

**ZONING**

TRACT 1 IS ZONED PER CITY OF SNELLVILLE ZONING MAP ACCESSED ON 09/14/2021.

THE SETBACKS FOR ZONE OF OFFICE PROFESSIONAL PER CITY OF SNELLVILLE MUNICODICE ACCESSED ON 09/14/2021 ARE AS FOLLOWS:

- FRONT: 10 FEET
- SIDE: 10 FEET
- REAR: 20 FEET
- MAXIMUM BUILDING HEIGHT: 40 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

**ZONING**

TRACT 2 IS ZONED LM PER CALL TO CITY OF SNELLVILLE ZONING DEPARTMENT ON 09/16/2021.

THE SETBACKS FOR ZONE LM LIGHT MANUFACTURING PER CITY OF SNELLVILLE MUNICODICE ACCESSED ON 09/14/2021 ARE AS FOLLOWS:

- FRONT: 50 FEET
- SIDE: 20 (INTERIOR), 35 (STREET) FEET
- REAR: 15 FEET
- MAXIMUM BUILDING HEIGHT: 80 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

**LEGEND**

- ★ SIGN
- LIGHT POLE
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER MARKER/MONUMENT
- WATER VAULT
- GRATE INLET
- SANITARY SEWER MANHOLE
- CLEANOUT
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- DUCTILE IRON PIPE
- GAS VALVE
- GAS METER
- PVC
- TELEPHONE MANHOLE
- REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- HW
- FIBER OPTIC MARKER
- POC
- POINT OF COMMENCEMENT
- POB
- POINT OF BEGINNING
- BENCHMARK
- STORM SEWER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- PS
- COMPUTED POINT
- SET 5/8" CAPPED REBAR
- RW MARKER
- BOLLARD
- AIR SYSTEM
- POWER BREAKER

- ASPHALT
- CONCRETE
- GRAVEL
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- OTF
- CMP
- DIP
- PVC
- RCF
- HW
- POC
- POB
- SS
- OHE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2285.35'	248.18'	248.06'	N 31°34'40" E	6°13'20"
C2	796.04'	134.27'	134.11'	N 23°38'04" E	9°39'51"
C3	803.94'	232.80'	231.99'	N 10°23'49" E	16°35'29"
C4	447.47'	263.45'	259.66'	S 49°10'47" E	33°44'00"

**LINE TABLE**

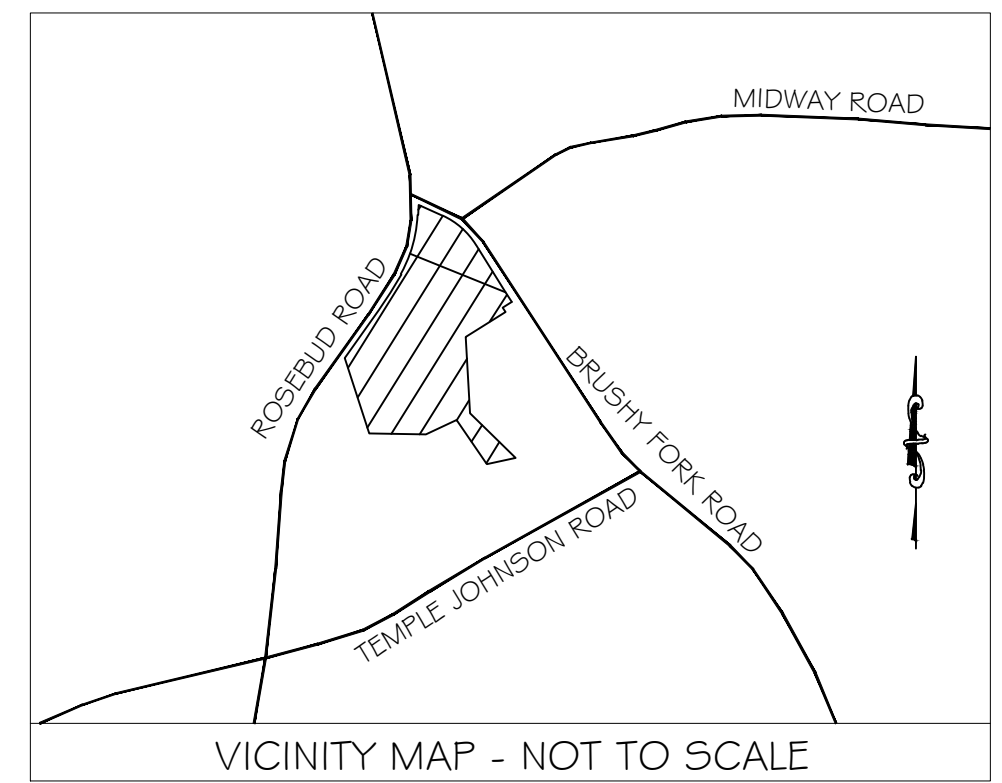
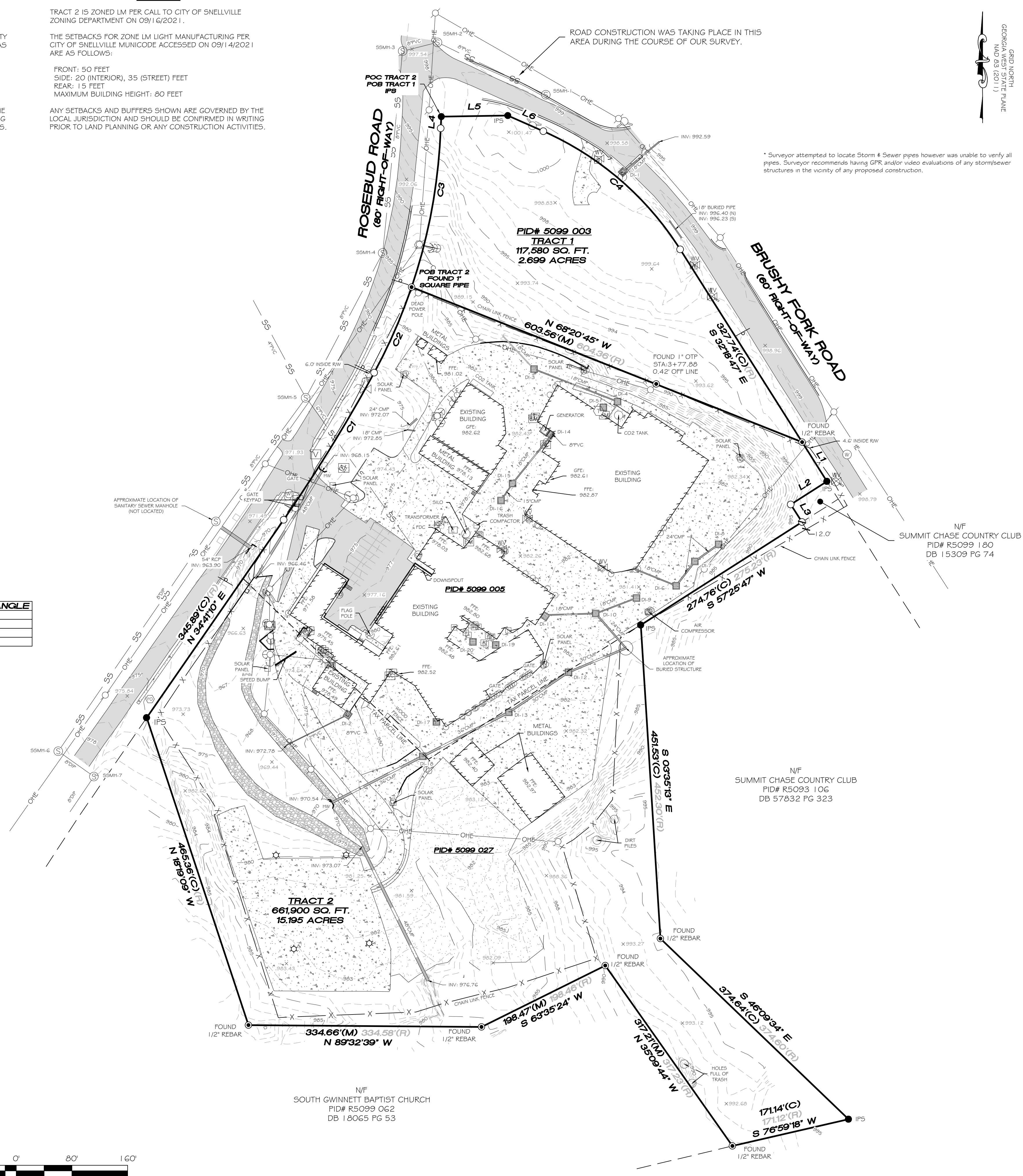
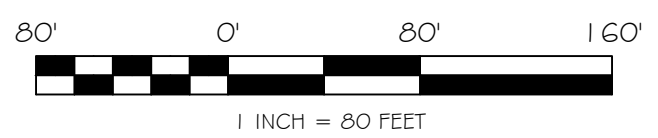
LINE	BEARING	DISTANCE
L1	S 32°18'47" E	66.64'
L2	S 57°25'47" W	61.69'
L3	S 32°27'27" E	29.95'
L4	N 2°48'22" E	17.00'
L5	N 89°03'40" E	95.45'
L6	S 6°02'47" E	55.96'

**SEWER INVERTS**

SSMH-1 TOP: 999.70 IN: 992.7 (NO PIPE INSTALLED) OUT: 992.6	DI-1 TOP: 996.91 IN: 993.31 (BOTTOM OF BOX)	DI-11 TOP: 981.72 IN: 977.07 (BOTTOM OF BOX)
SSMH-2 TOP: 997.77 IN: 991.37 OUT: 991.23	DI-2 TOP: 977.94 IN: 976.29 OUT: 975.81	DI-12 TOP: 981.49 IN: 974.54 OUT: 974.49
SSMH-3 TOP: 996.96 IN: 990.08 OUT: 989.94	DI-3 TOP: 982.03 IN: 978.73 OUT: 978.53	DI-13 TOP: 981.69 IN: 973.29 OUT: 973.23
SSMH-4 TOP: 984.55 IN: 976.65 OUT: 975.95	DI-4 TOP: 984.33 FULL OF DEBRIS (COULD NOT GET INVERTS)	DI-14 TOP: 982.29 OUT: 978.45
SSMH-5 TOP: 974.08 IN: 968.63 (NE) IN: 968.98 (NW) IN: 968.62 (SE) OUT: 968.25	DI-5 TOP: 983.51 IN: 980.01 (BOTTOM OF BOX)	DI-15 TOP: 982.39 IN: 979.16 OUT: 978.78
SSMH-6 TOP: 979.42 IN: 975.01 OUT: 973.51	DI-6 TOP: 981.35 IN: 975.91 OUT: 975.85	DI-16 TOP: 982.29 "INACCESSIBLE"
SSMH-7 TOP: 980.80 IN: 976.09 OUT: 975.94	DI-7 TOP: 981.24 IN: 977.54 OUT: 977.49	DI-17 TOP: 982.29 "INACCESSIBLE"
	DI-8 TOP: 981.52 OUT: 979.00	DI-18 TOP: 982.01 "INACCESSIBLE"
	DI-9 TOP: 981.20 OUT: 976.67	DI-20 TOP: 982.11 "INACCESSIBLE"
	DI-10 TOP: 980.77 IN: 976.36 (W) IN: 976.34 (E) OUT: 976.27	

**STORM INVERTS**

DI-11 TOP: 981.72 IN: 977.07 (BOTTOM OF BOX)	DI-12 TOP: 981.49 IN: 974.54 OUT: 974.49	DI-13 TOP: 981.69 IN: 973.29 OUT: 973.23	DI-14 TOP: 982.29 OUT: 978.45	DI-15 TOP: 982.39 IN: 979.16 OUT: 978.78	DI-16 TOP: 982.29 "INACCESSIBLE"	DI-17 TOP: 982.29 "INACCESSIBLE"	DI-18 TOP: 982.01 "INACCESSIBLE"	DI-20 TOP: 982.11 "INACCESSIBLE"
---	---	---	-------------------------------------	---	--	--	--	--



**SURVEY NOTES**

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel numbers 13135CO 31F and 13135CO 140F, dated September 23, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 09/16/2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 19,225 feet and an angular error on 08 seconds per angle point and was adjusted using the compass rule method.
- This plat has been calculated for closure and is found to be accurate within one foot in 534,768 feet.
- Equipment used for measurement:  
Angular: Leica TS16i Robotic Total Station  
Linear: Leica GS16 Robotic Total Station  
GPS: Leica GS16 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Current Property Addresses:  
PID# 5099 003 - 3320 Brushy Fork Road, Loganville, GA, 30052  
PID# 5099 005 - 3340 Rosebud Road, Loganville, GA, 30052  
PID# 5099 027 - 3330 Rosebud Road, Loganville, GA, 30052
- Current Property Owners:  
PID# 5099 003 - Stephen Ray Moon et al  
PID# 5099 005 - TOMCO2 Equipment Co  
PID# 5099 027 - TOMCO2 Equipment Co
- References:  
Plat Book 60 Page 120  
Plat Book U Page 158  
Deed Book 5852 Page 786  
Deed Book 5971 Page 981



**SURVEYOR CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Michael C. Bell, G.A.P.L.S. #3465

09/17/2021 Date

**ALLIANCE LAND SURVEYING**  
L.S.F. 1322  
6095 ATLANTA HWY. STE. 100  
FLOWERY BRANCH, GA. 30542  
770.226-4730 J WWW.AEFATL.COM

LOCATED IN:  
LAND LOT 99 - 5TH DISTRICT  
CITY OF SNELLVILLE  
GWINNETT COUNTY, GEORGIA

BOUNDARY / TOPOGRAPHIC SURVEY  
FOR:  
**TOMCO2 SYSTEMS**

ISSUE	DATE	DESCRIPTION
INITIAL	09/17/2021	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: TCS  
CHECKED BY: MCB  
PROJECT #: 21234

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Copyright © 2021 Alliance Surveying LLC. No reproduction shall be made without the prior written consent of Alliance Surveying LLC.