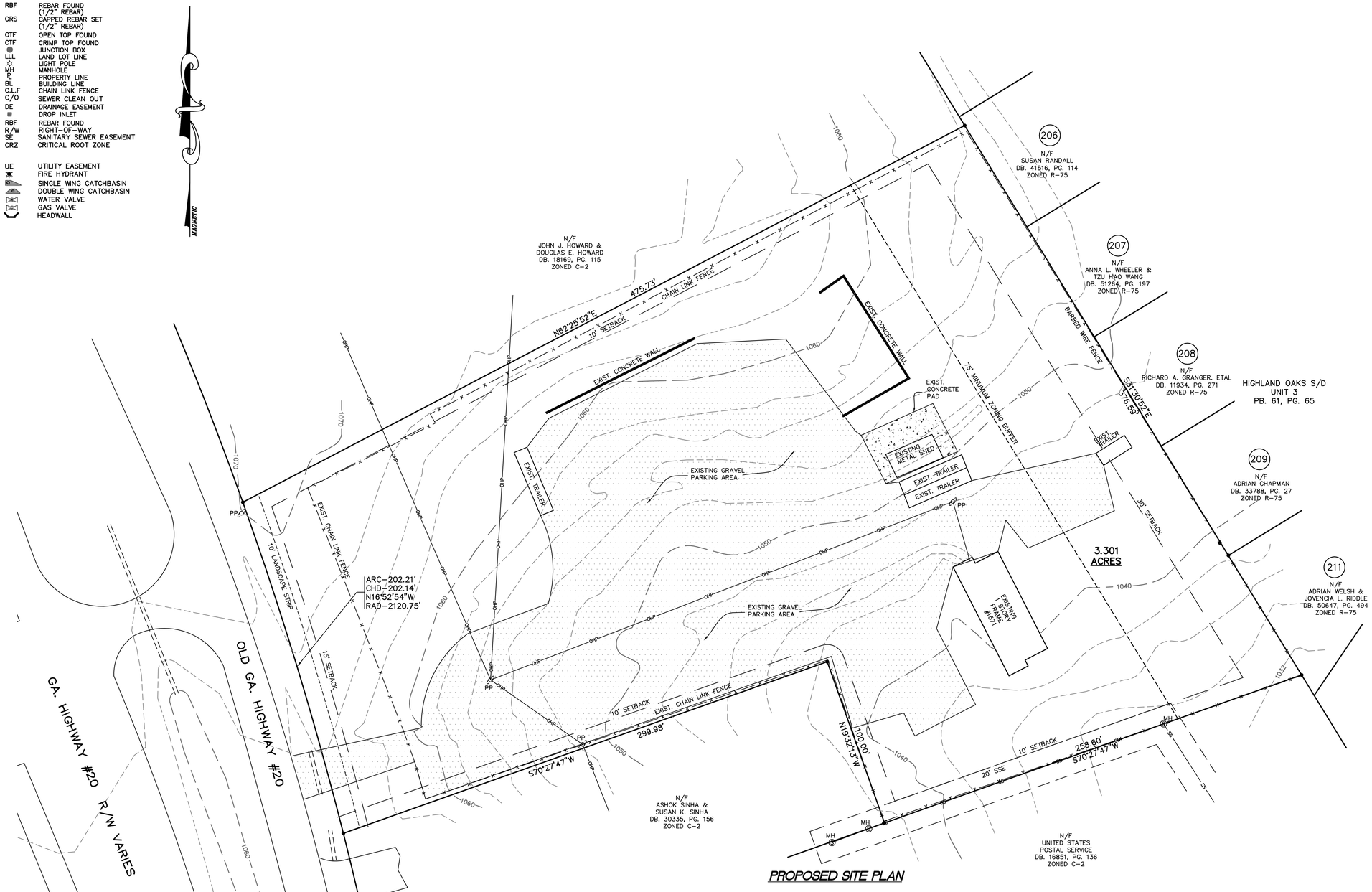
Planning & Development


7-107
7-106
CLUB VIEW DR
TWO SPRINGS WAY
TERRA CT
PERRIN DR
AZALEA DR
AZALEA DR
AZALEA WOODS DR
RIDGE RD
HILLSIDE BEND XING
7- 91
7- 90
FAIRWAY WALK DR
OAK MOSS DR
THOUSAND OAKS LN
FOUR OAKS LN
RIDGEDALE DR
7- 63
CHAD LN
KELVIN DR
AZALEA BROOK DR
BAILEY FARMS DR
SPRING MIST TER
CAMP PERRIN RD
CHANDLER POND DR
SPRING HOLW
FOX HOLW
THE CIR
7- 64
MACY CT
MACY LN
DEER RUN RD
THOUSAND OAKS DR
BUFORD DR
HIGHLAND OAKS WAY
7- 89
COLLINS HILL GOLF COURSE
7- 54
WOODHAVEN DWNS
SADDLEWOOD DR
WILDCAT CREEK CT
HARDIN HOME WAY
SACKETTS DR
COUNTRY WALK TRL
TAYLOR SCHOOL DR
7- 65
BRANCH TREE WAY
PARK KNOLL CT
PARK HOLLOW WAY
SWEET IVY LN
WATERS FERRY DR
TEAL DR
TEAL CT
7- 88
CREEK FRONT WAY
LEGGETT OAKS LN
7- 53
RIDGE HOLLOW LN
MONTRACHET DR
ARNOLD DR
WHITEHALL DR
CEDARSHIRE WAY
RIDGEWOOD PL
LOGGINS TRL
PARK HOLLOW LN
7- 66
PINE ARBOR LN
GATEWOOD DR
PINE LN
RUSSELLS POND LN
VILLAGE OAKS LN
SOUTHERN OAKS CV
CALVIN DAVIS CIR
DEERCLIFF CV
7- 52
7- 67
RUSSELL RD
SQUIRE HILL LN
GLENDALE
TROTTERS RDG
WILDCAT DR
NORWALK CV
HILLCREST WAY
LA MESA DR
LAUREN CIR
NORWALK TRCE
7- 26
GUNTER CIR
SUNRISE FIELD CT
BRASELTON HWY
CORONADA DR
7- 27
LAROSA DR
SUNHILL DR
CIC2015-00010 & SUP2015-00017
0 250 500
Feet
N
Printed: April 8, 2015

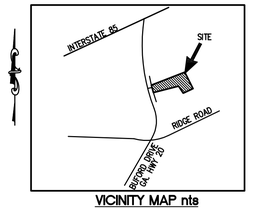
LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
	JUNCTION BOX
LLL	LAND LOT LINE
☆	LIGHT POLE
MH	MANHOLE
E	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL

MAGNETIC



PROPOSED SITE PLAN



VICINITY MAP nts

GENERAL NOTES

SURVEY PERFORMED BY GRESHAM PLANNING & DEVELOPMENT, INC, DATED 2/17/99 FOR JOHN HOWARD. ALL SURVEY INFORMATION WAS TAKEN FROM THIS SURVEY, AND HAS NOT BEEN VERIFIED BY SCI DEVELOPMENT SERVICES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 289,546 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

OWNER/APPLICANT

JOHN HOWARD
1960 SATELLITE BLVD
SUITE 4000
DULUTH, GA. 30397

CONTACT
JOHN HOWARD
770-822-0900

EXISTING ZONING: C-2

MIN. LOT AREA: NONE
MIN LOT FRONTAGE: NONE'

SETBACKS:
FRONT-15 FEET
REAR -30 FEET
SIDE -10 FEET

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13135C0060F DATED SEPTEMBER 29, 2006

REZONING CASE NO. RZ-95-026

APPROVED FEBRUARY 28, 1995 WITH THE FOLLOWING CONDITIONS:

1. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS.
   - A. PROVIDE INTERPARCEL ACCESS AS REQUIRED BY THE DEVELOPMENT DIVISION.
   - B. DUMPSTERS SHALL BE SCREENED BY A FENCE OR WALL AT LEAST EIGHT FEET IN HEIGHT.
   - C. GARBAGE PICKUP WILL BE LIMITED TO BETWEEN THE HOURS OF 58:00 a.m. AND 6:00 p.m.
   - D. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYLE LUMINARIES AND SHALL NOT BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO AGJACENT RESIDENTIAL PROPERTIES.
   - E. BUILDINGS SHALL BE FINISHED WITH ARCHITECTUAL TREATMENTS OF BRICK, STONEM STUCCO OR OTHER MASONARY FINISH.
   - F. PROVISE A SIDEWALK AGJACENT TO GEORGIA HIGHWAY 20 ACROSS THE ENTIRE FRONTAGE AS PER THE DEVELOPMENT REGULATIONS.
   - G. CURB CUTS WILL BE SUBJECT TO THE APPROVAL AND LOCATION BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION.
   - H. PROVIDE A 10-FOOT WIDE LANDSCAPED STRIP OUTSIDE OF THE EXISTING RIGHT-OF-WAY.
   - I. PROVIDE A MINUMUM OF A 10-FOOT SIDE YARD SETBACK.
   - J. SUBMIT A LANDSCAPING PLAN FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.
2. TO ABIDE BY THE FOLLOWING REQUIREMENTS, DEDICATIONS AND IMPROVEMENTS.
   - A. DESIGN REQUIRED ON-SITE STORM WATER DETENTION FACILITIES SUCH THAT THEY ARE NOT LOCATED WITHIN ANY REQUIRED BUFFERS.

PARCEL ID: 7065 143

Know what's below
Call before you dig
1-800-282-7411

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

GEORGIA REGISTERED No. 2576 3/30/15 LAND SURVEYOR JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

SUP SITE PLAN FOR: JOHN HOWARD
LAND LOT 65 7th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE	DRAWN	CHECKED
3/30/15	DCP	JAS

SCALE 1"=30'

SHEET TITLE
#1571
GA HWY 20

PROJECT NUMBER
52028

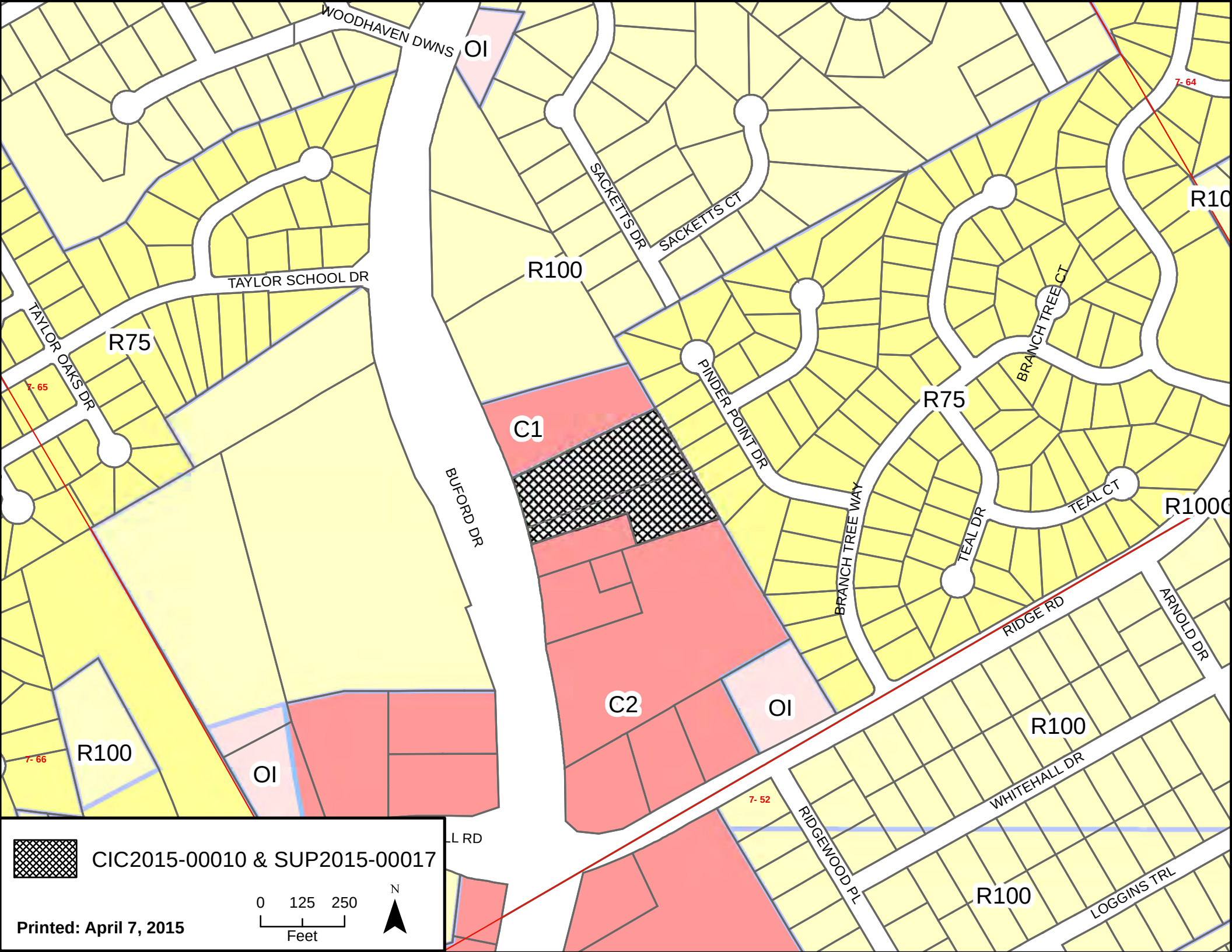
S-1

CIC2015-00010 & SUP2015-00017

0 25 50
Feet

N

Printed: April 8, 2015


WOODHAVEN DWNS
OI
SACKETTS DR
SACKETTS CT
R100
TAYLOR SCHOOL DR
TAYLOR OAKS DR
R75
7- 65
BUFORD DR
C1
PINDER POINT DR
BRANCH TREE CT
R75
BRANCH TREE WAY
TEAL DR
TEAL CT
R100C
7- 64
R10
RIDGE RD
ARNOLD DR
C2
OI
R100
7- 66
OI
WHITEHALL DR
7- 52
RIDGEWOOD PL
R100
LOGGINS TRL
LL RD
CIC2015-00010 & SUP2015-00017
0 125 250
Feet
N
Printed: April 7, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS ANALYSIS

CASE NUMBER	:**CIC2015-00011**
ZONING	:C-2
LOCATION	:400 BLOCK OF BETHESDA SCHOOL ROAD
MAP NUMBER	:R5016 006
ACREAGE	:0.63 ACRE
SQUARE FEET	:1,816 SQUARE FEET
PROPOSAL	:CHANGE IN CONDITIONS TO REMOVE PROHIBITION ON 24 HOUR BUSINESS OPERATIONS
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: WAFFLE HOUSE, INC.
5986 FINANCIAL DRIVE
NORCROSS, GA 30071

CONTACT: SAL NAPPO PHONE: 404.259.5353

OWNER: SMRE BETHESDA WALK, LLC
411 W. PUTNAM AVENUE, SUITE 450
GREENWICH, CT 06830

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

"GOOD FOOD FAST"®
5986 Financial Drive • Norcross, Georgia 30071

April 2nd, 2015

VIA: HAND DELIVERY

Mr. Todd Hargrave
Gwinnett County Dept. of Planning and Development
446 West Crogan Street
Lawrenceville, Georgia 30046-2440

RE: Letter of Intent for Application by Waffle House, Inc ("WHI") on Property located at 455 Bethesda School Rd Lawrenceville, GA 30044 for the Removal of Zoning Conditions.

Dear Mr. Hargrave:

Waffle House, Inc. ("WHI") is requesting the removal of a zoning condition that would allow for the development of property located at 455 Bethesda School Rd Lawrenceville, GA 30044. This development would provide a Waffle House restaurant of approximately 1,816 SF on the existing 27,443 square foot parcel, with a density of approximately .066 Gross Square Feet per acre, and 31 parking spaces. The height of the Waffle House restaurant will be less than 18 feet tall. The Subject Property is zoned C-2, and does currently allows for a sit down restaurant.

The proposed Waffle House development meets the intent of the zoning ordinance via redevelopment of previously unimproved property in order to minimize blight, as well as the management of property depreciation and the promotion of economic development that provides employment opportunities while increasing the tax base.

In addition the proposed site plan develops the property in a manner that is enhancing the viability and livability of the area, while achieving and maintaining a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage.

Currently the subject property has a condition of zoning that was sanctioned July 24th, 2001 by the resolution of RZC-2001-015. Said condition of zoning states:

> 1-B. "Outparcel development fronting Bethesda School Road, excluding the corner, shall not be developed as a convenience store or fast-food restaurant with drive-through. Hours of operation shall be limited to between 6 a.m. and 11 p.m."

Waffle House's business model is that of a 24/7/365 sit down restaurant and as such our proposed development would require operation 24 hours a day, 7 days a week. Therefore, Waffle House is respectfully requesting that the above condition of zoning be removed.

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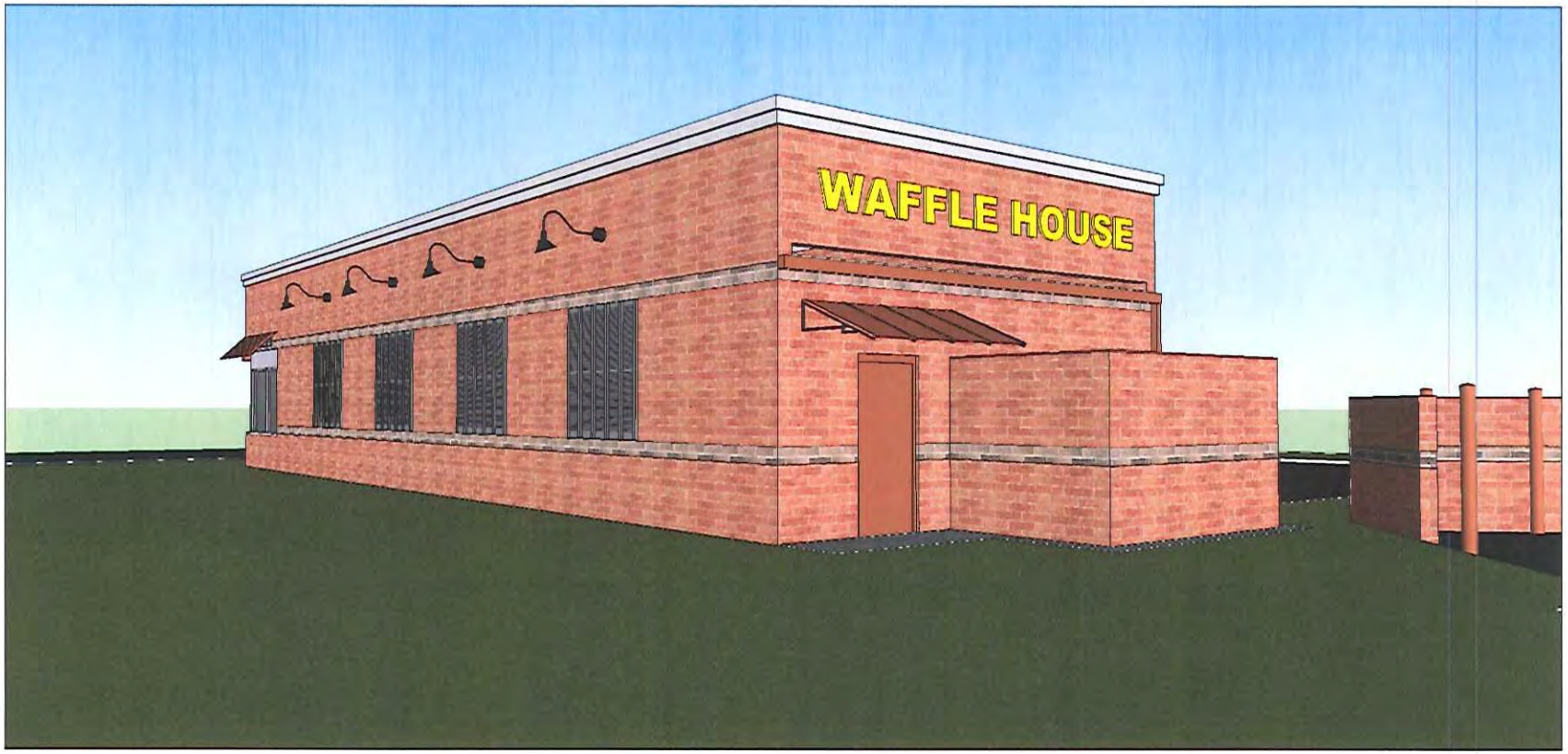
CIC'15 0 1 1



PROPOSED WAFFLE HOUSE

BETHESDA SCHOOL RD – LAWRENCEVILLE, GA

RH MEDIUM PARAPET BUILDING W/ CORNICE
RICHFIELD BLEND QUIKBRIK
W/ AUTUMN BLEND ACCENT BANDS
RED STANDING SEAM METAL AWNING
18" CHANNEL CUT LETTERS & SHUTTERS
GOOSE NECKS & SCREENED COOLER

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APR 03 2015
Planning & Development

DATE
04/02/15

CIC'15 011

PROPOSED WAFFLE HOUSE

BETHESDA SCHOOL RD – LAWRENCEVILLE, GA

RH MEDIUM PARAPET BUILDING W/ CORNICE
RICHFIELD BLEND QUIKBRIK
W/ AUTUMN BLEND ACCENT BANDS
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RECEIVED BY
APR 03 2015
Planning & Development

DATE
04/02/15

CIC'15 011

PROPOSED WAFFLE HOUSE

BETHESDA SCHOOL RD – LAWRENCEVILLE, GA

RH MEDIUM PARAPET BUILDING W/ CORNICE
RICHFIELD BLEND QUIKBRIK
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DATE
04/02/15

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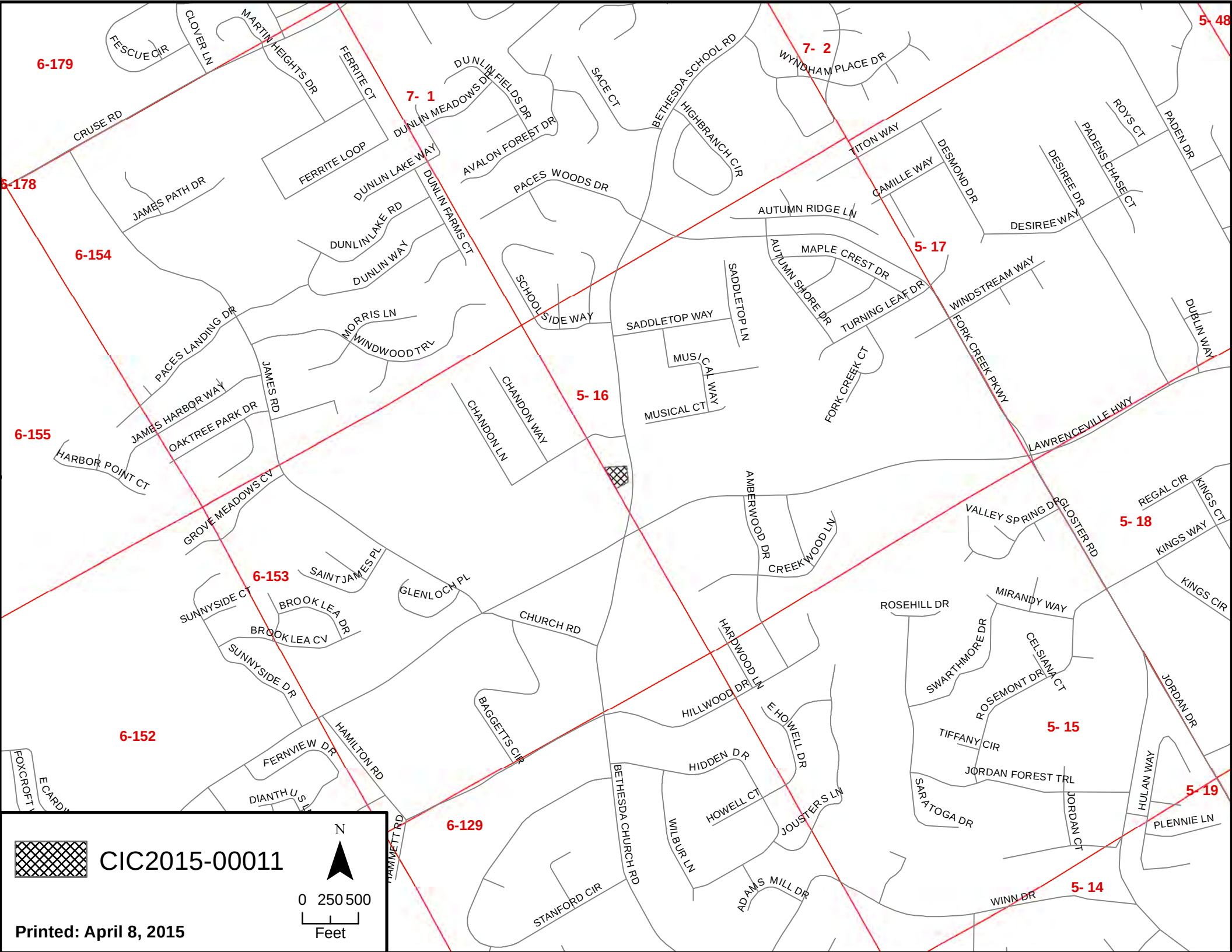
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6-152
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5- 15
5- 19
5- 14
FESCUE CIR
CLOVER LN
MARTIN HEIGHTS DR
FERRITE CT
FERRITE LOOP
CRUSE RD
DUNLIN MEADOWS DR
DUNLIN FIELDS DR
DUNLIN LAKE WAY
DUNLIN FARMS CT
AVALON FOREST DR
SACE CT
BETHESDA SCHOOL RD
HIGHBRANCH CIR
WYNDHAM PLACE DR
TITON WAY
CAMILLE WAY
DESMOND DR
DESIREE DR
PADENS CHASE CT
ROYS CT
PADEN DR
DESIREE WAY
JAMES PATH DR
PACES WOODS DR
AUTUMN RIDGE LN
MAPLE CREST DR
AUTUMN SHORE DR
TURNING LEAF DR
FORK CREEK CT
FORK CREEK PKWY
WINDSTREAM WAY
DUBLIN WAY
DUNLIN LAKE RD
DUNLIN WAY
SCHOOL SIDE WAY
SADDLETOP WAY
SADDLETOP LN
MUSICAL WAY
MUSICAL CT
MORRIS LN
WINDWOOD TRL
PACES LANDING DR
JAMES RD
JAMES HARBOR WAY
OAKTREE PARK DR
HARBOR POINT CT
CHANDON LN
CHANDON WAY
GROVE MEADOWS CV
LAWRENCEVILLE HWY
AMBERWOOD DR
CREEKWOOD LN
VALLEY SPRING DR
GLOSTER RD
REGAL CIR
KINGS CT
KINGS WAY
KINGS CIR
SAINT JAMES PL
GLENLOCH PL
SUNNYSIDE CT
BROOK LEA DR
BROOK LEA CV
SUNNYSIDE DR
CHURCH RD
HARDWOOD LN
HILLWOOD DR
ROSEHILL DR
MIRANDY WAY
SWARTHMORE DR
CELSIANA CT
ROSEMONT DR
TIFFANY CIR
JORDAN DR
JORDAN FOREST TRL
SARATOGA DR
JORDAN CT
HULAN WAY
PLENNIE LN
BAGGETTS CIR
E HOWELL DR
HIDDEN DR
HOWELL CT
JOUSTERS LN
WILBUR LN
BETHESDA CHURCH RD
ADAMS MILL DR
WINN DR
STANFORD CIR
FERNVIEW DR
HAMILTON RD
DIANTHUS LN
HAMMETT RD
FOXCROFT
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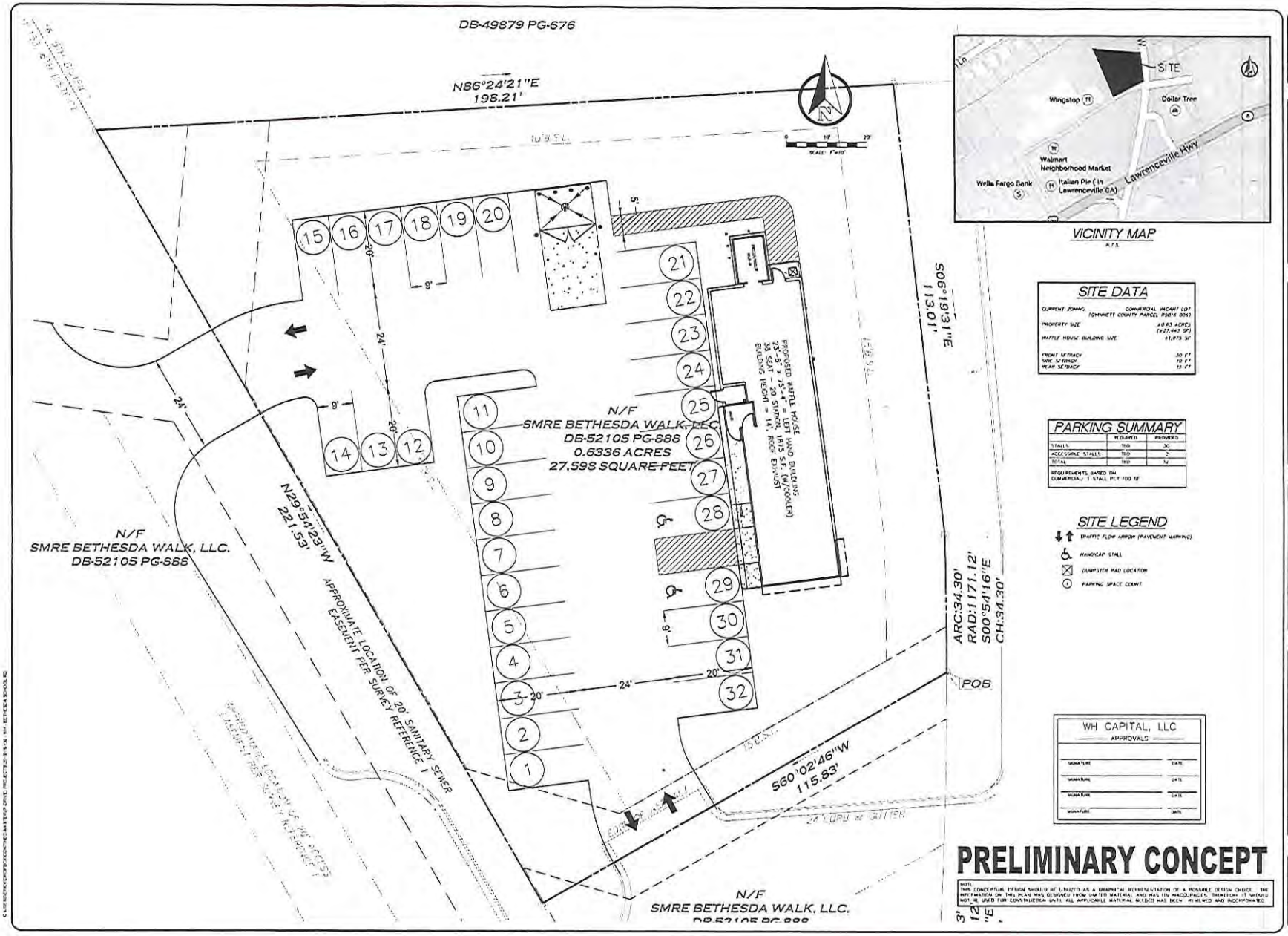

DRAFT

THE CONTINEO GROUP
5720 LAKEHURST DRIVE, SUITE 100
DUNWOODY, GA 30338
PHONE 678.571.4041 | WWW.THECONTINEOGROUP.COM

NO.	DATE	REVISIONS	BY
1			

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WAFFLE HOUSE®
"WAFFLES MADE TO EAT, AGREES MADE TO KEEP"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

WAFFLE HOUSE
BETHESDA SCHOOL RD
38 SEAT/ 20 STATION, LH SUPERSIDE, REVERSE SLOPE FASCIA
LOCATION: 455 BETHESDA SCHOOL ROAD LAWRENCEVILLE, GA 30045

CHECKED BY: BHR
DRAWN BY: KCS

SITE PLAN

JOB NO:	SHEET
15-130	1
DATE: 03/31/15	OF 1 SHEETS

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BETHESDA SCHOOL RD
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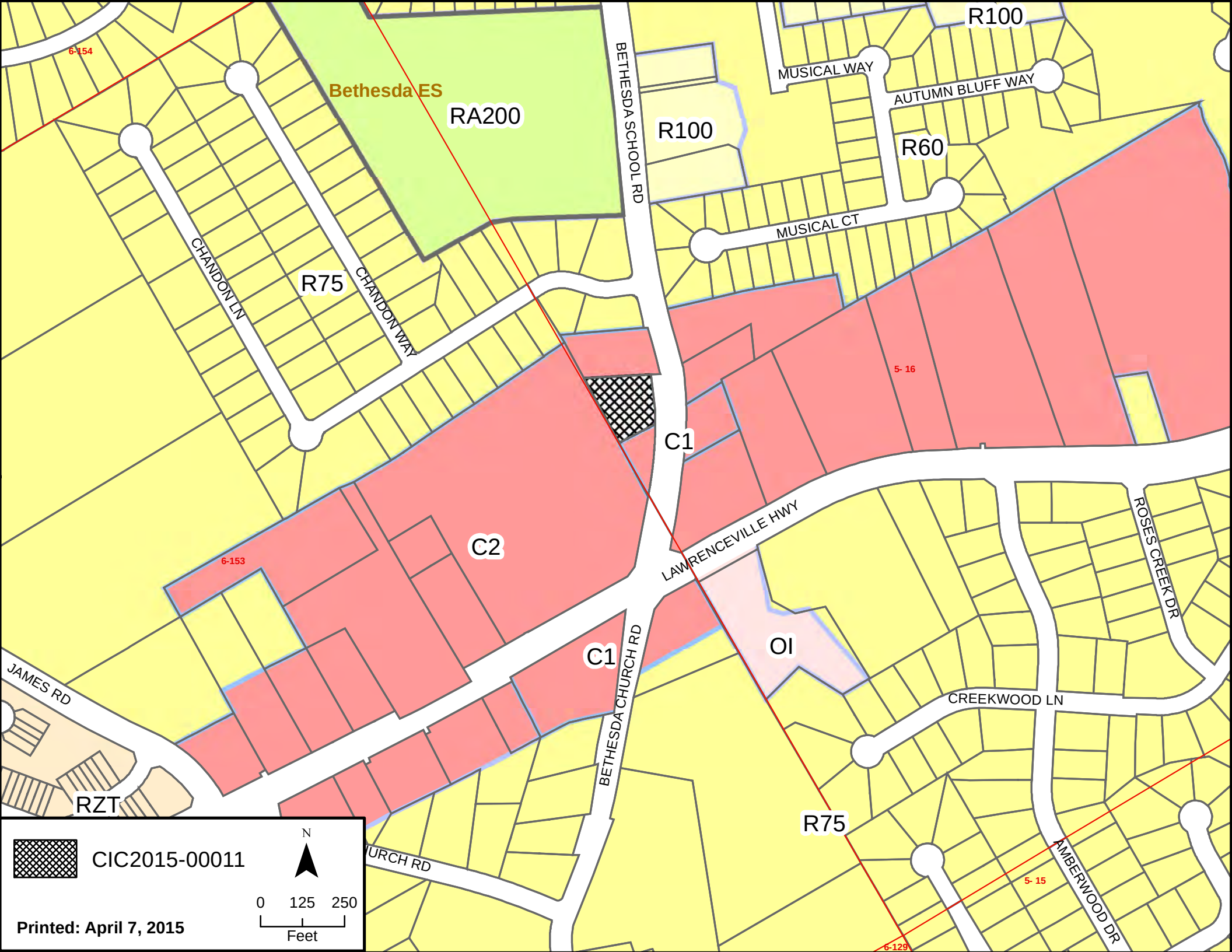
6-154
Bethesda ES
RA200
R100
BETHESDA SCHOOL RD
MUSICAL WAY
AUTUMN BLUFF WAY
R60
MUSICAL CT
CHANDON LN
CHANDON WAY
R75
5- 16
C1
C2
6-153
LAWRENCEVILLE HWY
ROSES CREEK DR
OI
C1
JAMES RD
BETHESDA CHURCH RD
CREEKWOOD LN
RZT
R75
AMBERWOOD DR
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Feet
Printed: April 7, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
CHANGE IN CONDITIONS AND SPECIAL USE PERMIT ANALYSIS

CASE NUMBER	:**CIC2015-00012**
ZONING	:C-2
LOCATION	:5000 BLOCK OF JIMMY CARTER BOULEVARD :6000 BLOCK OF ROCKBRIDGE SCHOOL ROAD
MAP NUMBER	:R6190 172
ACREAGE	:0.69 ACRE
SQUARE FEET	:2,200 SQUARE FEET
PROPOSAL	:CHANGE IN CONDITIONS TO ALLOW AUTOMOBILE SALES
COMMISSION DISTRICT	:(2) HOWARD

CASE NUMBER	:**SUP2015-00018**
ZONING	:C-2
LOCATION	:5000 BLOCK OF JIMMY CARTER BOULVEARD :6000 BLOCK OF ROCKBRIDGE SCHOOL ROAD
MAP NUMBER	:R6190 172
ACREAGE	:0.69 ACRE
SQUARE FEET	:2,200 SQUARE FEET
PROPOSAL	:AUTOMOBILE SALES
COMMISSION DISTRICT	:(2) HOWARD

FUTURE DEVELOPMENT MAP:

APPLICANT: TERRANCE MILLER
C/O ANDERSEN, TATE & CARR, P.C.
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GA 30097

CONTACT: MARIAN ADEIMY PHONE: 770.822.0900

OWNER: JEKA PROPERTY INVESTMENTS, LLC
3060 BOLES FARM LANE
DULUTH, GA 30096

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MASTER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE: (770) 236-9702
www.atclawfirm.com

MARIAN C. ADEIMY
Direct: (678) 518-6855

E-mail: madeimy@atclawfirm.com

LETTER OF INTENT
5055 Jimmy Carter Blvd., Norcross, GA 30093
APPLICATION FOR SPECIAL USE PERMIT AND CHANGE IN CONDITIONS FOR AUTOMOBILE SALES

The property owner, JEKA Property Investments, and applicant, Terrance Miller (the "Applicant"), hereby submit this request and application for a Special Use Permit and Change in Conditions for automobile sales and repair uses on the property located at 5055 Jimmy Carter Blvd., Norcross, Georgia 30093, located in unincorporated Gwinnett County.

The subject property includes approximately .69 acres and contains one 2,000 square foot building in which the automobile sales and repair uses have historically and will continue to take place. The property has retained its C-2 zoning and has been part of and consistent with the adjacent the Jimmy Carter commercial node in existence since the 1970's.

The existing building has been used for similar auto repair uses and the proposed auto sales business will be operated by an experienced auto dealer with other locations in the Atlanta area. The property is in need of redevelopment and business activity. The auto sales and repair uses will allow for a quality tenant to maintain and operate on what has been a vacant property for the last few years. The property is located on a major highway with similar commercial and business uses.

The existing buffers and conditions adjacent to neighboring properties would remain and the business would occupy the existing building. In addition to a Special Use Permit for the proposed auto sales use, the Applicant has filed a supplemental application for Change in Conditions seeking to change the existing conditions.

Specifically, Condition 1(A) of CIC2014-00006 and SUP2014-00030 would be revised to allow for auto sales as an additional use. Condition 1(E) is requested to be revised to allow the parking of vehicles for sale at the front of the property. Condition 1(F) would be revised or deleted to allow for the sale of vehicles on this site. The Applicant plans to meet all other prior zoning conditions, subject to the requests herein, as amended.

Because the subject property is adjacent to a significant concentration of commercial property, located off of a major highway, and is near a commercial intersection, and the proposed special use would be entirely consistent with the current zoning and development patterns, the 2030 Unified Plan, and Board of Commissioners' precedent for this and surrounding property.

CIC '15 012

In addition to these requests, the Applicant and Property Owner has submitted a supplement letter requesting that the Board of Commissioners and Gwinnett County waive the twelve month submittal timeline to allow for these applications to be filed. The previous zoning applications for this property were approved by the Board of Commissioners almost 9 months ago, in July of 2014. The Applicant and Property Owner believe that waiver is supported due to the long-term vacancy and much-needed renovation and occupancy of the subject property.

CONCLUSION

The subject property is an appropriate location for the proposed auto sales and the previously-approved repair uses. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development, Planning Commissioners, and the Board of Commissioners to answer any questions or to address any concerns. Applicant respectfully requests your approval of its Application for Special Use Permit and Application for Change in Conditions.

This 3rd day of April, 2015.

Respectfully submitted,

ANDERSEN, TATE & CARR, P.C.

Marian C. Adeimy
Attorney for the Applicant

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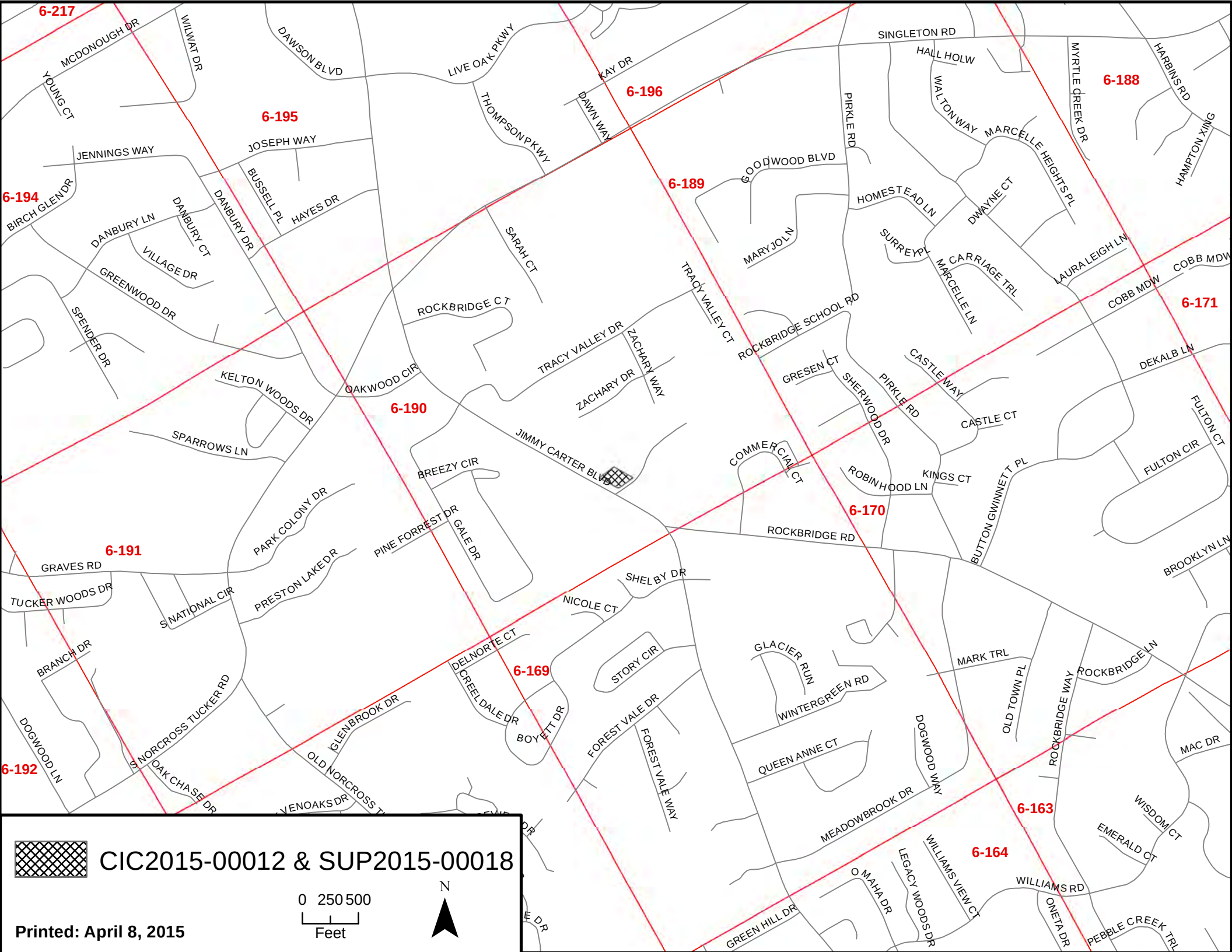
Planning & Development
CIC '15 012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MCDONOUGH DR
YOUNG CT
WILMAT DR
DAWSON BLVD
LIVE OAK PKWY
THOMPSON PKWY
KAY DR
DAWN WAY
SINGLETON RD
HALL HOLW
WALTON WAY
MARCELLE HEIGHTS PL
MYRTLE CREEK DR
HARBINS RD
HAMPTON XING
PIRKLE RD
JENNINGS WAY
JOSEPH WAY
BUSSELL PL
HAYES DR
BIRCH GLEN DR
DANBURY LN
DANBURY CT
DANBURY DR
VILLAGE DR
GREENWOOD DR
SPENDER DR
GOODWOOD BLVD
HOMESTEAD LN
DWAYNE CT
MARYJO LN
SURREY PL
CARRIAGE TRL
MARCELLE LN
LAURA LEIGH LN
COBB MDW
SARAH CT
ROCKBRIDGE CT
TRACY VALLEY CT
TRACY VALLEY DR
ZACHARY WAY
ZACHARY DR
ROCKBRIDGE SCHOOL RD
GRESEN CT
SHERWOOD DR
CASTLE WAY
CASTLE CT
DEKALB LN
FULTON CT
FULTON CIR
KELTON WOODS DR
OAKWOOD CIR
SPARROWS LN
JIMMY CARTER BLVD
BREEZY CIR
COMMERCIAL CT
ROBIN HOOD LN
KINGS CT
BUTTON GWINNETT PL
BROOKLYN LN
PARK COLONY DR
PINE FORREST DR
GALE DR
ROCKBRIDGE RD
GRAVES RD
TUCKER WOODS DR
S NATIONAL CIR
PRESTON LAKE DR
SHELBY DR
NICOLE CT
BRANCH DR
DELNORTE CT
CREEL DALE DR
STORY CIR
GLACIER RUN
WINTERGREEN RD
MARK TRL
OLD TOWN PL
ROCKBRIDGE WAY
ROCKBRIDGE LN
MAC DR
DOGWOOD LN
S NORCROSS TUCKER RD
GLENBROOK DR
BOYETT DR
FOREST VALE DR
FOREST VALE WAY
QUEEN ANNE CT
DOGWOOD WAY
MEADOWBROOK DR
OAK CHASE DR
OLD NORCROSS
VENOAKS DR
WISDOM CT
EMERALD CT
WILLIAMS RD
O MAHA DR
LEGACY WOODS DR
WILLIAMS VIEW CT
ONETA DR
PEBBLE CREEK TRL
GREEN HILL DR
CIC2015-00012 & SUP2015-00018
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Feet
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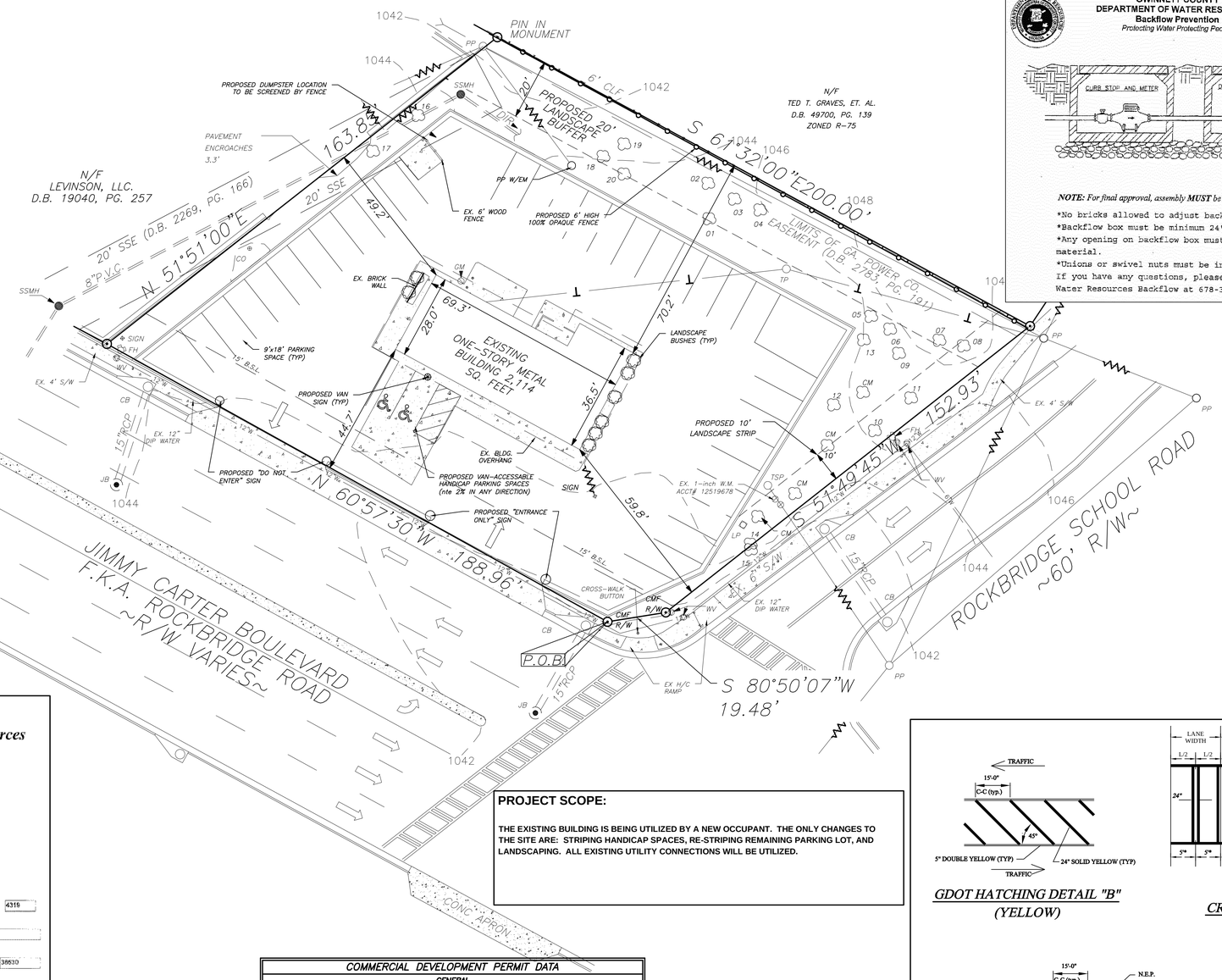
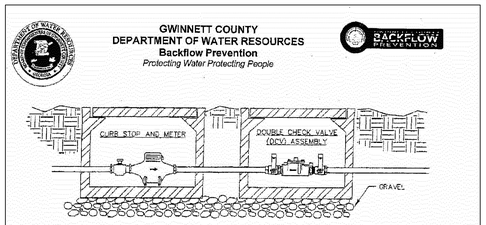
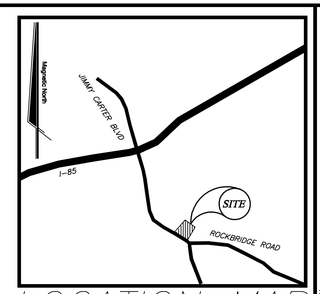
Printed: April 8, 2015

30,222 SQ. FT.
0.693 ACRES







LOCATION MAP
NOT TO SCALE

REV	DATE	DESCRIPTION
0	2/17/15	ADDRESS COUNTY COMMENTS

PROJECT NOTES:

Owner
Vivian Phung
5055 Jimmy Carter Blvd
Norcross, GA

CONTACT: Vivian Phung
PHONE: 404-421-2728

Developer
Vivian Phung
5055 Jimmy Carter Blvd
Norcross, GA

CONTACT: Vivian Phung
PHONE: 404-421-2728

ENGINEER:
WOODRUFF & ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 395-1124
CONTACT: Amanda K. Woodruff
E-MAIL ADDRESS: amanda@woodruffai.com

1. Property located in L.L. 190, 6th Dist, Gwinnett Co. Parcel 172
2. Zoning: C-2.
3. Building Setbacks:
   Front- 15'
   Side- 10' (20' abutting residential)
   Rear- 15' (40' abutting residential)
4. Existing Bldg use is Commercial.
5. Existing building height: 18'.
6. Total tract contains 0.693 acres/disturbed area = 0 acres ± including R-O-W.
7. Boundary information obtained from survey by Adam & Lee Land Surveying dated October 16, 2014.
8. Topographical information obtained from Adam & Lee Land Surveying dated October 16, 2014.
9. Vertical datum for topography is based on sea level (GA DOT BV-067-201).
10. Contour interval is 2 feet feet.
11. Utilities:
    Water - Gwinnett County
    Sanitary Sewer - Gwinnett County
12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
15. There no drive-up window(s) to be installed.
16. No billboards are permitted.
17. There is 1 dumpster(s) associated with this project.
18. There are no new overhead doors on this project.
19. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
20. All new utility lines shall be located underground.
21. A separate building permit shall be obtained for all retaining walls greater than 4-ft in height and all retaining walls m used as a dam prior to construction of the walls.
22. Parking lots shall be maintained in good condition, free of potholes, weeds, dust, trash, and debris.
23. Approval of these plans does not constitute approval by Gwinnett County of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any wetland disturbance.
24. It is the responsibility of the property owner to maintain any detention facility constructed on their property and to ensure the facility is free of obstruction, silt, and debris.
25. Notify Gwinnett County Inspections 24 Hours prior to beginning of every phase of construction. 678-518-6000.
26. No Certificate of Occupancy will be issued until all site improvements have been completed.
27. High intensity lighting facilities shall be so arranged that the source of any light is concealed from public view and from adjacent residential property and does not interfere with traffic.
28. signs, location, number and size are not approved under this building permit.
29. All construction to comply with Gwinnett County Standards.
30. All buffers and tree save areas shall be clearly identified by protective tree fencing prior to commencement of any land disturbance.

SITE VISIT CERTIFICATION:

I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.

Amanda K. Woodruff, P.E.
Ga. Reg. #36372

Date

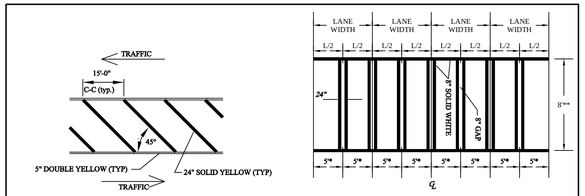
Gwinnett County
Department of Water Resources
Fire Flow Test

LOCATION	5055 Jimmy Carter Blvd				
DATE	2/2/2015	MAP REFERENCE	817 G-7		
LANDLOT	190	DISTRICT	6th	SYSTEM	
STATIC	100	RESIDUAL	80	TESTFLOW	1405
FLOW@20	4316				
MAIN SIZE	12"	NOTES	Flowed FH at 12:30pm		
S/R	2nd Hydrant NW of Rockbridge School Rd on Jimmy Carter Bl			HYDRANT FID1	38530
F	1st Hydrant NW of Rockbridge School Rd on Jimmy Carter Blv			HYDRANT FID2	38579
OBSERVER	PM Grew				

GRAPHIC SCALE - IN FEET
10 0 20 40 60 80

PROJECT SCOPE:

THE EXISTING BUILDING IS BEING UTILIZED BY A NEW OCCUPANT. THE ONLY CHANGES TO THE SITE ARE: STRIPING HANDICAP SPACES, RE-STRIPING REMAINING PARKING LOT, AND LANDSCAPING. ALL EXISTING UTILITY CONNECTIONS WILL BE UTILIZED.

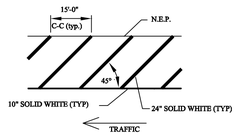


GDOT HATCHING DETAIL "B"
(YELLOW)

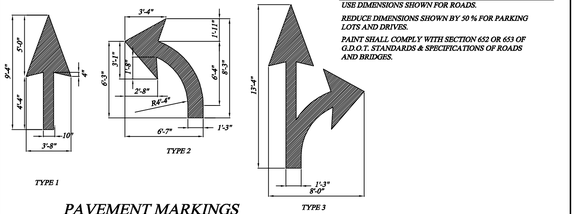
CROSSWALK DETAIL

* USED WHEN THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

** OR WIDTH OF SIDEWALK WHICHEVER IS GREATER



GDOT HATCHING DETAIL "C"
(WHITE)



NOTES:
USE DIMENSIONS SHOWN FOR ROADS.
REDUCE DIMENSIONS SHOWN BY 50 % FOR PARKING LOTS AND DRIVES.
PAINT SHALL COMPLY WITH SECTION 652 OR 653 OF G.D.O.T. STANDARDS & SPECIFICATIONS OF ROADS AND BRIDGES.

PAVEMENT MARKINGS

NOT TO SCALE

Pave mark

COMMERCIAL DEVELOPMENT PERMIT DATA

GENERAL

Development Type:	COMMERCIAL
Zoning:	C-2

RELATED CASES

Case Number:	SUP2014-00030	Case:	---
Approval Date:	7/22/2014	Approval Date:	---
Case Number:	CIC2014-00006		
Approval Date:	7/22/2014		

PROJECT DATA

Total Area (acres):	0.693 AC
Limits of Disturbed Area (acres):	0.25 AC

PARKING DATA

Existing Spaces:	32	Required Parking Spaces (min):	EXISTING
Proposed Spaces:	2	Required Parking Spaces (max):	34
Total Spaces:	34	Pavement Surface Type:	Asphalt

BUILDING DATA

Building ID	Existing Floor Area (SF)	New Floor Area (SF)	Total Floor Area (SF)
1	2114	0	2114
---	---	---	---
---	---	---	---
---	---	---	---
Number of Existing Buildings	Number of New Buildings	Number of Stories	Density (sf/ac)
1	0	1	NA

TREES

Non-Buffer Trees Preserved:	
Non-Buffer Trees Replaced:	
Landscape Open Space (%):	

BUFFER

Type:	---	Width:	---
Type:	---	Width:	---
Type:	---	Width:	---
Buffer Trees Planted:	---	Sanitary Service Type:	Sewer

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:

Vivian Phung
PH: 404-421-2728

CERTIFICATE OF DEVELOPMENT PLANS APPROVAL: 2014

All requirements of the Gwinnett County Unified Development Ordinance (UDO) relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval of this site plan is hereby granted and all other development plans associated with this project shall be subject to all further provisions of said UDO.

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

Director
Department of Planning and Development

Date

WOODRUFF & ASSOCIATES
3301 Stewart Lake Road, Monroe, GA 30655
Phone 404-550-9218 / Fax 404-550-9219

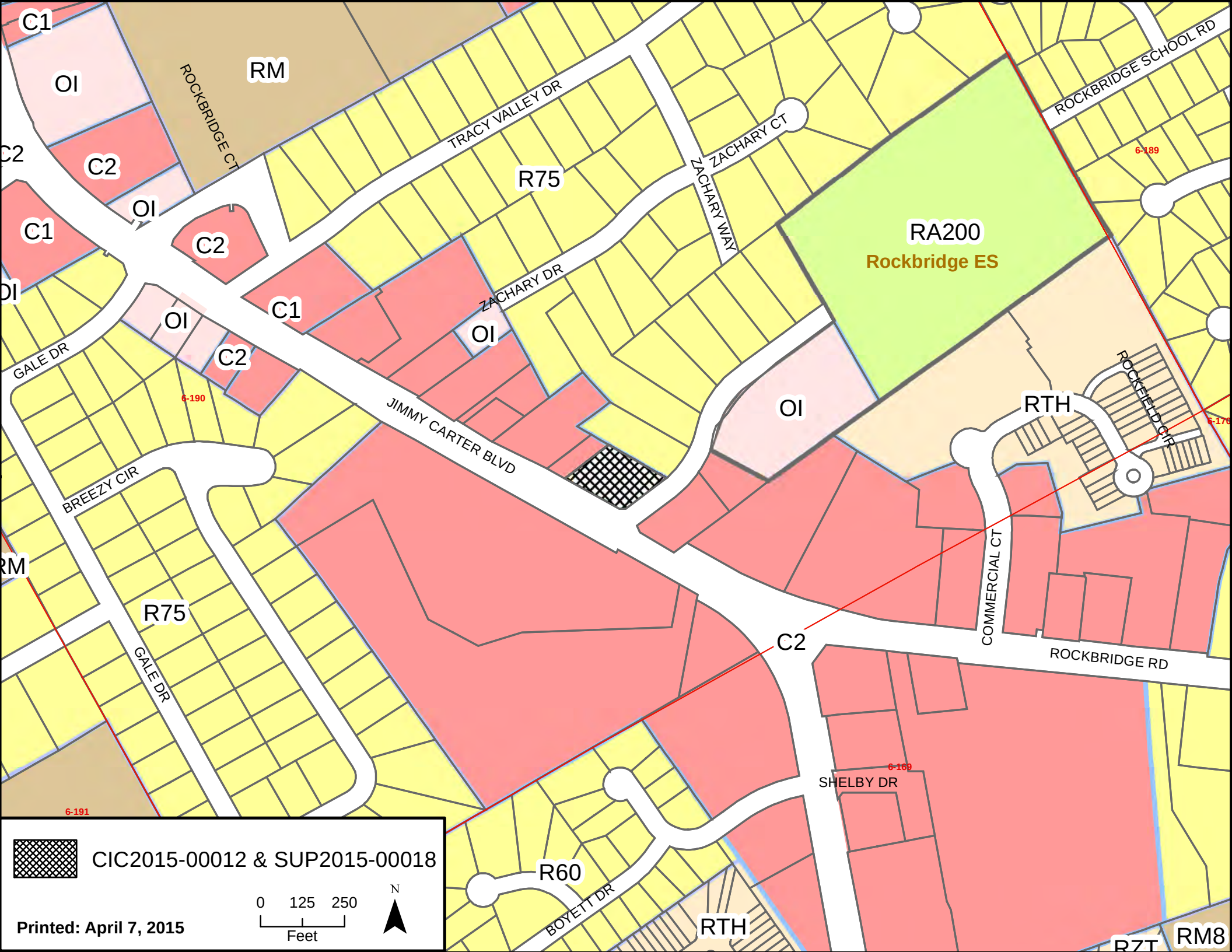
OVERALL SITE PLAN FOR
AUTO APPEARANCE PRO
5055 JIMMY CARTER BOULEVARD
Land Lot 190, 6th District, Gwinnett County, GA

GEORGIA REGISTERED No. PE36372 PROFESSIONAL ENGINEER AMANDA KATHLEEN WOODRUFF
LEVEL II CERT. #: 29524

SITE PLAN

January 20, 2015
Scale: 1"=20'
Job: 2015-VPD-01
Issue: B.0
Sheet 1 of 2

JIMMY CARTER BLVD
ROCKBRIDGE SCHOOL RD
CIC2015-00012 & SUP2015-00018
0 25 50
Feet
N
Printed: April 8, 2015


C1
OI
RM
ROCKBRIDGE CT
TRACY VALLEY DR
ROCKBRIDGE SCHOOL RD
C2
C2
OI
R75
ZACHARY CT
ZACHARY WAY
6-189
C1
C2
RA200
Rockbridge ES
OI
C1
ZACHARY DR
OI
OI
C2
GALE DR
6-190
JIMMY CARTER BLVD
OI
RTH
ROCKFIELD CIR
6-176
BREEZY CIR
RM
R75
GALE DR
C2
COMMERCIAL CT
ROCKBRIDGE RD
6-169
SHELBY DR
6-191
CIC2015-00012 & SUP2015-00018
R60
BOYETT DR
RTH
RZT
RM8
0 125 250
Feet
N
Printed: April 7, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS

CASE NUMBER	:**SUP2015-00014**
ZONING	:R-100
LOCATION	:3300 BLOCK OF LENORA CHURCH ROAD :3300 BLOCK OF ANDREA LEE COURT
MAP NUMBER	:R5003 001C
ACREAGE	:1.77 ACRES
SQUARE FEET	:1,438 SQUARE FEET
PROPOSED DEVELOPMENT	:FAMILY PERSONAL CARE HOME
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: INGRID SINGH
3316 LENORA CHURCH ROAD
SNELLVILLE, GA 30039

CONTACT: INGRID SINGH PHONE: 973.280.8121

OWNER: DWIGHT SINGH
3316 LENORA CHURCH ROAD
SNELLVILLE, GA 30039

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

Date: March 23, 2015

Re: Request of Special Use Permit for Personal Care Home in a Residential Home

Address: 3316 Lenora Church Road, Snellville, Georgia 30039

Property Owners: Ingrid & Dwight Singh

To Whom It May Concern

I am requesting a Special Use Permit so that I can facilitate a Personal Care Home in my primary residence located at the address above. If permitted, the home would house up to 4 residents with my husband and I residing on the property.

The home currently has 4 bedrooms, 2 bathrooms, kitchen, dining, living room and sunroom and sits on 1.7703 acres of land (LL3. 5th District, Tract A – 77,116.4 sq ft. PARC 20). The home is a one-story frame and approximately 1438 square feet. There is a 2-car carport and 2 additional parking spaces on the property. There is a storing shed and a detached garage on the property. No change in buffers is being requested.

There will be no changes to the exterior of the home. It will maintain its residential appearance. Please let me know if additional information is needed.

Thank you

Ingrid Singh
973-280-8121

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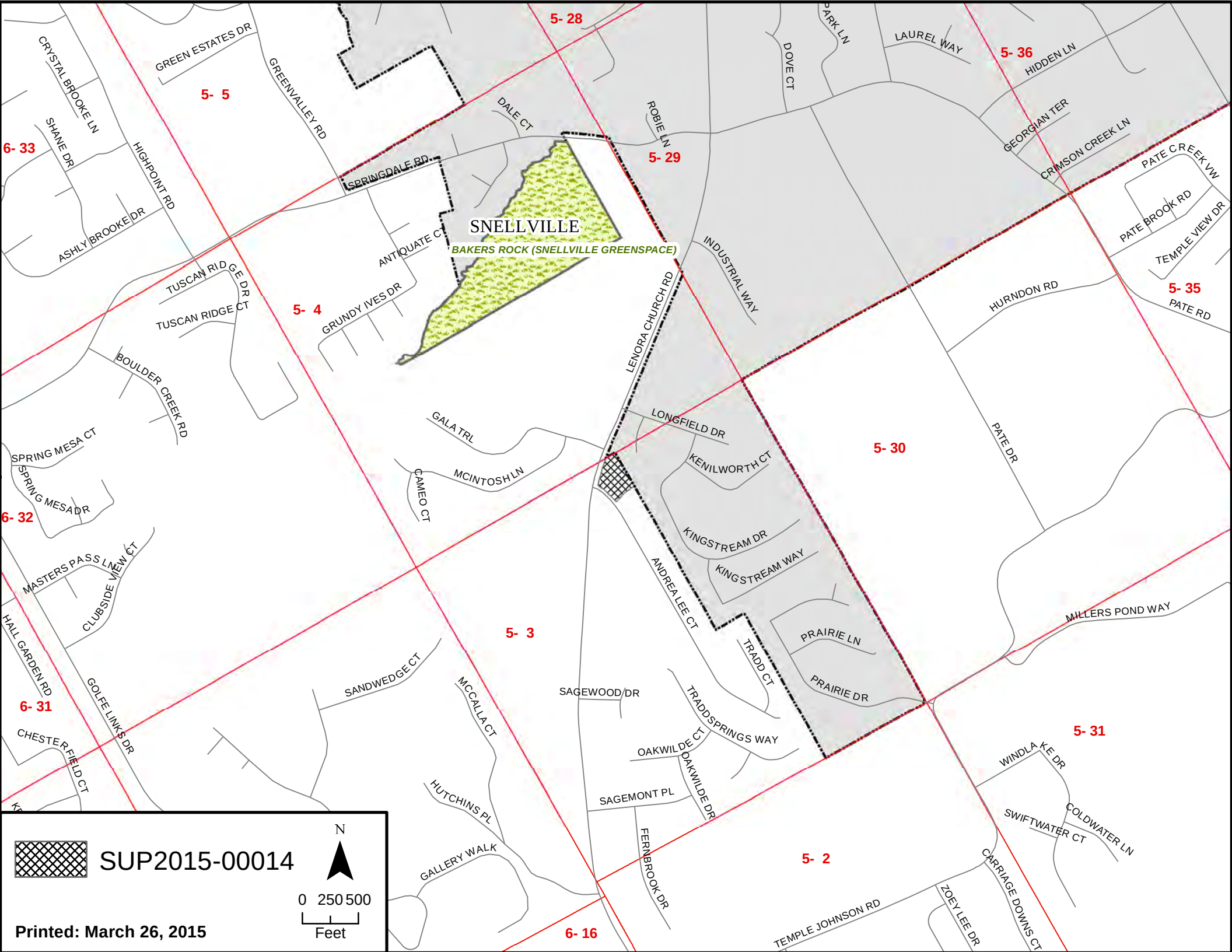
Planning & Development

SUP'15 014

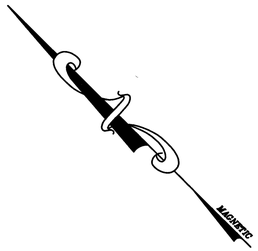

SNELLVILLE
BAKERS ROCK (SNELLVILLE GREENSPACE)
5- 28
5- 5
5- 29
5- 36
5- 4
5- 35
5- 30
5- 3
5- 31
5- 2
6- 33
6- 32
6- 31
6- 16
CRYSTAL BROOKE LN
GREEN ESTATES DR
GREENVALLEY RD
SHANE DR
HIGHPOINT RD
ASHLY BROOKE DR
SPRINGDALE RD
DALE CT
ROBIE LN
DOVE CT
PARK LN
LAUREL WAY
HIDDEN LN
GEORGIAN TER
CRIMSON CREEK LN
PATE CREEK VW
PATE BROOK RD
TEMPLE VIEW DR
PATE RD
ANTIQUATE CT
TUSCAN RIDGE DR
TUSCAN RIDGE CT
GRUNDY IVES DR
BOULDER CREEK RD
LENORA CHURCH RD
INDUSTRIAL WAY
HURNDON RD
GALA TRL
LONGFIELD DR
KENILWORTH CT
MCINTOSH LN
CAMEO CT
PATE DR
SPRING MESA CT
SPRING MESA DR
KINGSTREAM DR
KINGSTREAM WAY
ANDREA LEE CT
MASTERS PASS LN
CLUBSIDE VIEW CT
PRAIRIE LN
PRAIRIE DR
TRADD CT
MILLERS POND WAY
HALL GARDEN RD
GOLFE LINKS DR
SANDWEDGE CT
MCCALLA CT
SAGEWOOD DR
TRADDSPRINGS WAY
OAKWILDE CT
OAKWILDE DR
CHESTERFIELD CT
HUTCHINS PL
SAGEMONT PL
FERNBROOK DR
WINDLAKE DR
COLDWATER LN
SWIFTWATER CT
GALLERY WALK
TEMPLE JOHNSON RD
ZOEY LEE DR
CARRIAGE DOWNS CT
SUP2015-00014
N
0 250 500
Feet
Printed: March 26, 2015

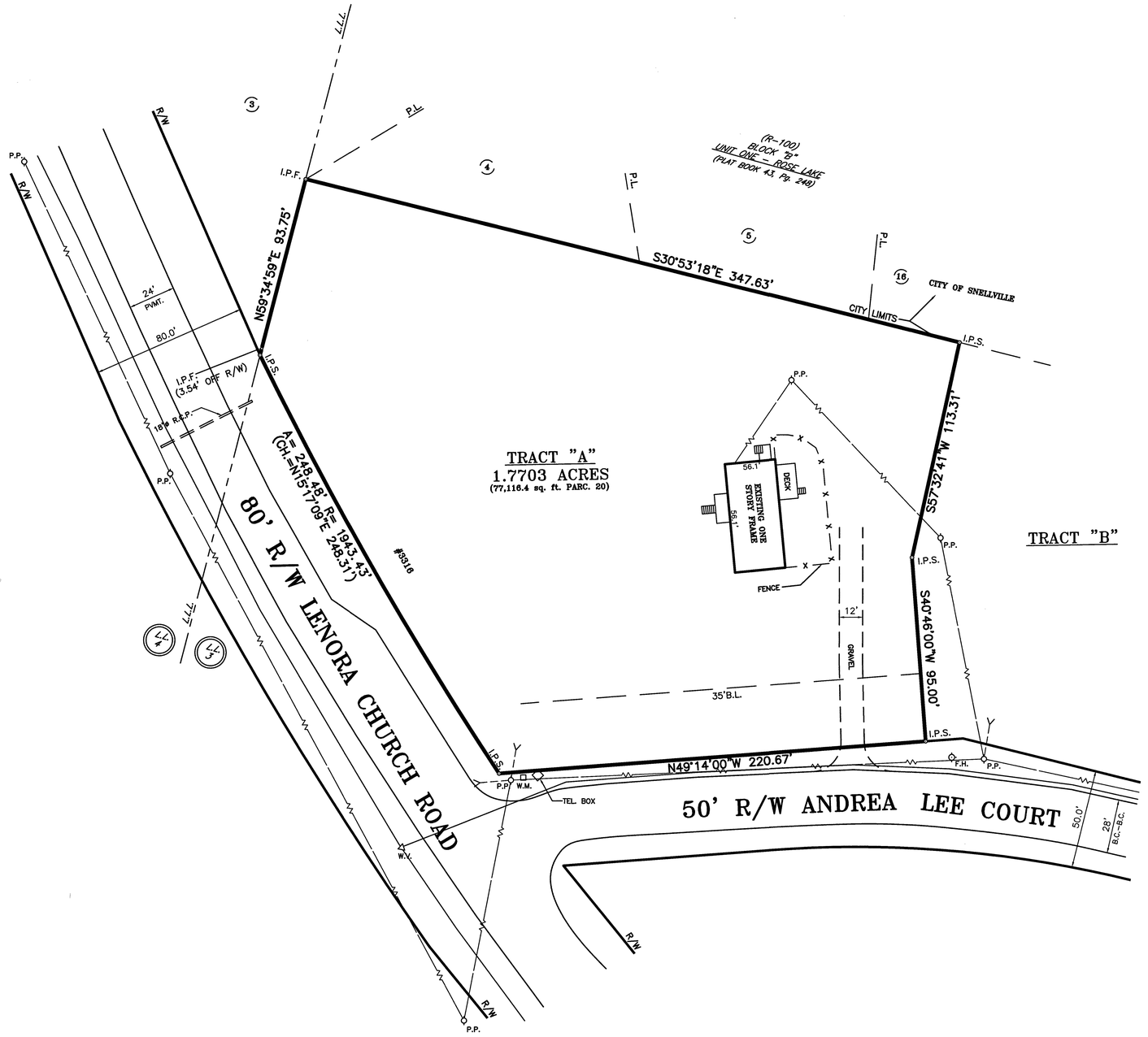
THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON JUNE 1, 2000 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 292,330 FEET AND AN ANGULAR ERROR OF 02.1" PER ANGLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 290,672 FEET TRACT I

EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON & A STEEL TAPE.

THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL No. 130322-0285C (DATED MAY 4, 1992)





GRAPHIC LEGEND

C.B. C.B. D.I. PIPE J.B. H.W.

TELE. M.H. F.H. WATER METER

S.S. M.H. UTIL. POLE WATER VALVE

LEGEND

I.P.F. = IRON PIN FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.

30 0 15 30 60 120

GRAPHIC SCALE

TRACT "A"-EXEMPTION PLAT FOR: M.D.H. BUILDERS; DATED 6-05-2000; RECORDED G-12-2000 IN PLAT BOOK 85, PAGE 70.

SURVEY FOR

JIMMY FRANKLIN

TOTAL AREA: 1.7703 ACRES

McNally & Patrick

1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044

PHONE:(770)963-8520 FAX:(770)963-3984

LAND SURVEYORS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

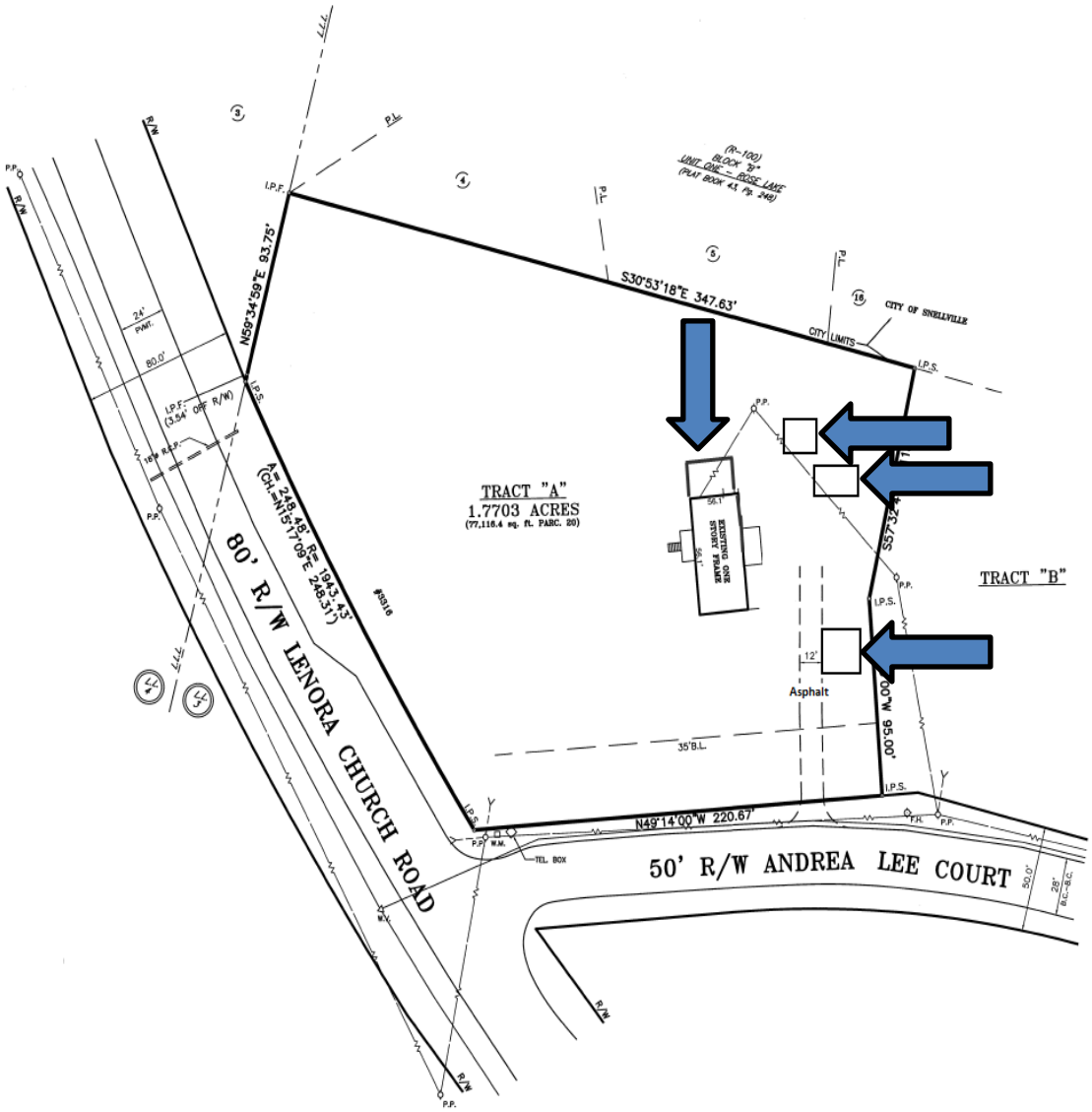
No.	REVISIONS	DATE

LAND LOT(S) 3 OF THE 5TH DISTRICT DATE: 8-17-2000

GWINNETT COUNTY, GEORGIA SCALE: 1"=30'

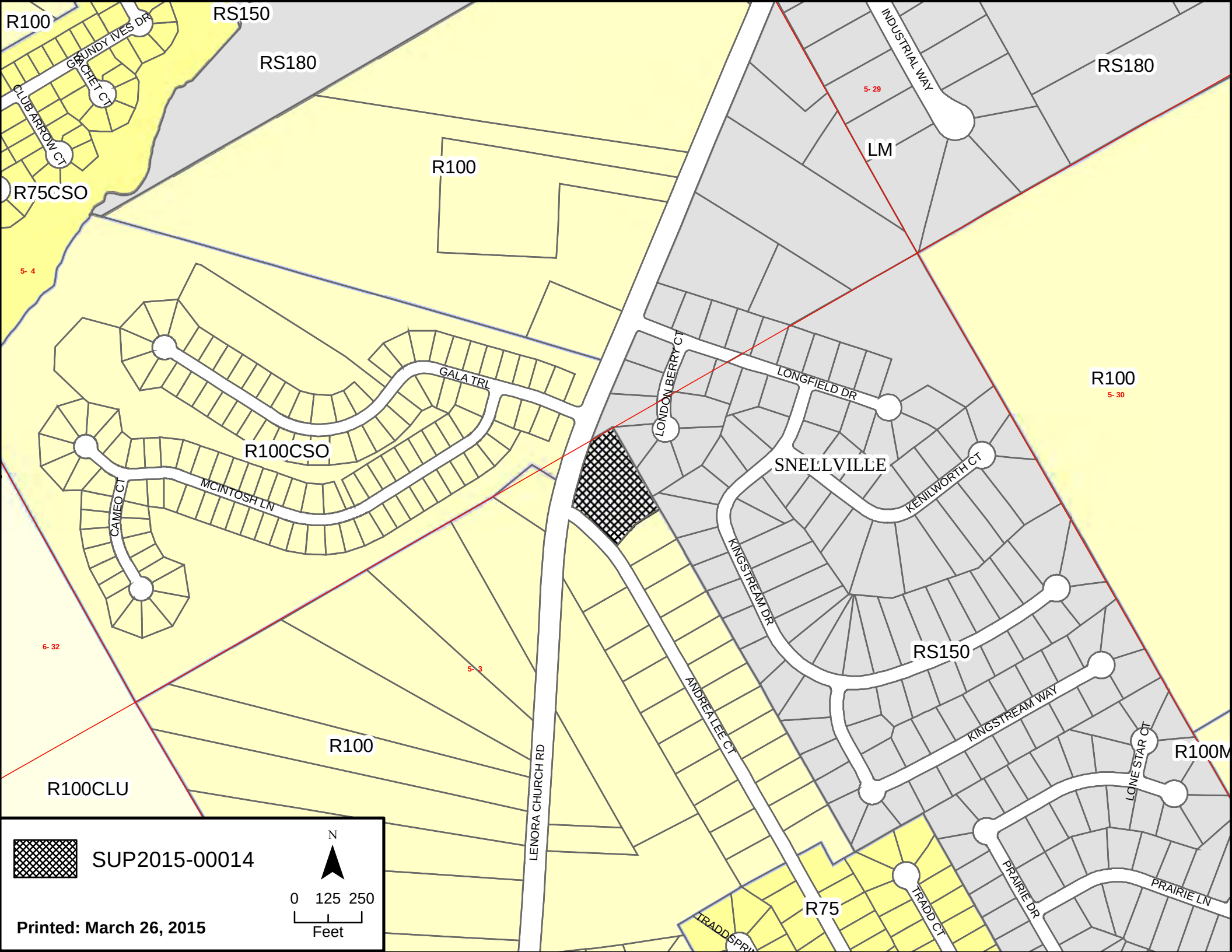
GEORGIA REGISTERED No. 2040 LAND SURVEYOR LLOYD C. McNALLY JR.

004190



TRACT "A"
1.7703 ACRES
(77,116.4 sq. ft. PARC. 20)
TRACT "B"
80' R/W LENORA CHURCH ROAD
50' R/W ANDREA LEE COURT
S30°53'18"E 347.63'
N59°34'59"E 93.75'
N49°14'00"W 220.67'
S57°32'4
CITY OF SNELLVILLE
CITY LIMITS
EXISTING ONE STORY FRAME
Asphalt
35'B.L.
TEL. BOX

LENORA CHURCH RD
ANDREA LEE CT
SNELLVILLE
SUP2015-00014
N
0 25 50
Feet
Printed: March 26, 2015


R100
RS150
RS180
GRUNDY IVES DR
CROCHET CT
CLUB ARROW CT
R75CSO
R100
5- 4
RS180
5- 29
INDUSTRIAL WAY
LM
R100
5- 30
LONDONBERRY CT
LONGFIELD DR
GALA TRL
R100CSO
MCINTOSH LN
CAMEO CT
SNELLVILLE
KENILWORTH CT
KINGSTREAM DR
RS150
KINGSTREAM WAY
LONE STAR CT
R100M
6- 32
5- 3
R100
ANDREA LEE CT
LENORA CHURCH RD
R100CLU
R75
TRADD CT
PRAIRIE DR
PRAIRIE LN
SUP2015-00014
N
0 125 250
Feet
Printed: March 26, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS

CASE NUMBER	:**SUP2015-00015**
ZONING	:R-100
LOCATION	:3200 BLOCK OF LEE ROAD
MAP NUMBER	:R4318 034
ACREAGE	:1.0 ACRE
SQUARE FEET	:2,806 SQUARE FEET
PROPOSED DEVELOPMENT	:FAMILY PERSONAL CARE HOME
COMMISSION DISTRICT	:(3) HUNTER

FUTURE DEVELOPMENT MAP:

APPLICANT: PAULINE R. HUNT
3020 FORBES TRAIL
SNELLVILLE, GA 30039

CONTACT: PAULINE HUNT PHONE: 770.982.9357

OWNER: PAULINE R. HUNT
3020 FORBES TRAIL
SNELLVILLE, GA 30039

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

March 26, 2015

SPECIAL USE PERMIT

GWINNETT COUNTY PLANNING DIVISION:

LETTER OF INTENT: - is to use this ranch style home as a Personal Care – Family

The Intent is to make available living quarters for older adults who are able to manage their lives on a daily base with some assistance from an assistant, offering daily meals and comfort in an environment suitable with private resting, bathing and sleeping areas. In addition to the private comforts community activities will be encouraged; such as parks church and other group involvement. This residential location sits on one (1) acre of land and the zoning classification is R-100 the dimensions of the structure are as follows: - 142'X302'X304' approx. The parking spaces on this one (1) lot location include a garage a two (2) car port and two (2) driveway access.

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MAR 3 1 2015

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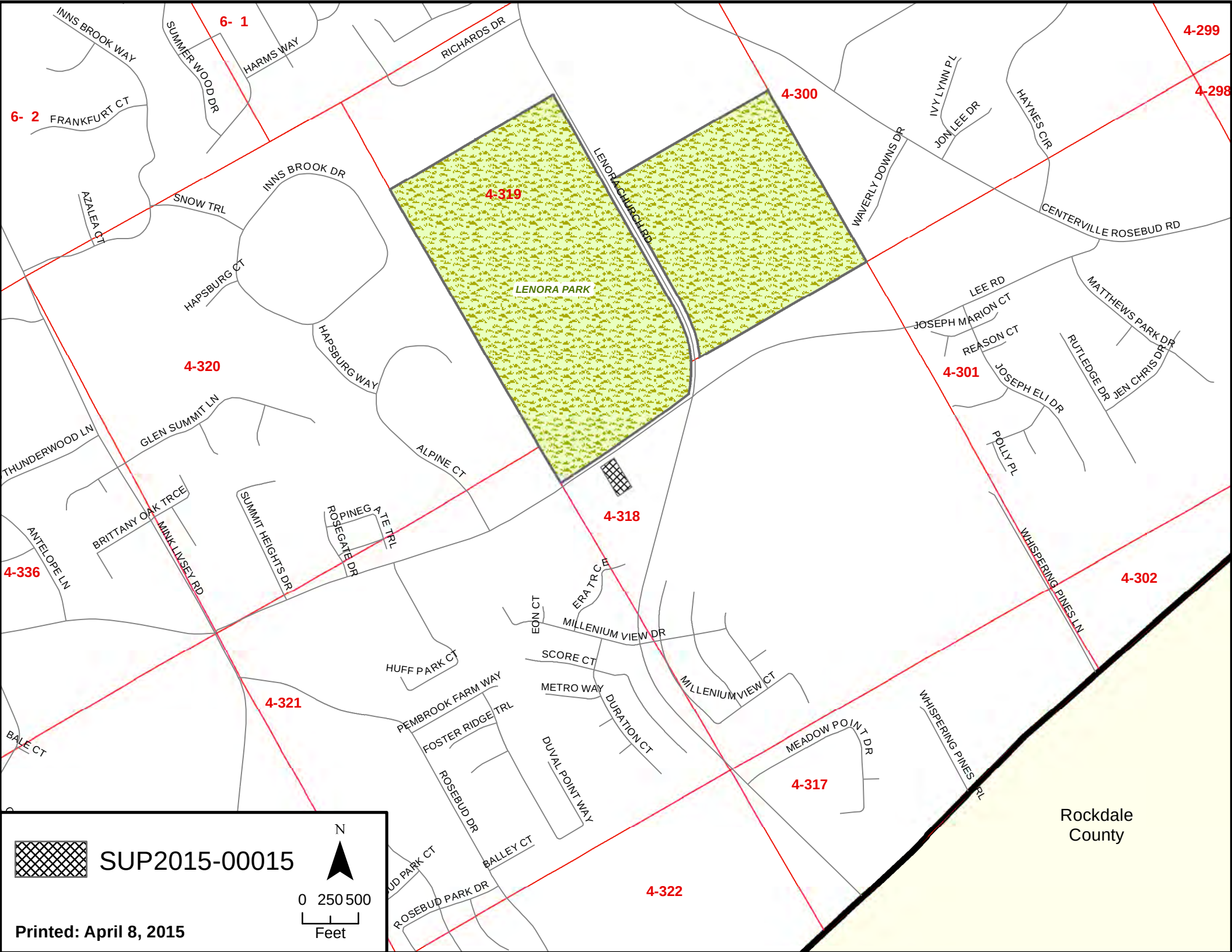
SUP '15 0 7 5


SUP2015-00015
N
0 250 500
Feet
Printed: April 8, 2015
Rockdale County
LENORA PARK
LENORA CHURCH RD
INNS BROOK WAY
SUMMER WOOD DR
HARMS WAY
RICHARDS DR
FRANKFURT CT
INNS BROOK DR
SNOW TRL
AZALEA CT
HAPSBURG CT
HAPSBURG WAY
ALPINE CT
GLEN SUMMIT LN
THUNDERWOOD LN
BRITTANY OAK TRCE
MINK LIVSEY RD
SUMMIT HEIGHTS DR
ROSEGATE DR
PINEGATE TRL
ANTELOPE LN
BALE CT
HUFF PARK CT
PEMBROOK FARM WAY
FOSTER RIDGE TRL
ROSEBUD DR
DUVAL POINT WAY
BALLEY CT
ROSEBUD PARK DR
METRO WAY
DURATION CT
SCORE CT
EON CT
ERA TR CT
MILLENIUM VIEW DR
MILLENIUM VIEW CT
MEADOW POINT DR
WHISPERING PINES CIRL
WHISPERING PINES LN
WAVERLY DOWNS DR
IVY LYNN PL
JON LEE DR
HAYNES CIR
CENTERVILLE ROSEBUD RD
LEE RD
JOSEPH MARION CT
REASON CT
JOSEPH ELI DR
POLLY PL
RUTLEDGE DR
JEN CHRIS DR
MATTHEWS PARK DR
6- 1
6- 2
4-298
4-299
4-300
4-301
4-302
4-317
4-318
4-319
4-320
4-321
4-322
4-336

LEGEND

I.P.F.	-IRON PIN FOUND	C.B.	-CATCH BASIN
I.P.S.	-IRON PIN SET	SNCB	-SINGLE WING CATCH BASIN
M.F.	-MITER FOUND	DWCB	-DOUBLE WING CATCH BASIN
O.T.	-OPEN TOP	J.B.	-JUNCTION BOX
C.T.	-CRIMPED TOP	D.I.	-DROP INLET
R/W	-R/WAY	C.I.	-CURB INLET
R/W	-RIGHT-OF-WAY	Y.I.	-YARD INLET
P.L.	-PROPERTY LINE	H.W.	-HEAD WALL
C.L.	-CENTER LINE	C.M.P.	-CORRUGATED METAL PIPE
B.L.	-BUILDING LINE	R.C.P.	-REINFORCED CONCRETE PIPE
L.L.	-LAND LOT	D.I.P.	-DUCTILE IRON PIPE
L.L.L.	-LAND LOT LINE	D.E.	-DRAINAGE EASEMENT
W	-WATER LINE	SSMH	-SANITARY SEWER MANHOLE
S	-SEWER LINE	S.S.E.	-SANITARY SEWER EASEMENT
G	-GAS LINE	U.P.	-UTILITY POLE
F	-FENCE LINE	W.V.	-WATER VALVE
OHP	-POWER LINE	W.M.	-WATER METER
OHP	-OVERHEAD LINES	G.V.	-GAS VALVE
P.P.	-POWER POLE	G.M.	-GAS METER
U.P.	-UTILITY POLE	N/F	-NOW OR FORMERLY
G.A.	-GUY ANCHOR	D.B.	-DEED BOOK
ARC	-ARC	P.B.	-PLAT BOOK
CH.	-CHORD	PG.	-PAGE
RAD.	-RADIUS	C.M.F.	-CONCRETE MONUMENT FOUND
TAN.	-TANGENT	U/G	-UNDERGROUND POWER LINE
UGT	-UNDERGROUND TELECOMMUNICATIONS LINE		
HDPE	-HIGH DENSITY POLYETHYLENE PIPE		
TSCB	-TRAFFIC SIGNAL CONTROL BOX		
OCS	-OUTLET CONTROL STRUCTURE		
ICV	-IRRIGATION CONTROL VALVE		
SCS	-SAFETY END SECTION		

P.O.B. -POINT OF BEGINNING
P.O.C. -POINT OF COMMENCEMENT
IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.

NOTE: THE PROPERTY SHOWN HEREON IS NOT IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13135C0152F, DATED SEPTEMBER 29, 2006.

REFERENCE BEARING PER D. B. 24402, PG. 247

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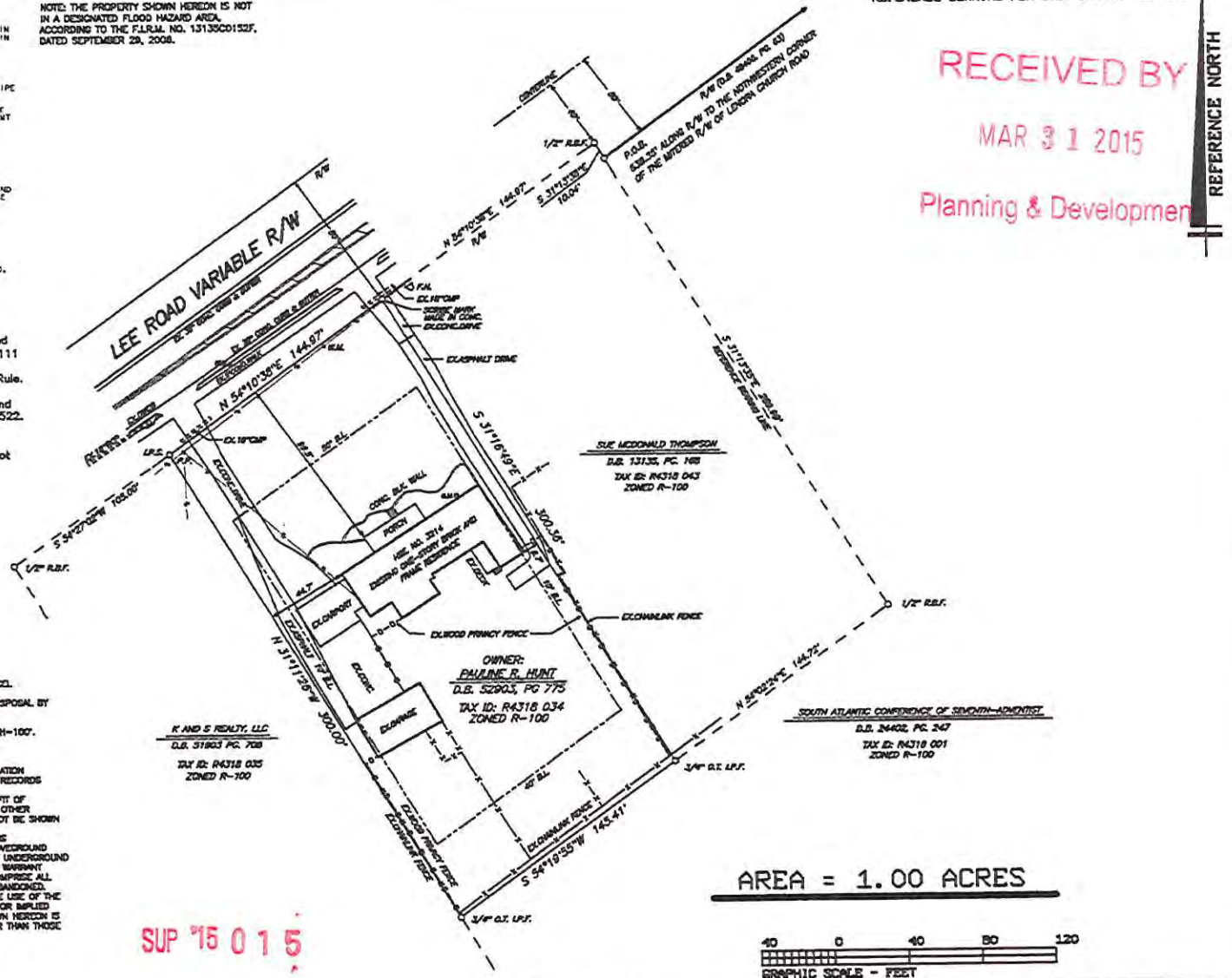
MAR 3 1 2015
Planning & Development

REFERENCE NORTH



AREA = 1.00 ACRES

40 0 40 80 120
GRAPHIC SCALE - FEET

CLOSURE NOTES:

1. The field data upon which this plat is based has a closure precision of one foot in 28,111 feet and an angular error of 7" per angle point, and was adjusted by the Compass Rule.
2. The equipment used to obtain the linear and angular measurements was a NIKON NPL-522.
3. This plat has been calculated for closure and is found to be accurate within one foot in 235,186 feet.

GENERAL NOTES

1. THIS TRACT IS DESIGNATED GWINNETT COUNTY TAX PARCEL R4318 034 AND IS ZONED R-100.
2. WATER PROVIDED BY GWINNETT COUNTY AND SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM.
3. BUILDING SETBACKS: FRONT-50', SIDE-10', REAR-40'.
4. MINIMUM LOT AREA-20,000 SQ. FT. MINIMUM LOT WIDTH-100'.
5. OWNER: PAULINE R. HUNT
   3020 FORBES TRAIL
   SNELLVILLE, GA 30039
6. ADJOINING PROPERTY OWNER NAMES AND TITLE INFORMATION OBTAINED FROM TAX ASSESSOR AND CLERK OF COURT RECORDS AT THE TIME OF COMMENCEMENT OF THIS SURVEY.
7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
8. ALL UNDERGROUND UTILITY LOCATION SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE LOCATION OF ABOVEGROUND APPURTENANCES, FLAGS AND PAINT MARKS PLACED BY UNDERGROUND UTILITY LOCATION SERVICES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

SUP '15 0 1 5

NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING GWINNETT COUNTY TAX PARCEL R4318 034, AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(D).

MARK B. LINCOLN GA. L.S. NO. 2625 DATE

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

BY: _____ DATE: _____
MARK B. LINCOLN GA. L.S. NO.2625

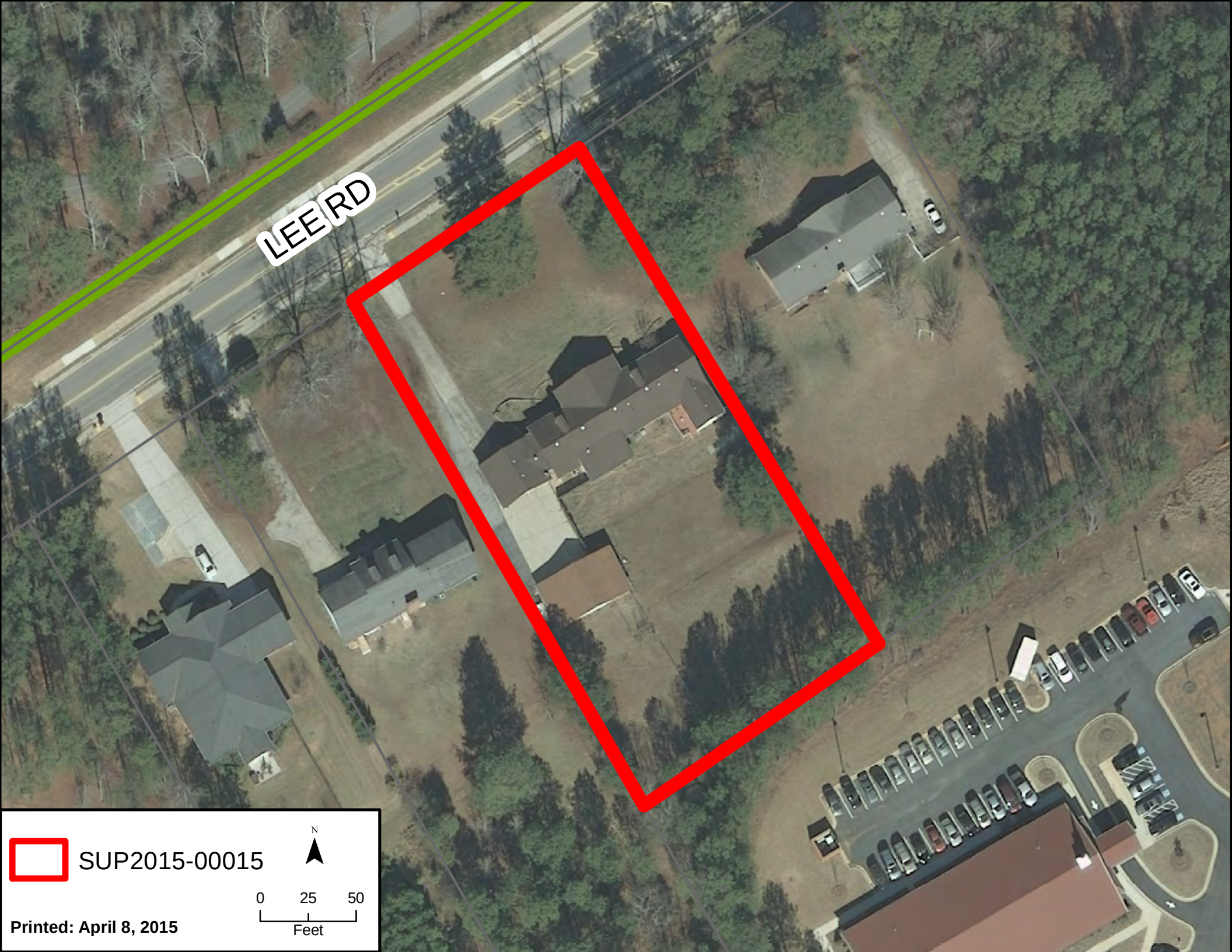
BOUNDARY SURVEY FOR

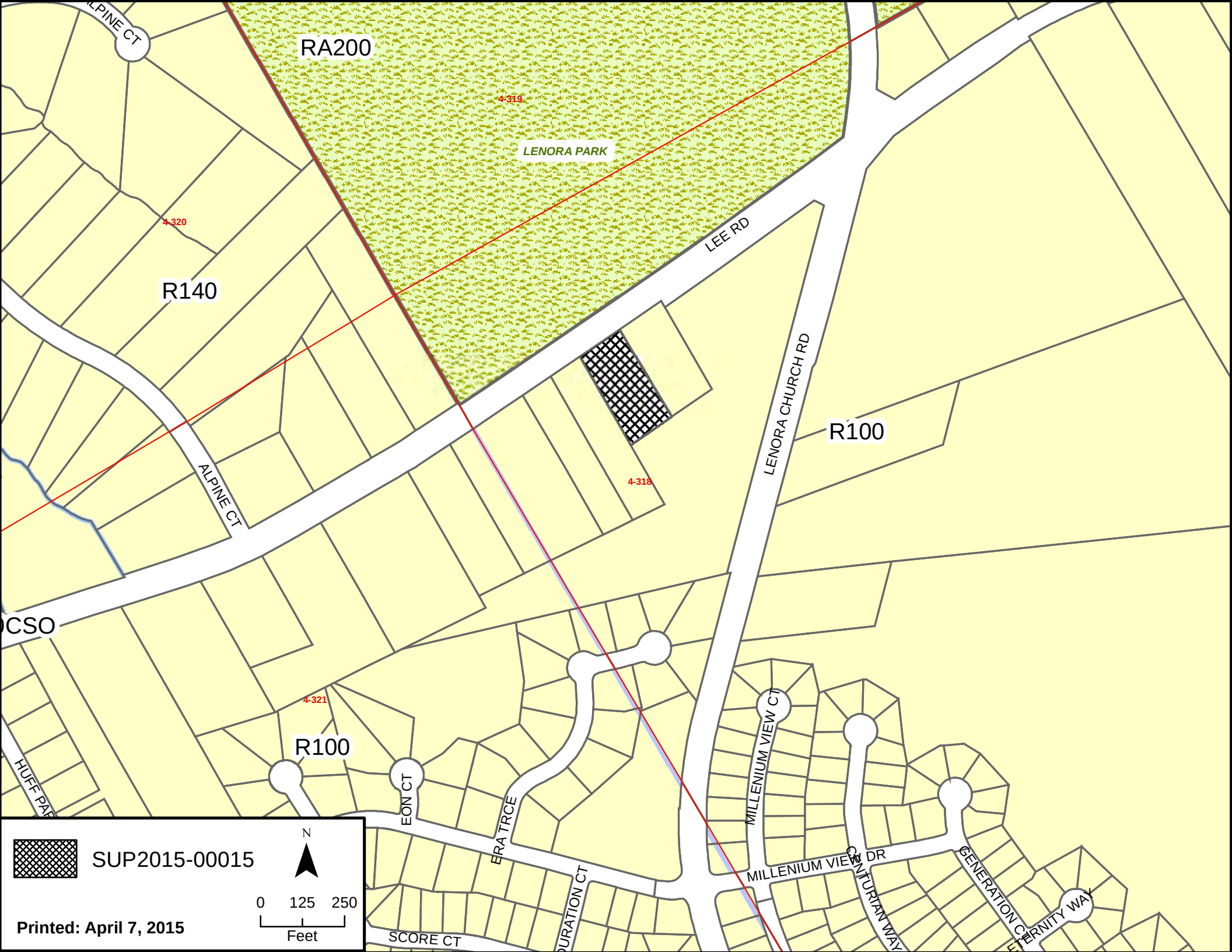
PAULINE R. HUNT

LAND LOT(S) 318 4th DISTRICT
GWINNETT COUNTY, GEORGIA
LOT: BLOCK: S/D:
UNIT: PHASE: SCALE: 1"=40'
DATE(S) OF FIELD SURVEY: 3/23/15
DATE OF PLAT PREPARATION: 3/25/15 JOB:1522

LINCOLN SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF000773
4290 UNION SPRINGS ROAD
STOCKBRIDGE, GA 30281
770-922-1753

GEORGIA REGISTERED NO. 2625 PROFESSIONAL LAND SURVEYOR MARK B. LINCOLN


LEE RD
SUP2015-00015
N
0
25
50
Feet
Printed: April 8, 2015


RA200
4-319
LENORA PARK
4-320
R140
LEE RD
LENORA CHURCH RD
R100
4-318
ALPINE CT
CSO
4-321
R100
HUFF PA
EON CT
ERA TRCE
MILLENIUM VIEW CT
MILLENIUM VIEW DR
CENTURIAN WAY
GENERATION CT
ETERNITY WAY
SCORE CT
URATION CT
SUP2015-00015
N
0 125 250
Feet
Printed: April 7, 2015

GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SPECIAL USE PERMIT ANALYSIS

CASE NUMBER	:**SUP2015-00016**
ZONING	:C-2
LOCATION	:200 BLOCK OF SHANNON WAY
MAP NUMBER	:R5017 294
ACREAGE	:1.0 ACRE
PROPOSED DEVELOPMENT	:AUTOMOBILE SERVICE AND BODY SHOP
COMMISSION DISTRICT	:(4) HEARD

FUTURE DEVELOPMENT MAP:

APPLICANT: DORRIS BROWN HARTLEY
C/O MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: DORRIS BROWN HARTLEY
203 KENDALL CREEK DRIVE
JEFFERSON, GA 30549

DEPARTMENT RECOMMENDATION:

PROJECT DATA:
ZONING HISTORY:
GROUNDWATER RECHARGE AREA:
WETLANDS INVENTORY:
OPEN SPACE AND GREENWAY MATER PLAN:
DEVELOPMENT REVIEW SECTION COMMENTS:
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:
GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:
BUILDING CONSTRUCTION SECTION COMMENTS:
GWINNETT COUNTY FIRE SERVICES COMMENTS:
DEPARTMENT ANALYSIS:

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Dorris Brown Hartley, requests a special use permit for her property located at 270 ~~XX~~ Shannon Way to allow automotive repair, body work and tire sales. The Hartley family built the buildings in 1985 for "Ken's Automotive-Marine" sales and service and the C-2 zoning at that time allowed the uses being requested. Since Ken's moved out several years ago there have been several different auto and marine businesses in the 2 buildings and there is still an auto paint booth located in the rear building. The owner has 2 new tenants that want to lease the buildings and because of the time frame that they have been vacant they are not grandfathered any longer and allowed to have the same uses without approval of the requested SUP.

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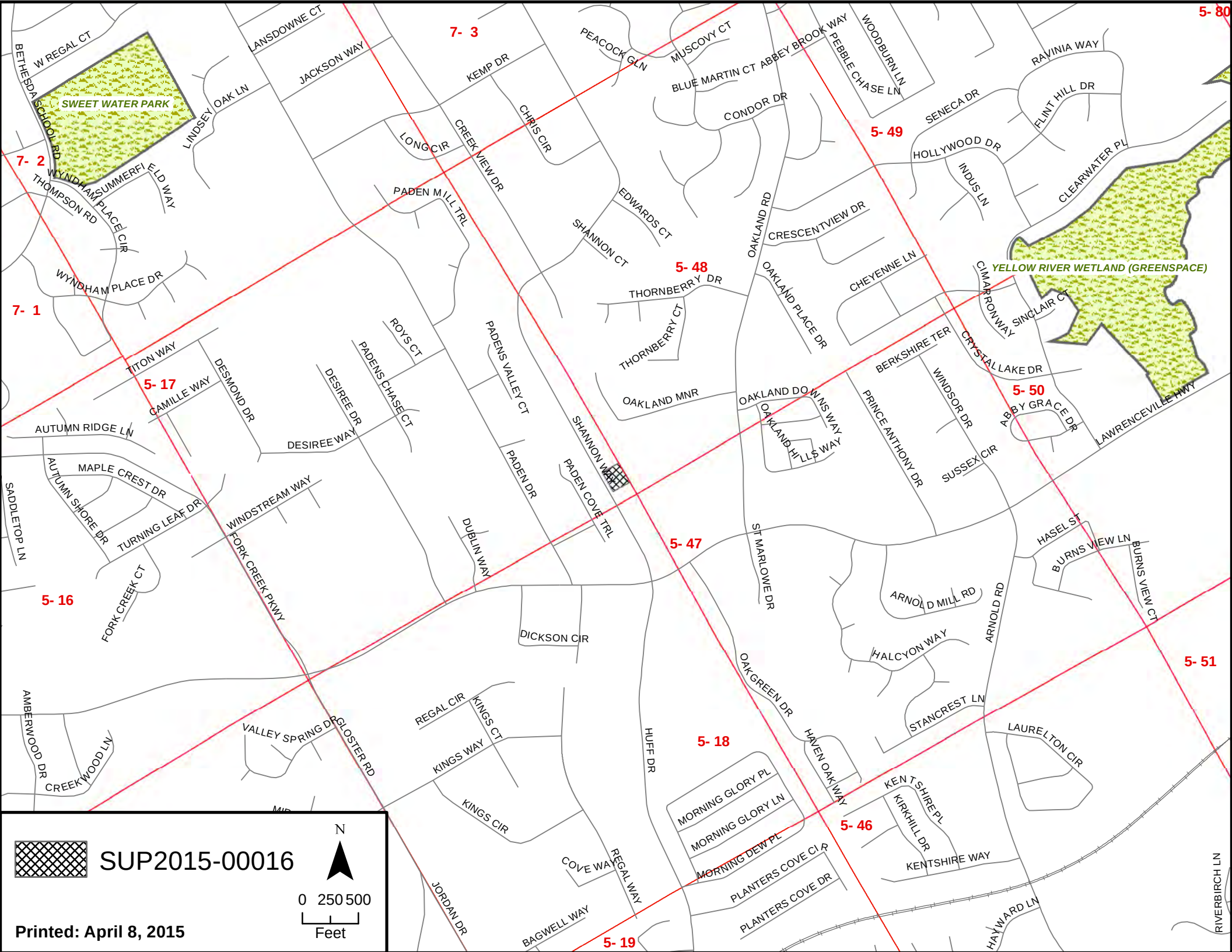
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Printed: April 8, 2015
SWEET WATER PARK
YELLOW RIVER WETLAND (GREENSPACE)
7- 1
7- 2
7- 3
5- 16
5- 17
5- 18
5- 19
5- 46
5- 47
5- 48
5- 49
5- 50
5- 51
5- 80
W REGAL CT
BETHESDA SCHOOL RD
LANSDOWNE CT
JACKSON WAY
KEMP DR
PEACOCK GLN
MUSCOVY CT
BLUE MARTIN CT
ABBEY BROOK WAY
PEBBLE CHASE LN
WOODBURN LN
RAVINIA WAY
FLINT HILL DR
SENECA DR
CONDOR DR
HOLLYWOOD DR
INDUS LN
CLEARWATER PL
LINDSEY OAK LN
LONG CIR
CREEK VIEW DR
CHRIS CIR
WYNDHAM SUMMERFIELD WAY
THOMPSON RD
WYNDHAM PLACE CIR
WYNDHAM PLACE DR
PADEN MILL TRL
EDWARDS CT
SHANNON CT
OAKLAND RD
CRESCENTVIEW DR
CHEYENNE LN
CIMARRON WAY
SINCLAIR CT
THORNBERRY DR
THORNBERRY CT
OAKLAND PLACE DR
OAKLAND MNR
OAKLAND DOWNS WAY
OAKLAND HILLS WAY
BERKSHIRE TER
CRYSTAL LAKE DR
WINDSOR DR
PRINCE ANTHONY DR
SUSSEX CIR
ABBY GRACE DR
LAWRENCEVILLE HWY
TITON WAY
CAMILLE WAY
DESMOND DR
DESIREE DR
PADENS CHASE CT
ROYS CT
PADENS VALLEY CT
DESIREE WAY
AUTUMN RIDGE LN
MAPLE CREST DR
AUTUMN SHORE DR
TURNING LEAF DR
SADDLETOP LN
WINDSTREAM WAY
FORK CREEK PKWY
FORK CREEK CT
PADEN DR
PADEN COVE TRL
SHANNON WAY
DUBLIN WAY
ST MARLOWE DR
HASEL ST
BURNS VIEW LN
BURNS VIEW CT
ARNOLD MILL RD
ARNOLD RD
HALCYON WAY
STANCREST LN
LAURELTON CIR
OAKGREEN DR
HAVEN OAK WAY
DICKSON CIR
AMBERWOOD DR
CREEKWOOD LN
VALLEY SPRING DR
GLOSTER RD
REGAL CIR
KINGS CT
KINGS WAY
KINGS CIR
HUFF DR
MORNING GLORY PL
MORNING GLORY LN
MORNING DEW PL
PLANTERS COVE CIR
PLANTERS COVE DR
COVE WAY
REGAL WAY
BAGWELL WAY
JORDAN DR
KENTSHIRE PL
KIRKHILL DR
KENTSHIRE WAY
HAYWARD LN
RIVERBIRCH LN

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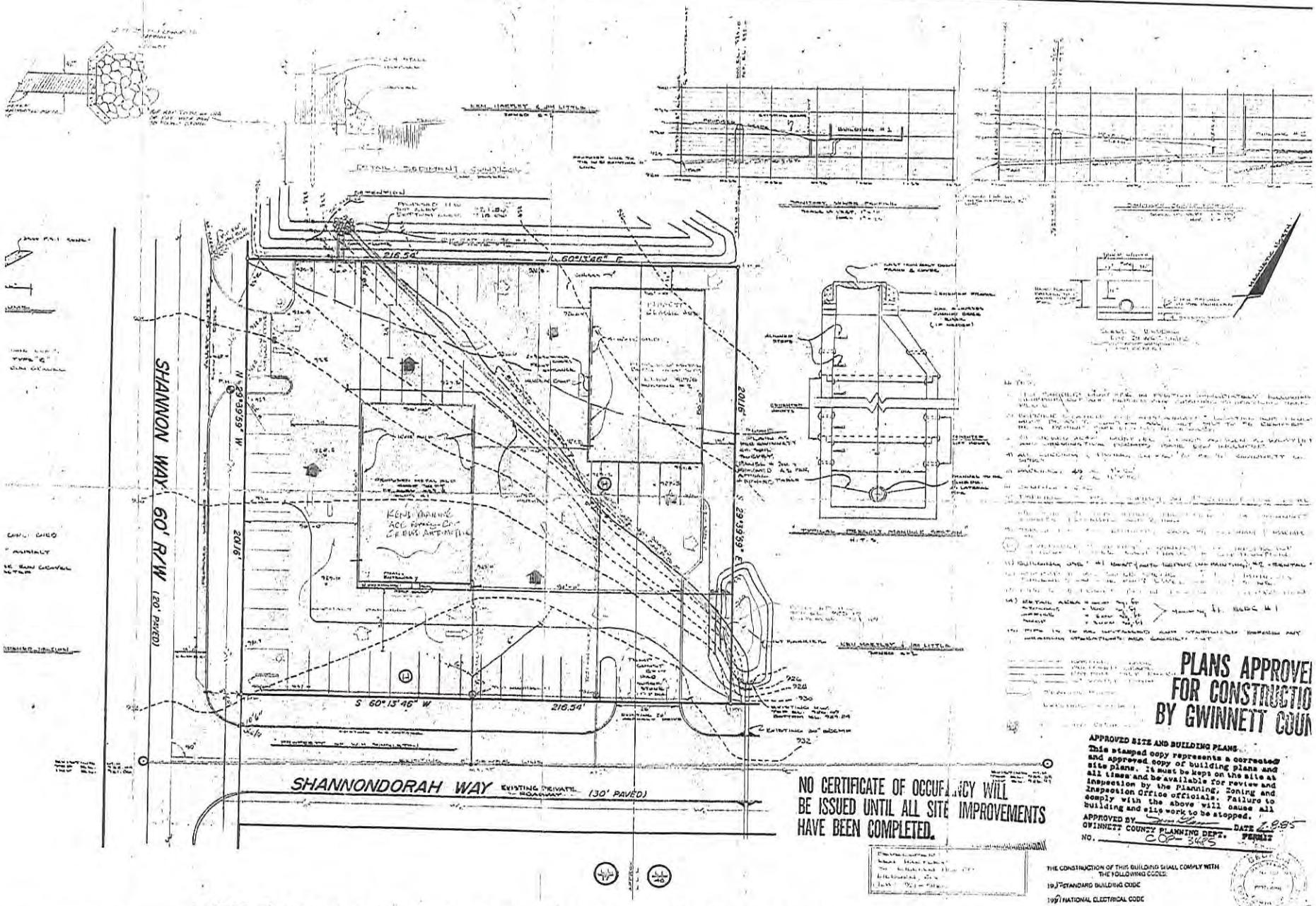

LAND LOT 17 & 48 of the 5th DISTRICT - GWINNETT COUNTY, GEORGIA

drawn BILL GRESHAM	GRESHAM & MARMELSTEIN CONSULTING ENGINEERS AND SURVEYORS NORCROSS (404) 447-5165 GEORGIA	sheet title SITE PLAN 1.00 ACRES	job name KEN'S AUTOMOTIVE - MARINE	job no. 8410131	dwg. no. SP-
checked S. P. C.				scale 1" = 20'	rev. no.
appr.					date 10-29-

SHANNON WAY
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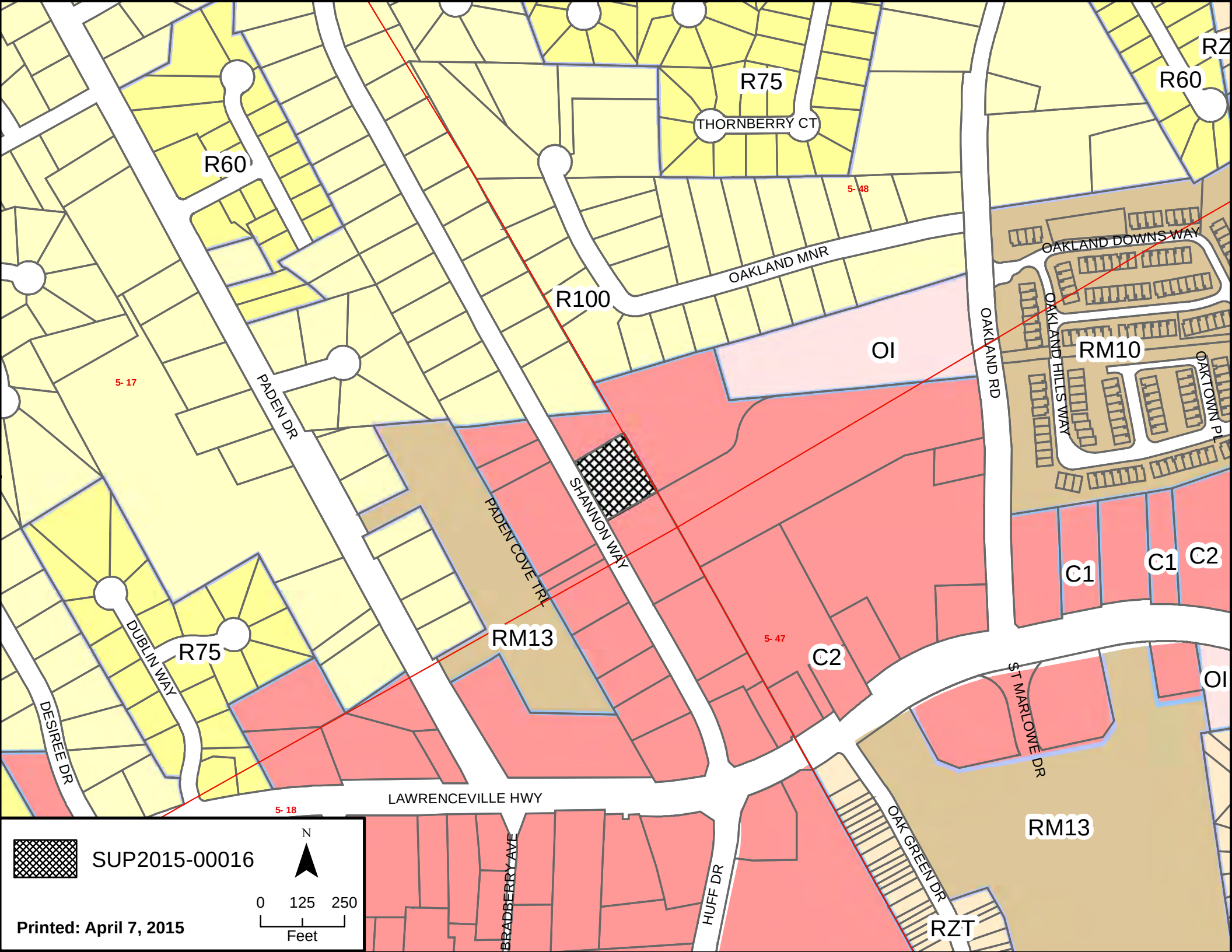
R75
THORNBERRY CT
R60
R60
RZ
5- 48
OAKLAND MNR
OAKLAND DOWNS WAY
R100
OI
OAKLAND RD
OAKLAND HILLS WAY
RM10
OAKTOWN PL
5- 17
PADEN DR
PADEN COVE TRL
SHANNON WAY
C1
C1
C2
RM13
5- 47
C2
ST MARLOWE DR
OI
R75
DUBLIN WAY
DESIREE DR
LAWRENCEVILLE HWY
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RM13
BRADBERRY AVE
HUFF DR
OAK GREEN DR
RZT
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