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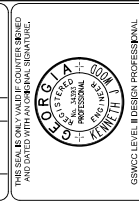


Planners & Engineers Collaborative
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTURE • SURVEYING • CONSULTING • WATER RESOURCES
390 BLOSSOM COURT, STE 200
FARMVILLE, GA 30052

PROJECT
**HURRICANE SHOALS
RD @ BELMONT DR.**
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT
AT
492 HURRICANE SHOALS RD.,
155 BELMONT DR.,
LAWRENCEVILLE, GA 30056
CITY OF LAWRENCEVILLE
JURISDICTION
FOR
McKINLEY HOMES

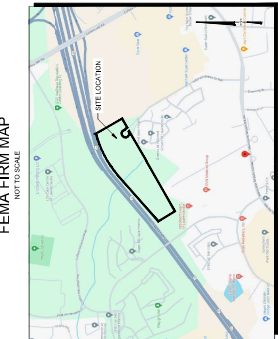
MUNICIPALITY PROJECT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08-12-2024	LM	ISSUED FOR PERMITS
2	08-28-2024	LM	REVISED PERMITS



ZONING SITE PLAN
SCALE: 1" = 80'
DATE: 09/27/2024
PROJECT: 21266.01

Z6
SHEET



SITE LOCATION MAP

ITEM	DESCRIPTION
TOTAL SITE AREA	10.27 ACRES
TRACT 1 SITE AREA	16.99 ACRES
TRACT 2 SITE AREA	6.44 ACRES

GENERAL NOTES

EXISTING TOPING	65-95.00 S.M.
EXISTING ELEVATION	100.00' (AS SHOWN)
ZONING JURISDICTION	CITY OF LAWRENCEVILLE

SETBACKS AND UTILITIES

FRONT SETBACK	50 FEET
REAR SETBACK	25 FEET
SIDE SETBACK	40 FEET
ADJACENT SETBACKS	50 FEET
UTILITIES	50 FEET ADJACENT TO UTILITIES

LOT AND AREA DATA

LOT AREA	10.27 ACRES
MAX LOT COVERAGE	60%
MAX BUILDING HEIGHT	20 FEET
LANDSCAPED SETBACK	50 FEET ALONG EXTERIOR STREET FRONTAGE

UNIT AND PARKING DATA

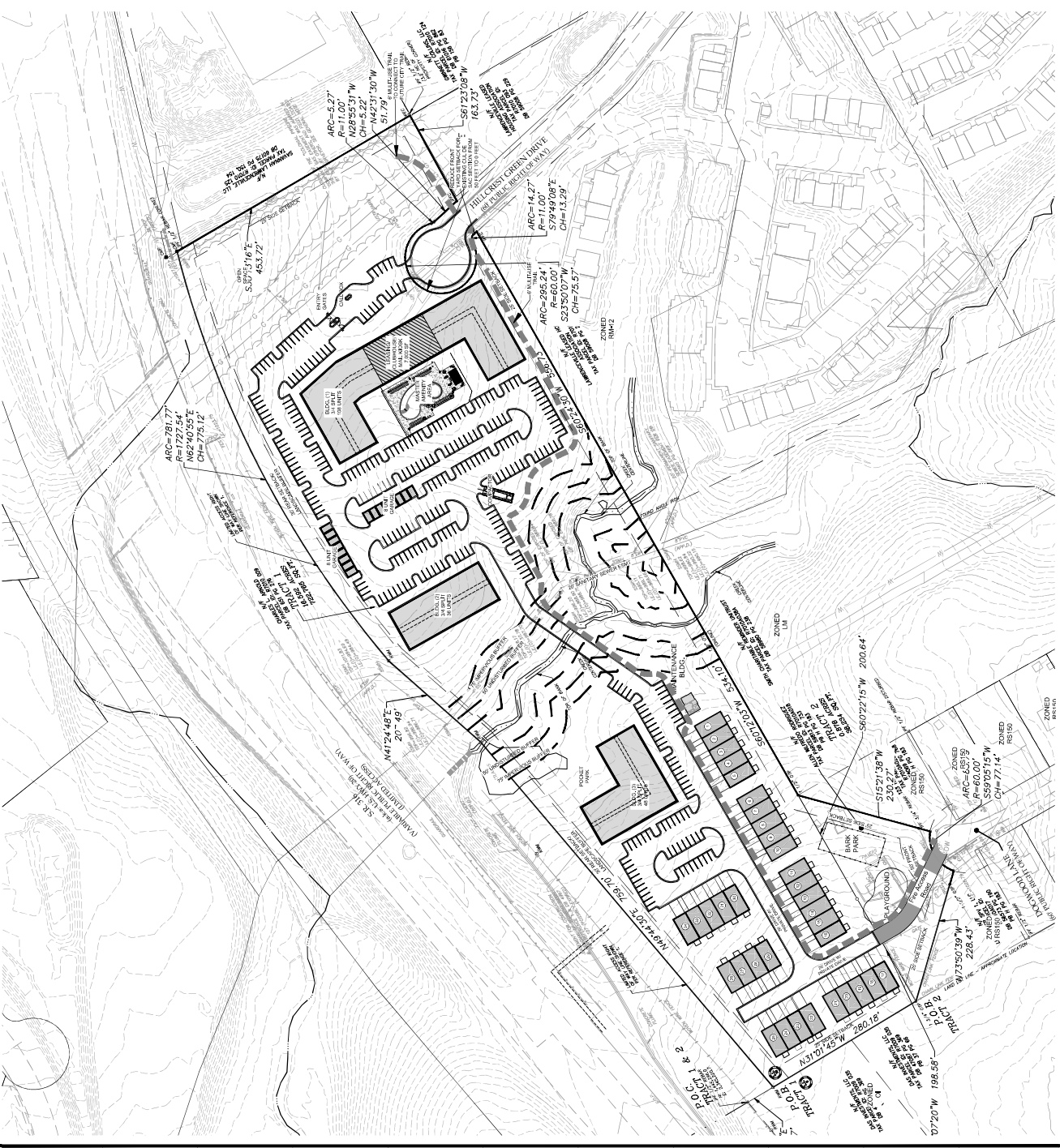
MAX TOWNHOME UNITS PROVIDED	192 UNITS
27 FRONT LOADED TOWNHOMES PROVIDED	27 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	227 UNITS
TOTAL B.E. DENSITY PROVIDED	12.91 S.M.A.

PERFORMANCE INDICATORS

242 ACRES (10% OF TOTAL AREA)	4.88 ACRES (27.7% OF NET TOTAL AREA)
597 SPACES (51.3 SPACES PER UNIT)	322 SPACES (1.6 SPACES DEVELOPER UNIT)
MULTI-FAMILY PARKING PROVIDED	70 SPACES (0.3 SPACES DEVELOPER UNIT)
TOWNHOME PARKING PROVIDED	48 SPACES (0.2 SPACES DEVELOPER UNIT)

VARIANCE REQUEST:
1. VARIANCE REQUEST FOR THE LANDSCAPED BUFFER ALONG HIGHWAY 515 FROM 50 FEET TO 55 FEET.
2. VARIANCE REQUEST FOR THE REAR SETBACK AS THE CORNER LOCATED AT THE CORNER OF THE CUL-DE-SAC THAT ENTERS THE PROPERTY BE REDUCED FROM 50 FEET TO 40 FEET.

24 HOUR CONTACT:
HENRY MASSIE



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