

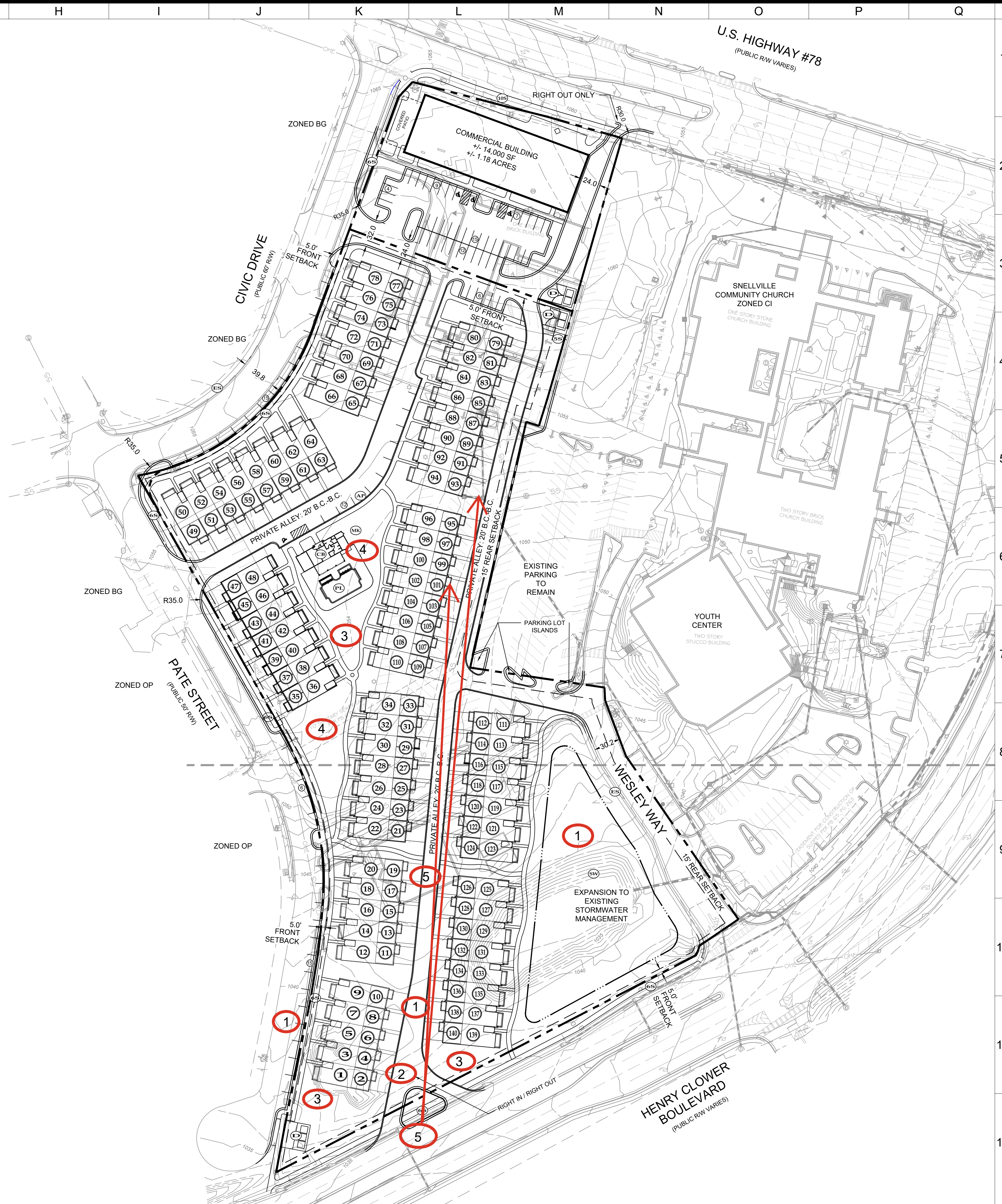
RESIDENTIAL SITE DATA	
EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY 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:	55 SPACES
TOTAL PARKING PROVIDED:	335 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

SITE LEGEND	
(AP)	AMENITY PARKING
(CB)	CABANA
(D)	DUMPSTER
(ES)	EXISTING SIDEWALK TO REMAIN
(MK)	MAIL KIOSK
(CS)	PROPOSED 6' SIDEWALK / 5' GRASS STRIP
(MS)	PROPOSED 10' SIDEWALK / 5' GRASS STRIP
(SM)	STORMWATER MANAGEMENT AREA
(FP)	SWIMMING POOL

Revised Concept Summary:

1. Increased Pavement and Impervious Area by + 6,000 sf requiring larger pond
2. No room for Civic Pavillion or gathering place
3. Green spaces now separated and no-longer cohesively connected
4. Park / Green Space Area is reduced by 30% to 1 Acre
5. Rear alley becomes a long cut through street and creates an unpleasant view from Henry Clower Boulevard seeing many more garages and parked vehicles with out interruption



1	BY: CHK / APV
2	DESCRIPTION
3	DATE
4	
5	
6	<p>LJA ENGINEERING 299 S. MAIN STREET ALPHARETTA, GA 30009 770-225-4730</p>
7	<p>PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM</p>
8	<p>CONCEPT PLAN FOR BETHANY PARK</p> <p>Snellville Community Church Tract</p> <p>2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177</p>
9	<p>NORTH</p>
10	<p>SCALE: 1" = 60'</p>
11	<p>PROJECT NUMBER GA3793-23119</p> <p>SHEET TITLE CONCEPT PLAN</p> <p>SHEET NUMBER 1/30/25</p>
12	