

PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELVILLE, 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. 13135C0128F, EFF. 9/29/2006.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

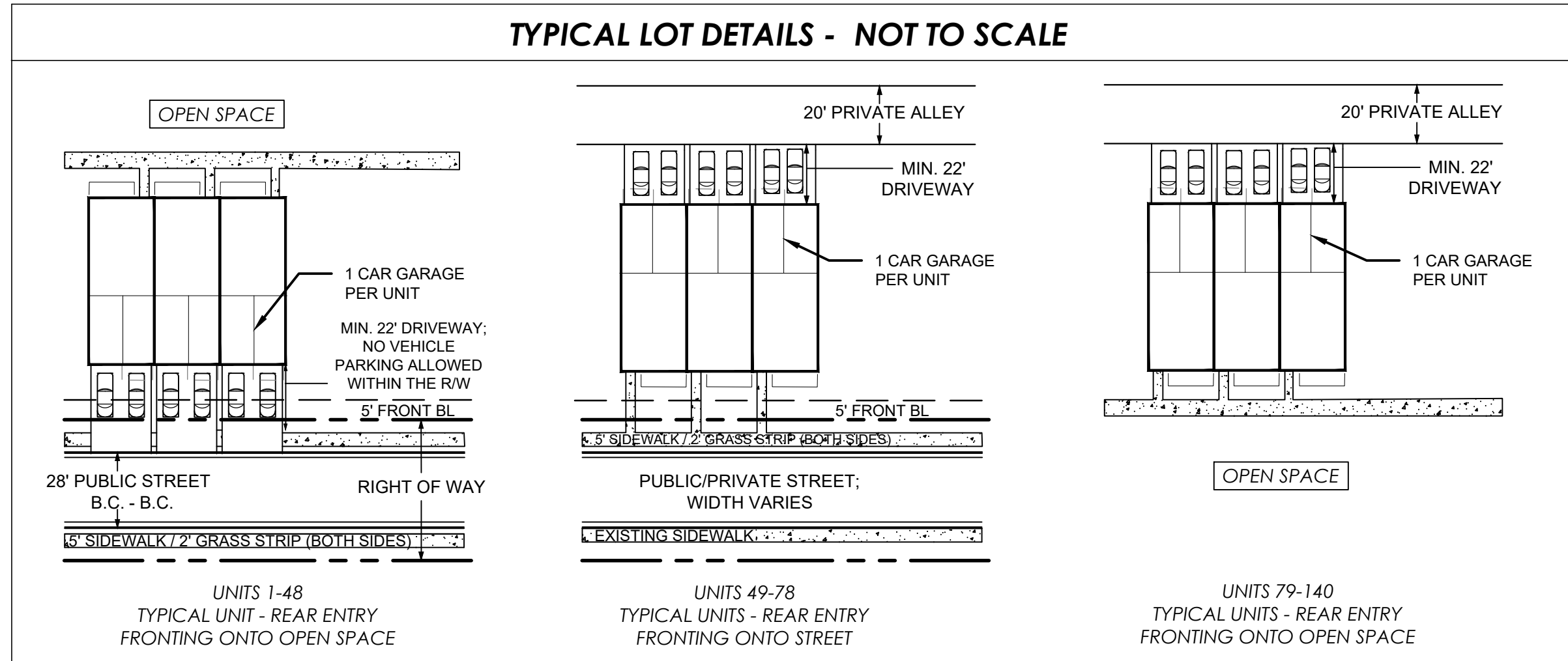
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

VARIANCES:

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

SITE LEGEND

- (AP) AMENITY PARKING
- (CB) CABANA
- (D) DUMPSTER
- (ES) EXISTING SIDEWALK TO REMAIN
- (MK) MAIL KIOSK
- (SS) PROPOSED 5' SIDEWALK / 2' GRASS STRIP
- (SM) STORMWATER MANAGEMENT AREA
- (PL) SWIMMING POOL
- (PN) PICNIC PAVILLION



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
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PRINCIPAL BUILDING SETBACKS

MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS

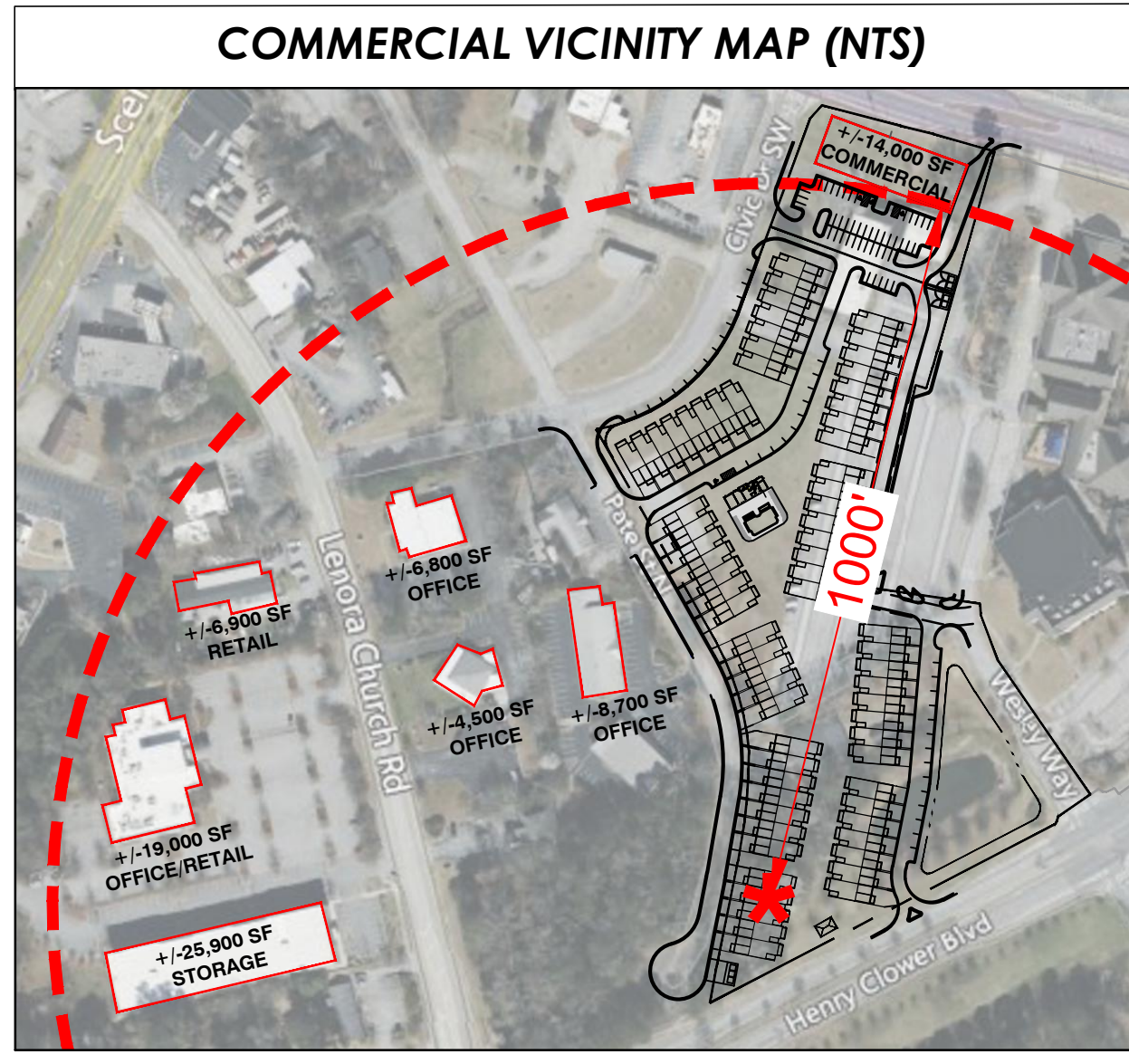
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

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

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:	+/- 8,900 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
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



 LJA ENGINEERING 299 S. MAIN STREET ALPHARETTA, GA 30009 770-225-4730	NOT RELEASED FOR CONSTRUCTION
 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 Snelville Community Church Tract 2428 E. Main St., Snelville, GA 30078 Tax ID: 5026 177
 NORTH SCALE: 1" = 60' 	PROJECT NUMBER GA3793-23119 SHEET TITLE ZONING SHEET NUMBER 11.6.24