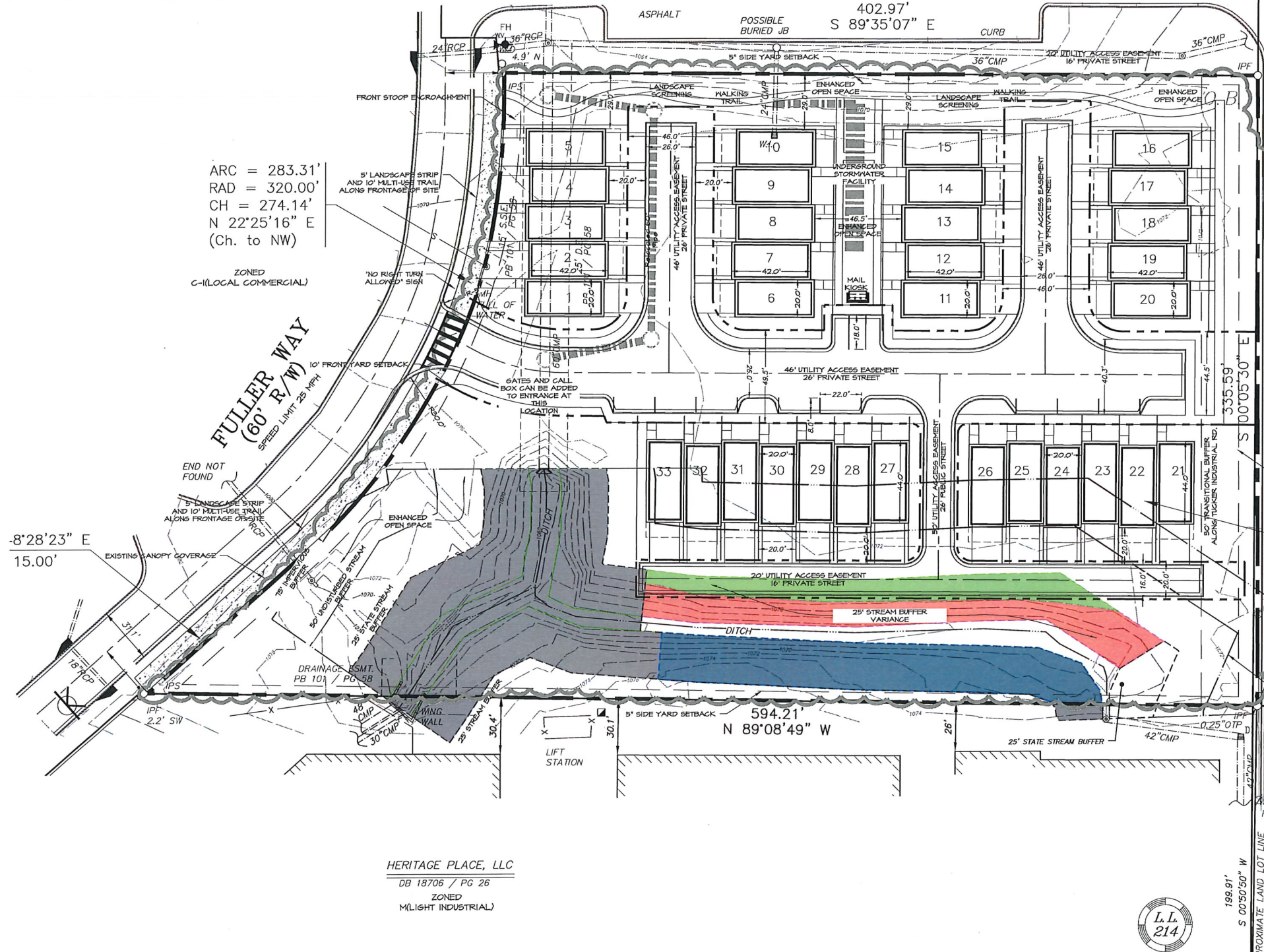


NOTE:
WATER AND SEWER ARE AVAILABLE ALONG FULLER WAY VIA DEKALB COUNTY SEWER AND WATER.

FULLER COMPANY
8337 / PG 753
ZONED
M(LIGHT INDUSTRIAL)



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	20 UNITS
20' X 44' REAR LOADED TOWNHOMES	14 UNITS
TOTAL TOWNHOMES PROVIDED	34 UNITS
BASE MAX. RESIDENTIAL DENSITY ALLOWED	12.0 UNITS/ACRE
DENSITY PROPOSED (33 UNITS / 3.53ACRES)	9.35 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 (26.0%)	0.93 ACRES
PAKRING SUMMARY	
MIN. PARKING REQUIRED (1.5 SPACES/UNIT)	51 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	11 SPACES
TOTAL RESIDENTIAL & GUEST PARKING PROVIDED	80 SPACES

AREA
3.530 ACRES

REVISION

RECEIVED
City of Tucker

DEC 05 2018

Community Development
Department

CA-18-002
RZ-18-004



24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

FULLER WAY PARK
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
THE ARDENT COMPANIES
2100 POWERS FERRY ROAD
SUITE 300A, TUCKER, GA 30084
ATLANTA, GEORGIA 30339
PHONE: 678-223-8978

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-3915

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	10/5/2018	KW	REVISED LAYOUT
*2	11/26/2018	MK	REVISED LAYOUT

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REZONING
SITE PLAN WITH
BUFFER OVERLAY

0 15 30 60 90

SCALE: 1" = 30'
DATE: NOVEMBER 26, 2018
PROJECT: 11047.00A

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

10/5/2018

B1
SHEET