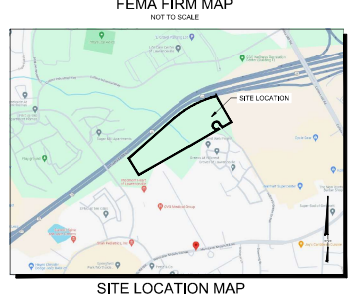
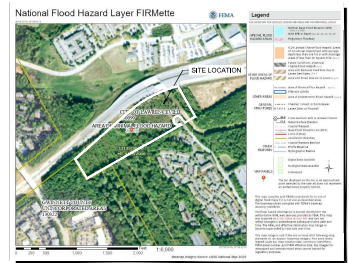
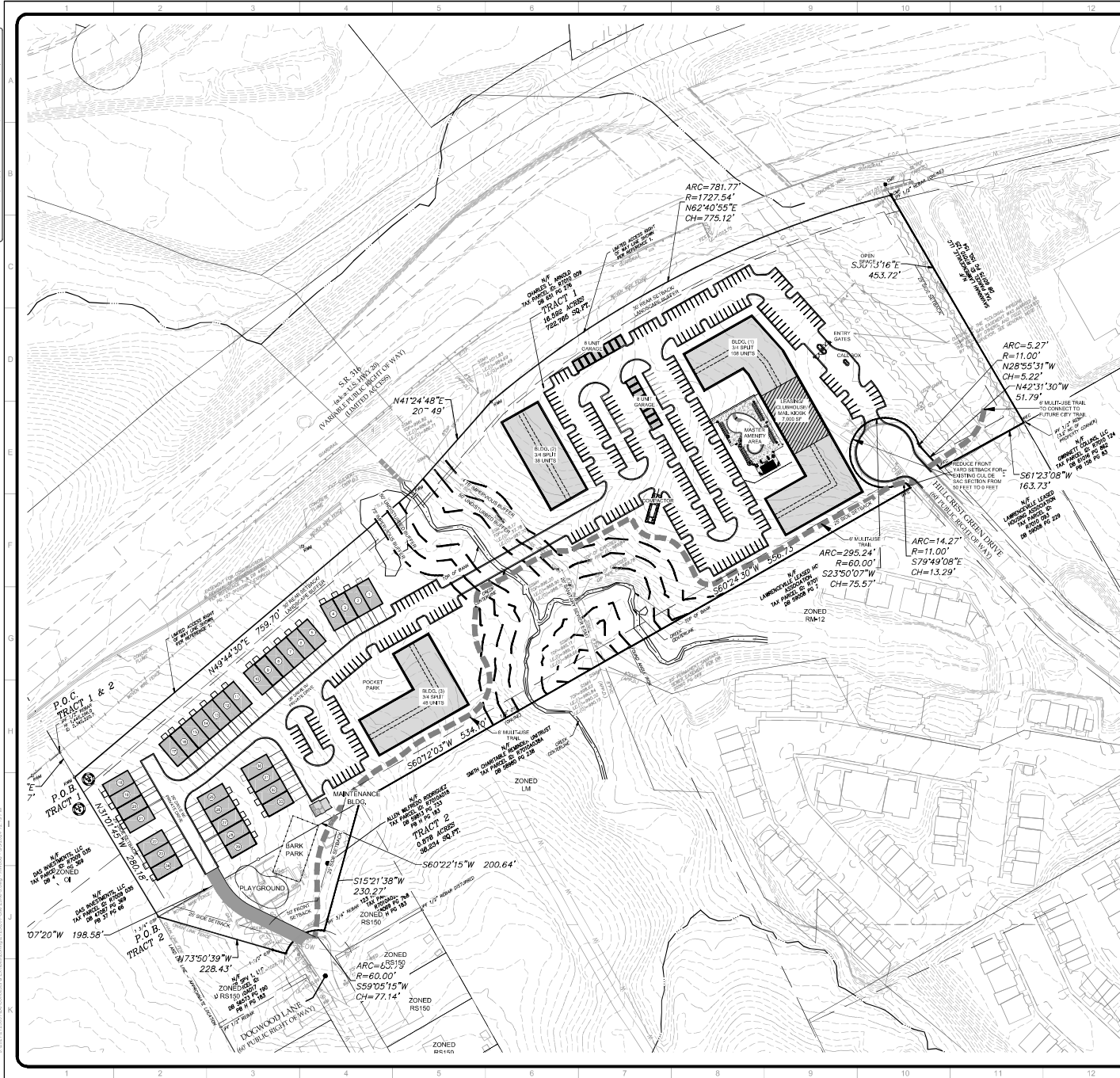


ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS THE FINAL DIMENSIONS UNLESS OTHERWISE NOTED.

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SITE DATA	
TOTAL SITE AREA	17.47 ACRES
TRACT 1 SITE AREA	16.862 ACRES
TRACT 2 SITE AREA	0.616 ACRES
ZONING	
EXISTING ZONING	RS-150, BCL & LM
PROPOSED ZONING	RM-48R (MULTIFAMILY RESIDENTIAL)
ZONING JURISDICTION	CITY OF LAWRENCEVILLE
SETBACKS - PERMITS	
FRONT SETBACK	50 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	40 FEET
REQUIRED BUFFERS	50 FEET AGAINST ALL OBSTACLES
PERMITS - STANDARDS	
MIN LOT AREA	15 ACRES
MIN LOT WIDTH	100 FEET
MAX LOT COVERAGE	60%
MAX BUILDING HEIGHT	70 FEET
LANDSCAPED SETBACK	50 FEET ALONG EXTERIOR STREET FRONTAGE
MULTIFAMILY UNITS PROVIDED	194 UNITS
22 FRONT LOADED TOWNHOMES PROVIDED	33 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	227 UNITS
TOTAL SITE DENSITY PROVIDED	12.99 DUA
OPEN SPACE - CALCULATED	
OPEN SPACES REQUIRED	2.63 ACRES (15% OF NET SITE AREA)
OPEN SPACE PROVIDED	4.38 ACRES (27.2% OF NET SITE AREA)
PARKING REQUIREMENTS	
MULTIFAMILY PARKING REQUIRED	291 SPACES (1.5 SPACE/SI DWELLING UNIT)
MULTIFAMILY PARKING PROVIDED	317 SPACES (1.62 SPACES/DWELLING UNIT)
TOWNHOME PARKING REQUIRED	66 SPACES (2 SP/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	132 SPACES (4.0 SP/ DWELLING UNIT)

**VARIANCE REQUEST:**

- VARIANCE REQUEST FOR THE LANDSCAPE BUFFER ALONG HIGHWAY 316 FROM 50 FEET DOWN TO 0 FEET.
- VARIANCE REQUEST FOR THE FRONT SETBACK AT HILLCREST LOCATED AT THE CUL DE SAC THAT ENTERS THE PROPERTY BE REDUCED FROM 50 FEET TO 0 FEET.

24 HOUR CONTACT:  
HENRY MASSIE



P: (770) 451-2741 F: (770) 451-3915  
www.PEC.PLUS

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350 RESEARCH COURT, STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

**HURRICANE SHOALS RD @ BELMONT DR.**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
492 HURRICANE SHOALS RD.,  
115 BELMONT DR.,  
LAWRENCEVILLE GA, 30056

CITY OF LAWRENCEVILLE JURISDICTION

FOR  
**McKINLEY HOMES**

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/25/2024	km	Lower Density Site

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

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059389 EXP. 10/28/2024

**ZONING SITE PLAN**

SCALE: 1" = 80'

DATE: 03/27/2024

PROJECT: 21256.01

RZM2024-00016  
RECEIVED: JUNE 17, 2024  
PLANNING AND DEVELOPMENT DEPARTMENT