

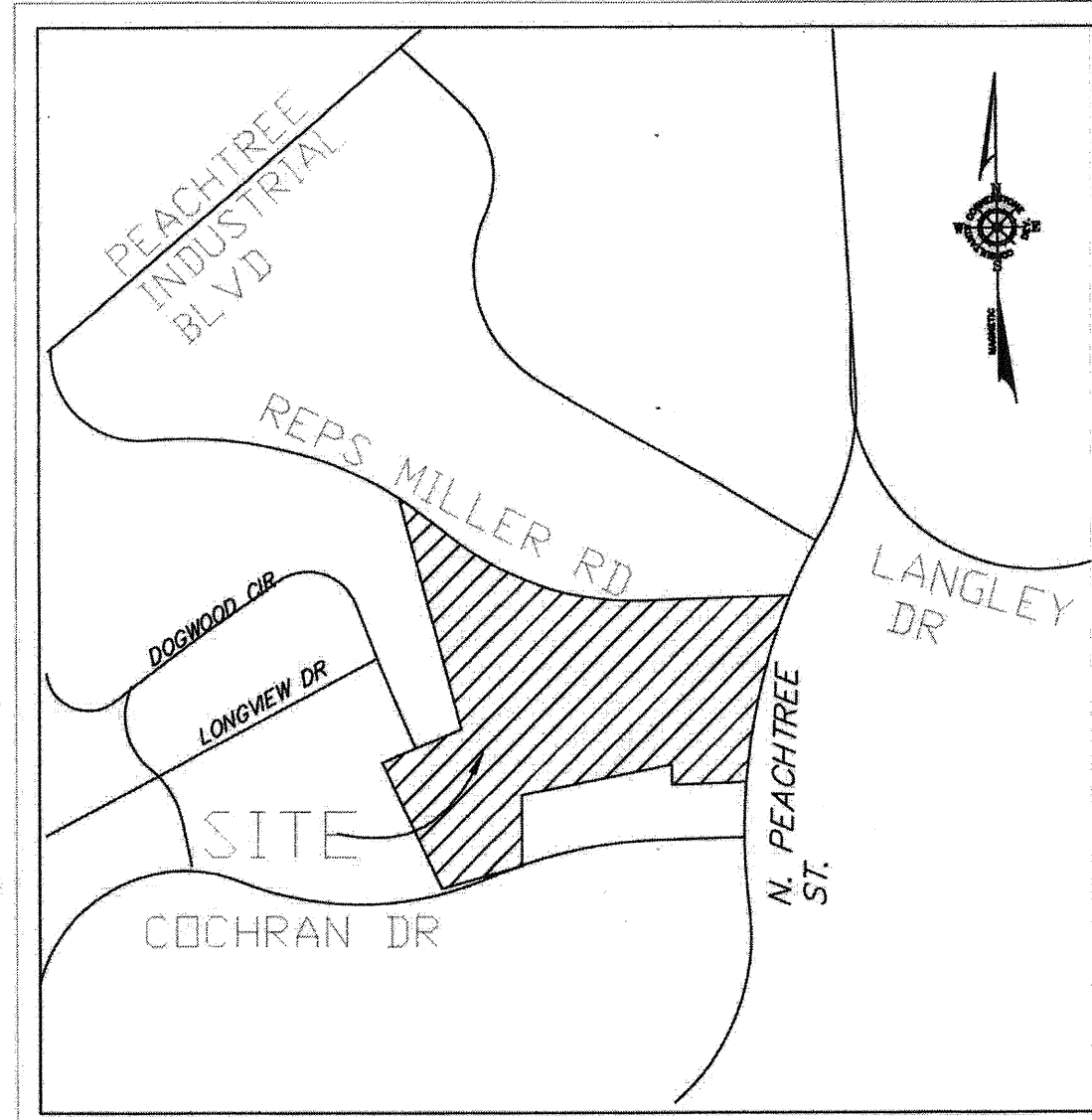
REZONING CONDITIONS

ReZoning Case RZ2010-005 was approved September 6, 2013 with the following conditions.

- To restrict the use of the property as follows:
 - Single-family detached dwellings and accessory uses and structures.
 - The minimum heated floor area per dwelling unit shall be 1,800 sq. ft. for single-story and 2,000 sq. ft. for two story homes.
 - All homes shall have, at a minimum, a double-car garage.
 - Density shall not exceed 3.0 units per acre.
 - The subdivision shall maintain no less than 40% open space/conservation space.
 - Accessory dwellings shall be allowed as defined and restricted by the following. A accessory dwelling is defined as a dwelling that is secondary to the principal dwelling on the lot having a minimum heated floor area of 400 sq. ft. but no more than 33% of the principal dwelling.
 - The accessory dwelling shall be located within a permitted accessory building having obtained all City of Norcross permits and Certificates of Occupancies and which may be detached or attached to the principal dwelling.
 - Accessory dwellings shall contain one or more rooms with facilities for living, bathing, sleeping, cooking, and eating purposes, and may be occupied by no more than two individuals.
 - A minimum of one off street parking space shall be provided in addition to the parking required for the principal dwelling.
 - No more than 50% of the total lots shall include an accessory dwelling.
 - The applicant must disclose the proposed construction of the accessory dwelling at the time of the principal dwelling building permit application.
 - To satisfy the following site development considerations:
 - No direct lot access shall be allowed to Repts Miller Road or North Peachtree Road.
 - Front: 20 ft. Exception: The front yard setback may be reduced to five feet if dwellings are provided side or rear entry garages. To qualify for the reduced setback on a corner lot, side entry garages must be located to the side adjacent to an abutting lot.
 - Rear: 20 feet.
 - Sides: 0 feet but must maintain 10' separation of structures.
 - Prior to the issuance of a development permit (preliminary plat construction documents), applicant shall provide and have approved a traffic impact study in accord with chapter 105, Article III of the city code, and incorporate improvements outlined in said study in the development permit.
 - Limit the project to one project access point. The project access point is to be located on North Peachtree Street, as shown on the submitted Concept Plan, but it shall be located a minimum of 300 feet from the intersection of North Peachtree Street and Repts Miller Road.
 - Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
 - All utilities shall be placed underground.
 - All grassed areas shall be sodded.
 - Remove the existing, abandoned dwelling and debris located within the designated conservation area.
 - Developer to work with abutting property owners with concerns of buffering maintenance, vegetation and trees. The 15' park strip contiguous to adjoining neighboring properties shall be defined as a landscape buffer that will allow additional plantings or removal of dead or undesirable plantings that are identified jointly by adjoining property and developer. No healthy trees within the 15' strip shall be removed.
 - Lots 22,23 and 24 shall maintain the building setback lines for a typical R-100 lot per code section 115-90.
 - Utility easements within any park areas shall be allowed without penalty of park removal as required by CSO guidelines.
 - Extend the park in between the new located between lots 30 and 31 to attach to the 15' park strip (as per the attached sketch).
- To abide by the following Homeowners Association requirements:
 - The covenants of the mandatory Homeowners Association shall contain the following language and restrictions concerning accessory dwellings:
 - An accessory dwelling is defined as a dwelling that is secondary to the principal dwelling on the lot having a minimum heated floor area of 400 sq. ft. but no more than 33% of the principal dwelling.
 - The accessory dwelling shall be located within a permitted accessory building having obtained all City of Norcross permits and Certificates of Occupancies and which may be detached or attached to the principal dwelling.
 - Accessory dwellings shall contain one or more rooms with facilities for living, bathing, sleeping, cooking and eating purposes, and may be occupied by no more than two individuals.
 - A minimum of one off street parking space shall be provided in addition to the parking required for the principal dwelling.
 - No more than 50% of the total lots shall include an accessory dwelling.
 - The applicant must disclose the construction of the accessory dwelling at the time of the principal dwelling building permit application.
 - Conservation Space Ownership. Conservation space shall be owned in fee-simple by a mandatory property owner's association; or other entity approved in advance by the Mayor and Council during their normal course of business. The developer shall record the deed to the conservation space prior to, or concurrent with, the recording of the first final subdivision plat. An access easement following the alignment of future public streets is acceptable. However, pocket parks or neighborhood greens may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part.
 - Property Owner's Association. The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:
 - Governance of the association by the Georgia Property Owner's Association Act (O.C.G.A. & 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
 - Responsibility for the appropriate maintenance of the conservation space and should include removal of invasive or exotic plant species such as Chinese privet, kudzu and Japanese honeysuckle.
 - Responsibility for insurance and taxes.
 - Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
 - Conditions and timing of transferring control of the association from the developer to the lot owners. Guarantee that the association will not be dissolved without the advance approval of the Mayor and Council.
 - Maintenance. The property owner's association, or other entity approved in advance by the Mayor and Council, shall be responsible for the continuous maintenance of buffers, conservation space and recreation areas.
 - Conservation surety. Conservation space delineated on the final plat and required to be in a primary conservation area shall be permanently protected by either one or both of the following options:
 - Option 1, conveyance to the public and subdivision lot owners. A deed conveying ownership of the conservation space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the final plat for the first phase of the subdivision. Both the deed and the final plat shall contain, at a minimum, the following covenant: "The conservation space conveyed by deed and shown on the final plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with section 1316.6.b. of the 1985 Zoning Resolution of the City of Norcross and with O.C.G.A. & 36-22-1 et seq., having the following green space goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archaeological features; significant wildlife habitats; scenic vistas; passive recreation and connectivity with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious-surface paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed 15 percent of the conservation space). This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity as provided by O.C.G.A. & 44-5-60(c)."
 - Option 2, conveyance to other qualified organizations or entities. Except for pocket parks or neighborhood greens, developed recreation areas or secondary conservation areas not desired for permanent protection, conservation space shall be permanently protected by the: Recording of a covenant or conveyance of an easement which runs in perpetuity under O.C.G.A. & 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or Conveyance of a conservation easement running in perpetuity to a third party qualified organization recognized by Federal Treasury Regulation section 170A-14(c)(1). Qualified organizations recognized by this treasury regulation include, but may not be limited to, governmental entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conservation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants under O.C.G.A. & 44-5-60 or to receive conservation easements under the treasury regulation referred to in this subsection (b) (2) for purposes of this section shall include the federal government, the state, the city, or authorities of the state or the city. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the conservation space prior to, or concurrent with, the recording of the final plat. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this section. Secondary conservation areas may also be covered by the same permanent protection option.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FINAL PLAT for ADAMS VINYARDS TAX PARCEL NUMBER 6-255-023, 024, 296 6-272-003A



VICINITY MAP

NOT TO SCALE

SITE AREA = 20.73 AC.
DISTURBED AREA : 7.64 AC.

DRAWING INDEX

SHEET NO. TITLE

1 OF 2 COVER SHEET
2 OF 2 FINAL PLAT

Final Surveyor's Certificate

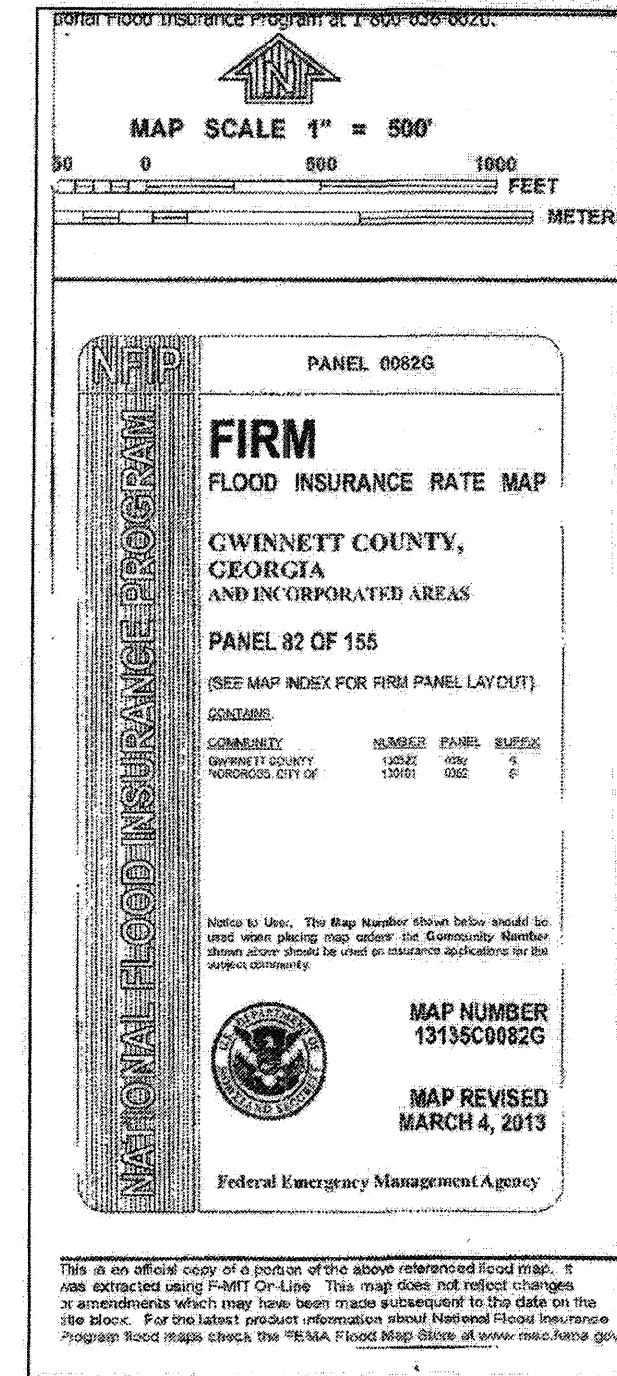
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 34,572 feet and an angular error of 4.0 seconds 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 230,804 feet, and contains a total of 15.21 acres. The equipment used to obtain the linear and angular measurements herein was a Sokkia Set 4 Total Station.

By: Wayne Eleton
REGISTERED GEORGIA LAND SURVEYOR
REG. NO.: 2487
DATE OF EXPIRATION: 12/31/2016

Final Plat Approval

The Director of the Community Development Department certifies that this plat complies with the Zoning Ordinance and the Development Regulations, and that it has been approved by all other operational city 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 City of Norcross.

DATED THIS 24th DAY OF April, 2015
Don M. [Signature]
DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT



FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 4-27-15 TIME 3:00 PM
PLAT BOOK 133 PAGE 103
RICHARD T. ALEXANDER, JR., CLERK

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNERS RESPONSIBILITY AT ALL TIMES.

CITY OF NORCROSS NOTES

- The City of Norcross does not enforce Protective Covenants. It is the responsibility of the Homeowners to ensure compliance with Protective Covenants.
- Structures are not allowed in drainage easements.
- Except as shown, no drainage structures or pipes exist on site.

DRAINAGE NOTE

- The City of Norcross assumes no responsibility for the 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 the approved and recorded subdivision plat.
- Stream Buffer Easements are to remain in a natural and or erosion of natural or artificial drains beyond the extent of undisturbed condition.
- Structures are not allowed in drainage easements.

FIRE DEPARTMENT NOTES

During construction and for permanent access, roadways constructed of an all weather surface capable of supporting 75,000 pounds gross weight shall be provided per International Fire Code, Chapter 5 Section 503.2.3, 2003 Edition.

During construction and for permanent access, roadways width shall be 20 feet minimum per International Fire Code, Chapter 5 Section 503.2.1, 2003 Edition. Gwinnett County Ordinance for Fire Protection and Life Safety, Section 46-63 (d).

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.

Brock Built Homes, LLC, a Georgia Liability Company
By: Steve Brook Date 4/15/15
Steve Brook, as its Manager
GDCI GA 5, LP, a Georgia limited partnership
By: Michael Kilgallon Date 4/15/15
Michael Kilgallon, as its Manager

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated April 13, 2015, which hereby becomes a part of this, and which were recorded DB 5334D Pt 272-321 and signed by the owner.

FINAL PLAT NOTES

- Surveyor: CORNERSTONE DEVELOPMENT CONSULTANTS, INC.
P.O. Box 1508
NORCROSS, Georgia 30091
(770) 338-0338
(770) 449-1088 [FAX]
- DEVELOPER: OWNER: BROCK BUILT HOMES & 4.0 CONSTRUCTION COMPANY
1110 Northchase Parkway
Marietta, Georgia 30067
(404) 351-7555
24 HR CONTACT: Mr. Robert Forro

- This property is in Land Lots 255-023, 255-024, 255-296 & 272-003A, of the 6th Land District, Gwinnett County.
- This property is Zoned R-75 w/CSO overlay.
- Reference Datum and bearings shown hereon is the Georgia State Plane West Coordinate system.
- State waters are shown.
- The field data upon which this plat is based has a closure precision of one foot in 23,734 feet and an angular error of 0.40 seconds 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 531,276 feet.
- Field information for this survey was obtained with a Spectra Precision Focus 10, complemented with GPS Technology and an electronic data collector.
- By graphical plotting only, this property lies in Zone X, which is not a Special Flood Hazard Area per the Flood Insurance Rate Map for Gwinnett County, Georgia, Community Panel No. 13135C0082G, which bears a Revised date of March 4, 2013.
- The lots shown hereon may not be resubdivided except through the subdivision process as provided by the City of Norcross Development Regulations in effect at that time.
- Rebears set at all corners.
- Water service provided by Gwinnett County.
- Wastewater service provided by public gravity sanitary sewer system provided by Gwinnett County Public Utilities.

PREPARED FOR:
OWNERS

GDCI GA 5, LP, Brock Built Homes, LLC
5755 Dupree Drive NE Suite 130 1110 Northchase Pkwy
Atlanta, Ga. 30327 & Suite 150
Phone: 770-984-8170 Marietta, Ga. 30067
Phone: 404-351-7555

DEVELOPER
BROCK BUILT HOMES &
4.0 CONSTRUCTION
COMPANY

P.O. Box 510
Norcross, GA. 30091
Attention: Robert Forro
Phone: (678)-300-5440

PREPARED BY:
CORNERSTONE DEVELOPMENT
CONSULTANTS, INC.
P.O. BOX 1508
NORCROSS, GA. 30091
(770) 338-0338
wayneleton@att.net
PRLS License No. LS002487

[illegible]

WAIVER: CBA 2014-001

The above noted item was acted upon by the City of Brock at the Public Meeting. At that time it was approved by the City Council with the following conditions:

1. A motion to grant the five five variance to Brock with the following amendment: construction of sidewalks along Repps Road from the date of the construction. The permanent pedestrian easement through Repps Road is hereby amended.
2. The developer will pay within three years of the date of the construction the amount of \$45,000.00 to the city.
3. To stipulate that the developer can enter the site at any time to construct the sidewalks.

This is a detailed black and white map of a residential area in Los Angeles, California. The map shows a grid of streets including Broadway Circle, N. John T. Hall, and N. John T. Hall. It features numerous lot numbers, street names, and property boundaries. Key landmarks include 'Alex Gainer' and 'James L. Revins'. The map is oriented with North at the top.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N86°51'27"E	135.60'
L-2	N81°05'29"E	111.58'
L-3	S04°24'57"W	103.91'
L-4	N84°48'39"W	117.94'
L-10	S30°51'14"E	89.16'
L-11	S60°36'38"W	138.01'
L-30	S05°31'51"E	130.97'
CURVE TABLE		
CURVE	RADIUS	LENGTH
C-1	470.00'	31.92'
C-2	500.00'	297.03'
C-3	470.00'	68.40'
C-4	530.00'	53.34'
C-5	1,300.00'	345.90'
C-6	325.00'	148.24'
C-10	470.00'	53.79'
C-20	470.00'	14.60'
C-30	1,300.00'	99.03'
TOTAL:		902,918 SF = 20.36 AC

FIRE DEPARTMENT NOTES:

A FIRE HYDRANT SHALL BE INSTALLED ALONG THE ROAD FRONT OF EMPLOYED LOTS OFF THE ALLEY. THE HYDRANT SHALL BE APPROXIMATELY 10 FEET FROM THE ALLEY CENTERED BETWEEN THE TWO EXISTING HYDRANTS ON EITHER END OF THE STREET.

OR

ALL STRUCTURES NOT WITHIN 450FT. OF A HYDRANT BY ROAD TRAVEL (EXCLUDING THE HYDRANTS ON REAR ALLEY AND REPS MILLER) SHALL HAVE TYPICAL COMPLIANT SPRINKLER.

CURVE	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
C-1	470.00'	31.92'	S69°23'18"E 31.92'
C-2	500.00'	297.03'	S84°27'41"E 292.69'
C-3	470.00'	68.40'	N82°41'19"E 68.34'
C-4	530.00'	53.34'	N63°58'28"E 53.32'
C-5	1,300.00'	345.90'	S06°21'41"W 344.88'
C-6	325.00'	148.24'	S82°07'19"W 146.96'
C-10	470.00'	53.79'	N81°47'54"E 53.76'
C-20	470.00'	14.60'	N85°58'03"E 14.60'
C-30	1,300.00'	99.03'	S03°20'55"E 99.00'

TOTAL: 902,918 SF = 20.7282 AC

FIRE DEPARTMENT NOTES:
 A FIRE HYDRANT SHALL BE INSTALLED ALONG THE ROAD FRONT OF IMPROVED LOTS OPPOSITE THE ALLEY. THE HYDRANT SHALL BE APPROXIMATELY CENTERED BETWEEN THE TWO EXISTING HYDRANTS ON EITHER END OF THE STREET.
 OR
 ALL STRUCTURES NOT WITHIN 450FT. OF A FIRE HYDRANT BY ROAD TRAVEL (EXCLUDING THE EXISTING HYDRANTS ON REAR ALLEY AND REPS MILLER ROAD) SHALL HAVE NFPA 100 COMPLIANT SPRINKLER SYSTEMS.

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 4-22-15 TIME 3:00 PM
 PLAT BOOK 133 PAGE 104
 RICHARD T. ALEXANDER, JR., CLERK

SURVEYOR'S CERTIFICATE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE STATE OF GEORGIA.

 SURVEYOR

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 4-27-15 TIME 3:00
PLAT BOOK 133 PAGE 10
RICHARD T. ALEXANDER, JR., CL

SURVEYOR


IN MY OPINION, THIS PLAT IS
CORRECTLY PLATTED AND HAS BEEN PREPARED



DATE _____

PRESENTATION OF THE LAND SURVEY IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

This survey was prepared in conformity with the Minimum Standards for Property Surveys in Georgia as set forth in Chapter 160-7 of the Rules of the Georgia Board of Professional Engineers and Land Surveyors and



IN MY OPINION, THIS PLAT IS A COM-
PLETE PLAT, AND HAS BEEN PREPARED

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.


80 0 80 160 240
GRAPHIC SCALE = FEET

The above noted item was acted upon by the City Council at the June 2, 2011 Public Meeting. At that time it was approved to allow the requested waivers with the following conditions:

1. A motion to grant the five five variances requested by Robert Foro and Steve Brock with the following amendment that the developer will agree to pay for the sidewalk and the sidewalk easement for the Reps Mill Road up to no before three feet from the date of the construction. The developer will turn over to the city a permanent pedestrian easement through all the property.
2. Amended Motion
The developer will pay within three years for the construction of sidewalks on Reps Mill Road in the amount of \$45,000.00.
3. Amended Motion
To stipulate that the developer can either build the sidewalks or pay to the city \$45,000.00.
4. Final site construction documents will be provided for the property that the developer will have included the copies of the concept drawings that are provided for your reference in preparing the final plans.
5. An Gwinnett County Fire Marshall approved plan for the Hammelstead development.

Figure 1

FINAL PLAT
OF



DRAWING NO:			
	CHECKED: WTE		
	DESIGNED: WTE		
		LAND LOT: 272 & 255	

2	□	7
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