RECEIVED

JUN 13 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

NAME	PARCEL NO	Lot #	ADDRESS		
JOHN D AND KERYLYN MOORE	R5093 102	4	3277 CLASSIC DRIVE	SNELLVILLE GA 30078
DONALD GIRRARD	R5093 101	5	3287 CLASSIC DRIVE	SNELLVILLE GA 30078
WANDA RONIG	R5093 100	6	3297 CLASSIC DRIVE	SNELLVILLE GA 30078
EMIR MIZDRAK	R5094 027	7	3307 CLASSIC DRIVE	SNELLVILLE GA 30078
PATRICK J MCMEHOMY	R5094 026	8	3329 SUMMIT TURF LANE	SNELLVILLE GA 30078
TAMARA TOMPKINS	R5094 024	9	3349 SUMMIT TURF LANE	SNELLVILLE GA 30078
DENIS HAZELWOOD	R5094 023	10	3359 SUMMIT TURF LANE	SNELLVILLE GA 30078
MICHAEL AND MICHELE MATTHEWS	R5094 022	11	3369 SUMMIT TURF LANE	SNELLVILLE GA 30078
NADEZHA PANKOVA	R5094 021	12	3379 SUMMIT TURF LANE	SNELLVILLE GA 30078
JOYCE JONES	R5094 020	13	3389 SUMMIT TURF LANE	SNELLVILLE GA 30078
JAMES CRASE	R5094 019	14	3399 SUMMIT TURF LANE	SNELLVILLE GA 30078
WALTRAUDE E. TOIRCH	R5094 025	15	3339 SUMMIT TURF LANE	SNELLVILLE GA 30078

DEVELOPMENT SUMMARY

TOTAL SITE AREA: TRACT A = 45.20 AC
TRACT B = 30.09 AC
TOTAL = 75.29 AC

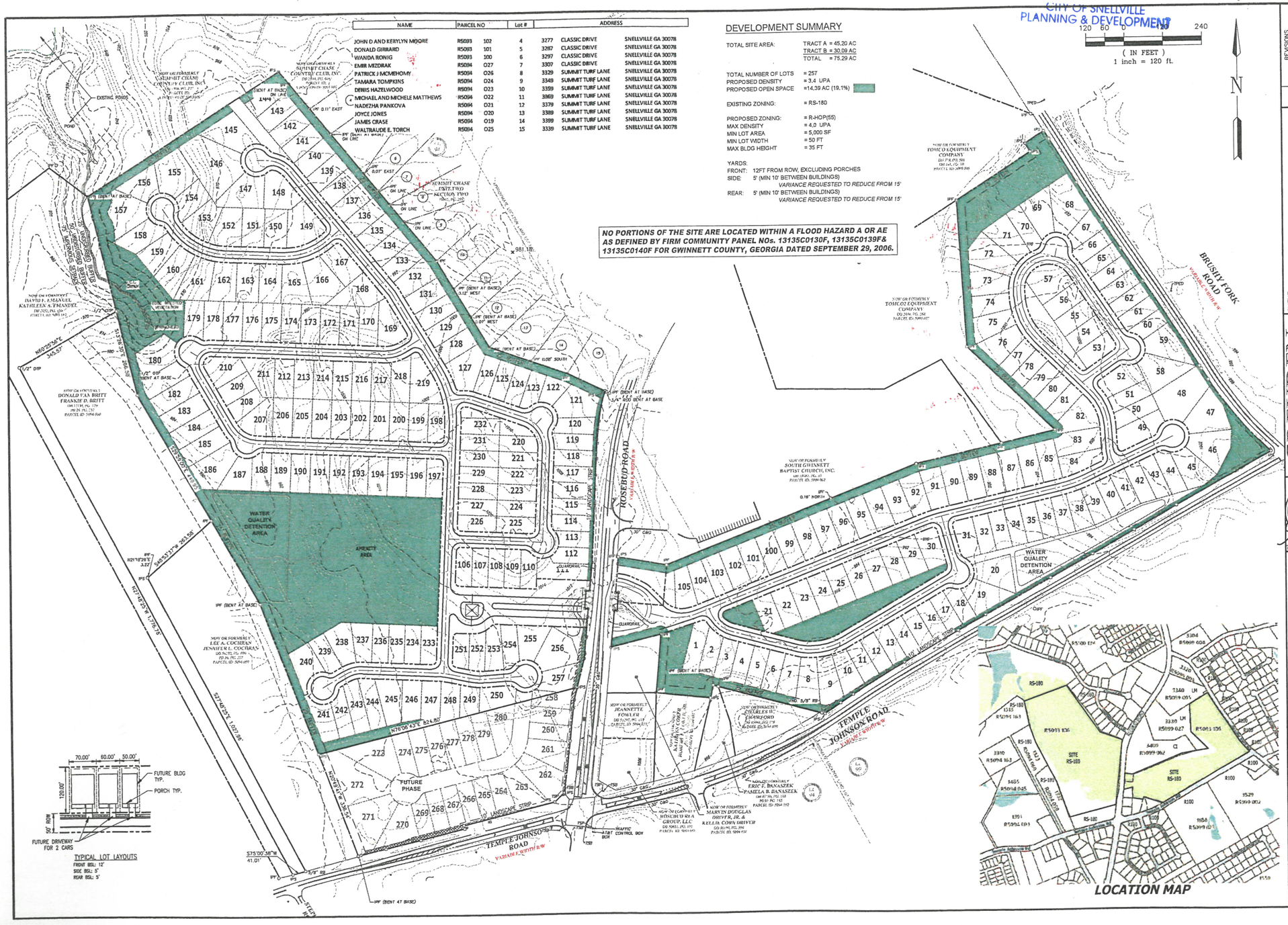
TOTAL NUMBER OF LOTS = 257
PROPOSED DENSITY = 3.4 UPA
PROPOSED OPEN SPACE =14.39 AC (19.1%)

EXISTING ZONING: = RS-180

PROPOSED ZONING: = R-HOP(55)
MAX DENSITY = 4.0 UPA
MIN LOT AREA = 5,000 SF
MIN LOT WIDTH = 50 FT
MAX BLDG HEIGHT = 35 FT

YARDS:
FRONT: 12FT FROM ROW, EXCLUDING PORCHES
SIDE: 5' (MIN 10' BETWEEN BUILDINGS)
VARIANCE REQUESTED TO REDUCE FROM 15'
REAR: 5' (MIN 10' BETWEEN BUILDINGS)
VARIANCE REQUESTED TO REDUCE FROM 15'

NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD A OR AE AS DEFINED BY FIRM COMMUNITY PANEL NOs. 13135C0130F, 13135C0139F& 13135C0140F FOR GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006.



REVISIONS
DATE | DESCRIPTION

CLIENT
PATRICK MALLOY COMMUNITIES
4385 KIMBALL BRIDGE ROAD, ALPHARETTA, GEORGIA 30022 770.559.5365

GREYDEN ENGINEERING
2106 Macy Drive
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362

GEORGIA REGISTERED PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

ZONING PLAN FOR
SUMMIT CHASE
SNELLVILLE, GEORGIA
OVERALL SITE PLAN

DATE	3/1/2019
JOB NO.	18-024
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET: ZONING PLAN	