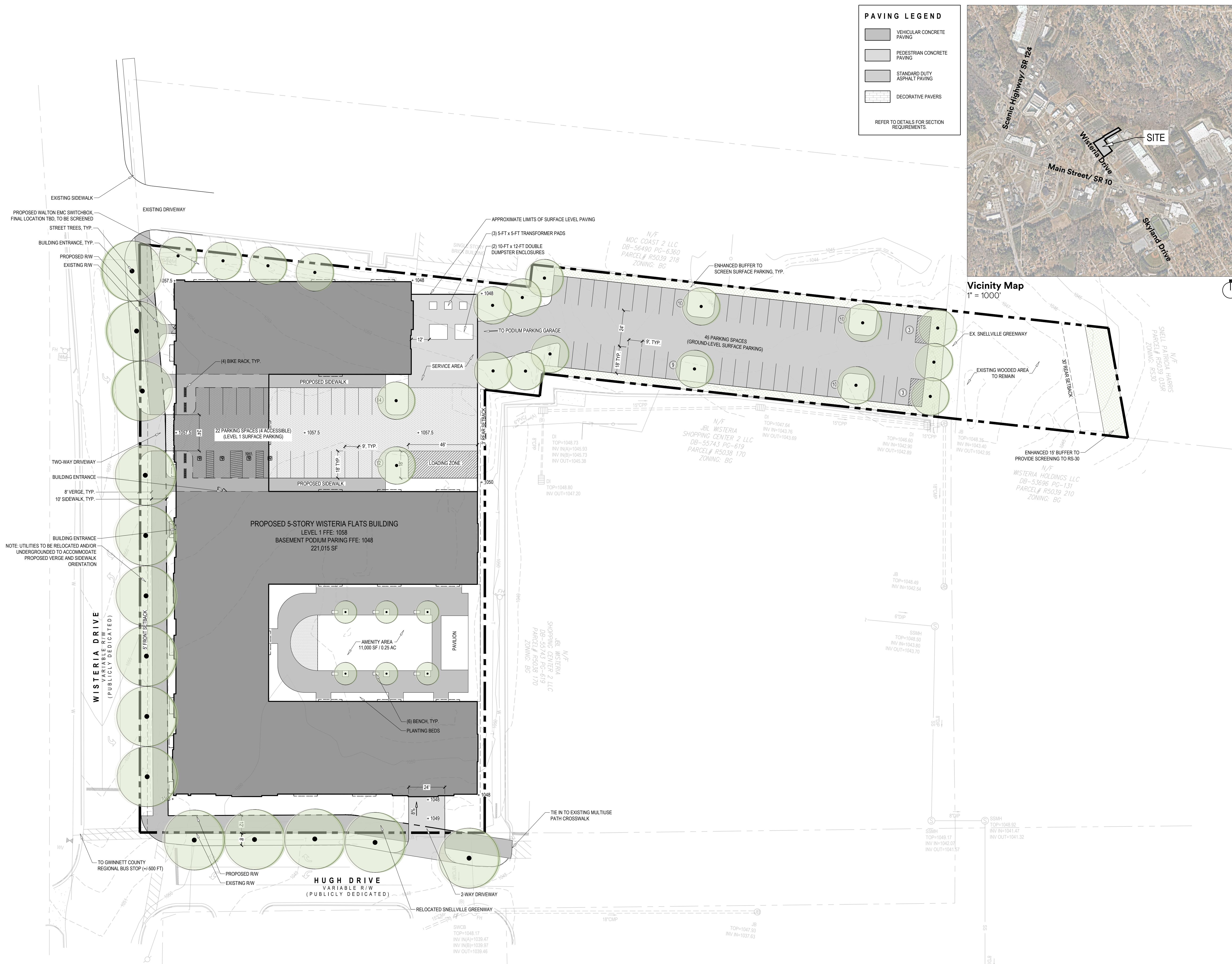


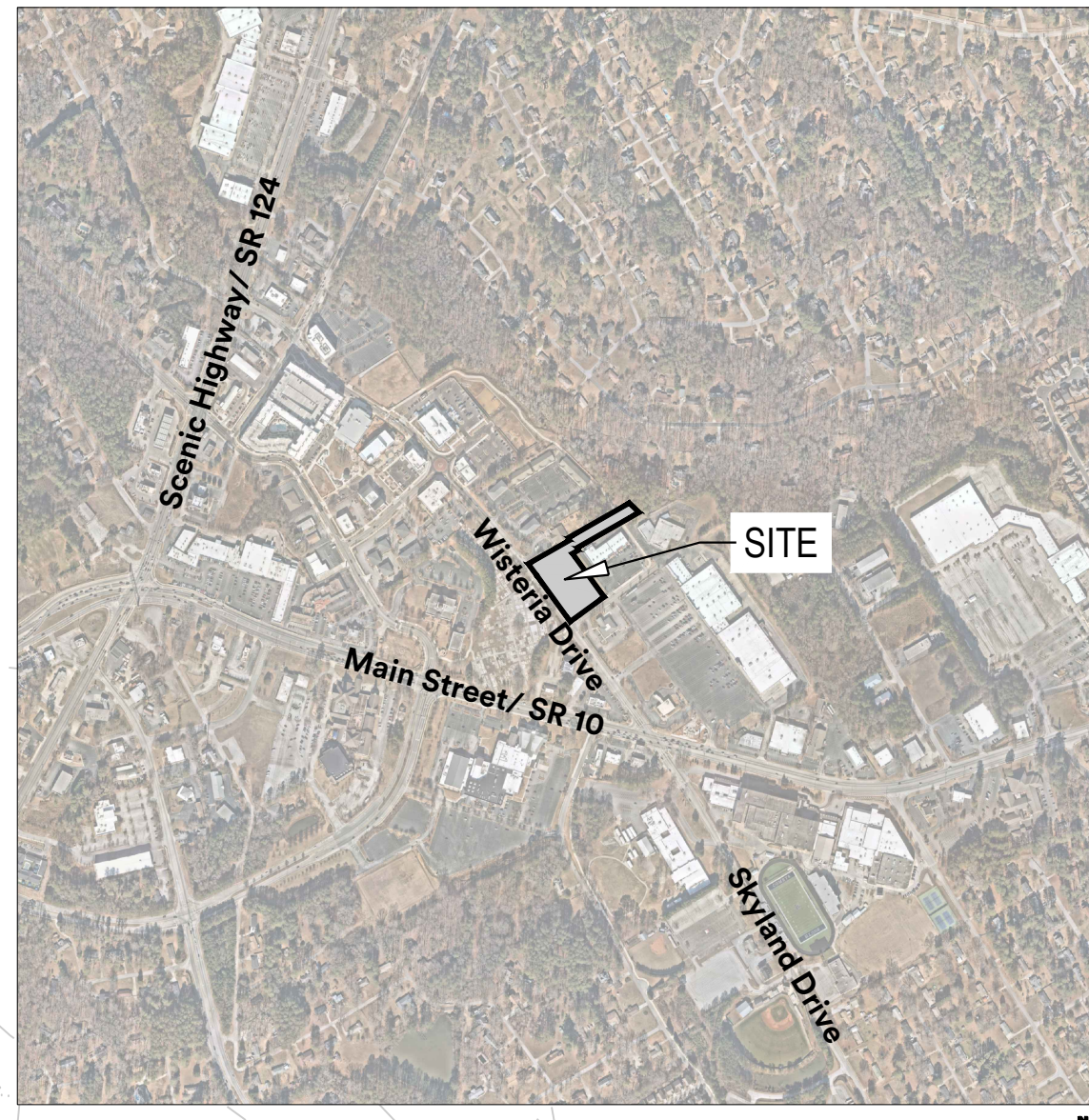
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**PAVING LEGEND**

- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- STANDARD DUTY ASPHALT PAVING
- DECORATIVE PAVERS

REFER TO DETAILS FOR SECTION REQUIREMENTS.



**PROJECT INFORMATION**

ADDRESS	2380 WISTERIA DRIVE
PARCEL NUMBER	R5038 133
ACREAGE	2.76 AC
EXISTING ZONING	BG (GENERAL BUSINESS)
PROPOSED ZONING	TC-R (TOWNE CENTER RESIDENTIAL)
EXISTING USE	COMMERCIAL
PROPOSED USE	TOWNE CENTER FLAT
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13135C0128F, DATED 09/29/2006. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY PROFESSIONAL LAND SURVEYORS FOR SHIFA REAL ESTATE INVESTMENTS LLC DATED 08/23/23. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL CITY OF SNELLVILLE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH CITY OF SNELLVILLE STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF SNELLVILLE ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
DENSITY	61.96 DU/AC

**UNIT MIX**

	UNITS	BEDS
1 BEDROOM	39	39
2 BEDROOM	127	254
3 BEDROOM	5	15
<b>TOTAL</b>	<b>171</b>	<b>308</b>

**PARKING**

	REQUIRED	PROVIDED
GARAGE		177
SURFACE		71 (INCL. 4 ADA)
<b>TOTAL</b>	<b>214</b>	<b>248</b>

**UTILITY DATA**

WATER SUPPLY	GWINNETT COUNTY PUBLIC UTILITIES
GAS SUPPLY	ATLANTA GAS LIGHT GWINNETT
POWER SUPPLY	WALTON EMC
COMMUNICATION	AT&T, COMCAST, GWINNETT COUNTY PUBLIC UTILITIES
SEWERAGE DISPOSAL	GWINNETT COUNTY PUBLIC UTILITIES

**SETBACKS**

	MINIMUM
FRONT	5 FT
SIDE	0 FT
REAR	3 FT (30 FT ADJ. TO RS-30)



**Seals:**

**Project Info:** Project No. 23-3398

**Project Name:** Wisteria Drive Flats

**Project Location:** 2380 Wisteria Drive  
 Snellville, Georgia 30078

**Issue:** 05/14/2024

**Firm Info:**

**Planners + Engineers**

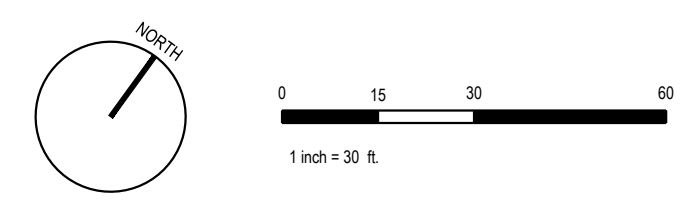
**SPG Planners + Engineers**

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 Watkinsville, GA 30677

706.769.9515  
 www.onespg.com

**Sheet Title:**

**Site Plan**



**RZ-3**