



### DEVELOPMENT SUMMARY:

**SITE SUMMARY:**

ZONING: CB (COMMERCIAL BUSINESS) W/ SUP  
 OVERLAY: TOWN CENTER

**SITE AREA:** 4.59 ACRES  
 RANGEWATER: 2.54 ACRES  
 CITY: 1.26 ACRES  
 RAILROAD AVE ROW DEDICATION: 0.79 ACRES

**SITE REQUIREMENTS**

- \* OPEN SPACE REQUIRED: 0.19 ACRES (5% OF CITY AND RANGEWATER PORTIONS)
- \* OPEN SPACE PROVIDED: 0.25 ACRES (6.8%)
- \* SUP VARIANCE #8: REDUCE OPEN SPACE REQUIREMENTS FROM 15% TO 5%

**BUILDING SETBACK:**

- \*\*FRONT: 0'
- \*\*SIDE: 0'
- \*\*REAR: 0'

\*\* SUP VARIANCE #1: REMOVE PRINCIPAL BUILDING SETBACK REQUIREMENTS (FRONT, SIDE AND REAR)

**MAX. BUILDING HEIGHT:** 85'  
**PROPOSED BUILDING HEIGHT:** 64'

**PROPOSED LAND USES & DENSITIES:**

MULTIFAMILY RESIDENTIAL: 269 UNITS

**PARKING SUMMARY:**

**REQUIRED PARKING:** 439 SPACES (TOTAL)  
 MULTIFAMILY (267 UNITS): 439 SPACES (1.5 / 1.2 BDRM UNIT)  
 (2.0 / 3 BDRM UNIT)  
 (0.1 / UNIT FOR GUEST)

**PROPOSED PARKING:** 686 SPACES (TOTAL)  
 \*\*MULTIFAMILY RESIDENTIAL: 391 SPACES (1.46/UNIT)  
 STANDARD: 383 SPACES  
 HANDICAP: 7 SPACES  
 CITY: 286 SPACES  
 STANDARD: 208 SPACES  
 HANDICAP: 7 SPACES

\*\*\* SUP VARIANCE #9: REDUCE MULTIFAMILY PARKING REQUIREMENTS.

- ### VARIANCES:
- 1 REMOVE PRINCIPLE BUILDING SETBACK REQUIREMENTS (FRONT, SIDE & REAR) [SECTION 404, TABLE 4.3]
  - 2 REMOVE SIDEWALK REQUIREMENT ALONG RAILROAD AVENUE [SEC 6.13]
  - 3 VARY RIGHT OF WAY WIDTH REQUIREMENTS [SEC 6.3.2, TABLE 6-4]
  - 4 VARY TRAVEL LANE WIDTH REQUIREMENTS [SEC 6.3.2, TABLE 6-4]
  - 5 VARY UNIT SQUARE FOOTAGE MINIMUMS TO ALLOW < 850 SF
  - 6 REDUCE LANDSCAPE STRIP REQUIREMENTS ALONG RIGHT OF WAY TO 0 FT [SECTION 404, TABLE 4.3 & SECTION 109-155]
  - 7 REDUCE LANDSCAPE STRIP REQUIREMENTS ALONG SIDE PROPERTY LINES TO 0 FT [SECTION 404, TABLE 4.3 & SECTION 109-155]
  - 8 REDUCE OPEN SPACE REQUIREMENTS FROM 15% TO 5% [SECTION 404, TABLE 4.3]
  - 9 REDUCE MULTIFAMILY PARKING REQUIREMENTS [SECTION 812, TABLE 8.1]

- ### SITE NOTES:
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DWELL DESIGN STUDIO, DATED 07/27/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY PARAMOUNT SURVEYS, DATED 07/07/2022.
  3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

### SITE PLAN LEGEND:

- PROPERTY LINE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] HEAVY DUTY GRASSPAVE

**GEORGIA81.**  
 URBAN Protection Center, Inc.  
 Know what's below.  
 Call before you dig.

GRAPHIC SCALE IN FEET  
 0 15 30 60

1" = 100'

**FOR COUNTY USE ONLY**

GSWCC CERT. (LEVEL II): 0000029507  
 DRAWN BY: BAC  
 DESIGNED BY: BAC  
 REVIEWED BY: JKM  
 DATE: 01/27/2025  
 PROJECT NO.: 013678011

**OVERALL SITE PLAN**

SHEET NUMBER: **C2-00**

EPN2024-01274

**Kimley Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
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**RW LILBURN**  
**OWNER: LLC, A**  
**DELAWARE LIMITED**  
**LIABILITY COMPANY**  
 5805 GLENEDGE DRIVE, SUITE 775  
 ATLANTA, GA 30342  
 PHONE: 252-258-9597

NO.	REVISION DESCRIPTIONS	DATE	BY
1	LDP REVISION 1	03/03/2025	JKM

**RANGEWATER**  
**RAILROAD AVENUE**  
 45 & 55 RAILROAD AVENUE, LILBURN, GA 30047  
 LAND LOT 135, 6TH DISTRICT

**ISSUED FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
 JAMES K. MCKINNON  
 No. PE38134  
 State of Georgia

Drawing name: K:\ALP\_P\013678011\_Railroad Ave\CAD\Exhibits\2025-C2-00 SITE PLAN.dwg C2-00 SITE PLAN Mar 18, 2025 9:18am by Andrew Rowland

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