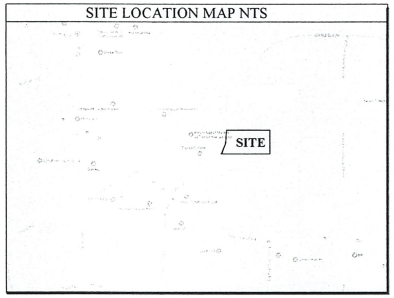
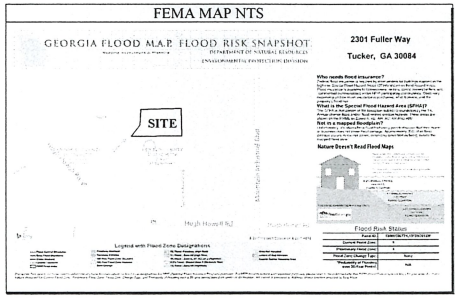
SITE LOCATION MAP NTS



FEMA MAP NTS



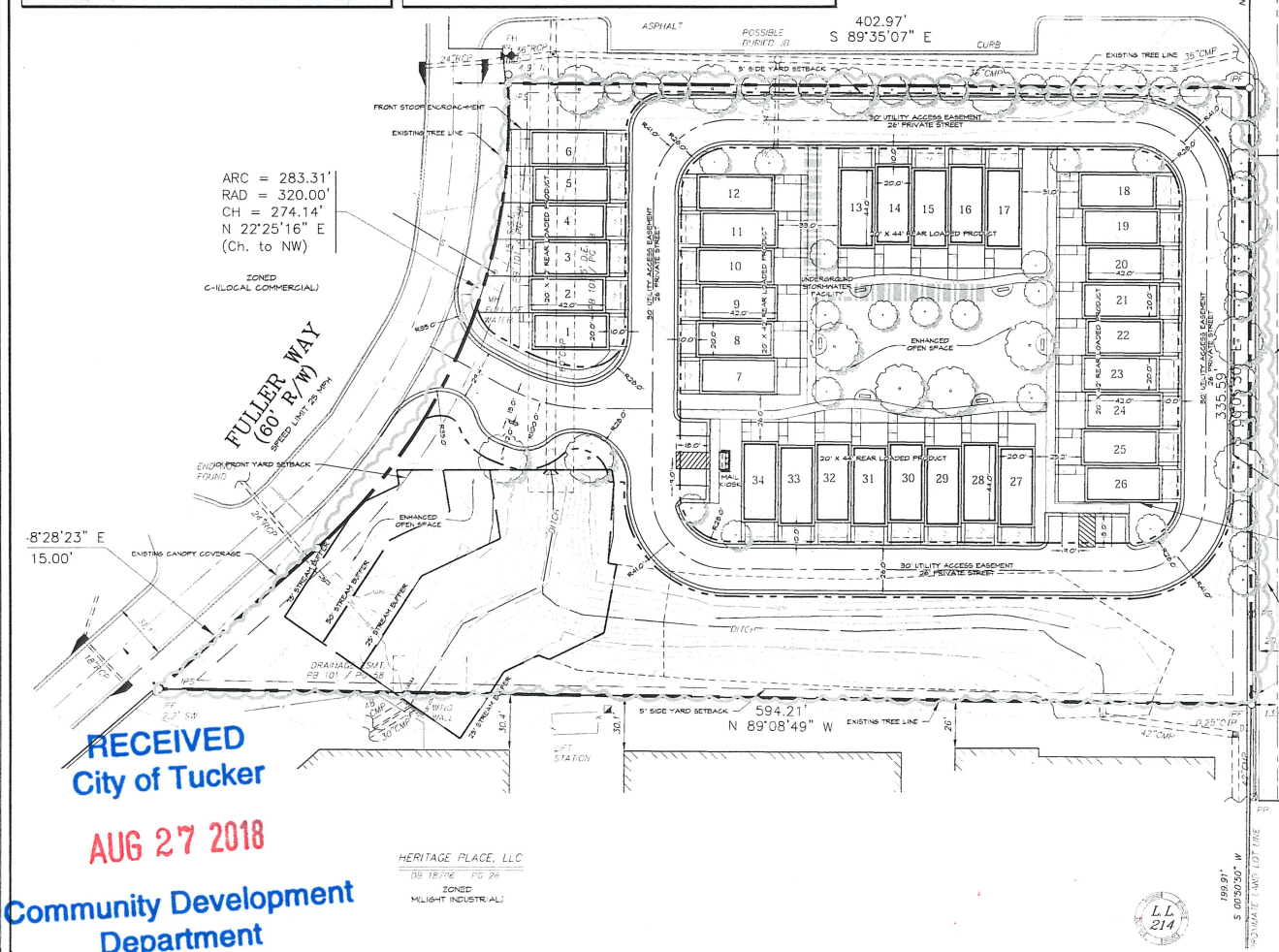
NOTE:

WATER AND SEWER ARE AVAILABLE ALONG FULLER WAY VIA DEKALB COUNTY SEWER AND WATER.

SITE DATA:

TOTAL SITE AREA	3.53 ACRES
ZONING	
CURRENT ZONING	C-1
PROPOSED ZONING (PARCEL 1)	MR-2
ZONING JURISDICTION	CITY OF TUCKER / COUNTY OF DEKALB
RESIDENTIAL SFA DENSITY	
20' X 42' REAR LOADED TOWNHOMES	21 UNITS
20' X 44' REAR LOADED TOWNHOMES	13 UNITS
TOTAL TOWNHOMES PROVIDED	34 UNITS
BASE MAX. RESIDENTIAL DENSITY ALLOWED	12.0 UNITS/ACRE
DENSITY PROPOSED (34 UNITS / 3.53ACRES)	9.6 UNITS/ACRE
PERIMETER SETBACK	
FRONTAGE PROPERTY SETBACK	10-20 FEET
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK W/ ALLEY	10 FEET
TRANSITIONAL BUFFER ZONE	N/A
BUILDING SEPERATION	
FRONT TO FRONT	30 FEET
SIDE TO SIDE	15 FEET
FRONT TO SIDE	25 FEET
REAR TO REAR	30 FEET
DEVELOPMENT SUMMARY SFA	
LOT COVERAGE ALLOWED (TOTAL PARCEL AREA)	85.0 %
LOT COVERAGE PROPOSED (TOTAL PARCEL AREA)	85.0 %
MAX. BLDG. HEIGHT	3 STORIES/ 45 FEET
MINIMUM UNIT SIZE	1,200 SF
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	20 FEET
TOTAL OPEN SPACE REQUIRED (15.0%)	0.53 ACRES
TOTAL OPEN SPACE PROVIDED (37.0%)	0.95 ACRES
PAKRING SUMMARY	
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	45 SPACES
MAX. PARKING REQUIRED (3 SPACES/UNIT)	102 SPACES
MIN. GUEST PARKING REQUIRED (0.25 SPACES/UNIT)	8 SPACES
RESIDENT PARKING PROVIDED (2 GARAGE SPACES/UNIT)	68 SPACES
GUEST PARKING PROVIDED	8 SPACES
TOTAL RESIDENTIAL & GUEST PARKING PROVIDED	76 SPACES

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	1826	56%
2	REAR	1571	67%
3	REAR	1462	70%
4	REAR	1377	77%
5	REAR	1318	78%
6	REAR	1287	82%
7	REAR	1300	81%
8	REAR	1300	79%
9	REAR	1300	81%
10	REAR	1300	79%
11	REAR	1300	81%
12	REAR	1290	79%
13	REAR	1300	81%
14	REAR	1300	79%
15	REAR	1300	81%
16	REAR	1300	79%
17	REAR	1300	81%
18	REAR	1280	80%
19	REAR	1300	81%
20	REAR	1300	79%
21	REAR	1300	81%
22	REAR	1300	79%
23	REAR	1300	81%
24	REAR	1300	79%
25	REAR	1300	81%
26	REAR	1300	79%
27	REAR	1300	79%
28	REAR	1300	81%
29	REAR	1300	79%
30	REAR	1300	81%
31	REAR	1300	79%
32	REAR	1300	81%
33	REAR	1300	79%
34	REAR	1300	81%



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City of Tucker
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Community Development Department

CA-18-002
RZ18-004

FULLER WAY PARK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR

THE ARDENT COMPANIES
2100 POWERS FERRY ROAD
SUITE 310
ATLANTA, GEORGIA 30339
PHONE: 678-223-8878

LAND LOT 234
18TH DISTRICT

CITY OF TUCKER
DEKALB COUNTY
GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING ◻ LANDSCAPE ARCHITECTURE ◻ CIVIL ENGINEERING ◻ LAND SURVEYING
■ 550 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3315

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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REZONING SITE PLAN

0 15 30 60 90

SCALE: 1" = 30'
DATE: August 23, 2018
PROJECT: 11047.0A

GEORGIA REGISTERED PROFESSIONAL KENNETH J. WINES

08-24-2018

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISION
678-223-8978

Z1
SHEET