LAWRENCEVILLE
GEORGIA

CITY COUNCIL REGULAR MEETING

AGENDA

Monday, September 28, 2026	Council Chambers
7:00 PM	70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. 08/24/2026 - Regular Meeting
2. 09/09/2026 - Special Call, Work Session

Announcements

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

3. Contract Award - Planning & Development and Engineering Land Disturbance Permit Plan Reviews on Annual Contract (RP006-26)
4. Award Contract for Grove Park Electric Underground Loop Project (SB005-27)

5. Award Contract for Baker Carter Pressure Improvement Project (SB006-27)
6. Ratification – Emergency Restoration Services at the Lawrenceville Arts Center (Bailey Roofing and Restoration LLC)
7. Professional Design Services for North Clayton Street Extension Project

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

8. ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
9. RZC2026-00003; Costco Wholesale Corporation; 2555 University Parkway

Council Business New Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

10. Contract Award - Downtown Lawrenceville Streetscape Project
11. Amended and Restated Automated Speed Enforcement System Agreement
12. Intergovernmental Agreement between the City and Gwinnett County to allow Police and Firefighting exercises
13. Resolution to approve the updated Crisis Management Plan

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Contract Award - Planning & Development and Engineering Land Disturbance Permit Plan Reviews on Annual Contract (RP006-26)
Department:	Purchasing, Planning & Development, Engineering
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$100,000.00
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Approval to award annual service contracts to Bureau Veritas North America, Integrated Science & Engineering Inc, Keck & Wood, Land Design Solutions LLC, and Lowe Engineers for Planning & Development and Engineering Land Disturbance Permit Reviews on Annual Contract (RP006-26) in the estimated annual amount of $100,000.00, with four (4) one-year renewal options. The final contracts will be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: In May 2026, the City solicited a Request for Proposals (RP006-26) for on-demand Land Disturbance Permits on Annual Contract on an annual contract with four (4) options to renew on behalf of the Planning & Development and Engineering Departments. These contract service providers will be responsible for review of both city requested and private developer Land Disturbing Activity (LDA) permit applications, construction plans, and supporting documentation for compliance with all applicable federal, state, and local regulations.

All five (5) proposals submitted received a score of 80 or higher meeting expectations set by the review committee based on relevant experience with land disturbance permit reviews, availability, and rate comparison costs. Staff reviewed qualifications, compliance requirements, and pricing and determined responsiveness and reasonability of proposals. Staff recommends awards to all five (5) firms; Bureau Veritas North America, Integrated Science & Engineering Inc, Keck & Wood, Land Design Solutions LLC, and Lowe Engineers for on call contract services.

Fiscal Impact: Funding is available within the General Fund for Planning & Development (1007410) and Engineering (100575) department operating budgets. Actual expenditures will vary based on authorized work assignments.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP006-26 Score Tab.pdf
- RP006-26 Cost Tab.pdf
- RP006-26 Bid Cert.pdf

RP006-26
Land Disturbance Permit Reviews
Planning & Development

			Bureau Veritas North America	Integrated Science & Engineering Inc	Keck+Wood	Land Design Solutions LLC	Lowe Engineers
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Consultant's understanding and approach to the City's required tasks and needs as demonstrated in the response to the scope of services	**20.6**	**23**	**24**	**22**	**24.4**
2	25	Consultant's experience with similar projects comparable in type, size, and complexity	**20.8**	**22.8**	**24**	**19**	**24.2**
3	20	Qualifications of the Consultant's staff assigned to perform the work with this project	**17.6**	**18.2**	**20**	**16.2**	**19.6**
4	20	high-quality work, control costs, and meet project schedules	**17.8**	**18.2**	**19.8**	**17.4**	**19.6**
5	10	Rates	**10**	**7**	**5**	**6**	**8**
		TOTAL	**86.8**	**89.2**	**92.8**	**80.6**	**95.8**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**86.8**	**89.2**	**92.8**	**80.6**	**95.8**

Recommended Vendors:

Bureau Veritas North America
6342 Grand Hickory Dr, Suite 205
Braselton, GA 30517
hal.chitwood@bureauveritas.com

Integrated Science & Engineering
36 South Court Square, Suite 100
Newnan, GA 30263
jray@intse.com

Keck & Wood, Inc
3090 Premiere Parkway, Suite 200
Duluth, GA 30097
mhull@keckwood.com

Land Design Solutions LLC
PO Box 26
Watkinsville, GA 30677
ansley@ldscivil.com

Lowe Engineers
990 Hammond Drive, Suite 900
Atlanta, GA 30328
jon.drysdale@loweengineers.com

RP006-26
Land Disturbance Permit Reviews (Annual)
Planning & Development

	Bureau Veritas North America	Integrated Science & Engineering, Inc	Keck + Wood	Land Design Solutions
DESCRIPTION	**Section 5 Score**	**Section 5 Score**	**Section 5 Score**	**Section 5 Score**
Land Disturbance Permit Reviews Section 5 Points - Inserted to Score Tab	10	7	5	6

Primary Positions		Engineer/EIT	Project Engineer III	Senior Engineer 3	Engineer
Hourly Rates		**$125.00**	**$175.00**	**$260.00**	**$195.00**
Rating		1	3	5	4

Lowe Engineers
Section 5 Score
8

Reviewer
$160.00
2

LAWRENCEVILLE
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Solicitation Award Checklist

Solicitation Name: RP006-26 Planning & Development and Engineering Land Disturbance Permit Plan Reviews

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☐	N/A	☑
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature _____

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature _____

Todd Hargrave, 8/21/26

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Award Contract for Grove Park Electric Underground Loop Project (SB005-27)
Department:	Electric
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$98,032.00
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Approval to Award Contract for Grove Park Electric Underground Loop Project (SB005-27) to lowest responsible bidder, E and A Adventures, LLC, amount not to exceed $98,032.00, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid for construction and installation of three new separate single phase underground loops as part of Grove Park Underground Loop Project (SB005-27). This contract will consist of installing approximately 4200’ of 1/0 underground primary, inside 2” conduit and fifteen (15) new pad mount transformers.

The solicitation was publicly posted via the City’s procurement portal and the Georgia Procurement Registry in accordance with the Purchasing Ordinance. Three submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, E and A Adventures, LLC is the lowest responsive and responsible bidder. Their total bid of $98,032.00 is recommended for award.

Fiscal Impact: This contract will be funded by Project 06-040 through the Electric Capital Fund (511) and the award will not require additional appropriations.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- SB005-27Tab.pdf
- SB005-27AwardChecklist.pdf

SB005-27
Grove Park Underground Loop Project
Electric Department

			E and A Adventures		Over and Under		Southern Utility Group	
ITEM #	DESCRIPTION	APPROX. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	MOBILIZATION	1 LS	$0.00	$0.00	$0.00	$0.00	$1,500.00	$1,500.00
2	TRAFFIC CONTROL	1 LS	$0.00	$0.00	$0.00	$0.00	$2,000.00	$2,000.00
3	WARRANTY AND BONDS	1 LS	$0.00	$0.00	$5,719.72	$5,719.72	$3,000.00	$3,000.00
4	INSTALLATION OF (1/O U.G. PRIMARY)	4200 LF	$0.90	$3,780.00	$1.88	$7,896.00	$0.92	$3,864.00
5	INSTALLATION OF 2" CONDUIT FOR (1/0 PRIMARY)	4000 LF	$7.25	$29,000.00	$9.65	$38,600.00	$6.56	$26,240.00
6	INSATLLATION OF 1/0 TRIPLEX	3930 LF	$0.90	$3,537.00	$1.88	$7,388.40	$0.92	$3,615.60
7	INSTALLATION OF 2" CONDUIT FOR (1/0 TRIPLEX)	3800 LF	$7.25	$27,550.00	$1.88	$7,144.00	$5.00	$19,000.00
8	INSTALLATION OF(#6 DUPLEX) FOR S/LIGHTS	2000 LF	$0.90	$1,800.00	$1.05	$2,100.00	$0.80	$1,600.00
9	INSTALLATION OF 2" CONDUIT FOR (#6 DUPLEX)	1800 LF	$6.25	$11,250.00	$4.54	$8,172.00	$4.50	$8,100.00
10	INSTALL SINGLE PHASE TRANSFORMERS (25-100 KVA) WITH CONCRETE PADS AND GROUNDING	15 EA	$700.00	$10,500.00	$592.88	$8,893.20	$850.00	$12,750.00
11	PRIMARY CABLE ELBOW TERMINATIONS	33 EA	$100.00	$3,300.00	$44.32	$1,462.56	$89.00	$2,937.00
12	INSTALL UV-2 BOXES AT NEW LIGHT POLES	14 EA	$80.00	$1,120.00	$57.75	$808.50	$450.00	$6,300.00
13	INSATLL (UM-2-5A) OVERHEAD TO UNDERGROUND THREE PHASE TERMINATIONS (RISER POLES)	1 EA	$390.00	$390.00	$820.00	$820.00	$5,153.00	$5,153.00
14	HAND TRENCHING AND DIGGING	60 FT	$10.00	$600.00	$0.00	$0.00	$15.00	$900.00
15	INSTALL TOWN AND COUNTRY LIGHTS (20')D.BURY	14 EA	$195.00	$2,730.00	$150.40	$2,105.60	$320.00	$4,480.00
16	INSTALL UV4 PEDESTALS (UNDETERMINED QUANTITY)	15 EA	$165.00	$2,475.00	$90.11	$1,351.65	$55.00	$825.00
	Total		$98,032.00		$92,461.63		$102,264.60	

4.

Optional Variable Quantity Line Items								
	Add for Rock Bore	500 LF	$0.00	$0.00	$85.00	$42,500.00	$160.00	$80,000.00
	Add for Blast/Hammer Rock	300 LF	$0.00	$0.00	$265.00	$79,500.00	$40.00	$12,000.00
Total with Options			$98,032.00		$214,461.63		$194,264.60	

Recommended Vendor:
E and A Adventures
3125 New Hope Rd
Toccoa, GA 30577
P: 678-630-6632
jmlikins@eandaadventures.com

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB005-27 Grove Park Electric UG Loop

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Michael Tatum

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Award Contract for Baker Carter Pressure Improvement Project (SB006-27)
Department:	Natural Gas
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$292,039.11
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to Award Contract for Baker Carter Pressure Improvement Project (SB006-27) to lowest responsible bidder, W.L. Griffin Company, LLC, amount not to exceed $292,039.11, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid for construction and installation of steel at Baker Carter Pressure Improvement Project (SB006-27). This contract will consist of installation of approximately 5,200 feet of 4-inch Steel, and removal of a 4-inch steel valve.

The solicitation was publicly posted via the City's procurement portal and the Georgia Procurement Registry in accordance with the Purchasing Ordinance. Three submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, W.L. Griffin Company, LLC is the lowest responsive and responsible bidder. Their total bid of $292,039.11 is recommended for award.

Fiscal Impact: This contract will be funded by Project 11-023 through the Gas Capital Fund (516) and the award will not require additional appropriations.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- SB006-27Tab.pdf
- SB006-27AwardChecklist.pdf

SB006-27
Baker Carter Pressure Improvement Project
Natural Gas

				Gunter Construction Company, Inc.		Primoris Distribution Services		W.L. Griffin Company, LLC	
ITEM #	**DESCRIPTION**	**APPROX. QTY**		**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	Warranties and Bonds	1	LS	$6,343.00	$6,343.00	$14,733.72	$14,733.72	$8,302.11	$8,302.11
2	Remobilization	1	LS	$1,000.00	$1,000.00	$7,668.14	$7,668.14	$1.00	$1.00
3	4" Steel Install	5,200	LF	$49.50	$257,400.00	$78.38	$407,576.00	$42.93	$223,236.00
4	4" Side Tap	1	EA	$7,515.72	$7,515.72	$20,690.24	$20,690.24	$6,500.00	$6,500.00
5	4" Tap	1	EA	$7,977.40	$7,977.40	$19,710.38	$19,710.38	$9,000.00	$9,000.00
6	4" Tap and Stop	2	EA	$5,500.00	$11,000.00	$24,142.68	$48,285.36	$10,000.00	$20,000.00
7	4" Below Ground Steel valve removal	1	EA	$10,000.00	$10,000.00	$11,451.26	$11,451.26	$3,500.00	$3,500.00
8	Locate Station Installation	5	EA	$500.00	$2,500.00	$548.00	$2,740.00	$100.00	$500.00
9	Add for Rock Bore 4"	250	LF	$125.00	$31,250.00	$170.40	$42,600.00	$50.00	$12,500.00
10	Add for Blast/Hammer Rock	250	LF	$85.25	$21,312.50	$258.46	$64,615.00	$10.00	$2,500.00
11	Cost Plus/Crew without Welder	1	EA	$3,500.00	$3,500.00	$4,913.20	$4,913.20	$2,500.00	$2,500.00
12	Cost Plus/Crew with Welder	1	EA	$4,500.00	$4,500.00	$6,531.70	$6,531.70	$3,500.00	$3,500.00
			TOTAL	$364,298.62		$651,515.00		$292,039.11	

Recommended Vendors:

W.L. Griffin Company, LLC
134 Hickory Flat Road
Gillsville, GA 30543

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB006-27 BAKER CARTER PRESSURE IMPROVEMENT PROJECT

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Todd Hudson

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Ratification – Emergency Restoration Services at the Lawrenceville Arts Center (Bailey Roofing and Restoration LLC)
Department:	Facilities Maintenance
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	Not to Exceed $300,000
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Ratification of the City's emergency selection of Bailey Roofing and Restoration LLC to perform emergency restoration services at the Lawrenceville Arts Center following a pipe burst and resulting flooding, in the amount not to exceed $300,000.00.

Summary: On May 3rd, the Lawrenceville Arts Center experienced a significant flooding event caused by a sprinkler pipe burst. The incident required an immediate response to mitigate further damage to the facility, contents, finishes, and building systems and to begin restoration activities. Due to the emergency nature of the incident, pursuant to Article IX, Section 2-274, City Management approved of the Facilities Maintenance Director's choice of Bailey Roofing and Restoration LLC to provide the necessary emergency restoration services.

Bailey Roofing and Restoration LLC was selected to respond to the emergency and perform work necessary to stabilize the affected areas and restore the facility. The work has included: water extraction and drying, removal of damaged materials, demolition of affected areas, moisture remediation, repairs to walls, ceilings and finishes, and other restoration work required as a result of the pipe burst. Final scope and cost will be documented by the department and Purchasing prior to or concurrent with contract/payment processing.

Background: Because the flooding created an immediate threat of additional property damage and disruption to City operations, waiting for the City's normal competitive procurement process could have increased the extent and cost of the damage. Staff therefore proceeded with the immediate

selection of Bailey Roofing and Restoration LLC in order to mitigate the incident and protect City property and. Council ratification is requested to formally approve the emergency procurement and associated expenditure.

This request is presented as an emergency procurement/ratification based on the immediate need to protect City property and prevent additional damage following the pipe burst. Purchasing will document the emergency circumstances, contractor selection, scope of work, pricing, insurance and other applicable procurement requirements in the procurement file. Any work beyond the documented emergency scope should be reviewed and approved in accordance with the City's purchasing requirements before additional work is authorized.

Bailey Roofing and Restoration LLC was selected based on its ability to respond to the emergency, availability to perform the required restoration work, and its experience with emergency restoration. Supporting documentation, including the contractor's proposal/estimate, insurance documentation, and emergency response records, will be maintained in the procurement file.

Fiscal Impact: The estimated cost of the emergency restoration should not exceed $300,000.00. Funding is proposed from Facilities Maintenance General Operating budget (1001565-522223) and from 2023 SPLOST (326156-541000). The final amount will be based on the documented scope of emergency restoration work and any properly authorized changes required to complete the restoration.

Concurrences: Staff recommends that City Council ratify the City's emergency selection of Bailey Roofing and Restoration LLC to perform emergency restoration services at the Lawrenceville Arts Center following the pipe burst and resulting flooding, in an amount not to exceed $300,000.00, subject to final documentation, applicable contract requirements, and City Attorney review as appropriate.

Attachments/Exhibits:

- Aurora Theater Downtown Lawrenceville – Xactimate – Pages 2-16.pdf
- LAC Emergency Procurement Approval – M.Fischer.pdf
- Invoice_5850_from_Bailey_Roofing_Restoration_LLC.pdf
- Invoice_5849_from_Bailey_Roofing_Restoration_LLC.pdf
- EFT 2 – 13860_6296_N.pdf
- Invoice_5868_from_Bailey_Roofing_Restoration_LLC.pdf

Provision Property Restoration

Address: 4729 Nelson Brogdon Blvd, F, Sugar Hill, GA 30518
Phone: 678-383-0889
Email: Claims@provisionga.com

Insured:	Aurora Theater Downtown Lawrenceville	Home:	(470) 966-1506
Property:	125 North Clayton Street Lawrenceville, GA 30046	E-mail:	briton@baileyroofingrestoration.com

Claim Number: 4A260533QG7-0001 **Policy Number:** **Type of Loss:**

Date of Loss:		Date Received:	
Date Inspected:		Date Entered:	6/1/2026 3:04 PM

Price List:	GAAT8X_JUN26 Restoration/Service/Remodel
Estimate:	AURORA_THEATER

Provision Property Restoration

Address: 4729 Nelson Brogdon Blvd, F, Sugar Hill, GA 30518
Phone: 678-383-0889
Email: Claims@provisionga.com

AURORA_THEATER

GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
PRE-MIT PREP:					
1. Emergency service call - after business hours	1.00 EA	0.00	315.32	0.00	315.32
2. Content Manipulation charge - per hour	2.00 HR	0.00	60.39	0.00	120.78
3. Content Manipulation charge - per hour - after hours	12.00 HR	0.00	90.68	0.00	1,088.16
Performed by response team.					
4. Provide box & tape - small size	1.00 EA	0.00	2.50	0.15	2.65
5. Provide box & tape - medium size	3.00 EA	0.00	3.46	0.62	11.00
6. Provide box & tape - large size	2.00 EA	0.00	4.68	0.56	9.92
7. Floor protection - cloth - skid resistant leak proof	225.00 SF	0.00	1.23	5.27	282.02
Floor protection from entry to containment areas.					
8. Cleaning & Remediation - Supervisory - after hours	8.00 HR	0.00	118.37	0.00	946.96
9. Cleaning & Remediation - Supervisory - per hr	16.00 HR	0.00	78.83	0.00	1,261.28
10. Protect - Cover with plastic	3,750.00 SF	0.00	0.42	29.25	1,604.25
2 layers of plastic were used daily to cover and protect the driveway from debris during 3 days of demolition.					
11. Protect - Cover with plastic	1,200.00 SF	0.00	0.42	9.36	513.36
1 layer of plastic was used daily to cover and protect the loading dock area during 3 days of demolition.					
PPE:					
12. Respirator - Half face - multi-purpose resp. (per day)	30.00 DA	0.00	1.80	0.00	54.00
13. Respirator cartridge - HEPA only (per pair)	30.00 EA	0.00	16.95	30.51	539.01
14. Personal protective gloves - Heavy duty (per pair)	60.00 EA	0.00	6.84	24.62	435.02
***2 Per Day Per Tech**					
15. Add for personal protective equipment - Heavy duty	60.00 EA	0.00	50.37	143.03	3,165.23
***2 Per Day Per Tech**					
16. Eye protection - plastic goggles - Disposable	30.00 EA	0.00	10.36	18.65	329.45
***1 Per Day Per Tech**					
17. Boots - waterproof latex - Disposable (per pair)	10.00 EA	0.00	11.83	7.10	125.40

Provision Property Restoration

Address: 4729 Nelson Brogdon Blvd, F, Sugar Hill, GA 30518
Phone: 678-383-0889
Email: Claims@provisionga.com

CONTINUED - GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Used during extraction					
EQUIPMENT:					
18. Equipment setup, take down, and monitoring (hourly charge)	51.00 HR	0.00	75.84	0.00	3,867.84
19. Equip. setup, take down & monitoring - after hrs	26.00 HR	0.00	113.88	0.00	2,960.88
20. Air mover (per 24 hour period) - No monitoring	520.00 EA	0.00	31.00	0.00	16,120.00
****See water damage report for more details.**					
21. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	256.00 EA	0.00	76.26	0.00	19,522.56
****See water damage report for more details.**					
22. Negative air fan/Air scrubber (24 hr period) - No monit.	320.00 DA	0.00	74.03	0.00	23,689.60
****See water damage report for more details.**					
23. Power distribution box - below 100 amp (per day)	40.00 DA	0.00	96.67	0.00	3,866.80
****See water damage report for more details.**					
24. Generator temporary power cable (per day)	40.00 DA	0.00	27.00	0.00	1,080.00
****See water damage report for more details.**					
25. Heat drying - thermal air mover - Electric	46.00 DA	0.00	181.00	0.00	8,326.00
26. Containment Barrier - tension post (per day)	120.00 DA	0.00	3.35	0.00	402.00
****See water damage report for more details.**					
27. Add for HEPA filter (for canister/backpack vacuums)	8.00 EA	0.00	96.76	37.20	811.28
28. Add for HEPA filter (for negative air exhaust fan)	17.00 EA	0.00	215.37	200.03	3,861.32
29. Equipment decontamination charge - per piece of equipment	89.00 EA	0.00	43.68	30.76	3,918.28
All movers, dehumidifiers, and air scrubbers. Power Distribution box and water extractor included if applicable.					
FINAL CLEANING:					
30. Clean floor	600.00 SF	0.00	0.65	0.36	390.36
Performed final cleaning of the loading dock area upon completion of the work.					
BID ITEMS:					
31. Contamination - pre & post test - full service (Bid Item)	1.00 EA	0.00	3,276.00	0.00	3,276.00
32. Water Extraction & Remediation (Bid Item)	1.00 EA	0.00	888.00	0.00	888.00
Scaffolding rental					

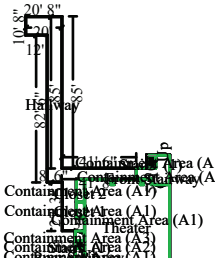
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CONTINUED - GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: GENERAL				537.47	103,784.73

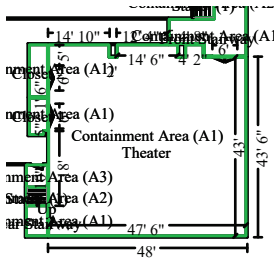
Main Level



Hallway **Height: 8'**

2,977.33	SF Walls	1,351.88	SF Ceiling
4,329.21	SF Walls & Ceiling	1,351.88	SF Floor
150.21	SY Flooring	372.17	LF Floor Perimeter
372.17	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
33. Floor protection - cardboard and tape	566.00 SF	0.62	0.00	9.51	360.43
Performed by response team.					
34. Clean floor	1,351.88 SF	0.00	0.65	0.81	879.53
Performed final cleaning of the area upon completion of the work.					
35. HEPA Vacuuming - Light - (PER SF)	1,351.88 SF	0.00	0.56	0.00	757.05
Performed final cleaning of the area upon completion of the work.					
Totals: Hallway				10.32	1,997.01



Theater **Height: 16' 6"**

3,283.50	SF Walls	2,142.00	SF Ceiling
5,425.50	SF Walls & Ceiling	2,142.00	SF Floor
238.00	SY Flooring	199.00	LF Floor Perimeter
199.00	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Tear out wet drywall, cleanup, bag - Cat 3 - after hours	6,426.00 SF	2.67	0.00	53.98	17,211.40
***Ceiling drywall.** **3 layers of drywall present.**					
Performed by response team.					
37. Tear out wet paneling, bag for disp. - Cat 3 - after hours	2,142.00 SF	1.70	0.00	10.28	3,651.68

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CONTINUED - Theater

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Sound paneling on ceiling.					
Performed by response team.					
38. Tear out and bag wet insulation - Category 3 - after hours	2,142.00 SF	2.07	0.00	6.43	4,440.37
Performed by response team.					
39. Remove Hat channel, 16" OC	2,142.00 SF	0.68	0.00	0.00	1,456.56
Performed by response team.					
40. Light fixture - Detach & reset	7.50 EA	0.00	82.18	0.00	616.35
Detach only.					
Performed by response team.					
41. Cold air return cover - Detach & reset	4.50 EA	0.00	25.44	0.00	114.48
Detach Only					
Performed by response team					
42. Water extract from hard surf flr - Cat 3 wtr - after hours	2,142.00 SF	0.00	1.49	0.00	3,191.58
Performed by response team.					
43. Apply anti-microbial agent to the floor - after hours	2,142.00 SF	0.00	0.53	6.43	1,141.69
Performed by response team.					
44. Mirror - plate glass - Detach & reset	166.25 SF	0.00	7.19	0.00	1,195.34
Detach only.					
45. Thermostat - Detach & reset	0.50 EA	0.00	62.28	0.00	31.14
Detach only.					
46. Window drapery - hardware - Detach & reset	1.00 EA	0.00	40.03	0.00	40.03
Detach only.					
47. Remove Outlet or switch cover	20.00 EA	0.85	0.00	0.00	17.00
48. Tear out wet paneling, bag for disposal - Cat 3	800.33 SF	1.16	0.00	3.84	932.22
Sound paneling on walls.					
49. Water Extraction & Remediation Technician - per hour	4.00 HR	0.00	75.84	0.00	303.36
Labor to remove affected ductwork.					
50. Tear out baseboard and bag for disposal - up to Cat 3	180.00 LF	1.23	0.00	1.62	223.02
51. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	245.50 LF	7.09	0.00	4.12	1,744.72

Provision Property Restoration

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CONTINUED - Theater

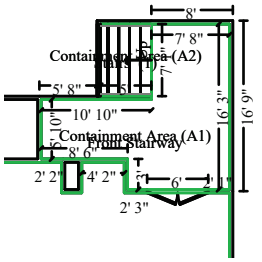
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Some walls had 2 layers and some had 3 layers of drywall present.					
52. Tear out wet drywall, cleanup, bag - Cat 3	363.00 SF	1.83	0.00	3.05	667.34
Wall: 363 Sqft ***2 layers of drywall present.**					
53. Tear out and bag wet insulation, per LF - 2' - Cat 3	169.00 LF	2.83	0.00	1.12	479.39
54. Tear out and bag wet insulation - Category 3 water	181.50 SF	1.39	0.00	0.54	252.83
55. Tear out non-salv underlayment & bag - Category 3 water	2,142.00 SF	3.20	0.00	7.71	6,862.11
Top layer of stage floor covering					
56. Tear out non-salv underlayment & bag - Category 3 water	2,142.00 SF	3.20	0.00	7.71	6,862.11
There were 2 layers of plywood. The tear out subfloor with sleepers line item accounts for 1 layer. This line accounts for the 2nd layer.					
57. Tear out subflr, sleepers & bag for disposal - Category 3	2,142.00 SF	4.27	0.00	10.28	9,156.62
58. Tear out and bag wet insulation - Category 3 water	2,142.00 SF	1.39	0.00	6.43	2,983.81
Layer of insulation under the flooring.					
59. Remove Vapor barrier - visqueen - 6mil	2,142.00 SF	0.11	0.00	0.00	235.62
60. Water extraction from hard surface floor - Cat 3 water	2,142.00 SF	0.00	0.92	0.00	1,970.64
Extraction performed after all flooring was removed.					
61. Clean stud wall	487.50 SF	0.00	1.60	0.59	780.59
Wiping all exposed framing inside containment.					
62. HEPA Vacuuming - Detailed - (PER SF)	487.50 SF	0.00	1.09	0.00	531.38
All exposed framing inside containment.					
63. Clean more than the floor - Light	7,080.00 SF	0.00	0.56	4.25	3,969.05
All floors, walls, and ceilings inside the containment excluding exposed framing.					
64. HEPA Vacuuming - Light - (PER SF)	7,080.00 SF	0.00	0.56	0.00	3,964.80
All floors, walls, and ceilings inside the containment excluding exposed framing.					
65. Additional cost for high wall or ceiling - 11' to 14'	597.00 SF	0.00	0.09	0.00	53.73
66. Additional cost for high wall or ceiling - Over 14'	2,639.50 SF	0.00	0.14	0.00	369.53
67. Apply plant-based anti-microbial agent to more than the floor	2,629.50 SF	0.00	0.41	9.47	1,087.57

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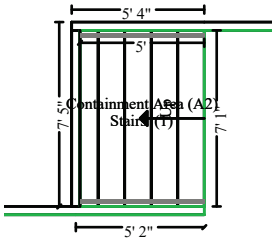
CONTINUED - Theater

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
All floors and exposed framing inside the containment. ***Pressure applied flushing under framing. **All areas where cat 3 water bypassed framing.**					
68. Disinfect building - fog / spray - per SF	2,142.00 SF	0.00	0.58	5.14	1,247.50
***Per IH Protocol.**					
Totals: Theater				142.99	77,785.56



Front Stairway **Height: 8'**

496.67	SF Walls	194.78	SF Ceiling
691.44	SF Walls & Ceiling	194.78	SF Floor
21.64	SY Flooring	62.08	LF Floor Perimeter
62.08	LF Ceil. Perimeter		



Subroom: Stairs (1) **Height: 11' 9"**

99.59	SF Walls	35.42	SF Ceiling
135.01	SF Walls & Ceiling	65.83	SF Floor
7.31	SY Flooring	11.59	LF Floor Perimeter
10.00	LF Ceil. Perimeter		

Missing Wall **7' 1" X 11' 9"** **Opens into FRONT_STAIRW**

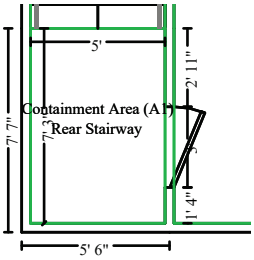
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
69. Interior door - Detach & reset - slab only	2.00 EA	0.00	36.19	0.00	72.38
70. Containment Barrier/Airlock/Decon. Chamber	102.67 SF	0.00	1.33	1.05	137.60
71. Peel & seal zipper - heavy duty	4.00 EA	0.00	18.36	3.02	76.46
72. Tear out baseboard and bag for disposal - up to Cat 3	46.58 LF	1.23	0.00	0.42	57.71
73. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	38.50 LF	7.09	0.00	0.65	273.62
3 layers of drywall present.					
74. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	160.75 SF	3.30	0.00	0.48	530.96
75. Clean stud wall	25.67 SF	0.00	1.60	0.03	41.10
Wiping all exposed framing inside containment.					

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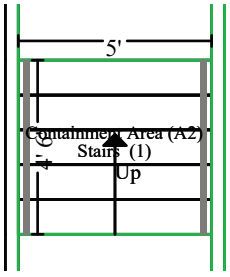
CONTINUED - Front Stairway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
76. HEPA Vacuuming - Detailed - (PER SF)	25.67 SF	0.00	1.09	0.00	27.98
All exposed framing inside containment.					
77. Clean more than the floor - Light	1,061.39 SF	0.00	0.56	0.64	595.02
All floors, walls, and ceilings inside the containment excluding exposed framing.					
78. HEPA Vacuuming - Light - (PER SF)	1,061.39 SF	0.00	0.56	0.00	594.38
All floors, walls, and ceilings inside the containment excluding exposed framing.					
79. Apply plant-based anti-microbial agent to more than the floor	286.28 SF	0.00	0.41	1.03	118.40
All floors and exposed framing inside the containment. ***Pressure applied flushing under framing. **All areas where cat 3 water bypassed framing.**					
80. Disinfect building - fog / spray - per SF	260.61 SF	0.00	0.58	0.63	151.78
***Per IH Protocol.**					
Totals: Front Stairway				7.95	2,677.39



Rear Stairway **Height: 11' 3"**

219.38	SF Walls	36.25	SF Ceiling
255.63	SF Walls & Ceiling	36.25	SF Floor
4.03	SY Flooring	19.50	LF Floor Perimeter
19.50	LF Ceil. Perimeter		



Subroom: Stairs (1) **Height: 11' 9"**

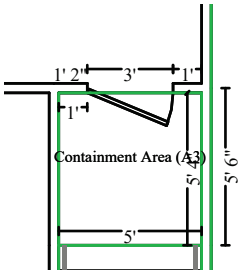
88.88	SF Walls	22.50	SF Ceiling
111.38	SF Walls & Ceiling	42.30	SF Floor
4.70	SY Flooring	10.96	LF Floor Perimeter
9.00	LF Ceil. Perimeter		

Missing Wall	**5' X 11' 9"**	**Opens into REAR_STAIRWA**
Missing Wall	**5' X 11' 9"**	**Opens into STAIRS1**

Provision Property Restoration

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CONTINUED - Rear Stairway

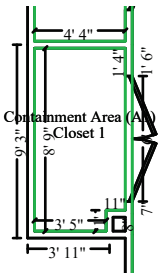


Subroom: Stairs1 (2) **Height: 8'**

125.33	SF Walls	26.67	SF Ceiling
152.00	SF Walls & Ceiling	26.67	SF Floor
2.96	SY Flooring	15.67	LF Floor Perimeter
15.67	LF Ceil. Perimeter		

Missing Wall **5' X 8'** **Opens into STAIRS**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
81. Interior door - Detach & reset - slab only	2.00 EA	0.00	36.19	0.00	72.38
82. Containment Barrier/Airlock/Decon. Chamber	20.00 SF	0.00	1.33	0.20	26.80
83. Peel & seal zipper - heavy duty	2.00 EA	0.00	18.36	1.51	38.23
84. Tear out baseboard and bag for disposal - up to Cat 3	16.50 LF	1.23	0.00	0.15	20.45
85. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	36.25 SF	3.30	0.00	0.11	119.74
86. Clean more than the floor - Light	624.23 SF	0.00	0.56	0.37	349.94
All floors, walls, and ceilings inside the containment excluding exposed framing.					
87. HEPA Vacuuming - Light - (PER SF)	624.23 SF	0.00	0.56	0.00	349.57
All floors, walls, and ceilings inside the containment excluding exposed framing.					
88. Apply plant-based anti-microbial agent to the floor	105.22 SF	0.00	0.41	0.38	43.52
All floors and exposed framing inside the containment. ***Pressure applied flushing under framing. **All areas where cat 3 water bypassed framing.**					
89. Disinfect building - fog / spray - per SF	105.22 SF	0.00	0.58	0.25	61.28
***Per IH Protocol.**					
Totals: Rear Stairway				2.97	1,081.91



Closet 1 **Height: 16' 6"**

431.75	SF Walls	37.00	SF Ceiling
468.75	SF Walls & Ceiling	37.00	SF Floor
4.11	SY Flooring	26.17	LF Floor Perimeter
26.17	LF Ceil. Perimeter		

Provision Property Restoration

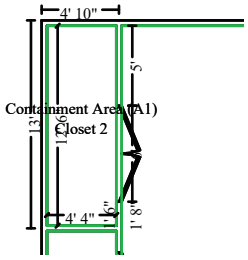
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Email: Claims@provisionga.com

CONTINUED - Closet 1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
90. Interior door slab only - Detach	2.00 EA	0.00	9.00	0.00	18.00
91. Protect - Cover with plastic	90.00 SF	0.00	0.42	0.70	38.50
92. Remove Outlet or switch cover	1.00 EA	0.85	0.00	0.00	0.85
93. Tear out baseboard and bag for disposal - up to Cat 3	20.17 LF	1.23	0.00	0.18	24.99
94. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	28.92 LF	7.09	0.00	0.49	205.53
2 layers on the rear wall.					
95. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	37.00 SF	3.30	0.00	0.11	122.21
96. Clean stud wall	40.34 SF	0.00	1.60	0.05	64.59
Wiping all exposed framing inside containment.					
97. HEPA Vacuuming - Detailed - (PER SF)	40.34 SF	0.00	1.09	0.00	43.97
All exposed framing inside containment.					
98. Clean more than the floor - Light	465.41 SF	0.00	0.56	0.28	260.91
All floors, walls, and ceilings inside the containment excluding exposed framing.					
99. HEPA Vacuuming - Light - (PER SF)	465.41 SF	0.00	0.56	0.00	260.63
All floors, walls, and ceilings inside the containment excluding exposed framing.					
100. Additional cost for high wall or ceiling - 11' to 14'	78.50 SF	0.00	0.09	0.00	7.07
101. Additional cost for high wall or ceiling - Over 14'	102.42 SF	0.00	0.14	0.00	14.34
102. Apply plant-based anti-microbial agent to more than the floor	77.34 SF	0.00	0.41	0.28	31.99
All floors and exposed framing inside the containment. ***Pressure applied flushing under framing. **All areas where cat 3 water bypassed framing.**					
103. Disinfect building - fog / spray - per SF	37.00 SF	0.00	0.58	0.09	21.55
***Per IH Protocol.**					
Totals: Closet 1				2.18	1,115.13

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Closet 2 **Height: 16' 6"**

555.50	SF Walls	54.17	SF Ceiling
609.67	SF Walls & Ceiling	54.17	SF Floor
6.02	SY Flooring	33.67	LF Floor Perimeter
33.67	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
104. Interior door slab only - Detach	2.00 EA	0.00	9.00	0.00	18.00
105. Tear out baseboard and bag for disposal - up to Cat 3	27.67 LF	1.23	0.00	0.25	34.28
106. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	38.67 LF	7.09	0.00	0.65	274.82
2 layers on the rear wall.					
107. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	1.50 LF	9.90	0.00	0.05	14.90
108. Tear out non-salv. vinyl tile, cut & bag for disp. Cat 3	54.17 SF	3.30	0.00	0.16	178.92
109. Clean stud wall	56.84 SF	0.00	1.60	0.07	91.01
Wiping all exposed framing inside containment.					
110. HEPA Vacuuming - Detailed - (PER SF)	56.84 SF	0.00	1.09	0.00	61.96
All exposed framing inside containment.					
111. Clean more than the floor - Light	606.99 SF	0.00	0.56	0.36	340.27
All floors, walls, and ceilings inside the containment excluding exposed framing.					
112. HEPA Vacuuming - Light - (PER SF)	606.99 SF	0.00	0.56	0.00	339.91
All floors, walls, and ceilings inside the containment excluding exposed framing.					
113. Additional cost for high wall or ceiling - 11' to 14'	101.00 SF	0.00	0.09	0.00	9.09
114. Additional cost for high wall or ceiling - Over 14'	138.33 SF	0.00	0.14	0.00	19.37
115. Apply plant-based anti-microbial agent to more than the floor	111.01 SF	0.00	0.41	0.40	45.91
All floors and exposed framing inside the containment. ***Pressure applied flushing under framing. **All areas where cat 3 water bypassed framing.**					
116. Disinfect building - fog / spray - per SF	54.17 SF	0.00	0.58	0.13	31.55
***Per IH Protocol.**					
Totals: Closet 2				2.07	1,459.99
Total: Main Level				**168.48**	**86,116.99**

Provision Property Restoration

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Line Item Totals: AURORA_THEATER	**705.95**	**189,901.72**

Grand Total Areas:

8,277.94	SF Walls	3,900.65	SF Ceiling	12,178.59	SF Walls and Ceiling
3,950.87	SF Floor	438.99	SY Flooring	750.80	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	747.25	LF Ceil. Perimeter
3,950.87	Floor Area	4,105.88	Total Area	7,716.46	Interior Wall Area
4,988.65	Exterior Wall Area	448.75	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Provision Property Restoration

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Phone: 678-383-0889
Email: Claims@provisionga.com

Summary for Dwelling

Line Item Total	189,195.77
Material Sales Tax	705.95
Replacement Cost Value	**$189,901.72**
Net Claim	**$189,901.72**

Provision Property Restoration

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Email: Claims@provisionga.com

Recap of Taxes

	Material Sales Tax (6%)	Storage Rental Tax (6%)	Local Food Tax (2%)
Line Items	705.95	0.00	0.00
Total	**705.95**	**0.00**	**0.00**

Provision Property Restoration

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Recap by Room

Estimate: AURORA_THEATER		
GENERAL	**103,247.26**	**54.57%**
Area: Main Level		
Hallway	**1,986.69**	**1.05%**
Theater	**77,642.57**	**41.04%**
Front Stairway	**2,669.44**	**1.41%**
Rear Stairway	**1,078.94**	**0.57%**
Closet 1	**1,112.95**	**0.59%**
Closet 2	**1,457.92**	**0.77%**
Area Subtotal: Main Level	**85,948.51**	**45.43%**
Subtotal of Areas	**189,195.77**	**100.00%**
Total	**189,195.77**	**100.00%**

Kenneth Morris

From: Brian Osborne
Sent: Tuesday, July 21, 2026 1:44 PM
To: Kenneth Morris
Cc: Brian Osborne
Subject: RE: LAC

This is the email on the LAC.

Brian Osborne| Facilities & Grounds Maintenance Director
LAWRENCEVILLE GEORGIA
435 W Pike Street | PO Box 2200
Lawrenceville GA 30046
Office: 678.407.6597 | Mobile: 770.294.2244

From: Michael Fischer <Michael.Fischer@LawrencevilleGA.Org>
Sent: Saturday, May 2, 2026 3:22 PM
To: Brian Osborne <Brian.Osborne@lawrencevillega.org>; Chuck Warbington <chuck.warbington@lawrencevillega.org>; Barry Mock <Barry.Mock@lawrencevillega.org>; Keith Lee <Keith.Lee@LawrencevilleGA.Org>
Cc: Brian Osborne <Brian.Osborne@lawrencevillega.org>; Jasmine Jackson <Jasmine.Jackson@lawrencevillega.org>; Tyler Barrett <Tyler.Barrett@lawrencevillega.org>
Subject: Re: LAC

Brian,
Thanks for letting us know. You have authority to use emergency procurement to mitigate any loss.
Michael

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Brian Osborne <Brian.Osborne@lawrencevillega.org>
Sent: Saturday, May 2, 2026 3:17:33 PM
To: Chuck Warbington <chuck.warbington@lawrencevillega.org>; Barry Mock <Barry.Mock@lawrencevillega.org>; Michael Fischer <Michael.Fischer@LawrencevilleGA.Org>; Keith Lee <Keith.Lee@LawrencevilleGA.Org>
Cc: Brian Osborne <Brian.Osborne@lawrencevillega.org>; Jasmine Jackson <Jasmine.Jackson@lawrencevillega.org>; Tyler Barrett <Tyler.Barrett@lawrencevillega.org>
Subject: LAC

All we have had a sprinkler pipe burst at LAC it is flooding the basement at the time Edwin is 5min out and Tyler is heading in as well. I will update this as I get more info.

Brian Osborne| Facilities & Grounds Maintenance Director

435 W Pike Street | PO Box 2200
Lawrenceville GA 30046
O□□ice: 678.407.6597 | Mobile: 770.294.2244

Bailey Roofing & Restoration LLC
218 S Hill St
Buford, GA 305183114 US
Office@baileyroofingrestoration.com

INVOICE

BILL TO
Brian Osbourne
City of Lawrenceville
70 S Clayton St.
Lawrenceville, GA 30046

INVOICE	5850
DATE	07/21/2026
TERMS	Due on receipt
DUE DATE	07/21/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Restoration	Mitigation Invoice	1	189,901.72	189,901.72

BALANCE DUE **$189,901.72**

Ways to pay

BANK affirm

View and pay

Bailey Roofing & Restoration LLC
218 S Hill St
Buford, GA 305183114 US
Office@baileyroofingrestoration.com

INVOICE

BILL TO
Brian Osbourne
City of Lawrenceville
70 S Clayton St.
Lawrenceville, GA 30046

INVOICE	5849
DATE	07/21/2026
TERMS	Due on receipt
DUE DATE	07/21/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Restoration	Packout	1	24,385.34	24,385.34

BALANCE DUE **$24,385.34**

Ways to pay

BANK affirm

View and pay

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
6296	BAILEY ROOFING & RESTORATION LLC	13860	08/20/2026	**$214,287.06**

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
08/19/2026	5849	Packout from ceiling collapse at LAC.	$24,385.34
08/19/2026	5850	Restoration and cleanup from LAC ceiling collapse.	$189,901.72

CITY OF LAWRENCEVILLE

PO Box 2200

Lawrenceville, Georgia 30046-2200

PH: (770) 963-2414

Vendor Number	EFT Number	EFT Date
6296	**13860**	**08/20/2026**

*** Two Hundred Fourteen Thousand Two Hundred Eighty-Seven Dollars And Six Cents *** **$214,287.06**

Pay To
The
Order Of

BAILEY ROOFING & RESTORATION LLC
2821 WINDRUSH DR
BUFORD, GA 30518

EFT 2 COPY
NON-NEGOTIABLE

Bailey Roofing & Restoration LLC
218 S Hill St
Buford, GA 305183114 US
Office@baileyroofingrestoration.com

INVOICE

BILL TO
Lawrenceville Arts Center
125 North Clayton Street
LAWRENCEVILLE, GA 30046
United States

INVOICE	5868
DATE	07/30/2026
TERMS	Due on receipt
DUE DATE	07/30/2026

PAYMENT METHOD
QuickBooks Payments-Credit Card

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Restoration	A 20% fee will be charged for claim assistance and scope writing. If Bailey Roofing & Restoration is hired for the project, this fee will be credited toward the total cost of the job.		69,684.15	69,684.15

Please see the att

BALANCE DUE **$69,684.15**

Ways to pay

BANK

View and pay

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, SEPTEMBER 28, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Professional Design Services for North Clayton Street Extension Project
Department:	Engineering
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$196,150.00
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	Award Professional Design Services for North Clayton Street Extension Project to Precision Planning, Inc., amount to not exceed $196,150.00.

Summary: The City of Lawrenceville plans to extend North Clayton Street from the existing dead-end cul-de-sac east of Grizzly Parkway, extending south to provide a new connecting intersection with Maddox Street. The roadway improvements shall include a two-lane local roadway with an urban cross section, eleven-foot travel lanes to match existing conditions, and sufficient shoulder width for sidewalks on each side.

The City of Lawrenceville has requested Precision Planning, Inc., to provide professional design services for the North Clayton Street Extension Project. The scope includes:

1. Topographic, Database Survey, Subsurface Utility Engineering
2. Concept Level Mass Grading Analysis
3. Roadway Concept and Alignment Alternatives
4. Roadway Preliminary Design
5. Roadway Final Design
6. Right-of-Way Plat Preparation
7. Lighting Design
8. Bid Phase Support Services
9. Construction Phase Support Services

The terms, conditions, and approved hourly rates between Precision Planning, Inc. and City of Lawrenceville are documented in the Consultant Contract for Architectural and Engineering Consulting Services on an Annual Contract (RP002-26) dated April 28, 2026.

Fiscal Impact: Amount not to exceed $196,150.00. This project is funded by UNDEFINED LARGE ROAD S/W IMPROV. Project: 08-015. The City will reimburse itself from Tax Allocation Funds as the project proceeds and services are completed.

Attachments/Exhibits:

- Revised North Clayton Street Extension.pdf

PRECISION Planning Inc.

August 13, 2026 (Revised August 25, 2026)

City of Lawrenceville
Eranildo Lustosa Alves, Jr., City Engineer
435 W Pike Street
Lawrenceville, GA 30046
eranildo.lustosa@lawrencevillega.org | 678-407-6698

Re: Design Services Proposal for the North Clayton Street Extension Project
Existing Cul-de-sac to Maddox Street

Mr. Alves,

Precision Planning, Inc. (PPI) is pleased to present the following scope of services and fee proposal to design an extension of North Clayton Street from the existing dead-end cul-de-sac east of Grizzly Parkway, extending south to provide a new connecting intersection with Maddox Street. The roadway improvements shall generally include a two-lane local roadway with urban cross section, eleven-foot travel lanes to match existing conditions, and sufficient shoulder width for sidewalks on each side. The city will determine whether sidewalks should be included in the proposed roadway extension project, or deferred for subsequent infill development buildout.

PPI will also complete a concept level mass grading plan for the planned residential infill development, to assist in establishing road grades that will accommodate said planned development.

Based on our experience with similar projects, we propose the following scope of services.

1. Topographic, Database Survey, Subsurface Utility Engineering
2. Concept Level Mass Grading Analysis
3. Roadway Concept and Alignment Alternatives
4. Roadway Preliminary Design
5. Roadway Final Design
6. Right-of-Way Plat Preparation
7. Lighting Design
8. Bid Phase Support Services
9. Construction Phase Support Services

While the structure of the proposal is a phased format following the general progression of work, many items can and will be performed concurrently. Precision Planning, Inc. *(PPI)* shall perform the services outlined herein for the City of Lawrenceville *(Client)* in accordance with the following:

I. TOPOGRAPHIC, DATABASE SURVEY, SUE **Hourly Not to Exceed Fee $31,095.00**

A. Notify property owners for right-of-entry (approximately 13 properties);
B. Parcel and right of way record research;
C. Topographic/Planimetric Survey (general project corridor length of 750');
D. Field run topographic survey including locating property corners, ditches, streams, existing drainage, walls and obscure areas;
E. SUE – Level B utility location by GroundHawk (Sub-Consultant)
F. SUE – Level A utility test holes by GroundHawk (Sub-Consultant) at a minimum of three (3) critical utility conflict locations, with test-hole locations coordinated with PPI and the City;
G. Establish DTM;
H. QC Field Check of Base Map.

ESTIMATED SCHEDULE: Within Three (3) to Four (4) Weeks from signed authorization

II. CONCEPT LEVEL MASS GRADING ANALYSIS **Hourly Not to Exceed Fee $7,195.00**

A. In order to establish proposed road grades that will accommodate the City's conceptual infill development plan, PPI will conduct a concept level mass grading analysis of the proposed infill residential development areas identified along the proposed roadway alignment.
B. PPI will utilize available GIS topographic data, and the City's current infill development concept plan for RS-50 INF and RS-TH INF.

ESTIMATED COMPLETION TIME: Concurrent with Task 1

III. ROADWAY CONCEPT AND ALIGNMENT ALTERNATIVES **Hourly Not to Exceed Fee $13,090.00**

A. PPI will prepare conceptual alignments for the proposed roadway extension, generally based on the infill development concept plan provided by the Client and the mass grading analysis completed under Task 2.
B. PPI will meet with City staff to review viable horizontal and vertical alignment alternatives and establish the basis of design.
C. PPI will prepare an Opinion of Probable Construction Cost (OPCC) for each viable alignment alternative to assist the city in comparing alternatives and selecting the preferred alignment.

ESTIMATED SCHEDULE: Two (2) to Three (3) Weeks following the completion of Tasks 1 and 2.

IV. ROADWAY PRELIMINARY DESIGN **Hourly Not to Exceed Fee $49,295.00**

A. Prepare roadway construction plans in including following sheets:
   a. Cover Sheet
   b. Index Sheet
   c. General Notes
   d. Typical Section
   e. Roadway Plan
   f. Roadway and Driveway Profiles
   g. Stormwater Plan and Profile Drawings
   h. Three Phase Erosion Control Plans

i. Staging Plans
j. Signing and Marking Plans
k. Street Lighting and Photometric Plans
l. Construction Details

B. Where applicable and consistent with City of Lawrenceville requirements, PPI will prepare roadway plan sheets, quantities, and pay item descriptions generally in accordance with applicable GDOT plan preparation guidance and GDOT pay item nomenclature.
C. PPI will prepare an Opinion of Probable Construction Cost (OPCC) at the 60% and 90% design intervals and for the final Bid Set, based on available plan quantities and current unit-cost information.
D. PPI will prepare construction staging and temporary access plans to address phased construction, removal or modification of the existing cul-de-sac/roundabout at the roadway terminus, and maintenance of temporary emergency vehicle access during construction. Detailed contractor means, methods, sequencing, and implementation of temporary traffic control remain the responsibility of the Contractor.
E. PPI will prepare a street lighting plan for the proposed roadway improvements, including proposed lighting layout and a photometric analysis/plan.
F. Submit to the City of Lawrenceville for staff review at the 60% and 90% design intervals.
G. Submit construction plans to affected utilities for review and relocation coordination at the 60% design stage. Utility Owners will remain responsible for their relocation designs. As a coordination courtesy, PPI will incorporate relocation plans and/or information furnished by Utility Owners into the final construction plan set.
H. Address comments as appropriate, prepare final construction drawings, and submit to Lawrenceville P&D for final review and permitting.
I. PPI will prepare Contract Bid Documents for the project utilizing the City's standard format; including standard front-end documents, bid form, measurement and payment provisions, and technical specifications.

ESTIMATED COMPLETION TIME: Six (6) to Eight (8) Weeks following the completion of Task 3

V. ROADWAY FINAL DESIGN **Hourly Not to Exceed $21,740.00**

A. PPI will prepare a drainage area map and complete the final drainage analysis and design necessary to support the proposed roadway improvements.
B. PPI will prepare utility plans and coordinate with affected Utility Owners regarding existing utility facilities, potential conflicts, and proposed utility relocations. Utility relocation engineering and design will remain the responsibility of the respective Utility Owner.
C. PPI will prepare final quantity takeoffs for the proposed roadway improvements and associated construction items.
D. PPI will prepare the final OPCC based on the completed construction documents, final quantities, and current unit-cost information.
E. PPI will review and address applicable comments received during the 90% plan review process and incorporate approved revisions into the final construction documents.
F. PPI will perform a final internal quality assurance and quality control review of the construction documents prior to final submittal.
G. PPI will coordinate with Atlanta Consulting Engineers (ACE) regarding the roadway lighting design and incorporate the applicable lighting plans and supporting information into the final construction document package.

H. PPI will assist the city with preparation of the Notice of Intent (NOI) and supporting documentation required for the applicable construction stormwater permit. The City and/or designated Operator will remain responsible for required certifications, formal submittal, and applicable permitting fees.

ESTIMATED COMPLETION TIME: Four (4) to Six (6) Weeks following receipt of final review comments and completion of required utility coordination.

VI. RIGHT-OF-WAY PLAT PREPARATION **Hourly Not to Exceed $17,085.00**

PPI will prepare metes and bounds Right-of-Way and/or Easement Plats for affected parcels, including legal descriptions.

A. Prepare up to 11 Right-of-Way and/or Easement Plats with legal descriptions. (Anticipated to be less as DDA acquires affected parcels)
B. Property acquisition and appraisal services to be provided by the Client.
C. PPI will provide staking services for ROW acquisition on up to 5 parcels, as requested by the city.

ESTIMATED COMPLETION TIME: Plat Preparation concurrent with Task 4, Staking as Requested

VII. LIGHTING DESIGN **Hourly Not to Exceed $33,250.00**

PPI will coordinate with subconsultant (Atlanta Consulting Engineers) for lighting design. Subconsultant's design will include the following:

A. Coordinate with the Client on the type of luminaires to be used on the project
B. - Create roadway lighting design per IES\GDOT guidelines
C. - Submit PFPR plans (photometric analysis of lighting design and layout drawings)
D. - Design does not include receptacles on poles
E. - Respond to PFPR comments
F. - Coordinate power service with the Utility
G. - Create all necessary details for the lighting plans
H. - Size all cables, conduits, and electrical equipment for the project
I. - Create all necessary electrical single line and schematic drawings
J. - Create lighting layout drawings
K. - Provide a summary estimate for the project
L. - Submit FFPR plans and respond to comments
M. - Construction phases (shop drawing review; respond to Contractor RFIs

VIII. BID PHASE SUPPORT SERVICES **Hourly Not to Exceed Fee $11,980.00**

A. Provide final Contract Documents for the City's use in construction procurement.
B. Respond to questions received from potential bidders, and assist the City on preparing Contract Addenda as required.
C. Assist the City in reviewing bids received, and contractor qualifications.

VII. CONSTRUCTION PHASE SUPPORT SERVICES **Hourly Not to Exceed Fee $10,920.00**

It is assumed that Atlas will provide daily construction observation and administration services for the project under separate contract with the City. PPI will provide construction phase support services as requested by the City and/or Atlas to address Contractor Requests for Information (RFI's), attend up to ten (10) field meetings, review change order requests, review contractor requests for payment, and provide design clarifications as appropriate. The proposed fee for construction services is based on standard contractor performance expectations, and project completion within the defined contract period.

ASSUMPTIONS AND EXCLUSIONS

The following items are not included within this scope of services:

1. Stormwater management design is assumed to be included in the future infill development; therefore, we have excluded stormwater management design for the proposed roadway construction. If requested by the city, PPI can provide stormwater management design as an additional service.
2. Construction staking is not included in this scope of services, but can be provided as additional services if requested by the city.
3. Utility relocation engineering and design will remain the responsibility of each Utility Owner. PPI's services are limited to coordination and incorporation of Utility Owner relocation plans and/or information into the final construction plan set as described in Task I.
4. Construction management/administration to be provided by Atlas under separate contract with the City.
5. Settlement of disputes of claims due to contractor default or insolvency or discontinuation of work.
6. Re-permitting, revision, redesign, or re-engineering of construction documents due to the amendment, adoption, or revision of current governmental regulations in place and in force as of the date of this proposal.
7. Geotechnical engineering or soils testing.
8. Electrical service design, power-supply design, and Utility Owner design of utility-owned street-lighting infrastructure are excluded. PPI's lighting scope is limited to the roadway lighting layout and photometric plan described in Task VII.
9. Concrete retaining walls.
10. Environmental Services.

FEE PROPOSAL

Compensation for design work performed shall be billed on an Hourly Not to Exceed sum basis. All advertising, permitting and application fees will be paid directly or waived by the city.

PROJECT TASKS	FEE
TASK I: TOPOGRAPHIC, DATABASE SURVEY, SUBSURFACE UTILITY ENGINEERING	$31,095.00
TASK II: CONCEPT LEVEL MASS GRADING ANALYSIS	$7,195.00
TASK III: ROADWAY CONCEPT AND ALIGNMENT ALTERNATIVES	$13,090.00
TASK IV: ROADWAY PRELIMINARY DESIGN	$49,295.00
TASK V: ROADWAY FINAL DESIGN	$21,740.00
TASK VI: RIGHT-OF-WAY PLAT PREPARATION	$17,085.00
TASK VII: LIGHTING DESIGN	$33,250.00
TASK VIII: BID PHASE SUPPORT SERVICES	$11,980.00
TASK VII: CONSTRUCTION PHASE SUPPORT SERVICES	$10,920.00
Direct Expenses	$500.00
TOTAL FEE:	$196,150.00

The terms, conditions, and approved hourly rates between Precision Planning, Inc. and City of Lawrenceville are documented in the Consultant Contract for Architectural and Engineering Consulting Services on an Annual Contract (RP002-26) dated April 28, 2026. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Jimmy Parker, P.E.
Executive Vice President

JP:np

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	ANNX2026-00002 RZM2026-00006 & SUP2026-00006; Owen Herbert; 0 Sugarloaf Parkway
Department:	Planning and Development
Date of Meeting:	Monday, September 28, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Annex Property and Rezone from R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City of Lawrenceville Townhouse Residential District)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Conditions

Summary: The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwanee Road.

Attachments/Exhibits:

- ANNX2026-00002 RZM2026-00006 SUP2026-00006_RPRT_05152026.pdf
- ANNX2026-00002 RZM2026-00006 & SUP2026-00006_M&C REC CNDS_09102026.docx

- ZON ORD_ANNX2026-00002 RZM2026-00006 & SUP2026-00006_09102026.pdf
- ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN NTS_08112026.pdf
- ANNX2026-00002 RZM2026-00006_ELEV NTS_09082026.pdf
- ANNX2026-00002 RZM2026-00006 SUP2026-00006_PWR PNT_09082026.pdf

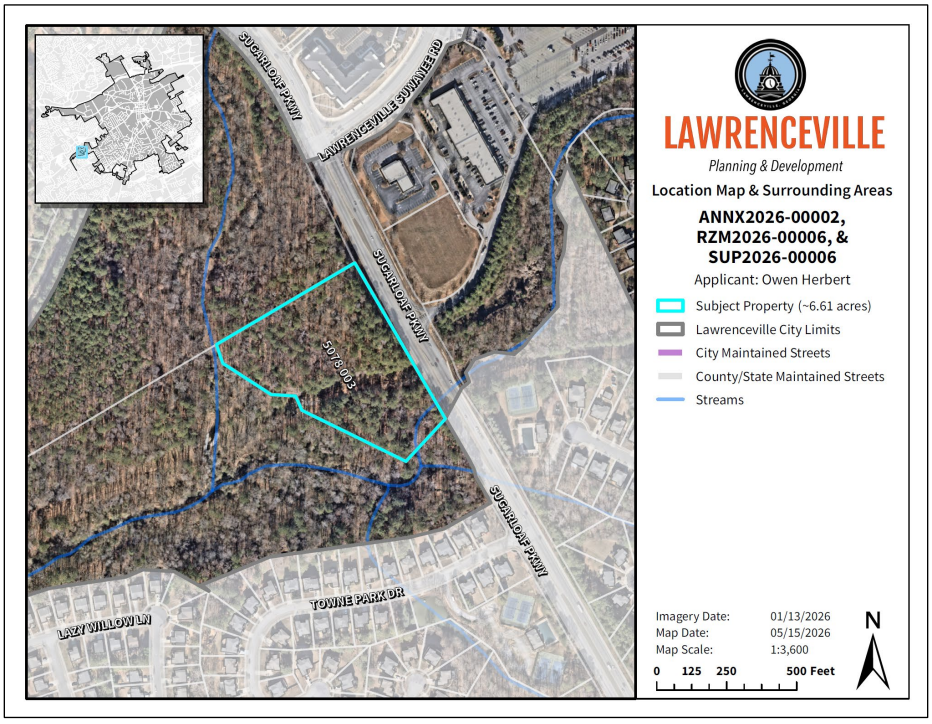
LAWRENCEVILLE

Planning & Development

ANNEXATION, REZONING, AND SPECIAL USE PERMIT

CASE NUMBER(S):	**ANNX2026-00002, RZM2026-00006, & SUP2026-00006**
APPLICANT(S):	OWEN HERBERT
PROPERTY OWNER(S):	ZIANNA GROUP LLC – ASIF DHANANI
LOCATION(S):	0 SUGARLOAF PARKWAY
PARCEL IDENTIFICATION NUMBER(S):	5078 003
APPROXIMATE ACREAGE:	6.61 ACRES
CURRENT ZONING:	R-TH (SINGLE-FAMILY TOWNHOUSE DISTRICT)
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	39 TOWNHOMES W/ SUP FOR FRONT-ENTRY
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

VICINITY MAP



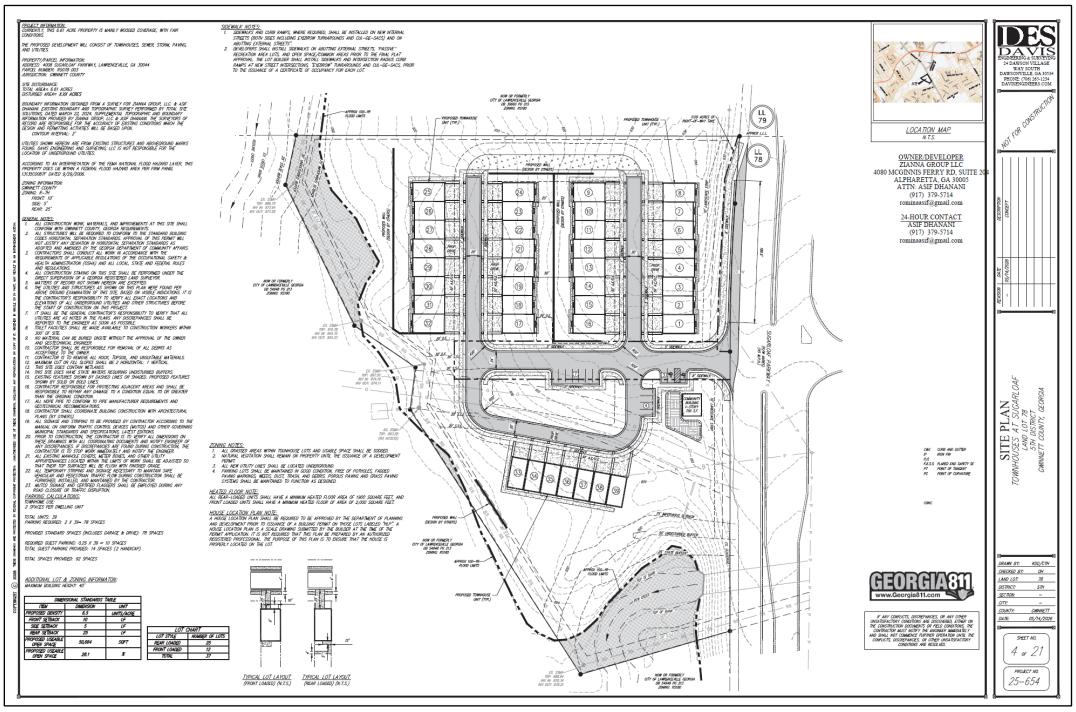
ZONING HISTORY

The subject property is located within unincorporated Gwinnett County and is currently zoned R-TH (Single-Family Townhouse District).

PROJECT SUMMARY

The applicant requests the annexation and rezoning of an approximately 6.61-acre property located at 0 Sugarloaf Parkway (Parcel ID Number: 5078 003) from Gwinnett County R-TH (Single-Family Townhouse District) to RM-8 (Townhouse Residential District) to develop thirty-nine (39) townhouse dwelling units at a density of approximately six (6) Units Per Acre (UPA). Furthermore, the applicant requests a Special Use Permit for thirty-one (31) front-entry units. The subject property is located along the western right-of-way of Sugarloaf Parkway, south of its intersection with Lawrenceville-Suwannee Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The proposed development generally reflects the development pattern and residential intensity previously approved for the subject property (Gwinnett County - RZM2023-00004) under Gwinnett County's R-TH zoning district. The proposed RM-8 district permits townhouse residential development at a moderate density compatible with the surrounding mix of commercial, residential, and open-space uses. While the proposal generally conforms to the intent of the RM-8 district, several deviations from the City's townhouse development standards require additional evaluation.

The applicant seeks to develop thirty-nine (39) townhomes on the subject property, of which the eight (8) units fronting Sugarloaf Parkway are rear-entry and the remaining balance of thirty-one (31) units internal to the development are front-entry. The proposed development includes five separate rows of townhomes consisting of seven to eight units per row. Common space includes a central ~10,500 square foot neighborhood green as well as a 750 square foot community building.

Approval of the requested RM-8 (Townhouse Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Min. Lot Area*	*5 acres*	*6.61 acres*	*N/A*
Min. Unit Width	*20 ft*	*24 ft*	*N/A*
Ext. Front Setback	*40 ft*	*40 ft*	*N/A*
Ext. Side Setback	*20 ft*	*20 ft*	*N/A*
Ext. Rear Setback	*20 ft*	*20 ft*	*N/A*
Min. Heated Area	*See Table Below*	*See Table Below*	*N/A*
Max. Lot Coverage	*40%*	*Not Listed*	*N/A*
Max. Height	*35 ft*	*35 ft*	*N/A*
Min. Com. Area %	*15%*	*Not Listed*	*N/A*

*Minimum lot area shall not be reduced by a Variance.

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	*1,000 sq. ft*	*N/A*	***Variance***
2-bedroom	*1,200 sq. ft*		
3-bedroom	*1,400 sq. ft (40%)*	*1,900-2,000 square feet (100%)*	
4-bedroom	*1,600 sq. ft (10%)*		

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection E. Development Standards

Standard	Requirement	Proposal	Recommendation
Min. Units Per Row (UPR)	*3 units*	*7 units*	*N/A*
Max. Units Per Row (UPR)	*8 units*	*8 units*	*N/A*
Private Drive Width	*24 ft*	*20 ft*	***Variance***
Sidewalk Width	*5 ft*	*5 ft*	*N/A*
Rear Setback from Private Drive	*27 ft*	*27 ft*	*N/A*
Rear-Entry Units	*39 units (100%)*	*8 units (21%)*	***Special Use Permit***
Adjacency to Public Green Space	*20 units (51%)*	*7 units (18%)*	***Variance***
Min. Public Green Space	*3,000 SF*	*~10,500 SF*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-8 / RS-180	*50 ft*	*26 ft*	***Variance***

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Dwelling	*4 spaces per unit (156 spaces)*	*4.36 spaces per unit (170 spaces)*	*N/A*

DEVELOPMENT CHARACTER AND USE COMPATIBILITY

The proposed townhouse development may be appropriate given the subject property's location along the Sugarloaf Parkway corridor and its relationship to surrounding commercial, residential, and future open space uses. The property was previously approved for townhouse residential development under Gwinnett County's R-TH zoning district, establishing a precedent for attached residential use on the site. The proposed density of approximately six (6) units per acre remains moderate in scale and may serve as a

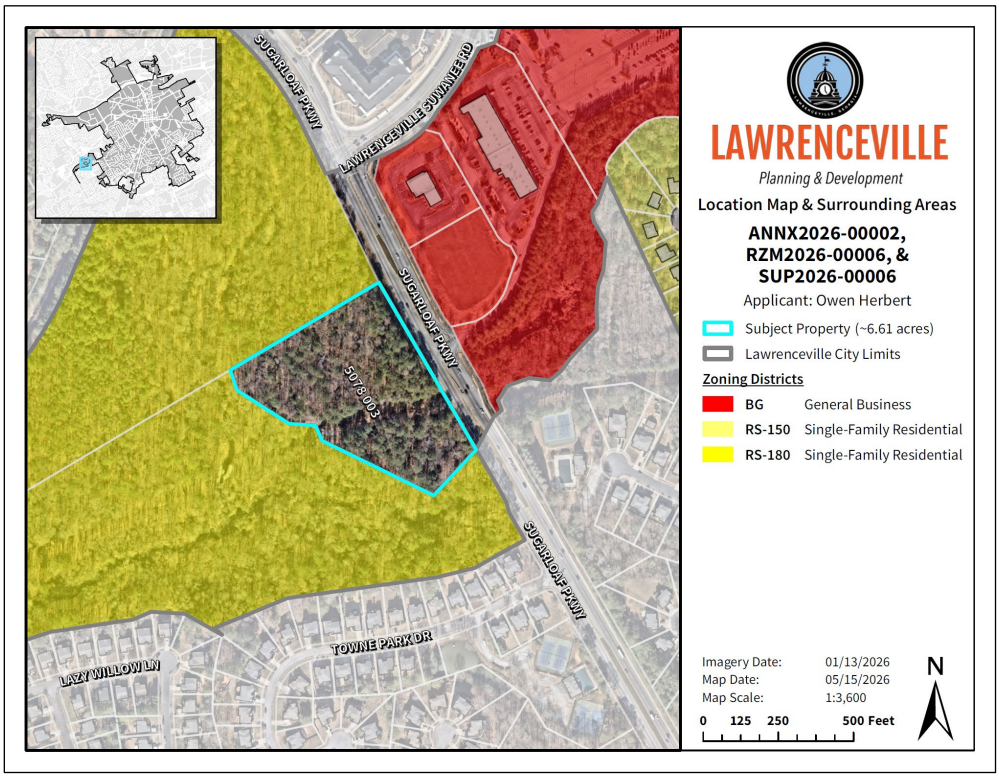
compatible residential transition between nearby commercial development and adjacent lower-density residential areas.

DESIGN COMPLIANCE AND DEVELOPMENT STANDARDS

The proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers. While some requested deviations exceed typical RM-8 development standards, the proposal generally maintains the townhouse residential development pattern previously approved for the property under Gwinnett County zoning.

The requested deviations should nevertheless be considered in light of the City's intended townhouse design standards. Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and environmental constraints associated with nearby floodplain areas. Staff finds the request may be appropriate if properly conditioned.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The subject property is surrounded by a mix of commercial, residential, and undeveloped open-space properties. Properties directly adjacent to the site are zoned RS-180 (Single-Family Residential District) and consist primarily of undeveloped City-owned properties associated with Pew Creek and Redland Creek. Commercial properties zoned BG (General

Business District) are located across Sugarloaf Parkway and are developed with retail and banking uses. Nearby residential subdivisions within unincorporated Gwinnett County are primarily zoned R-75 (Single-Family Residence District).

Given the surrounding development pattern, the proposed townhouse development may serve as a buffering residential development pattern between the commercial corridor along Sugarloaf Parkway and nearby lower-density residential areas and future park/open-space properties.

2045 COMPREHENSIVE PLAN

Although the subject property is currently outside the City limits of Lawrenceville, the site is identified within Gwinnett County's 2045 Comprehensive Plan as part of the Traditional+ daily community, which supports residential development with access to sewer infrastructure and includes townhouse residential development as an appropriate land use.

The subject property is also adjacent to areas identified within Lawrenceville's 2045 Comprehensive Plan as Parks and Commercial Corridor character areas. The nearby City-owned properties associated with Pew Creek and Redland Creek have been identified for potential future trail and park development, while the Sugarloaf Parkway corridor is intended to accommodate more intensive commercial development patterns.

Given the site's location between the commercial corridor and future open-space areas, the proposed townhouse development may serve as an appropriate transitional residential use consistent with the broader planning objectives of both Gwinnett County and the City of Lawrenceville.

STAFF RECOMMENDATION

The proposed annexation, rezoning, Special Use Permit, and associated variances may be appropriate given the subject property's existing townhouse residential entitlement under Gwinnett County's R-TH zoning district and its location along the Sugarloaf Parkway corridor. The proposed townhouse development may serve as a moderate-density residential transition between nearby commercial development, future open-space and park properties, and surrounding lower-density residential areas.

While the proposal includes several deviations from the RM-8 development standards, including front-entry townhouse units, reduced private drive widths, reduced adjacency to public green space, and reduced zoning buffers, Staff finds that some deviations may be mitigated by the site's transitional context, adjacency to undeveloped City-owned properties, and existing environmental constraints associated with nearby floodplain areas. Additionally, the proposal includes enhanced architectural materials, open-space amenities, sidewalks, and parking accommodations that may support compatibility with surrounding development patterns.

Based on the foregoing analysis, Staff recommends **APPROVAL WITH CONDITIONS** of the requested annexation, rezoning, Special Use Permit, and associated variances.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT - No comment

PUBLIC WORKS - No comment

ELECTRIC DEPARTMENT - Georgia Power will serve this development.

GAS DEPARTMENT - Lawrenceville Gas will not serve this development.

DAMAGE PREVENTION DEPARTMENT - No comment

CODE ENFORCEMENT - No comment

STREET AND SANITATION DEPARTMENT - No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

   The proposed annexation and rezoning may permit residential townhouse use that is suitable in view of the surrounding development pattern along the Sugarloaf Parkway corridor. The subject property is located adjacent to commercial development, undeveloped City-owned open-space properties, and nearby single-family residential neighborhoods. The proposed townhouse development may serve as an intermediate residential use between these varying land use intensities.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

   The proposed rezoning may not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential and commercial uses, and the proposed development is generally consistent with the townhouse residential character previously approved for the property under Gwinnett County zoning. Additionally, adjacent City-owned properties associated with Pew Creek and Redland Creek remain largely undeveloped and constrained by floodplain conditions.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

   The subject property likely retains reasonable economic use under its existing Gwinnett County R-TH zoning classification, which already permits townhouse residential development. However, the requested annexation and rezoning to RM-8 would allow the property to develop under the City of Lawrenceville's zoning framework while generally maintaining a similar residential development pattern and density.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

   The proposed townhouse development may increase demand on existing streets, utilities, and public services; however, the scale and density of the development do not appear excessive given the property's location along Sugarloaf Parkway and its access to existing transportation and utility infrastructure. Access improvements, including a deceleration lane, are proposed to support traffic circulation and site access.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

   The proposed rezoning may be consistent with the general policy direction and intent of both Gwinnett County's and the City of Lawrenceville's comprehensive planning documents. The property is located within Gwinnett County's Traditional+ daily community and adjacent to Lawrenceville character areas associated with commercial corridors and future parks/open space uses. The proposed townhouse development may therefore function as an appropriate transitional residential use within the area.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

   Existing and changing conditions affecting the property include the site's prior approval for townhouse residential development under Gwinnett County zoning, the continued development of the Sugarloaf Parkway corridor, and the presence of adjacent City-owned properties associated with future trail and park opportunities. Additionally, environmental constraints related to nearby floodplain areas may limit the development potential of adjoining properties and support the proposed transitional residential land use pattern.

LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSIONAND DEVELOPMENT DEPARTMENT~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – ~~06012026~~09102026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Townhouse dwelling units at a maximum of forty~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).

   B. The development shall be designed and constructed in general accordance with the Site Plan presented at the September 28,2026 Regular Council Meeting ~~titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES – Davis Engineering & Surveying"~~ with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.

   C. The townhouse ~~multifamily~~ dwelling units shall be three stories designed in general accordance with the Elevations presented at the September 28, 2026 Regular Council Meeting and shall be ~~titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026,"~~ predominantly four-sided masonry construction utilizing~~, which could be~~ brick, stone or a combination thereof~~of brick and stone (with accents with of~~ fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.

   D. All townhouse dwelling units shall include ~~have~~ a minimum two (2) car garage with carriage-style garage doors. ~~The d~~Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth ~~(~~as measured from the curb~~)~~, ~~providing~~ sufficient to accommodate ~~space for~~ two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

   E. All Townhouse Units shall be a minimum of 24' wide.

F. Townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck.

G. All dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage and installed in accordance with all applicable electrical codes. The circuit shall be placed on a dedicated breaker and sized to support future Level-2 electric vehicle charging equipment.

~~D.~~

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by ~~specified in~~ these conditions of zoning, or by an approved variance.~~through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~

C. Landscape shall be designed and installed ~~to meet~~with these the conditions of zoning, while also meeting the requirements of ~~requirements of~~ the Zoning Ordinance and Development Regulations. ~~The f~~Final landscape plans ~~design~~ shall be subject to the review and approval of the Director of Planning and Development.

D. Natural vegetation shall remain on the property until the issuance of a development permit.

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to ~~off~~ internal streets or private drives~~ways~~ shall ~~be in~~ generally conform to the approved ~~accordance with the submitted~~ site plans ~~and architectural renderings, and otherwise subject~~ subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding matching the residential structures on site.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive. Sidewalk shall be subject to the review and approval of Gwinnett County DOT.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a Greenway trail.

Q. To minimize the use of exterior retaining walls, basements shall be included as necessary.

~~H.~~

3. The following variances are approved:

   A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

   B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

~~D.~~ D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) ~~forty (40)~~ feet.

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~~E. Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.~~

~~PLANNING COMMISSION~~AND DEVELOPMENT DEPARTMENT

~~RECOMMENDED CONDITIONS – 06012026~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 09102026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. The maximum number of Front Entry Units shall be forty (40).~~thirty-one (31)~~.

   ~~A.~~B. Minimum lot width shall be twenty four feet (24').

ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE CITY OF LAWRENCEVILLE, GEORGIA

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this DATEth day of MONTH 2026.

Attest:

_____	_____
Karen Pierce, City Clerk	Mayor David R. Still

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
David R. Still, Mayor	Yes
Victoria Jones, Council Member	Yes
Randy Travis, Council Member	Yes
Bryant Harris, Council Member	Yes

On motion of ENTER NAME, seconded by ENTER NAME, which carried ENTER VOTE, the following ordinance was ADOPTED/DENIED:

AN ORDINANCE TO APPROVE/DENY AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from Gwinnett County R-TH (Single-Family Townhouse District) to City of Lawrenceville RM-8 (Townhouse Residential District) by Zianna Group LLC – Asif Dhanani C/O Owen Herbert for the proposed use of Single-Family Attached Townhouse Dwelling Units on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on September 28, 2026, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 28th day of September, 2026, that the aforesaid application to amend the Official Zoning Map from Gwinnett County R-TH (Single-Family Townhouse District) to City of Lawrenceville RM-8 (Townhouse Residential District) is hereby APPROVED WITH CONDITIONS.

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Townhouse dwelling units at a maximum of forty (40) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
   B. The development shall be designed and constructed in general accordance with the Site Plan presented at the September 28, 2026, Regular Council Meeting with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
   C. The townhouse dwelling units shall be three stories designed in general accordance with the Elevations presented at the September 28, 2026, Regular Council Meeting and shall be predominantly four-sided masonry construction utilizing brick, stone or a combination thereof with fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
   D. All townhouse dwelling units shall include a minimum two (2) car garage with carriage-style garage doors. Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth as measured from the curb, sufficient to accommodate two (2) passenger vehicles. Final design shall

be subject to the review and approval of the Director of the Planning and Development Department

E. All Townhouse Units shall be a minimum of 24' wide.

F. Townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck.

G. All dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage and installed in accordance with all applicable electrical codes. The circuit shall be placed on a dedicated breaker and sized to support future Level-2 electric vehicle charging equipment.

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by these conditions of zoning, or by an approved variance.

C. Landscape shall be designed and installed with these the conditions of zoning, while also meeting the requirements of the Zoning Ordinance and Development Regulations. Final landscape plans shall be subject to the review and approval of the Director of Planning and Development.

D. Natural vegetation shall remain on the property until the issuance of a development permit.

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to internal streets or private drives shall generally conform to the approved site plan subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding matching the residential structures on site.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive. Sidewalk shall be subject to the review and approval of Gwinnett County DOT.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a Greenway trail.

Q. To minimize the use of exterior retaining walls, basements shall be included as necessary.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a

reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) feet.

_____
David R. Still, Mayor

Date Signed: _____

ATTEST:

_____
Karen Pierce, City Clerk

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
David R. Still, Mayor	Yes
Victoria Jones, Council Member	Yes
Randy Travis, Council Member	Yes
Bryant Harris, Council Member	Yes

On motion of ENTER NAME, seconded by ENTER NAME, which carried ENTER VOTE, the following ordinance was ADOPTED/DENIED:

AN ORDINANCE TO APPROVE/DENY A SPECIAL USE PERMIT

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application for a Special Use Permit from Zianna Group LLC – Asif Dhanani C/O Owen Herbert for the proposed use of an Single-Family Attached Townhouse Dwelling Units on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has

been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on September 28, 2026, and objections WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 28th day of September 2026 that the aforesaid application for a Special Use Permit is hereby APPROVED WITH CONDITIONS/DENIED.

Approval of a Special Use Permit to allow an accessory car wash with vacuum station, subject to the following enumerated conditions:

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. The maximum number of Front Entry Units shall be forty (40).
   B. Minimum lot width shall be twenty-four feet (24').

_____
David R. Still, Mayor

Date Signed: _____

ATTEST:

_____
Karen Pierce, City Clerk

LEGAL DESCRIPTION

All that tract or parcel of land lying and being In Land Lot 78 of the 5th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at a point where the southwesterly right-of-way of Sugarloaf Parkway (right-of-way varies) intersects with the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, which is the point of beginning, thence running along said right-of-way of Sugarloaf Parkway south 26 degrees 08 minutes 25 seconds east a distance of 88.60 feet to a point, thence continuing along said right-of-way and following the curvature of an arc distance of 194.73 feet said arc having a radius of 2,914,789 feet and being subtended by a chord having a bearing of south 28 degrees 03 minutes 15 seconds east, a chord distance of 194.69 feet to a point, thence continuing along said right-of-way south 29 degrees 56 minutes 17 seconds east a distance of 367.12 feet to a point; thence leaving said right-of-way and running south 43 degrees 53 minutes 05 seconds west a distance of 204.59 feet to a point; thence running north 62 degrees 47 minutes 08 seconds west a distance of 413.85 feet to a point; thence running north 22 degrees 43 minutes 17 seconds west a distance of 56.03 feet to a point; thence running north 85 degrees 43 minutes 49 seconds west a distance of 87.20 feet to a point; thence running north 56 degrees 05 minutes 17 seconds west a distance of 206.00 feet to a point; thence running north 17 degrees 54 minutes 06 seconds west a distance or 66.65 feet to a point located on the land lot line separating Land Lot 78 and Land Lot 79 of the 5th Land District of Gwinnett County, Georgia; thence running along said lot line north 60 degrees 08 minutes 58 seconds east a distance of 583.47 feet to an iron pin set which is the point of beginning.

Said tract of land containing 6.6169 acres and being designated as Tract I as shown on a plat of survey for MEA Family Investments, LP prepared by McNelly & Patrick dated September 16, 2008, which plat is incorporated herein by reference for a more particular description.

ANNX2026-00002, RZM2026-00006, & SUP2026-00006
RECEIVED APRIL 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4038 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

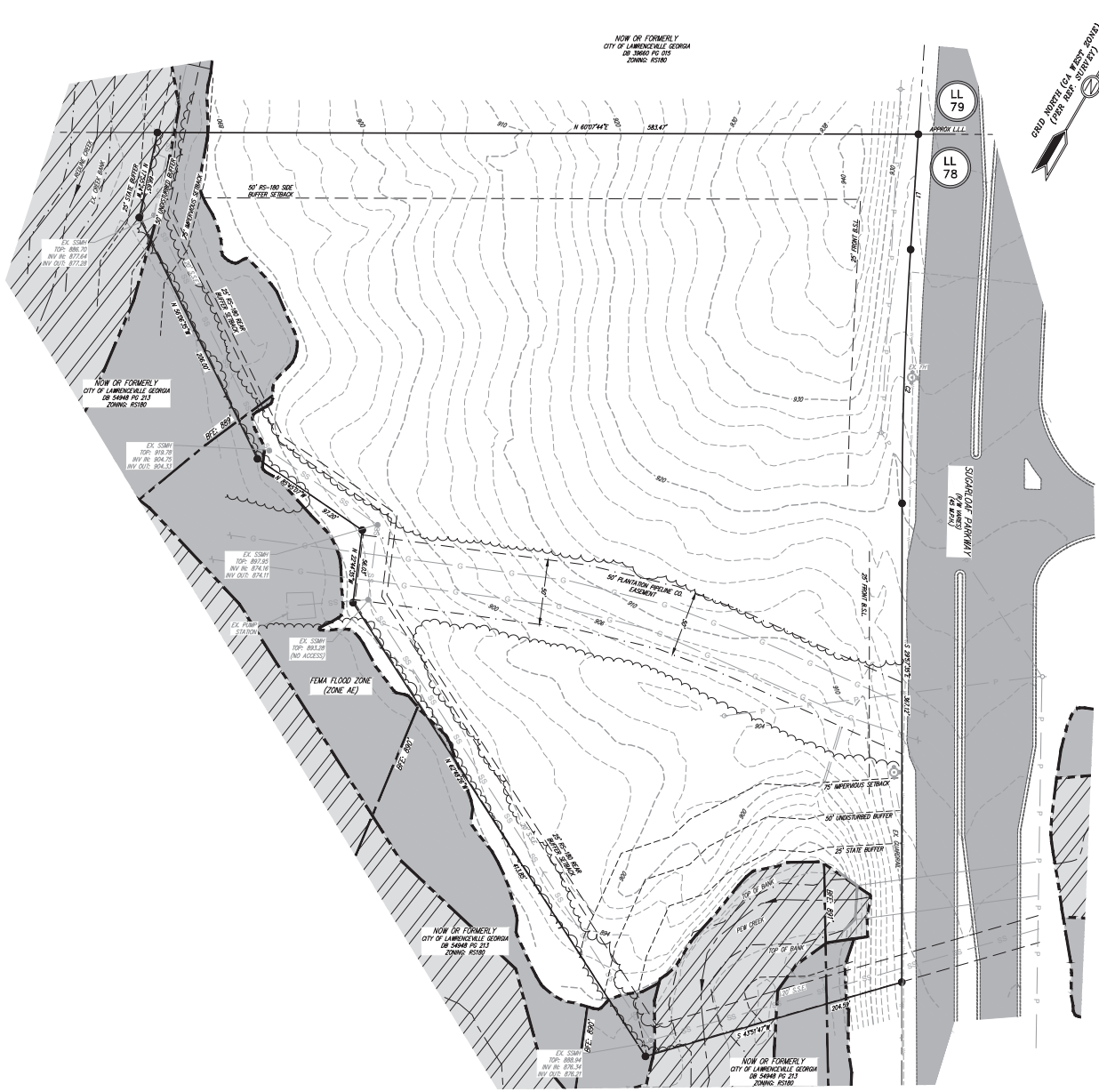
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

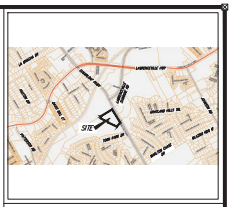
ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

DEMOLITION NOTES:
1. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
2. CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
3. DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER PONDING.
4. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
5. SITE MAY CONTAIN OTHER DILAPIDATED STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.

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LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND

PP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	OHP	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		W	WATERLINE

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IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PEC PROFESSIONAL ENGINEER CHRISTOPHER D. CONNER No. N. HERSCHEL DAVIS III NOT FOR CONSTRUCTION

08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

EXISTING CONDITIONS
TOWNHOUSES AT SUGARLOAF

LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDG/CTH
CHECKED BY:	DH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	–
CITY:	–
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 1 OF 4

PROJECT NO. 25-654

ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

PARKING CALCULATIONS:
TOWNHOME USE:
2 SPACES PER DWELLING UNIT

TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40= 80 SPACES

PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES

REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)

TOTAL SPACES PROVIDED: 94 SPACES

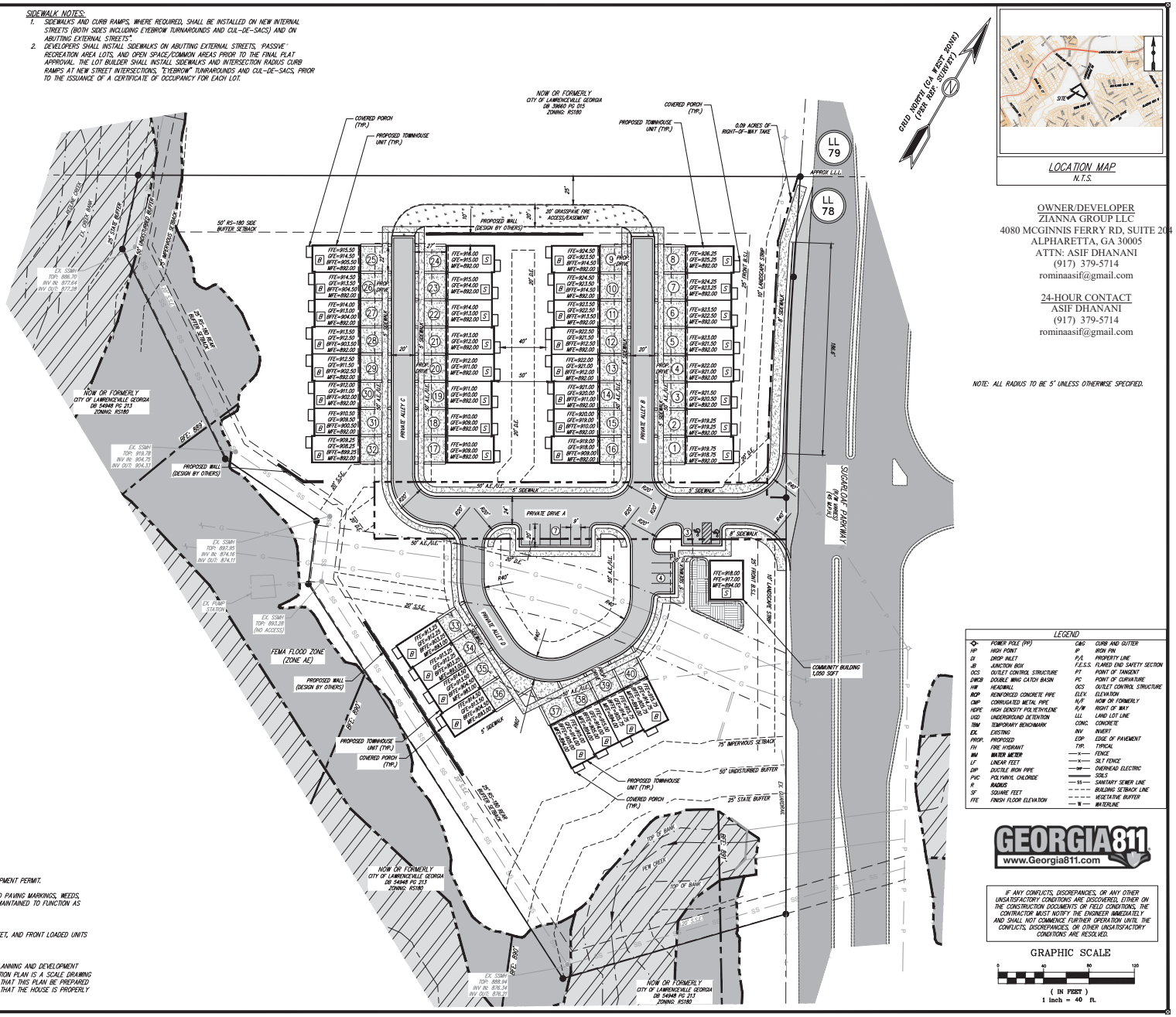
ADDITIONAL LOT & ZONING INFORMATON:
MAXIMUM BUILDING HEIGHT: 40'

ZONING NOTES:
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADDED PAVING MARKINGS, WEEDS, DUST, TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.

HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1900 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.

HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.

SIDEWALK NOTES:
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS."
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

NOTE: ALL RADIUS TO BE 5' UNLESS OTHERWISE SPECIFIED.

LEGEND

⊙	POWER POLE (PP)	CBG	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P.A.	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT.	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	H/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYTHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	—T—	FENCE
LF	LINEAR FEET	—X—	SILT FENCE
DIP	DUCTILE IRON PIPE	—OH—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	—SS—	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		—W—	WATERLINE

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GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PE PROFESSIONAL ENGINEER CHRISTOPHER T. HERSHBERGER
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

SITE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDO/CTH
CHECKED BY:	CH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 2 OF 4
PROJECT NO. 25-654

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ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

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ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

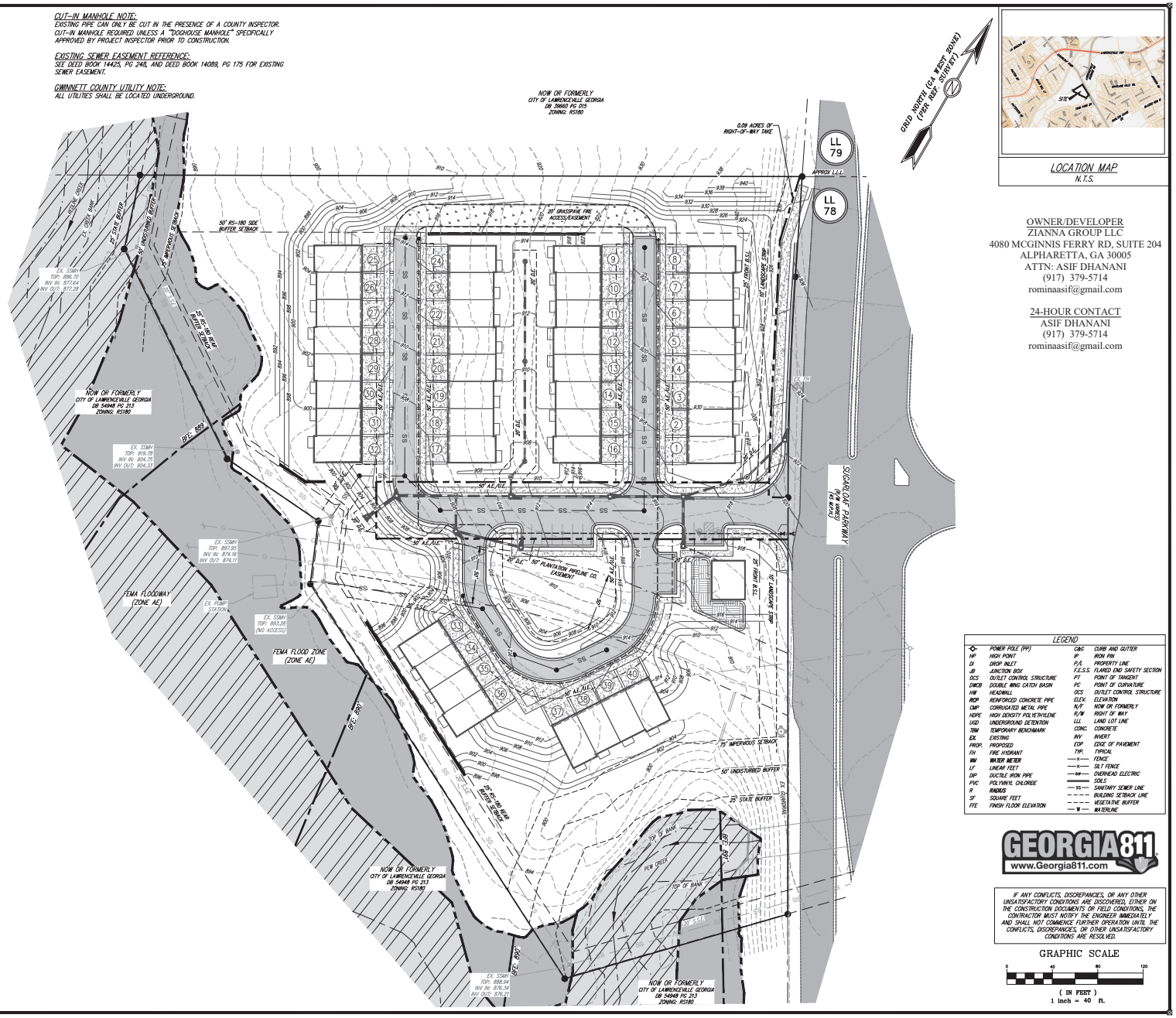
GENERAL NOTES:
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10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
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22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

GWINNETT COUNTY GENERAL WATER AND SEWER NOTES:
1. GEORGIA DOT R/W – CALL COURTNEY TURNER (770-339-1520) 24 HOURS BEFORE CONSTRUCTION.
2. A UTILITY CONSTRUCTION PERMIT IS TO BE ACQUIRED BY GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. EMAIL P&D-StormWaterSewer@GwinnettCounty.Com FOR MORE INFORMATION AND FOR A COPY OF THE APPROVED CONTRACTOR'S LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH AN INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY THE WATER AND SEWER REVIEW SECTION OF P&D PRIOR TO INSTALLATION.
3. THE DESIGNER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED TO FULLY COMPLY WITH THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY NY THE COUNTY INSPECTOR. IN CASE OF CONFLICT BETWEEN THE PERMITTED DOCUMENTS AND THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL, THE COUNTY SPECIFICATIONS SHALL GOVERN THE RIGHTS AND OBLIGATION OF THE PARTIES.
4. AS-BUILT/RECORD DRAWINGS FOR SEWER AND WATER SYSTEM REQUIRED PRIOR TO TO REQUESTING FINAL PLAT APPROVAL, TEMPORARY CERTIFICATE OF OCCUPANCY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALLOW A MINIMUM OF 6 WEEKS FOR INITIAL REVIEW AND ADDITIONAL TIME FOR REVIEW(S). DRAWINGS TO BE SUBMITTED TO, REVIEWED AND APPROVED BY GCDWR.
5. GCDWR DOES NOT AUTHORIZE ANY PAVEMENT CUTS – IF CUT IS NECESSARY PERMISSION MUST BE OBTAINED FROM THE OWNER OF THE STREET.
6. SEWER LATERALS MUST BE INSTALLED TO EXTEND 10 FEET OUTSIDE RIGHT OF WAY AND INCLUDE A 6" CLEANOUT WITHIN R/W OR EASEMENT.

CUT-IN MANHOLE NOTE:
EXISTING PIPE CAN ONLY BE CUT IN THE PRESENCE OF A COUNTY INSPECTOR. CUT-IN MANHOLE REQUIRED UNLESS A "DOGHOUSE MANHOLE" SPECIFICALLY APPROVED BY PROJECT INSPECTOR PRIOR TO CONSTRUCTION.

EXISTING SEWER EASEMENT REFERENCE:
SEE DEED BOOK 14425, PG 248, AND DEED BOOK 14089, PG 175 FOR EXISTING SEWER EASEMENT.

GWINNETT COUNTY UTILITY NOTE:
ALL UTILITIES SHALL BE LOCATED UNDERGROUND.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND

PP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	—x—	FENCE
LF	LINEAR FEET	—x—	SILT FENCE
DIP	DUCTILE IRON PIPE	—OH—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	—SS—	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		—W—	WATERLINE

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE PROFESSIONAL ENGINEER CHRISTOPHER N. HERSHBERGER
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING, SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

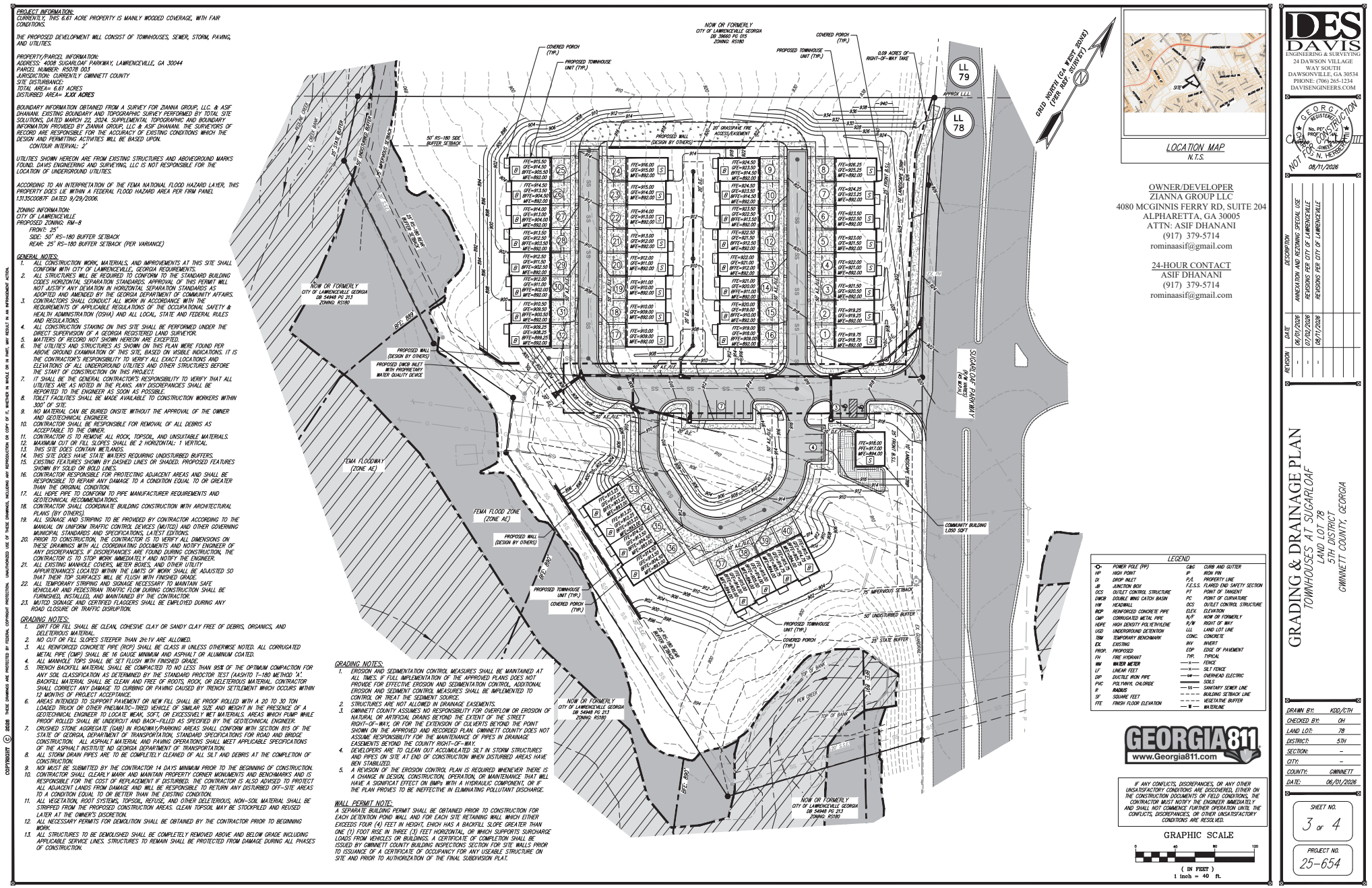
UTILITY PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	OH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	–
CITY:	–
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 4 OF 4
PROJECT NO. 25-654

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ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PE/PLS PROFESSIONAL ENGINEER CHRISTOPHER N. HERSHBERGER
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

GRADING & DRAINAGE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	DH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 3 of 4
PROJECT NO. 25-654

ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A001

AREIAL VIEW 1

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A002

REAR VIEW 1-8 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A003

REAR 1-8 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A004

REAR VIEW 9-16 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A005

REAR 9-16 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A006

REAR 33-40 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A007

REAR 33-40 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A008

FRONT VIEW 1-8 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A009

FRONT VIEW 1-8 HOUSES NIGHT

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A110

STREET VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A111

STREET VIEW NIGHT

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A112

FRONT VIEW 9-16 & 25-32 HOUSES

Scale:

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4038 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

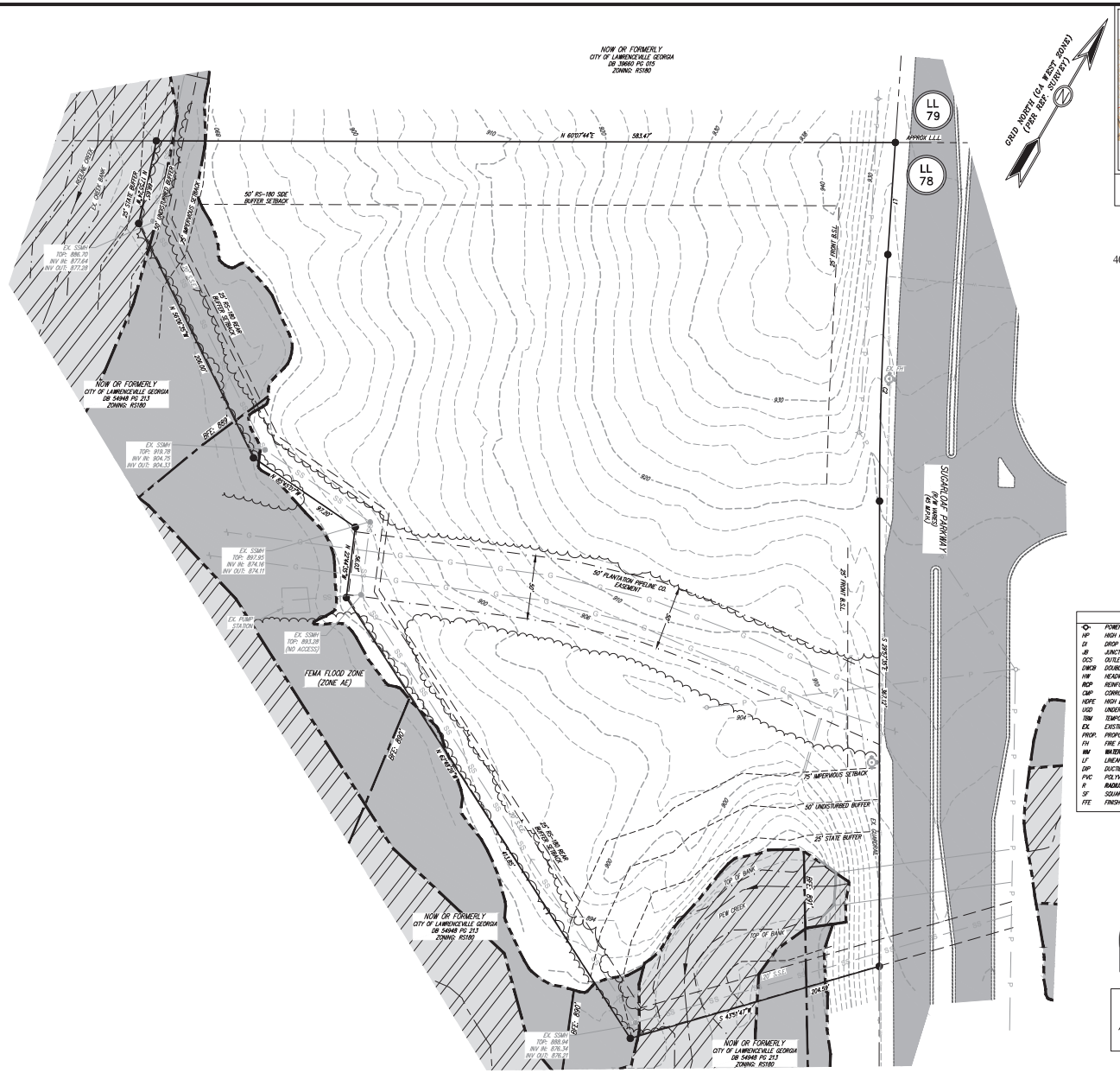
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

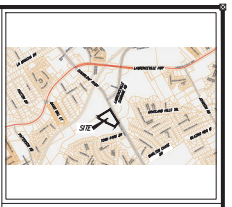
ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

DEMOLITION NOTES:
1. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
2. CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
3. DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER PONDING.
4. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
5. SITE MAY CONTAIN OTHER DILAPIDATED STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.

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LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND

PP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	OHP	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		W	WATERLINE

GEORGIA811
www.Georgia811.com

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GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PEC PROFESSIONAL ENGINEER CHRISTOPHER D. CONLEE No. N. HERSCHEL DAVIS III
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

EXISTING CONDITIONS
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	DH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 1 OF 4

PROJECT NO. 25-654

ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4098 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC, & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

PARKING CALCULATIONS:
TOWNHOME USE:
2 SPACES PER DWELLING UNIT

TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40= 80 SPACES

PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES

REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)

TOTAL SPACES PROVIDED: 94 SPACES

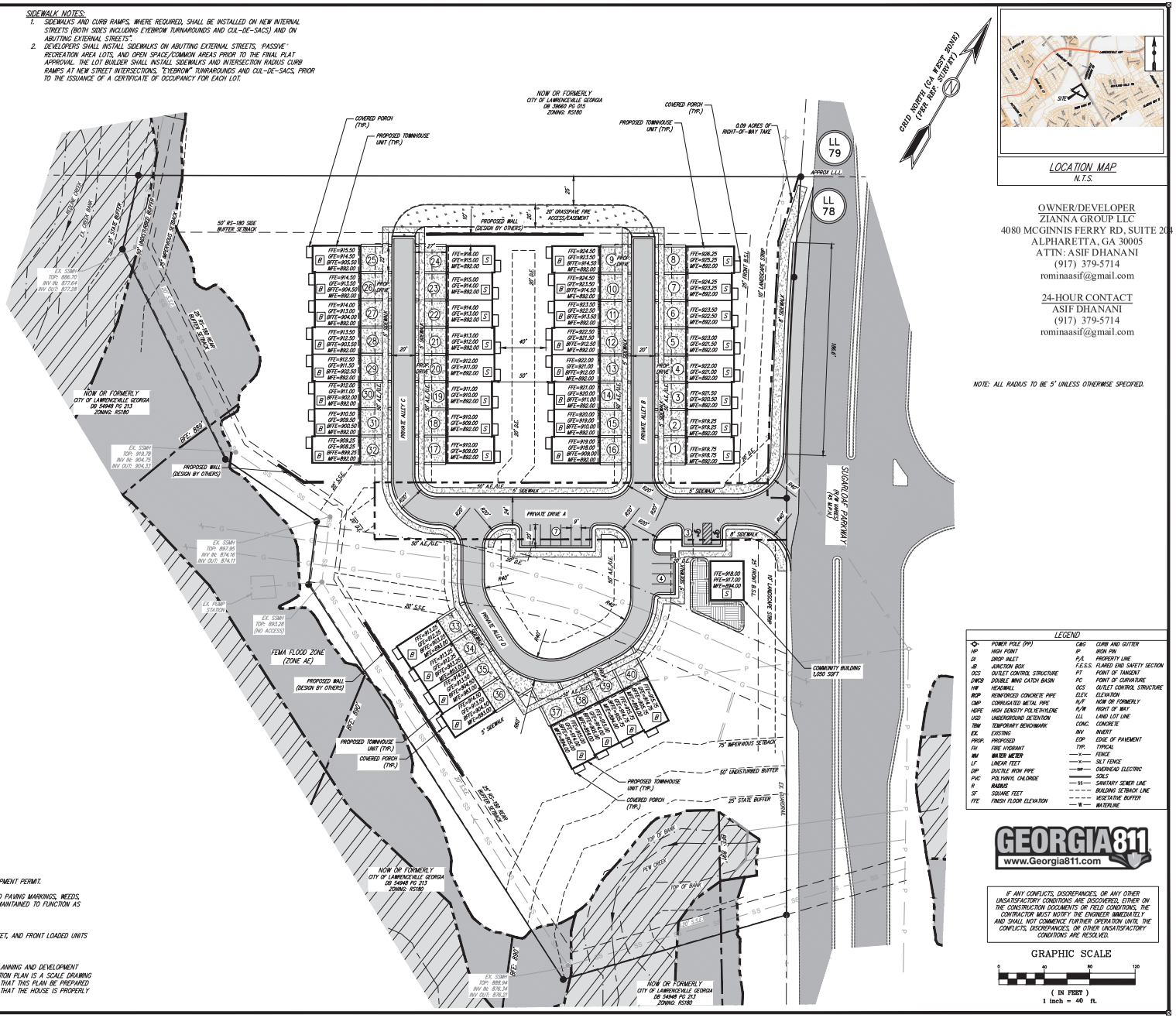
ADDITIONAL LOT & ZONING INFORMATON:
MAXIMUM BUILDING HEIGHT: 40'

ZONING NOTES:
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADDED PAVING MARKINGS, WEEDS, DUST, TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.

HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1900 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.

HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY [illegible] LOT.

SIDEWALK NOTES:
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS."
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

NOTE: ALL RADIUS TO BE 5' UNLESS OTHERWISE SPECIFIED.

LEGEND

⊙	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P.A.	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT.	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYTHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV.	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	—T—	FENCE
LF	LINEAR FEET	—X—	SILT FENCE
DIP	DUCTILE IRON PIPE	—OH—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	—SS—	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		—W—	WATERLINE

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IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PE PROFESSIONAL ENGINEER CHRISTOPHER T. HILL
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

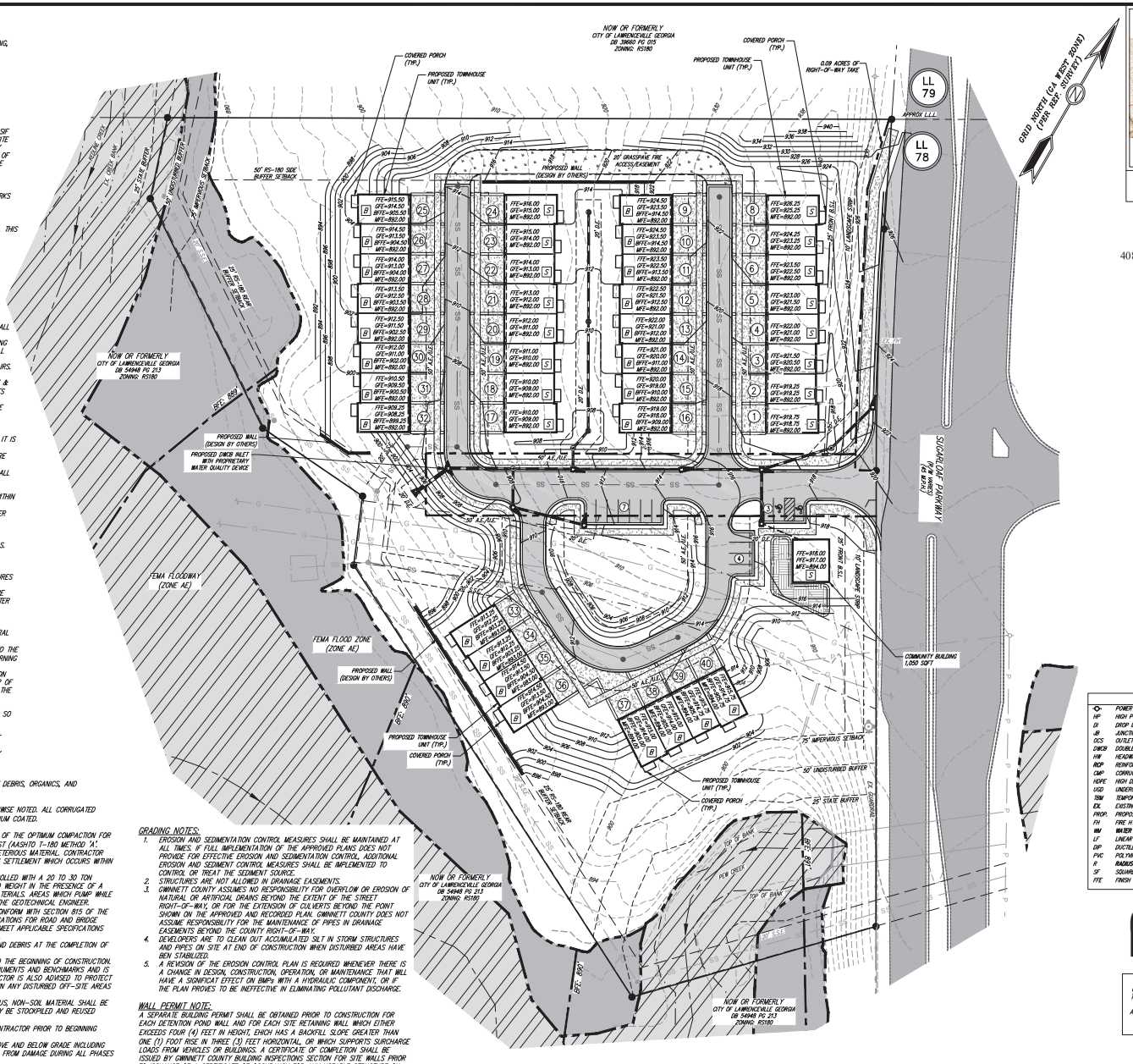
SITE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDO/CTH
CHECKED BY:	CH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 2 OF 4
PROJECT NO. 25-654

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ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026





LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
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ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XJXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

GRADING NOTES:
1. DIRT FOR FILL SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, AND DELETERIOUS MATERIAL.
2. NO CUT OR FILL SLOPES STEEPER THAN 2H:1V ARE ALLOWED.
3. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE NOTED. ALL CORRUGATED METAL PIPE (CMP) SHALL BE 16 GAUGE MINIMUM AND ASPHALT OR ALUMINUM COATED.
4. ALL MANHOLE TOPS SHALL BE SET FLUSH WITH FINISHED GRADE.
5. TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO T-180 METHOD 'A'. BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS, ROCK, OR DELETERIOUS MATERIAL. CONTRACTOR SHALL CORRECT ANY DAMAGE TO CURBING OR PAVING CAUSED BY TRENCH SETTLEMENT WHICH OCCURS WITHIN 12 MONTHS OF PROJECT ACCEPTANCE.
6. AREAS INTENDED TO SUPPORT PAVEMENT OR NEW FILL SHALL BE PROOF ROLLED WITH A 20 TO 30 TON LOADED TRUCK OR OTHER PNEUMATIC-TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE WEAK, SOFT, OR EXCESSIVELY WET MATERIALS. AREAS WHICH PUMP WHILE PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
7. CRUSHED STONE AGGREGATE (GAB) IN ROADWAY/PARKING AREAS SHALL CONFORM WITH SECTION 815 OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHALL MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE ND GEORGIA DEPARTMENT OF TRANSPORTATION.
8. ALL STORM DRAIN PIPES ARE TO BE COMPLETELY CLEANED OF ALL SILT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
9. NOI MUST BE SUBMITTED BY THE CONTRACTOR 14 DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION.
10. CONTRACTOR SHALL CLEARLY MARK AND MAINTAIN PROPERTY CORNER MONUMENTS AND BENCHMARKS AND IS RESPONSIBLE FOR THE COST OF REPLACEMENT IF DISTURBED. THE CONTRACTOR IS ALSO ADVISED TO PROTECT ALL ADJACENT LANDS FROM DAMAGE AND WILL BE RESPONSIBLE TO RETURN ANY DISTURBED OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
11. ALL VEGETATION, ROOT SYSTEMS, TOPSOIL, REFUSE, AND OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND REUSED LATER AT THE OWNER'S DISCRETION.
12. ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
13. ALL STRUCTURES TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED ABOVE AND BELOW GRADE INCLUDING APPLICABLE SERVICE LINES. STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.

GRADING NOTES:
1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
2. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
3. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
4. DEVELOPERS ARE TO CLEAN OUT ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
5. A REVISION OF THE EROSION CONTROL PLAN IS REQUIRED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT WILL HAVE A SIGNIFICAT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT, OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING POLLUTANT DISCHARGE.

WALL PERMIT NOTE:
A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH DETENTION POND WALL AND FOR EACH SITE RETAINING WALL WHICH EITHER EXCEEDS FOUR (4) FEET IN HEIGHT, EHICH HAS A BACKFILL SLOPE GREATER THAN ONE (1) FOOT RISE IN THREE (3) FEET HORIZONTAL, OR WHICH SUPPORTS SURCHARGE LOADS FROM VEHICLES OR BUILDINGS. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR SITE WALLS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USEABLE STRUCTURE ON SITE AND PRIOR TO AUTHORIZATION OF THE FINAL SUBDIVISION PLAT.

LEGEND

PP	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	OHP	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE		SOILS
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET		BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION		VEGETATIVE BUFFER
		W	WATERLINE

GEORGIA811
www.Georgia811.com

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GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGE C. HERSEY III REGISTERED No. PE/LS PROFESSIONAL ENGINEER/LAND SURVEYOR
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING: SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

GRADING & DRAINAGE PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	GH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	-
CITY:	-
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 3 of 4

PROJECT NO. 25-654

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ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4038 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY GWINNETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= XXX ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNA GROUP, LLC. & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS DATED MARCH 22, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13135C0087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 25' RS-180 BUFFER SETBACK (PER VARIANCE)

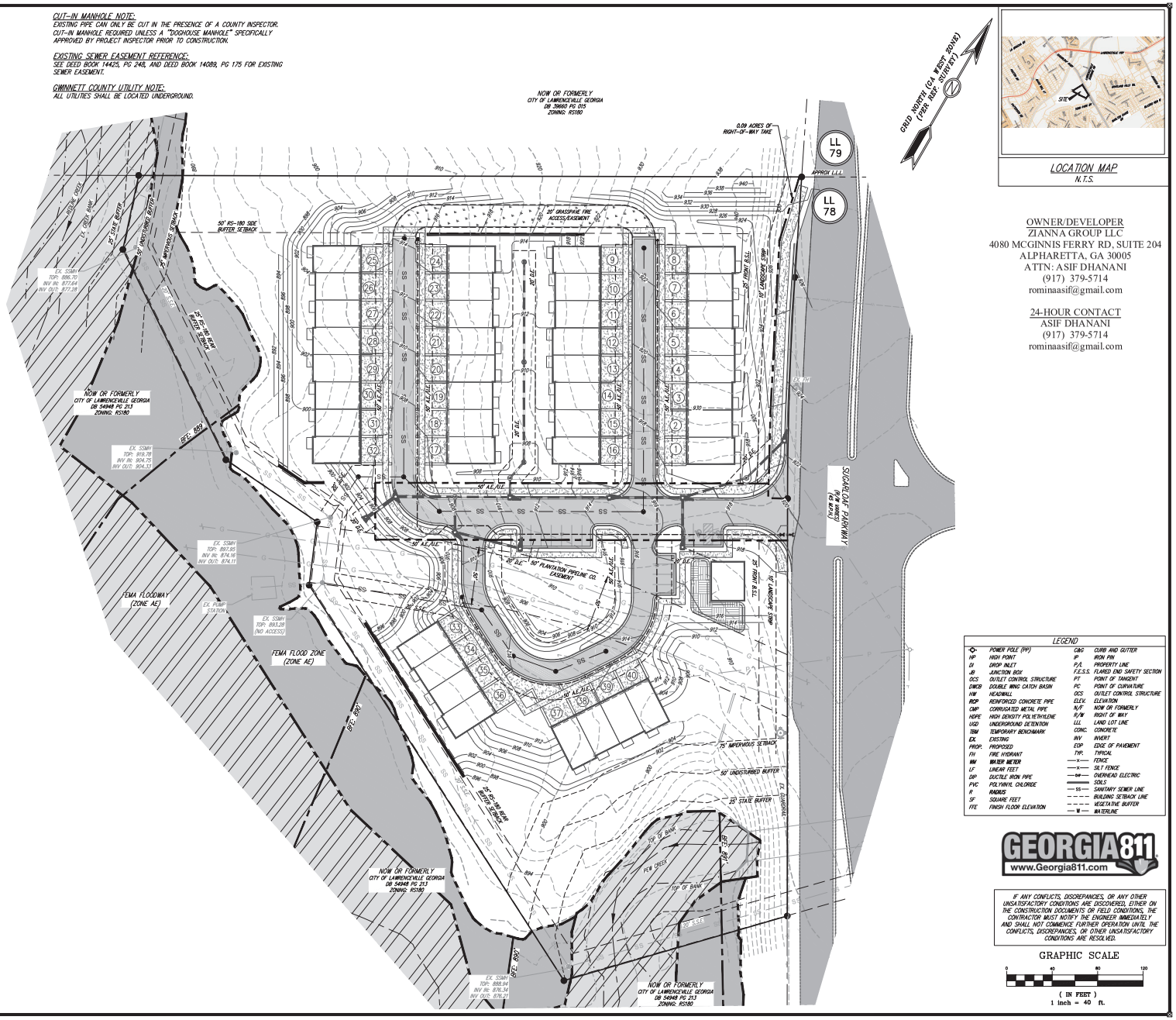
GENERAL NOTES:
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES CONTAIN WETLANDS.
14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
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18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

GWINNETT COUNTY GENERAL WATER AND SEWER NOTES:
1. GEORGIA DOT R/W – CALL COURTNEY TURNER (770-339-1520) 24 HOURS BEFORE CONSTRUCTION.
2. A UTILITY CONSTRUCTION PERMIT IS TO BE ACQUIRED BY GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. EMAIL P&D-StormWaterSewer@GwinnettCounty.Com FOR MORE INFORMATION AND FOR A COPY OF THE APPROVED CONTRACTOR'S LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH AN INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY THE WATER AND SEWER REVIEW SECTION OF P&D PRIOR TO INSTALLATION.
3. THE DESIGNER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED TO FULLY COMPLY WITH THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY NY THE COUNTY INSPECTOR. IN CASE OF CONFLICT BETWEEN THE PERMITTED DOCUMENTS AND THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL, THE COUNTY SPECIFICATIONS SHALL GOVERN THE RIGHTS AND OBLIGATION OF THE PARTIES.
4. AS-BUILT/RECORD DRAWINGS FOR SEWER AND WATER SYSTEM REQUIRED PRIOR TO TO REQUESTING FINAL PLAT APPROVAL, TEMPORARY CERTIFICATE OF OCCUPANCY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALLOW A MINIMUM OF 6 WEEKS FOR INITIAL REVIEW AND ADDITIONAL TIME FOR REVIEW(S). DRAWINGS TO BE SUBMITTED TO, REVIEWED AND APPROVED BY GCDWR.
5. GCDWR DOES NOT AUTHORIZE ANY PAVEMENT CUTS – IF CUT IS NECESSARY PERMISSION MUST BE OBTAINED FROM THE OWNER OF THE STREET.
6. SEWER LATERALS MUST BE INSTALLED TO EXTEND TO 5 FEET OUTSIDE RIGHT OF WAY AND INCLUDE A 6" CLEANOUT WITHIN R/W OR EASEMENT.

CUT-IN MANHOLE NOTE:
EXISTING PIPE CAN ONLY BE CUT IN THE PRESENCE OF A COUNTY INSPECTOR. CUT-IN MANHOLE REQUIRED UNLESS A "DOGHOUSE MANHOLE" SPECIFICALLY APPROVED BY PROJECT INSPECTOR PRIOR TO CONSTRUCTION.

EXISTING SEWER EASEMENT REFERENCE:
SEE DEED BOOK 14425, PG 248, AND DEED BOOK 14089, PG 175 FOR EXISTING SEWER EASEMENT.

GWINNETT COUNTY UTILITY NOTE:
ALL UTILITIES SHALL BE LOCATED UNDERGROUND.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
ZIANNA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasif@gmail.com

LEGEND

POWER POLE (PP)		CURB AND GUTTER	
HIGH POINT		IRON PIN	
DROP INLET		PROPERTY LINE	
JUNCTION BOX		FLARED END SAFETY SECTION	
OUTLET CONTROL STRUCTURE		POINT OF TANGENT	
DOUBLE WING CATCH BASIN		POINT OF CURVATURE	
HEADWALL		OUTLET CONTROL STRUCTURE	
REINFORCED CONCRETE PIPE		ELEVATION	
CORRUGATED METAL PIPE		NOW OR FORMERLY	
HIGH DENSITY POLYETHYLENE		RIGHT OF WAY	
UNDERGROUND DETENTION		LAND LOT LINE	
TEMPORARY BENCHMARK		CONCRETE	
EXISTING		INVERT	
PROPOSED		EDGE OF PAVEMENT	
FIRE HYDRANT		TYPICAL	
WATER METER	—x—	FENCE	
LINEAR FEET	—x—	SILT FENCE	
DUCTILE IRON PIPE	—DI—	OVERHEAD ELECTRIC	
POLYVINYL CHLORIDE		SOILS	
RADIUS	—SS—	SANITARY SEWER LINE	
SQUARE FEET		BUILDING SETBACK LINE	
FINISH FLOOR ELEVATION		VEGETATIVE BUFFER	
	—W—	WATERLINE	

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. PE PROFESSIONAL ENGINEER CHRISTOPHER M. HERSHEY
NOT FOR CONSTRUCTION
08/11/2026

REVISION	DATE	DESCRIPTION
-	06/01/2026	ANNEXATION AND REZONING, SPECIAL USE
-	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE
-	08/11/2026	REVISIONS PER CITY OF LAWRENCEVILLE

UTILITY PLAN
TOWNHOUSES AT SUGARLOAF
LAND LOT 78
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

DRAWN BY:	KDD/CTH
CHECKED BY:	CH
LAND LOT:	78
DISTRICT:	5TH
SECTION:	–
CITY:	–
COUNTY:	GWINNETT
DATE:	06/01/2026

SHEET NO. 4 OF 4
PROJECT NO. 25-654

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ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A001

AREIAL VIEW 1

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A002

REAR VIEW 1-8 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A003

REAR 1-8 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A004

REAR VIEW 9-16 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A005

REAR 9-16 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

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SEAL

REVISIONS:

DRAWN BY: CHA
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Date: 08-SEPTEMBER-26

A006

REAR 33-40 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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ADDRESS:
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LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A007

REAR 33-40 HOUSES NIGHT VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

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SEAL

REVISIONS:

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Date: 08-SEPTEMBER-26

A008

FRONT VIEW 1-8 HOUSES

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A009

FRONT VIEW 1-8 HOUSES NIGHT

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

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4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
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Date: 08-SEPTEMBER-26

A110

STREET VIEW

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

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4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A111

STREET VIEW NIGHT

Scale:



CITYVIEW DESIGN BUILD

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A112

FRONT VIEW 9-16 & 25-32 HOUSES

Scale:

Annexation, Rezoning, and Special Use Permit

ANX2026-00002 RZM2026-00006

SUP2026-00006

0 Sugarloaf Parkway

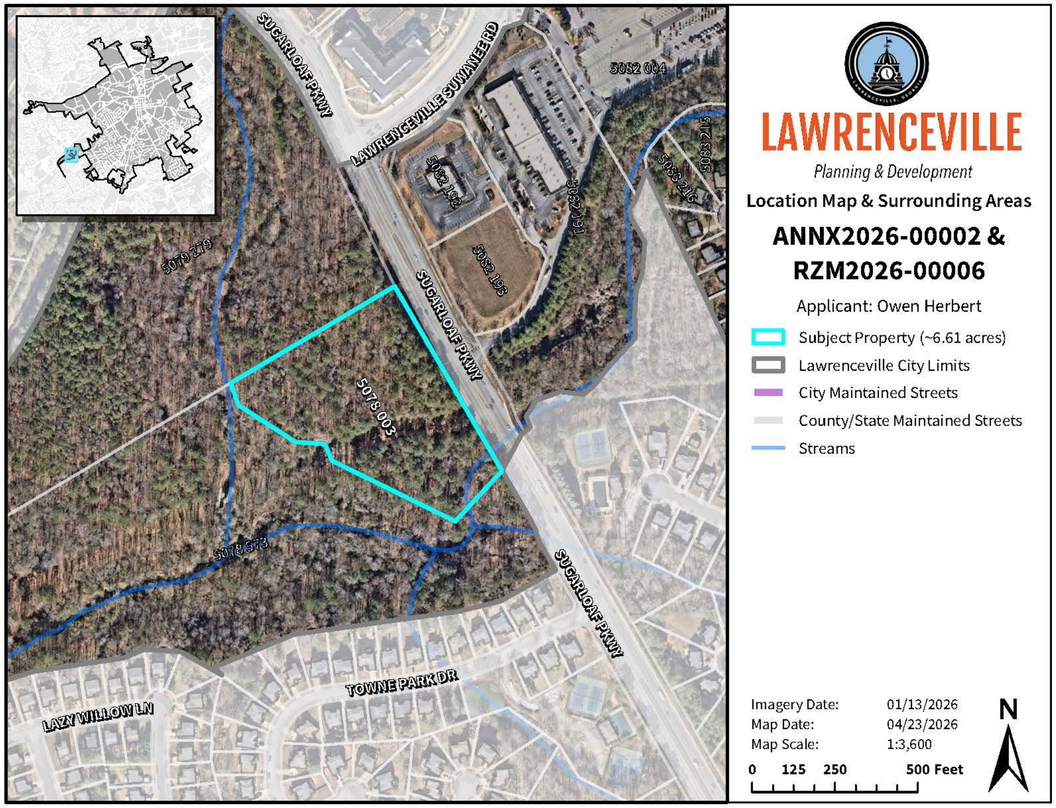
LAWRENCEVILLE
GEORGIA

Overview

- Annexation, Rezoning, and Special Use Permit
- Applicant: Owen Herber
- Property Owner: Zianna Group LLC – Asif Dhanani
- Location: 0 Sugarloaf Parkway
- Acreage: 6.61 Acres
- Current Zoning: RS-TH (Single-Family Townhouse District)
- Proposed Zoning: RM-8 (Townhouse Residential District)
- Proposed Development: 40 townhouses front-entry unit via SUP (as revised)
- Department Recommendation: Approval with Conditions

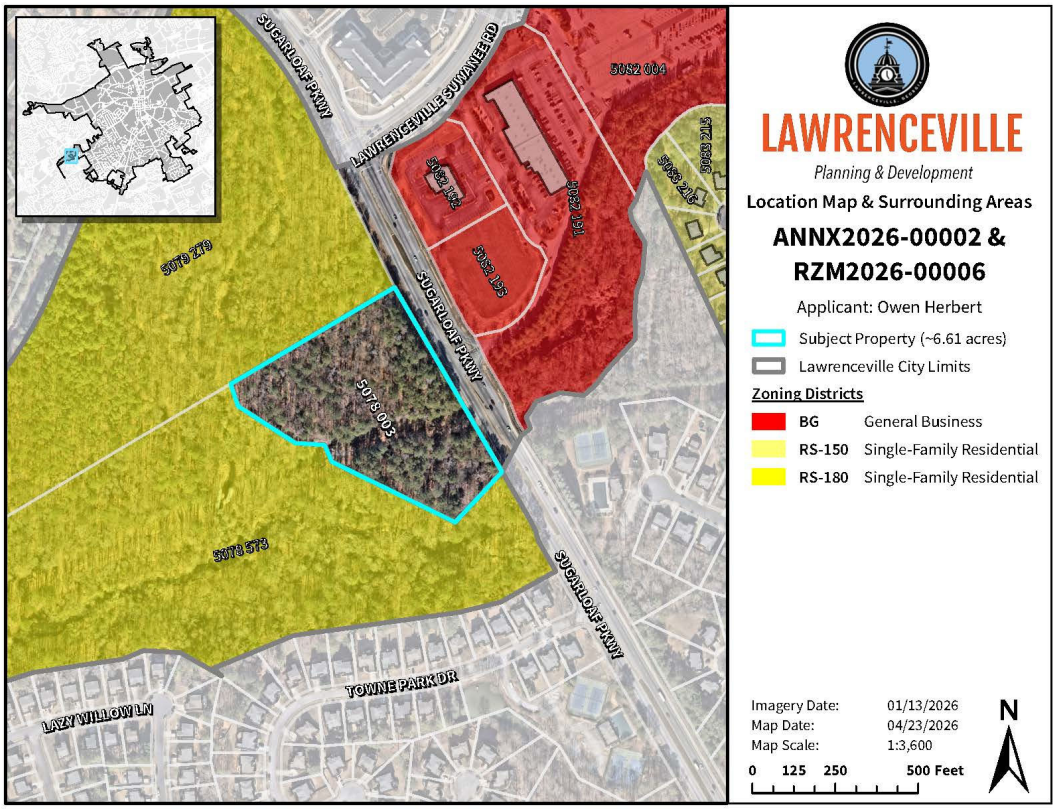
Vicinity Map

- Site located on the west side of Sugarloaf Parkway between Lawrenceville Suwanee Road and Towne Park Drive
- Surrounding area includes a mix of commercial, multifamily, and single-family residential uses.



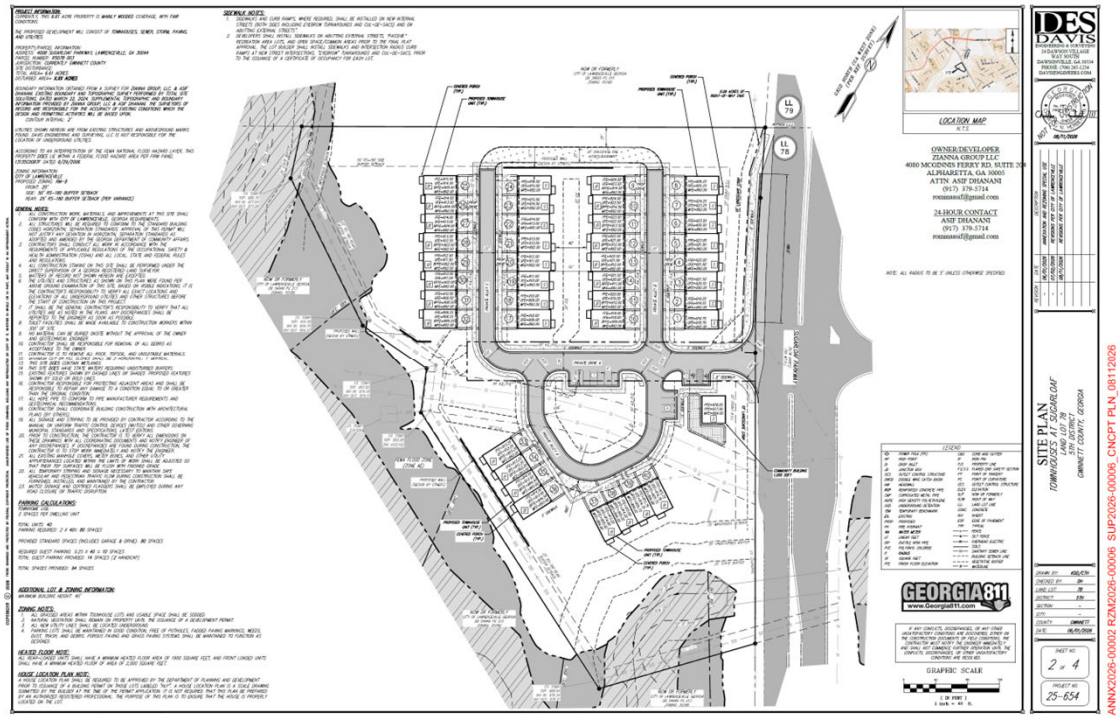
Zoning Map

- Unincorporated Gwinnett County, zoned R-TH
- Annexation and rezoning to RM-8 for 40 front-entry townhomes at 6 units per acre; SUP for 31 front-entry units; site fronts Sugarloaf Parkway, south of Lawrenceville-Suwannee Road



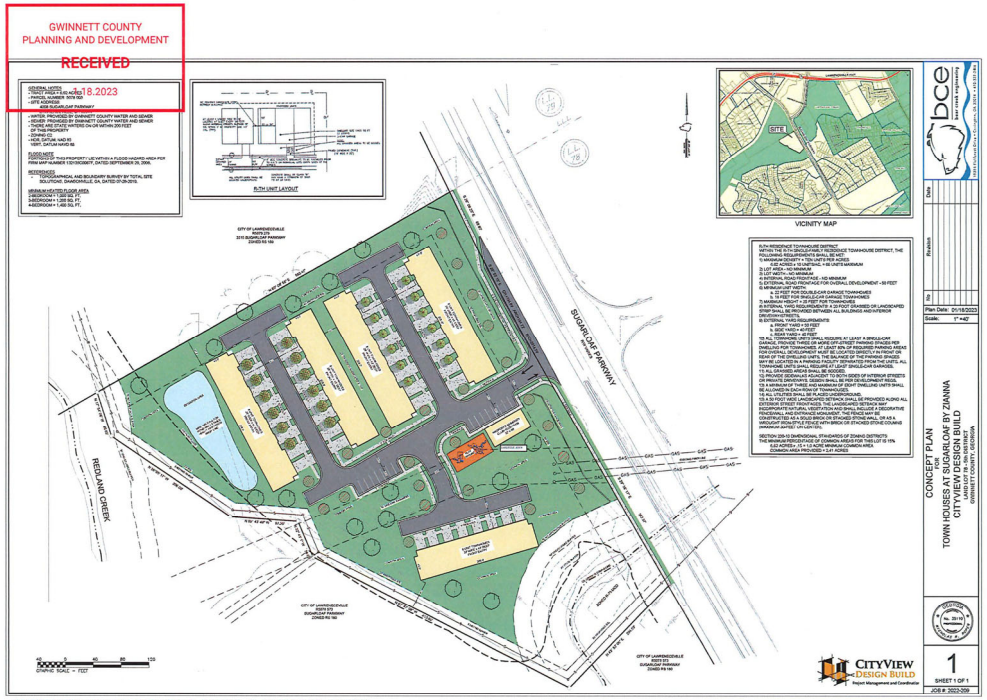
Site Plan

- Six rows of townhomes (ranging 4–8 units per row), central green (10,500 SF), 750 SF community building
- Several variances required (heated area, private drive width, adjacency to green space, buffer width)



Variances & SUP Details

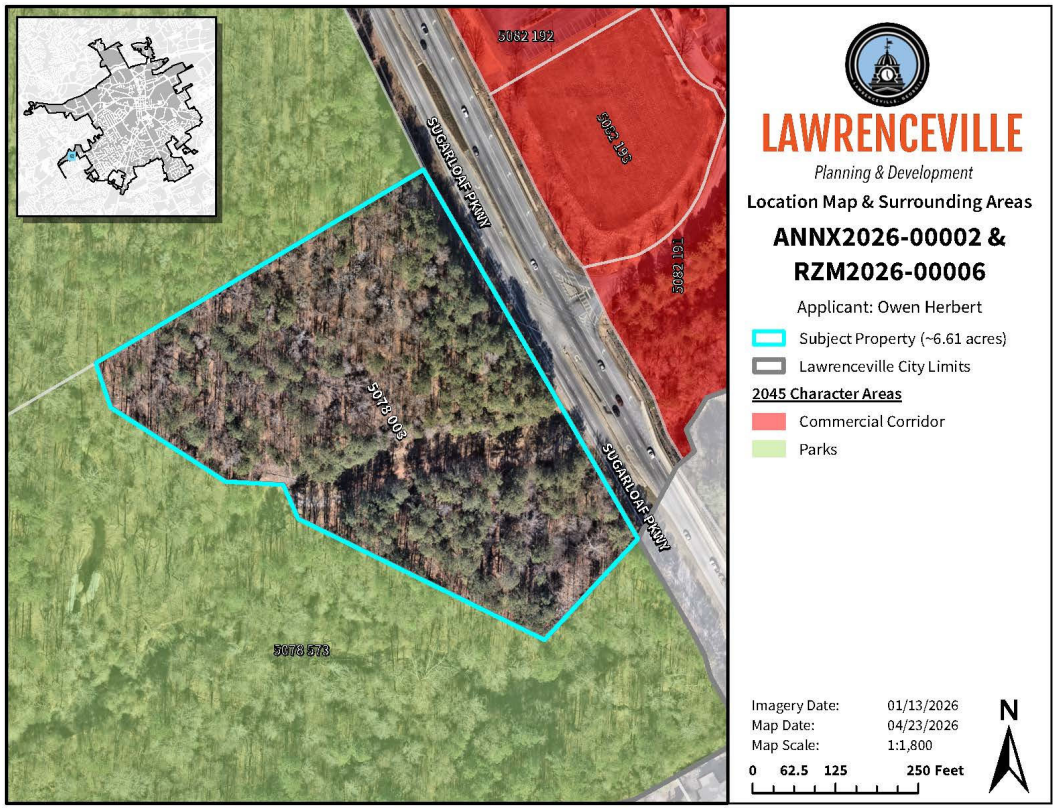
- Minimum heated area, private drive width, adjacency to public green space, buffer width
- 40 Front-entry units
- Some deviations mitigated by transitional context, adjacency to undeveloped city-owned properties, environmental constraints



ANNX2026-00002, RZM2026-00006, & SUP2026-00006
RECEIVED APRIL 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Comprehensive Plan

- Gwinnett County 2045 Plan: Traditional+ daily community supports residential development, including townhomes
- Lawrenceville 2045 Plan: Adjacent to Parks and Commercial Corridor character areas; future trail/park development planned



Conclusion

- Compatible with surrounding development pattern, transitional redevelopment;
- Approval with conditions

LAWRENCEVILLE
Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS – 06012026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Townhouse dwelling units at a maximum of thirty-nine (39) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
   B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
   C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
   D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
2. To satisfy the following site development considerations:
   A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
   B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

ANNX2026-00002, RZM2026-00006, & SUP2026-00006 Page **1** of **3**

;ned and installed to meet the conditions of zoning,
ng Ordinance and Development Regulations. The final
the review and approval of the Director of Planning and

main on the property until the issuance of a development

sodded.

for development shall be four (4) spaces per townhouse

rnal streets or driveways shall be in general accordance
ans and architectural renderings, and otherwise subject
the Director of Planning and Development.

hall be provided throughout the development.

pproved:

g Ordinance, Article 1 – Districts, Section 102.7 – RM-8
strict, Subsection B. Lot Development Standards. Allows
tage of three-bedroom units allowed from forty percent
percent (100%).

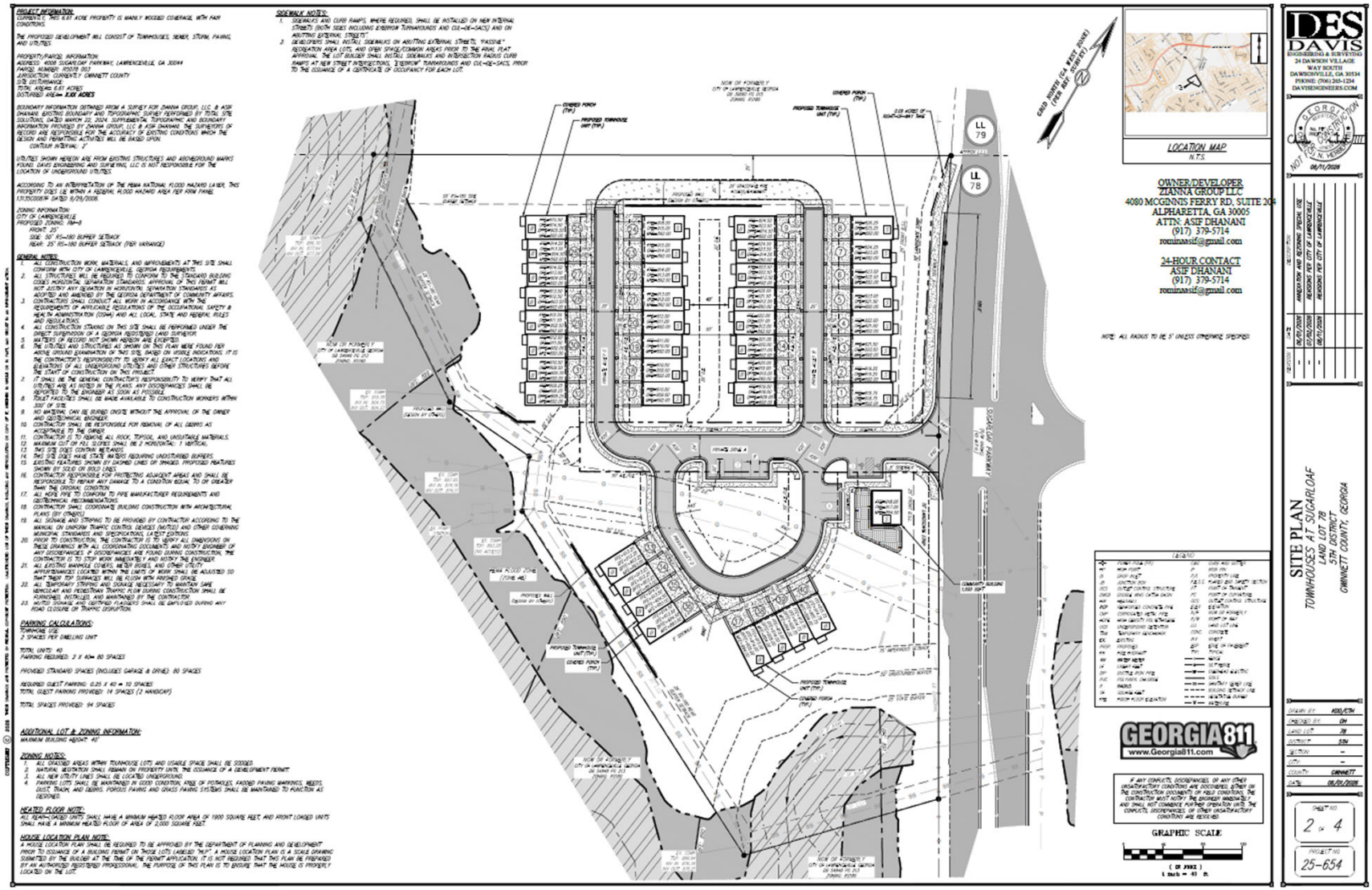
g Ordinance, Article 1 – Districts, Section 102.7 – RM-8
trict, Subsection E. Development Standards. Allows for a
minimum private drive width from twenty-four (24) feet

g Ordinance, Article 1 – Districts, Section 102.7 – RM-8
trict, Subsection E. Development Standards. Allows for a
minimum adjacency of units to public green space from
percent (40%).

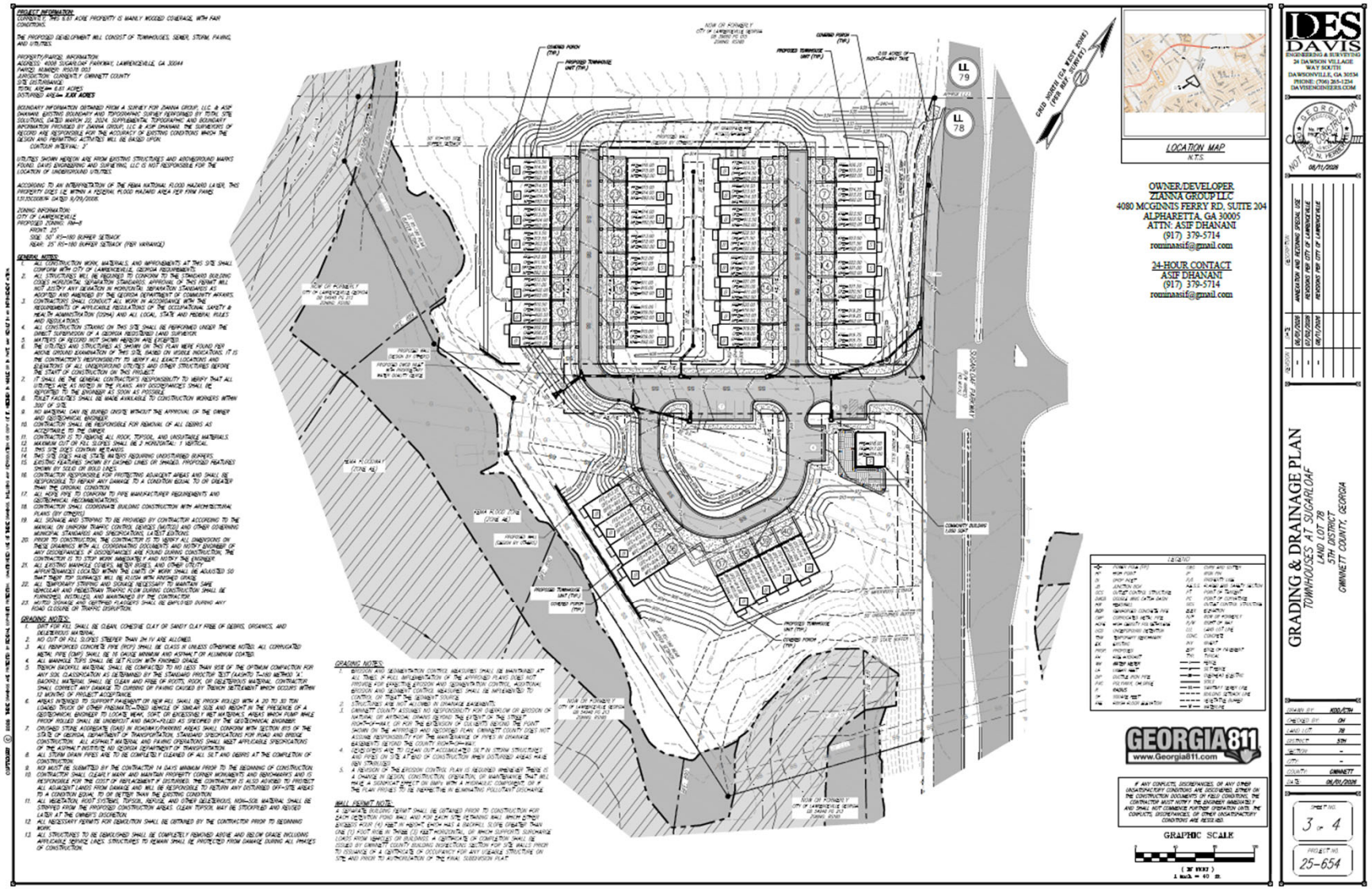
Ordinance, Article 4 – Buffers, Section 403 Buffers Table.
ent (50%) reduction of the minimum zoning buffer
ssimilar zoning classifications (RM-8 and RS-180), from
feet.

ANNX2026-00002, RZM2026-00006, & SUP2026-00006 Page **2** of **3**

Questions?



ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026



ANNX2026-00002 RZM2026-00006 SUP2026-00006_CNCPT PLN_08112026



CityView Design Build

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A001

AREIAL VIEW 1

Scale:



CityView Design Build

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A002

REAR VIEW 1-8 HOUSES

Scale:



CityView Design Build

PLANSET TITLE

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LAWRENCEVILLE, GA

OWNER: -

SEAL

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Date: 08-SEPTEMBER-26

A003

REAR 1-8 HOUSES NIGHT VIEW

Scale:



CityView Design Build

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ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

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SEAL

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Date: 08-SEPTEMBER-26

A004

REAR VIEW 9-16 HOUSES

Scale:



CityView Design Build

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
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LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

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Date: 08-SEPTEMBER-26

A005

REAR 9-16 HOUSES NIGHT VIEW

Scale:



CityView Design Build

PLANSET TITLE

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SEAL

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Date: 08-SEPTEMBER-26

A006

REAR 33-40 HOUSES

Scale:



CityView Design Build

PLANSET TITLE

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4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

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Date: 08-SEPTEMBER-26

A007

REAR 33-40 HOUSES NIGHT VIEW

Scale:



CityView Design Build

PLANSET TITLE

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SEAL

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Date: 08-SEPTEMBER-26

A008

FRONT VIEW 1-8 HOUSES

Scale:



CityView Design Build

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
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Date: 08-SEPTEMBER-26

A009

FRONT VIEW 1-8 HOUSES NIGHT

Scale:



CityView Design Build

PLANSET TITLE

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OWNER: -

SEAL

REVISIONS:

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CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A110

STREET VIEW

Scale:



CityView Design Build

PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
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A111

STREET VIEW NIGHT

Scale:



CityView Design Build

PLANSET TITLE

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SUGARLOAF TOWNHOUSES

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OWNER: -

SEAL

REVISIONS:

DRAWN BY: CHA
CHECKED BY: NAG

Date: 08-SEPTEMBER-26

A112

FRONT VIEW 9-16 & 25-32 HOUSES

Scale:

LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSIONAND DEVELOPMENT DEPARTMENT~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – ~~05012026~~08042026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Townhouse dwelling units at a maximum of forty~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
   B. The development shall be designed and constructed in general accordance with the Site Plan presented at the August 24, 2026 Regular Council Meeting ~~titled "Townhouses at Sugarloaf," dated "May 18, 2026," prepared by "DES – Davis Engineering & Surveying"~~ with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
   C. The townhouse ~~multifamily~~ dwelling units shall be three stories designed in general accordance with the Elevations presented at the August 24, 2026 Regular Council Meeting and shall be ~~titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026," which could be~~ predominantly four-sided masonry construction utilizing ~~of brick and stone (with accents with of~~ fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
   D. All townhouse dwelling units shall include ~~have~~ a minimum two (2) car garage with carriage-style garage doors. ~~The d~~Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth ~~(~~as measured from the curb~~)~~, ~~providing~~ sufficient to accommodate ~~space for~~ two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
   E. All Townhouse Units shall be a minimum of 24' wide.

   F. Townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck.
   G. All dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage and installed in accordance with all applicable electrical codes. The circuit shall be placed on a dedicated breaker and sized to support future Level-2 electric vehicle charging equipment.
   ~~D.~~

2. To satisfy the following site development considerations:
   A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
   B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by ~~specified in~~ these conditions of zoning, or by an approved variance ~~through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~
   C. Landscape shall be designed and installed ~~to meet~~with these the conditions of zoning, while also meeting the requirements of ~~equirements of~~ the Zoning Ordinance and Development Regulations. ~~The f~~Final landscape plans ~~design~~ shall be subject to the review and approval of the Director of Planning and Development.
   D. Natural vegetation shall remain on the property until the issuance of a development permit.
   E. All grassed areas shall be sodded.
   F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
   G. Building setbacks adjacent to ~~off~~ internal streets or private driveways shall ~~be in~~ generally conform to the approved ~~accordance with the submitted~~ site plans ~~and architectural renderings, and otherwise subject~~ subject to review and approval of the Director of Planning and Development.
   H. All underground utilities shall be provided throughout the development.
   I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding matching the residential structures on site.
   J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.

L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.

M. All roadways and alleyways within the development shall be privately owned and maintained.

N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.

O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive. Sidewalk shall be subject to the review and approval of Gwinnett County DOT.

P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a Greenway trail.

Q. To minimize the use of exterior retaining walls, basements shall be included as necessary.

~~H.~~

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

~~C.~~ D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) ~~forty (40)~~ feet.

~~E. Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty foot (40') buffer shall be maintained around the entire perimeter of the development where required.~~

~~PLANNING COMMISSIONAND DEVELOPMENT DEPARTMENT~~

~~RECOMMENDED CONDITIONS – 05012026~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. The maximum number of Front Entry Units shall be forty (40) ~~thirty one (31)~~.

   ~~A.~~B. Minimum lot width shall be twenty four feet (24').

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2026-00003; Costco Wholesale Corporation; 2555 University Parkway
Department:	Planning and Development Department
Date of Meeting:	Monday, September 28, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Rezone from BG (General Business) and LM (Light Manufacturing) to BG (General Business) to develop a wholesale membership club
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommended Conditions

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Summary: The applicant requests to rezone the subject property from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District) to develop an approximately 158,000 SF Wholesale Membership Club. The subject property is an approximately 19.90-acre parcel assemblage located at the southern right-of-way of State Route 316, between Park Access Drive on the western extent and Lightnin Drive on the eastern extent.

Attachments/Exhibits:

- RZC2026-00003_ATTCHMNTS_08172026.pdf
- ZON ORD_RZC2026-00003_09102026.pdf
- RZC2026-00003_STAFF PWR PNT_08192026.pdf

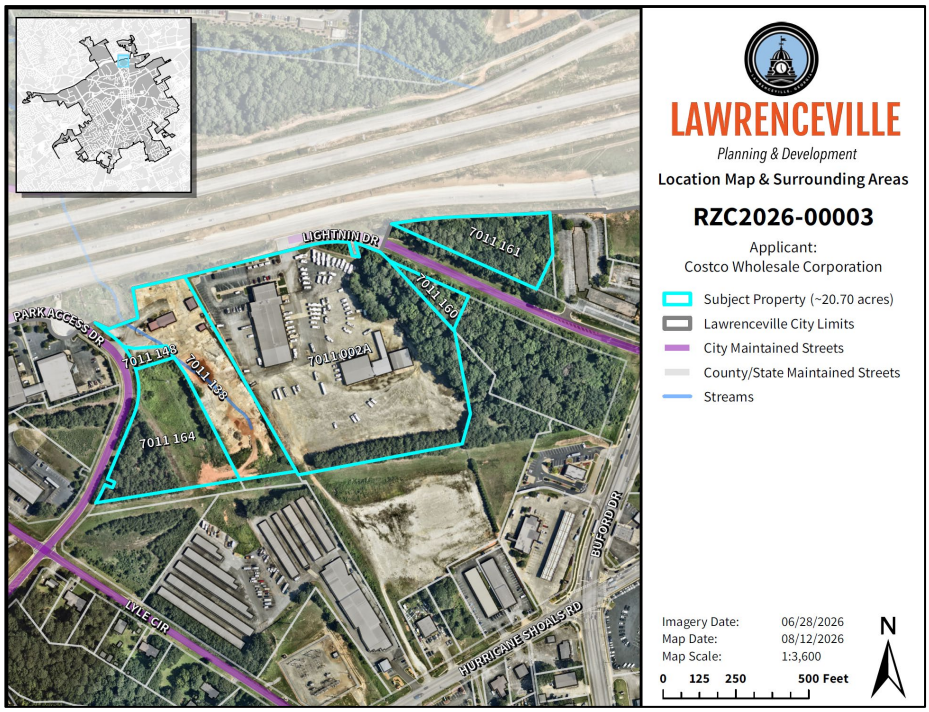
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZC2026-00003**
APPLICANT(S):	COSTCO WHOLESALE CORPORATION
PROPERTY OWNER(S):	CITY OF LAWRENCEVILLE
LOCATION(S):	2555 UNIVERSITY PARKWAY
PARCEL IDENTIFICATION NUMBER(S):	7011 002A, 7011 148, 7011 161, 7011 164, 7011 138, AND 7011 160
APPROXIMATE ACREAGE:	19.90 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	WHOLESALE MEMBERSHIP CLUB
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file for the subject property circa 1971 show the property zoned as BG (General Business District). Portions of the subject property (parcel 7011 002) were rezoned to LM (Light Manufacturing District) in the year 1994 for use as an equipment rental facility (RZ-94-06). This portion of the subject property saw further zoning activity in 2000 (RZ-00-28) and 2013 (SU-13-09), specifically pertaining to the use of graveled surfaces for the parking of vehicles, equipment, and trailers.

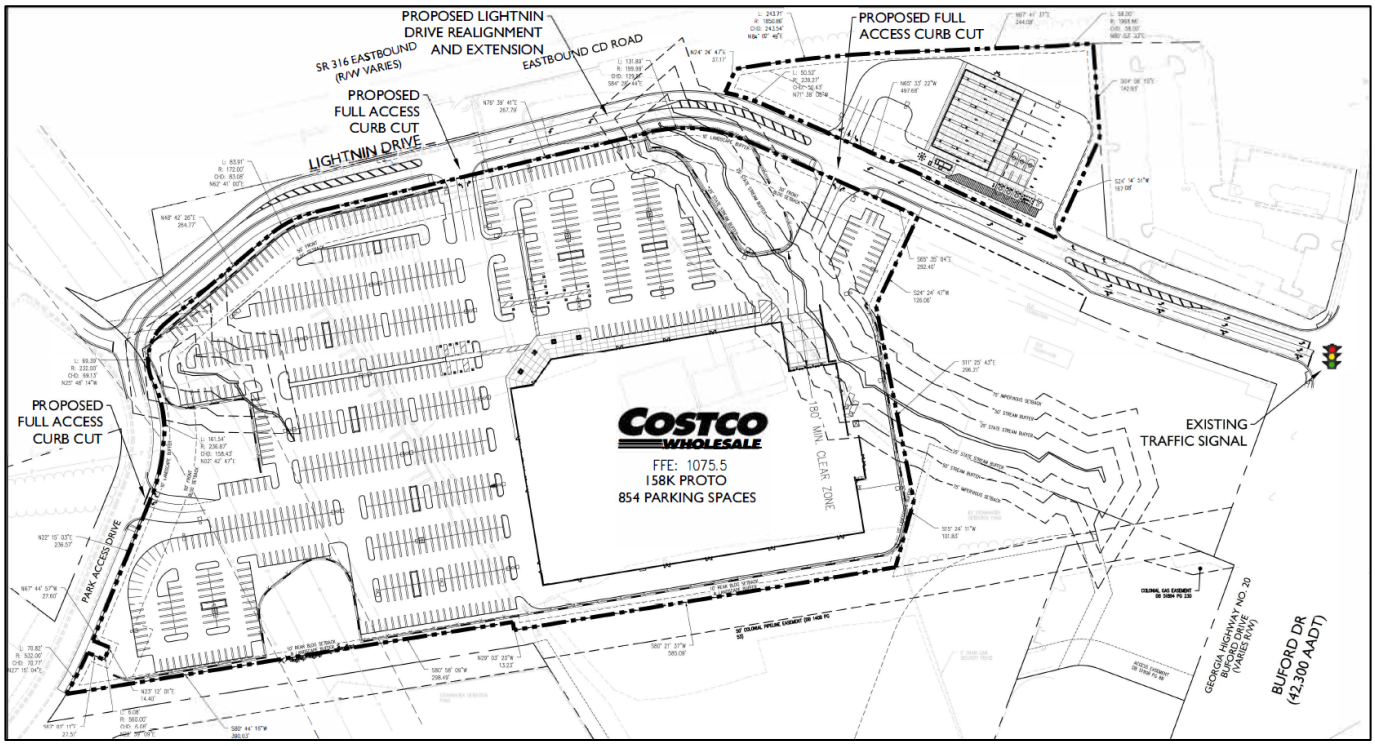
Other portions of the subject property (parcels 7011 164, 7011 160, and 7011 161) were created from abandoned GDOT right-of-way and rezoned to BG in July 2022 (cases RZC2022-00038 and RZC2022-00040). Today, the subject property remains split between the LM and BG zoning districts.

PROJECT SUMMARY

The applicant requests to rezone the subject property from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District) to facilitate the redevelopment of an approximately 19.90-acre parcel assemblage located at the southern right-of-way of State Route 316, between Park Access Drive on the west and Lightnin Drive on the east. The proposed project consists of the development of an approximately 158,000-square-foot Wholesale Membership Club, including 854 parking spaces, and an accessory fuel facility with thirty-two (32) fueling positions.

The proposed rezoning and development are consistent with the City's adopted zoning and development standards for the BG district, which accommodates a broad range of retail and service uses and supports Lawrenceville's objectives for economic development and the revitalization of underutilized properties. The project aligns with the 2045 Comprehensive Plan's Community Mixed Use character area by expanding commercial services and contributing to job creation, while furthering the City's goals for strategic commercial investment along major corridors. Collectively, these considerations demonstrate that the development not only satisfies the technical requirements of the BG district but also reinforces the long-term policy direction established in the Comprehensive Plan.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property, consisting primarily of parcel 7011 002A (2555 University Parkway), has historically supported commercial and light industrial uses, including warehouse structures and outdoor storage. The applicant proposes consolidating these and adjacent parcels (including 7011 138, 7011 164, 7011 160, and 7011 161) into a single 19.9-acre tract for the development of a 158,000 SF Wholesale Membership Club with 854 parking stalls and an accessory fuel facility.

Approval of the requested BG (General Business District) zoning district meets the minimum standard for the district as outlined below:

Zoning Compliance (Article 1 Districts, Section 103.2 Use Table)

Standard	Requirement	Proposal	Compliance
Wholesale Membership Club	BG or HSB	BG	

Lot and Dimensional Standards (Article 1 Districts, Section 102.12 BG)

Standard	Requirement	Proposal	Compliance

Lot Area	*None*	*~866,844 sq. ft*	
Lot Width	*None*	*100+ ft*	
Front Setback	*50 ft*	*50 ft*	
Side Setback	*10 ft*	*10 ft*	
Rear Setback	*10 ft*	*40 ft*	
Impervious Surface Coverage	*95%*	*Not listed*	
Max Height	*35 ft*	*32 ft*	

Buffers (Article 4, Section 403)

- **BG to BG:** No buffer required. The proposed site plan complies with buffer requirements for adjacent BG-zoned properties
- **If adjacent to future residential zoning classification:** A seventy-five (75) foot buffer and a fifty (50) foot buffer would be required.

  If the rezoning and associated variances are approved as presented, the subject property would be considered compliant with the City's buffer standards based on the conditions and variances granted at the time of approval. Buffer requirements, including stream-buffer encroachments or perimeter-buffer obligations, are applied during the development review process and become fixed once approved by the City Council. Previously granted buffer variances are not subject to retroactive modification if surrounding properties are redeveloped with uses that would normally trigger additional buffering.

Parking (Article 5, Section 508)

- **Retail Sales & Service (over 50,000 SF GFA):** 1 space per 500 SF GFA required (316 spaces minimum for 158,000 SF).
- **Proposal:** 854 spaces (1 per 185 SF GFA). This exceeds the minimum and is permissible, as there is no parking maximum in the BG district.

Access and Circulation (Subdivision Regulations, Article XI, Section 2.3)

- Three curb cuts are proposed: Park Access Drive (west), Lightnin Drive (east), and a new realignment/extension of Lightnin Drive (north).

- Access points should be planned so that major vehicular entrances align with appropriate roadway classifications and do not encourage cut-through traffic. Where frontage occurs along arterial or major collector roads, access may be restricted or redirected to lower-classification streets through internal circulation systems or parallel access roads, consistent with provisions for access management.
- The accessory fuel facility includes 32 fueling positions with dedicated access.

Variances Requested

1. **Architectural Metal Panels as Primary Siding (Zoning Ordinance, Article 6, Section 602)**
    - Allows metal as an accent only; the applicant requests a variance to use architectural metal panels as a primary material. The applicant's justification—durability and sustainability—aligns with the intent of the code to promote quality, lasting construction. Approval is recommended, provided the design is reviewed and approved by the Director of the Planning and Development Department.
2. **Wall Signage Area (Zoning Ordinance, Article 7, Section 702.7)**
    - Limits wall signage to 200 SF per elevation and 400 SF per building for buildings over 50,001 SF. The applicant requests up to 409 SF per elevation and 853 SF total, in lieu of ground signs. Given the site's scale and visibility needs, and the applicant's commitment to forego ground signs, approval of this variance is justified.
3. **Stream Buffer Encroachment (Development Regulations, Article XIX, Section 19.5)**
    - Requires a 50' undisturbed buffer and an additional 25' impervious setback from streams. The applicant requests variances to allow limited encroachment, citing site constraints and hardship. Approval is recommended, contingent upon compliance with all state permitting and the implementation of enhanced stormwater management and mitigation measures.

Subdivision and Site Plan Standards

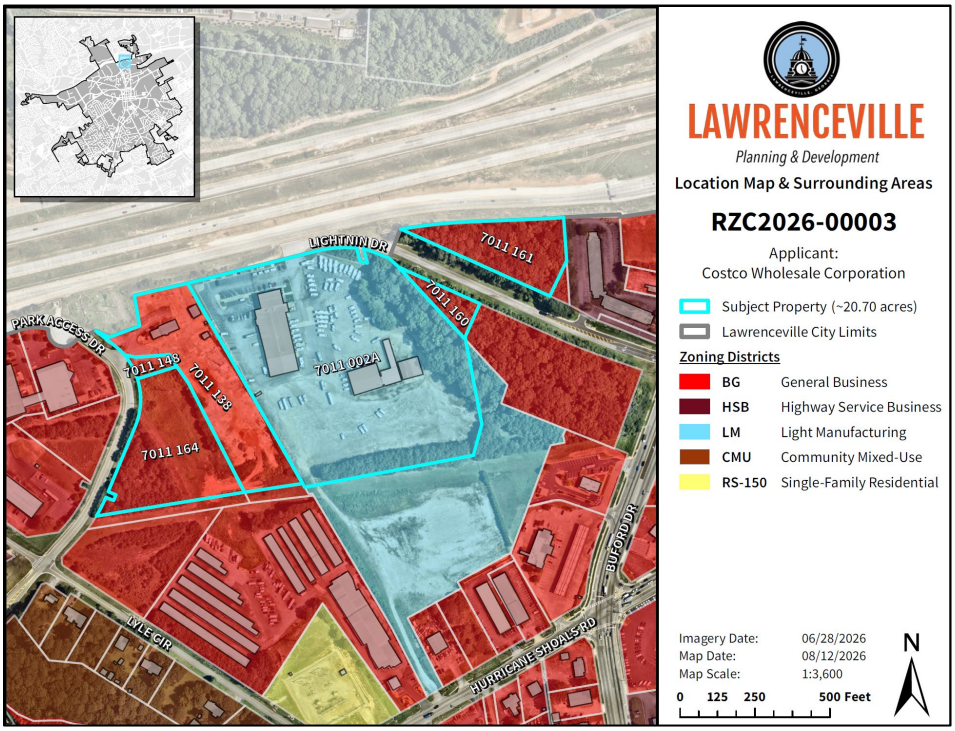
- The proposed consolidation and development meet the requirements for non-residential subdivision and platting, including access, lot configuration, and conformance with the Zoning Ordinance and Comprehensive Plan.
- All required improvements, including sidewalks, landscaping, and utilities, will be installed per City standards.

Architectural and Site Design

- The project will be subject to review and approval by the Director of the Planning and Development Department to ensure compliance with the City's minimum architectural and design standards (Article 6), including landscaping, lighting, and screening.

The proposed rezoning and development are consistent with the intent and standards of the BG district, meets or exceeds all applicable dimensional, parking, and buffer requirements, and supports the orderly redevelopment of an underutilized property in a manner compatible with surrounding commercial uses. It advances the City's economic development goals by providing enhanced commercial services to the community and includes reasonable, well-justified variances that can be appropriately managed through conditions and design review. Accordingly, approval is recommended for the rezoning to BG (General Business District), the proposed site plan, and the requested variances, subject to conditions requiring final architectural elevations and materials to be approved by the Director of the Planning and Development Department, incorporation of enhanced landscaping and pedestrian connectivity in the final site plan, compliance with all applicable state environmental regulations related to stream-buffer encroachment, installation of all signage in accordance with the approved variance and sign plan, and completion of all subdivision and site improvements in accordance with City standards prior to issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

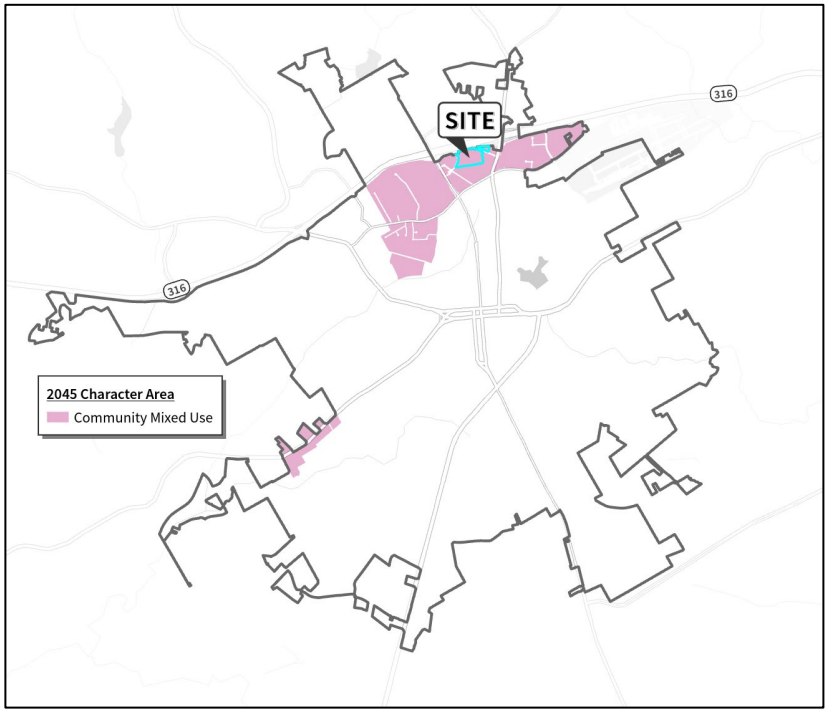
The area surrounding the subject property is characterized primarily by commercial and office uses along the major roadways. Properties directly south of the subject property are zoned BG (General Business District) and contain mini-storage warehouse facilities. Properties to the east and south along Buford Drive and Hurricane Shoals Road are similarly zoned BG and include a variety of

commercial and service-oriented uses, including a fast-food restaurant, convenience store with fuel pumps, automobile service garage, and office/warehouse buildings. Properties to the west along Park Access Drive are also zoned BG and contain office buildings, automobile service garages, and a place of worship. Further from the subject property, mixed-use developments zoned CMU (Community Mixed-Use District) are located to the east along Collins Hill Road, to the west along Buford Drive, and to the south along Lyle Circle.

The subject property itself has a zoning history that includes both BG (General Business District) and LM (Light Manufacturing District) designations, reflecting its longstanding commercial and light industrial character. The proposed rezoning to BG is consistent with the established zoning pattern and the City's intent for this corridor, as outlined in Article 1, Section 102.13, which allows for a wide range of retail and service uses with flexible dimensional standards. The proposed development meets or exceeds all applicable requirements for lot area, setbacks, height, and parking, and is compatible with the surrounding uses and zoning districts.

Given the predominantly commercial nature of the surrounding area, the concentration of retail, service, office, and warehouse uses along the area's major transportation corridors, and the property's compliance with the City's zoning and development standards, the proposed Wholesale Membership Club is generally compatible with the established development pattern of the area and supports the City's goals for orderly and economically beneficial redevelopment. Approval of the rezoning and proposed development is therefore recommended, as it aligns with both the existing zoning context and the City's adopted standards for the BG district.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map identify the property within the Community Mixed Use character area, intended to capitalize on Lawrenceville's economic strengths and diverse population by supporting a mixture of uses that contribute to a dynamic and growing community. While the Comprehensive Plan encourages walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors and the redevelopment of underutilized parcels that can strengthen the City's economic base. The proposed project is consistent with these goals, as it redevelops a large, underperforming site in a manner compatible with the surrounding commercial context and the City's adopted zoning and development standards. With the recommended conditions and required reviews ensuring compliance with applicable regulations and environmental requirements, the rezoning and proposed development are compatible with the Comprehensive Plan's broader vision for the Community Mixed Use character area. Approval is recommended as the project supports the City's economic development objectives, aligns with adopted zoning standards, and reinforces the Plan's goals of fostering a vibrant and economically resilient community.

STAFF RECOMMENDATION

The proposed rezoning to BG (General Business District) is compatible with the established commercial character of the surrounding area and would enable the redevelopment of a property that currently contains a mix of warehouse, equipment-storage, and other commercial uses. The Wholesale Membership Club is a permitted use in the BG district, and the proposed development meets or exceeds all applicable dimensional, parking, landscape, and buffer requirements as outlined in the City's adopted zoning and development standards.

The applicant has requested variances for primary metal siding, increased wall signage, and limited encroachment into the required 50-foot undisturbed stream buffer and 25-foot impervious stream setback. The architectural and signage variances are justified based on the applicant's commitment to high-quality, durable materials and the unique operational needs of the proposed use. The stream buffer variances, while less compelling, may be considered for approval provided that enhanced stormwater management and mitigation measures are implemented, and all state permitting requirements are met.

The project advances the City's goals for economic development and the revitalization of underutilized parcels, as articulated in the 2045 Comprehensive Plan. The proposed development will provide enhanced commercial services, support job creation, and contribute to the City's tax base. While the Comprehensive Plan emphasizes walkable, mixed-use environments, it also recognizes the importance of strategic commercial development along major corridors. The project can further the vision of the Community Mixed Use character area by incorporating the recommended conditions into the plan.

With these conditions, the proposed rezoning and development are consistent with the City's adopted plans and policies, and will contribute to a vibrant, accessible, and economically resilient community. Staff recommend **APPROVAL** of the requested rezoning with recommended conditions.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power and Jackson EMC.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

   The proposed Wholesale Membership Club is suitable given the predominantly commercial, office, warehouse, and service-oriented uses surrounding the property. Consolidating the site under the BG district is consistent with the established commercial character of the area and will facilitate orderly redevelopment of an underutilized site in a manner compatible with nearby development.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

   Although the development's scale will increase activity in the area, the surrounding properties already operate established commercial and employment-focused uses. With appropriate conditions ensuring compliance with applicable zoning, access requirements, and operational standards, the project is not expected to adversely affect adjacent or nearby properties.

3. **Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

   The property has reasonable economic use under its existing LM and BG zoning classifications; however, consolidating the entire assemblage under BG will promote a more cohesive redevelopment pattern, align the property with surrounding commercial uses, and support long-term economic viability.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

   The proposed development will generate significant vehicular activity, but anticipated impacts can be appropriately addressed through required transportation coordination, access management, internal circulation provisions, and compliance with applicable utility and stormwater regulations. These measures are sufficient to prevent excessive or burdensome impacts on public infrastructure.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

   While the Community Mixed-Use character area encourages integrated and walkable environments, the Comprehensive Plan also supports strategic commercial development and reinvestment along major corridors. With recommended conditions ensuring compliance with City requirements and environmental standards, the proposal aligns with the Plan's broader economic development goals and its support for redevelopment of underutilized sites.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

   Redevelopment of the property presents an opportunity to replace outdated warehouse, and outdoor storage uses with a modern commercial facility that advances economic development and community services. While stream-buffer encroachments and parking intensity present considerations, these can be appropriately mitigated through compliance with environmental regulations and applicable development standards. Overall, existing conditions support approval of the rezoning and associated development plan.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

The proposed 158,000-square-foot Wholesale Membership Club was evaluated for potential Development of Regional Impact (DRI) applicability in coordination with the Atlanta Regional Commission (ARC). Based on ARC's formal determination, the project does not meet the DRI thresholds for Commercial development within the "Established Suburbs" area type. The proposal is well below the primary gross square footage threshold of 400,000 square feet and does not meet the secondary threshold of generating more than 10,000 daily trips, with an estimated 6,988 total daily trips. Accordingly, a DRI review is not required for this rezoning request.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. **To restrict the Rezoning as follows:**

   A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.

   B. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.

   C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.

   D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.

   E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. **To satisfy the following site development considerations:**

   A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.

   B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.

D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.

E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.

F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.

G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.

B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals

D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Costco Wholesale Corporation	NAME: City of Lawrenceville / Downtown D
ADDRESS: 999 Lake Drive	ADDRESS: 70 S. Clayton Street
CITY: Issaquah	CITY: Lawrenceville
STATE: WA ZIP: 98027	STATE: GA ZIP: 30046

CONTACT PERSON: Nick Tose PHONE: 703-885-4006

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): LM & BG REQUESTED ZONING DISTRICT: BG

PARCEL NUMBER(S): 7011 164, 7011 138, 7011 002A, 7011 1(ACREAGE: 19.90

ADDRESS OF PROPERTY: 2555 University Parkway, Lawrenceville, GA 30043

Nick Tose 06/30/2026
SIGNATURE OF APPLICANT DATE
on behalf of Costco Wholesale Corporation

Costco Wholesale Corporation
TYPED OR PRINTED NAME

Caroline Amireh 7/1/2026
NOTARY PUBLIC DATE

Caroline Amireh
Commonwealth of Virginia
Notary Public
Commission No. 00341120
My Commission Expires 10/31/2028

Barry Mock 7/1/26
SIGNATURE OF OWNER DATE

City of Lawrenceville / Downtown De
TYPED OR PRINTED NAME

Christina Lee 07.01.26
NOTARY PUBLIC DATE

CHRISTINA LEE
NOTARY PUBLIC
GEORGIA
EXPIRES
08/29/2028
BARROW COUNTY

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

AEC
50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

July 2, 2026

City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046-2200

Re: Costco Lawrenceville
Letter of Intent

To Whom It May Concern;

The Applicant, Costco Wholesale, intends to re-zone the subject property from Light Manufacturing (LM) to General Business (BG).

The property is located near the intersection of Lightnin Drive and Buford Drive (GA Highway 20) in Lawrenceville, Georgia and currently consists of five (5) parcels owned by Downtown Development Authority of Lawrenceville. When combined, the total subject property area is 19.80 acres. The intended use of the subject property is for a Costco warehouse, fuel facility, and parking lot. The elements of this project include a 158,000 square foot prototypical Costco warehouse, a fuel facility with thirty-two (32) fueling positions, 854 parking stalls (including 18 accessible stalls), and three (3) proposed driveways where customers can enter and exit the subject property. Each driveway is currently proposed as full access, with one driveway located off Park Access Drive Road to the west of the subject property and the last two driveways located off Lightnin Drive to the north and east of the subject property.

The proposed rezone the subject property from the Light Manufacturing (LM) zoning classification to the General Business (BG) zoning classification will eliminate split zonings across multiple parcels, and it will align the subject property better with its intended end use. Due to the subject property being located parallel to State Route 316 and near the intersection of Buford Drive/GA Highway 20 (AADT 42,300) and Hurricane Shoals Road (AADT 14,100), the BG zoning classification provides a more accurate description of the intended use of the subject property and aligns with the zoning in the immediate vicinity of the project.

We thank you for your consideration in this matter and respectfully request that the property be rezoned to BG as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.

Julia Miller, P.E.
Vice President

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RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

MG2 Corporation
1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW A CLADDING MATERIAL NOT ALLOWED IN THE DESIGN GUIDELINES

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

Permission to use Architectural Metal Panel as a primary exterior building material where the City's Architectural Design Standards Sec 602.A states that Metal is allowed as an accent only. This code section go on to say in Section A.4.a that Deviations from this requirement shall apply for a variance to the Board of Appeals.

Background

Costco requests approval to use architectural metal panels as the primary exterior cladding for the new warehouse. The proposed metal panel system enables Costco to meet some of their goals as a publicly traded company for being more sustainable and efficient by using high quality, durable building products that have 25-year warranties for color fastness and corrosion resistance.

The following narrative is our position on how the proposed Costco Building design complies with the Variance criteria as directed by the City's Design Guidelines.

Narrative Criteria

a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.
Response: The façade of each Costco warehouse is individually designed to conform with Costco's development standards and the local jurisdictions guidelines and development standards. In each case, it is obvious to see that the City and Costco have similar values where it pertains to the look, feel and quality of buildings being developed. There is a desire to have a building that has an architectural quality and uses materials that last a long time with minimal maintenance and upkeep. Costco proposes to have a masonry base providing a feeling of permanence and solidity. Above that they would like to use an Architectural Metal Panel that is finished with advanced paint that has a 25 year warranty. This is significant, in that the building will look good for a long time. Not only that, we are using 2 complimentary colors with the Architectural Metal Panels that play off each other in a way that breaks down the size of the building and makes it feel more similar to other buildings in the area from a size perspective. Steps in the parapets and a third color, "Medium Bronze" used for the cornice and coping top off the building with a bold profile.

b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would

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result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.
Response: Costco has developed a sustainability approach for their construction program that takes into account the recycled content of the products they use, the proximity of each site to the products needed and the carbon footprint for the development of each store. Using more concrete, glass, wood and other products does not provide the same kind of commitment to recycled materials. Furthermore, the proposed metal panels can have profiles very similar to typical construction approaches like Board and Batten finishes. Some other specific benefits for allowing Costco to use this structural system are as follows:

- *Recycled content: structural steel and metal panel comprise ~80% recycled content; insulation >50% recycled content.*
- *Construction efficiency: pre-engineered system reduces onsite waste, truck trips, and construction duration (typical weather-tight milestone ~66 days for similar systems), lowering carbon footprint.*
- *Energy performance: high-R-value insulation, reflective roof, LED lighting throughout, and HVLS fans reduce heating/cooling loads and energy use.*
- *Thermal performance: metal panels reduce building heat absorption relative to masonry in this application, improving HVAC efficiency.*
- *Durability & maintenance: Kynar finish with 25-year warranty reduces lifecycle maintenance needs and costs, enabling operational savings that benefit members.*

c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.
Response: With the size of their buildings and then spread over 1,000 stores, using similar architectural metal panels with recycled content and long lasting finishes all plays into a sustainability plan that is significant. We believe that very few developments have the national, and even worldwide, footprint that is impacted by a coordinated sustainability approach like Costco's.

d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.
Response: The City's Design Guidelines specifically state that meta panels are not allowed, but it does not indicate why or what is undesirable about them. We would agree that typical corrugated (wavy) metal panels with a zinc coating (prone to rust and corrosion) are a product to avoid both for its initial look and it's long term tendency to fail. However, Costco has been using these Architectural Metal Panels for over 30 years and the colors have remained true to their initial installation. They have also been very resistant to corrosion and rust.

e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or

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impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.
Response: Allowing Costco to use the Architectural Metal Panels will result in a handsome building that fits into the fabric of Lawrenceville. It will be there for a long time and will be considered an asset to the community. There is nothing associated with this building design that could be construed to be injurious or detrimental to any adjacent property or neighborhood. It will not increase the chance of fire or hazard or otherwise endanger public safety. Our experience is that property values typically rise when Costco enters a neighborhood.

f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.
Response: We believe that the proposed use of Architectural Metal Panels as shown on our elevations and perspectives is the minimum necessary to make reasonable use of the building and property.

g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?
Response: Lawrenceville's Zoning Ordinance and Comprehensive Plan envision this kind of development on this property. That is why it is zoned the way it is. We believe the proposed Costco is consistent with the spirit and intent of the City's plans and standards.

Conclusion

Granting the requested variances will allow a functional, safe, efficient, and sustainable Costco warehouse that meets Costco's standards and will be a benefit to the City of Lawrenceville.

Attachments

- Architectural elevations and Perspectives

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MG2 Corporation
1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

COSTCO WHOLESALE – REQUEST FOR VARIANCE TO ALLOW MORE SIGNAGE THAN ALLOWED BY CODE

Project: New Costco Warehouse — Lightnin Access Drive, Lawrenceville, GA
Applicant: Costco Wholesale / Maribel Barba (MG2)

Variance Requested:

To allow 853 sf of wall mounted signage (in 5 different signs) for the new Costco to be located in Lawrenceville, GA. This includes allowing 400 sf of allowed freestanding signage (200 sf for each Lightnin Dr and Park Dr) to be used on the building.

Background

Costco is proposing to develop an 18 acre parcel with a 160,000 sf membership warehouse. The property is bounded on 2 sides by public roads/ROW (Lightnin Access Dr and Park Access Dr). Although this condition would allow Costco to have a separate freestanding sign on each road frontage, Costco, as a corporate standard does not use freestanding signs. Furthermore, although the City's sign code allows cabinet signs and internal illumination, Costco only uses individual letter signs attached to their buildings with a couple of discrete focused light fixtures that shine only on the proposed signs.

Since a Costco warehouse is located on such a large lot and the only signage they use are building mounted signs which are located often over 300' away from public roads they need signs that can be read from the public roads and from a design perspective, they want signs that are proportional to the size and scale of their buildings while at the same time not overwhelming the buildings or the surrounding area.

The following narrative goes over why the Costco consultant team believes this application meets all the variance approval criteria and why the proposed variance should be approved for the additional sign area that Costco is requesting.

Variance Criteria

a) The proposed variance arises from a condition that is unique and peculiar to the building, land, and structures involved.
Response: Costco's variance request is based on a condition that is unique to the site and Costco's development. The Costco warehouse will be located on an 18 acre site where the only signage for the entire site will be located on the building and where the signage closest to a public road is more than 230' away and other signs are over 500' away from the closest road.

b) The proposed variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished

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from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.
Response: Costco's only form of advertising where their building is and how to enter the site is their building mounted signs. The fact that the site is so big and the signs located on the building are so far from public road(s) drives the need for signage that is large enough for it to be read from public roads.

c) The condition requiring the requested relief is not ordinarily found in properties of the same zoning classification as the subject property.
Response: There are not many properties that are this size and still fewer of them that do not have freestanding signage to help in directing customers to their site. Costco's development is unique in this sense.

d) The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.
Response: The City's Sign Code and its requirement that individual wall signs not exceed 200 sf and no more than 400 sf of sign area for an entire building is an arbitrary limitation that does not recognize the size of the building or its location on a site and proximity to public roads. In Costco's case, one of the primary facades of the building is 500' long and 30' tall. In many jurisdictions we are allowed to have wall mounted signs for the entire building as long as the total sign area doesn't exceed 20% of the area of that primary façade. This allows for signage to be sized at an appropriate scale to the building and also allows it to be seen for adjacent roads even if they are in excess of 500' away.

e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.
Response: Approving Costco's proposed sign variance will not impair or injure any other property or improvements in the neighborhood. It will not impair any other property's access to light or air, or increase congestion on public streets. It will also not increase the danger of fire or create a hazard to air navigation. No property values will be diminished or impaired. In fact, our experience is that property values go up when Costco comes in.

f) The variance granted is the minimum variance that will make possible the reasonable use of the building, land or structures.
Response: Per Lawrenceville's Sign Code, Costco would be allowed 400 sf of wall mounted signage and 400 sf of freestanding signage. Costco proposes to mount 3 – 222 sf signs (1 each on the south, east and north facades) that would provide visual queues for motorists that are traveling around the site, directing them to the

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Costco parking lot. A 156 sf sign will be located over the main customer entrance to the store to direct pedestrian customers from the parking lot to the front entrance. One additional 31 sf sign will be located over the Tire Installation Center to direct customers that are getting their tires changed. The total signage that Costco is proposing is 853 sf. Based on the 400 sf of wall mounted signage allowed and the 400 sf of freestanding signage allowed we are only 53 sf over the maximum sign area allowed. Approving a Sign Variance that allows 853 sf of signage is the minimum amount of signage in Costco's opinion.

Type of Sign	*Location*	*SF allowed/Sign*	*Total Signage Allowed*	*Total Signage Proposed*
Wall Sign	*South Wall*	*200 sf*	*400 sf Total*	*222 sf*
	East Wall	*200 sf*		*222 sf*
	North Wall	*200 sf*		*222 sf*
	Ped Entrnc	*200 sf*		*156 sf*
	Tire Cntr	*200 sf*		*31 sf*
Freestanding		*200 sf/road*	*400 sf Total*	*0 sf*
Total Signage Allowed/Proposed			*800 sf Total*	*853 sf*

g) Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?
Response: Costco believes the proposed variance meets the general spirit and intent of Lawrenceville's Zoning Code and Comprehensive Plan. Costco's proposed uses and proposed development plan otherwise comply with all the City's codes and plans.

Conclusion

Granting the requested variance to allow 853 sf of wall mounted signage for the Costco development will result in a development with less clutter (no freestanding signs) while at the same time providing for clear and readable signage that can direct traffic on public roads and minimize driver ambiguity as it relates to getting to the Costco site.

Please feel free to contact me if you want to go over any of Costco's positions related to the requested variance.

Attachments

- Architectural elevations and sign schedule (showing the total amount of signage allowed compared to what we are proposing and locations)
- Site plan (showing signage locations and no freestanding signs)

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VARIANCE APPLICATION

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LAWRENCEVILLE
Planning & Development

VARIANCE APPLICATION

☐ ADMINISTRATIVE ☐ BOARD OF APPEALS ☐ CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrencevlle in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Costco Wholesale Corporation		
EMAIL: ntose@costco.com	PHONE: 703-885-4006	
STREET ADDRESS: 999 Lake Drive	SUITE:	
CITY: Issaquah	STATE: WA	ZIP CODE: 98027

SIGNATURE OF APPLICANT: DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: City of Lawrenceville / Downtown Development Authority of the City of Lawrenceville		
EMAIL: Barry.Mock@lawrencevillega.org	PHONE: 678-407-6392	
STREET ADDRESS: 70 S. Clayton Street	SUITE:	
CITY: Lawrenceville	STATE: GA	ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER: DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: Relief from City Stream Buffer and Impervious Setback for Parcel Development		
STREET ADDRESS: 2555 University Parkway	SUITE/UNIT #:	
CITY: , Lawrenceville	STATE: GA	ZIP CODE: 30043
PIN: 7011 164, 7011 138, 7011 002A, 7011 160, 7011 161	LOT NO.:	BLOCK NO.:

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ZONING INFORMATION	
The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business.	
ZONING CLASSIFICATION: BG	ZONING CASE:
PRINCIPAL USE: Wholesale Membership Club	SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE
A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:
a. Arises from a condition that is unique and peculiar to the building, land, and structures involved. The proposed use of this site is commercial development. and the location of the existing stream buffers and setbacks bisects the property and restricts the use of a large area of the property. The applicant finds that the application of the existing buffers and setbacks, along with the site geometry and topography will result in an unnecessary hardship in the development of the property.
b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced. The conditions identified in the variance are peculiar to the property due to existing stream, topographical constraints and other environmental factors.
c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property. If the stream buffers are imposed, the property cannot be developed in a manner that meets the property's zoning.
d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant. Article XIX of the City of Lawrenceville's Development Regulations require an undisturbed 50' vegetative buffer from the stream banks as well as an additional 25' setback for prohibited impervious cover.
e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood. Relief, if granted, would not cause substantial detriment to the public good, or substantially diminish or impair property values within the surrounding neighborhood.
f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures. The variance requested will be the minimum needed to make development of the site feasible.
g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan? Yes, the granting of this variance would keep the development of this site consistent with the City of Lawrenceville 2040 Comprehensive Plan.

LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete right-of-way monument at the intersection formed between the northerly right-of-way of Buford Drive (aka Georgia Highway 20) and the southerly right-of-way of Lightnin Drive; THENCE northwesterly along said right-of-way a distance of 604.12' to the POINT OF BEGINNING; from said POINT OF BEGINNING THENCE South 24 degrees 24 minutes 47 seconds West a distance of 126.06' to a point; THENCE South 11 degrees 25 minutes 43 seconds East a distance of 296.21' to a point; THENCE South 15 degrees 24 minutes 11 seconds West a distance of 101.83' to a point; THENCE South 80 degrees 21 minutes 37 seconds West a distance of 585.09' to a 1/2" point; point; THENCE North 29 degrees 03 minutes 20 seconds West a distance of 13.23' to a point; THENCE South 80 degrees 58 minutes 09 seconds West a distance of 298.49' to a point; THENCE South 80 degrees 44 minutes 16 seconds West a distance of 390.03' to a point on the southeastern right-of-way of Park Access Drive; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 70.82' to a concrete right-of-way monument, said curve having a chord bearing of North 27 degrees 15 minutes 04 seconds East, said curve having a radius of 532.00' and a chord distance of 70.77'; THENCE South 67 degrees 02 minutes 11 seconds East a distance of 27.51' to a right-of-way monument; THENCE along the arc of a curve having a chord bearing of North 22 degrees 39 minutes 09 seconds East an arc distance of 6.08' to a point, said curve having a radius of 560.00' and a chord distance of 6.08'; THENCE along the easterly right-of-way of Park Access Drive North 23 degrees 12 minutes 01 seconds East a distance of 14.40' to a concrete right-of-way monument; THENCE along the easterly right-of-way of Park Access Drive North 67 degrees 44 minutes 57 seconds West a distance 27.60' to a concrete right-of-way monument THENCE along the easterly right-of-way of Park Access Drive North 22 degrees 15 minutes 03 seconds East a distance of 236.57' to a point; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 161.54', said curve having a chord bearing of North 02 degrees 42 minutes 47 seconds East, said curve having a radius of 236.87' and a chord distance of 158.43'; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 69.13', said curve having a chord bearing of North 25 degrees 48 minutes 14 seconds West, said curve having a radius of 232.00' and a chord distance of 69.13'; THENCE departing said right-of-way North 48 degrees 42 minutes 26 seconds East a distance of 264.77' to a point; THENCE along a curve a distance of 83.91' to a point, said curve having a chord bearing of North 62 degrees 41 minutes 00 seconds East, said curve having a radius of 172.00' and a chord distance of 83.08'; THENCE North 76 degrees 39 minutes 41 seconds East a distance of 267.79';

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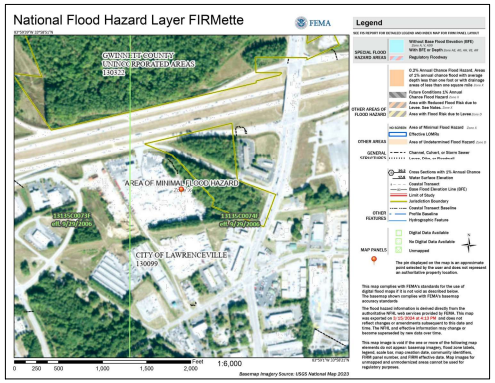
THENCE North 76 degrees 37 minutes 45 seconds East a distance of 266.00' to a point; THENCE along a curve a distance of 131.89' to a point, said curve having a chord bearing of South 84 degrees 28 minutes 44 seconds East, said curve having a radius of 199.98' and a chord distance of 129.51'; THENCE South 65 degrees 35 minutes 04 seconds East a distance of 292.40 to a point; THENCE South 24 degrees 24 minutes 47 seconds West a distance of 26.79' to a point; said point also the POINT OF BEGINNING. Containing 765,993 sq.ft. (17.59 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

Together with all that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

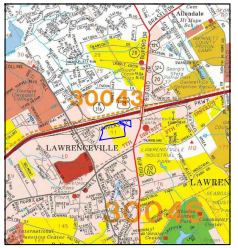
Beginning at a 4x4 concrete monument at the intersection of the southern right-of-way of SR 316 and the northern right-of-way of Lightnin Drive; THENCE along the southern right-of-way of SR 316 and the arc of a curve having a chord bearing of North 84 degrees 02 minutes 49 seconds East an arc distance of 243.71' to a 4x4 concrete R/W monument, said curve having a radius of 1850.86' and a chord distance of 243.54; THENCE North 87 degrees 41 minutes 37 seconds East a distance of 244.08 to a point; THENCE along the arc of a curve having a chord bearing of North 85 degrees 53 minutes 33 seconds East an arc distance of 58.00' to a 4x4 concrete monument, said curve having a radius of 1968.86' and a chord distance of 58.00'; THENCE departing said right of way South 04 degrees 06 minutes 15 seconds East a distance of 142.93' to a 4x4 concrete monument; THENCE South 24 degrees 14 minutes 51 seconds West a distance of 167.08' to a point; THENCE North 65 degrees 33 minutes 22 seconds West a distance of 497.68' to a point; THENCE along the arc of a curve North 71 degrees 38 minutes 08 seconds West an arc distance of 50.52' to a point, said curve having a radius of 239.27' and a chord distance of 50.43'; THENCE North 24 degrees 24 minutes 47 seconds East a distance of 37.17' to the POINT OF BEGINNING. Containing 96,078 sq. ft. (2.21 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

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ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 825 LIGHTNIN DRIVE FOR COSTCO WHOLESALE CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY

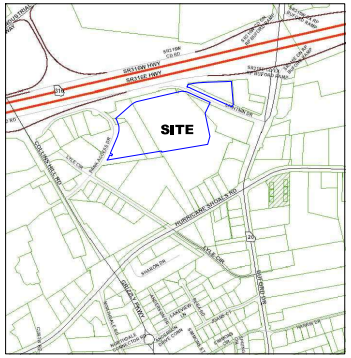


THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON F.I.R.M. MAP OF GWINNETT COUNTY GEORGIA, MAP PANEL NUMBERS 13135C0073F AND 13135C0074F EFFECTIVE DATE:9/29/2006



LOCATION MAP NOT TO SCALE – SOURCE AERO ATLAS OF GEORGIA

GWINNETT COUNTY PARCELS 7011 002A, 7011 161



LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERLY RIGHT-OF-WAY OF BUFORD DRIVE (AKA GEORGIA HIGHWAY 20) AND THE SOUTHERLY RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 604.12' TO THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING
THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 126.26' TO A POINT;
THENCE SOUTH 11 DEGREES 25 MINUTES 43 SECONDS EAST A DISTANCE OF 296.21' TO A POINT;
THENCE SOUTH 13 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 101.85' TO A POINT;
THENCE SOUTH 80 DEGREES 21 MINUTES 37 SECONDS WEST A DISTANCE OF 585.09' TO A 1/2" POINT;
THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 13.23' TO A POINT;
THENCE SOUTH 80 DEGREES 58 MINUTES 09 SECONDS WEST A DISTANCE OF 298.49' TO A POINT;
THENCE SOUTH 80 DEGREES 44 MINUTES 16 SECONDS WEST A DISTANCE OF 380.03 TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF PARK ACCESS DRIVE;
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 70.82' TO A CONCRETE RIGHT-OOF-WAY MONUMENT, SAID CURVE HAVING A CHORD BEARING OF NORTH 27 DEGREES 15 MINUTES 04 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 532.00' AND A CHORD DISTANCE OF 70.77';
THENCE SOUTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.57' TO A RIGHT-OF-WAY MONUMENT;
THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 22 DEGREES 39 MINUTES 08 SECONDS EAST AN ARC DISTANCE OF 6.08' TO A POINT, SAID CURVE HAVING A RADIUS OF 560.00' AND A CHORD DISTANCE OF 6.08';
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 23 DEGREES 12 MINUTES 01 SECONDS EAST A DISTANCE OF 14.40' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 67 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE 27.60' TO A CONCRETE RIGHT-OF-WAY MONUMENT
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 22 DEGREES 15 MINUTES 03 SECONDS EAST A DISTANCE OF 336.57' TO A POINT;
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 161.54', SAID CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 238.07' AND A CHORD DISTANCE OF 158.47';
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 69.13', SAID CURVE HAVING A CHORD BEARING OF NORTH 25 DEGREES 48 MINUTES 14 SECONDS WEST, SAID CURVE HAVING A RADIUS OF 232.00' AND A CHORD DISTANCE OF 69.13';
THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 48 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 264.77' TO A POINT;
THENCE ALONG A CURVE A DISTANCE OF 83.91' TO A POINT, SAID CURVE HAVING A CHORD BEARING OF NORTH 62 DEGREES 41 MINUTES 00 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 172.00' AND A CHORD DISTANCE OF 83.05';
THENCE NORTH 76 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 267.79';
THENCE NORTH 76 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 266.00' TO A POINT;
THENCE ALONG A CURVE A DISTANCE OF 131.86' TO A POINT, SAID CURVE HAVING A CHORD BEARING OF SOUTH 84 DEGREES 28 MINUTES 44 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 199.96' AND A CHORD DISTANCE OF 129.51';
THENCE SOUTH 65 DEGREES 35 MINUTES 04 SECONDS EAST A DISTANCE OF 290.40 TO A POINT;
THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 26.79' TO A POINT; SAID POINT ALSO THE POINT OF BEGINNING.

CONTAINING 765,993 SQ.FT. (17.59 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2026.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 4X4 CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SR 316 AND THE NORTHERN RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE;
THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SR 316 AND THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 84 DEGREES 02 MINUTES 48 SECONDS EAST AN ARC DISTANCE OF 243.71' TO A 4X4 CONCRETE R/W MONUMENT, SAID CURVE HAVING A RADIUS OF 1850.86' AND A CHORD DISTANCE OF 243.54;
THENCE NORTH 87 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 244.08 TO A POINT;
THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 85 DEGREES 53 MINUTES 33 SECONDS EAST AN ARC DISTANCE OF 58.00' TO A 4X4 CONCRETE MONUMENT. SAID CURVE HAVING A RADIUS OF 1988.86' AND A CHORD DISTANCE OF 58.00';
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 04 DEGREES 08 MINUTES 15 SECONDS EAST A DISTANCE OF 142.85' TO A 4X4 CONCRETE MONUMENT;
THENCE SOUTH 24 DEGREES 14 MINUTES 51 SECONDS WEST A DISTANCE OF 167.06' TO A POINT;
THENCE NORTH 65 DEGREES 33 MINUTES 22 SECONDS WEST A DISTANCE OF 497.68' TO A POINT;
THENCE ALONG THE ARC OF A CURVE NORTH 71 DEGREES 28 MINUTES 08 SECONDS WEST AN ARC DISTANCE OF 50.52' TO A POINT, SAID CURVE HAVING A RADIUS OF 239.27' AND A CHORD DISTANCE OF 50.45';
THENCE NORTH 24 DEGREES 24 MINUTES 47 SECONDS EAST A DISTANCE OF 37.17' TO THE POINT OF BEGINNING.
CONTAINING 96,078 SQ. FT. (2.21 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2026.

GENERAL NOTES:
1: Title exceptions per title commitment package from First American Title Insurance Company, Commitment No: NCS-1282648-ATL
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3:Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.
4: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
ZONING: BG
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 10'
ZONING: LM
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 0'
MINIMUM REAR – 0'
ZONING: RS-150
MINIMUM FRONT SETBACK – 35'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 40'
ZONING: HIGHWAY SERVICE BUSINESS DISTRICT – (HSB)
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 10'

FIELD DATA:

DATE OF FIELD SURVEY 10-22-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00885 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

REFERENCE: PB 74 PG 6
DB 10487 PG 106
DB 58925 PG 533-534
DB 58146 PG 276-288
DB 58146 PG 224-230
DB 60979 PG 23-29
DB 61440 PG 874-880

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0073F & 13135C0074F EFFECTIVE DATE SEPTEMBER 29, 2006

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASURMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		PROPOSED FLOW ARROW / SWALE
		PROPOSED SILT FENCE
		POWER POLE
		1/2" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

UTILITY LEGEND	
P	OVERHEAD POWER UTILITY
UP	UNDERGROUND POWER UTILITY
G	UNDERGROUND GAS UTILITY
UT	UNDERGROUND TELEPHONE UTILITY
W	UNDERGROUND WATER LINE
FM	SANITARY SEWER FORCE MAIN

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. GA 180-6-.09(2) AND (3)

SCALE: 1"=80'
GRAPHIC SCALE – IN FEET
0' 80' 160' 240'
DESIGNED BY: JTF
SHEET NUMBER: 1 of 4
FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY
CLIENT: COSTCO WHOLESALE CORPORATION
DATE: 6-17-26
JOB NUMBER: SURV 2000 GEN 527

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KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

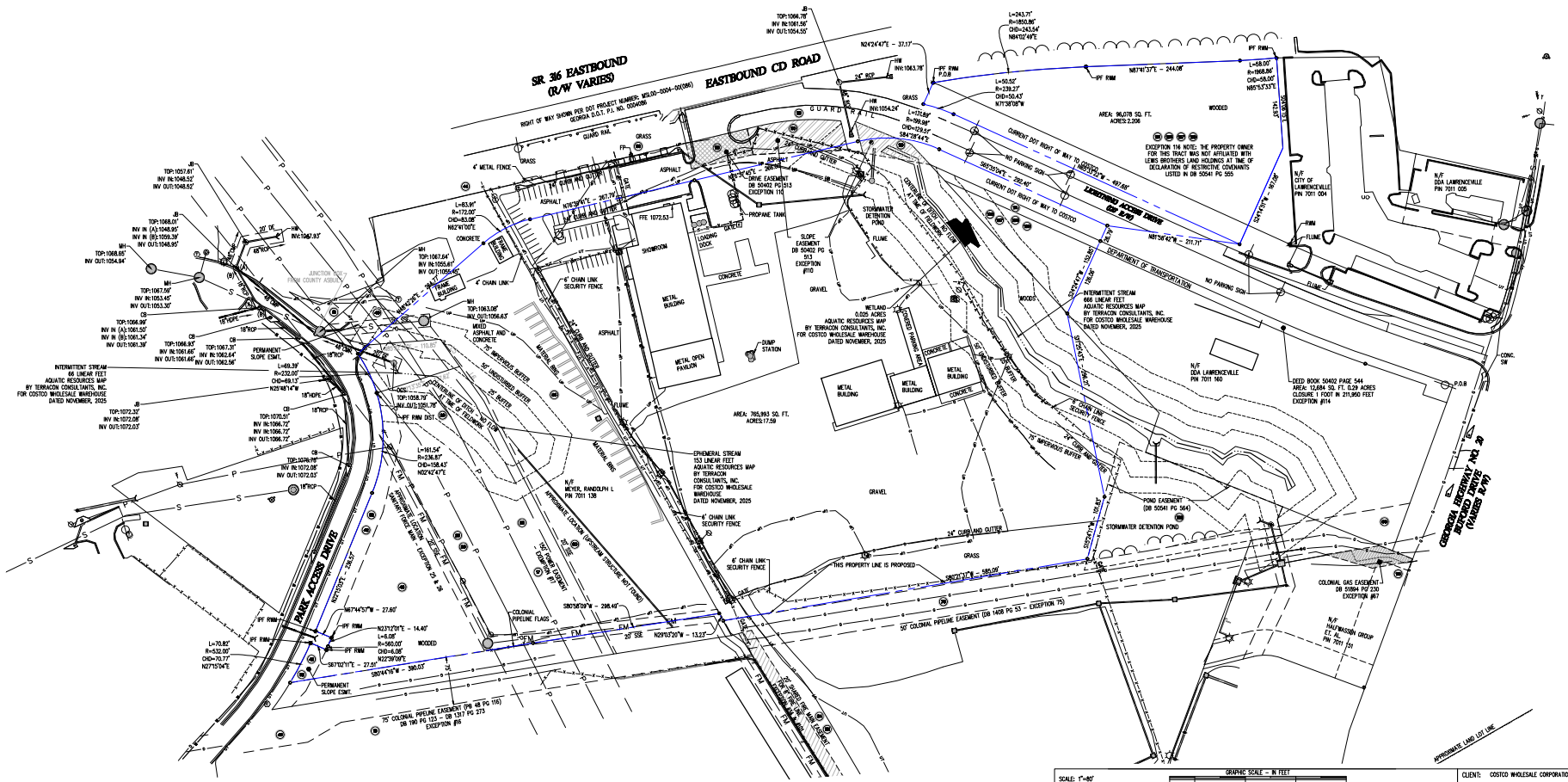
ALTA/NSPS LAND TITLE SURVEY FOR
COSTCO WHOLESALE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - LL11

REVISIONS		
1		
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3		
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5		

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Keystone\KLS Dropbox\KRS\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg

6-09-2026 4:15:00 PM



SCALE: 1"=80' | GRAPHIC SCALE – IN FEET (0', 80', 160', 240') | CLIENT: COSTCO WHOLESALE CORPORATION

DESIGNED BY: JTF | SHEET NUMBER: 2 of 4 | FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY | DATE: 6-17-26 | JOB NUMBER: SURV 2000 GEN 527

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ALTA/NSPS LAND TITLE SURVEY FOR

COSTCO WHOLESALE CORPORATION

FIRST AMERICAN TITLE INSURANCE COMPANY

CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - LL11

REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Keystone\KLS Dropbox\KLS\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg

6-09-2026 4:15:05 PM

TITLE EXCEPTIONS [SURVEYOR COMMENTS IN BRACKETS]

First American — Commitment for Title Insurance Georgia - 2021 v. 01.00 (07-01-2021)

Commitment No. NCS-1283548-ATL — File No. NCS-1283548-ATL

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, republished, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

   The 2024 State and Gwinnett County, Georgia taxes are assessed as exempt from taxation with no taxes due for Tax Parcels R7011 002A, R7011 004, R7011 005, R7011 138, R7011 148, R7011 160, R7011 161, and R7011 164.

   The 2024 City of Lawrenceville taxes are assessed as except from taxation with not taxes due for Tax Parcel R7011 002A.

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The 2024 City of Lawrenceville storm water fees were paid in the amount of $13,153.00 for Tax Parcel R7011 002A.

The 2024 City of Lawrenceville taxes are assessed as except from taxation with no taxes due for Tax Parcel R7011 004.

The 2024 City of Lawrenceville storm water fees were paid in the amount of $1,281.00 for Tax Parcel R7011 004.

The 2024 City of Lawrenceville taxes are assessed as exempt from taxation with no taxes due for Tax Parcel R7011 005.

The 2024 City of Lawrenceville taxes were paid in the amount of $496.69 for Tax Parcel R7011 138.

The 2024 City of Lawrenceville storm water fees were paid in the amount of $2,287.00 for Tax Parcel R7011 138.

The 2024 City of Lawrenceville taxes are due in the amount of $6.32 for Tax Parcel R7011 148.

The 2024 City of Lawrenceville taxes are assessed as exempt from taxation with no taxes due for Tax Parcels R7011 160, R7011 161 and R7011 164.

NOTE: Gwinnett County Ordinances provide for the priority of unpaid water and sanitation bills as liens over security encumbrances. Current water bills and sanitation bills for subject property are not available in the public records. Please inquire.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.
8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

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The following matters affect Parcels 1, 2, and 3 only:

12. Easement from J.E. Lankford to Georgia Power Company, dated August 2, 1937, filed for record August 10, 1937, and recorded in Deed Book 63, Page 229A, aforesaid records.
    [NOT PLOTABLE AS DESCRIBED – LOCATION UNKNOWN]
13. Easement from J.C. & J.B. Oakes to Georgia Power Company, dated August 5, 1937, filed for record August 10, 1937, and recorded in Deed Book 63, Page 229B, aforesaid records.
    [NOT PLOTABLE AS DESCRIBED – LOCATION UNKNOWN]
14. Easement from Guy Russell to Georgia Power Company, dated December 5, 1949, filed for record December 7, 1949, and recorded in Deed Book 94, Page 273, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
15. Easements as conveyed in Right-of-Way Deed from Guy A. Russell to Gwinnett County, Georgia, dated June 10, 1958, filed for record August 22, 1958 and recorded in Deed Book 146, Page 83, aforesaid records.
    [EARLIER RIGHT OF WAY FOR STATE ROUTE #316 – NO LONGER PART OF THIS PROPERTY]
16. 16. Right of Way Easement from Guy Russell to Colonial Pipeline Company, a Delaware corporation, dated July 21, 1962, filed for record December 20, 1962, and recorded in Deed Book 190, Page 123, aforesaid records; as affected by that certain Advance Construction Damage Release, dated July 28, 1977, filed for record August 3, 1977, and recorded in Deed Book 1317, Page 273, aforesaid records; and as further affected by that certain Partial Release of Right of Way and Supplemental Agreement, dated February 22, 1979, filed for record February 25, 1985, and recorded in Deed Book 2580, Page 599, aforesaid records.
    [AS SHOWN/PLOTTED]
17. 17. Easement for Right-of-Way from Guy Russell to Georgia Power Company, a corporation, filed for record March 6, 1968, and recorded in Deed Book 291, Page 593, aforesaid records.
    [AS SHOWN/PLOTTED]
18. Conveyance of access rights as contained in that certain Right of Way Deed (Limited Access) from Guy Russell to Department of Transportation, dated January 20, 1978, filed for record January 25, 1978, and recorded in Deed Book 1407, Page 277, aforesaid records.
    [RIGHT OF WAY TAKE FOR STATE ROUTE #316 – N/A. OF SUBJECT PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY]
19. Conveyance of access rights as contained in that certain Right of Way Deed (Limited Access) from J. H. Patton to Department of Transportation, dated May 2, 1978, filed for record May 5, 1978, and recorded in Deed Book 1465, Page 220, aforesaid records.
    [RIGHT OF WAY TAKE FOR STATE ROUTE #316 – N/A. OF SUBJECT PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY]
20. Easement from Mark & Jean Coppage to Georgia Power Company, dated October 31, 1986, filed for record December 5, 1986, and recorded in Deed Book 2961, Page 197, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
21. Right-of-Way Easement from February 16, 1988 to Jackson Electric Membership Corporation, a corporation, dated February 16, 1988, filed for record February 26, 1988, and recorded in Deed Book 4770, Page 169, aforesaid records.
    [DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]

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22. Right-of-Way Easement from W. Mark Coppage to Jackson Electric Membership Corporation, a corporation, dated February 16, 1988, filed for record February 26, 1988, and recorded in Deed Book 4770, Page 171, aforesaid records.
    [DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
23. Terms and provisions of that certain Declaration of Protective Covenants by Paul Graham Stovall, et al., dated October 10, 1988, filed for record October 18, 1988, and recorded in Deed Book 5161, Page 31, aforesaid records; and as amended by that certain Amendment to Declaration of Protective Covenants, dated September 12, 1992, filed for record September 18, 1992, and recorded in Deed Book 7855, Page 218, aforesaid records.
    [UNPLOTTABLE – OLD LEGAL DESCRIPTION]
24. Terms and provisions of that certain Easement Agreement, by and between Robert Stovall, Paul Graham Stovall, Jon M. Stovall, and Ted S. Kurland, Jr. and David S. Lindenbaum, dated October 13, 1988, filed for record October 18, 1988, and recorded in Deed Book 5161, Page 45, aforesaid records; and as affected by that certain Amendment to Easement Agreement by and among Robert Stovall, et al. and John W. Rooker, dated February 21, 1989, filed for record February 28, 1989 and recorded in Deed Book 5352, Page 178, aforesaid records.
    [OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS WEST SIDE OF SUBJECT PROPERTY]
25. 25. Sanitary Sewer Easement from Paul Graham Stovall, Jon M. Stovall, Robert Stovall and Ted S. Kurland, Jr. to Jean Coppage, dated January 18, 1989, filed for record February 10, 1989, and recorded in Deed Book 5327, Page 311, aforesaid records; and as assigned by that certain Utility Assignment Easement From The City of Lawrenceville to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated March 12, 2025, filed for record April 9, 2025, and recorded in Deed Book 61770, Page 76, aforesaid records.
    [AS SHOWN/PLOTTED]
26. 26. Sanitary Sewer Easement from Jean Coppage to Paul Graham Stovall, Jon M. Stovall, Robert Stovall and Ted S. Kurland, Jr., dated January 18, 1989, filed for record February 10, 1989, and recorded in Deed Book 5327, Page 317, aforesaid records.
    [AS SHOWN/PLOTTED]
27. Right-of-Way Easement from Ted s Kurland to Jackson Electric Membership Corporation, a corporation, dated January 18, 1989, filed for record February 14, 1989, and recorded in Deed Book 5332, Page 215, aforesaid records.
    [OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS WEST SIDE OF SUBJECT PROPERTY]
28. Easement from Paul Graham Stovall, Jon M. Stovall, Robert Stovall and Ted S. Kurland, Jr. to Waffle House, Inc., dated February 21, 1989, filed for record February 28, 1989, and recorded in Deed Book 5352, Page 190, aforesaid records.
    [OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS WEST SIDE OF SUBJECT PROPERTY]
29. 29. Encroachment Agreement by Paul Graham Stovall, Paul G. Stovall, Jon M. Stovall and Ted S. Kurland, Jr. to Georgia Power Company, dated November 3, 1989, filed for record October 20, 1989, and recorded in Deed Book 5719, Page 158, aforesaid records.
    [AS SHOWN/PLOTTED]
30. Terms and provisions of that certain Declaration of Maintenance Covenants by S & K Properties, Inc., a Georgia corporation, Stovall Car Wash, Inc., a Georgia corporation, Paul Graham Stovall, an

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First American — Commitment for Title Insurance Georgia - 2021 v. 01.00 (07-01-2021)

individual Georgia resident, Jon M. Stovall, an individual Georgia resident, and Robert S. Stovall, an individual Georgia resident , dated June 30, 1992, filed for record July 1, 1992, and recorded in Deed Book 7586, Page 192, aforesaid records.
[OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS WEST SIDE OF SUBJECT PROPERTY]
31. Terms and provisions of that certain Agreement, by and between Paul Graham Stovall, Jon M. Stovall, Robert Stovall and Ted S. Kurland, Jr. and Fred J. Lee and Robert E. Lee, dated June 30, 1992, filed for record July 1, 1992, and recorded in Deed Book 7586, Page 205, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
32. Terms and provisions of that certain Easement Agreement, by and between S & K Properties, Inc., a Georgia corporation, Stovall Car Wash, Inc., a Georgia corporation, Paul Graham Stovall, an individual Georgia resident, Jon M. Stovall, an individual Georgia resident and Robert S. Stovall, an individual Georgia resident and Fred J. Lee and Robert E. Lee, dated June 30, 1992, filed for record July 1, 1992, and recorded in Deed Book 7586, Page 210, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
33. Conveyance of access rights as contained in that certain Right of Way Deed from S & K Properties, Inc., a Georgia corporation; Paul Graham Stovall, Jon M. Stovall and Robert S. Stovall; and Stovall Car Wash, Inc., a Georgia corporation to Department of Transportation, dated August 10, 1995, filed for record August 11, 1995, and recorded in Deed Book 11599, Page 161, aforesaid records.
[RIGHT OF WAY TAKE FOR WIDENING AND IMPROVING STATE ROUTE #316 – NOT PLOTTABLE]
34. 34. Terms and provisions of that certain Easement Agreement, by and between Lewis Brothers Land Holding, L.L.C., a Georgia limited liability company and Jean Coppage, an individual residing in the State of Georgia, dated June 17, 1996, filed for record July 15, 1996, and recorded in Deed Book 12943, Page 71, aforesaid records.
[AS SHOWN/PLOTTED]
35. 35. Matters as disclosed on Boundary Survey for Luxury Landscape attached as Exhibit B to Limited Warranty Deed from SBK Properties Inc., a Georgia corporation, Stovall Car Wash, Inc., a Georgia corporation, Robert S. Stovall, Jon M. Stovall, and Paul Graham Stovall to Randolph L. Meyer, Inc., dated September 24, 1997, filed for record October 6, 1997, and recorded in Deed Book 14836, Page 256, aforesaid records.
[AS SHOWN/PLOTTED]
36. Water Metering Device Easement from S & K Properties to Gwinnett County, a political subdivision of the State of Georgia, dated June 23, 1998, filed for record June 29, 1998, and recorded in Deed Book 16282, Page 109, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
37. Easement from S & K Properties to Gwinnett County Dept. of Public Utilities, dated June 23, 1998, filed for record June 29, 1998, and recorded in Deed Book 16282, Page 116, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
38. Easement from Stovall Properties, Inc. to Georgia Power Company, dated April 5, 2001, filed for record May 7, 2001, and recorded in Deed Book 23065, Page 269, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]

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First American — Commitment for Title Insurance Georgia - 2021 v. 01.00 (07-01-2021)

39. Conveyance of access rights as contained in that certain Right of Way Deed from Jean White f/k/a Jean A. Coppage to Department of Transportation, dated May 27, 2010, filed for record June 2, 2010, and recorded in Deed Book 50100, Page 351, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]
40. 40. Conveyance of access rights as contained in that certain Right of Way Deed from Stovall Properties, Inc., a Georgia corporation, (successor through name change to S & K Properties, Inc., a Georgia corporation) to Department of Transportation, dated December 21, 2010, filed for record December 27, 2010, and recorded in Deed Book 50460, Page 728, aforesaid records.
[AS SHOWN/PLOTTED]
41. Conveyance of access rights as contained in that certain Right of Way Deed from Stovall Properties, Inc., a Georgia corporation, (successor through name change to S & K Properties, Inc., a Georgia corporation) to Department of Transportation, dated December 21, 2010, filed for record December 27, 2010, and recorded in Deed Book 50460, Page 734, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
42. 42. Conveyance of access rights as contained in that certain Right of Way Deed from Stovall Properties, Inc., a Georgia corporation, (successor through name change to S & K Properties, Inc., a Georgia corporation) to Department of Transportation, dated December 21, 2010, filed for record December 27, 2010, and recorded in Deed Book 50460, Page 740, aforesaid records.
[AS SHOWN/PLOTTED]
43. 43. Conveyance of access rights as contained in that certain Right of Way Deed from Stovall Properties, Inc., a Georgia corporation, (successor through name change to S & K Properties, Inc., a Georgia corporation) to Department of Transportation, dated December 21, 2010, filed for record December 27, 2010, and recorded in Deed Book 50460, Page 751, aforesaid records.
[AS SHOWN/PLOTTED]
44. 44. Easements and access rights, as contained in Declaration of Taking styled Department of Transportation vs. Randolph L. Meyer, Inc., et al, dated September 29, 2010, filed for record April 4, 2013, and recorded in Deed Book 52132, Page 775, aforesaid records, and as conveyed by Order and Judgment dated January 4, 2011, filed for record January 27, 2011, and recorded in Deed Book 50513, Page 165, aforesaid records, as affected by Consent Final Order and Judgment, dated March 15, 2013, filed for record April 4, 2013, and recorded in Deed Book 52132, Page 777, aforesaid records.
[AS SHOWN/PLOTTED]
45. Easements and access rights, as conveyed by Order and Judgment styled Department of Transportation vs. S & K Properties, Inc., et al, dated February 11, 2011, filed for record March 2, 2011, and recorded in Deed Book 50696, Page 82, aforesaid records.
[ORDER AND JUDGEMENT ON EASEMENT AND ACCESS RIGHTS]
46. Easement from Randolph L. Meyer, Inc. to Georgia Power Company, dated July 7, 2011, filed for record July 25, 2011, and recorded in Deed Book 50785, Page 253, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
47. Easement from Stovall Properties, Inc. to Georgia Power Company, dated July 25, 2011, filed for record August 17, 2011, and recorded in Deed Book 50825, Page 501, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]

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First American — Commitment for Title Insurance Georgia - 2021 v. 01.00 (07-01-2021)

48. Easement for Anchors, Guy Poles and Wires from Stovall Properties, Inc., a Georgia corporation (successor through name change to S & K Properties, Inc., a Georgia corporation) to Georgia Power Company, a Georgia corporation, dated March 14, 2012, filed for record April 9, 2012, and recorded in Deed Book 51290, Page 207, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
49. 49. Right of Way Easement from Jean White (formerly Coppage) to Colonial Pipeline Company, a Delaware corporation, dated August 22, 2012, filed for record September 20, 2012, and recorded in Deed Book 51656, Page 497, aforesaid records.
[AS SHOWN/PLOTTED]
50. Conveyance of access rights as contained in that certain Right of Way Deed from Stovall Properties, Inc., a Georgia corporation to Department of Transportation, dated July 9, 2014, filed for record July 25, 2014, and recorded in Deed Book 53041, Page 757, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
51. 51. Easements affecting the subject property, as described in Exhibit "C" of Limited Warranty Deed from Randolph L. Meyer, Inc., a Georgia corporation, to Randolph L. Meyer, dated January 1, 2015, filed for record February 18, 2015, and recorded in Deed Book 53385, Page 520, aforesaid records.
[AS SHOWN/PLOTTED]
52. 52. Easements reserved in Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Downtown Development Authority of the City of Lawrenceville, Georgia, dated August 1, 2020, filed for record December 8, 2020, and recorded in Deed Book 58146, Page 276, aforesaid records.
[AS SHOWN/PLOTTED]
53. Easements reserved in Quitclaim Deed from Department of Transportation, an agency of the State of Georgia to Downtown Development Authority of the City of Lawrenceville, dated July 28, 2018, filed for record October 23, 2018, and recorded in Deed Book 56193, Page 421, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, WEST OF SUBJECT PROPERTY]
54. Easements reserved in Quitclaim Deed from Department of Transportation, an agency of the State of Georgia to Downtown Development Authority of the City of Lawrenceville, dated July 25, 2018, filed for record October 23, 2018, and recorded in Deed Book 56193, Page 431, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]
55. Matters as shown on that certain plat recorded in Plat Book 48, Page 116, aforesaid records.
[OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS WEST SIDE OF SUBJECT PROPERTY]
56. Rights of the tenant in possession pursuant to that certain Lease Agreement by and between Randolph L. Meyer as Landlord and Luxury Landscape Supply, LLC as Tenant dated December 28, 2012, as modified by that certain Assignment and Assumption Agreement dated November 14, 2014, as modified by that certain First Amendment to Lease Agreement dated January 16, 2018, as modified by that certain Second Amendment to Lease Agreement dated October 31, 2022, and as impacted by that certain Lease Termination and Occupancy Agreement by and between Landlord, Tenant, Downtown Development Authority of the City of Lawrenceville, Georgia, and Development Authority of Lawrenceville, Georgia, dated July 15, 2024 and amended by First Amendment dated as of September 19, 2024.

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First American — Commitment for Title Insurance Georgia - 2021 v. 01.00 (07-01-2021)

The following matters affect Parcels 4, 5, 6, 7, 8, 9, and 10 only:

57. Easements as conveyed in Right-of-Way Deed from C.C. Williams to State Highway Board of Georgia, dated August 17, 1927, filed for record August 23, 1927 and recorded in Deed Book 47, Page 352, aforesaid records.
    [EARLIER RIGHT OF WAY FOR SR 20 – NOT PLOTABLE]
58. Easement from J.E. Lankford to Georgia Power Company, dated August 2, 1937, filed for record August 10, 1937, and recorded in Deed Book 63, Page 229A, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
59. Easement from J.C. & J.B. Oakes to Georgia Power Company, dated August 5, 1937, filed for record August 10, 1937, and recorded in Deed Book 63, Page 229B, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
60. Easement from J. C. Oakes to Georgia Power Company, dated November 8, 1939, filed for record November 21, 1939, and recorded in Deed Book 67, Page 295, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
61. Easement from D. H. Smith to Georgia Power Company, dated July 5, 1951, filed for record July 6, 1951, and recorded in Deed Book 102, Page 76, aforesaid records; and as affected by that certain Quit-Claim Deed from Georgia Power Company to J. William Martin and Kristoff & Associates, Inc., a Georgia corporation, dated January 16, 1989, filed for record February 9, 1989, and recorded in Deed Book 5320, Page 344, aforesaid records. **[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE. ALSO, TO CONVEY POWER COMPANY'S INTREST TO J. WILLIAM MARTIN & KRISTOFF & ASSOC.]**
62. Easement from H. M. Ogletree to Georgia Power Company, dated September 11, 1951, filed for record September 13, 1951, and recorded in Deed Book 103, Page 396, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
63. Easement from H. M. Ogletree, Jr. to Georgia Power Company, dated October 3, 1951, filed for record October 4, 1951, and recorded in Deed Book 102, Page 348, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
64. Easement from H. H. Corbin to Georgia Power Company, dated April 5, 1954, filed for record April 6, 1954, and recorded in Deed Book 115, Page 266, aforesaid records.
    [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]
65. Easement reserved in Warranty Deed from Mrs. J. B. Atkinson and G. A. Butts to Dewey H. Smith, dated December 4, 1958, filed for record December 8, 1958, and recorded in Deed Book 144, Page 63, aforesaid records.
    [EASEMENT FOR INGRESS AND EGRESS FOR A HOME NO LONGER IN EXISTENCE]
66. 66. Right of Way Easement Option from G. C. Mauldin to Colonial Pipeline Company, a Delaware corporation, dated May 6, 1962, filed for record December 20, 1962, and recorded in Deed Book 190, Page 119, aforesaid records; and as affected by that certain Advance Construction Damage Release from Charles T. Hood, Sr. to Colonial Pipeline Company, dated September 3, 1977, filed for record September 16, 1977, and recorded in Deed Book 1340, Page 286, aforesaid records.
    [AS SHOWN/PLOTTED]

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SCALE: 1"=N/A | GRAPHIC SCALE – IN FEET: N/A 0' N/A N/A N/A | CLIENT: COSTCO WHOLESALE CORPORATION

DESIGNED BY: JTF | SHEET NUMBER: 3 of 4 | FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY | DATE: 6-17-26 | JOB NUMBER: SURV 2000 GEN 527

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ALTA/NSPS LAND TITLE SURVEY FOR

COSTCO WHOLESALE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - L1 I

REVISIONS

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KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Keystone\KLS Dropbox\KES\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg — 6-04-2026 - 4:15:12 PM

TITLE EXCEPTIONS [SURVEYOR COMMENTS IN BRACKETS]

67. Right of Way Easement Option from Mrs. J. B. Atkinson and G. A. Butts to Colonial Pipeline Company, a Delaware corporation, dated May 14, 1962, filed for record December 20, 1962, and recorded in Deed Book 190, Page 121, aforesaid records; as affected by that certain Right-of-Way Boundary Agreement from Kristoff & Associates, Inc., a Georgia corporation to Colonial Pipeline Company, a Delaware corporation, dated March 1, 1989, filed for record March 8, 1989, and recorded in Deed Book 5365, Page 77, aforesaid records; and as amended by that certain Easement Modification Agreement by and among J. B. Atkinson and G. A. Butts, et al., and Colonial Pipeline Company, dated December 20, 2012, filed for record December 27, 2012, and recorded in Deed Book 51894, Page 231, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

68. Easement from Bill C. Williams to Georgia Power Company, dated April 13, 1965, filed for record April 21, 1965, and recorded in Deed Book 230, Page 700, aforesaid records; and as affected by that certain Quit-Claim Deed from Georgia Power Company to J. William Martin and Kristoff & Associates, Inc., a Georgia corporation, dated January 16, 1989, filed for record February 6, 1989, and recorded in Deed Book 5320, Page 344, aforesaid records.[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE. ALSO, TO CONVEY POWER COMPANY'S INTREST TO J. WILLIAM MARTIN & KRISTOFF & ASSOC.]

69. Easement for Right-of-Way from Annie Maude Davis to Georgia Power Company, dated February 14, 1968, filed for record March 6, 1968, and recorded in Deed Book 291, Page 594, aforesaid records.
[AS SHOWN/PLOTTED]

70. Permit for Anchors, Guy Poles and Wires from Dewey H. Smith to Georgia Power Company, dated February 20, 1968, filed for record March 12, 1968, and recorded in Deed Book 292, Page 144, aforesaid records; and as affected by that certain Quit-Claim Deed from Georgia Power Company to J. William Martin and Kristoff & Associates, Inc., a Georgia corporation, dated January 16, 1989, filed for record February 6, 1989, and recorded in Deed Book 5320, Page 344, aforesaid records. [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE. ALSO, TO CONVEY POWER COMPANY'S INTREST TO J. WILLIAM MARTIN & KRISTOFF & ASSOC.]

71. Easement from Dewey H. Smith to Georgia Power Company, dated April 23, 1968, filed for record May 2, 1968, and recorded in Deed Book 295, Page 800, aforesaid records; and as affected by that certain Quit-Claim Deed from Georgia Power Company to J. William Martin and Kristoff & Associates, Inc., a Georgia corporation, dated January 16, 1989, filed for record February 6, 1989, and recorded in Deed Book 5320, Page 344, aforesaid records.[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE. ALSO, TO CONVEY POWER COMPANY'S INTREST TO J. WILLIAM MARTIN & KRISTOFF & ASSOC.]

72. Easement from V. H. Corbin to Georgia Power Company, dated August 29, 1968, filed for record September 5, 1968, and recorded in Deed Book 304, Page 619, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]

73. Easement from Bill C. Williams to Georgia Power Company, dated September 26, 1968, filed for record October 2, 1968, and recorded in Deed Book 306, Page 620, aforesaid records; and as affected by that certain Quit-Claim Deed from Georgia Power Company to J. William Martin and Kristoff & Associates, Inc., a Georgia corporation, dated January 16, 1989, filed for record February 6, 1989, and recorded in Deed Book 5320, Page 344, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE. ALSO, TO CONVEY POWER COMPANY'S INTREST TO J. WILLIAM MARTIN & KRISTOFF & ASSOC.]

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74. Permit for Anchors, Guy Poles and Wires from James R. Brown to Georgia Power Company, a corporation, dated May 31, 1974, filed for record June 11, 1974, and recorded in Deed Book 832, Page 252, aforesaid records.
[FOR INSTALLATION OF TWO GUY POLES WITH GUY WIRES, NOT PLOTTABLE]

75. Right of Way Easement from William H. Nash to Colonial Pipeline Company, a Delaware corporation, dated January 20, 1978, filed for record January 25, 1978, and recorded in Deed Book 1408, Page 53, aforesaid records; and as affected by that certain Right-of-Way Boundary Agreement from Kristoff & Associates, Inc., a Georgia corporation to Colonial Pipeline Company, a Delaware corporation, dated March 1, 1989, filed for record March 8, 1989, and recorded in Deed Book 5365, Page 77, aforesaid records.
[AS SHOWN/PLOTTED]

76. Conveyance of access rights as contained in that certain Right of Way Deed from Charles T. Hood to Department of Transportation, dated May 4, 1978, filed for record May 8, 1978, and recorded in Deed Book 1467, Page 107, aforesaid records.
[RIGHT OF WAY TAKE FOR STATE ROUTE #316]

77. Right of Way Deed from Victor H. Corbin to Department of Transportation, dated May 4, 1978, filed for record May 8, 1978, and recorded in Deed Book 1467, Page 111, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

78. Conveyance of access rights as contained in that certain Right of Way Deed from William H. Nash to Department of Transportation, dated May 5, 1978, filed for record May 9, 1978, and recorded in Deed Book 1469, Page 63, aforesaid records.
[RIGHT OF WAY TAKE FOR STATE ROUTE #316]

79. Easement from V. H. Corbin to Georgia Power Company, dated December 12, 1978, filed for record January 5, 1979, and recorded in Deed Book 1620, Page 12, aforesaid records;
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]

80. Right of Way Deed from Charles T. Hood to Department of Transportation, dated December 11, 1979, filed for record December 28, 1979, and recorded in Deed Book 1864, Page 176, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

81. Right of Way Deed from William H. Nash to Department of Transportation, dated December 13, 1979, filed for record December 28, 1979, and recorded in Deed Book 1864, Page 183, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

82. Right of Way Deed from Hugh M. Britt and Lois P. Britt to Department of Transportation, dated February 27, 1980, filed for record February 27, 1980, and recorded in Deed Book 1902, Page 15, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

83. Right of Way Deed from Dewey H. Smith and Bessie L. Smith to Department of Transportation, dated March 13, 1980, filed for record March 14, 1980, and recorded in Deed Book 1912, Page 333, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY AT THE INTERSECTION WITH HURRICANE SHOALS ROAD]

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84. Right of Way Deed from Central Property Management, Inc. to Department of Transportation, dated December 6, 1979, filed for record March 18, 1980, and recorded in Deed Book 1914, Page 181, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

85. Right of Way Deed from Victor H. Corbin to Department of Transportation, dated March 17, 1980, filed for record March 18, 1980, and recorded in Deed Book 1914, Page 191, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

86. Right of Way Deed from Charles T. Hood to Department of Transportation, dated February 10, 1982, filed for record February 17, 1982, and recorded in Deed Book 2331, Page 229, aforesaid records.
[RIGHT OF WAY TAKE FOR BUFORD HIGHWAY]

87. Easement from Texaco Refining and Marketing Inc., a Delaware corporation to Gwinnett County, a Georgia political subdivision, dated December 4, 1986, filed for record January 6, 1987, and recorded in Deed Book 4022, Page 273, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

88. Conveyance of Access Rights from Texaco Refining and Marketing Inc. to Department of Transportation, State of Georgia, dated May 26, 1987, filed for record May 29, 1987, and recorded in Deed Book 4330, Page 267, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

89. Conveyance of Access Rights from Harry J. Mehre B William L. Hooper to Department of Transportation, State of Georgia, date December 28, 1988, filed for record January 11, 1989, and recorded in Deed Book 5285, Page 217, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

90. Sanitary Sewer Easement from Paul Graham Kinsel, et al. to Jean Copsage, dated January 18, 1989, filed for record February 10, 1989, and recorded in Deed Book 5327, Page 311, aforesaid records; and as assigned by that certain Utility Assignment Easement from The City of Lawrenceville to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated March 12, 2025, filed for record April 9, 2025, and recorded in Deed Book 61770, Page 76, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

91. Terms and provisions of that certain Memorandum of Lease, by and between Harry J. Mehre, Jr. and William L. Hooper and Waffle House, Inc., a Georgia corporation, dated March 2, 1989, filed for record March 3, 1989, and recorded in Deed Book 5359, Page 322, aforesaid records; and as affected by that certain Drive Extension Agreement, dated July 8, 1988, filed for record October 24, 1990, and recorded in Deed Book 6263, Page 232, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

92. Water Metering Device Easement from Lewis Brothers, L.L.C. to Gwinnett County, a Georgia political subdivision, dated January 24, 1995, filed for record April 7, 1995, and recorded in Deed Book 11207, Page 20, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]

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93. Water Metering Device Easement from Lewis Brothers Land Holdings LLC to Gwinnett County, a Georgia political subdivision, dated October 31, 1994, filed for record December 16, 1994, and recorded in Deed Book 10933, Page 236, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]

94. Easement from Lightnin Truck Rental to Georgia Power Company, dated April, 1995, filed for record May 22, 1995, and recorded in Deed Book 11322, Page 82, aforesaid records.
[BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]

95. Grant of Easement from Harry J. Mehre and William L. Hooper to Lodge Development IV, LLC, a Georgia limited liability company, dated September 20, 1995, filed for record September 27, 1995, and recorded in Deed Book 11787, Page 37, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

96. Easement (Entrance Drive) from Lodge Development IV, L.L.C., a Georgia limited liability company to Harry J. Mehre and William L. Hooper, dated September 26, 1995, filed for record September 27, 1995, and recorded in Deed Book 11787, Page 44, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

97. Terms and provisions of that certain Water Metering Device Easement, by and between Lodge Development IV, L.L.C., a Georgia limited liability company and Gwinnett County, a political subdivision of the State of Georgia, dated September 26, 1995, filed for record September 27, 1995, and recorded in Deed Book 11787, Page 51, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

98. Access Easement from Hubert Properties, L.P., a Georgia limited partnership by its authorized general partner DEHCO, Inc., a Georgia corporation to Lodge Development IV, L.L.C., a Georgia limited liability company, dated September 26, 1995, filed for record September 27, 1995, and recorded in Deed Book 11787, Page 58, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

99. Terms and provisions of that certain Easement Agreement, by and between Lodge Development IV, L.L.C., a Georgia limited liability company and Hubert Properties, L.P., a Georgia limited partnership by its general partner, DEHCO, Inc., a Georgia corporation, dated September 26, 1995, filed for record September 27, 1995, and recorded in Deed Book 11787, Page 63, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

100. Water Metering Device Easement from Lodge Development IV, L.L.C. to Gwinnett County, a political subdivision of the State of Georgia, dated October 12, 1995, filed for record December 18, 1995, and recorded in Deed Book 12096, Page 170, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

101. Terms and provisions of that certain Easement Agreement, by and between Lewis Brothers Land Holding, L.L.C., a Georgia limited liability company and Jean Copsage, an individual residing in the State of Georgia, dated June 17, 1996, filed for record July 15, 1996, and recorded in Deed Book 12943, Page 71, aforesaid records.
[AS SHOWN/PLOTTED]

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102. Conveyance of access rights as contained in that certain Right of Way Deed from Clara Martin Hood to Department of Transportation, dated July 22, 1996, filed for record July 30, 1996, and recorded in Deed Book 13010, Page 48, aforesaid records.
[AS SHOWN/PLOTTED]

103. Maintenance and other obligations of Grantee, as contained in Sanitary Sewer Easement from Don Paschal to Lewis Brothers Land Holdings, LLC, a Georgia limited liability company, dated July 22, 1996, filed for record November 7, 1996, and recorded in Deed Book 13422, Page 32, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]

104. Reservation of oil, gas, and mineral rights, as contained in Special Warranty Deed from Star Enterprise, a New York general partnership to Motiva Enterprises LLC, a Delaware limited liability company, dated October 1, 1998, filed for record October 28, 1998, and recorded in Deed Book 17029, Page 97, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

105. Easement from Lewis Brothers Land Holdings to Gwinnett County Water and Sewerage Authority, dated March 11, 2001, filed for record March 26, 2001, and recorded in Deed Book 23595, Page 144, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTH OF SUBJECT PROPERTY]

106. Terms and provisions of that certain Access Agreement, by and between Motiva Enterprises LLC and Al Madinah Petroleum, Inc., dated September 24, 2003, filed for record October 3, 2003, and recorded in Deed Book 35173, Page 256, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

107. Conveyance of access rights as contained in that certain Right of Way Deed from Clara M. Hood Family, L.P. to Department of Transportation, dated June 26, 2008, filed for record June 27, 2008, and recorded in Deed Book 48939, Page 382, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, NORTH OF SUBJECT PROPERTY]

108. Conveyance of access rights as contained in that certain Right of Way Deed from Clara M. Hood Family, L.P. to Department of Transportation, dated June 26, 2008, filed for record June 27, 2008, and recorded in Deed Book 48939, Page 389, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, NORTH OF SUBJECT PROPERTY]

109. Conveyance of access rights as contained in that certain Right of Way Deed from Good Day, Inc. to Department of Transportation, dated September 4, 2008, filed for record September 11, 2008, and recorded in Deed Book 49069, Page 27, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

110. Conveyance of access rights as contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC, a Georgia limited liability company to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, and recorded in Deed Book 50402, Page 513, aforesaid records.
[AS SHOWN/PLOTTED]

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111. Construction and Maintenance Easement from Lewis Brothers Land Holdings, LLC, a Georgia limited liability company to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, and recorded in Deed Book 50402, Page 523, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

112. Conveyance of access rights as contained in that certain Right of Way Deed from Lewis Brothers Land Holdings, LLC, a Georgia limited liability company to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, and recorded in Deed Book 50402, Page 528, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, NORTH OF SUBJECT PROPERTY]

113. Right of Way Deed from Lewis Brothers Land Holdings, LLC, a Georgia limited liability company to Department of Transportation, dated November 22, 2010, filed for record November 23, 2010, and recorded in Deed Book 50402, Page 528, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

114. Utilities lying with the abandoned right of way conveyed by Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Lewis Brothers Land Holdings, L.L.C., dated November 4, 2010, filed for record November 23, 2010, and recorded in Deed Book 50402, Page 543, aforesaid records.
[AS SHOWN/PLOTTED]

115. Easement and access rights, as conveyed by Order and Judgment styled Department of Transportation vs. Harry J. Mehre et al, dated November 11, 2010, filed for record December 8, 2010, and recorded in Deed Book 50428, Page 636, aforesaid records, and as described in Petition styled Department of Transportation vs. Harry J. Mehre et al, Docket No. 10A 0992 1, filed for record October 26, 2010, aforesaid records.
[ORDER AND JUDGEMENT ON EASEMENT AND ACCESS RIGHTS]

116. Terms and provisions of that certain Declaration of Restrictive Covenants by Lewis Brother's Land Holdings, LLC, a Georgia limited liability company, dated February 9, 2011, filed for record February 14, 2011, and recorded in Deed Book 50541, Page 555, aforesaid records.
[NOT PLOTTABLE – BLANKET IN NATURE]

117. Terms and provisions of that certain Drainage and Detention Pond Easement Agreement, by and between Lewis Brothers Land Holdings, LLC, a Georgia limited liability company and Andalusia Properties, Inc., a Georgia corporation, dated February 9, 2011, filed for record February 14, 2011, and recorded in Deed Book 50541, Page 564, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

118. Terms and provisions of that certain Joint Access Easement Agreement, by and between Lewis Brothers Land Holdings, LLC, a Georgia limited liability company and Andalusia Properties, Inc., a Georgia corporation, dated February 9, 2011, filed for record February 14, 2011, and recorded in Deed Book 50541, Page 585, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

119. Easement rights and access rights, as conveyed by Order and Judgment styled Department of Transportation vs. Lodge Development IV L.L.C., et al, dated February 17, 2011, filed for record March 2, 2011, and recorded in Deed Book 50566, Page 70, aforesaid records, and as described in Declaration of Taking attached as Exhibit "A" to Petition, filed for record January 7, 2014, and recorded in Deed Book 52730, Page 2, aforesaid records, and as affected by Final Consent Order and Order Granting Joint Motion to Disburse Funds in the Registry of Court, dated September 4, 2018, filed for record September 5, 2018, and recorded in Deed Book 56179, Page 22, aforesaid records.
[ORDER AND JUDGEMENT ON EASEMENT AND ACCESS RIGHTS]

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120. Easement from Harry J. Mehre and William L. Hooper to Georgia Power Company, dated July 7, 2011, filed for record July 25, 2011, and recorded in Deed Book 50785, Page 256, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

121. Terms and provisions of that certain Access Easement Agreement, by and between Lewis Brothers Land Holdings, LLC, a Georgia limited liability company and The Title Insurance Company of Chattanooga, a Tennessee corporation, dated December 31, 2012, filed for record January 3, 2013, and recorded in Deed Book 51908, Page 88, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

122. Terms and provisions of that certain Detention Pond Easement Agreement, by and between Lewis Brothers Land Holdings, LLC, a Georgia limited liability company and The Title Insurance Company of Chattanooga, a Tennessee corporation, dated March 1, 2013, filed for record March 26, 2013, and recorded in Deed Book 52109, Page 28, aforesaid records.
[AS SHOWN/PLOTTED]

123. Terms and conditions, as contained in Final Consent Order and Order Granting Joint Motion to Disburse Funds in the Registry of Court, dated September 4, 2018, filed for record September 5, 2018, and recorded in Deed Book 56179, Page 22, aforesaid records.
[ORDER AND JUDGEMENT ON EASEMENT AND ACCESS RIGHTS]

124. Utilities lying with the abandoned right of way conveyed by Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Lodge Development IV, LLC, a Georgia domestic limited liability company, and Hubert Properties, L.L.L.P., a Georgia domestic limited liability limited partnership, dated February 15, 2019, filed for record March 29, 2019, and recorded in Deed Book 56493, Page 289, aforesaid records; and as re-recorded on May 16, 2019 in Deed Book 56595, Page 881, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

125. Access rights reserved in by Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Lodge Development IV, LLC, a Georgia domestic limited liability company, and Hubert Properties, L.L.L.P., a Georgia domestic limited liability limited partnership, dated February 15, 2019, filed for record March 29, 2019, and recorded in Deed Book 56493, Page 289, aforesaid records; and as re-recorded on May 16, 2019 in Deed Book 56595, Page 881, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

126. Utilities lying with the abandoned right of way conveyed by Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Downtown Development Authority of the City of Lawrenceville Georgia, dated September 2, 2020, filed for record December 8, 2020, and recorded in Deed Book SB146, Page 224, aforesaid records.
[AS SHOWN/PLOTTED]

127. Access rights, as reserved in Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Downtown Development Authority of the City of Lawrenceville Georgia, dated

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127. September 2, 2020, filed for record December 8, 2020, and recorded in Deed Book SB146, Page 224, aforesaid records.
[AS SHOWN/PLOTTED]

128. Matters shown on the plat attached as Exhibit "B" to Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to Downtown Development Authority of the City of Lawrenceville Georgia, dated September 2, 2020, filed for record December 8, 2020, and recorded in Deed Book SB146, Page 224, aforesaid records.
[AS SHOWN/PLOTTED]

129. Utilities lying with the abandoned right of way conveyed by Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to City of Lawrenceville, dated March 19, 2025, filed for record March 21, 2025, and recorded in Deed Book 61740, Page 505, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

130. Limited access rights as reserved in Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to City of Lawrenceville, dated March 19, 2025, filed for record March 21, 2025, and recorded in Deed Book 61740, Page 505, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

131. Matters shown on the plat attached as Exhibit B to Quitclaim Deed from Department of Transportation, an agency of the State of Georgia, to City of Lawrenceville, dated March 19, 2025, filed for record March 21, 2025, and recorded in Deed Book 61740, Page 505, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, EAST OF SUBJECT PROPERTY]

132. Matters as shown on that certain plat recorded in Plat Book 7, Page 107B, aforesaid records.
[RIGHT OF WAY FOR LAYOUT OF STATE ROUTE #316]

133. Matters as shown on that certain plat recorded in Plat Book 8, Page 168, aforesaid records.
[RIGHT OF WAY FOR LAYOUT OF STATE ROUTE #316 AND BUFORD HWY]

134. Matters as shown on that certain plat recorded in Plat Book 8, Page 17, aforesaid records.
[RIGHT OF WAY FOR LAYOUT OF STATE ROUTE #316 AND BUFORD HWY]

135. Matters as shown on that certain plat recorded in Plat Book 8, Page 27A, aforesaid records.
[RIGHT OF WAY FOR LAYOUT OF STATE ROUTE #316]

136. Matters as shown on that certain plat recorded in Plat Book 9, Page 289, aforesaid records.
[OVERALL PROPERTY AS DESCRIBED NO LONGER EXISTS, AFFECTS EAST SIDE OF SUBJECT PROPERTY]

137. Matters shown on that certain plat recorded in Plat Book 129, Page 189, aforesaid records.
[DOES NOT AFFECT SUBJECT PROPERTY, SOUTHEAST OF SUBJECT PROPERTY]

138. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

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SCALE: 1"=N/A
GRAPHIC SCALE – IN FEET
N/A 0 N/A N/A N/A
CLIENT: COSTCO WHOLESALE CORPORATION
DESIGNED BY: JTF
SHEET NUMBER: 4 of 4
FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY
DATE: 6-17-26
JOB NUMBER: SURV 2000 GEN 527

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ALTA/NSPS LAND TITLE SURVEY FOR
COSTCO WHOLESALE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - L1 I

REVISIONS

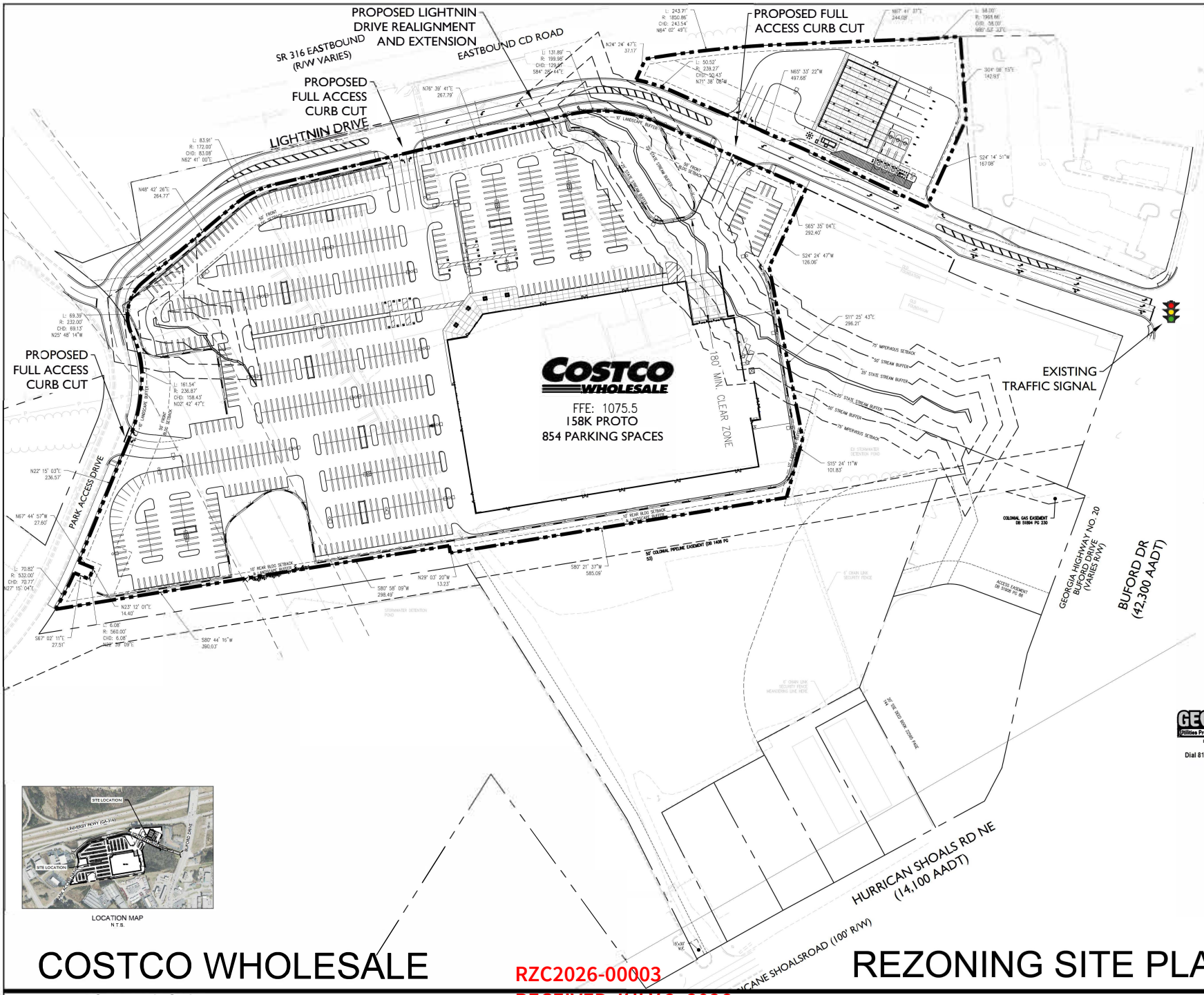
1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Keystone\KLS Dropbox\KES\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg

6-04-2026 - 4:15:18 PM



LOCATION MAP
N.T.S.

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)

SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 158k PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	836 STALLS
ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

GEORGIA REGISTERED No. 35676 PROFESSIONAL ENGINEER JULIA MILLER
07/02/2026

NORTH

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig. Dial 811 or Call 1-800-282-7411

60 0 60 120
Scale 1" = 60'

AEC
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

REZONING SITE PLAN

REZONE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA	158K PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
① 10' WIDE STALLS	838 STALLS
② ACCESSIBLE STALLS (2 PER 100)	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

MG2

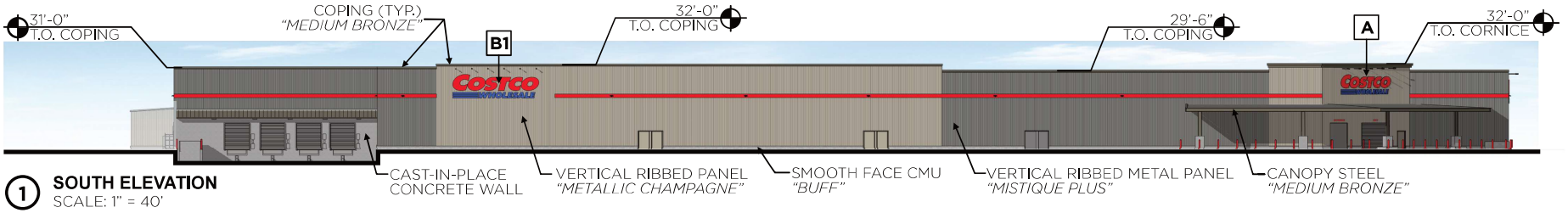
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 1

CONCEPT SITE PLAN

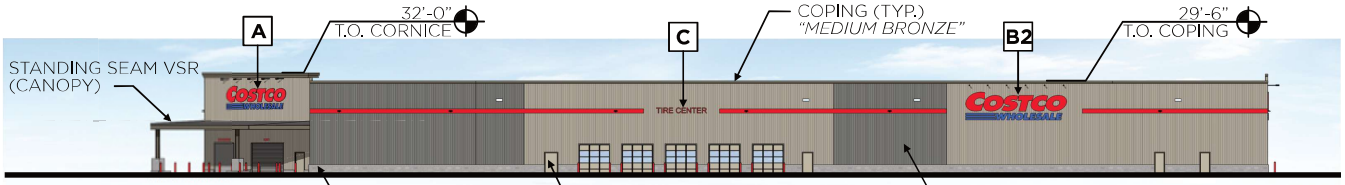
(WAREHOUSE WALL SIGN LOCATION)

COSTCO WHOLESALE

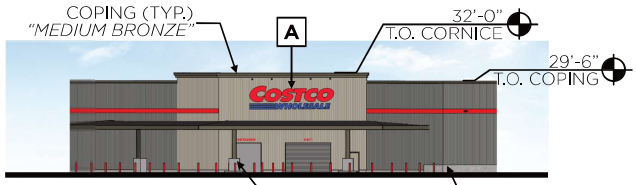
RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



1 SOUTH ELEVATION
SCALE: 1" = 40'



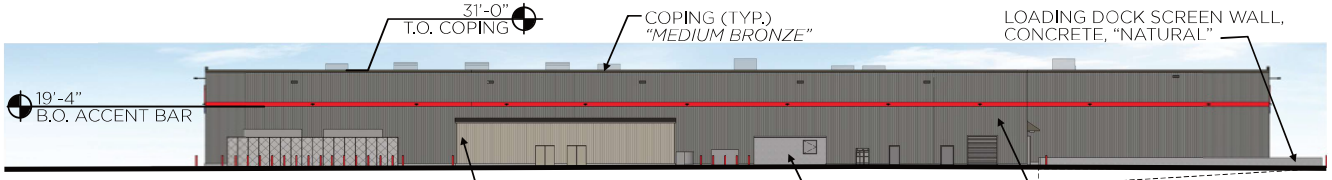
2 EAST ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'



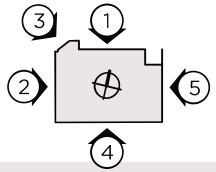
A



B



C



SIGN TABLE

TYPE OF SIGN	IDENTITY	ALLOWABLE SIGN AREA	TOTAL SIGNAGE ALLOWED	AREA PROPOSED
WALL SIGN	A	200 SF	400 SF TOTAL	156 SF
	B1	200 SF		222 SF
	B2	200 SF		222 SF
	B3	200 SF		222 SF
	C	200 SF		31 SF
FREESTANDING		200 SF /ROAD	400 SF TOTAL	0 SF
TOTAL SIGNAGE ALLOWED/PROPOSED			800 SF TOTAL	853 SF

MG2

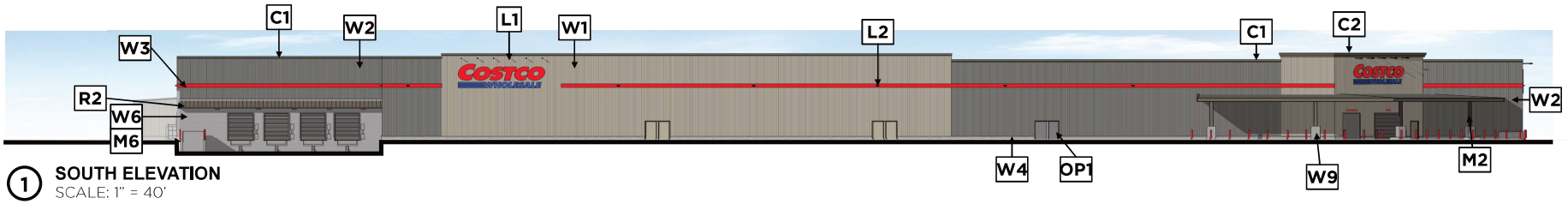
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

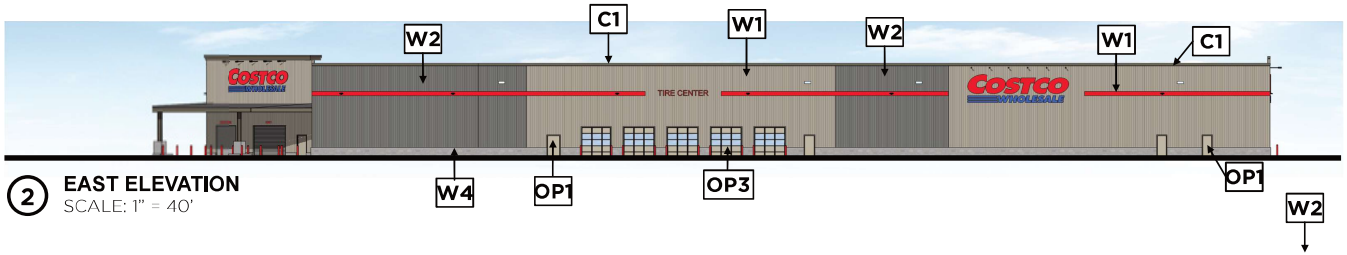
(WAREHOUSE WALL SIGN VARIANCE)

COSTCO WHOLESALE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



1 **SOUTH ELEVATION**
SCALE: 1" = 40'



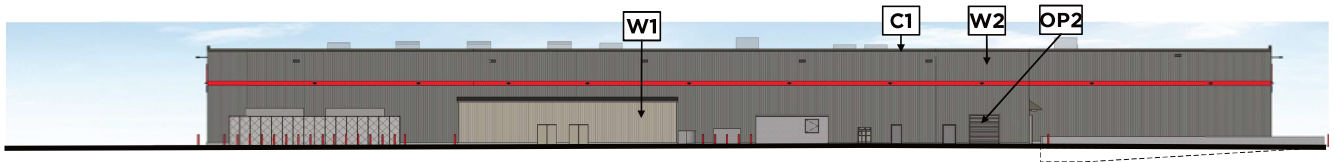
2 **EAST ELEVATION**
SCALE: 1" = 40'



3 **ENTRY ELEVATION**
SCALE: 1" = 40'



4 **NORTH ELEVATION**
SCALE: 1" = 40'



5 **WEST ELEVATION**
SCALE: 1" = 40'

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
WALL MATERIALS					
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	MISTIQUE PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	SEE 1/A701 AND STRUCT DWGS
COPING					
C1	COPING 1X4	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNICE	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ROOF					
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ARCHITECTURAL SHEET METAL					
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
LIGHTING					
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OPENINGS					
OP1	DOOR, FRAME, AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
MISCELLANEOUS					
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY FASCIA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2

MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)

COSTCO WHOLESALE

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JULY 2026
PROJECT# 25-9010-01
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ENTRY PERSPECTIVE

COSTCO WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
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PG: 4

WEST PERSPECTIVE

COSTCO WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
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PG: 5

SOUTH PERSPECTIVE

COSTCO WHOLESALE

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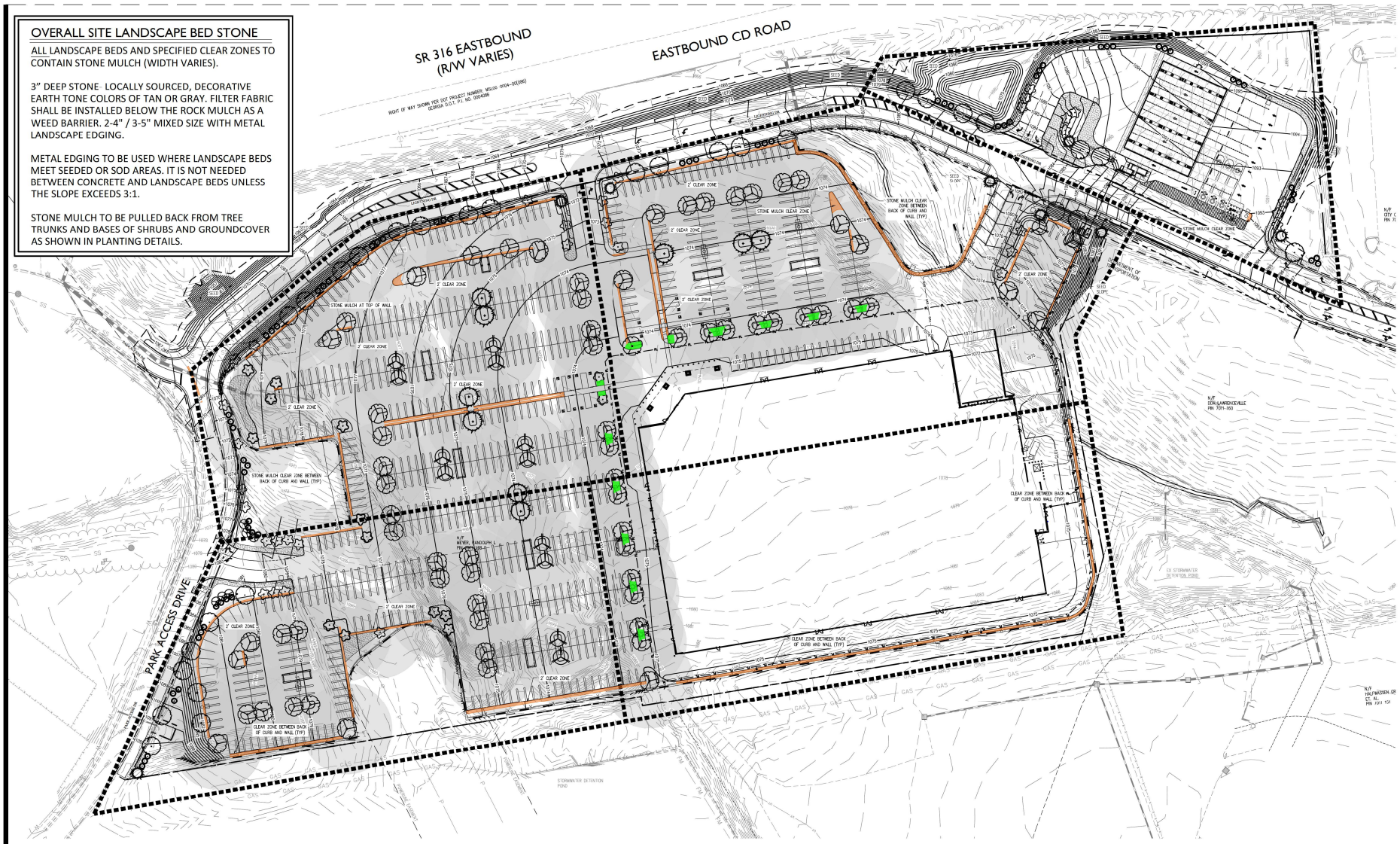
OVERALL SITE LANDSCAPE BED STONE

ALL LANDSCAPE BEDS AND SPECIFIED CLEAR ZONES TO CONTAIN STONE MULCH (WIDTH VARIES).

3" DEEP STONE- LOCALLY SOURCED, DECORATIVE EARTH TONE COLORS OF TAN OR GRAY. FILTER FABRIC SHALL BE INSTALLED BELOW THE ROCK MULCH AS A WEED BARRIER. 2-4" / 3-5" MIXED SIZE WITH METAL LANDSCAPE EDGING.

METAL EDGING TO BE USED WHERE LANDSCAPE BEDS MEET SEEDED OR SOD AREAS. IT IS NOT NEEDED BETWEEN CONCRETE AND LANDSCAPE BEDS UNLESS THE SLOPE EXCEEDS 3:1.

STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUNDCOVER AS SHOWN IN PLANTING DETAILS.



Parking Lot Planting Requirements	
Requirements:	
1 Tree per 10 Parking Spaces	
At time of installation:	
Evergreen trees to be minimum 6' tall	
Deciduous trees to be 3" cal	
Total Parking Spaces Proposed:	854
# Trees Required	85.4
# Trees Proposed	114
Parking Lot Planting Requirement Met	

TREE SYMBOL KEY

- ATHENA LACEBARK ELM
- SHUMARD OAK
- BALD CYPRESS
- RADICANS CRYPTOMERIA
- BLACK GUM
- LITTLE GEM MAGNOLIA
- CHASTE TREE
- DYNAMITE CRAPE MYRTLE
- NATCHEZ CRAPE MYRTLE
- NELLIE R STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

SHRUB & GROUNDCOVER SYMBOL KEY

- HEDGE LOCATION
- SHAMROCK INKBERRY
- EVER RED FRINGE FLOWER
- EBBIE OWEN FRINGE FLOWER
- LITTLE LIME HYDRANGEA
- VANILLA JAZE DISTYLIUM
- FOERSTER'S FEATHER REED GRASS
- PINK MUHLY GRASS
- MM JAZZ HANDS FRINGE FLOWER
- STOKE'S DWARF YAUPON HOLLY
- BUTTERFLY BUSH
- SARGENT'S JUNIPER
- MADISON STAR JASMINE
- SOD
- ARTIFICIAL TURF
- BERMUDA HYDROSEED
- 2' CLEAR ZONE TO CONTAIN STONE MULCH
- SEASONAL COLOR

TREE CANOPY KEY

- 60-FOOT RADIUS COVERAGE MATCH

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GEORGIA REGISTERED No. 1736 LANDSCAPE ARCHITECT
1/21/2026

TREE CANOPY PLAN

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△	DATE	DESCRIPTION

AEC JOB #: 25-5192
DRAWN BY: JWM, ERB
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

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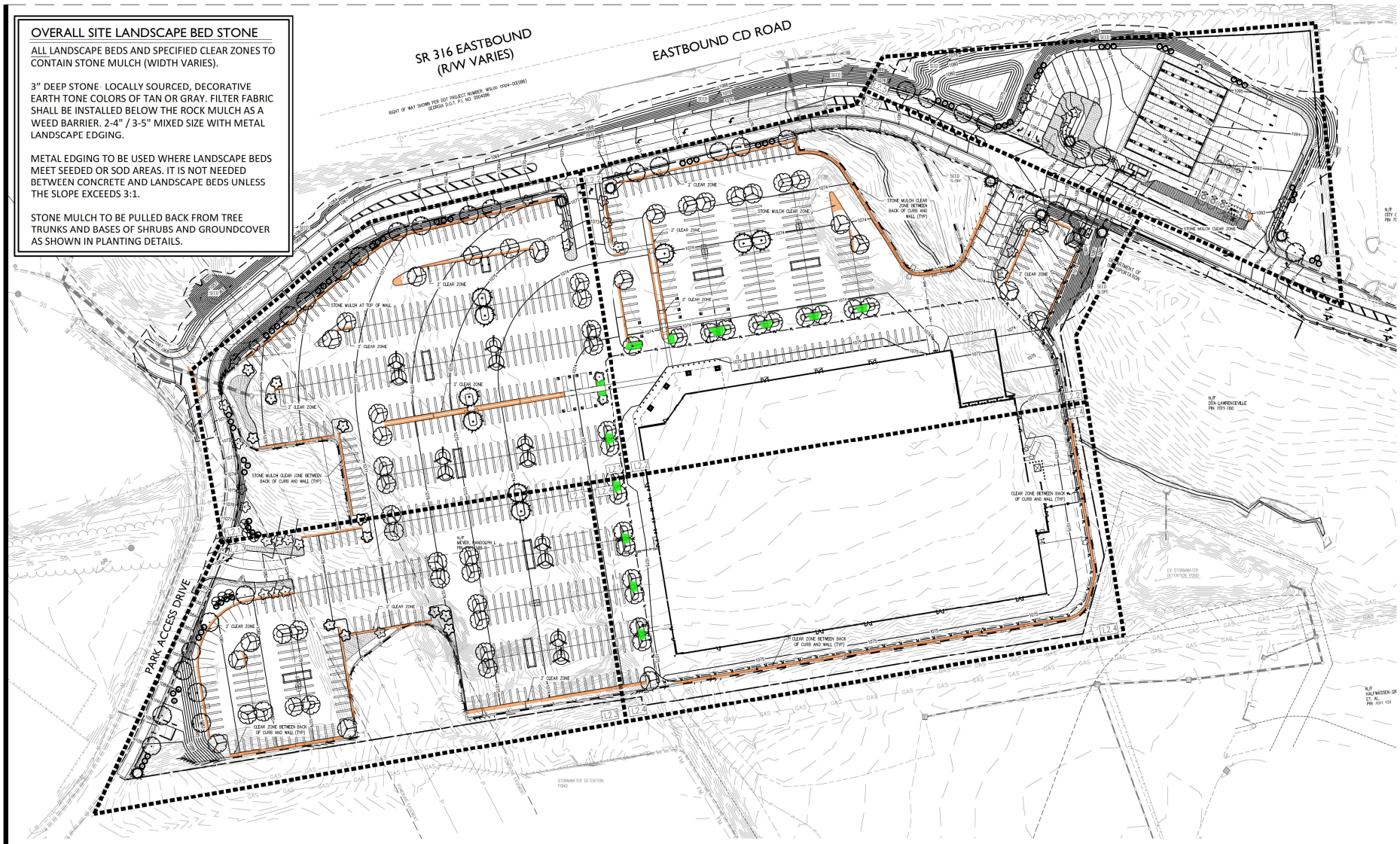
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Landscape Strip Calculations

Requirements:
1 Tree / 25 LF of Frontage @ 3" Caliper (deciduous) or 6' HT (evergreen)
3 Evergreen Shrubs / 25 LF of Frontage @ 3gallon

Park Access Drive	
Frontage Length (LF) (excluding drives, buffers & easements)	448.41
Trees Required (Frontage Length X / Tree / 25 LF)	18
Evergreen Shrubs Required (Frontage Length X 3 Shrub / 25 LF)	54
Trees Provided (Deciduous & Evergreen)	42
Evergreen Shrubs Provided	145
Lightning Access Drive (Warehouse)	
Frontage Length (LF) (excluding drives, buffers & easements)	854.11
Trees Required (Frontage Length X / Tree / 25 LF)	35
Evergreen Shrubs Required (Frontage Length X 3 Shrub / 25 LF)	105
Trees Provided (Deciduous & Evergreen)	40
Evergreen Shrubs Provided	175
Lightning Access Drive (Fuel)	
Frontage Length (LF) (excluding drives, buffers & easements)	306.99
Trees Required (Frontage Length X / Tree / 25 LF)	13
Evergreen Shrubs Required (Frontage Length X 3 Shrub / 25 LF)	39
Trees Provided (Deciduous & Evergreen)	17
Evergreen Shrubs Provided	88

Landscape Strip Requirements Met

Replacement Trees

Qnty	Botanical Name	Common Name	Min. Size	% Of Total*	Specifications
67	Ulmus parvifolia 'Athena'	Athena Lacebark Elm	3" Cal	76.5%	Free of Pests and Disease; Full and Even Canopy; Single; Straight Main Leader
9	Taxodium distichum	Bald Cypress	3" Cal	3.6%	Free of Pests and Disease; Full and Even Canopy; Single; Straight Main Leader
14	Nyssa sylvatica	Black Gum	3" Cal	5.5%	Free of Pests and Disease; Full and Even Canopy; Single; Straight Main Leader
8	Cryptomeria japonica 'Radicans'	Radicans Cryptomeria	6-10' HT	3.2%	Full to Ground, Free of Pests and Disease, Full and Even Form, Single, Straight Main Leader
30	Quercus shumardii	Shumard Oak	3" Cal	11.9%	Free of Pests and Disease; Full and Even Canopy; Single; Straight Main Leader
35	Lagerstroemia indica x fauriei 'Natchez'	Natchez White Crepe Myrtle	3" Cal	13.8%	Single Stem, Free of Pests and Disease, Full and Even Canopy, Single, Straight Main Leader
12	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	3" Cal	4.7%	Single Stem, Free of Pests and Disease, Full and Even Canopy, Single, Straight Main Leader
65	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly (Full to Ground)	6-10' HT	25.7%	Full to Ground, Free of Pests and Disease, Full and Even Form, Single, Straight Main Leader
6	Vitex agnus-castus	Chaste Tree	3" Cal	2.4%	Free of Pests and Disease; Full and even canopy. Multi-stem with 5 canes maximum at 2" caliper each minimum
7	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-10' HT	2.8%	Full to Ground, Free of Pests and Disease, Full and Even Form, Single, Straight Main Leader
253				100.0%	

*NO MORE THAN 33% OF ALL TREES PLANTED ARE OF ANY ONE GENUS

Parking Lot Planting Requirements

Requirements
Requirements:
1 Tree per 10 Parking Spaces
At time of installation:
Evergreen trees to be minimum 6' tall
Deciduous tree to be 3" cal.

Total Parking Spaces Proposed:	854
# Trees Required	85.4
# Trees Proposed	114

Parking Lot Planting Requirement Met

TREE SYMBOL KEY

- ATHENA LACEBARK ELM
- SHUMARD OAK
- BALD CYPRESS
- RADICANS CRYPTOMERIA
- BLACK GUM
- LITTLE GEM MAGNOLIA
- CHASTE TREE
- DYNAMITE CRAPE MYRTLE
- NATCHEZ CRAPE MYRTLE
- NELLIE R STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

SHRUB & GROUNDCOVER SYMBOL KEY

- MCCLINTOCK LEUCOTHOE
- SHAMROCK INKBERRY
- EVER RED FRINGE FLOWER
- CERISE CHANN FRINGE FLOWER
- LITTLE LIME HYDRANGEA
- VINTAGE JADE DISTYLIUM
- FOERSTER'S FEATHER REED GRASS
- PINK MUHLY GRASS
- MINI JAZZ HANDS FRINGE FLOWER
- STOKES DWARF YAUPON HOLLY
- BUTTERFLY BUSH
- SARGENT'S JUNIPER
- MADISON STAR JASMINE
- SOD
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- BERMUDA HYDROSEED
- 2' CLEAR ZONE TO CONTAIN STONE MULCH
- SEASONAL COLOR

NORTH

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Scale 1" = 50'

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ENGINEERS SEAL:

GEORGIA REGISTERED No. 1736 LANDSCAPE ARCHITECT
7/21/2026

OVERALL TREE REPLACEMENT PLAN

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△	DATE	DESCRIPTION

AEC JOB #: 25-5192
DRAWN BY: JWM, ERS
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

OVERALL SITE LANDSCAPE BED STONE

ALL LANDSCAPE BEDS AND SPECIFIED CLEAR ZONES TO CONTAIN STONE MULCH (WIDTH VARIES).

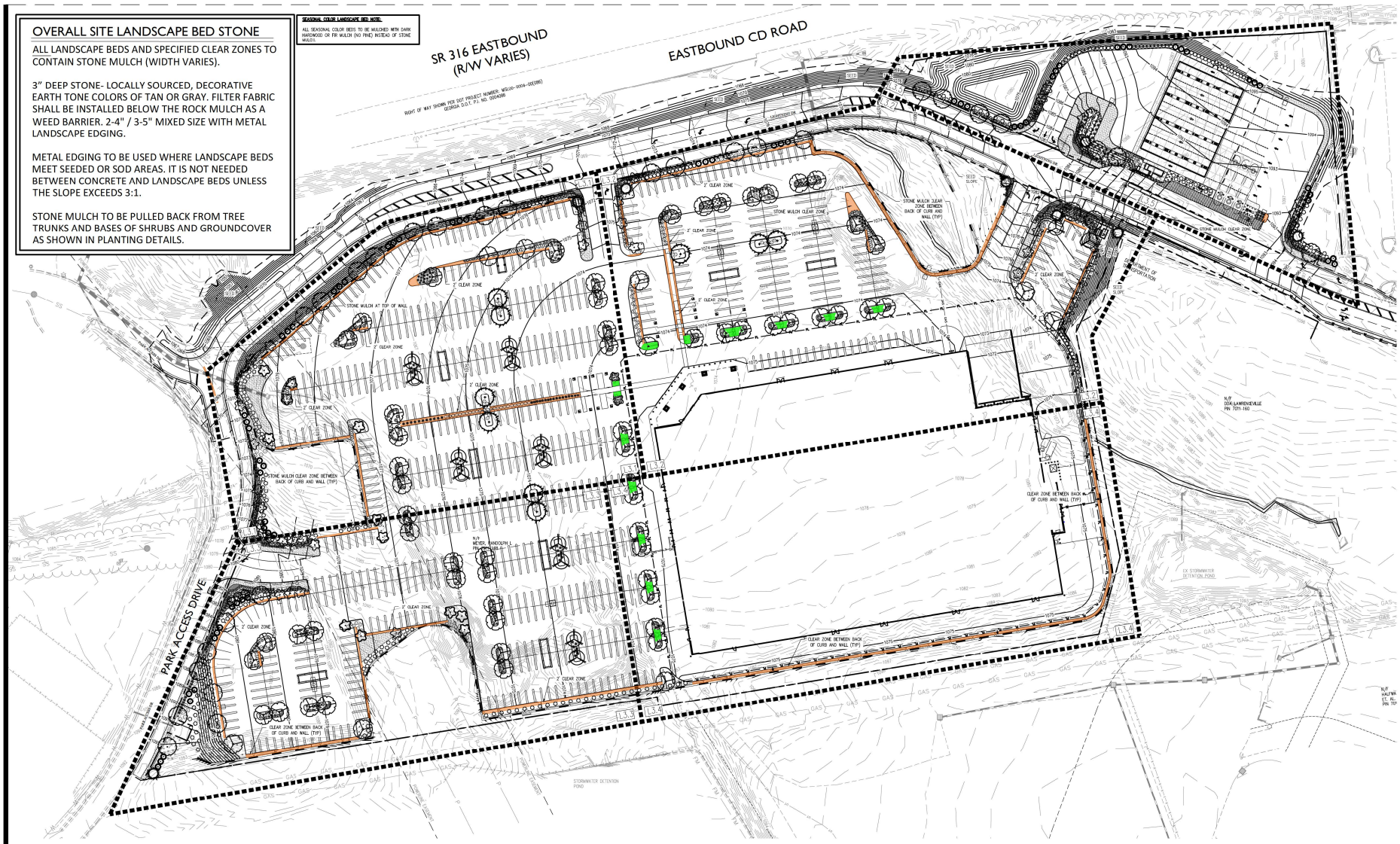
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SEASONAL COLOR LANDSCAPE BED NOTE:

ALL SEASONAL COLOR BEDS TO BE MULCHED WITH DARK HARDWOOD OR PINE MULCH (NO PINE) INSTEAD OF STONE MULCH.



Ornamental Plant List

Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
369	Ligustrum japonicum 'Recurvifolium'	Recurve Wavleaf Ligustrum	7 Gal.	As Shown	Free of Pests and Disease
159	Ilex glabra 'Shamrock'	Shamrock Inkberry	7 Gal.	As Shown	Free of Pests and Disease
161	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	7 Gal.	As Shown	Free of Pests and Disease
175	Loropetalum chinense 'Razzleberry'	Coral Charm Fringe Flower	7 Gal.	As Shown	Free of Pests and Disease
25	Hydrangea paniculata 'Jane'	Little Lime Hardy Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
66	Distylium 'Vintage Jade'	Vintage Jade Distylium	7 Gal.	As Shown	Free of Pests and Disease
191	Loropetalum chinense 'Ever Red'	Jazz Hands Dwarf Pink Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
322	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal.	As Shown	Free of Pests and Disease
19	Juniperus chinensis var. sargentii	Sargent Juniper	3 Gal.	As Shown	Free of Pests and Disease
171	Buddleja 'Blue Chip'	Lo & Behold® Blue Chip Butterfly Bush	3 Gal.	As Shown	Free of Pests and Disease
Fence/Grasses					
186	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	3 Gal.	As Shown	Free of Pests and Disease
233	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
485	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease
144	Trachelospermum jasminoides 'Madison'	Madison Star Jasmine	1 Gal.	As Shown	Free of Pests and Disease
	Artificial Turf	Artificial Turf	Turf		
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod	Sod		
	Bermuda Hydroseed	Bermuda Hydroseed	Hydroseed		
	Hardwood Mulch		4" Depth		Mix 4" Depth; Free of Pests and Disease; Dark Brown hardwood no fir (no pine); Color: Dark Brown; For use in seasonal color beds ONLY
	2-4" / 3-5" River Rock Mulch		3" Depth		Locally sourced, earth-tone colors of tan and gray, filter fabric to be installed under the rock mulch in all landscape beds except seasonal color beds

*CONTRACTOR TO FIELD VERIFY SOD & MULCH QUANTITIES BASED ON DISTURBED LIMITS

TREE SYMBOL KEY

- ARTHUR CASCADIA ELM
- BLACK GUM
- SHUMARD OAK
- LITTLE GEM MAGNOLIA
- CHASTE TREE
- WILD CYPRESS
- DYNAMITE CRAPE MYRTLE
- NATCHEZ CRAPE MYRTLE
- RADICANS CRYPTOMERIA
- NELLIE R STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

SHRUB & GROUNDCOVER SYMBOL KEY

- FIGURINE JUNIPER
- SHAMROCK INKBERRY
- EVER RED FRINGE FLOWER
- CERISE CHARM FRINGE FLOWER
- LITTLE LIME HYDRANGEA
- VINTAGE JADE DISTYLIUM
- FOREVERS FEATHER REED GRASS
- PINK MUHLY GRASS
- MINI JAZZ HANDS FRINGE FLOWER
- STOKE'S DWARF YAUPON HOLLY
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Scale 1" = 50'

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ENGINEERS SEAL:

GEORGIA REGISTERED No. 1736 LANDSCAPE ARCHITECT

7/2/2026

OVERALL LANDSCAPE PLAN

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△	DATE	DESCRIPTION

AEC JOB #: 25-5192
DRAWN BY: JWM, ERB
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

COSTCO WHOLESALE

LAWRENCEVILLE, GA

GENERAL LANDSCAPE NOTES

1. LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED. THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED; INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
2. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES UNDERGROUND AND ABOVE GROUND, EXISTING STRUCTURES, ETC.
4. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK.
5. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
6. EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.
8. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA.
9. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE 2018 AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2018) AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
10. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
11. CONTRACTOR TO PROVIDE PICTURES OF ALL PLANT MATERIAL WITH DIMENSIONS FOR APPROVAL. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LC TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED PLANTING UNTIL ALL MATERIALS ARE INSTALLED AND FOUND TO BE ACCEPTABLE. THE LC SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL THE COST OF LC.
12. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
13. ALL SHRUB BEDS SHALL BE TILLED TO MINIMUM DEPTH OF 6-8". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS AND HARDSCAPES WITH A 3" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA OR ADJACENT HARDSCAPE, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
17. ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
18. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET.
19. THE PLANT QUANTITIES REPRESENTED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
20. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. ANY ADDITIONAL SOD OR SEEDED AREAS ADDED TO THE PLANS DURING THE INSTALLATION PROCESS SHALL BE PROVIDED BY THE CONTRACTOR AT A MUTUALLY AGREED UPON SQ. FT. UNIT COST. AREAS TO BE SODDED OR SEEDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLE ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE PLANTS AND TREES DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
22. ALL PLANTING BEDS SHALL BE MULCHED WITH MULCH AS SPECIFIED ON PLANS. ALL TREES SHALL HAVE A 4" THICK MUCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT.
23. ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
24. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE(S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
25. ALL NEW WORK THAT IS TO BE DONE IN TREE SAVE AREAS SHALL BE DONE BY HAND, INCLUDING CLEARING & GRUBBING, SITE PREP, GRADING, TRENCHING AND PLANTING. THERE SHOULD BE NO TILLING WITHIN THE TREE SAVE AREA. ALL TRENCHING TO BE OUTSIDE OF DRIP LINE OF EXISTING TREES TO BE SAVED. IF TRENCHING MUST OCCUR WITHIN THE CRITICAL ROOT ZONE, THEN TRENCHING SHOULD FOLLOW TREE PRESERVATION GUIDELINES FOR THE PROJECT OR LOCAL MUNICIPALITY.
26. NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. NOTIFY LA OF ANY CONFLICTS WITH EASEMENTS. FIELD ADJUSTMENT AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.
28. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. QUANTITIES PROVIDED ON PLANS ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION OF CONTRACT DOCUMENTS. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL ACCORDING TO DRAWINGS.
29. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF FOR ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. SHOULD THE ONE YEAR WARRANTY PERIOD END DURING DORMANCY, THEN WARRANTY WILL EXTEND THROUGH SPRING. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL TO BREAK DORMANCY IN SPRING TIME.
30. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 3 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
31. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT ADDITIVES.
32. THE TRUNK FLARE DEPTH FOR ALL TREES SHOULD BE VISIBLE AT +/- 2" ABOVE GRADE.
33. B&B MATERIAL SHALL BE SHIPPED IN BIODEGRADABLE WIRE BASKETS, BURLAP, & STRAPPING.
34. WIRE BASKETS SHOULD HAVE TOP RUNG CUT AWAY FROM BASKET HORIZONTALLY, AND REMAINDER OF BASKET TO REMAIN. ALL STRAPPING SHOULD BE REMOVED AND DISPOSED OF AT TIME OF PLANTING.
35. ALL B&B TREES SHALL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS SHALL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK.
36. ALL TREES TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.
37. ALL LANDSCAPE BEDS TO BE EDGED AS SHOWN IN LANDSCAPE DETAILS.
38. THE CONTRACTOR TO ENSURE ALL TREE ROOTS BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
39. TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT TO BE PURCHASED FROM THE NURSERY WITH SAID CLEAR TRUNK HEIGHT. NOT FIELD-PRUNED BY CONTRACTOR.
40. THE CONTRACTOR TO PROVIDE PRE-EMERGENT HERBICIDE IN ALL PLANTING BEDS WITH EXCEPTION OF SEEDED AREAS.
41. THE CONTRACTOR TO BACK-FILL ALL PLANTINGS WITH ½ CULTIVATED EXISTING SOILS (FREE OF CLUMPS AND ROCKS) & ½ PLANTING MIX.
42. THE CONTRACTOR TO PREP ALL PERENNIAL AND ANNUAL COLOR BEDS PER LANDSCAPE DETAILS AND APPLY MIRACLE GROW AND SLOW RELEASE FERTILIZER.
43. THE CONTRACTOR TO INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.
44.
45. THE CONTRACTOR TO PREP ALL SOD AREAS WITH SOD DRESSING AT A RATE OF 1 CY / PALLET SOD.
46. IF ANY PLANT MATERIAL DIES DUE TO INADEQUATE COVERAGE, CONTRACTOR WILL MODIFY THE IRRIGATION SYSTEM PRIOR TO REPLACING PLANTS, AT NO ADDITIONAL CHARGE TO THE OWNER.

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
8. O. C. = ON CENTER, & S.A.S. = SPACE AS SHOWN.
9. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
10. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
11. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
12. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
13. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER..
15. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
16. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
17. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
18. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
20. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS:
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
7. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

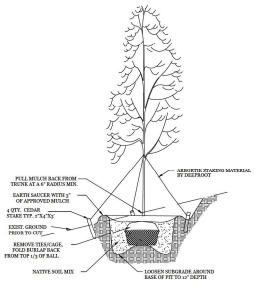
OVERALL SITE LANDSCAPE BED STONE

ALL LANDSCAPE BEDS AND SPECIFIED CLEAR ZONES TO CONTAIN STONE MULCH (WIDTH VARIES).

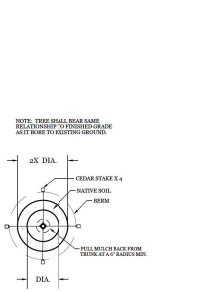
3" DEEP STONE- LOCALLY SOURCED, DECORATIVE EARTH TONE COLORS OF TAN OR GRAY. FILTER FABRIC SHALL BE INSTALLED BELOW THE ROCK MULCH AS A WEED BARRIER. 2-4" / 3-5" MIXED SIZE WITH METAL LANDSCAPE EDGING.

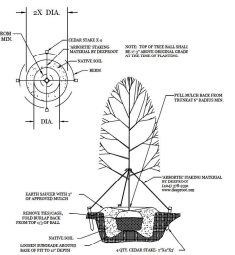
METAL EDGING TO BE USED WHERE LANDSCAPE BEDS MEET SEEDED OR SOD AREAS. IT IS NOT NEEDED BETWEEN CONCRETE AND LANDSCAPE BEDS UNLESS THE SLOPE EXCEEDS 3:1.

STONE MULCH TO BE PULLED BACK FROM TREE TRUNKS AND BASES OF SHRUBS AND GROUNDCOVER AS SHOWN IN PLANTING DETAILS.

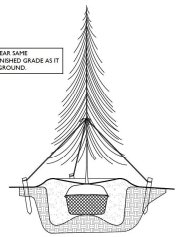


TREE PLANTING & STAKING ON SLOPES
NOT TO SCALE

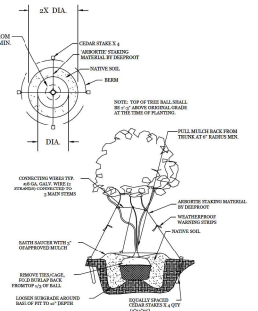




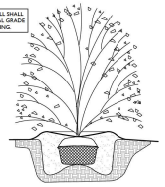
TREE GUYING DETAIL
NOT TO SCALE



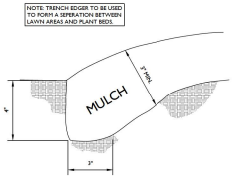
EVERGREEN PLANTING DETAIL
NOT TO SCALE



MULTIPLE STEM PLANTING DETAIL
NOT TO SCALE



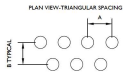
SHRUB PLANTING DETAIL
NOT TO SCALE

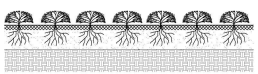


TRENCH EDGER DETAIL
NOT TO SCALE



TYPICAL ISLAND BED SECTION
NOT TO SCALE





PLANT SPACING TABLE

TRIANGULAR SPACING			RECTILINEAR SPACING		
A	B	NO. /SF	A	B	NO. /SF
4" OC	3.5"	4.61	4" OC	3.46"	9.0
8" OC	6.93"	2.60	6" OC	5.20"	4.0
10" OC	8.66"	1.66	8" OC	6.93"	2.25
12" OC	10.4"	1.15	9" OC	7.79"	1.78
15" OC	1.08'	0.74	10" OC	8.66"	1.44
16" OC	1.09'	0.51	12" OC	10.4"	1.0
24" OC	2.0'	0.29	18" OC	1.3'	0.64
30" OC	2.5'	0.19	24" OC	2.0'	0.56
36" OC	3.0'	0.13	30" OC	2.5'	0.45

GROUND COVER DETAIL
NOT TO SCALE

(5) LANDSCAPE IRRIGATION SYSTEM EFFICIENCY REQUIREMENTS. THE REQUIREMENTS IN SECTION 604.4.3 APPLY TO ALL NEW LANDSCAPE IRRIGATION SYSTEMS CONNECTED TO THE PUBLIC WATER SYSTEM EXCEPT THOSE (A) USED FOR AGRICULTURAL OPERATIONS AS DEFINED IN THE INTERNATIONAL CODE OF GEORGIA SECTION 1-3-3, (B) USED FOR GOLF COURSES, AND (C) DEPENDENT UPON A NONPUBLIC WATER SOURCE. NOTHING IN THIS CODE OR THIS SECTION 604.4.3 IS INTENDED TO REQUIRE THAT LANDSCAPE IRRIGATION SYSTEMS MUST BE INSTALLED AT ALL PREMISES. THE LANDSCAPE IRRIGATION EFFICIENCY REQUIREMENTS IN THIS SECTION 604.4.3 APPLY ONLY WHEN SOMEONE VOLUNTARILY CHOOSES, OR IS OTHERWISE REQUIRED BY SOME REQUIREMENT BEYOND THIS CODE, TO INSTALL A LANDSCAPE IRRIGATION SYSTEM ON PREMISES.

(i) AVOIDING WATER WASTE THROUGH DESIGN. ALL NEW LANDSCAPE IRRIGATION SYSTEMS SHALL ADHERE TO THE FOLLOWING DESIGN STANDARDS:

a. POP-UP TYPE SPRINKLER HEADS SHALL POP-UP TO A HEIGHT ABOVE VEGETATION LEVEL OF NOT LESS THAN FOUR (4) INCHES ABOVE THE SOIL LEVEL WHEN EMITTING WATER.

b. POP-UP SPRAY HEADS OR ROTARY SPRINKLER HEADS MUST DIRECT FLOW AWAY FROM ANY ADJACENT SURFACES AND MUST NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM IMPERVIOUS SURFACES.

c. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR BY OTHER MEANS THAT PRODUCES NO OVERSPRAY OR RUNOFF.

d. NARROW OR IRREGULAR SHAPED LANDSCAPED AREAS, LESS THAN FOUR (4) FEET IN ANY DIRECTION ACROSS OPPOSING BOUNDARIES SHALL NOT BE IRRIGATED BY ANY IRRIGATION EMISSION DEVICE EXCEPT SUB-SURFACE OR LOW FLOW EMITTERS WITH FLOW RATES NOT TO EXCEED 6.3 GALLONS PER HOUR.

(ii) LANDSCAPE IRRIGATION SYSTEMS REQUIRED COMPONENTS. ALL NEW LANDSCAPE IRRIGATION SYSTEMS SHALL INCLUDE THE FOLLOWING COMPONENTS:

a. A RAIN SENSOR SHUT-OFF INSTALLED IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVER HANGS, OR ANYTHING ELSE THAT MIGHT BLOCK RAIN FROM TRIGGERING THE RAIN SENSOR SHUTOFF.

b. A MASTER SHUT-OFF VALVE FOR EACH CONTROLLER INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER BUT DOWNSTREAM OF THE BACKFLOW PREVENTION ASSEMBLY.

c. PRESSURE-REGULATING DEVICES SUCH AS VALVE PRESSURE REGULATORS, SPRINKLER HEAD PRESSURE REGULATORS, INLINE PRESSURE REGULATORS, WATERSENSE SPRAY SPRINKLER BODIES, OR OTHER DEVICES SHALL BE INSTALLED AS NEEDED TO ACHIEVE THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE AT THE EMISSION DEVICES FOR OPTIMAL PERFORMANCE

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7/21/2026

LANDSCAPE DETAILS

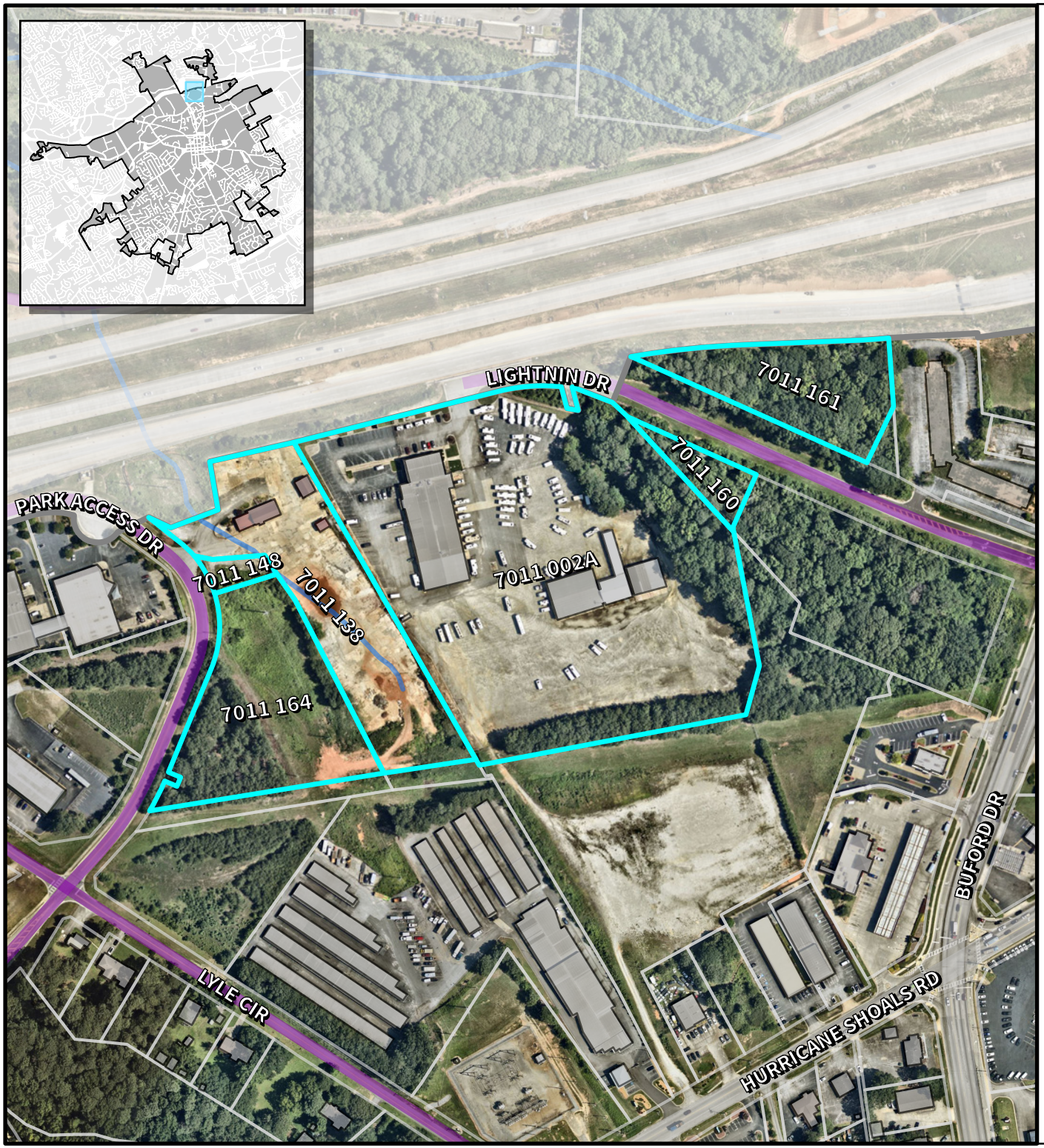
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△	DATE	DESCRIPTION

AEC JOB #: 25-5192
DRAWN BY: JWM, ERB
DESIGNED BY: JWM, MDV
CHECK BY: JWM, MDV
DATE: 01/26/2026

SHEET NUMBER

RZC 2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet

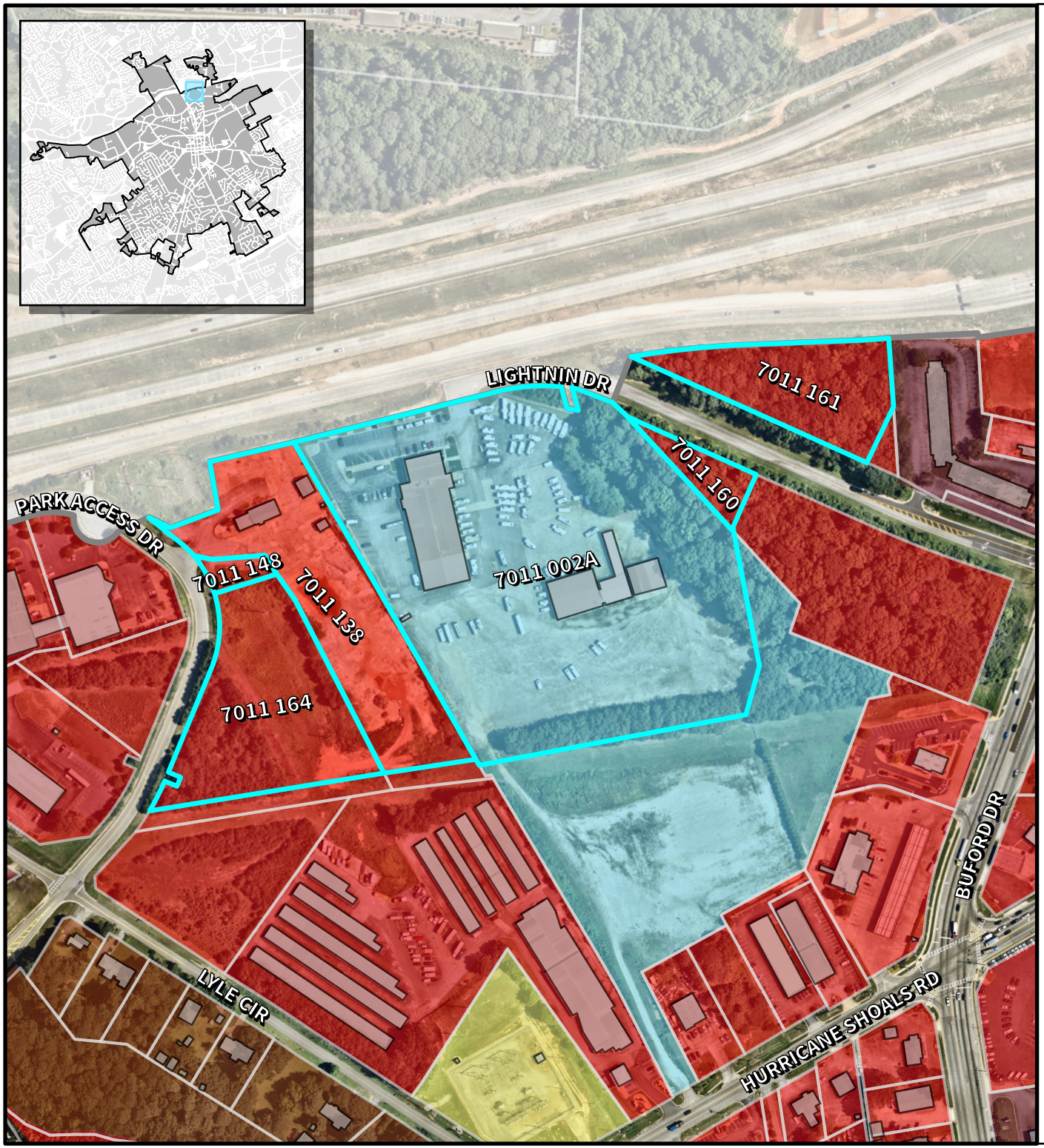
LAWRENCEVILLE

Planning & Development

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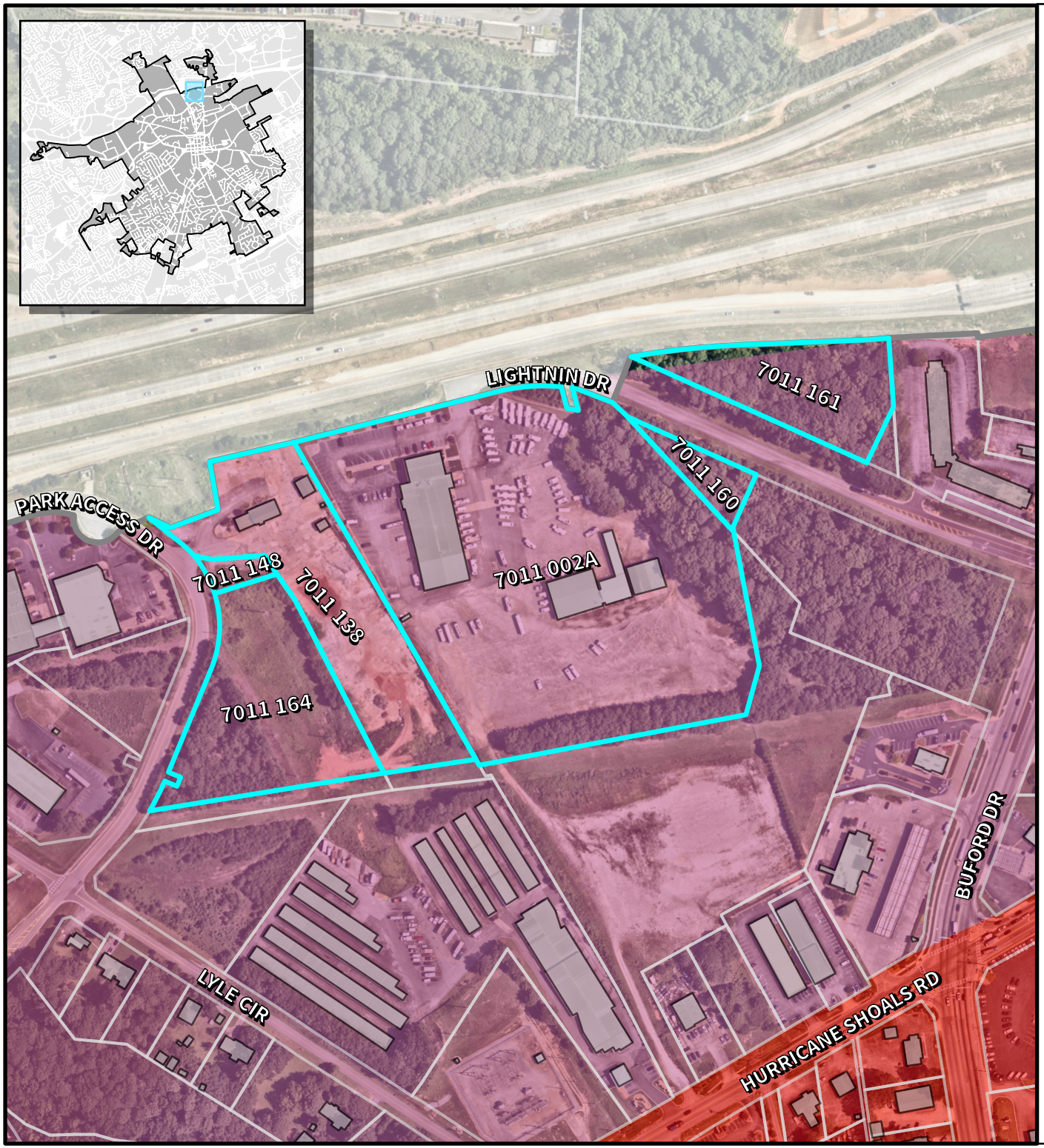
Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RS-150	Single-Family Residential

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



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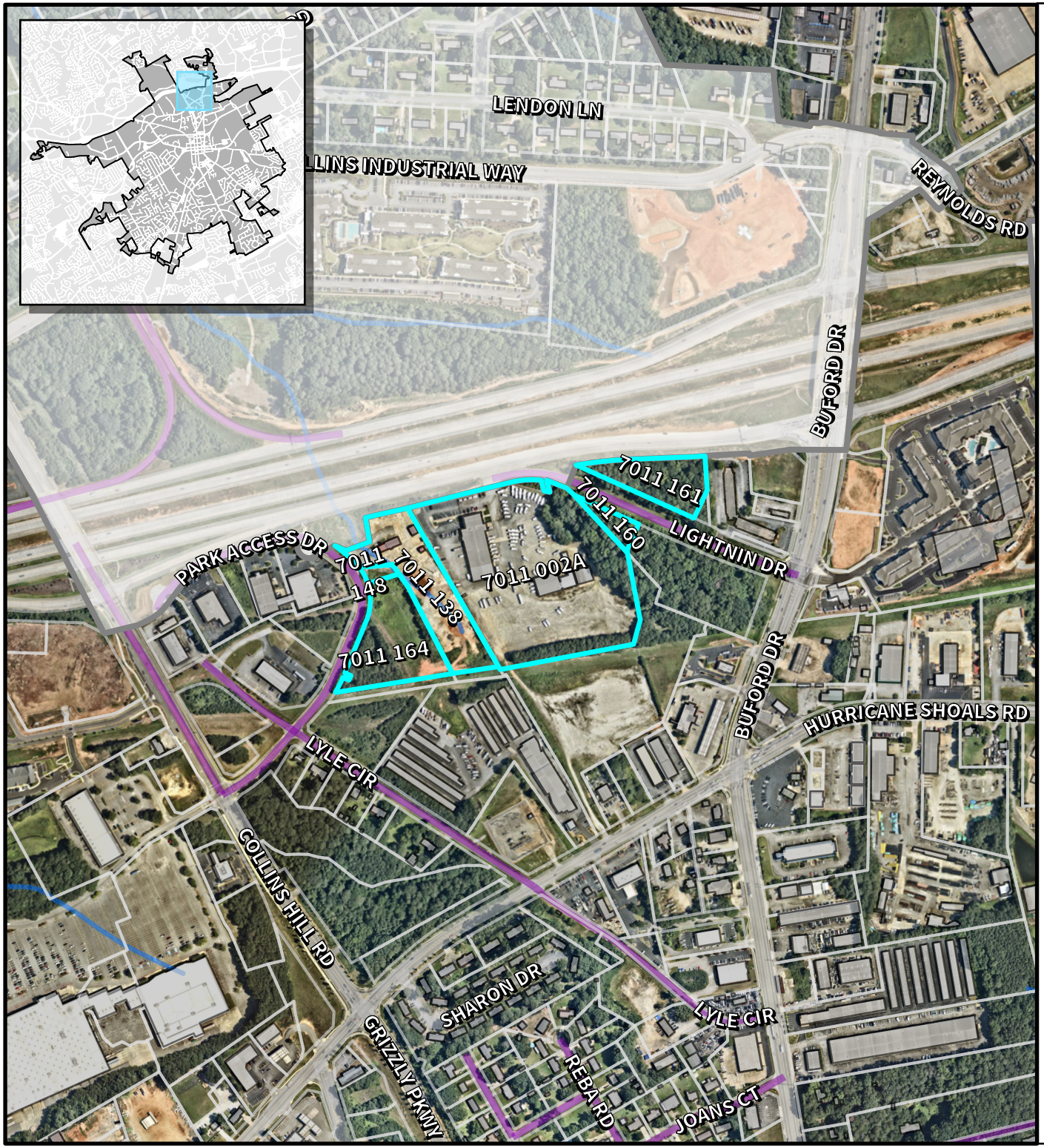
2045 Character Areas

- Community Mixed Use
- Commercial Corridor

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

0 125 250 500 Feet

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

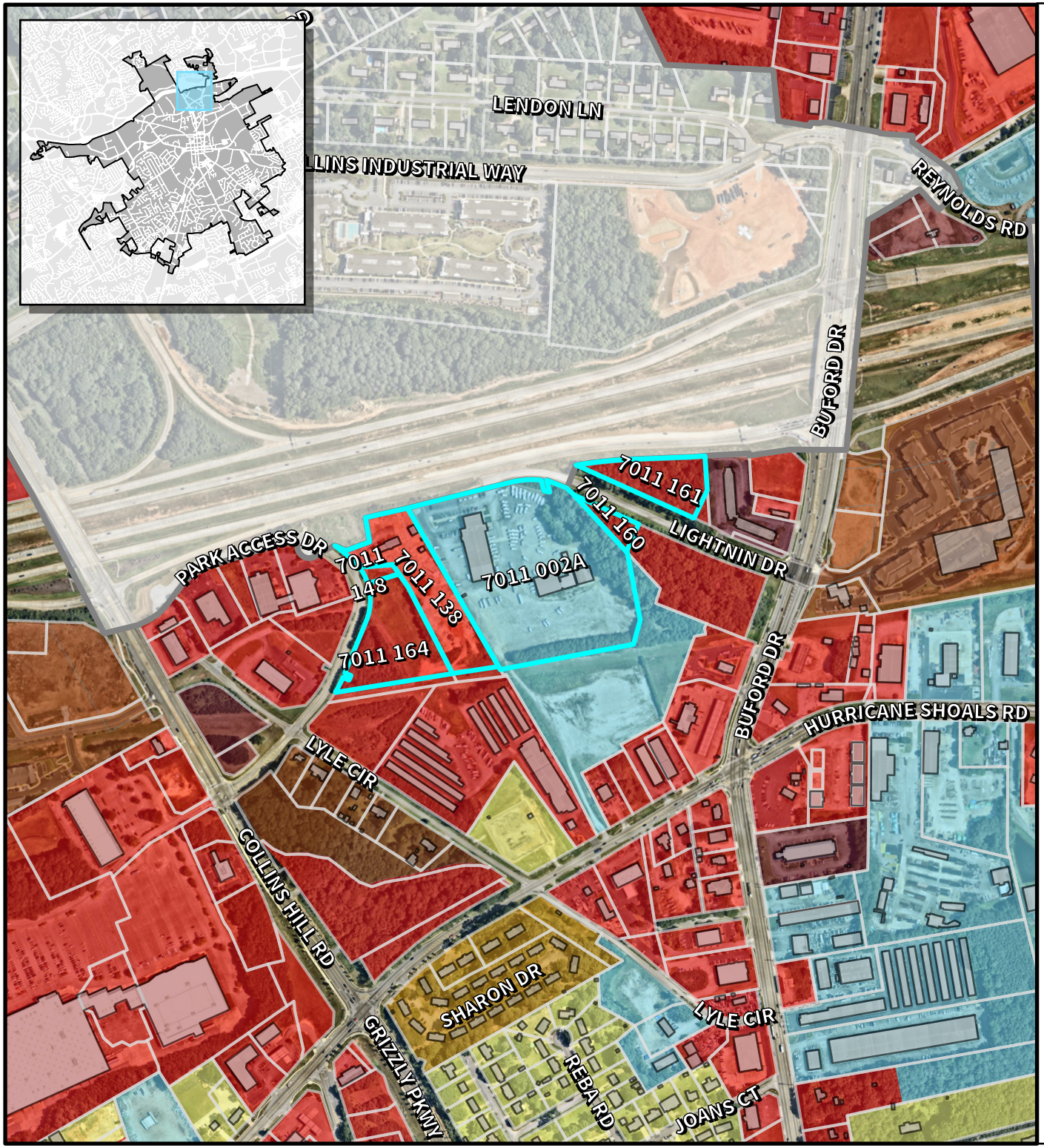
Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

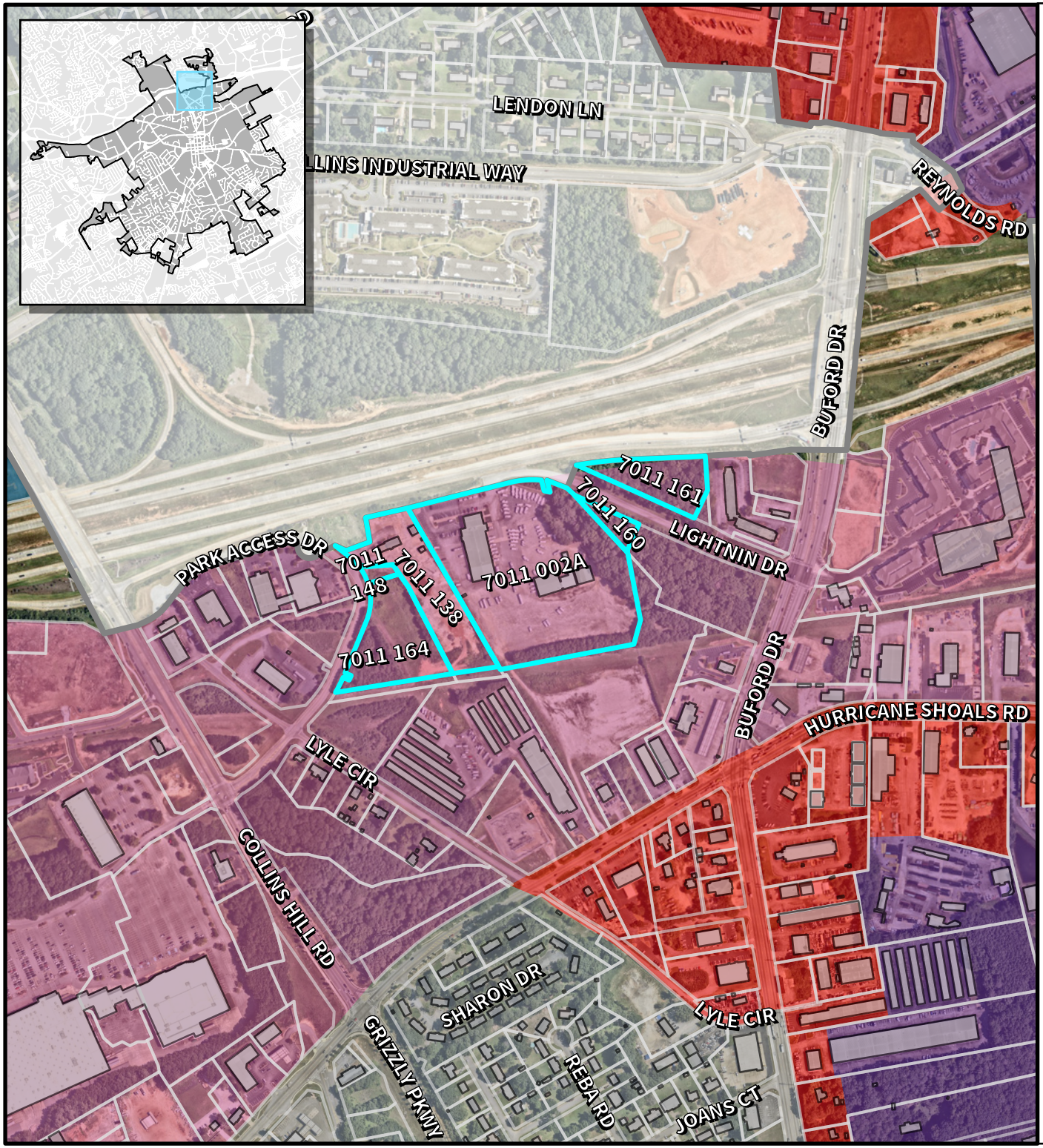
Zoning Districts

BG	General Business
HSB	Highway Service Business
LM	Light Manufacturing
CMU	Community Mixed-Use
RM-12	Multifamily Residential
RS-150	Single-Family Residential

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:7,200

N

0 250 500 1,000 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Community Mixed Use
- Commercial Corridor
- Education Center
- Industrial

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet

MAYOR AND COUNCIL

CITY OF LAWRENCEVILLE, GEORGIA

ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
David R. Still, Mayor	Yes/No/Abstain
Victoria Jones, Council Member	Yes/No/Abstain
Randy Travis, Council Member	Yes/No/Abstain
Bryant Harris, Council Member	Yes/No/Abstain

On motion of [INSERT NAME], seconded by [INSERT NAME], which carried [INSERT VOTE], the following ordinance was [INSERT MOTION]:

AN ORDINANCE TO [INSERT RECOMMENDATION] AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District) by Costco Wholesale Corporation for the proposed use of Wholesale Membership Club on a tract of land described by the attached legal description, which is incorporated herein and made a part

hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on September 28, 2026 and objections [INSERT OBJECTIONS] filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the 28th day September 2026, that the aforesaid application to amend the Official Zoning Map from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District) is hereby [INSERT DECISION].

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. **To restrict the Rezoning as follows:**
   - **A.** The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
   - **B.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
   - **C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
   - **D.** Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.

B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.

D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.

E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.

F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.

G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. The following variances are approved:

A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.

B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals

D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.

_____
David R. Still, Mayor

Date Signed: _____

ATTEST:

_____
Karen Pierce, City Clerk

LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District and Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a concrete right-of-way monument at the intersection formed between the northerly right-of-way of Buford Drive (aka Georgia Highway 20) and the southerly right-of-way of Lightnin Drive; THENCE northwesterly along said right-of-way a distance of 604.12' to the POINT OF BEGINNING; from said POINT OF BEGINNING THENCE South 24 degrees 24 minutes 47 seconds West a distance of 126.06' to a point; THENCE South 11 degrees 25 minutes 43 seconds East a distance of 296.21' to a point; THENCE South 15 degrees 24 minutes 11 seconds West a distance of 101.83' to a point; THENCE South 80 degrees 21 minutes 37 seconds West a distance of 585.09' to a 1/2" point; point; THENCE North 29 degrees 03 minutes 20 seconds West a distance of 13.23' to a point; THENCE South 80 degrees 58 minutes 09 seconds West a distance of 298.49' to a point; THENCE South 80 degrees 44 minutes 16 seconds West a distance of 390.03' to a point on the southeastern right-of-way of Park Access Drive; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 70.82' to a concrete right-of-way monument, said curve having a chord bearing of North 27 degrees 15 minutes 04 seconds East, said curve having a radius of 532.00' and a chord distance of 70.77'; THENCE South 67 degrees 02 minutes 11 seconds East a distance of 27.51' to a right-of-way monument; THENCE along the arc of a curve having a chord bearing of North 22 degrees 39 minutes 09 seconds East an arc distance of 6.08' to a point, said curve having a radius of 560.00' and a chord distance of 6.08'; THENCE along the easterly right-of-way of Park Access Drive North 23 degrees 12 minutes 01 seconds East a distance of 14.40' to a concrete right-of-way monument; THENCE along the easterly right-of-way of Park Access Drive North 67 degrees 44 minutes 57 seconds West a distance 27.60' to a concrete right-of-way monument THENCE along the easterly right-of-way of Park Access Drive North 22 degrees 15 minutes 03 seconds East a distance of 236.57' to a point; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 161.54', said curve having a chord bearing of North 02 degrees 42 minutes 47 seconds East, said curve having a radius of 236.87' and a chord distance of 158.43'; THENCE along a curve on the easterly right-of-way of Park Access Drive a distance of 69.13', said curve having a chord bearing of North 25 degrees 48 minutes 14 seconds West, said curve having a radius of 232.00' and a chord distance of 69.13'; THENCE departing said right-of-way North 48 degrees 42 minutes 26 seconds East a distance of 264.77' to a point; THENCE along a curve a distance of 83.91' to a point, said curve having a chord bearing of North 62 degrees 41 minutes 00 seconds East, said curve having a radius of 172.00' and a chord distance of 83.08'; THENCE North 76 degrees 39 minutes 41 seconds East a distance of 267.79';

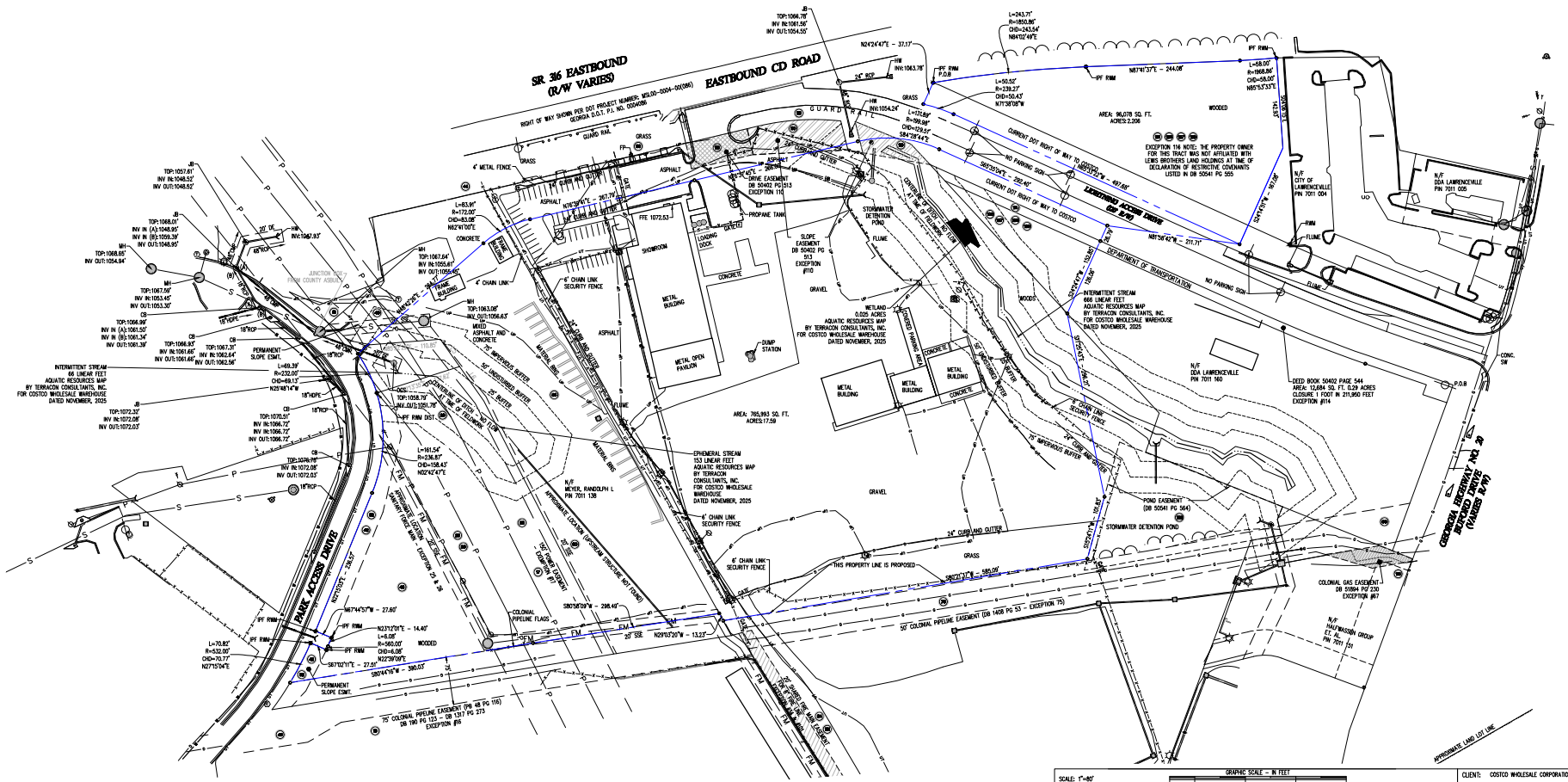
RZC2026-00003
RECEIVED JULY 13, 2026
PLANNING & DEVELOPMENT DEPARTMENT

THENCE North 76 degrees 37 minutes 45 seconds East a distance of 266.00' to a point; THENCE along a curve a distance of 131.89' to a point, said curve having a chord bearing of South 84 degrees 28 minutes 44 seconds East, said curve having a radius of 199.98' and a chord distance of 129.51'; THENCE South 65 degrees 35 minutes 04 seconds East a distance of 292.40 to a point; THENCE South 24 degrees 24 minutes 47 seconds West a distance of 26.79' to a point; said point also the POINT OF BEGINNING. Containing 765,993 sq.ft. (17.59 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

Together with all that tract or parcel of land lying and being in Land Lot 11 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 4x4 concrete monument at the intersection of the southern right-of-way of SR 316 and the northern right-of-way of Lightnin Drive; THENCE along the southern right-of-way of SR 316 and the arc of a curve having a chord bearing of North 84 degrees 02 minutes 49 seconds East an arc distance of 243.71' to a 4x4 concrete R/W monument, said curve having a radius of 1850.86' and a chord distance of 243.54; THENCE North 87 degrees 41 minutes 37 seconds East a distance of 244.08 to a point; THENCE along the arc of a curve having a chord bearing of North 85 degrees 53 minutes 33 seconds East an arc distance of 58.00' to a 4x4 concrete monument, said curve having a radius of 1968.86' and a chord distance of 58.00'; THENCE departing said right of way South 04 degrees 06 minutes 15 seconds East a distance of 142.93' to a 4x4 concrete monument; THENCE South 24 degrees 14 minutes 51 seconds West a distance of 167.08' to a point; THENCE North 65 degrees 33 minutes 22 seconds West a distance of 497.68' to a point; THENCE along the arc of a curve North 71 degrees 38 minutes 08 seconds West an arc distance of 50.52' to a point, said curve having a radius of 239.27' and a chord distance of 50.43'; THENCE North 24 degrees 24 minutes 47 seconds East a distance of 37.17' to the POINT OF BEGINNING. Containing 96,078 sq. ft. (2.21 acres) as shown on ALTA Survey by Keystone Land Surveying dated 02-25-2026.

RZC2026-00003
RECEIVED JULY 13, 2026
PLANNING & DEVELOPMENT DEPARTMENT



SCALE: 1"=80'
GRAPHIC SCALE – IN FEET
0' 80' 160' 240'

CLIENT: COSTCO WHOLESALE CORPORATION

DESIGNED BY: JTF
SHEET NUMBER: 2 of 4
FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY
DATE: 6-17-26
JOB NUMBER: SURV 2000 GEN 527

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ALTA/NSPS LAND TITLE SURVEY FOR

COSTCO WHOLESALE
CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - LL11

REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

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RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Keystone\KLS Dropbox\KLS\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg

6-09-2026 4:15:05 PM



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA	158K PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
① 10' WIDE STALLS	838 STALLS
② ACCESSIBLE STALLS (2 PER 100)	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

MG2

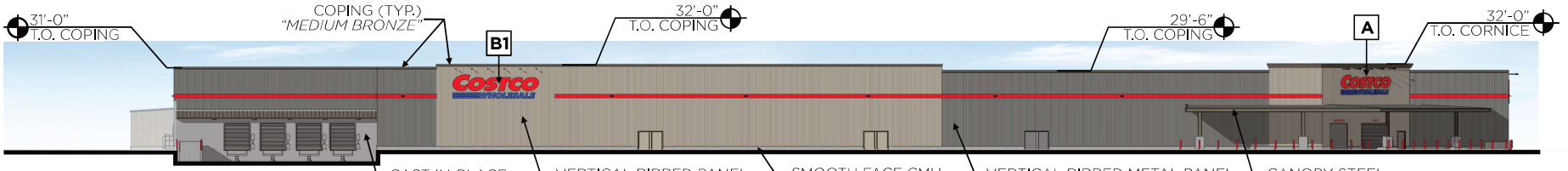
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 1

CONCEPT SITE PLAN

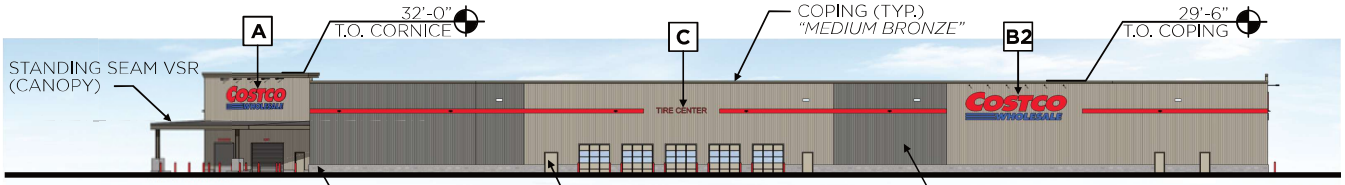
(WAREHOUSE WALL SIGN LOCATION)

COSTCO WHOLESALE

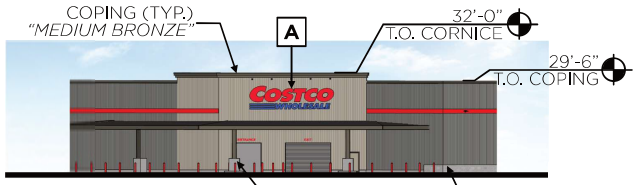
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1 SOUTH ELEVATION
SCALE: 1" = 40'



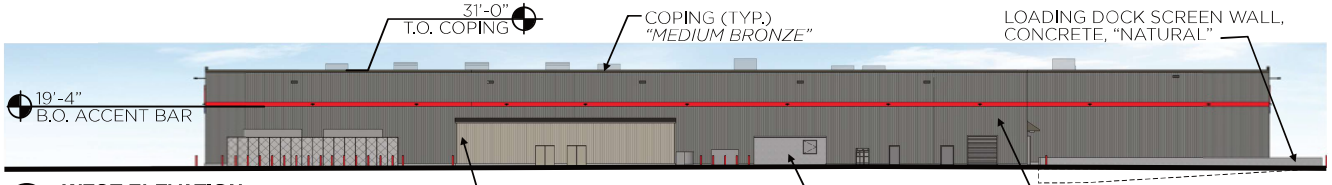
2 EAST ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'



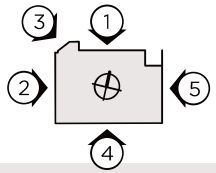
A



B



C



SIGN TABLE

TYPE OF SIGN	IDENTITY	ALLOWABLE SIGN AREA	TOTAL SIGNAGE ALLOWED	AREA PROPOSED
WALL SIGN	A	200 SF	400 SF TOTAL	156 SF
	B1	200 SF		222 SF
	B2	200 SF		222 SF
	B3	200 SF		222 SF
	C	200 SF		31 SF
FREESTANDING		200 SF /ROAD	400 SF TOTAL	0 SF
TOTAL SIGNAGE ALLOWED/PROPOSED			800 SF TOTAL	853 SF

MG2

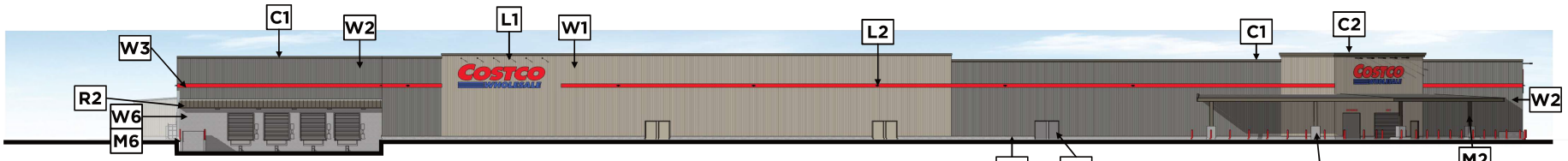
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

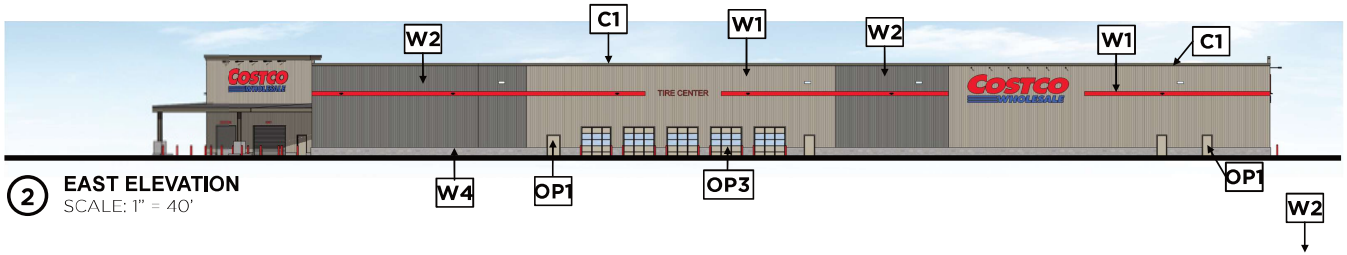
(WAREHOUSE WALL SIGN VARIANCE)

COSTCO WHOLESALE

RZC2026-00003
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PLANNING & DEVELOPMENT DEPARTMENT



1 **SOUTH ELEVATION**
SCALE: 1" = 40'



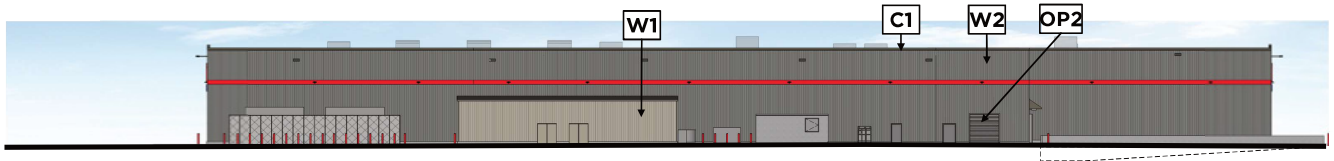
2 **EAST ELEVATION**
SCALE: 1" = 40'



3 **ENTRY ELEVATION**
SCALE: 1" = 40'



4 **NORTH ELEVATION**
SCALE: 1" = 40'



5 **WEST ELEVATION**
SCALE: 1" = 40'

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
WALL MATERIALS					
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	MISTIQUE PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	SEE 1/A701 AND STRUCT DWGS
COPING					
C1	COPING 1X4	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNICE	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ROOF					
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ARCHITECTURAL SHEET METAL					
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
LIGHTING					
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OPENINGS					
OP1	DOOR, FRAME, AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
MISCELLANEOUS					
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY FASCIA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2

MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)

COSTCO WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE

COSTCO WHOLESALE

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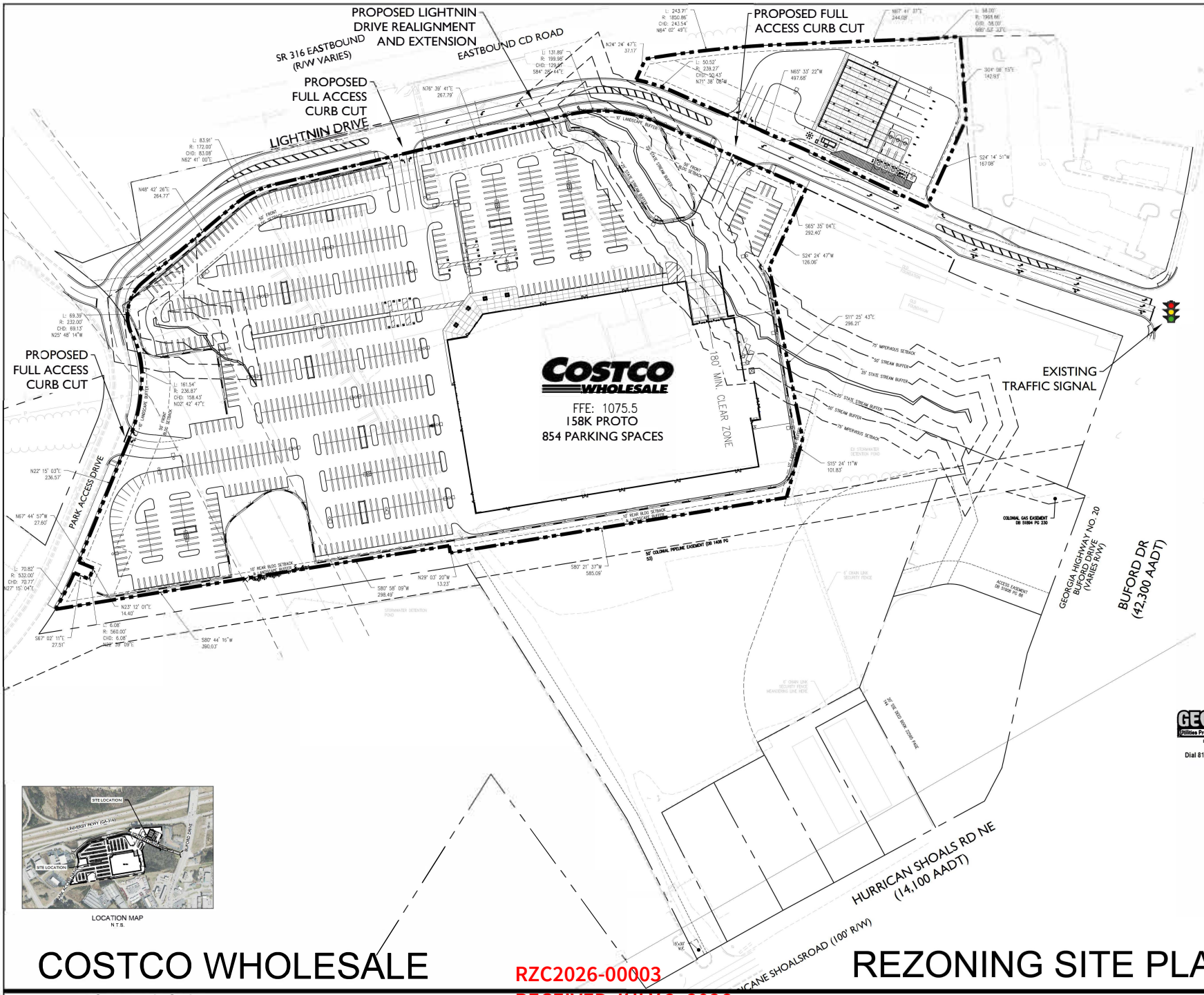
MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO WHOLESALE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)

SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 158k PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	836 STALLS
ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

GEORGIA REGISTERED No. 35676 PROFESSIONAL ENGINEER JULIA MILLER
07/02/2026

NORTH

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig. Dial 811 or Call 1-800-282-7411

60 0 60 120
Scale 1" = 60'

LOCATION MAP
N.T.S.

AEC
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

COSTCO WHOLESALE

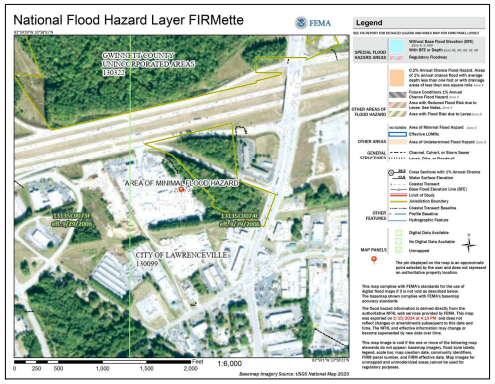
LAWRENCEVILLE, GEORGIA

REZONING SITE PLAN

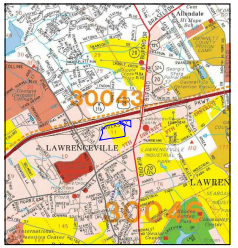
REZONE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

ALTA/NSPS LAND TITLE SURVEY OF 2555 UNIVERSITY PARKWAY, 825 LIGHTNIN DRIVE FOR COSTCO WHOLESALE CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY

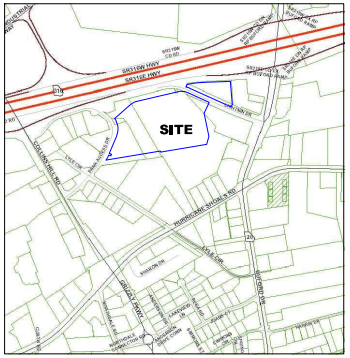


THIS PROPERTY IS LOCATED IN A ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON F.I.R.M. MAP OF GWINNETT COUNTY GEORGIA, MAP PANEL NUMBERS 13135C0073F AND 13135C0074F EFFECTIVE DATE:9/29/2006



LOCATION MAP NOT TO SCALE – SOURCE AERO ATLAS OF GEORGIA

GWINNETT COUNTY PARCELS 7011 002A, 7011 161



LEGAL DESCRIPTION – COMBINED COSTCO TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT AND LAND LOT 176 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION FORMED BETWEEN THE NORTHERLY RIGHT-OF-WAY OF BUFORD DRIVE (AKA GEORGIA HIGHWAY 20) AND THE SOUTHERLY RIGHT-OF-WAY OF LIGHTNIN ACCESS DRIVE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 604.12' TO THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING
THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 138.26' TO A POINT;
THENCE SOUTH 11 DEGREES 25 MINUTES 43 SECONDS EAST A DISTANCE OF 296.21' TO A POINT;
THENCE SOUTH 13 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 101.85' TO A POINT;
THENCE SOUTH 80 DEGREES 21 MINUTES 37 SECONDS WEST A DISTANCE OF 585.09' TO A 1/2" POINT;
THENCE NORTH 29 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 13.23' TO A POINT;
THENCE SOUTH 80 DEGREES 58 MINUTES 09 SECONDS WEST A DISTANCE OF 298.49' TO A POINT;
THENCE SOUTH 80 DEGREES 44 MINUTES 16 SECONDS WEST A DISTANCE OF 380.03 TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF PARK ACCESS DRIVE;
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 70.82' TO A CONCRETE RIGHT-OOF-WAY MONUMENT, SAID CURVE HAVING A CHORD BEARING OF NORTH 27 DEGREES 15 MINUTES 04 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 532.00' AND A CHORD DISTANCE OF 70.77';
THENCE SOUTH 67 DEGREES 02 MINUTES 11 SECONDS EAST A DISTANCE OF 27.57' TO A RIGHT-OF-WAY MONUMENT;
THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 22 DEGREES 39 MINUTES 08 SECONDS EAST AN ARC DISTANCE OF 6.08' TO A POINT, SAID CURVE HAVING A RADIUS OF 560.00' AND A CHORD DISTANCE OF 6.08';
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 23 DEGREES 12 MINUTES 01 SECONDS EAST A DISTANCE OF 14.40' TO A CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 67 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE 27.60' TO A CONCRETE RIGHT-OF-WAY MONUMENT
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE NORTH 22 DEGREES 15 MINUTES 03 SECONDS EAST A DISTANCE OF 336.57' TO A POINT;
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 161.54', SAID CURVE HAVING A CHORD BEARING OF NORTH 02 DEGREES 42 MINUTES 47 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 238.07' AND A CHORD DISTANCE OF 158.47';
THENCE ALONG A CURVE ON THE EASTERLY RIGHT-OF-WAY OF PARK ACCESS DRIVE A DISTANCE OF 69.13', SAID CURVE HAVING A CHORD BEARING OF NORTH 25 DEGREES 48 MINUTES 14 SECONDS WEST, SAID CURVE HAVING A RADIUS OF 232.00' AND A CHORD DISTANCE OF 69.13';
THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 48 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 264.77' TO A POINT;
THENCE ALONG A CURVE A DISTANCE OF 83.91' TO A POINT, SAID CURVE HAVING A CHORD BEARING OF NORTH 62 DEGREES 41 MINUTES 00 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 172.00' AND A CHORD DISTANCE OF 83.05';
THENCE NORTH 76 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 267.79';
THENCE NORTH 76 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 266.00' TO A POINT;
THENCE ALONG A CURVE A DISTANCE OF 131.86' TO A POINT, SAID CURVE HAVING A CHORD BEARING OF SOUTH 84 DEGREES 28 MINUTES 44 SECONDS EAST, SAID CURVE HAVING A RADIUS OF 199.96' AND A CHORD DISTANCE OF 129.51';
THENCE SOUTH 65 DEGREES 35 MINUTES 04 SECONDS EAST A DISTANCE OF 290.40 TO A POINT;
THENCE SOUTH 24 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 26.79' TO A POINT; SAID POINT ALSO THE POINT OF BEGINNING.

CONTAINING 765,993 SQ.FT. (17.59 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2026.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 4X4 CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SR 316 AND THE NORTHERN RIGHT-OF-WAY OF LIGHTNING ACCESS DRIVE;
THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SR 316 AND THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 84 DEGREES 02 MINUTES 48 SECONDS EAST AN ARC DISTANCE OF 243.71' TO A 4X4 CONCRETE R/W MONUMENT, SAID CURVE HAVING A RADIUS OF 1850.86' AND A CHORD DISTANCE OF 243.54;
THENCE NORTH 87 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 244.08 TO A POINT;
THENCE ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 85 DEGREES 53 MINUTES 33 SECONDS EAST AN ARC DISTANCE OF 58.00' TO A 4X4 CONCRETE MONUMENT, SAID CURVE HAVING A RADIUS OF 1988.86' AND A CHORD DISTANCE OF 58.00';
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 04 DEGREES 08 MINUTES 15 SECONDS EAST A DISTANCE OF 142.85' TO A 4X4 CONCRETE MONUMENT;
THENCE SOUTH 24 DEGREES 14 MINUTES 51 SECONDS WEST A DISTANCE OF 167.06' TO A POINT;
THENCE NORTH 65 DEGREES 33 MINUTES 22 SECONDS WEST A DISTANCE OF 497.68' TO A POINT;
THENCE ALONG THE ARC OF A CURVE NORTH 71 DEGREES 28 MINUTES 08 SECONDS WEST AN ARC DISTANCE OF 50.52' TO A POINT, SAID CURVE HAVING A RADIUS OF 239.27' AND A CHORD DISTANCE OF 50.45';
THENCE NORTH 24 DEGREES 24 MINUTES 47 SECONDS EAST A DISTANCE OF 37.17' TO THE POINT OF BEGINNING.
CONTAINING 90,078 SQ. FT. (2.21 ACRES) AS SHOWN ON ALTA SURVEY BY KEYSTONE LAND SURVEYING DATED 02-25-2026.

GENERAL NOTES:
1: Title exceptions per title commitment package from First American Title Insurance Company, Commitment No: NCS-1282648-ATL
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3:Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.
4: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
ZONING: BG
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 10'
ZONING: LM
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 0'
MINIMUM REAR – 0'
ZONING: RS-150
MINIMUM FRONT SETBACK – 35'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 40'
ZONING: HIGHWAY SERVICE BUSINESS DISTRICT – (HSB)
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR – 10'

FIELD DATA:

DATE OF FIELD SURVEY 10-22-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00885 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

REFERENCE: PB 74 PG 6
DB 10487 PG 106
DB 58925 PG 533-534
DB 58146 PG 276-288
DB 58146 PG 224-230
DB 60979 PG 23-29
DB 61440 PG 874-880

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0073F & 13135C0074F EFFECTIVE DATE SEPTEMBER 29, 2006

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASURMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		PROPOSED FLOW ARROW / SWALE
		PROPOSED SILT FENCE
		POWER POLE
		1/2" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

UTILITY LEGEND	
P	OVERHEAD POWER UTILITY
UP	UNDERGROUND POWER UTILITY
G	UNDERGROUND GAS UTILITY
UT	UNDERGROUND TELEPHONE UTILITY
W	UNDERGROUND WATER LINE
FM	SANITARY SEWER FORCE MAIN

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. GA 180-6-.09(2) AND (3)

SCALE: 1"=80'
GRAPHIC SCALE – IN FEET
0' 80' 160' 240'

DESIGNED BY: JTF
SHEET NUMBER: 1 of 4
FILE NAME: LIGHTNIN DRIVE ALTA V12_COSTCO ALTA ONLY
CLIENT: COSTCO WHOLESALE CORPORATION
DATE: 6-17-26
JOB NUMBER: SURV 2000 GEN 527

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KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

ALTA/NSPS LAND TITLE SURVEY FOR
COSTCO WHOLESALE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
CITY OF LAWRENCEVILLE, GWINNETT COUNTY
7TH DISTRICT - LL11

REVISIONS	
1	
2	
3	
4	
5	

C:\Users\Keystone\KLS Dropbox\KRS\Residential\Lightnin Dr (City Of Lawrenceville)\Lightnin Drive ALTA V12_COSTCO ALTA ONLY.dwg

6-09-2026 4:15:00 PM

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Rezoning – BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District)

RZC2026-00003

2555 University Parkway

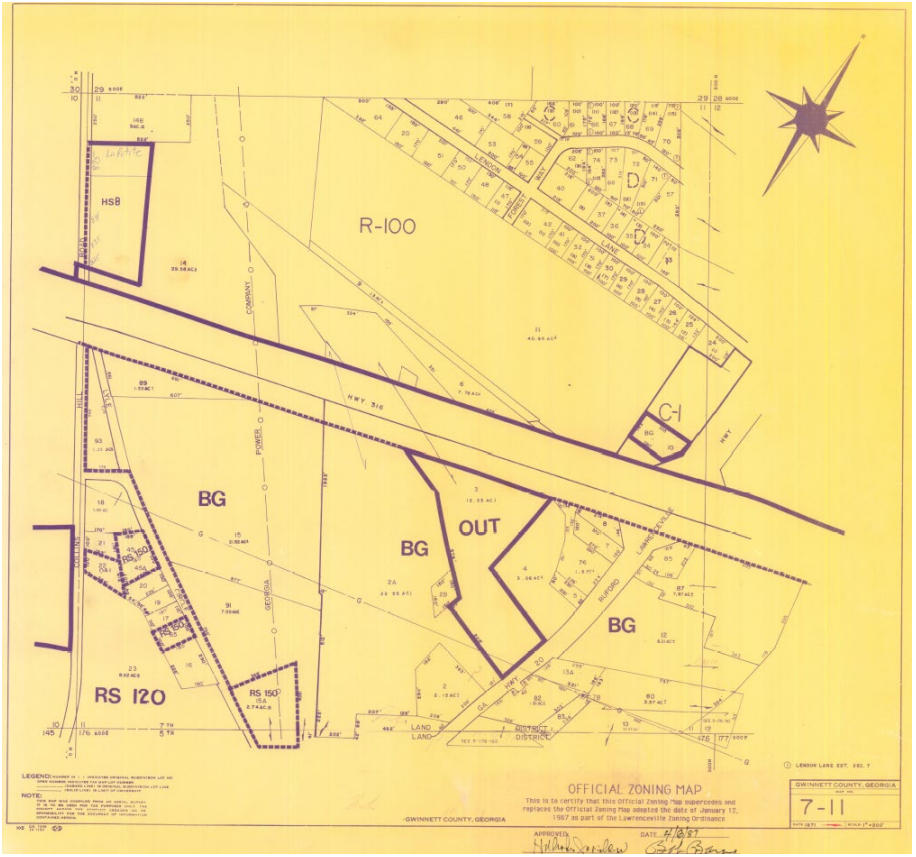
LAWRENCEVILLE
GEORGIA

Overview

- Rezoning Application – RZC2026-00003
- Applicant: Costco Wholesale Corporation
- Property Owner: City of Lawrenceville
- Location: 2555 University Parkway
- Acreage: 19.90 Acres
- Current Zoning: BG (General Business District) & LM (Light Manufacturing District)
- Proposed Zoning: BG (General Business District)
- Proposed Development: Wholesale Membership Club
- Department Recommendation: Approval with Conditions

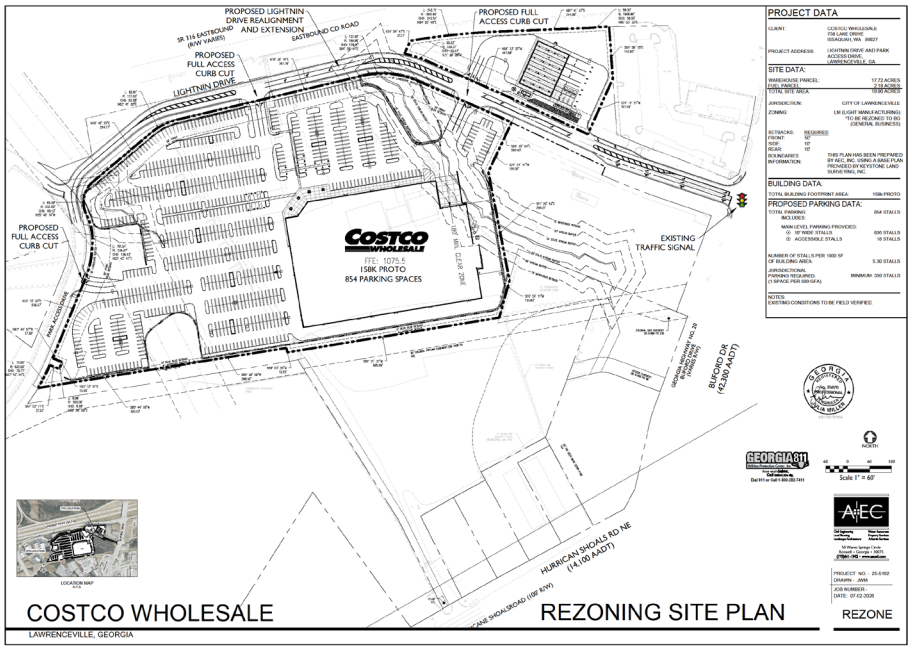
Zoning History

- Zoning 1971 BG.
- Historically used for warehouse and outdoor storage.
- Area now transitioning to commercial and service uses.
- Rezoning consolidates site under BG.
- No zoning barriers to redevelopment.



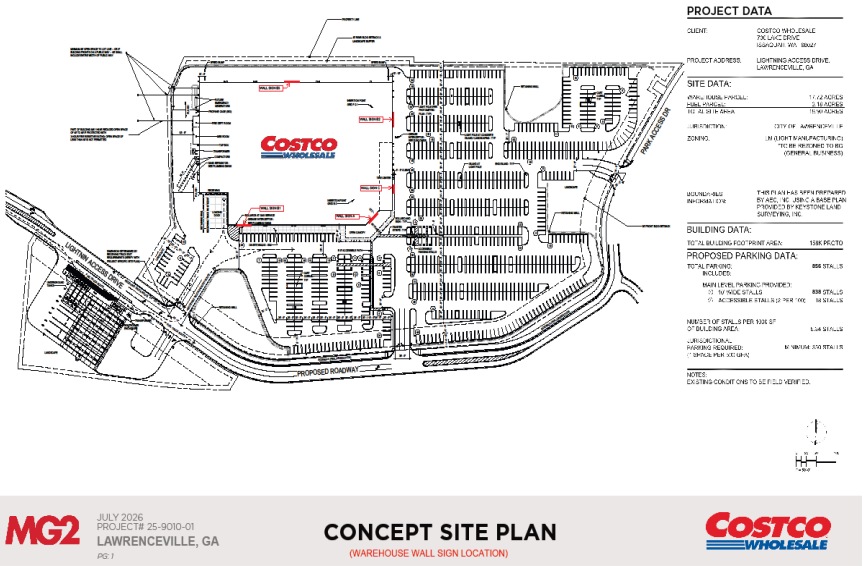
Project Summary

- Rezoning request for 19.90 acres to BG.
- Development includes a 158,000 SF Wholesale Membership Club with fuel facility.
- Includes 854 parking spaces, circulation, and infrastructure upgrades.
- Replaces underutilized warehouse/storage uses



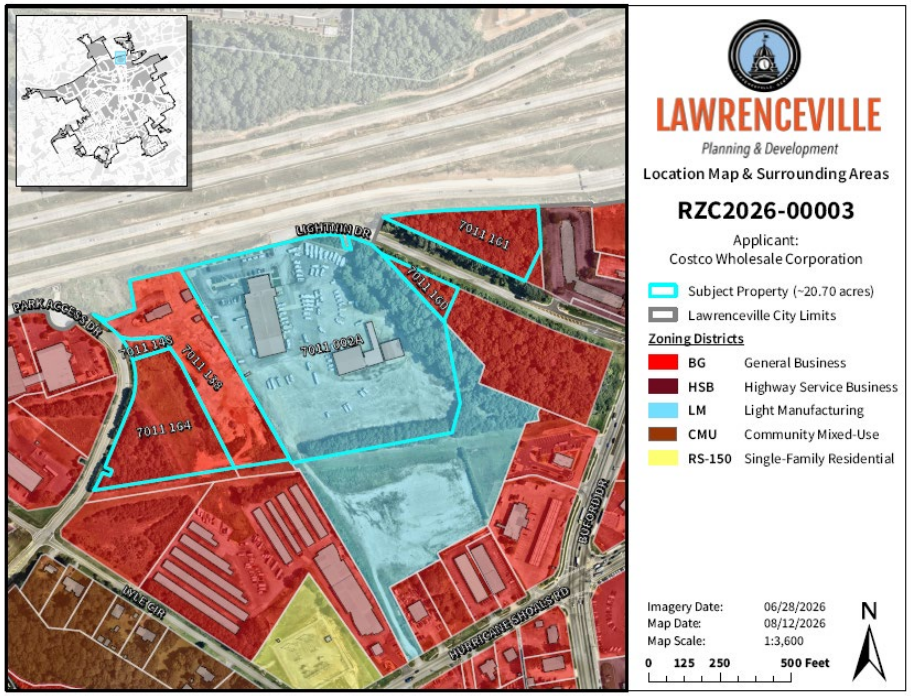
Zoning and Development Standards

- BG district supports the proposed commercial use.
- Project meets BG dimensional and access standards.
- Variances needed for materials, signage, and buffer impacts.
- Variances acceptable with required conditions.



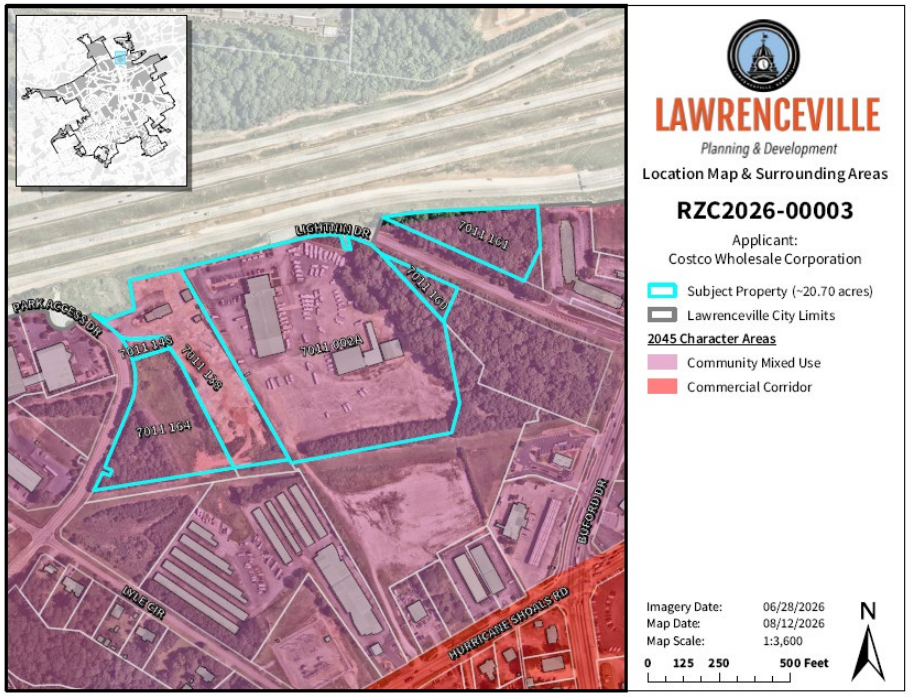
Surrounding Zoning and Use

- Area zoned BG, LM, and other commercial districts.
- Surrounding uses include retail, office, warehouse, and services.
- Located along the SR 316 commercial corridor.
- Proposed use fits nearby commercial development.
- No significant land-use conflicts expected.



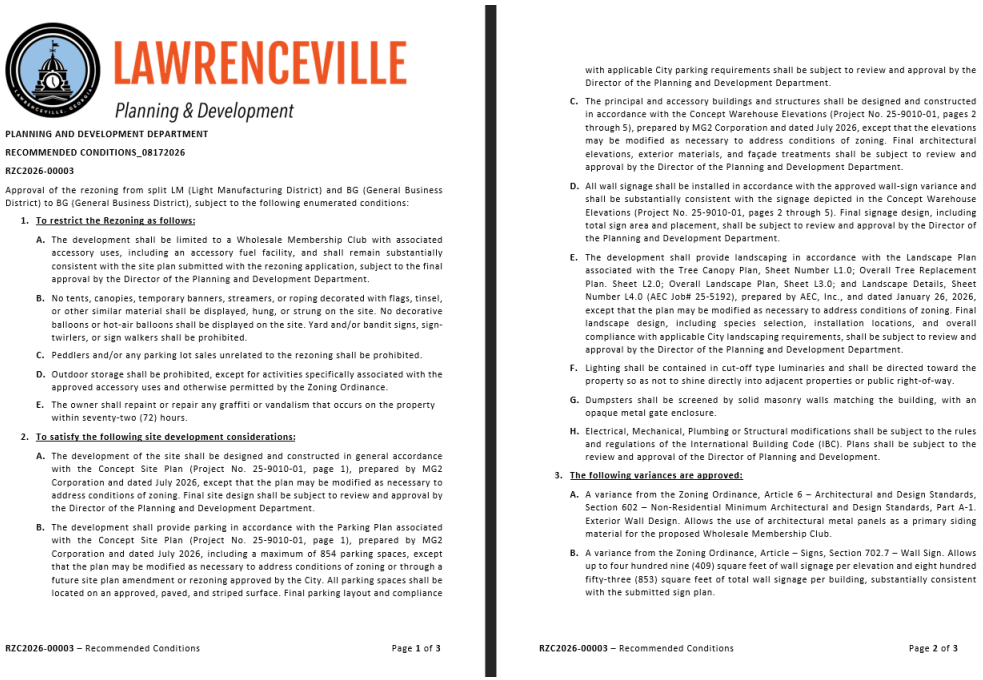
2045 Comprehensive Plan

- Located in the Community Mixed Use area.
- Plan supports corridor-focused economic growth.
- Redevelopment strengthens commercial services and jobs.
- Reuses and improves an underutilized site.
- Advances a resilient, economically vibrant community vision.



Staff Recommendation

- Rezoning to BG fits established zoning development patterns.
- Variances acceptable with conditions to ensure compliance.
- Redevelopment supports economic growth and better site use.
- Staff recommends approval with conditions.



LAWRENCEVILLE
Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. **To restrict the Rezoning as follows:**
   - **A.** The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
   - **B.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
   - **C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
   - **D.** Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.
   - **E.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
2. **To satisfy the following site development considerations:**
   - **A.** The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
   - **B.** The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

RZC2026-00003 – Recommended Conditions Page **1** of **3**

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

- **C.** The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.
- **D.** All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.
- **E.** The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.
- **F.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- **G.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- **H.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. **The following variances are approved:**
   - **A.** A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.
   - **B.** A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

RZC2026-00003 – Recommended Conditions Page **2** of **3**

Questions?

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. **To restrict the Rezoning as follows:**

   A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.

   B. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.

   C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.

   D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.

   E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. **To satisfy the following site development considerations:**

   A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.

   B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.

D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.

E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.

F. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.

G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.

B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals

D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.

PROPOSED LIGHTNIN DRIVE REALIGNMENT AND EXTENSION

SR 316 EASTBOUND (R/W VARIES)

EASTBOUND CD ROAD

PROPOSED FULL ACCESS CURB CUT

PROPOSED FULL ACCESS CURB CUT

LIGHTNIN DRIVE

PROPOSED FULL ACCESS CURB CUT

COSTCO WHOLESALE

FFE: 1075.5
158K PROTO
854 PARKING SPACES

180' MIN. CLEAR ZONE

EXISTING TRAFFIC SIGNAL

PARK ACCESS DRIVE

BUFORD DR (42,300 AADT)

GEORGIA HIGHWAY NO. 20 BUFORD DRIVE (VARIES R/W)

HURRICAN SHOALS RD NE (14,100 AADT)

HURRICANE SHOALSROAD (100' R/W)

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)

SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 158k PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	836 STALLS
ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

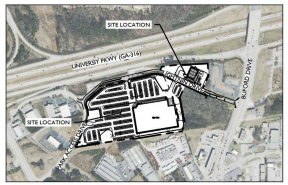
NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

GEORGIA REGISTERED No. 35676 PROFESSIONAL ENGINEER JULIA MILLER
07/02/2026

NORTH

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig. Dial 811 or Call 1-800-282-7411

60 0 60 120
Scale 1" = 60'



LOCATION MAP
N.T.S.

AEC
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

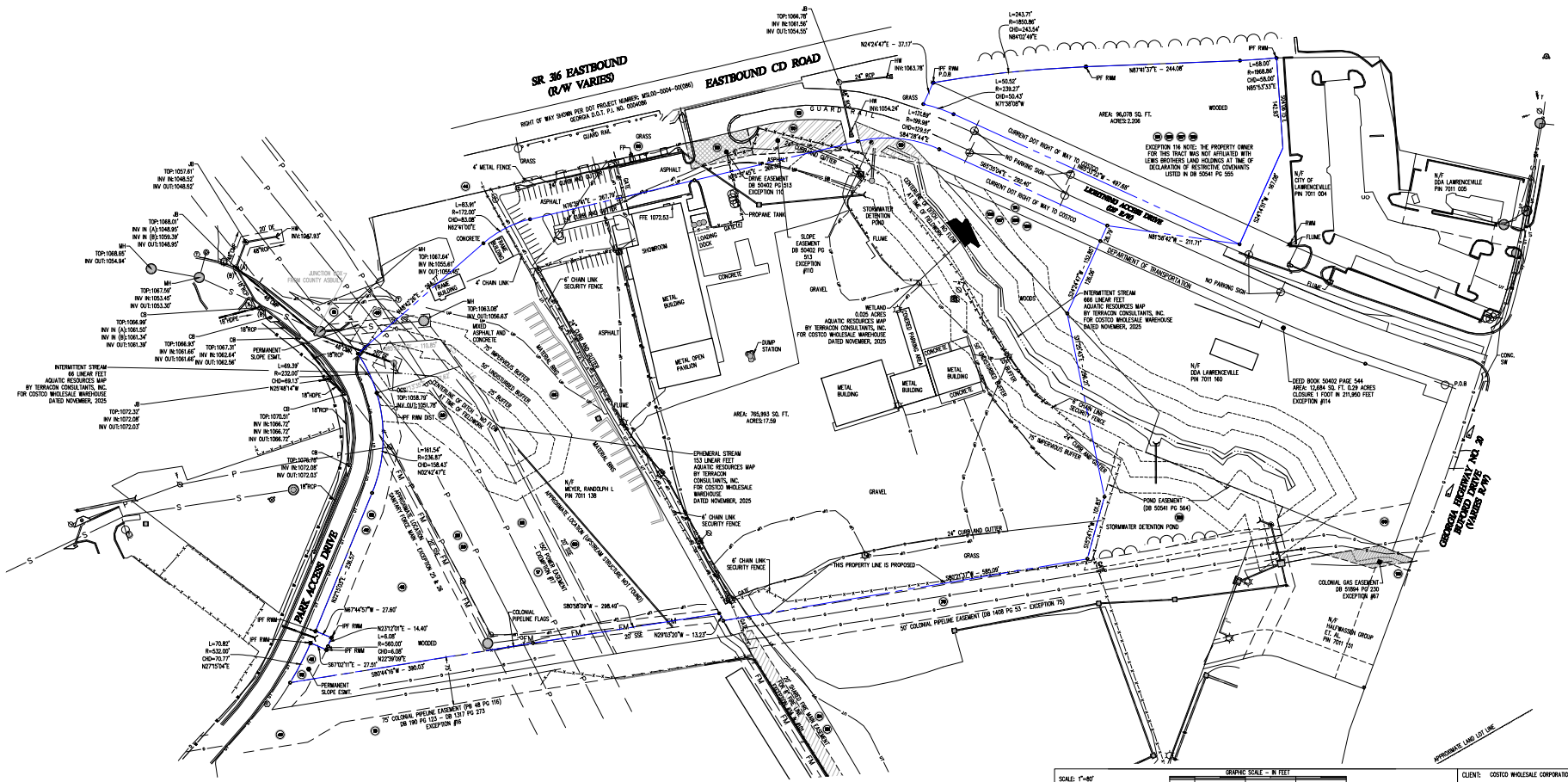
COSTCO WHOLESALE

LAWRENCEVILLE, GEORGIA

REZONING SITE PLAN

REZONE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNING ACCESS DRIVE, LAWRENCEVILLE, GA

SITE DATA:

WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	2.18 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA	158K PROTO

PROPOSED PARKING DATA:

TOTAL PARKING:	856 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	838 STALLS
ACCESSIBLE STALLS (2 PER 100)	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.34 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

MG2

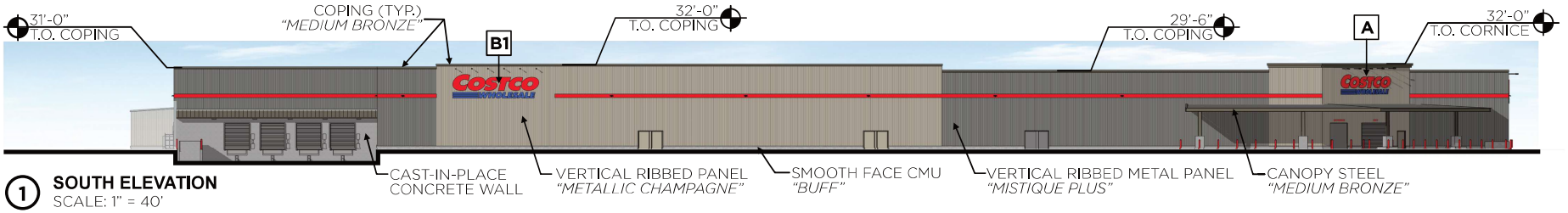
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 1

CONCEPT SITE PLAN

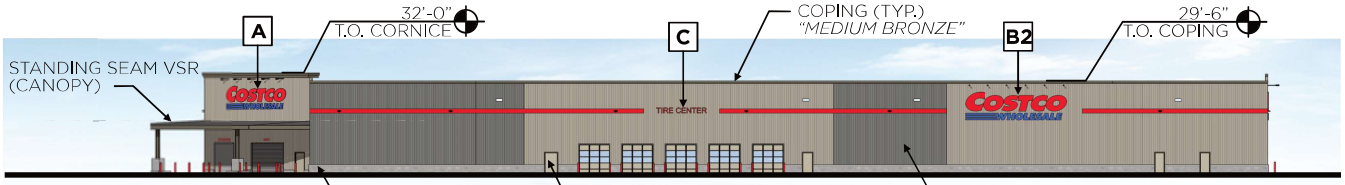
(WAREHOUSE WALL SIGN LOCATION)

COSTCO WHOLESALE

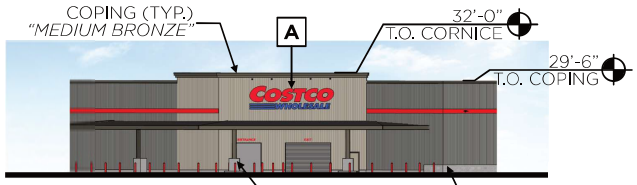
RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



1 SOUTH ELEVATION
SCALE: 1" = 40'



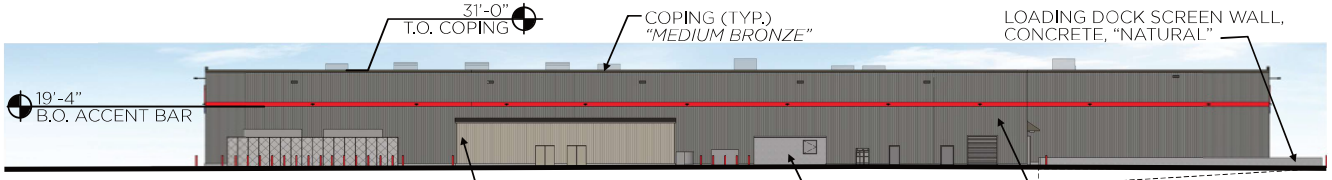
2 EAST ELEVATION
SCALE: 1" = 40'



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WEST ELEVATION
SCALE: 1" = 40'



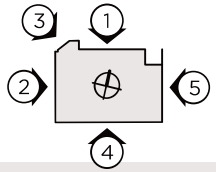
A



B



C



SIGN TABLE

TYPE OF SIGN	IDENTITY	ALLOWABLE SIGN AREA	TOTAL SIGNAGE ALLOWED	AREA PROPOSED
WALL SIGN	A	200 SF	400 SF TOTAL	156 SF
	B1	200 SF		222 SF
	B2	200 SF		222 SF
	B3	200 SF		222 SF
	C	200 SF		31 SF
FREESTANDING		200 SF /ROAD	400 SF TOTAL	0 SF
TOTAL SIGNAGE ALLOWED/PROPOSED			800 SF TOTAL	853 SF

MG2

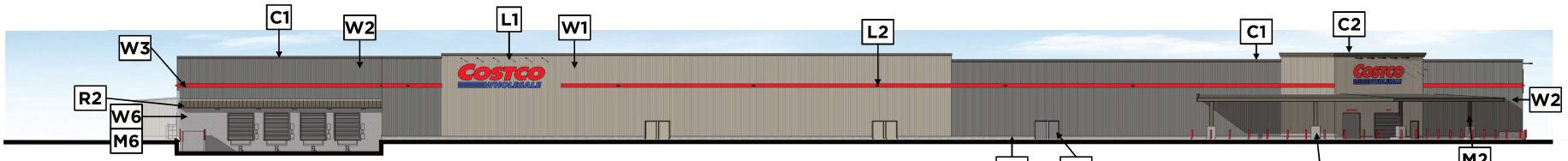
JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

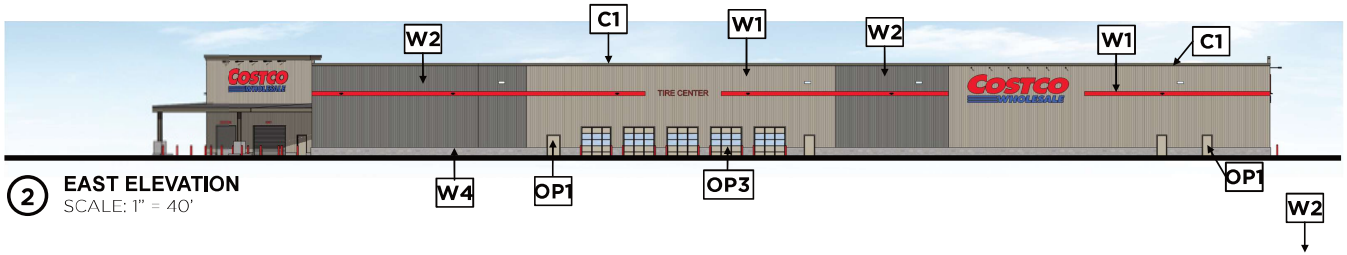
(WAREHOUSE WALL SIGN VARIANCE)

COSTCO WHOLESALE

RZC2026-00003
RECEIVED JULY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



1 **SOUTH ELEVATION**
SCALE: 1" = 40'



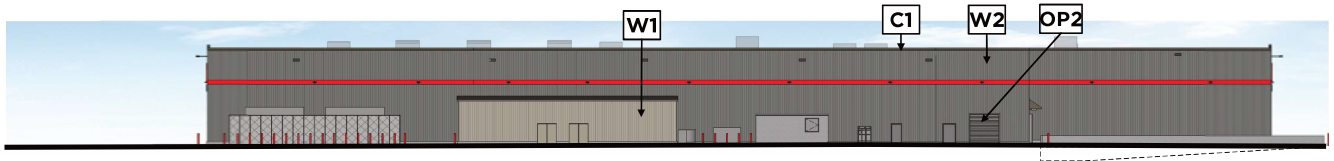
2 **EAST ELEVATION**
SCALE: 1" = 40'



3 **ENTRY ELEVATION**
SCALE: 1" = 40'



4 **NORTH ELEVATION**
SCALE: 1" = 40'



5 **WEST ELEVATION**
SCALE: 1" = 40'

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
WALL MATERIALS					
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	MISTIQUE PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	BUFF	
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	SEE 1/A701 AND STRUCT DWGS
COPING					
C1	COPING 1X4	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNICE	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ROOF					
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ARCHITECTURAL SHEET METAL					
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
LIGHTING					
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OPENINGS					
OP1	DOOR, FRAME, AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
MISCELLANEOUS					
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY FASCIA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2

MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 2

CONCEPT WAREHOUSE ELEVATIONS

(WAREHOUSE WALL MATERIAL VARIANCE)

COSTCO WHOLESALE

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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 3

ENTRY PERSPECTIVE

COSTCO WHOLESALE

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RECEIVED JULY 2, 2026
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MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE

COSTCO WHOLESALE

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PLANNING & DEVELOPMENT DEPARTMENT



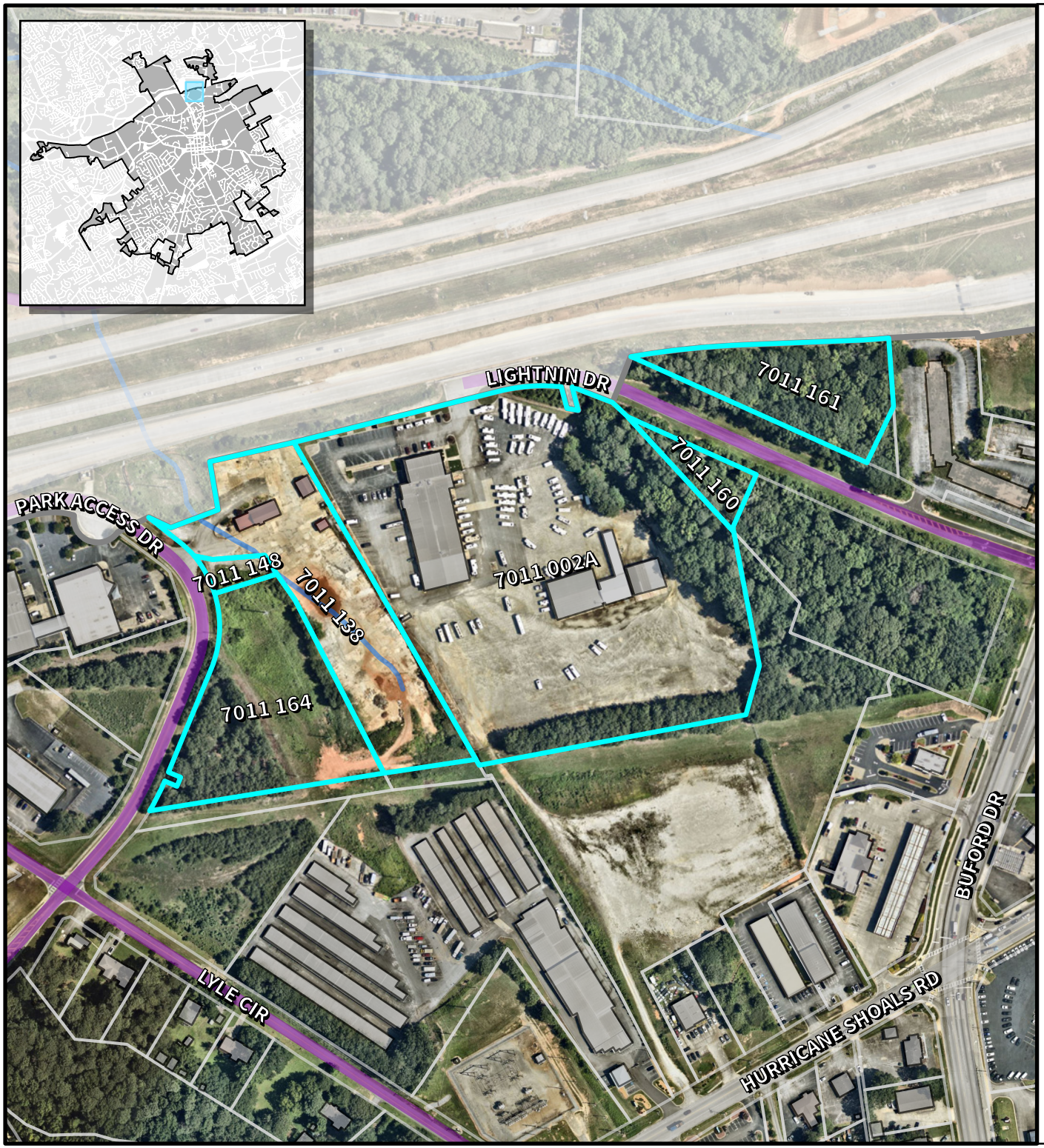
MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO WHOLESALE

RZC2026-00003
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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

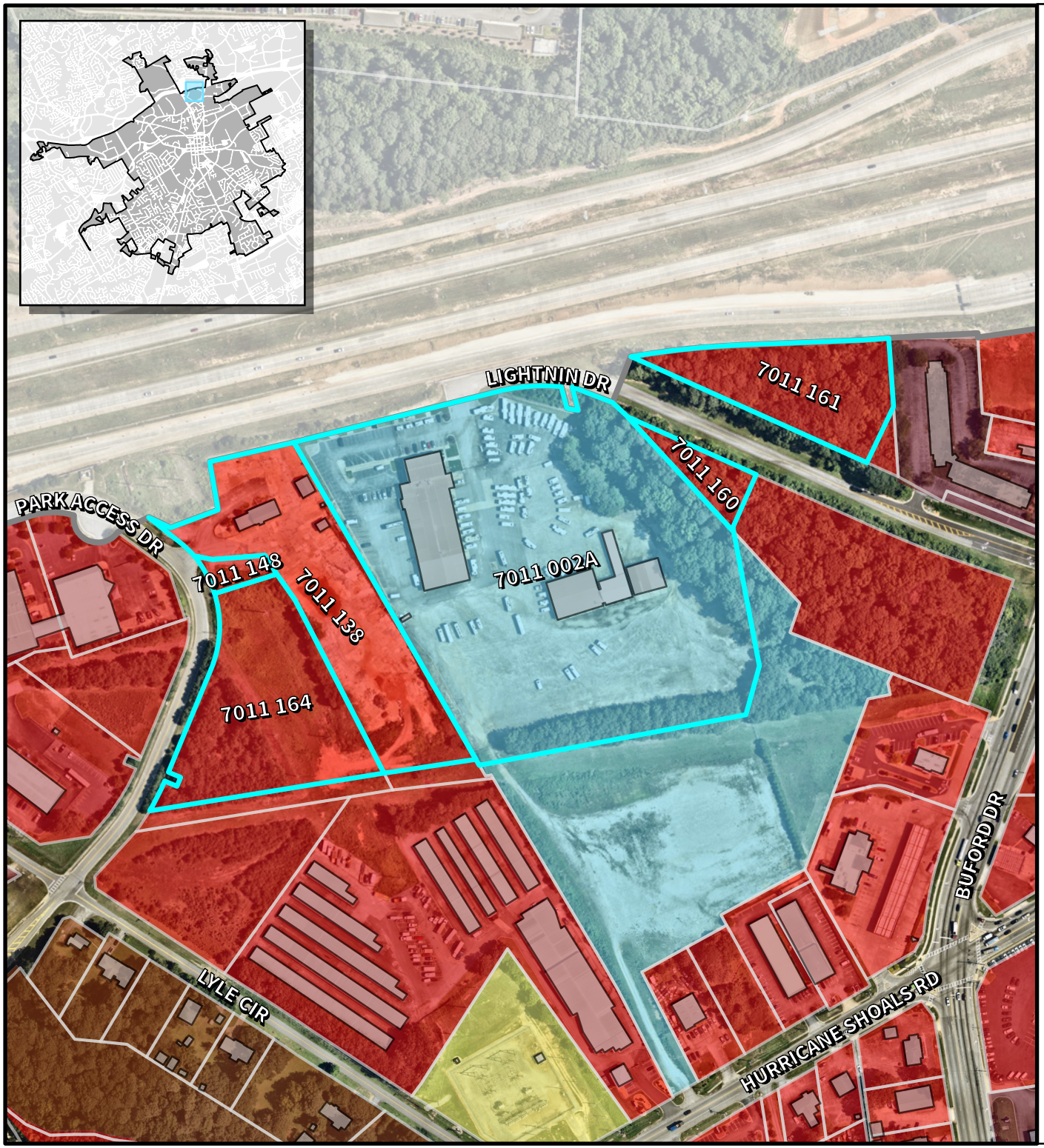
Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

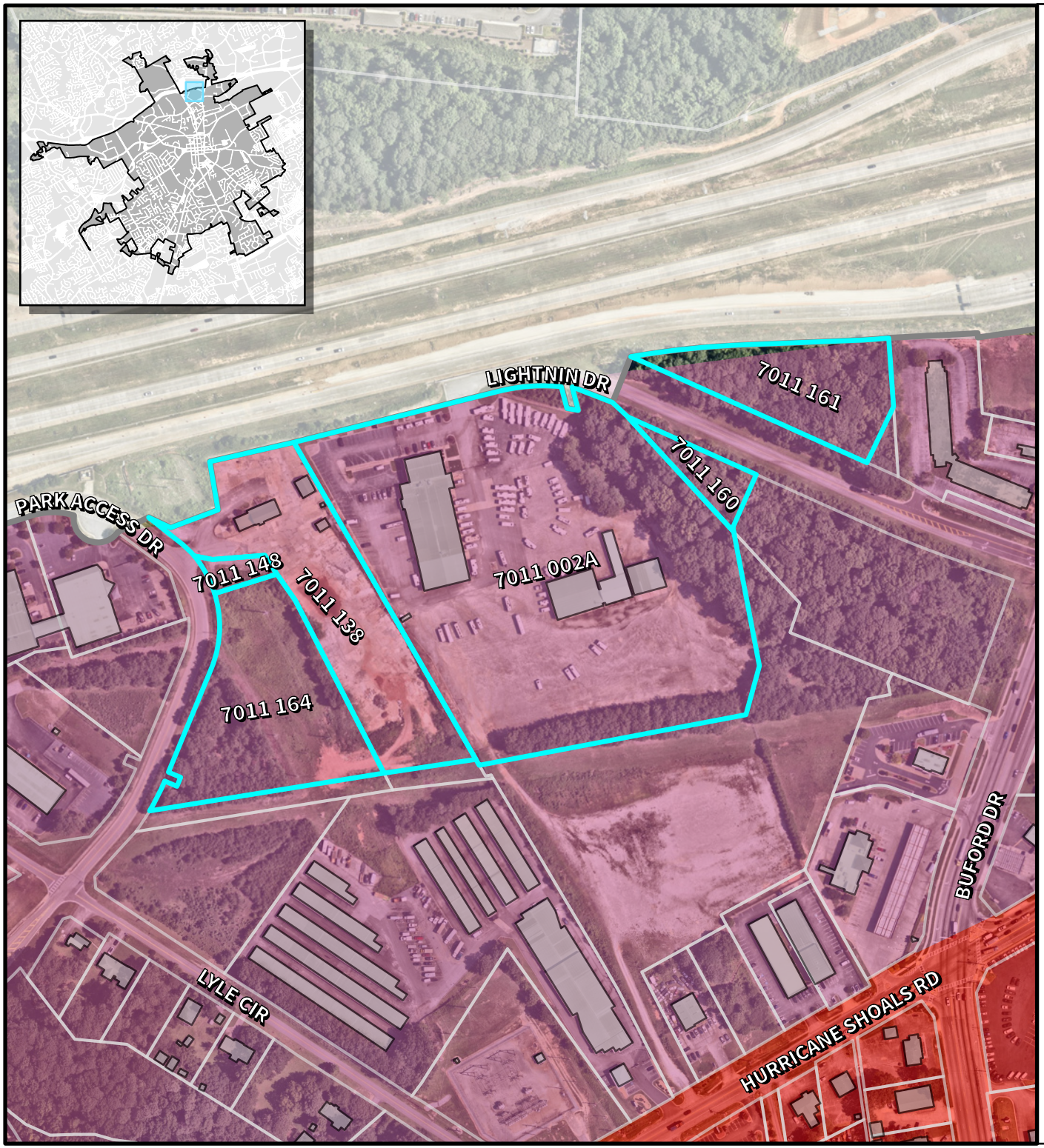
Zoning Districts

	BG	General Business
	HSB	Highway Service Business
	LM	Light Manufacturing
	CMU	Community Mixed-Use
	RS-150	Single-Family Residential

Imagery Date: 06/28/2026
Map Date: 08/12/2026
Map Scale: 1:3,600

0 125 250 500 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

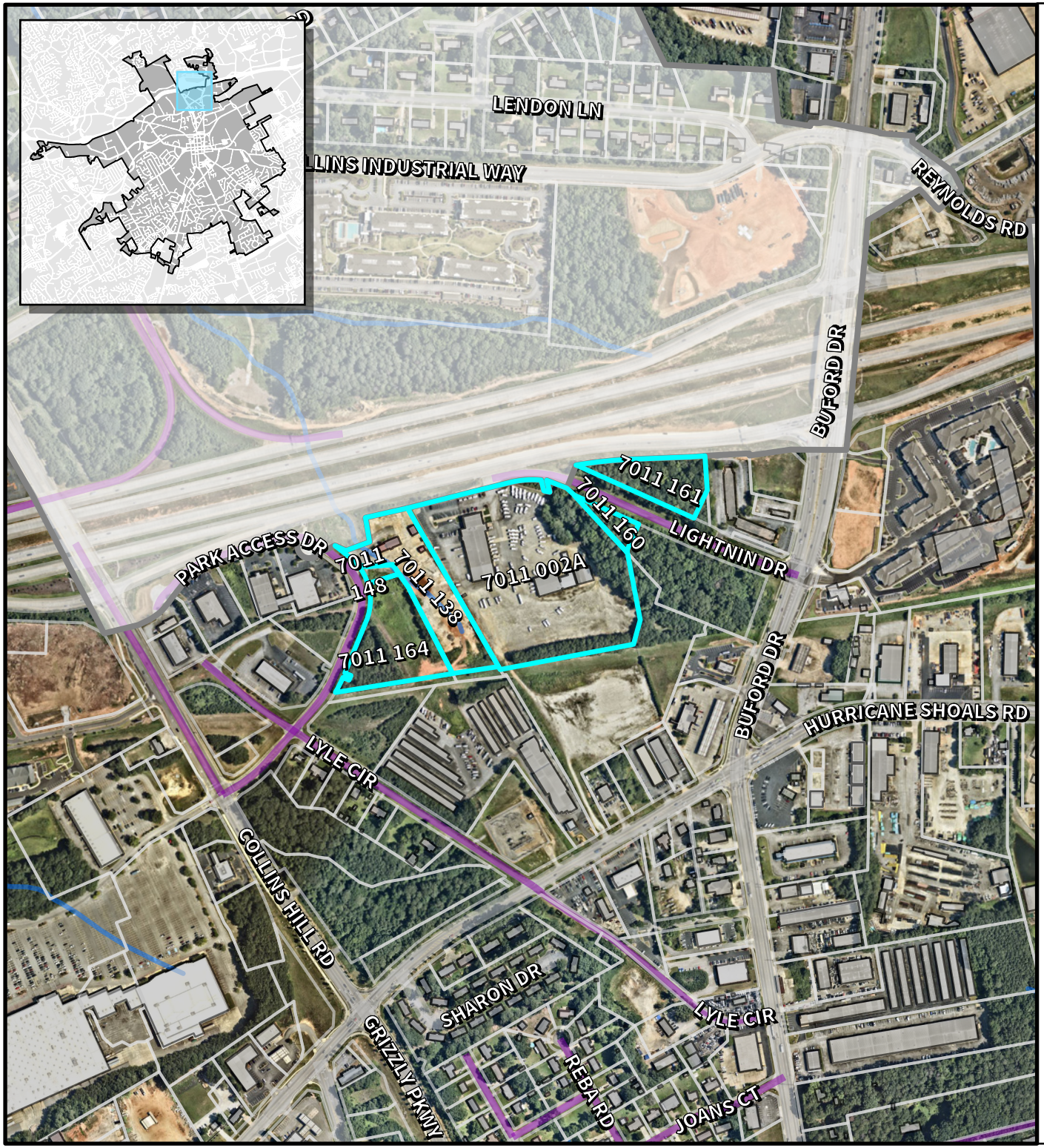
2045 Character Areas

- Community Mixed Use
- Commercial Corridor

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:3,600

0 125 250 500 Feet

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

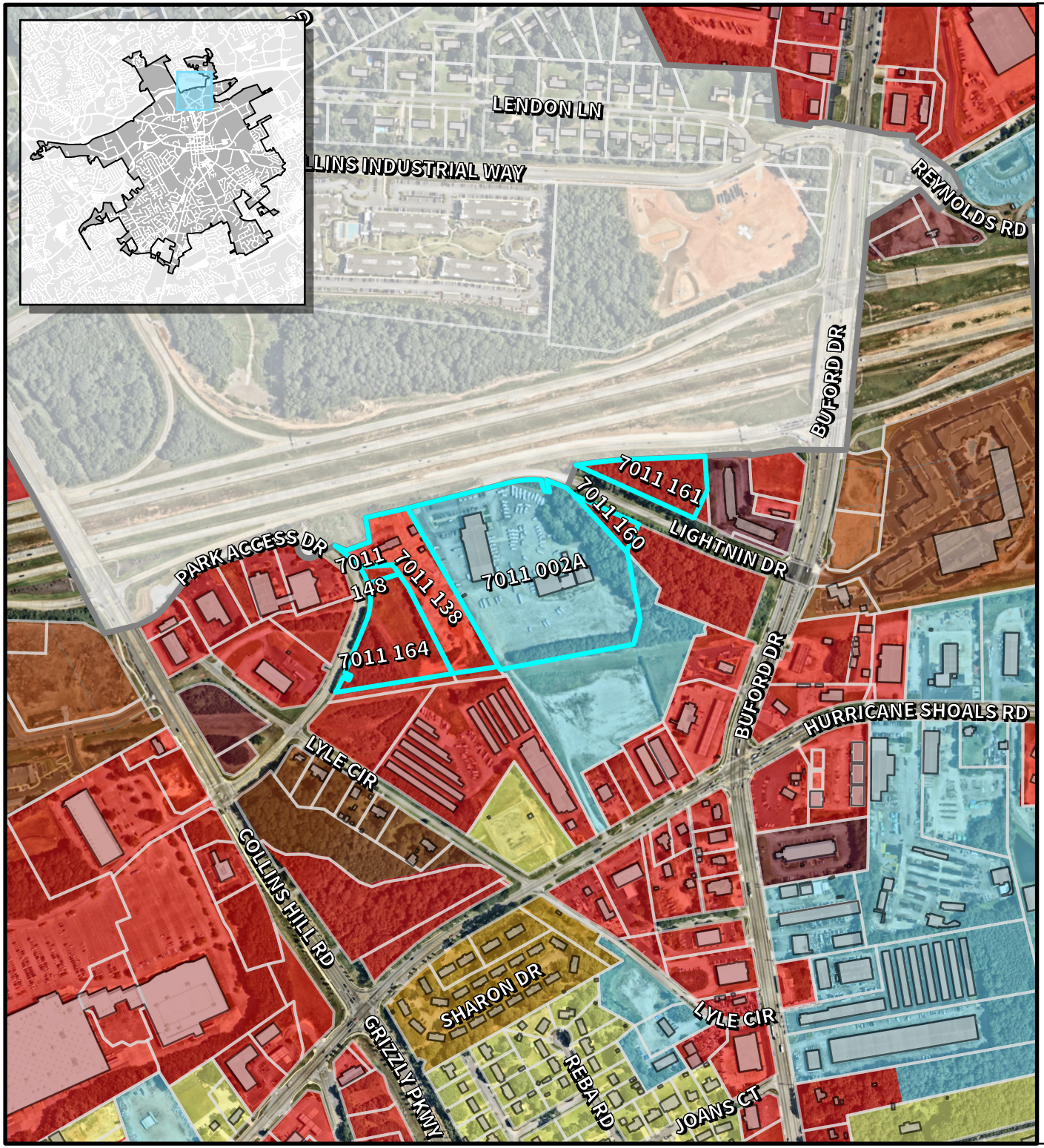
Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

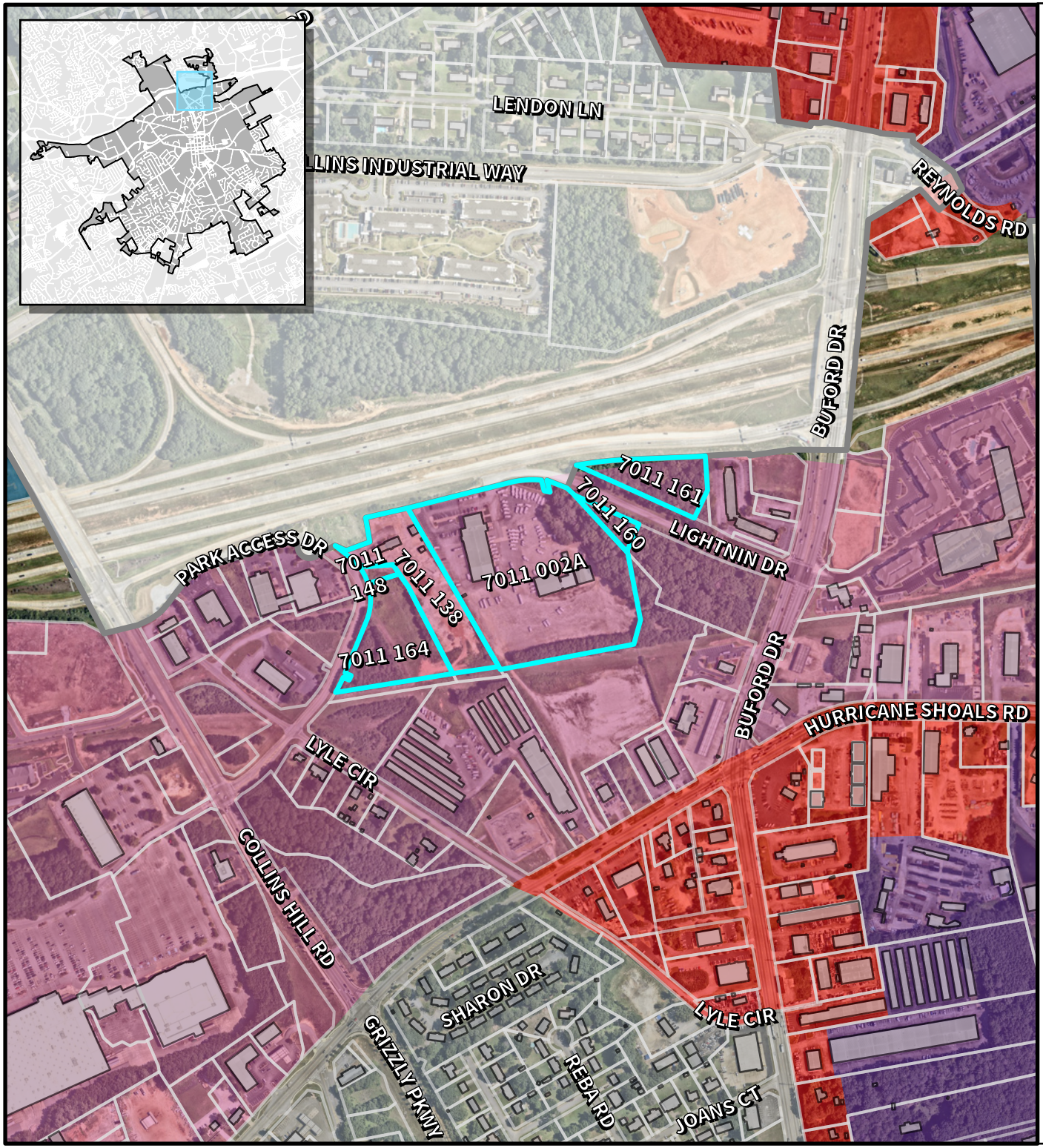
Zoning Districts

BG	General Business
HSB	Highway Service Business
LM	Light Manufacturing
CMU	Community Mixed-Use
RM-12	Multifamily Residential
RS-150	Single-Family Residential

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-00003

Applicant:
Costco Wholesale Corporation

- Subject Property (~20.70 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Community Mixed Use
- Commercial Corridor
- Education Center
- Industrial

Imagery Date:	06/28/2026
Map Date:	08/12/2026
Map Scale:	1:7,200

N

0 250 500 1,000 Feet

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Contract Award - Downtown Lawrenceville Streetscape Project
Department:	Engineering
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$632,725.50
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	Award Downtown Lawrenceville Streetscape Project to the lowest, responsive, and responsible bidder, Ohmshiv Construction, LLC, amount not to exceed $632,725.50. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The Downtown Lawrenceville Streetscape Project is located along South Perry Street and South Clayton Street, from Crogan Street to Luckie Street in Lawrenceville, Georgia. The project includes targeted streetscape and infrastructure improvements, and all construction activities must occur during night hours between 9:00 PM and 5:00 AM. Initial site work includes demolishing and removing existing surface pavements. The primary physical improvements include striping, utility adjustments, and installing updated concrete curb and gutter with mountable steel sections along the sidewalks to create landscape islands. The scope also includes electrical infrastructure work for new decorative pedestrian lighting.

The City of Lawrenceville issued an Invitation to Bid SB007-27 in accordance with the City's procurement policies, with the intent of awarding the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to Ohmshiv Construction, LLC, which submitted the lowest, responsive, and responsible bid of $575,205.00.

Ohmshiv Construction, LLC has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical

and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

In addition to the base contract amount, staff recommends authorizing a 10% contingency, bringing the total potential authorization to $632,725.50, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed $632,725.50. Base contract amount of $575,205.00 and an additional 10% contingency of $57,520.50. Capital Project SP-046 funds this project.

Attachments/Exhibits:

- SB007-27 Bid Tabulation.pdf
- SB007-27 Solicitation Award Checklist.pdf
- SB007-27 Downtown Lawrenceville Streetscape Project Plans.pdf

SB007-27
Downtown Lawrenceville Streetscape Project
Engineering Department

				Bayne Development Group		Lagniappe Development		Ohmsiv Construction	
ITEM #	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES & BONDS	1	LS	$41,633.00	$41,633.00	$23,103.23	$23,103.23	$15,000.00	$15,000.00
2	Mobilization & Demobilization Night Work – All construction activities shall be performed between 9:00 PM and 5:00 AM, in accordance with the Project Manual.	1	LS	$81,182.20	$81,182.20	$23,685.52	$23,685.52	$15,000.00	$15,000.00
3	TRAFFIC CONTROL (Pedestrian and Vehicular). Contractor to follow MUTCD.	1	LS	$73,375.00	$73,375.00	$83,804.61	$83,804.61	$75,000.00	$75,000.00
4	Earthwork & Grading	1	LS	$24,250.00	$24,250.00	$97,587.68	$97,587.68	$55,000.00	$55,000.00
5	Thermoplastic Striping. All included per plans and specs. Contractor to follow MUTCD and GDOT standards.	1	LS	$13,380.00	$13,380.00	$6,121.95	$6,121.95	$5,000.00	$5,000.00
6	Existing Thermoplastic Pavement Marking Removal (Grinding) – Remove existing thermoplastic pavement markings by grinding prior to installation of new pavement markings (In lieu of painting over existing striping with black paint, remove existing pavement markings by grinding).	1	LS	$13,380.00	$13,380.00	$5,178.18	$5,178.18	$8,000.00	$8,000.00
7	Demolition and Haul Off -including but not limited pavement, curb and gutter, drainage structures, saw cutting, removing brick, etc. Contractor to use plans as reference. All included per plans and specs.	1	LS	$28,500.00	$28,500.00	$16,674.83	$16,674.83	$58,500.00	$58,500.00
8	(18-24)-Inch Varies Concrete Curb & Gutter – Furnish and install concrete curb and gutter in accordance with the plans and specifications	700	LF	$48.64	$34,048.00	$45.42	$31,794.00	$30.00	$21,000.00
9	4-Inch Barrier Curb – Match existing barrier curb, including all labor, materials, and equipment necessary for a complete installation in accordance with the plans and specifications. (Refer to Sheet C-107.)	42	LF	$66.70	$2,801.40	$96.72	$4,062.24	$25.00	$1,050.00
10	1-Inch Topsoil (All Landscape Islands to be filled)	1,400	SF	$3.00	$4,200.00	$2.18	$3,052.00	$4.00	$5,600.00
11	Sod (Bermuda)	1,400	SF	$3.00	$4,200.00	$3.80	$5,320.00	$2.00	$2,800.00
12	Concrete Driveway Apron (8-Inch Thick Reinforced) – Per Gwinnett County Standards. Include all utility adjustments at the Contractor's expense. (Driveway apron shall not extend pass the right-of-way line. Refer to Sheet C-107).	100	SF	$50.40	$5,040.00	$37.42	$3,742.00	$10.00	$1,000.00
13	ADA Sidewalk Ramps – Construct ADAcompliant sidewalk ramps using truncated dome ADA paver bricks in accordance with the plans and specifications.	250	SF	$56.00	$14,000.00	$45.58	$11,395.00	$10.00	$2,500.00
14	Concrete Sidewalk 4" thick per Gwinnett County Standards. All utility adjustments must be at contractor cost and responsibility.	250	SF	$25.98	$6,495.00	$10.82	$2,705.00	$10.00	$2,500.00
15	Replace and/or repair all missing, damaged, or deteriorated red brick 4"x8"x2-1/4" with buff mortar as required in accordance with the plans and specifications. (Refer to Sheets C-106 and C-108.)	250	SF	$22.40	$5,600.00	$42.87	$10,717.50	$12.00	$3,000.00
16	Drainage Structure Adjustment – Raise Drop Inlet Top and/or Curb Inlet Top Only. Work shall include adjustment of the inlet top elevation as required by the plans; (Adjustment of the entire drainage structure is not included). Contractor shall perform all work in accordance with GDOT Standards and Specifications.	4	EA	$2,380.00	$9,520.00	$4,370.56	$17,482.24	$2,000.00	$8,000.00
17	Concrete Valley Gutter, including all required steel gutter plates, shall be furnished and installed in accordance with the plans and specifications. (Refer to Detail Sheet C-300.)	250	LF	$58.24	$14,560.00	$168.53	$42,132.50	$35.00	$8,750.00
18	Utility Adjustment- Adjust existing utility meterbox tops by raising to the proposed elevations as indicated in the plans. Contractor shall coordinate all utility adjustments with the Gwinnett County Department of Water Resources (DWR), including all required approvals and inspections.(Refer to Plans sheets C-105, C-106, and C-107).	3	EA	$1,120.00	$3,360.00	$906.17	$2,718.51	$1,250.00	$3,750.00
19	Removal of existing signs and poles, including all necessary labor, equipment, and disposal, shall be performed in accordance with the plans and specifications. (Refer to Sheets C-106 and C- 107.)	2	EA	$3,080.00	$6,160.00	$903.09	$1,806.18	$200.00	$400.00
20	Utility Adjustment – Replace existing electrical box top and fill abandoned/open excavation areas as required. All work shall be completed in accordance with the plans and specifications. (Refer to Detail Sheet C-107.)	1	EA	$2,352.00	$2,352.00	$1,654.01	$1,654.01	$1,000.00	$1,000.00
21	Lighting STD, 11-15FT MH, including Concrete Foundation (per manufacture). STERNBERG (Model Number 4212FP4-.125-ABC-SKT/BKT POLE)	16	EA	$6,104.00	$97,664.00	$10,088.88	$161,422.08	$9,000.00	$144,000.00
22	Luminaire, TP 3, LED. TERNBERG HERITAGE (Model Number PT_6130CLED-12L40T3-MDL014-CSA-FHC-PEC/BKT FIXTURE)	16	EA	$2,520.00	$40,320.00	$1,517.60	$24,281.60	$1,500.00	$24,000.00
23	Installation of Pull Box. (1419 Carson box to be provided by City (box only).	17	EA	$873.60	$14,851.20	$1,051.52	$17,875.84	$925.00	$15,725.00
24	GFCI Receptacle in weatherproof cast aluminum box and cover	16	EA	$537.60	$8,601.60	$227.36	$3,637.76	$200.00	$3,200.00
25	Exterior Lighting Conduit Run and Wiring per manufacturer specifications. See Detail on Sheet E-001.	16	EA	$492.80	$7,884.80	$767.32	$12,277.12	$675.00	$10,800.00
26	Bored 2-Inch Underground Conduit HDPE – Provide and install 2-inch underground conduit with six (6) #4 AWG conductors and one (1) #4 G ground conductor in accordance with the plans and specifications. (Refer to Sheets E-101 through E-104.)	610	LF	$49.28	$30,060.80	$36.38	$22,191.80	$32.00	$19,520.00
27	Bored 2-Inch Underground Conduit HDPE – Provide and install 2-inch underground conduit with ten (10) #4 AWG conductors and one (1) #4G ground conductor in accordance with the plans and specifications. (Refer to Sheets E-101 through E-104.)	145	LF	$58.24	$8,444.80	$42.06	$6,098.70	$37.00	$5,365.00
28	Bored 3-Inch Underground Conduit HDPE – Furnish and install 3-inch underground conduit, including fourteen (14) #4 AWG conductors and one (1) #4G ground conductor, complete in accordance with the plans and specifications. (Refer to Sheets E-101 through E-104.)	305	LF	$80.64	$24,595.20	$51.15	$15,600.75	$45.00	$13,725.00

29	Bored 3-Inch Underground Conduit HDPE – Furnish and install 3-inch underground conduit, including ten (10) #4 AWG conductors and one (1) #4G ground conductor, complete in accordance with the plans and specifications. (Refer to Sheets E-101 through E-104.)	755	LF	$71.68	$54,118.40	$45.47	$34,329.85	$40.00	$30,200.00
30	Panel LP-1-Provide (4) new 20AMP/1-pole circuit breakers in existing Panel LP-1. Connect new street lighting circuits and receptacle circuits to existing Panel LP-1. Provide a photocell and 8-pole relay contactor housed within a NEMA 3R enclosure for control of the lighting circuits. (Refer to Sheet E-102).	1	EA	$7,280.00	$7,280.00	$1,989.35	$1,989.35	$1,750.00	$1,750.00
31	Panel "S" or "T" - Provide and install new 208/120V, 3-phase, 60A NEMA 3R sub-panel, including feeders from existing Panel "S" or "T". Mount sub-panel on back of existing H-frame. Provide four (4) new 20AMP/1-pole breakers. Connect new street lighting circuits and receptacle circuits to new sub-panel. Provide a photocell and 8-pole relay contactor within a NEMA 3R enclosure to control light circuits. (Refer to Sheet E-104.)	1	EA	$9,856.00	$9,856.00	$10,623.16	$10,623.16	$9,345.00	$9,345.00
32	Remove Existing Light Pole and Associated Overhead Line on S Clayton St (Refer to Sheets E-103)	1	LS	$5,760.00	$5,760.00	$5,371.26	$5,371.26	$4,725.00	$4,725.00
			TOTAL BASE BID	**$697,473.40**		**$710,436.45**		**$575,205.00**	

Recommended Vendor:
Ohmshiv Construction, LLC
805 Progress Court, Suite A
Lawrenceville, GA 30043
naresh@ohmshiv.com

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB007-27 Downtown Lawrenceville Streetscape Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☐	N/A	☑
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

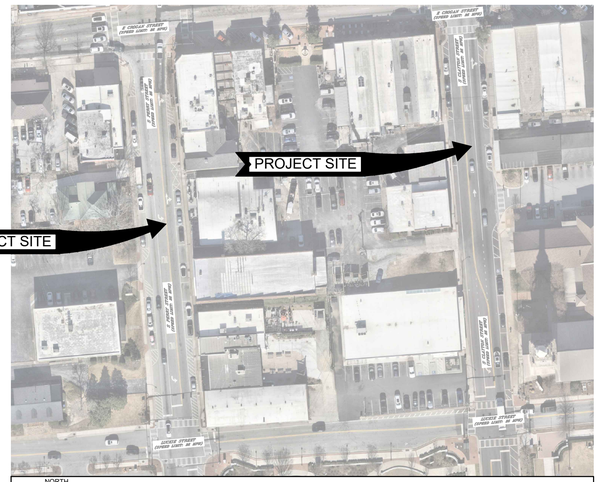
Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Nakeia Jackson

CONSTRUCTION DOCUMENTS DOCUMENTS FOR

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN

S PERRY ST & S CLAYTON ST
LAWRENCEVILLE, GA 30046
RD-49245 & RD-49414
GWINNETT COUNTY



VICINITY MAP SCALE: 1" = 80'

SHEET INDEX	
SHEET NUMBER	TITLE OF SHEET
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN I
C-101	DEMOLITION PLAN II
C-102	DEMOLITION PLAN III
C-103	DEMOLITION PLAN IV
C-104	OVERALL SITE PLAN
C-105	SITE PLAN I
C-106	SITE PLAN II
C-107	SITE PLAN III
C-108	SITE PLAN IV
C-109	TRUCK TURN SHEET
C-300	CONSTRUCTION DETAILS
E-001	ELECTRICAL GENERAL NOTES
E-100	OVERALL ELECTRICAL SITE PLAN
E-101	ELECTRICAL SITE PLAN I
E-102	ELECTRICAL SITE PLAN II
E-103	ELECTRICAL SITE PLAN III
E-104	ELECTRICAL SITE PLAN IV

PREPARED FOR:
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA 30046

PREPARED BY:
CROFT & ASSOCIATES
3380 BLUE SPRINGS ROAD
KENNESAW, GA 30144
PHONE: 770-529-7714

OWNER CONTACT:
BARRY MOCK
ASSISTANT MANAGER, COMMUNITY DEVELOPMENT DDA EXECUTIVE DIRECTOR
BARRY.MOCK@LAWRENCEVILLEGA.ORG
678-407-6392

24 HOUR POINT OF CONTACT:
BARRY MOCK
ASSISTANT MANAGER,
COMMUNITY DEVELOPMENT
DDA EXECUTIVE DIRECTOR
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GEORGIA REGISTERED No. PE037060 PROFESSIONAL ENGINEER TREVOR K ANDREY

2026-06-16

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
C	2026-05-22	90% CD DRAWINGS
B	2026-04-22	50% CD DRAWINGS
A	2026-04-09	SCHEMATIC DESIGN
ISSUANCE		

PROJECT NUMBER
2026-3007

DRAWN: TA
CHECKED: CJ

SHEET TITLE
COVER SHEET

SHEET NO.
C-000

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1 OVERALL SITE PLAN
C-104 1" = 30'-0"

0 15 30 60 FT

NORTH

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LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

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ISSUANCE		

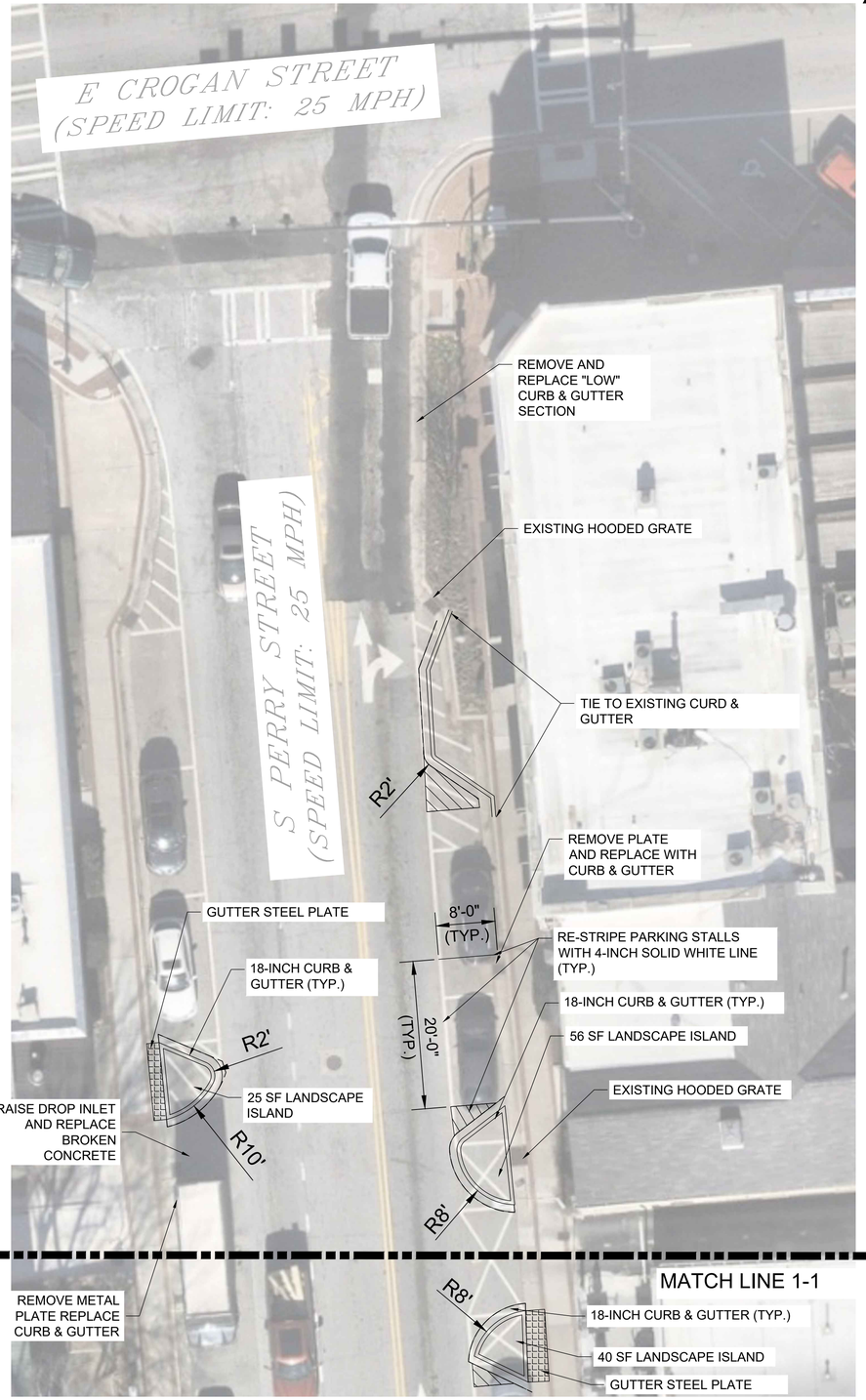
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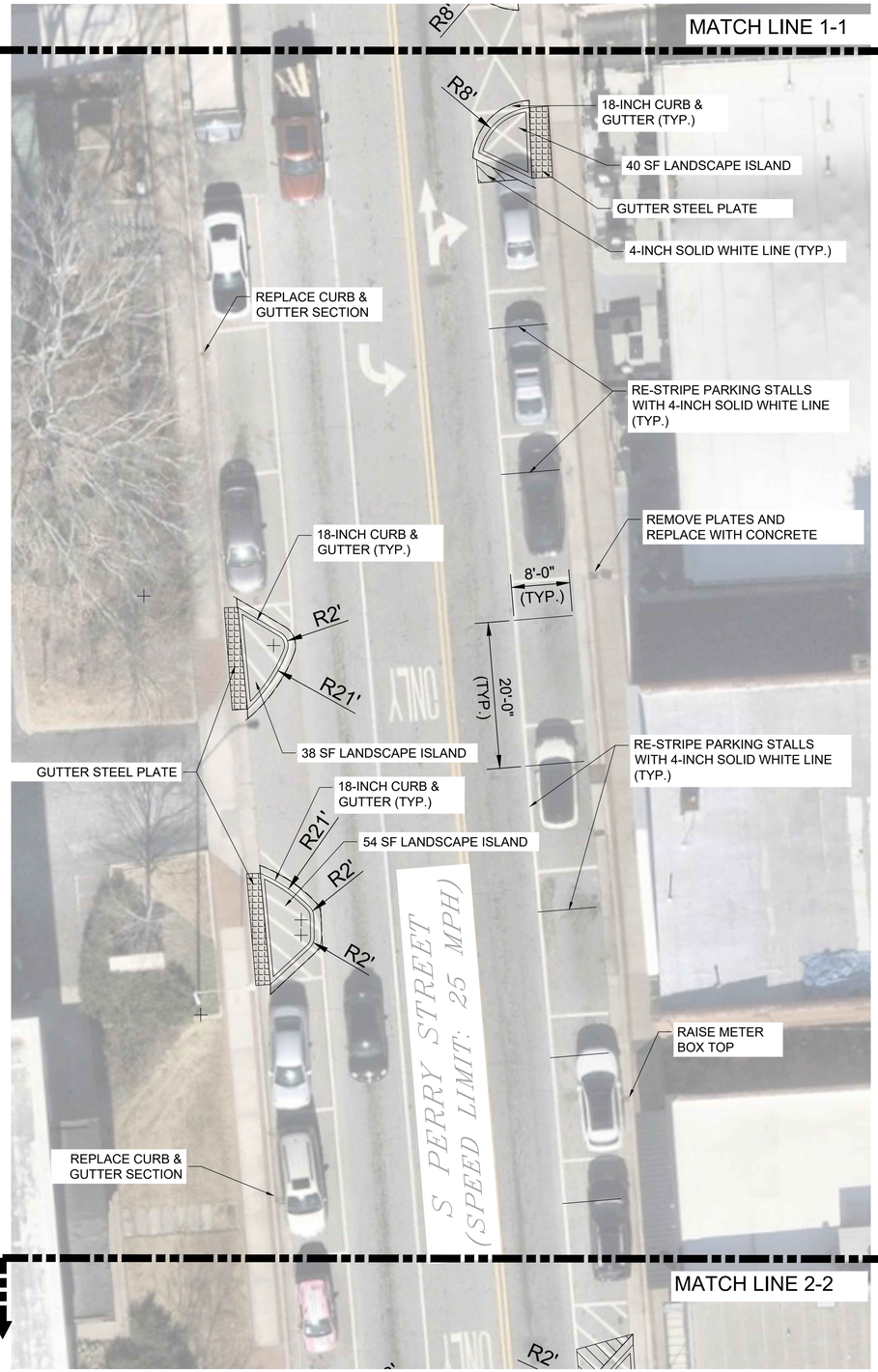
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CHECKED: CJ

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
C-104

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0 1/2" 1" 2" 3"





NORTH

1 C-104 SITE PLAN SHEET I

1" = 10'-0"

0 5 10 20 FT

CITY OF LAWRENCEVILLE GENERAL NOTES:

1. ALL LANDSCAPE ISLANDS TO BE FILLED WITH TOPSOIL

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2026-06-16

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
C	2026-05-22	90% CD DRAWINGS
B	2026-04-22	50% CD DRAWINGS
A	2026-04-09	SCHEMATIC DESIGN
ISSUANCE		

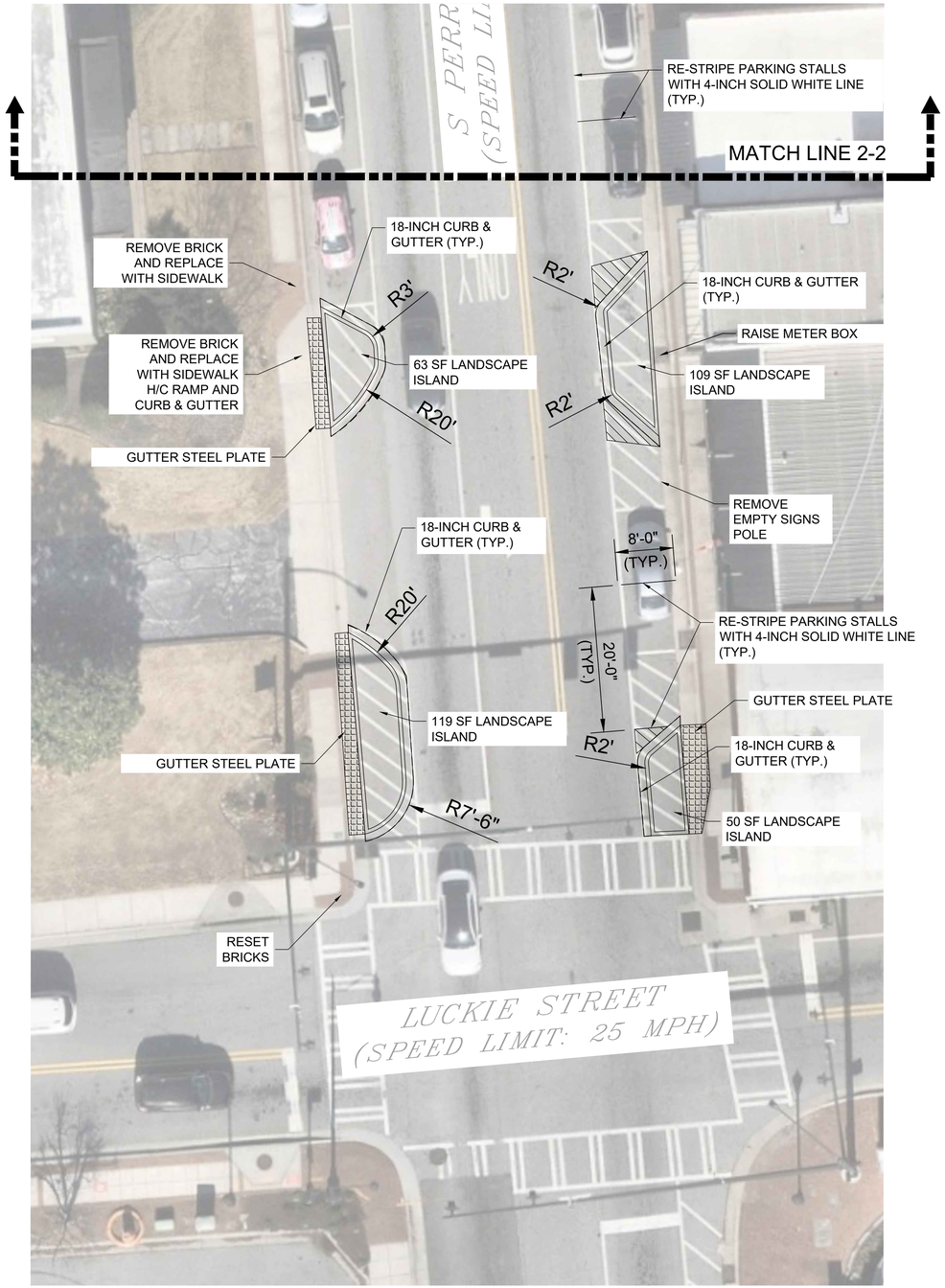
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2026-3007

DRAWN: TA CHECKED: CJ

SHEET TITLE
SITE PLAN SHEET I

SHEET NO.
C-105

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NORTH

1 C-105 SITE PLAN SHEET II
1" = 20'-0"
0 10 20 40 FT

THIS SHEET PLOTS ON 22" x 34" ANSI D
3" 2" 1" 1/2" 0

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2026-06-16

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
C	2026-05-22	90% CD DRAWINGS
B	2026-04-22	50% CD DRAWINGS
A	2026-04-09	SCHEMATIC DESIGN
ISSUANCE		

PROJECT NUMBER
2026-3007

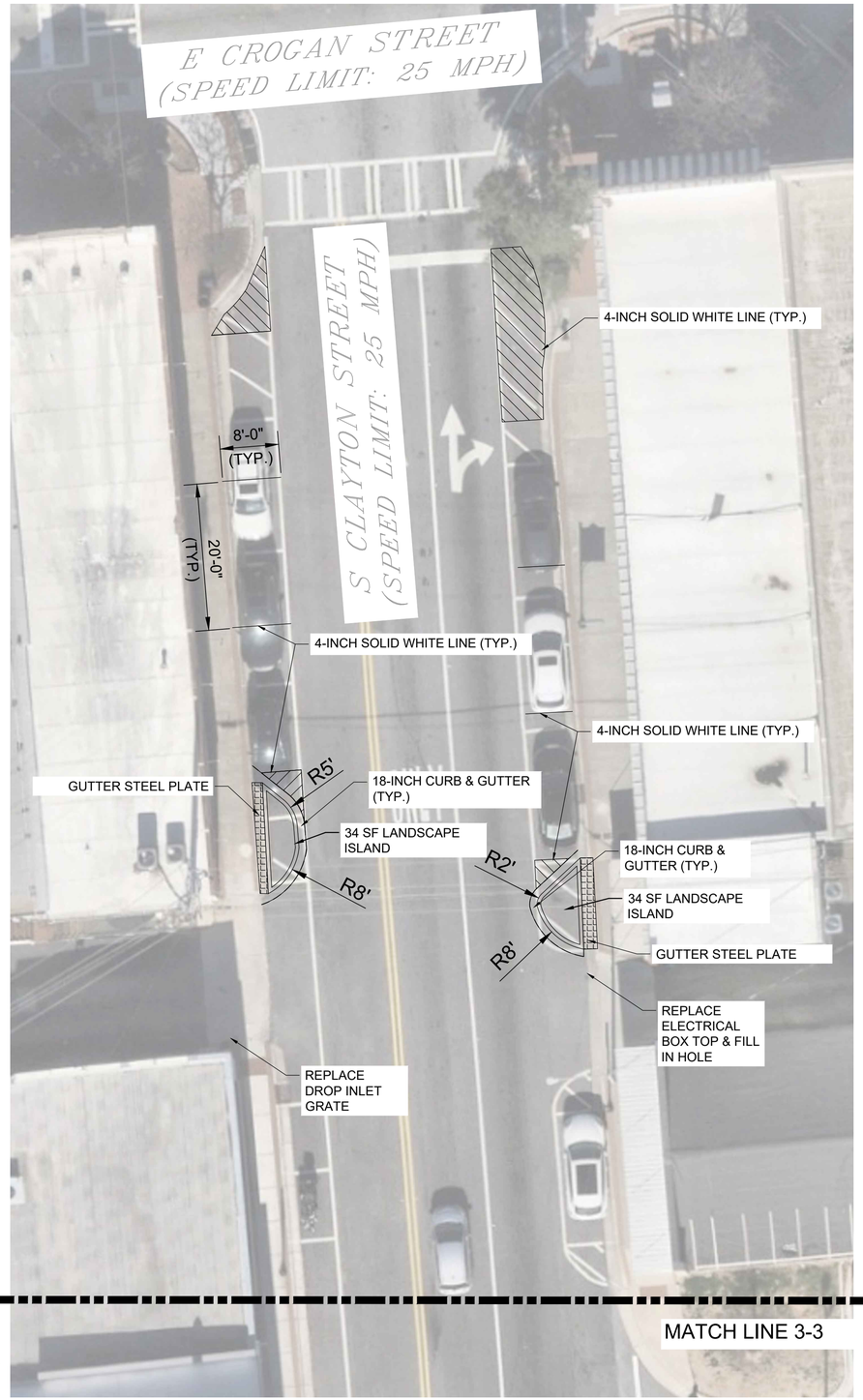
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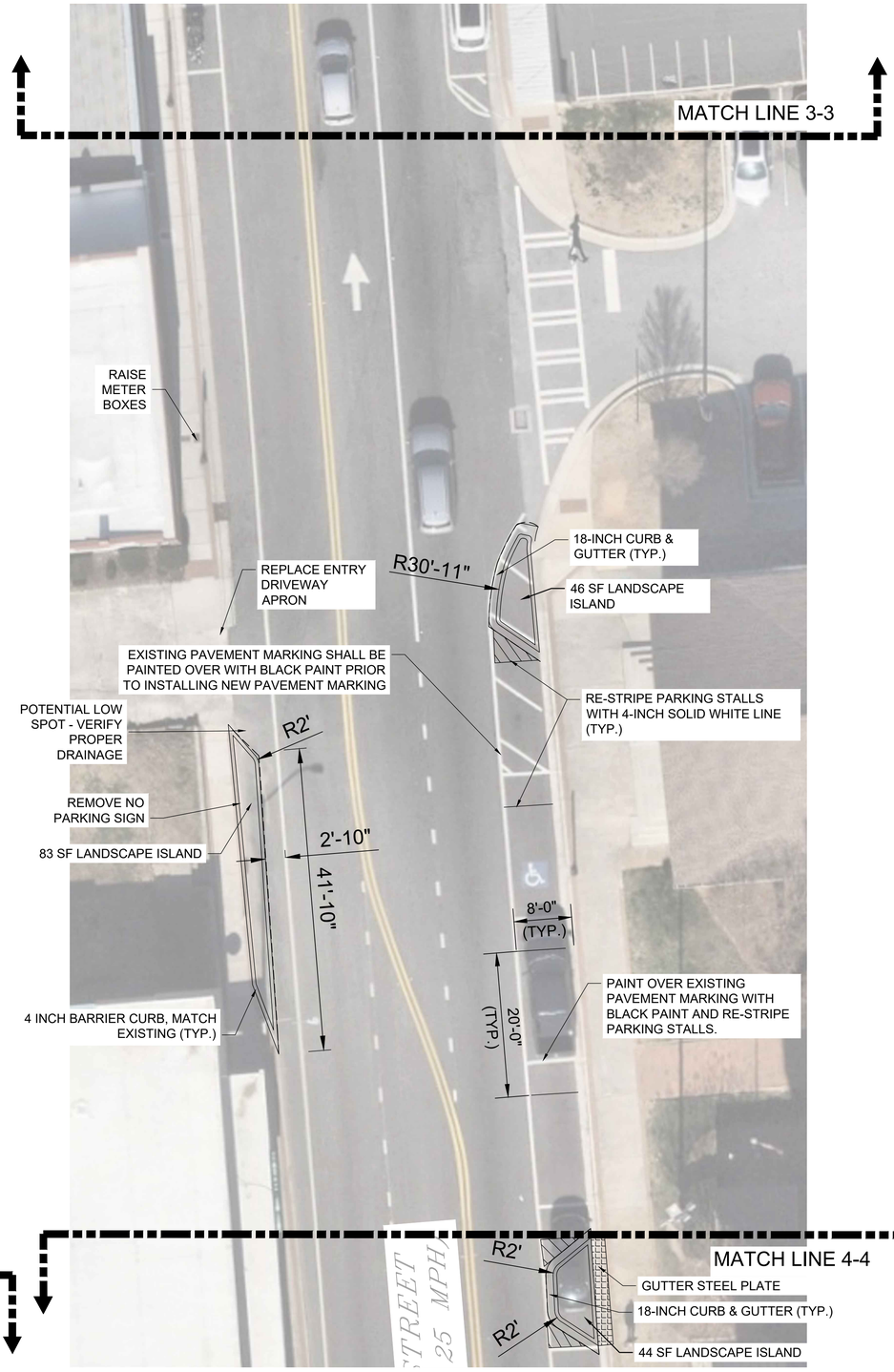
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SITE PLAN SHEET II

SHEET NO.
C-106

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NORTH

1 C-106 SITE PLAN III
1" = 10'-0"
0 5 10 20 FT

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2026-06-16

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CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

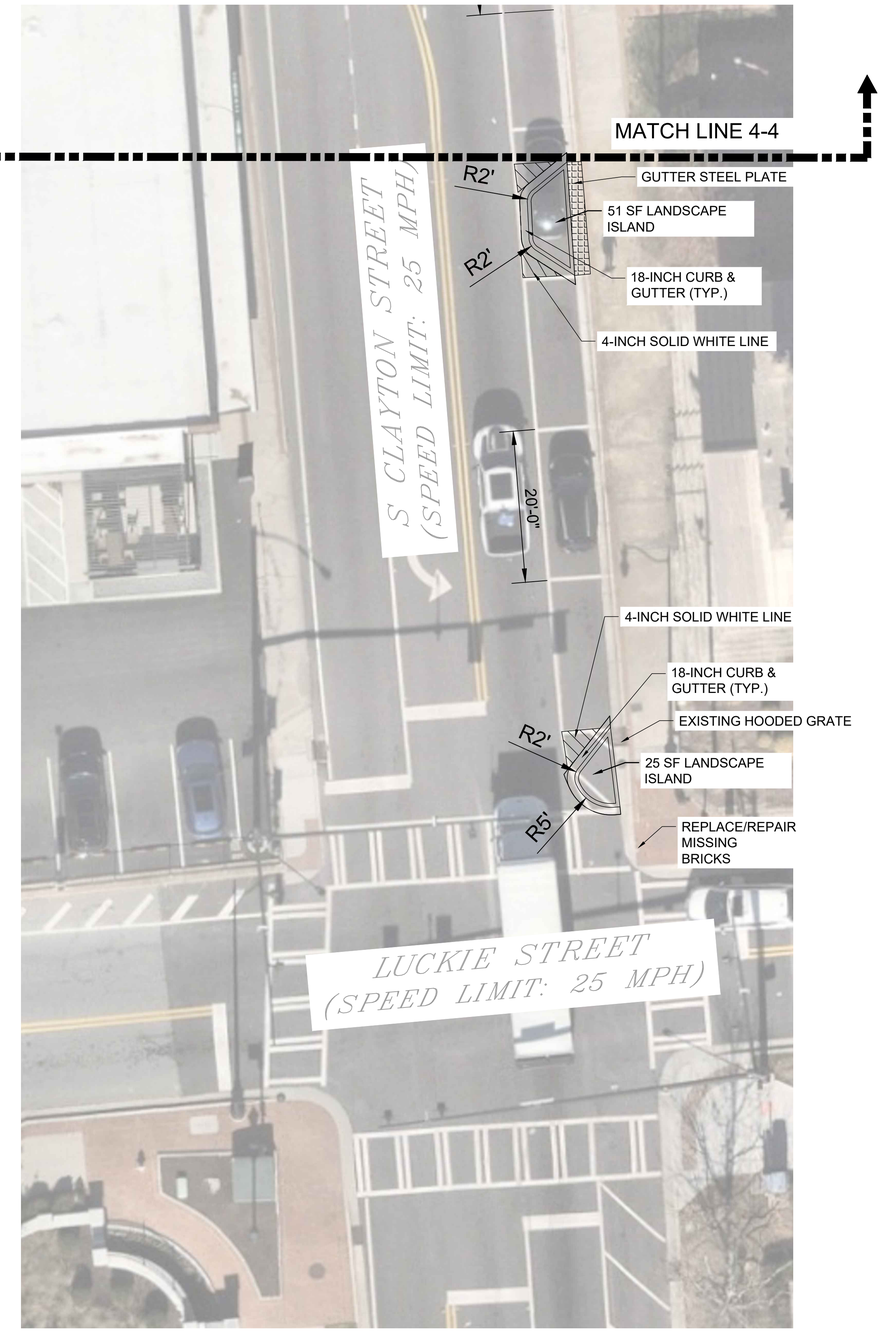
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C	2026-05-22	90% CD DRAWINGS
B	2026-04-22	50% CD DRAWINGS
A	2026-04-09	SCHEMATIC DESIGN
ISSUANCE		

PROJECT NUMBER
2026-3007

DRAWN: TA
CHECKED: CJ

SHEET TITLE
SITE PLAN III

SHEET NO.
C-107



NORTH

1 C-107 SITE PLAN IV

1" = 10'-0"

0 5 10 20 FT

THIS SHEET PLOTS ON 22" x 34" ANSI D
0 1/2" 1" 2" 3"
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GEORGIA REGISTERED No. PE037060 PROFESSIONAL ENGINEER TREVOR K ANDREY

2026-06-16

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
C	2026-05-22	90% CD DRAWINGS
B	2026-04-22	50% CD DRAWINGS
A	2026-04-09	SCHEMATIC DESIGN
ISSUANCE		

PROJECT NUMBER
2026-3007

DRAWN: TA
CHECKED: CJ

SHEET TITLE
SITE PLAN IV

SHEET NO.
C-108



NORTH

1 E-101 OVERALL SITE
1" = 40'-0"
0 20 40 80 FT

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3380 Blue Springs Road
Kennesaw, Georgia 30144
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GEORGIA REGISTERED No. 34343 PROFESSIONAL ENGINEER ROBBIE E. RAHN
06/16/2026

Georgia COA: CROFT
Authorization No.: PEF007438
Expires: 06/30/2027

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
A	2026-06-02	90% COMMENTS
	ISSUANCE	

PROJECT NUMBER
2026-3007

DRAWN: MMM
CHECKED: RER

SHEET TITLE
OVERALL SITE

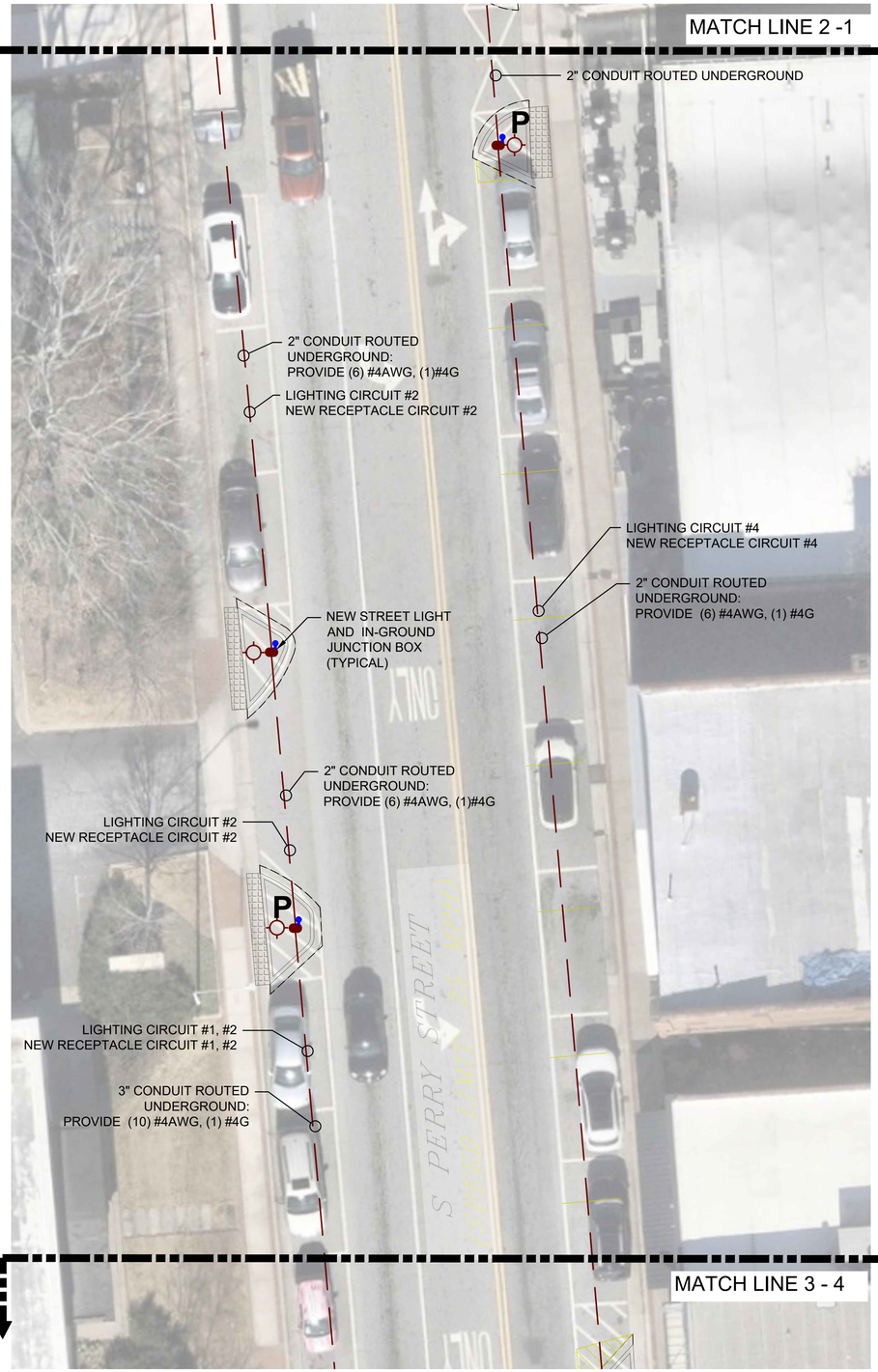
SHEET NO.
E-100

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NORTH

1 E-101 ELECTRICAL SITE PLAN I
1" = 10'-0"
0 5 10 20 FT

GENERAL NOTES:

1. PROVIDE NEW PEDESTRIAN LIGHT POLE "P" AS SHOWN ON DRAWINGS. LIGHT POLE "P" TOP MATCH EXISTING LIGHT POLE ALONG STREET.
2. PROVIDE CONDUIT AND CONDUCTORS AS DESCRIBED FOR LIGHT POLE, RECEPTACLES AND FUTURE USE.
3. PROVIDE A PHOTO CELL TO CONTROL LIGHTING CIRCUITS MOUNTED AT ELECTRICAL SOURCE PANELS.
4. ALL CONDUITS ARE TO BE DIRECTIONAL BORED FROM LOCATION TO LOCATION. CONDUITS TO BE TERMINATED WITH-IN THE IN-GROUND PULL BOXES.
5. PROVIDE A WEATHER-PROOF GFCI RECEPTACLE MOUNTED LOW WITH IN THE ISLAND. PROVIDE RIGID METAL CONDUIT AND CAST ALUMINUM BOX AND COVER FOR DURABILITY.

CROFT

CROFT & Associates
3380 Blue Springs Road
Kennesaw, Georgia 30144
770.529.7714 (p)
www.croftae.com

GEORGIA REGISTERED No. 34343 PROFESSIONAL ENGINEER ROBBIE E. RAHN
06/16/2026

Georgia COA: CROFT
Authorization No.: PEF007438
Expires: 06/30/2027

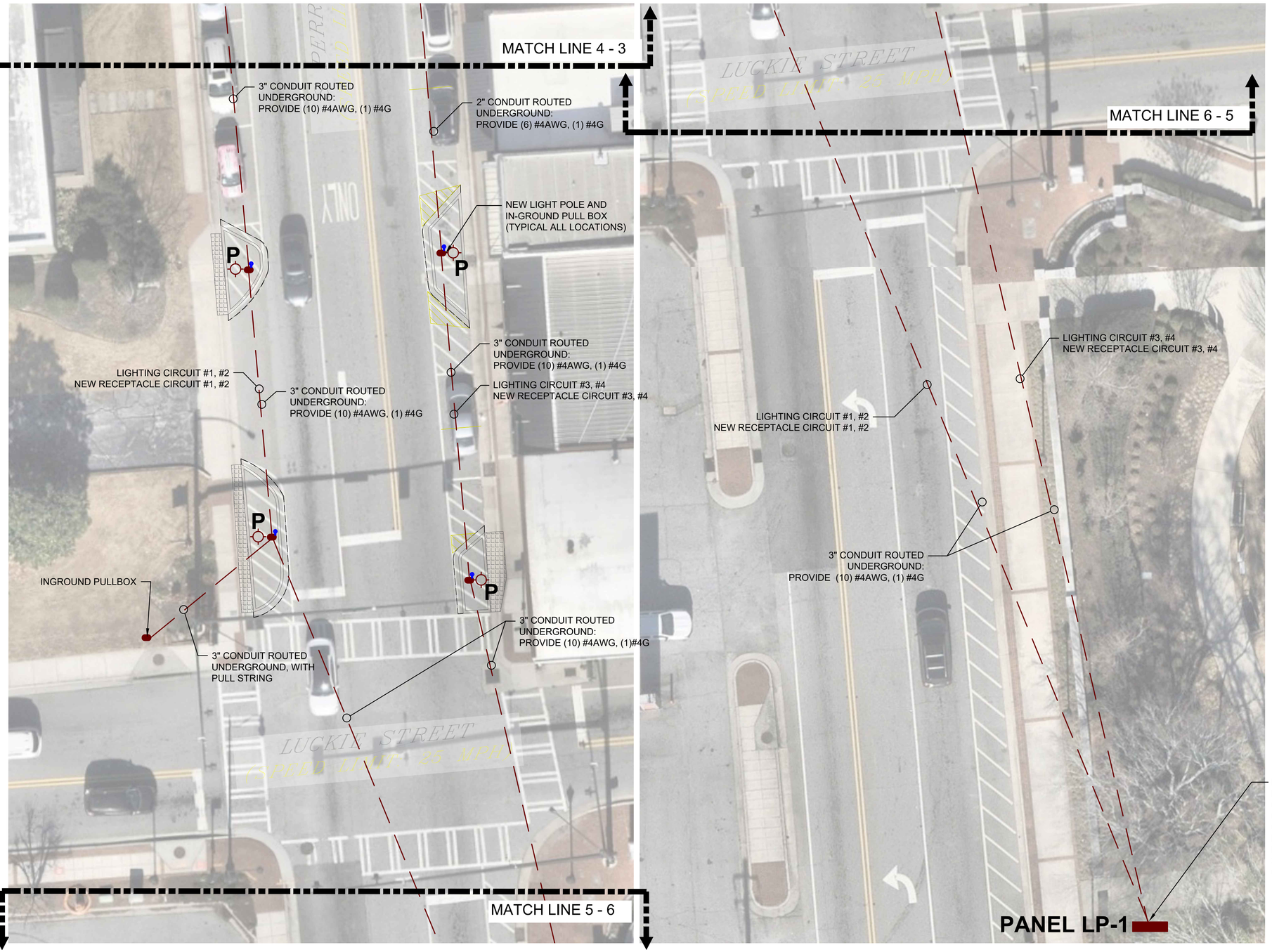
OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
A	2026-06-02	90% COMMENTS
ISSUANCE		

PROJECT NUMBER
2026-3007
DRAWN: MMM
CHECKED: RER
SHEET TITLE
ELECTRICAL SITE PLAN I
SHEET NO.
E-101



NORTH

1 E-102 ELECTRICAL SITE PLAN II
1" = 20'-0"
0 10 20 40 FT

GENERAL NOTES:

1. PROVIDE NEW PEDESTRIAN LIGHT POLE "P" AS SHOWN ON DRAWINGS. LIGHT POLE "P" TOP MATCH EXISTING LIGHT POLE ALONG STREET.
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70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
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A	2026-06-02	90% COMMENTS
	ISSUANCE	

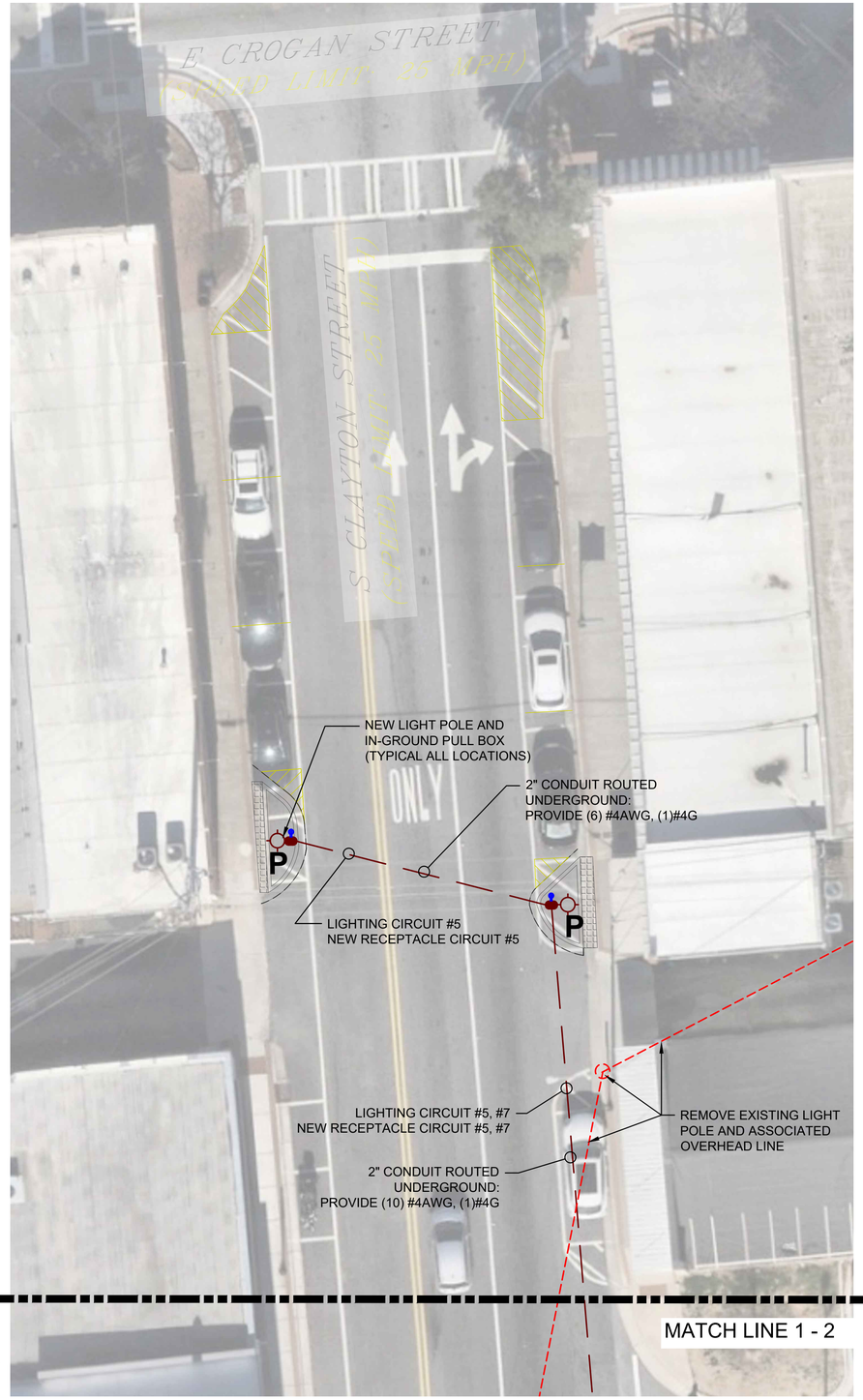
PROJECT NUMBER
2026-3007

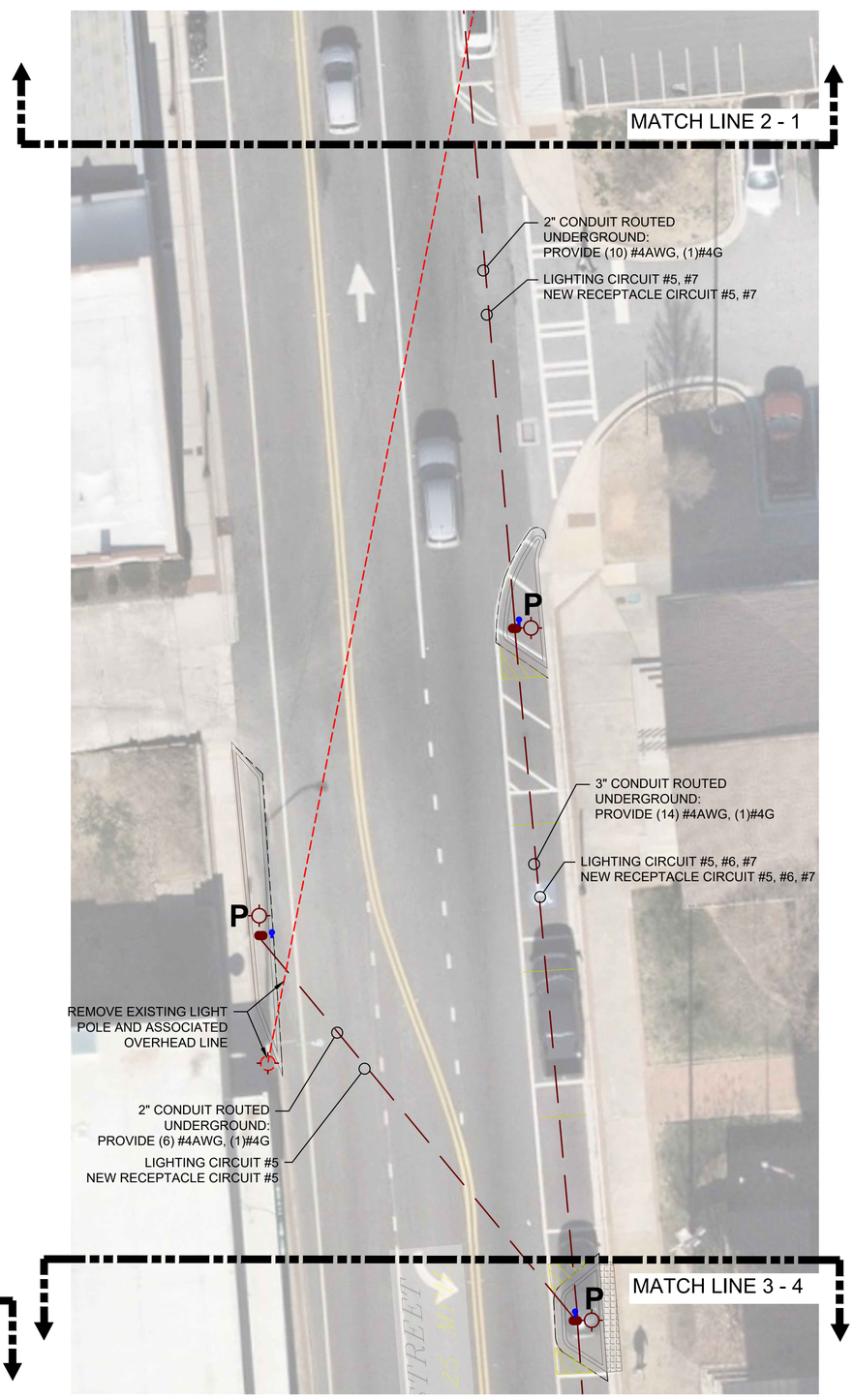
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CHECKED: RER

SHEET TITLE
ELECTRICAL SITE PLAN II

SHEET NO.
E-102

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NORTH

1 / E-103 ELECTRICAL SITE PLAN III
1" = 10'-0"

0 5 10 20 FT

GENERAL NOTES:

1. PROVIDE NEW PEDESTRIAN LIGHT POLE "P" AS SHOWN ON DRAWINGS. LIGHT POLE "P" TOP MATCH EXISTING LIGHT POLE ALONG STREET.
2. PROVIDE CONDUIT AND CONDUCTORS AS DESCRIBED FOR LIGHT POLE, RECEPTACLES AND FUTURE USE.
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06/16/2026

Georgia COA: CROFT
Authorization No.: PEF007438
Expires: 06/30/2027

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
A	2026-06-02	90% COMMENTS
ISSUANCE		

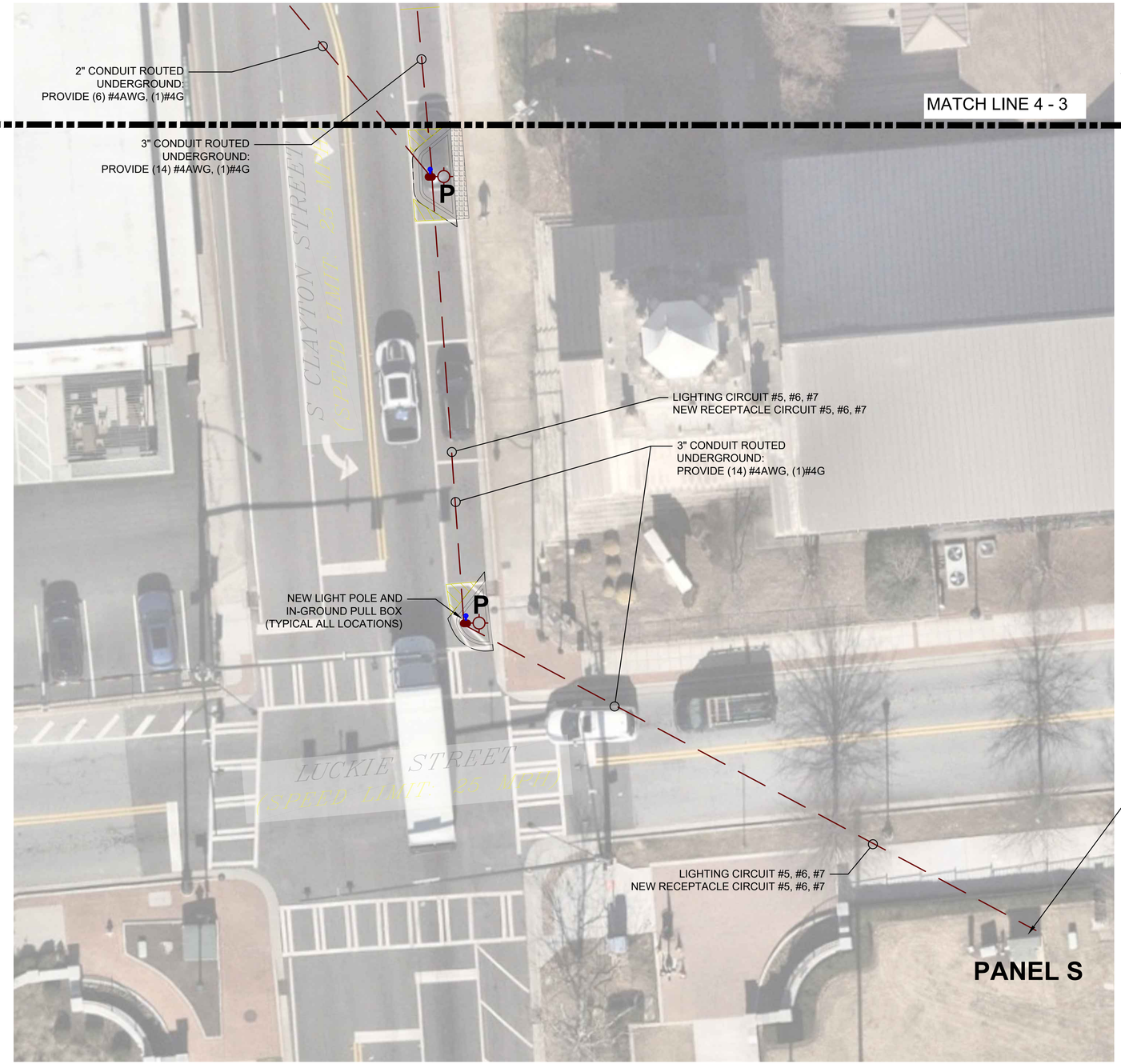
PROJECT NUMBER
2026-3007

DRAWN: MMM
CHECKED: RER

SHEET TITLE
ELECTRICAL SITE PLAN III

SHEET NO.
E-103

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NORTH

1 E-104 ELECTRICAL SITE PLAN IV
1" = 10'-0"
0 5 10 20 FT

GENERAL NOTES:

1. PROVIDE NEW PEDESTRIAN LIGHT POLE "P" AS SHOWN ON DRAWINGS. LIGHT POLE "P" TOP MATCH EXISTING LIGHT POLE ALONG STREET.
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GEORGIA REGISTERED No. 34343 PROFESSIONAL ENGINEER ROBBIE E. RAHN
06/16/2026

Georgia COA: CROFT
Authorization No.: PEF007438
Expires: 06/30/2027

OWNER
CITY OF LAWRENCEVILLE
70 S CLAYTON STREET
LAWRENCEVILLE, GA

LAWRENCEVILLE GEORGIA

DOWNTOWN LAWRENCEVILLE STREETSCAPE DESIGN
S PERRY STREET
S CLAYTON STREET

No.	Date	Description
D	2026-06-16	100% CD DRAWINGS
A	2026-06-02	90% COMMENTS
		ISSUANCE

PROJECT NUMBER
2026-3007

DRAWN: MMM
CHECKED: RER

SHEET TITLE
ELECTRICAL SITE PLAN IV

SHEET NO.
E-104

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LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Amended and Restated Automated Speed Enforcement System Agreement
Department:	City Manager
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	N/A
Presented By:	Lee Thompson, City Attorney
Action Requested:	Approve the Amended and Restated Automated Speed Enforcement System Agreement between the City and Blue Line Solutions, LLC to monitor excessive speeding infractions and other potential traffic violations, issue traffic notices of violations and evaluate traffic movement and safety, and grant authorization for the Mayor to execute the agreement subject to review and approval by the City Attorney.

Summary: Approve the Amended and Restated Automated Speed Enforcement System Agreement between the City and Blue Line Solutions, LLC to monitor excessive speeding infractions and other potential traffic violations, issue traffic notices of violations and evaluate traffic movement and safety.

Fiscal Impact: N/A

Attachments/Exhibits:

- Blue Line Solutions and Lawrenceville Agreement FINAL 2026.pdf

AMENDED AND RESTATED AUTOMATED SPEED ENFORCEMENT SYSTEM AGREEMENT

THIS AGREEMENT made this 23rd day of June 2026, between **Blue Line Solutions, LLC** (herein "BLS"), a Tennessee corporation registered to be business in the State or Georgia with office at 4409 Oakwood Drive, Chattanooga, TN 37416, and the **City of Lawrenceville** (herein "City"), a City of the State of Georgia.

WHEREAS, BLS has the legal possession and processes, referred to collectively as the "Automated Speed Enforcement System" (herein "ASE System"), and

WHEREAS, City desires to use the ASE System to monitor excessive speeding infractions and other potential traffic violations, issue traffic notices of violations and evaluate traffic movement and safety, affirms it has no other such equipment or service provider, and has the right, power and authority to execute this Agreement, and

Whereas, BLS and the City entered into an Automated Speed Enforcement Agreement on June 2, 2021and that Agreement has been extended and is still in full force and effect, and

WHEREAS, BLS and the City desire to amend certain provisions of that Agreement and to supersede that Agreement with this Amended and Restated Agreement.

NOW THEREFORE, the parties agree:

As used in this Amended and Restated Agreement, the following words and terms shall apply:

"Extend", "Extended" and "Extension" means an extension of this Amended and Restated Agreement at the sole option of the City for an additional 1-year (12-month) term that merely lengthens and extends the time of this Amended and Restated Agreement upon the existing terms and conditions and obligations as stated. An Extension is not a new contract, a renewal, the re-creation of a legal relationship or the replacement of an old contract with a new contract. An Extension does not contemplate the execution of a new agreement of any kind.

"Notice of Liability" means a notice of liability issued by a competent state or authorized law enforcement agency or by a court of competent jurisdiction relating to an infraction evidenced by the ASE System.

"Person" or **"persons"** means any individual, partnership, joint venture, corporation, trust, unincorporated association, governmental authority or political subdivision thereof or any other form of entity.

"ASE System" means Automated Speed Enforcement System, described as photographic traffic monitoring devices capable of accurately detecting a traffic infraction and recording such infraction with images of such vehicle. Each ASE system will contain a minimum of one LIDAR/camera for each lane of travel in which enforcement is conducted.

"Violation" means failure to obey an applicable traffic law or regulation, including, without limitation, operating a motor vehicle more than ten (10) miles per hour in excess of the posted speed limit, or as otherwise provided by Georgia law.

2. BLS AGREES TO PROVIDE:

The scope of work identified in **Exhibit A**.

3. City AGREES TO PROVIDE:

The scope of work identified in **Exhibit B**.

4. TERM AND TERMINATION

a. The term of this Amended and Restated Agreement shall commence on June 30, 2026 and shall continue for one-year unless otherwise terminated in accordance with this Amended and Restated Agreement or Georgia law. The term of this Amended and Restated Agreement may be automatically extended for additional 1 (one) year periods at the sole option of City, but no extension shall extend beyond June 30, 2045, unless specifically approved in writing by both parties.

Either party shall have the right to terminate this Amended and Restated Agreement by written notice:

i) *Termination at end of any term*. Either party may, at its sole option, terminate this Amended and Restated Agreement at the expiration of any term absolutely and without further obligation on the part of the City by providing written notice of its intent not to extend the Amended and Restated Agreement at least sixty (60) days prior to the expiration of the then current term. City shall pay Provider prior to the end of the calendar year in which the termination occurs for all services properly performed and reimbursable expenses properly incurred through the effective date of termination, subject to the terms of this Amended and Restated Agreement.

ii) *Termination during term*. Either party may terminate this Amended and Restated Agreement during its term, with or without cause, by providing the other party with at least thirty (30) days' prior written notice of termination. Termination may be based on any reason or no reason, including, without limitation, a determination that the services are no longer needed. Termination shall become effective at the end of the thirty (30) day notice period unless the parties agree in writing to an earlier termination date. Upon termination, City shall pay Provider for all services properly performed and reimbursable expenses properly incurred through the effective date of termination, subject to the terms of this Amended and Restated Agreement.

iii) *Termination by agreement*. This Amended and Restated Agreement may be terminated at any time by the mutual written agreement of BLS and the City. Upon termination, City shall pay Provider for all services properly performed and reimbursable expenses properly incurred through the effective date of termination, subject to the terms of this Amended and Restated Agreement.

iv) *Termination for cause*. Either party may terminate this Amended and Restated Agreement for cause if: (1) the other party fails in any material way to perform or breached its obligations under this Amended and Restated Agreement; (2) applicable or governing law is amended, or the State Department of Transportation adopts a rule or other requirement, to prohibit or

substantially restrict the operation of automated traffic law enforcement systems, including the System being provided by BLS; or (3) any court of competent jurisdiction rules that the System, or other similar systems, violates applicable law or cannot otherwise be used to enforce notices of violation or citations issued hereunder. Termination under this subsection may occur if the terminating party notifies the other party of its intent to terminate, stating the specific grounds, therefore, and the other party fails to cure the default within sixty (60) days after receiving notice;

v) *Termination by legislation*. If the law is changed to prohibit or substantially interfere with the operation or feasibility of either the APE or MPL Systems or the Parties' obligations under this Amended and Restated Agreement, Parties may agree to; (1) renegotiate the Amended and Restated Agreement through amendment; or (2) terminate Amended and Restated Agreement for cause.

b. Upon any termination of this Amended and Restated Agreement, the parties recognize that BLS and City will use its best efforts to continue to process any and all pending and legitimate traffic law violations pursuant to this Amended and Restated Agreement. Accordingly, the parties shall have the following obligations which continue during the termination process: City shall cease using the ASE System, shall allow BLS to retrieve all equipment to BLS within a reasonable time not to exceed 30 days, and shall not generate further images to be processed. Unless reasonably agreed upon otherwise by both parties, BLS and City shall continue to process all images and notices of liability that occurred before termination in accordance with this Amended and Restated Agreement and BLS shall be entitled to all Fees specified in the Agreement as if the Amended and Restated Agreement were still in effect.

c. Notwithstanding any provision to the contrary, this Amended and Restated Agreement terminates automatically upon a determination by any Court of jurisdiction, State or Federal, that the ASE System or the underlying Infraction are unconstitutional, illegal or otherwise prohibited. Any legislative act, State or Federal, which prohibits the use of the ASE System or the enforcement of the underlying infraction, shall also automatically terminate this Amended and Restated Agreement.

5. ASSIGNMENT AND EFFECT OF AGREEMENT

Neither party may assign all or any portion of this Amended and Restated Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed; provided, however, the City hereby acknowledges that the performance of BLS's equipment and obligations pursuant to this Amended and Restated Agreement require a significant investment by BLS, and that, in order to finance such investment, BLS may be required to enter into certain agreements or arrangements with financial institutions or other similar entities. The City hereby agrees that BLS shall have the right to assign or pledge its rights under this Amended and Restated Agreement in connection with any financing subject to the City's prior written approval, which approval shall not be unreasonably withheld or delayed. The City further agrees that in the event BLS provides written notice to the City that it intends to assign or pledge its rights pursuant to this Amended and Restated Agreement, and in the event that the

City fails to provide such approval or fails to object within thirty (30) days after its receipt of such notice from BLS, then BLS shall be free to effect such transaction.

This Amended and Restated Agreement shall inure to the benefit of and be binding upon all of the parties hereto and their respective executors, administrators, successors, and assigns as permitted by law.

6. FEES AND PAYMENT

City shall pay BLS for all equipment, services and maintenance based on the Service Fee schedule indicated in **Exhibit C**.

BLS shall collect and accumulate all payments to City on a monthly basis and provide proper payment to City on or before the 15th day of the following month.

7. AVAILABILITY OF INFORMATION

BLS agrees that all relevant information obtained by BLS through operation of the ASE System shall be made available to City at any time during BLS's normal working hours upon reasonable notice, excluding trade secrets and other confidential or proprietary information not reasonably necessary for the prosecution of notices of liability or the fulfillment of BLS's obligations to City under this Amended and Restated Agreement.

8. CONFIDENTIAL INFORMATION

No information provided by BLS to City will be of a confidential nature, unless specifically designated in writing as proprietary and confidential by BLS. Provided, however, nothing in this paragraph shall be construed contrary to the terms and provisions of any "Open Records Act" or similar laws, insofar as they may be applicable. BLS agrees to hold and archive all ASE information in compliance with Georgia's Open Records Act.

9. OWNERSHIP OF SYSTEM

It is understood by the City that the ASE System, and all associated hardware and software being provided by BLS is, and shall remain, the sole property of BLS, unless separately procured by City. The ASE System is being provided to City only pursuant to the terms of this Amended and Restated Agreement. City agrees that it shall not make any modifications to BLS's equipment, nor disassemble or perform any type or reverse engineering to the ASE System, nor infringe on any property or patent rights, nor cause or knowingly allow any other Person to do any of the foregoing. The parties agree that upon termination of this Amended and Restated Agreement for any reason, BLS shall remove all equipment provided.

10. INDEMNIFICATION

BLS shall indemnify and hold harmless the City against any claims arising from negligence or willful misconduct of BLS, its officers and directors, agents, attorneys, and employees.

11. LIMITED LIABILITY

Notwithstanding anything to the contrary in this Amended and Restated Agreement, neither party shall be liable to the other, by reason of any representation or express or implied warranty, condition or other term or any duty at common or civil law, for any indirect, incidental, special, lost profits or consequential damages, however caused and on any theory of liability arising out of or relating to this Amended and Restated Agreement.

12. FORCE MAJEURE

Neither party will be liable to the other or be deemed to be in breach of this Amended and Restated Agreement for any failure or delay in rendering performance arising out of causes beyond its reasonable control. Such causes may include but are not limited to, acts of God or the public enemy, terrorism, significant fires, floods, earthquakes, unusually severe weather, epidemics, strikes, or governmental authority approval delays or denials. The party whose performance is affected agrees to notify the other promptly of the existence and nature of any delay.

13. CORRESPONDENCE BETWEEN PARTIES

All notices required to be given under this Amended and Restated Agreement shall be deemed provided upon the date postmarked when mailed by first class mail, or by registered mail, and addressed to the proper party at the address set forth in paragraph 21 below.

14. DISPUTE RESOLUTION

Both parties desire all disputes arising out of or in connection with this Amended and Restated Agreement to be resolved through good-faith negotiations between the parties. The parties agree to attempt to reach an amicable resolution of the dispute. Both parties retain all legal remedies if negotiations are not successful in resolving any dispute.

15. ADDITIONAL SERVICES

Additional systems and services provided by BLS or its related entities may be added to this Amended and Restated Agreement by mutual consent of the parties in writing as an addendum to this Amended and Restated Agreement. All other terms and conditions shall remain the same. Such services may include but are not limited to other law enforcement or public safety solutions, Red Light Enforcement solutions, automated speed enforcement in construction, work zones, or where otherwise authorized by law, In-Car Video Systems, Body Worn Cameras, Video/Evidence Storage, & Automated License Plate Recognition Systems.

16. VALIDITY AND CONSTRUCTION OF TERMS

In case any one or more of the provisions contained in this Amended and Restated Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity,

illegality, or unenforceability shall not affect any other provision, and all remaining provisions of this Amended and Restated Agreement shall remain in full force and effect.

17. ENTIRE AGREEMENT

This Amended and Restated Agreement replaces any previous agreements and discussions and constitutes the entire agreement between the parties with respect to the subject matters herein. No amendments, modifications, or alterations of the terms herein shall be binding unless the same is in writing and duly executed by the parties.

18. AUDIT RIGHTS

Each party shall have the right to audit the records of the other party pertaining to the notices of liability issued pursuant to this Agreement solely for the purpose of verifying the accuracy of payments, if any, payable pursuant to this Amended and Restated Agreement. Any such audit shall be conducted upon not less than forty-eight hours' notice, at mutually agreed upon times. The cost of any such audit shall be borne by the party requesting the audit.

19. COVENANT OF FURTHER ASSURANCES

All parties to this Amended and Restated Agreement shall, upon request, perform any and all acts and execute and deliver any and all certificates, instrument and other documents that may be necessary or appropriate to carry out any of the terms, conditions and provisions hereto or to carry out the intent of this Amended and Restated Agreement.

20. NO AGENCY

The relationship between the parties shall be that of independent contractors, and the employees, agents and servants of either party shall in no event be considered to be employees, agents, or servants of the other party. This Amended and Restated Agreement shall not create an agency relationship between BLS and City and neither party may incur any debts or liabilities or obligations on behalf of the other party, except as specifically provided herein.

21. NOTICES

Any notices or demand which under the terms of this Amended and Restated Agreement or under any law shall be in writing shall be made by personal service, first class mail, or by certified or registered mail to the parties at the following address:

Notices to Blue Line Solutions:
Mark Hutchinson, CEO
3903 Volunteer Dr., Suite 400
Chattanooga, TN 37416

Notices to City of Lawrenceville:
Chuck Warbington, City Manager
P.O. Box 2200
Lawrenceville, GA 30046
With a copy to:
Karen Pierce, City Clerk
P.O. Box 2200
Lawrenceville, GA 30046

22. COMPLIANCE WITH LAWS

Nothing contained in this Amended and Restated Agreement shall be construed to require the commission of any act contrary to law, and whenever there is a conflict between any term, condition or provision of this Amended and Restated Agreement and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law, provided it is consistent with the intent of the parties as expressed in this Amended and Restated Agreement.

23. STATE LAW TO APPLY

This Amended and Restated Agreement shall be construed under and in accordance with the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have executed this Amended and Restated Agreement as of the date accepted by the City.

Blue Line Solutions, LLC

_____
By: _____

City of Lawrenceville, Georgia

_____
David R. Still, Mayor

Attest:

_____
Karen Pirece, City Clerk

Approved as to form by:

_____
Frank Hartley, Esq., City Attorney
Baggett & Hartley, LLC

Exhibit A
BLS Obligations and Scope of Work

1) BLS at the request of City shall perform an analysis on selected roadways to determine potential violation rates and assess the most suitable locations for the ASE System equipment.

2) From time to time, the parties may agree to add or subtract the number of ASE Systems to be provided and may modify the location(s) if the parties agree in writing.

3) BLS shall provide an automated, web-based processing program in accordance with applicable statutes as changed from time to time and will provide all valid Notices of Liability in compliance with applicable statutes, as may be changed from time to time, including image processing, mailing of the initial Notice and a reminder Notice, printing and mailing costs. The notifications shall be mailed in a timely manner to comply with any applicable statute of limitation for filing notices of liability. Subject to the approval and authorization from City, each Notice shall be mailed by BLS so as to be delivered by First Class mail to the registered owner within the agreed or statutory period. BLS shall monitor any Notice of Liability where there is no response, and a second reminder Notice, shall be sent by BLS by First Class mail after the agreed or mandated time period. Subsequent notices or collections notification may be delivered by First Class, or Certified Mail-Return Receipt Requested.

4) BLS shall provide reasonably available vehicle registration information necessary to issue Notices of Violation resulting from the ASE System assuming BLS is authorized to receive such registration data at no additional cost to the City.

5) BLS shall provide City with an Evidence Package to include related documentation for each notice of violation challenged.

6) BLS shall provide necessary training for all persons designated by City and provide reasonable public relations resources to City.

7) BLS shall provide an expert witness to establish judicial notice for contested violations to establish the accuracy and technical operations of the ASE System.

8) BLS shall maintain files with regular updates of specific Notices of Liability issued and shall update the status of all accounts based on the disposition information provided by City. BLS shall provide information indicating payments received, Notices of Liability outstanding, and cases otherwise closed, dismissed or resolved.

9) BLS shall provide to City a monthly report of ASE System results within fifteen days of the end of each calendar month. The report shall include the following information:

i) Total number of violation events.
ii) Total number of actionable violation events.
iii) Total number of Notices of Liability issued.
iv) Total number of Notices of Liability paid.
v) Such reports on ongoing operations as are required, or such other reports and documents as are mutually agreed upon between BLS and the City.
vi) Total dollar amount of fines issued.
vii) Total amount of fines collected.
viii) A calculation of the distribution of funds collected.

10) BLS shall provide all routine maintenance of ASE System equipment and timely respond to equipment repairs.

11) BLS will provide (2) radar speed signs per school zone for placement prior to enforcement cameras.

12) BLS will provide an equal amount of ALPR cameras provided by FLOCK SAFTEY as the number of ASE Systems under this Amended and Restated Agreement at no additional charge to the City, and all equipment and software fees due to FLOCK SAFETY will be paid by BLS each year as long as this Amended and Restated Agreement remains in effect. Additional ALPR systems may be purchased as described in Paragraph 15 of this Amended and Restated Agreement.

13) BLS shall be responsible for reporting unpaid citations to the Department of Revenue in accordance with statutory requirements.

14) BLS will provide the law enforcement agency with a web-based portal for the purpose of reviewing violations and viewing photographs and/or video of the violation occurrence.

Exhibit B
City Obligations and Scope of Work

1) City shall cause an authorized officer of the agency to carefully review each potential violation captured by the ASE System and shall transmit an electronic signature to BLS for each Notice of Liability approved by City. City hereby acknowledges and agrees that the decision to issue a Notice of Liability shall be the sole, unilateral and exclusive decision of the authorized officer in such officer's sole discretion, and in no event shall BLS have the ability or authorization to make a Notice of Liability decision.

2) City shall provide a judge or hearing officer and court facilities to schedule and hear disputed citations;

3) City shall provide to BLS monthly updates of all Notices of Liability disposition indicating cases otherwise closed, dismissed or resolved for contested violations.

4) City shall direct its departments to cooperate with BLS with respect to required system and program implementation and shall allow the City's personnel and facilities to assist in order to permit BLS and City to fulfill the obligations under this Amended and Restated Agreement.

5) The City agrees to use due diligence in working with BLS to acquire in a timely manner any necessary permits under its control, and approvals or other necessary documentation from the City as necessary for the operation of the ASE System.

6) City shall ensure the program and its enforcement procedures comply with all applicable laws and/or policies. City shall work with the appropriate entities to ensure all necessary GA DOT permits, as well as, any other permits necessary to erect ASE systems in school zones are secured by school district, City or other government agency. City will be solely responsible for all placement of warning signs in strict compliance with DOT regulations. City shall provide any necessary permits at no cost to BLS.

7) City shall complete and sign letter to NLETS authorizing BLS to retrieve vehicle data records for processing.

8) As necessary, City shall provide assistance to BLS in obtaining access to vehicle ownership records data, and if requested, provide a letter and support for BLS to use with appropriate licensing bureau agencies indicating that BLS is acting as an authorized agent of City for the purposes of accessing vehicle ownership information on behalf of City.

9) City will make available to BLS their Public Works Department, Electricians, or other staff to determine locations of poles, placement of poles, gaining access to electricity hookup, etc. needed. City solely shall determine priority of City employees, equipment and facilities for assistance as contemplated in this Amended and Restated Agreement. City will obtain all City, state, or special permits needed for placement of poles, electricity or any other service needed for the installation and usage of the ASE System. BLS with written consent of City may assist with installation at the City's cost.

10) The ASE System shall be operational for 1 hour before and 1 hour after classes are scheduled to begin and 1 hour before and 1 hour after classes are scheduled to end each day school is in session during the regular school year (not during holidays, breaks, summer) and school zone flashing lights are activated throughout the duration of the Amended and Restated Agreement, or as otherwise authorized by statute. City shall supply BLS with appropriate school schedules and times for pre-programming of cameras for use, as provided by the school system.

11) The ASE System shall not capture infractions outside the permitted time according to this Amended and Restated Agreement. This includes early dismissals, snow days, school cancellation, etc. City will have the ability to turn ASE System off during unpermitted use periods, however, City may also make a written request for BLS to turn ASE System off during unpermitted time periods.

12) City shall properly reimburse BLS for any damage to the ASE System willfully caused by City, its employees or authorized agents.

13) City shall issue a letter to BLS showing its authorized use for pole identified for ASE System to be mounted.

14) City shall provide a project manager or other designated individual with authority to execute City's responsibilities under the Amended and Restated Agreement.

Exhibit C
Service Fees

Georgia statutes authorize the collection of a specific amount for speeding violations in certain circumstances as set forth in the applicable statutes. In compliance with the applicable statutes, Blue Line Solutions does not charge a per-citation fee. Instead, Blue Line Solutions is compensated for providing all related equipment, support services, consulting, operations, and administration of the Program. As such, the City agrees to the below financial terms:

Revenue of paid Notice of Liability shall be shared between the two parties:

The City's portion shall be **75**% of all paid Notice of Liabilities and BLS's portion shall be **25**% of all paid Notice of Liabilities. No fees or charges will be assessed to the City for non-paid violations. If legislative changes should limit or alter the structure or amount of civil monetary penalties levied for speed or red-light infractions, in that case, either Party may request to renegotiate the compensation as specified above to be accomplished through amendment, not a new agreement. Any failure of the Parties to agree on such compensation changes shall not be grounds for termination of this Amended and Restated Agreement for cause.

Statutorily authorized processing and administrative services fees as revised or amended from time to time shall be paid to and for the sole and exclusive benefit of BLS and shall not be included in any revenue share split among the Parties.

This pricing may be changed by amendment upon the Amended and Restated Agreement of both Parties either to ensure fairness in payment for services based on the amount of work required to operate the speed monitoring system, to maintain compliance with Georgia law, or in the event of changes to the empowering statute.

Additional Warning Periods

BLS will provide an initial warning period as required by law. Should a warning period be established by statute, such warnings will be provided by BLS during the warning period at no charge to the City as part of this Amended and Restated Agreement. The fee for additional warnings shall be $25.00 per processed warning and shall be subtracted from the City's gross receipts of paid summonses. This fee for additional warnings is solely the responsibility of City. The fee for additional warnings is not a charge or fee that is passed onto the purported violator, nor shall the fee for additional warnings be included in the Notice of Violation/Liability.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Intergovernmental Agreement between the City and Gwinnett County to allow Police and Firefighting exercises
Department:	City Manager
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	$0
Presented By:	Barry Mock, Assistant City Manager
Action Requested:	Approve the intergovernmental agreement between the City and Gwinnett County to allow for Police and Firefighting exercises on city owned properties as presented, and grant authorization for the Mayor to execute the agreement subject to review and approval by the City Attorney.

Summary: The City has recently purchased several properties for redevelopment purposes with the Downtown Development Authority. These properties have structures that will be demolished in the coming months. Gwinnett County Fire Training services has asked if they could use the structures for training purposes prior to this demolition. The City values the partnership with Gwinnett County and welcomes these training opportunities for our first responders.

Fiscal Impact: $0

Attachments/Exhibits:

- IGA Gwinnett County Lawrenceville Police Fire Exercises 09 21 26.docx

INTERGOVERNMENTAL AGREEMENT

TO ALLOW USE OF CITY OF LAWRENCEVILLE, GEORGIA PREMISES FOR POLICE AND FIREFIGHTING EXERCISES

This INTERGOVERNMENTAL AGREEMENT made and entered into this _____ day of _____, 2026, by and between Gwinnett County, Georgia (Party of the First Part, hereinafter called the "County"), and, the City of Lawrenceville, Georgia (Party of the Second Part, hereinafter called "the City").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. **TERM:**
   This Intergovernmental Agreement will begin upon execution and renew automatically at the end of each calendar year, unless either party provides written notice of cancellation to the party.

2. **TERMINATION FOR CONVENIENCE:**
   The County or the City may terminate this Intergovernmental Agreement for its convenience at any time upon 10 days written notice to the other party sent by regular mail to the principal administrative office of the other party.

3. **PREMISES:**
   The City Manager and the County Finance Director may mutually agree on a location or premises (hereinafter "Premises") owned by the City that can be used for police and/or firefighting exercises in accordance with the terms of this Intergovernmental Agreement. Any such premises shall be identified in writing and approved in writing by the City Manager and County Finance Director. The mutual identification of the Premises shall be deemed to be a part of this Intergovernmental Agreement as if set out fully herein. The parties shall submit the Premises identification document in writing sent by letter or email to the Clerks of each party within 2 business days of the identification of a Premises for use under this Agreement. The Clerks shall maintain a copy of the Premises identification document. The Premises identification document will either include a street address or a Gwinnett County Tax Parcel Number.

   3.1 Sovereign Immunity & No City Indemnity:

   Nothing in this Agreement shall be construed as a waiver of the City of Lawrenceville’s sovereign immunity, official immunity, or other defenses available under Georgia law.

Any waiver of immunity shall occur only as authorized by Georgia law. The City shall not indemnify, defend, or hold harmless the County.

3.2 Third-Party Claims Clarification:
The County's waiver of claims shall not affect the rights of third parties and does not waive City's sovereign immunity.

4. **PERFORMANCE:**
In consideration of being allowed admittance to the Premises and being allowed to use the Premises for activities including but not limited to: training of police officers ,training of police canines, SWAT team training, training of firefighters, rescue training, and firefighting tasks and procedures generally(such activities being designated as "exercises'), the County on behalf of itself, its affiliates, directors, officers, employees, agents, representatives and contractors agrees and does hereby waive and relinquish any and all right to claim damages for injury or death or property damage sustained in connection therewith due to any cause whatsoever against the City or any of its affiliates or subsidiaries and their respective directors, officers, employees, agents and representatives. County will be solely responsible for its equipment and personnel and acknowledges that entering the Premises and the use of the same could create exposure to inherently dangerous conditions and the County accepts full responsibility for any injury or damage that might be sustained by such County employees or personnel. The City will accept responsibility for any City equipment or personnel assigned or used at the Premises while the County is conducting its exercises pursuant to this Agreement. The foregoing terms are to apply regardless of any actual or alleged negligence on the part of parties or their directors, officers, employees, agents or representatives. County will utilize all reasonable efforts to provide for the safety of any third party that might be injured or damaged due to the County's activities at the Premises. Prior to County's entry and use of the Premises County shall provide 2 business days' notice to the City Manager of the City in writing by letter or email sent to the City Manager's office and the County Financial Services Department. Such notice is acknowledged as sufficient notice of the County's entry on Premises by the City.

5. **WAIVER:**
A waiver by either party of any breach of any provision, term, covenant, or condition of this Intergovernmental Agreement shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

6. **SEVERABILITY:**
The parties agree that each of the provisions included in this Intergovernmental Agreement is separate, distinct and severable from the other and remaining provisions of this Intergovernmental Agreement, and that the invalidity of any provision shall not affect the validity of any other provision or provisions of this Intergovernmental Agreement.

7. **GOVERNING LAW:**
   The parties agree that this Intergovernmental Agreement shall be governed and construed in accordance with the laws of the State of Georgia. This Agreement has been signed in Gwinnett County, Georgia.

8. **MERGER CLAUSE:**
   The parties agree that the terms of this Intergovernmental Agreement include the entire agreement between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Intergovernmental Agreement.

9. **NO AUTHORSHIP DISADVANTAGE:**
   The parties recognize that the County has authored this Intergovernmental Agreement and if a term is deemed ambiguous no interpretation against the author of the term is mandated.

10. **COUNTY INSURANCE REQUIREMENTS:**
    The County shall maintain General Liability, Auto Liability, Umbrella, and Workers Compensation insurance in accordance with the requirements of Georgia law. The County shall name the City as Additional Insured. Certificates with endorsements must be provided before use of any Premises.

11. **COUNTY INDEMNITY (FAULT-BASED):**
    The County shall indemnify City only to the extent of County negligence. No duty to defend is created.

12. **NON-WAIVER BY CITY INSURANCE:**
    City's procurement of insurance shall not be construed as a waiver of sovereign immunity.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this Agreement to be signed, sealed and delivered.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
David R. Still, Mayor

Attest: _____
Karen Pierce, City Clerk

(City Seal)

GWINNETT COUNTY, GEORGIA

By: _____
Russel Royal
Financial Services Director

Attest: _____
County Attorney Staff

(City Seal)

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, SEPTEMBER 28, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Resolution to approve the updated Crisis Management Plan
Department:	Office of Communications and Marketing
Date of Meeting:	Monday, September 28, 2026
Fiscal Impact:	N/A
Presented By:	Melissa Hardegree, Chief Communications & Marketing Officer
Action Requested:	Adopt the Resolution to approve the updated Crisis Management Plan and authorize future updates to be approved by the City Manager

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Summary: The Crisis Planning Committee reviewed and updated the City's Crisis Management Plan, originally adopted in 2025. The September 2026 revision reflects current operations and establishes the City Manager as the approval authority for future Plan revisions. The proposed resolution adopts the updated Plan and supersedes RES-2025-15.

Background: The revised approval process allows the Crisis Planning Committee to continue reviewing and maintaining the Plan while allowing the City Manager to approve future revisions without requiring separate Council action each time. The Plan will continue to be reviewed at least once every three years, or following a major emergency event, significant organizational restructuring, or operational change.

Attachments/Exhibits:

- RES-2026-_Crisis Management Plan Resolution 9-2026.docx
- Crisis Management Plan Updated_2026 V1.1.docx

RESOLUTION _____

RESOLUTION TO ADOPT THE UPDATED CITY OF LAWRENCEVILLE CRISIS MANAGEMENT PLAN

WHEREAS, the City of Lawrenceville has the responsibility to safeguard the health, safety, and welfare of its residents, businesses, and visitors during times of crisis, emergency, or disaster; and

WHEREAS, the City Council has amended Chapter 18 of the Code of the City of Lawrenceville to provide for comprehensive emergency management and specifically to establish a Crisis Management Plan as the City's internal operational framework for emergency response, crisis communication, continuity of operations, and recovery, with supporting appendices to be developed and maintained under the authority of the City Manager; and

WHEREAS, the Crisis Management Plan is intended to ensure that the City of Lawrenceville is prepared to coordinate across all departments, support Gwinnett County Emergency Management efforts, and maintain continuity of government during local emergencies; and

WHEREAS, the Crisis Management Plan was developed under the direction of the Chief Communications and Marketing Officer, in consultation with the Executive Management Team, department directors, and other designated stakeholders, and approved by the City Manager, as required by ordinance; and

WHEREAS, the City Council formally established and adopted the City of Lawrenceville Crisis Management Plan by Resolution RES-2025-15 on September 22, 2025; and

WHEREAS, the Crisis Management Plan has been reviewed and updated through the City's established crisis planning process to reflect current City operations, organizational structure, emergency response procedures, and planning needs; and

WHEREAS, the updated Crisis Management Plan establishes the City Manager as the approval authority and authorizes the City Manager to approve, update, and revise the Plan as needed, with revisions becoming the current version in force upon the effective date identified in the Document Control section; and

WHEREAS, the adoption of the updated Crisis Management Plan by the City Council affirms the City's commitment to preparedness, resilience, and operational continuity during emergencies, and ensures compliance and alignment across all City departments.

NOW, THEREFORE, BE IT RESOLVED that the City of Lawrenceville authorizes:

Section 1. The City of Lawrenceville Crisis Management Plan, as presented and incorporated herein by reference, is hereby formally adopted as the City's internal operational framework for emergency preparedness, response, communication, continuity of operations, and recovery. Supporting appendices and annexes referenced in the Plan are recognized as operational tools maintained under the authority of the City Manager and are not adopted as separate actions of the City Council.

Section 2. The City Manager, with support of the Executive Management Team, is authorized to activate, implement, maintain, update, revise, and enforce the provisions of the Crisis Management Plan in accordance with Chapter 18 of the Code of Ordinances. Revisions approved by the City Manager shall become the current version in force upon the effective date identified in the Document Control section and shall not require separate adoption by the City Council.

Section 3. The Crisis Management Plan shall be reviewed at least once every three years, or following any major emergency event, significant organizational restructuring, or operational change. Updates and revisions resulting from such review may be approved by the City Manager in accordance with the authority established in the Crisis Management Plan and this Resolution and shall not require separate adoption by the City Council.

IT IS FURTHER RESOLVED that this Resolution completely supersedes and repeals Resolution RES-2025-15 in its entirety.

IT IS SO RESOLVED this _____ day of _____, 2026.

_____
David R. Still, Mayor

ATTEST:

_____
Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

Crisis Management Plan

City of Lawrenceville
September 2026

Document Control

Document Title	Crisis Management Plan
Department	Office of Communications & Marketing
Document Owner	Chief Communications & Marketing Officer
Current Approved Version in Force	v1.0 (Effective September 2025)
Revision Version	v1.1 – Proposed Revision
Status	Pending City Council Adoption
Effective Date of Revisions	Pending
Last Updated	September 2026
Approval Authority	City Manager

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1.0 PROMULGATION

The City of Lawrenceville hereby adopts this Crisis Management Plan as our official guide for responding to emergencies, disasters, and unexpected events. This plan establishes a clear structure for how the City will work together to protect residents, employees, and visitors when faced with a crisis.

By putting this plan into place, we affirm our commitment to the responsibilities outlined within and to the coordination and communication required to respond effectively. The plan will be maintained and updated as needed to meet the evolving needs of the City and community.

Approved,

_____

Chuck Warbington
City Manager, City of Lawrenceville

_____

Date

2.0 EXECUTIVE SUMMARY

City of Lawrenceville Crisis Management Plan

The City of Lawrenceville's Crisis Management Plan serves as the city's official guide for responding to emergencies, disasters, and critical incidents that threaten the safety, continuity, or reputation of the organization and community. This plan ensures a coordinated, scalable, and effective response across all departments, stakeholders, and partners.

2.1 PURPOSE AND SCOPE

The plan is designed to protect lives, property, and public trust during crisis events. It provides a flexible operational framework for elected officials, city executives, and department heads, outlining how the city will assess threats, direct emergency operations, communicate with the public, and restore normal operations.

This plan applies to a broad spectrum of hazards, including natural disasters, infrastructure failures, cyber incidents, major accidents, and organizational crises, while integrating support for internal needs, including employee safety and interdepartmental coordination.

2.2 CITY CONTEXT AND ORIENTATION FOR EXTERNAL SUPPORT

In the event of a large-scale crisis in Lawrenceville requiring mutual aid or the support of external crisis communications professionals, this section provides an overview of the city's identity, structure, and assets to ensure an effective and informed response.

A) Municipal snapshot

- City Name: City of Lawrenceville, Georgia
- Location: Approximately 30 miles northeast of downtown Atlanta, in the heart of Gwinnett County
- Population: Approximately 30,000 (2026)
- Area: ~14 square miles
- Incorporated: December 15, 1821
- Form of Government: Council–Manager
- Mayor: David R. Still
- City Manager: Chuck Warbington
- Official Websites:
  - www.lawrencevillega.org (Municipal)
  - www.downtownlawrencevillega.com (Tourism)
  - www.lawrencevilleutilities.com (Utilities)
  - www.lvilleartscenter.com (Arts Center)

Lawrenceville is the county seat of Gwinnett County and a hub of government, infrastructure, culture, and commerce. It is home to a thriving and diverse community and has been recognized by the Georgia Department of Community Affairs as a

Georgia PlanFirst Community.

B) City Services and Operations

The City of Lawrenceville operates as a full-service municipality under a council-manager form of government. The City provides internal and external services through the following departments:

Administrative & Executive Functions

- **City Manager's Office** – Oversees overall administration, policy execution, and crisis response leadership.
- **City Clerk** – Maintains official records, meeting agendas, minutes, public notices, and document retention policies.
- **Communications & Marketing** - Responsible for all internal and external messaging, crisis communications, branding, social media, press, outage response, and public relations.
- **Facilities & Grounds Maintenance** – Maintains and restores city buildings and grounds; supports recovery logistics
- **Finance Department** – Oversees budgeting, accounting, financial reporting, and fiscal recovery during crises.
- **Human Resources** – Manages employee relations, benefits, recruitment, training, and emergency staffing protocols.
- **Purchasing** – Manages procurement processes and emergency purchasing in accordance with policy.
- **Risk Management** – Coordinates risk reduction, claims, insurance coverage, and liability mitigation efforts.

Public Safety

- **Police Department** – Provides law enforcement, emergency response, event security, and serves as Incident Command in most emergencies.
- **Fire/EMS Services** – Provided by Gwinnett County Fire and Emergency Services through interagency coordination.

Utilities & Infrastructure

- **Electric Department** – Maintains and restores electric service, coordinates mutual aid, and prioritizes restoration after outages.
- **IT, GIS, and Data Processing** – Ensures technology continuity, network resilience, data access, backup systems, and GIS mapping in emergencies.
- **Meter Department** – Supports electric and gas services through monitoring, reads, and emergency service verifications.
- **Natural Gas Department** – Provides natural gas service to over 50,000 customers across multiple counties.

- **Public Works –** Includes engineering, streets, sanitation, stormwater, fleet, facilities, and damage prevention, and is responsible for infrastructure response, debris management, and service restoration coordination.

Community -Facing Services

- **Customer Service** – Handles utility billing, outage reporting, and public-facing information channels.
- **Code Enforcement** – Supports community safety and assists in recovery through inspections and coordination.
- **Community & Economic Development** – Leads recovery initiatives, business continuity, City Events, and volunteer coordination.
- **Lawrenceville Arts Center** – City-operated performing arts venue supporting event recovery, community messaging, and cultural stability.
- **Planning & Development** – Manages zoning, permitting, building inspection, and structural damage assessments post-incident.

C) Lawrenceville Utilities Overview www.lawrencevilleutilities.com

- **Electric Service:** Serves over 12,000 customers, with infrastructure managed by City crews.
- **Natural Gas:** Second-largest municipally owned gas provider in Georgia, serving over 50,000 customers across Gwinnett, Rockdale, and Walton counties.
- **Sanitation Services:** Weekly trash collection and bulk pickup coordinated by the City.
- **Stormwater Management:** Run by Public Works and Engineering.
- **Customer Support:** Operates utility billing, payments, outage reporting, and service changes.

D) Downtown and Cultural Identity
www.downtownlawrencevillega.com
Lawrenceville is a designated Main Street America community with a walkable downtown anchored by:

- Lawrenceville Arts Center: City-operated performing arts venue, home to Aurora Theatre
- Gwinnett Historic Courthouse
- Over 1,250 free public parking spaces
- Historic square with restaurants, shops, events, and public green spaces

E) Communications and Digital Resources During a crisis, the City communicates with the public through:
Primary Messaging Channels:
Coordinated by the Office of Communications & Marketing

- Website: www.lawrencevillega.org
- Facebook: /CityofLawrenceville
- Instagram: @CityofLawrencevilleGA
- Twitter/X: @LawrencevilleGA
- Utility Alerts: www.lawrencevilleutilities.com
- Tourism & Downtown Events: www.downtownlawrencevillega.com
- Lawrenceville Arts Center: www.lvilleartscenter.com
- Facebook: /LVilleArtsCenter
- Instagram: @lvilleartscenter
- Lawrenceville Police Department – www.lawrencevillega.org/625/Police
- Facebook: /lawrencevillepd
- Instagram: @lawrencevillepolice
- Twitter/X: @LawrencevillePD

F) Key Municipal Facilities

- City Hall: 70 South Clayton Street, Lawrenceville, GA 30046, (770) 963-2414
- Police HQ / JOC: 300 Jackson Street, Lawrenceville, GA 30046, (770) 962-4173 (non-emergency); (770) 963-2443 (Emergency)
- Public Works Operations: 435 West Pike Street, Lawrenceville, GA 30046
- Lawrenceville Arts Center: 125 North Clayton Street, Lawrenceville, GA 30046 (678) 226-6222

2.3 LEADERSHIP AND COORDINATION

At the direction of the City Manager, an Executive Team—comprised of Assistant City Managers, the Chief Communications and Marketing Officer, Chief Financial Officer, Police Chief, and Public Works Director—will lead the response effort. Depending on the nature of the incident, an Incident Response Team may also be activated, and the Lawrenceville Police Department will establish incident command, often in coordination with Gwinnett County Emergency Services.

2.4 KEY PLAN COMPONENTS

A) **Hazard and risk summary:** identifies categories of crisis events—natural, technological, human-caused, and organizational—and provides examples such as severe weather, utility outages, cyberattacks, and reputational harm.

B) **Assumptions:** acknowledges the unpredictability of crises, the need for flexibility, and the critical role of designated essential employees during emergencies.

C) **Concept of operations:** emphasizes using familiar personnel and processes during emergencies and preserving continuity of operations where possible.

D) **Assignment of responsibilities:** defines specific roles and duties for all departments, ensuring clear chains of command, rapid response, and integrated support services.

E) **Response actions and priorities:** establishes procedures for assessing threats, issuing public warnings, controlling access, and managing evacuations or shelter-in-place directives.

2.5 ANNEXES AND SUPPORT DOCUMENTS

The plan is supported by specialized annexes that provide detailed operational protocols for specific incidents or functions. Current annexes include:

A) **Occupational fatality or severe injury annex:** A compassionate and comprehensive protocol for responding to employee fatalities or serious injuries during service.

B) **Support annexes:** Incorporate or reference documents such as the Crisis Communication Plan, Police Critical Incident Policy, and in-progress planning efforts, including the Utility Readiness Plan, and Continuity of Planning, which include Continuity of Government, Business Plans, Succession Planning, and Essential Personnel Roster. It also includes Emergency Plans for each City building.

2.6 COMMITMENT TO CONTINUOUS IMPROVEMENT

The City of Lawrenceville is committed to maintaining and improving this plan through ongoing review, training, and updates. Future support documents and annexes will further enhance preparedness and ensure the city is well-positioned to respond to evolving threats with strength and resilience.

3.0 ABOUT THIS PLAN

The City of Lawrenceville's crisis management plan outlines how the city will respond to emergencies, protect people and property, and coordinate recovery. It supports a wide range of threats—natural, technological, and human-caused—and includes both citywide strategies and department-specific actions. This plan is designed to work in alignment with annexes, protocols, and building-level emergency procedures to ensure a clear, coordinated approach.

3.1 HAZARD AND RISK SUMMARY

This section identifies disruptive and unexpected situations that may require the application of the concepts presented in this plan. **This is not a comprehensive list of all situations in which this plan may be utilized.**

3.1.2 Natural Hazards

a) Severe Weather Event

3.1.3 Technological/Infrastructure Failures

a) Energy/Utility Incident
b) Cyber Incidents
c) Large Transportation-Related Incident
d) Hazardous Materials Incidents

3.1.4 Human-Caused Events

a) Police/Security Incidents
b) Occupational Fatality or Severe Injury

3.1.5 Organizational/Operational Crises

a) Crisis Communications Event
b) Detriment to Organizational Reputation

3.2 ASSUMPTIONS

The following assumptions were taken into consideration during the development of the plan.

a) Disasters, emergencies, and crisis incidents may occur at any time, with little or no warning, resulting in any and all of the following: casualties, fatalities, property loss, disruption of essential services, and damage to basic infrastructure and the environment, resulting in uncertainty and fear in the population.
b) City departments and agencies assume responsibility for emergency operations and will commit available resources to save lives and minimize personal injury and property damage.
c) Day-to-day functions that do not contribute directly to the emergency operation may be suspended for the duration of any emergency. Efforts that would normally be required for those functions will be redirected by the agency concerned to accomplish the emergency task.
d) As outlined in this plan, multiple positions will be designated as **essential employees,** critical to maintaining public safety and essential services during emergencies. These roles include first responders, public works, IT staff, and key administrators. They are required to work during crises, often under challenging

conditions, and are trained in emergency protocols. Clear role definitions, expectations, and support are vital for their effectiveness. A list of essential employees can be found in the **Support Annexes** of this document.

3.3 CONCEPT OF OPERATIONS

The City maintains an Executive Team comprised of the City Manager, Assistant City Managers, Chief Communications and Marketing Officer, Chief Financial Officer, Police Chief, and Public Works Director. At the direction of the City Manager, the Executive Team may be convened to make broad policy decisions necessary to direct the overall response to a crisis situation.

This plan is based upon the concept that emergency functions for city departments will generally parallel their normal day-to-day functions. To the extent possible, the same personnel and material resources will be employed in both cases. This plan may be activated as a response to a local state of emergency but is not a requirement.

Link to **Chapter 18 in Code of Ordinances**:
https://library.municode.com/ga/lawrenceville/codes/code_of_ordinances?nodeId=PTIICO_CH18EMMA

It is desirable, and always attempted, to maintain organizational continuity and assign personnel familiar tasks. In emergency situations, it may be necessary to draw on employees' basic capabilities and use them in areas of greatest need.

3.4 ASSIGNMENT OF RESPONSIBILITIES

Facility-specific procedures, including evacuation maps, shelter-in-place protocols, and internal safety roles, are maintained in the Support Annexes to this plan—such as the City Hall Emergency Plan. These annexes provide the tactical details needed to implement emergency actions at the department or building level and are activated and followed under the direction of the City Manager. This section provides an overview of the key functions and tasks departments will accomplish.

3.4.1 CITY LEADERSHIP

3.4.1.1 Mayor & City Council

a) Elected officials will be briefed on impending events and any potential impact that may be anticipated. This briefing will normally be conducted by the City Manager.
b) Following a briefing by the City Manager, governing officials may be involved in the following activities:
    1. Establish initial overarching priorities
    2. Communicate priorities with the City Manager
    3. Follow the Crisis Communications Plan protocols regarding the distribution of messaging to the public

3.4.1.2 Mayor

a) The Mayor may be consulted by the City Manager for formal declarations or key messaging approval. The Mayor does not serve in an operational capacity but may be included in communications briefings during a crisis.
b) The Mayor will determine, according to Chapter 18 of the Code of Ordinances, the need for a declaration of emergency or follow the declaration of a local emergency by the Chair of the Gwinnett County Board of Commissioners.
c) The Declaration of an Emergency initiates a series of actions.

3.4.1.3 City Manager

a) The City Manager has the sole authority to activate this plan.
b) The City Manager has the authority to approve, update, and revise this plan as needed. Revisions approved by the City Manager shall become the current version in force upon the effective date identified in the Document Control section.
c) The City Manager briefs elected officials on impending events and any anticipated potential impacts.
d) The City Manager establishes initial overarching priorities to Mayor and Council and addresses priorities previously outlined by them.
e) The City Manager convenes the Executive Management Team.
f) The City Manager directs emergency policy decisions.
g) The City Manager considers altering day-to-day operations to support emergency response.
h) The City Manager communicates decisions with city departments via the Executive Management Team as outlined below.

3.4.1.4 Assistant City Manager Community Development

a) Coordinate with Code Enforcement Department
b) Coordinate with Community & Economic Development
c) Coordinate with Planning & Development Department

3.4.1.5 Assistant City Manager Operations

a) Coordinate with City Clerk
b) Coordinate with the Court System
c) Coordinate with Facility & Grounds Maintenance
d) Coordinate with the Human Resources Department (HR)
e) Coordinate with the Information Technology Department, GIS, and Data Processing
f) Coordinate with the Risk Manager

3.4.1.6 Chief Communications and Marketing Officer

a) Implement the Crisis Communications Plan as needed and as directed by the City Manager.

b) Interface with the public and media and/or other agencies having event-related information requirements
c) Manage social media requirements
d) Develop accurate information on incident cause, size, and current situation for both internal and external distribution
e) Develop material for use in media briefings
f) Approve and coordinate information gathering and dissemination with appropriate stakeholders, ensuring consistency of messaging
g) Notification of Key Partners

3.4.1.7 Chief of Police

a) Coordinate all Police efforts and activities and implement the Police Department Critical Incident Plan as appropriate.
b) Coordinate the request for mutual aid.

3.4.1.8 Chief Financial Officer

a) Coordinate with the Customer Service Department
b) Coordinate with the Financial Services Department
c) Coordinate with Meter Department
d) Coordinate with Purchasing Department

3.4.1.9 Public Works Director

a) Coordinate with all Public Works Departments, including:
    1. Damage Prevention
    2. Electric
    3. Engineering & Stormwater
    4. Fleet Management
    5. Natural Gas
    6. Street & Sanitation
b) Implements the Public Works Utility Readiness Plan as appropriate.
c) Coordinate the request for mutual aid.
d) Provide key utility account notification

3.4.2 DEPARTMENTS

3.4.2.1 Community Development – Code Enforcement Department

a) Provide support to other departments as needed.
b) Support building inspectors as they conduct structural damage assessments

3.4.2.2 Community Development – Community & Economic Development Department

a) Coordinate volunteer support and activities with community leadership and liaise with local agencies

b) Collaborate with businesses and organizations regarding volunteers and donation management
c) Assess and Prioritize recovery needs
d) Direct economic and community recovery efforts
e) Facilitate prioritization of economic assistance for businesses and individuals
f) Establish and support community recovery assistance programs
g) Function as a part of the Crisis Communications Team as needed and as directed by the Crisis Communications Plan.

3.4.2.3 Community Development - Planning & Development Department

a) Conduct structural damage assessments
b) Ensure any needed inspections are complete and appropriate permits are issued
c) Provide building and shelter inspection

3.4.2.4 Office of Communications and Marketing

a) Implement the Crisis Communications Plan as needed and as directed by the City Manager.
    1. Interface with the public and media and/or other agencies having event-related information requirements
    2. Manage social media requirements
    3. Develop accurate information on incident cause, size, and current situation for both internal and external distribution
    4. Develop material for use in media briefings
    5. Approve and coordinate information gathering and dissemination with appropriate stakeholders, ensuring consistency of messaging
    6. Notification of Key Partners

3.4.2.5 Operations - Courts

a) Follow the Criminal Justice Man-Made / Natural Disaster Policy to ensure all Georgia Crime Information Center (GCIC) materials, court records, and information obtained thereof are secured in the event of a man-made or natural disaster
b) Follow Continuity of Planning Annexes, which may include virtual options for court
c) Follow Standard Operating Procedures relating to all court procedures
d) Work with Communications Department to ensure messaging is correctly distributed
e) Follow City Hall Emergency Plan Annex

3.4.2.6 Operations – Facility & Grounds Maintenance

a) Assess damage to city facilities and create a plan for mitigation and repair.

3.4.2.7 Operations – Human Resources Department

a) Handle employee injury documentation and claims

b) Maintain files on injuries and illnesses associated with the incident
c) Coordinate changes to personnel policy

3.4.2.8 Operations – Information Technology Department, Data Processing and GIS

a) Establish communication capability between incident facilities and stakeholders
b) Develop back-up communications and information technology plans, procedures, and systems
c) Create and distribute all GIS data pertinent to any planned events or unplanned incidents
d) Data Processing/Payroll should ensure established incident code by Finance/HR is appropriately entered into the system so all documented time worked by city personnel associated with the incident can be properly captured and processed.

3.4.2.9 Operations – Risk Management

Complete all tasks related to building specific emergencies.

3.4.2.10 Financial Services (Including Purchasing and Meter Departments)

a) Provide financial or administrative support
b) Manage all financial aspects of the event
c) Provide or procure specialized equipment and services
d) Maintain information on actual costs incurred
e) Process all administrative requirements associated with equipment rental/purchase
f) Track equipment used and staff time for cost recovery
g) Assist with damage assessment (Meter Department)
h) Identification of payroll code for tracking purposes
i) Finance and Human Resources should establish an incident code to be used to document time worked by all personnel associated with the incident. This is communicated to Data Processing/Payroll and Key Management.

3.4.2.11 Customer Service

a) Disseminate information to the public through the implementation of this plan and utilizing details provided by the Communications Department
b) Ensure all actions are consistent with Crisis Communications Plan Annex

3.4.2.12 Police Department

a) Execute Critical Incident Plan
b) Initiate alerts to first responders and communicate incident response information
c) Direct on-site incident management
d) Gather, analyze, and process intelligence and information

e) Provide intelligence products or relevant information to appropriate stakeholders
f) Coordinate event security
g) Provide entry/exit control
h) Support search and rescue operations
i) Direct evacuation or shelter-in-place for the general public
j) Coordinate requests for mutual aid

3.4.2.13 Public Works – Damage Prevention Department

a) Execute Utility Readiness Plan
b) Assist with debris clearance
c) Emergency locates for needed infrastructure repairs

3.4.2.14 Public Works – Electric Department

a) Execute the restoration of electric service using established priorities, and implement the Utility Outage Readiness Plan as appropriate
b) Identify damaged infrastructure
c) Identify entities affected by the loss of electric service
d) Identify resources required to manage and restore electric service
e) Prioritize restoration of electric service
f) Disseminate information regarding prioritization and status of electric service restoration
g) Initiate the process for getting appropriate personnel and equipment
h) Coordinate requests for mutual aid

3.4.2.15 Public Works – Engineering and Stormwater Department

Assess damage to civil infrastructure (roads, bridges, and stormwater facilities) and create a plan for mitigation and repair

3.4.2.16 Public Works – Fleet Department

a) Maintain and repair vehicles and all ground equipment
b) Supply fuel for all mobile equipment
c) Respond to disabled vehicles
d) Create plan for alternative city fueling operations.

3.4.2.17 Public Works – Natural Gas Department

a) Execute the restoration of gas service using established priorities and Utility Readiness Plan.
b) Identify damaged infrastructure
c) Identify entities affected by the loss of gas service
d) Identify resources required to manage and restore gas service
e) Prioritize restoration of gas service

f) Disseminate information regarding prioritization and status of gas service restoration
g) Initiate the process for getting appropriate personnel and equipment
h) Coordinate requests for mutual aid

3.4.2.18 Public Works – Sanitation Department

a) Execute the restoration of sanitation service using established priorities
b) Identify entities affected by the disruption of sanitation service
c) Identify resources required to manage and restore sanitation service
d) Prioritize restoration of sanitation service
e) Disseminate information regarding prioritization and status of sanitation service restoration
f) Initiate the process for getting appropriate personnel and equipment
g) Coordinate requests for mutual aid

3.4.2.19 Public Works – Street Department

a) Assist in clearing roadways of trees and debris
b) Provide barricades and manpower for traffic control
c) Identify entities affected by the closure of city streets
d) Identify resources required to manage and restore access
e) Prioritize restoration of city streets
f) Disseminate information regarding prioritization and status of road closures
g) Initiate the process for getting appropriate personnel and equipment
h) Execute the repair/reopening of city streets using established priorities
i) Execute process for large debris removal.
J) Coordinate requests for mutual aid

3.4.3 PLANNING AND RESPONSE TEAMS

3.4.3.1 Crisis Planning Committee

a) The City Manager may also designate a Crisis Planning Committee to assist in the ongoing development, maintenance, and testing of this plan. The committee may include representatives from the Executive Management Team, Communications and Marketing, Risk Management, Public Safety, and other departments as appropriate. Responsibilities may include reviewing and updating annexes, coordinating interdepartmental input, supporting preparedness efforts, and helping plan citywide training exercises or drills.

b) Note: the Crisis Planning Committee functions as a standing team and remains active year-round to support preparedness efforts. The Incident Response Team and Functional Support Teams are activated in response to specific incidents at the direction of the City Manager.

3.4.3.2 Incident Response Team (IRT)

The incident response team (IRT) is activated by the City Manager during significant or evolving emergencies that require interdepartmental coordination,

rapid decision-making, or deployment of specialized resources. It serves as the central coordination body for managing citywide response operations, ensuring alignment across departments and with any relevant outside agencies.
The IRT is composed of key representatives from the Executive Management Team, public safety, risk management, public works, communications and marketing, and other departments as needed, based on the nature and scale of the incident. Upon activation, members are expected to convene in person or virtually to complete a situational assessment and determine immediate priorities, operational needs, and required support functions. Functional support teams (FSTs) may be activated under the IRT's structure to address specific tactical areas such as communications, law enforcement, utilities, or continuity of operations. The IRT coordinates and supervises the efforts of these teams to ensure a unified response***. This team is not a standing body and is only activated when a situation requires cross-departmental coordination and executive-level decision-making.***

3.4.3.3 Functional Support Teams

Functional Support Teams (FSTs) are ad hoc tactical groups activated by the City Manager under the IRT framework to fulfill operational needs during a crisis. FSTs are staffed by department personnel with relevant expertise. Membership may overlap with day-to-day roles, with additional personnel added based on availability and technical needs. These teams may include the Crisis Communications Team, law enforcement task force, continuity of operations group, and others designated for specific operational needs.

3.4.3.4 *Crisis Team Structure & Activation Overview*

Team Name	Standing Or Activated	Activated By	Key Responsibilities
Crisis Planning Committee	Standing	City Manager	Plan Maintenance, Training Coordination
Incident Response Team (IRT)	Activated	City Manager	Incident Coordination, Cross-Functional Management
Crisis Communications Team	Activated	City Manager or Chief Communications & Marketing Officer	Internal And External Messaging
Continuity of Operations Group	Activated	City Manager or Assistant City Manager	Maintain Essential Services
Law Enforcement Task Force	Activated	City Manager or Police Chief	Tactical Site Control, Threat Response

When activated, the City Manager will notify each team's lead. Teams must report to the designated Emergency Operations Center or other assigned location. Functional Support Teams may be deployed virtually or on-site, depending on the incident.

3.4.3.5 Functional Support Teams Overview

Functional Support Teams (FST) are tactical groups activated by the City Manager as part of the Incident Response Team (IRT) structure. These teams carry out specialized responsibilities to support response and recovery operations. FSTs may be drawn from multiple departments and may change based on the nature of the incident.

The following are common examples of FSTs that may be activated depending on the specific needs of the event. This list is not exhaustive and may be modified at the discretion of the City Manager:

Team name	Primary function
Crisis Communications Team	Manages internal and external messaging, media coordination, and public updates

Team name	Primary function
Law Enforcement Task Force & Security Team	Leads on-site tactical response and perimeter safety during incidents
Continuity Of Operations Team	Supports resumption of critical services and administrative functions
Public Works Response Team	Assesses infrastructure and coordinates utility, fleet, and street response
Damage Assessment Team	Conducts initial evaluation of city facilities, equipment, and public property
Utilities Response Team	Restores electric and gas service, manages outages and mutual aid, and supports utility field operations during emergencies.
Volunteer/Donations Team	Coordinates spontaneous volunteers and resource donations (if needed)
Information Technology / GIS Support Team	Supports the continuity and restoration of digital infrastructure, internal systems, GIS mapping, and data access necessary for citywide operations. Includes Information Technology, GIS, and Data Processing personnel.

Functional support teams are flexible by design and may evolve based on incident complexity.

3.5 DIRECTION, CONTROL, AND COORDINATION

a. *This Section describes the framework for all direction, control, and coordination activities. It identifies who has tactical and operational control of response assets.* The City Manager has primary authority to activate this plan. If the City Manager is incapacitated, unreachable, or otherwise unavailable due to travel or emergency, the authority to activate the plan shall transfer to the Assistant City Manager, Community Development, followed by the Assistant City Manager, Operations, in that order of succession. If all are unavailable, the Mayor will appoint a member of the Executive Management Team to serve as acting lead on a temporary basis.
b. At the direction of the City Manager, the Executive Management Team will be assembled.
c. The Executive Management Team, under the direction of the City Manager, will execute the components of this plan. The City Manager may also activate the Incident Response Team and additional Functional Support Teams and implement the full Crisis Management Plan, depending on the scope and nature of the event.
d. The Incident Response Team may consist of members of the Executive Team and Department Heads. The Police Department has overall responsibility for coordinating emergency response actions and will establish incident command. Gwinnett Fire and Emergency Services (EMS) will normally be included in a unified command.
e. Incident Command/Joint Operations Center (JOC) for the city may be established at the Lawrenceville Police Department, 300 Jackson Street, Lawrenceville, GA 30046. The Continuity of Operations Plan will outline primary and backup location details. The location of the JOC may be adjusted based on the type, scale, and operational needs of the incident.
f. Public information coordination (JIC) may be established on-site at the JOC, coordinated virtually by the Office of Communications & Marketing, or relocated to City Hall or another suitable facility as needed. The Chief Communications and Marketing Officer will determine the location and structure of the JIC based on the scale and scope of the incident.
g. Additional response agencies will be added as appropriate for the event.
h. Emergency incidents that can be managed with available personnel and resources may not require the activation of this plan
i. Public information functions during a crisis are managed through the Crisis Communications Plan, led by the Chief Communications & Marketing Officer in coordination with the City Manager.

3.6 RESPONSE ACTIONS AND PRIORITIES

3.6.1 Assessing hazards and threats

Hazard and threat assessment will be a joint effort between the Police Department and the Executive Team.

3.6.2 Determining protective actions

The Executive Team will decide on the appropriate course of action in the event of a threat or hazard.

3.6.3 Public Warnings

a) In the event of an emergency, public warnings will be managed by the Executive Team.
b) An Emergency Declaration will be coordinated with the Mayor through the City Manager.

3.6.4 Controlling access

The Police Department will be responsible for access control.

3.6.5 Coordinating evacuations or sheltering in place

The Police Department has overall authority, especially in situations of imminent threat. If time allows, decisions will be a joint effort between the Police Department and Executive Team. In the event of a hazardous materials incident, Gwinnett Fire and Emergency Services (EMS) will also be involved.

3.7 INCIDENT ANNEX - OCCUPATIONAL FATALITY OR SEVERE INJURY RESPONSE

An occupational fatality or severe injury is an incident that occurs while an employee is performing service to the public.

Overview – Task sequence
Please see Task Descriptions Section for greater details.

Task	**Responsible Party**
Request appropriate help (Police, Fire, and EMS, etc.)	Affected Department
Notify Department Director	Affected Department
Notify Key Constituents	Affected Department
Notify Family/Contacts of Occupational Fatality or Severe Injury	*City Manager, HR Director, Department Director, Police Chief, Executive Team Member **City Manager must be included in this action.*
Notify *Critical Incident Stress Management (CISM) team/ Coordinate EAP services for impacted employee work groups **CISM – LPD Peer Support personnel (Voluntary); LPD Critical Incident Debriefing (State); ViewPoint Health Clinician (All Staff)*	Affected Department/ HR
Assign Hospital Liaison (with Human Resources (HR))	Affected Department/HR
Assign Family/Department Liaison (with Human Resources)	Affected Department
Honor Guard Activation	Police Department
Funeral Protocol	Family/Department Liaison

Flag Logistics and Funeral Flag Distribution (as appropriate)	Facility and Grounds & Police Department
Develop External Messaging	Communications and Marketing
Develop Internal Messaging	Communications and Marketing
Disseminate Messaging	Communications and Marketing
Media Relations	Communications and Marketing
Monitor News / Rumors	Communications and Marketing
Bereavement Notice	Communications and Marketing
Benefits Coordination	Family/Department Liaison/ Human Resources

3.8 DETAILED TASKS FOR OCCUPATIONAL FATALITY OR SEVERE INJURY RESPONSE

3.8.1 Task: Notify Department Director

The employee's supervisor shall notify the department director of the fatality or severe injury through the existing chain of command or reporting process in a timely manner.

3.8.2 Task: Notification of Key Constituents

The Department Director will notify HR, the City Manager, and other relevant departments as needed. City Manager will notify the Mayor and Council.

3.8.3 Task: Notification of Family

The Department Director of the employee and/or designated departmental representative (Executive Team Member, HR Director) AND the City Manager shall notify the family of the deceased or injured employee in a timely and compassionate manner. Should the situation involve a police officer, the Police Chief should also be included.

3.8.4 Task: Assign Hospital Liaison

The Department Director of the employee or Human Resources may assign a hospital liaison in the event of an employee's hospitalization. The liaison may provide support to the employee and family members and maintain administrative information for the department.

3.8.5 Task: Assign Family/Department Liaison

The Department Director of the employee and Human Resources may assign, to the extent the family desires, a family/department liaison to ensure the needs of the family are met. Duties will include, but are not limited to, assisting the family with personal matters, funeral arrangements, information concerning the death investigation, and providing travel and lodging assistance for out-of-town family members.

3.8.6 Task: Funeral Protocol

3.8.6.1 The **Family/Department Liaison** shall advise the family of the availability of City involvement in the employee's funeral and arrange to meet with the family at an appropriate time and place to discuss the extent to which the family desires to have the City involved.

3.8.6.2 The **Chief Communications and Marketing Officer** may publish an official period of mourning for a period of no less than seven days from the date of the employee's death. This decision will be made in conjunction with the Executive Team.

3.8.6.3 The **Director of Facility and Grounds** will ensure flags at all appropriate City facilities are flown according to flag protocol.

3.8.6.4 The **Police Department** may convene an honor guard for participation in the funeral and burial services in instances involving departments or offices with no standing honor guard, if desired by the family. The Police Department may arrange for an American flag to be provided to the family, as appropriate, for use during the funeral.

3.8.7 Task: Benefits Coordination

The Director of Human Resources and Benefits Coordinator will coordinate the timely payment for the beneficiary to receive death and retirement benefits, final paycheck, and remaining leave and compensatory time, if applicable. This process will adhere to all applicable state and federal laws, as well as internal HR policies. In addition, they will coordinate the recovery of city devices and city vehicles from the family, as well as coordinate the return of personal items, as appropriate, that may reside in city facilities.

3.9 OFFICE OF COMMUNICATIONS AND MARKETING

3.9.1 Task: Develop Internal Messaging

The Chief Communications and Marketing Officer will develop internal messaging with input from the City Manager, Human Resources, the City Attorney, and affected department(s), using tools such as City Link, email, and in-person briefings as appropriate.

3.9.2 Task: Develop External Messaging

The Chief Communications and Marketing Officer will develop external messaging with input from the City Manager, Human Resources, the City Attorney, and affected department(s).

3.9.3 Task: Disseminate Messaging

The Chief Communications and Marketing Officer will disseminate messaging using Information Technology Services external vendors for mass email and print, as appropriate. Social Media platforms, websites, and other relevant media will also be utilized.

3.9.4 Task: Media Relations

The Chief Communications and Marketing Officer and Public Information Officer will maintain open media relations

3.9.5 Task: Monitor News / Rumors

The Chief Communications and Marketing Officer will monitor news, social media, and rumors

3.9.6 Task: Bereavement Notice

The Chief Communications and Marketing Officer will have a bereavement notice posted with input from human resources.

4.0 HUMAN RESOURCES DEPARTMENT

4.0.1 Task: Notify family/contacts of occupational fatality or severe injury with the City Manager, Department Director, and Executive Management Team Member. In cases involving a police officer, the Police Chief will also participate.

The Human Resources Department, in conjunction with the department in which the employee worked and the City Manager, will notify family/contacts of occupational fatality or severe injury.

4.0.2 Task: Determine if benefit plans are applicable, work with necessary vendors to use the benefit

The Human Resources Department will determine employees' benefits, and which plans will be applicable in the event of death or severe injury.

4.0.3 Task: Coordinate Employee Assistance Program services for impacted employee work groups

The Human Resources Department will coordinate EAP services for the impacted employee work groups

4.1 KEY DEFINITIONS

A) **Continuity of Operations (COOP)**
A set of procedures and planning actions that ensure essential government functions can continue during and after a major disruption.

b) **Crisis**
A situation that may disrupt city operations, damage public trust, or require targeted communications support to maintain confidence in city services or leadership.

c) **Emergency**
A sudden or potentially dangerous situation that requires immediate action to protect lives, property, and essential services.

d) **Executive Management Team**
A group of senior leaders designated by the City Manager—including Assistant City Managers, Chief Communications and Marketing Officer, Chief Financial Officer, Police Chief, And Public Works Director—responsible for strategic oversight during emergencies.

e) **Functional Support Teams (FSTs)**
Tactical response groups activated by the City Manager to carry out specialized responsibilities during emergency incidents. The list of known potential Functional Support Teams (FSTs) is as follows:

1. **Crisis Communications Team**
   Lead: Chief Communications & Marketing Officer
   Back-up Lead: Director of Marketing
   Functions:
   - Coordinate all internal and external messaging during emergencies
   - Manage media relations, social media, and press briefings
   - Operate or support the Joint Information Center (JIC)
   - Issue alerts, updates, and public instructions
   - Monitor misinformation and maintain message consistency across departments

2. **Law Enforcement Task Force & Security Team**
   Lead: Chief of Police
   Back-up Lead: *Assistant Chief / Major*
   Functions:
   - Establish and operate Incident Command (as appropriate)
   - Secure the scene, control access, and ensure public safety

- Coordinate evacuations or shelter-in-place directives
- Liaise with mutual aid law enforcement agencies
- Support crowd management and site security at city facilities

3. Continuity of Operations Team

Lead: Assistant City Manager, Operations
Back-up Lead: *Risk Manager*
Functions:

- Ensure essential functions continue during and after an incident
- Coordinate activation of departmental Continuity of Operations Plans (COOPs)
- Maintain and apply the City's Continuity of Government (COG) framework
- Implement succession planning to preserve leadership authority
- Activate alternate work sites or remote operations as needed
- Maintain access to the Essential Personnel Roster by position
- Support internal operations recovery and service continuity
- Align COOP actions with Continuity of Business objectives

4. Public Works Response Team

Lead: Public Works Director
Back-up Lead: *Streets & Sanitation Director*
Functions:

- Deploy barricades, signage, and emergency equipment
- Clear debris from roads and public property
- Perform structural evaluations of city-owned facilities
- Coordinate with Fleet and Facilities staff for logistical support
- Assist with emergency fueling and staging operations

5. Damage Assessment Team

Lead: Assistant City Manager – Community Development
Back-up Lead: *Planning & Development Director*
Functions:

- Conduct field assessments of structures and infrastructure
- Evaluate building habitability and public safety risks
- Coordinate with Engineering for technical damage evaluations
- Work with GIS for damage mapping and visual data tracking

- Support permitting and inspection processes during recovery

6. **Utilities Response Team**
   Lead: Utilities Director
   Back-up Lead: *[Insert Name]*
   Functions:
   - Restore electric and gas service to critical infrastructure and residential areas
   - Coordinate mutual aid utility partnerships
   - Manage utility outages and emergency shut-offs
   - Support customer service communications related to outages
   - Ensure safety protocols for field crews during high-risk operations

7. **Volunteer / Donations Coordination Team**
   Lead: Community & Economic Development Director
   Back-up Lead: Lawrenceville Arts Center Complex General Manager
   Functions:
   - Coordinate spontaneous and organized volunteer efforts
   - Manage incoming donations (monetary, supplies, or services)
   - Communicate community needs to nonprofit and faith-based partners
   - Oversee donation distribution centers if activated
   - Ensure compliance with public safety and resource tracking

8. **Information Technology/GIS Support Team**
   Lead: IT Director
   Back-up Lead: GIS Manager
   Functions:
   - Ensure continuity of internal systems and secure data access
   - Restore network and communications systems
   - Provide GIS mapping for incident zones, evacuation routes, and recovery needs
   - Support remote work needs for staff if facilities are compromised
   - Maintain backup servers and data integrity across systems

f) **Incident Command System (ICS)**
A standardized approach to the command, control, and coordination of emergency response, providing a common hierarchy within which responders from multiple agencies can be effective.

g) **Incident Response Team (IRT)**
A cross-departmental coordination team activated by the City Manager during emergencies to manage response operations and resource deployment. The Crisis Planning Committee will serve as the Incident Response Team when the plan is activated by the City Manager. He may also, at his discretion, appoint additional members to the ICT as needed and as the crisis requires.

SUPPORT ANNEXES OVERVIEW

1. **CRISIS COMMUNICATIONS PLAN (EXISTING)**
   The existing Crisis Communication Plan developed for use by the Office of Communications and Marketing.

2. ***LAWRENCEVILLE POLICE DEPARTMENT CRITICAL INCIDENT POLICY (EXISTING)***
   The existing PD Critical Incident Policy developed and managed by the Police Department.

3. ***UTILITY READINESS PLANS (IN-PROGRESS)***
   These have not yet been finalized but would also be supporting documents.

4. ***CONTINUITY OF PLANNING ANNEXES***
   (IN-PROGRESS. Expected Completion – March 31, 2026)
   The following annexes will be created using the City's **Continuity of Government and Continuity of Operations Planning Guide** and will be integrated into the Crisis Management Plan upon completion:
   - **Continuity of Government** – Will outline succession, delegation of authority, and continuity of governance.
   - **Continuity of Business** – Department-level plans to sustain essential operations during disruptions.
   - **Succession Planning Summary** – Citywide summary of executive and critical operational roles with designated successors.
   - **Essential Personnel Roster by Position** – Consolidated list of essential staff by title and department, supporting response staffing and access decisions.

5. ***EMERGENCY PLANS BY BUILDING (IN-PROGRESS)***
   - ***a.*** *City Hall Emergency Plan*
   - ***b.*** *Police Department Emergency Plan*
   - ***c.*** *Public Works Emergency Plan*
   - ***d.*** *Lawrenceville Arts Center Emergency Plan*