

AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classifications A-1 (Agricultural), AR-1 (Agricultural-Residential One Acre) & O-B-P (Office-Business Park) to O-B-P (Office-Business Park) pursuant to an application for rezoning of property owned by M & T Development, LLC et al submitted on September 24, 2015.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Carter Engineering Consultants, Inc. on September 24, 2015 requesting rezoning a ±89.795 acre tract of land located on the south side of Daniells Bridge Road in the 1331st G.M.D., Oconee County, Georgia, (TP# B-4-8, B-4-8A, B-4-10A & B-4N-1), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from A-1 (Agricultural), AR-1 (Agricultural-Residential One Acre) & O-B-P (Office-Business Park) to O-B-P (Office-Business Park) for the purpose of as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on November 16, 2015, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 1, 2015.

ADOPTED AND APPROVED, this 1st day of December, 2015.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: G. Melvin Davis
G. Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

John Daniell
John Daniell, Member

W. E. "Bubber" Wilkes
W. E. "Bubber" Wilkes, Member

Mark Saxok
Mark Saxok, Member

ATTEST:

Jane L. Greathouse
Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #6771

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CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water system and sewer system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Developer shall construct improvements at the project entrances, in accordance with the Unified Development Code and as required by the Public Works Department. An updated traffic analysis shall be required before submittal of site development plans for Phase 2 of the development.
3. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos submitted with the zoning application and attached hereto.
4. The total building floor area of the development shall not exceed 700,000 Sf.
5. The following principal land uses allowed in the O-B-P zoning district under Table 2.1 of the Unified Development Code shall be excluded from the development:

Industrial Launderers	Cemeteries and Mausoleums
Finished Stationary Product Manufacturing	Crematories
<i>All land uses listed under the following NAICS categories:</i>	
Automotive Repair & Maintenance (NAICS 8111)	Fabricated Metal Product Manufacturing (NAICS 332)
Apparel Manufacturing (NAICS 315), except Dressmakers & Tailors	Computer & Electronic Manufacturing (NAICS 334)
Wood Product Manufacturing (NAICS 321)	Miscellaneous Manufacturing (NAICS 339)
Pharmaceutical & Medicine Manufacturing (NAICS 3254)	

REPRESENTATIVE ARCHITECTURE



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NARRATIVE

ZAXBY'S CORPORATE HEADQUARTERS

The Site

The proposed rezone is comprised of four lots with multiple zoning designations that will be combined into one **89.795 acre tract**. Lot #1 is 29.384 acres and is zoned both AR-1 (northern portion) and A-1 (mid and southern portion). Lot #2 is 30.516 acres and is zoned A-1. Lot #3 is 12.388 acres and is zoned both AR-1 (northern portion) and A-1 (southern portion). Lot #4 is 17.507 acres and is zoned O-B-P. The subject sites are located on the south side of Daniell's Bridge Road and north of Barber Creek. It is bounded by Good Hands Veterinarian Hospital (B-2) to the northeast, Founder's Grove mixed use development (O-I-P & R-1) to the east, Riverhaven subdivision (R-1) to the south, Barber Creek Corporate Park (O-I-P) to the southwest, single-family residential lots (AR-1) to the west, and a 14.27 acre vacant tract (B-1 PUD) to the northwest. Across Daniell's Bridge Road is The Exchange office park (O-B-P), University Parkway Office and Technology Park (O-B-P), and the Georgia Academy of Early Learning (O-B-P).

To the south, the property is bounded by Barber Creek. To the west, a tributary of Barber Creek comprises a majority of the property line. There are approximately 8.065 acres of flood plain on the southern portions of Lots 1 & 2, adjacent to Barber Creek. The site is comprised of mostly hardwoods with young pines and a pine/hardwood mix located on the northern areas, as well as the ridges.

The majority of the site is vacant with the exception of a residential greenhouse and storage shed located in the northwest corner of Lot #1. These existing buildings are currently in use by the owner, Mr. C.L. Morehead. The property surrounding them will be placed in a Life Estate Deed that will be transferred to M&T Development, LLC upon Mr. Morehead's passing. After which the buildings will be removed from the property. There is an active lift station and force main serving the Founder's Grove office buildings and Good Hands Veterinarian Hospital located on the southern portion of Lot #4. Also located on this lot is a functioning detention basin which serves The Exchange office park, the Georgia Academy of Early Learning, and Good Hands Veterinarian Hospital. The Oglethorpe Power Company has a transmission line running down the center of the overall tract.

The Development

Proposed zoning for all tracts is **Office-Business Park (O-B-P)**, which would allow for the construction of a corporate campus. It is the intent of the developer (M&T Development, LLC) to build and occupy the property as corporate headquarters for Zaxby's. The development may include, but will not be limited to, corporate offices, test kitchens, educational areas, a cafeteria, a functioning Zaxby's restaurant (private), employee gymnasium, employee daycare, and on-site storage of company vehicles. Exterior to the building(s), both active and passive recreational amenities will be located on the site. These may include, but will not be limited to, walking/jogging trails, pond(s), and eating and gathering areas.

Access

Access to the site will be from Daniell's Bridge Road by the use of three drives.

Buildings

The proposed development will contain between one and five buildings totaling approximately 650,000 to 700,000 square feet. The first building will have approximately 120,000 square feet and be located on approximately 15 acres with the remaining acreage to be developed at a future date. The structures will not exceed the allowable O-B-P building height of 55'.

The buildings will be based on a modern style of architecture with a combination of glass (permeable, spandrel, frosted, and/or two-way) and masonry (brick, stone, marble, granite, etc.) exteriors. Photographs of similar construction are included in the Appendix.

Common/Open Space

A large portion of the site will remain wooded with active and passive recreational trails designed to take advantage of the natural setting the site has to offer. These trails will be for the employees and their guests only, and will not be open to the general public. In addition to the trails, a pond(s) shall be constructed and utilized as a possible outdoor gathering area for meetings, classes, or other passive recreational opportunities. All open spaces will be maintained by Zaxby's.

Buffers

Article 806, Table 8.1 requires a 25' buffer in between Office and Single-Family Residential developments. Due to the proximity of the proposed development to Founder's Grove, we are proposing a natural buffer along this common property line. The majority of this property line is comprised of a perennial stream that requires a 25' state waters buffer, which will be left in a natural state and not disturbed. An approximate 350' portion of this property line lies outside of the 25' state waters buffer and will be supplemented as needed (see rezone plan for exact location). Barber Creek will have a 50' Environmental Corridor buffer with an associated 10' paving/drain field setback.

Sidewalks/Curb & Gutter

Sidewalks will be utilized to allow for proper pedestrian circulation to and from employee/guest vehicles and to facilitate movement around the development. Curb and gutter will be used to move surface water to design catch basins.

Traffic

Average Daily Trips based on the accompanying traffic study will be approximately 2,647. *Peak Hour Trips (AM)* will be approximately 365.

Based on the analysis of the predicted traffic flow in the study network, the following **conclusions** are drawn:

1. There will be very minimal impacts to traffic flow as measured by delays and queues throughout the study network at both the a.m. and p.m. peak hours.
2. The anticipated delays and queues can be handled adequately with the proposed design, even at full buildout of the project.
3. There is available capacity for the existing roadway on Daniell's Bridge Road, even with the new project in place at its full buildout in 2026. So, other development could likely occur in the area without further serious impacts to traffic flow.

Taking into account the conclusions listed above, the data available and field reviews of traffic during the site review process, the following **recommendations** are made:

1. The proposed access plan should be approved as shown on the conceptual site plan. The right turn lanes added on Daniell's Bridge Road will be beneficial in moving slower turning traffic from the through lane and this should also enhance safety.
2. Access points should be marked with appropriate signage to help direct visitors and deliveries to the appropriate driveways.
3. Stop signs meeting Manual on Uniform Traffic Control Devices standards should be installed at all three exits.

See accompanying **Traffic Impact Analysis Report** dated September 21, 2015.

Water Supply

Water supply for this project will be provided by Oconee County Public Utilities. The water demand is 12,000 gallons/day on peak days.

Sewage Disposal

Sewage disposal for this project will be provided by Oconee County Public Utilities. Sewage demand will be 12,000 GPD.

Located on Lot #4 is an existing lift station and force main that serves the Founder's Grove office buildings and Good Hands Veterinarian Hospital. The force main is located within an existing 25' Easement that falls within the existing Oglethorpe Power Transmission Easement. The lift station, force main and gravity sewer lines will be modified to some extent to take into account the proposed development upon approval from the Oconee County Public Utilities Department.

Utilities

The proposed facility will require gas, electricity, public water & sewer, and telephone and data lines.

Solid Waste

Garbage collection will be by private contract through the use of dumpsters and/or compactors.

Stormwater Controls

Stormwater will be controlled by means of surface drainage to concrete curb and gutter diverted to inlets and routed underground through storm pipes to the proposed detention/retention pond(s) in order to be released at a rate approved by the Oconee County Public Works Department. The existing detention basin on-site that serves adjacent/off-site properties will be redesigned and incorporated into the proposed pond(s).

Schedule

Site Improvement Plans will be submitted to Oconee County after the rezoning has been approved. It is anticipated that the plans approval process may take up to five months to secure the required Land Disturbance Permit, approximately in September/October of 2016. Phase I construction will take approximately 18 months for completion, in March/April of 2018. Phase II construction will be initiated 5-10 years after the completion and occupation of Phase I.

Schools

There will be no change in impact to the county school system as a result of this change in condition.

Type of Ownership

The project will be privately owned.

Estimated Value of Project

Upon completion, the approximate value of the project will be as follows:

Land Costs:	\$ 2.98 Million
Building Costs:	\$ 36 Million
Site Improvements:	\$ 2.5 Million
TOTAL APPROXIMATE VALUATION OF PROJECT:	\$41.48 Million

EXHIBIT "A" TO REZONE #6771

LEGAL DESCRIPTION

All that tract of land situate, lying and being in the 1331st G.M.D, Oconee County, Georgia being more particularly described as follows:

Commencing a found nail at the approximate centerline intersection of Daniell's Bridge Road and Founders Boulevard, thence S 59° 50' 08" W, a distance of 561.89 feet to a found 1/2 inch iron rebar at the Southerly right-of-way line of said Daniell's Bridge Road and Point of Beginning; thence S 01° 30' 15" E, a distance of 238.12 feet to a found 1/2 inch iron rebar; thence N 88° 30' 42" E, a distance of 249.98 feet to a found 1/2 inch iron rebar; thence S 01° 29' 25" E, a distance of 800.95 feet to a point in the centerline of a branch, the next 126 calls being coincident with the said centerline of branch; thence S 38° 34' 05" E, a distance of 28.28 feet to a point; thence S 50° 48' 19" W, a distance of 48.37 feet to a point; thence S 08° 35' 36" E, a distance of 18.51 feet to a point; thence S 57° 13' 31" E, a distance of 57.47 feet to a point; thence S 35° 16' 51" E, a distance of 45.08 feet to a point; thence S 16° 58' 13" W, a distance of 13.02 feet to a point; thence N 52° 35' 33" W, a distance of 42.30 feet to a point; thence S 39° 38' 13" W, a distance of 10.88 feet to a point; thence S 14° 23' 29" E, a distance of 51.12 feet to a point; thence S 42° 17' 41" W, a distance of 30.14 feet to a point; thence S 56° 59' 24" W, a distance of 29.63 feet to a point; thence S 37° 28' 49" W, a distance of 24.99 feet to a point; thence S 45° 12' 33" E, a distance of 31.17 feet to a point; thence S 24° 15' 02" E, a distance of 53.69 feet to a point; thence S 19° 53' 01" W, a distance of 15.34 feet to a point; thence N 40° 48' 30" W, a distance of 11.46 feet to a point; thence N 36° 52' 49" W, a distance of 13.29 feet to a point; thence N 73° 10' 56" W, a distance of 14.67 feet to a point; thence S 64° 08' 46" W, a distance of 25.44 feet to a point; thence S 27° 37' 25" W, a distance of 22.13 feet to a point; thence S 57° 19' 12" E, a distance of 16.80 feet to a point; thence S 04° 29' 19" E, a distance of 28.65 feet to a point; thence S 26° 17' 12" W, a distance of 33.21 feet to a point; thence S 41° 08' 51" W, a distance of 12.62 feet to a point; thence S 12° 41' 51" W, a distance of 37.86 feet to a point; thence S 10° 20' 11" W, a distance of 48.71 feet to a point; thence S 43° 50' 55" W, a distance of 26.18 feet to a point; thence S 55° 46' 03" W, a distance of 24.26 feet to a point; thence S 10° 58' 14" W, a distance of 11.62 feet to a point; thence S 16° 56' 02" E, a distance of 7.46 feet to a point; thence S 38° 06' 01" E, a distance of 10.15 feet to a point; thence S 13° 16' 17" E, a distance of 36.83 feet to a point; thence S 00° 54' 31" W, a distance of 23.20 feet to a point; thence S 37° 31' 13" W, a distance of 8.03 feet to a point; thence S 07° 41' 50" W, a distance of 15.42 feet to a point; thence S 62° 35' 06" W, a distance of 5.25 feet to a point; thence S 53° 45' 29" W, a distance of 11.22 feet to a point; thence S 77° 05' 38" W, a distance of 9.60 feet to a point; thence S 52° 17' 50" W, a distance of 13.08 feet to a point; thence S 87° 16' 16" W, a distance of 23.92 feet to a point; thence S 52° 30' 35" W, a distance of 20.61 feet to a point; thence S 13° 02' 43" W, a distance of 10.87 feet to a point; thence S 24° 01' 15" E, a distance of 11.15 feet to a point; thence S 44° 19' 21" W, a distance of 14.71 feet to a point; thence S 02° 07' 15" E, a distance of 28.70 feet to a point; thence S 77° 22' 12" E, a distance of 18.92 feet to a point; thence S 53° 14' 02" E, a distance of 7.28 feet to a point; thence S 17° 02' 24" W, a distance of 14.48 feet to a point; thence S 53° 24' 19" W, a distance of 17.83 feet to a point; thence S 62° 37' 57" W, a distance of 22.04 feet to a point; thence S 06° 19' 58" W, a distance of 11.29 feet to a point; thence S 62° 26' 20" E, a distance of 28.65 feet to a point; thence S 20° 36' 18" W, a distance of 31.92 feet to a point; thence S 61° 24' 20" W, a distance of 13.00 feet to a point; thence S 19° 10' 02" W, a distance of 28.56 feet to a point; thence S 30° 29' 37" E, a distance of 30.50 feet to a point; thence S 85° 15' 32" W, a distance of 26.47 feet to a point; thence S 63° 01' 10" W, a distance of 15.91 feet to a point; thence S 01° 15' 06" W, a distance of 61.53 feet to a point; thence S 15° 13' 06" W, a distance of 19.80 feet to a point; thence S 23° 53' 02" E, a distance of 12.35 feet to a point; thence S 04° 28' 05" E, a distance of 14.11 feet to a point; thence S 13° 40' 04" E, a distance of 18.67 feet to a point; thence S 35° 42' 25" E, a distance of 51.85 feet to a point; thence S 54° 32' 15" E, a distance of 24.45 feet to a point; thence S 00° 10' 24" E, a distance of 11.57 feet to a point; thence S 60° 34' 26" W, a distance of 34.12 feet to a point; thence S 05° 41' 59" E, a distance of 20.14 feet to a point; thence S 44° 17' 45" E, a distance of 5.93 feet to a point; thence N 21° 17' 42" E, a distance of 16.18 feet to a point; thence N 82° 33' 14" E, a distance of 12.42 feet to a point; thence S 51° 19' 30" E, a distance of 25.28 feet to a point; thence S 52° 44' 54" E, a distance of 13.98 feet to a point; thence S 52° 44' 54" E, a distance of 1.53 feet

to a point; thence S 07° 35' 16" E, a distance of 13.64 feet to a point; thence S 05° 38' 48" W, a distance of 22.36 feet to a point; thence S 14° 18' 54" E, a distance of 31.64 feet to a point; thence S 07° 26' 14" E, a distance of 14.25 feet to a point; thence S 03° 31' 54" W, a distance of 12.65 feet to a point; thence S 25° 06' 07" E, a distance of 34.47 feet to a point; thence S 46° 50' 18" E, a distance of 38.99 feet to a point; thence S 09° 05' 10" E, a distance of 16.07 feet to a point; thence S 38° 14' 27" W, a distance of 8.89 feet to a point; thence N 41° 41' 00" W, a distance of 20.98 feet to a point; thence S 86° 46' 33" W, a distance of 16.66 feet to a point; thence S 35° 14' 05" W, a distance of 15.21 feet to a point; thence S 16° 13' 54" E, a distance of 37.22 feet to a point; thence S 31° 53' 07" W, a distance of 11.62 feet to a point; thence S 07° 29' 02" E, a distance of 6.32 feet to a point; thence S 13° 53' 16" W, a distance of 18.34 feet to a point; thence S 50° 04' 29" W, a distance of 11.71 feet to a point; thence S 18° 20' 41" W, a distance of 12.84 feet to a point; thence S 16° 43' 42" W, a distance of 28.20 feet to a point; thence S 29° 49' 35" W, a distance of 3.32 feet to a point; thence S 34° 12' 34" W, a distance of 20.07 feet to a point; thence S 26° 04' 56" W, a distance of 13.85 feet to a point; thence S 39° 22' 11" E, a distance of 10.64 feet to a point; thence S 24° 41' 13" E, a distance of 35.71 feet to a point; thence S 04° 16' 29" E, a distance of 22.91 feet to a point; thence S 00° 51' 29" E, a distance of 23.31 feet to a point; thence S 49° 58' 14" E, a distance of 16.06 feet to a point; thence S 13° 20' 09" E, a distance of 14.68 feet to a point; thence S 21° 06' 04" E, a distance of 20.35 feet to a point; thence S 08° 57' 21" E, a distance of 22.95 feet to a point; thence S 26° 25' 10" E, a distance of 25.15 feet to a point; thence S 22° 32' 07" E, a distance of 40.12 feet to a point; thence S 04° 30' 39" E, a distance of 11.42 feet to a point; thence S 30° 31' 38" W, a distance of 18.32 feet to a point; thence S 13° 08' 37" W, a distance of 14.81 feet to a point; thence S 10° 56' 00" E, a distance of 22.76 feet to a point; thence S 44° 02' 38" E, a distance of 21.82 feet to a point; thence S 08° 45' 57" W, a distance of 11.29 feet to a point; thence S 73° 54' 37" W, a distance of 14.13 feet to a point; thence S 33° 12' 44" W, a distance of 17.43 feet to a point; thence S 50° 52' 56" E, a distance of 12.40 feet to a point; thence S 22° 31' 36" E, a distance of 14.05 feet to a point; thence S 04° 41' 49" E, a distance of 49.24 feet to a point; thence S 12° 19' 23" W, a distance of 18.82 feet to a point; thence S 13° 22' 00" W, a distance of 51.76 feet to a point; thence S 37° 32' 53" W, a distance of 26.22 feet to a point; thence S 19° 46' 36" E, a distance of 28.58 feet to a point; thence N 42° 07' 32" E, a distance of 15.38 feet to a point; thence S 63° 01' 36" E, a distance of 5.46 feet to a point; thence S 01° 51' 51" W, a distance of 48.32 feet to a point; thence S 24° 08' 20" E, a distance of 38.17 feet to a point; thence S 11° 29' 44" E, a distance of 55.96 feet to a point at the intersection of the said centerline of branch and the centerline of Barber Creek, the next 14 calls being coincident with said centerline of Barber Creek; thence S 81° 22' 16" W, leaving said centerline of branch, a distance of 96.26 feet to a point; thence S 77° 36' 30" W, a distance of 124.66 feet to a point; thence S 69° 24' 51" W, a distance of 183.42 feet to a point; thence S 63° 36' 16" W, a distance of 121.34 feet to a point; thence N 80° 17' 52" W, a distance of 115.14 feet to a point; thence N 56° 38' 20" W, a distance of 149.52 feet to a point; thence N 64° 37' 06" W, a distance of 44.57 feet to a point; thence N 79° 59' 02" W, a distance of 79.34 feet to a point; thence N 64° 56' 05" W, a distance of 70.91 feet to a point; thence N 48° 25' 30" W, a distance of 46.34 feet to a point; thence N 48° 25' 30" W, a distance of 73.24 feet to a point; thence N 67° 20' 27" W, a distance of 100.80 feet to a point; thence N 70° 13' 41" W, a distance of 104.72 feet to a point; thence N 62° 47' 36" W, a distance of 223.96 feet to a point; thence N 02° 51' 30" W, leaving said centerline of Barber Creek, a distance of 1650.00 feet to a found rock; thence N 16° 30' 31" E, a distance of 716.69 feet to a found 1/2 inch iron pipe; thence N 22° 43' 19" E, a distance of 28.93 feet to a found 1/2 inch iron rebar on the Southerly right-of-way line of said Daniell's Bridge Road, the next 5 calls being coincident with said right-of-way line; thence N 80° 06' 44" E, a distance of 358.53 feet to a found 1/2 inch iron rebar; thence N 80° 10' 23" E, a distance of 49.11 feet to a found 5/8 inch iron rebar; thence N 04° 14' 57" W, a distance of 11.86 feet to point on a non-tangent curve; thence Easterly along said curve to the left (having a radius of 440.00 feet and a chord length of 456.11 feet that bears N 74° 11' 36" E) an arc length of 479.49 feet to a point; thence N 39° 12' 25" E, a distance of 383.64 feet to the Point of Beginning.

Said tract containing 89.795 acres, more or less.

TAX MAP

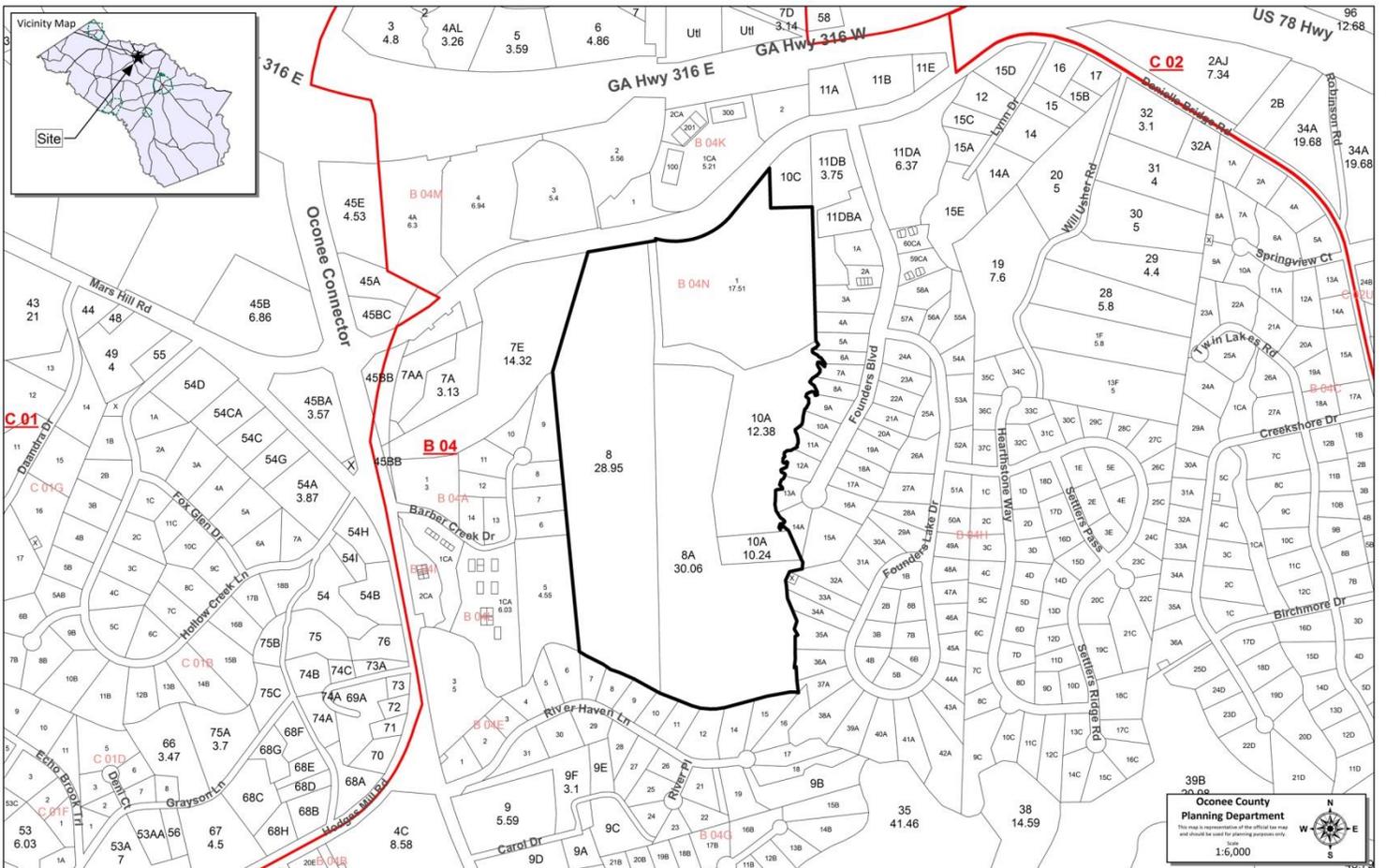
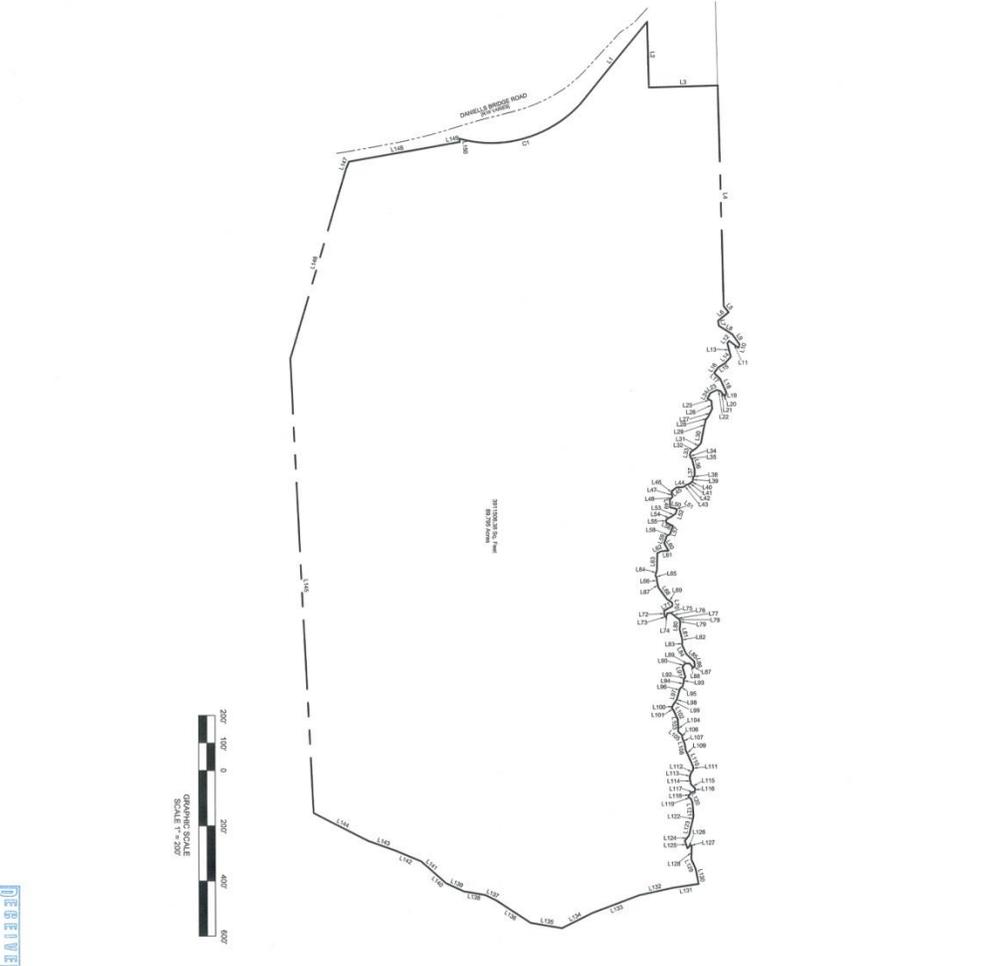


EXHIBIT "A" TO REZONE #6771

COMPOSITE PLAT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	440.00'	478.49'	456.11'	N 74.113° E
LINE	BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	N 39° 12' 25" E	383.64'	S 51° 19' 30" E	24.26'
L2	S 01° 30' 15" E	228.28'	S 24° 44' 34" E	13.89'
L3	S 16° 38' 42" E	228.88'	S 24° 44' 34" E	13.89'
L4	S 01° 29' 25" E	800.56'	S 07° 35' 16" E	13.64'
L5	S 39° 34' 05" E	28.29'	S 05° 39' 48" W	22.86'
L6	S 50° 48' 19" W	48.37'	S 14° 18' 54" E	31.64'
L7	S 57° 13' 31" E	57.47'	S 03° 31' 34" W	12.65'
L8	S 35° 16' 51" E	45.08'	S 25° 00' 07" E	34.47'
L9	S 16° 59' 13" W	13.02'	S 46° 50' 18" E	38.99'
L10	S 16° 59' 13" W	42.30'	S 09° 05' 10" E	16.07'
L11	N 62° 35' 33" W	29.63'	S 05° 14' 05" W	15.24'
L12	S 14° 23' 23" E	51.12'	N 41° 41' 00" W	20.89'
L13	S 14° 23' 23" E	30.14'	N 41° 41' 00" W	16.65'
L14	S 42° 17' 41" W	29.63'	S 35° 14' 05" W	15.24'
L15	S 36° 59' 24" W	24.99'	S 16° 19' 34" E	21.22'
L16	S 37° 39' 59" W	24.99'	S 16° 19' 34" E	21.22'
L17	S 24° 15' 02" E	53.69'	S 07° 29' 02" E	6.32'
L18	S 24° 15' 02" E	53.69'	S 07° 29' 02" E	6.32'
L19	S 19° 53' 01" W	15.34'	S 13° 53' 15" W	18.34'
L20	N 40° 48' 30" W	11.46'	S 50° 04' 29" W	11.71'
L21	N 38° 52' 49" W	13.29'	S 16° 20' 11" W	2.95'
L22	S 64° 06' 46" W	25.44'	S 29° 49' 35" W	3.32'
L23	S 27° 17' 25" W	22.13'	S 34° 12' 34" W	20.07'
L24	S 57° 19' 12" E	16.80'	S 20° 04' 59" W	13.85'
L25	S 04° 59' 12" E	33.21'	S 24° 13' 13" E	35.71'
L26	S 41° 06' 51" W	12.62'	S 04° 16' 29" E	22.91'
L27	S 12° 41' 14" W	31.86'	S 07° 51' 29" E	23.31'
L28	S 10° 58' 14" W	11.62'	S 08° 57' 21" E	23.85'
L29	S 10° 58' 14" W	7.46'	S 26° 25' 10" E	25.15'
L30	S 10° 58' 14" W	16.15'	S 22° 32' 07" E	40.12'
L31	S 10° 58' 14" W	23.20'	S 07° 31' 58" W	16.32'
L32	S 10° 58' 14" W	8.03'	S 10° 58' 07" E	14.81'
L33	S 16° 56' 02" E	15.42'	S 13° 05' 00" E	22.75'
L34	S 02° 35' 06" W	11.25'	S 46° 42' 58" E	11.25'
L35	S 77° 05' 56" W	9.69'	S 73° 54' 37" W	14.13'
L36	S 67° 16' 16" W	23.92'	S 50° 52' 56" E	17.45'
L37	S 52° 17' 50" W	13.08'	S 33° 12' 44" W	17.45'
L38	S 52° 17' 50" W	11.15'	S 12° 19' 23" W	18.82'
L39	S 04° 07' 15" E	28.70'	S 37° 32' 53" W	28.22'
L40	S 53° 14' 02" E	7.26'	N 42° 07' 32" E	15.38'
L41	S 17° 02' 24" W	14.48'	S 63° 01' 38" E	5.46'
L42	S 62° 32' 17" W	22.04'	S 24° 06' 20" E	38.17'
L43	S 62° 32' 17" W	20.65'	S 01° 51' 51" W	48.32'
L44	S 20° 36' 18" W	31.92'	S 77° 36' 30" W	124.66'
L45	S 61° 24' 50" W	13.00'	S 60° 24' 51" W	183.42'
L46	S 19° 10' 02" W	20.50'	N 80° 35' 02" W	115.14'
L47	S 24° 01' 15" E	26.47'	N 56° 38' 07" W	44.57'
L48	S 02° 07' 15" E	61.53'	N 79° 59' 02" W	73.34'
L49	S 01° 15' 06" W	12.30'	N 48° 25' 30" W	48.34'
L50	S 13° 50' 25" E	14.11'	N 48° 25' 30" W	70.24'
L51	S 04° 28' 05" E	18.89'	N 67° 20' 27" W	100.84'
L52	S 13° 40' 04" E	51.85'	N 70° 13' 41" W	104.72'
L53	S 00° 16' 24" W	11.57'	N 02° 51' 30" W	1650.00'
L54	S 60° 34' 26" W	20.14'	N 16° 20' 31" E	716.69'
L55	S 44° 17' 05" E	53.69'	N 80° 10' 44" E	388.13'
L56	S 17° 02' 24" W	12.42'	N 04° 14' 57" W	11.86'



<p>PROJECT NAME: ZAXBY'S</p> <p>PROJECT NUMBER: 15092ZAX</p> <p>DATE: 09/28/15</p>	<p>SHEET TITLE: OVERALL BOUNDARY</p> <p>SHEET NUMBER: 3</p>	<p>ZAXBY'S</p> <p>ZAXBY'S CORPORATE HEADQUARTERS</p>	<p>Carter Engineering & Construction, Inc. Professional Engineer, License No. 10077 17701 23rd Street Vancouver, WA 98662 www.carter-engineering.com</p>		<p>REVISION BLOCK:</p> <table border="1"> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	#	DATE	DESCRIPTION												
					#	DATE	DESCRIPTION													

EXHIBIT "A" TO REZONE #6771

DEVELOPMENT PLAN - 2 of 2

LINE CHART

Parcel Title		Parcel Title		Parcel Title	
Line #	Length	Line #	Length	Line #	Length
L1	2381.2	L101	11.29	L191	5007.19
L2	2401.8	L102	28.66	L192	5007.28
L3	8003.8	L103	31.92	L193	5007.37
L4	2823	L104	13.00	L194	5007.46
L5	4827	L105	20.58	L195	5007.55
L6	1631	L106	26.64	L196	5007.64
L7	5727	L107	26.43	L197	5007.73
L8	4838	L108	26.41	L198	5007.82
L9	4230	L109	61.23	L199	5007.91
L10	1028	L110	42.38	L200	5008.00
L11	5112	L111	46.11	L201	5008.09
L12	3014	L112	14.87	L202	5008.18
L13	2843	L113	19.48	L203	5008.27
L14	2499	L114	19.48	L204	5008.36
L15	3117	L115	11.07	L205	5008.45
L16	5389	L116	23.88	L206	5008.54
L17	1534	L117	11.25	L207	5008.63
L18	1148	L118	14.80	L208	5008.72
L19	1329	L119	10.20	L209	5008.81
L20	2544	L120	9.97	L210	5008.90
L21	2213	L121	12.91	L211	5008.99
L22	2823	L122	14.61	L212	5009.08
L23	2823	L123	14.61	L213	5009.17
L24	2823	L124	14.61	L214	5009.26
L25	2823	L125	14.61	L215	5009.35
L26	2823	L126	14.61	L216	5009.44
L27	2823	L127	14.61	L217	5009.53
L28	2823	L128	14.61	L218	5009.62
L29	2823	L129	14.61	L219	5009.71
L30	2823	L130	14.61	L220	5009.80
L31	2823	L131	14.61	L221	5009.89
L32	2823	L132	14.61	L222	5009.98
L33	2823	L133	14.61	L223	5010.07
L34	2823	L134	14.61	L224	5010.16
L35	2823	L135	14.61	L225	5010.25
L36	2823	L136	14.61	L226	5010.34
L37	2823	L137	14.61	L227	5010.43
L38	2823	L138	14.61	L228	5010.52
L39	2823	L139	14.61	L229	5010.61
L40	2823	L140	14.61	L230	5010.70
L41	2823	L141	14.61	L231	5010.79
L42	2823	L142	14.61	L232	5010.88
L43	2823	L143	14.61	L233	5010.97
L44	2823	L144	14.61	L234	5011.06
L45	2823	L145	14.61	L235	5011.15
L46	2823	L146	14.61	L236	5011.24
L47	2823	L147	14.61	L237	5011.33
L48	2823	L148	14.61	L238	5011.42
L49	2823	L149	14.61	L239	5011.51
L50	2823	L150	14.61	L240	5011.60
L51	2823	L151	14.61	L241	5011.69
L52	2823	L152	14.61	L242	5011.78
L53	2823	L153	14.61	L243	5011.87
L54	2823	L154	14.61	L244	5011.96
L55	2823	L155	14.61	L245	5012.05
L56	2823	L156	14.61	L246	5012.14
L57	2823	L157	14.61	L247	5012.23
L58	2823	L158	14.61	L248	5012.32
L59	2823	L159	14.61	L249	5012.41
L60	2823	L160	14.61	L250	5012.50
L61	2823	L161	14.61	L251	5012.59
L62	2823	L162	14.61	L252	5012.68
L63	2823	L163	14.61	L253	5012.77
L64	2823	L164	14.61	L254	5012.86
L65	2823	L165	14.61	L255	5012.95
L66	2823	L166	14.61	L256	5013.04
L67	2823	L167	14.61	L257	5013.13
L68	2823	L168	14.61	L258	5013.22
L69	2823	L169	14.61	L259	5013.31
L70	2823	L170	14.61	L260	5013.40
L71	2823	L171	14.61	L261	5013.49
L72	2823	L172	14.61	L262	5013.58
L73	2823	L173	14.61	L263	5013.67
L74	2823	L174	14.61	L264	5013.76
L75	2823	L175	14.61	L265	5013.85
L76	2823	L176	14.61	L266	5013.94
L77	2823	L177	14.61	L267	5014.03
L78	2823	L178	14.61	L268	5014.12
L79	2823	L179	14.61	L269	5014.21
L80	2823	L180	14.61	L270	5014.30
L81	2823	L181	14.61	L271	5014.39
L82	2823	L182	14.61	L272	5014.48
L83	2823	L183	14.61	L273	5014.57
L84	2823	L184	14.61	L274	5014.66
L85	2823	L185	14.61	L275	5014.75
L86	2823	L186	14.61	L276	5014.84
L87	2823	L187	14.61	L277	5014.93
L88	2823	L188	14.61	L278	5015.02
L89	2823	L189	14.61	L279	5015.11
L90	2823	L190	14.61	L280	5015.20
L91	2823	L191	14.61	L281	5015.29
L92	2823	L192	14.61	L282	5015.38
L93	2823	L193	14.61	L283	5015.47
L94	2823	L194	14.61	L284	5015.56
L95	2823	L195	14.61	L285	5015.65
L96	2823	L196	14.61	L286	5015.74
L97	2823	L197	14.61	L287	5015.83
L98	2823	L198	14.61	L288	5015.92
L99	2823	L199	14.61	L289	5016.01
L100	2823	L200	14.61	L290	5016.10
L101	2823	L201	14.61	L291	5016.19
L102	2823	L202	14.61	L292	5016.28
L103	2823	L203	14.61	L293	5016.37
L104	2823	L204	14.61	L294	5016.46
L105	2823	L205	14.61	L295	5016.55
L106	2823	L206	14.61	L296	5016.64
L107	2823	L207	14.61	L297	5016.73
L108	2823	L208	14.61	L298	5016.82
L109	2823	L209	14.61	L299	5016.91
L110	2823	L210	14.61	L300	5017.00
L111	2823	L211	14.61	L301	5017.09
L112	2823	L212	14.61	L302	5017.18
L113	2823	L213	14.61	L303	5017.27
L114	2823	L214	14.61	L304	5017.36
L115	2823	L215	14.61	L305	5017.45
L116	2823	L216	14.61	L306	5017.54
L117	2823	L217	14.61	L307	5017.63
L118	2823	L218	14.61	L308	5017.72
L119	2823	L219	14.61	L309	5017.81
L120	2823	L220	14.61	L310	5017.90
L121	2823	L221	14.61	L311	5017.99
L122	2823	L222	14.61	L312	5018.08
L123	2823	L223	14.61	L313	5018.17
L124	2823	L224	14.61	L314	5018.26
L125	2823	L225	14.61	L315	5018.35
L126	2823	L226	14.61	L316	5018.44
L127	2823	L227	14.61	L317	5018.53
L128	2823	L228	14.61	L318	5018.62
L129	2823	L229	14.61	L319	5018.71
L130	2823	L230	14.61	L320	5018.80
L131	2823	L231	14.61	L321	5018.89
L132	2823	L232	14.61	L322	5018.98
L133	2823	L233	14.61	L323	5019.07
L134	2823	L234	14.61	L324	5019.16
L135	2823	L235	14.61	L325	5019.25
L136	2823	L236	14.61	L326	5019.34
L137	2823	L237	14.61	L327	5019.43
L138	2823	L238	14.61	L328	5019.52
L139	2823	L239	14.61	L329	5019.61
L140	2823	L240	14.61	L330	5019.70
L141	2823	L241	14.61	L331	5019.79
L142	2823	L242	14.61	L332	5019.88
L143	2823	L243	14.61	L333	5019.97
L144	2823	L244	14.61	L334	5020.06
L145	2823	L245	14.61	L335	5020.15
L146	2823	L246	14.61	L336	5020.24
L147	2823	L247	14.61	L337	5020.33
L148	2823	L248	14.61	L338	5020.42
L149	2823	L249	14.61	L339	5020.51
L150	2823	L250	14.61	L340	5020.60
L151	2823	L251	14.61	L341	5020.69
L152	2823	L252	14.61	L342	5020.78
L153	2823	L253	14.61	L343	5020.87
L154	2823	L254	14.61	L344	5020.96
L155	2823	L255	14.61	L345	5021.05
L156	2823	L256	14.61	L346	5021.14
L157	2823	L257	14.61	L347	5021.23
L158	2823	L258	14.61	L348	5021.32
L159	2823	L259	14.61	L349	5021.41
L160	2823	L260	14.61	L350	5021.50
L161	2823	L261	14.61	L351	5021.59
L162	2823	L262	14.61	L352	5021.68
L163	2823	L263	14.61	L353	5021.77
L164	2823	L264	14.61	L354	5021.86
L165	2823	L265	14.61	L355	5021.95
L166	2823	L266	14.61	L356	5022.04
L167	2823	L267	14.61	L357	5022.13
L168	2823	L268	14.61	L358	5022.22
L169	2823	L269	14.61	L359	5022.31
L170	2823	L270	14.61	L360	5022.40
L171	2823	L271	14.61	L361	5022.49
L172	2823	L272	14.61	L362	5022.58
L173	2823	L273	14.61	L363	5022.67
L174	2823	L274	14.61	L364	5022.76
L175	2823	L275	14.61	L365	5022.85
L176	2823	L276	14.61	L366	5022.94
L177	2823	L277	14.61	L367	5023.03
L178	2823	L278	14.61	L368	5023.12
L179	2823	L279	14.61	L369	5023.21