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.

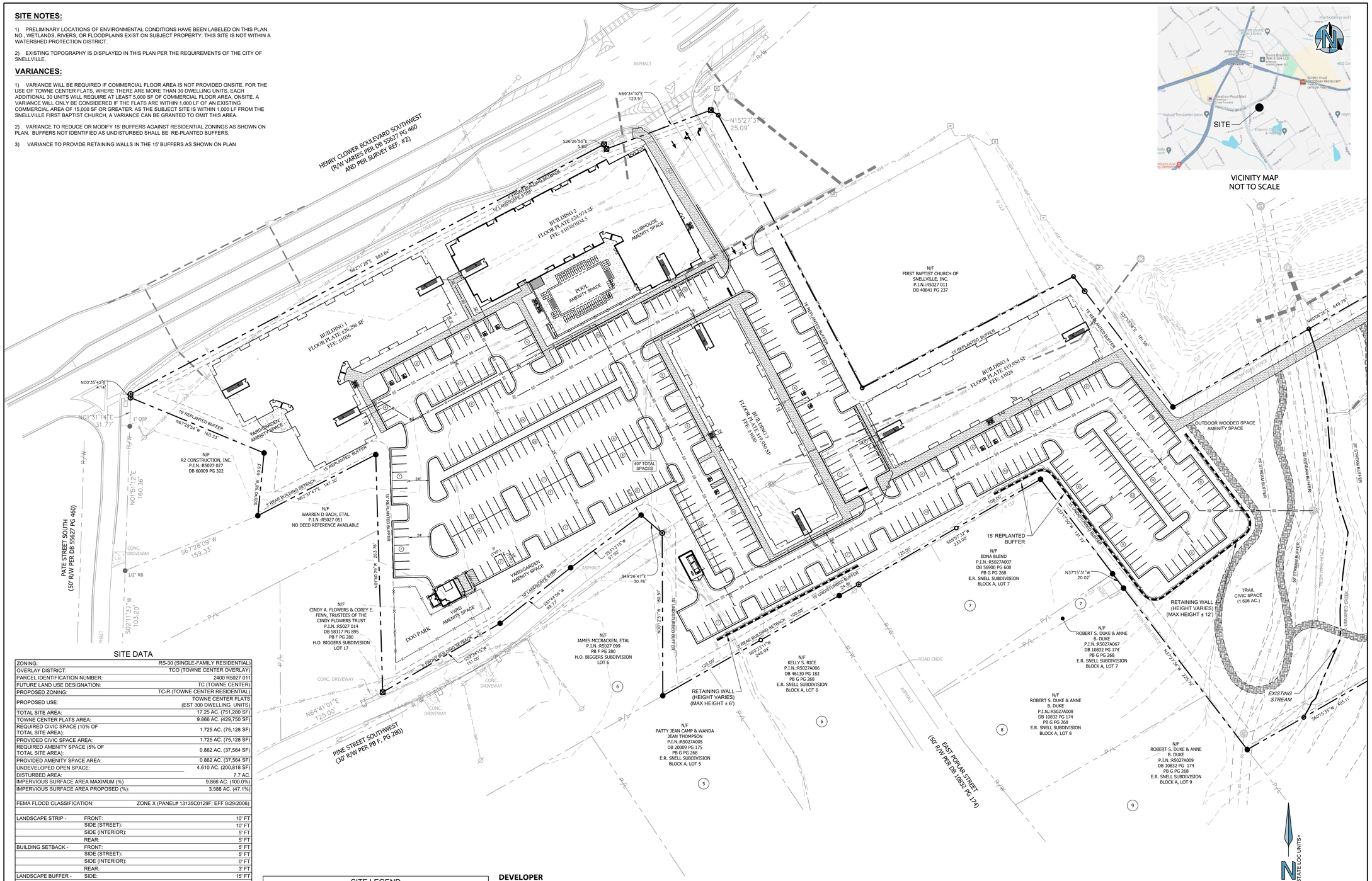
2) EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE REQUIREMENTS OF THE CITY OF SNELLVILLE.

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 PROVIDE RETAINING WALLS IN THE 15' BUFFERS AS SHOWN ON PLAN



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# 13135C0129F; EFF 9/29/2006)
LANDSCAPE STRIP -	FRONT:	10' FT
	SIDE (STREET):	10' FT
	SIDE (INTERIOR):	5' FT
	REAR:	5' FT
BUILDING SETBACK -	FRONT:	5' FT
	SIDE (STREET):	5' FT
	SIDE (INTERIOR):	0' FT
	REAR:	3' FT
LANDSCAPE BUFFER -	SIDE:	15' FT
	REAR:	15' FT
BUILDING HEIGHT:		63'3"
BUILDING HEIGHT (MAX.):		75' OR 5 STORIES (WHICHEVER IS LESS)
PARKING RATIO REQUIRED -	OCCUPANCY:	1 SPACE / DWELLING UNIT
PARKING REQUIRED:		300 SPACES
PARKING PROVIDED:		407 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
T	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

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
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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 COUTNY, GA 30078

SEAL:
GEORGIA REGISTERED No. PE037629 PROFESSIONAL ENGINEER DAVID M. STONECIPHER
07/02/24

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

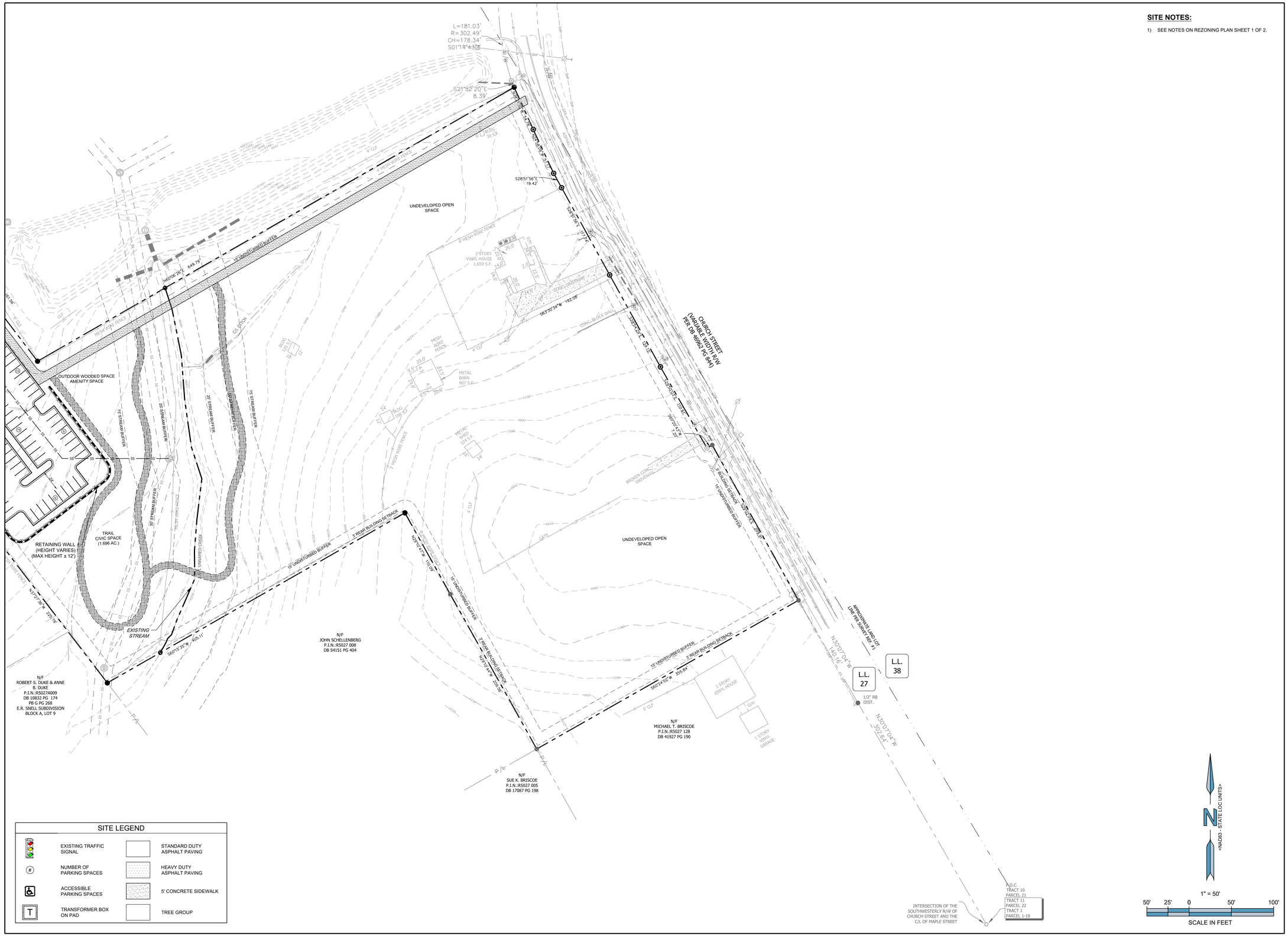
PROJECT MANAGER:	DMS
DRAWING BY:	JRH
JURISDICTION:	SNELLVILLE, GA
DATE:	2024-05-28
TITLE:	

REZONING PLAN

SHEET NUMBER:
1 OF 3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.205



SITE NOTES:

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

SITE LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
#	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
T	TRANSFORMER BOX ON PAD		TREE GROUP

ENGINEER:

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DEVELOPER:

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CONTACT: MR. LEIGH FARR

PROJECT:

SNELLVILLE TOWNE CENTER FLATS

HENRY CLOWER BLVD SW & PATE ST S
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SEAL:

GEORGIA REGISTERED No. PE037629 PROFESSIONAL ENGINEER DAVID M. STONICKER

07/02/24

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

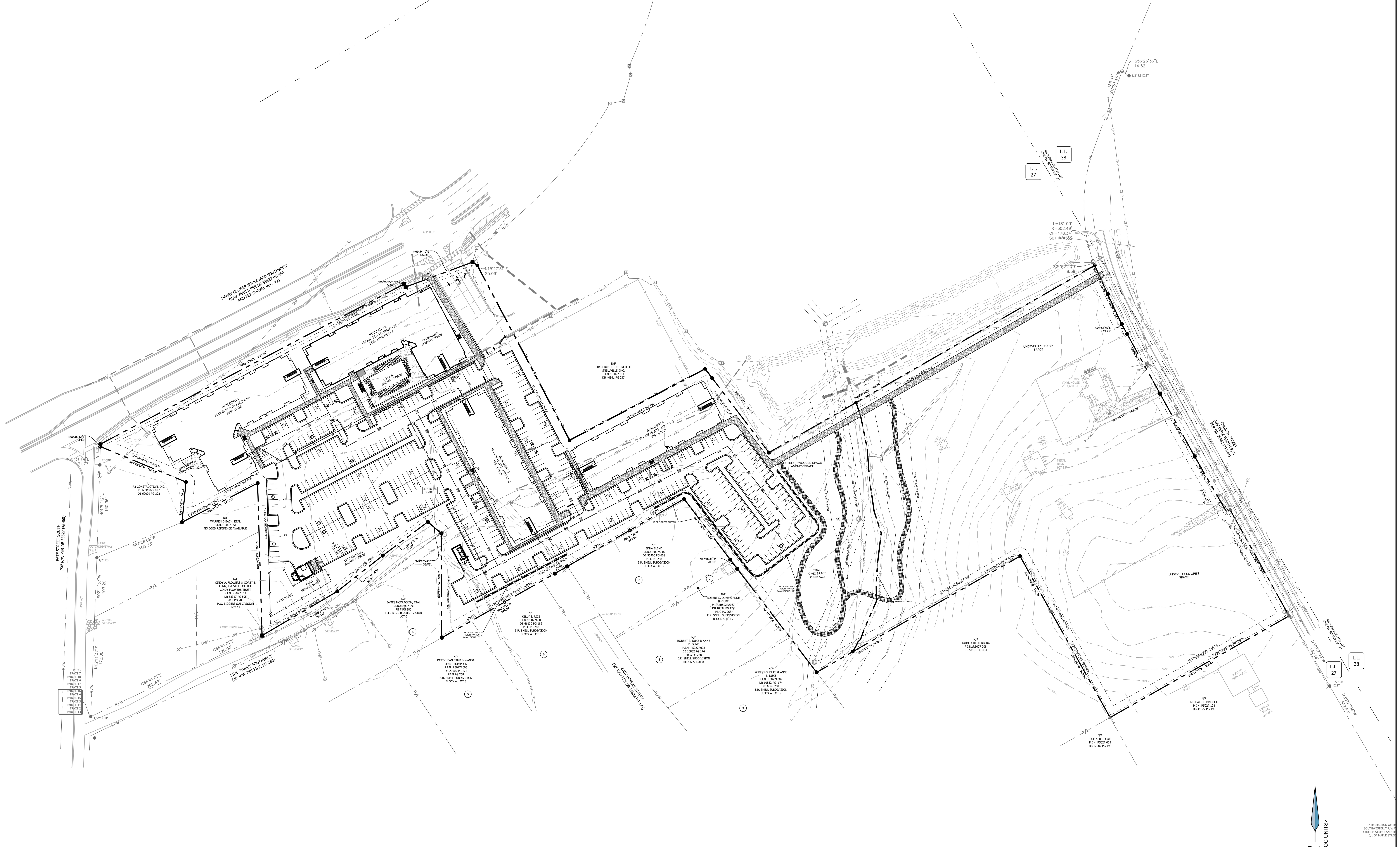
SHEET NUMBER: 2 OF 3

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 038.205

SITE NOTES:

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



SITE LEGEND

(traffic signal symbol)	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
#	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
(accessible symbol)	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
T	TRANSFORMER BOX ON PAD		TREE GROUP

N

<NAD83 - STATE LOC UNITS>

1" = 80'

80' 40' 0 80' 160'

SCALE IN FEET

ENGINEER:

FORESITE group

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DEVELOPER:

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CONTACT: MR. LEIGH FARR

PROJECT:

SNELLVILLE TOWNE CENTER FLATS

HENRY CLOWER BLVD SW & PATE ST S
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SEAL:

GEORGIA REGISTERED No. PE037629 PROFESSIONAL ENGINEER DAVID M. STONIECKI

07/02/24

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:

OVERALL REZONING PLAN

SHEET NUMBER: 3 OF 3

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 038.205