



SITE LOCATION MAP NOT TO SCALE

PROPERTY OWNERS: PARCEL ID: 5027 001 - CHRIS DUSIK (2587 LENORA CHURCH ROAD) PARCEL ID: 5027 001E - SOREN S THOMAS LIVING TRUST (2597 LENORA CHURCH ROAD)

- PROPOSED RIGHT IN **RIGHT OUT DRIVEWAY**

SITE DATA

ER EASEMENT
SF OR 0.082 ACRES
(\mathbf{A})
\sim $\sqrt{1}$

SITE DATA:	
GROSS SITE AREA	15.149 ACRES OR 659,874 SF
FLOOD HAZARD AREA	3.681 ACRES OR 160,330 SF
ZONING	
EXISTING ZONING	RS-30 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING	RX (MIXED RESIDENTIAL)
ZONING JURISDICTION	CITY OF SNELLVILLE
RESIDENTIAL USE	
DETACHED SINGLE-FAMILY	28 UNITS
ATTACHED SINGLE-FAMILY	42 UNITS
TOTAL	70 UNITS
PROPOSED DENSITY	4.62 UNITS PER ACRE
PROPOSED OPEN SPACE	5.980 ACRES OR 260,468 SF
DIMENSIONAL STANDARDS	
DENSITY	8 UNITS PER ACRE MAXIMUM
OPEN SPACE REQUIREMENT	20% OF SITE MIN 3.030 ACRES OR 197,962 SF
LOT AREA	2,500 SF MINIMUM FOR A DETACHED HOUSE
	800 SF MINIMUM FOR A TOWNHOUSE
LOT WIDTH MINIMUM	25 FEET MINIMUM FOR A DETACHED HOUSE
	20 FEET MINIMUM FOR A TOWNHOUSE
LOT COVERAGE	70% MAXIMUM
SITE DEVELOPMENT STANDARDS	
PARKING	1 PER UNIT + 1 PER 4 UNITS OR 105 SPACES
BUFFER STRIP	15 FEET
LANDSCAPE STRIP FRONT	10 FEET
BUILDING PLACEMENT	
FRONT SETBACK	10 FEET
SIDE SETBACK (INTERIOR)	5 FEET
SIDE SETBACK (STREET)	10 FEET
REAR SETBACK	20 FEET
BULK AND MASS	
BUILDING HEIGHT	40 FEET MAXIMUM
UNIT FLOOR AREA	800 SF MINIMUM
GARAGE SIZE PER DWELLING UNIT	1-CAR MINIMUM



THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER 3500 LENOX ROAD SUITE 625 ATLANTA, GEORGIA 30326 O: (678) 223-8978 WWW.THEREVIVELANDGROUP.COM

PROJECT SOMERSET AT SNELLVILLE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

2587 AND 2597 LENORA CGURCH ROAD SNELLVILLE, GA 30078

CITY OF SNELLVILLE GWINNETT COUNTY GEORGIA



SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER 3500 LENOX ROAD SUITE 625 ATLANTA, GEORGIA 30326 O: (678) 223-8978 THEREVIVELANDGROUP.COM



CONCEPTUAL SITE PLAN

7-()7