

**PROPERTY OWNER:**  
 PID: 5026-051, 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. 13135C0128F, EFF. 9/29/2006.

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

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

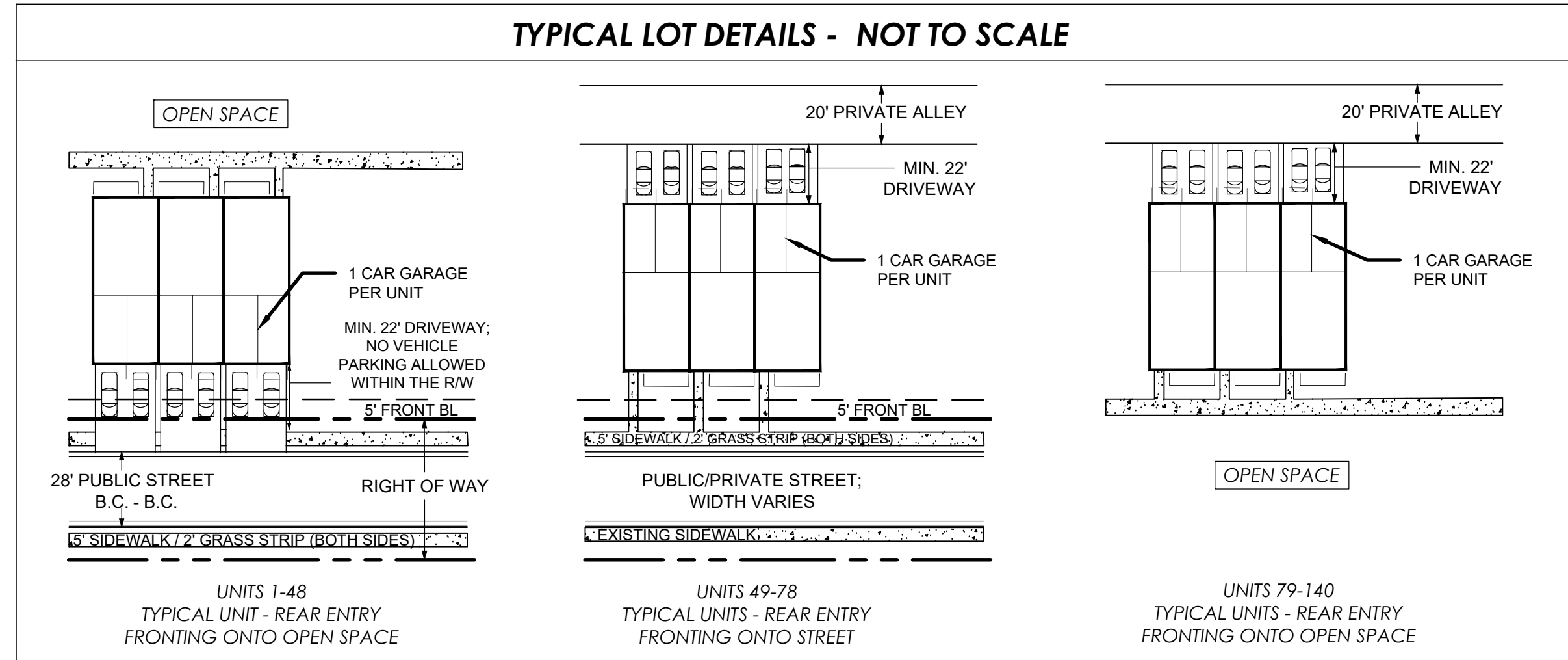
**STORMWATER NOTE:**  
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

**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
- (PV) 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% <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5% <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>

<b>LOT &amp; BUILDING DIMENSIONS</b>	
MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

<b>STREETS &amp; RIGHT OF WAY</b>	
PAVEMENT WIDTH:	AS SHOWN

<b>PRINCIPAL BUILDING SETBACKS</b>	
MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

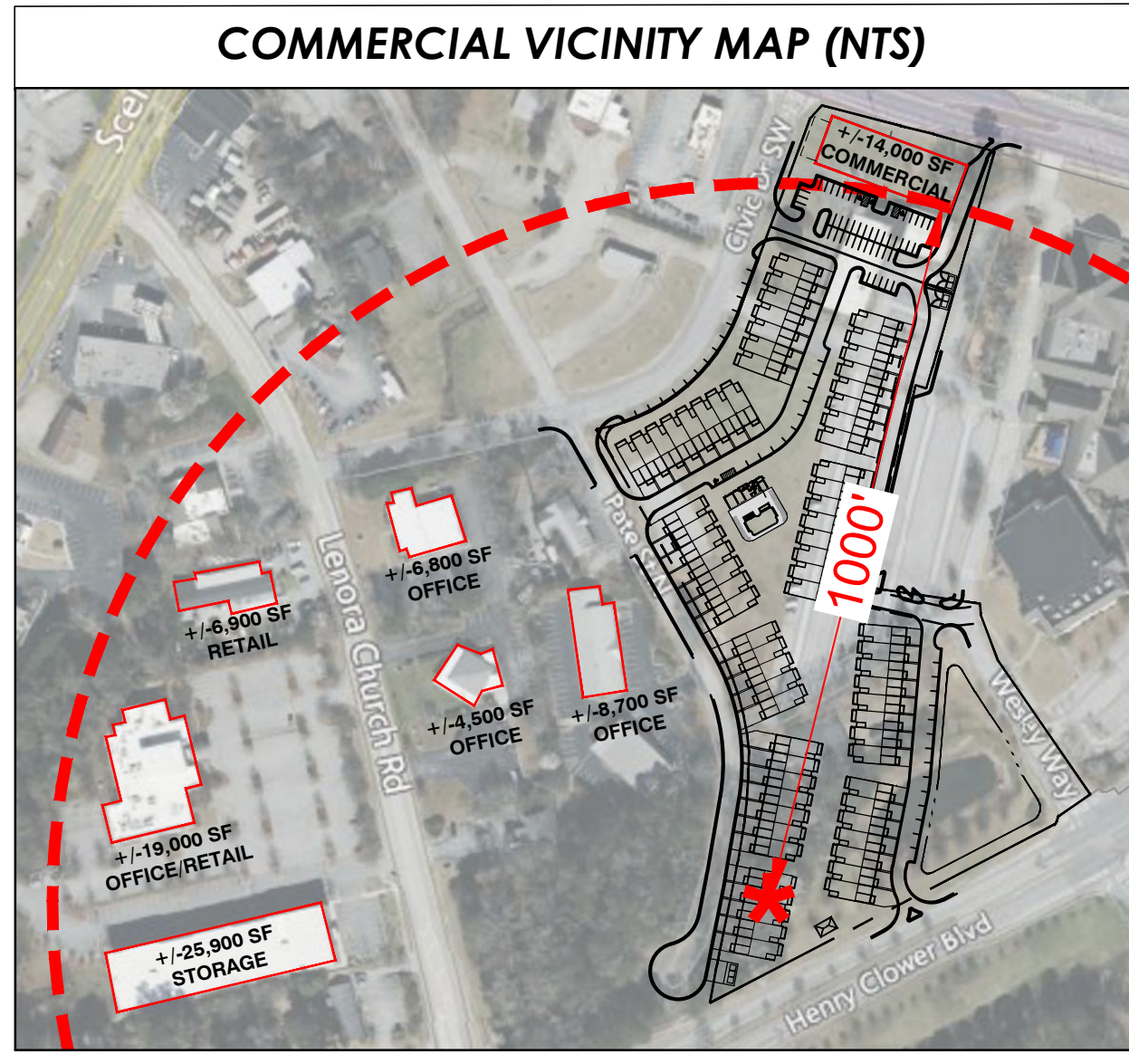
<b>BUFFERS/LANDSCAPE STRIPS</b>	
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

<b>PARKING</b>	
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

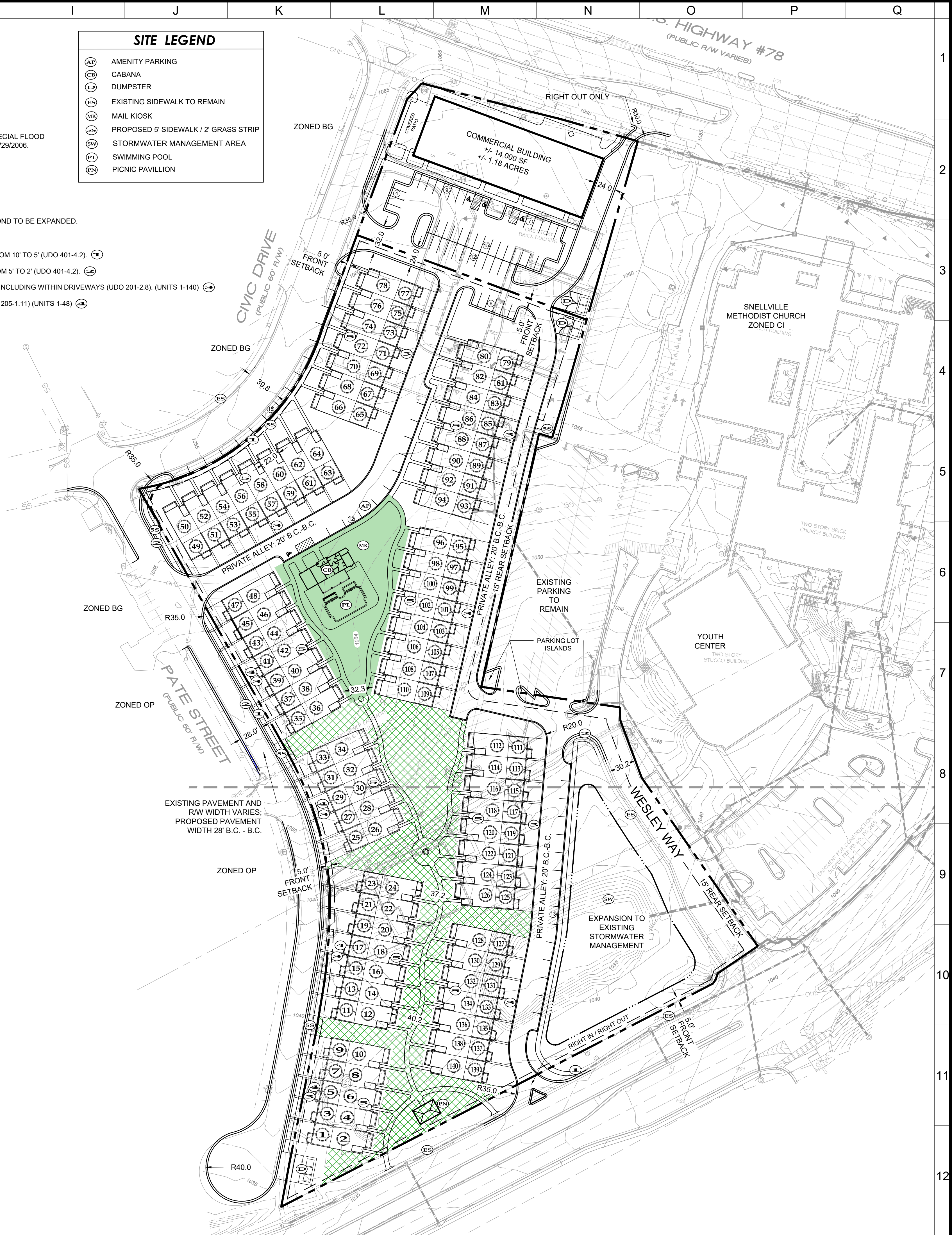


### COMMERCIAL VICINITY CALCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 6,900 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>

### 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					
<b>TOTAL PARKING SPACES (280 + 46 = 326)</b>					



<p><b>LJA ENGINEERING</b>          299 S. MAIN ST.,          ALPHARETTA, GA 30009          770-225-4730</p>	<p><b>PARKLAND COMMUNITIES</b>          DEVELOPER          299 S. MAIN ST.,          ALPHARETTA, GA 30009          24 HR CONTACT: JIM JACOBI          CELL: 404.456.5562          E: JIM@PARKLANDCO.COM</p>
<p>NORTH</p>	<p>ZONING PLAN FOR          BETHANY PARK          Snellville Community          Church Tract          2428 E. Main St., Snellville, GA 30078          Tax ID: 5026 177</p>
<p>SCALE: 1" = 60'</p>	<p>PROJECT NUMBER          GA3793-23119          SHEET TITLE  <b>ZONING SITE PLAN</b>          SHEET NUMBER          11.6.24</p>

File Location: \\snp\arch\01-civil\projects\03-projects\parkland\23119 - snellville\_methodist\_church\_tract\02-design\p01-schematic\zoning\_10-30-24