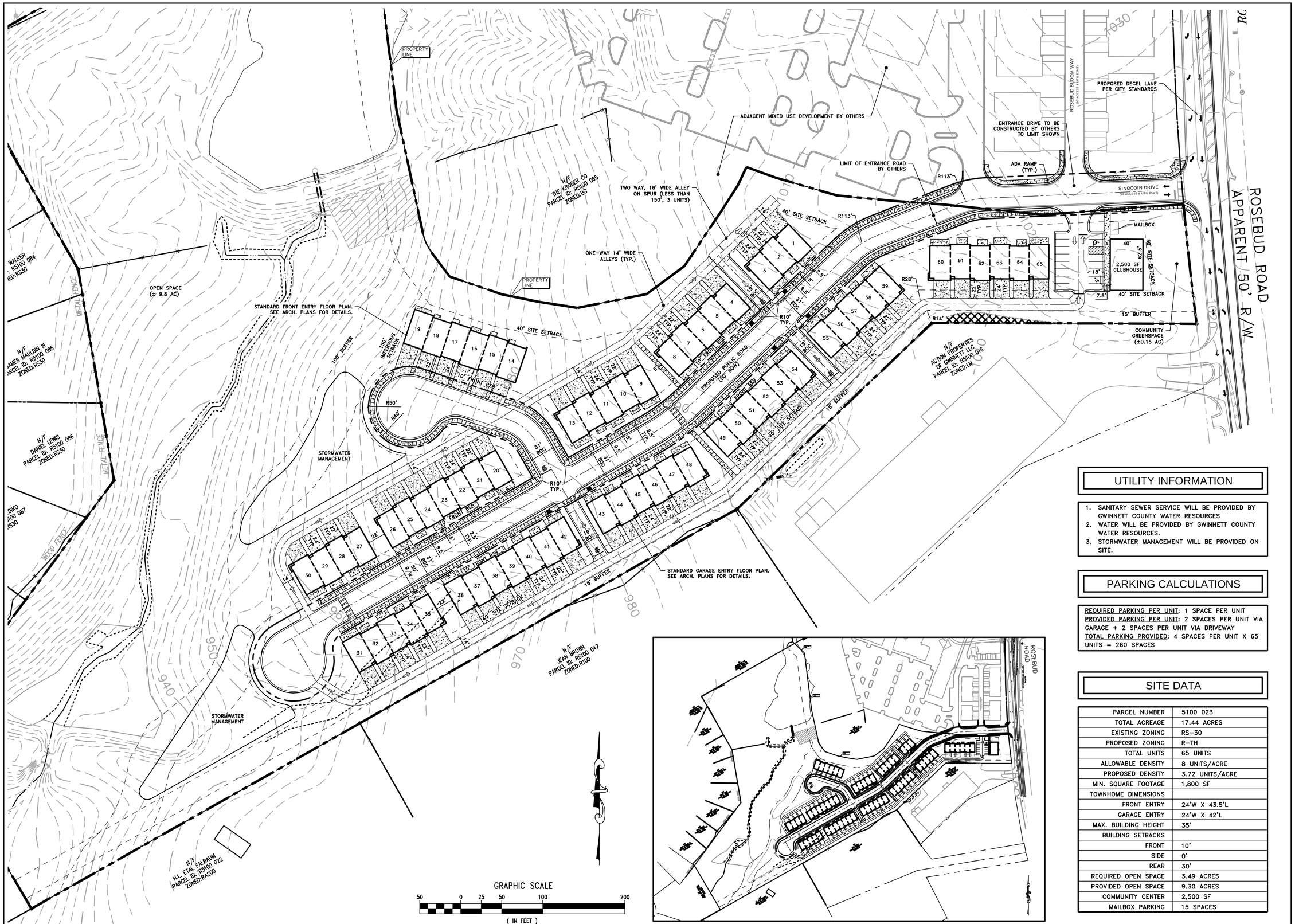

OVERALL SITE 1"=200'

UTILITY INFORMATION

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES
2. WATER WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES.
3. 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	15 SPACES

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GEORGIA REGISTERED No. 1603 LANDSCAPE ARCHITECT ROGER GORDON GRANT
10/28/24

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
REVISED	02/17/25

DRAWING TITLE

REZONING SITE PLAN

DRAWN FILE:			
DRAWN BY	KBH	DRAWING NO.	
DATE	01/30/2025	RZ-1	
PROJECT NO.	4425.10		

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