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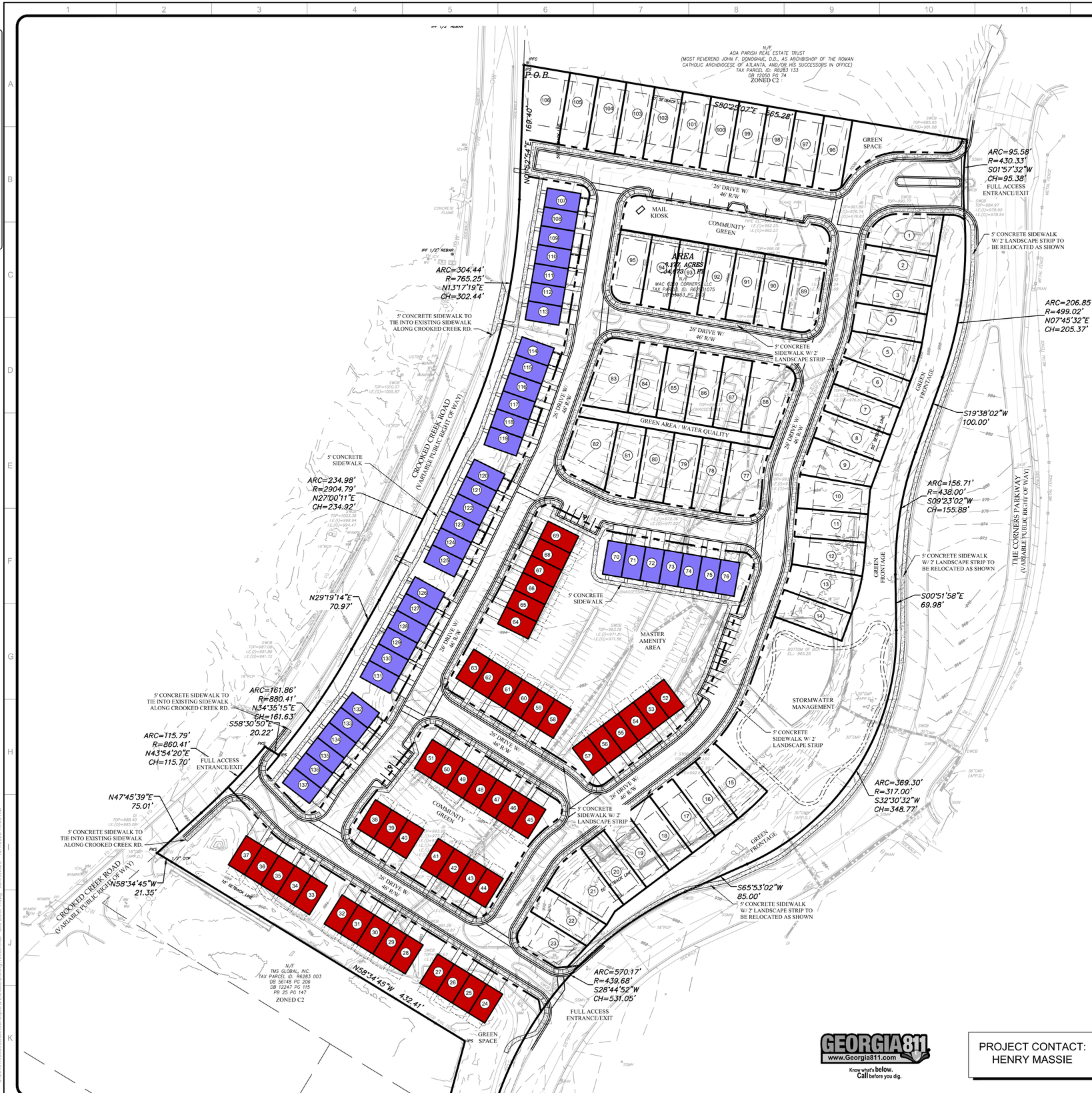
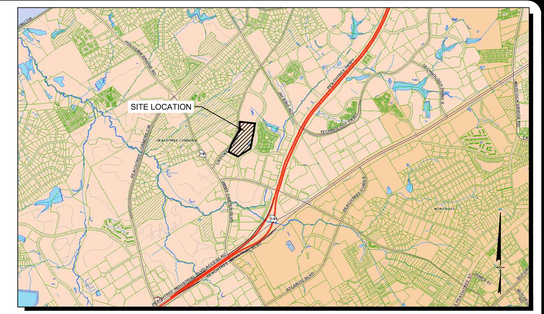
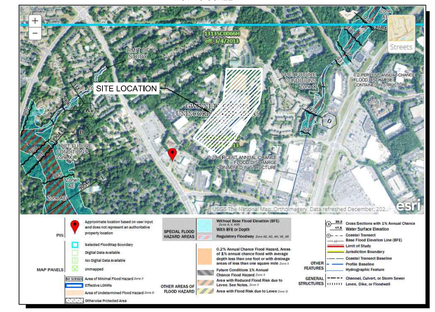




SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	16.177 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	IRD - Infill Residential Development
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.18 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET FROM SIDEWALK
SIDE SETBACK	0 FEET (5 FEET BETWEEN STRUCTURES)
MAJOR SIDE YARD STREET	5 FEET
REAR SETBACK	0 FEET
TOWNHOME SETBACKS	20 FEET SIDE TO SIDE GREEN SPACE
DEVELOPMENT STANDARDS	
BUFFER TO ADJACENT USES	NONE
MIN. BUILDING HEIGHT	3 STORIES
MIN. LOT WIDTH	N/A
MIN. LOT AREA	N/A UNLESS ABUTTING DETACHED
MIN. SF OF HOMES	1,800 SF
FRONT LOADED ATTACHED HOMES PROVIDED	46 UNITS
REAR LOADED ATTACHED HOMES PROVIDED	38 UNITS
REAR LOADED DETACHED HOMES PROVIDED	24 LOTS
FRONT LOADED DETACHED HOMES PROVIDED	29 LOTS
TOTAL RESIDENTIAL UNITS PROVIDED	137 UNITS
TOTAL RESIDENTIAL DENSITY	8.40 UNITS/ACRE
PARKING REQUIREMENTS	
PARKING REQUIRED	274 SPACES (2.0 SP/HOME) + 0.25 GUEST GUEST = 35 SPACES
PARKING PROVIDED	548 SPACES (4.0 SP/ DWELLING UNIT) GUEST PARKING = 28 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED	1.62 ACRES (10%)
OPEN SPACE PROPOSED	2.36 ACRES (14.6%)

ZONING NOTES:

1. THERE ARE NO STATE WATERS PRESENT ON THE SITE, ONLY STORMWATER DETENTION SYSTEM.
2. STORMWATER TO BE PROVIDED IN ABOVE GROUND SYSTEM.
3. THERE IS NO FLOODPLAIN ON THE SITE.
4. STREETS ARE PRIVATE WITH 26' WIDE ROADWAYS.
5. GWINNETT COUNTY TO PROVIDE WATER AND SANITARY SEWER.
6. SURROUNDING ROADWAYS ARE PEACHTREE CORNERS.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

VARIANCE REQUEST:

1. VARIANCE TO SEC. 1304.5.C.I. TO PERMIT 3-STORY ZERO LOT LINE/DETACHED HOMES FROM 2.5-STORIES

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Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

THE JAMES at PEACHTREE CORNERS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

PEACHTREE CORNERS PARKWAY AT CROOKED CREEK ROAD

CITY OFPEACHTREE CORNERS/ GWINNETT COUNTY JURISDICTION

FOR

McKinley Homes

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

REZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 12/01/2025
PROJECT: 19055.00B

GRID NORTH
GEORGIA WEST ZONE

Z1A
SHEET

J:\2019\19055\00\Dwl\Concepts & Exhibits\Zoning\19055.00B - Site Zone-1.dwg - JoeHoward - 12/1/2025 10:59 AM

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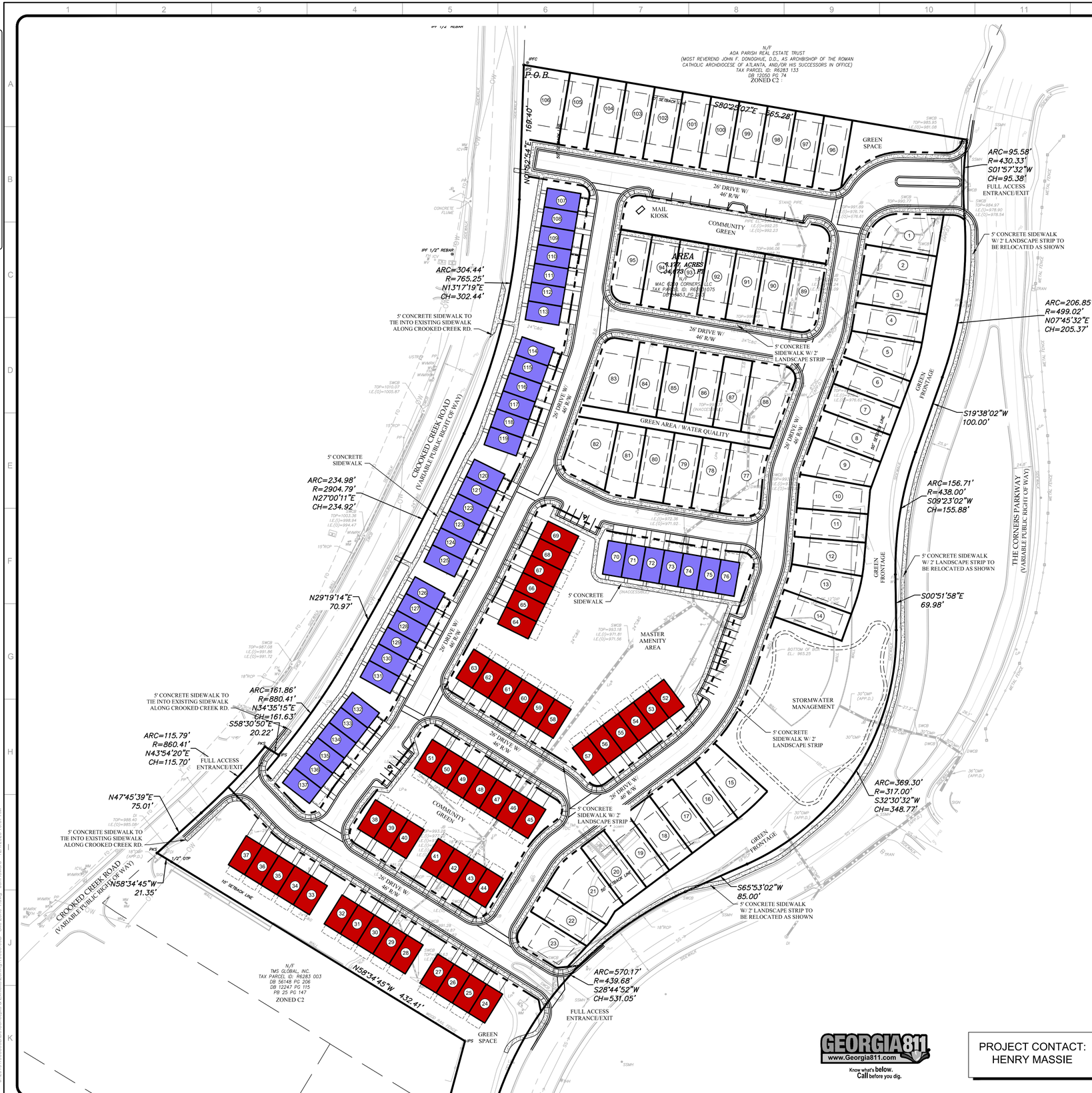

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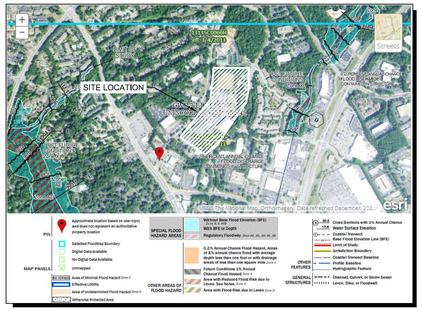

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