

Final Plat Approval:

(Revision)

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 30th DAY OF April, 2012.

[Signature]
DIRECTOR

DEPARTMENT OF PLANNING & DEVELOPMENT **PLZ00800057**

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 19,078 feet and an angular error of .02" per angle point, and was adjusted using the compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 324,984 feet, and contains a total of 20.043 acres. The equipment used to obtain the linear and angular measurements herein was Topcon GTS 3005 Total Station and Allegro Data Collector.

By: *[Signature]*
Aubrey, Akin, Georgia R.L.S. #3138, Expires 12/31/2012

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.

BY REDUS Properties, Inc., its sole member manager

By: *[Signature]* 4-27-2012
SIGNATURE OF OWNER/SUBDIVIDER OR ITS AGENT DATE SIGNED

REDUS GEORGIA COMMERCIAL, LLC, a Delaware limited liability company
PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER

PUBLIC NOTICE - DRAINAGE:

- NOTE: Gwinnett County 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.
- NOTE: Structures are not allowed in drainage easements.

OWNER:

REDUS GEORGIA COMMERCIAL LLC
3563 PHILLIPS HIGHWAY, SUITE 601E
JACKSONVILLE, FLORIDA 32207

DEVELOPER:

THE WORTHING COMPANIES
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328
(770) 522-5775
CONTACT: STEVE INGRAM

SURVEYOR:

TECHNICAL SURVEY SERVICES, INC.
794 WEST CIRCLE, SW
CONYERS, GEORGIA 30012
(770) 922-6391
CONTACT: AUBREY AKIN

**FINAL PLAT REVISION**

FOR

WORTHING OLD PEACHTREE LLC

LAND LOT 124
GWINNETT COUNTY

7TH DISTRICT
GEORGIA

SCALE: 1" = 100'

MAY 17, 2011: ORIGINAL BOUNDARY WORK
FEBRUARY 13, 2012: FINAL PLAT SUBMITTAL
APRIL 26, 2012: REVISED PER COMMENTS
APRIL 26, 2012: REVISED SEWER EASEMENT ON TRACTS B&C

TECHNICAL SURVEY SERVICES, INC.

Land Surveyors

794 WEST CIRCLE, SW Telephone (770) 922-6391
CONYERS, GEORGIA 30012 FAX (770) 922-0767
JOB: 2011-004 OLDPEACH.CRD SCREEN FILE: OLDPEACHTREE-SUBDIV.DWG

PLAT REVISION NOTE:

THIS PLAT REVISES THAT PLAT RECORDED IN PLAT BOOK 119, PAGE 213. THE PURPOSE OF THIS REVISION IS TO REVISE THE PROPERTY LINE BETWEEN TRACTS 1, B, C & F ON THE ORIGINAL PLAT.

TRACTS A & D FROM THE ORIGINAL PLAT ARE NOT INCLUDED IN THE REVISIONS AND RE-RECORDING OF THIS PLAT.

UNDERGROUND UTILITIES NOTE:

SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

FLOOD NOTE:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13135C0057F, EFFECTIVE DATE SEPTEMBER 29, 2006

REFERENCES:

- FINAL PLAT FOR DOMINION CAPITAL PROPERTIES, BY JORDAN, JONES & GOULDING, RECORDED IN PLAT BOOK 119, PAGE 213.
- FINAL PLAT FOR HOME DEPOT U.S.A., INC. BY GEOSURVEY, LTD. RECORDED IN PLAT BOOK 99, PAGE 143.
- 1-85 RIGHT OF WAY PLANS, PROJECT NH-IM-85-2(148), DATED JULY 1, 1998.
- RIGHT OF WAY PLANS FOR SATELLITE BOULEVARD EXTENSION BY RILEY, PARK, HAYDEN & ASSOCIATES, INC. DATED SEPTEMBER 1, 1994.
- LAND USE PLAN AND CIVIL DESIGN PLANS BY SUMMIT ENGINEERING CONSULTANTS, INC. DATED 12/2/11.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

DATE 4-30-12 TIME 12:09 PM
PLAT BOOK 119 PAGE 1
RICHARD T ALEXANDER JR. CLERK

ZONING NOTE: THE SUBJECT PROPERTY IS ZONED C-2 CONDITIONAL WITH AN MUO (MIXED USE OVERLAY DISTRICT) AFFECTING TRACTS 1, E, F & A PORTION OF TRACTS B & C AS SHOWN ON PLAT. THE SUBJECT PROPERTY ALSO LIES WITHIN THE CIVIC CENTER OVERLAY DISTRICT PER CASE NUMBER MUO2011-00001, APPROVED SEPTEMBER 27, 2011

CONDITIONS OF ZONING (MUO2011-00001) AS IT APPLIES TO TRACTS 1, E, F & A PORTION OF TRACTS B & C AS SHOWN ON PLAT.

- Abide by the requirements of Section 1317 (Mixed-Use Overlay District) and Section 1315 (Activity Center Corridor District). This shall not preclude a variance application.
 - The following uses shall be prohibited for the commercial component of the development:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractor's offices
 - drive-thru fast-food restaurants
 - emission inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - taxidermists
 - yard trimmings composting facilities
 - convenience stores with or without gas pumps
- Commercial/office building heights shall be limited to 2 stories for commercial, and 3 stories for office buildings, and shall include pitched roofs. Apartment building heights shall be limited to a maximum of a 3/4-story split.
- The proposed development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development. With changes necessary to meet zoning and development regulations. Any changes must be reviewed and approved by the Director of Planning and Development or his/her designee.
- Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development or his/her designee prior to the issuance of development or building permits.
- 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- Peddlers and/or parking lot sales shall be prohibited.
- Owner shall repair or repair any graffiti or vandalism that occurs on the property within 72 hours.
- Billboards or oversized signs shall be prohibited.
- Submit a signal warrant analysis for the entrance on Satellite Boulevard. If warranted, the signal shall be installed at the expense of the developer, and aligned with the property driveway across Satellite Boulevard.
- No more than 10% of the dwellings may be three bedroom units.

ZONING KEY MAP**ZONING LEGEND**

- ZONED C2(C) WITH AN MUO OVERLAY AND CIVIC CENTER OVERLAY DISTRICT
- ZONED C2(C) AND CIVIC CENTER OVERLAY DISTRICT



