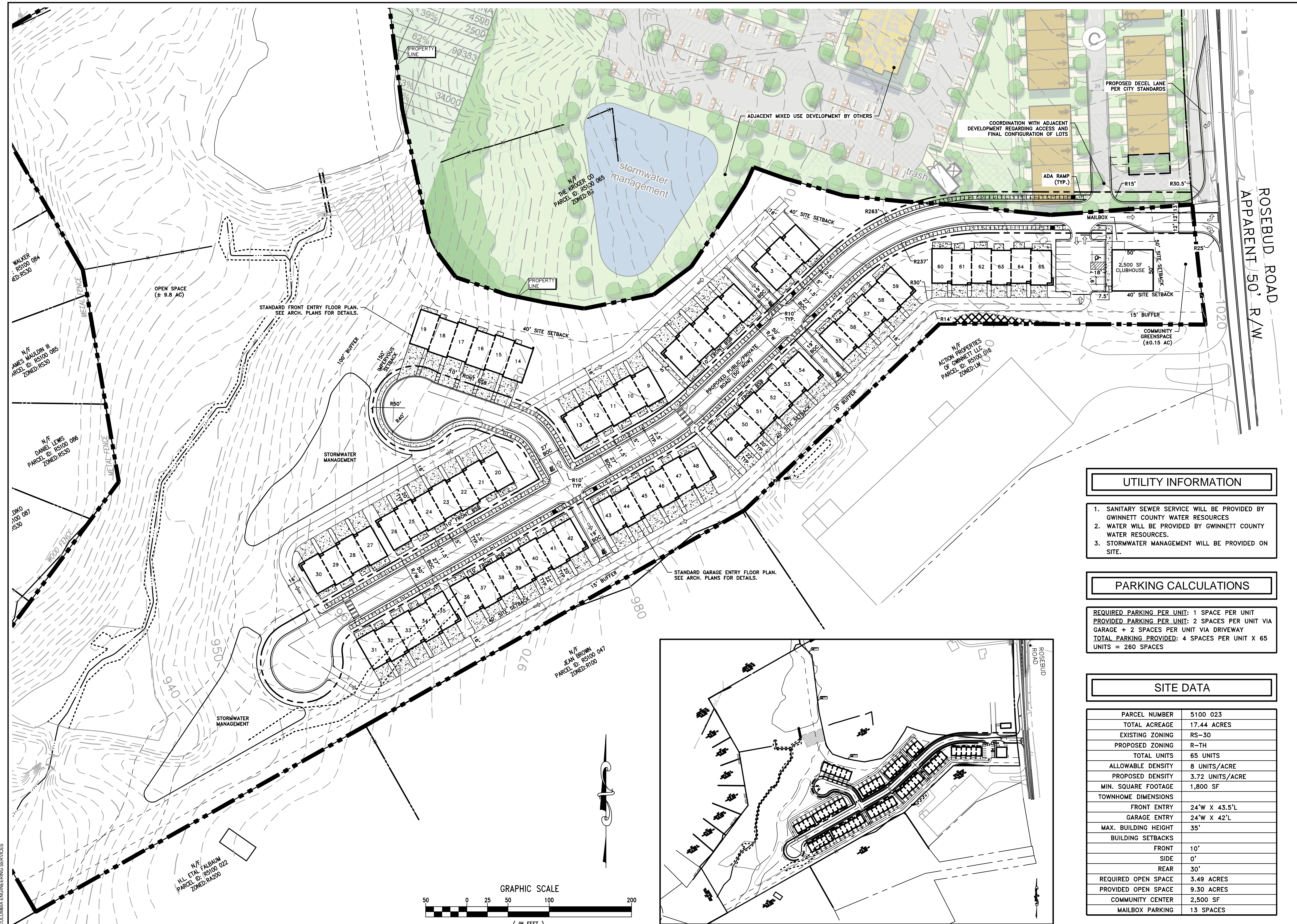




10/23/24



**UTILITY INFORMATION**

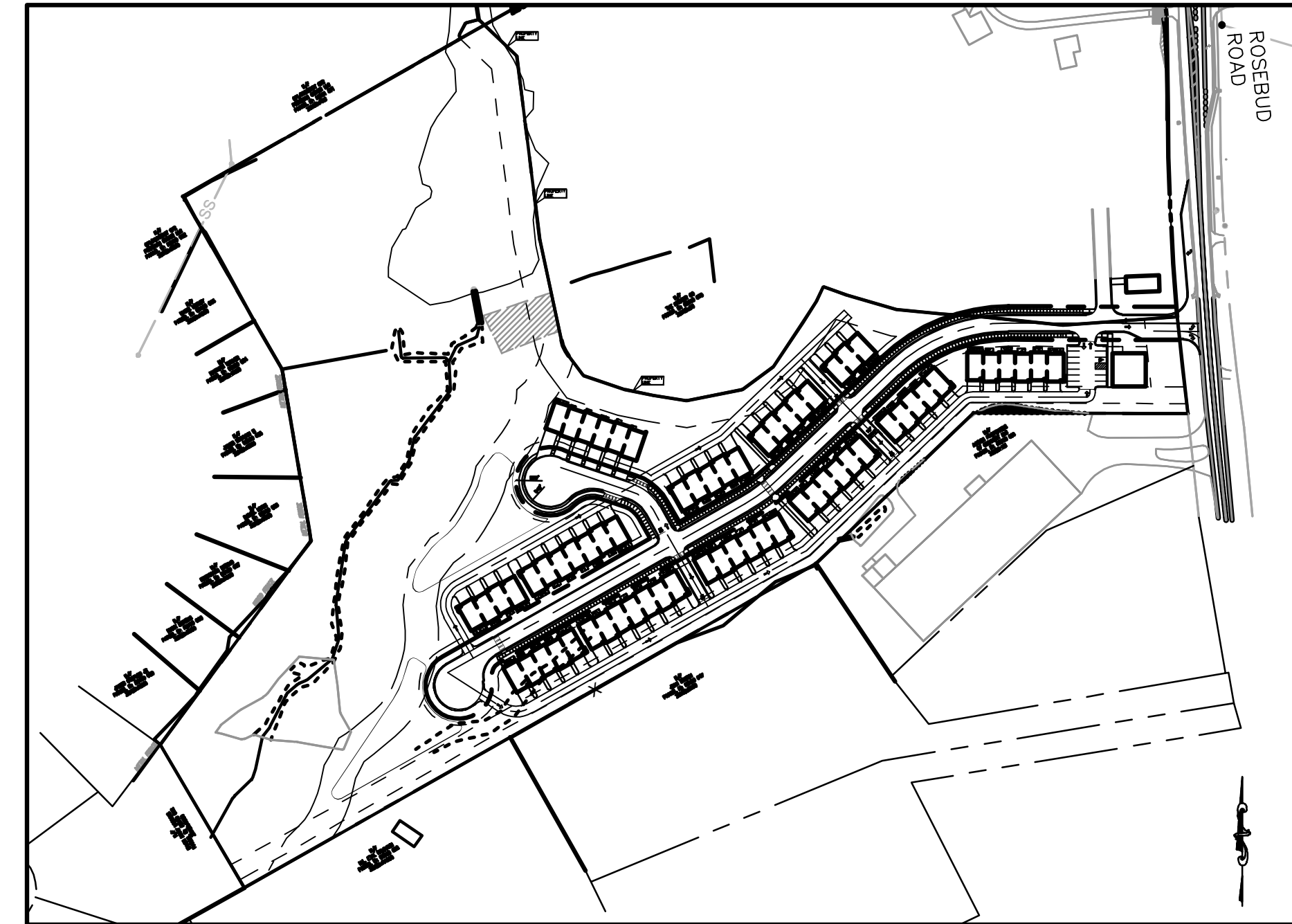
- SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES
- WATER WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

**PARKING CALCULATIONS**

REQUIRED PARKING PER UNIT: 1 SPACE PER UNIT  
 PROVIDED PARKING PER UNIT: 2 SPACES PER UNIT VIA GARAGE + 2 SPACES PER UNIT VIA DRIVEWAY  
**TOTAL PARKING PROVIDED: 4 SPACES PER UNIT X 65 UNITS = 260 SPACES**

**SITE DATA**

PARCEL NUMBER	5100 023
TOTAL ACREAGE	17.44 ACRES
EXISTING ZONING	RS-30
PROPOSED ZONING	R-TH
TOTAL UNITS	65 UNITS
ALLOWABLE DENSITY	8 UNITS/ACRE
PROPOSED DENSITY	3.72 UNITS/ACRE
MIN. SQUARE FOOTAGE	1,800 SF
TOWNHOME DIMENSIONS	
FRONT ENTRY	24'W X 43.5'L
GARAGE ENTRY	24'W X 42'L
MAX. BUILDING HEIGHT	35'
BUILDING SETBACKS	
FRONT	10'
SIDE	0'
REAR	30'
REQUIRED OPEN SPACE	3.49 ACRES
PROVIDED OPEN SPACE	9.30 ACRES
COMMUNITY CENTER	2,500 SF
MAILBOX PARKING	13 SPACES



PROJECT  
**SNELLVILLE TOWNHOMES**  
 ROSEBUD ROAD  
 SNELLVILLE, GA 30078

CLIENT  
**THOMAS TSUI**  
 5960 LIVE OAK PKWY, STE 320  
 NORCROSS GA 30093

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REVISIONS	DATE

DRAWING TITLE  
**REZONING SITE PLAN**

DRAWING FILE:   
 DRAWN BY: KBH DRAWING NO.   
 DATE: 12/05/2024  
 PROJECT NO.: 4425.10 RZ-1

