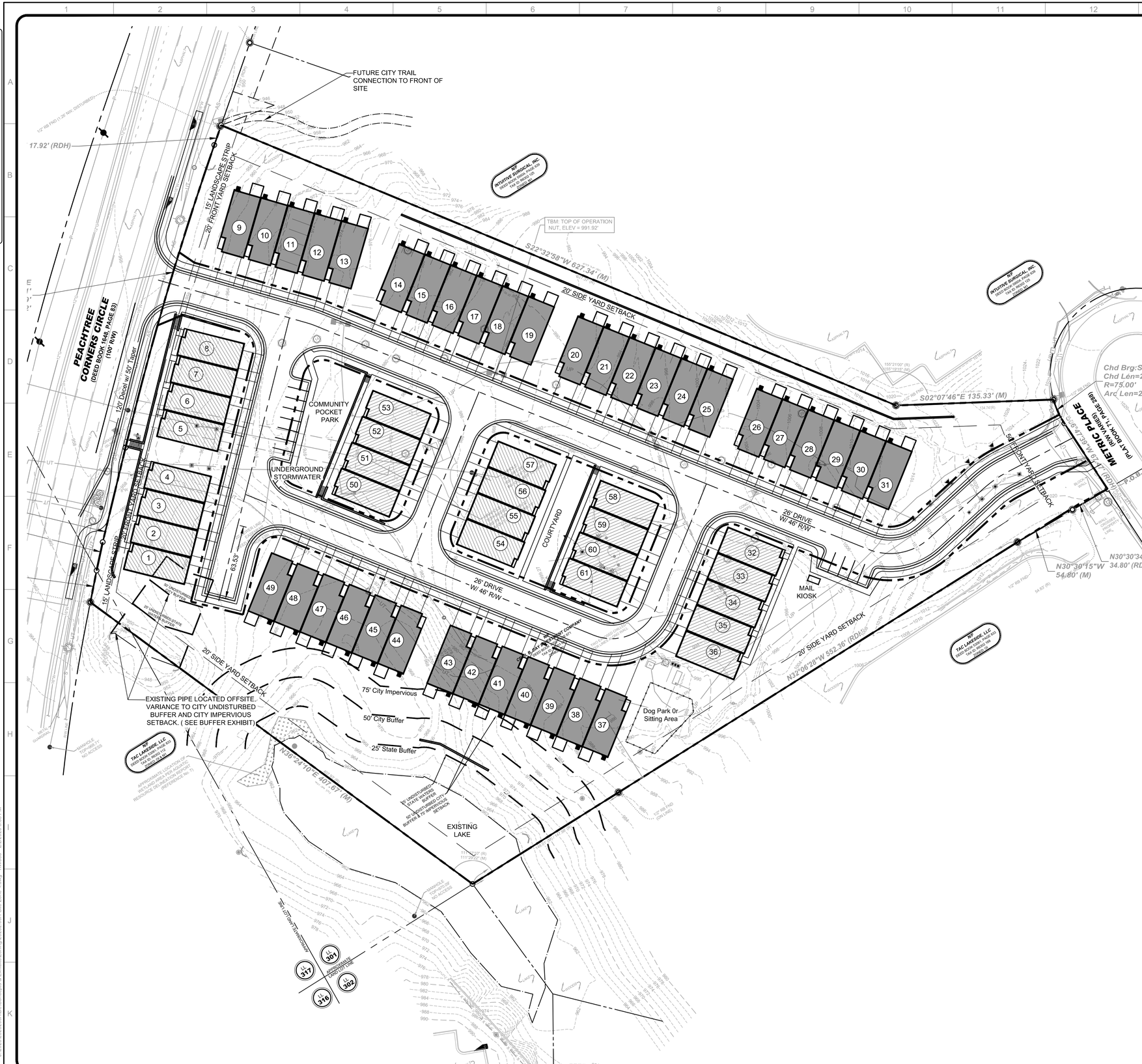
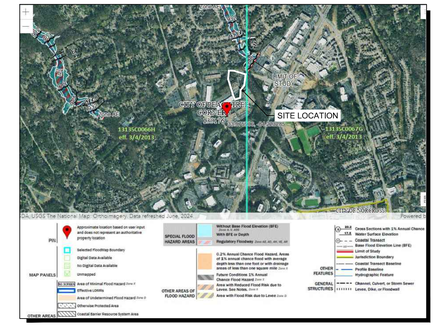
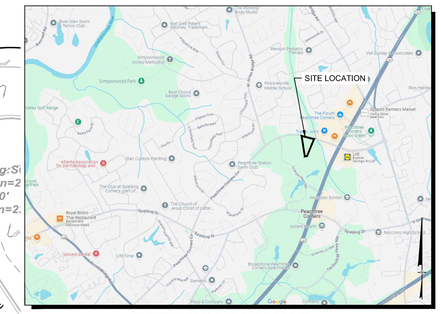




FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	6.897 ACRES
ZONING	
EXISTING ZONING	M-1
PROPOSED ZONING	R-TH
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS
USE CALCULATIONS	
TOTAL REAR LOADED ATTACHED HOMES (24')	24 UNITS
TOTAL FRONT LOADED ATTACHED HOMES (24')	37 UNITS
MINIMUM UNIT WIDTH	22 FEET
TOTAL ATTACHED HOMES	61 UNITS
TOTAL SITE AREA	6.897 ACRES
TOTAL DENSITY	8.84 UPA (61 Units)
MAXIMUM DENSITY	10 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PEACHTREE CORNERS CIR.)	20 FEET (Variance from 50 feet)
PROPOSED FRONT SETBACK (Metric)	50 FEET
PROPOSED SIDE SETBACK	20 FEET (East / West / South Prop Line) (Variance all from 40 feet)
PROPOSED REAR SETBACK	N/A - all Sides
LANDSCAPE STRIP	15 FEET (Variance from 50 Feet)
DEVELOPMENT STANDARDS	
MIN PROJECT AREA	5 ACRES
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
MIN ROAD FRONTAGE	50 FEET
BUILDING HEIGHT	MIN: 3 STORIES; MAX: 35 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	1.37 ACRES (20% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	1.41 ACRES (20.5% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. TOWNHOME PARKING REQUIRED	183 SPACES (3 SP/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	244 SPACES (4.0 SP/ DWELLING UNIT)
TOWNHOME GUEST PARKING PROVIDED	12 SPACES
TOTAL PARKING PROVIDED	256 SPACES (4.19 SP/DWELLING)

VARIANCE REQUESTED:

1. VARIANCE TO REDUCE THE FRONT SETBACK FROM 50 FEET TO 20 FEET (PEACHTREE CORNERS CIRCLE)

2. VARIANCE TO REDUCE THE SIDE SETBACK AS SHOWN ON THE SITE PLAN AS 20 FEET FOR EAST / WEST / SOUTH PROPERTY LINE FROM 40 FEET.

3. VARIANCE TO REDUCE THE 50 FEET FRONT LANDSCAPE STRIP TO 15 FEET. (PEACHTREE CORNERS CIRCLE)

4. VARIANCE TO THE CITY 50' UNIDISTURBED STREAM BUFFER AND ADDITIONAL 25' IMPERVIOUS SETBACK FOR THE WESTERN INTERMITTENT STREAM BETWEEN TWO PIPES AS WELL AS THE LAKE AREA. (SEE BUFFER EXHIBIT)

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PEACHTREE CORNERS, GA 30092

PROJECT

Peachtree Corners Circle at Metric Way

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

Frontage on Peachtree Corners circle and Frontage on east on Metric Way
PEACHTREE CORNERS, GA. 30092

CITY OF PEACHTREE CORNERS JURISDICTION

FOR

PineGrove Communities

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-23-2025	KW	SHIFTED SITE NORTH
*2	01-28-2025	KW	DECEL LANE & BUFFER REV
*3	01-31-2025	KW	SHIFTED SITE & PARKING

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34393 KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

REZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 12/27/2024
PROJECT: 23282.00A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

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SITE ZONE 3 IS