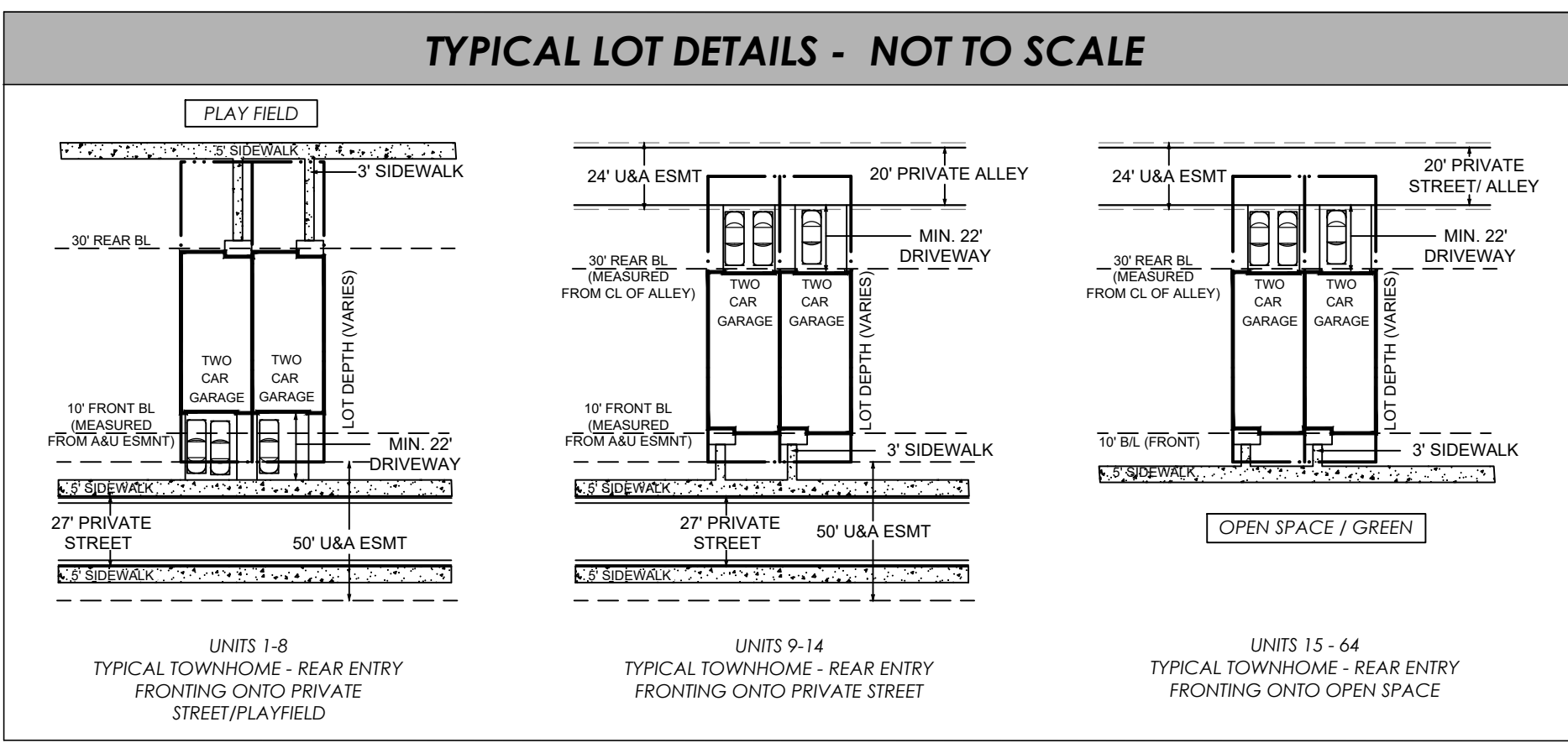


SITE DATA	
GROSS ACRES:	+/- 8.197 ACRES
EXISTING ZONING:	BG
PROPOSED ZONING:	R-TH
TOTAL UNITS:	64 UNITS
TOWNHOME DENSITY:	7.807 U/A
TOWNHOME SIZE:	22'X50' TOWNHOME
MIN. UNIT HEATED S.F.:	1,200 S.F PER TOWNHOME
BUILDING SETBACKS:	
FRONT:	10'
REAR:	30'
SIDE:	0' INTERIOR / 5' STREET
BUILDING SEPARATION:	
BUILDING HEIGHT:	20' MINIMUM 35' MAXIMUM
OPEN SPACE REQUIRED:	20% OR 1.63 ACRES
OPEN SPACE PROVIDED:	23% OR 1.88 ACRES
RECREATION SPACE REQUIRED:	6% OR 0.49 ACRES
RECREATION SPACE PROVIDED:	6.1% OR 0.5 ACRES



PARKING CALCS				
TYPE	GARAGE	DRIVEWAY	UNIT	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	2	2	4	64
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS)				80
90 DEGREE PARKING SPACES (OFF STREET PARKING)				17
PARALLEL PARKING (ON STREET PARKING)				25
TOTAL PARKING SPACES (256 + 17 + 25 = 298)				298

PROPERTY ADDRESS:
STONE MOUNTAIN HIGHWAY
SNELLVILLE, GA 30078

PROPERTY OWNERS:
TRACT 1: PID 5007 283 - VIKRAM CHAUDHARY
TRACT 2: PID 5007 285 - VIKRAM CHAUDHARY
TRACT 3: PID 5007 282 - VIKRAM CHAUDHARY
TRACT 3: PID 5007 165 - GRACE RIDGE SNELLVILLE LLC

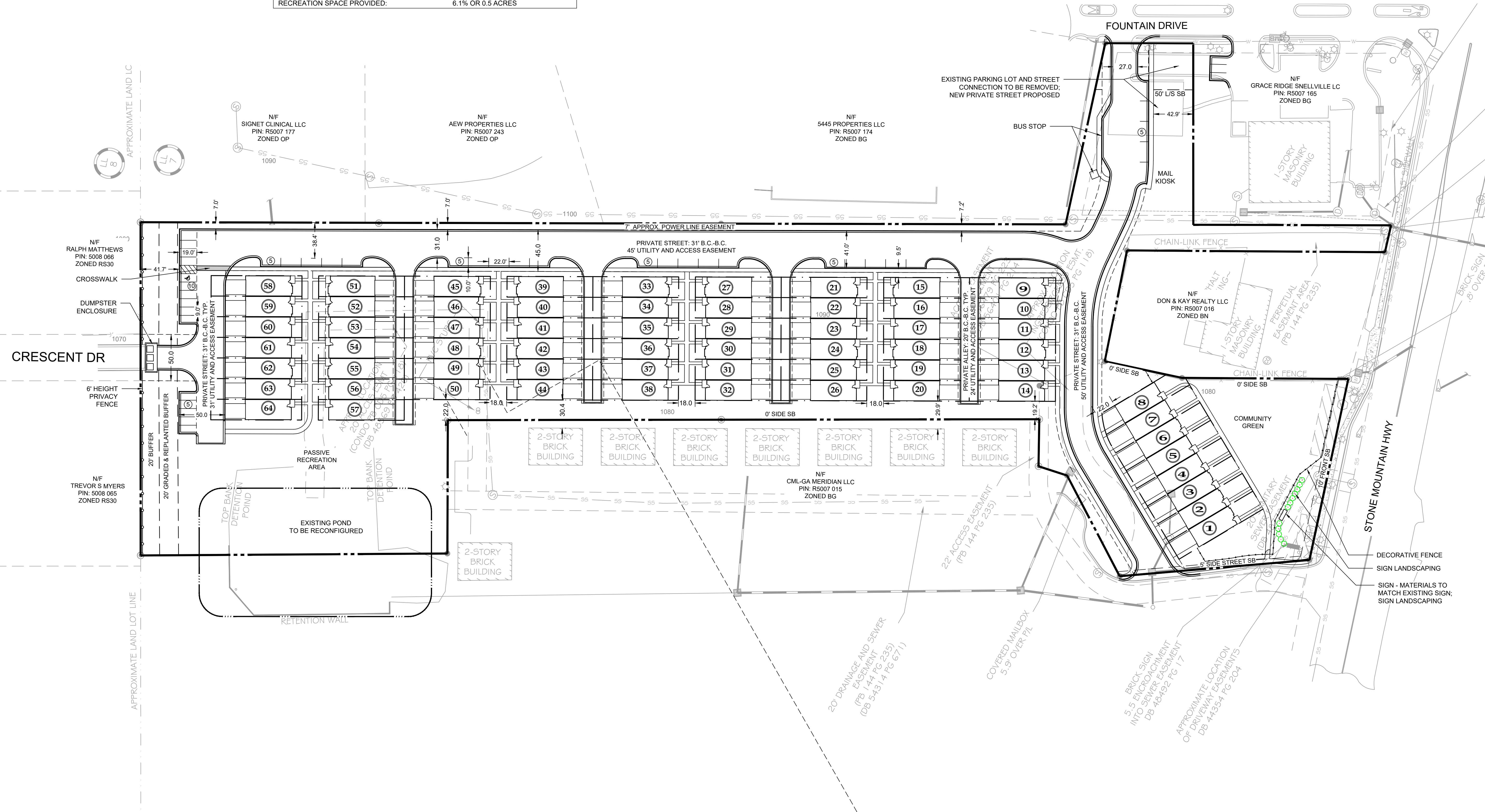
STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

SEWER NOTE:
SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13135C0128F DATED 09/29/2006 FOR GWINNETT COUNTY GEORGIA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

VARIANCES:
1. REDUCE THE SITE SETBACK AS SHOWN.
2. ELIMINATE REQUIRED POOL AND TENNIS COURT FOR RECREATION AREA.



NO.	DATE	DESCRIPTION	BY	CHK	APPV
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

363 SOUTH MAIN ST.
ALPHARETTA, GA
CONTACT: JIM JACOBI
T: 404.456.5562
E: JIM@PARKLANDCO.COM

SITE ZONING PLAN FOR
BROOKWOOD GREEN
STONE MOUNTAIN HIGHWAY
SNELLVILLE, GA 30078
LL 007 ~ DISTRICT 5TH
PARCEL # 5007 282, 5007 285, 5007 165

NORTH

SCALE: 1" = 50'

PROJECT NUMBER
23120

SHEET TITLE
ZONING PLAN

SHEET NUMBER
8.23.24

File Location: c:\design\arch\01_civil\project\03_app\pdp\plan\23120 - stone mtn. parkway_tnc\02_design\dwg\01_concept\23120.dwg, 8.24