Line Table		
Line #	Length	Direction
L1	6.24	N10° 38' 50"W
L2	20.40	N28° 37' 34"E
L3	20.28	N75° 27' 06"E
L4	79.56	S46° 09' 53"E
L5	36.64	S36° 53' 57"E
L6	66.36	S71° 16' 40"E
L7	43.80	S78° 22' 19"E
L8	50.46	S80° 58' 23"E
L9	86.01	N78° 39' 06"E
L10	57.22	N53° 27' 42"E
L11	80.03	N33° 50' 04"E
L12	38.68	N32° 44' 15"E
L13	23.91	N24° 48' 59"E
L14	38.69	S70° 17' 15"E
L15	76.51	S73° 42' 54"E
L16	68.70	S84° 23' 04"E
L17	62.71	S85° 54' 45"E

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	25.92	60.00	S24° 30' 18"E	25.72

VARIANCE

A VARIANCE IS REQUESTED FROM SNELLVILLE UDC SECTION 401-5.10.B.3 TO REQUEST ROLLOVER CURBING IN LIEU OF VERTICAL CURBING BETWEEN LOTS 14-19.

UTILITY INFORMATION

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES
2. WATER WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES.
3. STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

SOURCE/SURVEY DATA

EXISTING CONDITIONS AND BOUNDARIES ARE TAKEN FROM A BOUNDARY SURVEY FOR GWINNETT COUNTY PARCEL 5100 0023 BY BLUE LANDWORKS, DATED 07/23/23

SITE DATA

PARCEL NUMBER	5100 023
TOTAL ACREAGE	17.44 ACRES
EXISTING ZONING	RS-30
PROPOSED ZONING	R-TH
TOTAL UNITS	65 UNITS
ALLOWABLE DENSITY	8 UNITS/ACRE
PROPOSED DENSITY	3.72 UNITS/ACRE
MIN. LOT SQUARE FOOTAGE	1,800 SF
TOWNHOME DIMENSIONS	
FRONT ENTRY	24'W X 43.5'L
GARAGE ENTRY	24'W X 42'L
MAX. BUILDING HEIGHT	35'
HEATED TOWNHOME SF	1,800 SF
BUILDING SETBACKS	
FRONT	10'
SIDE	0'
REAR	30'
REQUIRED OPEN SPACE	3.49 ACRES
PROVIDED OPEN SPACE	9.30 ACRES
COMMUNITY CENTER	2,500 SF
MAILBOX PARKING	13 SPACES

PARKING CALCULATIONS

REQUIRED PARKING PER UNIT: 1 SPACE PER UNIT
PROVIDED PARKING PER UNIT: 2 SPACES PER UNIT VIA GARAGE + 2 SPACES PER UNIT VIA DRIVEWAY
TOTAL PARKING PROVIDED: 4 SPACES PER UNIT X 65 UNITS = 260 SPACES

COLUMBIA ENGINEERING
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DULUTH, GEORGIA 30096
(770) 925-0357

GEORGIA REGISTERED No. 1603 LANDSCAPE ARCHITECT ROBERT GORDON GRANT
10/28/24

PROJECT
SNELLVILLE TOWNHOMES
ROSEBUD ROAD
SNELLVILLE, GA 30078

DEVELOPER
THOMAS TSUI
5960 LIVE OAK PKWY, STE 320
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REVISIONS	DATE

DRAWING TITLE

REZONING
SITE PLAN

DRAWING FILE:		
DRAWN BY	KH/RG	DRAWING NO.
DATE	12/09/24	RZ-1
PROJECT NO.	4425.10	

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