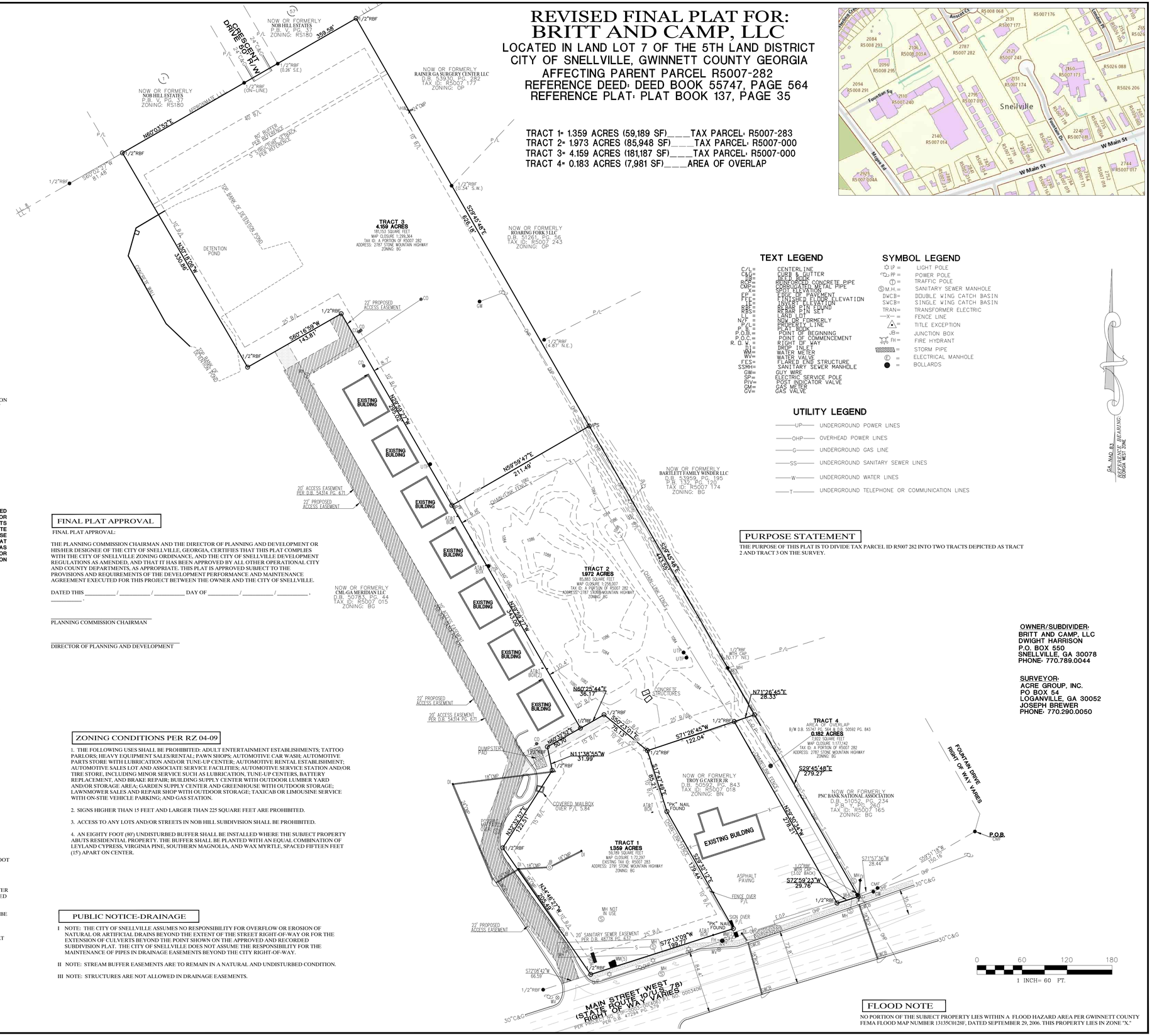
REVISED FINAL PLAT FOR: BRITT AND CAMP, LLC

LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY GEORGIA
AFFECTING PARENT PARCEL R5007-282
REFERENCE DEED: DEED BOOK 55747, PAGE 564
REFERENCE PLAT: PLAT BOOK 137, PAGE 35

TRACT 1= 1.359 ACRES (59,189 SF)____TAX PARCEL: R5007-283
TRACT 2= 1.973 ACRES (85,948 SF)____TAX PARCEL: R5007-000
TRACT 3= 4.159 ACRES (181,187 SF)____TAX PARCEL: R5007-000
TRACT 4= 0.183 ACRES (7,981 SF)____AREA OF OVERLAP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



GENERAL NOTES

1. TOTAL LOTS = 3
2. ZONED BG
   MIN LOT AREA= NONE
   MIN LOT WIDTH= NONE
   FRONT SETBACK= 25'
   REAR SETBACK= 15'
   REAR SETBACK FROM RESIDENTIAL= 40'
   SIDE SETBACK= 10'

   MAXIMUM BUILDING HEIGHT= 80'
3. ALL BOUNDARY MONUMENTS FOUND OR SET AS DESCRIBED.
4. IPS= ONE HALF INCH REBAR PIN WITH CAP.
5. WATER PROVIDED BY GWINNETT COUNTY.
6. SANITARY SEWER TO SERVE LOTS
7. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN AFFECT AT THAT TIME.

TEXT LEGEND

C/L=	CENTERLINE
C&G=	CURB & GUTTER
RCP=	REINFORCED CONCRETE PIPE
CMP=	CORRUGATED METAL PIPE
C=	CURB TO PAVEMENT
FF=	FINISHED FLOOR ELEVATION
FE=	FINISHED FOOD ELEVATION
BF=	BELOW FLOOR
BFP=	REBAR PIN FOUND
RPS=	REBAR PIN SET
LL=	LAND LOT
N/F=	NOW OR FORMERLY
P/L=	PROPERTY LINE
P. B.=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT
R. O. W.=	RIGHT OF WAY
DI=	DROP INLET
WM=	WATER METER
WV=	WATER VALVE
FES=	FLARED END STRUCTURE
SSMH=	SANITARY SEWER MANHOLE
GW=	GUY WIRE
SP=	ELECTRIC SERVICE POLE
PIV=	POST INDICATOR VALVE
GM=	GAS METER
GV=	GAS VALVE

SYMBOL LEGEND

LP =	LIGHT POLE
PP =	POWER POLE
=	TRAFFIC POLE
M.H. =	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
TRAN=	TRANSFORMER ELECTRIC
X =	FENCE LINE
=	TITLE EXCEPTION
JB=	JUNCTION BOX
FH=	FIRE HYDRANT
=	STORM PIPE
=	ELECTRICAL MANHOLE
=	BOLLARDS

UTILITY LEGEND

UP	UNDERGROUND POWER LINES
OHP	OVERHEAD POWER LINES
G	UNDERGROUND GAS LINE
SS	UNDERGROUND SANITARY SEWER LINES
W	UNDERGROUND WATER LINES
T	UNDERGROUND TELEPHONE OR COMMUNICATION LINES

Ga. NAD 83
GRID NORTH, BEARING
BASED ON GPS

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FOR REVIEW ONLY

Joseph P. Brewer Ga. RLS #3209 **10-4-2018**

OWNER'S ACKNOWLEDGEMENT

OWNERS ACKNOWLEDGEMENT AND DECLARATION:
STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT 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.

OWNER/SUBDIVIDER:

BRITT & CAMP, LLC

SIGNATURE OF SUBDIVIDER/OWNER (AGENT) DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER (AGENT)

SURVEYOR'S NOTES

1. A LEICA TS-12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 51,939 FEET AND AN ANGULAR ERROR OF 2" PER POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3. THE HORIZONTAL DATUM USED IN THE PREPARATION OF THIS SURVEY IS BASED UPON GA. STATE PLANE WEST ZONE COORDINATES AND WAS OBTAINED WITH GPS. AN RTK NETWORK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS AS PROVIDED BY THE NETWORK OPERATED BY EGPS SOLUTIONS, INC.

4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE CLOSURE PRECISION CAN BE FOUND ON EACH LOT ON THE DEPICTION.

5. ALL UTILITIES SHOWN WERE LOCATED BY ABOVE GROUND OBSERVED EVIDENCE ONLY. NO EFFORT WAS MADE TO LOCATE THE UTILITIES BEYOND WHAT WAS MARKED ON THE GROUND AT THE TIME OF THE FIELD INVESTIGATION. ALL UTILITY LOCATIONS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE.

6. THIS SURVEY MAY BE SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS THAT WERE NOT PROVIDED TO THE SURVEYOR. THIS PLAT WAS PREPARED WITHOUT A TITLE SEARCH.

7. ALL LOT CORNERS WERE FOUND OR SET($\frac{1}{2}$" REBAR) AS DESCRIBED ON THE SURVEY.

FINAL PLAT APPROVAL

FINAL PLAT APPROVAL:

THE PLANNING COMMISSION CHAIRMAN AND THE DIRECTOR OF PLANNING AND DEVELOPMENT OR HIS/HER DESIGNEE OF THE CITY OF SNELLVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SNELLVILLE ZONING ORDINANCE, AND THE CITY OF SNELLVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL CITY AND 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 THE CITY OF SNELLVILLE.

DATED THIS _____ / _____ / _____ DAY OF _____ / _____ / _____ , _____ .

PLANNING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND DEVELOPMENT

ZONING CONDITIONS PER RZ 04-09

1. THE FOLLOWING USES SHALL BE PROHIBITED: ADULT ENTERTAINMENT ESTABLISHMENTS; TATTOO PARLORS; HEAVY EQUIPMENT SALES/RENTAL; PAWN SHOPS; AUTOMOTIVE CAR WASH; AUTOMOTIVE PARTS STORE WITH LUBRICATION AND/OR TUNE-UP CENTER; AUTOMOTIVE RENTAL ESTABLISHMENT; AUTOMOTIVE SALES LOT AND ASSOCIATE SERVICE FACILITIES; AUTOMOTIVE SERVICE STATION AND/OR TIRE STORE, INCLUDING MINOR SERVICE SUCH AS LUBRICATION, TUNE-UP CENTERS, BATTERY REPLACEMENT, AND BRAKE REPAIR; BUILDING SUPPLY CENTER WITH OUTDOOR LUMBER YARD AND/OR STORAGE AREA; GARDEN SUPPLY CENTER AND GREENHOUSE WITH OUTDOOR STORAGE; LAWNMOWER SALES AND REPAIR SHOP WITH OUTDOOR STORAGE; TAXICAB OR LIMOUSINE SERVICE WITH ON-STIE VEHICLE PARKING; AND GAS STATION.

2. SIGNS HIGHER THAN 15 FEET AND LARGER THAN 225 SQUARE FEET ARE PROHIBITED.

3. ACCESS TO ANY LOTS AND/OR STREETS IN NOB HILL SUBDIVISION SHALL BE PROHIBITED.

4. AN EIGHTY FOOT (80') UNDISTURBED BUFFER SHALL BE INSTALLED WHERE THE SUBJECT PROPERTY ABUTS RESIDENTIAL PROPERTY. THE BUFFER SHALL BE PLANTED WITH AN EQUAL COMBINATION OF LEYLAND CYPRESS, VIRGINIA PINE, SOUTHERN MAGNOLIA, AND WAX MYRTLE, SPACED FIFTEEN FEET (15') APART ON CENTER.

PUBLIC NOTICE-DRAINAGE

I NOTE: THE 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. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

II NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

III NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TAX PARCEL ID R5007 282 INTO TWO TRACTS DEPICTED AS TRACT 2 AND TRACT 3 ON THE SURVEY.

OWNER/SUBDIVIDER:
BRITT AND CAMP, LLC
DWIGHT HARRISON
P.O. BOX 550
SNELLVILLE, GA 30078
PHONE: 770.789.0044

SURVEYOR:
ACRE GROUP, INC.
PO BOX 54
LOGANVILLE, GA 30052
JOSEPH BREWER
PHONE: 770.290.0050

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0128F, DATED SEPTEMBER 29, 2006. THIS PROPERTY LIES IN ZONE "X"

PREPARED BY:
acre PROFESSIONAL SURVEYORS
A Georgia Land Surveying Firm: LSF# 001105
THE ACRE GROUP, INC.
P.O. BOX 54 | LOGANVILLE | GEORGIA 30052 | 770.290.0050

FOR REVIEW ON

GEORGIA No. 3209 JOSEPH P. BREWER LAND SURVEYOR

NO.	DATE:	REVISION:

SURVEY INFORMATION:
DATE: 10/4/2018 | LAND LOT: 7 | DISTRICT: 5TH | COUNTY: GWINNETT
CITY: SNELLVILLE | SCALE: 1"=60 | DRAWN BY: BENNETT
JOB NUMBER: 18-143 | DATE OF FIELD WORK: 9/17/2018

REVISED FINAL PLAT FOR:
BRITT & CAMP, LLC

SHEET:
1of 1