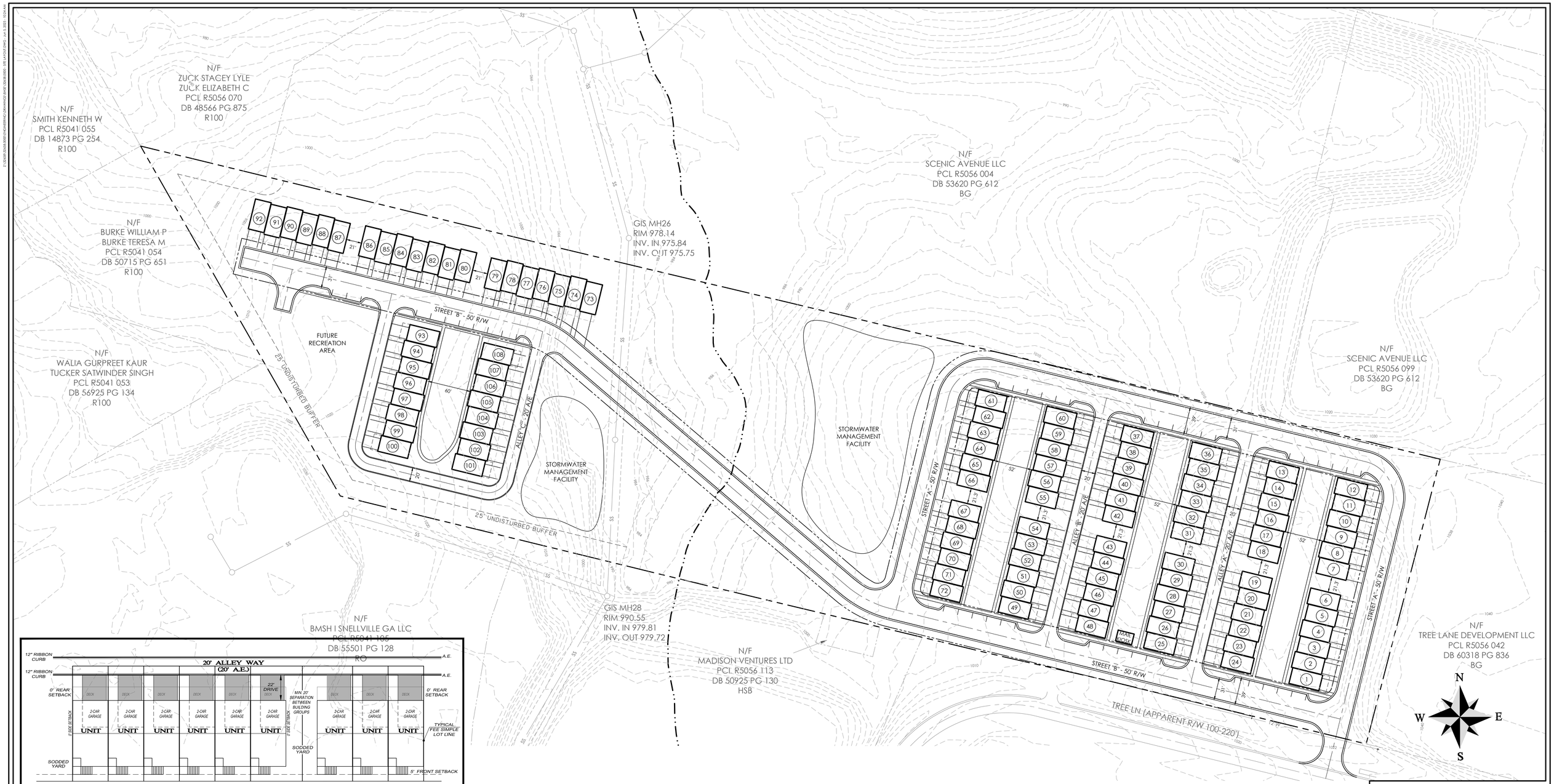
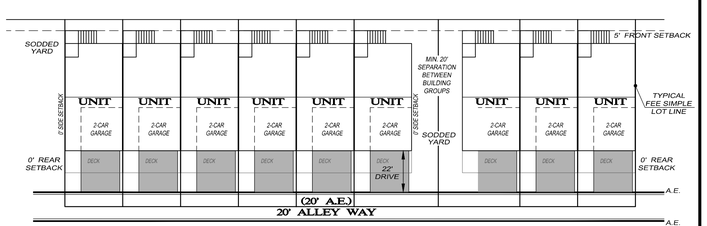
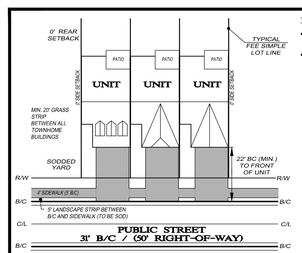


PROPOSED GREEN SPACE / POCKET PARK AREA



TYPICAL REAR ENTRY UNIT SECTION

NOT TO SCALE



TYPICAL LOT NOTES

- ALL GRASSED AREAS SHALL BE SODDED
- UNITS WILL BE SEPARATED BY A 2 HOUR FIRE WALL

TYPICAL FRONT ENTRY TOWNHOME LAYOUT

NOT TO SCALE

GENERAL NOTES

1. TOTAL BOUNDARY ACREAGE: ±15.0 ACRES
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT

   TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 108
   GROSS DENSITY = 7.2 LOTS / ACRE
   REQUIRED OPEN SPACE = 3.0 ACRES (20%)
   PROVIDED OPEN SPACE = ±7.0 ACRES (46.7%)
   PROVIDED RECREATION AREA = 1.4 ACRES (9.3%)
   *EXCLUDES STORMWATER MANAGEMENT FACILITIES, STREAM BUFFERS AND OTHER ENVIRONMENTALLY CRITICAL AREAS
3. BOUNDARY AND INFORMATION BASED UPON SUBDIVISION PLAT FOR SNELLVILLE CROSSING, LLC. BY COLUMBIA ENGINEERING, INC. DATED 08/10/05.
4. TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY FOR TRAMMEL CROW COMPANY BY COLUMBIA ENGINEERING, INC. DATED 12/20/06.
5. SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY.
6. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
7. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
8. SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
9. A 4' WIDE SIDEWALK WITH A 5' WIDE PLANTER IS REQUIRED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE ADJACENT TO TREE LANE.

CONCEPTUAL SITE LAYOUT

1719 SCENIC HWY

SNELLVILLE, GA

PREPARED FOR:

DETHOMAS INVESTMENTS/TREE LANE

PREPARED BY:

THOMAS & HUTTON
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JOB NO: J-32658.0000	DATE: 03/25/2025
DRAWN: RJP	SCALE: 1" = 60'
REVIEWED: RJP	SHEET: 1