

NOW OR FORMERLY
CITY OF SNELLVILLE
P.B. O. PG. 766
TAX ID: R5028 004D
ZONING: CI - CIVIC INSTITUTIONAL
PARCEL ID R5028 004D

SITE INFORMATION

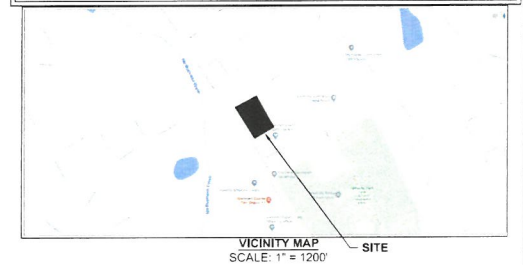
AREA: 2.765 ACRES
 LOCATION: LAND LOT 28, DISTRICT 5
 PARCEL ID: R5028 001
 EXISTING ZONING: RS-30 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: RS-5 - SINGLE FAMILY RESIDENTIAL
 TOTAL LOTS/DWELLINGS - 11

AREA SUMMARY: RIGHT-OF-WAY: xxx ACRES (xxx S.F.)
 LOTS: xxx ACRES (xxx S.F.)
 STORMWATER: 0.22 ACRES (9,471 S.F.)
 OPEN SPACE: 20% REQUIRED 0.55 ACRES (24,089 S.F.)
 PROVIDED: 0.54 ACRES (23,676 S.F.) 19.53%

THIS SITE IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP 13135C0138F, EFFECTIVE DATE SEPTEMBER 28, 2006.
 NO PONDS/LAKES, STREAMS, OR WETLANDS LOCATED ON SITE.
 SITE DENSITY: 3.98 LOTS PER ACRE

UNIT SIZE: ONE STORY 1 - 1,266 S.F., TWO BEDROOM
 ONE STORY 2 - 1,547 S.F., TWO BEDROOM
 TWO STORY 1 - 1,710 S.F., TWO BEDROOM
 TWO STORY 2 - 1,971 S.F., TWO BEDROOM

SCALE IN FEET



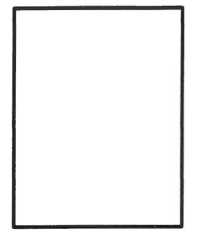
NOW OR FORMERLY
GWINNETT COUNTY PUBLIC LIBRARY
D.B. 3945, PG. 214
D.B. 4200, PG. 251
TAX ID: R5028 002A
ZONING: CI - CIVIC INSTITUTIONAL
PARCEL ID R5028 002A

**LENORA CHURCH ROAD
100' RIGHT OF WAY**
PER D.B. 9006 PG. 5

RECEIVED

MAY 16 2022

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



NO.	DATE	BY	REVISION
4			
3			
2			
1			



REZONING PLAN
 PROJECT NAME
PROPOSED SUBDIVISION
 2706 LENORA CHURCH ROAD, SNELLVILLE, GA 30078
 BRIT AND CAMP, LLC
 PO BOX 550, SNELLVILLE, GA 30078

PROJECT NO.:	PROJ. MGR.:
BCL02000229	TMC
DATE:	DRWN. BY:
11/23/20	MA
SCALE:	CHKD. BY:
AS NOTED	JDC
DRAWING SERIES:	
REZONING	
SHEET NO.:	
C-1.0	