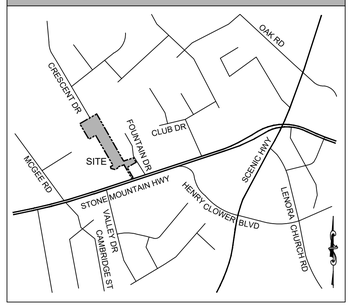
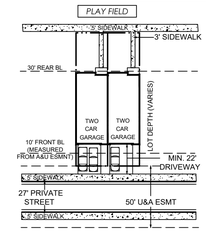
VICINITY MAP - NOT TO SCALE



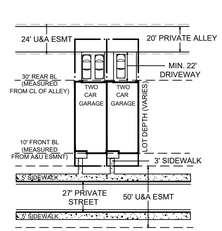
SITE DATA

GROSS ACRES:	+/- 8.174 ACRES
EXISTING ZONING:	BG
PROPOSED ZONING:	R-TH
TOTAL UNITS:	64 UNITS
TOWNHOME DENSITY:	7.83 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

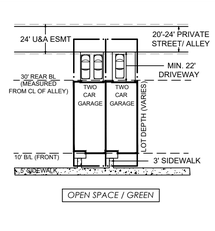
TYPICAL LOT DETAILS - NOT TO SCALE



UNITS 1-8
TYPICAL TOWNHOME - REAR ENTRY
FRONTING ONTO PRIVATE STREET/PLAYFIELD



UNITS 9-14
TYPICAL TOWNHOME - REAR ENTRY
FRONTING ONTO PRIVATE STREET



UNITS 15 - 64
TYPICAL TOWNHOME - REAR ENTRY
FRONTING ONTO OPEN SPACE

PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	2	2	4	64	256
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS)					80
90 DEGREE PARKING SPACES (OFF STREET PARKING)					14
PARALLEL PARKING (ON STREET PARKING)					25
TOTAL PARKING SPACES (256 + 14 + 27 = 297)					297

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

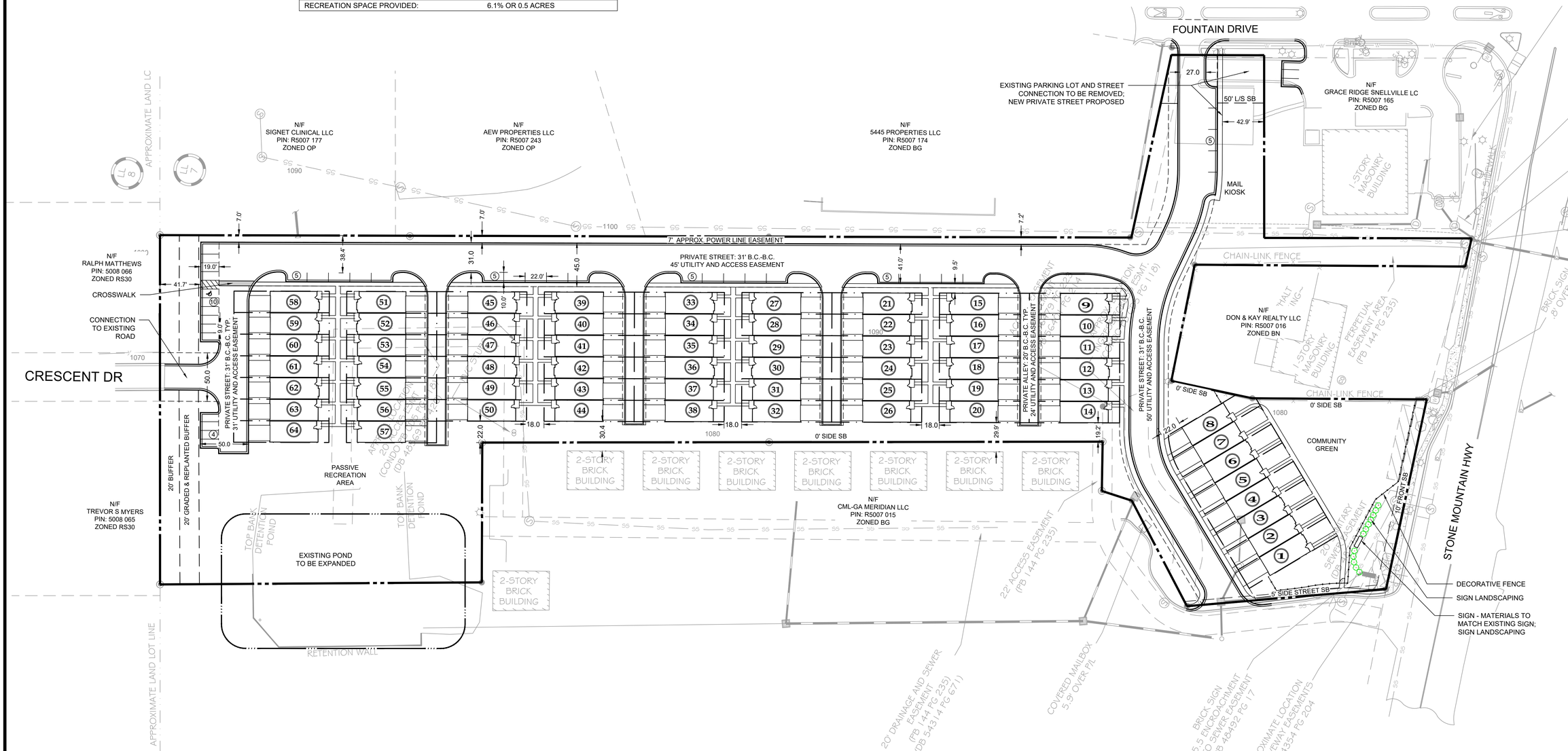
STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

SEWER NOTE:
SEWER PROVIDED BY GWINETT 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	APV

NOT RELEASED FOR CONSTRUCTION

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
L.L. 007 ~ DISTRICT 5TH
PARCEL # 5007 282, 5007 285, 5007 165

NORTH

SCALE: 1"= 50'
0 50

PROJECT NUMBER
23120

SHEET TITLE
ZONING PLAN

SHEET NUMBER
5.14.24

File Location: s:\land\archive_01\civil_projects\03-projects\parkland\23120 - stone mtn. parkway tract\02-design\dwg\01-concept\23120-zoning-5.13.24