

FLOOD NOTE:
NO FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M.
COMMUNITY PANEL No. 13135C013F, DATED 8/28/08

TOTAL TRACT ACREAGE: 6.92 AC

GENERAL NOTES

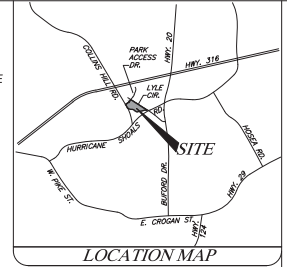
- EXISTING ZONING: RS-150 & BG
- PROPOSED ZONING: CMU
- DOMESTIC WATER SUPPLY TO BE CITY OF LAWRENCEVILLE
- SANITARY SEWER TO BE CITY OF LAWRENCEVILLE
- 43 PROPOSED UNITS

BOUNDARY SURVEY

-BOUNDARY REFERENCED FROM PLAT PREPARED BY SMITH PLANNING GROUP - DATED 12/21

BUILDING SETBACKS R1:

FRONT: 50' FROM R/W OF ROADS
SIDE: 40' FROM PROPERTY LINES
REAR: 40' FROM PROPERTY LINES

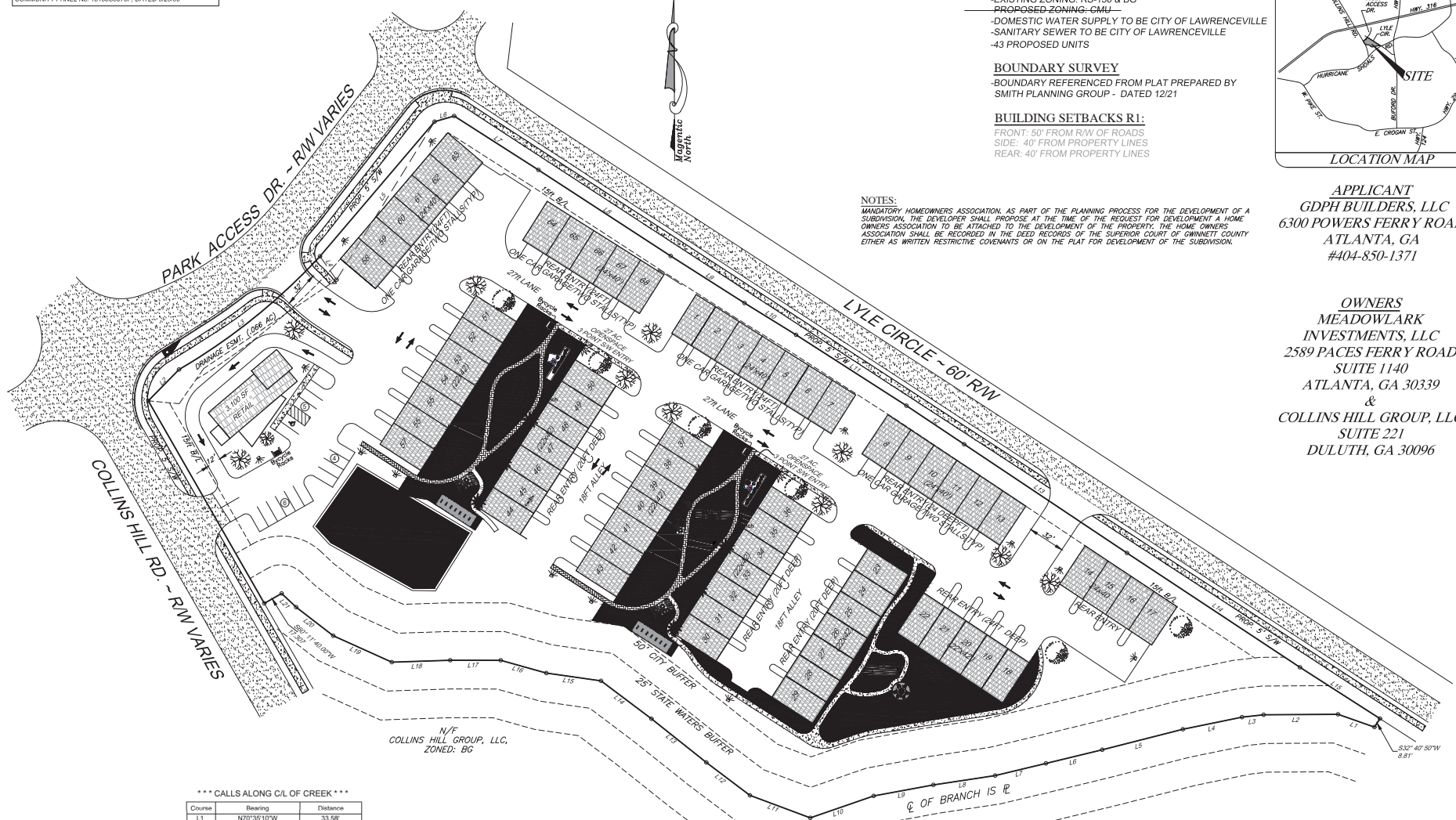


LOCATION MAP

APPLICANT
GDPH BUILDERS, LLC
6300 POWERS FERRY ROAD
ATLANTA, GA
#404-850-1371

OWNERS
MEADOWLARK INVESTMENTS, LLC
2589 PACES FERRY ROAD
SUITE 1140
ATLANTA, GA 30339
&
COLLINS HILL GROUP, LLC
SUITE 221
DULUTH, GA 30096

NOTES:
MANDATORY HOMEOWNERS ASSOCIATION, AS PART OF THE PLANNING PROCESS FOR THE DEVELOPMENT OF A SUBDIVISION, THE DEVELOPER SHALL PROPOSE AT THE TIME OF THE REQUEST FOR DEVELOPMENT A HOME OWNERS ASSOCIATION TO BE ATTACHED TO THE DEVELOPMENT OF THE PROPERTY. THE HOME OWNERS ASSOCIATION SHALL BE RECORDED IN THE DEED RECORDS OF THE SUPERIOR COURT OF GWINNETT COUNTY EITHER AS WRITTEN RESTRICTIVE COVENANTS OR ON THE PLAT FOR DEVELOPMENT OF THE SUBDIVISION.

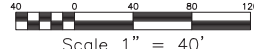


*** CALLS ALONG CIL OF CREEK ***

Course	Bearing	Distance
L1	N70°35'10"W	33.58
L2	S89°38'30"W	64.84
L3	S83°37'00"W	19.90
L4	S78°25'00"W	52.52
L5	S75°45'15"W	74.44
L6	S76°20'55"W	59.42
L7	S76°32'10"W	45.52
L8	S81°24'50"W	54.29
L9	S79°30'50"W	52.88
L10	S70°59'00"W	58.41
L11	N69°30'45"W	56.05
L12	N53°02'25"W	47.60
L13	N51°28'50"W	60.97
L14	N53°02'50"W	54.92
L15	N81°52'00"W	48.14
L16	N74°23'35"W	41.13
L17	N89°54'35"W	43.99
L18	S88°07'45"W	50.89
L19	N65°47'55"W	55.95
L20	N52°20'20"W	40.74
L21	N46°41'40"W	17.42

*** CALLS & CURVES ALONG RW'S ***

Course	Bearing	Distance
L1	N29°42'20"W	203.16'
L2	N44°27'45"E	38.10'
L3	Rad: 539.00' Tan: 79.58' Chd: N51°12'55" E	Arc: 158.03' CA: 16°47'55" 157.46'
L4	S35°02'10"E	25.04'
L5	N31°48'40"E	161.96'
L6	N73°49'55"E	17.76'
L7	S67°21'55"E	87.03'
L8	S66°32'50"E	137.38'
L9	S67°28'40"E	76.17'
L10	S68°20'50"E	52.78'
L11	S67°18'10"E	114.13'
L12	S66°14'10"E	60.41'
L13	S68°19'35"E	170.43'
L14	S66°53'05"E	180.50'
L15	S67°19'10"E	82.72'

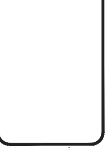


REVISION:
DATE:

ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER ASSUMES NO LIABILITY FOR EXHAUSTION OF WATER OR OTHER RESOURCES. THE ENGINEER ASSUMES NO LIABILITY FOR EXHAUSTION OF WATER OR OTHER RESOURCES. THE ENGINEER ASSUMES NO LIABILITY FOR EXHAUSTION OF WATER OR OTHER RESOURCES.

300 WEST MAY STREET
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FAX: (770) 887-6719
Sullins Engineering, LLC
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS - LAND PLANNERS

REZONE PLAN FOR
LYLE CIR
GWINNETT COUNTY
CITY OF LAWRENCEVILLE
L.L. 7, 1TH DIST.
PARCEL #



DATE: 08/24/24
JOB #: 2432
SCALE: 1"=40'
SHEET 1

RZM2024-00019
RECEIVED SEPTEMBER 9, 2024
PLANNING & DEVELOPMENT DEPARTMENT