

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:

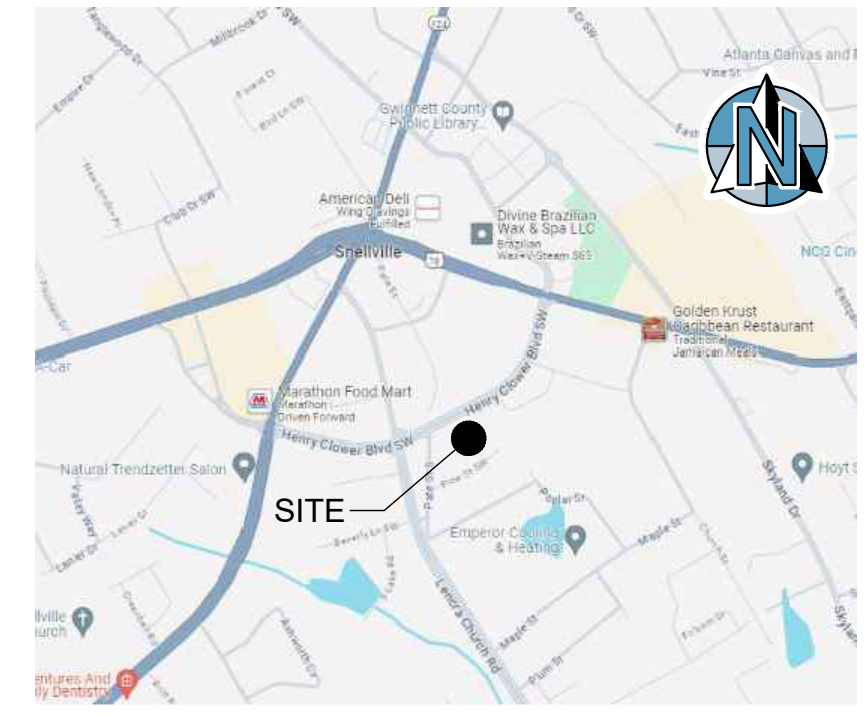
1) VARIANCE WILL BE REQUIRED IF COMMERCIAL FLOOR AREA IS NOT PROVIDED ONSITE, FOR THE USE OF TOWNE CENTER FLATS, WHERE THERE ARE MORE THAN 30 DWELLING UNITS. EACH ADDITIONAL 30 UNITS WILL REQUIRE AT LEAST 5,000 SF OF COMMERCIAL FLOOR AREA, ONSITE. A VARIANCE WILL ONLY BE CONSIDERED IF THE FLATS ARE WITHIN 1,000 LF OF AN EXISTING COMMERCIAL AREA OF 16,000 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 THE NUMBER OF REQUIRED PARKING SPACES FROM 600 SPACES TO 423 SPACES.

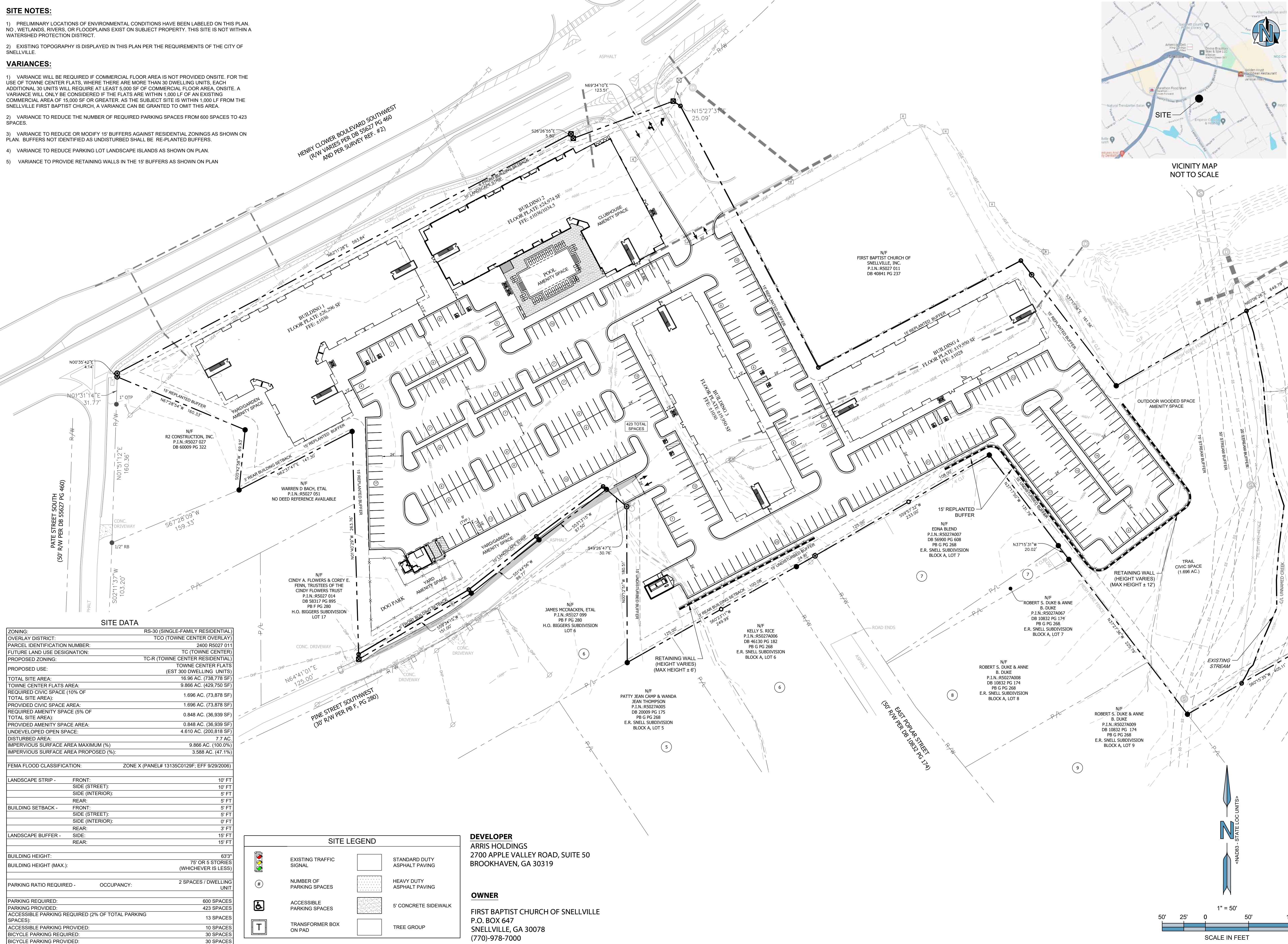
3) VARIANCE TO REDUCE OR MODIFY 15' BUFFERS AGAINST RESIDENTIAL ZONINGS AS SHOWN ON PLAN. BUFFERS NOT IDENTIFIED AS UNDISTURBED SHALL BE RE-PLANTED BUFFERS.

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

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



VICINITY MAP NOT TO SCALE



SITE DATA

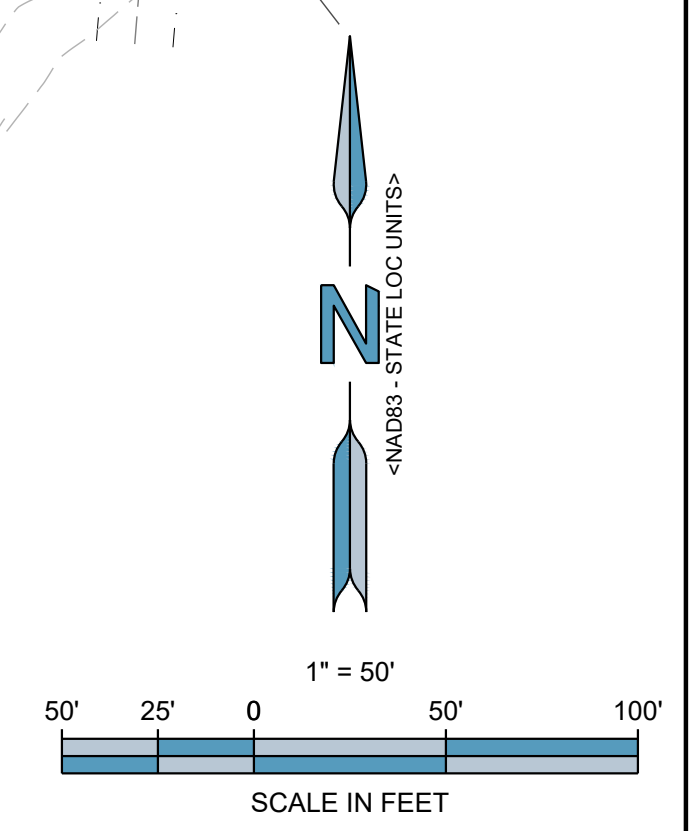
ZONING:	RS-30 (SINGLE-FAMILY RESIDENTIAL)
OVERLAY DISTRICT:	TCO (TOWNE CENTER OVERLAY)
PARCEL IDENTIFICATION NUMBER:	2400 R5027 011
FUTURE LAND USE DESIGNATION:	TC (TOWNE CENTERS)
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL)
PROPOSED USE:	TOWNE CENTER FLATS (EST 300 DWELLING UNITS)
TOTAL SITE AREA:	16.96 AC. (738,778 SF)
TOWNE CENTER FLATS AREA:	9,866 AC. (429,750 SF)
REQUIRED CIVIC SPACE (10% OF TOTAL SITE AREA):	1,696 AC. (73,878 SF)
PROVIDED CIVIC SPACE AREA:	1,696 AC. (73,878 SF)
REQUIRED AMENITY SPACE (5% OF TOTAL SITE AREA):	0,848 AC. (36,939 SF)
PROVIDED AMENITY SPACE AREA:	0,848 AC. (36,939 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 (%):	3,888 AC. (47.1%)
FEMA FLOOD CLASSIFICATION:	ZONE X (PANEL# 13135C0129F; EFF 9/29/2006)
LANDSCAPE STRIP - FRONT:	10' FT
LANDSCAPE STRIP - SIDE (STREET):	10' FT
LANDSCAPE STRIP - SIDE (INTERIOR):	5' FT
LANDSCAPE STRIP - REAR:	5' FT
BUILDING SETBACK - FRONT:	5' FT
BUILDING SETBACK - SIDE (STREET):	5' FT
BUILDING SETBACK - SIDE (INTERIOR):	0' FT
BUILDING SETBACK - REAR:	5' FT
LANDSCAPE BUFFER - SIDE:	15' FT
LANDSCAPE BUFFER - REAR:	15' FT
BUILDING HEIGHT:	63' 3"
BUILDING HEIGHT (MAX.):	75' OR 5 STORIES (WHICHEVER IS LESS)
PARKING RATIO REQUIRED - OCCUPANCY:	2 SPACES / DWELLING UNIT
PARKING REQUIRED:	600 SPACES
PARKING PROVIDED:	423 SPACES
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PARKING SPACES):	13 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
	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 Davenport 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 COUNTY, GA 30078

SEAL:

04/08/24

REVISIONS	DATE

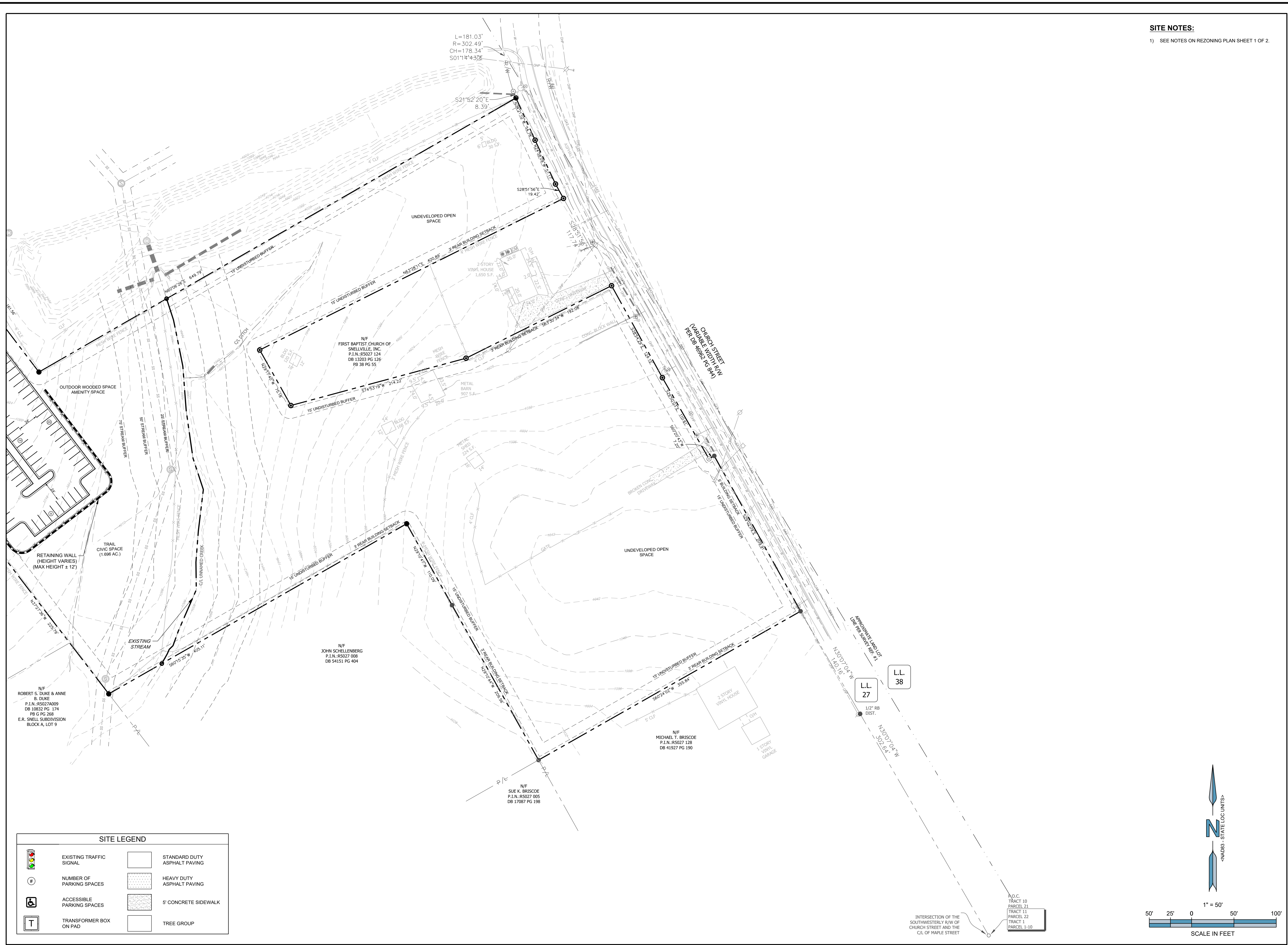
PROJECT MANAGER: DMS
DRAWING BY: JRH
JURISDICTION: SNELLVILLE, GA
DATE: 2024-04-08
TITLE:

REZONING PLAN

SHEET NUMBER: 1 OF 3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 038.205



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

ENGINEER:
FORESITE group
 Foresite Group, LLC
 3740 Dawnd Ct.
 Suite 100
 Peachtree Corners, GA 30092
 Phone: 770.368.1399
 Fax: 770.368.1944
 Website: www.foresitegroup.net

DEVELOPER:
ARRIS
 2700 APPLE VALLEY ROAD
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 BROOKHAVEN, GA 30319
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 FLATS**
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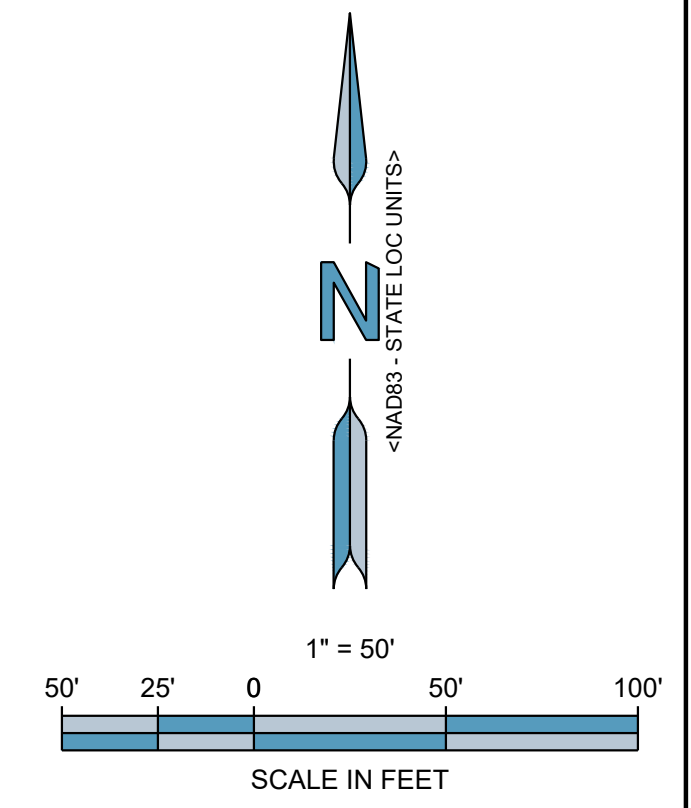
REVISIONS	DATE

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>
 JOBFILE NUMBER: 038.205

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

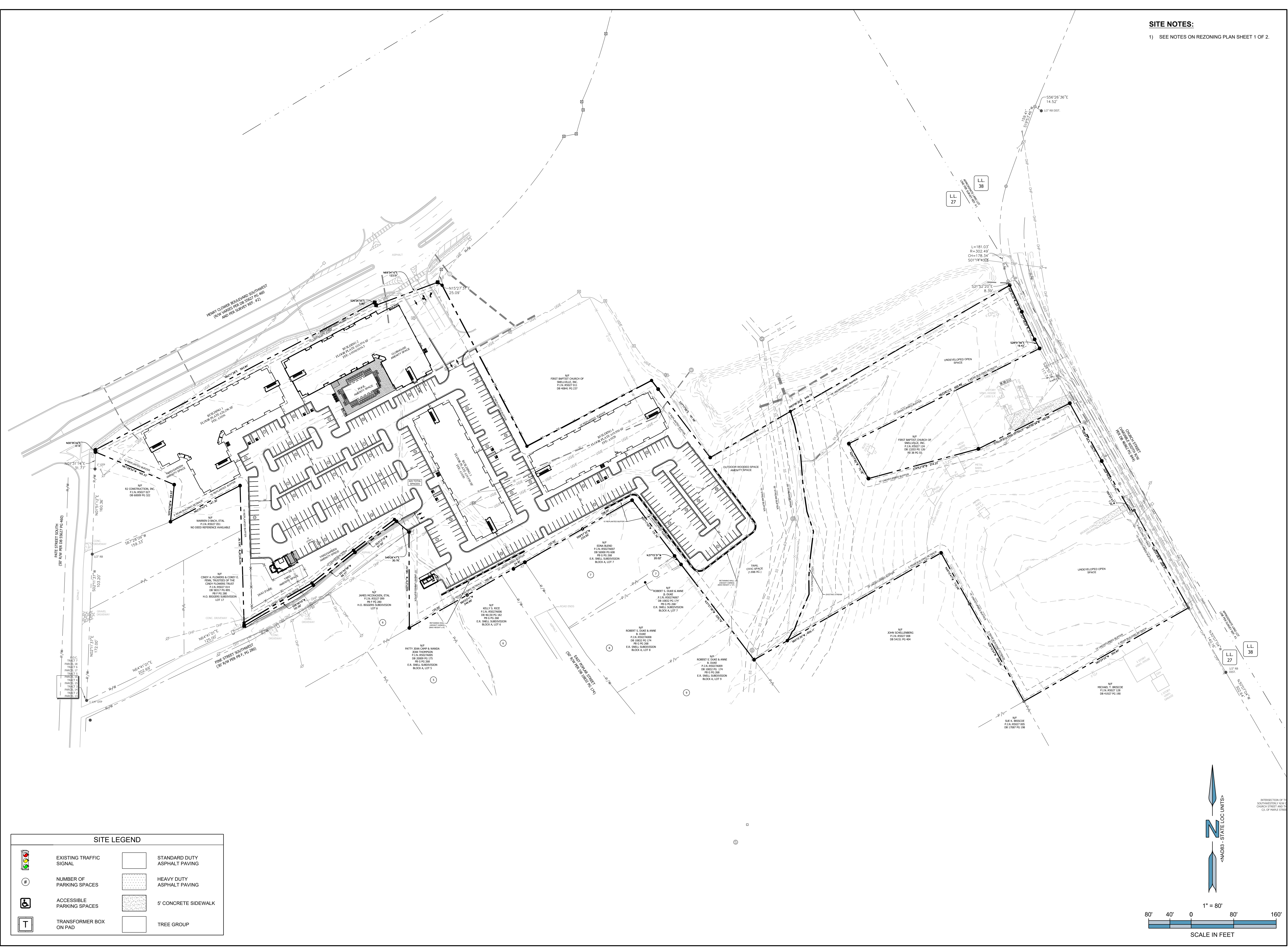


INTERSECTION OF THE SOUTHWESTERLY R/W OF CHURCH STREET AND THE C/L OF MAPLE STREET

A.O.C.
 TRACT 10
 PARCELS 21
 TRACT 11
 PARCEL 22
 TRACT 1
 PARCELS 1-10

L.L.
 27
 38

1/2" RB DIST.



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

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 f | 770.368.1944
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PROJECT:
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 FLATS**
 HENRY CLOWER BLVD SW & PATE ST S
 SNELLVILLE, GWINNETT COUNTY, GA 30078



REVISIONS	DATE

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

**OVERALL REZONING
 PLAN**
 SHEET NUMBER:
 3 OF 3
 COMMENTS: <NOT RELEASED FOR CONSTRUCTION>
 JOBFILE NUMBER: 038.205

SITE LEGEND

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