

SITE NOTES:

1) PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. NO WETLANDS, RIVERS, OR FLOODPLAINS EXIST ON SUBJECT PROPERTY. THIS SITE IS NOT WITHIN A WATERSHED PROTECTION DISTRICT.

2) EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE REQUIREMENTS OF THE CITY OF SNELLVILLE.

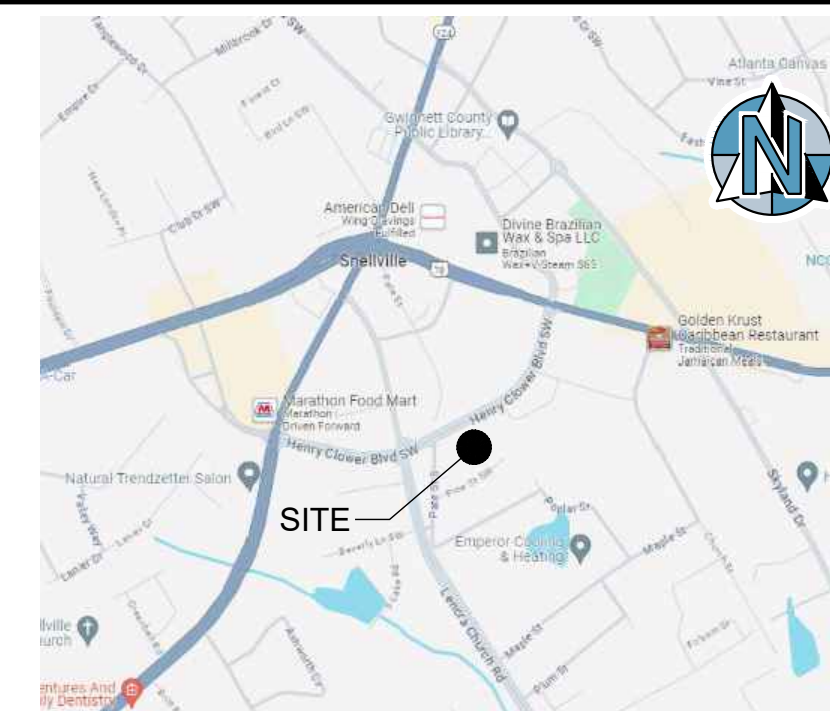
VARIANCES:

1) VARIANCE WILL BE REQUIRED IF COMMERCIAL FLOOR AREA IS NOT PROVIDED ONSITE, FOR THE USE OF TOWNE CENTER FLATS, WHERE THERE ARE MORE THAN 30 DWELLING UNITS. EACH ADDITIONAL 30 UNITS WILL REQUIRE AT LEAST 5,000 SF OF COMMERCIAL FLOOR AREA, ONSITE. A VARIANCE WILL ONLY BE CONSIDERED IF THE FLATS ARE WITHIN 1,000 LF OF AN EXISTING COMMERCIAL AREA OF 15,000 SF OR GREATER. AS THE SUBJECT SITE IS WITHIN 1,000 LF FROM THE SNELLVILLE FIRST BAPTIST CHURCH, A VARIANCE CAN BE GRANTED TO OMIT THIS AREA.

2) VARIANCE TO REDUCE OR MODIFY 15' BUFFERS AGAINST RESIDENTIAL ZONINGS AS SHOWN ON PLAN. BUFFERS NOT IDENTIFIED AS UNDISTURBED SHALL BE RE-PLANTED BUFFERS.

3) VARIANCE TO REDUCE PARKING LOT LANDSCAPE ISLANDS AS SHOWN ON PLAN.

4) VARIANCE TO PROVIDE RETAINING WALLS IN THE 15' BUFFERS AS SHOWN ON PLAN.



VICINITY MAP
NOT TO SCALE

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

ARRIS

2700 APPLE VALLEY ROAD
SUITE 50
BROOKHAVEN, GA 30319
OFFICE: 770.547.2358

CONTACT: MR. LEIGH FARR

PROJECT:

**SNELLVILLE TOWNE CENTER
FLATS**

HENRY CLOVER BLVD SW & PATE ST S
SNELLVILLE, GWINNETT COUNTY, GA 30078

SEAL:

GEORGIA REGISTERED
No. PE037629
PROFESSIONAL ENGINEER
DAVID M. STOWIEK
05/28/24

REVISIONS	DATE
CITY COMMENTS	05/09/2024
CITY COMMENTS	06/27/2024
PROJECT MANAGER:	DMS
DRAWING BY:	JRH
JURISDICTION:	SNELLVILLE, GA
DATE:	2024-05-28
TITLE:	

REZONING PLAN

SHEET NUMBER: 1 OF 3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 038.205

SITE DATA

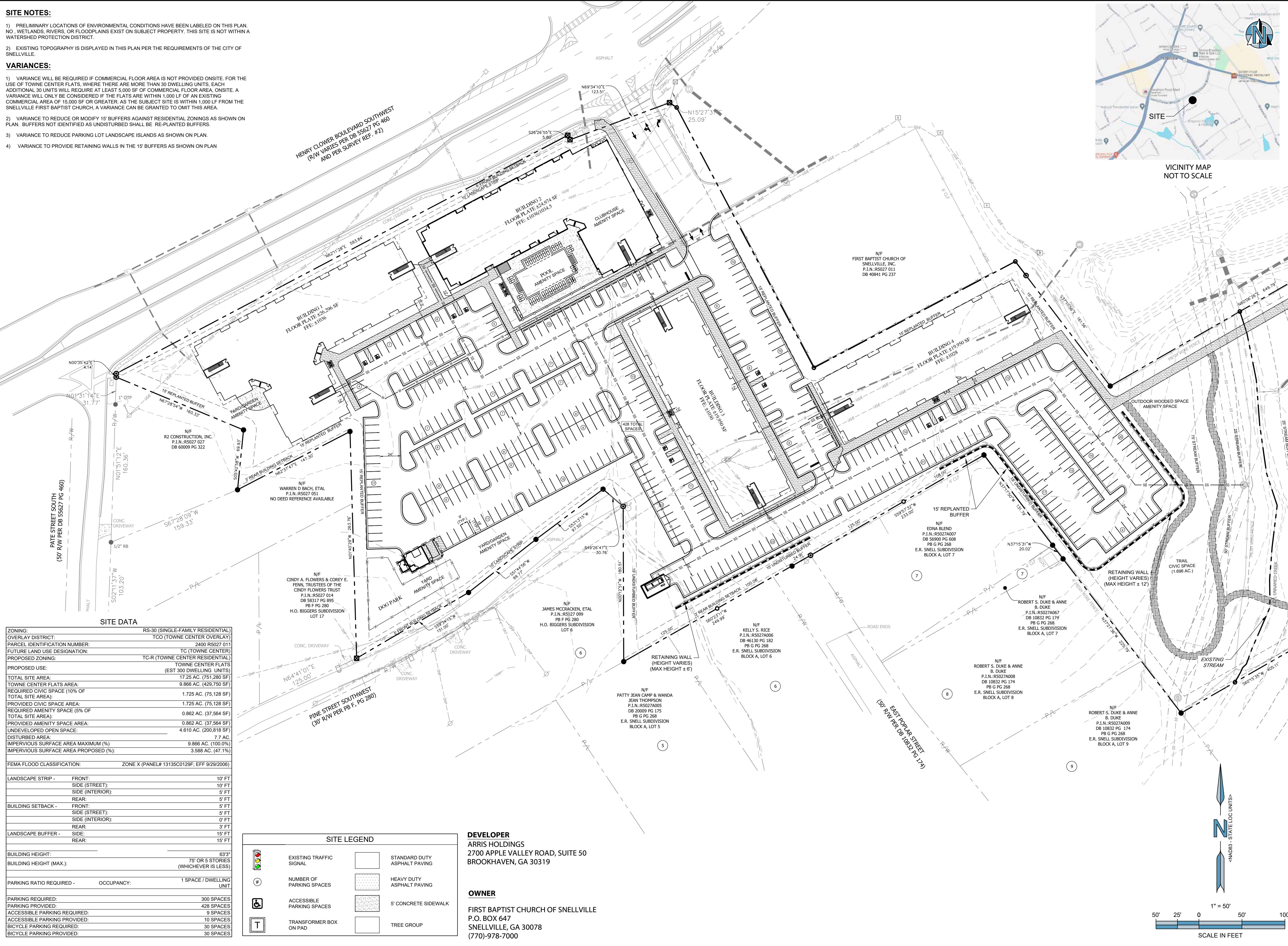
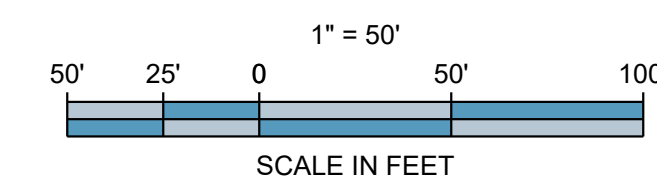
ZONING:	RS-30 (SINGLE-FAMILY RESIDENTIAL)
OVERLAY DISTRICT:	TCO (TOWNE CENTER OVERLAY)
PARCEL IDENTIFICATION NUMBER:	2400 R5027 011
FUTURE LAND USE DESIGNATION:	TC (TOWNE CENTER)
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL)
PROPOSED USE:	TOWNE CENTER FLATS (EST 300 DWELLING UNITS)
TOTAL SITE AREA:	17.25 AC. (751,280 SF)
TOWNE CENTER FLATS AREA:	9.866 AC. (429,750 SF)
REQUIRED CIVIC SPACE (10% OF TOTAL SITE AREA):	1.725 AC. (75,128 SF)
PROVIDED CIVIC SPACE AREA:	1.725 AC. (75,128 SF)
REQUIRED AMENITY SPACE (5% OF TOTAL SITE AREA):	0.862 AC. (37,564 SF)
PROVIDED AMENITY SPACE AREA:	0.862 AC. (37,564 SF)
UNDEVELOPED OPEN SPACE:	4.610 AC. (200,818 SF)
DISTURBED AREA:	7.7 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%):	9.866 AC. (100.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):	3.588 AC. (47.1%)
FEMA FLOOD CLASSIFICATION:	ZONE X (PANEL# 1313C0128F; EFF 9/29/2006)
LANDSCAPE STRIP - FRONT:	10' FT
LANDSCAPE STRIP - SIDE (STREET):	10' FT
LANDSCAPE STRIP - SIDE (INTERIOR):	5' FT
LANDSCAPE STRIP - REAR:	5' FT
BUILDING SETBACK - FRONT:	5' FT
BUILDING SETBACK - SIDE (STREET):	5' FT
BUILDING SETBACK - SIDE (INTERIOR):	0' FT
BUILDING SETBACK - REAR:	3' FT
LANDSCAPE BUFFER - SIDE:	15' FT
LANDSCAPE BUFFER - REAR:	15' FT
BUILDING HEIGHT:	63' ±
BUILDING HEIGHT (MAX.):	75' OR 5 STORIES (WHICHEVER IS LESS)
PARKING RATIO REQUIRED - OCCUPANCY:	1 SPACE / DWELLING UNIT
PARKING REQUIRED:	300 SPACES
PARKING PROVIDED:	428 SPACES
ACCESSIBLE PARKING REQUIRED:	9 SPACES
ACCESSIBLE PARKING PROVIDED:	10 SPACES
BICYCLE PARKING REQUIRED:	30 SPACES
BICYCLE PARKING PROVIDED:	30 SPACES

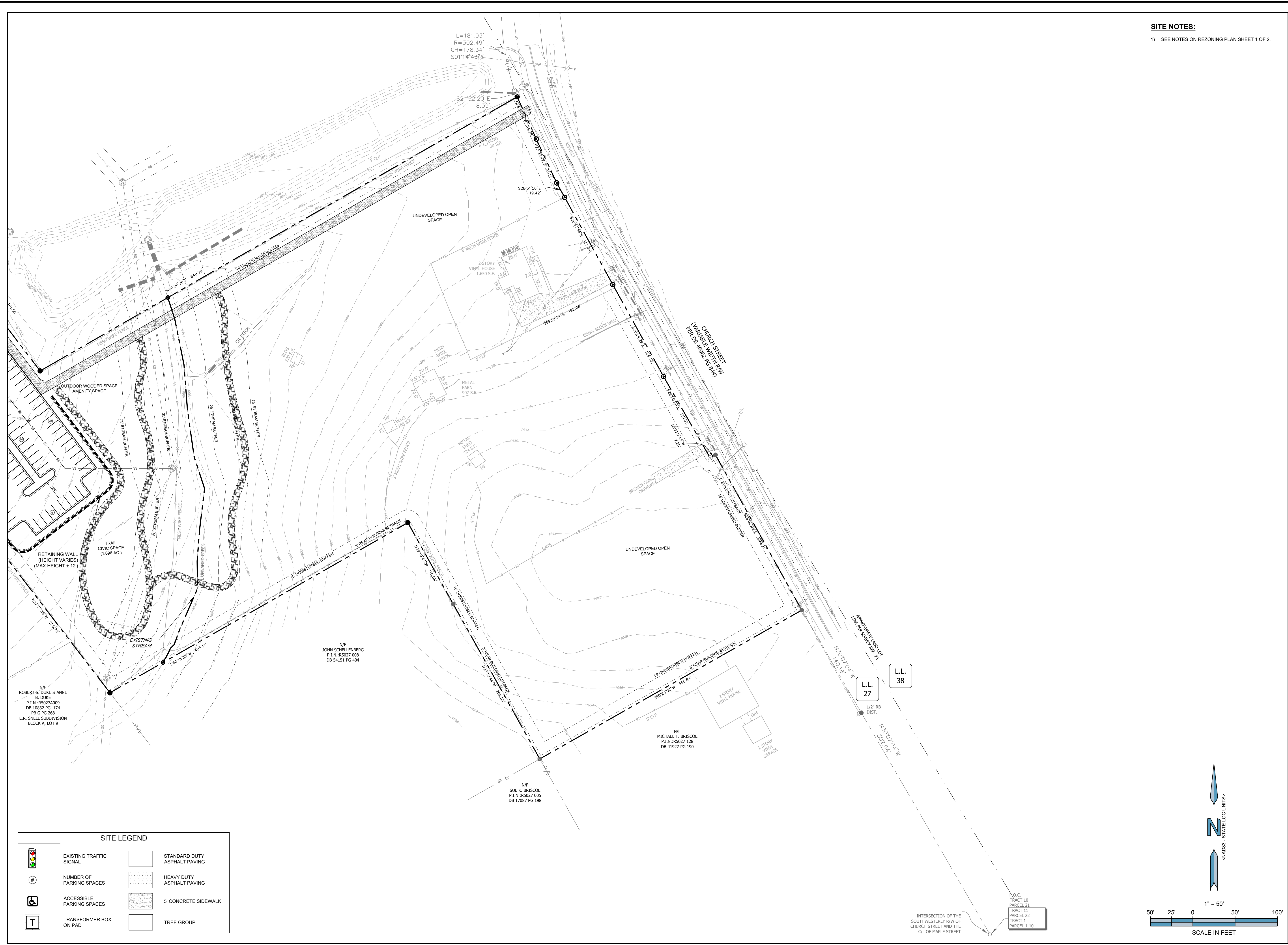
SITE LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
	TRANSFORMER BOX ON PAD		TREE GROUP

DEVELOPER
ARRIS HOLDINGS
2700 APPLE VALLEY ROAD, SUITE 50
BROOKHAVEN, GA 30319

OWNER
FIRST BAPTIST CHURCH OF SNELLVILLE
P.O. BOX 647
SNELLVILLE, GA 30078
(770)-978-7000





SITE NOTES:
 1) SEE NOTES ON REZONING PLAN SHEET 1 OF 2.

ENGINEER:
FORESITE
 group
 Foresite Group, LLC
 3740 Dawning Ct.
 Suite 100
 Peachtree Corners, GA 30092
 P | 770.368.1399
 F | 770.368.1944
 W | www.foresitegroup.net

DEVELOPER:
ARRIS
 2700 APPLE VALLEY ROAD
 SUITE 50
 BROOKHAVEN, GA 30319
 OFFICE: 770.547.2358
 CONTACT: MR. LEIGH FARR

PROJECT:
**SNELLVILLE TOWNE CENTER
 FLATS**
 HENRY CLOWER BLVD SW & PATE ST S
 SNELLVILLE, GWINNETT COUNTY, GA 30078

SEAL:

 05/28/24

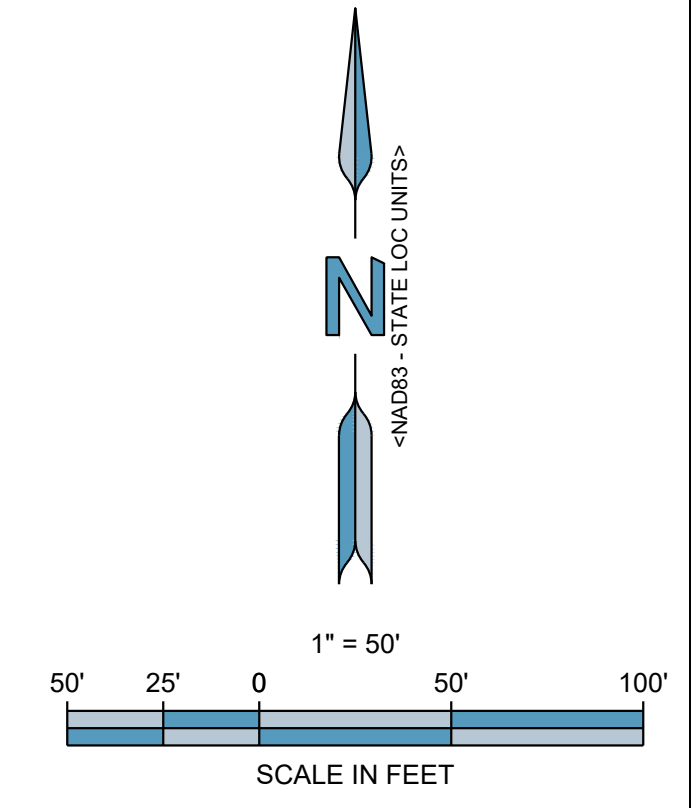
REVISIONS	DATE
CITY COMMENTS	05/09/2024
CITY COMMENTS	06/27/2024

PROJECT MANAGER: DMS
 DRAWING BY: JRH
 JURISDICTION: SNELLVILLE, GA
 DATE: 2024.03.27
 TITLE:

REZONING PLAN
 SHEET NUMBER:
 2 OF 3
 COMMENTS: <NOT RELEASED FOR CONSTRUCTION>
 JOBFILE NUMBER: 038.205

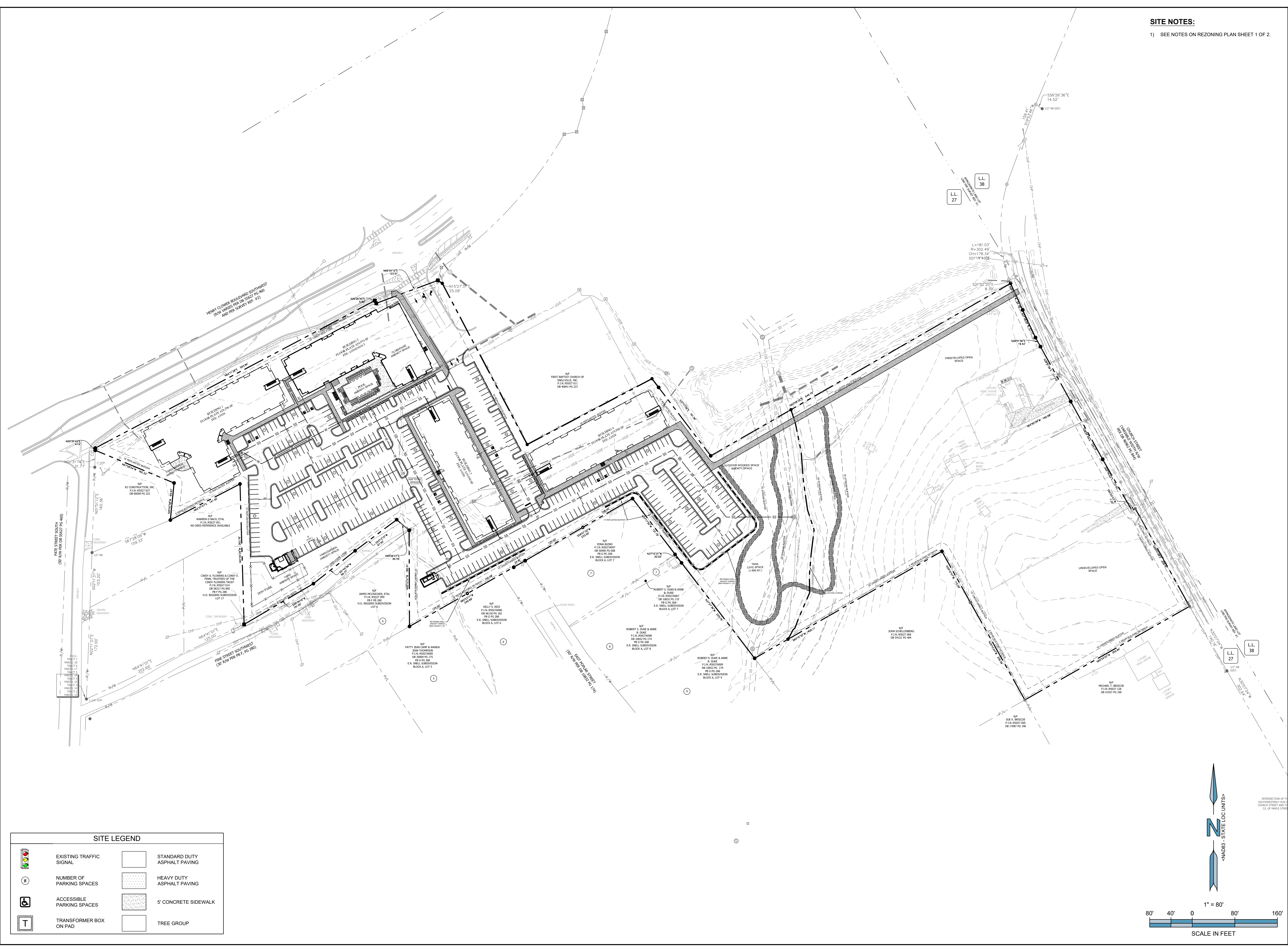
SITE LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
	TRANSFORMER BOX ON PAD		TREE GROUP



INTERSECTION OF THE SOUTHWESTERLY 40' OF CHURCH STREET AND THE CL OF MAPLE STREET

P.O.C.
 TRACT 10
 PARCEL 21
 TRACT 11
 PARCEL 22
 TRACT 1
 PARCEL 1-10

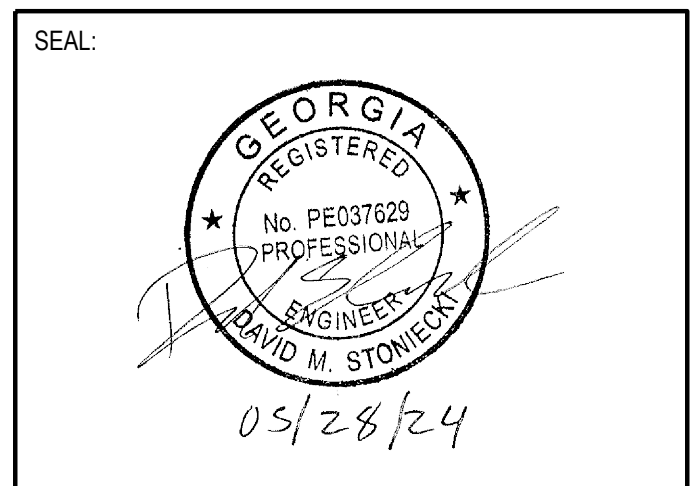


SITE NOTES:
 1) SEE NOTES ON REZONING PLAN SHEET 1 OF 2.

ENGINEER:
FORESITE
 group
 Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 | 770.368.1399
 | 770.368.1944
 | www.foresitegroup.net

DEVELOPER:
ARRIS
 2700 APPLE VALLEY ROAD
 SUITE 50
 BROOKHAVEN, GA 30319
 OFFICE: 770.547.2358
 CONTACT: MR. LEIGH FARR

PROJECT:
**SNELLVILLE TOWNE CENTER
 FLATS**
 HENRY CLOWER BLVD SW & PATE ST S
 SNELLVILLE, GWINNETT COUNTY, GA 30078



REVISIONS	DATE
CITY COMMENTS	05/09/2024
CITY COMMENTS	06/27/2024

PROJECT MANAGER: DMS
 DRAWING BY: JRH
 JURISDICTION: SNELLVILLE, GA
 DATE: 2024.03.27
 TITLE:

**OVERALL REZONING
 PLAN**
 SHEET NUMBER:
 3 OF 3
 COMMENTS: <NOT RELEASED FOR CONSTRUCTION>
 JOBFILE NUMBER: 038.205

SITE LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
	TRANSFORMER BOX ON PAD		TREE GROUP

