



**PROPERTY DESCRIPTION:**

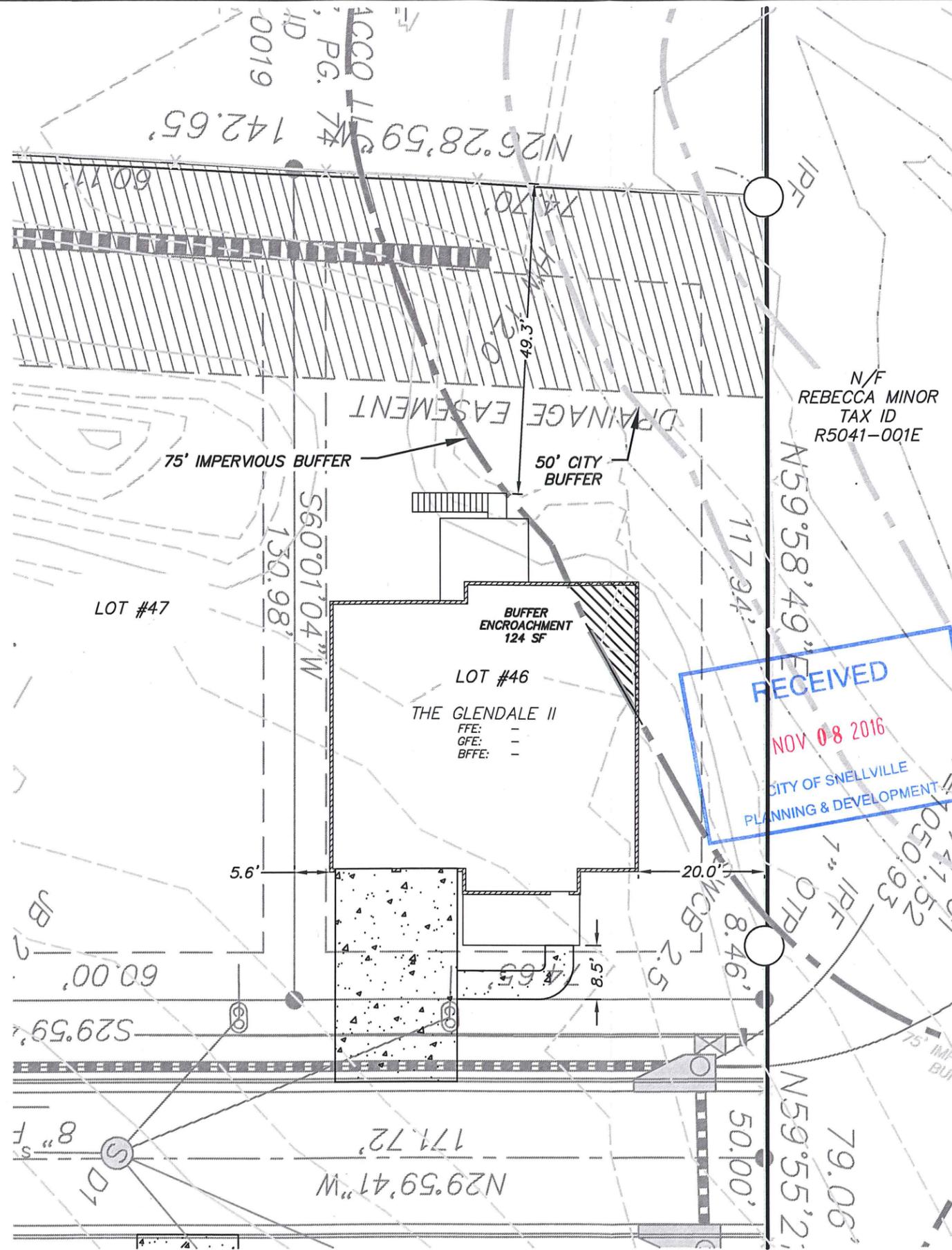
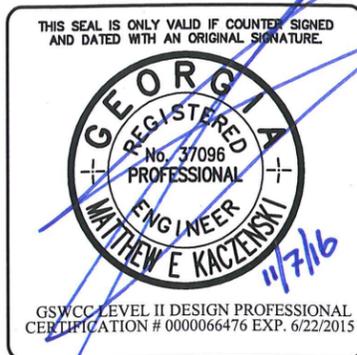
The property is rectangular and covers 9,600 square feet (0.22 acres). The property was previously developed and was part of an existing subdivision that is currently being redeveloped. There are no existing structures. This property slopes downwards to the northeast, towards the stream. It covers two soil series regions: GgB2 (K=0.28) and GeC2 (K=0.20). Permanent grassing has been planted as part of the overall subdivision site development. The 25' State Buffer, the 50' City Buffer, and 75' Impervious Buffer all protrude into the property and dramatically affect the buildable area.

**LOT COVERAGE**

TOTAL LOT AREA:	9,600 SF (+/- 0.22 Acres)
IMPERVIOUS FOOTPRINT:	2,615 SF
CONTRIBUTING AREAS:	
SINGLE FAMILY HOME	- 2,232 SF
REAR DECK	- 188 SF
FRONT PORCH	- 148 SF
FRONT WALKWAY	- 95 SF
DRIVEWAY FOR HOME	- 399 SF
LOT COVERAGE:	3,062 SF / 9,600 SF
	= 31.9% OF TOTAL AREA

**SITE DATA:**

ADDRESS: 1589 BENHAM DRIVE (LOT 46)  
SNELLVILLE, GEORGIA 30078  
SITE AREA: 0.22 +/- Acres  
S/D NAME: SHADOWBROOKE  
DEVELOPMENT TYPE: SINGE FAMILY DETACHED



LOT SITE PLAN

"WE PROVIDE SOLUTIONS"

**PLANNERS AND ENGINEERS COLLABORATIVE**

SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)452-2411 ■ FAX (770)451-3915 ■ WWW.PE/CATL.COM

SCALE: 1" = 20'

DATE: 11/07/2016

PROJECT NO. 03028.05A

CITY OF SNELLVILLE  
SNELLVILLE, GEORGIA

**SHADOWBROOK - LOT 46**

FOR A SINGLE FAMILY RESIDENTIAL COMMUNITY

SLV GEORGIA, I.L.L.C.  
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SUITE 500  
ATLANTA, GEORGIA 30339  
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SHEET **1** OF 1