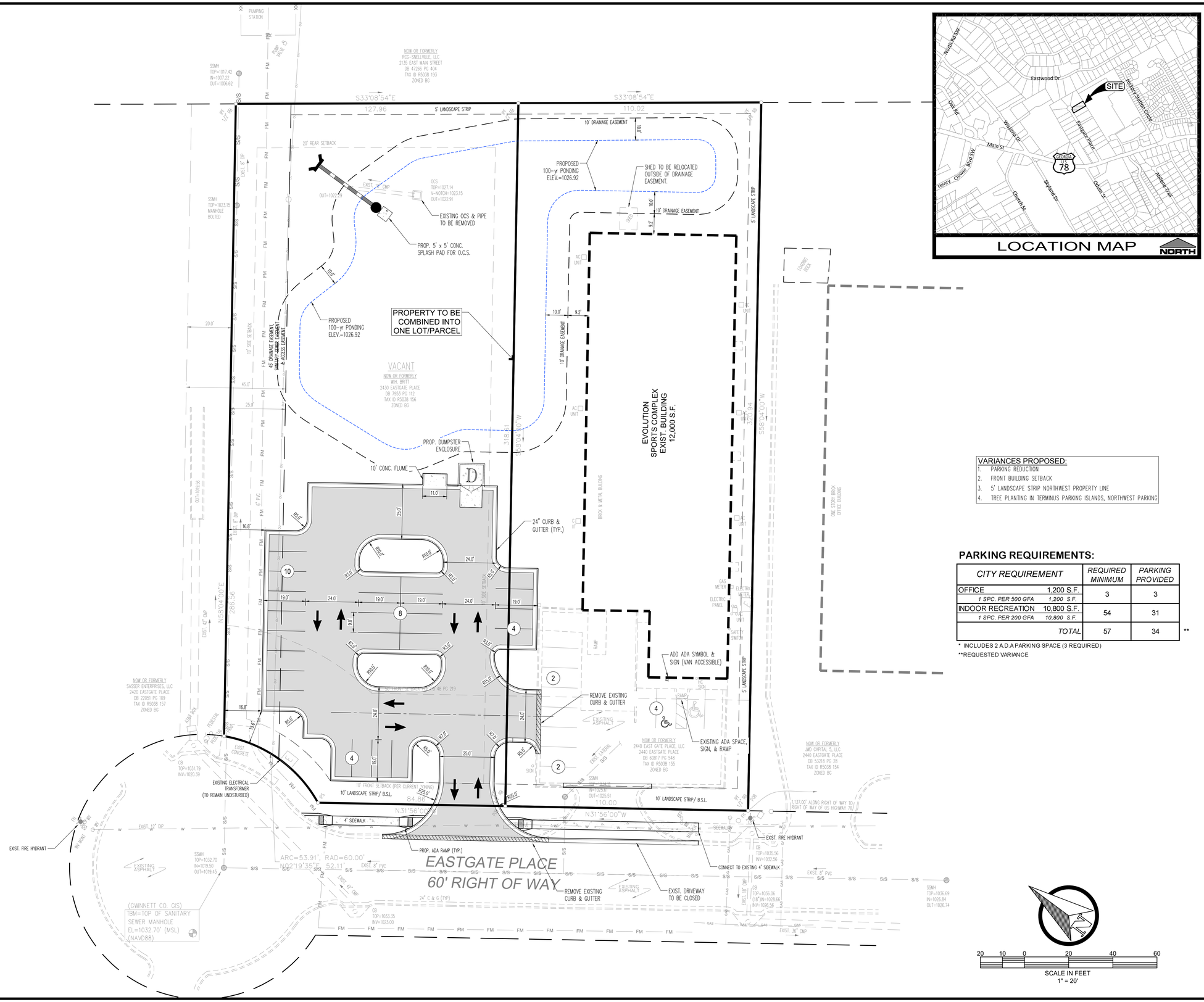

VARIANCES PROPOSED:

1. PARKING REDUCTION
2. FRONT BUILDING SETBACK
3. 5' LANDSCAPE STRIP NORTHWEST PROPERTY LINE
4. TREE PLANTING IN TERMINUS PARKING ISLANDS, NORTHWEST PARKING

PARKING REQUIREMENTS:

CITY REQUIREMENT		REQUIRED MINIMUM	PARKING PROVIDED
OFFICE	1,200 S.F.	3	3
1 SPC. PER 500 GFA	*1,200 S.F.*		
INDOOR RECREATION	10,800 S.F.	54	31
1 SPC. PER 200 GFA	*10,800 S.F.*		
TOTAL		57	34 **

* INCLUDES 2 A.D.A PARKING SPACE (3 REQUIRED)
**REQUESTED VARIANCE

20 10 0 20 40 60
SCALE IN FEET
1" = 20'

LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY
Land Solution Associates, LLC
P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER / DEVELOPER:
GATEWAY DEOCA, LLC
4471 Oglethorpe Loop NW
Acworth, GA 30101
225-936-3463
24-Hr CONTACT:
Anthony Monte De Oca
225-936-3463
fmdeoca@hotmail.com

EVOLUTION SPORTS COMPLEX PARKING ADDITION

LAND LOT 38 - 5th DISTRICT
PARCEL ID: R5038 156
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

SHEET TITLE: SPECIAL USE PERMIT PLAN

SIGNED / SEALED
GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT A. CONE
4/3/25

No.	REVISION	DATE:

DESIGNED BY: RAC
DRAWN BY: JAM
CHECKED BY: RAC
SCALE: AS SHOWN
SHEET C-0
24-012
3-Apr-25