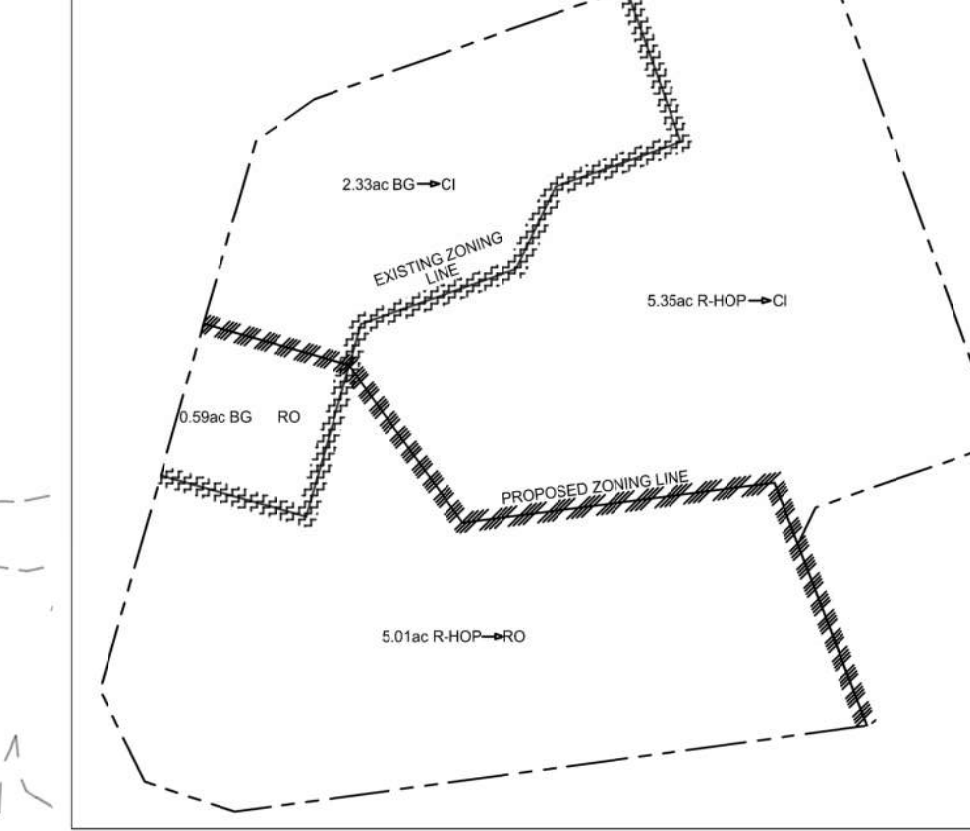


### LEGAL DESCRIPTIONS

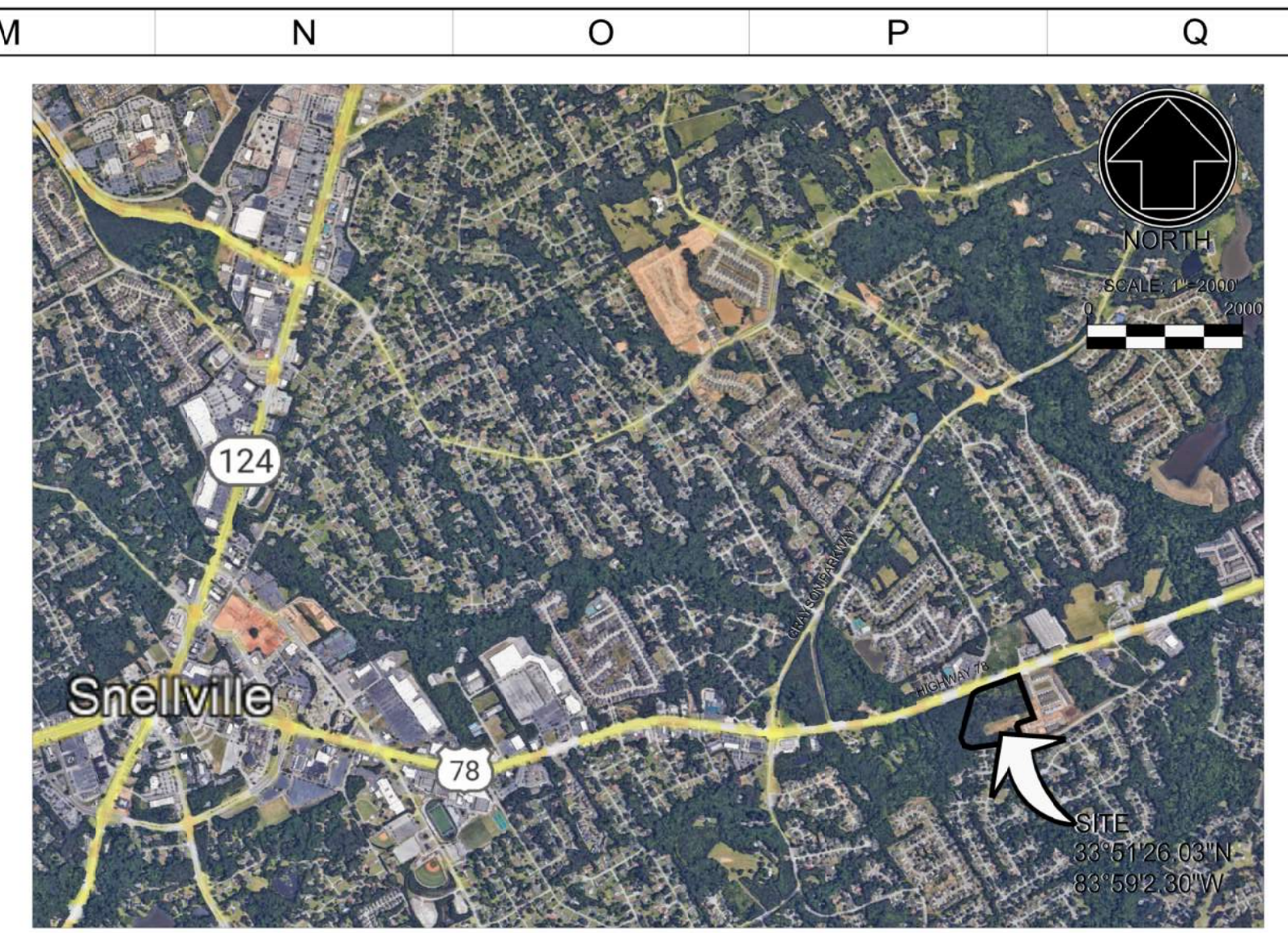
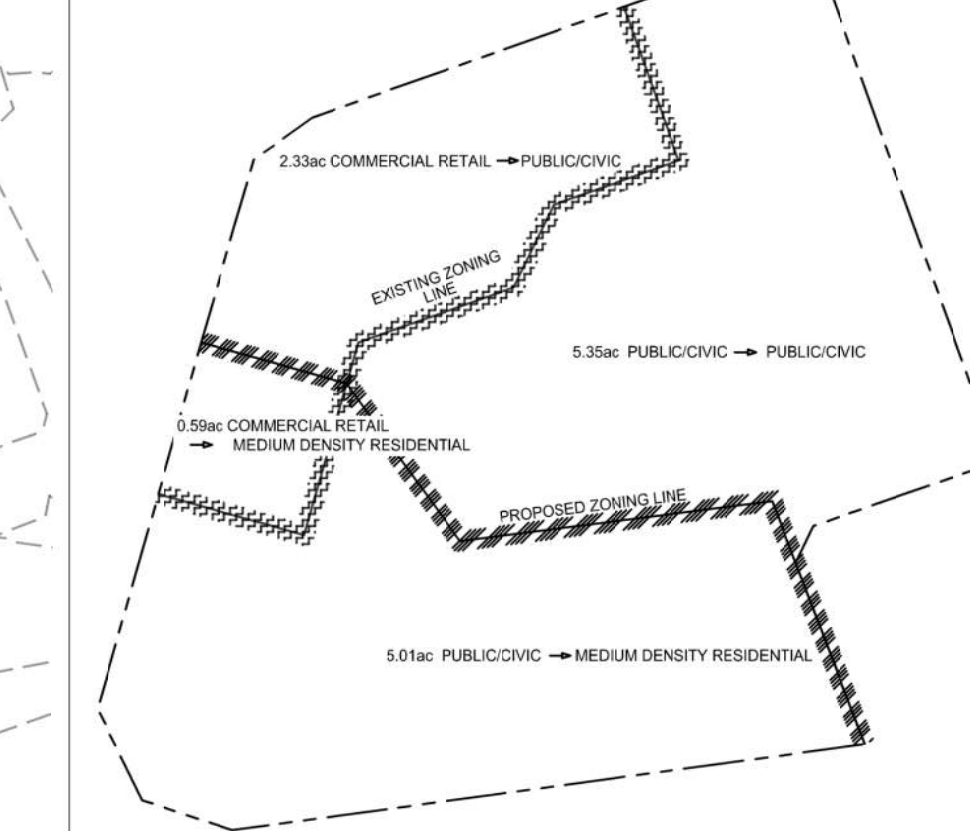
**Chesham Village Tract 1 Rezoning - Legal Description**  
 A parcel of land lying in Lot 4 of the 4th District, Gwinnett County, Georgia and being more particularly described as follows:  
 Beginning at a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway) (Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 143, Page 113, Gwinnett County Records, then leaving said right-of-way, run South 19 Degrees 34 Minutes 34 Seconds East for a distance of 256.20 feet to a point; thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to a point; thence run North 20 Degrees 25 Minutes 16 Seconds West for a distance of 201.84 feet to a point; thence run South 82 Degrees 02 Minutes 18 Seconds East for a distance of 118.34 feet to a point; thence run North 30 Degrees 50 Minutes 18 Minutes 17 Seconds West for a distance of 201.84 feet to a point; thence run North 21 Degrees 08 Minutes 27 Seconds West for a distance of 158.77 feet to a point; then along the southerly right-of-way of South Crestview Drive (Appropriation 40) right-of-way, thence run North 12 Degrees 20 Minutes 05 Seconds East along said right-of-way for a distance of 305.85 feet to a found 1/2 inch rebar; thence run North 15 Degrees 56 Minutes 08 Seconds East along said right-of-way for a distance of 147.02 feet to a found concrete right-of-way monument being the southerly corner between said southerly right-of-way and the aforementioned southerly right-of-way of U.S. Hwy. 78; thence run North 15 Degrees 13 Minutes 45 Seconds East along said right-of-way for a distance of 158.77 feet to a found 1/2 inch rebar; thence run North 70 Degrees 25 Minutes 00 Seconds East along said right-of-way for a distance of 435.15 feet to the Point of BEGINNING.  
 Said parcel containing 34,993 square feet, or 5,003 acres.

**Chesham Village Tract 2 Rezoning - Legal Description**  
 A parcel of land lying in Lot 4 of the 4th District, Gwinnett County, Georgia and being more particularly described as follows:  
 Commencement of a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway) (Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 143, Page 113, Gwinnett County Records, then leaving said right-of-way, run South 19 Degrees 34 Minutes 34 Seconds East for a distance of 256.20 feet to a point; thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to the Point of BEGINNING.  
 Said parcel containing 34,993 square feet, or 5,003 acres.

### ZONING MAP



### LAND USE MAP



### SITE VICINITY MAP

#### PROJECT INFORMATION

TOTAL SITE AREA:	13.28 AC.	
EXISTING ZONING:	BG - 2.92 AC (26,500 SF TOTAL) R-HOP(62) - 10.36 AC (304 UNITS, 3-STORY)	
PROPOSED ZONING:	RO & CI	13.28 ACRES
		87 UNITS (71% REDUCTION)
	RO - 5.601 AC	
	CI - 7.679 AC	
<b>SITE DATA</b>		
TRACT 1	7.679 ACRES	PROPOSED ZONING CI
TRACT 2	5.601 ACRES	PROPOSED ZONING RO
TOTAL DISTURBED ACREAGE:	±13.28 AC.	
LOTS PROPOSED:	2 LOTS	
LARGE LOT (MOTHER SHIP) ≥ 9,500 SF.:	1 LOT	
VILLA LOT (SINGLE STORY RENTAL UNITS):	1 LOT	
OPEN SPACE		
OPEN SPACE REQUIRED:	25.0% (3.32 ACRES or 144,619 sq. ft.)	
OPEN SPACE PROVIDED:	25.4% (3.37 ACRES or 149,900 sq. ft.)	
<b>PARKING CALCULATIONS:</b>		
VILLAS (SINGLE FAMILY ATTACHED)		
REQUIRED: 1 SPACE/UNIT + 1 SPACE/4 UNITS	32 UNITS = 40 SPACES	
PROPOSED: 1 CAR GARAGE + 1 CAR IN DRIVE	87 UNITS/BEDS = 44 SPACES	
AUX. PARKING = 38 SPACES	2 SPACES/UNIT = 64 SPACES	
TOTAL PARKING = 102 SPACES		
<b>ASSISTED LIVING (CONTINUING CARE FACILITY)</b>		
REQUIRED: 0.5 SPACE/1 BEDROOMS OR BEDS	87 UNITS/BEDS = 44 SPACES	
PROPOSED: 83 SPACES (0.95 SPACES/BED)		



MANOR LAKE - ASSISTED LIVING FACILITY



MANOR LAKE - INDEPENDENT LIVING COTTAGE



MANOR LAKE - CLUBHOUSE

**FLOODPLAIN INFORMATION:**  
 THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13135 C 0130 F, DATED SEPTEMBER 29, 2006.



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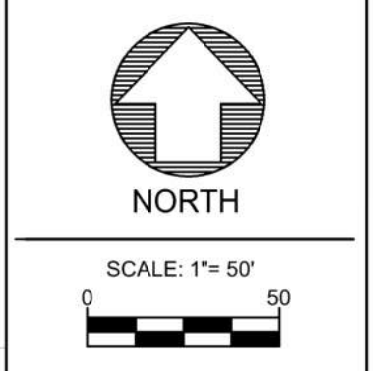
REGISTERED PROFESSIONAL ENGINEER  
 THOMAS L. RODGERS, II  
 N. 251-799-5004  
 GA PE 028214

GAS/ICC LEVEL II  
 CERTIFICATION #2668  
 EXPIRATION DATE: 09/23/2024

**REVISIONS:**  
 06/06/2022 - INCREASED EAST PROPERTY LINE BUFFER

**SITE PLAN**  
**MANOR LAKE FACILITY**  
 SNELLVILLE, GWINNETT COUNTY, GEORGIA

Orig. Issue 2/28/22  
 Designed by TLR  
 Checked by TLR  
 Project #



**PROPOSED SITE PLAN**  
**EXHIBIT 001**