

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** March 9, 2020

**ARC REVIEW CODE:** R2003091

**TO:** Chairman Charlotte Nash, Gwinnett County  
**ATTN TO:** Ashley Nichols, Planning Manager  
**FROM:** Douglas R. Hooker, Executive Director  
**RE:** Development of Regional Impact Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Woodward Mill Road Tract (DRI #3050)

**Review Type:** DRI

**Submitting Local Government:** Gwinnett County

**Date Opened:** March 9, 2020

**Deadline for Comments:** March 24, 2020 **Date to Close:** March 30, 2020

**Description:** A Development of Regional Impact (DRI) review of a proposed residential development on two adjacent sites totaling 54 acres in unincorporated Gwinnett County at the southeastern corner of Woodward Mill Road and Buford Highway (US 23/SR 13). The project proposes 79 single-family homes, 223 townhomes, and 250 units of multifamily apartments. A portion of the townhomes are on an adjacent site on the western side of Woodward Mill Road. Access is provided with three driveways on Woodward Mill Road (two face each other and form a new intersection) and one driveway on Buford Highway. The local trigger is a rezoning from R-75 and a small portion of C-2 to RM-24 and TND (Traditional Neighborhood District). Full build-out is expected by 2026.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs area of the region. Developing Suburbs are areas that were constructed from around 1995 to today. These areas are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General RDG information and recommendations for Developed/Established Suburbs are listed at the bottom of these comments.

ARC's policy guidance for Developed/Established Suburbs mentions that new development should connect to the existing road network and adjacent developments, and use of cul-de-sacs or other means resulting in disconnected subdivisions, should be discouraged. This DRI features appropriate internal street

connectivity, along with an off-street trail network, its site design does not appear to contemplate potential future connections to adjacent properties other than to the south next to Woodward Mill Road.

This DRI appears to manifest certain aspects of regional policy. It offers a variety of housing types and sizes. It incorporates parks and amenities at multiple locations. Streets C and D are a major improvement to previous iterations of the plan, by opening up access across the different housing types and offering on-street parking, medians, and sidewalks. It's not clear if all the amenities are intended and accessible to all residents of the DRI. The current site plan proposes gated access for vehicles to enter the detached single-family home and townhome portions of the eastern half of the site. Even if this gated access remains for vehicles, pedestrian access should be maintained for access to the amenities.

It is absolutely critical that the Gwinnett County Department of Transportation, Gwinnett County Public Schools, and Georgia Department of Transportation coordinate as soon as possible to facilitate a safe pedestrian crossing for students and other residents to access Lanier High School and its various community and athletic facilities. There is major potential for students living in the proposed DRI to walk to school if a safe crossing for Buford Highway is provided, ideally near the northeastern corner of the DRI and the western entrance for the school campus. Planning in advance for safe and comfortable pedestrian access to major community facilities is essential to mitigating long-term traffic impacts to the surrounding area.

The Gwinnett County Destination 2040 comprehensive transportation plan states: "Gwinnett County should encourage logical connections between neighborhoods and nearby commercial areas to provide enhanced access for people driving, biking, and walking. To improve traffic circulation and provide mobility options for residents of new subdivisions, the County should prioritize traditional street grids for the layout of new subdivisions rather than cul-de-sacs when natural conditions do not demand them. The County should also explore improving bicycle and pedestrian connections between existing neighborhoods and commercial centers, where appropriate, to connect these residents to activity areas via non-vehicular means." For these purposes, a major high school should be considered an activity center.

The gross residential density of this DRI (10.15 units per acre) is above the ARC RDG's recommended development parameters for Developing Suburbs (up to 5 units per acre). Otherwise, the development appears to be largely compatible with recommendations for the Established Neighborhoods Character Area in the Gwinnett County 2040 Unified Plan. Mixed residential developments like this are listed as potential development types.

Please see the attached comments from ARC's Natural Resources Group regarding potential watershed considerations. Additional comments from ARC's Transportation Access & Mobility Group will be included in the final report.

Further to the above, general regional policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities

- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF BUFORD

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF SUGAR HILL

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GRTA/SRTA  
CITY OF SUWANEE

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: **Woodward Mill Road Tract (DRI #3050)** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (      )

Signature:

Date:

***Please return this form to:***

Greg Giuffrida  
Atlanta Regional Commission  
International Tower  
229 Peachtree Street NE, Suite 100  
Atlanta, Georgia 30303  
Ph. (470) 378-1531  
[ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org)

**Return Date: March 24, 2020**

# ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** March 9, 2020

ARC REVIEW CODE: R2003091

**TO:** ARC Group Managers

**FROM:** Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

**Natural Resources:** Santo, Jim

**Aging and Health Resources:** Perumbeti, Katie

**Transportation Access and Mobility:** Mangham, Marquitrice

**Research and Analytics:** Skinner, Jim

**Name of Proposal:** Woodward Mill Road Tract (DRI #3050)

**Review Type:** Development of Regional Impact

**Description:** A Development of Regional Impact (DRI) review of a proposed residential development on two adjacent sites totaling 54 acres in unincorporated Gwinnett County at the southeastern corner of Woodward Mill Road and Buford Highway (US 23/SR 13). The project proposes 79 single-family homes, 223 townhomes, and 250 units of multifamily apartments. A portion of the townhomes are on an adjacent site on the western side of Woodward Mill Road. Access is provided with three driveways on Woodward Mill Road (two face each other and form a new intersection) and one driveway on Buford Highway. The local trigger is a rezoning from R-75 and a small portion of C-2 to RM-24 and TND (Traditional Neighborhood District). Full build-out is expected by 2026.

### Submitting Local Government: Gwinnett County

**Date Opened:** March 9, 2020

**Deadline for Comments:** March 24, 2020

**Date to Close:** March 30, 2020

**Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]



## Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

### DRI #3050

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Gwinnett  
Individual completing form: Ashley Nichols  
Telephone: 678-518-6215  
E-mail: [ashley.nichols@gwinnettcounty.com](mailto:ashley.nichols@gwinnettcounty.com)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Woodward Mill Road Tract  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Woodward Mill Road at Buford Highway (District 7 Land Lot 256 and 257)  
Brief Description of Project: Housing development consisting of apartments (295 units), townhomes (227 units) and single family residences (76 homes).

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input checked="" type="radio"/> Housing                   | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 598 units

Developer: The Providence Group of Georgia LLC

Mailing Address: 11340 Lakefield Drive

Address 2: Suite 250

City: Johns Creek State: GA Zip: 30097

Telephone: 678-218-1729

Email: [wjolly@theprovidencegroup.com](mailto:wjolly@theprovidencegroup.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Howington Holdings, LLC, et al

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following Project Name:

information: Project ID:

The initial action being  
requested of the local  
government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☐ Other

Is this project a phase or part  
of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the  
overall project does this  
project/phase represent?

Estimated Project Completion Dates: This project/phase: TBD  
Overall project: TBD

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



## Developments of Regional Impact

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### DRI #3050

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Gwinnett  
Individual completing form: Ashley Nichols  
Telephone: 678-518-6215  
Email: ashley.nichols@gwinnettcountry.com

#### Project Information

Name of Proposed Project: Woodward Mill Road Tract  
DRI ID Number: 3050  
Developer/Applicant: The Providence Group of Georgia LLC  
Telephone: 678-218-1729  
Email(s): wjolly@theprovidencegroup.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$130 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2 million

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): A small used car dealership and three single family residences.

#### Water Supply

Name of water supply provider for this site: Gwinnett County Water Resources

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.159 MGD

Is sufficient water supply capacity available to serve the proposed project?  
☐ (not selected) ☒ Yes ☐ No



If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Gwinnett County Water Resources

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.132 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 4,374 daily trips, 270 AM trips, 316 PM trips (see traffic study)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Construction of accel/decel lanes. Center left turn lanes at the project entrances. Other improvements as required in the traffic impact study.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 500 tons annually

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☒ Yes ☐ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 80%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater Management BMP's to include above ground detention facilities as per local municipality regulations.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No

2. Significant groundwater recharge areas?

☐ (not selected) ☒ Yes ☐ No

3. Wetlands?

☐ (not selected) ☒ Yes ☐ No

4. Protected mountains?

☐ (not selected) ☒ Yes ☐ No

5. Protected river corridors?

☐ (not selected) ☒ Yes ☐ No

6. Floodplains?

☐ (not selected) ☒ Yes ☐ No

7. Historic resources?

☐ (not selected) ☒ Yes ☐ No

8. Other environmentally sensitive resources?

☐ (not selected) ☒ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Chattahoochee Water Supply Watershed. Stormwater BMP's will control surface runoff in the watershed.

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**WOODWARD MILL ROAD TRACT DRI**  
**Gwinnett County**  
**Natural Resources Group Comments**  
**March 6, 2020**

**Stream Buffers and Watershed Protection**

The proposed project is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor and is not subject to Corridor Plan requirements. It is in the Suwanee Creek watershed and Suwanee Creek enters the Chattahoochee upstream of Peachtree Creek. The portion of the Chattahoochee River watershed upstream of Peachtree Creek is also a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of any public water supply intake.

Both the site plan and the USGS coverage for the project area show one blue line tributary to Suwanee Creek running across the property in the northern portion of the property near Buford Highway. No development is shown in this area and the Gwinnett County 50-foot stream buffer and 75-foot impervious setback are both shown along the stream. These buffers may also apply to any unmapped streams on the property. This stream, any other streams, and any other waters of the state on the property are also subject to the State 25-foot Sediment and Erosion Control buffer.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

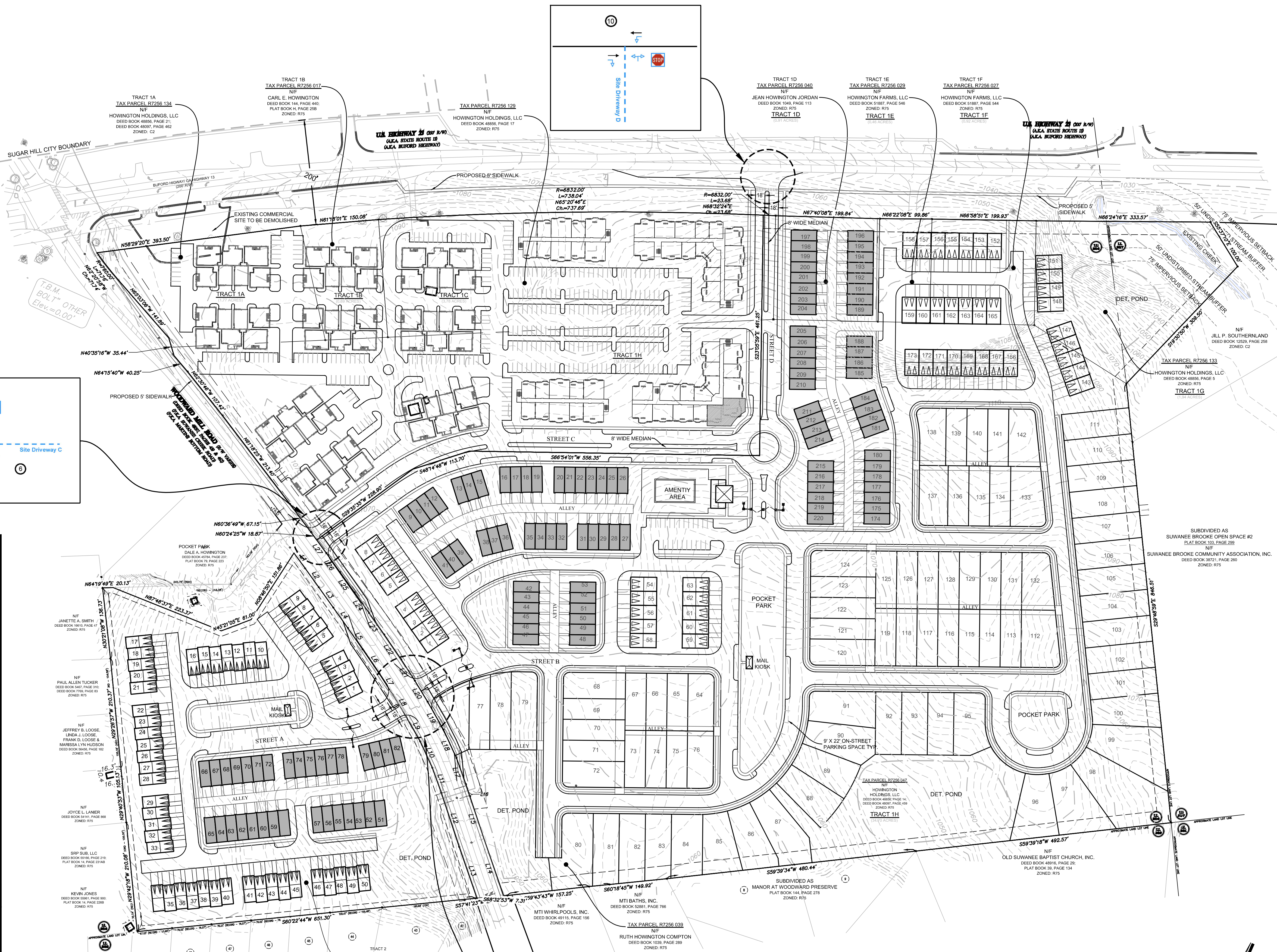
We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Where possible, use green spaces and tree planting beds as stormwater controls. These can provide for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



Line #	Direction	Length
L1	S60°24'25"E	36.41'
L2	S59°39'47"E	44.52'
L3	S59°26'20"E	47.92'
L4	S59°22'59"E	48.26'
L5	S58°53'39"E	49.60'
L6	S58°17'57"E	57.04'
L7	S56°48'15"E	47.08'
L8	S55°25'12"E	45.71'
L9	S53°26'06"E	58.65'
L10	S48°45'45"E	55.48'
L11	S43°44'09"E	50.64'
L12	S42°18'04"E	109.50'
L13	S43°03'43"E	103.90'
L14	N43°03'43"W	115.26'
L15	N42°18'04"W	84.90'
L16	N42°18'04"W	24.89'
L17	N43°44'09"W	53.46'
L18	N48°45'45"W	59.72'
L19	N53°26'06"W	61.55'
L20	N55°25'12"W	47.18'

Line #	Direction	Length
L21	N56°48'15"W	48.34'
L22	N58°17'57"W	57.95'
L23	N58°53'39"W	50.07'
L24	N59°22'59"W	48.50'
L25	N59°26'20"W	48.04'
L26	N59°39'47"W	44.94'
L27	N60°24'25"W	30.96'



**SURVEY NOTES:**

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- Flood Hazard Note:**  
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas map number 13135C0024G, effective date March 4, 2013.

**REFERENCE DOCUMENTS:**

- Survey plat for Carl Howington recorded in Plat Book H, Page 25B.
- Survey plat for Jean Howington Jordan prepared by Patton-Patton & Associates, dated January 7, 1974, revised March 24, 1975, referenced in Deed Book 1049, Page 113.
- Survey plat for Ruth Howington Compton prepared by Patton-Patton & Associates, dated January 11, 1974, revised March 24, 1975, referenced in Deed Book 1039, Page 289.
- Survey plat for Marvin Redd recorded in Plat Book 14, Page 226B.
- Survey plat for Marvin Redd recorded in Plat Book 14, Page 231A.
- Survey plat for Old Suwanee Baptist Church recorded in Plat Book 39, Page 134.
- Survey plat for Dale Howington recorded in Plat Book 79, Page 223.
- Final plat of Suwanee Brooke recorded in Plat Book 103, Page 289.
- Exemption plat for MTI Whitpool, Inc. recorded in Plat Book 132, Page 236.
- Final plat for Olde Woodward Mill Phase 2 recorded in Plat Book 137, Page 17.
- Final subdivision plat for Manor at Woodward Preserve recorded in Plat Book 144, Page 278.

**OWNER/DEVELOPER**

**thePROVIDENCEgroup**

Warren Jolly

11340 Lakeland Drive  
Building II, Suite 200  
Johns Creek, Georgia 30097  
Tele: (678) 475-1800

**TRAFFIC CONSULTANT**

**Kimley-Horn and Associates**

John Walker, P.E., PTOE

11720 Amber Park Drive, Suite 600  
Alpharetta, GA 30009  
Ph: 770-619-4280

**Travis Pruitt & Associates, Inc.**

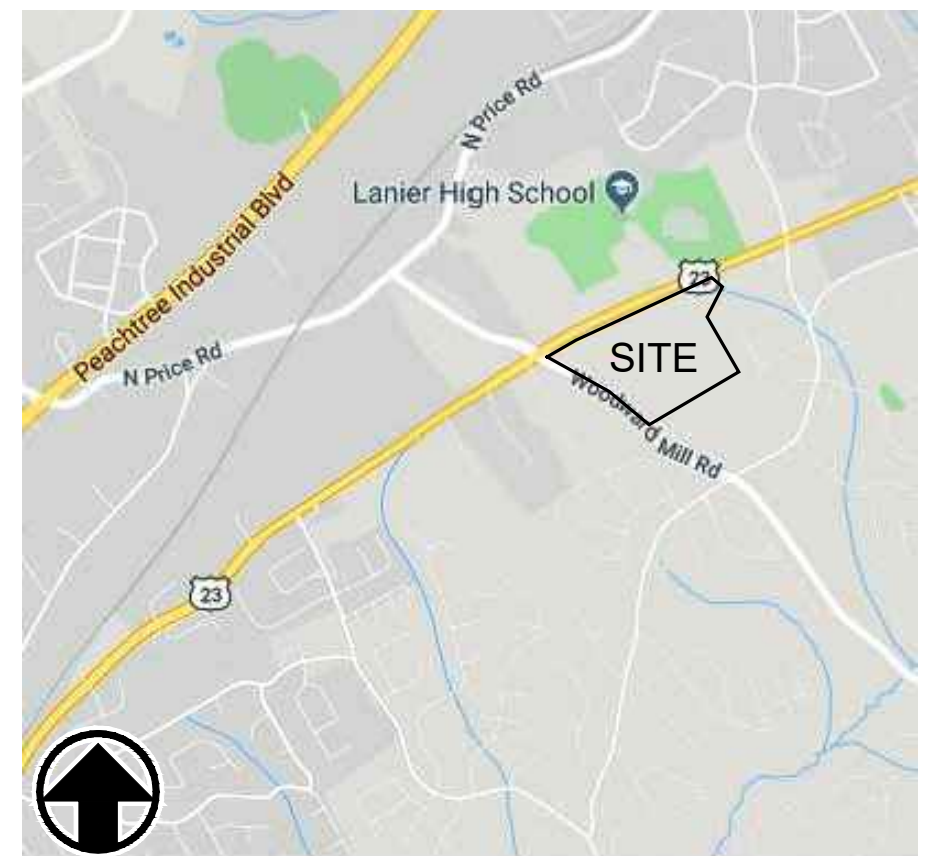
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TND ZONING LOT CATEGORY PER ZONING CONDITIONS				
TYPE	LOT AREA (SF)	DESIGNATION	NORTH	SOUTH
DETACHED MID-SIZE	7,500	A	8	
DETACHED SMALL-SIZE	5,000 - 7,499	B	24	
DETACHED OTHER	4,000 - 4,999	C	47	
ATTACHED TOWNHOME LARGE	2,000 - 5,999	D	49	
ATTACHED TOWNHOME SMALL	1,600 - 1,999	E	92	82
TOTAL LOTS			220	82

RM-24 ZONING				
TOTAL UNITS		F		

PARKING TOTALS PER ZONING CATEGORY				
TYPE	RM-24 APARTMENTS	TND NORTH	TND SOUTH	
GARAGE PARKING SPACES	88	348	82	
SURFACE PARKING SPACES	340	214	82	
ON STREET PARKING SPACES	28	85	29	
TOTAL	456	647	193	1296 - PARKING TOTAL



**SITE DATA:**

TOTAL SITE AREA	54.38 ACRES
PROJECT SITE AREA	54.38 ACRES
FLOODPLAIN (APPROXIMATE)	NA
GROSS RESIDENTIAL DENSITY	10.15 U/A

**ZONING**

EXISTING ZONING	C2 & R75
PROPOSED ZONING	RM-24 AND TND
ZONING JURISDICTION	GWINNETT COUNTY

**DEVELOPMENT TYPE**

RM-24 UNITS	250
TND UNITS	302
TOTAL UNITS	552

**DEVELOPMENT STANDARDS**

MAXIMUM BUILDING HEIGHT	35'
FRONT YARD	5 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MINIMUM LOT SIZE	NA

**BUFFERS**

SIDE/REAR	NONE
FRONT	NONE

**COMMON AREA CALCULATIONS**

PARK AREA	1.82 ACRES
AMENITY AREA	0.65 ACRES
OPEN SPACE	8.41 ACRES
TOTAL COMMON AREA	10.88 ACRES

**MINIMUM REQUIRED PARKING**

MULTI-FAMILY = 1.5 PER UNIT X 250	375
TOWNHOME = 3 PER UNIT X 223	669
SINGLE FAMILY = 2 PER UNIT X 79	158
TOTAL	1202

**NOTES**

- SPEED LIMIT OF WOODWARD MILL ROAD IS 35 MPH AND SPEED LIMIT OF BUFORD HIGHWAY IS 50 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 COUNTY, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
- WATERS OF THE STATED 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.

**OVERALL DRI PLAN**

**WOODWARD MILL**

Land Lot 256 and Land Lot 257, 7th District

Gwinnett County, Georgia

DRI #3050

For The Firm  
Travis Pruitt  
&  
Associates, Inc.

DATE: 02-25-20  
SCALE: 1" = 100'  
CN: 190402CP14  
LSV:  
JN:  
FN: