

**SURVEY NOTES:**

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.47, equating to +/- 6.1 cm at 95% confidence level.
- By graphic plotting only this property does not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas Map Number 13135C0129F, effective date 9/29/2006.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by Utilisurvey, LLC on 3/7/2022.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, Rights-of-Way, setback lines, agreements, reservations, and other similar matters.

**REFERENCE DOCUMENTS:**

- REFERENCE PLATS**
- Boundary Survey for Roy Sikes prepared by Robert H. dated 11/14/1975.
  - Survey for Gary W. Lee & Brenda G. Lee prepared by Gordon Story & Associates, dated 3/11/1991, recorded in Plat Book 57 Page 165A, Gwinnett County, Georgia records.
  - Survey for Thomas C. Kellogg prepared by McNally, Patrick, & Cole, Inc. dated 03/28/1983, recorded in Plat Book 22 Page 34, Gwinnett County, Georgia records.
  - Final Plat for Abington Park Unit Seven prepared by Hannon & Meeks, Surveyors dated 08/09/1971, recorded in Plat Book U Page 281, Gwinnett County, Georgia records.
  - Final Plat of Subdivision for Litchfield Manor prepared by Cornerstone Planning Co. dated 01/07/1991, recorded in Plat Book 53 Page 18, Gwinnett County, Georgia records.

**TITLE EXCEPTIONS**

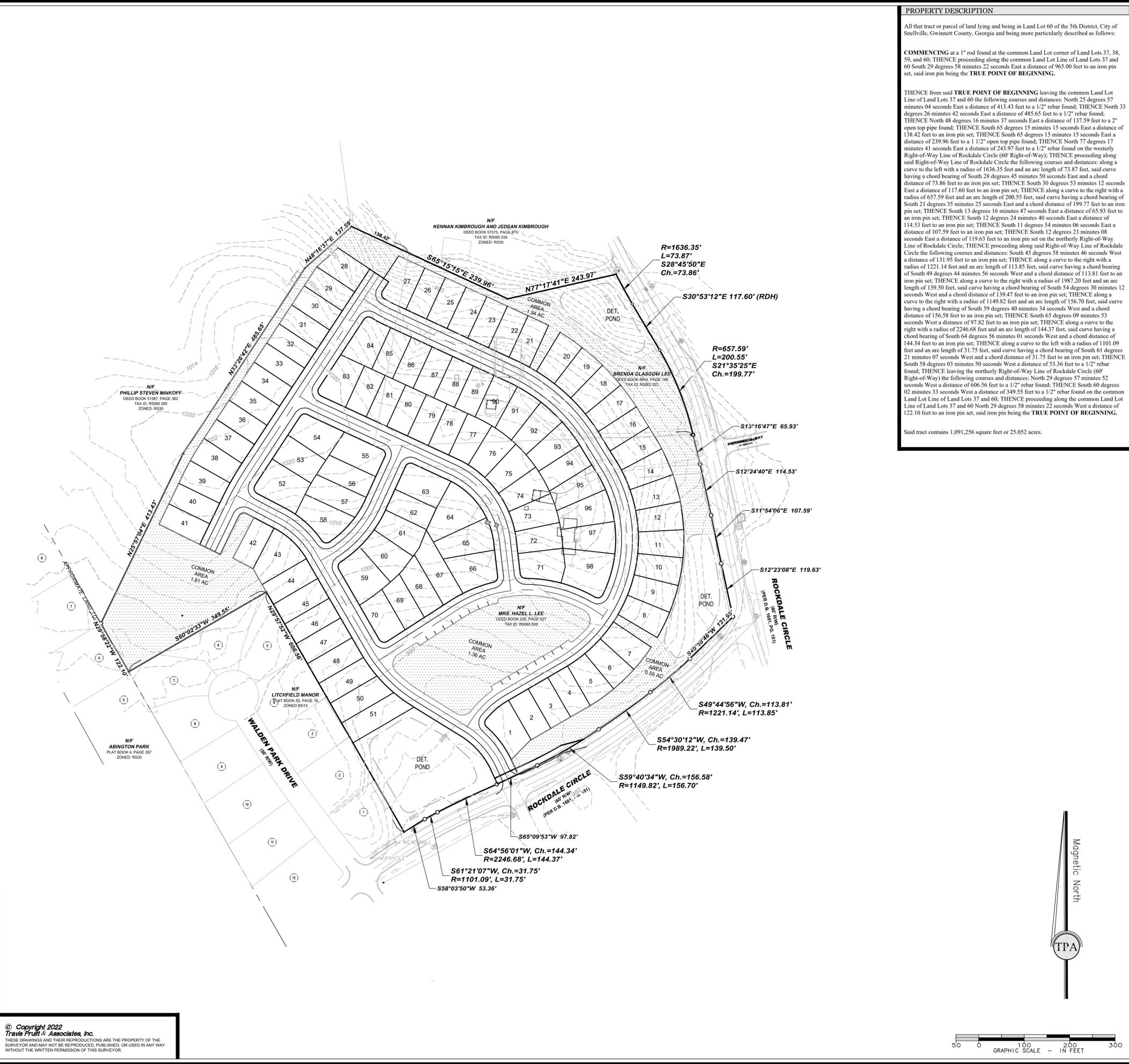
- This survey relied upon information contained within a Title Commitment number GA-21120128-CCS prepared by First American Title Insurance Company, with an effective date of November 30, 2021 at 08:00 AM, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".
- Right of Way Deed from Hazel L. Lee and Raymond L. Lee, Jr. to Gwinnett County, dated 01/15/1979, filed in Deed Book 1681, Page 151 and filed 04/12/1979.  
*Comment: Affects subject property as shown on survey.*
  - Warranty Deed with Covenant from Hazel L. Lee to Kathryn G. Kellogg, dated 10/18/1983, filed in Deed Book 2738, Page 695, filed on 03/12/1984.  
*Comment: Affects subject property. Does not contain plottable description.*

OWNER/DEVELOPER  
**Century Communities**  
Jackson Stephens

3091 Governors Drive  
Suite 200  
Norcross, GA 30071

CONTACT  
ph. 470-880-5817  
Jackson.Stephens@centurycommunities.com

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770)416-7511  
Fax: (770)416-6759  
www.travispruitt.com



**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; **THENCE** proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; **THENCE** North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; **THENCE** North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2" open top pipe found; **THENCE** North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2" rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; **THENCE** South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; **THENCE** South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to an iron pin set on the northerly Right-of-Way Line of Rockdale Circle; **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 46 seconds West a distance of 131.95 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1987.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to an iron pin set; **THENCE** South 65 degrees 09 minutes 53 seconds West a distance of 97.82 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to an iron pin set; **THENCE** along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to an iron pin set; **THENCE** South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; **THENCE** leaving the northerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) the following courses and distances: North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; **THENCE** South 60 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; **THENCE** proceeding along the common Land Lot Line of Land Lots 37 and 60 North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,091,256 square feet or 25.052 acres.



**SITE DATA:**

|                             |                    |
|-----------------------------|--------------------|
| TOTAL SITE AREA             | 25.052 ACRES       |
| PROJECT SITE AREA           | 25.052 ACRES       |
| OPEN SPACE REQUIRED         | 20%                |
| FLOODPLAIN (APPROXIMATE)    | 0                  |
| ZONING                      |                    |
| EXISTING ZONING             | RS-15              |
| PROPOSED ZONING             | RS-5               |
| ZONING JURISDICTION         | CITY OF SNELLVILLE |
| DEVELOPMENT TYPE            |                    |
| TOTAL UNITS                 | 98                 |
| TOTAL DENSITY               | 3.91 U/A           |
| DEVELOPMENT STANDARDS       |                    |
| MAXIMUM BUILDING HEIGHT     | 35'                |
| FRONT YARD                  | 20 FEET            |
| REAR YARD                   | 15 FEET            |
| SIDE YARD (INTERIOR)        | 5 FEET             |
| SIDE YARD (STREET)          | 15 FEET            |
| MINIMUM BUILDING SEPARATION | 10 FEET            |
| MINIMUM LOT SIZE            | 5,000 SF           |
| MINIMUM FRONTAGE            | 50 FEET            |
| MAXIMUM DENSITY             | NA                 |
| MAXIMUM LOT COVERAGE        | 60%                |
| BUFFERS                     |                    |
| SIDE/REAR                   | NONE               |
| FRONT                       | NONE               |
| PARKING                     |                    |
| REQUIRED                    | 1 PER UNIT         |
| GARAGE                      | 2 x 98 = 196       |
| GUEST PARKING               | 18                 |
| TOTAL                       | 214                |
| OPEN SPACE                  |                    |
| REQUIRED OPEN SPACE         | 5.0 ACRES (20%)    |
| PROPOSED OPEN SPACE         | 5.0 ACRES          |
| NOTES                       |                    |

- SPEED LIMIT OF ROCKDALE CIRCLE IS 35 MPH.
- ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY 13135C0129F, EFFECTIVE DATE SEPTEMBER 29, 2009, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
- WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
- THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
- GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
- WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
- THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

**VARIANCES:**

NO VARIANCES AT THIS TIME.

**ZONING PLAN**

**Rockdale Circle Tract**

1725 Rockdale Circle  
City of Snellville, Georgia

DATE: 04-04-2022  
SCALE: 1" = 100'  
CN:210501\_CPB  
LSV:  
JN:  
FN:

For The Firm  
Travis Pruitt  
&  
Associates, Inc.

GEORGIA REGISTERED PROFESSIONAL ARCHITECT  
EDWARD J. ANDERSON

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