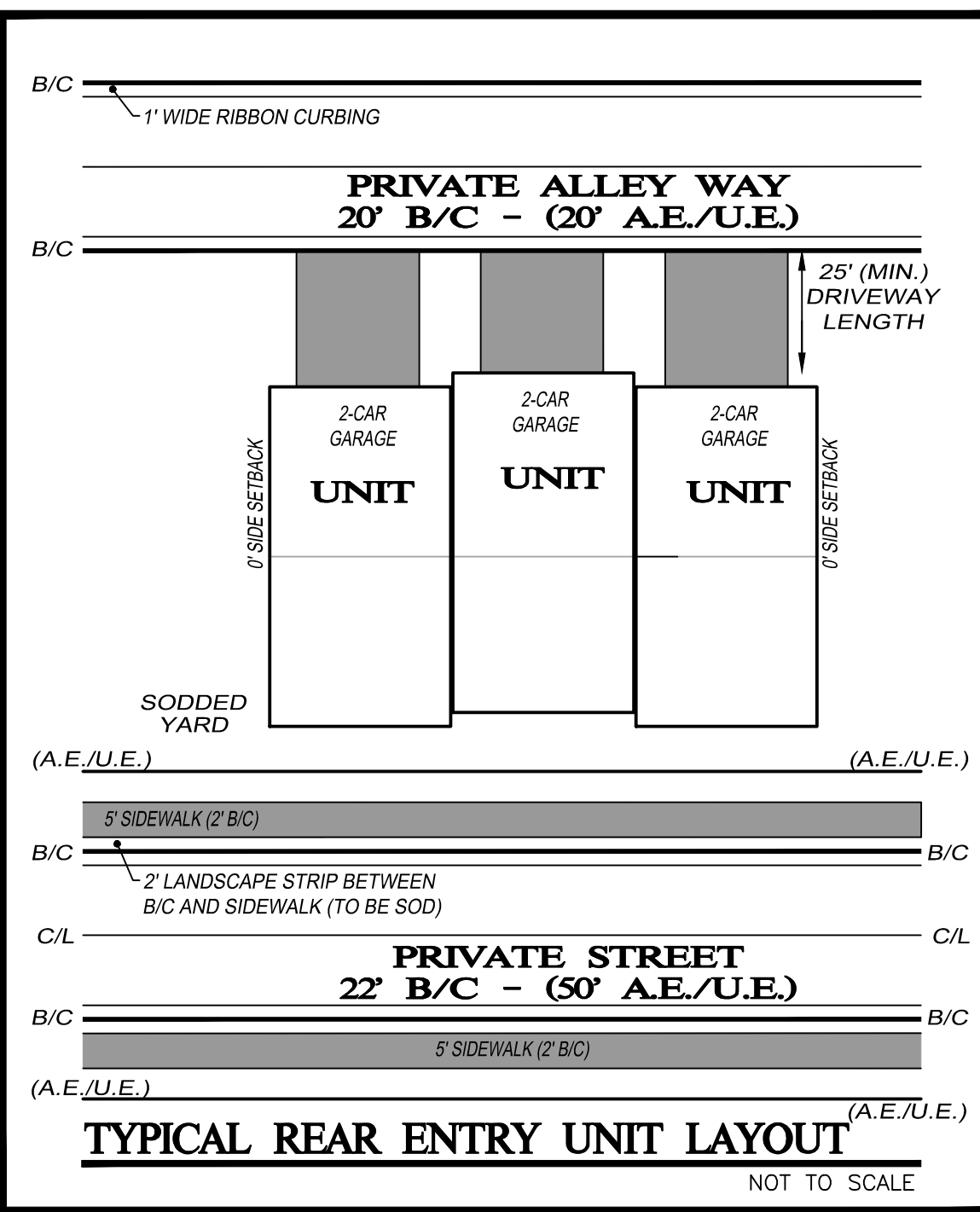
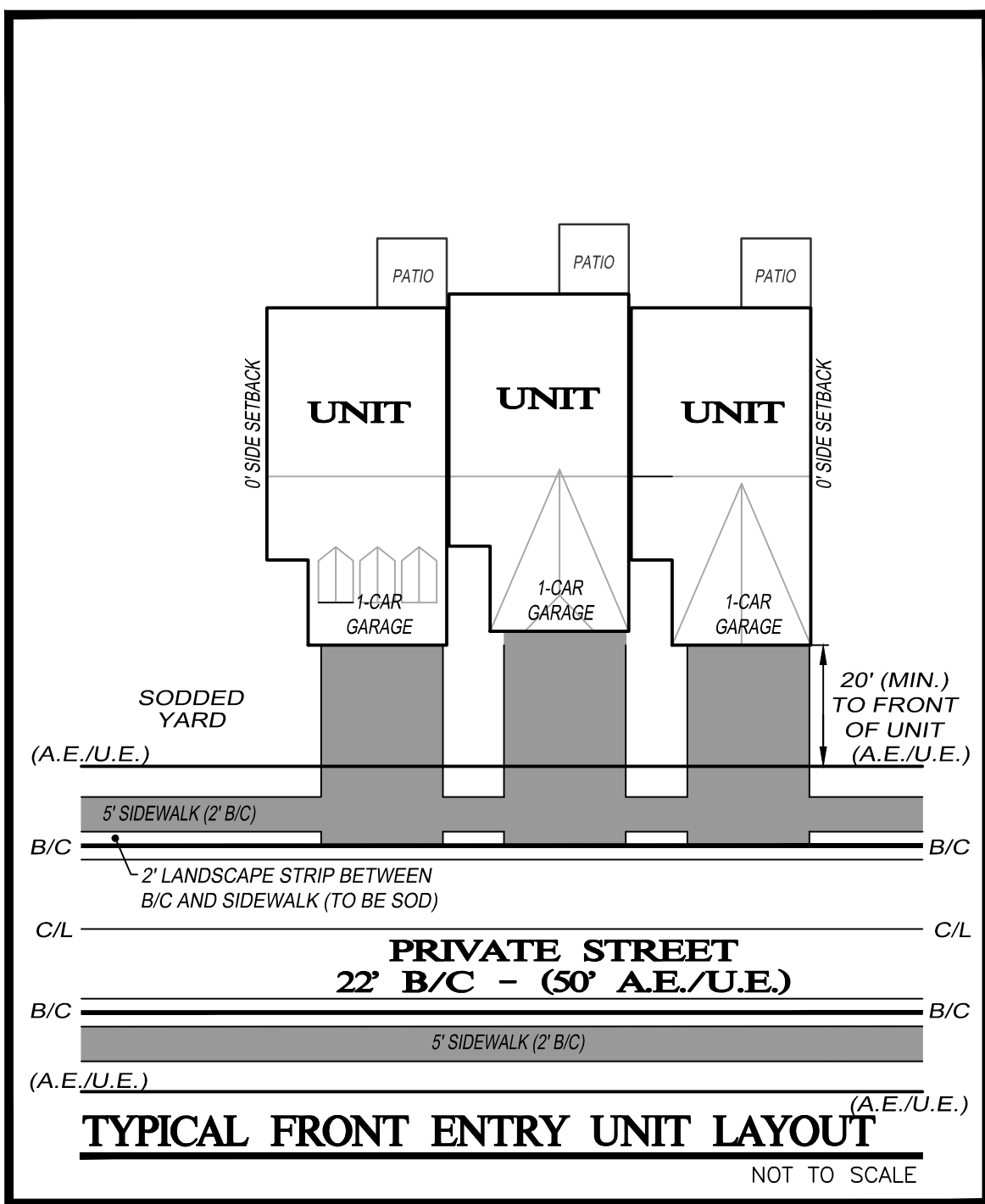
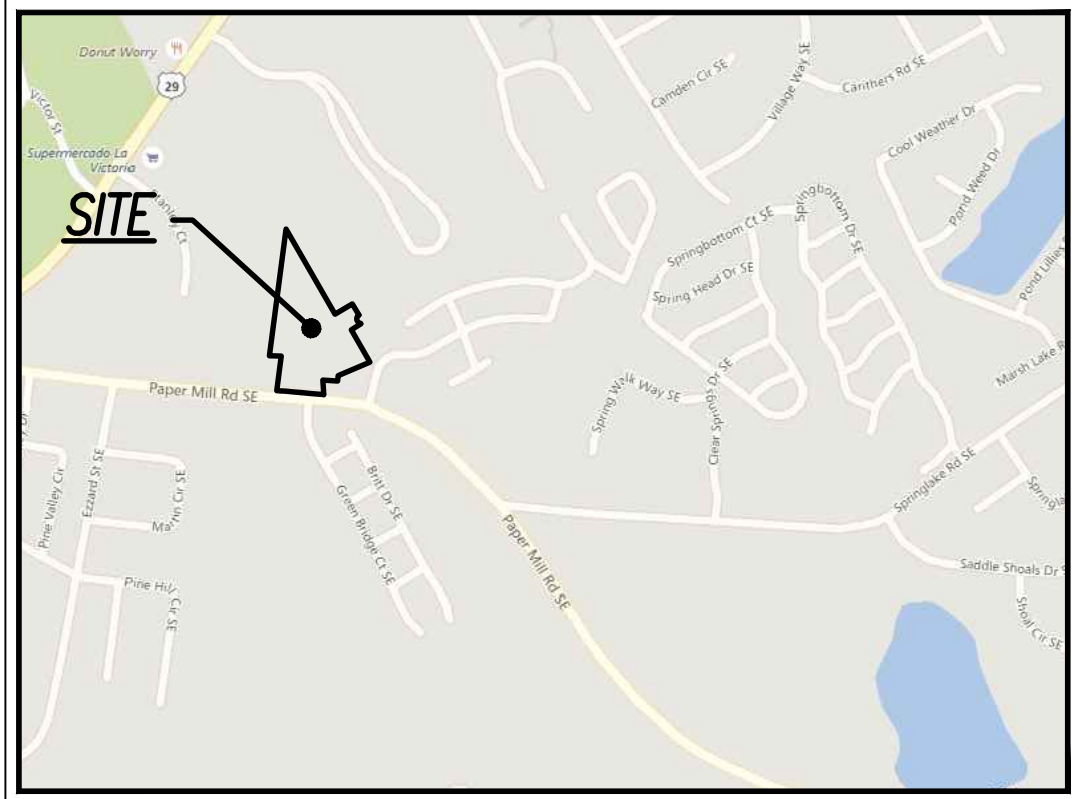




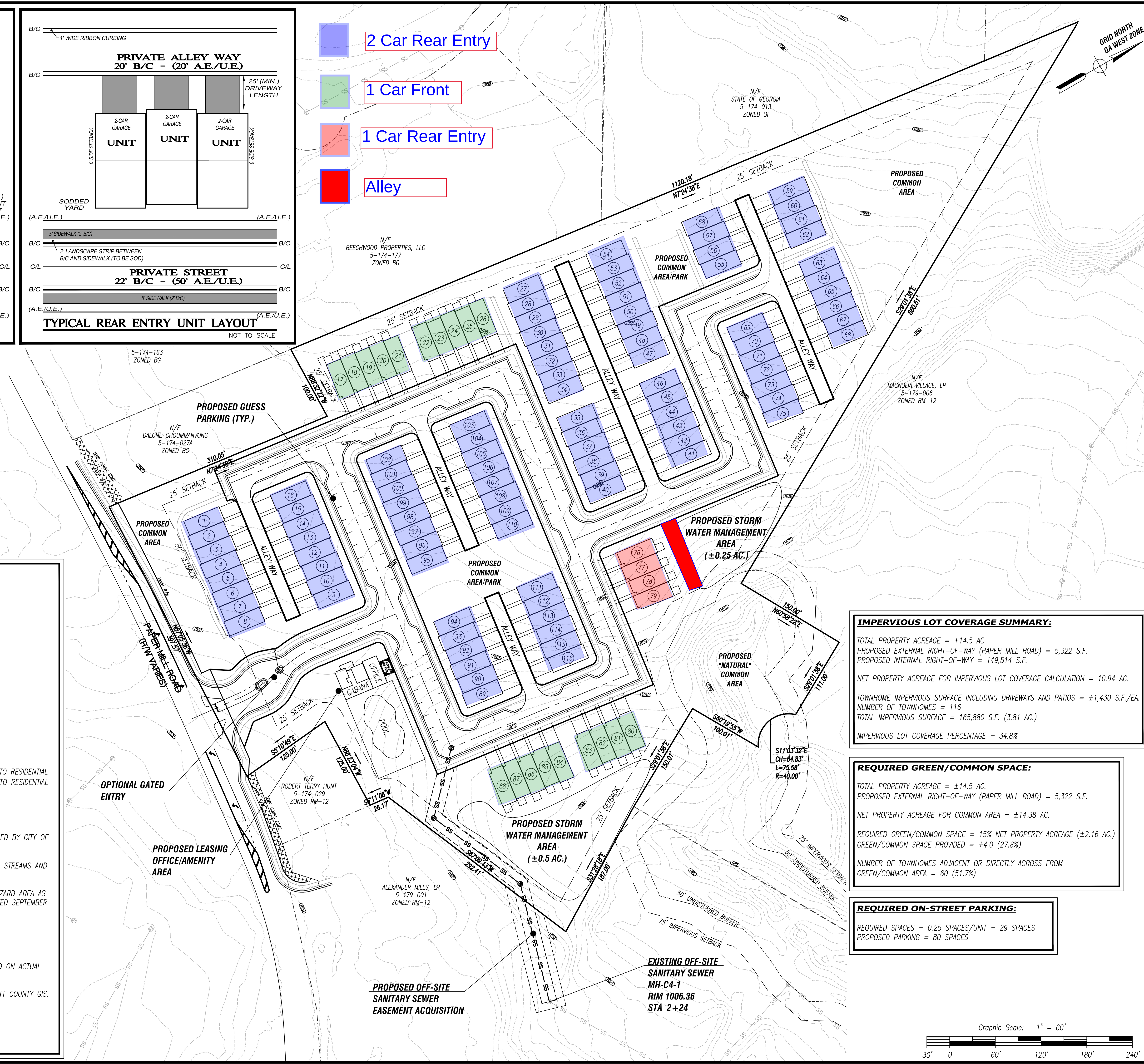
- 2 Car Rear Entry
- 1 Car Front
- 1 Car Rear Entry
- Alley



VICINITY MAP - N.T.S.

DEVELOPMENT SUMMARY

- TOTAL PROPERTY ACREAGE = ±14.5 AC.
- TOTAL NUMBER OF UNITS = 116
FRONT ENTRY = 23 (20%)
REAR ENTRY = 93 (80%)
- CURRENT ZONING = RM-12
- PROPOSED ZONING = RM-8
- PARCEL : 5-174-027
- PROPOSED USE: TOWNHOMES
- GROSS DENSITY FOR PROPERTY = 8.0 UNITS/AC.
- REQUIRED SETBACKS:
EXTERNAL FRONT YARD = 50'
EXTERNAL REAR YARD = 40' OR 50' BUFFER ADJACENT TO RESIDENTIAL
EXTERNAL SIDE YARD = 25' OR 50' BUFFER ADJACENT TO RESIDENTIAL
- PROPOSED LENGTH OF STREETS = ±2,400 L.F.
- ALL LOTS TO BE SERVED BY SANITARY SEWER.
- SEWER SERVICE PROVIDED BY GWINNETT COUNTY. WATER SERVICE PROVIDED BY CITY OF LAWRENCEVILLE.
- A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER GWINNETT COUNTY F.I.R.M. COMMUNITY PANEL NO. 13135C0089F, DATED SEPTEMBER 29, 2006.
- BOUNDARY INFORMATION FROM GWINNETT COUNTY GIS.
- TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GWINNETT COUNTY GIS.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON GWINNETT COUNTY GIS. FIELD VERIFICATION RECOMMENDED.



IMPERVIOUS LOT COVERAGE SUMMARY:

TOTAL PROPERTY ACREAGE = ±14.5 AC.
PROPOSED EXTERNAL RIGHT-OF-WAY (PAPER MILL ROAD) = 5,322 S.F.
PROPOSED INTERNAL RIGHT-OF-WAY = 149,514 S.F.

NET PROPERTY ACREAGE FOR IMPERVIOUS LOT COVERAGE CALCULATION = 10.94 AC.

TOWNHOME IMPERVIOUS SURFACE INCLUDING DRIVEWAYS AND PATIOS = ±1,430 S.F./EA.
NUMBER OF TOWNHOMES = 116
TOTAL IMPERVIOUS SURFACE = 165,880 S.F. (3.81 AC.)

IMPERVIOUS LOT COVERAGE PERCENTAGE = 34.8%

REQUIRED GREEN/Common SPACE:

TOTAL PROPERTY ACREAGE = ±14.5 AC.
PROPOSED EXTERNAL RIGHT-OF-WAY (PAPER MILL ROAD) = 5,322 S.F.

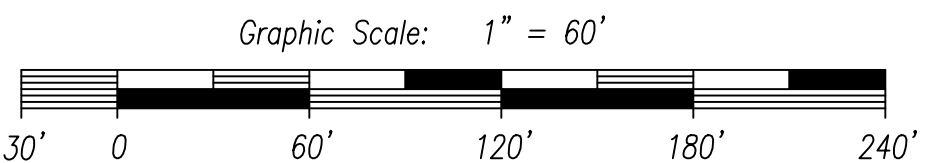
NET PROPERTY ACREAGE FOR COMMON AREA = ±14.38 AC.

REQUIRED GREEN/Common SPACE = 15% NET PROPERTY ACREAGE (±2.16 AC.)
GREEN/Common SPACE PROVIDED = ±4.0 (27.8%)

NUMBER OF TOWNHOMES ADJACENT OR DIRECTLY ACROSS FROM GREEN/Common AREA = 60 (51.7%)

REQUIRED ON-STREET PARKING:

REQUIRED SPACES = 0.25 SPACES/UNIT = 29 SPACES
PROPOSED PARKING = 80 SPACES



5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
www.dpengr.com

PREPARED FOR:
**FIELDSTONE PROPERTIES
AND DEVELOPMENT**
390 BROGDON ROAD
SUWANEE, GA. 30024

PROJECT NAME:
**PAPER MILL ROAD
TRACT**

TASK:
**CONCEPTUAL
SITE
PLAN**

PROJECT INFORMATION:

Project Name	PAPER MILL ROAD TRACT
Project Number	17-012A
Project Address	138 PAPER MILL ROAD
Land Lot No.(s)	174
5th, PARCEL #5-174-027	
District	CITY OF LAWRENCEVILLE
County, State	GWINNETT COUNTY, GA.

DATE	REVISION	1	2	3	4	5	6	7	8	9
07/09/19	REVISED SITE PLAN PER CLIENT DIRECTION									
09/17/19	REVISED SITE PLAN PER CLIENT DIRECTION									
1/6/2020	REVISED SITE PLAN PER CLIENT DIRECTION									
2/24/2020	REVISED SITE PLAN PER CLIENT DIRECTION									

DESIGN	AS SHOWN
KWB DRAWN	SCALE
CHECKED	SHEET
DATE	17-012 PROJECT No.