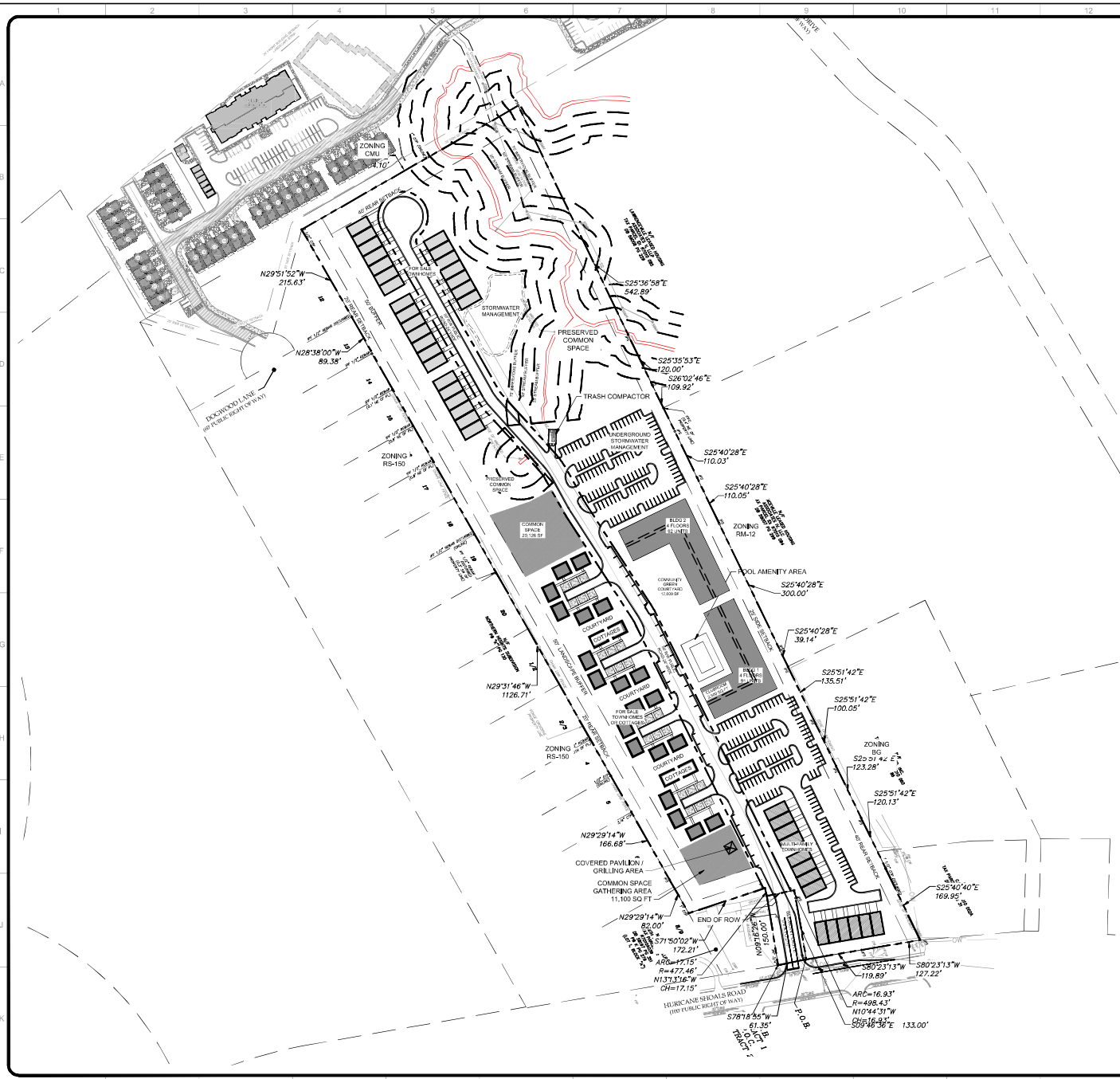
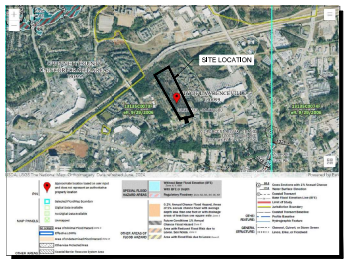
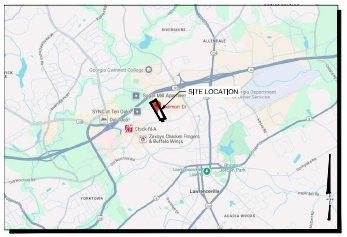



FEMA FIRM MAP
NOT TO SCALE




SITE LOCATION MAP
NOT TO SCALE

| SITE DATA | |
|---|---|
| SITE AREA | 19.35 AC |
| ZONING | |
| EXISTING ZONING | BG (GENERAL BUSINESS) LM (LIGHT MANUFACTURING) |
| PROPOSED ZONING | CMU |
| ZONING JURISDICTION | CITY OF LAWRENCEVILLE |
| USE CALCULATIONS | |
| 4 STORY MULTI-FAMILY UNITS | 183 UNITS |
| TOWNHOME MULTI-FAMILY UNITS | 14 UNITS |
| FOR SALE COTTAGE OR TOWNS | 24 UNITS |
| FOR SALE TOWNHOMES | 27 UNITS |
| TOTAL PROPOSED DENSITY | 248 UNITS (12.82 UPA) |
| CMU STANDARDS | |
| MAX BUILDING HEIGHT | 52 FEET ( VARIANCE FROM 45 FEET) |
| REQUIRED BUFFERS | 50' ADJACENT TO SINGLE FAMILY |
| TOWNHOME/ COTTAGE DEVELOPMENT STANDARDS | |
| FRONT SETBACK | 5 FT |
| SIDE SETBACK | 5 FT |
| REAR SETBACK | 5 FT |
| MAX BUILDING HEIGHT | 35 FT |
| MULTI-FAMILY DEVELOPMENT STANDARDS | |
| MIN LOT WIDTH | 100 FT |
| FRONT SETBACK ( HURRICANE SHOALS | 20 FEET |
| FRONT SETBACK (INTERNAL R/W ROAD | 10 FEET |
| SIDE SETBACK | 25 FT |
| REAR SETBACK | 40 FT |
| MAX BUILDING HEIGHT | 52 FT MAX HEIGHT |
| COMMON SPACE CALCULATIONS | |
| COMMON SPACE REQUIRED | 15% (2.9 AC) |
| COMMON SPACE PROPOSED | 47% (9.09 AC) |
| PARKING REQUIREMENTS | |
| MULTI-FAMILY PARKING PROVIDED | 275 SPACES (1.51 SPACES PER UNIT) |
| COTTAGE PARKING PROVIDED | 52 SPACES (2.10 SPACES PER UNIT) |
| TOWNHOME PARKING PROVIDED | 164 (4.10 SPACES PER UNIT) |
| TOTAL PARKING PROVIDED | 491 SPACES |

24 HOUR CONTACT:
RYAN SCHULTZ

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PROJECT

# BELMONT ESTATES

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

BELMONT DRIVE @ HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30046

GWINNETT COUNTY

FOR

LINCOLN AVENUE COMMUNITIES

MUNICIPALITY PROJECT #

## REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| *1 | 09-09-2025 | KW | COUNCIL COMMENTS |
| *2 | 09-10-2025 | KW | CLIENT COMMENTS |
| *3 | 09-17-2025 | KW | ADDED FOR SALE UNITS |

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34331 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

## ZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
DATE: 08/25/2025
PROJECT: 20244.00A

Z1
SHEET