MATERIALS SCHEDULE

	MATERIAL	PATTERN
A	UNIT PAVER	RUNNING BOND. BELDEN BELCREST. COLOR: BLACK.
B	UNIT PAVER	HERRINGBONE. BELDEN BELCREST. COLOR: LAKESHORE
C	UNIT PAVER	HERRINGBONE. BELGARD AQUALINE.

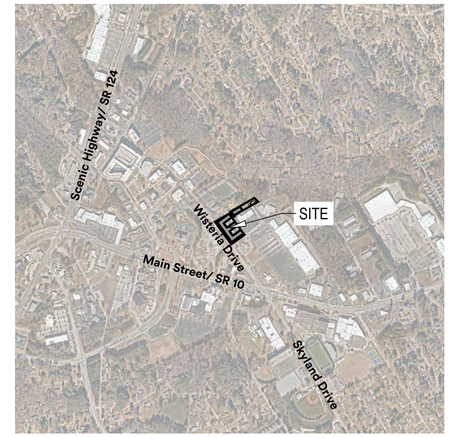
NOTES:

1. CONTRACTOR TO PROVIDE SAMPLES OF PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
2. CONTRACTOR TO PROVIDE 4X4 MOCKUPS OF CONCRETE FINISH FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.

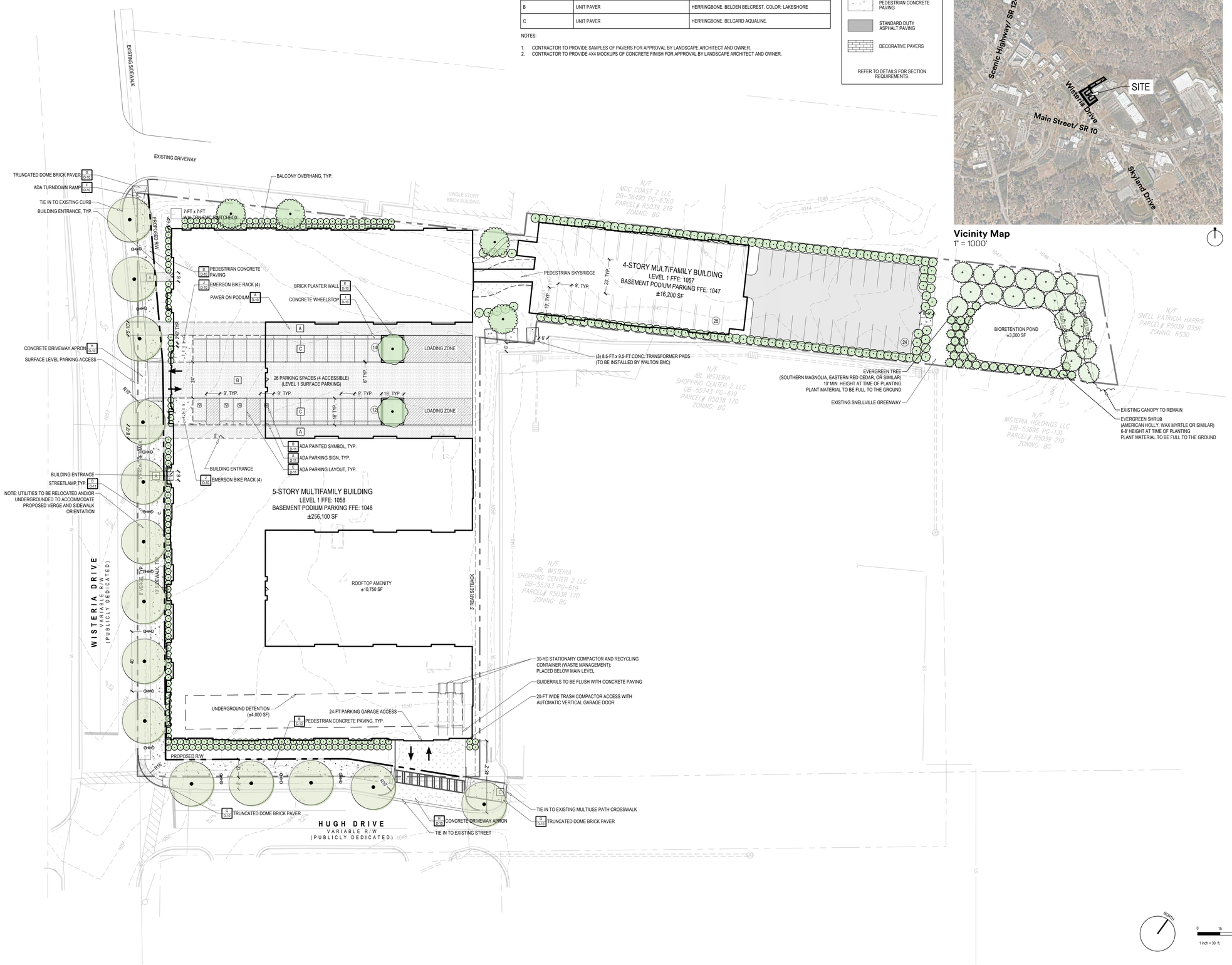
PAVING LEGEND

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

REFER TO DETAILS FOR SECTION REQUIREMENTS.



Vicinity Map
1" = 1000'



PROJECT INFORMATION

ADDRESS	2380 WISTERIA DRIVE
PARCEL NUMBER	R5038 133
ACREAGE	2.67 AC (116,305.20 SF)
EXISTING ZONING	TC-R (TOWNE CENTER RESIDENTIAL)
PROPOSED ZONING	X
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 13135C0129F, 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	76.03 DU/AC

UNIT MIX

	UNITS	BEDS
1 BEDROOM	44	44
2 BEDROOM	151	302
3 BEDROOM	8	24
TOTAL	203	370

PARKING

	REQUIRED	PROVIDED
PODIUM		198
SURFACE		50 (INCL. 4 ADA)
TOTAL	203	248

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)
MAX BUILDING HEIGHT	5 STORIES OR 75', WHICHEVER IS LESS
PROPOSED BUILDING HEIGHT	5 STORIES (68' AFF)

LOT COVERAGE

MATERIAL	PROPOSED
BUILDING	67,210 SF (1.54 AC)
HARDSCAPE	15,626 SF (0.36 AC)
PAVER	10,978 SF (0.25 AC)
TOTAL	**93,814 SF (2.15 AC)**

spg

Seals:

Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue:
07/14/2026

Project No. 26-3659

Firm Info:

Planners+ Engineers

SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

Site Plan

CC-20

Location: S:\02 Ops\02 Projects\PE\Hammin - Vespera 2026\ 3659\04 Plan Production\01-CAD\01-WORKING\20-SITE D'mention date: Thursday, August 6, 2026 11:35:42 AM
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LAND USE CHART

2380 WISTERIA DRIVE
SNELLVILLE, GA
PARCEL NO: R5038 133
PARCEL AREA: ±2.67 ACRES

EXISTING ZONING:	TC-R (TOWNE CENTER RESIDENTIAL)
EXISTING USE:	VACANT RESTAURANT
PROPOSED USE:	4- AND 5-STORY TOWNE CENTER FLAT

UNIT COUNT	**BUILDING A**	**BUILDING B**
1st FLOOR	23	6
2nd FLOOR	39	6
3rd FLOOR	39	6
4th FLOOR	39	6
5th FLOOR	39	--
SUBTOTAL	179	24
TOTAL	**203 UNITS**	

PARKING	
PODIUM	198
SURFACE	50 (INCL. 4 ADA)
TOTAL	**248**

spg Planners+ Engineers

Vespera | **Concept Illustrative**

0 15 30 60
1 inch = 30 ft.