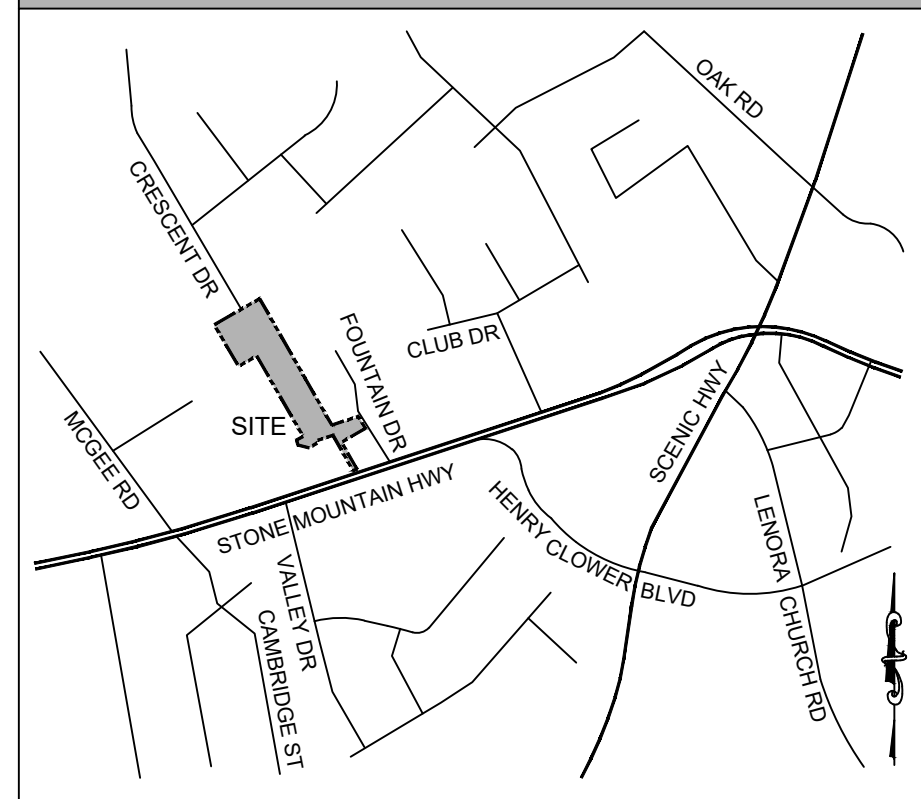


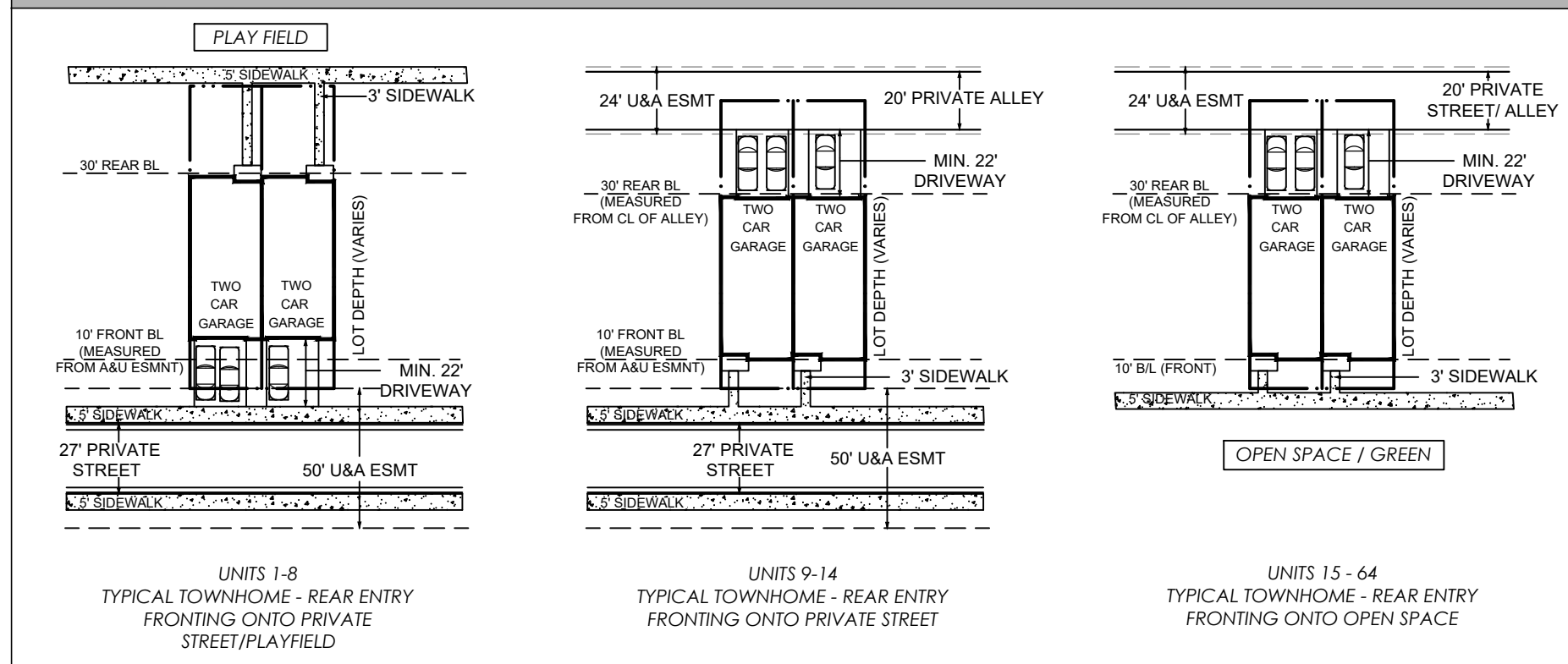
VICINITY MAP - NOT TO SCALE



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:	20' MINIMUM
BUILDING HEIGHT:	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

TYPICAL LOT DETAILS - NOT TO SCALE



PARKING CALCS

TYPE	GARAGE	DRIVEWAY	UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	2	2	4	64	256
REAR ENTRY SFA PARKING REQUIRED:					80
(1 PER UNIT + 1 PER 4 UNITS)					
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

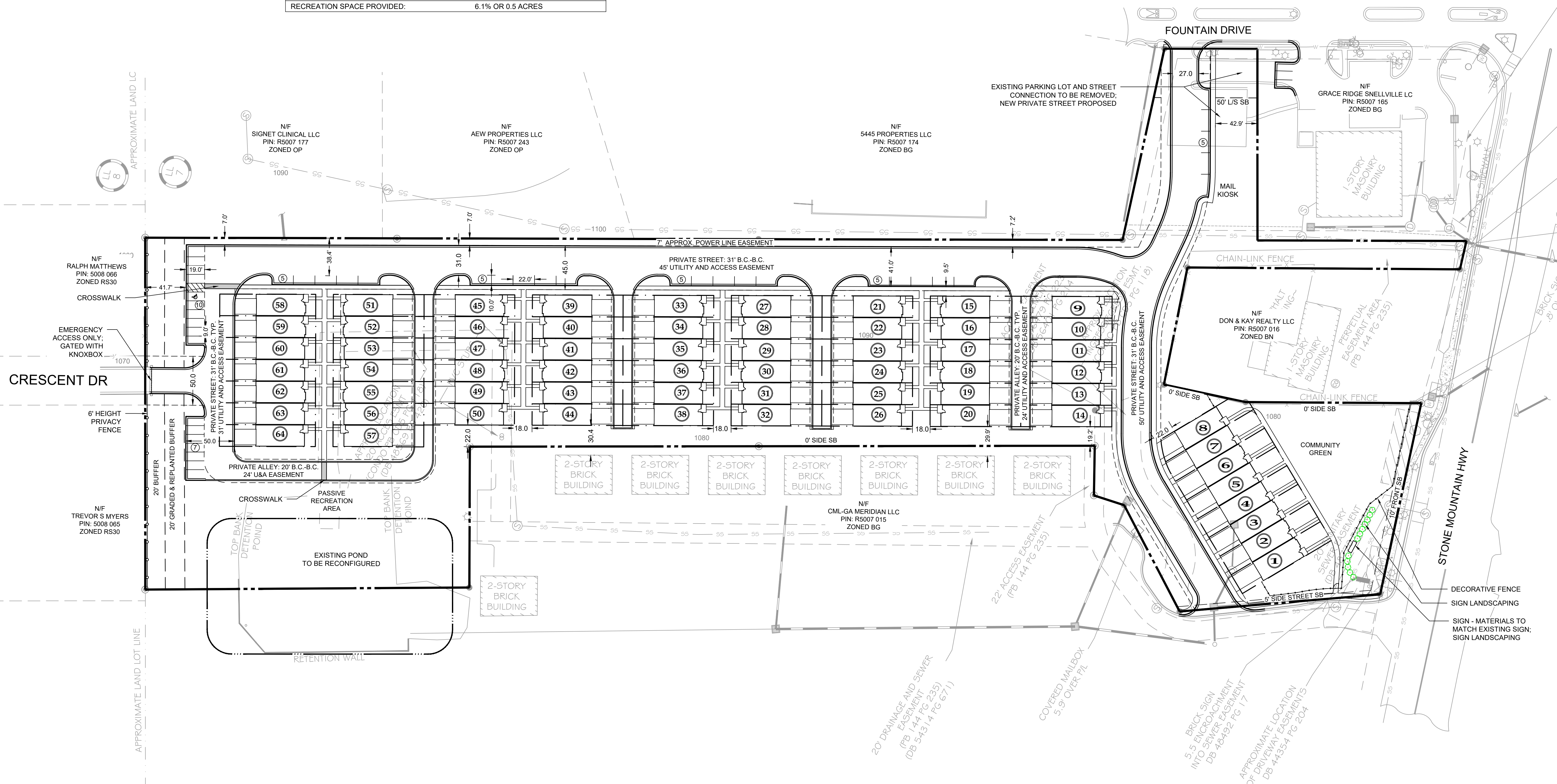
STORMWATER NOTE: STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

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.	APP.
1					
2					
3					



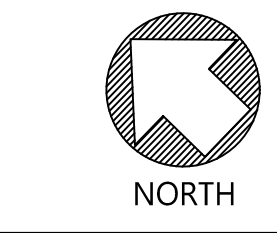
LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730



PARKLAND COMMUNITIES
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



PROJECT NUMBER	23120
SHEET TITLE	ZONING PLAN
SHEET NUMBER	8.9.24

File Location: e:\delaware\c03\project\p3\plan\23120 - stone mtn. parkway\interior\23120-zoning.dwg 10-24-2024 10:08:11 AM