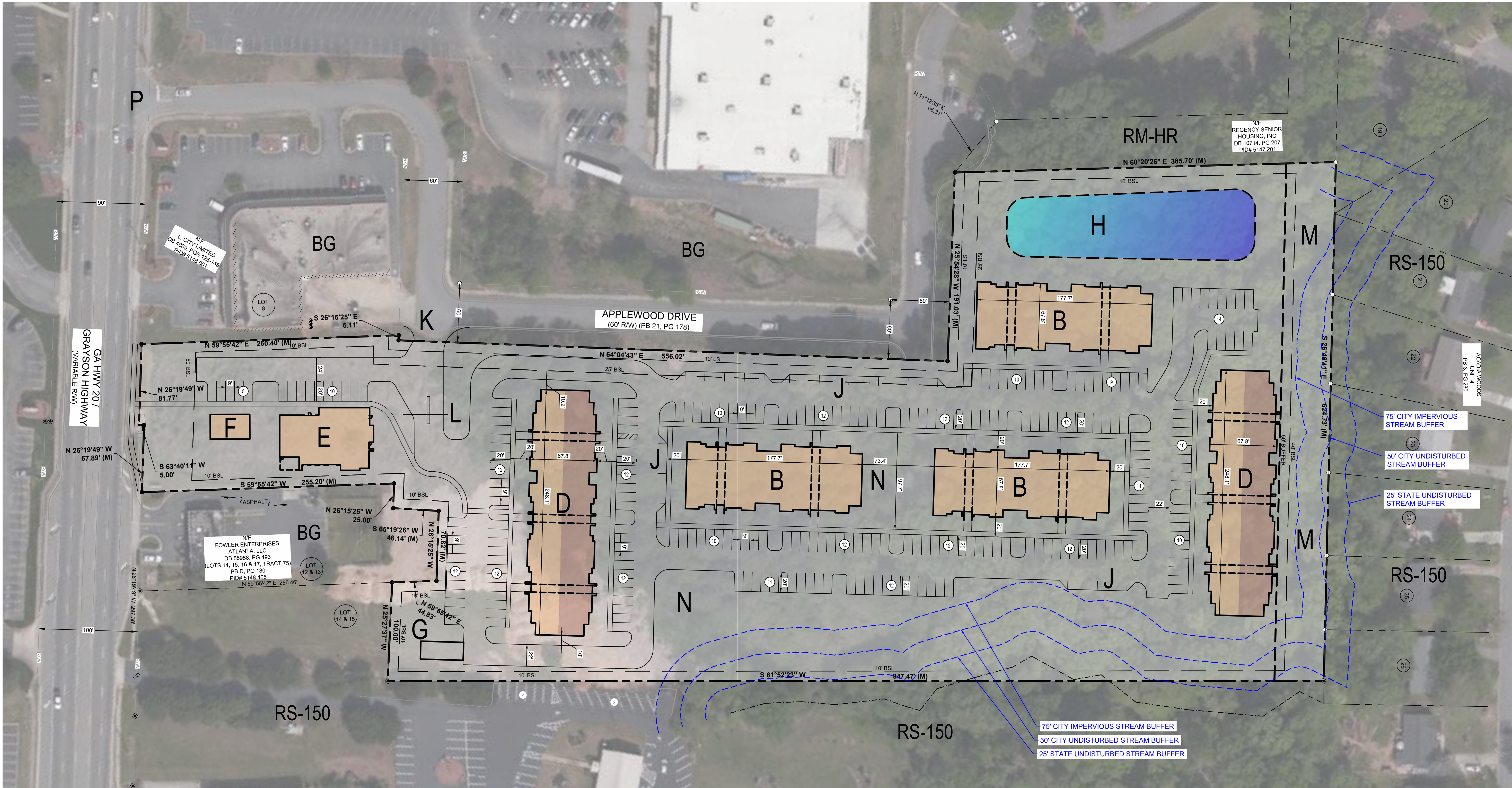


Drawing name: L:\087012 - Onestreet Residential - 330 Grayson Hwy - Lawrenceville, GA\087012\087012-05-12 - CP w\Bills - 330 Grayson Hwy (Bills related) dwg SITE PLAN May 14, 2020 1:32pm By: Kyle Sharpe

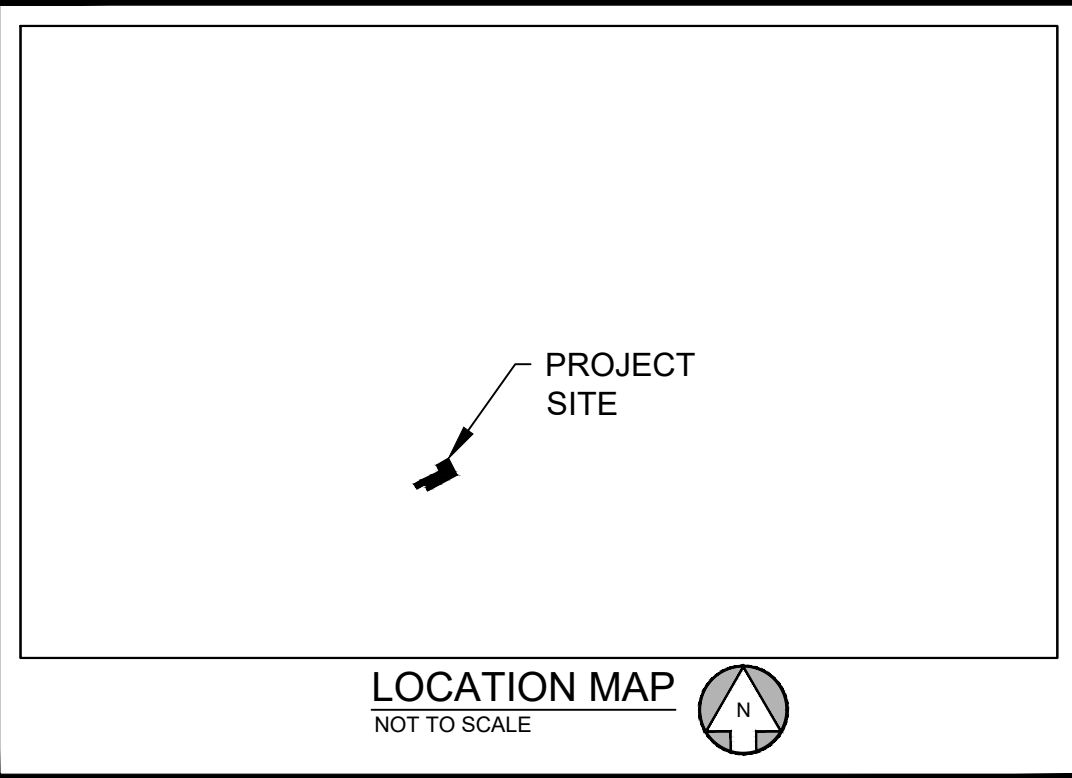


KEYNOTE LEGEND

- A.) 3/4 SPLIT APARTMENT BUILDING - ± 10,500 S.F.
- B.) 3 STORY APARTMENT BUILDING - ± 11,000 S.F.
- C.) NOT USED
- D.) 3/4 SPLIT APARTMENT BUILDING - ± 15,500 S.F.
- E.) LEASING/AMENITY OFFICE - ± 5,000 S.F.
- F.) MAIL KIOSK
- G.) TRASH COMPACTOR
- H.) STORMWATER MANAGEMENT AREA
- J.) 12' x 30' LOADING SPACES
- K.) DRIVEWAY CONNECTION TO APPLEWOOD DRIVE
- L.) GATED ENTRY
- M.) 50' ZONING BUFFER
- N.) OUTDOOR AMENITY AREA
- P.) APPLEWOOD DR & GRAYSON HWY INTERSECTION

SITE SUMMARY

SITE AREA	
SITE AREA:	9.708 AC OR 422,866 SF
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LAWRENCEVILLE
EXISTING ZONING:	BG (GENERAL BUSINESS)
PROPOSED ZONING:	OI W/ SPECIAL USE PERMIT
ADJACENT ZONING:	BG & RM-HR (NORTH) RS-150 (REAR & SOUTH)
BUILDING SETBACKS	
FRONT:	50'
SIDE:	10' (SIDE YARD); 25' (STREET-SIDE CORNER)
REAR:	40'
BUILDING SUMMARY	
DENSITY:	156 UNITS @ 16.1 PER ACRE
BUILDING COVERAGE:	25% (70% MAX. ALLOWABLE)
PARKING SUMMARY	
REQUIRED:	312 SPACES @ 2 PER UNIT
PROVIDED:	250 SPACES @ 1.6 PER UNIT*
PARKING STALL DIMENSIONS:	9' x 20'
DRIVE AISLE WIDTH:	22'
LOADING SUMMARY	
REQUIRED:	9 SPACES @ 1 FOR 1ST 10 D.U. + 1 / 20 D.U.
PROVIDED:	9 SPACES
MIN. LOADING SPACE DIMENSIONS:	12' x 30'



*VARIANCES:

SECTION 9.5 OF THE ZONING ORDINANCE - TO REDUCE THE REQUIRED PARKING RATIO FROM 2 TO 1.6 PER DWELLING UNIT.

REDUCE THE REQUIRED 20' GRASS AND LANDSCAPE STRIP REQUIRED BETWEEN THE BUILDING AND PARKING BY 5' TO A 15' GRASS AND LANDSCAPE STRIP.

FLOOD HAZARD AREA NOTE:

FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM PANEL NUMBER 13135C0089F, DATED SEPTEMBER 29, 2006

CLIENT
ONESTREET RESIDENTIAL
2000 RIVEREDGE PARKWAY - SUITE 450 - ATLANTA, GA 30328

PROJECT
LAWRENCEVILLE MULTI-FAMILY
GRAYSON HIGHWAY
LOCATED IN LAND LOT 148 OR THE 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL:



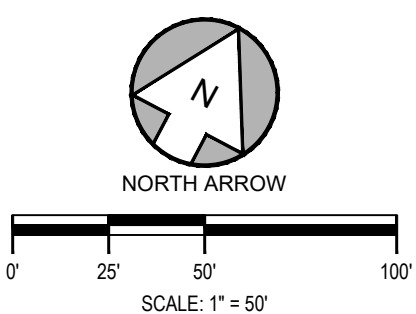
5/14/2020

DESIGN TEAM:

DRAWN BY: CER
DESIGNED BY: TKS
REVIEWED BY: TKS



SCALE & NORTH ARROW:



JOB #: 087012
DATE: May 14, 2020

REZONING SITE PLAN

RSP-1