DEVELOPMENT SUMMARY:

SITE SUMMARY:

SITE AREA:	9.35 ACRES
CURRENT ZONING:	M-1
PROPOSED ZONING:	R-TH

LAND USES & DENSITIES:

MAXIMUM ALLOWABLE:	**75 UNITS**
8 UNITS / AC MAXIMUM	*(9.3574 * 8 = 74.86)*
PROVIDED:	**75 UNITS**

BUILDING SETBACK:

FRONT (REQUIRED)	50 FT
FRONT (REQUESTED)	25 FT
SIDE	20 FT
BACK	20 FT

PARKING SUMMARY:

REQUIRED PARKING:	**225 SPACES** (TOTAL)
TOWNHOMES (75 UNITS)	225 SPACES (MIN 3/UNIT OFF-STREET)
PROPOSED PARKING:	**322 SPACES** (TOTAL)
TOWNHOMES (75 UNITS)	300 SPACES (2/UNIT)
GARAGE	150 SPACES
DRIVEWAY	150 SPACES
GUEST	15 SPACES
STANDARD	13 SPACES
ACCESSIBLE	2 SPACES

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY FRONTIER SURVEYING & MAPPING, DATED 10.10.2023.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- (10) PARKING COUNT

GEORGIA811. Utility Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
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D·R·HORTON America's Builder
8800 ROSWELL ROAD, SUITE 100, BLDG B
ATLANTA, GEORGIA 30350
PHONE: 239.450.0684

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
DRH ENGINEERING DRIVE
3585 ENGINEERING DRIVE, PEACHTREE CORNERS GA, 30092
LAND LOT 284, 6TH DISTRICT

GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	MPM
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	02/01/2024
PROJECT NO.	014643001

TITLE
REZONING SITE PLAN

SHEET NUMBER
C1.80

Drawing name: K:\AMT_CIVIL\014643001_DRH Engineering Drive\CAD\Plansheets\C1-80 - REZONING SITE PLAN.dwg C1.80 REZONING SITE PLAN Feb 12, 2024 4:44pm by: Wes Biddle

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