

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

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

PROPOSED INTERNAL SETBACKS:
FRONT: 15'
SIDE: 0'
REAR: 20'

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

*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 20 FT. ADJACENT TO A CLASSIFIED FREEWAY/EXPRESSWAY, ARTERIAL, COLLECTOR

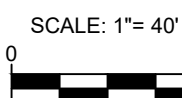
REAR ELEVATIONS SHALL CONSIST OF A PORCH MEASURING 18 FT. IN WIDTH AND 10 FT. IN DEPTH.

(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



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

SITE CONCEPT PLAN FOR
105 SCENIC HIGHWAY
LAWRENCEVILLE GA, 30046
L.L. 147 ~ DISTRICT 5TH
SCHOOL 54.12.00A



ZONING PLAN

DATE _____

05.22.25