



SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE

GWINNETT COUNTY TND SITE DATA:

POD A - LAND AREA - TND	58.232 ACRES
POD B - LAND AREA - TND	1.98 ACRES
TOTAL GWINNETT COUNTY LAND AREA	58.212 ACRES
ZONING	
EXISTING ZONING	RA-200 RESIDENTIAL
PROPOSED ZONING	POD A - TND / POD B - TND
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	58.212 ACRES
POD (A) FLOOD HAZARD/ ELECTRICAL TRANS ESMT	2.75 ACRES (5.48 AC x 50%) NET AREA = 53.48 ACRES
POD (B) FLOOD HAZARD/ ELECTRICAL TRANS ESMT	0.06 ACRES (0.06 AC x 50%) NET AREA = 1.98 ACRES
TOTAL GWINNETT NET LAND AREA	55.46 ACRES
TND SETBACK REQUIREMENTS	
FRONT PROPERTY SETBACK	20 FEET (BRITT ROAD & OLD NORCROSS TUCKER ROAD)
FRONT SETBACK	5 - 15 FEET
SIDE SETBACK	5 - 15 FEET
REAR SETBACK	20 FEET
TRANSITIONAL BUFFER	30 FEET
MAX. BUILDING HEIGHT	35 FEET
TND DEVELOPMENT STANDARDS (POD A & B)	
COMMERCIAL RETAIL / RESTAURANT	10,000 SF
FRONT LOADED TOWNHOMES - 2,000 SF LOTS	104 UNITS
SINGLE FAMILY DETACHED 5,500 SF LOTS	82 UNITS
SINGLE FAMILY DETACHED 7,500 SF LOTS	24 LOTS
TOTAL SITE DENSITY PROVIDED	210 UNITS
NET SITE DENSITY PROVIDED	3.83 UPA
MAX. NET SITE DENSITY ALLOWED	8.0 UPA
TND OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	11.64 ACRES (20% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	15.83 ACRES (27.2% OF TOTAL SITE AREA)
TND PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	630 SPACES (3 SPI DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	1,260 SPACES (6 SPI DWELLING UNIT)
PARKING PROVIDED	840 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING PROVIDED	34 SPACES
TOTAL PARKING SPACES PROVIDED	874 SPACES (4.16 SPI DWELLING UNIT)
TND AMENITY PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	87 SPACES (1 SPI / 5 DWELLING UNITS)
AMENITY PARKING PROVIDED	92 SPACES

GWINNETT COUNTY POD (C) RM-13 SITE DATA:

POD C - LAND AREA - RM-13	25.226 ACRES
ZONING	
EXISTING ZONING	RA-200 RESIDENTIAL
PROPOSED ZONING	POD C - RM-13
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	25.226 ACRES
POD (C) FLOOD HAZARD/ ELECTRICAL TRANS ESMT	2.833 ACRES (5.866 AC x 50%) NET AREA = 22.393 ACRES
TOTAL GWINNETT NET LAND AREA	22.283 ACRES
RM-13 SETBACK REQUIREMENTS	
FRONT PROPERTY SETBACK	20 FEET (BRITT ROAD & OLD NORCROSS TUCKER ROAD)
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
TRANSITIONAL BUFFER	50 FEET (AGAINST R-75 ZONED PROPERTY)
MAX. BUILDING HEIGHT	50 FEET
RM-13 DEVELOPMENT STANDARDS	
MULTI-FAMILY APARTMENTS	290 UNITS
GROSS SITE DENSITY PROVIDED	11.49 UPA
NET SITE DENSITY PROVIDED	13.00 UPA
MAX. NET SITE DENSITY ALLOWED	13.0 UPA
RM-13 OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	3.78 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	10.56 ACRES (41.9% OF TOTAL SITE AREA)
MULTI-FAMILY PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	435 SPACES (1.5 SPI DWELLING UNIT)
MAX. PARKING SPACES ALLOWED	870 SPACES (3 SPI DWELLING UNIT)
TOTAL PARKING PROVIDED	531 SPACES (1.8 SPI DWELLING UNIT)

GWINNETT COUNTY POD (D) R-TH SITE DATA:

POD D - LAND AREA - R-TH	19.087 ACRES
ZONING	
EXISTING ZONING	RA-200 RESIDENTIAL
PROPOSED ZONING	POD D - R-TH
ZONING JURISDICTION	GWINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	19.087 ACRES
POD (D) FLOOD HAZARD/ ELECTRICAL TRANS ESMT	0.195 ACRES (0.390 AC x 50%) NET AREA = 18.892 ACRES
TOTAL GWINNETT NET LAND AREA	18.892 ACRES
R-TH SETBACK REQUIREMENTS	
FRONT PROPERTY SETBACK	50 FEET OLD NORCROSS TUCKER ROAD)
SIDE SETBACK	40 FEET
REAR SETBACK	40 FEET
TRANSITIONAL BUFFER	30 FEET (AGAINST R-75 ZONED PROPERTY)
MAX. BUILDING HEIGHT	35 FEET
R-TH DEVELOPMENT STANDARDS	
24' X 50' FRONT LOADED TOWNHOMES	150 UNITS
GROSS SITE DENSITY PROVIDED	7.86 UPA
NET SITE DENSITY PROVIDED	7.90 UPA
MAX. NET SITE DENSITY ALLOWED	8.0 UPA
R-TH OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	2.86 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	32.19 ACRES (31.4% OF TOTAL SITE AREA)
TOWNHOME PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	450 SPACES (3 SPI DWELLING UNIT)
MAX. PARKING SPACES ALLOWED	900 SPACES (6 SPI DWELLING UNIT)
RESIDENTIAL PARKING PROVIDED	600 SPACES (2 GARAGE SP + 2 DRIVEWAY SP.)
GUEST PARKING PROVIDED	35 SPACES
TOTAL PARKING PROVIDED	635 SPACES (4.23 SPI DWELLING UNIT)

CITY OF TUCKER SITE DATA:

TOTAL SITE AREA	103.06 ACRES
SITE AREA R-60	50.29 ACRES
SITE AREA R-75	52.77 ACRES
ZONING	
EXISTING ZONING	RE
PROPOSED ZONING	R-60 & R-75 RESIDENTIAL
ZONING JURISDICTION	CITY OF TUCKER, GEORGIA
SETBACK REQUIREMENTS - R-60	
FRONT SETBACK	20 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	30 FEET
LOT COVERAGE	35 % COVERAGE
MIN. LOT WIDTH	60 FEET
SETBACK REQUIREMENTS - R-75	
FRONT SETBACK	30 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	40 FEET
LOT COVERAGE	35 % COVERAGE
MIN. LOT WIDTH	75 FEET
DEVELOPMENT STANDARDS	
SINGLE FAMILY DETACHED 60 FT. LOTS	101 UNITS
SINGLE FAMILY DETACHED 75 FT. LOTS	127 LOTS
R-60 SITE DENSITY PROVIDED	2.01 UPA
R-75 SITE DENSITY PROVIDED	2.41 UPA
OPEN SPACE CALCULATIONS	
MIN. BLDG. HEATED SF	1,500 SF
MAX. BLDG. HEIGHT (RESIDENTIAL)	3 STORIES OR 45 FEET
TOTAL PERCENTAGE OF R-60 SITE	
OPEN SPACE PROVIDED R-60	14.80 ACRES
TOTAL PERCENTAGE OF R-60 SITE	29.4 %
TOTAL PERCENTAGE OF R-75 SITE	
OPEN SPACE PROVIDED R-75	8.50 ACRES
TOTAL PERCENTAGE OF R-75 SITE	16.1 %



HEATED FLOOR AREA CRITERIA:

1. ATTACHED HOME: 1,600 SF
2. DETACHED 40' RANCH: 1,600 SF
3. DETACHED 40' 2 STORY: 1,800 SF
4. DETACHED 50' 2 STORY: 2,500 SF

HERITAGE ON THE LAKE
A MASTER PLANNED MIXED USE COMMUNITY

FOR
LENNAR-Georgia

LAND LOTS 280 & 289
6B DISTRICT, DEKALB COUNTY
GEORGIA

18B DISTRICT, DEKALB COUNTY
GEORGIA

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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TUCKER REZONING PLAN

SCALE: 1" = 200'

DATE: AUGUST 31, 2020

PROJECT: 20076.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059389 EXP. 10/28/2021

