



**GWINNETT COUNTY
BOARD OF CONSTRUCTION ADJUSTMENTS & APPEALS HEARING**

Gwinnett Justice & Administration Center Auditorium

75 Langley Drive, Lawrenceville, GA 30046

Wednesday, February 9, 2022

3:00 PM

As set forth in the Americans with Disabilities Act of 1992, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. The Human Relations Coordinator, 75 Langley Drive, Lawrenceville, GA 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. Gwinnett County Government will assist citizens with special needs given proper notice (seven (7) working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of Gwinnett County Government should be directed to the Human Relations Coordinator, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8165.

I. CALL TO ORDER

II. DETERMINATION OF A QUORUM - FIVE (5) MEMBERS PRESENT

III. ELECTIONS

IV. ADOPTION OF THE AGENDA

V. OLD BUSINESS

VI. NEW BUSINESS

A. Madison Trails Stream Buffer Variance (SBV) – SBV2022-00002

**Conrad Quinones
PLANNERS AND ENGINEERS COLLABORATIVE
350 Research Court, Suite 200
Peachtree Corners, GA 30092**

SBV2022-00002

**PROJECT: MADISON TRAILS SBV
2985 Sugarloaf Parkway, Lawrenceville, GA 30045**

The applicant is requesting a variance from the Unified Development Ordinance Section 500 titled Riparian Buffers, to install an appropriate fire turnaround access for Building 5 of the development located at 2985 Sugarloaf Parkway. The variance includes 1,668-sf of grading within the 50-ft Gwinnett County undisturbed buffer, and 1,686-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback; for a total disturbed area of 3,354-sf. The applicant states onsite mitigation is not feasible; therefore, requests to recompense with an In-Lieu fee of \$6,405 based on stream water quality values. Approval of any related projects is contingent upon granting of the variance and recompense paid in full.

VII. MINUTES FROM THE Wednesday, August 11, 2021 MEETING. (SBV2021-00005)

Project: 1930 Satellite Blvd Parking Lot Encroachment

Action: Approved, Motion: Dana Flowers, Second: Louis T. Camerio, Jr

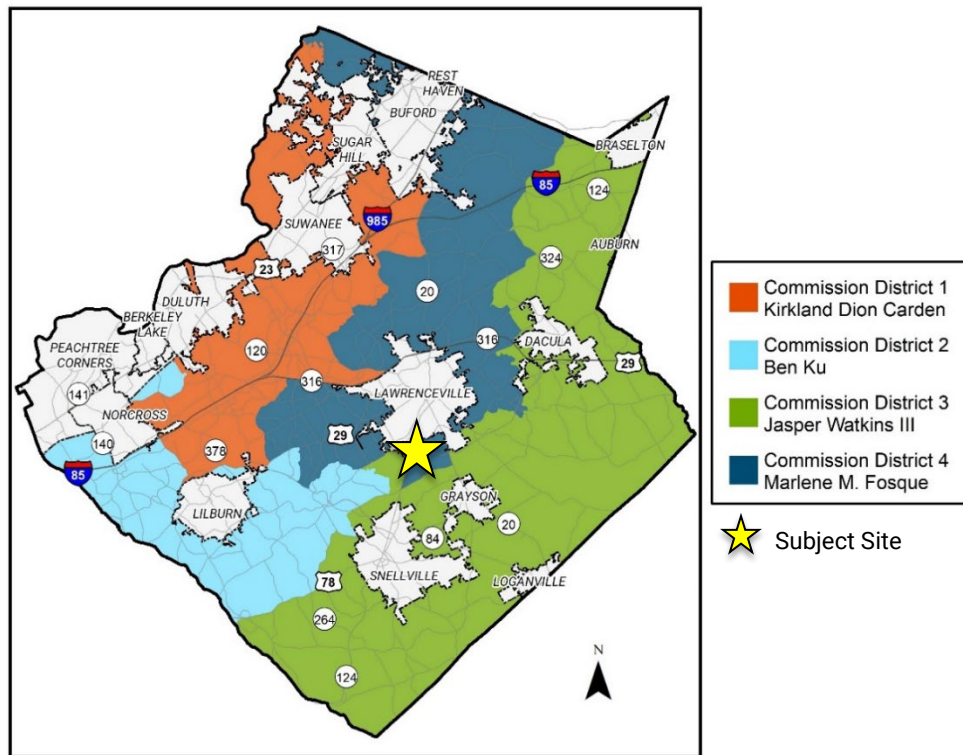
Vote: (5-0); Ronald Bolden, Louis T. Camerio, Jr., Michael Clifford, Dana Flowers, Roger Lingerfelt

VIII. OTHER BUSINESS

IX. ADJOURNMENT

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SBV2022-00002
Address: 2985 Sugarloaf Parkway
Map Number: R5108 002
Site Area: 20.177 acres
Proposed Development: Multifamily development
Request: Encroachment into the County stream buffers to accommodate a fire access turnaround drive for Building 5



Location Map

| | | | |
|-------------------|---|-----------------------|---|
| Applicant: | Planners and Engineer Collaborative 350 Research Court, Ste 200 Peachtree Corners, GA 30092 | Owner: | Madison Capital Group, LLC 6805 Morrison Blvd., Ste 250 Lilburn, GA 30047 |
| Contact: | Conrad Quinones | Contact Phone: | 770.880.0210 |

Existing Site Condition

The subject site is a 20.177-acre lot along the frontage of State Route 124 (a.k.a. Scenic Highway) and Old Snellville Highway. This property was originally three separate parcels which have been combined. The variance request is to construct a fire access turnaround which encroaches into the Gwinnett County 75-ft no impervious setback and the 50-ft Gwinnett County undisturbed stream buffer.

Project Summary

The applicant is requesting a variance to allow for encroachment into the Gwinnett County 75-ft no impervious setback and the 50-ft Gwinnett County undisturbed stream buffer to accommodate a fire access turnaround drive for Building 5:

- 1,668-sf of grading within the 50-ft Gwinnett County undisturbed buffer
- 1,686-sf of impervious area encroaching into the Gwinnett County 75-ft no impervious setback

Variance Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

Exhibits:

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan

Exhibit A: Application

[attached]



STREAM BUFFER VARIANCE APPLICATION

Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

| <u>Applicant Information</u> | <u>Property Owner Information</u> |
|--|---|
| Name: <u>Planners and Engineers Collaborative</u> | Name: <u>Madison Capital Group, LLC</u> |
| Address: <u>350 Research Ct, Suite 200</u> | Address: <u>6805 Morrison Blvd. Ste 250</u> |
| <u>Peachtree Corners, Ga 30092</u> | |
| City: <u>Peachtree Corners</u> | City: <u>Charlotte</u> |
| State: <u>GA</u> Zip: <u>30092</u> | State: <u>NC</u> Zip: <u>28211</u> |
| Phone: <u>678-684-6285</u> | Phone: <u>704-998-8646</u> |
| Contact Person's Name: <u>Conrad Quinones</u> Phone: <u>770-880-0210</u> | |
| Email: <u>cquinones@pec.plus</u> | |
| Applicant is the (please check or circle one of the following): | |
| <input type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input type="checkbox"/> Developer's/Property Owner's Agent | |

Address of Property: 2985 SUGARLOAF PKWY LAWRENCEVILLE, GA 30045

Subdivision or Project Name: Madison Trails Lot/Block: _____

District, Land Lot, & Parcel (MRN): District 5, Land Lot - 108, Parcel - 5108 002

Development Type: Multifamily development - 8 apartment buildings

Variance Requested: Request for encroachment into the 75' Impervious buffer and 50' undisturbed buffer to install appropriate fire turnaround access for Building 5.

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



[Signature] _____
Signature of Applicant Date 1/7/22

Notary Seal
Lance Ravenscraft / VP Civil Dept
Typed or Printed Name & Title

[Signature] _____
Signature of Notary Public Date 1/7/2022

Property Owner Certification

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



[Signature] _____
Signature of Applicant Date 1.6.2022

Notary Seal
Lance Ravenscraft Executive Managing Director
Typed or Printed Name & Title

[Signature] _____
Signature of Notary Public Date 1.6.2022

Planning & Development Use Below Only

Date Received: _____ Received By: _____
MRN: _____ Variance Type: _____
Code Section: _____
Zoning District: _____ Commission District: _____
Hearing Date: _____



STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Madison Trails
PROPERTY ADDRESS: 2985 SUGARLOAF PKWY LAWRENCEVILLE, GA 30045
LANDLOT/DISTRICT/PARCEL: District 5, Land Lot - 108, Parcel - 5108 002

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTY'S PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ \$6,405.00

Matthew Kaczinski
APPLICANT NAME

Lance Ravenscraft
SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Lance Ravenscraft
PRINTED NAME OF OWNER/ MANAGING PARTNER

1.6.2022
DATE

Exhibit B: Letter of Intent

[attached]



1/10/2022

Rinda Grooms
Gwinnett County
446 West Crogan St
Suite 300
Lawrenceville, Ga, 30046
rinda.grooms@gwinnettcountry.com

Re: **Letter of Intent for Stream Buffer Variance Request
Madison Trails**
Planners and Engineers Collaborative, Inc. Project No. 19268.00B (Gwinnett County # 2020-00923)

Dear Rinda Grooms,

On behalf of Madison Capital Group, we are respectfully requesting relief from portions of the 50' and 75' Gwinnett County stream buffer. As outlined below, a reasonable hardship exists on the subject property based on the size, shape and topography of the existing parcel. Additionally, there are special circumstances unique to the proposed development that we present for your consideration.

The site currently is an abandoned piece of property closed in by Old Snellville Hwy. to the West and Scenic Hwy to the East. The site area is 20.177 acres and contains 2 streams and a few manmade wetlands due to the remnants of the landscaping business's water feature. The major stream on site splits the property into Northern and Southern sections and has been considered and designed around accordingly throughout the design process. Originally there non-exempt activities present within this streams buffers, but due to a redesign to mediate the new second stream, there are minor encroachments in this streams buffer as well. The second stream is located in the Northeast section of the property and is divided by an existing culvert.

Shape

- Due to the irregular shape of the property and the wedge portions the property line produces, buildable space is limited.
- The site is split along the middle which occupies nearly 175' wide rectangular portion of unbuildable space.
 - The current design is compliant with the main stream buffer requirements with the exception of a small portion the installation of a fire turnaround area for compliance with life safety codes.
- The area of the variance request is around the northeast portion of the site. Due to the presence of protected wetlands, stream buffers, and the required property setback lines the available usable space limits the extents of what can be constructed.
 - Please refer to the special circumstances portion of this letter for a detailed breakdown on the stream buffers history in the northeast portion of the site.

Existing Topography/Features

- With there being a substantial stream that splits our property into Northern and Southern portions, grading, utility and site layout challenges are prevalent throughout the property.
- In the northeast portion specifically, due to the topography and existing wetlands, we are very constrained in the area to place a compliant site design without the granting of minor disturbances in the buffers.
- The topography also forces us to grade our property to flow towards the northeast portion of the site where there are wetlands and stream buffers that occupy the majority of the area.
- After the proposed changes we are implementing to our plan, we have eliminated nearly all disturbances to the buffers.



Special Circumstances

- Originally when the project was undergoing preliminary design and zoning proceedings, the now stream was only classified as a non-buffered ditch.
- The plan that was approved during the zoning process has been attached in this package for reference.
 - As seen on the approved zoning plan, the now stream was considered a ditch during all the preliminary process.
 - Proposed stormwater management practices and substantial parking was being proposed in this area due to no buffers being present.
 - During the permitting process, The Army Corps of Engineers for our exempt Road crossing proposal came out for a site visit and deemed the ditch to be a buffered stream under current conditions. This occurred due to seasonally high rainfall the past year.
 - We have redesigned the site since receiving this information and have limited impacts to the buffers substantially. The attached exhibits show the changes and minor impacts our new site is proposing in the buffers.
 - The proposed pond has been relocated to not conflict with the stream buffers as well.
 - Without any encroachment into the buffers in the Northeast portion of our site, the entire area due to a substantial wetland south of the stream, would be unusable area.

Attached with this letter are the remaining application and appropriate exhibits required per the Stream Buffer Application. These exhibits include details on the disturbed areas and show clearly where the buffers lie in our site. We have done everything we deem possible to cope with the newly added stream on our site and would appreciate a staff recommendation of approval to go along with this variance application. I have met with Michael Skarda and Terri Drabek to discuss this redesign of our site throughout and we all believe the attached solution is a proper way to confront the newly added stream on our site.

Sincerely,
Planners and Engineers Collaborative, Inc.

Matthew E. Kaczinski, P.E., LEED AP
Vice President of Civil Engineering
mattk@pec.plus
770-451-2741

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 1/7/2022
 District/ Lant Lot/ Parcel: 5th/LL 108/5108-002
 Permit/ Case Number (i.e. SBV): 2020-00923
 Project Name: Madison Trails
 Applicant Name: Matthew Kaczinski
 Applicant Phone Number: 678-910-1899

Existing Area (square feet(SF))

| Type | Zone | | | | | | | | | Total | |
|--------------------|----------|-----------|---------------|-----------|---------------|-----------|----------|-----------|----------|-----------|-----------|
| | 0-25 | | 25-50 | | 50-75 | | 75-150 | | 150-300 | | |
| Impervious | 0 | SF | 0 | SF | 0 | SF | 0 | SF | 0 | SF | 99,849 SF |
| Disturbed Pervious | 0 | SF | 0 | SF | 0 | SF | 0 | SF | 0 | SF | |
| Forest | 0 | SF | 49,384 | SF | 50,465 | SF | 0 | SF | 0 | SF | |
| Total | 0 | SF | 49,384 | SF | 50,465 | SF | 0 | SF | 0 | SF | |

Proposed Area (square feet(SF))

| Type | Zone | | | | | | | | | Total | |
|--------------------|----------|-----------|--------------|-----------|--------------|-----------|----------|-----------|----------|-----------|----------|
| | 0-25 | | 25-50 | | 50-75 | | 75-150 | | 150-300 | | |
| Impervious | 0 | SF | 0 | SF | 1,686 | SF | 0 | SF | 0 | SF | 5,451 SF |
| Disturbed Pervious | 0 | SF | 1,668 | SF | 2,096 | SF | 0 | SF | 0 | SF | |
| Forest | 0 | SF | 0 | SF | 0 | SF | 0 | SF | 0 | SF | |
| Total | 0 | SF | 1,668 | SF | 3,782 | SF | 0 | SF | 0 | SF | |

Buffer Impact 0.28
 On Site Mitigation 0.00
 Mitigation Needed 0.28

WQ Value Cost (\$/Value) \$23,000
 Total Cost \$6,405

Existing Impact Area (square feet{SF})

| Type | Zone | | | | | |
|--------------------|----------|-----------|---------------|-----------|---------------|-----------|
| | 0-25 | | 25-50 | | 50-75 | |
| Impervious | | | | | | |
| Disturbed Pervious | 0 | SF | 0 | SF | 0 | SF |
| Forest | 0 | SF | 49,384 | SF | 50,465 | SF |
| Total | 0 | ac | 49,384 | ac | 50,465 | ac |

99,849 SF

Proposed Impact Area (square feet{SF})

| Type (Existing>Proposed) | Zone | | | | | |
|-------------------------------|----------|-----------|--------------|-----------|--------------|-----------|
| | 0-25 | | 25-50 | | 50-75 | |
| Forest>Impervious | 0 | SF | 0 | SF | 1,686 | SF |
| Forest>Disturbed Pervious | 0 | SF | 1,668 | SF | 2,096 | SF |
| Disturbed Pervious>Impervious | 0 | SF | 0 | SF | 0 | SF |
| Total | 0 | SF | 1,668 | SF | 3,782 | SF |

5,451 SF

Impact WQ Value Factor

| Type (Existing>Proposed) | Zone | | |
|-------------------------------|------|-------|-------|
| | 0-25 | 25-50 | 50-75 |
| Forest>Impervious | 8 | 6 | 2 |
| Forest>Disturbed Pervious | 7 | 5.25 | 0 |
| Disturbed Pervious>Impervious | 4 | 3 | 1 |

Water Quality Impact Value = Area * Water Quality Value Factor

| Type (Existing>Proposed) | Zone | | |
|-------------------------------|----------|--------------|--------------|
| | 0-25 | 25-50 | 50-75 |
| Forest>Impervious | 0 | 0 | 3,373 |
| Forest>Disturbed Pervious | 0 | 8,758 | 0 |
| Disturbed Pervious>Impervious | 0 | 0 | 0 |
| Total | 0 | 8,758 | 3,373 |

12,131

Existing Mitigation Area (square feet{SF})

| Type | Zone | | | | | |
|--------------------|----------|-----------|----------|-----------|----------|-----------|
| | 0-25 | | 25-50 | | 50-75 | |
| Impervious | | | | | | |
| Disturbed Pervious | | SF | | SF | | SF |
| Forest | | | | | | SF |
| Total | 0 | SF | 0 | SF | 0 | SF |

0 SF

Proposed Mitigation Area (square feet{SF})

| Type (Existing>Proposed) | Zone | | | | | |
|------------------------------------|----------|-----------|----------|-----------|----------|-----------|
| | 0-25 | | 25-50 | | 50-75 | |
| Impervious>Disturbed Pervious | | SF | | SF | | SF |
| Disturbed Pervious>Restored Forest | | SF | | SF | | SF |
| Impervious> Restored Forest | | SF | | SF | | SF |
| Preserved Forest | | | | | | SF |
| Total | 0 | SF | 0 | SF | 0 | SF |

0 SF

Mitigation WQ Value Factor

| Type (Existing>Proposed) | Zone | | | | |
|------------------------------------|------|-------|-------|--------|---------|
| | 0-25 | 25-50 | 50-75 | 75-150 | 150-300 |
| Impervious | 0 | 0 | 0 | 0 | 0 |
| Impervious>Disturbed Pervious | 1 | 0.75 | 0.25 | 0 | 0 |
| Disturbed Pervious>Restored Forest | 1.5 | 1.125 | 0.375 | 0.125 | 0.0625 |
| Impervious> Restored Forest | 4 | 1.5 | 0.5 | 0.25 | 0.125 |
| Preserved Forest | | | 1 | 0.5 | 0.25 |

Water Quality Mitigation Value = Area * Water Quality Value

| Type (Existing>Proposed) | Zone | | | | |
|------------------------------------|----------|----------|----------|----------|----------|
| | 0-25 | 25-50 | 50-75 | 75-150 | 150-300 |
| Impervious>Disturbed Pervious | 0 | 0 | 0 | 0 | 0 |
| Disturbed Pervious>Restored Forest | 0 | 0 | 0 | 0 | 0 |
| Impervious> Restored Forest | 0 | 0 | 0 | 0 | 0 |
| Preserved Forest | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 |

0

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13135C0103F, PANEL 103 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2019. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ONLY INTENDED TO COVER A SPECIFIC PORTION OF THE SUBJECT PROPERTY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. - PHONE- (770) 557-4142.
7. THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
8. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 0.8 (CM) RMSEZ VERTICAL ACCURACY CLASS, EQUATING TO NVA = ± 1.6 CM AT 95% CONFIDENCE LEVEL AND VVA ACCURACY WAS FOUND TO BE ± 2.4 CM AT THE 95TH PERCENTILE.
11. THE PROPERTY ADDRESS IS:
TRACT A - 745 SCENIC HIGHWAY, LAWRENCEVILLE, GA 30045.
TRACT B - 2985 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30045.
TRACT C - 600 OLD SNELLVILLE HIGHWAY, LAWRENCEVILLE, GA 30045.
TRACT D - 745 SCENIC HIGHWAY, LAWRENCEVILLE, GA 30045.
12. DURING THE TIME OF THE FIELDWORK EVIDENCE OF A WETLAND AREA DELINEATED (BY TERRACON CONSULTING ENGINEERS & SCIENTISTS, DATED OCTOBER 13, 2019) WAS FOUND, LOCATED AND IS SHOWN ON THE SURVEY FOR REFERENCE.
13. THIS PROPERTY WAS UPDATED BY SITE VISIT ON NOVEMBER 11, 2020, FOR THE PURPOSE OF DETERMINING VISIBLE ABOVE GROUND PHYSICAL CHANGES LOCATED ON THE PROPERTY. THE PROPERTY LINES WERE NOT RESURVEYED AND REFLECT CONDITIONS EXISTING ON PRIOR SURVEYS BY PLANNERS AND ENGINEERS COLLABORATIVE.
14. PARCEL LINES DEPICTED HEREON NOTED AS PROPOSED ARE TENTATIVE AND DO NOT REPRESENT AN ACTUAL SUBDIVISION OF THE PROPERTY THAT HAS BEEN REVIEWED AND APPROVED BY THE JURISDICTIONAL GOVERNING AUTHORITY(S).

The field data upon which this map or plat is based has a closure precision of one foot in 28,426 feet and an angular error of 00° 00' 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 311,754 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

LEGAL DESCRIPTION
TRACT A-1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the northeast end of a mitered intersection of the northeasterly right-of-way line of Sugarloaf parkway (R/W Varies) and the northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy (R/W Varies); thence along said northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy the following courses and distances: North 14 degrees 22 minutes 59 seconds East a distance of 143.52 feet to a point; thence North 14 degrees 51 minutes 56 seconds East a distance of 463.96 feet to a RW monument found; thence North 69 degrees 36 minutes 46 seconds West a distance of 14.62 feet to a point; thence North 14 degrees 46 minutes 15 seconds East a distance of 10.09 feet to a point; thence South 75 degrees 12 minutes 11 seconds East a distance of 14.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence leaving said right-of-way line, North 69 degrees 34 minutes 4 seconds West a distance of 249.80 feet to a point; thence North 14 degrees 44 minutes 57 seconds East a distance of 90.68 feet to a point; thence South 74 degrees 54 minutes 54 seconds East a distance of 248.77 feet to a point on said right-of-way line; thence along said right-of-way line, South 14 degrees 50 minutes 53 seconds West a distance of 113.96 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.584 acres (25,444 square feet).

LEGAL DESCRIPTION
TRACT B-1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the northeast end of a mitered intersection of the northeasterly right-of-way line of Sugarloaf parkway (R/W Varies) and the northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy (R/W Varies); thence along said northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy the following courses and distances: North 14 degrees 22 minutes 59 seconds East a distance of 143.52 feet to a point; thence North 14 degrees 51 minutes 56 seconds East a distance of 463.96 feet to a RW monument found; thence North 69 degrees 36 minutes 46 seconds West a distance of 14.62 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence leaving said right-of-way line, North 69 degrees 36 minutes 46 seconds West a distance of 235.60 feet to a point; thence North 14 degrees 44 minutes 57 seconds East a distance of 290.71 feet to a point; thence South 69 degrees 34 minutes 4 seconds East a distance of 249.80 feet to a point on said right-of-way line; thence South 14 degrees 46 minutes 15 seconds West a distance of 279.05 feet to a point; thence North 75 degrees 12 minutes 11 seconds West a distance of 14.00 feet to a point; thence South 14 degrees 46 minutes 15 seconds West a distance of 10.09 feet to a point and the TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION
TRACT B-2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the northeast end of a mitered intersection of the northeasterly right-of-way line of Sugarloaf parkway (R/W Varies) and the northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy (R/W Varies); thence along said northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy the following courses and distances: North 14 degrees 22 minutes 59 seconds East a distance of 143.52 feet to a point; thence North 14 degrees 51 minutes 56 seconds East a distance of 463.96 feet to a RW monument found; thence North 69 degrees 36 minutes 46 seconds West a distance of 14.62 feet to a point; thence leaving said right-of-way line, North 69 degrees 36 minutes 46 seconds West a distance of 235.60 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 69 degrees 34 minutes 4 seconds West a distance of 572.49 feet to a point; thence North 14 degrees 39 minutes 43 seconds East a distance of 290.76 feet to a point; thence South 69 degrees 34 minutes 4 seconds East a distance of 572.93 feet to a point; thence South 14 degrees 44 minutes 57 seconds West a distance of 290.71 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 3.803 acres (165,676 square feet).

LEGAL DESCRIPTION
TRACT A-2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the northeast end of a mitered intersection of the northeasterly right-of-way line of Sugarloaf parkway (R/W Varies) and the northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy (R/W Varies); thence along said northwesterly right-of-way line of State Route 124, a.k.a. Scenic Hwy the following courses and distances: North 14 degrees 22 minutes 59 seconds East a distance of 143.52 feet to a point; thence North 14 degrees 51 minutes 56 seconds East a distance of 463.96 feet to a RW monument found; thence North 69 degrees 36 minutes 46 seconds West a distance of 14.62 feet to a point; thence North 14 degrees 46 minutes 15 seconds East a distance of 10.09 feet to a point; thence South 75 degrees 12 minutes 11 seconds East a distance of 14.00 feet to a point; thence North 14 degrees 46 minutes 15 seconds East a distance of 279.05 feet to a point; thence leaving said right-of-way line, North 69 degrees 34 minutes 4 seconds West a distance of 249.80 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 69 degrees 34 minutes 4 seconds West a distance of 572.93 feet to a point; thence North 14 degrees 39 minutes 43 seconds East a distance of 50.43 feet to a point; thence North 14 degrees 45 minutes 59 seconds East a distance of 344.67 feet to a point; thence South 69 degrees 54 minutes 55 seconds East a distance of 822.91 feet to a point on said right-of-way line; thence along said right-of-way line, South 14 degrees 50 minutes 53 seconds West a distance of 121.73 feet to a point; thence North 75 degrees 9 minutes 7 seconds West a distance of 9.28 feet to a point; thence South 14 degrees 15 minutes 30 seconds West a distance of 30.05 feet to a point; thence South 75 degrees 9 minutes 7 seconds East a distance of 8.97 feet to a point; thence South 14 degrees 50 minutes 53 seconds West a distance of 134.33 feet to a point; thence leaving said right-of-way line, North 74 degrees 54 minutes 54 seconds West a distance of 248.77 feet to a point; thence South 14 degrees 44 minutes 57 seconds West a distance of 90.68 feet to a point and the TRUE POINT OF BEGINNING.

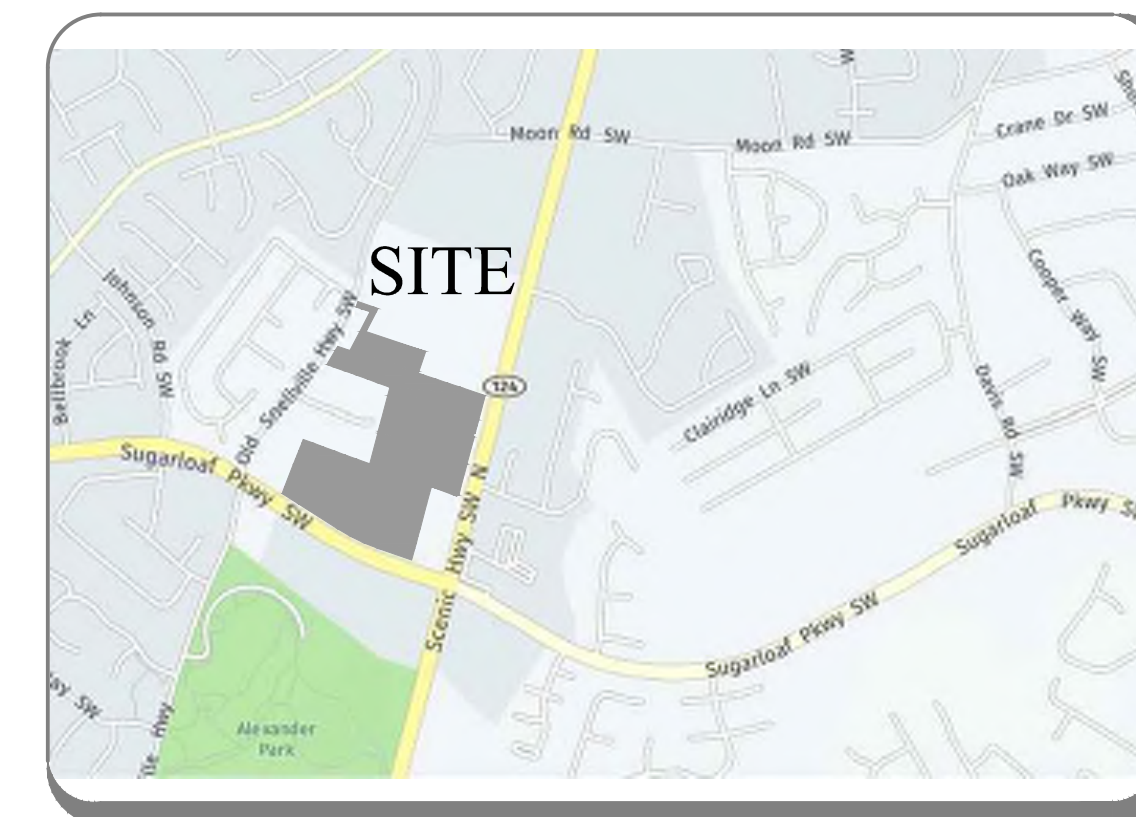
Said tract containing 6.886 acres (299,935 square feet).

LEGAL DESCRIPTION
TRACT C

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE NORTHEASTERN END OF THE MITER INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (R/W) LINE OF SUGARLOAF PARKWAY (R/W VARIES) AND THE WESTERLY R/W LINE OF STATE ROUTE 124 AKA SCENIC HIGHWAY (R/W VARIES); THENCE ALONG SAID R/W LINE OF STATE ROUTE 124 THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 143.52 FEET TO A POINT; THENCE NORTH 14 DEGREES 51 MINUTES 56 SECONDS EAST A DISTANCE OF 463.96 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 69 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 14.62 FEET TO A POINT; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 10.09 FEET TO A POINT; THENCE SOUTH 75 DEGREES 12 MINUTES 11 SECONDS EAST A DISTANCE OF 14.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 279.05 FEET TO A POINT; THENCE NORTH 14 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 248.29 FEET TO A POINT; THENCE NORTH 75 DEGREES 09 MINUTES 07 SECONDS WEST A DISTANCE OF 8.97 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 14 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 30.05 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 75 DEGREES 09 MINUTES 07 SECONDS EAST A DISTANCE OF 9.28 FEET TO A POINT; THENCE NORTH 14 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 121.73 FEET TO A POINT; THENCE NORTH 15 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 219.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING THE WESTERLY R/W LINE OF STATE ROUTE 124 NORTH 71 DEGREES 36 MINUTES 02 SECONDS WEST A DISTANCE OF 613.13 FEET TO A #4 REBAR FOUND; AND THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 71 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 624.91 FEET TO A 1 1/4" OPEN TOP PIPE FOUND; THENCE NORTH 27 DEGREES 13 MINUTES 19 SECONDS EAST A DISTANCE OF 99.64 FEET TO A POINT; THENCE NORTH 27 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 180.07 FEET TO A POINT; THENCE NORTH 27 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 98.37 FEET TO A POINT; THENCE NORTH 70 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 129.11 FEET TO A 1" OPEN TOP PIPE FOUND ON THE EASTERN R/W LINE OF OLD SNELLVILLE HWY. (R/W VARIES); THENCE ALONG THE EASTERN R/W LINE OF OLD SNELLVILLE HWY, NORTH 18 DEGREES 31 MINUTES 54 SECONDS EAST A DISTANCE OF 50.16 FEET TO A #4 REBAR SET; THENCE LEAVING THE EASTERN R/W LINE OF OLD SNELLVILLE HWY, SOUTH 70 DEGREES 52 MINUTES 06 SECONDS EAST A DISTANCE OF 187.52 FEET TO A #4 REBAR FOUND; THENCE SOUTH 27 DEGREES 17 MINUTES 49 SECONDS WEST A DISTANCE OF 226.92 FEET TO A #4 REBAR SET; THENCE SOUTH 71 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 543.64 FEET TO A #4 REBAR FOUND; THENCE SOUTH 18 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 199.83 FEET TO A #4 REBAR FOUND; AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 3.210 ACRES.



SITE MAP (NTS)

LEGAL DESCRIPTION
TRACT D

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE NORTHEASTERN END OF THE MITER INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (R/W) LINE OF SUGARLOAF PARKWAY (R/W VARIES) AND THE WESTERLY R/W LINE OF STATE ROUTE 124 AKA SCENIC HIGHWAY (R/W VARIES); THENCE ALONG THE R/W LINE OF STATE ROUTE 124 THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 143.52 FEET TO A POINT; THENCE NORTH 14 DEGREES 51 MINUTES 56 SECONDS EAST A DISTANCE OF 463.96 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 69 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 14.62 FEET TO A POINT; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 10.09 FEET TO A POINT; THENCE SOUTH 75 DEGREES 12 MINUTES 11 SECONDS EAST A DISTANCE OF 14.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST A DISTANCE OF 279.05 FEET TO A POINT; THENCE NORTH 14 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 248.29 FEET TO A POINT; THENCE NORTH 75 DEGREES 09 MINUTES 07 SECONDS WEST A DISTANCE OF 8.97 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 14 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 30.05 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 75 DEGREES 09 MINUTES 07 SECONDS EAST A DISTANCE OF 9.28 FEET TO A POINT; THENCE NORTH 14 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 121.73 FEET TO A POINT; AND THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE LEAVING THE R/W LINE OF STATE ROUTE 124 AND RUNNING NORTH 69 DEGREES 54 MINUTES 55 SECONDS WEST A DISTANCE OF 822.91 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 50 MINUTES 56 SECONDS WEST A DISTANCE OF 108.97 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 42 MINUTES 10 SECONDS WEST A DISTANCE OF 99.84 FEET TO A POINT; THENCE NORTH 69 DEGREES 53 MINUTES 59 SECONDS WEST A DISTANCE OF 100.00 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 99.93 FEET TO A #4 REBAR FOUND; THENCE NORTH 70 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 100.12 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 53 MINUTES 59 SECONDS WEST A DISTANCE OF 72.04 FEET TO A #4 REBAR SET ON THE SOUTHEASTERN R/W OF OLD SNELLVILLE HWY. (R/W VARIES); THENCE ALONG THE SOUTHEASTERN R/W OF OLD SNELLVILLE HWY, NORTH 30 DEGREES 35 MINUTES 58 SECONDS EAST A DISTANCE OF 185.00 FEET TO A #4 REBAR SET; THENCE LEAVING THE SOUTHEASTERN R/W OF OLD SNELLVILLE HWY, AND RUNNING SOUTH 70 DEGREES 44 MINUTES 36 SECONDS EAST A DISTANCE OF 113.40 FEET TO A 1 1/4" OPEN TOP PIPE FOUND; THENCE SOUTH 71 DEGREES 30 MINUTES 39 SECONDS EAST A DISTANCE OF 824.91 FEET TO A #4 REBAR FOUND; THENCE SOUTH 71 DEGREES 36 MINUTES 02 SECONDS EAST A DISTANCE OF 613.13 FEET TO A 3/4" OPEN TOP PIPE FOUND ON THE WESTERN R/W OF STATE ROUTE 124; THENCE ALONG THE WESTERN R/W OF STATE ROUTE 124 SOUTH 15 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 219.00 FEET TO A POINT; AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 6.277 ACRES.

DRAWN BY: FA
CHECKED BY: FA
FILE NO.: 19266-00
DATE: 11/11/2019
SCALE: 1" = 60'
DATE OF FIELD WORK: 11/11/2019

FOR
ALTA/NSPS LAND TITLE SURVEY
SANCTUARY COMMERCIAL OWNER, LLC, SANCTUARY MULTIFAMILY OWNER, LLC, SEC SANCTUARY HOLDINGS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., GLORIA RAWLINS STILL AND STILL LAKE NURSERY, INC. GWINNETT COUNTY, GEORGIA
LAND LOT(S) 108
DISTRICT 5th

| REV | DATE | ADD. INFORMATION | TRAITS & UPDATED TITLE | DESCRIPTION | BY |
|-----|----------|------------------|------------------------|-------------|-----|
| 1 | 12/11/20 | | | | MCS |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |

To: Sanctuary Commercial Owner, LLC, Sanctuary Multifamily Owner, LLC, SEC Sanctuary Holdings, LLC, First American Title Insurance Company, Young Men's Christian Association of Metropolitan Atlanta, Inc., Gloria Rawlins Still and Still Lake Nursery, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: November 11, 2020.

Date of Map or Plat: December 11, 2020



PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNER, GEORGIA 30092
1770161-1100
C.O.A.-LS#00004

TITLE EXCEPTIONS – COMMERCIAL

FIRST AMERICAN LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 0-132/1567-5 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2020 WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:

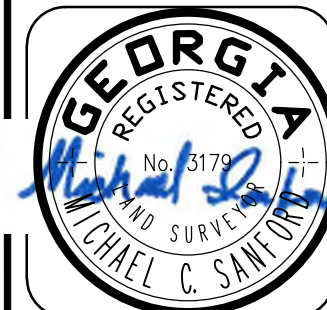
11. ALL MATTERS APPEARING ON SURVEY FOR S. J. GIBSON, DATED SEPTEMBER 10, 1970, PREPARED BY DAVID C. JONES, FILED OCTOBER 29, 1970, RECORDED IN PLAT BOOK T, PAGE 191, GWINNETT COUNTY, GEORGIA RECORDS. (THE RECORDED PLAT SHOWS NO MATTERS WHICH CURRENTLY AFFECT THE PROPERTY, THE ONLY MATTER SHOWN ON THE RECORDED PLAT IS A LAKE IN THE GENERAL LOCATION OF WETLAND A BUT THE LAKE NO LONGER EXISTS).
 12. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM STILL LAKE NURSERY, INC. TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1989, FILED OCTOBER 31, 1989, RECORDED IN DEED BOOK 5734, PAGE 73, GWINNETT COUNTY, GEORGIA RECORDS. AFFECTS TRACTS A-1 AS SHOWN ON THE SURVEY.
 13. EASEMENT FROM STILL LAKE NURSERY, INC. TO D.G. JENKINS DEVELOPMENT, DATED JULY 29, 2002, FILED SEPTEMBER 30, 2002, RECORDED IN DEED BOOK 28989, PAGE 82, AFORESAID RECORDS. AFFECTS TRACT B-1 AS SHOWN ON THE SURVEY.
 14. EASEMENT FROM Y.M.C.A. OF METROPOLITAN ATLANTA, INC. TO GWINNETT COUNTY, DATED JULY 1, 1985, FILED JULY 30, 1985, RECORDED IN DEED BOOK 3107, PAGE 17, AFORESAID RECORDS. (AFFECTS TRACT B-1 ONLY, NOT ENOUGH INFORMATION ON DEED TO PLOT).
 15. ALL MATTERS APPEARING ON SURVEY FOR BELVA JENKINS & CHARLES MOORE, DATED MAY 28, 1971, FILED JUNE 23, 1971, RECORDED IN PLAT BOOK V, PAGE 66, AFORESAID RECORDS. (AFFECTS TRACT B-1, BUT PLAT SHOW NO MATTERS WHICH CURRENTLY AFFECT THE PROPERTY).
 16. EASEMENT CONTAINED IN RIGHT OF WAY DEED FROM YOUNG MEN'S CHRISTIAN ASSOCIATION TO GWINNETT COUNTY, DATED MAY 2, 1986, FILED MAY 6, 1986, RECORDED IN DEED BOOK 3520, PAGE 190, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN PLAT FOR Y.M.C.A. PREPARED BY S.R. FIELDS, DATED JUNE 13, 1985, FILED AUGUST 1, 1985, RECORDED IN PLAT BOOK 32, PAGE 21, AFORESAID RECORDS. (DOES NOT AFFECT ANY OF THE TRACTS, THE DEED IS A RIGHT-OF-WAY CONVEYANCE FOR SUGARLOAF PARKWAY).
 17. EASEMENT FROM YMCA OF METROPOLITAN ATLANTA, GWINNETT BRANCH, TO GWINNETT COUNTY, DATED NOVEMBER 11, 1988, FILED JULY 7, 1989, RECORDED IN DEED BOOK 5552, PAGE 219, AFORESAID RECORDS. (WATER EASEMENT DOES NOT AFFECT ANY OF THE TRACTS).
 18. EASEMENT CONTAINED IN RIGHT OF WAY DEED FROM T.L. MATTHEWS TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED AUGUST 15, 1989, FILED AUGUST 17, 1989, RECORDED IN DEED BOOK 5617, PAGE 226, AFORESAID RECORDS. (AFFECTS TRACT B-1 AS SHOWN ON THE SURVEY).
 19. PERMANENT DRAINAGE EASEMENT FROM Y.M.C.A. OF METRO ATLANTA TO GWINNETT COUNTY, DATED NOVEMBER 12, 1992, FILED NOVEMBER 19, 1992, RECORDED IN DEED BOOK 8107, PAGE 154, AFORESAID RECORDS. (PERMANENT DRAINAGE EASEMENT DOES NOT AFFECT ANY OF THE TRACTS).
 20. INTENTIONALLY DELETED.
 21. WATER METERING DEVICE EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED FEBRUARY 26, 1998, FILED MARCH 16, 1998, RECORDED IN DEED BOOK 15628, PAGE 24, AFORESAID RECORDS. (AFFECTS TRACT B-1, NOT ENOUGH INFORMATION ON DEED TO PLOT).
 22. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOC. TO GCWSA, DATED AUGUST 30, 2004, FILED APRIL 20, 2006, RECORDED IN DEED BOOK 46407, PAGE 775, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 23. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO PARKH & PARK, LLC, DATED OCTOBER 29, 2010, FILED AUGUST 26, 2011, RECORDED IN DEED BOOK 50840, PAGE 908, AFORESAID RECORDS. (AFFECTS TRACT B-1 AS SHOWN ON THE SURVEY).
 24. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO GEORGIA POWER COMPANY, DATED SEPTEMBER 7, 2016, FILED MARCH 6, 2017, RECORDED IN DEED BOOK 54968, PAGE 484, AFORESAID RECORDS. (GEORGIA POWER EASEMENT ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 25. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED SEPTEMBER 18, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 408, AFORESAID RECORDS. (RIGHT-OF-WAY DEED ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 26. PERMANENT CONSTRUCTION EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED SEPTEMBER 8, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 414, AFORESAID RECORDS. (PERMANENT CONSTRUCTION EASEMENT ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 27. TEMPORARY DRIVEWAY EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO GWINNETT COUNTY, DATED SEPTEMBER 18, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 420, AFORESAID RECORDS. (DOES NOT AFFECTS ANY OF THE TRACTS).
 28. RIGHT OF WAY DEED FROM CAMELOT ENTERPRISES, INC. TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 17, 1991, FILED DECEMBER 18, 1991, RECORDED IN DEED BOOK 6367, PAGE 230, AFORESAID RECORDS. (DOES NOT AFFECT ANY OF THE TRACTS).
 29. RIGHT OF WAY DEED FROM CAMELOT ENTERPRISES, INC. TO GWINNETT COUNTY, DATED AUGUST 4, 1995, FILED AUGUST 14, 1995, RECORDED IN DEED BOOK 11603, PAGE 191, AFORESAID RECORDS. (RIGHT-OF-WAY CONVEYED, DOES NOT AFFECT ANY OF THE TRACTS).
 30. MEMORANDUM OF LEASE BY AND BETWEEN GRID PROPERTIES, LLC, AS LANDLORD, AND GRID TOWERS, LLC, AS LESSEE, DATED JUNE 16, 1998, FILED JULY 8, 1998, RECORDED IN DEED BOOK 16338, PAGE 156, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN GRID PROPERTIES, LLC, AS LANDLORD, AND AMERICAN TOWER, L.P., AS TENANT, DATED OCTOBER 26, 1998, FILED NOVEMBER 19, 1998, RECORDED IN DEED BOOK 17191, PAGE 9, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO LEASE AGREEMENT BETWEEN GRID PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS LANDLORD, AND AMERICAN TOWER, L.P., AS TENANT, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 31. NON-DISTURBANCE AGREEMENT BY AND AMONG GRID PROPERTIES, LLC, AS OWNER, GRID TOWERS, LLC, AS LANDLORD, AND AT&T WIRELESS PCS, INC., AS TENANT, DATED JULY 15, 1998, FILED JULY 28, 1998, RECORDED IN DEED BOOK 16455, PAGE 110, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 32. SHORT FORM OF LEASE BETWEEN GRID TOWERS, LLC, AS LANDLORD, AND AT&T WIRELESS PCS, INC., AS TENANT, DATED JUNE 15, 1998, FILED JULY 31, 1998, RECORDED IN DEED BOOK 16482, PAGE 146, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 33. MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., SUCCESSOR BY MERGER TO WAUKA COMMUNICATIONS, INC. D/B/A GRID TOWERS, SUCCESSOR-IN-INTEREST TO GRID TOWERS, LLC, AND VERIZON WIRELESS (VZW) LLC, D/B/A VERIZON WIRELESS, DATED SEPTEMBER 26, 2000, FILED OCTOBER 16, 2000, RECORDED IN DEED BOOK 21501, PAGE 75, AFORESAID RECORDS; AS AMENDED BY AMENDED MEMORANDUM OF AGREEMENT BETWEEN AMERICAN TOWERS, INC. AND VERIZON WIRELESS (VZW) LLC DBA VERIZON WIRELESS, DATED OCTOBER 23, 2006, FILED NOVEMBER 3, 2006, RECORDED IN DEED BOOK 47210, PAGE 81, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 34. MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN GRID TOWERS, LLC, AS LANDLORD, AND SPRINTCOM, INC., AS TENANT, DATED FEBRUARY 17, 1997, FILED SEPTEMBER 24, 2001, RECORDED IN DEED BOOK 24559, PAGE 193, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.
 35. EASEMENTS AND DAMAGE WAIVER AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GARY J. STILL TO GWINNETT COUNTY, DATED JANUARY 24, 1983, FILED FEBRUARY 10, 1983, RECORDED IN DEED BOOK 2505, PAGE 154, AFORESAID RECORDS. (THE EASEMENTS DOES NOT AFFECT ANY OF THE TRACTS).
 36. RIGHT OF WAY EASEMENT FROM GARY J. STILL TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 22, 1987, FILED APRIL 27, 1987, RECORDED IN DEED BOOK 4262, PAGE 321, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1 (AFFECTS TRACT D ONLY AS SHOWN ON THE SURVEY).
 37. EASEMENT FROM GARY J. STILL TO GEORGIA POWER COMPANY, DATED JULY 28, 1987, FILED SEPTEMBER 8, 1987, RECORDED IN DEED BOOK 4525, PAGE 14, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1 (IS BLANKET IN NATURE AND AFFECTS TRACT D ONLY).
- NOTE: A CONTAINMENT LETTER HAS BEEN OBTAINED FROM GEORGIA POWER COMPANY STATING THAT GEORGIA POWER COMPANY CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED IN EXCEPTION 37 HEREOF EXCEPT THE RIGHT TO OPERATE, MAINTAIN, REBUILD AND RENEW ITS EXISTING FACILITIES, UNDER ALL TERMS AND CONDITIONS OF ITS EASEMENT, WITHIN ITS PRESENTLY MAINTAINED RIGHTS OF WAY.
38. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GARY J. STILL TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1989, FILED OCTOBER 31, 1989, RECORDED IN DEED BOOK 5734, PAGE 76, AFORESAID RECORDS. (THE EASEMENTS DO NOT AFFECT ANY OF THE TRACTS).
 39. EASEMENT FROM GLORIA STILL TO D.G. JENKINS DEVELOPMENT, DATED JULY 29, 2002, FILED SEPTEMBER 30, 2002, RECORDED IN DEED BOOK 28989, PAGE 103, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1. (AFFECTS TRACT D AS SHOWN ON THE SURVEY).
 40. ALL MATTERS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR SOUTHEAST CAPITAL LAND, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY BY NEY F. AYALA, GEORGIA REGISTERED LAND SURVEYOR NO. 3401 OF FOUR TRACKS, DATED NOVEMBER 5, 2019, LAST REVISED NOVEMBER 5, 2019, 2019, LAST REVISED DECEMBER 11, 2020, AFFECTS TRACTS A-1 & B-1.
 41. INFRASTRUCTURE DEVELOPMENT AGREEMENT BETWEEN GARCO, INC., A GEORGIA CORPORATION, AND SOUTHEAST CAPITAL LAND, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED _____, 2019, FILED _____, 2019, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 42. RECIPROCAL EASEMENT AGREEMENT BETWEEN GARCO, INC., A GEORGIA CORPORATION, AND SOUTHEAST CAPITAL LAND, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED _____, 2019, FILED _____, 2019, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 43. DECLARATION OF RESTRICTIVE COVENANTS BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., A GEORGIA CORPORATION, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 44. ALL MATTERS AFFECTING PARCEL 1 AS DISCLOSED ON THAT CERTAIN MINOR SUBDIVISION / RECOMBINATION PLAT FOR SOUTHEAST CAPITAL LAND, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY MICHAEL C. SANFORD, GEORGIA REGISTERED LAND SURVEYOR NO. 3179, OF PLANNERS AND ENGINEERS COLLABORATIVE, DATED JULY 6, 2020, FILED _____, 2020, RECORDED IN PLAT BOOK _____, PAGE _____, AFORESAID RECORDS. AFFECTS TRACTS A-1 & B-1.
 45. TOWER EASEMENT AGREEMENT BETWEEN SOUTHEAST CAPITAL LAND, LLC AND GRID PROPERTIES, LLC, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS. DOES NOT AFFECT TRACTS A-1 & B-1.

TITLE EXCEPTIONS – MULTIFAMILY

FIRST AMERICAN LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 0-132/1567-6 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2020 (AS TO TRACTS A, B & D); SEPTEMBER 21, 2020 (AS TO TRACT C) WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:

11. ALL MATTERS APPEARING ON SURVEY FOR S. J. GIBSON, DATED SEPTEMBER 10, 1970, PREPARED BY DAVID C. JONES, FILED OCTOBER 29, 1970, RECORDED IN PLAT BOOK T, PAGE 191, GWINNETT COUNTY, GEORGIA RECORDS. (THE RECORDED PLAT SHOWS NO MATTERS WHICH CURRENTLY AFFECT THE PROPERTY, THE ONLY MATTER SHOWN ON THE RECORDED PLAT IS A LAKE IN THE GENERAL LOCATION OF WETLAND A BUT THE LAKE NO LONGER EXISTS).
 12. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM STILL LAKE NURSERY, INC. TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1989, FILED OCTOBER 31, 1989, RECORDED IN DEED BOOK 5734, PAGE 73, GWINNETT COUNTY, GEORGIA RECORDS. (AFFECTS TRACTS A-2 & D AS SHOWN ON THE SURVEY).
 13. EASEMENT FROM STILL LAKE NURSERY, INC. TO D.G. JENKINS DEVELOPMENT, DATED JULY 29, 2002, FILED SEPTEMBER 30, 2002, RECORDED IN DEED BOOK 28989, PAGE 82, AFORESAID RECORDS. (AFFECTS TRACT A-2 AND B-2 AS SHOWN ON THE SURVEY).
 14. EASEMENT FROM Y.M.C.A. OF METROPOLITAN ATLANTA, INC. TO GWINNETT COUNTY, DATED JULY 1, 1985, FILED JULY 30, 1985, RECORDED IN DEED BOOK 3107, PAGE 17, AFORESAID RECORDS. (AFFECTS TRACT B-2, NOT ENOUGH INFORMATION ON DEED TO PLOT).
 15. ALL MATTERS APPEARING ON SURVEY FOR BELVA JENKINS & CHARLES MOORE, DATED MAY 28, 1971, FILED JUNE 23, 1971, RECORDED IN PLAT BOOK V, PAGE 66, AFORESAID RECORDS. (AFFECTS TRACT B-2, BUT PLAT SHOW NO MATTERS WHICH CURRENTLY AFFECT THE PROPERTY).
 16. EASEMENT CONTAINED IN RIGHT OF WAY DEED FROM YOUNG MEN'S CHRISTIAN ASSOCIATION TO GWINNETT COUNTY, DATED MAY 2, 1986, FILED MAY 6, 1986, RECORDED IN DEED BOOK 3520, PAGE 190, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN PLAT FOR Y.M.C.A. PREPARED BY S.R. FIELDS, DATED JUNE 13, 1985, FILED AUGUST 1, 1985, RECORDED IN PLAT BOOK 32, PAGE 21, AFORESAID RECORDS. (DOES NOT AFFECTS ANY OF THE TRACTS, THE DEED IS A RIGHT-OF-WAY CONVEYANCE FOR SUGARLOAF PARKWAY).
 17. EASEMENT FROM YMCA OF METROPOLITAN ATLANTA, GWINNETT BRANCH, TO GWINNETT COUNTY, DATED NOVEMBER 11, 1988, FILED JULY 7, 1989, RECORDED IN DEED BOOK 5552, PAGE 219, AFORESAID RECORDS. (WATER EASEMENT DOES NOT AFFECT ANY OF THE TRACTS).
 18. EASEMENT CONTAINED IN RIGHT OF WAY DEED FROM T.L. MATTHEWS TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED AUGUST 15, 1989, FILED AUGUST 17, 1989, RECORDED IN DEED BOOK 5617, PAGE 226, AFORESAID RECORDS. DOES NOT AFFECT A-2, B-2, C AND D.
 19. PERMANENT DRAINAGE EASEMENT FROM Y.M.C.A. OF METRO ATLANTA TO GWINNETT COUNTY, DATED NOVEMBER 12, 1992, FILED NOVEMBER 19, 1992, RECORDED IN DEED BOOK 8107, PAGE 154, AFORESAID RECORDS. (PERMANENT DRAINAGE EASEMENT DOES NOT AFFECT ANY OF THE TRACTS).
 20. INTENTIONALLY DELETED.
 21. WATER METERING DEVICE EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED FEBRUARY 26, 1998, FILED MARCH 16, 1998, RECORDED IN DEED BOOK 15628, PAGE 24, AFORESAID RECORDS. (AFFECTS TRACT B-2, NOT ENOUGH INFORMATION ON DEED TO PLOT).
 22. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOC. TO GCWSA, DATED AUGUST 30, 2004, FILED APRIL 20, 2006, RECORDED IN DEED BOOK 46407, PAGE 775, AFORESAID RECORDS. (AFFECTS TRACT B-2 AS SHOWN ON THE SURVEY).
 23. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO PARKH & PARK, LLC, DATED OCTOBER 29, 2010, FILED AUGUST 26, 2011, RECORDED IN DEED BOOK 50840, PAGE 908, AFORESAID RECORDS. DOES NOT AFFECT A-2, B-2, C AND D.
 24. EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO GEORGIA POWER COMPANY, DATED SEPTEMBER 7, 2016, FILED MARCH 6, 2017, RECORDED IN DEED BOOK 54968, PAGE 484, AFORESAID RECORDS. (GEORGIA POWER EASEMENT ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 25. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED SEPTEMBER 18, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 408, AFORESAID RECORDS. (RIGHT-OF-WAY DEED ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 26. PERMANENT CONSTRUCTION EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., TO GWINNETT COUNTY, DATED SEPTEMBER 8, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 414, AFORESAID RECORDS. (PERMANENT CONSTRUCTION EASEMENT ALONG SUGARLOAF PARKWAY DOES NOT AFFECT ANY OF THE TRACTS).
 27. TEMPORARY DRIVEWAY EASEMENT FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC. TO GWINNETT COUNTY, DATED SEPTEMBER 18, 2017, FILED OCTOBER 11, 2017, RECORDED IN DEED BOOK 55457, PAGE 420, AFORESAID RECORDS. (DOES NOT AFFECTS ANY OF THE TRACTS).
 28. RIGHT OF WAY DEED FROM CAMELOT ENTERPRISES, INC. TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 17, 1991, FILED DECEMBER 18, 1991, RECORDED IN DEED BOOK 6367, PAGE 230, AFORESAID RECORDS. (DOES NOT AFFECTS ANY OF THE TRACTS).
 29. RIGHT OF WAY DEED FROM CAMELOT ENTERPRISES, INC. TO GWINNETT COUNTY, DATED AUGUST 4, 1995, FILED AUGUST 14, 1995, RECORDED IN DEED BOOK 11603, PAGE 191, AFORESAID RECORDS. (RIGHT-OF-WAY CONVEYED, DOES NOT AFFECT ANY OF THE TRACTS).
 30. MEMORANDUM OF LEASE BY AND BETWEEN GRID PROPERTIES, LLC, AS LANDLORD, AND GRID TOWERS, LLC, AS LESSEE, DATED JUNE 16, 1998, FILED JULY 8, 1998, RECORDED IN DEED BOOK 16338, PAGE 156, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN GRID PROPERTIES, LLC, AS LANDLORD, AND AMERICAN TOWER, L.P., AS TENANT, DATED OCTOBER 26, 1998, FILED NOVEMBER 19, 1998, RECORDED IN DEED BOOK 17191, PAGE 9, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO LEASE AGREEMENT BETWEEN GRID PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS LANDLORD, AND AMERICAN TOWER, L.P., AS TENANT, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS. AFFECTS TRACT C AND IS NOT PLOTTABLE.
 31. NON-DISTURBANCE AGREEMENT BY AND AMONG GRID PROPERTIES, LLC, AS OWNER, GRID TOWERS, LLC, AS LANDLORD, AND AT&T WIRELESS PCS, INC., AS TENANT, DATED JULY 15, 1998, FILED JULY 28, 1998, RECORDED IN DEED BOOK 16455, PAGE 110, AFORESAID RECORDS. AFFECTS TRACT C AND IS NOT PLOTTABLE.
 32. SHORT FORM OF LEASE BETWEEN GRID TOWERS, LLC, AS LANDLORD, AND AT&T WIRELESS PCS, INC., AS TENANT, DATED JUNE 15, 1998, FILED JULY 31, 1998, RECORDED IN DEED BOOK 16482, PAGE 146, AFORESAID RECORDS. AFFECTS TRACT C AND IS NOT PLOTTABLE.
 33. MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., SUCCESSOR BY MERGER TO WAUKA COMMUNICATIONS, INC. D/B/A GRID TOWERS, SUCCESSOR-IN-INTEREST TO GRID TOWERS, LLC, AND VERIZON WIRELESS (VZW) LLC, D/B/A VERIZON WIRELESS, DATED SEPTEMBER 26, 2000, FILED OCTOBER 16, 2000, RECORDED IN DEED BOOK 21501, PAGE 75, AFORESAID RECORDS; AS AMENDED BY AMENDED MEMORANDUM OF AGREEMENT BETWEEN AMERICAN TOWERS, INC. AND VERIZON WIRELESS (VZW) LLC DBA VERIZON WIRELESS, DATED OCTOBER 23, 2006, FILED NOVEMBER 3, 2006, RECORDED IN DEED BOOK 47210, PAGE 81, AFORESAID RECORDS. AFFECTS TRACT C AND IS NOT PLOTTABLE.
 34. MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN GRID TOWERS, LLC, AS LANDLORD, AND SPRINTCOM, INC., AS TENANT, DATED FEBRUARY 17, 1997, FILED SEPTEMBER 24, 2001, RECORDED IN DEED BOOK 24559, PAGE 193, AFORESAID RECORDS. AFFECTS TRACT C AND IS NOT PLOTTABLE.
 35. EASEMENTS AND DAMAGE WAIVER AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GARY J. STILL TO GWINNETT COUNTY, DATED JANUARY 24, 1983, FILED FEBRUARY 10, 1983, RECORDED IN DEED BOOK 2505, PAGE 154, AFORESAID RECORDS. (THE EASEMENTS DO NOT AFFECT ANY OF THE TRACTS).
 36. RIGHT OF WAY EASEMENT FROM GARY J. STILL TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 22, 1987, FILED APRIL 27, 1987, RECORDED IN DEED BOOK 4262, PAGE 321, AFORESAID RECORDS. AFFECTS TRACT D ONLY AS SHOWN ON THE SURVEY.
 37. EASEMENT FROM GARY J. STILL TO GEORGIA POWER COMPANY, DATED JULY 28, 1987, FILED SEPTEMBER 8, 1987, RECORDED IN DEED BOOK 4525, PAGE 14, AFORESAID RECORDS. (IS BLANKET IN NATURE AND AFFECTS TRACT D ONLY).
- NOTE: A CONTAINMENT LETTER HAS BEEN OBTAINED FROM GEORGIA POWER COMPANY STATING THAT GEORGIA POWER COMPANY CLAIMS NO FURTHER INTEREST IN THE EASEMENT DESCRIBED IN EXCEPTION 37 HEREOF EXCEPT THE RIGHT TO OPERATE, MAINTAIN, REBUILD AND RENEW ITS EXISTING FACILITIES, UNDER ALL TERMS AND CONDITIONS OF ITS EASEMENT, WITHIN ITS PRESENTLY MAINTAINED RIGHTS OF WAY.
38. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GARY J. STILL TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1989, FILED OCTOBER 31, 1989, RECORDED IN DEED BOOK 5734, PAGE 76, AFORESAID RECORDS. (THE EASEMENTS DO NOT AFFECT ANY OF THE TRACTS).
 39. EASEMENT FROM GLORIA STILL TO D.G. JENKINS DEVELOPMENT, DATED JULY 29, 2002, FILED SEPTEMBER 30, 2002, RECORDED IN DEED BOOK 28989, PAGE 103, AFORESAID RECORDS. (AFFECTS TRACT D AS SHOWN ON THE SURVEY).
 40. ALL MATTERS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR SANCTUARY MULTIFAMILY OWNER, LLC, BY NEY F. AYALA, GEORGIA REGISTERED LAND SURVEYOR NO. 3401 OF FOUR TRACKS, DATED NOVEMBER 5, 2019, LAST REVISED NOVEMBER 5, 2019, 2019, LAST REVISED DECEMBER 11, 2020, AFFECTS TRACT A-2, B-2, C AND D.
 41. INFRASTRUCTURE DEVELOPMENT AGREEMENT BETWEEN GARCO, INC., A GEORGIA CORPORATION, AND SOUTHEAST CAPITAL LAND, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED _____, 2019, FILED _____, 2019, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 42. RECIPROCAL EASEMENT AGREEMENT BETWEEN GARCO, INC., A GEORGIA CORPORATION, AND SOUTHEAST CAPITAL LAND, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED _____, 2019, FILED _____, 2019, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 43. DECLARATION OF RESTRICTIVE COVENANTS BY YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., A GEORGIA CORPORATION, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.
 44. ALL MATTERS AFFECTING PARCEL 1 AS DISCLOSED ON THAT CERTAIN MINOR SUBDIVISION / RECOMBINATION PLAT FOR SOUTHEAST CAPITAL LAND, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY MICHAEL C. SANFORD, GEORGIA REGISTERED LAND SURVEYOR NO. 3179, OF PLANNERS AND ENGINEERS COLLABORATIVE, DATED JULY 6, 2020, FILED _____, 2020, RECORDED IN PLAT BOOK _____, PAGE _____, AFORESAID RECORDS. AFFECTS TRACTS A-2 & B-2.
 45. TOWER EASEMENT AGREEMENT BETWEEN SOUTHEAST CAPITAL LAND, LLC AND GRID PROPERTIES, LLC, DATED _____, 2020, FILED _____, 2020, RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.

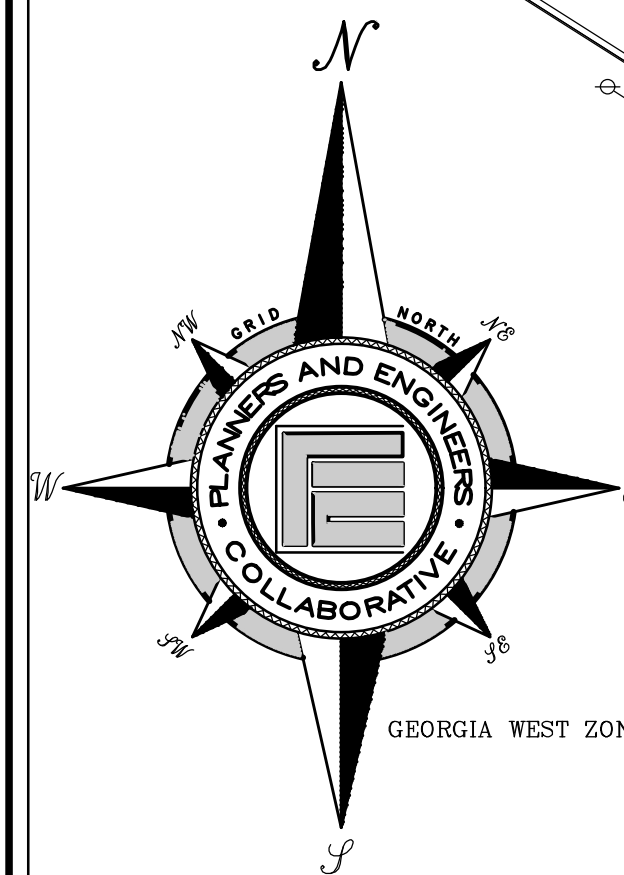
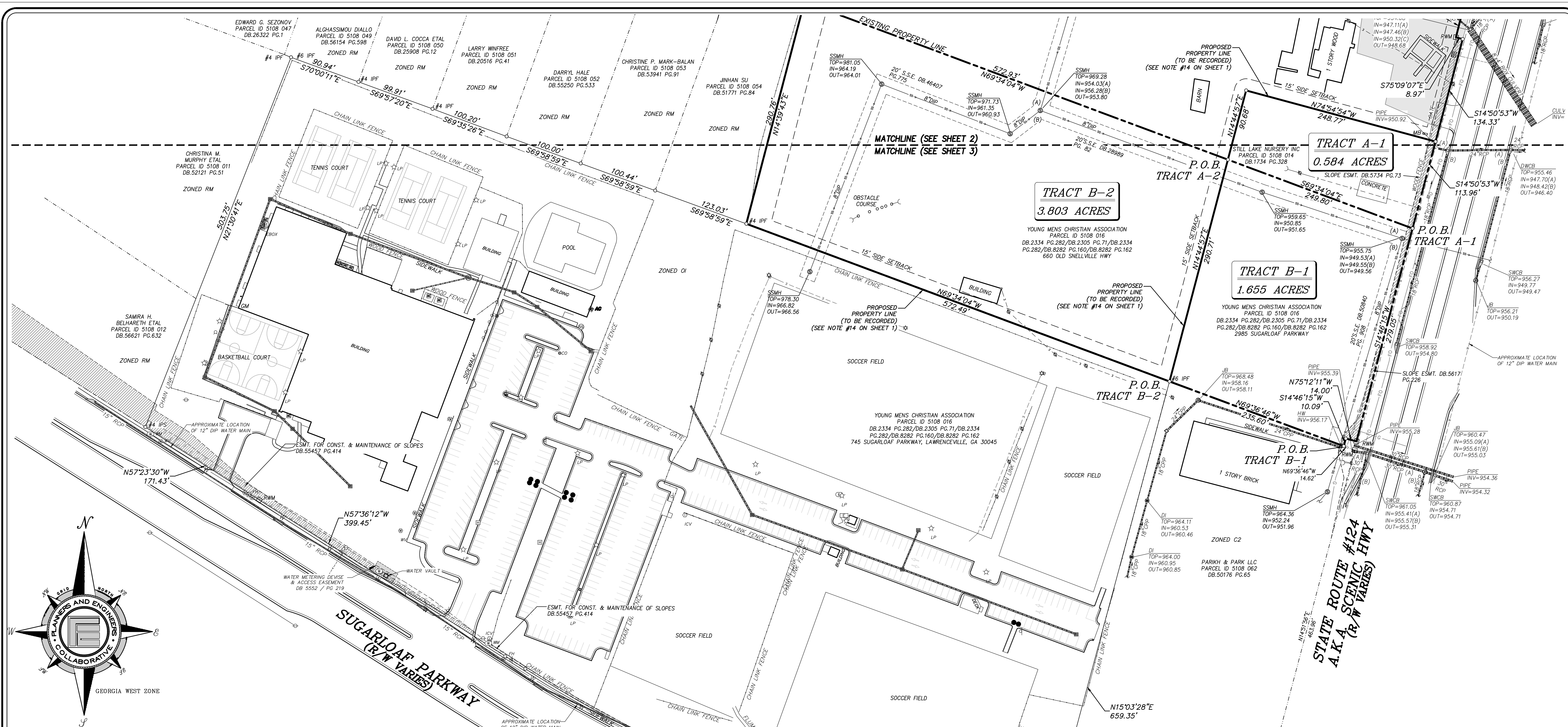
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SCALE: 1" = 60'
DATE OF FIELD WORK: 11/1/2019



ALTA/NSPS LAND TITLE SURVEY
FOR
SANCTUARY COMMERCIAL OWNER, LLC, SANCTUARY MULTIFAMILY OWNER, LLC, SEC SANCTUARY HOLDINGS, LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN
ATLANTA, INC., GLORIA RAWLINS STILL AND STILL LAKE NURSERY, INC. GWINNETT COUNTY GEORGIA

| REV | DATE | ADD. ADDITIONAL TRACTS & UPDATED TITLE DESCRIPTION | MCS | BY |
|-----|----------|--|-----|----|
| 1 | 12/11/20 | | | |
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PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
1710/161-1000
350 RESEARCH COURT PEACHTREE CORNER, GEORGIA 30072
C.O.A.-1500004



STRUCTURE LEGEND

- CABLE / TV**
 - Cable / TV Marker
 - Cable / TV Pedestal
 - Cable / TV Manhole
 - Cable / TV Handhole
 - Cable / TV Cable Box
- ELECTRIC / POWER**
 - Transformer
 - Guy Wire
 - Electric Meter
 - Power Pole/Utility Pole
 - Street Light/Light Pole
 - Electric Panel
 - Electric Box
 - Electric Manhole
 - Electric Handhole
 - Electric / Power Marker
 - Spot Light
- FIBER OPTIC**
 - Fiber Optic Marker
 - Fiber Optic Manhole
 - Fiber Optic Pedestal
- GAS**
 - Gas Meter
 - Gas Valve
 - Gas Fill Cap
 - Gas Manhole
 - Gas Marker
 - Gas Pressure Relief Valve
 - Gas Vault
 - Gas Vent Pipe
 - Gas Something :)
- SEWER**
 - Grease Trap
 - Sanitary Sewer Manhole
 - Cleanout
 - Sanitary Sewer Vent Pipe
 - Sanitary Sewer Marker
 - Sanitary Sewer Force Main Valve
 - Sanitary Sewer Lift Station
- SITE / TOPOGRAPHIC FEATURES**
 - Street Sign
 - Air Condition Unit
 - Ballard
 - Mailbox
 - Satellite Dish
 - Flag Pole
 - Monitoring Well
 - Antenna
 - Column
 - Camera Pole / Camera
 - Bore Hole Location
 - Mill Post
 - Rail Road Mile Post
- STORM / DRAINAGE**
 - Storm Structure Lid
 - Drop Inlet
 - Catch Basin
 - Single Wing Catch Basin
 - Double Wing Catch Basin
 - Weir Inlet
 - Head Wall
 - Junction Box
 - Curb Inlet
 - Flared-in Section
 - Down Spout

STRUCTURE LEGEND

- PAVEMENT MARKING**
 - Pavement Marking
 - Turn Arrow Left/Right
 - Turn Arrow Left
 - Turn Arrow Right
 - Traffic Arrow Straight
 - Traffic Arrow Straight/Left
 - Traffic Arrow Straight/Right
 - Traffic Arrow U-Turn
 - Handicap Pavement Marking
 - Bike Lane Pavement Marking
- PROPERTY MONUMENTS**
 - Right-of-Way Monument Found
 - Concrete Monument Found
 - Iron Pin Set
 - Iron Pin Found (Rebar found)
 - PK Nail Set
 - PK Nail Found
 - Point
 - Benchmark
- MISCELLANEOUS**
 - Land Lot Symbol
- TELEPHONE**
 - Telephone Terminal Box
 - Telephone Marker
 - Telephone Handhole Box
 - Telephone Manhole
 - Telephone Cabinet
- TRAFFIC**
 - Overhead Traffic Signal
 - Traffic Handhole Box
 - Telephone Handhole Box
 - Traffic Signal Pole
 - Traffic Signal Loop Control Box
- WATER**
 - Fire Hydrant
 - Irrigation Control Valve
 - Water Meter
 - Water Valve
 - Fire Department Connection
 - Water Vault
 - Pressure Irrigation Valve
 - Water Vent Pipe
 - Water Valve Marker
 - Water Air Release Valve
 - Water Back Flow Preventer
 - Sprinkler Head
 - Sprinkler Valve

LINETYPES

- PROPERTY**
 - Adjacent Property
 - Property Line
 - Center of Creek
- FENCE LINES**
 - Barb Wire Fence
 - Chain Link Fence
 - Wood Fence
 - Woven Wire Fence
- SITE / TOPOGRAPHIC FEATURES**
 - Guardrail
- EXISTING OVERHEAD**
 - Overhead Wires
- EXISTING UNDERGROUND**
 - Cable
 - Electric
 - Fiber Optic
 - Gas
 - Telecommunications
 - Water
 - Television
 - Storm Drainage Line
 - Sanitary Sewer

ABBREVIATIONS

- | | | | |
|------------|--------------------------|--------|--------------------------|
| APPROX. #4 | Approximate 1/2" Rebar | I.E. | Invert Elevation |
| C&G | Curb and Gutter | IPF | Iron Pin Found |
| CLF | Chain Link Fence | IPS | Iron Pin Set |
| CMP | Corrugated Metal Pipe | LP | Light Pole |
| CO | Clean Out | MW | Monitoring Well |
| CPP | Corrugated Plastic Pipe | N/F | Now or Formerly |
| DB | Dead Book | OTP | Open Top Pipe |
| DE | Drop Inlet | PB | Plot Book |
| DI | Drainage Easement | PG | Page |
| EOP | Edge of Pavement | PKF | PK Nail Found |
| EPP | Electric Power Pole | PKS | PK Nail Set |
| EPAN | Electric Panel | POB | Point of Beginning |
| ESMT | Easement | POC | Point of Commencement |
| FES | Flared End Section | PVC | Polyvinyl Chloride Pipe |
| FFE | Finish Floor Elevation | RBC | Rebar Capped |
| FH | Fire Hydrant | RCP | Reinforced Concrete Pipe |
| FLGP | Flag Pole | RWM | Right of Way Monument |
| GA | Georgia | SSE | Sanitary Sewer Easement |
| GM | Gas Meter | SSMH | Sanitary Sewer Manhole |
| GW | Guy Wire | TRAN | Transform |
| HDR | Hard Road | VCP | Vertified Clay Pipe |
| H.W. | Head Wall | W.D.F. | Wood Fence |
| HW | Headwall | WM | Water Meter |
| ICV | Irrigation Control Valve | WV | Water Valve |

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 SCALE: 1" = 60'
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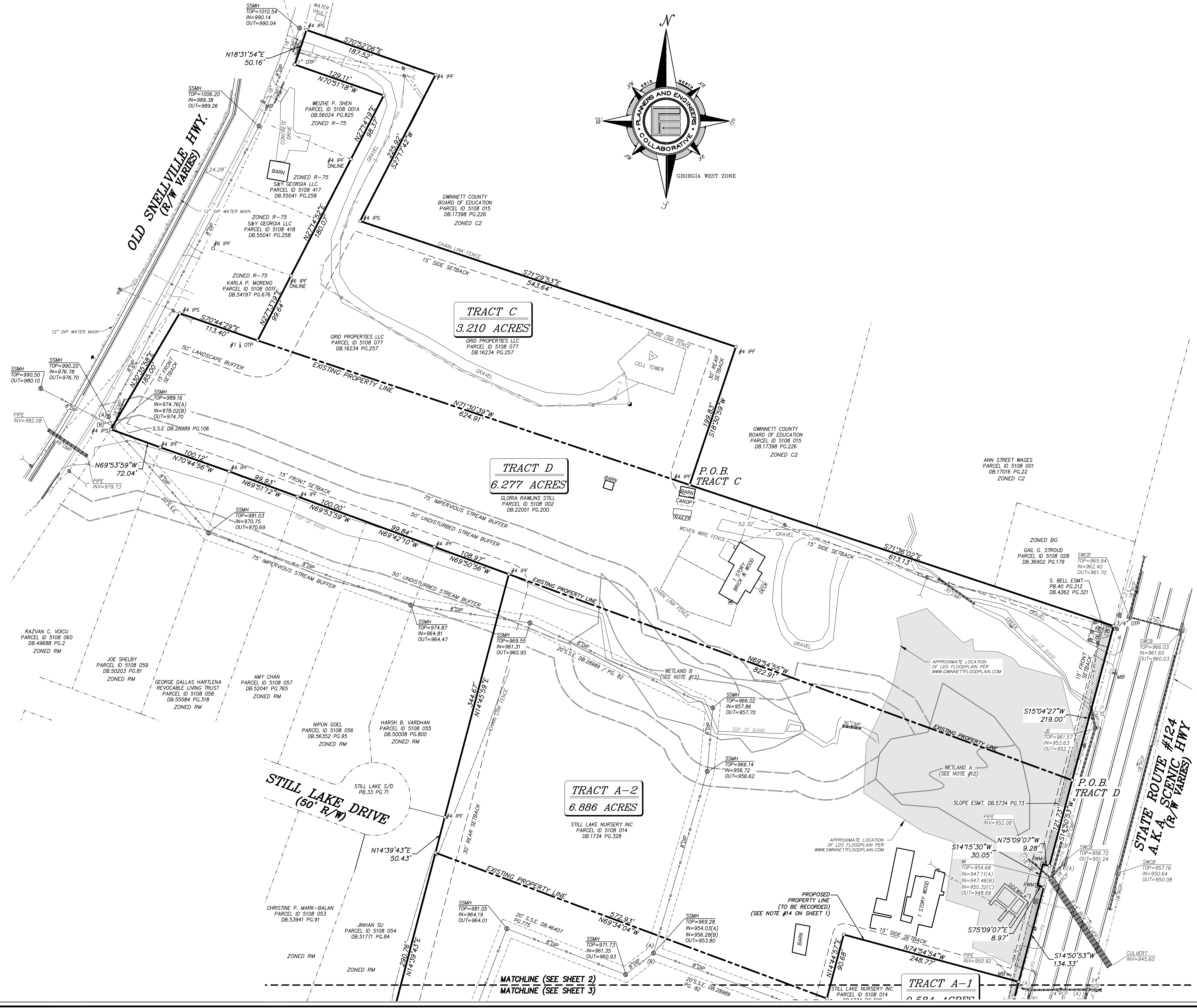


FOR
ALTA/NSPS LAND TITLE SURVEY

SANCTUARY COMMERCIAL OWNER, LLC, SANCTUARY MULTIFAMILY OWNER, LLC, SEC SANCTUARY HOLDINGS, LLC,
 FIRST AMERICAN TITLE INSURANCE COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN
 LAND LOT(S) 108 ATLANTA, INC., GLOBIA RAWLINS STILL AND STILL LAKE NURSERY, INC. GWINNETT COUNTY GEORGIA
 DISTRICT 5th

| REV | DATE | DESCRIPTION | MCS | BY |
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| 2 | | | | |
| 1 | 12/11/20 | ADD. ADDITIONAL TRACTS & UPDATED TITLE | | |

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"
 ■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
 ■ CIVIL ENGINEERING ■ LAND SURVEYING
 350 RESEARCH COURT PEACHTREE CORNER, GEORGIA 30072
 (770) 961-1100
 C.O.A.-LS00004



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 SCALE: 1" = 60'
 DATE OF FIELD WORK: 11/1/2019



FOR
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 (770) 651-1100
 C.O.A. - LS00004

SANCTUARY COMMERCIAL OWNER, LLC, SANCTUARY MULTIFAMILY OWNER, LLC, SEC SANCTUARY HOLDINGS, LLC,
 FIRST AMERICAN TITLE INSURANCE COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN
 LAND LOT(S) DISTRICT COUNTY
 108 ATLANTA, INC., GLORIA RAWLINS STILL AND STILL LAKE NURSERY, INC. GWINNETT GEORGIA

| REV | DATE | DESCRIPTION | MCS | BY |
|-----|----------|--|-----|----|
| 1 | 12/11/20 | ADD. ADDITIONAL TRACTS & UPDATED TITLE | | |
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PLANNERS AND ENGINEERS COLLABORATIVE
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 350 RESEARCH COURT PEACREE CORNER, GEORGIA 30072
 (770) 651-1100
 C.O.A. - LS00004

Exhibit E: Proposed Site Plan and Grading Plan

[attached]

DISTURBANCE LEGEND

75-FT IMPERVIOUS SETBACK AREA IMPACTED = 0.04 ACRES
 50-FT GWINNETT COUNTY UNDISTURBED BUFFER AREA IMPACTED = 0.04 ACRES
 25-FT STATE WATERS UNDISTURBED AREA IMPACTED = 0.00 ACRES

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

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
 PEACHTREE CORNERS, GA 30092

PROJECT

MADISON TRAILS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2985 SUGARLOAF PKWY
 LAWRENCEVILLE, GA 30045

PARCEL ID 5108 002

LAND LOT 108
 5 DISTRICT

FOR

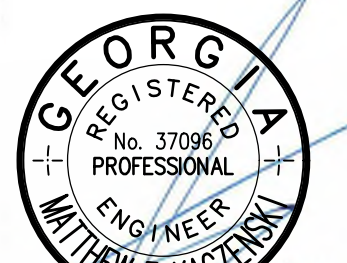
MADISON CAPITAL GROUP, LLC
 6805 MORRISON BLVD
 SUITE 250
 CHARLOTTE, NC 28211
 P: 704-998-8646

STC CASE # 2020-00923
 CPL CASE # 2020-00923

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|-----------------|
| -1 | 05-25-21 | CQ | CPL RESUBMITTAL |
| -2 | 06-09-21 | CQ | CPL RESUBMITTAL |
| -3 | 07-19-21 | CQ | CPL RESUBMITTAL |
| -4 | 08-09-21 | CQ | CPL RESUBMITTAL |
| -5 | 09-01-21 | CQ | MDP SUBMITTAL 1 |

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



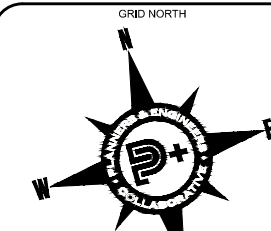
GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 0000066476 EXP. 06/27/2024

MASTER SITE PLAN

SCALE: 1" = 80'

DATE: 01/10/2022

PROJECT: 19268.00B

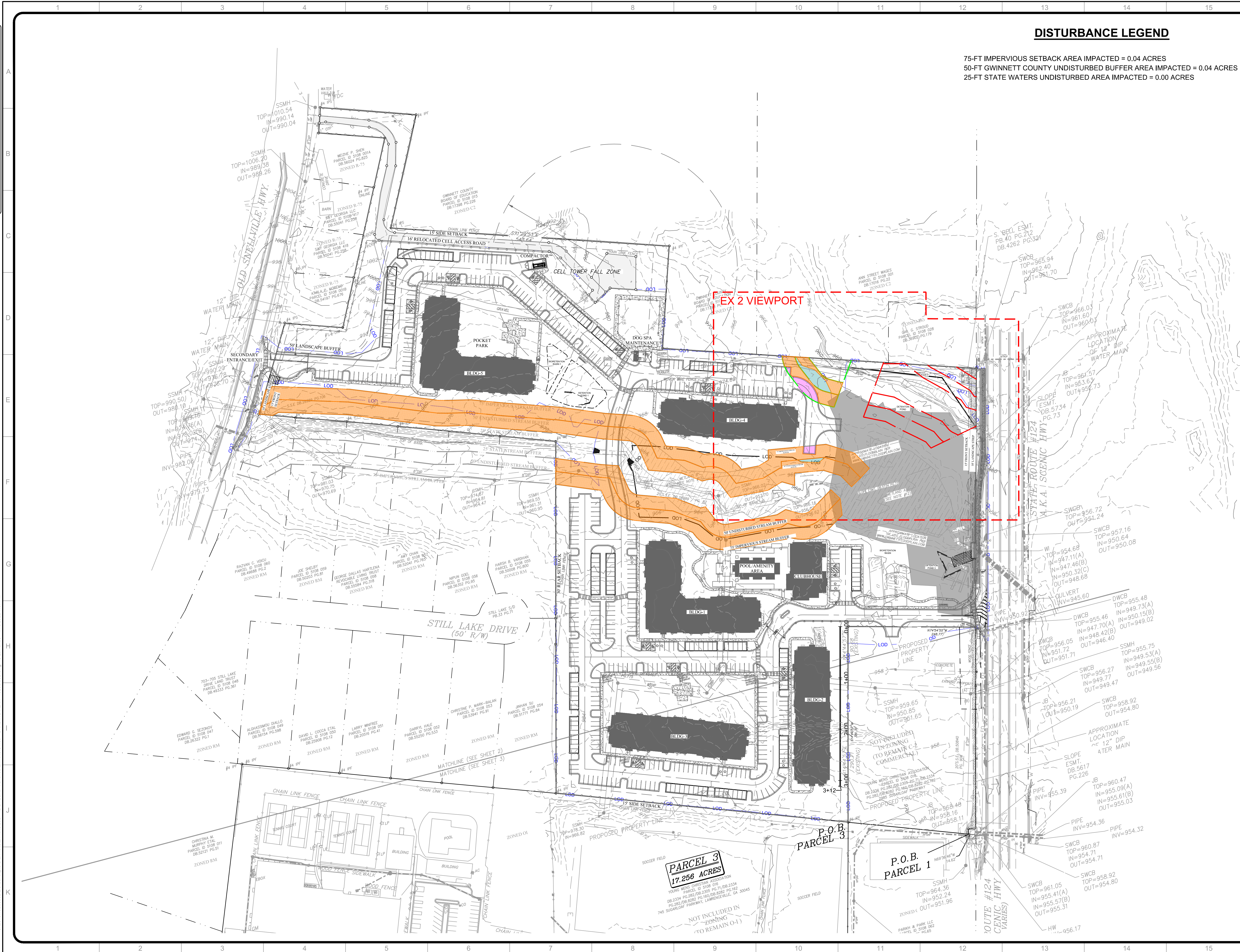


EX 1

SHEET

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PARCEL 3
 17.256 ACRES

P.O.B. PARCEL 1

NOT INCLUDED IN ZONING (TO REMAIN G-1)

NOT INCLUDED IN ZONING (TO REMAIN C-2 COMMERCIAL)

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COUNTY OF
EDUCATION
5108 015
8 PG.226
ED C2 22

DISTURBANCE LEGEND

75-FT IMPERVIOUS SETBACK AREA IMPACTED = 0.04 ACRES
50-FT GWINNETT COUNTY UNDISTURBED BUFFER AREA IMPACTED = 0.04 ACRES
25-FT STATE WATERS UNDISTURBED AREA IMPACTED = 0.00 ACRES

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

MADISON TRAILS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
2985 SUGARLOAF PKWY
LAWRENCEVILLE, GA 30045

PARCEL ID 5108 002 LAND LOT 108
5 DISTRICT

FOR

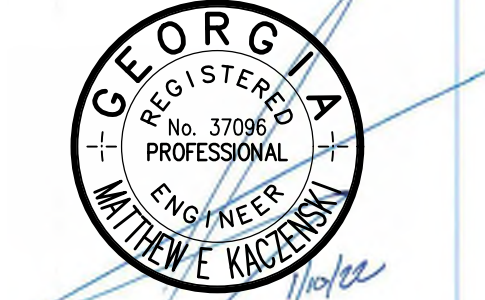
MADISON CAPITAL GROUP, LLC
6805 MORRISON BLVD
SUITE 250
CHARLOTTE, NC 28211
P: 704-998-8646

STC CASE # 2020-00923
CPL CASE # 2020-00923

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|-----------------|
| -1 | 05-25-21 | CQ | CPL RESUBMITTAL |
| -2 | 06-09-21 | CQ | CPL RESUBMITTAL |
| -3 | 07-19-21 | CQ | CPL RESUBMITTAL |
| -4 | 08-09-21 | CQ | CPL RESUBMITTAL |
| -5 | 09-01-21 | CQ | MDP SUBMITTAL 1 |

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0800066476 EXP. 06/27/2024

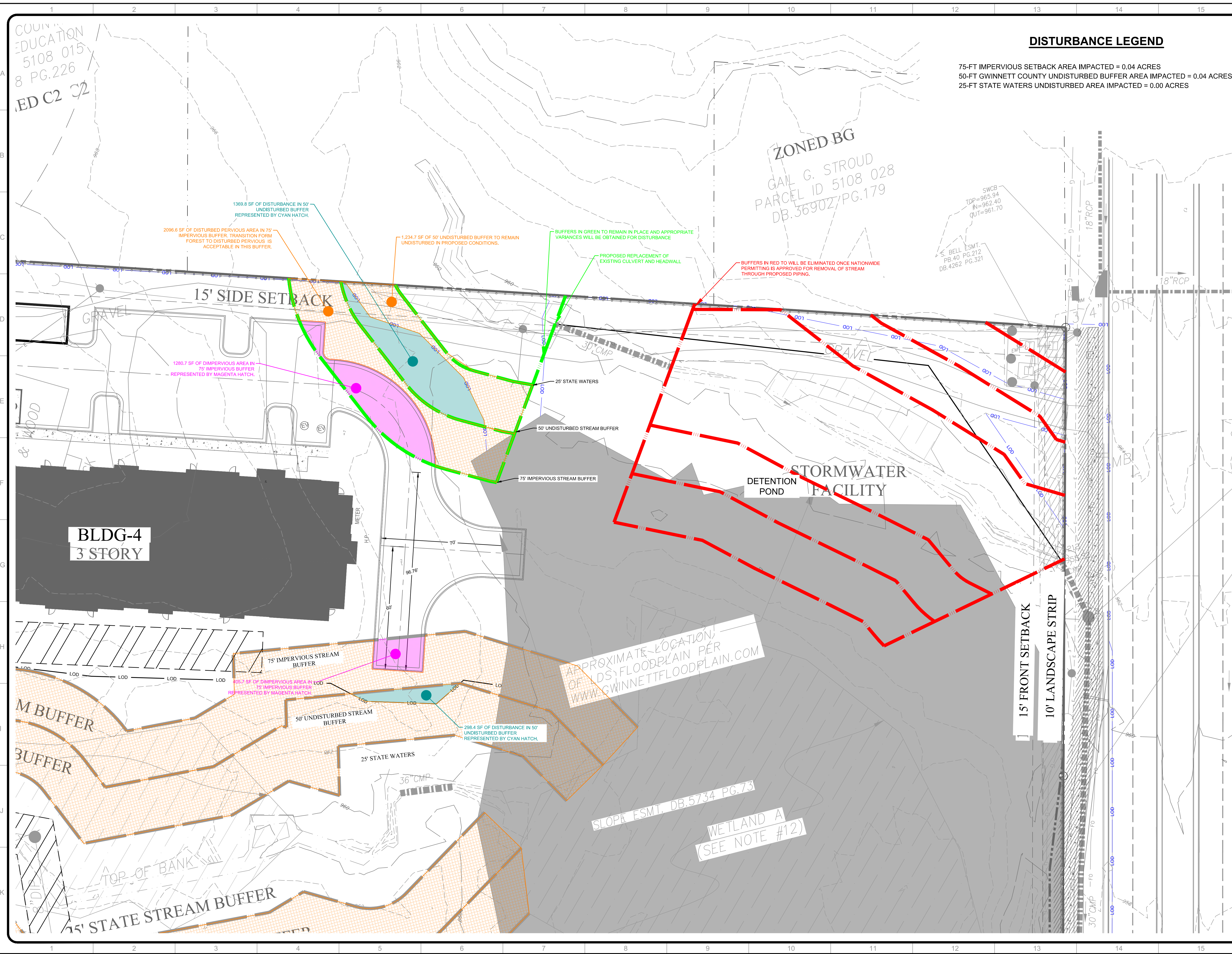
20 SCALE SITE PLAN



SCALE: 1" = 20'
DATE: 01/10/2022
PROJECT: 19268.00B



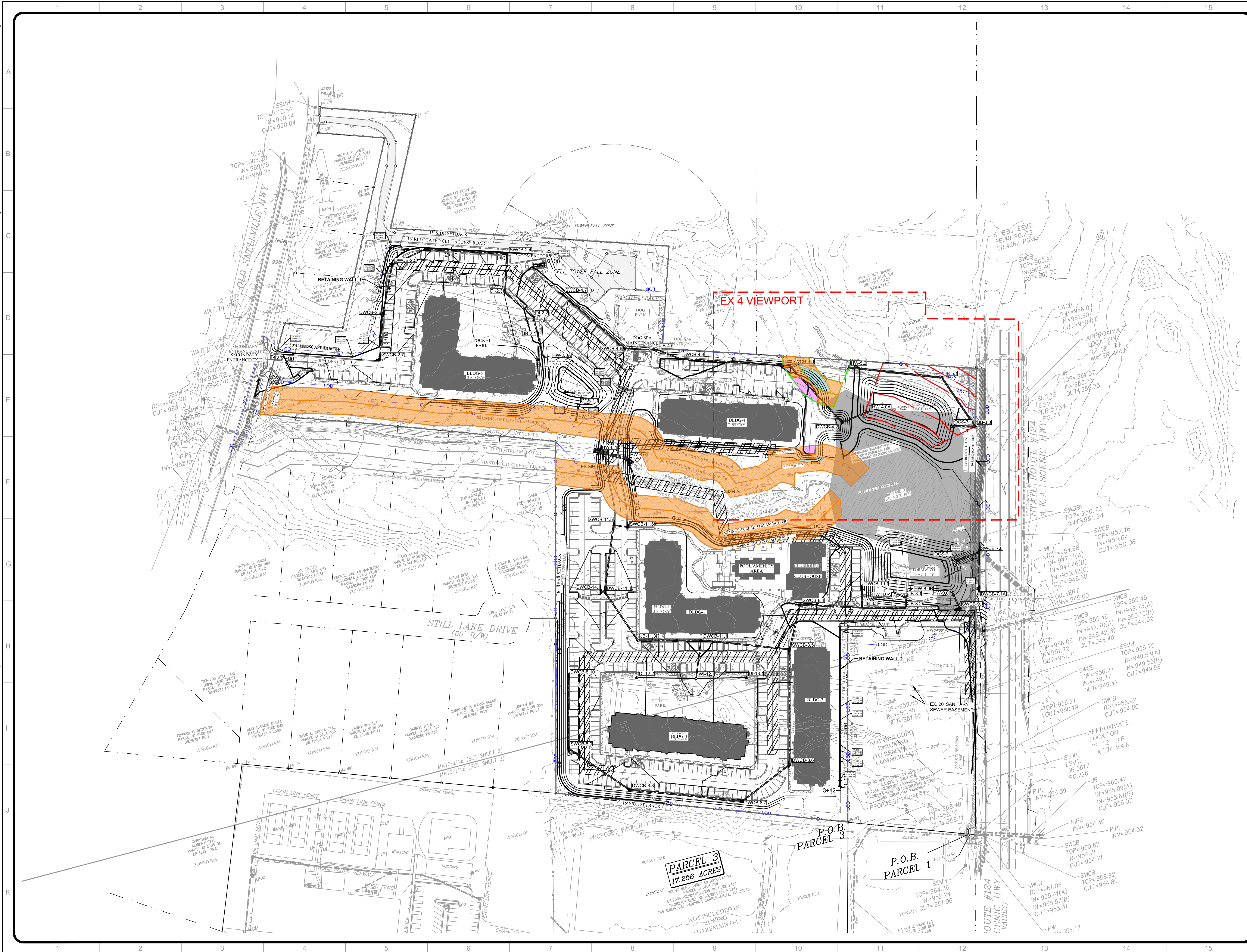
EX 2
SHEET



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PEACHTREE CORNERS, GA 30092

PROJECT

MADISON TRAILS

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT

2985 SUGARLOAF PKWY
LAWRENCEVILLE, GA 30045

PARCEL ID 5108 002

LAND LOT 108
5 DISTRICT

FOR

MADISON CAPITAL GROUP, LLC

6805 MORRISON BLVD
SUITE 250
CHARLOTTE, NC 28211
P: 704-998-8646

STC CASE # 2020-00923
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| -1 | 05-25-21 | CQ | CPL RESUBMITTAL |
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| -3 | 07-19-21 | CQ | CPL RESUBMITTAL |
| -4 | 08-09-21 | CQ | CPL RESUBMITTAL |
| -5 | 09-01-21 | CQ | MDP SUBMITTAL 1 |

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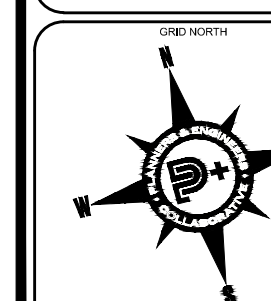


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CERTIFICATION # 0000066476 EXP. 06/27/2024

MASTER GRADING PLAN

0 40 80 160 320

SCALE: 1" = 80'
DATE: 01/10/2022
PROJECT: 19268.00B



EX 3

SHEET

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COUNTY OF
EDUCATION
5108 015
8 PG.226
ED C2 22

DISTURBANCE LEGEND

PROPOSED IMPERVIOUS AREA WITHIN 75-FT IMPERVIOUS SETBACK AREA = 0.04 ACRES
PROPOSED IMPERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.00 ACRES
PROPOSED PERVIOUS AREA WITHIN 50-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.04 ACRES
PROPOSED IMPERVIOUS AREA WITHIN 25-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.00 ACRES
PROPOSED PERVIOUS AREA WITHIN 25-FT GWINNETT COUNTY UNDISTURBED BUFFER = 0.00 ACRES

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SUITE 250

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STC CASE # 2020-00923
CPL CASE # 2020-00923

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|-----------------|
| -1 | 05-25-21 | CQ | CPL RESUBMITTAL |
| -2 | 06-09-21 | CQ | CPL RESUBMITTAL |
| -3 | 07-19-21 | CQ | CPL RESUBMITTAL |
| -4 | 08-09-21 | CQ | CPL RESUBMITTAL |
| -5 | 09-01-21 | CQ | MDP SUBMITTAL 1 |

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AND DATED WITH AN ORIGINAL SIGNATURE.

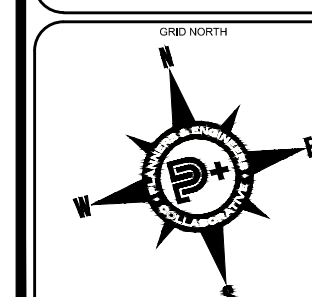


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0800066476 EXP. 06/27/2024

PROPOSED GRADING PLAN

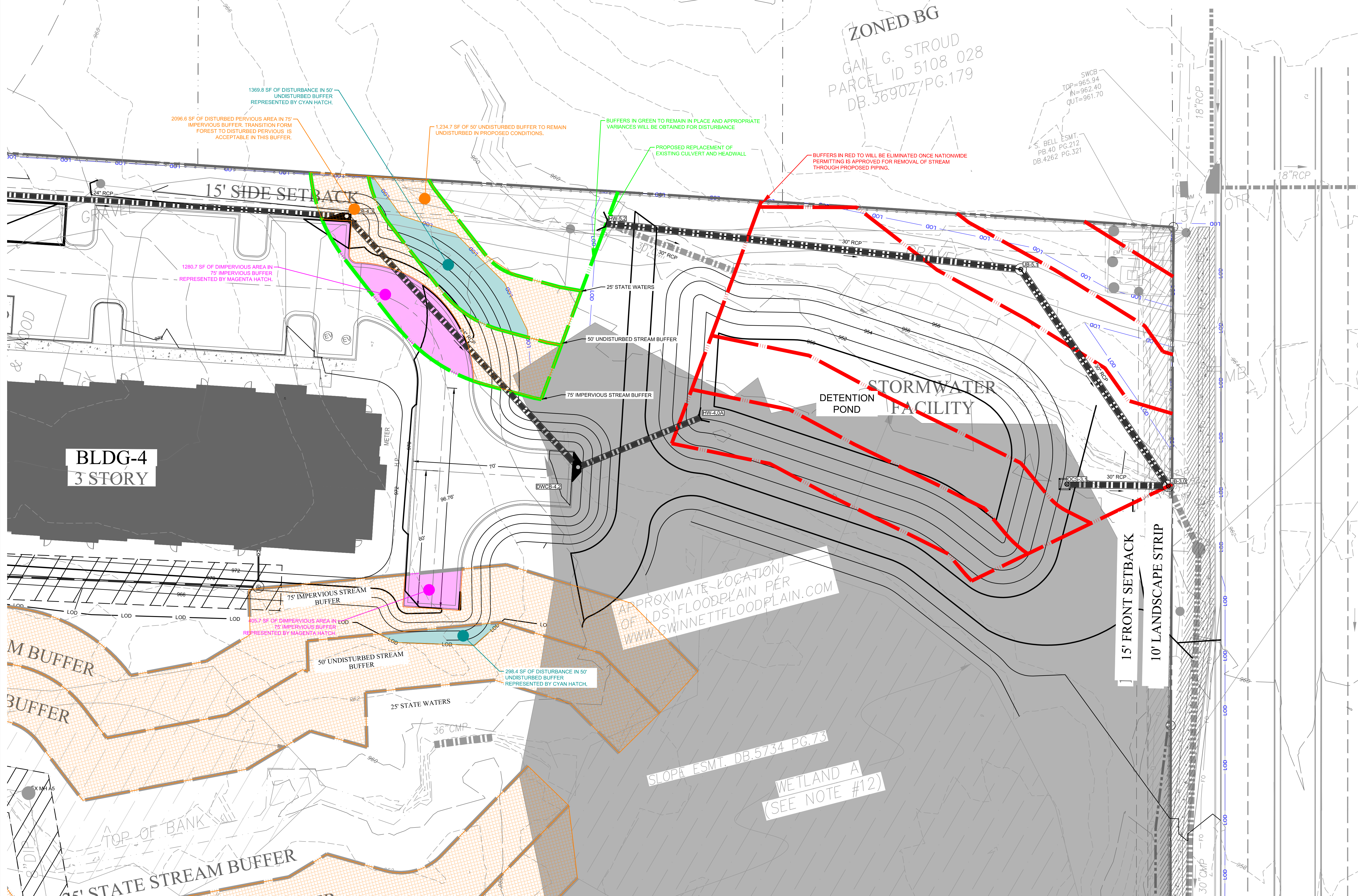


SCALE: 1" = 20'
DATE: 01/10/2022
PROJECT: 19268.00B



EX 4

SHEET



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