

AS SURVEYED PROPERTY DESCRIPTION:

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 North 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.

NIF
CEDAR BAGGA INVESTMENTS LLC
DEED BOOK 6868, PAGE 858
TAX ID: R6285 043

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

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

N27°07'59"E 38.26'

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

NIF
ATLANTA CHINATOWN MALL, LLC AND
HOKROGSS TECHPARK, LLC
DEED BOOK 16241, PAGE 624
TAX ID: R6285 091

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

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

N70°33'04"W 100.47'

RESEARCH COURT (80' R/W)
PLAT BOOK 8, PAGE 128
PLAT BOOK 10, PAGE 208
PLAT BOOK 82, PAGE 10

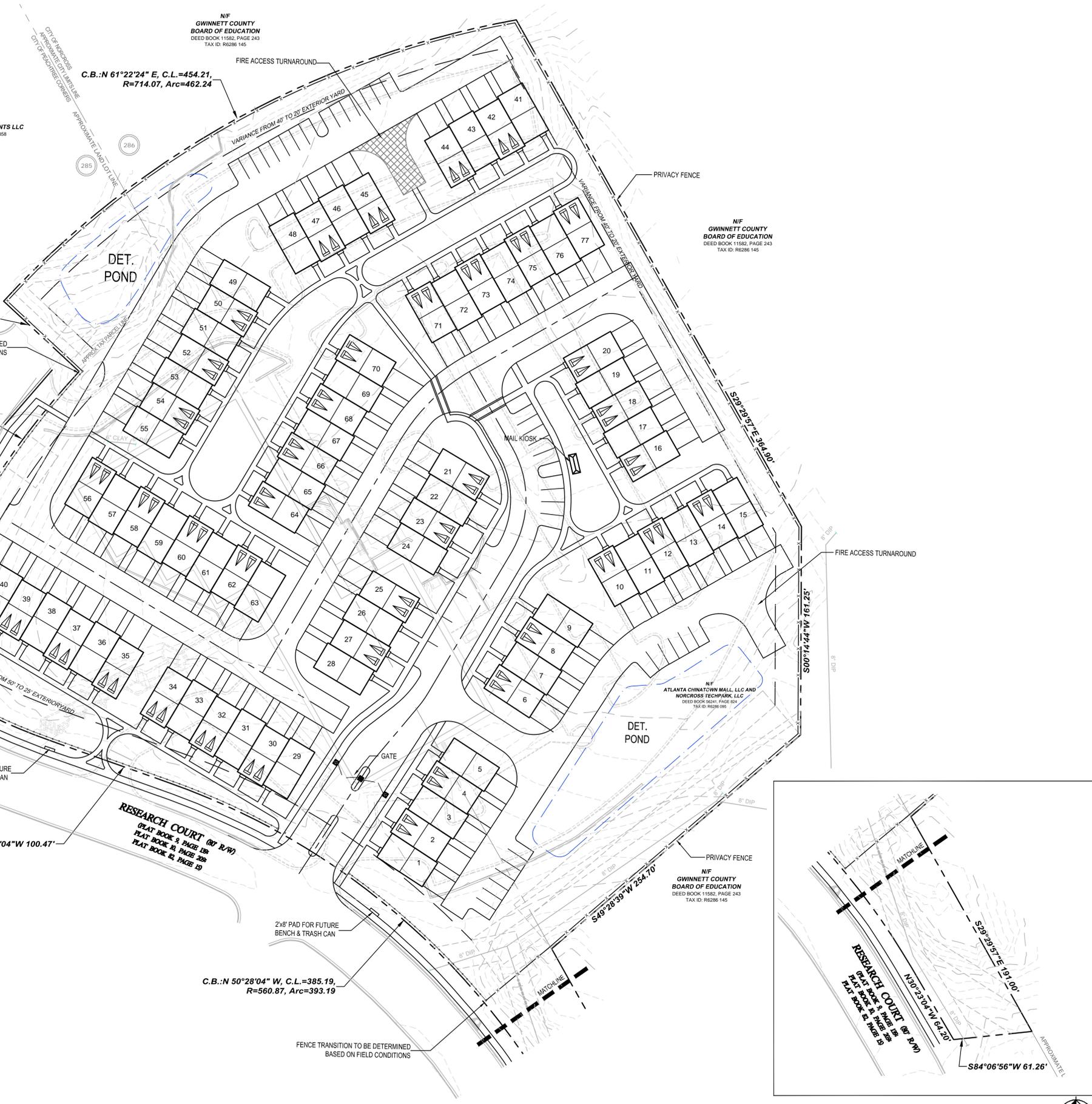
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Kimley»Horn

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VICINITY MAP
not to scale

The vicinity map shows the site location in Peachtree Corners, Georgia. Key landmarks include:

- Northcross High School
- Northcross Apartments
- Northcross Play Yard
- Northcross Park
- Northcross Commons
- Northcross Health
- Northcross Drive
- Northcross Way
- Northcross Lane
- Northcross Court
- Northcross Place
- Northcross Avenue
- Northcross Boulevard
- Northcross Circle
- Northcross Drive
- Northcross Way
- Northcross Lane
- Northcross Court
- Northcross Place
- Northcross Avenue
- Northcross Boulevard
- Northcross Circle

SITE DATA:

TOTAL SITE AREA	7.72 ACRES
ZONING	
EXISTING ZONING	M1 & OI
PROPOSED ZONING	R-TH
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS

DEVELOPMENT TYPE

TOTAL LOTS	77
TOTAL DENSITY	9.97 U/A

DEVELOPMENT STANDARDS

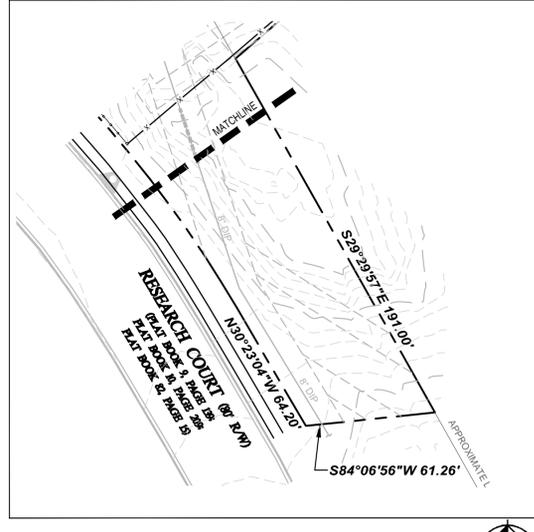
MAXIMUM BUILDING HEIGHT	35'
MINIMUM UNIT WIDTH	22'
EXTERIOR FRONT YARD	VARIANCE TO 25'
EXTERIOR REAR YARD	VARIANCE TO 20'
EXTERIOR SIDE YARD	VARIANCE TO 20'
MINIMUM BUILDING SEPARATION	20'
MINIMUM LOT SIZE	1,500 SF

PARKING

REQUIRED	231 (3 PER UNIT)
GARAGE	154
DRIVEWAY	154
GUEST SPACES	42
TOTAL	350

- NOTES**
- SPEED LIMIT OF ADJACENT ROAD IS UNMARKED AND IS ASSUMED TO BE 35 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY MAP # 13135C0067G, EFFECTIVE DATE 03/04/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE 'A' (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 - GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 - WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
 - ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON PLAN TAKEN FROM A SURVEY FOR THE PROVIDENCE GROUP BY TRAVIS PRUITT AND ASSOCIATES, DATED 12-19-2024.

- VARIANCE**
- A REDUCTION IN THE BUILDING SETBACKS REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES SECTION 1302B.A.9 TO A 25-FOOT FRONT YARD AND 20-FOOT SIDE/REAR YARD.
 - A REDUCTION IN THE BUILDING LANDSCAPED SETBACK REQUIRED BY THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES SECTION 1302B.A.16 TO 25-FEET.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

ZONING PLAN

333 Research Court

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

2/28/2025
SCALE 1" = 40'
REV

1 of 1