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1.6.2025
City of Peachtree Corners
Community Development Department



- SITE NOTES**
1. Site area - 7.72 acres
 2. Total Number of Lots/Units - 138
84 ~ 24' Slab units
54 ~ 24' Basement units
 3. Density - 17.87 Units per acre.
 4. Zoning - R-STH
 5. Proposed Land Use : Residential Stacked Townhouse
 5. Proposed Guest Parking: 35 Spaces

CONCEPT PLAN
333 Research Court
Tract

Land Lot 285 & 286, 6th District
Gwinnett County, Georgia

DATE: 01/02/2025
SCALE: 1" = 40'
CN:240424CP08
LSV:
JN:
FN:

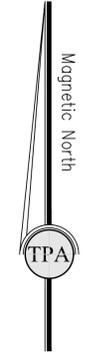
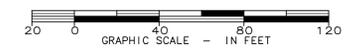
For The Firm
Travis Pruitt
&
Associates, Inc.

OWNER/DEVELOPER
thePROVIDENCEgroup
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Note:
This yield study is based on boundary and topographic information supplied by the client or taken from county GIS for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements such as setbacks, minimum lot sizes, street standards, detention requirements, underground utilities, stream buffers, and and/or easements, etc. differ from the criteria shown on the plan, then the actual density shown may vary substantially.



NIF
GWINNETT COUNTY
BOARD OF EDUCATION
DEED BOOK 11582, PAGE 243
TAX ID: R6286 145

NIF
CEDAR BAGGA INVESTMENTS LLC
DEED BOOK 69568, PAGE 858
TAX ID: R6285 043

NIF
GWINNETT COUNTY
BOARD OF EDUCATION
DEED BOOK 11582, PAGE 243
TAX ID: R6286 145

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NIF
ATLANTA CHINATOWN MALL, LLC AND
NORCROSS TECHPARK, LLC
DEED BOOK 68141, PAGE 301
TAX ID: R6286 065

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C.B.:N 50°28'04" W, C.L.=385.19,
R=560.87, Arc=393.19

C.B.:N 61°35'27" W, C.L.=136.27,
R=437.47, Arc=136.83

:N 31°05'05" E, C.L.=51.97,
R=377.03, Arc=52.01

N27°07'59"E 38.26'

C.B.:N 34°58'52" E, C.L.=173.15,
R=634.07, Arc=173.70

N47°10'16"W 80.00'

C.B.:N 61°22'24" E, C.L.=454.21,
R=714.07, Arc=462.24

S00°14'44"W 167.25'

S29°28'37"E 364.90'

S49°28'39"W 254.10'

N70°33'04"W 100.47'

LEGAL DESCRIPTION

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AS SURVEYED PROPERTY DESCRIPTION 333 Research Court:

All that tract or parcel of land lying and being in Land Lots 285 and 286 of the 6th District, City of Peachtree Corners Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the northeastern right of way line of Research Court (80 foot right of way width) and the southeastern right of way line of Research Drive (80 foot right of way width); thence proceeding along said right of way line of Research Drive the following courses and distances: along a curve to the left with a radius of 377.03 feet and an arc length of 52.01 feet (said curve having a chord bearing of North 31 degrees 05 minutes 05 seconds East and a chord distance of 51.97 feet) to a point, thence North 27 degrees 07 minutes 59 seconds East a distance of 38.26 feet to a point and along a curve to the right with a radius of 634.07 feet and an arc length of 173.70 feet (said curve having a chord bearing of North 34 degrees 58 minutes 52 seconds East and a chord distance of 173.15 feet) to a 1/2 inch rebar found w/cap; thence North 47 degrees 10 minutes 16 seconds West a distance of 80.00 feet to a 1/2 inch rebar found w/cap on the northwestern right of way line of Research Drive; thence leaving Research Drive and proceeding along a curve to the right with a radius of 714.07 feet and an arc length of 462.24 feet (said curve having a chord bearing of North 61 degrees 22 minutes 24 seconds East and a chord distance of 454.21 feet) to a 1/2 inch rebar found; thence South 29 degrees 29 minutes 57 seconds East a distance of 85.50 feet to a 1/2 inch rebar found w/cap; thence South 29 degrees 29 minutes 57 seconds East a distance of 364.90 feet to a 1/2 inch rebar found; thence South 00 degrees 14 minutes 44 seconds East a distance of 161.25 feet to a 1/2 inch rebar found; thence South 49 degrees 28 minutes 39 seconds West a distance of 254.70 feet to a 1/2 inch rebar found; thence South 29 degrees 29 minutes 57 seconds East a distance of 191.00 feet to a 1/2 inch rebar found; thence South 84 degrees 06 minutes 56 seconds West a distance of 61.26 feet to a 1/2 inch rebar found on the northeastern right of way line of Research Court; thence proceeding along said right of way line of Research Court the following courses and distances: North 30 degrees 23 minutes 04 seconds West a distance of 64.20 feet to a point, along a curve to the left with a radius of 560.87 feet and an arc length of 393.19 feet (said curve having a chord bearing of North 50 degrees 28 minutes 04 seconds West and a chord distance of 385.19 feet) to a point, North 70 degrees 33 minutes 04 seconds West a distance of 100.47 feet to a point and along a curve to the right with a radius of 437.47 feet and an arc length of 136.83 feet (said curve having a chord bearing of North 61 degrees 35 minutes 27 seconds West and a chord distance of 136.27 feet) to a 1/2 inch rebar found, said point being the Point of Beginning.

Said tract or parcel of land containing 336,359 square feet or 7.72 acres.

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