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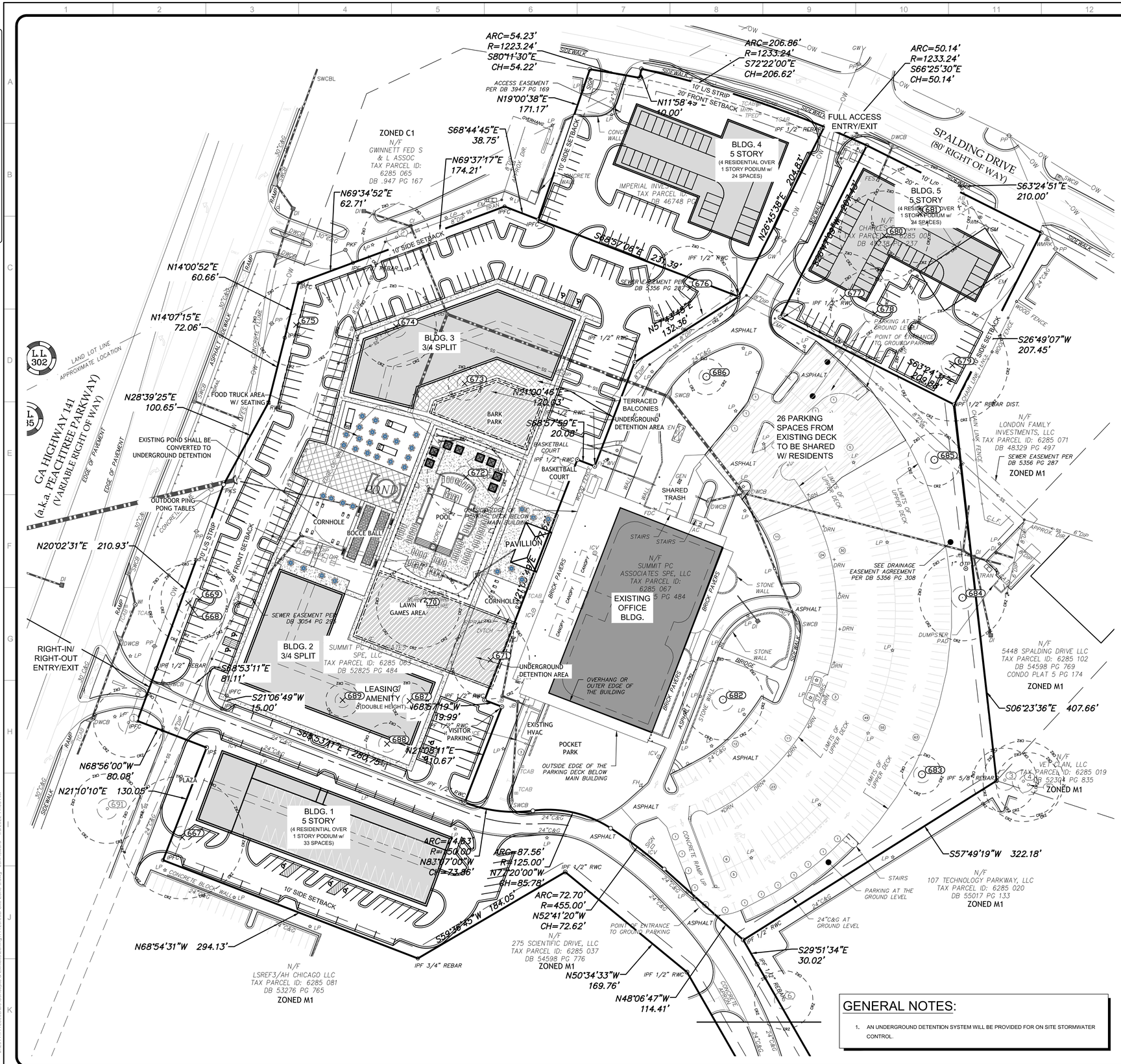
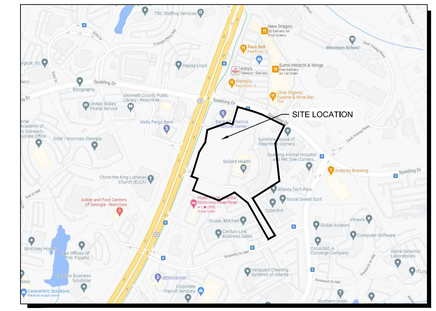
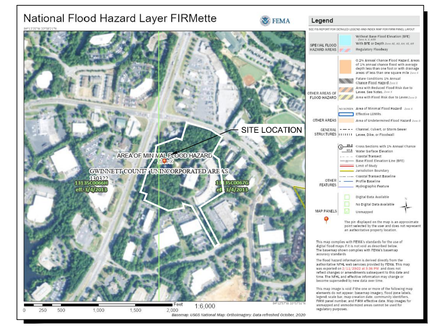




SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	15.686 ACRES
ZONING	
EXISTING ZONING	M-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING	MUD (MIXED USE DEVELOPMENT)
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	32.0 UNITS PER ACRE (501 UNITS)
TOTAL SITE AREA	15.686 ACRES
TOTAL NET DENSITY	16.0 UPA
TOTAL GROSS DENSITY	16.0 UPA (251 UNITS)(351 BEDROOMS)
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PEACHTREE PARKWAY)	50 FEET
PROPOSED FRONT SETBACK (SPALDING DR)	20 FEET
MAX FRONT SETBACK	15 FEET EXCEPT WHEN COMMON AREA IS PROVIDED BETWEEN STREET AND BUILDING
PROPOSED SIDE SETBACK	10 FEET
PROPOSED REAR SETBACK	40 FEET
REQUIRED BUFFERS	10 FOOT L/S STRIP ALONG EXTERNAL ROADS
DEVELOPMENT STANDARDS	
MIN PROJECT AREA	5 ACRES
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
MIN ROAD FRONTAGE	40 FEET
BUILDING HEIGHT (MULTIFAMILY)	MIN: 2 STORIES; MAX: 25 STORIES
MAX RESIDENTIAL USE	70% OF GROSS SITE ACREAGE (EXCLUSIVE OF REQUIRED COMMON AREA)
EXISTING OFFICE BUILDING	180,000 SF
PROPOSED RETAIL	5,000 SF
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% (3.137 ACRES)
OPEN SPACE PROPOSED	21.9% (3.43 ACRES)
PARKING REQUIREMENTS	
MULTIFAMILY PARKING REQUIRED	377 SPACES (MIN: 1.5 SPACES PER DWELLING) 753 SPACES (MAX: 3 SPACES PER DWELLING)
RETAIL PARKING REQUIRED	10 SPACES (MIN: 1 PER 500 SF) 25 SPACES (MAX: 1 PER 200 SF)
TOTAL MIN. PARKING REQUIRED	387 SPACES
PROPOSED RESIDENT SURFACE PARKING	270 SPACES
PROPOSED RESIDENT PODIUM DECK PARKING	81 SPACES
PROPOSED RESIDENT SHARED PARKING FROM EXISTING DECK	26 SPACES
TOTAL RESIDENT PARKING PROVIDED	377 SPACES (1.5 SP/DWELLING UNIT)
PROPOSED RETAIL SURFACE PARKING	10 SPACES (1 PER 500 SF)
TOTAL PARKING PROVIDED	387 SPACES

GENERAL NOTES:

1. AN UNDERGROUND DETENTION SYSTEM WILL BE PROVIDED FOR ON SITE STORMWATER CONTROL.

24 HOUR CONTACT:
MICHAEL HOATH

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

PEACHTREE SUMMIT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5500 PEACHTREE PKWY
NORCROSS, GEORGIA 30092

CITY OF PEACHTREE CORNERS/
GWINNETT COUNTY JURISDICTION

FOR

BRAND PROPERTIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E KACZENSKI

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024

REZONING PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 02/7/2022
PROJECT: 11123.00B

Z1
SHEET