

**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:**

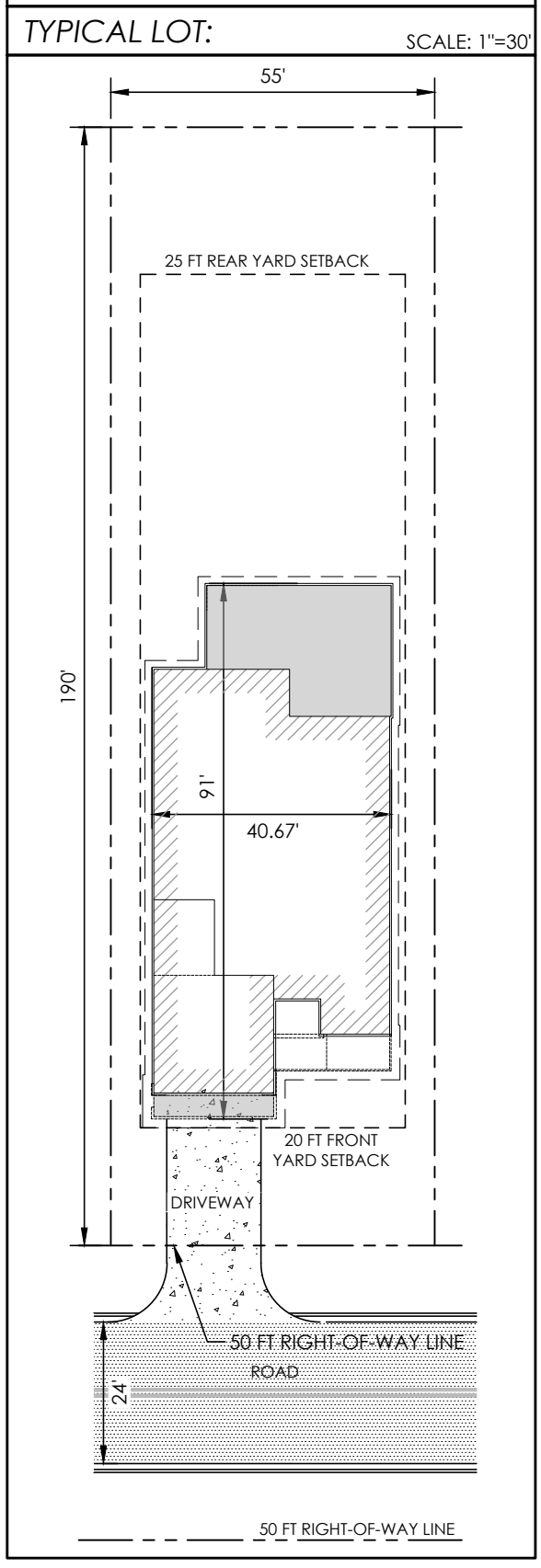
- MINIMUM LOT AREA: 7,800 SQUARE FEET
- MINIMUM LOT WIDTH: 55 FEET AT BUILDING LINE
- MAXIMUM HEIGHT OF BUILDING: 35 FEET
- MINIMUM FRONT YARD: 20 FEET FROM RIGHT-OF-WAY LINE
- MINIMUM REAR YARD: 25 FEET
- MINIMUM SIDE YARD: 5 FEET
- MINIMUM SIDE YARD ON STREET SIDE OF CORNER: 35 FEET

**PROPOSED LOT SUMMARY:**  
TOTAL PROPOSED LOTS: 29  
LOT DENSITY: ±2.5 DU/AC  
TYPICAL LOT AREA: ±10,450 SQFT (55' x 190')  
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.

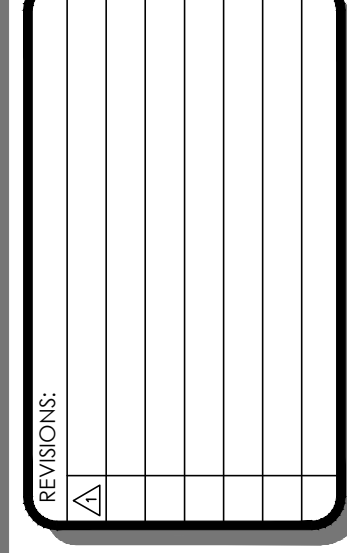
**SITE LOCATION**  
THIS PROPERTY IS LOCATED IN THE 5TH DISTRICT, LAND LOT 71, GWINNETT COUNTY, CITY OF SNELLVILLE, GA



**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

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

DESIGNED: THR  
DRAWN: GSU  
CHECKED: CJM  
DATE: JUNE 02, 2017  
JOB NO.: 2017-069  
SCALE: AS SHOWN

DRAWING NUMBER  
**C1.0**  
SHEET NUMBER 1

