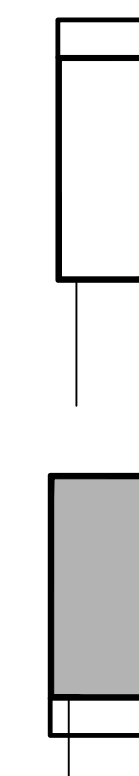


[illegible]

<u>SITE DATA</u>	
SITE AREA	+/-9.429 ACRES
<u>ZONING</u>	
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	RM - MULTIPLE FAMILY RESIDENTIAL
OVERLAY DISTRICT	HWY 42 OVERLAY
ZONING JURISDICTION	CLAYTON COUNTY (UNINCORPORATED)
<u>USE CALCULATIONS</u>	
TOTAL SITE AREA	+/-9.429 ACRES
TOTAL PERMITTED SITE DENSITY (SEE NOTE)	12.3 UPA / 117 UNITS
TOTAL PROPOSED UNITS	85 UNITS
TOTAL SITE DENSITY	9.0 UPA
<u>SETBACK REQUIREMENTS</u>	
FRONT SETBACK (ARTERIAL ROAD)	15 FEET
FRONT SETBACK (COLLECTOR/LOCAL)	10 FEET
SIDE SETBACK	20 FEET BETWEEN BUILDINGS
REAR SETBACK	15 FEET
REQUIRED BUFFER (ADJ. TO AG, RS-110)	40 FEET (TYPE 3)
REQUIRED BUFFER (ADJ. TO GB)	15 FEET (TYPE I)
<u>DEVELOPMENT STANDARDS</u>	
MIN. LOT WIDTH	150 FEET
MIN. FRONTAGE	100% OF LOT WIDTH ON A PUBLIC STREET
MAX. HEIGHT	75 FEET
<u>OPEN SPACE CALCULATIONS</u>	
MAX. IMPERVIOUS COVERAGE	50% COVERAGE
MIN. REQUIRED OPEN SPACE (FOR AMENITY)	5%
<u>PARKING REQUIREMENTS</u>	
MIN PARKING REQUIRED	2 SPU
PARKING PROVIDED	2 SPU 170 SPACES + 16 GUEST SPOTS



REAR-LOADED UNIT

FOR
MONARCHATL, LLC
3470 MCCLURE BRIDGE ROAD
P.O. BOX 203

LAND LOT 119
12 DISTRICT
DULUTH, GA 30096
PHONE: 678-458-4920
CLAYTON COUNTY
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

[illegible]

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Frequency	Count
Never	25
Sometimes	25
Often	50
Always	50

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

NOT TO BE RELEASED FOR CONSTRUCTION



C1

SHEET