

Project Data	
Property Owner:	Yellow River Ventures, LLC
Existing zoning:	C-2 and M-1
Proposed zoning:	R-IF
Parcel Numbers:	6064-072, 6064-020
Front setback	40'
Side setback	10'
Rear setback	25'

Site Coverage Data		
Total project acreage: 29.027 acres		
	Acres	%
Open space required (10% of site)	2.9	10
Total open space provided	5.9	20
Useable Open space required (5% of site)	1.5	5
Useable open space provided	2.9	10
Density: 9.6 du/ac		

Building Data	
Duplex units	44
Single family units	83
Townhome units	153
Total units	280
Maximum building height 45'	

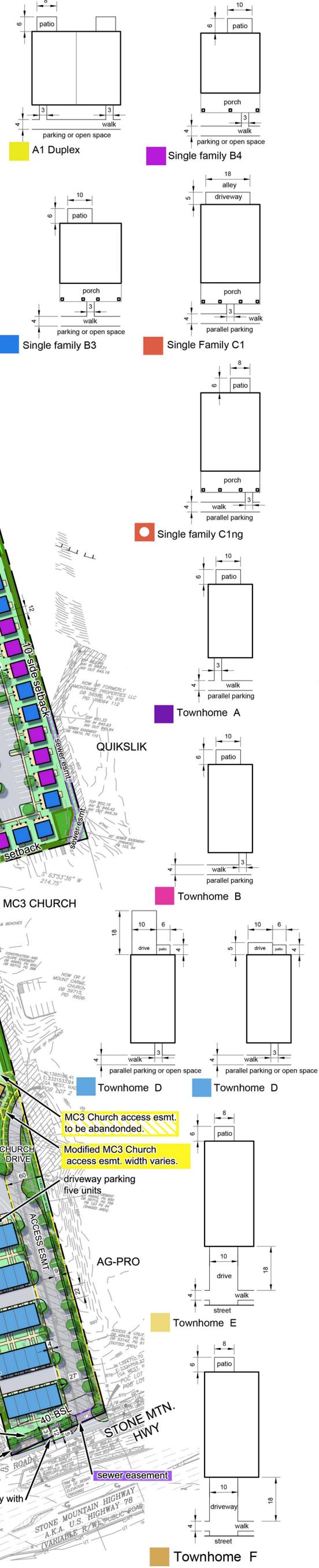
Parking Data	
Required min. total resident parking (2 spaces per unit)	560
Required min. guest parking (.25 per townhome)	39
Required minimum parking	599
Max allowable total parking	1120
Compact spaces 25% allowed	149

Garage spaces	69
Driveway spaces	32
Compact surface spaces	148
Standard surface spaces	365
Total parking provided	614
Parking by unit type	
Provided duplex parking	88
Provided single family parking	166
Provided townhome parking	345
Club/Amenity parking	15

Building Data				
Proposed dwelling structures:				
Unit type	Single family	Qty	Gross s.f.	Heated s.f.
B1	1-BR/1B duplex w/large porch (2-story)	44	1195	905
Duplex subtotal		44		
B3	2-BR/2.5B (2-story)	25	1408	1184
B4	2-BR/2.5B (2-story)	32	1574	1320
C1	3-BR/2.5B (3-story) with garage	16	2668	1714
C1 NG	3-BR/2.5B (2-story) no garage	10	1947	1475
Single family subtotal		83		
Townhome				
TH A	1-BR/1B w/large porch (2-story)	38	1195	905
TH B	2-BR/2B w/large porch (2-story)	24	1374	1071
TH D	3-BR/2.5B w/Garage (2-story)	64	2086	1786
TH E	2-BR/2.5B w/Garage (2-story)	22	1670	1367
TH F	3-BR/2.5B w/Garage (2-story)	5	1775	1462
Townhome subtotal		153		
		280	406763	325210

Middleburg - Yellow River Residential

Gwinnett County, Georgia



Grid Towers LLC esmt. to be abandoned.
Relocated Grid Towers LLC access gate/driver/20'esmt.

MC3 Church access esmt. to be abandoned.
Modified MC3 Church access esmt. width varies.

Stone Mountain frontage to comply with Highway 78 Corridor Overlay District streetscape standards
12' multi-use path Greenway to comply with Gwinnett Trails Master Plan

NOTE:
It is the intent of this development to meet the fire apparatus access road requirements under state modification section 120-3-3. Due to the remoteness of the property, a waiver will be sought during the land development permitting process. Justification will fall under Rule 120-3-3-.043.e.6.3 alternative remedy #2. The single fire apparatus access road shall be a minimum of 27' wide.



February 17, 2026

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

