SITE NOTES:

1) PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. NO _WETLANDS, RIVERS, OR FLOODPLAINS EXIST ON SUBJECT PROPERTY. THIS SITE IS NOT WITHIN A WATERSHED PROTECTION DISTRICT.

2) EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE REQUIREMENTS OF THE CITY OF SNELLVILLE.

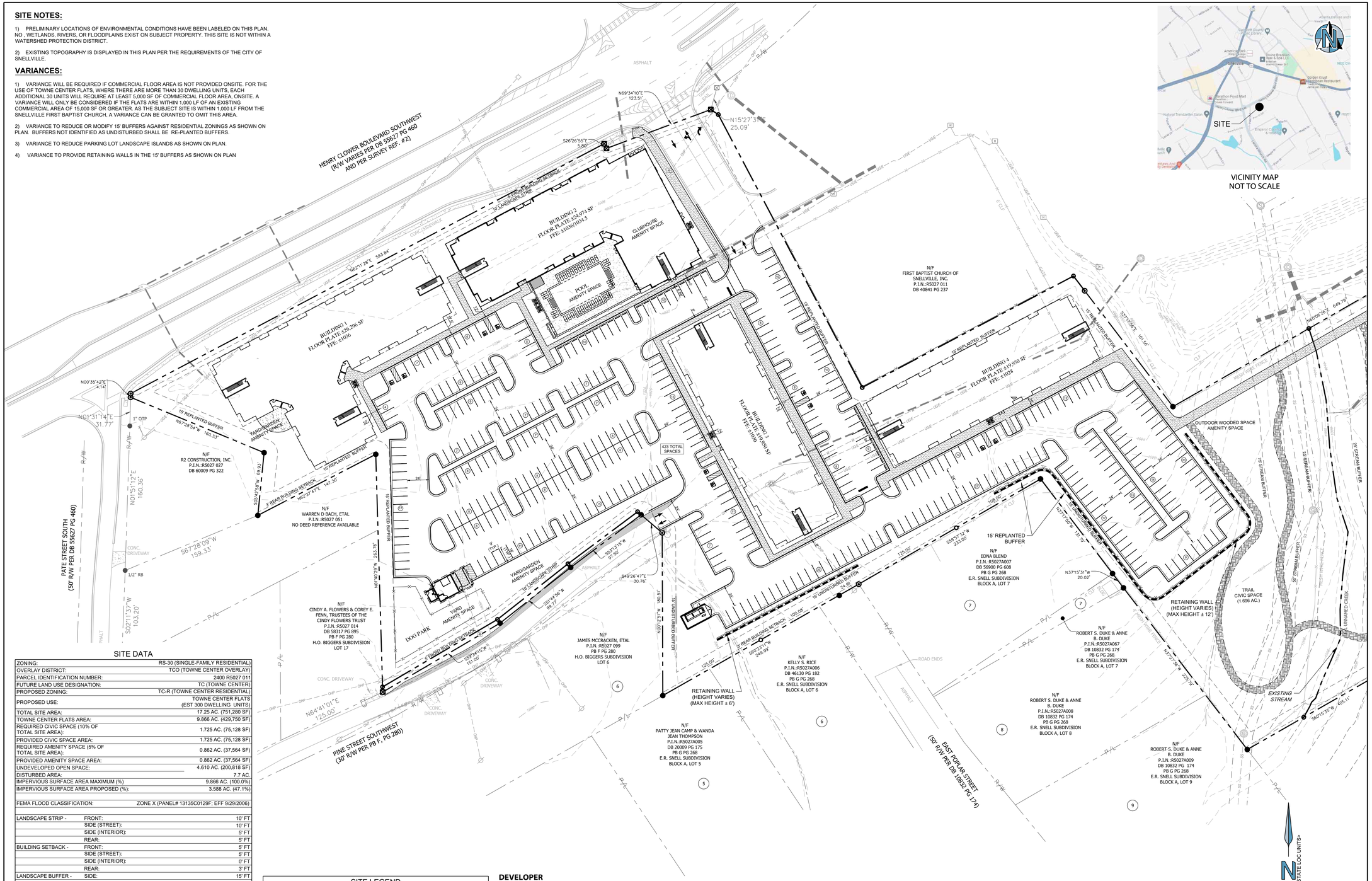
VARIANCES:

1) VARIANCE WILL BE REQUIRED IF COMMERCIAL FLOOR AREA IS NOT PROVIDED ONSITE. FOR THE USE OF TOWNE CENTER FLATS, WHERE THERE ARE MORE THAN 30 DWELLING UNITS, EACH ADDITIONAL 30 UNITS WILL REQUIRE AT LEAST 5,000 SF OF COMMERCIAL FLOOR AREA, ONSITE. A VARIANCE WILL ONLY BE CONSIDERED IF THE FLATS ARE WITHIN 1,000 LF OF AN EXISTING COMMERCIAL AREA OF 15,000 SF OR GREATER. AS THE SUBJECT SITE IS WITHIN 1,000 LF FROM THE SNELLVILLE FIRST BAPTIST CHURCH, A VARIANCE CAN BE GRANTED TO OMIT THIS AREA.

2) VARIANCE TO REDUCE OR MODIFY 15' BUFFERS AGAINST RESIDENTIAL ZONINGS AS SHOWN ON PLAN. BUFFERS NOT IDENTIFIED AS UNDISTURBED SHALL BE RE-PLANTED BUFFERS.

3) VARIANCE TO REDUCE PARKING LOT LANDSCAPE ISLANDS AS SHOWN ON PLAN.

4) VARIANCE TO PROVIDE RETAINING WALLS IN THE 15' BUFFERS AS SHOWN ON PLAN



SITE DATA

ZONING:		RS-30 (SINGLE-FAMILY RESIDENTIAL)
OVERLAY DISTRICT:		TCO (TOWNE CENTER OVERLAY)
PARCEL IDENTIFICATION NUMBER:		2400 R5027 011
FUTURE LAND USE DESIGNATION:		TC (TOWNE CENTER)
PROPOSED ZONING:		TC-R (TOWNE CENTER RESIDENTIAL)
PROPOSED USE:		TOWNE CENTER FLATS (EST 300 DWELLING UNITS)
TOTAL SITE AREA:		17.25 AC. (751,280 SF)
TOWNE CENTER FLATS AREA:		9.866 AC. (429,750 SF)
REQUIRED CIVIC SPACE (10% OF TOTAL SITE AREA):		1.725 AC. (75,128 SF)
PROVIDED CIVIC SPACE AREA:		1.725 AC. (75,128 SF)
REQUIRED AMENITY SPACE (5% OF TOTAL SITE AREA):		0.862 AC. (37,564 SF)
PROVIDED AMENITY SPACE AREA:		0.862 AC. (37,564 SF)
UNDEVELOPED OPEN SPACE:		4.610 AC. (200,818 SF)
DISTURBED AREA:		7.7 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%)		9.866 AC. (100.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):		3.588 AC. (47.1%)
FEMA FLOOD CLASSIFICATION:		ZONE X (PANEL# 13135C0129F; EFF 9/29/2006)
LANDSCAPE STRIP -	FRONT:	10' FT
	SIDE (STREET):	10' FT
	SIDE (INTERIOR):	5' FT
	REAR:	5' FT
BUILDING SETBACK -	FRONT:	5' FT
	SIDE (STREET):	5' FT
	SIDE (INTERIOR):	0' FT
	REAR:	3' FT
LANDSCAPE BUFFER -	SIDE:	15' FT
	REAR:	15' FT
BUILDING HEIGHT:		63'3"
BUILDING HEIGHT (MAX.):		75' OR 5 STORIES (WHICHEVER IS LESS)
PARKING RATIO REQUIRED -	OCCUPANCY:	1 SPACE / DWELLING UNIT
PARKING REQUIRED:		300 SPACES
PARKING PROVIDED:		423 SPACES
ACCESSIBLE PARKING REQUIRED:		9 SPACES
ACCESSIBLE PARKING PROVIDED:		10 SPACES
BICYCLE PARKING REQUIRED:		30 SPACES
BICYCLE PARKING PROVIDED:		30 SPACES

SITE LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
#	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		5' CONCRETE SIDEWALK
T	TRANSFORMER BOX ON PAD		TREE GROUP

DEVELOPER
ARRIS HOLDINGS
2700 APPLE VALLEY ROAD, SUITE 50
BROOKHAVEN, GA 30319

OWNER
FIRST BAPTIST CHURCH OF SNELLVILLE
P.O. BOX 647
SNELLVILLE, GA 30078
(770)-978-7000

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
ARRIS
2700 APPLE VALLEY ROAD
SUITE 50
BROOKHAVEN, GA 30319
OFFICE: 770.547.2358
CONTACT: MR. LEIGH FARR

PROJECT:
SNELLVILLE TOWNE CENTER FLATS
HENRY CLOWER BLVD SW & PATE ST S
SNELLVILLE, GWINNETT COUTNY, GA 30078

SEAL:
GEORGIA REGISTERED No. PE037629 PROFESSIONAL ENGINEER DAVID M. STONICAT
05/09/24

REVISIONS	DATE
CITY COMMENTS	05/09/2024

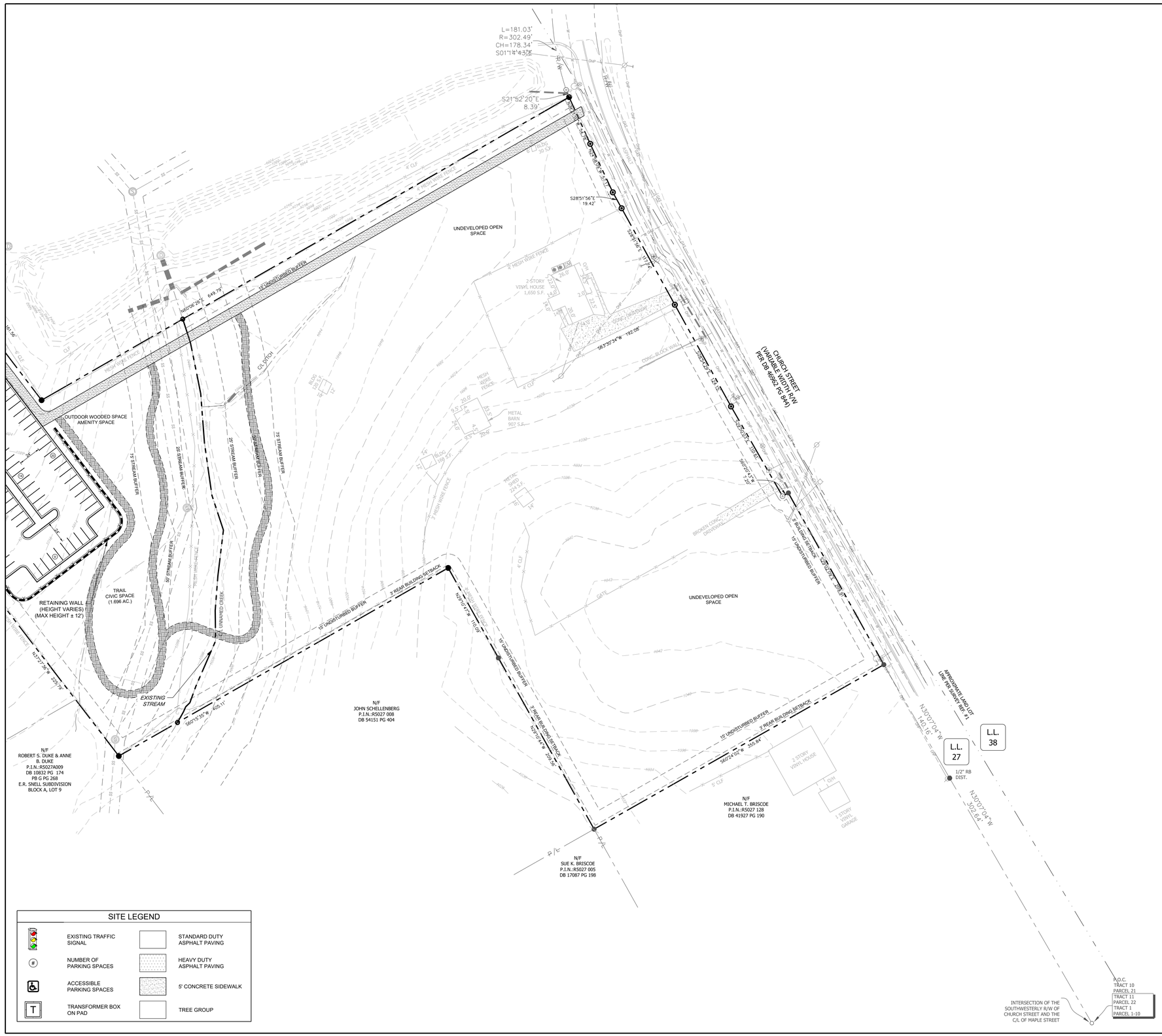
PROJECT MANAGER:	DMS
DRAWING BY:	JRH
JURISDICTION:	SNELLVILLE, GA
DATE:	2024-04-08
TITLE:	

REZONING PLAN

SHEET NUMBER: 1 OF 3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.205



SITE NOTES:

1) SEE NOTES ON REZONING PLAN SHEET 1 OF 2.

SITE LEGEND

EXISTING TRAFFIC SIGNAL	STANDARD DUTY ASPHALT PAVING
NUMBER OF PARKING SPACES	HEAVY DUTY ASPHALT PAVING
ACCESSIBLE PARKING SPACES	5' CONCRETE SIDEWALK
TRANSFORMER BOX ON PAD	TREE GROUP

ENGINEER:

FORESITE group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

ARRIS

2700 APPLE VALLEY ROAD
SUITE 50
BROOKHAVEN, GA 30319
OFFICE: 770.547.2358

CONTACT: MR. LEIGH FARR

PROJECT:

SNELLVILLE TOWNE CENTER FLATS

HENRY CLOWER BLVD SW & PATE ST S
SNELLVILLE, GWINNETT COUTNY, GA 30078

SEAL:

GEORGIA REGISTERED No. PE037629 PROFESSIONAL ENGINEER DAVID M. STONICKY

03/09/24

REVISIONS	DATE

PROJECT MANAGER:	DMS
DRAWING BY:	JRH
JURISDICTION:	SNELLVILLE, GA
DATE:	2024.03.27
TITLE:	

REZONING PLAN

SHEET NUMBER:

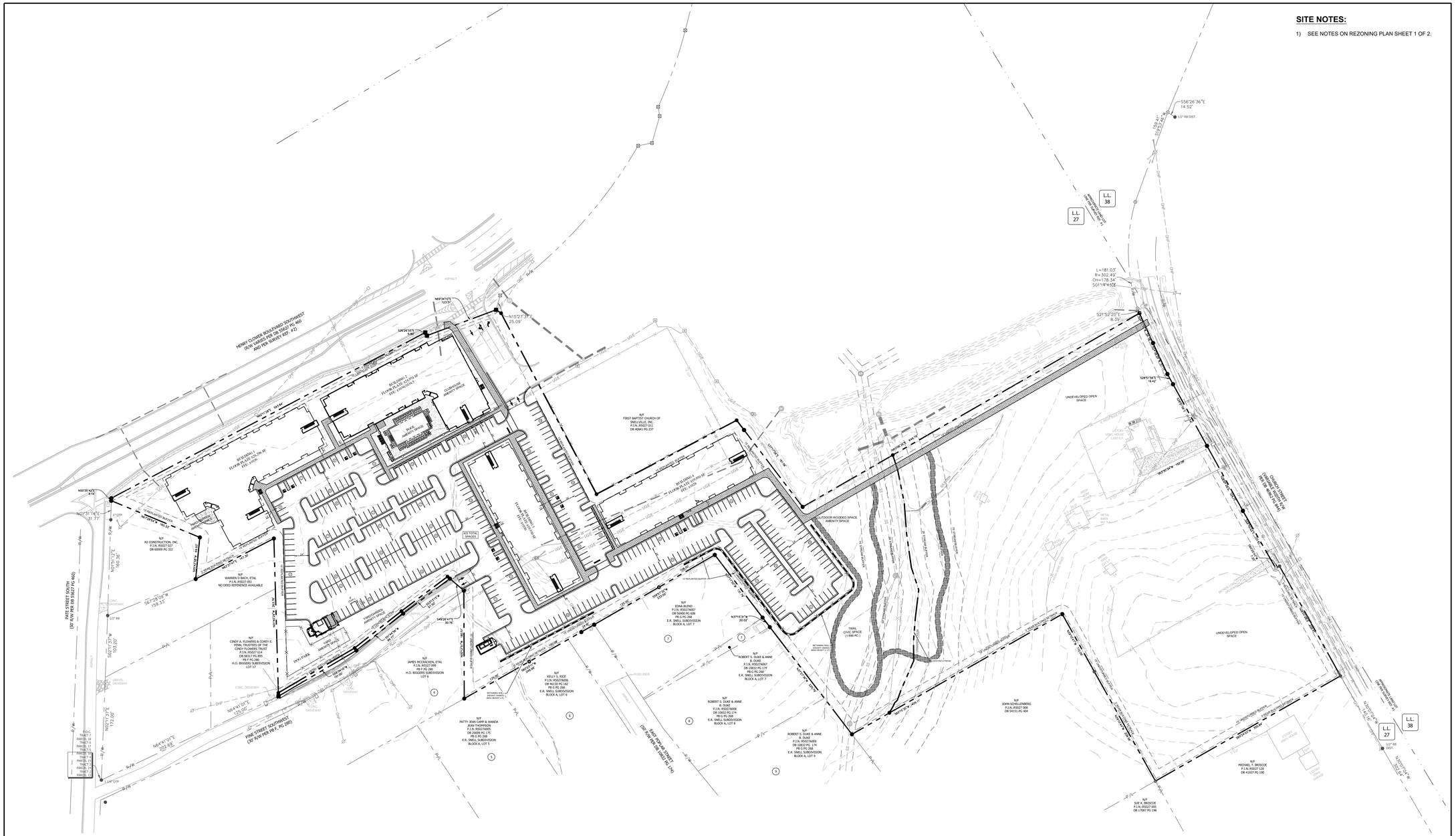
2 OF 3

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 038.205

SITE NOTES:

1) SEE NOTES ON REZONING PLAN SHEET 1 OF 2.


HENRY CLOWER BOULEVARD SOUTHWEST
(50' R/W PER DB 50627 PG 460
AND PER SURVEY REF. #2)
PATE STREET SOUTH
(50' R/W PER DB 50627 PG 460)
PINE STREET SOUTHWEST
(50' R/W PER PB F, PG 285)
EAST POPLAR STREET
(50' R/W PER DB 50583 PG 126)
CHURCH STREET
(VARIABLE WIDTH R/W
PER DB 50627 PG 147)
BUILDING 1
FLOOR PLATE 24,000 SF
FFE: 1100
BUILDING 2
FLOOR PLATE 24,475 SF
FFE: 1,100/1,111
BUILDING 3
FLOOR PLATE 22,704 SF
FFE: 1100
BUILDING 4
FLOOR PLATE 19,900 SF
FFE: 1109
BUILDING 5
FLOOR PLATE 19,900 SF
FFE: 1109
POOL
AMENITY SPACE
CLUBHOUSE
AMENITY SPACE
OUTDOOR WOODED SPACE
AMENITY SPACE
TOTAL
SPACES
N/F
FIRST BAPTIST CHURCH OF
SNELLVILLE, INC
P.I.N. R5027-011
DB 40841 PG 227
N/F
R2 CONSTRUCTION, INC.
P.I.N. R5027 027
DB 60009 PG 322
N/F
WARREN D BACH, ETAL
P.I.N. R5027-051
NO DEED REFERENCE AVAILABLE
N/F
CINDY A. FLOWERS & COREY E.
RINN, TRUSTEES OF THE
CINDY FLOWERS TRUST
P.I.N. R5027 014
DB 50627 PG 147
PB F PG 285
H.O. BIGGERS SUBDIVISION
LOT 17
N/F
JAMES MCCRACKEN, ETAL
P.I.N. R5027-009
PB F PG 285
H.O. BIGGERS SUBDIVISION
LOT 8
N/F
KELLY BIDE
P.I.N. R5027A006
DB 46130 PG 182
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 6
N/F
PATTY JEAN CAPP & WANDA
JEAN THOMPSON
P.I.N. R5027A005
DB 50583 PG 175
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 5
N/F
EDNA BLEND
P.I.N. R5027A004
DB 50950 PG 608
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 7
N/F
ROBERT S. DUKE & ANNE
B. DUKE
P.I.N. R5027A007
DB 10832 PG 174
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 7
N/F
ROBERT S. DUKE & ANNE
B. DUKE
P.I.N. R5027A008
DB 10832 PG 174
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 8
N/F
ROBERT S. DUKE & ANNE
B. DUKE
P.I.N. R5027A009
DB 10832 PG 174
PB G PG 268
E.R. SNELL SUBDIVISION
BLOCK A, LOT 9
N/F
JOHN SCHELLENBERG
P.I.N. R5027 008
DB 54151 PG 404
N/F
MICHAEL T. BRISCOE
P.I.N. R5027 126
DB 41927 PG 190
N/F
SUE K. BRISCOE
P.I.N. R5027 049
DB 17087 PG 198
UNDEVELOPED OPEN
SPACE
TRAIL
(CIVIC SPACE
(1.696 AC.)
L.L.
27
L.L.
38
L=181.03'
R=302.49'
CH=178.34'
S01°18'45"E
S21°52'20"E
8.35'
S28°51'56"E
19.42'
S56°26'36"E
14.52'
N37°53'36"W
20.02'
N15°27'39"E
25.09'
N69°34'03"E
123.57'
S8°58'30"E
3.60'
N00°30'42"E
4.14'
N01°31'14"E
31.77'
N61°26'03"W
159.33'
N61°41'01"E
122.90'
N64°14'01"E
122.90'
N64°14'01"E
102.98'
N49°26'47"E
30.70'
N32°32'24"W
N32°32'24"W
N32°32'24"W