

Legend

CB	Catch basin	R/W	Right of way
DB	Deed book	RB	Rebar
ESMT	Easement	RBF	Rebar found
IPS	Iron pin set	SF	Square feet
LP	Light pole	SWK	Sidewalk
M	Measured	T	Transformer
N/F	Now or formerly	DI	Drop Inlet
P.O.B.	Point of Beginning	SSM	Sanitary sewer manhole
PG	Page	IPF	Iron pin found
POB	Point of Beginning	CC	Capped 1/2" rebar set
R	Recorded	CLF	Chain link fence
X	X	SSL	Sanitary sewer line
S	S	APL	Adjacent property line
---	---	ROW	Right-of-way
---	---	---	Easement
---	---	---	Centerline

Owners Acknowledgment and Declaration

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

Final Plat Notes

City of Snellville assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.

Stream Buffer Easements are to remain in a natural and undisturbed condition.

Structures are not allowed in drainage easements.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

There are 60 regular proposed parking spaces and 4 proposed handicapped parking spaces on the subject property for a total of 64 parking spaces.

Water and sewage disposal for this site is provided by Gwinnett Department of Water Resources.

There are no wetlands being disturbed on this site.

There are no stream buffers on this site.

This property is subject to "THE DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS" recorded in DB: 54001 / PG: 97 of Gwinnett County.

The improvements shown hereon are proposed/under construction and were taken from site developments plans for Dogwood Station Restaurants.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Number 13135C0129F, Community No. 130102 which bears an effective date of 09/29/2006 and is not in a special flood hazard area by contact dated 9/22/2016 to the National Flood Insurance Program <http://www.fema.gov> we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

REFERENCES:

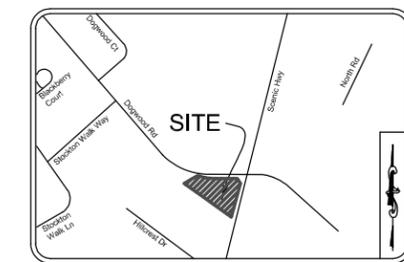
Deed Book 54001, Page 47, records of Gwinnett County, Georgia.

ALTA/ACSM Land Title Survey for Scenic Highway Realty, LLC, Florida Community Bank, N.A., its successors and/or assigns as their interest may appear, Mid-Atlantic Commercial Properties, LLC, a North Carolina limited liability company, Chicago Title Insurance Company, and Bock & Clark Corporation, dated November, 2015.

Zoning Information

Zoning Classification: "BG" General Business

- Front Setback: 25' from right-of-way
- Side Setback: 10' (40' if abuts residential)
- Side Setback on Street Side of Corner: 35'
- Rear Setback: 15' (40' if abuts residential)
- Maximum Height of Building: 80'
- Minimum Lot Width: NONE
- Minimum Lot Area: NONE
- Maximum Ground Coverage: 90%



Vicinity Map

Owner

SCENIC HIGHWAY REALTY, LLC
13024 BALLANTYNE CORPORATE PL
SUITE 500
CHARLOTTE, NC 28277-0487

Subdivider

SCENIC HIGHWAY REALTY, LLC
13024 BALLANTYNE CORPORATE PL
SUITE 500
CHARLOTTE, NC 28277-0487

Final Registered Land Surveyor's Certificate

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 75,643 feet and an angular error of 07 seconds per angle point, and was adjusted using least squares. This plat has been calculated for closure and is found to be accurate within one foot in 822,675 feet, and contains a total of 1,742 acres. The equipment used to obtain the linear and angular measurements herein was a Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.

RONNIE JOINER
REGISTERED GEORGIA LAND SURVEYOR
REG NO. 2468
DATE OF EXPIRATION: 12/31/2016

Final Plat Approval

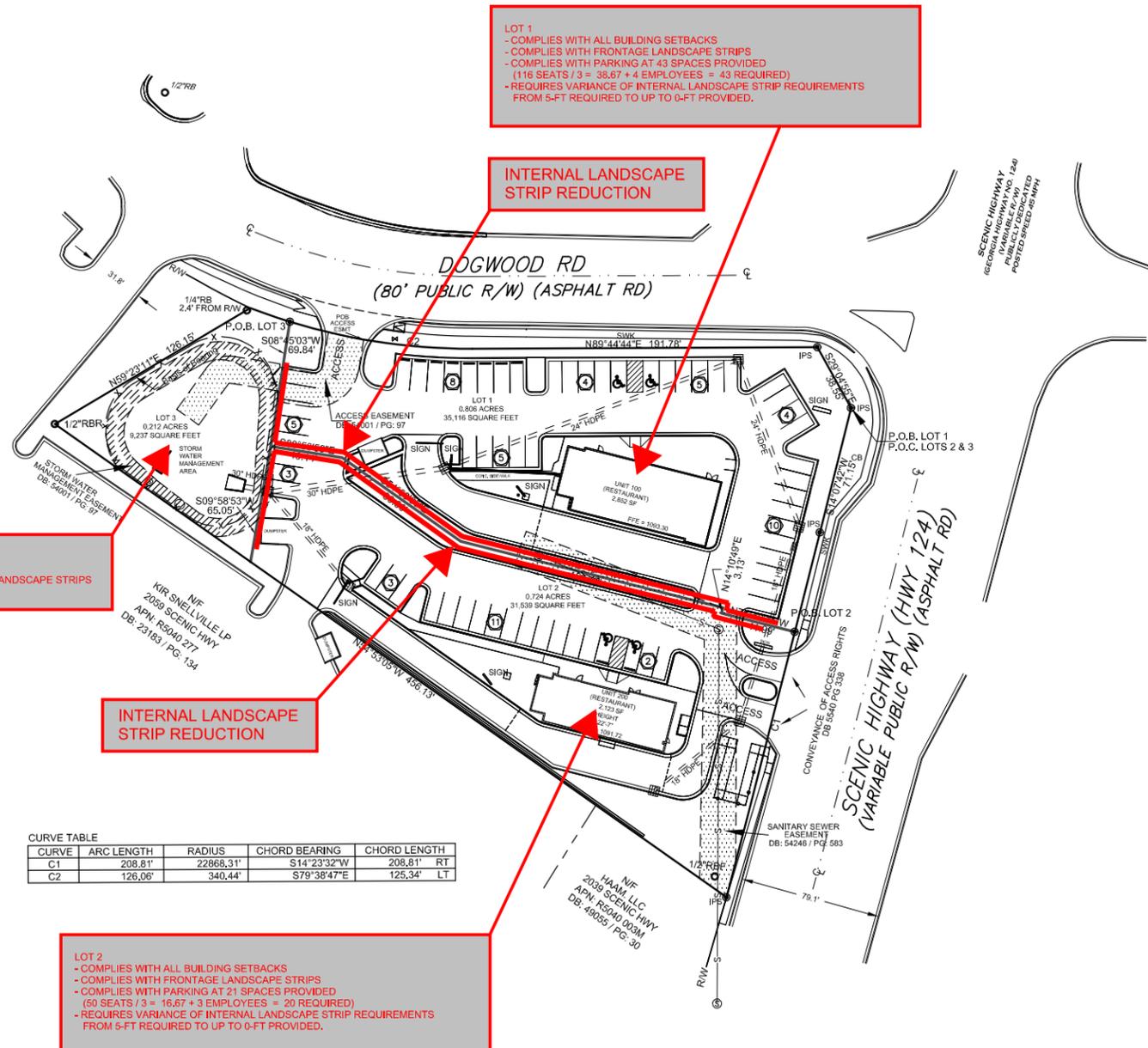
The Director of the Department of Planning & Development certifies that this plat complies with the Zoning Resolution and the Development Regulations, and that it has been approved by all other operational county departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County.

DATED THIS DAY OF OCTOBER, 2016.

DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

EXEMPTION PLAT FOR SCENIC HIGHWAY REALTY, LLC

LOCATION	
DISTRICT: 5TH	LAND LOT: 40
COUNTY: GWINNETT	STATE: GEORGIA
ADDRESS: 2019 SCENIC HWY	
CITY: SNELLVILLE	
TAX PARCEL ID: R5040 003A	
INFORMATION	
JOB NUMBER: 16306	
SURVEY DATE: 09/28/2016	
FIELD WORK DATE: 08/15/2016	
DATE OF LAST REVISION:	
DRAWN BY: CLC	
CHECKED BY: RJJ	SHEET 1 OF 1



LOT 1
- COMPLIES WITH ALL BUILDING SETBACKS
- COMPLIES WITH FRONTAGE LANDSCAPE STRIPS
- COMPLIES WITH PARKING AT 43 SPACES PROVIDED (116 SEATS / 3 = 38.67 + 4 EMPLOYEES = 43 REQUIRED)
- REQUIRES VARIANCE OF INTERNAL LANDSCAPE STRIP REQUIREMENTS FROM 5-FT REQUIRED TO UP TO 0-FT PROVIDED.

INTERNAL LANDSCAPE STRIP REDUCTION

LOT 3
- NO BUILDING ON LOT
- COMPLIES WITH ALL LANDSCAPE STRIPS
- NO PARKING ON LOT

INTERNAL LANDSCAPE STRIP REDUCTION

LOT 2
- COMPLIES WITH ALL BUILDING SETBACKS
- COMPLIES WITH FRONTAGE LANDSCAPE STRIPS
- COMPLIES WITH PARKING AT 21 SPACES PROVIDED (50 SEATS / 3 = 16.67 + 3 EMPLOYEES = 20 REQUIRED)
- REQUIRES VARIANCE OF INTERNAL LANDSCAPE STRIP REQUIREMENTS FROM 5-FT REQUIRED TO UP TO 0-FT PROVIDED.

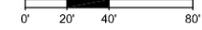
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	208.81'	22868.31'	S14°23'32"W	208.81' RT
C2	126.06'	340.44'	S79°38'47"E	125.34' LT

Area

- LOT 1: 0.806 acres (35,116 square feet)
- LOT 2: 0.724 acres (31,539 square feet)
- LOT 3: 0.212 acres (9,237 square feet)
- TOTAL 1.742 acres (75,892 square feet)

SCALE : 1" = 40'



MA Moreland Altobelli Associates, Inc.
Engineering Planning Landscape Architecture Land Acquisition Surveying
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Duluth, GA 30096-8910 770/263-5945