

CITY OF TUCKER
 DEC 14 2016
 RECEIVED
 RZ-16-001
 VC-16-001-01
 CA-16-001
 SLUP-16-002

INTENDED LAND USE BLOCKS

GENERAL NOTES:

REVISION

MAXIMUM ALLOWABLES FOR LAND USES:
 RETAIL = 160,000 SF / OFFICE = 88,000 SF /
 GROCERY = 36,000 SF / TOWN HOMES OR SF = 101 LOTS
 CHILD CARE-EARLY LEARNING = 20,000 SF, SCHOOL = 600 PPL
 MULTI-FAMILY = 308 UNITS / PERFORMING ARTS = 300 SEATS

PARKING REQUIREMENTS: SHALL BE ADDRESSED AS EACH DEVELOPMENT PHASE APPLIES FOR A LDP & MAY CONSIDER SHARED PARKING COMPLIANT TO ARTICLE 6 OF THE ZONING ORDINANCE.

PEDESTRIAN & VEHICULAR CIRCULATION PLANS: SHALL BE PROVIDED AS EACH DEVELOPMENT PHASE APPLIES FOR A LDP SUCH PLANS SHALL CLEARLY IDENTIFY PEDESTRIAN WALKWAYS, DRIVES, STREETS, & PARKING SHOWING FUTURE CONNECTIONS TO SUBSEQUENT PHASES

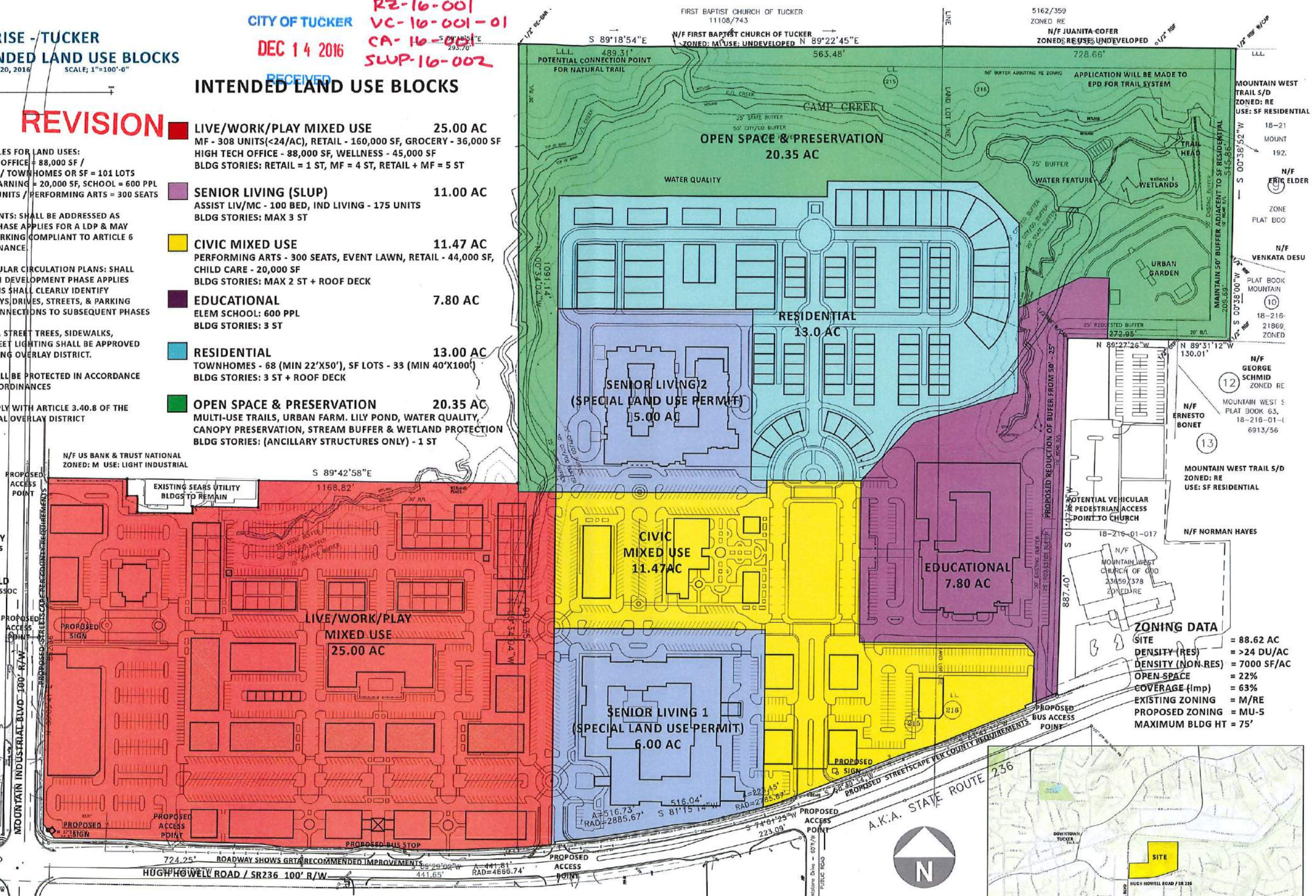
BUILDING MATERIALS, STREET TREES, SIDEWALKS, LANDSCAPING, & STREET LIGHTING SHALL BE APPROVED AS REQUIRED BY ZONING OVERLAY DISTRICT.

STREAM BUFFERS SHALL BE PROTECTED IN ACCORDANCE WITH STATE & LOCAL ORDINANCES

SIGNAGE SHALL COMPLY WITH ARTICLE 3.40.8 OF THE MOUNTAIN INDUSTRIAL OVERLAY DISTRICT

- **LIVE/WORK/PLAY MIXED USE** 25.00 AC
 MF - 308 UNITS(<24/AC), RETAIL - 160,000 SF, GROCERY - 36,000 SF
 HIGH TECH OFFICE - 88,000 SF, WELLNESS - 45,000 SF
 BLDG STORIES: RETAIL = 1 ST, MF = 4 ST, RETAIL + MF = 5 ST
- **SENIOR LIVING (SLUP)** 11.00 AC
 ASSIST LIV/MC - 100 BED, IND LIVING - 175 UNITS
 BLDG STORIES: MAX 3 ST
- **CIVIC MIXED USE** 11.47 AC
 PERFORMING ARTS - 300 SEATS, EVENT LAWN, RETAIL - 44,000 SF,
 CHILD CARE - 20,000 SF
 BLDG STORIES: MAX 2 ST + ROOF DECK
- **EDUCATIONAL** 7.80 AC
 ELEM SCHOOL: 600 PPL
 BLDG STORIES: 3 ST
- **RESIDENTIAL** 13.00 AC
 TOWNHOMES - 68 (MIN 22'X50'), SF LOTS - 33 (MIN 40'X100')
 BLDG STORIES: 3 ST + ROOF DECK
- **OPEN SPACE & PRESERVATION** 20.35 AC
 MULTI-USE TRAILS, URBAN FARM, LILY POND, WATER QUALITY,
 CANOPY PRESERVATION, STREAM BUFFER & WETLAND PROTECTION
 BLDG STORIES: (ANCILLARY STRUCTURES ONLY) - 1 ST

CONTACT INFORMATION:
 APPLICANT:
 STEPHEN MACAULEY
 MACAULEY INVESTMENTS
 (770) 363-2665
 PLANNER:
 MICHAEL McDONALD
 WAKEFIELD BEASLEY & ASSOC
 (678) 262-0022
 TRAFFIC ENG:
 RICHARD MEEHAN
 LOWE ENGINEERS, LLC
 (770) 857-8434



ZONING DATA

SITE	= 88.62 AC
DENSITY (RES)	= >24 DU/AC
DENSITY (NON.RES)	= 7000 SF/AC
OPEN SPACE	= 22%
COVERAGE (Imp)	= 63%
EXISTING ZONING	= M/RE
PROPOSED ZONING	= MU-5
MAXIMUM BLDG HT	= 75'



REFERENCE SURVEY:
 HOUSTON ENGINEERING, INC
 JOB# 016-0030
 APRIL 7, 2016

CITY OF TUCKER R2-16-001
 DEC 14 2016 VC-16-001-01
 CA-16-001
 RECEIVED SLUP-16-002
 N/F US BANK & TRUST NATIONAL ZONED: M USE: LIGHT INDUSTRIAL

REVISION
DEVELOPMENT SUMMARY

CONTACT INFORMATION:

APPLICANT: STEPHEN MACAULEY
 MACAULEY INVESTMENTS, LLC
 (770) 363-2665

PLANNER: MICHAEL McDONALD
 WAKEFIELD BEASLEY & ASSOCIATES
 (678) 262-0022

TRAFFIC ENG: RICHARD MEEHAN
 LOWE ENGINEERS, LLC
 (770) 857-8434

ZONING DATA

SITE	88.622 AC
DENSITY (RES)	7.75 DU/AC (GROSS)
DENSITY (NON RES)	2800 SF/AC
OPEN SPACE	20.35 AC (23%)
SITE COVERAGE	55.73 AC (63%)
CANOPY REDUCTION	31.93 AC (32%)
EXISTING ZONING	M/RE
PROPOSED ZONING	MU-5
MAXIMUM BLDG HT	= 75'

GENERAL NOTES

- SIDEWALKS WILL BE INSTALLED ALONG ALL INTERIOR ROADS & ALONG THE ENTIRE PROPERTY FRONTAGE OF HUGH HOWELL RD/SR 236 & MOUNTAIN INDUSTRIAL BLVD
- ALL INTERNAL ROADS ARE TWO-WAY/TWO LANE EXCEPT AS SHOWN. DIRECTION OF FLOW AS INDICATED BY ARROWS
- MULTI USE TRAILS ARE HARD SURFACE W/ WOOD BRIDGING ACROSS STREAMS. NATURAL TRAILS ARE PERVIOUS SURFACE THAT FOLLOW EXISTING TRAIL SYSTEMS FOUND ON SITE. ALL WILL BE STAKED IN THE FIELD TO AVOID OR MINIMIZE IMPACT ON STREAM BUFFERS.

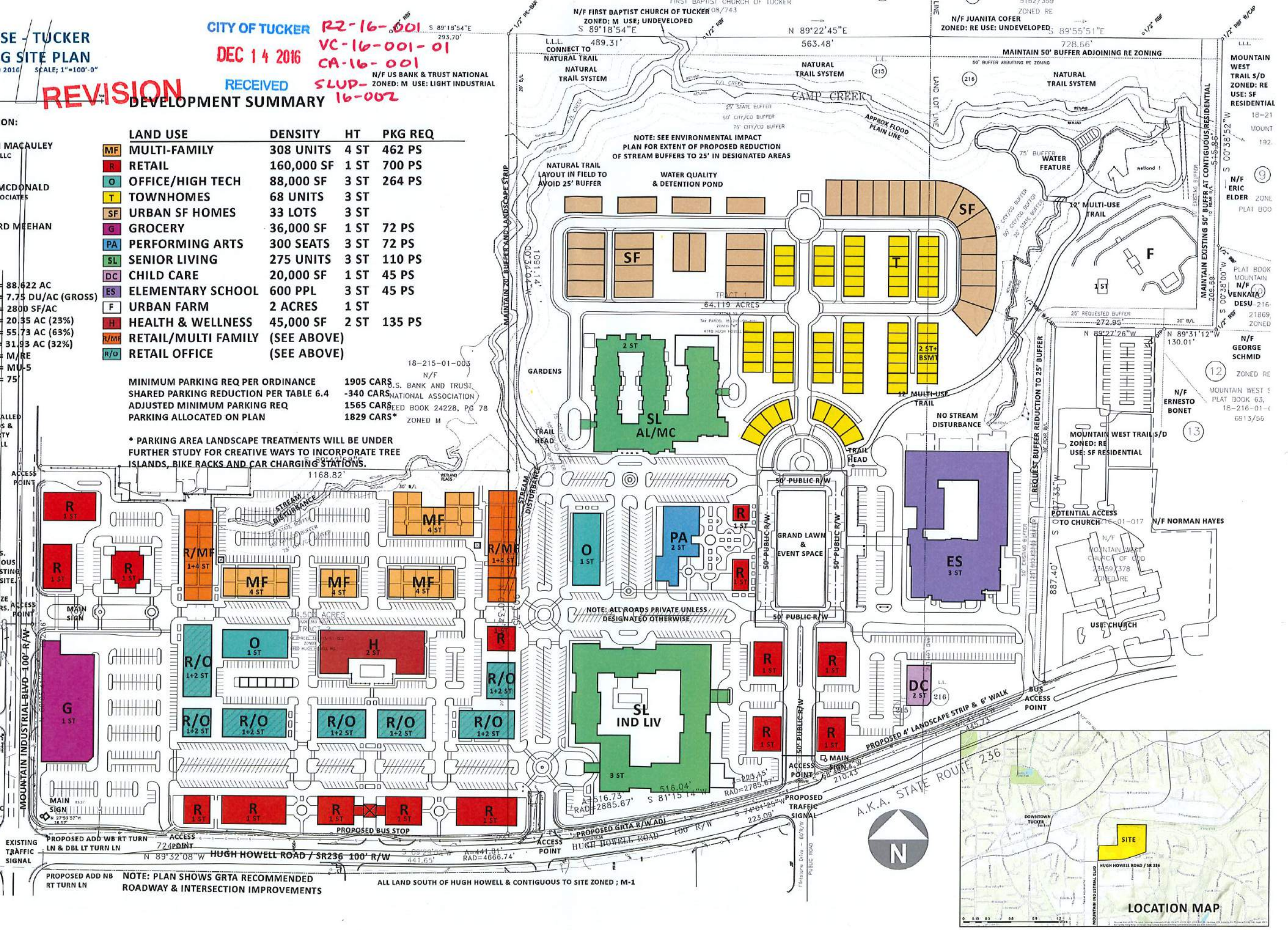
LAND USE	DENSITY	HT	PKG REQ
MF MULTI-FAMILY	308 UNITS	4 ST	462 PS
R RETAIL	160,000 SF	1 ST	700 PS
O OFFICE/HIGH TECH	88,000 SF	3 ST	264 PS
T TOWNHOMES	68 UNITS	3 ST	
SF URBAN SF HOMES	33 LOTS	3 ST	
G GROCERY	36,000 SF	1 ST	72 PS
PA PERFORMING ARTS	300 SEATS	3 ST	72 PS
SL SENIOR LIVING	275 UNITS	3 ST	110 PS
DC CHILD CARE	20,000 SF	1 ST	45 PS
ES ELEMENTARY SCHOOL	600 PPL	3 ST	45 PS
F URBAN FARM	2 ACRES	1 ST	
H HEALTH & WELLNESS	45,000 SF	2 ST	135 PS
R/MF RETAIL/MULTI FAMILY	(SEE ABOVE)		
R/O RETAIL OFFICE	(SEE ABOVE)		

MINIMUM PARKING REQ PER ORDINANCE
 SHARED PARKING REDUCTION PER TABLE 6.4
 ADJUSTED MINIMUM PARKING REQ
 PARKING ALLOCATED ON PLAN

1905 CARS
 -340 CARS
 1565 CARS
 1829 CARS*

* PARKING AREA LANDSCAPE TREATMENTS WILL BE UNDER FURTHER STUDY FOR CREATIVE WAYS TO INCORPORATE TREE ISLANDS, BIKE RACKS AND CAR CHARGING STATIONS.

REFERENCE SURVEY:
 HOUSTON ENGINEERING, INC
 JOB# 016-0030
 APRIL 7, 2016



NOTE: PLAN SHOWS GRTA RECOMMENDED ROADWAY & INTERSECTION IMPROVEMENTS
 ALL LAND SOUTH OF HUGH HOWELL & CONTIGUOUS TO SITE ZONED : M-1

THE RISE - TUCKER

ILLUSTRATIVE MASTER PLAN

DECEMBER 20, 2016

SCALE: 1"=100'-0"

LIVE WORK PLAY TOWN CENTER

REVISION

CITY OF TUCKER
DEC 14 2016
RECEIVED
R2-16-001
VC-16-001-01
CA-16-001
SEARS OUTLET
SLUP-16-002

OPEN SPACE & TREE PRESERVATION AREA

NATURAL TRAIL ALONG STREAM BUFFER

TOWNHOMES
ACTIVE-ADULT HOMES

ASSISTED LIVING/
MEMORY CARE
PERFORMING ARTS CENTER

MILLENNIAL RENTAL UNITS

HEALTH & WELLNESS CENTER

RETAIL VILLAGE

RENTAL UNITS ABOVE RETAIL

HIGH TECH OFFICE ABOVE RETAIL

GROCERY

HIGH TECH OFFICE CORRIDOR

RETAIL

REPRESENTATIVE STREET TREE PLANNING

SENIOR INDEPENDENT LIVING

SPECIALTY RETAIL

DAY CARE

ELEMENTARY SCHOOL

GRAND EVENT LAWN

MOUNTAIN WEST CHURCH

URBAN GARDEN

12' MULTI-USE TRAILS

MOUNTAIN WEST TRAIL S/D

MONET LILY POND

DETENTION

PLAY

CAMP CREEK

MOUNTAIN INDUSTRIAL BLVD

HUGH HOWELL ROAD

FLINTSTONE DRIVE



MACAULEY



STREAM BUFFER IMPACT SUMMARY

	ONSITE 25' STATE BUFFER	
	APPROX EXISTING AREA	=293,962 SF
	APPROX DISTURBED AREA	=31,541 SF
	APPROX DISTURBED AREA (PERMITTED)	=10.8%
	ONSITE 25'-50' COUNTY/CITY BUFFER	
	APPROX EXISTING AREA	=197,189 SF
	APPROX DISTURBED AREA	=98,452 SF
	APPROX ENCROACHMENT AREA NEEDED	=49.9%
	ONSITE 50'-75' COUNTY/CITY (IMPERVIOUS) BUFFER	
	APPROX EXISTING AREA	=191,221 SF
	APPROX DISTURBED AREA	=114,212 SF
	APPROX ENCROACHMENT AREA NEEDED	=59.7%
	ONSITE BUFFERS TO REMAIN UNDISTURBED	
	TREE RECOMPENCE	

REVISION

CITY OF TUCKER

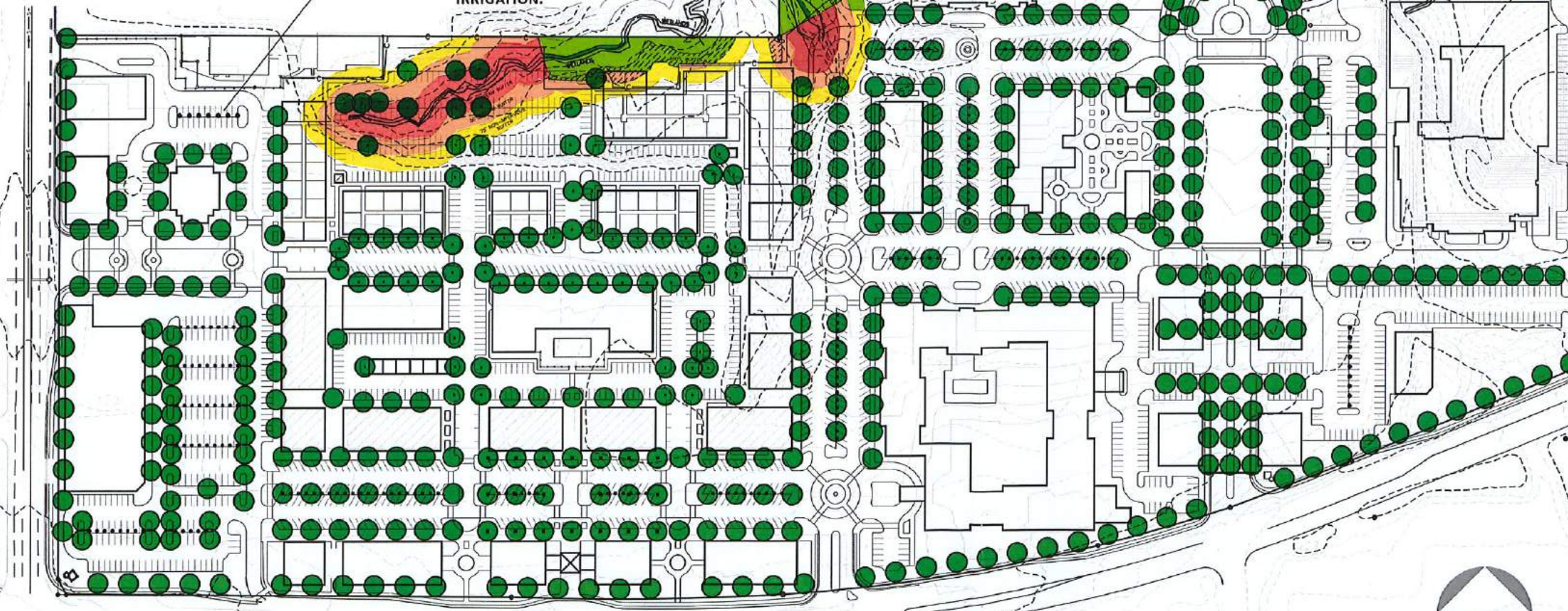
DEC 14 2016

RECEIVED

R2-16-001
 VC-16-001-01
 CA-16-001
 SLUP-16-002

STREAM IMPACTED & SUBJECT TO USACOE PERMIT

PERVIOUS STRIP FOR STORMWATER COLLECTION, FILTRATION & TREE IRRIGATION.



GENERAL NOTES:

1. IMPERVIOUS SITE COVERAGE APPROX - 63%
2. LOSS OF EXISTING CANOPY APPROX- 32%
3. DISTURBANCE TO CAMP CREEK - 0%
4. DISTURBANCE TO MINOR STREAMS APPROX - 28%*
 * REDUCED FROM 50%
5. IMPACTS TO WETLANDS - 0%

REFERENCE SURVEY:
 HOUSTON ENGINEERING, INC
 JOB# 016-0030
 APRIL 7, 2016

