LAWRENCEVILLE
GEORGIA

PLANNING COMMISSION
AGENDA

Tuesday, September 06, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

1. Approval of Monday, August 1, 2022 Meeting Minutes

Old Business

New Business

2. SUP2022-00071; GA Lawrenceville Sugarloaf, LLC; 3975 Sugarloaf Parkway
3. SUP2022-00072; Learning Time; 141 Langley Drive
4. SUP2022-00073; David White; 725 Scenic Highway
5. RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway

Public Comment
To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	Approval of Monday, August 1, 2022 Meeting Minutes
Department:	Planning and Development
Date of Meeting:	Tuesday, September 6, 2022
Applicant Request:	Approval
Presented By:	Todd Hargrave, Director of Planning and Development Department

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Summary: Approval of Monday, August 1, 2022 Meeting Minutes

Attachments/Exhibits:

- PC MTNG MINT_MUNICODE_08012022

LAWRENCEVILLE
GEORGIA

PLANNING COMMISSION
MINUTES

Monday, August 1, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT
Board Member Bruce Hardy
Board Member James Nash
Board Member Jen Young
Board Member Marshall Boutwell

ABSENT
Board Member Jack "Jay" Johnston, Jr.

Approval of Agenda

Motion made **to APPROVE the Agenda as PRESENTED** by Board Member Hardy, and Seconded by Board Member Nash

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

Approval of Prior Meeting Minutes

Motion made **to approve the Tuesday, July 5, 2022 Planning Commission Meeting Minutes** by Board Member Nash, and Seconded by Board Member Young

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

New Business

1. **RZC2022-00041** – Applicant: Iesha Martin, c/o Grant Shepherd and Associates, Inc.; Property Owners: Cherokee USA Inc.; An application to rezone the subject property from BN (Neighborhood Business District - Retired) to BG (General Business District); Property located at 1395 Five Forks Trickum Road; Parcel Identification Number R5084 023; Approximately 1.22 Acres

   Motion made **to recommend APPROVAL of RZC2022-00041 with Staff recommended conditions** by Board Member Young, Seconded by Board Member Nash.

   Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

2. **SUP2022-00070** – Applicant: TOPFA LLC c/o Battle Law, P.C.; Property Owners: Jean A. Coppage; An application for a Special Use Permit to allow indoor climate controlled Self-Storage or Mini-Warehouse Facility; Property located at 0 Lyle Circle; Parcel Identification Number R7011 015; Approximately 2.29 Acres

   Motion made **to recommend APPROVAL of SUP2022-00070 with Planning Commission recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

   Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:00 p.m.** by Board Member Hardy, Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

RZC2022-00041

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

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- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

MTNG MIN_08012022

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

D. Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.

E. Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.

F. Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.

G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

H. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

I. Natural vegetation shall remain on the property until the issuance of a development permit.

J. Any utility relocations shall be the responsibility of the developer.

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PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

BOLD – ADDITION; ~~STRIKETHROUGH~~ – DELETION

SUP2022-00070

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

~~***F.*** The Special Use Permit shall be valid for a two year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit;~~

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

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B. Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.

C. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

D. Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.

E. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

F. Provide a ten (10) foot landscape strip adjacent to the right-of-way of Lyle Circle, and along the right-of-way of Park Access Drive to its intersection with external boundary of the Colonial Pipeline Easement.

G. Provide a ten (10) foot landscape strip adjacent to all internal property lines. Exceptions: Provide a ten (10) foot landscape strip along the external boundaries of Colonial Pipeline Easement and Georgia Power Company Easement.

H. Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.

I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure. **Dumpster shall be located in the rear yard area only.**

K. Natural vegetation shall remain on the property until the issuance of a development permit.

L. Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

A. A variance to allow a reduction in the required number of off-street parking

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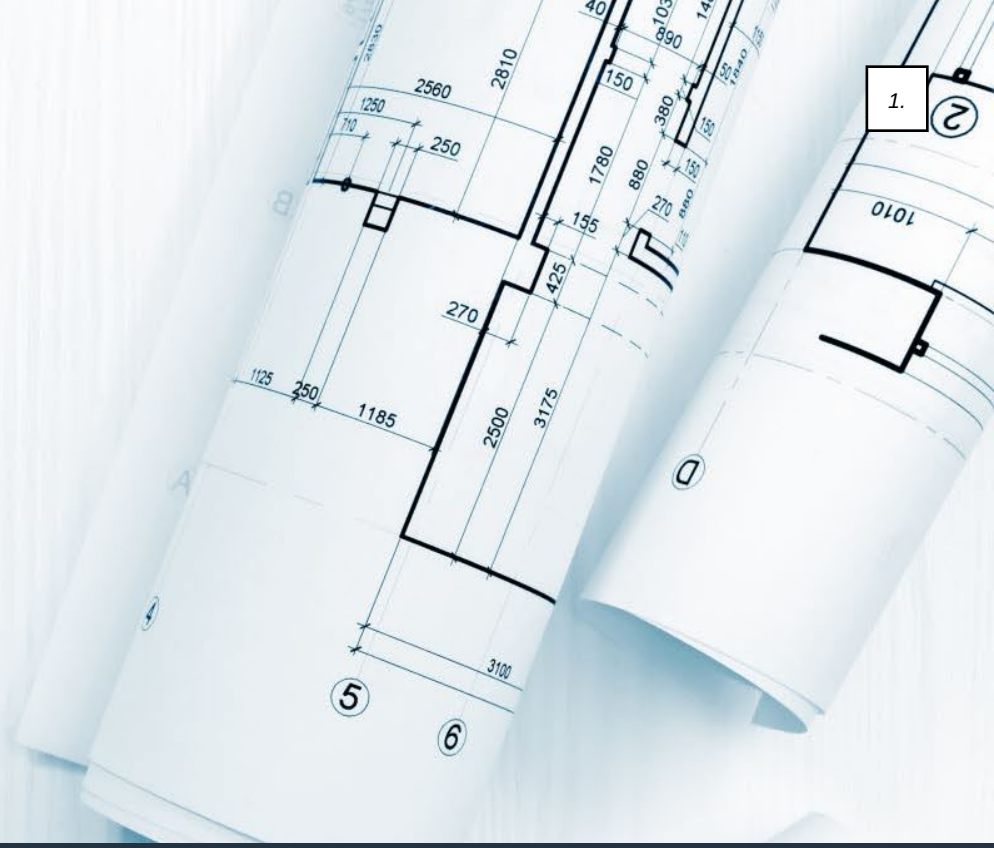
spaces from fifty (50) parking spaces to ~~thirty (30)~~ **eleven (11)** parking spaces.

Battle Law



LYLE CIRCLE
R7011 015

Special Use Permit

PURPOSE

- Seeking a special use permit for property located on Lyle Circle to allow for a totally indoor, climate-controlled, self-storage facility

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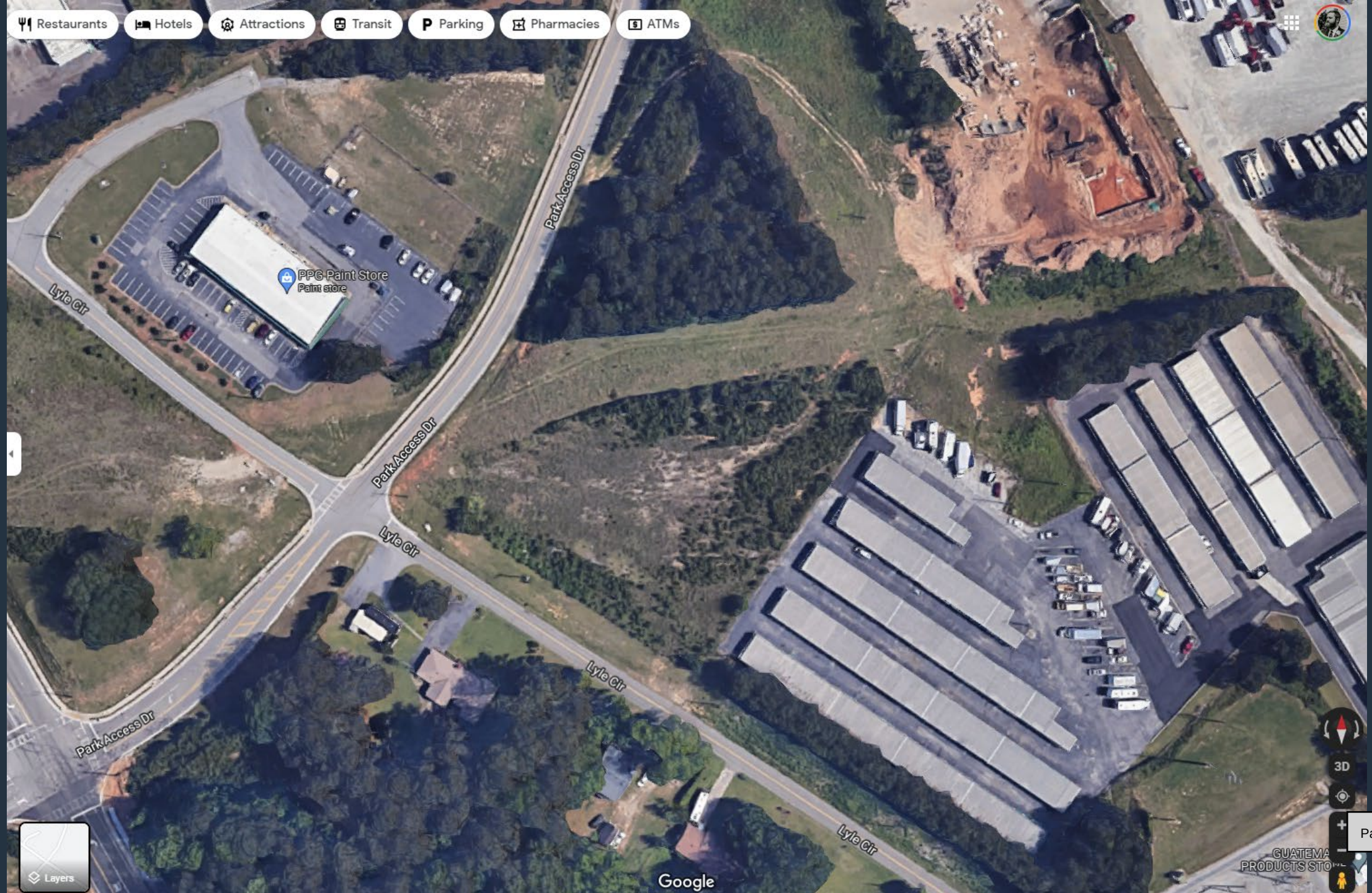

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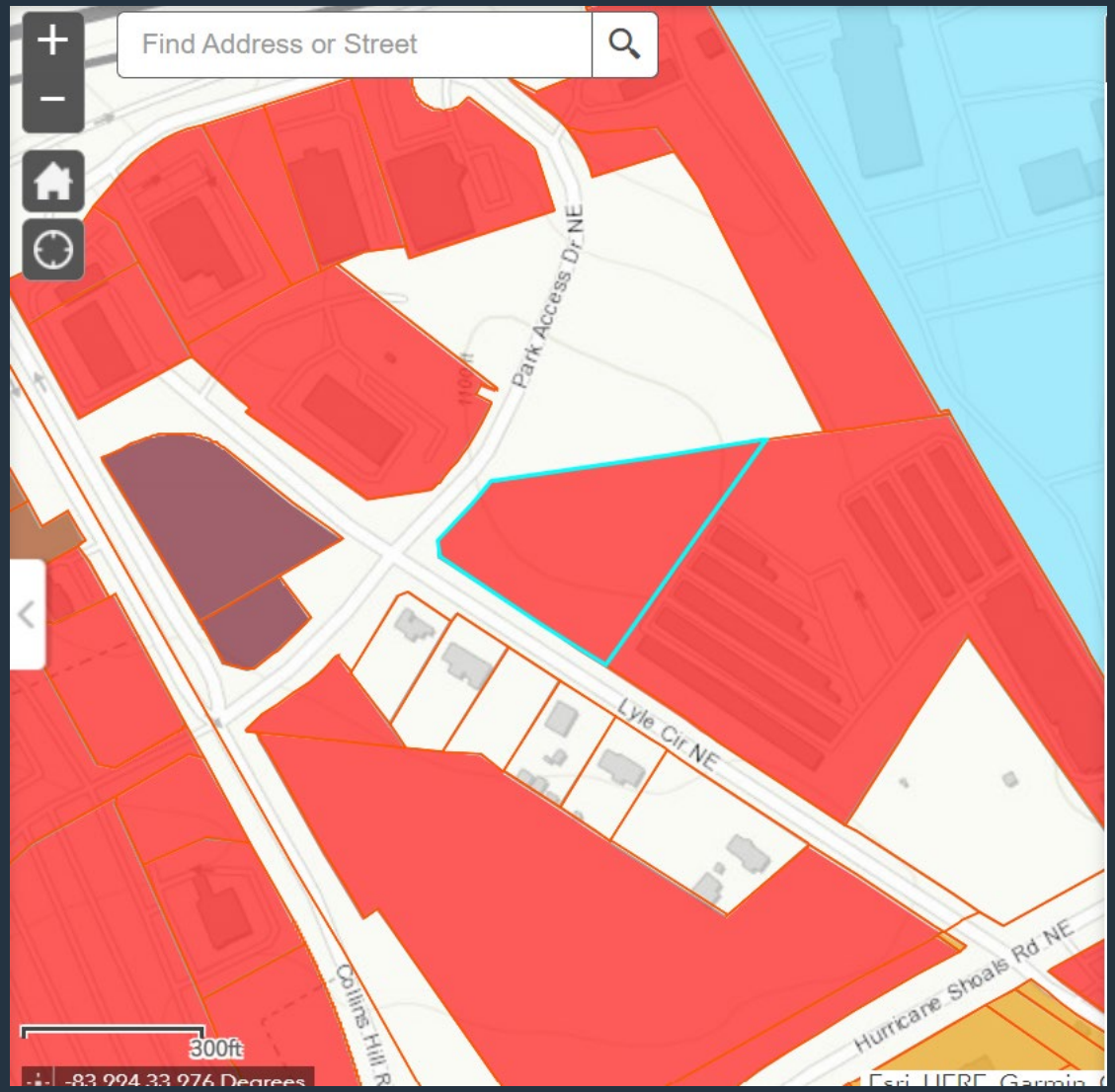
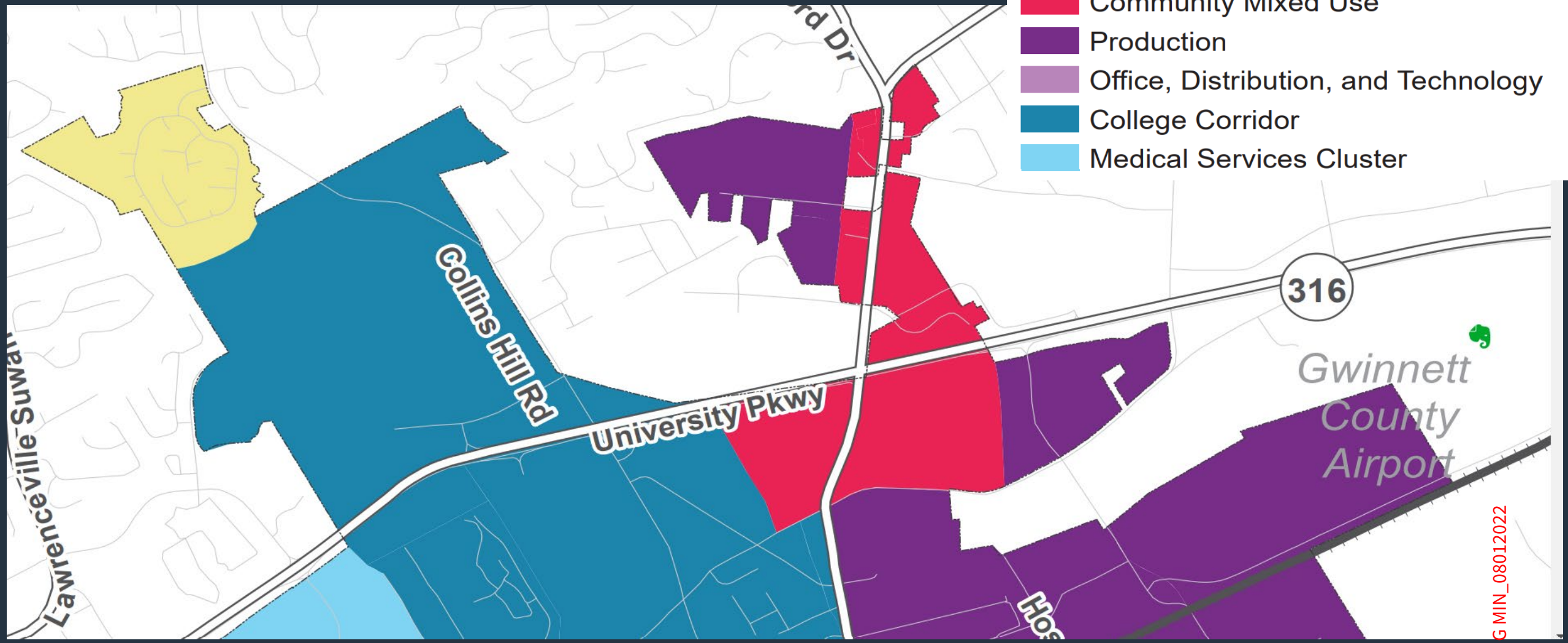
ZONING AND FUTURE LAND USE MAP



- Zoning Districts
  - AR Agricultural Residential
  - BN Neighborhood Business
  - BG General Business
  - BGC Central General Business
  - HSB Highway Service Business
  - LM Light Manufacturing
  - HM Heavy Manufacturing
  - OI Office/Institutional
  - ON Office/Neighborhood
  - CMU Community Mixed Use



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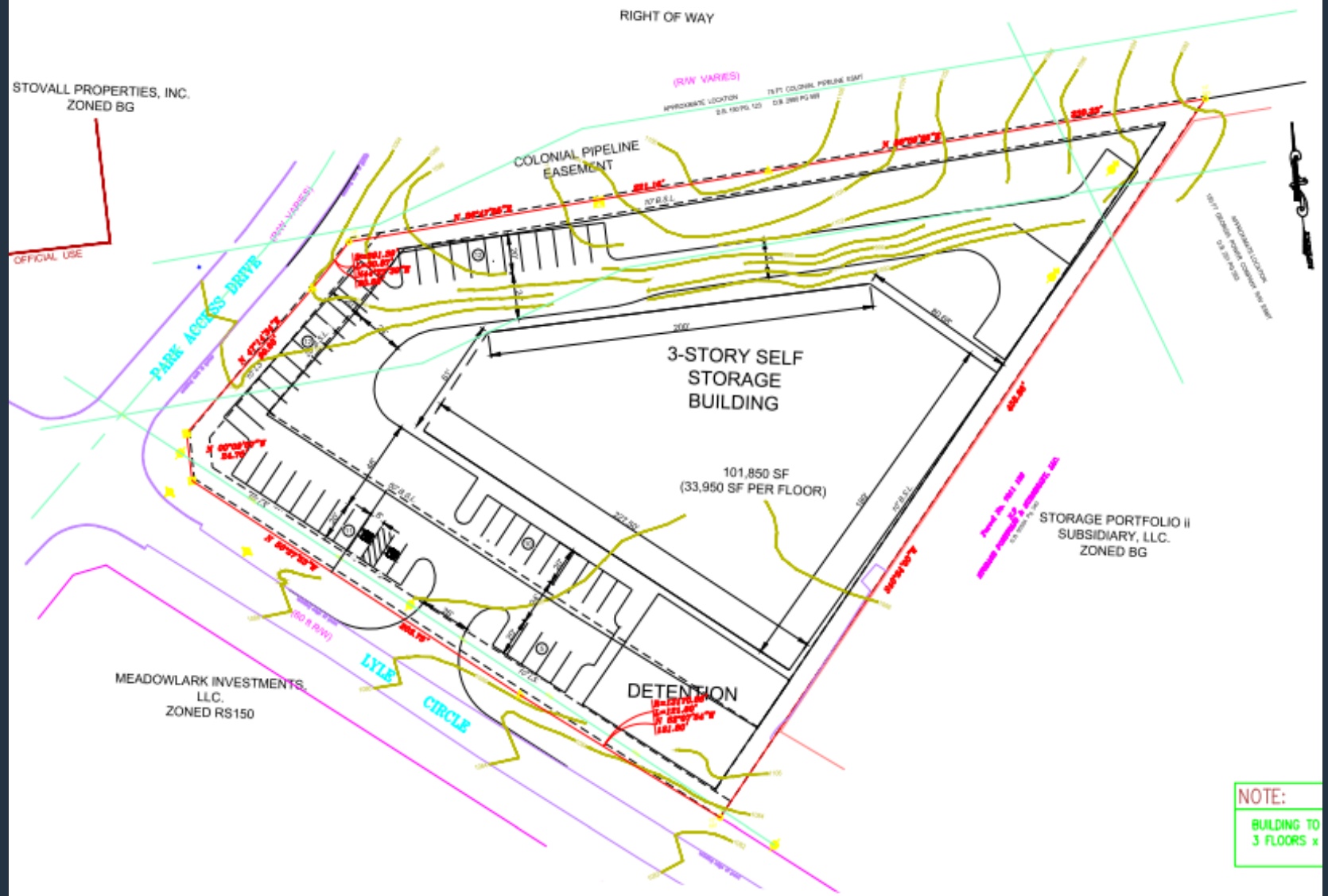

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CHANGES TO CONDITIONS

- Condition 1F, which requires us to re-seek a SLUP every two years.
- This is not financeable.
- Cannot risk being denied in two years time if building construction is almost complete.
- If building is complete and SLUP is denied, there will just be a vacant building on the property.
- Condition 2B, which states that no drive aisles may be in the Colonial Pipeline Easement.
- We need a drive aisle around the building for fire safety.
- We have the following proposal:

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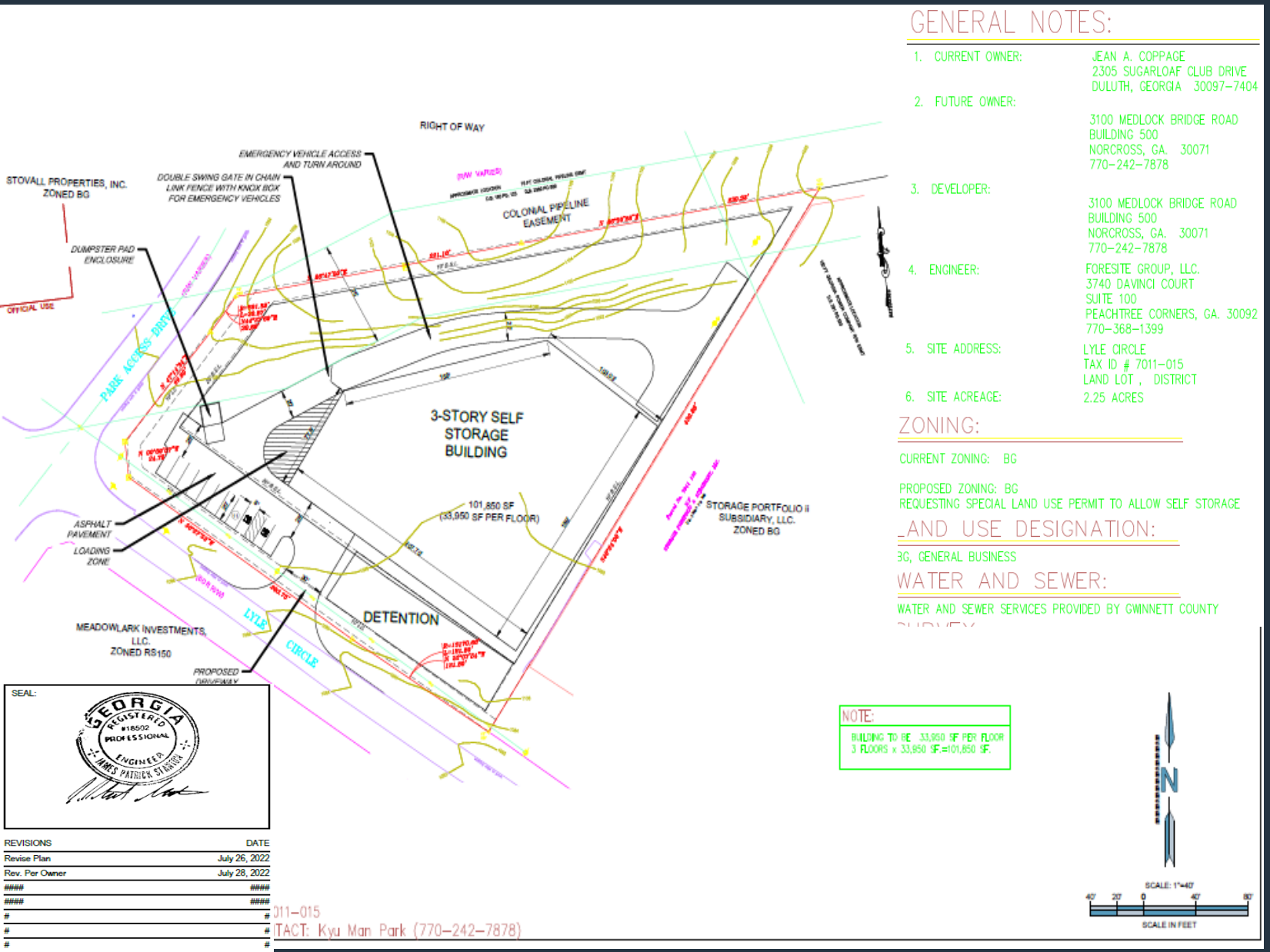

GENERAL NOTES:

1.	CURRENT OWNER:	JEAN A. COPPAGE 2305 SUGARLOAF CLUB DRIVE DULUTH, GEORGIA 30097-7404
2.	FUTURE OWNER:	3100 MEDLOCK BRIDGE ROAD BUILDING 500 NORCROSS, GA. 30071 770-242-7878
3.	DEVELOPER:	3100 MEDLOCK BRIDGE ROAD BUILDING 500 NORCROSS, GA. 30071 770-242-7878
4.	ENGINEER:	FORESITE GROUP, LLC. 3740 DAVINCI COURT SUITE 100 PEACHTREE CORNERS, GA. 30092 770-368-1399
5.	SITE ADDRESS:	LYLE CIRCLE TAX ID # 7011-015 LAND LOT , DISTRICT
6.	SITE ACREAGE:	2.25 ACRES

ZONING:

CURRENT ZONING: BG

PROPOSED ZONING: BG
REQUESTING SPECIAL LAND USE PERMIT TO ALLOW SELF STORAGE

_AND USE DESIGNATION:

3G, GENERAL BUSINESS

WATER AND SEWER:

WATER AND SEWER SERVICES PROVIDED BY GWINNETT COUNTY

NOTE:
BUILDING TO BE 33,950 SF PER FLOOR
3 FLOORS x 33,950 SF=101,850 SF

SCALE: 1"=40'
40' 20' 0 40' 80'
SCALE IN FEET

SEAL:
GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STAGNOLA

REVISIONS	DATE
Revise Plan	July 26, 2022
Rev. Per Owner	July 28, 2022
####	####
####	####
#	#
#	#
#	#

PROJECT MANAGER:	###
DRAWING BY:	###
JURISDICTION:	CITY OF LAWRENCEVILLE
DATE:	2022-05-30
SCALE:	1" = 50'
TITLE:	

011-015
TACT: Kyu Man Park (770-242-7878)

This plan takes note of the variance granted by staff, which reduces the required number of parking spaces from 50 to 30 in Condition 3A

This place further reduces the number of parking spaces to 11 but allows for us to move the building and drive aisle completely out of the easement.

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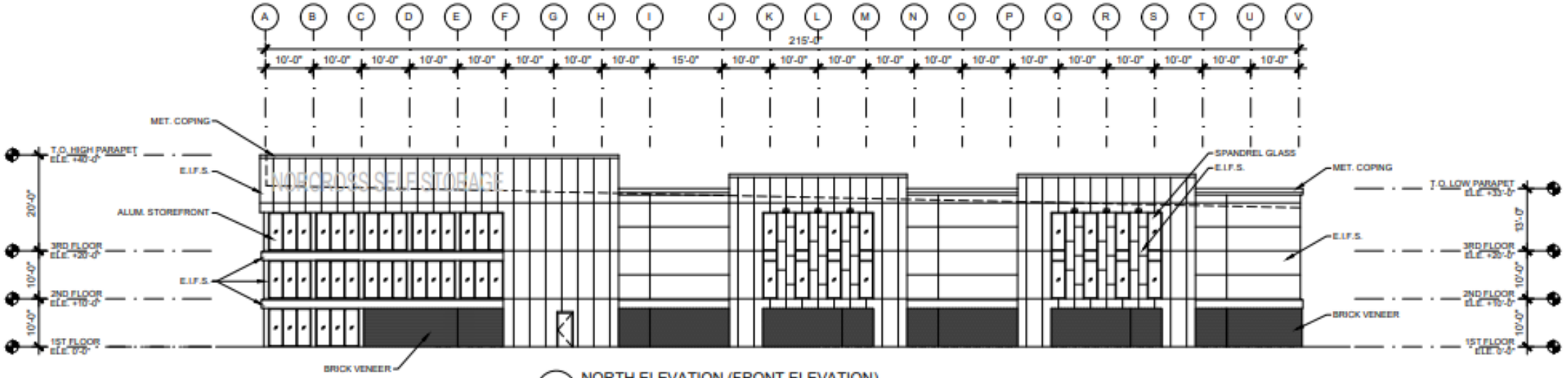
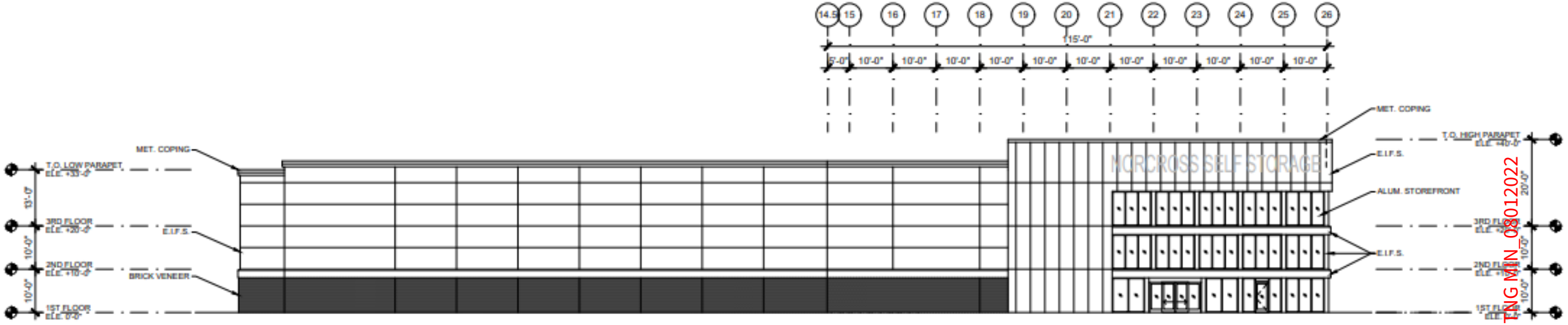


1 NORTH ELEVATION (FRONT ELEVATION)
SCALE: 1/16" = 1'-0"



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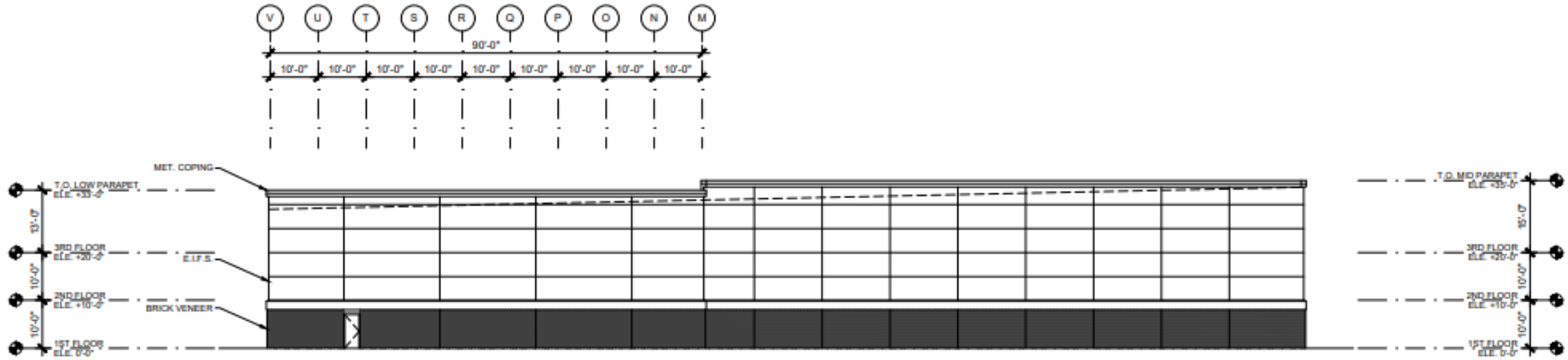
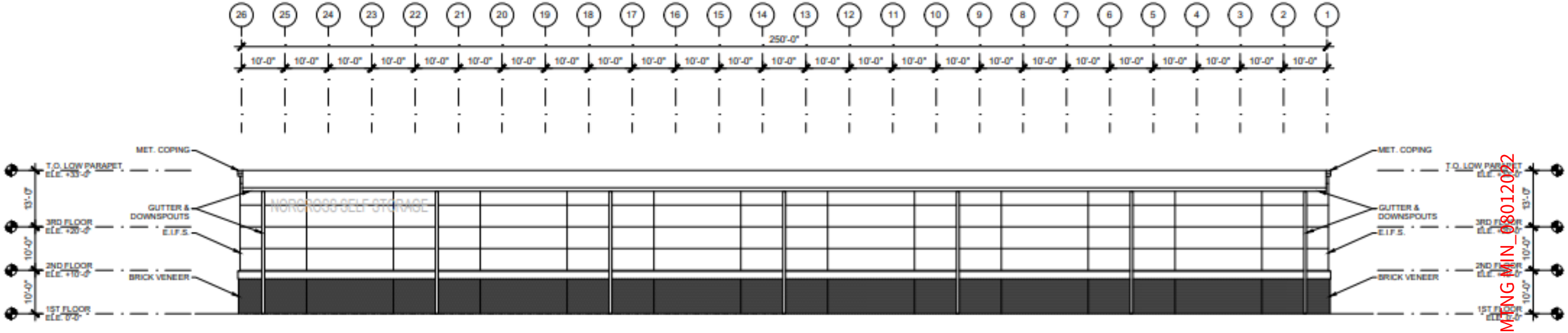


3 SOUTH ELEVATION (REAR ELEVATION)
SCALE: 1/16" = 1'-0"



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LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item:	SUP2022-00071; GA Lawrenceville Sugarloaf, LLC; 3975 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Tuesday, September 6, 2022
Applicant Request:	Special Use Permit to allow Automobile Wash (Carwash)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Pending Recommendation**

Summary: The applicant request a Special Use Permit to allow an Automobile Wash (Carwash) facility. The subject property is a 1.96-acre parcel zoned BG (General Business District), located along the northern right-of-way of Sugarloaf Parkway, just southeast of its intersection with Lawrenceville-Suwanee Road. The site is undeveloped

Attachments/Exhibits:

- SUP2022-00071_Municode
- SUP2022-00071_REPORT_08152022
- SUP2022-00071_P&D RECO COND_08152022
- SUP2022-00071_LOI_07102022
- SUP2022-00071_APP_07102022
- SUP2022-00071_ALTA ACSM_07102022
- SUP2022-00071_SITE PLN_07102022
- PDZonedMap_SUP2022-00071

- PDZoneMapAerial_SUP2022-00071
- PDZoneMapAerial_SUP2022-00071_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT

CASE NUMBER:	**SUP2022-00071**
APPLICANT:	GA LAWRENCEVILLE SUGARLOAF, LLC
OWNER:	WR OF STOCKBRIDGE, LLC
CONTACT:	JONATHAN COCHRANE
PHONE NUMBER:	803-528-9798
LOCATION:	3975 SUGARLOAF PARKWAY
PARCEL ID:	R5082 193
ACREAGE:	1.96
ZONING PROPOSAL:	TO ALLOW AUTOMOBILE WASH (CARWASH) AS A SPECIAL USE
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property has been zoned BG (General Business District) since 2003, pursuant to ANX2003-00002 and RZ-03-19.

PROJECT DATA

The applicant request a Special Use Permit to allow an Automobile Wash (Carwash) facility. The subject property is a 1.96-acre parcel zoned BG (General Business District), located along the northern right-of-way of Sugarloaf Parkway, just southeast of its intersection with Lawrenceville-Suwanee Road. The site is undeveloped.

As proposed, the applicant intends to develop the site with an Automobile Wash (Carwash) facility, comprising of a one (1) story, 4,240 square foot commercial building, associated driveways and parking. Access to the site would be via a proposed driveway extending to an exisiting twenty (20) foot access easement located along the eastern and southern property lines providing direct access until

intersecting with Sugarloaf Parkway near the southwest portion of the property. The proposed plan includes a fifty (50) foot Front Yard Setback adjacent to Sugarloaf Parkway, and twenty (20) foot Rear and Side Yard Setbacks along the remaining property lines. As proposed, the building setbacks could be considerd more stringent than the minimum standards of the Zoning Ordinance and therefore consistent with the minimum Lot Development Standards for the BG zoning classification.

The proposed plan includes twenty-eight (28) parking spaces, with twenty-four (24) of the proposed parking spaces being devoted primarily to vacuum islands. The Zoning Ordinance, Article 5 Parking does not specifically regulate required parking spaces realting to an Automobile Wash (Carwash) facility. However, as proposed, the plan would meet or exceed the minimum number of off-street parking spaces required for most automobile related uses; which are intended for temporary parking during normal business hours. Additionally, the proposal include driveways or aisles intended to provide ingress/egress throughout the site.

As proposed, the plan does not satisfy the minimum intent of the City of Lawrenceville Development Regulations, Article VIII, Buffer, Landscape and Tree Ordinance, specifically Subsection 8.4.2 Landscape Strip which requires a ten (10) foot Landscape Strip along public right-of-ways, and Subsection 8.4.3 Off-Street Surface Parking Lot Planting which requires landscaping and planting throughout the proposed development. Although landscape design may be premature at this stage of development, the applicant is reminded a Landscape Plan will be required prior to the issuance of a Land Development Permit.

As proposed, the plan does not satisfy the minimum intent of the City of Lawrenceville Development Regulations, Article XIV, Stormwater Management Maual which requires the installation of an on-site stormwater treatment facility intended to prevent increased flood damage, streambank channel erosion and degredation to the habitat or water quality.

The Sugarloaf Parkway corridor could be described as a mix of commercial uses and zoning, and beyond the corridor consisting of residential uses and zoning. The property is bordered to the north and south by the Lawrenceville Commons shopping center, anchored with a Walmart Supercenter, and two out-parcels along Sugarloaf Parkway consisting of a retail strip center and a financial institution, all of which are zoned BG (General Business District). Since 2018, the City Council has approved Tidal Wave Auto Spa Automobile Wash (Carwash) facility located at the southwest intersection of Grayson Highway and Gwinnett Drive, pursuant to SU-18-09, and Tommy's Express Car Wash located at the southwest intersection of

Sugarloaf Parkway and Scenic Highway, pursuant to RZ-19-03 and SU-19-01. In addition an exisiting Automobile Wash (Carwash) facility (Ultra Car Wash – Sugarloaf) has operated from its current location within unincorporated Gwinnett County at the southeast intersection of Sugarloaf Parkway and U.S. Highway 29 – Lawrenceville Highway. The proposed Automobile Wash (Carwash) facility would be consistent with the established zoning and development pattern throughout the city limits and portions of unincorporated Gwinnett County along Sugarloaf Parkway.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of this Character area is to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. As proposed, the Automobile Wash (Carwash) facility could be consistent with the intent of the 2040 Comprehensive Plan which is designed to promote local services.

In conclusion, the proposed development could be compatible with the established zoning and development pattern in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The City Council has established precedent relating to Automobile Wash (Carwash) facilites throughout the city limits. Therefore, the requested Special Use Permit may be considered suitable in view of the uses and development throughout the city limits.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The existing uses and zoning of would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**
   The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City recognize redevelopment opportunities present throughout the city limits. The development of the property to include an Automobile Wash (Carwash) facility could be in conformity with the policy and intent of the Comprehensive Plan.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   The request represents an opportunity to develop a parcel of land with a use considered to be consistent with the established zoning and development pattern throughout the city limits.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08152022

SUP2022-00071

Approval of a Special Use Permit for an Automobile Wash (Carwash) facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service

- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in general accordance with site plan submitted to the City of Lawrenceville Planning Commission during the September 6, 2022 public hearing, with changes necessary to meet conditions of zoning, and in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of one (1) story.

D. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

E. Provide a ten (10) foot landscape strip adjacent to the right-of-way of Sugarloaf Parkway.

F. Provide a ten (10) foot landscape strip adjacent to all internal property lines.

G. Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.

H. The installation of vacuum stands and canopies shall not exceed that shown on the site plan presented to the City of Lawrenceville Planning Commission during the September 6, 2022 public hearing.

I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

K. Natural vegetation shall remain on the property until the issuance of a development permit.

L. Any utility relocations shall be the responsibility of the developer.

Date: June 15, 2022

City of Lawrenceville Planning Commission & City Council

70 S Clayton St

Lawrenceville, GA 30046

Re: Letter of Intent describing the proposed zoning change and development

Parcel PIN: 5082 193

Dear Sir or Madam:

The proposed use of the above referenced property is an automated express car wash with self-serve vacuum stations. The current zoning is BG – General Business and a special use permit is being applied for, pursuant to the applicable zoning regulations for the City of Lawrenceville.

Sincerely,

Name: Jonathan Cochrane

Title: Development Manager

P2022-00071_LOI_07102022

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: GA Lawrenceville Sugarloaf, LLC	NAME: WR of Stockbridge, LLC
ADDRESS: 201 Riverplace, Suite 400	ADDRESS: 550 Long Point Road
CITY: Greenville	CITY: Mount Pleasant
STATE: SC ZIP: 29601	STATE: SC ZIP: 29464
PHONE: 803-528-9798	PHONE: 843-654-7888

CONTACT PERSON: Jonathan Cochrane PHONE: 803-528-9798

CONTACT'S E-MAIL: jcochrane@realtylinkdev.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): BG ACREAGE: 1.96

PARCEL NUMBER(S): 5082 193

ADDRESS OF PROPERTY: 3975 Sugarloaf Parkway, Lawrenceville, GA 30044

PROPOSED SPECIAL USE: Automated Express Car Wash with Vacuum Stations

SIGNATURE OF APPLICANT — DATE 7/5/22

SIGNATURE OF OWNER — DATE 6/22/2022

JONATHAN COCHRANE
TYPED OR PRINTED NAME

T SCOTT SMITH
TYPED OR PRINTED NAME

NOTARY PUBLIC — DATE 7-5-22

NOTARY PUBLIC — DATE 6.22.22

CATHI P. TARKERSLEY NOTARY PUBLIC SOUTH CAROLINA My Commission Expires 10/18/2029

MORGAN MCGEE DERRICK NOTARY PUBLIC STATE OF SOUTH CAROLINA My Commission Expires 02-20-2029

P2022-00071 APP 07/07/2022

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

P2022-00071_APP_07102022

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) BG (District) - 5082 (Land Lot) - 193 (Parcel)

Signature of Applicant — Date: 6/22/2022

T Scott Smith — Manager

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME _____ TITLE _____

DATE _____

LAWRENCEVILLE
GEORGIA

2022 CITY COUNCIL AND PLANNING COMMISSION SCHEDULES

The Planning Commission (PC) meets the first Monday of each month at 6:00 PM unless otherwise specified. Submittals are due the 1st Friday of every month unless otherwise specified. All meetings are on the fourth floor of City Hall in the Council Assembly Room. In the event of a conflict, meetings will be on the third floor of City Hall in the GMA Conference Room

Submittal Deadline (1st Friday)	Withdrawal Deadline	Legal Advertisement sent to newspaper by 12:00 PM	Legal Advertisement (Sunday)	Planning Commission Hearing at 6:00 pm (1st Monday)	City Council Work Session at 5:00 pm (2nd Wednesday)	City Council Hearing at 7:00 pm (4th Monday)
11/5/2021	12/03/2020 (Friday)	12/07/2021	12/12/2021	01/03/2022	01/12/2022	01/26/2022 (Wednesday)
12/03/2021	12/30/2021 (Thursday)	01/04/2022	01/09/2022	02/01/2022 (Tuesday)	02/09/2022	02/28/2022
01/07/2022	01/28/2022 (Friday)	02/01/2021	02/06/2022	03/01/2022 (Tuesday)	03/09/2022	03/28/2022
02/04/2022	03/04/2022 (Friday)	03/08/2022	03/13/2022	04/04/2022	04/13/2022	04/25/2022
03/04/2022	04/01/2022 (Friday)	04/05/2022	04/10/2022	05/02/2022	05/11/2022	05/23/2022
04/01/2022	05/06/2022 (Friday)	05/10/2022	05/15/2022	06/01/2022 (Wednesday)	06/08/2022	06/22/2022 (Wednesday)
05/06/2022	06/03/2022 (Friday)	06/07/2022	06/12/2022	07/05/2022 (Tuesday)	07/13/2022	07/25/2022
06/03/2022	07/01/2022	07/05/2022	07/10/2022	08/01/2022	08/10/2022	08/22/2022
07/07/2022	08/05/2022 (Friday)	08/09/2022	08/14/2022	09/06/2022 (Tuesday)	09/14/2022	09/26/2022
08/05/2022	09/02/2022 (Friday)	09/06/2022	09/11/2022	10/03/2022	10/12/2022	10/24/2022
09/02/2022	10/07/2022 (Friday)	10/11/2022	10/16/2022	11/07/2022	11/16/2022	11/16/2022
10/07/2022	11/04/2022 (Friday)	11/08/2022	11/13/2022	12/05/2022	12/14/2022	12/14/2022
11/04/2022	TBD	TBD	TBD	TBD 2023	TBD 2023	TBD 2023

Revised 02.01.2022, new June Public Hearing date for City Council Regular Meeting.

LOT 1 DESCRIPTION

LOT 2 DESCRIPTION

LOT 3 DESCRIPTION

LOT 4 DESCRIPTION

LOT 5 DESCRIPTION

TITLE EXCEPTIONS

TITLE EXCEPTIONS

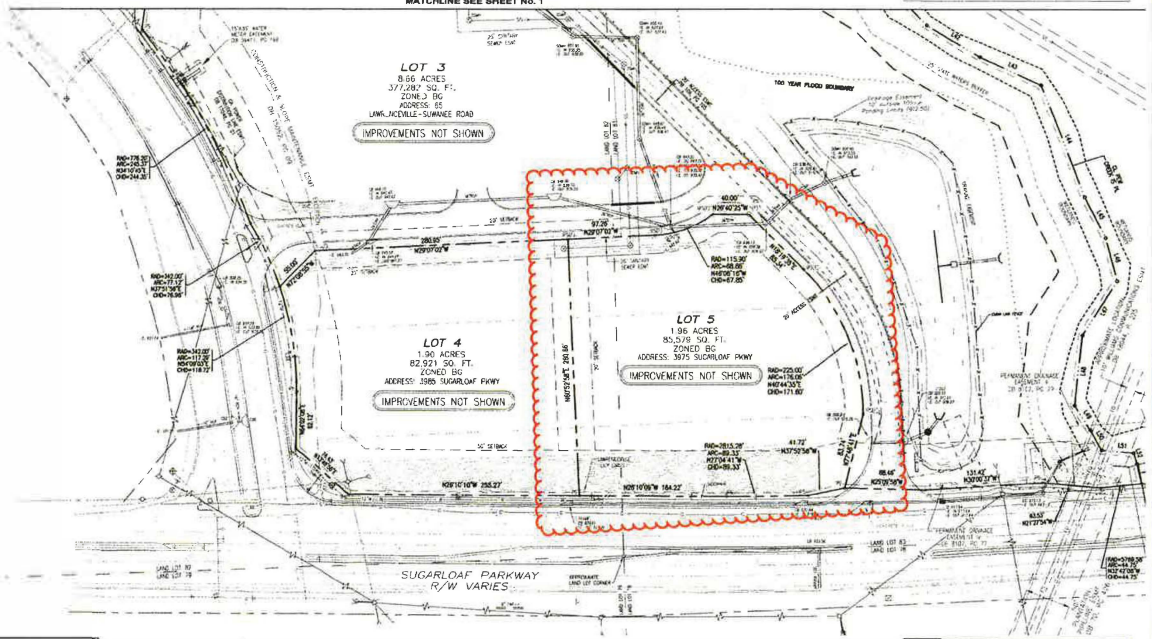
TITLE EXCEPTIONS

GENERAL NOTES

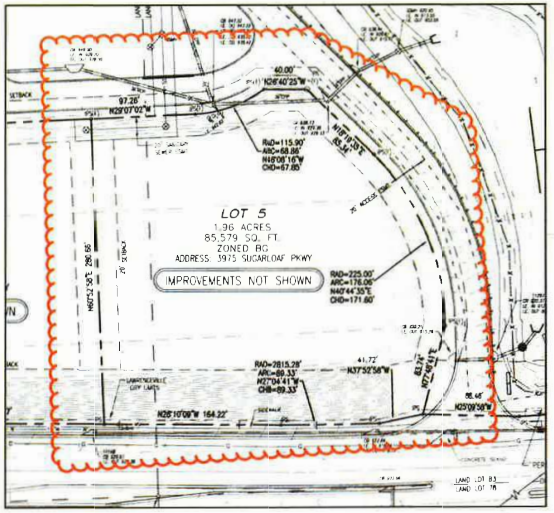
SURVEYORS CERTIFICATE

LEGEND

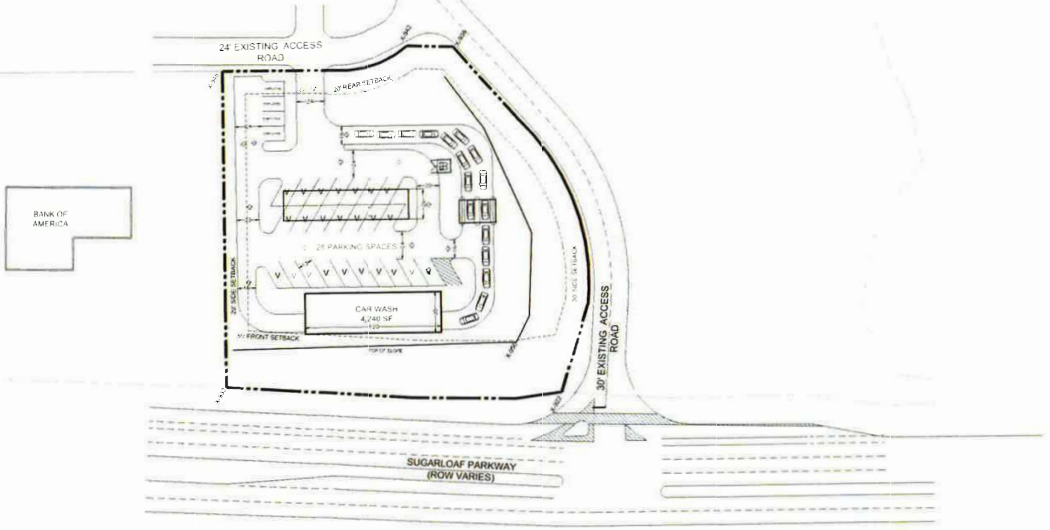
MATCHLINE SEE SHEET No. 1


LOT 3
8.66 ACRES
377,282 SQ. FT.
ZONED BG
ADDRESS: 65
LAWRENCEVILLE - SUWANEE ROAD
IMPROVEMENTS NOT SHOWN
LOT 4
1.90 ACRES
82,921 SQ. FT.
ZONED BG
ADDRESS: 3985 SUGARLOAF PKWY
IMPROVEMENTS NOT SHOWN
LOT 5
1.96 ACRES
85,579 SQ. FT.
ZONED BG
ADDRESS: 3975 SUGARLOAF PKWY
IMPROVEMENTS NOT SHOWN
SUGARLOAF PARKWAY
R/W VARIES
100 YEAR FLOOD BOUNDARY
50' SETBACK
30' BUFFER
40' BUFFER
N 00°16'16" W 255.27'
N 00°16'16" W 164.32'
N 00°16'16" W 131.40'
N 00°16'16" W 63.50'
N 00°16'16" W 63.50'
N 00°16'16" W 63.50

VICINITY MAP



Note
- All of property is out of the flood zone.
- No existing structures on site.
- No streams or wetlands on site.



SCALE: 1" = 50'

0' 50' 100' 150'

CAR WASH SITE INFO	
Zoning	BG
Overlay Dist:	N/A
Acreage:	1.96 ACRES
AHJ:	LAWRENCEVILLE, GA
Setbacks Required By Code:	
Front	50'
Rear	20'
Any Road	--
Sides	20'
Buffers Required by Code:	
0' adjacent to BG	
Parking:	
90° Aisle Min.	24'
All Space Min.	9' x 18'
Car Wash Min.	2-Bay+1-500sf
Parking Provided	28
Parking Ratio	6.60
Building Area:	4,240 SF

REALTYLINK, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
864-242-4008
REALTYLINKDEV.COM

CONCEPTUAL SITE PLAN
GA Lawrenceville Sugarloaf
BOUNDARY SURVEY
DATED 7-10-22

DATE 06-10-22
DRAWN BY

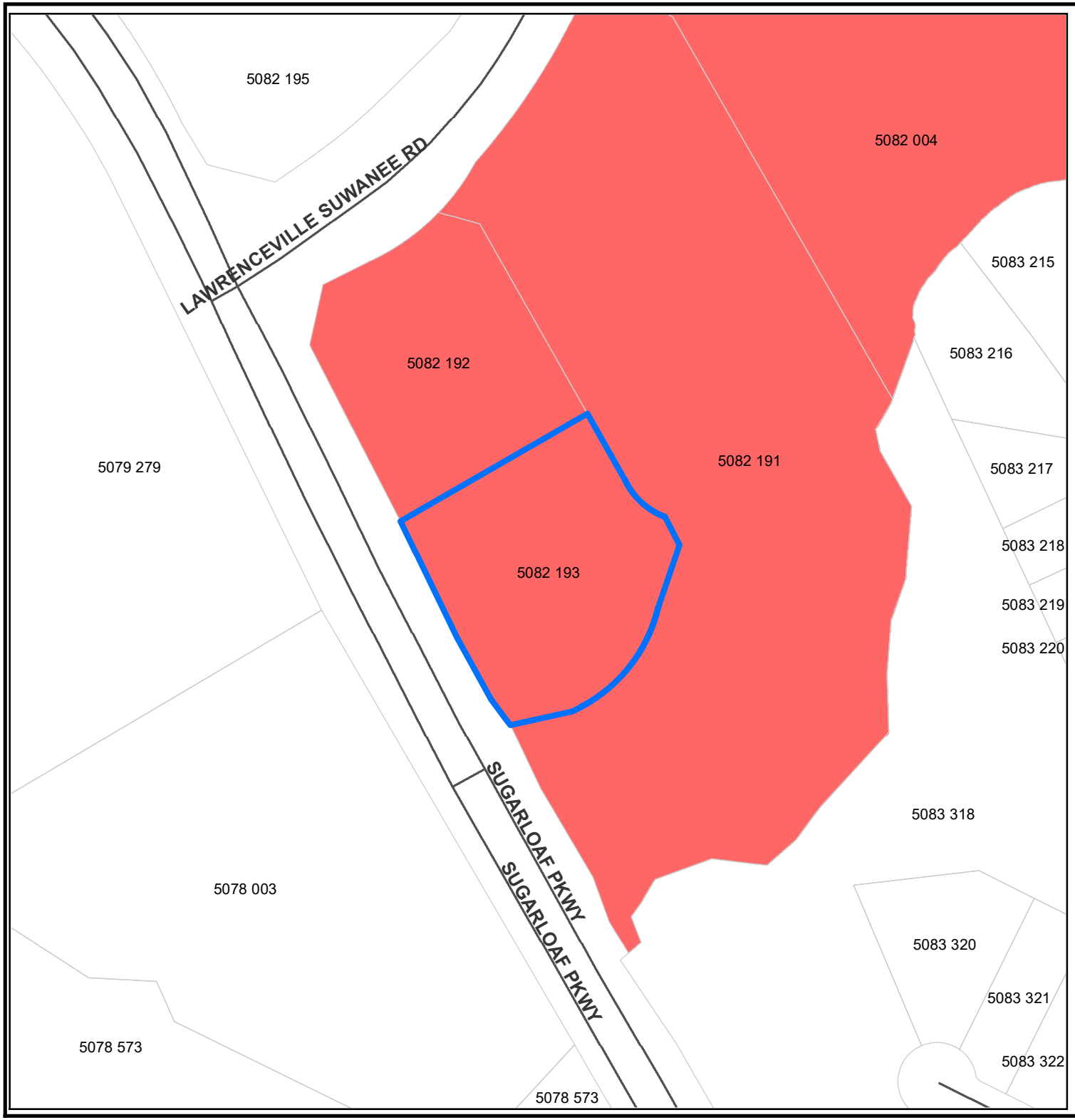
SITE PLAN / REZONING EXHIBIT

P2022-00071 +SITEPLN_07102022

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning



File # SUP2022-00071

Applicant: GA Lawrenceville Sugarloaf, LLC

Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- Roads

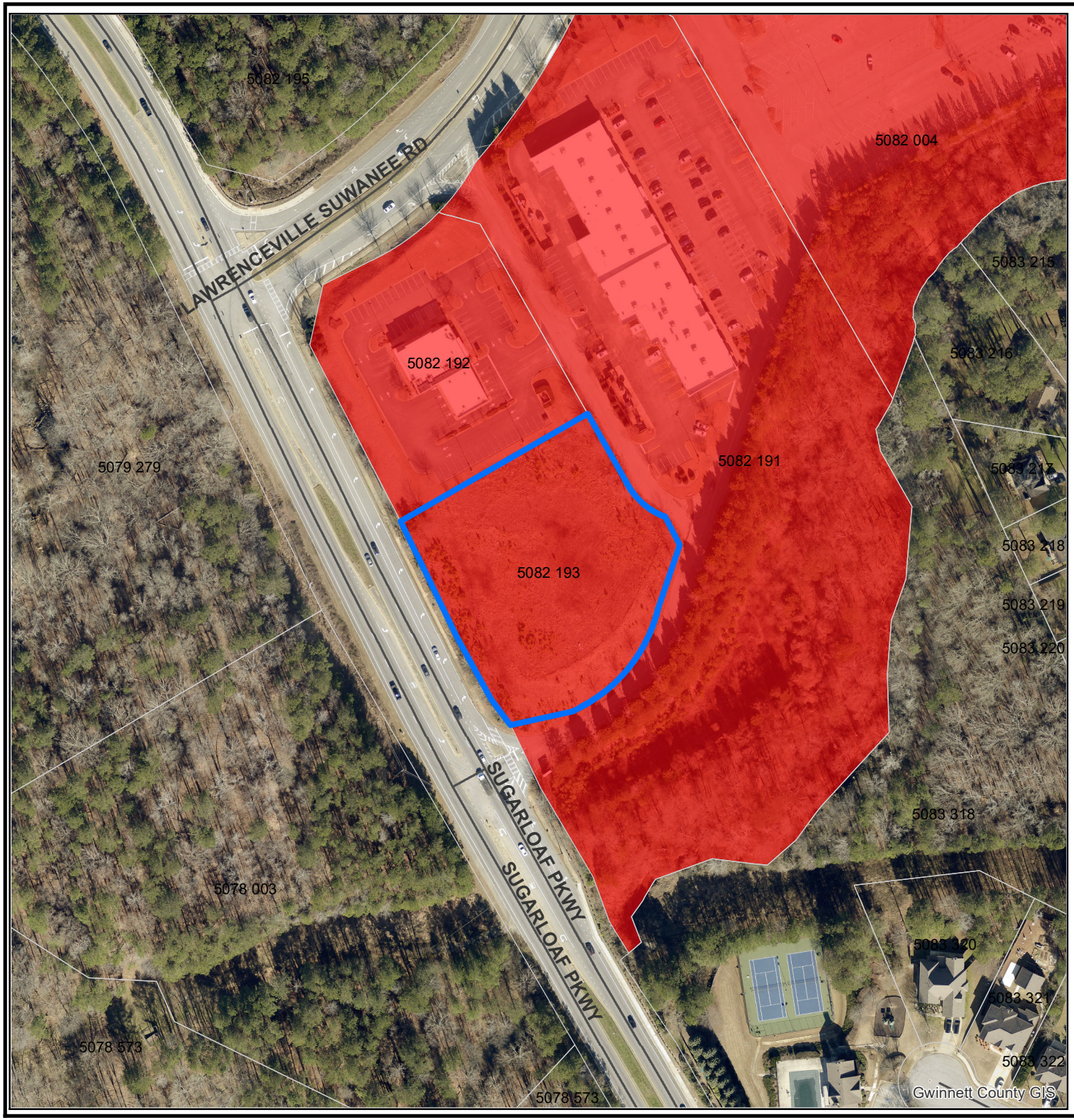
N
W E
S

0 95 190

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning



File # SUP2022-00071

Applicant: GA Lawrenceville Sugarloaf, LLC

Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- Roads

N
W E
S

0 95 190

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00071

Applicant: GA Lawrenceville Sugarloaf LLC

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 230 460

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item:	SUP2022-00072; Learning Time; 141 Langley Drive
Department:	Planning and Development
Date of Meeting:	Tuesday, September 6, 2022
Applicant Request:	Special Use Permit to allow Day Care Facility
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Pending Recommendation**

Summary: The applicant request a Special Use Permit to allow a Day Care Facility. The subject property is a 0.66-acre parcel zoned OI (Office Institutional District), located along the western right-of-way of Langley Drive, just south of its intersection with Huff Street.

Attachments/Exhibits:

- SUP2022-00072_MUNICODE_08152022
- SUP2022-00072_REPORT_08152022
- SUP2022-00072_P&D RECO COND_08152022
- SUP2022-00072_LEGAL_07102022
- SUP2022-00072_LOI_07102022
- SUP2022-00072_APP_07102022
- SUP2022-00072_LND SRVY_07102022
- SUP2022-00072_VCNTY MAP_07102022
- PDZonedMap_SUP2022-00072

- PDZoneMapAerial_SUP2022-00072
- PDZoneMapAerial_SUP2022-00072_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT

CASE NUMBER:	**SUP2022-00072**
APPLICANT:	LEARNING TIME
OWNER:	ALBERTA BERHANNAN; ASHLEY SANON
CONTACT:	ALBERTA BERHANNAN
PHONE NUMBER:	330-881-7504
LOCATION:	141 LANGLEY DRIVE
PARCEL ID:	R5143 219
ACREAGE:	0.66
ZONING PROPOSAL:	TO ALLOW DAY CARE FACILITY AS A SPECIAL USE
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned OI (Office Institutional District) since 1985.

PROJECT DATA

The applicant request a Special Use Permit to allow a Day Care Facility. The subject property is a 0.66-acre parcel zoned OI (Office Institutional District), located along the western right-of-way of Langley Drive, just south of its intersection with Huff Street.

The site consist of two (2) one (1) story commercial buildings totaling approximately 4,506 square feet, with associated driveways and parking. Access to the site would be via two (2) existing curb cuts extending from Langley Drive. According to the submitted land survey the site consists of fourteen (14) parking spaces, based on current regulations the site would not be in compliance with minimum standards of the Zoning Ordinance, Article 5 Parking, Section 508, Table 5-3: Number of Off-Street Parking Spaces Required. In addition, the submitted land survey indicates the existing structure encroaches into the required fifty (50) foot

Front Yard Setback area approximately fourteen (14) feet. As part of this application variances will be required allowing a decrease in the number of required off-street parking spaces and an encroachment into the required Front Yard Setback. Approval of the request would bring the site into compliance with the minimum standards of the Zoning Ordinance, Article 1 Districts and Article 5 Parking.

The site does not satisfy the minimum intent of the City of Lawrenceville Development Regulations, Article VIII, Buffer, Landscape and Tree Ordinance, specifically Subsection 8.4.2 Landscape Strip which requires a ten (10) foot Landscape Strip along public right-of-ways, and Subsection 8.4.3 Off-Street Surface Parking Lot Planting, and Article XIV, Stormwater Management Maual. Although the proposal does not include construction activities associated with land disturbance the applicant is reminded that future expansion or redevelopment of the property will require compliance with the Development Regulations, Subdivision Regulations and Zoning Ordinance.

The area along Langley Drive surrounding the subject property could be described as a mix of commercial, office and residential uses and zoning. The property is bordered to the east by the OI zoned Langley Professional Building, which is utilized for office and institutional uses. To the west, is the BG (General Business District) zoned Langley Commons office park. Further to the west, is the RM-12 (Multifamily Residence District) zoned Deauville Apartments located along Huff Street. To the north, across Langley Drive are properties zoned OI consisting of office, institutional and religious uses. To the south, is the Baggett single-family subdivision zoned RS-150 (Single-Family Residence District). The proposed Day Care Facility would be consistent with the established zoning and development pattern along Langley Drive.

The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. As proposed, the Day Care Facility could be consistent with the intent of the 2040 Comprehensive Plan, which is designed to revitalize and build on existing commercial character.

In conclusion, the proposed development could be compatible with the established zoning and development pattern in the immediate area. Given the

aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The requested Special Use Permit may be considered suitable in view of the uses and development throughout the city limits.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The existing uses and zoning of would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**
   The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   The reuse of the property as a Day Care Facility could be in conformity with the policy and intent of the Comprehensive Plan.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   The request represents an opportunity to utilize a parcel of land with a use considered to be consistent with the established zoning and development pattern throughout the city limits.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08152022

SUP2022-00072

Approval of a Special Use Permit for a Day Care Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

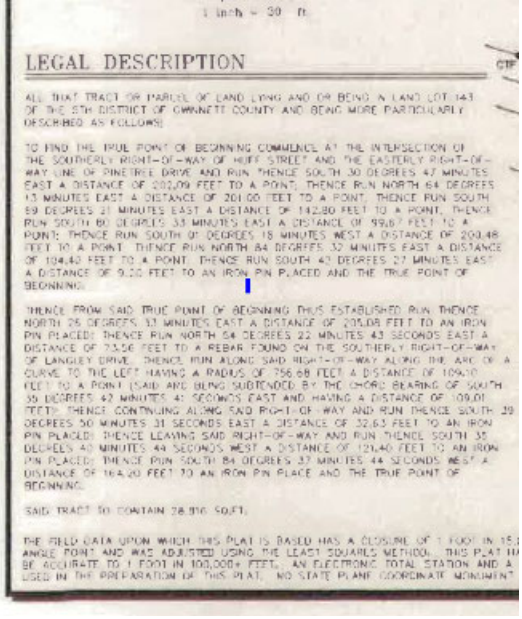
E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. The following variance is granted:

A. A variance to allow a reduction in the required number of off-street parking spaces from eighteen (18) parking spaces to fourteen (14) parking spaces as shown on the survey prepared for Business Loan Center, LLC, Learning Time Inc. d/b/a Langley Academy, Lawyers Title Insurance Corporation, prepared by Solar Land Surveying Company, dated January 31, 2005, and presented to the Planning Commission during the September 6, 2022 public hearing.

B. A variance to allow a fourteen (14) foot encroachment into the required Front Yard Setback area as shown on the survey prepared for Business Loan Center, LLC, Learning Time Inc. d/b/a Langley Academy, Lawyers Title Insurance

Corporation, prepared by Solar Land Surveying Company, dated January 31, 2005, and presented to the Planning Commission during the September 6, 2022 public hearing.



1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF HUFF STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF PINETREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 13 MINUTES EAST A DISTANCE OF 201.00 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 21 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 93.67 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 18 MINUTES WEST A DISTANCE OF 200.48 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.42 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 27 MINUTES EAST A DISTANCE OF 9.00 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 26 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 64 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 73.56 FEET TO A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET TO A POINT (SAID ARC BEING SUBTENDED BY THE CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 32.63 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 35 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28,916 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,[illegible] ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT [illegible] BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A [illegible] USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT

June 29, 2022

Dear Sir/Madam:

Please be advised that Learning Time 141 Langley Drive Lawrenceville Georgia 30046 has applied for a special use permit for the above referenced property to allow a daycare facility to continue operating. The property owners Alberta Berhannan can be reached at 770-822-0354 or agwill1218@aol.com. Co-Owner Ashley Sanon can be reached at 770-822-0354 or A.Sanon89@gmail.com. The public hearings concerning this special use permit request shall be held at the following:

LAWRENCEVILLE
GEORGIA

2022 CITY COUNCIL AND PLANNING COMMISSION SCHEDULES

The Planning Commission (PC) meets the first Monday of each month at 6:00 PM unless otherwise specified. Submittals are due the 1st Friday of every month unless otherwise specified. All meetings are on the fourth floor of City Hall in the Council Assembly Room. In the event of a conflict, meetings will be on the third floor of City Hall in the GMA Conference Room

Submittal Deadline (1st Friday)	Withdrawal Deadline	Legal Advertisement sent to newspaper by 12:00 PM	Legal Advertisement (Sunday)	Planning Commission Hearing (1st Monday)	City Council Work Session (2nd Wednesday)	City Council Hearing (4th Monday)
11/5/2021	12/03/2020 (Friday)	12/07/2021	12/12/2021	01/03/2022	01/12/2022	01/26/2022 (Wednesday)
12/03/2021	12/30/2021 (Thursday)	01/04/2022	01/09/2022	02/01/2022 (Tuesday)	02/09/2022	02/28/2022
01/07/2022	01/28/2022 (Friday)	02/01/2021	02/06/2022	03/01/2022 (Tuesday)	03/09/2022	03/28/2022
02/04/2022	03/04/2022 (Friday)	03/08/2022	03/13/2022	04/04/2022	04/13/2022	04/25/2022
03/04/2022	04/01/2022 (Friday)	04/05/2022	04/10/2022	05/02/2022	05/11/2022	05/23/2022
04/01/2022	05/06/2022 (Friday)	05/10/2022	05/15/2022	06/01/2022 (Wednesday)	06/08/2022	06/20/2022
05/06/2022	06/03/2022 (Friday)	06/07/2022	06/12/2022	07/05/2022 (Tuesday)	07/13/2022	07/25/2022
06/03/2022	07/01/2022	07/05/2022	07/10/2022	08/01/2022	08/10/2022	08/22/2022
07/07/2022	08/05/2022 (Friday)	08/09/2022	08/14/2022	09/06/2022 (Tuesday)	09/14/2022	09/26/2022
08/05/2022	09/02/2022 (Friday)	09/06/2022	09/11/2022	10/03/2022	10/12/2022	10/24/2022

The above-mentioned property is currently zoned for mix-use and has operated as a daycare since its establishment in 1972. ABAS II LLC is not proposing any new construction or changes to the current structure of the building. Nor are we changing any business hours or current uses. This letter of intent is solely for the purpose of continuing as it has been since 1972.

Thank you for your consideration,

Learning Time Owners

Alberta Berhannan & Ashley Sanon

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Learning Time	NAME: Alberta Berhannan
ADDRESS: 141 Langley Dr	ADDRESS: 10582 Lemon Grass Ln
CITY: Lawrenceville	CITY: Flowery Branch
STATE: GA ZIP: 30046	STATE: GA ZIP: 30542
PHONE: 770-822-0354	PHONE: 330-881-7504

CONTACT PERSON: Alberta Berhannan PHONE: 330-881-7504

CONTACT'S E-MAIL: AGWILL1218@aol.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): SM ACREAGE: .43

PARCEL NUMBER(S): 5143 219

ADDRESS OF PROPERTY: 141 Langley Dr Lawrenceville GA 30046

PROPOSED SPECIAL USE: Daycare facility

Alberta Berhannan 7/1/22
SIGNATURE OF APPLICANT DATE

Alberta Berhannan 7/1/22
SIGNATURE OF OWNER DATE

Alberta Berhannan
TYPED OR PRINTED NAME

Alberta Berhannan
TYPED OR PRINTED NAME

Leslie T. Pittman-Payne 7/1/22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

LESLIE T. PITTMAN-PAYNE
Notary Public, Georgia
Barrow County
My Commission Expires
January 31, 2025

P2022-00072_APP_07102022

This certificate is attached to a 1 page document dealing with/entitled Special Permit and dated 7/1/22.

Acknowledgment Certificate

State of Georgia

County of Hall

The foregoing instrument was acknowledged before me this 1 day of July, 2022

by Ashley Sanon.

Signature of Notary Public

LESLIE T. PITTMAN-PAYNE
Notary Public, Georgia
Barrow County
My Commission Expires
January 31, 2025

Printed Name of Notary Public

My Commission Expires: January 31, 2025

Signer's identity verified in the following manner:

- ☐ Personally Known
- ☑ Produced Identification

Type of ID: Ohio Drivers Lisc

(Seal)

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LAWRENCEVILLE
GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

_____
CASE NUMBER

6/29/22
DATE

Alberta Berhannan
AKNOWLEDGED BY (PRINT NAME)

SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

P2022-00072_APP_07102022

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 5TH - 143 - 5143 219
District Land Lot Parcel

Signature of Applicant — Date 6/29/22

Alberta Bernannan
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

V. Scholey Kimberly Bailey — TSA II Revenue Specialist
NAME — TITLE

6/29/2022 6/29/22 Current for: 2020
DATE

P2022-00072_APP_07102022

n/a

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?_____
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

P2022-00072_APP_07102022

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Learning Time	NAME: Ashley Sanon
ADDRESS: 141 Langley Dr	ADDRESS: 3058 Heritage Oaks Cir
CITY: Lawrenceville	CITY: Dacula
STATE: GA ZIP: 30046	STATE: GA ZIP: 30019
PHONE: 770-822-0354	PHONE: 347-816-8003

CONTACT PERSON: Alberta Berhannan PHONE: 330-881-7504

CONTACT'S E-MAIL: AGWILL1218@aol.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): SM ACREAGE: .43

PARCEL NUMBER(S): 5143 219

ADDRESS OF PROPERTY: 141 Langley Drive Lawrenceville 30046

PROPOSED SPECIAL USE: Daycare.

Ashley Sanon 7/1/2022
SIGNATURE OF APPLICANT DATE

Ashley S 7/1/2022
SIGNATURE OF OWNER DATE

Ashley Sanon
TYPED OR PRINTED NAME

Ashley Sanon
TYPED OR PRINTED NAME

Leslie T. Pittman-Payne 7/1/22
NOTARY PUBLIC DATE

LESLIE T. PITTMAN-PAYNE
Notary Public, Georgia
Barrow County
My Commission Expires
January 31, 2025
NOTARY PUBLIC DATE

P2022-00072_APP_07102022

This certificate is attached to a 1 page document dealing with/entitled Permit application and dated 7/1/22.

Acknowledgment Certificate

State of Georgia

County of Hall

The foregoing instrument was acknowledged before me this 1 day of July, 2022,

by Alberto Bermudez.

Leslie T. Pittman-Payne
Signature of Notary Public

LESLIE T. PITTMAN-PAYNE
Notary Public, Georgia
Barrow County
My Commission Expires
January 31, 2025

Printed Name of Notary Public, Notary Public

My Commission Expires: January 31, 2025

Signer's identity verified in the following manner:

☐ Personally Known

☑ Produced Identification

Type of ID: Ohio Drivers License

(Seal)

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P2022-00072_APP_07102022

LAWRENCEVILLE
GEORGIA

NOTIFICATION REQUIREMENTS

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5. Letter of Intent
6. Site plan
7. Vicinity map

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Notification Sign

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_____
CASE NUMBER

6/29/22
DATE

Alberta Bernannan
AKNOWLEDGED BY (PRINT NAME)

SIGNATURE

P2022-00072_APP_07102022

LAWRENCEVILLE
GEORGIA

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

PARCEL I.D. NUMBER: (Map Reference Number) 5TH - 143 - 5143 219
District Land Lot Parcel

Signature of Applicant 6/29/22
Date

Alberta Bernarnar
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

V. Scholey Kimberly Bailey TSA II Revenue Specialist
NAME TITLE

6/29/2022 6/29/22 Current for: 2020
DATE

P2022-00072_APP_07102022

n/a

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville?_____
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Attach additional sheets if necessary to disclose or describe all contributions/gifts.

P2022-00072_APP_07102022

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

DRAWN BY: PREPARED FOR:
BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 152 | DISTRICT | SECTION | COUNTY, GEORGIA
LOT | BLOCK | UNIT | PLAT BOOK | PAGE | DEED BOOK 23206 PAGE 164

SURVEYED | DRAWN | PLOTTED | CHKD | APPROVED

DATE: 7/31/2020 | SCALE: 1" = 30'

BY	DATE	DESCRIPTION

ALL VARTICES PERTAINING TO HILL ARE EXCEPTED

THIS PLAT AND SURVEY MAY NOT BE USED OR RELIED UPON BY ANY PERSON OR ENTITY OTHER THAN THE ONE FOR WHOM IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR. ANY UNAUTHORIZED USE OF THIS PLAT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. ANY ALTERATION OF THIS PLAT BY ANY PERSON OTHER THAN THE SURVEYOR WHOSE SEAL APPEARS HEREON SHALL RENDER SAID PERSON LIABLE AND SUBJECT TO LEGAL ACTION BY THE SURVEYOR.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

GENERAL NOTES

1. INFORMATION REGARDING THE REPORTED LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON, THERE IS NO CERTAINTY AS TO THE ACCURACY OF THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND INCOMPLETE. THE CONTRACTOR, OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS AGENTS SHALL VERIFY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF UNDERGROUND INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT OF WAYS ARE BASED ON LOCATIONS OF EXISTING PAVING OF TRAVEL UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "C-1" PER THE CITY OF LAWRENCEVILLE PLANNING & DEVELOPMENT DEPARTMENT (PHONE 404-963-2141)
FRONT: 50'
REAR: 15' 40 WHEN ABUTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35
MAXIMUM # OF STORIES: 2

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY, THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENT RESERVATIONS RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

RIGHT OF ENTRY EASEMENT FROM GWINNETT COUNTY DATED SEPTEMBER 9, 1980 AND RECORDED IN DEED BOOK 1080, PAGE 135, GWINNETT COUNTY RECORDS. (CANNOT BE SHOWN AS NOW OR SURVEY)

LEGEND

IPS	IRON PIN SET	CMP	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHP	OVERHEAD UTILITY LINE(S)
OTP	OPEN TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MH	MARKED TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT OF WAY	EB	ELECTRIC BOX
L	LAND LOT	LL	LAND LOT LINE
L	LAND	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
GP	GUY POLE	CO	CROSS OPEN
SP	SERVICE POLE	SDE	STORM SEWER EASEMENT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
WV	WATER VALVE	FH	FIRE HYDRANT
LP	LAMP POLE	WM	WATER METER
MB	MAILBOX	WM	WATER METER
POC	POINT OF COMMENCING	POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT	POB	POINT OF BEGINNING
P.I.	POINT OF INTERSECTION	P.I.	POINT OF INTERSECTION
M	MEASURED	C	CURVE
P	PLAT	IPP	IRON PIN PLACED 1/2" REBAR

VICINITY MAP
SCALE: 1" = 1000'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 141 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF LANGLEY DRIVE (VARIABLE R/W) AND THE EASTERLY R/W OF PINE TREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 230.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 09 DEGREES 21 MINUTES EAST A DISTANCE OF 109.10 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 93.57 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.41 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 52 MINUTES EAST A DISTANCE OF 104.41 FEET TO A POINT; THENCE RUN SOUTH 07 DEGREES 57 MINUTES EAST A DISTANCE OF 204.08 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 36 DEGREES 33 MINUTES EAST A DISTANCE OF 205.68 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 22 SECONDS WEST A DISTANCE OF 164.30 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 36 DEGREES 33 MINUTES 47 SECONDS WEST A DISTANCE OF 205.68 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 54 DEGREES 22 MINUTES 22 SECONDS EAST A DISTANCE OF 164.30 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 17 MINUTES 14 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28,816 SQFT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 13 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 15,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS IN THIS PLAT. NO ADJUSTMENTS WERE MADE TO THE RAW FIELD DATA OBTAINED WITH THE EXCEPTION OF THE LEAST SQUARES METHOD.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC, LANGLEY ACADEMY
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)1, 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN M. STANZIUS, JR.
GA. RLS #2759

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT APPEAR WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13135C0064 E, EFFECTIVE DATE MAY 16, 2013, AS SCALED AND DEPICTED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)".

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 THE LAW OF THE STATE OF GEORGIA.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

SURVEY PREPARED FOR: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE COMPORATION

LAND LOT 143 | 5TH DISTRICT | SECTION | BLOCK | UNIT | LOT
SUBDIVISION
SURVEYED | DRAFTED | DISC #:
PLOTTED | PAGE
APPROVED
PLAT BOOK ____ PAGE ____
DEED BOOK 3308, PAGE 154

SCALE: 1" = 30' | DATE: 7/31/2020

REVISION	BY	DATE

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON TO WHY IT IS CERTIFIED. REPUSE OR ENTRY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR AGAINST SAID PERSON OR ENTITY.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED LOCATIONS, SIZE, CHARACTER, AND EXISTENCE OF EASEMENTS, BUILDING LINES AND RESTRICTIVE COVENANTS IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE CONCERNED. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS AND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND INCOMPLETE. THE UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES AND STRUCTURES, WHETHER SHOWN HEREON OR NOT, AND THE SURVEYOR HAS NO AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR DOES NOT GUARANTEE THE UNDERGROUND UTILITIES SHOWN, AND THAT HE OR SHE ASSUMES NO LIABILITY FOR THE DAMAGE RESULTING FROM THE INACCURACY OF SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 15' 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7a. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1970, RECORDED IN DEED BOOK 1308, PAGE 154, GWINNETT COUNTY RECORDS (AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY)

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	RMF	ROMBACH MONUMENT FOUND
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MH	MAN HOLE
RB	REINFORCING BAR	TEL	TELEPHONE
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT OF WAY	PP	POWER POLE
L	LAND LOT	LL	LAND LOT LINE
L	LINE	HW	HEAD WALL
CONC	CONCRETE	RCMP	REINFORCED CONCRETE PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	CB	CATCH BASIN
SE	SANITARY SEWER EASEMENT	DI	DRAIN INLET
SE	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAND POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
MAC	MACADAM EDGE	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
(M)	MEASURED	RB	REBAR
(P)	PLAT	IPF	IRON PIN PLACED (1/2" REBAR)

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF LANGLEY DRIVE (VARIABLE R/W) AND THE EASTERLY R/W OF PINE TREE DRIVE (VARIABLE R/W); THENCE RUN THENCE SOUTH 16 DEGREES 42 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 09 DEGREES 21 MINUTES EAST A DISTANCE OF 164.20 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 33 MINUTES EAST A DISTANCE OF 378.07 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 27 MINUTES EAST A DISTANCE OF 130.00 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 25 DEGREES 13 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 64 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 122.02 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 37 MINUTES 17 SECONDS EAST A DISTANCE OF 121.40 FEET TO A POINT; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN SOUTH 35 DEGREES 42 MINUTE 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 42 MINUTES 41 SECONDS EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 35 DEGREES 42 MINUTES 41 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 17 MINUTES 19 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 78,816 SQFT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENTS FOUND WITHIN 500' OF THE PROPERTY.

SURVEYOR'S CERTIFICATE

TO BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE COMPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 1999 AND INCLUDING ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF; AND (ii) ACCORDING TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

JOHN W. STANOUS, JR.
GA. R.L.S. #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY THE SUBJECT PROPERTY ON THE LATEST FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH IT LIES, THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 130104, PANEL NO. 0013 D, DATED 09/29/2006, WHICH IS DESIGNATED AS AREAS OF MINIMAL FLOODING BY SAID MAP. BEING OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA, AS SUCH TERM IS DEFINED BY SAID MAP. BEING OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA, AS SUCH TERM IS DEFINED BY SAID MAP BEING SUBJECT TO MINOR FLOODING AND PONDING.

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 THE LAW OF THE STATE OF GEORGIA.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 145 DISTRICT 5TH SECTION COUNTY GWINNETT

SURVEYED 1/31/2005 PLATTED DRAWN CHECKED APPROVED

PLAT BOOK PAGE OLD BOOK 1336 PAGE 164

SURVEY PREPARED FOR

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY LISTED. USE BY ANY OTHER PERSONS OR ENTITY IS AT THEIR OWN RISK AND WITHOUT LIABILITY TO THE SURVEYOR. ANY UNAUTHORIZED REUSE OF THIS PLAT FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. ANY UNAUTHORIZED REUSE SHALL ENTITLE THE SURVEYOR TO RECOVER DAMAGES, INCLUDING ATTORNEY'S FEES, FROM THE PARTY MISUSING THE PLAT.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	100.10	756.68	100.01	S35°42'41"E

GENERAL NOTES

1. INFORMATION REGARDING THE PERTINENT RECORDS OF, CHARACTER AND LOCATION OF UTILITIES HAS BEEN OBTAINED FROM RECORDS AS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND SHALL BE CONSIDERED AN APPROXIMATION. IT IS ALSO POSSIBLE THAT THERE ARE UTILITIES OR STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT WARRANT THAT ALL UTILITIES AND STRUCTURES ARE SHOWN AS THEY EXIST AT THE PRESENT TIME. THE SURVEYOR HAS ATTEMPTED TO LOCATE UNDERGROUND UTILITIES AS PAINTED OR FLAGGED BY THE RESPECTIVE UTILITY COMPANIES AND/OR BY OTHERS WHEN REQUESTED TO DO SO BY THE CLIENT. THE SURVEYOR HAS ALSO CONTACTED GEORGIA UTILITIES PROTECTION CENTER, INC. (GUPC) AND REQUESTED UTILITY INFORMATION.

2. RIGHT OF WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND

4. BEARINGS BASED ON MAGNETIC NORTH DESIRIVED AS NOTED IN DEED BOOK 6259 – PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "O-I" AS PER THE CITY OF LAWRENCEVILLE DEPARTMENT – PHONE 404-963-7244
BUILDING SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM COVERAGE - 35%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #500687.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. Right of entry in favor of Gwinnett County dated September 9, 1988, recorded in Deed Book 1845, Page 45, Gwinnett County Records. (APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)

LEGEND

MON	MON FOUND	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CMS	CONCRETE MONUMENT SET
OTP	OPEN TOP PIN	SMH	SEWER MAN HOLE
RBF	REINFORCING BAR FOUND	TMH	TELEPHONE MAN HOLE
RBS	REINFORCING BAR SET	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	IR	IRRIGATION RISK
L	LAND LOT	LL	LAND LOT LINE
L	LINE	TW	HERO WALL
C	CURVE	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	CD	CROSS DRAIN
GP	GUY POLE	PUE	POWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
WM	WATER METER	WV	WATER VALVE
LP	LAND POLE	WM	WATER METER
SS	SANITARY SEWER	POC	POINT OF CURVE
MH	MANHOLE	POB	POINT OF BEGINNING
TC	TELCO CORNER	POC	POINT OF COMMENCEMENT
X X	FENCE	POI	POINT OF INTERSECTION
( )	RECORDED	D	DEED
P	PLAT	IPF	IRON PIN PLACED (1/2" REBAR)

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
1 IN FEET
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF LANGLEY DRIVE (VARIABLE R/W) AND THE EASTERLY R/W OF WAS LINE OF PINETREE DRIVE AND RUN THENCE SOUTH 50 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 13 MINUTES EAST A DISTANCE OF 164.20 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 01 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 39.67 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS EAST A DISTANCE OF 204.48 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.42 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 27 MINUTES EAST A DISTANCE OF 7.20 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 26 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 41 SECONDS EAST A DISTANCE OF 100.10 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 35 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 109.01 FEET TO AN IRON PIN PLACED ON THE WESTERLY R/W OF PINE TREE DRIVE (50' R/W); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 200.48 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 35 DEGREES 42 MINUTES 42 SECONDS WEST A DISTANCE OF 142.49 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 84 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 114.42 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 42 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 79,816 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION SHOWN HEREON. THE EQUIPMENT AND METHODS MEET OR EXCEED THE REQUIREMENTS FOR CLASS "A" SURVEYS.

SURVEYOR'S CERTIFICATE

TO BUSINESS LOAN CENTER, LLC AND/OR LEARNING TIME, INC. D/B/A LANGLEY ACADEMY AND/OR LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b1), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANFIELD, JR.
GA. R.L.S. #2709

FLOOD STATEMENT

BY GRAPHICAL PLOTTING ONLY, THIS PARCEL PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERAL DESIGNATED FLOOD HAZARD AREA, PER SURVEY PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13135C0063 E, DATED 03/04/2013 AND IS LOCATED AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)".

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 THE LAW OF THE STATE OF GEORGIA.

JOHN W. STANFIELD, JR.
GA. R.L.S. #2709

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

LAND LOT 43 | 5TH DISTRICT | SECTION | UNIT | BLOCK | LOT
GWINNETT COUNTY, GEORGIA
REVISION | BY | DATE
SCALE 1" = 30'
DATE 7/31/2005

SURVEY PREPARED FOR:
BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

SURVEYED | DRAFTED | CHECKED | APPROVED
SUBDIVISION | PLOT No. | PLAT BOOK ____ PAGE ____ | DEED BOOK 3306 PAGE 164

ALL MATTERS PERTAINING TO THIS ARE SPECIFIED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMED THAT PERSONS OR ENTITY.

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON WAS OBTAINED FROM DEED AND PLAT RECORDS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION SHOWN HEREON IS CORRECT OR COMPLETE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON IT FOR ANY PURPOSE. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INDICATIVE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITIES AND STRUCTURES SHOWN HEREON WERE LOCATED FROM FIELD SURVEY AND/OR UTILITY COMPANY RECORDS AND/OR MARKINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS 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 THE INFORMATION AVAILABLE. THIS SURVEYOR RECOMMENDS THAT THE CONTRACTOR CONTACT THE UTILITY COMPANIES DIRECTLY BEFORE ANY EXCAVATION.

2. FIELD DATA WAS BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 0259 – PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT – PHONE 404-963-244
REQUIRED SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 40'
PLANTING: 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN HEREON ANY EASEMENT, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1996, RECORDED IN DEED BOOK 2555, PAGE 45, GWINNETT COUNTY RECORDS. (AFFECTS TRACT AS SHOWN ON SURVEY)

LEGEND

PP	POWER (P)	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CMS	CONCRETE MONUMENT SET
OTP	OPEN TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	WM	WATER METER
RBS	REINFORCING BAR SET	WV	WATER VALVE
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	GL	GUY LINE
LL	LAND LOT	LP	LIGHT POLE
LLL	LAND LOT LINE	HW	HEAD WALL
FW	FENCE WIRE	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
SPIKE	SPIKE	CO	CROSS OPEN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	PH	PIPE-HORIZONTAL
GM	GAS METER	PV	PIPE-VERTICAL
UP	UTILITY POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
MH	MANHOLE	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X X	FENCE POST	POI	POINT OF INTERSECTION
M	MAILBOX	C	CALCULATED
P	PLAT	DF	DEED FOUND
		IPP	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.60	109.01	S35°42'41"E

VICINITY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
1 IN. = 30 FT.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF LANGLEY DRIVE (VARIABLE R/W) AND THE EASTERLY R/W OF FINE TREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 210.00 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 59 MINUTES 51 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 99.67 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 01 MINUTES 43 SECONDS EAST A DISTANCE OF 20.58 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 27 MINUTES EAST A DISTANCE OF 109.10 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 36 DEGREES 53 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 36 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 229.58 FEET TO AN IRON PIN FOUND; THENCE RUN SOUTH 54 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 164.30 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28,816 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,900+ FEET AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. IN MY OPINION, THIS PLAT IS A CLOSURE AND PRECISION WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

SURVEYOR'S CERTIFICATE

TO BUSINESS LOAN CENTER, LLC AND/OR ASSIGNS; LEARNING TIME, INC. d/b/a LANGLEY ACADEMY; LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(b), 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF; AND (2) IN ACCORDANCE WITH THE "GEORGIA PLAT ACT" AND THE "RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS" IN EFFECT ON THE DATE OF THIS CERTIFICATION; AND (3) IN ACCORDANCE WITH THE "GEORGIA PLAT ACT" AND THE "RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS" IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

JOHN W. STANDLEY, JR.
GA. RLS #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THIS SURVEYED PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13135C0064 D, DATED MARCH 4, 1997, FOR GWINNETT COUNTY, GEORGIA AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)."

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723393 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

SCALE 1" = 30' | DATE 1/31/2005

BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. D/B/A LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

SUBDIVISION | LOT | BLOCK | UNIT | SECTION | DISTRICT | COUNTY GEORGIA

SURVEYED | DRAWN | CHECKED | APPROVED

PLAT BOOK ____ PAGE ____
DEED BOOK 33350, PAGE 184

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON IT. THE EXISTENCE OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND INCOMPLETE, AND OTHERS MAY BE ENCOUNTERED. THE SURVEYOR HAS ASSUMED SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT OF WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 0259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "GC" AS PER THE CITY OF LAWRENCEVILLE PLANNING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT 50'
SIDE 15'
REAR 15' - 40' WHEN ADJOINING RESIDENTIAL
MAXIMUM BUILDING HEIGHT 35'
MAXIMUM COVERAGE 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #500857.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1971, RECORDED IN DEED BOOK 459, PAGE 158, GWINNETT COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CTF	COTTON PICKER SPINDLE FOUND
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	WMH	WATER MAN HOLE
RB	REBAR FOUND / REBAR	TEL	TELEPHONE
CBF	CBA IRON	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
CL	CENTER LINE	GL	GAS LINE
L	LENGTH	HW	HEAD WALL
RAD	RADIUS	CMP	CORRUGATED METAL PIPE
CHORD	CHORD BEARING	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GP	GUY POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
LP	LIGHT POLE	WV	WATER VALVE
SS	SANITARY SEWER	WM	WATER METER
MH	SANITARY MAN HOLE	POC	POINT OF COMMENCEMENT
FENCE	FENCE CORNER	POB	POINT OF BEGINNING
-X-X-	FENCE	PI	POINT OF INTERSECTION
MB	MAIL BOX/POST	CP	CONTROL POINT
P	PLAT	IRF	IRON PIN FOUND (1/2" REBAR)

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
1 INCH = 30 FT.
(1 IN FEET)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S39°42'41"E

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF PINE TREE DRIVE AND THE EASTERLY R/W OF LANGLEY DRIVE; THENCE RUN ALONG SAID R/W OF PINE TREE DRIVE SOUTH 89 DEGREES 53 MINUTES 13 SECONDS EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 03 MINUTES 37 SECONDS EAST A DISTANCE OF 14.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 53 MINUTES EAST A DISTANCE OF 99.67 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 32 MINUTES EAST A DISTANCE OF 70.40 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 37 MINUTES EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 26 DEGREES 53 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 64 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED ON THE WESTERLY R/W OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET, BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 43 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 46 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 13.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 43 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 78,816 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000 FEET AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 500 OHM WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEYOR'S CERTIFICATE

TO BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. D/B/A LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 13 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANLEY, JR.
GA. R.L.S. #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13135C0063 D, EFFECTIVE DATE OF MAY 16, 1995, AS SCALED AND INTERPRETED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)".

BE IT KNOWN, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

NOTICE: PLAT MAY BE PREPARED FOR THE EXCLUSIVE USE OF THE PERSON FOR WHOM IT WAS PREPARED. REPRODUCTION OF THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON. TRACINGS, DISKETTES, OR ENTRY WITHOUT EXPRESS WRITTEN CONSENT AND WITHOUT REMOVAL OF THIS NOTICE ARE PROHIBITED. ANY UNAUTHORIZED REUSE OF THIS PLAT SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO SURVEYOR. RECIPIENT/USER BY THE ACCEPTANCE OR USE OF THIS PLAT AGREES TO INDEMNIFY AND HOLD HARMLESS SURVEYOR FROM THE CONSEQUENCES OF ANY SUCH MISUSE OR ALTERATION.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723939 ATLANTA, GEORGIA 30339-0939
TELEPHONE (770) 794-9053 FAX (770) 794-9052

SURVEY PREPARED FOR: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 242 | 5TH DISTRICT | SECTION | BLOCK | UNIT | SUBDIVISION | LOT
SURVEYED | PLOTTED | DRAWN | CHECKED | DWG # | PLAT BOOK | PAGE
APPROVED | DATE | BY | REVISION | DATE | BY
SCALE 1" = 30' | DATE 1/31/2005
JOB # 05-0019

ALL WATERS PERTAINING TO TILE ARE EXCEPTED

THIS PLAT WAS SURVEYED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR NAMED HEREON.

GENERAL NOTES

1. INFORMATION REGARDING THE RECORDED DESCRIPTION, DEED CHARACTER, AND AREA OF ADJOINING PROPERTY IS NOT GUARANTEED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON IS NOT CERTAIN AND IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND INCOMPLETE. IN ADDITION, UNDERGROUND UTILITIES AND STRUCTURES MAY EXIST WHICH ARE NOT SHOWN HEREON. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD LOCATIONS AND COMPLETE THEIR OWN INVESTIGATIONS BEFORE BEGINNING ANY EXCAVATION. THE CONTRACTOR AND HIS AGENTS SHALL REMEDY DISTINCTLY UNDERSTAND AND THAT THE SURVEYOR HAS NO RESPONSIBILITY AND ASSUMES NO LIABILITY FOR THE ACCURACY OF UNDERGROUND INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT OF WAYS ARE BASED ON COUNTY MAPS OF EXISTING PAVING.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE PLANNING & DEVELOPMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT 50'
SIDE 15, 40' WHEN ABUTTING RESIDENTIAL
REAR 15, 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT 35'
MINIMUM LOT AREA

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS AS PER TITLE COMMITMENT #50067.04 EFFECTIVE: DEC. 29, 2004 AT 5:00PM

1. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY DATED SEPTEMBER 9, 1970 AND RECORDED IN DEED BOOK 1015, PAGE 87, GWINNETT COUNTY RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)

2. RIGHT OF WAY DEED FOR LANGLEY DRIVE AND PINE TREE DRIVE AS SHOWN HEREON.

3. RIGHT OF WAY DEED FOR PINE TREE DRIVE AS SHOWN HEREON.

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LEGEND

RBF	REBAR PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CLF	CHAIN LINK FENCE
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	WM	WATER METER
RB	REINFORCING BAR	MH	MAN HOLE
NG	NAIL FOUND	JB	JUNCTION BOX
CL	CENTERLINE	TP	TELEPHONE PEDESTAL
R/W	RIGHT-OF-WAY	LL	LAND LOT LINE
L/L	LAND LOT	HW	HEAD WALL
L	LINE	RBF	REBAR FOUND
CONC	CONCRETE	ROP	REINFORCED CONCRETE PIPE
PP	POWER POLE	CO	CLEAN OUT
SP	SERVICE POLE	DI	DRAIN INLET
GV	GAS VALVE	FH	FIRE HYDRANT
LM	LAMP METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	POC	POINT OF CURVE
WF	WOOD FENCE	POT	POINT OF TANGENT
FC	FENCE CORNER	POCOM	POINT OF COMMENCEMENT
(M)	MEASURED	POB	POINT OF BEGINNING
(P)	PLATTED	POI	POINT OF INTERSECTION
	PLAT	IPS	IRON PIN SET
		IRF	IRON PIN FOUND (1/2" REBAR)

VICINITY MAP

GRAPHIC SCALE

1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 242 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH EASTERLY R/W OF LANGLEY DRIVE (VARIABLE R/W) AND THE EASTERLY R/W OF PINE TREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 69 DEGREES 21 MINUTES EAST A DISTANCE OF 162.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 53 MINUTES EAST A DISTANCE OF 97.57 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 4 DEGREES 27 MINUTES EAST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 26 DEGREES 31 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 26 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 69 DEGREES 21 MINUTES EAST A DISTANCE OF 162.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 53 MINUTES EAST A DISTANCE OF 97.57 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 4 DEGREES 27 MINUTES EAST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 5.882 ACRES OR 256,208 SQUARE FEET.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(b), 13 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

JOHN M. STANDLEY, JR.
GA. R.L.S. #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY THE SUBJECT PROPERTY, DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA, THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 13135C0019 E) FOR GWINNETT COUNTY, GEORGIA AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)".

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 THE LAW OF THE STATE OF GEORGIA.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723983 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9053 FAX (770) 794-9052

SURVEY PREPARED FOR: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 145 | 5TH DISTRICT | SECTION | GWINNETT COUNTY, GEORGIA
LOT | BLOCK | UNIT | REVISION | DATE | BY
SUBDIVISION | PLAT BOOK | PAGE
SURVEYED | DATED
SCALE | DRAWN | APPROVED
DEED BOOK 53136 PAGE 154

JOHN W. STANFIELD JR. GA. R.L.S. #3101

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF UTILITIES AND/OR SUBSURFACE STRUCTURES SHOWN HEREON, IS NOT GUARANTEED AS TO THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS PLAT. THE SURVEYOR MAKES NO GUARANTEE THAT ALL UTILITIES AND STRUCTURES SHOWN HEREON MAY BE NAVIGABLE AND/OR LOCATABLE, OR THAT THE

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

SURVEY PREPARED FOR:
BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 143 | DISTRICT 6TH | COUNTY GWINNETT | STATE GEORGIA
SECTION | BLOCK | UNIT | LOT | SUBDIVISION | PLOT/TID | SUBD/TID | DEKALB | APPROVED
PLAT BOOK PAGE | DEED BOOK VOL. PAGE

SCALE 1" = 30' | DATE 1/31/2005

BY	DATE	REVISION

ALL MATTERS PERTAINING TO TITLE ARE ENDORSED

THIS PLAT MAY REPRODUCE FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED HEREON. THIS PLAT IS NOT TRANSFERABLE TO ANY UNNAMED PERSON OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED THEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE ISSUING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

GENERAL NOTES

1. INFORMATION REGARDING THE RECORD DESCRIPTIONS, EASEMENTS, AND ENCUMBRANCES WERE FURNISHED TO THIS SURVEYOR AS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. SPECIAL ATTENTION IS DIRECTED TO THE POSSIBILITY OF UNRECORDED EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
2. THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND INCOMPLETE. THE CONTRACTOR MUST CONTACT ALL UTILITIES FOR EXACT LOCATIONS BEFORE BEGINNING ANY EXCAVATION. IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES AND AGENCIES AS REQUIRED BY LAW.
3. ALL EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS AND ZONING CONDITIONS AFFECTING THE SUBJECT PROPERTY ARE BASED ON INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224
5. SUBJECT PROPERTY CURRENTLY ZONED "O" AS PER THE CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT - PHONE 404-963-2414
   BUILDING SETBACKS:
   FRONT - 50'
   SIDE - 10'
   REAR - 40' WHEN ABUTTING RESIDENTIAL
   MAXIMUM BUILDING HEIGHT: 35'
   MINIMUM HEATED FLOOR AREA:
   PLEASE VERIFY ALL ZONING CONDITIONS WITH THE APPROPRIATE GOVERNMENTAL AUTHORITY.
6. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
7. BOAT OF SAINT N (GRANT OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1821, RECORDED IN DEED BOOK 2, PAGE 224, GWINNETT COUNTY RECORDS) DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

SCHEDULE "B" TITLE EXCEPTIONS AS PER TITLE COMMITMENT #50067.04 EFFECTIVE: DEC. 29, 2004 AT 5:00PM

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. THEREFORE, IT IS NOT KNOWN WHETHER OR NOT ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

LEGEND

RF	RON FND SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CONC	CONCRETE
OT	OPEN TOP PIN	SMH	SEWER MANHOLE
CT	CRIMP TOP PIN	WM	WATER METER
RB	REINFORCING BAR	LP	LIGHT POLE
TP	TELEPHONE	TEL	TELEPHONE
JB	JUNCTION BOX	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	R/W	RIGHT-OF-WAY
LL	LAND LOT	LL	LAND LOT
L	LINE	L	LINE
RW	RETAIN WALL	RW	RETAIN WALL
CMP	CORRUGATED METAL PIPE	CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
CONC.	CONCRETE	CONC.	CONCRETE
PP	POWER POLE	PP	POWER POLE
SD	STORM DRAIN	SD	STORM DRAIN
SE	SEWAGE PULE	SE	SEWAGE PULE
GV	GAS VALVE	GV	GAS VALVE
FH	FIRE HYDRANT	FH	FIRE HYDRANT
WM	WATER METER	WM	WATER METER
LP	LAND PIKE	LP	LAND PIKE
SS	SANITARY SEWER	SS	SANITARY SEWER
MH	MANHOLE	MH	MANHOLE
FC	FENCE CORNER	FC	FENCE CORNER
-X-X-	FENCE	-X-X-	FENCE
W	WATER LINE	W	WATER LINE
P	PLAT	P	PLAT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP

GRAPHIC SCALE

1 IN FEET = 1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 6TH DISTRICT OF GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W OF PINE TREE DRIVE (VARIABLE R/W) AND THE WESTERLY R/W OF LANGLEY DRIVE (VARIABLE R/W); THENCE RUN ALONG SAID R/W SOUTH 19 DEGREES 21 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 13 MINUTES EAST A DISTANCE OF 90.67 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 201.49 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 4 DEGREES 27 MINUTES EAST A DISTANCE OF 200.45 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE SOUTH 26 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 164.30 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 26 DEGREES 33 MINUTES 43 SECONDS WEST A DISTANCE OF 121.40 FEET TO A POINT ON THE SOUTHERLY R/W OF PINE TREE DRIVE (VARIABLE R/W); THENCE LEAVING SAID R/W RUN ALONG SAID R/W OF PINE TREE DRIVE (VARIABLE R/W) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET, A DISTANCE OF 109.10 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET TO A POINT; THENCE CONTINUING ALONG SAID R/W RUN THENCE SOUTH 39 DEGREES 54 MINUTES 34 SECONDS EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID R/W AND RUN THENCE SOUTH 36 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 54 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.30 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 78,817 SQFT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100 LINK WEEL USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT WITHIN 200' OF THE PROPERTY.

SURVEYOR'S CERTIFICATE

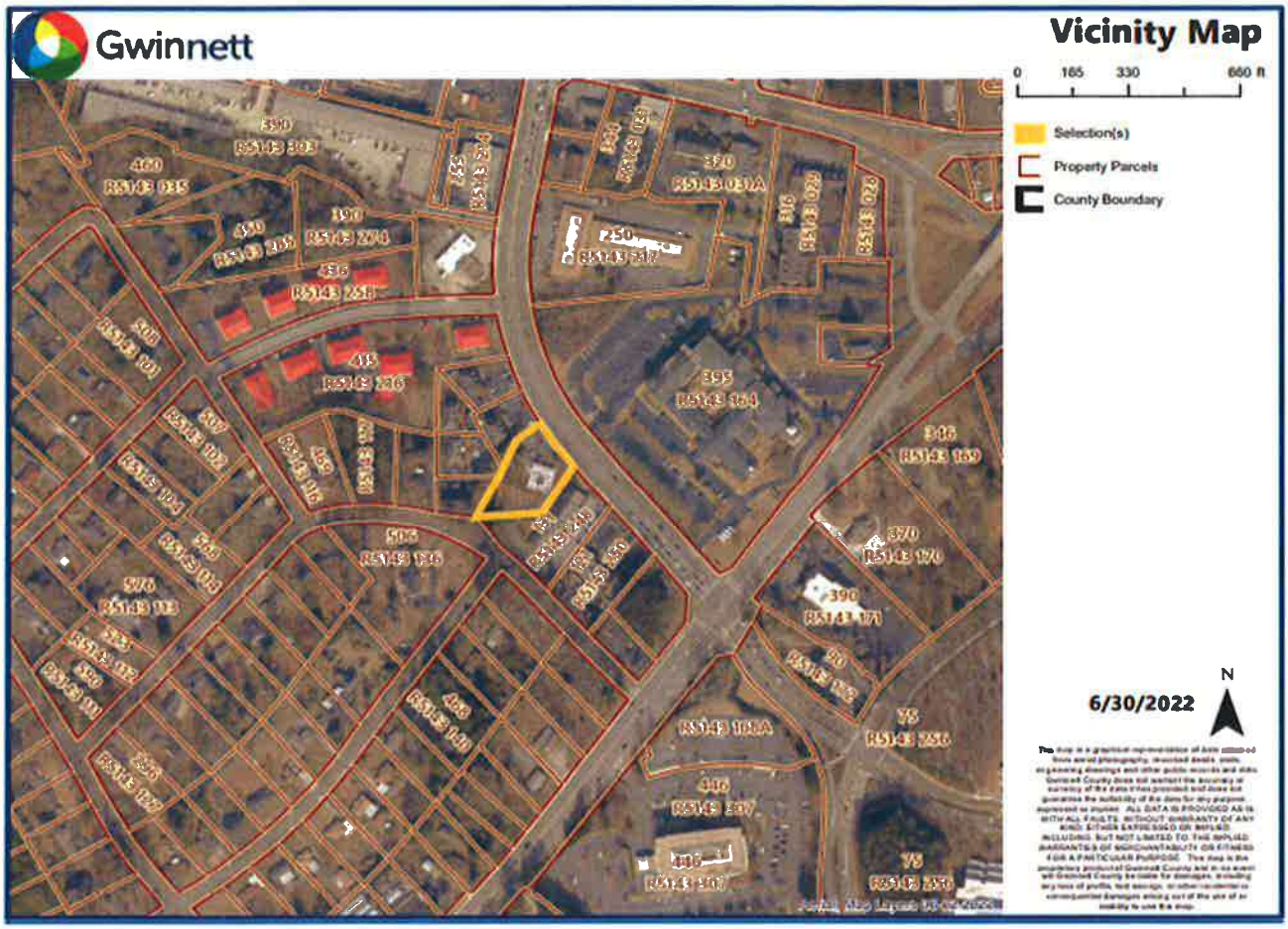
TO BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. (2) AND (IN PART) THE ACCURACY REQUIREMENTS OF URBAN SURVEY. THE FIELD DATA WAS OBTAINED ON 1/31/2005. THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC STREET (LANGLEY DRIVE), AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

JOHN W. STANFILL, JR.
GA. R.L.S. #3109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY THE SUBJECT PROPERTY DOES NOT PLACE WITHIN A "100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130064 0010 C WITH AN EFFECTIVE DATE OF 9/29/1982 AS DESCRIBED BY SAID MAP BEING AREAS OF MINIMAL FLOODING (HAZARD).



P2022-00072_VICINITY MAP_07102022

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6258 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "C1" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY, THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS AS PER TITLE COMMITMENT #50067.04 EFFECTIVE: DEC. 29, 2004 AT 5:00PM

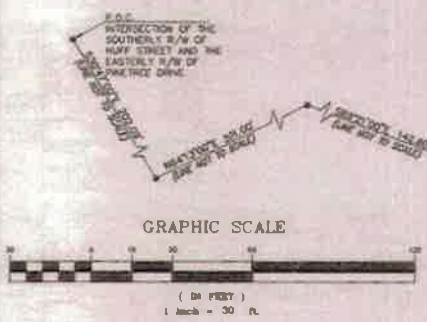
7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 8, 1967, RECORDED IN DEED BOOK 4678, PAGE 336, GWINNETT COUNTY RECORDS. *(APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)*

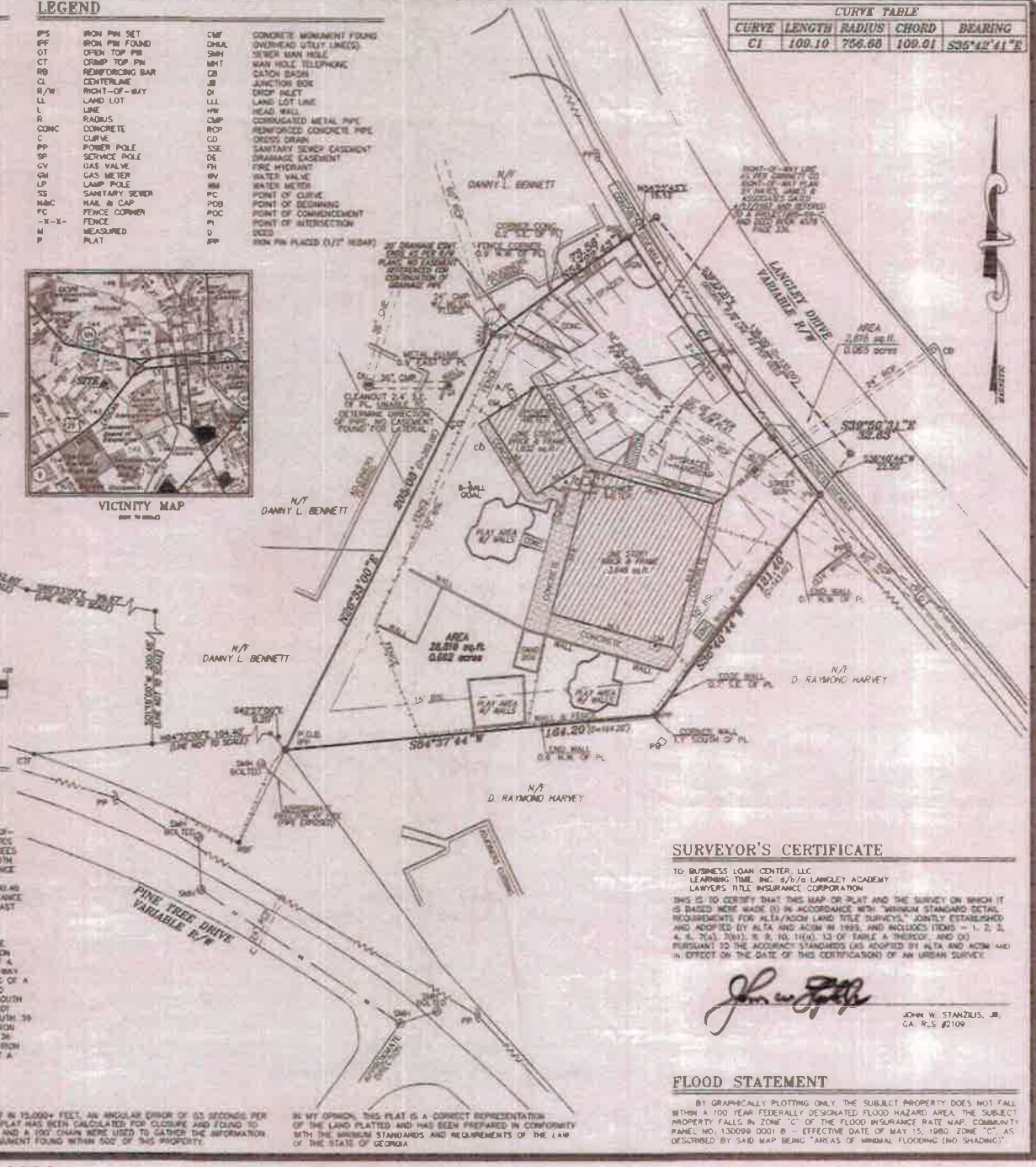
LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
NAIC	NAIL IN CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP





LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF HUFF STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF PINETREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 13 MINUTES EAST A DISTANCE OF 321.09 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 21 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 99.87 FEET TO A POINT; THENCE RUN SOUTH 09 DEGREES 18 MINUTES WEST A DISTANCE OF 200.40 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 164.40 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 27 MINUTES EAST A DISTANCE OF 9.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 28 DEGREES 53 MINUTES EAST A DISTANCE OF 202.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 64 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 73.56 FEET TO A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET TO A POINT (SAID ARC BEING SUBTENDED BY THE CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 36 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28,518 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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 THE LAW OF THE STATE OF GEORGIA.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS = 1, 2, 3, 4, 6, 7(a), 7(b1), 8, 9, 10, 11(a), 13 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANZILIS, JR.
GA. R.L.S. #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130099 0001 B - EFFECTIVE DATE OF MAY 15, 1980. ZONE "C" AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)"

SURVEY PREPARED FOR: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 143 | 5th DISTRICT | GWINNETT COUNTY, GEORGIA
LOT | BLOCK | UNIT | SECTION
SURVEYED | DRAFTED
SURVEY DATE 1/31/2005 | SCALE 1" = 30' | REVISION | BY | DATE
PLOTTED | DISC #
APPROVED
FLAT BOOK | PAGE
DEED BOOK 3306 | PAGE 164
JOB # 05-00819

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED THEREON.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15' 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1987, RECORDED IN DEED BOOK 4578, PAGE 336, GWINNETT COUNTY RECORDS. (APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAIN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
NAIL	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPF	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF HUFF STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF PINETREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 13 MINUTES EAST A DISTANCE OF 201.00 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 21 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 89.97 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 18 MINUTES WEST A DISTANCE OF 200.48 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 27 MINUTES EAST A DISTANCE OF 9.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 28 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 72.56 FEET TO A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET TO A POINT (SAID ARC BEING SUBTENDED BY THE CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 32.63 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 38 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28.818 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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 THE LAW OF THE STATE OF GEORGIA.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS - 1, 2, 3, 4, 6, 7(a), 7(b1), 8, 9, 10, 11(a), 13 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANZILIS, JR.
GA. RLS #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130099 0001 B - EFFECTIVE DATE OF MAY 15, 1980. ZONE "C" AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)."

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED HEREON.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

SURVEY PREPARED FOR:

DATE: 1/31/2005
SCALE: 1" = 30'
DATE / BY / REVISION

LAND LOT 143 | 5TH DISTRICT | GWINNETT COUNTY, GEORGIA
SUBDIVISION | LOT | BLOCK | UNIT | SECTION

SURVEYED: | DRAFTED:
PLOTTED: | DISC #:
APPROVED:

PLAT BOOK 3508 PAGE 164
DEED BOOK 3508 PAGE 164

JOB # 05-00819

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.

P2022-00072_VCNTY MAP_07102022

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6258 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 8, 1987, RECORDED IN DEED BOOK 4578, PAGE 338, GWINNETT COUNTY RECORDS. *(APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)*

LEGEND

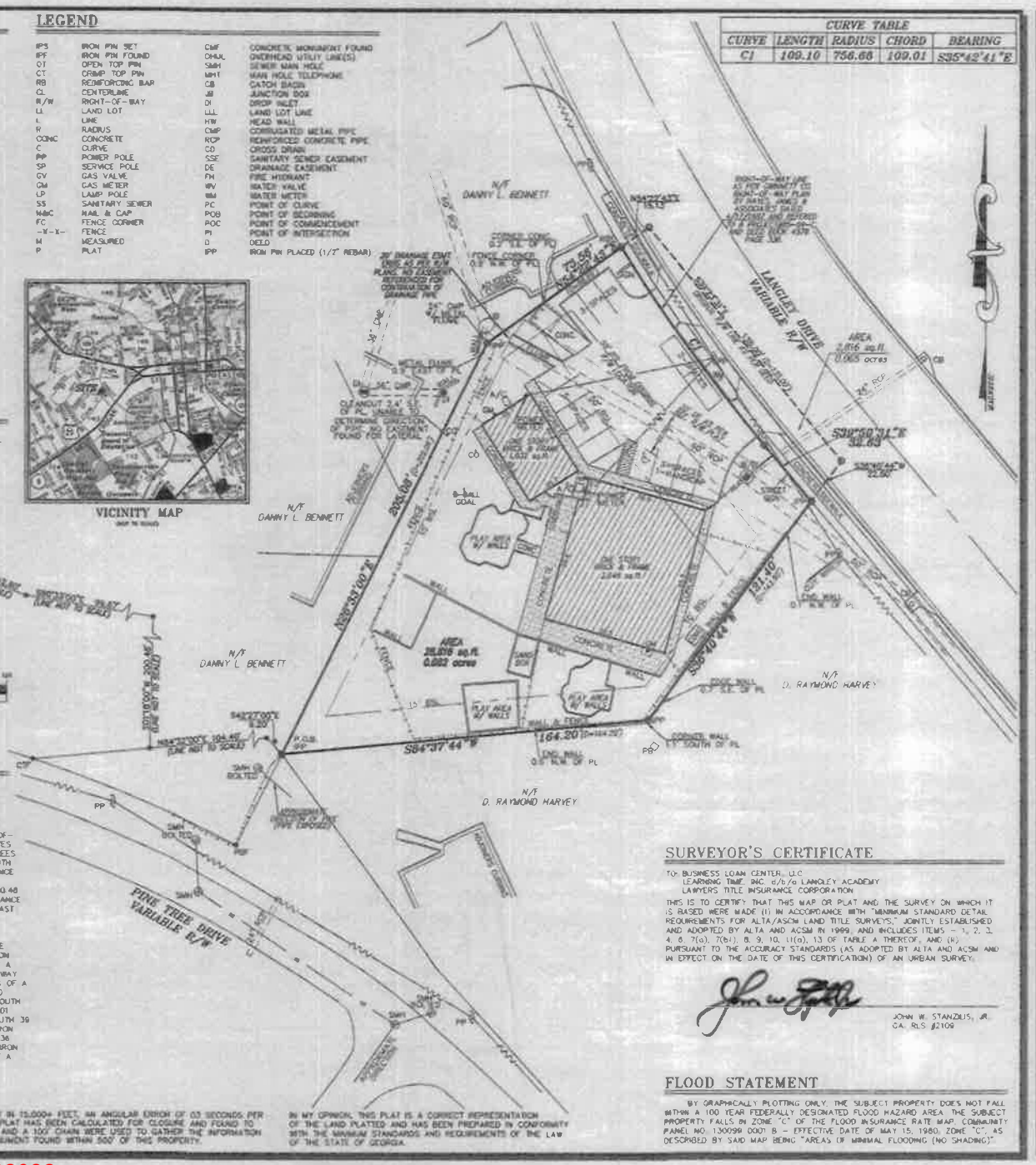
IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
M&C	MAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-x-x-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.


N/F DANNY L. BENNETT
LANGLEY DRIVE VARIABLE R/W
PINE TREE DRIVE VARIABLE R/W
HUFF STREET
N/F D. RAYMOND HARVEY
AREA 28,816 sq.ft. 0.662 acres
AREA 2,816 sq.ft. 0.065 acres
S84°37'44"W 164.20'
S36°40'44"E 121.40'
S36°51'00"E 205.08'
S53°09'16"W 200.48'
S42°27'00"E 104.40'
S51°03'51"E 142.80'
S80°33'00"E 99.87'
S01°08'09"W 200.48'
S42°27'00"E 9.20'
S36°40'44"E 32.63'
S53°09'16"E 32.63'
S84°37'44"W 164.20'
S53°09'16"E 32.63'
S36°40'44

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6250 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS
AS PER TITLE COMMITMENT #50067.04
EFFECTIVE: DEC. 29, 2004 AT 5:00PM

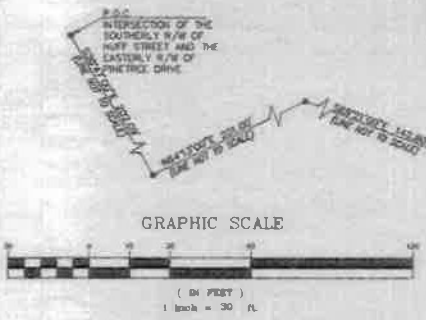
7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 8, 1987, RECORDED IN DEED BOOK 6578, PAGE 338, GWINNETT COUNTY RECORDS. *(APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)*

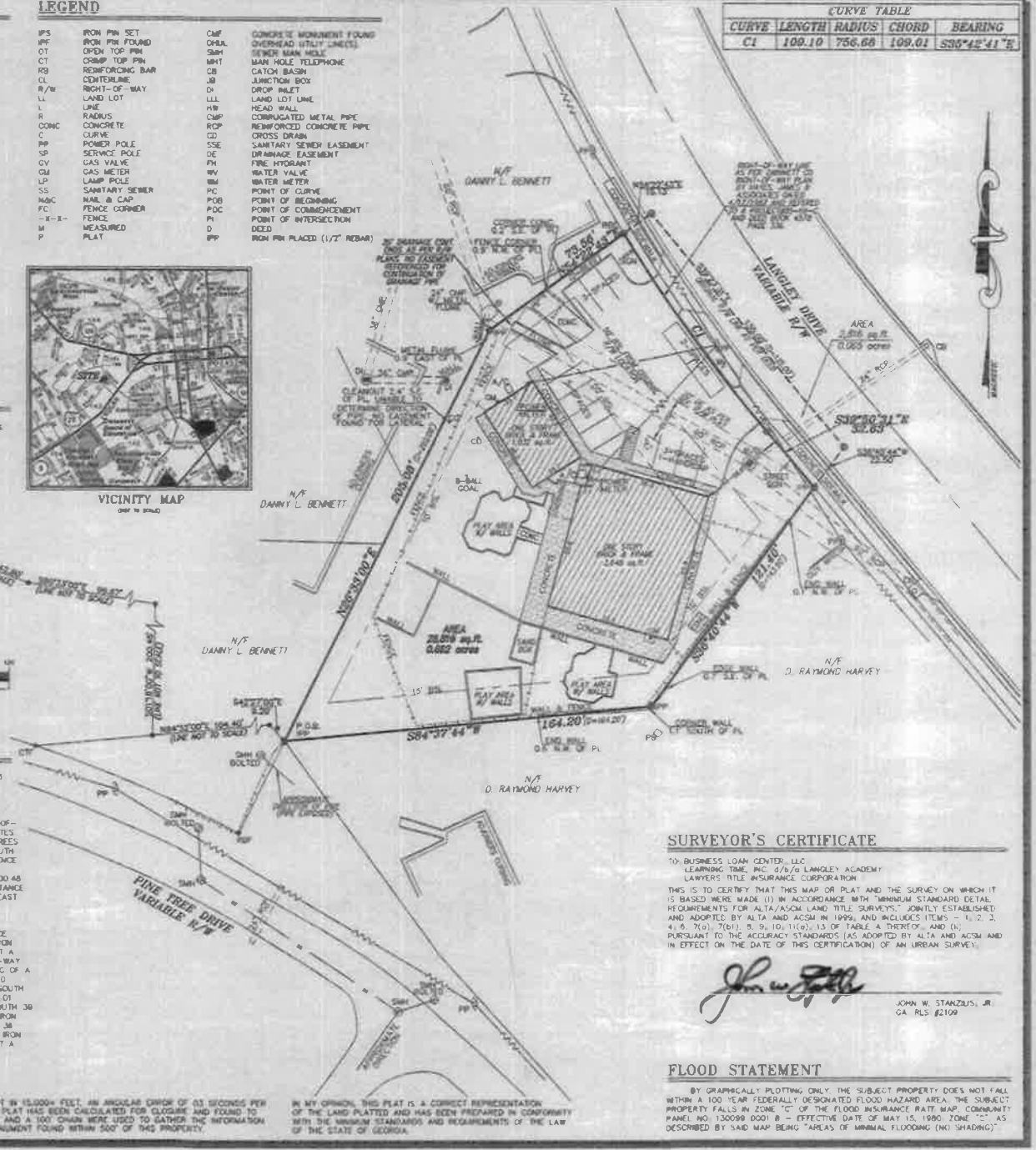
LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAIN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
M&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-x-x-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.66	109.01	S35°42'41"E

VICINITY MAP
(NOT TO SCALE)




N/F DANNY L. BENNETT
N/F DANNY L. BENNETT
N/F DANNY L. BENNETT
N/F D. RAYMOND HARVEY
N/F D. RAYMOND HARVEY
LANGLEY DRIVE VARIABLE R/W
PINE TREE DRIVE VARIABLE R/W
AREA 2,816 sq.ft. 0.065 acres
AREA 28,816 sq.ft. 0.662 acres
S36°42'41"E 32.63
S84°37'44"E 164.20
N00°35'00"E 205.00
S00°35'00"W 205.00
N84°37'44"W 164.20
S36°42'41"E 79.56
S36°42'41"E 109.01
S36°42'41"E 32.63
S36°42'41"E 121.40
S36°42'41"E 109.10
15' BTL
POINT OF BEGINNING
POINT OF COMMENCEMENT
CORNER WALL 1.7' SOUTH OF PL
LAND WALL 0.6' N.W. OF PL
CORNER WALL 0.5' N.W. OF PL
CORNER WALL 0.5' S.E. OF PL
CORNER WALL 0.5' S.E. OF PL
CORNER WALL 0.5

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 - PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "C1" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT - PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY, THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS AS PER TITLE COMMITMENT #50067.04 EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 8, 1987, RECORDED IN DEED BOOK 4578, PAGE 336, GWINNETT COUNTY RECORDS. *(APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)*

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE-TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
MBC	MAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF MUFF STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF PINETREE DRIVE AND RUN THENCE SOUTH 30 DEGREES 47 MINUTES EAST A DISTANCE OF 202.09 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 13 MINUTES EAST A DISTANCE OF 201.00 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 21 MINUTES EAST A DISTANCE OF 142.80 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 33 MINUTES EAST A DISTANCE OF 99.67 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 18 MINUTES WEST A DISTANCE OF 200.48 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 32 MINUTES EAST A DISTANCE OF 104.40 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 27 MINUTES EAST A DISTANCE OF 9.20 FEET TO AN IRON PIN PLACED AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 28 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 73.56 FEET TO A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET TO A POINT (SAID ARC BEING SUBTENDED BY THE CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 38 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING.

SAID TRACT TO CONTAIN 28.816 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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 THE LAW OF THE STATE OF GEORGIA.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b1), 8, 9, 10, 11(a), 13 OF TABLE A THEREOF AND (4) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANZILIS, JR.
GA. RLS #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130099 0001 B - EFFECTIVE DATE OF MAY 15, 1980. ZONE "C" AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)"

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723983 ATLANTA, GEORGIA 30339-0983
TELEPHONE (770) 794-9055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. ITS USE BY ANY OTHER PERSONS OR ENTITY IS NOT AUTHORIZED. THE CERTIFICATION IS NOT TRANSFERABLE BY THE SURVEYOR NAMED BELOW OR EXISTS.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

DATE: 1/31/2005 SCALE: 1" = 30'
LAND LOT 143 5th DISTRICT GWINNETT COUNTY, GEORGIA
LOT BLOCK UNIT SECTION
SURVEY PREPARED FOR:
SUBDIVISION
SURVEYED DRAFTED
PLOTTED DISC #
APPROVED
PLAT BOOK — PAGE —
DEED BOOK 3306 PAGE 164

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.

JOB # 05-00819

BY DATE

P2022-00072_VCNTY MAP_07102022

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.

4. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 6259 – PAGE 224

5. SUBJECT PROPERTY CURRENTLY ZONED "OI" AS PER THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT – PHONE 404-963-2414
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 15', 40' WHEN ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM COVERAGE: 70%

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

SCHEDULE "B" TITLE EXCEPTIONS AS PER TITLE COMMITMENT #50067.04 EFFECTIVE: DEC. 29, 2004 AT 5:00PM

7. RIGHT OF ENTRY IN FAVOR OF GWINNETT COUNTY, DATED SEPTEMBER 9, 1987, RECORDED IN DEED BOOK 4573, PAGE 138, GWINNETT COUNTY RECORDS. *(APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY)*

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
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CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	109.10	756.68	109.01	S35°42'41"E

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND OR BEING IN LAND LOT 143 OF THE 5TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE FROM SAID TRUE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 28 DEGREES 33 MINUTES EAST A DISTANCE OF 205.08 FEET TO AN IRON PIN PLACED; THENCE RUN NORTH 54 DEGREES 22 MINUTES 43 SECONDS EAST A DISTANCE OF 73.56 FEET TO A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF LANGLEY DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 756.68 FEET A DISTANCE OF 109.10 FEET TO A POINT (SAID ARC BEING SUBTENDED BY THE CHORD BEARING OF SOUTH 35 DEGREES 42 MINUTES 41 SECONDS EAST AND HAVING A DISTANCE OF 109.01 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 39 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 32.83 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN THENCE SOUTH 38 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 121.40 FEET TO AN IRON PIN PLACED; THENCE RUN SOUTH 84 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 164.20 FEET TO AN IRON PIN PLACE AND THE TRUE POINT OF BEGINNING

SAID TRACT TO CONTAIN 28,816 SQ.FT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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 THE LAW OF THE STATE OF GEORGIA.

SURVEYOR'S CERTIFICATE

TO: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS – 1, 2, 3, 4, 6, 7(a), 7(b1), 8, 9, 10, 11(a), 13 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOHN W. STANZILIS, JR.
GA. RLS #2109

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C 0001 B – EFFECTIVE DATE OF MAY 16, 1980. ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS OF MINIMAL FLOODING (NO SHADING)"

SURVEY PREPARED FOR: BUSINESS LOAN CENTER, LLC
LEARNING TIME, INC. d/b/a LANGLEY ACADEMY
LAWYERS TITLE INSURANCE CORPORATION

LAND LOT 143 | 5th DISTRICT | SECTION | GWINNETT COUNTY, GEORGIA
LOT | BLOCK | SUBDIVISION
SURVEYED | DRAFTED
PLOTTED | DISC #
APPROVED
PLAT BOOK ____ PAGE ____
DEED BOOK 3306 PAGE 164

DATE 1/31/2005 | SCALE 1" = 30' | BY | DATE

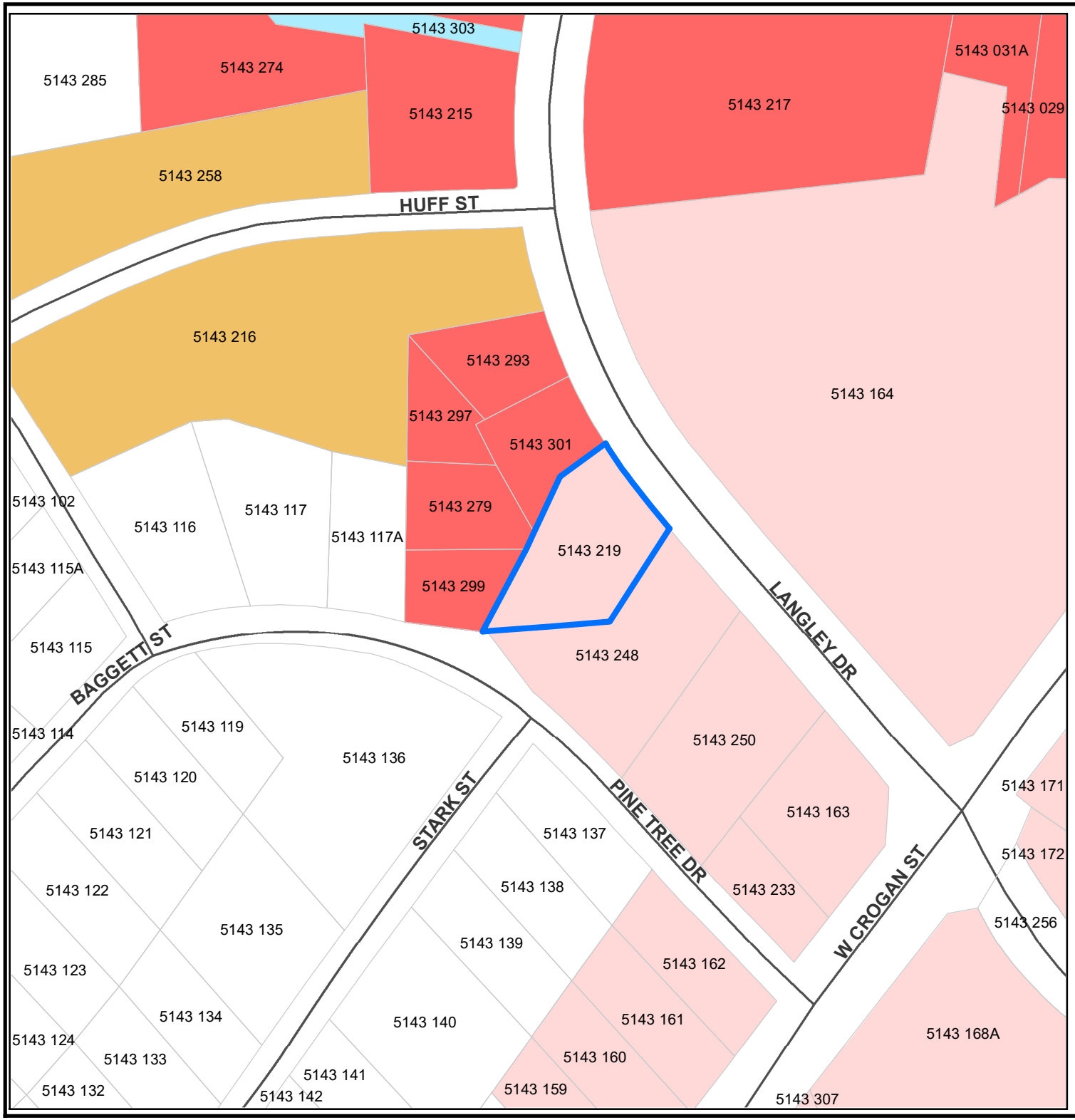
SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-8055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

JOB # 05-00819

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00072

Applicant: Learning Time

Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- LM Light Manufacturing
- OI Office Institutional
- RM-12 General Residence
- Roads

N
W E
S

0 95 190

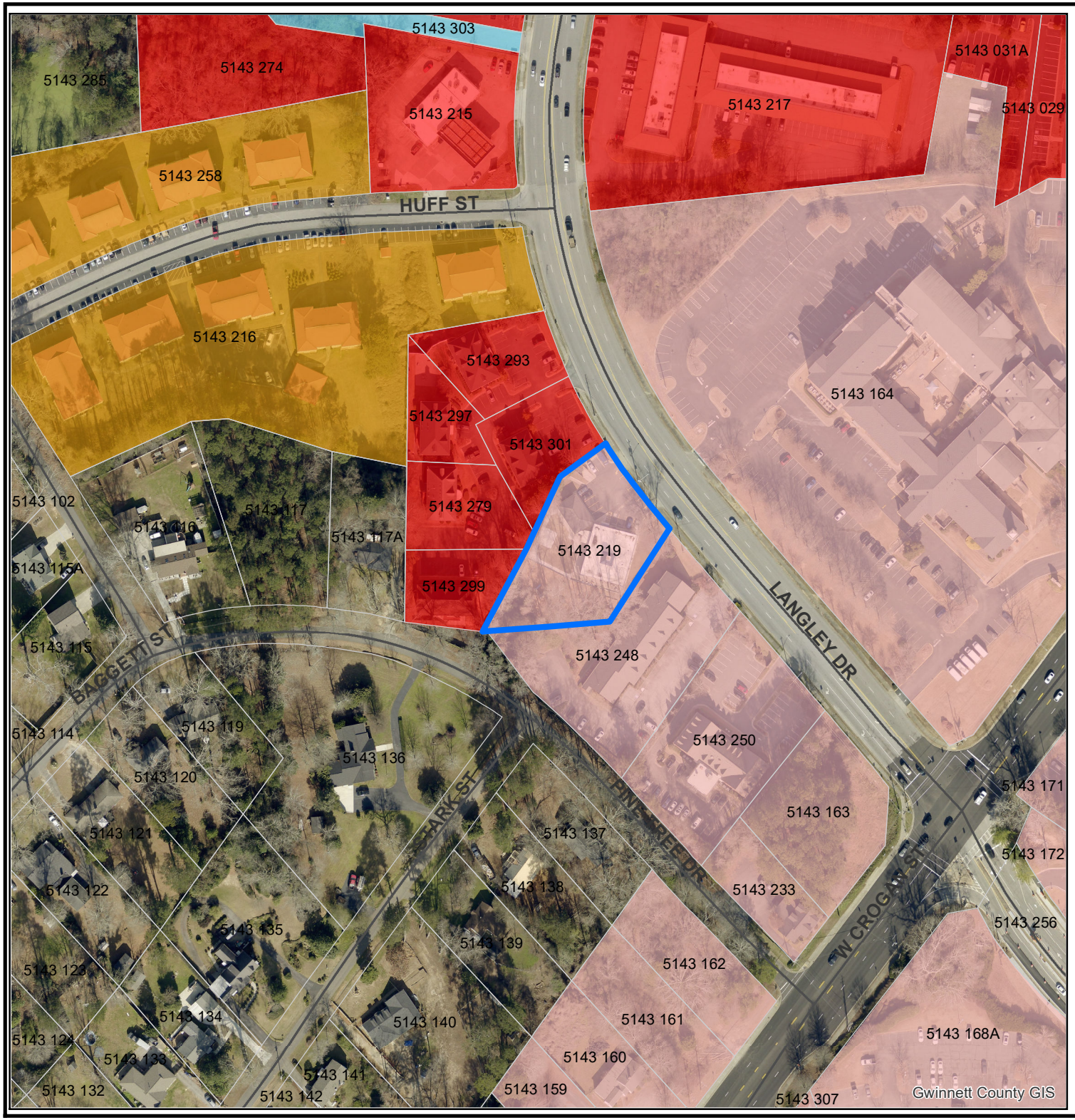
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00072

Applicant: Learning Time



Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- LM Light Manufacturing
- OI Office Institutional
- RM-12 General Residence
- Roads

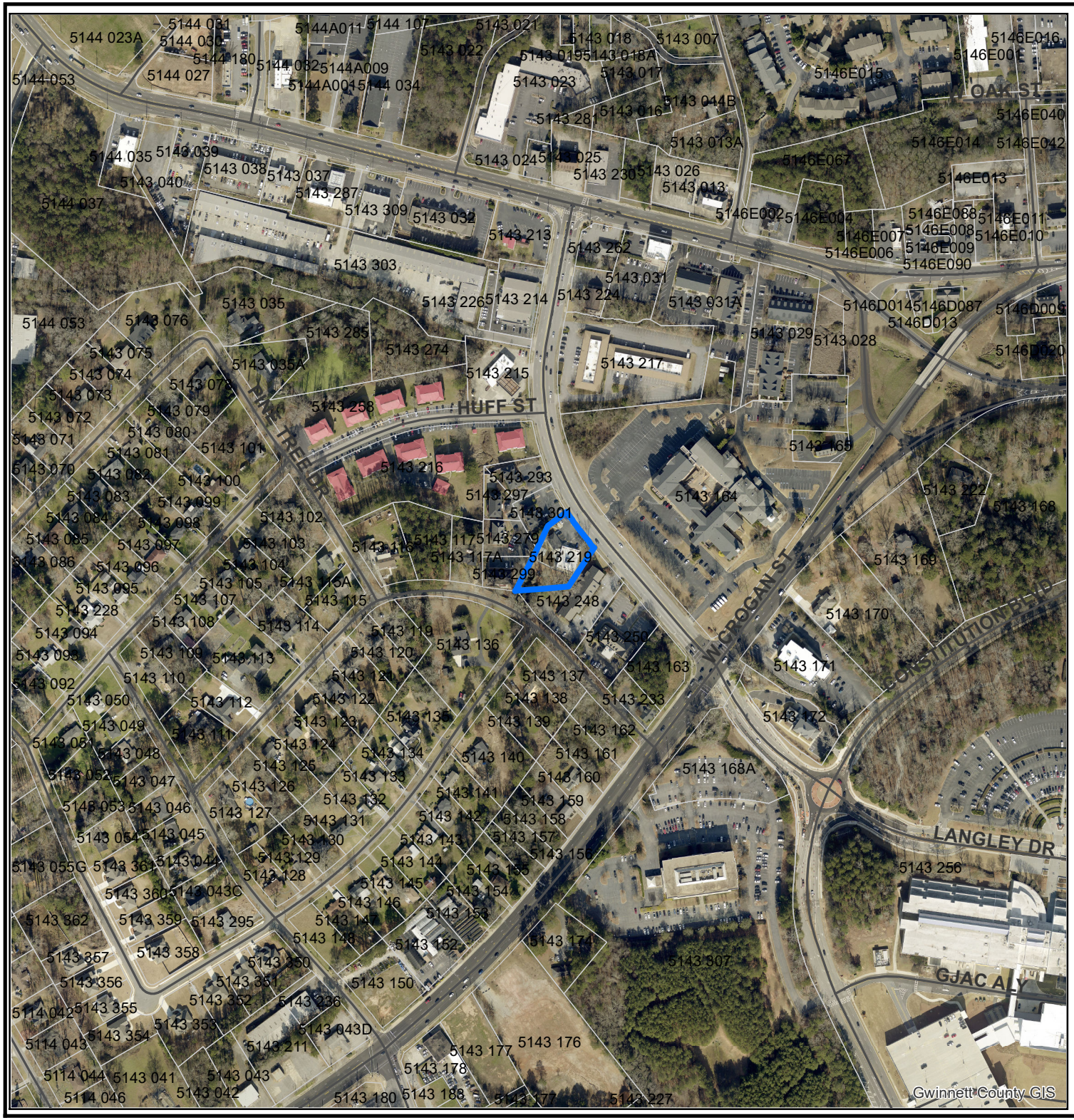
N
W E
S

0 95 190

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning



File # SUP2022-00072

Applicant: Learning Time

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 230 460

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item:	SUP2022-00073; David White; 725 Scenic Highway
Department:	Planning and Development
Date of Meeting:	Tuesday, September 6, 2022
Applicant Request:	Special Use Permit to allow Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Pending Recommendation**

Summary: The applicant request a Special Use Permit to allow a multistory Self-Storage or Mini-Warehouse Facility. The subject property is a 3.08-acre parcel zoned BG (General Business District), located at the western right-of-way of Scenic Highway between its intersection with Moon Road and Sugarloaf Parkway. The site was developed in 1996, consisting of a 2,700 square foot commercial building, and two (2) 6,000 square foot self-storage or mini-warehouse buildings, associated driveways and parking.

Attachments/Exhibits:

- SUP2022-00073_MUNICODE_08152022
- SUP2022-00073_REPORT_08152022
- SUP2022-00073_P&D RECO COND_08152022
- SUP2022-00073_LEGAL_07072022
- SUP2022-00073_LOI_07072022
- SUP2022-00073_APP_07072022

- SUP2022-00073_BDY SRVY_07072022
- SUP2022-00073_BDY EXTG COND NTS_07072022
- SUP2022-00073_PRELM SITE PLN NTS_07072022
- PDZonedMap_SUP2022-00073
- PDZoneMapAerial_SUP2022-00073
- PDZoneMapAerial_SUP2022-00073_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT

CASE NUMBER:	**SUP2022-00073**
APPLICANT:	DAVID WHITE
OWNER:	ANN S. SMITH F/K/A/ ANN STREET WAGES
CONTACT:	DAVID WHITE
PHONE NUMBER:	404-432-7281
LOCATION:	725 SCENIC HIGHWAY
PARCEL ID:	R5108 001
ACREAGE:	3.08
ZONING PROPOSAL:	TO ALLOW SELF-STORAGE OR MINI-WAREHOUSE FACILITY AS A SPECIAL USE
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request a Special Use Permit to allow a multistory Self-Storage or Mini-Warehouse Facility. The subject property is a 3.08-acre parcel zoned BG (General Business District), located at the western right-of-way of Scenic Highway between its intersection with Moon Road and Sugarloaf Parkway. The site was developed in 1996, consisting of a 2,700 square foot commercial building, and two (2) 6,000 square foot self-storage or mini-warehouse buildings, associated driveways and parking.

The initial development was lawfully constructed prior to the adoption of the 2020 Zoning Ordinance, which ordained a policy requiring the approval of a Special Use Permit for self-storage or mini-warehouse facilities. Therefore, by rule the existing conditions of the subject property may be considered existing legal

nonconforming, however, with the new request the property is now subject to the rules and regulations of the 2020 Zoning Ordinance.

As proposed, the applicant intends to expand the existing development by demolishing the existing 2,700 square foot commercial building, and replacing it with a three (3) story indoor climate controlled self-storage or mini-warehouse facility consisting of a total of 74,000 square feet. In addition, the submitted site plan indicates the future subdivision of tract of land approximately 0.78-acres, which would encompass the two (2) existing 6,000 sqaure foot self-storge or mini-warehouse buildings. The proposed plan includes a fifty (50) foot Front Yard Setback adjacent to Scenic Highway, and ten (10) foot Rear and Side Yard Setbacks along the northern, southern, and western property lines. As shown on the submitted plan, the two (2) existing self-storage or mini-warehouse facilities appear to encroach into the require Front Yard Setback area. Therefore, a variance will be required allowing this encroachment, however, the applicant will be required to provide details relating to the actual measurement. Approval of the request would bring the site into compliance with the minimum standards of the Zoning Ordinance, Article 1 Districts.

The proposed plan includes sixteen (16) off-street parking spaces, which includes seven (7) parking spaces designated for RV Parking or outdoor storage. As proposed, the plan would not satisfy the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. Self-Storage or Mini-Warehouse Facilities require one (1) parking space per ten (10) units. A variance will be required allowing a reduction in the number of off-street parking spaces. According to the Zoning Ordinance, Article 10 Definitions, RV parking would be considered as outdoor storage; which requires the approval of a Special Use Permit in the BG zoning classification.

The proposed plan does not satisfy the minimum intent of the City of Lawrenceville Development Regulations, Article VIII, Buffer, Landscape and Tree Ordinance, specifically Subsection 8.4.2 Landscape Strip which requires a ten (10) foot Landscape Strip along public right-of-ways, and Subsection 8.4.3 Off-Street Surface Parking Lot Planting. Additionally, the plan lacks details relating to the Development Regualtions, Article XIV, Stormwater Management Maual. Although it may be premature to include design components relating to the Development Regulations the applicant is reminded that an application for land disturbance activities require compliance with the Development Regulations, Subdivision Regulations and Zoning Ordinance.

The immediate surrounding area includes a mix of commercial, institutional, residential uses and zoning. To the north, is a property located in unincorporated Gwinnett County zoned C-2 (General Business District). Further the north and adjacent to the west, is another property located in unincorporated Gwinnett County owned by the Board of Education which is utilized as a bus depot and fueling station. To the east, across Scenic Highway are properties located within the city limits zoned BG, HSB (Highway Service Business District) and RS-150 (Single-Family Residence District) utilized for Automobile Sales and residential uses. To the south, is a property located in unincorporated Gwinnett County zoned RM-13 (Multifamily Residential District). The requested Self-Storage or Mini-Warehouse facility would be compatible with the zoning and development pattern found in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. Policies for this Character Area are intended to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. As proposed a Self-Storage or Mini-Warehouse Facility may be consistent with the intent of the 2040 Comprehensive Plan.

In conclusion, the proposed development could be compatible with the established zoning and development pattern in the immediate area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The immediate surrounding area includes a mix of commercial, institutional and residential zoning. A self-storage or mini-warehouse facility could be suitable in view of the uses and zoning of adjacent properties.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
   The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**
   The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City recognize redevelopment opportunities present throughout the city limits. The redevelopment of the property to include a self-storage or mini-warehouse facility could be in conformity with the policy and intent of the Comprehensive Plan.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   The request represents an opportunity to redevelop a parcel of land providing local services to the surrounding community.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08192022

SUP2022-00073

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.

C. Buildings shall be designed and constructed in conformity with Zoning

Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

D. Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.

E. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

F. Provide a ten (10) foot landscape strip adjacent to the right-of-way of Scenic Highway.

G. Provide a ten (10) foot landscape strip adjacent to all internal property lines.

H. Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.

I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure. Dumpster shall be located in the rear yard area only.

K. Natural vegetation shall remain on the property until the issuance of a development permit.

L. Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

A. A variance to allow a reduction in the required number of off-street parking spaces from fifty (50) parking spaces to fourteen (14) parking spaces as shown on the Preliminary Site Plan prepared for A&D Storage, prepared by Civilogistix, dated June 9, 2009, presented to the Planning Commission during the September 6, 2022 public hearing.

B. A variance to allow a two (2) foot encroachment into the required Front Yard Setback area as shown on the Preliminary Site Plan prepared for A&D Storage, prepared by Civilogistix, dated June 9, 2009, presented to the Planning Commission during the September 6, 2022 public hearing.

Legal Description

Beginning at a point on the Northwesterly right-of-way line of Georgia Highway No. 124 which point in 1862.5 feet along said right-of-way from the centerline of Moon Road; thence south 14°09'00" west for a distance of 240 feet to a point; thence north 72°14'00" west for a distance of 180 feet to a point; thence south 14°09'00" west for a distance of 120 feet to a point; thence north 72°14'00" west for a distance of 254 feet to a point; thence north 14°09'00" east for a distance of 360 feet to a point; thence south 72°14'00" east for a distance of 434 feet to a point; said point being the point of beginning.

Said tract containing 3.08 acres more or less.

P2022-00073_LEGAL_07072022

David White
Aurora Properties, LLC
500 Sun Valley Dr, Ste. H3
Roswell, GA 30076

July 7, 2022

City of Lawrenceville
Office of Planning & Zoning
70 S Clayton St
Lawrenceville, GA 30046

RE: A&D Storage Letter of Intent, Special Use Permit

Mr. Todd Hargrave:

Please accept this Letter of Intent to the Office of Planning & Zoning to request a Special Use Permit to continue operating the A&D Storage facility located on parcel R5108 001 at 725 Scenic Hwy, Lawrenceville, GA. The existing zoning of the property is GB which requires a Special Use Permit for self-storage. The storage facility has been in continuous operation since 1996. I am in the process of purchasing the facility and would like the storage use to be conforming prior to closing. The property is adjacent to a small office building to the north, the Gwinnett Co bus maintenance facility to the north and west, a vacant office building to the south, and a used car lot across Scenic Hwy to the east. I believe you will find that this is an appropriate use for the area and we look forward to being part of the Lawrenceville community.

Should you have any questions, please do not hesitate to contact me.

Best regards,

David White
david@aprop.us
(404) 432-7281

P2022-00073_LOI_07072022

LAWRENCEVILLE
GEORGIA

SPECIAL USE APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Site Plan/Rezoning Exhibit: Provide one 11”x 17” copy and six full size copies:
    a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
    b. Drawn to scale of 1”= 50’ or greater
    c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
        i. Existing structures
        ii. Full width of existing streets and intersecting streets
        iii. Streams, stream buffers and impervious setbacks
        iv. Flood hazard zones (reference source of data)
        v. A vicinity map
    d. Show proposed improvements, including:
        i. Proposed buildings, setbacks, buffers and required screening
        ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. Application Fee
    a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.

P2022-00073_APP_07072022

LAWRENCEVILLE
GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Special Use case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

_____	7/6/22
CASE NUMBER	DATE
David White	
AKNOWLEDGED BY (PRINT NAME)	SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

P2022-00073_APP_07072022

LAWRENCEVILLE
GEORGIA

PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.

2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.

3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.

4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.

5. If the special use application is denied by the Mayor and City Council, any new application for the same use classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.

P2022-00073_APP_07072022

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: David White	NAME: Ann S Smith F/K/A Ann Street Wages
ADDRESS: 500 Sun Valley Dr, Ste H3	ADDRESS: P.O. Box 1566
CITY: Roswell	CITY: Lawrenceville
STATE: GA ZIP: 30076	STATE: GA ZIP: 30046
PHONE: (404) 432-7281	PHONE:

CONTACT PERSON: David White PHONE: (404) 432-7281

CONTACT'S E-MAIL: david@aprop.us

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): BG ACREAGE: 3.11 AC

PARCEL NUMBER(S): 5108 001

ADDRESS OF PROPERTY: 725 Scenic Hwy S, Lawrenceville, GA 30046

PROPOSED SPECIAL USE: SELF-STORAGE / MINI-WAREHOUSE

David White 7/6/22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

David White
TYPED OR PRINTED NAME

Ann S Smith
TYPED OR PRINTED NAME

Laura White 7/6/22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

LAURA WHITE NOTARY PUBLIC EXPIRES GEORGIA Oct 21, 2023 FULTON COUNTY

P2022-00073_APP_07072022

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
N/A	N/A	N/A

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

If the answer is yes, please complete the following section: N/A

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)
N/A	N/A	N/A

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

P2022-00073_APP_07072022

LAWRENCEVILLE
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 108 - 001
(Map Reference Number) District Land Lot Parcel

David White 7/6/22
Signature of Applicant Date

David White, Purchaser
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME TITLE

DATE

P2022-00073_APP_07072022

Recorded Sept. 3, 1974 am Ellard Peery Clk.

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
℄	PROPERTY LINE
R/W	RIGHT OF WAY

In my opinion this plat is a correct representation of the land surveyed, and has been prepared in conformity with the minimum standards and requirements

GEORGIA REGISTERED 1028 LAND SURVEYOR WILLIAM MAX STEPHENS

GEORGIA REGISTERED

MOON RD. UNPAVED PAVED

F. L. ALBERTSON

434.0 S·72°14'·E

1862.5

100' R/W 124 GA. HWY. 22 mi. TO LAWRENCEVILLE

TO SNELLVILLE

3.085 ACRES

N·14°09'·E 360.0'

240.0 S·14°09'·W

S·72°14'·E 180.0

0.495 ACRES

N·14°09'·E 120.0

120.0

℄ 254.0 N·72°14'·W 180.0

S. J. GIBSON et al

GRAPHIC SCALE

100 0 100 200 300

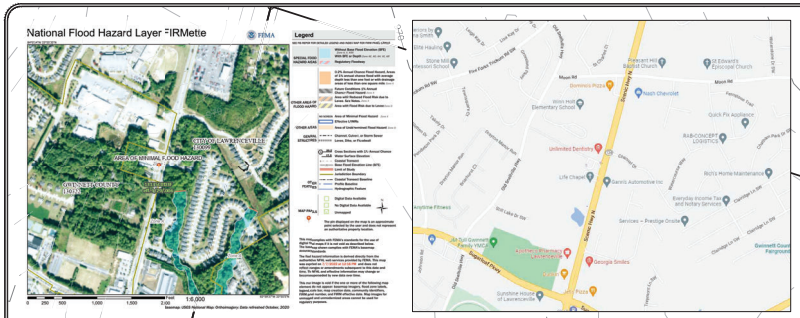
FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 9/3/74 TIME
PLAT BOOK 2 PAGE 175A
TOM LAWLER, CLERK
1:37:00 PM

SURVEY FOR:
E. S. FOSTER

DATE: R 15 AUGUST 1974	SCALE: 1" = 100'
LAND LOT: 108	DISTRICT: 5
GWINNETT COUNTY, GEORGIA	FILE NUMBER: 636

HORLBECK & ASSOCIATES, INC.
CIVIL ENGINEERING - PHOTOGRAMMETRY
(404) 963-0342
ROUTE-1 DACULA, GEORGIA

P2022-00073_BDY_SRVY_07072022



Beginning at a point on the Northwesterly right-of-way line of Georgia Highway No. 124 which point in 1862.5 feet along said right-of-way from the centerline of Moon Road; thence south 14°09'00" west for a distance of 240 feet to a point; thence north 72°14'00" west for a distance of 180 feet to a point; thence south 14°09'00" west for a distance of 120 feet to a point; thence north 72°14'00" west for a distance of 254 feet to a point; thence north 14°09'00" east for a distance of 360 feet to a point; thence south 72°14'00" east for a distance of 434 feet to a point; said point being the point of beginning.

Said tract containing 3.08 acres more or less.

EX. OFFICE
3,000 SF

FFE: 974.5'

EX. DRIVE UP
SELF STORAGE
6,000 SF

FFE: 974.5'

EX. DRIVE UP
SELF STORAGE
6,000 SF

EX. INGRESS/ EGRESS

EX. INGRESS/ EGRESS

EX. INGRESS/ EGRESS

SCENIC HWY GA SR 124
21,300 ADT

N14°09'E
360.00'

S72°14'E
434.00'

110'

S14°09'W
240.00'

180.00' N72°14'W

S14°09'W
120.00'

N72°14'W
254.00'

25' IMPERVIOUS BUFFER

50' UNDISTURBED BUFFER

25' STATE BUFFER

EXOTICH

75' IMPERVIOUS BUFFER

50' UNDISTURBED BUFFER

25' STATE BUFFER

SCALE: 1" = 20'
20 0 20 40 60 FEET

N

811
Know what's below.
Call before you dig.

GEORGIA
CERTIFICATE OF AUTHORIZATION
No. 031310
PROFESSIONAL ENGINEER
PHILIP P WHITE

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

BOUNDARY/EX. CONDITIONS PLAN

A&D STORAGE
729 SCENIC HWY
LAWRENCEVILLE, GA 30046

C101

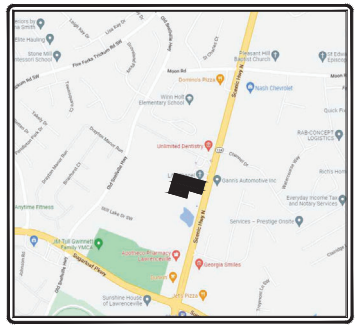
22020

JULY 07, 2022

REVISIONS

SUP2022-00013_BDY EXTG COND_07072022

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



NOTES:
1. EXISTING STORAGE FACILITY TO BE SUBDIVIDED FROM FUTURE DEVELOPMENT.

Level 1		
	Existing/Req'	Proposed
Zoning	BG	-
Use Allowed		-
Use Specific Req'		-
Flood Zone	ZONE X	-
National Wetlands Inventory		
Overlay District		-
Climate Controlled Storage		71,400 SF
Ex. Drive up Storage		12000 SF
Total Bldg SF		83,400 SF
Parcel A	-	2.33 AC
Parcel B		0.78 AC
Total Site Area	-	3.11 AC
Building Setbacks	-	-
Major		50'
Side		10'
Rear		10'
Landscape Strips	-	-
Major		
Minor		
Side		
Land Use Buffers		
Environmental Buffers		75' stream buffer

Level 2		
	Existing/Req'	Proposed
Parking Ratio		
Parking Spaces		
Parking Size		
Compact Parking %		
Loading Space		
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		-
Adjacent Zoning South		-
Adjacent Zoning East		-
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay Requirements		

N

SCALE: 1" = 20'

20 0 20 40 60 FEET

GSWCC LEVEL II DESIGN PROF. CERT#0000003430

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

A&D STORAGE
729 SCENIC HWY
LAWRENCEVILLE, GA 30046

CP1

22020

JUNE 09, 2022

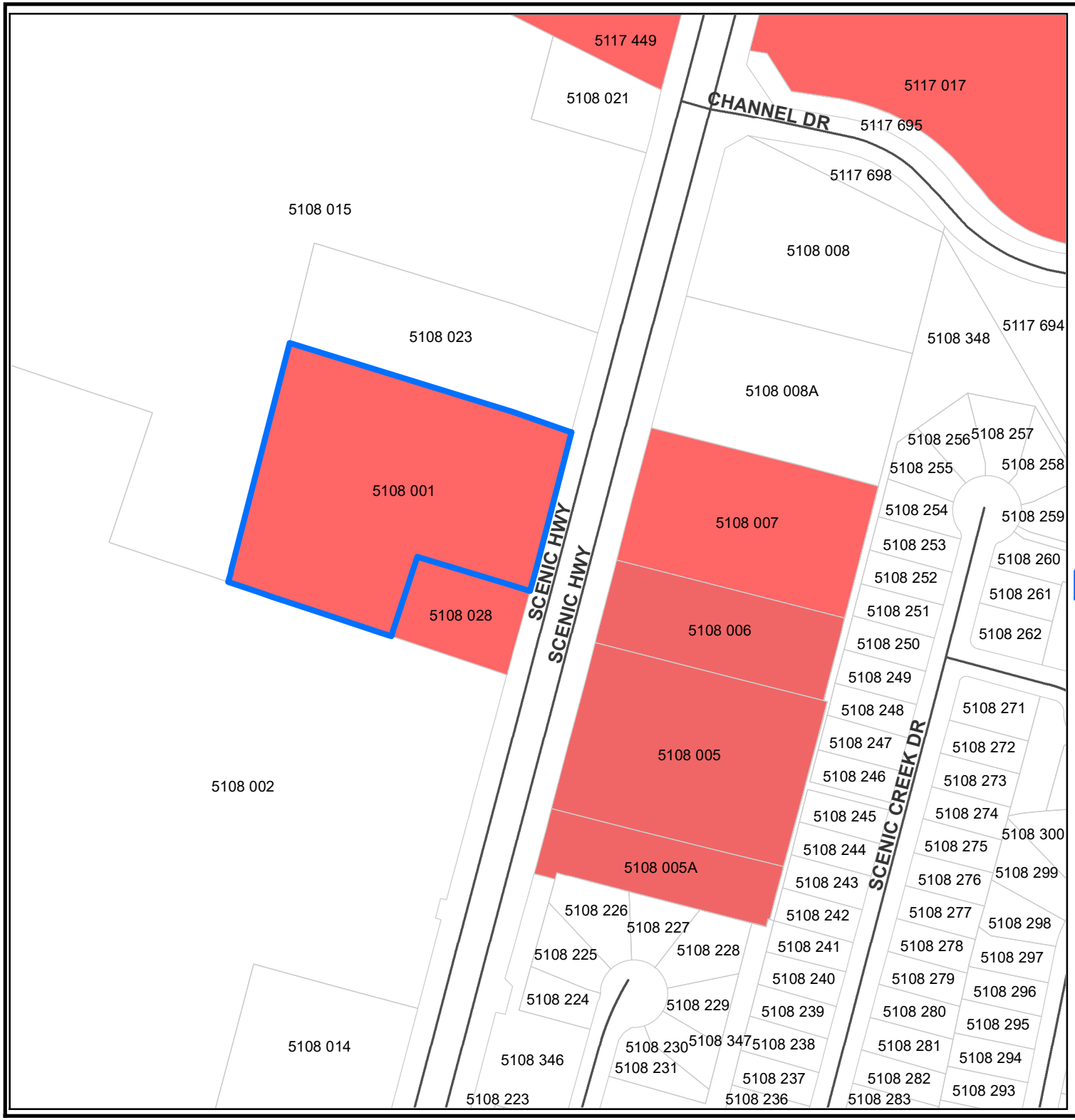
REVISIONS

SUP2022-00013_PRELIM SITE PLAN_07072022

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning



File # SUP2022-00073

Applicant: David White

Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- Roads

N
W E
S

0 110 220

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00073

Applicant: David White

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 110 220

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2022-00073

Applicant: David White

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 230 460

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item:	RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Tuesday, September 6, 2022
Applicant Request:	To rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	**Denial**
Planning Commission Recommendation:	**Pending Recommendation**

Summary: The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

Attachments/Exhibits:

- RZR2022-00011_MUNICODE_08152022
- RZR2022-00011_REPORT_08152022
- RZR2022-00011_P&D RECO COND_08152022
- RZR2022-00011_LEGAL_07182022
- RZR2022-00011_LOI_07182022
- RZR2022-00011_APP_07182022
- RZR2022-00011_SITE PLN NTS_07182022

- RZR2022-00011_SITE PLN TYP LOT NTS_07072022
- RZR2022-00011_ELEV_07072022
- PDZonedMap_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011
- PDZoneMapAerial_RZR2022-00011_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	RZR2022-00011
APPLICANT:	FAIRLANE CAPITAL LLC
CONTACT:	MIKE EMBRY
PHONE NUMBER:	404.569.9756
LOCATION:	488 GRAYSON HIGHWAY
PARCEL ID:	R5148 014
ACREAGE:	14.00
ZONING PROPOSAL:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
	TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	TOWNHOUSE DEVELOPMENT
DEPARTMENT RECOMMENDATION:	**DENIAL**

ZONING HISTORY:

In 1985, the subject property was within the jurisdictional boundaries of unincorporated Gwinnett County and zoned R-75 (Single-Family Residential District). In 2004, the property was annexed into the municipal boundaries of the City of Lawrenceville, pursuant to ANNX2004-00005. The property has been zoned RS-150 (Single-Family Residence District) since 2005.

PROJECT DATA

The applicant requests the rezoning of an approximately 14.00-acre property, zoned RS-150 (Single-Family Residential District), to RM-8 (Townhouse Residential District) to allow an attached rear-entry townhouse development. The subject property is located along the eastern right-of-way of Grayson Highway, just north of its intersection with Kubol Drive. The property is undeveloped.

The applicant is proposing to develop the property with forty-five (45) rear-entry townhouse units, resulting in a density of 3.2 Units Per Acre (UPA). The property

contains a lake and wetlands consisting of approximately four (4) acres. The proposed plan includes a twenty-five (25) foot Front Yard Setback adjacent to Grayson Highway, a twenty-five (25) foot Side Yard Setback along the northern property line and as required, a twenty-five (25) foot Undisturbed Buffer is proposed along southern property line adjacent to a single-family development zoned RS-60 (Single-Family Residential District). As required, a fifty (50) foot Undisturbed Buffer is proposed along the eastern property line adjacent to a single-family development zoned RS-150 (Single-Family Residence District). As proposed, the plan would be consistent with the minimum Lot Development Standards and Minimum Buffer Requirements of the RM-8 zoning classification. As proposed, the plan appears to exceed the minimum standards relating to lot configuration by including a forty (40) foot Utility & Access Easement intended to encompass a twenty (20) foot private alley; and a fifty (50) foot Utility & Access Easement intended to encompass a twenty-four (24) foot private road. The plan proposes concrete sidewalks throughout the development, which would include installation along proposed private alleys. Although required by code, the installation of sidewalks along private alleys would be considered as a burden rather than a luxury. The initial cost, installation, routine maintenance and potential repairs of underground utilities within private alleys could be considered as being cost prohibitive to local utility providers and the public. Therefore, a variance will be required to waive the installation of sidewalks along the proposed forty (40) foot Utility & Access Easements only. Access to the proposed development would be extended via a proposed curb cut aligned with an existing curb cut along the western right-of-way of Grayson Highway.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. This Character Area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. As proposed, the plan lacks details incorporating commercial/retail, live-work units, parks and gathering spaces into the overall plan. This deficiency may be related to the existing conditions in the immediate area, which could be the result of antiquated policies, lack of enforcement and neglect. Therefore, in order to benefit from the “halo effect” it may be appropriate

to consider a plan focusing on providing a variety of single-family attached and detached dwellings to balance and improve the commercial component of the surrounding area.

The pace at which change has occurred in Downtown Lawrenceville requires a clear and distinct vision for the future, therefore, on October 25, 2021, the City Council approved the Lawrenceville Downtown Master Plan / Livable Centers Initiative (LCI) expanding the boundaries of the "Downtown Core" to encompass properties along Grayson Highway that include the subject property. The purpose of the LCI is to allow the City to take a proactive approach towards planning to accommodate growth by looking towards the future by forming a vibrant and connected Downtown where people want to live, work and play.

The surrounding area is characterized by commercial/retail and residential uses. To the east is the Acadia Woods single-family subdivision zoned RS-150. To the south is the Wynfield Park single-family subdivision zoned RS-60. To the west, across Grayson Highway is the Lawrenceville Town Center zoned BG (General Business District), anchored by a regional grocery. To the north, immediately adjacent to the subject property, is a site which was once utilized and anchored by a regional grocery, zoned BG. However, the property was vacated in the past, and is currently utilized as an indoor climate controlled self-storage or mini-warehouse facility. As proposed, the plan does not promote a safe and reliable walkable connection to local service on the western side of Grayson Highway. This deficiency could be viewed as hindrance and potential detriment to the overall success of the development and revitalization of the immediate area. Therefore, the proposed plan may need additional thought; which may require a focus on creating a small mixed-use development consisting of a walkable, pedestrian friendly center of activity. Buildings should be oriented internally towards local streets, rather than fast access onto and off arterial roadways. In addition, the overall appearance should have some degree of architectural character or unique atmosphere expanding upon the positive changes happening within the city limits.

In conclusion, the proposal is centered on density, and does not factor local service, pedestrian connectivity and revitalization into the equation. Therefore, the proposal would not be consistent with the policies of the 2040 Comprehensive Plan; which are intended to improve the quality of life of the public through careful planning practice and decision making that is consistent with the long range plans of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the rezoning request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

This property will be served by City of Lawrenceville Electric Department. Please provide panel schedules for review. A meeting with City of Lawrenceville Power is required before the start of construction.

GAS DEPARTMENT

The property will be served by the City of Lawrenceville Gas Department.

CODE ENFORCEMENT

No comment.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

   As proposed the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency (i.e. local services, pedestrian connectivity, etc.) with the long range plans of the City of Lawrenceville.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

   The area along the eastern right-of-way of Grayson Highway has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the polices relating to the long range plans for the immediate area in order for the City to flourish.

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

   The property has a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

   Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff and schools; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

   Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. A proposal the does not factor local services, pedestrian connectivity or revitalization would not be in conformity with the policy or intent of the 2040 Comprehensive Plan.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

The proposal may be counter to emphasis of the 2040 Comprehensive Plan; which is intended to allow the city to grow or develop in a healthy and progressive manner that is consistent with the policy or intent of the City of Lawrenceville.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08152022

RZR2022-00011

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. A mix of attached and detached single-family units.

B. Fifty (50%) percent of the total area shall be designated to single-family detached dwellings on small lots (6,000 square feet) at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.

C. Single-family attached dwellings and lots shall be prohibited adjacent to RS-150 (Single-Family Residential District) and RS-60 (Single-Family Residential District) zoning classifications.

D. Fifty (50%) percent of the total area shall be designated to single-family attached dwellings at a density of eight (8) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District.

E. The façade and sides of all residential units shall be designed and constructed consisting of predominantly three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.

F. External Corner/End units of single-family attached dwellings shall consist of a covered End Unit Cut-A-Way front porch with metal roof. End Unit Cut-A-Way porches shall be a minimum of five (5) feet in depth and eleven (11) feet in width adjacent to the façade. In addition, End Unit Cut-A-Way porches shall extend along the side elevation a minimum of eight (8) in depth and three (3) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

G. Internal single-family units of attached dwellings shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H. All single-family attached dwellings shall provide an outdoor living space, consisting of a wood deck and covered porch with metal roof. Each wood deck and covered porch shall measure nine (9) feet in width and ten (10) feet in depth.

I. All facades of single-family attached and detached dwellings shall be adjacent to a fifty (50) foot Utility Easement consisting of a twenty-four (24) foot private drive.

J. All single-family rear entry attached dwellings (rear elevation) shall be adjacent to and accessed via a forty (40) foot Utility Easement consisting of a twenty (20) foot private alley.

K. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

L. All Rear Entry attached units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

M. All residential attached and detached units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

N. Building Setback adjacent Grayson Highway shall be forty (40) feet.

2. To satisfy the following site development considerations:

A. The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, the City of Lawrenceville Development Regulations and Subdivision Regulations, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and

approval of the Director of the Planning and Development Department.

B. The proposed landscaping shall be designed and installed, in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

C. Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

E. Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.

F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

H. Natural vegetation shall remain on the property until the issuance of a development permit.

I. Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

A. RS-60 Single-Family Residential District – Detached Units

i. A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.

ii. A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

iii. A variance to allow a reduction in the internal Minimum Front Yard Setback of thirty-five (35) feet to an internal Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.

iv. A variance to allow a reduction in the Minimum Front Yard Setback of thirty-five (35) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

B. RM-8 Townhouse Residential District – Attached Units

i. A variance to allow a reduction in the Minimum Lot Area of 3,600 square feet to a Minimum Lot Area of 2,100 square feet.

ii. A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.

iii. A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

C. CMU Community Mixed Use District

i. A variance to allow the elimination of a mix of land uses requiring a minimum of thirty (30) percent of the gross land area being devoted Civic/Institutional, Commercial/Retail, Light Industrial and Office Use.

ii. A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-150 (Single-Family Residential District) of fifty (50) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.

iii. A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-60 (Single-Family Residential District) of twenty-five (25) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.

Warranty Deed — Page 3

Exhibit "A"

A one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), and seventy-two (72) of the subdivision of the lands of R. H. Cooper, as shown on survey and plat of S. C. Moon, made in September 1946, a blue print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-one, thirty-two, thirty-three, thirty-four, and thirty-five join and are bounded together as one tract on the north by the lands of S.C. Moon; on the east by tract number seventy-two, purchased by P.C. Roberts; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville highway. Each of these tracts front fifty (50) feet on the highway and run back even width two hundred and fifty (250) feet. Tract number seventy-two contains five and 74/100 (5.74) acres, and is bounded on the north by the lands of S.C. Moon; on the east by the lands of B.B. Crane and Allen Puckett; on the south by the lands of Leonard Jackson; on the west by the lands of P.C. Roberts.

Being the same as that property conveyed to Grantor by Warranty Deed dated October 16, 1946, and recorded in Deed Book 81, Folio 459, Gwinnett County, Georgia Records.

Together with a one-half (½) undivided interest in and to the following real property of the Grantor:

All that tract or parcel of land lying and being in the Fifth Land District of Gwinnett County, Georgia, part of Land Lot Number 148, and being tracts Numbers thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), and seventy-one (71) of the subdivision of the lands of R.H. Cooper, as shown on survey and plat of S.C. Moon, made in September 1946, a blue

R2022-00011_LEGAL_07182022

print of which is recorded in plat Book "D," Page 180, Gwinnett County Records, reference to which is hereby made for the correct shape, metes, courses and distances of each of said tracts of land, and which are more particularly described as follows: Tracts numbers thirty-six, thirty-seven, thirty-eight, thirty-nine and forty join and are bounded together, on the north by the lands of P.C. Roberts; on the east by tract number seventy-one, purchased by J.H. Carter; on the south by the lands of E.F. Hannah; on the west by the right-of-way of the Lawrenceville and Loganville Highway. Each of these tracts fronts on said highway fifty (50) feet and extends back even width two hundred and fifty (250) feet. Tract number seventy-one contains five and 74/100 (5.74) acres according to said plat, and is bounded on the north by the lands of formerly P.C. Roberts, now Mrs. Lorene T. Bowen; on the east by the lands of H.J. Hinton; on the south by the lands of formerly E.F. Hannah; on the west by the lands of J.H. Carter.

Being the same as that property conveyed to Grantor by Warranty Deed dated June 19, 1948, and recorded in Deed Book 88, Folio 56, Gwinnett County, Georgia Records.

Less approximately one (1) acre which the Grantor has previously conveyed to her brother; being a total of approximately fourteen (14) acres.

R2022-00011_LEGAL_07182022

LETTER OF INTENT FOR REZONING

Embry Development Company, LLC ("The Applicant") submits this Letter of Intent and attached rezoning application ("The Application") in order to permit the development residential townhome community on approximately 12.96 acres of land located on the easterly side of Grayson Highway (State Route 20).

The Property is surrounded by a mix of land uses and zoning classifications. To the east of the property is a row of single-family houses zoned for Single Family Residential SFR. North of The Property is a mini warehouse. West of The Property is a Community Shopping Mall. South of The Property is another row of single-family houses zoned Residential SFR. The Property's current zoning is Residential Vacant, and the proposed zoning is Residential Multifamily.

The proposed community will consist of fifty-six (56) townhomes. The square footage will have a minimum of 1,600 Sq Ft and 2 car garages. The community will also include twelve (12) single-family detached homes. The square footage starting at 1,800 Sq Ft and 2 car garages. The community will provide 5.5 acres of open space out of the 12.96 of total acreage.

R2022-00011_LOI_07182022

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Fairlane Captial LLC	NAME: Lorene T Bowen Trustee Credit Shelter Trust
ADDRESS: P.O. Box 2789	ADDRESS: 130 Greenfield Way
CITY: Suwanee	CITY: Covington
STATE: GA ZIP: 30024	STATE: GA ZIP: 30016

CONTACT PERSON: Mike Embry PHONE: 404-569-9756

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): Residential Vacant - REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): R5148-014 ACREAGE: 14

ADDRESS OF PROPERTY: 488 Grayson Highway

7-12-22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

J. Michael Embry
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

TERRI L. DANIEL NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MARCH 18, 2025

R2022-00011_APP_07182022

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

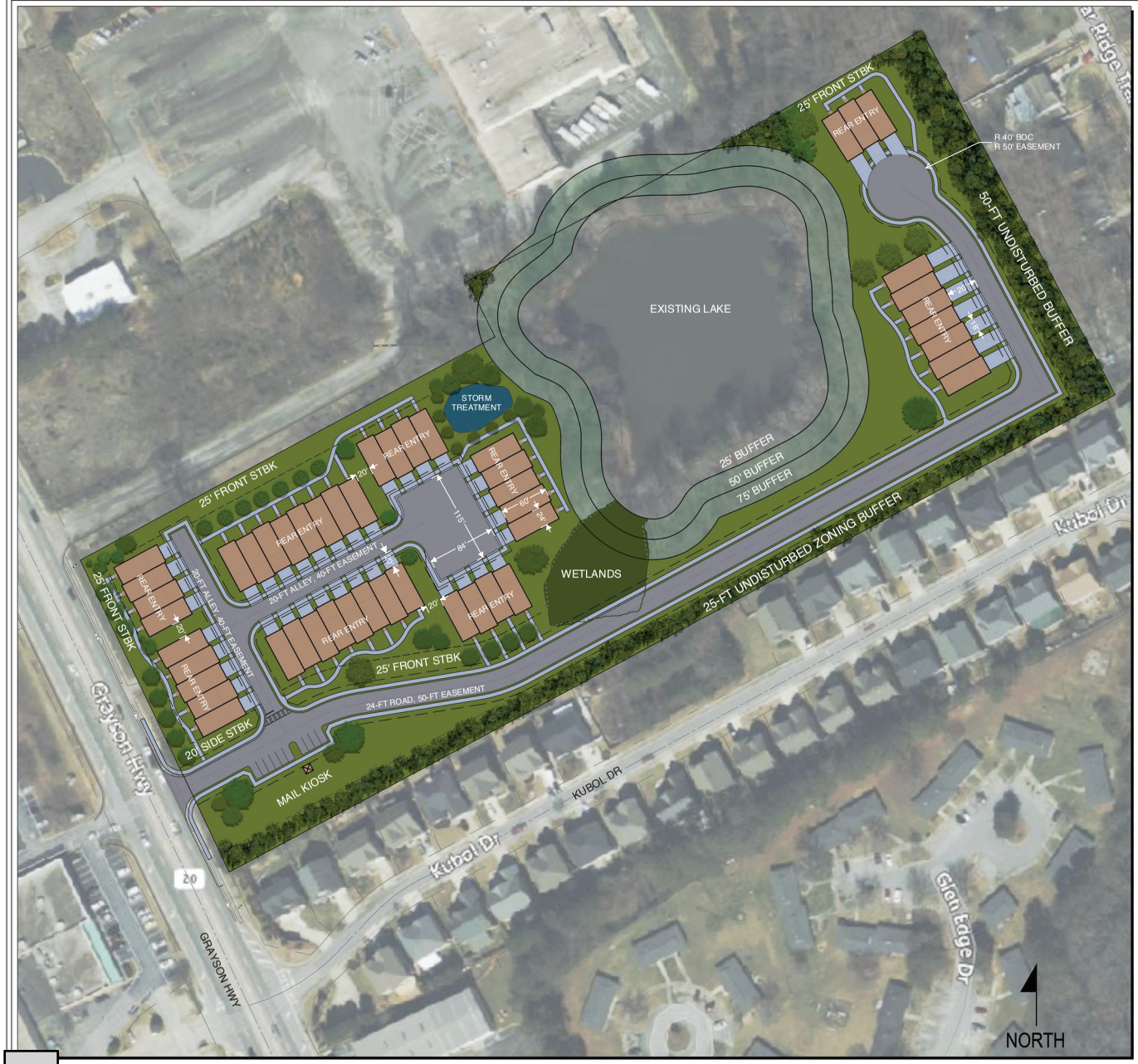
Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO Y/N

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

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

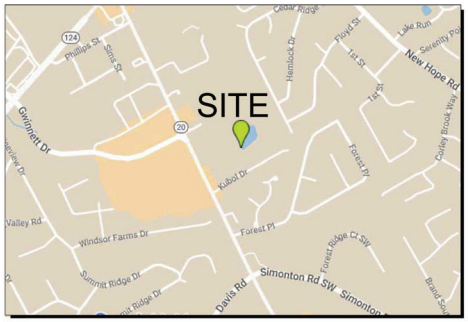
3-2-2022



ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DWELLINGS:	45 TOWNHOUSES
PROPOSED DENSITY:	3.2 UNITS/ACRE

RM-8 LOT STANDARDS:

ZONING BUFFER:	25-FT (ABUTS RS-60) 50-FT (ABUTS RS-150)
EXTERNAL SETBACK:	
FRONT SETBACK	25-FT
SIDE SETBACK	20-FT
ALONG MAJOR ARTERIAL	40-FT
REAR SETBACK	20-FT
INTERNAL SETBACK: *(BETWEEN BLDG & INTERIOR PRIVATE DRIVES)*	20-FT GRASS STRIP
COMMON AREA REQUIRED	15%
MIN. TOWNHOUSE BLDG LENGTH	3 DWELLINGS
MAX. TOWNHOUSE BLDG LENGTH	8 DWELLINGS
GARAGE PARKING	2 SPACES/UNIT
DRIVEWAY PARKING	2 SPACES/DRIVEWAY (9'X20')
ADDITIONAL PARKING	10 SPACES



SITE LOCATION MAP (NOT TO SCALE)

LDS

E-mail: LandDesignSoultions.ga@gmail.com
Phone: 404-941-0644

448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA
PARCEL ID 5148 014

PROJ. # 22004

NOT FOR CONSTRUCTION

06-16-2022

SCALE
0 30 60 120 180
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.0

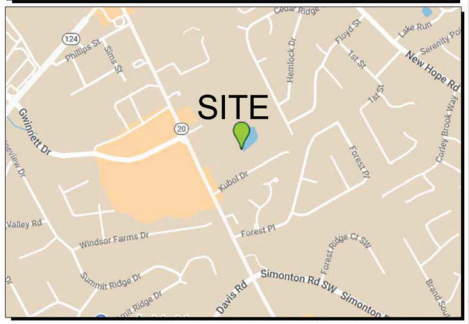
[R2022-0011] SITE PLN_DLS_07.82022

5.

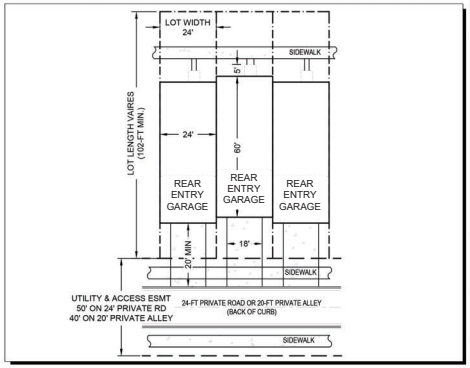
ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
LAKE & BUFFERS:	4.05 ACRES
WETLANDS AREA:	0.35 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DWELLINGS:	45 TOWNHOUSES (REAR ENTRY GARAGE)
PROPOSED DENSITY:	3.2 UNITS/ACRE

RM-8 LOT STANDARDS:

ZONING BUFFER:	25-FT (ABUTS RS-60) 50-FT (ABUTS RS-150)
EXTERNAL SETBACK:	
FRONT SETBACK	25-FT
SIDE SETBACK	20-FT
ALONG MAJOR ARTERIAL	40-FT
REAR SETBACK	20-FT
INTERNAL SETBACK: *(BETWEEN BLDG & INTERIOR PRIVATE DRIVES)*	20-FT GRASS STRIP
COMMON AREA REQUIRED	15% (2.1 AC)
COMMON AREA PROVIDED *(DOES NOT INCLUDE WETLANDS & LAKE BUFFERS)*	19.6% (2.7 AC)
MIN. TOWNHOUSE BLDG LENGTH	3 DWELLINGS
MAX. TOWNHOUSE BLDG LENGTH	8 DWELLINGS



SITE LOCATION MAP (NOT TO SCALE)



TYPICAL LOT CONFIGURATION

LDS
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Phone: 404-941-0644

448 GRAYSON HWY
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GWINNETT COUNTY, GA
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PARCEL ID 5148 014

PROJ. # 22004

NOT FOR CONSTRUCTION

07-08-2022

SCALE
0 30 60 120 180
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.0

R2022-0011 SITE PLN TYP LOT NTS_07182022

R2022-00011_ELEV_07182022

R2022-00011_ELEV_07182022

Ashton T201 & Brayton T202 Front Load 24'

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

- Subject Property
- Parcels
- Roads

N
W E
S

0 230 460

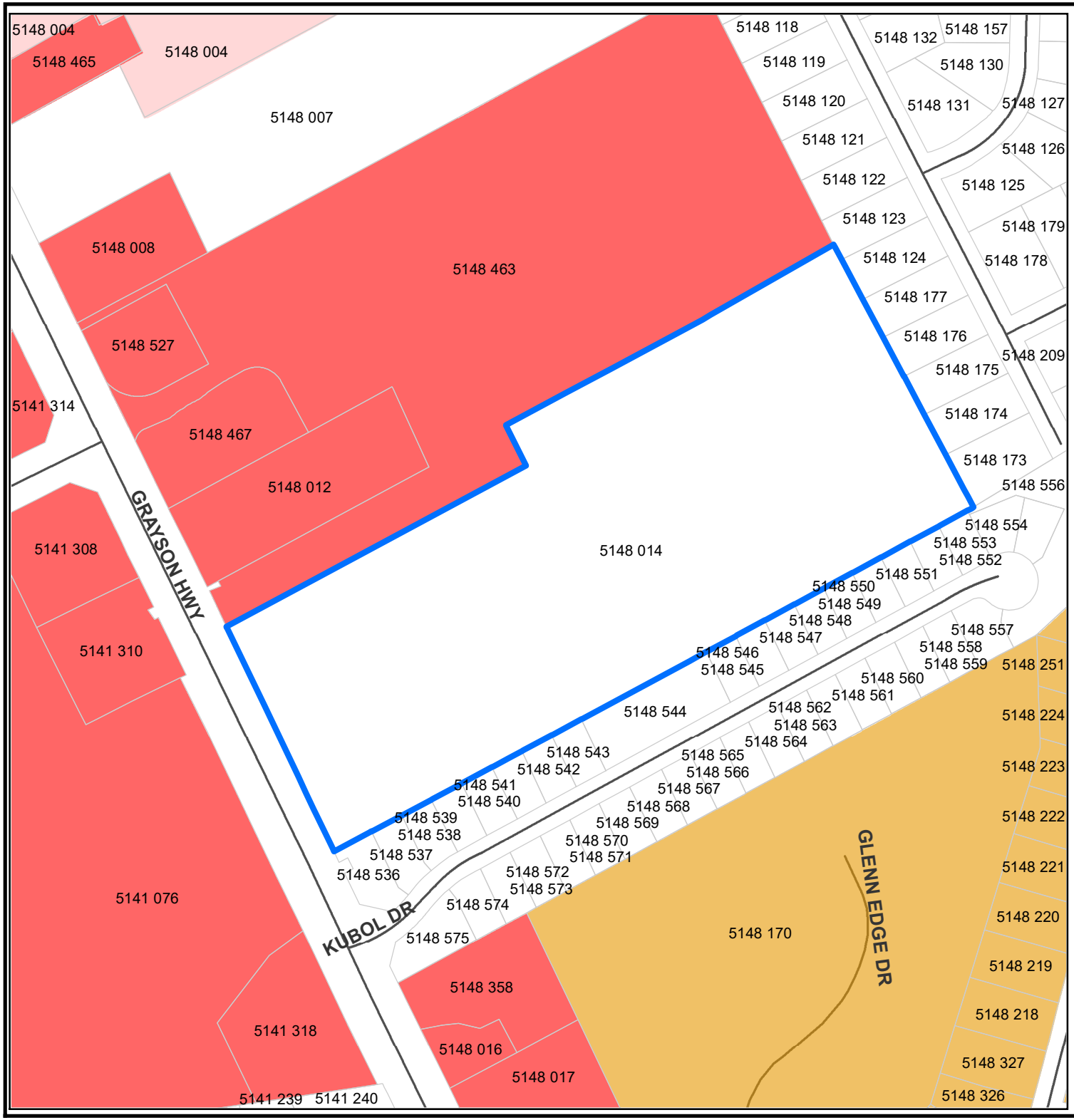
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC



Legend

- Subject Property
- Parcels

Zoning Districts

- BG General Business
- OI Office Institutional
- RM-12 General Residence
- Roads

N
W E
S

0 125 250

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

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W E
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0 125 250