

NOTES:

SITE AREA:
TOTAL AREA: ±11.61 ACRES

SITE ZONING:
EXISTING ZONING: RS-150
PROPOSED ZONING: RS-150, WITH VARIANCES

PRINCIPAL PERMITTED USES:

- SINGLE-FAMILY DWELLINGS
- NON-COMMERCIAL CROP TREE FARMING
- NON-PROFIT PRIVATE CLUBHOUSE NOT GREATER THAN 4,000 SF
- SWIMMING POOLS, TENNIS FACILITIES, AND THEIR ACCESSORY PARKING AREAS EXCLUSIVELY FOR THE USE OF NEIGHBORHOOD RESIDENTS AND THEIR NON-PAYING GUESTS.
- GOVERNMENT AGENCIES, OFFICES, AND LAND USE.
- SINGLE-FAMILY RESIDENCES SERVED BY PUBLIC SEWAGE TREATMENT SYSTEMS OR AN ON-SITE SEPTIC SYSTEM APPROVED BY GWINNETT COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

ZONING REQUIREMENTS - SPACE LIMITS:

- MINIMUM LOT AREA: 15,000 SQUARE FEET
- MINIMUM LOT WIDTH: 80 FEET AT BUILDING LINE
- MAXIMUM HEIGHT OF BUILDING: 35 FEET
- MINIMUM FRONT YARD: 40 FEET FROM RIGHT-OF-WAY LINE
- MINIMUM REAR YARD: 40 FEET
- MINIMUM SIDE YARD: 10 FEET
- MINIMUM SIDE YARD ON STREET SIDE OF CORNER: 35 FEET

PROPOSED SPACE LIMITS:

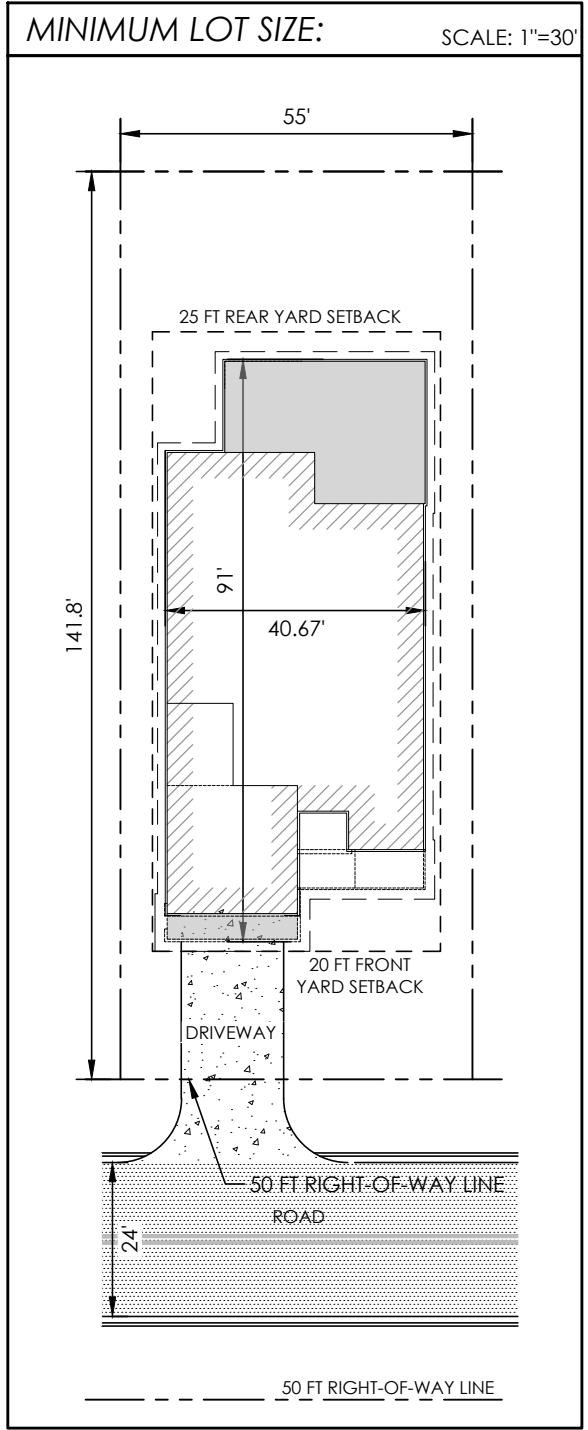
- MINIMUM LOT AREA: 7,800 SQUARE FEET
- MINIMUM LOT WIDTH: 55 FEET AT BUILDING LINE
- MAXIMUM HEIGHT OF BUILDING: 35 FEET
- MINIMUM FRONT YARD: 20 FEET FROM RIGHT-OF-WAY LINE
- MINIMUM REAR YARD: 25 FEET
- MINIMUM SIDE YARD: 5 FEET
- MINIMUM SIDE YARD ON STREET SIDE OF CORNER: 35 FEET

PROPOSED LOT SUMMARY:
TOTAL PROPOSED LOTS: 29
LOT DENSITY: ±2.5 DU/AC
MINIMUM LOT AREA: ±7,800 SQFT (55' x 141.8')
PROPOSED DISTURBED ACREAGE: ±8.92 ACRES

PROPOSED VARIANCES:

1. REDUCE MINIMUM LOT AREA FROM 15,000 SF TO 7,800 SF.
2. REDUCE MINIMUM LOT WIDTH FROM 80 FT AT BUILDING LINE TO 55 FT AT BUILDING LINE.
3. REDUCE MINIMUM FRONT YARD SETBACK FROM 40 FT FROM RIGHT-OF-WAY LINE TO 20 FT FROM RIGHT-OF-WAY LINE.
4. REDUCE MINIMUM REAR YARD SETBACK FROM 40 FT TO 25 FT.
5. REDUCE SIDE YARD SETBACK FROM 10 FT TO 5 FT.

SITE LOCATION
THIS PROPERTY IS LOCATED IN THE 5TH DISTRICT, LAND LOT 71, GWINNETT COUNTY, CITY OF SNELLVILLE, GA



ENGINEERING & LAND SURVEYING
1221 MERCHANT WAY
SUITE 201
STATESBORO, GA 30458
(912)489-7112 OFFICE
(912)489-7125 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404)693-1618 OFFICE

GENERAL NOTICE: CONTRACTORS, SUBCONTRACTORS, VENDORS AND SUPPLIERS ARE ADVISED THAT THE CONTRACT DOCUMENTS CONSIST OF ENGINEER PRINTS, BOUND AND UNBOUND SETS, AND A CD. THE CONTRACT DOCUMENTS SHALL BE THE CHANGE ORDERS ONLY. DOCUMENTS REPRODUCED BY PARTIES OTHER THAN THE ENGINEER, WHETHER IN HARD COPY OR ELECTRONIC FORM, SHALL NOT BE THE PROVISIONS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN FROM VENDORS AND SUPPLIERS A COPY OF THE CONTRACT DOCUMENTS AND VERIFY THAT THE CONSTRUCTION OF THE FACILITY ARE IDENTICAL TO THE CONTRACT DOCUMENTS. COPYRIGHT © 2017 BY MAXWELL-REDDICK AND ASSOCIATES. ALL RIGHTS RESERVED.

PROPOSED SUBDIVISION
PINEHURST RD. AND SYCAMORE DR.
SNELLVILLE, GA
PROPOSED SITE LAYOUT PLAN

DESIGNED: THR
DRAWN: GSU
CHECKED: CJM
DATE: AUG. 30, 2017
JOB NO.: 2017-069
SCALE: AS SHOWN

DRAWING NUMBER
C1.0
SHEET NUMBER 1

