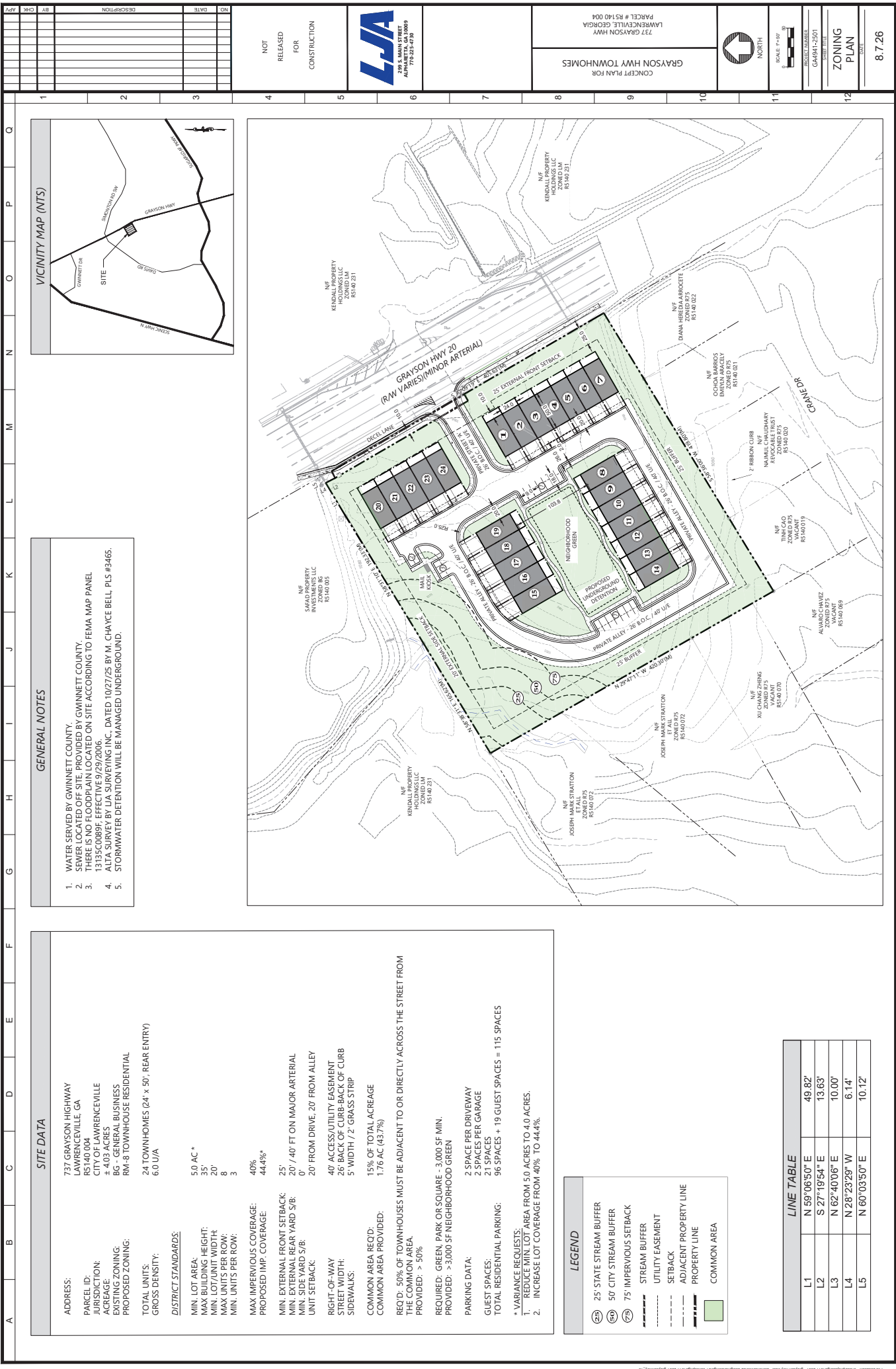




GENERAL NOTES

1. WATER SERVED BY GWINNETT COUNTY. SEWER LOCATED OFF SITE, PROVIDED BY GWINNETT COUNTY.
2. SITE LOCATED ON SITE ACCORDING TO FEMA MAP PANEL 13135C0089E, EFFECTIVE 9/29/2015.
3. ALTA SURVEY BY LIA SURVEYING INC., DATED 10/27/25 BY M. CHAYCE BELL, PLS #3465.
4. STORMWATER DETENTION WILL BE MANAGED UNDERGROUND.

SITE DATA

ADDRESS: 737 GRAYSON HIGHWAY
LAWRENCEVILLE, GA
PARCEL ID: R5140.004
CITY OF LAWRENCEVILLE
ACREAGE: ± 4.03 ACRES
EXISTING ZONING: BG - GENERAL BUSINESS
PROPOSED ZONING: RM-8 TOWNHOUSE RESIDENTIAL

TOTAL UNITS: 24 TOWNHOMES (24' x 50', REAR ENTRY)
GROSS DENSITY: 6.0 U/A

DISTRICT STANDARDS:
MIN. LOT AREA: 5.0 AC +
MIN. BUILDING HEIGHT: 35'
MIN. LOT/UNIT WIDTH: 20'
MAX. UNITS PER ROW: 8
MIN. UNITS PER ROW: 3

MAX IMPERVIOUS COVERAGE: 40%
PROPOSED IMP. COVERAGE: 44.4%*

MIN. EXTERNAL FRONT SETBACK: 25'
MIN. EXTERNAL REAR YARD S/B: 0'
MIN. SIDE YARD S/B: 0'
UNIT SETBACK: 20' FROM DRIVE, 20' FROM ALLEY

RIGHT-OF-WAY: 40' ACCESS/UTILITY EASEMENT
STREET WIDTH: 26' BACK OF CURB-BACK OF CURB
SIDEWALKS: 5' WIDTH / 2' GRASS STRIP

COMMON AREA REQ'D: 15% OF TOTAL ACREAGE
COMMON AREA PROVIDED: 1.76 AC (43.7%)

REQ'D: 50% OF TOWNHOUSES MUST BE ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM THE COMMON AREA.
PROVIDED: > 50%

REQUIRED: GREEN PARK OR SQUARE - 3,000 SF MIN.
PROVIDED: >3000 SF NEIGHBORHOOD GREEN

PARKING DATA:
2 SPACES PER DRIVEWAY
2 SPACES PER GARAGE
21 SPACES
TOTAL RESIDENTIAL PARKING: 96 SPACES + 19 GUEST SPACES = 115 SPACES

* VARIANCE REQUESTS:
1. REDUCE MIN LOT AREA FROM 5.0 ACRES TO 4.0 ACRES.
2. INCREASE LOT COVERAGE FROM 40% TO 44.4%.

LEGEND

- 25' STATE STREAM BUFFER
- 50' CITY STREAM BUFFER
- 75' IMPERVIOUS SETBACK
- STREAM BUFFER
- UTILITY EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- COMMON AREA

LINE TABLE		
L1	N 59°06'50" E	49.82'
L2	S 27°19'54" E	13.63'
L3	N 62°40'06" E	10.00'
L4	N 28°23'29" W	6.14'
L5	N 60°03'50" E	10.12'

VICINITY MAP (NTS)

