

**PROPERTY OWNER:**  
PID: 5026-061, 5026-177, 5026-107  
SNELLVILLE COMMUNITY CHURCH, INC.  
2428 MAIN ST E  
SNELLVILLE, GA 30078

**DEVELOPER:**  
PARKLAND COMMUNITIES, INC.  
925 NORTH POINT PKWY, SUITE 320  
ALPHARETTA, GA 30005

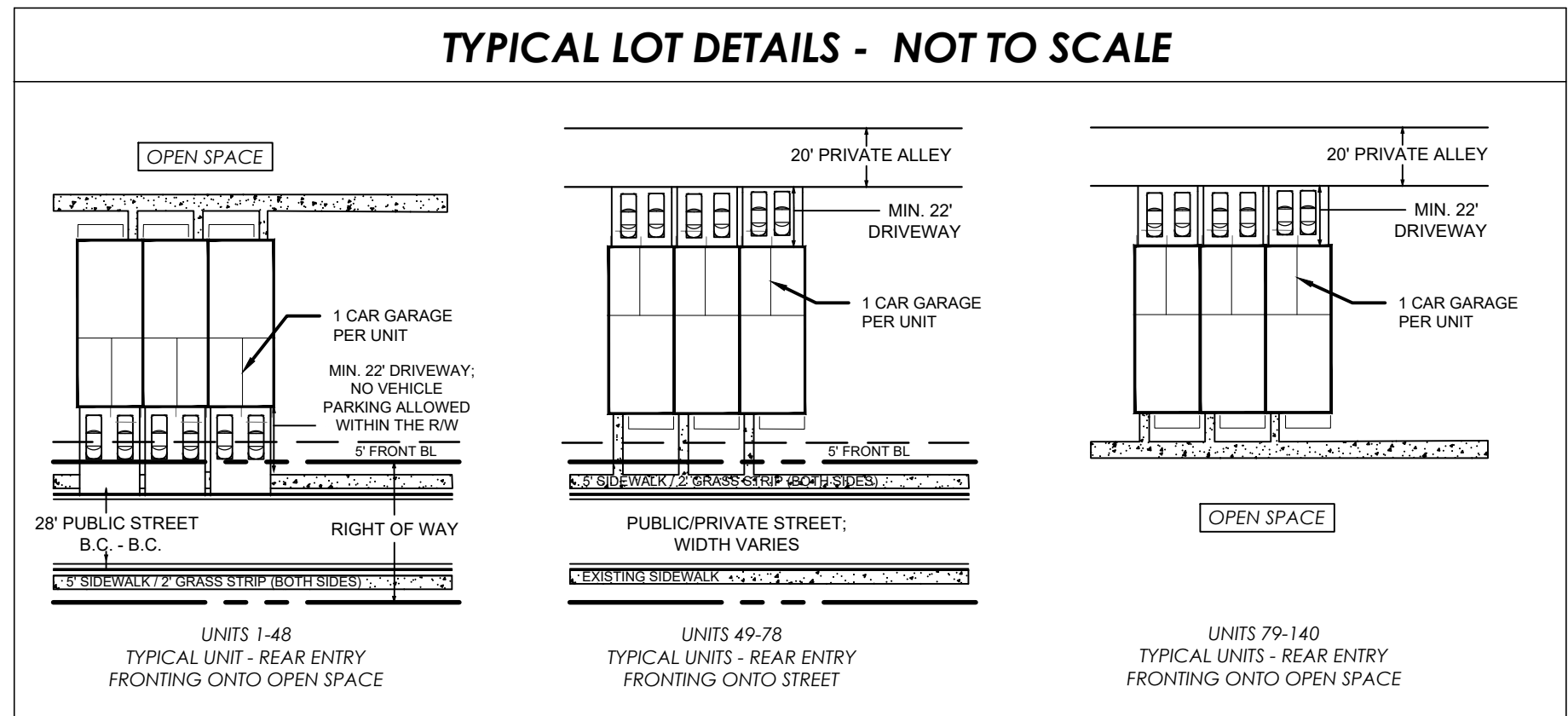
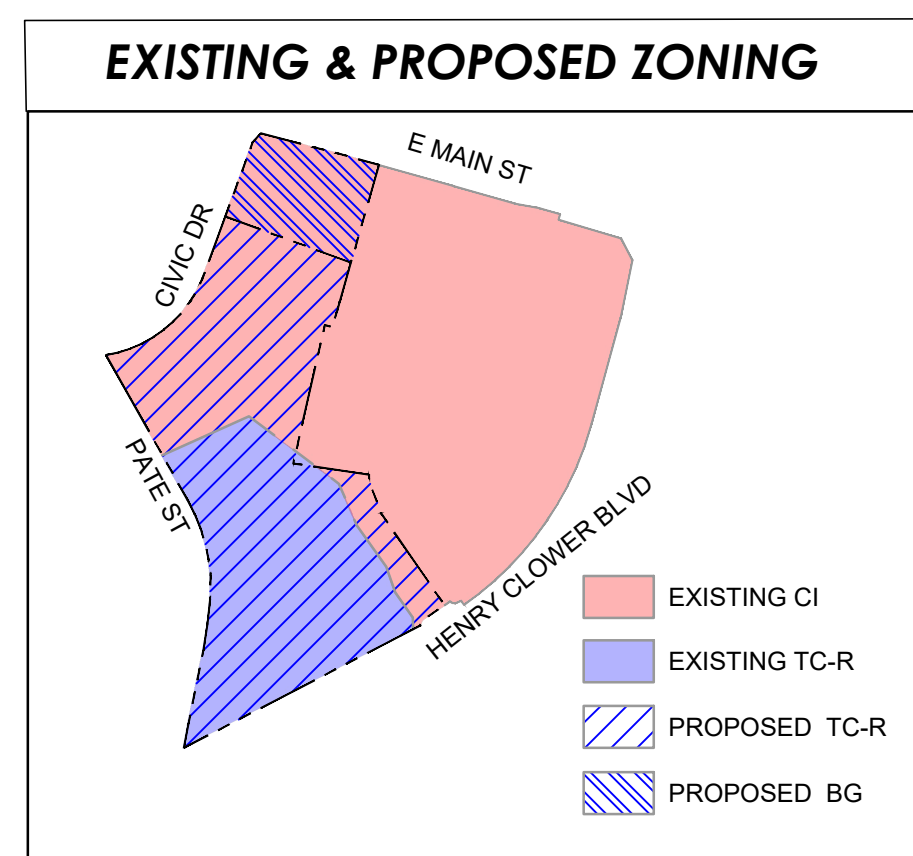
**FEMA NOTE:**  
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0129F, EFF. 9/29/2006.

**WATER NOTE:**  
WATER PROVIDED BY GWINNETT COUNTY

**SEWER NOTE:**  
SEWER PROVIDED BY GWINNETT COUNTY

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

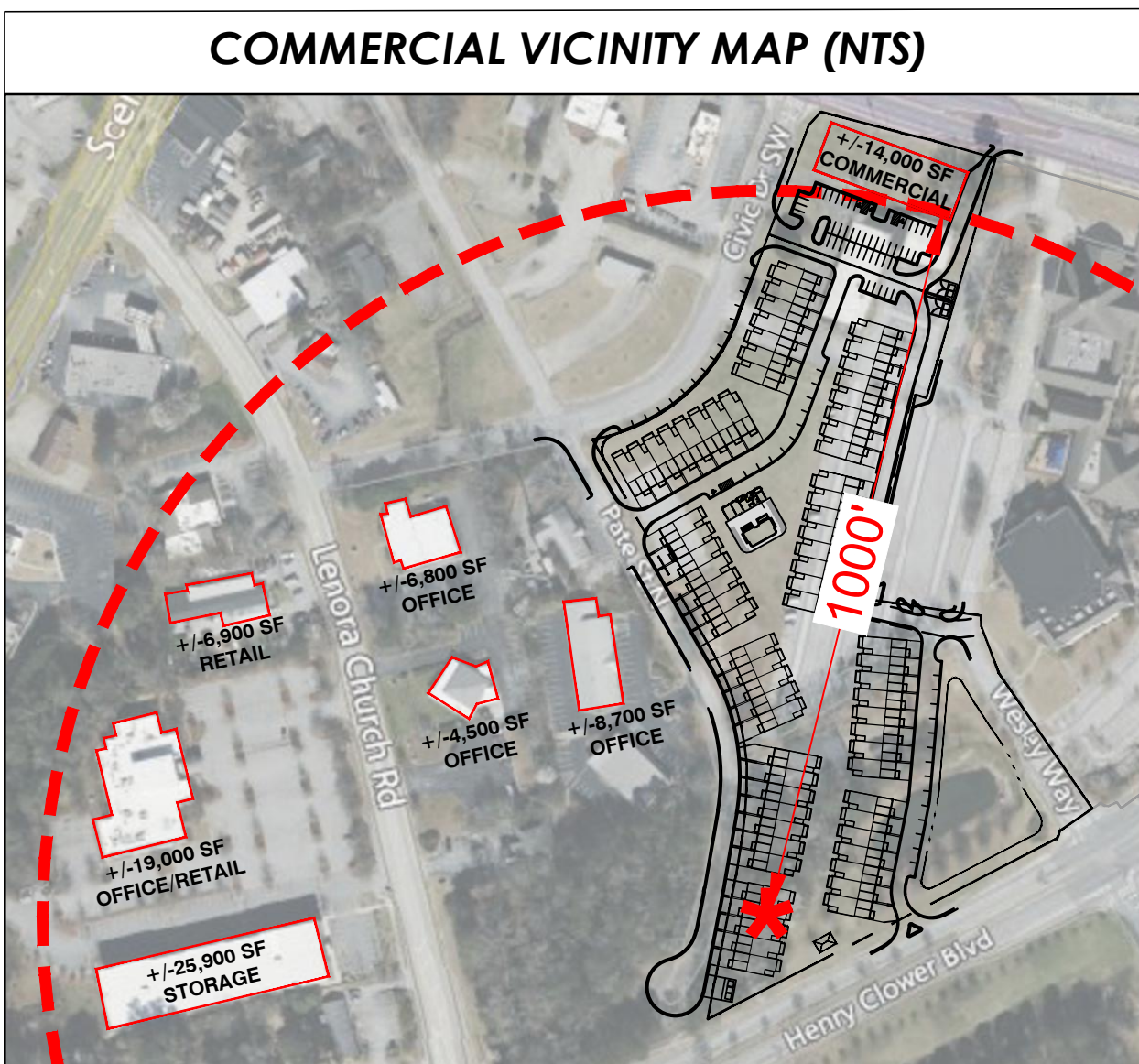
**VARIANCES:**  
1. REDUCTION TO THE STREETSCAPE SIDEWALK WIDTH FROM 10' TO 5' (UDO 401-4.2), (A)  
2. REDUCTION TO THE STREETSCAPE PLANTER WIDTH FROM 5' TO 2' (UDO 401-4.2), (A)  
3. PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) (B)  
4. ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) (C)  
5. ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) (D)



RESIDENTIAL SITE DATA	
EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%
LOT & BUILDING DIMENSIONS	
MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'
STREETS & RIGHT OF WAY	
PAVEMENT WIDTH:	AS SHOWN
PRINCIPAL BUILDING SETBACKS	
MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'
BUFFERS/LANDSCAPE STRIPS	
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A
PARKING	
PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

RESIDENTIAL PARKING CALCS				
TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS)				175
PARALLEL PARKING SPACES (GUEST PARKING)				46
TOTAL PARKING SPACES (280 + 46 = 326)				326

BG SITE DATA	
EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES



COMMERCIAL VICINITY CALCS	
COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/-25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
<b>TOTAL COMMERCIAL PROVIDED:</b>	<b>+/- 86,700</b>



SITE LEGEND	
(AP)	AMENITY PARKING
(CB)	CABANA
(CD)	DUMPSTER
(ER)	EXISTING SIDEWALK TO REMAIN
(MK)	MAIL KIOSK
(SM)	PROPOSED 5' SIDEWALK / 2' GRASS STRIP
(SW)	STORMWATER MANAGEMENT AREA
(SP)	SWIMMING POOL
(PV)	PICNIC PAVILLION

NOT RELEASED FOR CONSTRUCTION

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

**PARKLAND COMMUNITIES DEVELOPER**  
299 S. MAIN ST., ALPHARETTA, GA 30009  
24 HR CONTACT: JIM JACOBI  
CELL: 404.456.5562  
E: JIM@PARKLANDCO.COM

ZONING PLAN FOR  
Snellville Community Church Tract  
2428 E. Main St., Snellville, GA 30078  
Tax ID: 5026 177

**NORTH**

SCALE: 1" = 60'

PROJECT NUMBER: GA3793-23119  
SHEET TITLE: ZONING  
SHEET NUMBER: 10.14.24