

THE EXISTING BUILDING IS CONNECTED TO WATER AND SANITARY SEWER FACILITIES THAT RUN ALONG EAST CROGAN ST.

PROJECT DESCRIPTION

THE PROPOSED WORK INCLUDES RENOVATION OF AN EXISTING 5,000 SF BUILDING TO BE USED AS A SPECIAL EVENTS FACILITY. THE EXISTING 5,000 SF BUILDING HAS BEEN USED AS A SPECIAL EVENTS FACILITY. AN ADDITIONAL 4,000 SF BUILDING ADDITION IS PROPOSED TO BE USED AS A BEAUTY SALON (MORE SPECIFICALLY, A NAIL SALON). HARD SURFACE PARKING AND DRIVE AREAS ARE PROPOSED. AN ADDITIONAL ABOVE GROUND DETENTION SYSTEM AND STORM WATER MANAGEMENT CONVEYANCE IS PROPOSED.

BUSINESS GENERAL ZONING (BG) MIN. & MAX. REQUIREMENTS									
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)	IMPERVIOUS COVERAGE (MAX (%))	MAX HEIGHT (FT)	MAX	
PRINCIPAL	NONE	NONE	50	10	10	95	35		

EXISTING CONDITIONS						
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK (FT)	REAR SETBACK (FT)	IMPERVIOUS COVERAGE (%)	HEIGHT (FT)
PRINCIPAL	52,932	266	15	10	18	12

PROPOSED CONDITIONS						
USE	LOT AREA (SF)	LOT WIDTH (FT)	FRONT SETBACK PROPOSED EXISTING BLDG/LOG ADDITION (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	PROPOSED IMPERVIOUS COVERAGE (%)
PRINCIPAL	52,932	266	15/50	10	20	38



Legend
1. Flood Hazard Boundary
2. Flood Hazard Zone
3. Flood Hazard Zone
4. Flood Hazard Zone
5. Flood Hazard Zone
6. Flood Hazard Zone
7. Flood Hazard Zone
8. Flood Hazard Zone
9. Flood Hazard Zone
10. Flood Hazard Zone
11. Flood Hazard Zone
12. Flood Hazard Zone
13. Flood Hazard Zone
14. Flood Hazard Zone
15. Flood Hazard Zone
16. Flood Hazard Zone
17. Flood Hazard Zone
18. Flood Hazard Zone
19. Flood Hazard Zone
20. Flood Hazard Zone

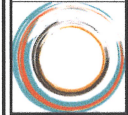
SITE IS NOT LOCATED IN FLOOD PLAIN

PIN: 5174 021

ZONED BG



CASSWELL DESIGN GROUP LLC
404-317-9766
hamacasswell@gmail.com



SLUP SITE PLAN
PROJECT
COMMERCIAL MIXED USE
179 E. CROGAN ST.,
LAWRENCEVILLE, GA 30046

C201

PROJECT NUMBER
23400

DATE
NOVEMBER 5, 2023

REVISIONS

RZC2024-00060 & SUP2024-00094
RECEIVED NOVEMBER 1, 2024
PLANNING & DEVELOPMENT DEPARTMENT