SITE DATA - LAWRENCEVILLE GEORGIA

APPROX. AGREAGE:	± 3.94 ACRES
EXISTING ZONING:	CITY OF LAWRENCEVILLE - BG
EXISTING CHARACTER AREA	DOWNTOWN
PROPOSED ZONING:	RS-TH-INF-TOWNHOUSE

TOTAL UNITS: 24 TOWNHOMES (REAR-ENTRY)

GROSS DENSITY: 6.09 U/A (MAX 16 U/A)

PROPOSED LOT AREA: 2,400 SF
PROPOSED LOT WIDTH: 24'
PROPOSED LOT DEPTH: 100' TYP.

DISTRICT MINIMUM CODE REQUIREMENTS:

MIN. FRONT YARD SETBACK: 10' *
MIN. REAR YARD SETBACK: 10' *
MIN. SIDE YARD SETBACK: 0' *
MIN. DWELLING SEPARATION: PER IRC SECT. R302

MIN. LOT AREA: 1,600 SF
MIN. BUILDING HEIGHT: 35'
MAX. NUMBER OF STORIES: 3 STORIES
MIN. LOT/UNIT WIDTH: 20'
MAX. UNITS PER ROW: 8
MIN. UNITS PER ROW: 3

*MIN. FRONT, SIDE, AND REAR SETBACKS ADJACENT TO CLASSIFIED LOCAL STREET, PRIVATE ACCESS UTILITY EASEMENT, OR PRIVATE PARKING LOT - SEE TABLE ABOVE.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 15 FT. ADJACENT TO A CLASSIFIED EXTERNAL LOCAL STREET.

*MIN. FRONT, SIDE, AND REAR SETBACKS SHALL BE A MIN. OF 20 FT. ADJACENT TO A CLASSIFIED FREEWAY/EXPRESSWAY, ARTERIAL, COLLECTOR

GENERAL NOTES:
FRONT FACADES SHALL BE STAGGERED OR OFFSET TO A MIN. OF 2 FT PROVIDING ARCHITECTURAL RELIEF.

REAR ELEVATIONS SHALL CONSIST OF A PORCH MEASURING 18 FT. IN WIDTH AND 10 FT. IN DEPTH.

MINIMUM COMMON AREA REQ;D: 10% OF TOTAL PROJECT ACREAGE.
COMMON AREA PROVIDED: >10%

25	25' STATE STREAM BUFFER
50	50' CITY STREAM BUFFER
75	75' IMPERVIOUS STREAM BUFFER
SW	STORMWATER MANAGEMENT AREA
MK	MAIL KIOSK
GA	GATHERING AREA
CA	COMMON AREA

RZR2025-00026
RECEIVED APRIL 23, 2025
PLANNING & DEVELOPMENT DEPARTMENT

NO.	DATE	DESCRIPTION	BY	CHK	APV

NOT RELEASED FOR CONSTRUCTION

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

JC THREAT
720 IVY LEA DRIVE
LAWRENCEVILLE, GA 30045
404.985.6170

SITE CONCEPT PLAN FOR
105 SCENIC HIGHWAY
LAWRENCEVILLE GA, 30046
L.L. 147 – DISTRICT 5TH
PARCEL # 5147 230

NORTH

SCALE: 1"= 40'

PROJECT NUMBER
GA4941-2401

SHEET TITLE
CONCEPT PLAN

DATE
04.23.25