



ADDRESS: 448 GRAYSON HIGHWAY
LAWRENCEVILLE
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0ACRES
LAKE & BUFFERS: 4.05 ACRES
WETLANDS AREA: 0.35 ACRES

CURRENT ZONING: RS-150
PROPOSED ZONING: RM-8

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS
34 REAR-ENTRY GARAGE UNITS (20' WIDE)
22 FRONT-ENTRY GARAGE UNITS (24' WIDE)

(SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS)

MIN. LOT AREA (DEVELOPMENT) 5.0 AC
MIN. LOT AREA - DWELLING NONE
MIN. SF AREA - DWELLING HEATED FLOOR AREA
2 BED 1,200 SF
3 BED 1,400 SF

MIN. UNIT WIDTH 20-FT (2-CAR GARAGE REQUIRED)
MAX. BLDG HEIGHT 35-FT

SITE CONFIGURATION:
EXTERNAL FRONT SETBACK 25-FT (FROM GRAYSON HWY)
EXTERNAL SIDE SETBACK 20-FT
EXTERNAL REAR SETBACK 20-FT

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA 15%
PROVIDED COMMON AREA 28% (3.98 AC OF 14.0 AC)

INCLUDES:
PUBLIC GREEN 1 14,828.7 SF (> MIN. RQD 3,000 SF)
PUBLIC GREEN 2 11,922.8 SF (> MIN. RQD 3,000 SF)
POCKET PARK 1 11,481.7 SF (> MIN. RQD 3,000 SF)
POCKET PARK 2 7,335.5 SF (> MIN. RQD 3,000 SF)

COMMON AREA DOES NOT INCLUDE:
LAKE & 25-FT BUFFER
ZONING BUFFERS
INDIVIDUAL DWELLING LOTS
PROPOSED EASEMENT

SIDEWALK REQUIRED: 5-FT WIDTH
2-FT OFF BACK OF CURB (B.O.C.)

PARKING:
GARAGE 2-CAR/DWELLING (ALL DWELLINGS)
ON-STREET PARKING 21 ON-STREET, GUEST SPACES
DRIVEWAY SPACES 22/DWELLING

REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):
LAKE BUFFERS:
WAIVE 50-FT UNDISTURBED BUFFER
WAIVE 75-FT IMPERVIOUS BUFFER

REQUESTED SPECIAL USE PERMIT:
TO ALLOW FOR FRONT-ENTRY GARAGE UNITS
22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



SITE LOCATION MAP (NOT TO SCALE)



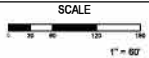
Email: LandDesignSolutions@gmail.com
Phone: 404-841-0544

448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA
PARCEL ID: 5148 014

PROJ. # 22004

NOT FOR CONSTRUCTION

06-25-2024



SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.A

RZR2024-00022 & SUP2024-00090
RECEIVED: JUNE 25, 2024
PLANNING AND DEVELOPMENT DEPARTMENT