

REVISION

CITY OF TUCKER
NOV 30 2017
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THERE ARE NO STATE WATERS OR WETLANDS ON OR ADJACENT TO THE SITE

SITE DATA:

SITE AREA	9.36 ACRES
ZONING	R-75
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
7.6 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOTAL TOWNHOMES	64 UNITS
TOTAL SITE DENSITY	6.83 UNITS/AC
PROPOSED REAR-LOADED TOWNHOMES (26'X50')	21 UNITS
PROPOSED FRONT-LOADED TOWNHOMES (26'X50')	43 UNITS
* ALL TOWNS ARE FEE-SINGLE AND ARE DEPICTED WITH INDIVIDUAL LOT LINES ON PLAN	
BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 18 FEET
REAR TO REAR	MIN. 31 FEET
FRONT TO REAR	MIN. 61 FEET
BUILDING SETBACK SUMMARY	
EXTERNAL (ARTERIAL) FRONT YARD SETBACK	20 FEET
EXTERNAL REAR YARD SETBACK	15 FEET
EXTERNAL SIDE YARD SETBACK	20 FEET
TRANSITIONAL BUFFER ZONE	20 FEET (TYPE A)
INTERIOR FRONT YARD SETBACK	20 FEET
* MEASURED FROM BACK OF SIDEWALK	
INTERIOR REAR YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	0 FEET MIN. (PRIVATE STREETS)
UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL
DEVELOPMENT SUMMARY (SINGLE FAMILY ATTACHED)	
LOT COVERAGE ALLOWED (TOTAL PARCEL AREA)	70.0%
MAX LOT COVERAGE PROPOSED (TOTAL PARCEL AREA)	67.25%
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
PROPOSED BUILDING HEIGHT	2 STORIES OR 25 FEET
MIN. UNIT SIZE	1,200 SF
MIN. LOT SIZE	1,800 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.872 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR 936 ACRES
* 5% OF MIN. REQUIRED OPEN SPACE	
TOTAL OPEN SPACE PROPOSED	25.8% OR 2.420 ACRES
ENHANCED OPEN SPACE PROPOSED	20.1% OR 1.882 ACRES
* EXCEEDS 5% OF MIN. REQUIRED OPEN SPACE	
PARKING SUMMARY	
MIN. PARKING	1.5 SPACES/UNIT + 25 GUEST SPACES PER UNIT
MAX. PARKING	3 SPACES/UNIT + 25 GUEST SPACES PER UNIT
PARKING PROVIDED	128 SPACES
(2 GARAGE SPACES)	2.00 SP/UNIT
(GUEST SPACES)	16 SP
TOTAL PARKING PROVIDED	144 SPACES

LAWRENCEVILLE HWY @ BISHOP DRIVE
FOR
A MASTER PLANNED RESIDENTIAL PROJECT
ARDENT COMPANIES
2100 POWERS FERRY RD SE
SUITE 150
ATLANTA, GEORGIA 30339

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
REZONING SITE PLAN



SCALE: 1" = 50'
DATE: NOV 20, 2017
PROJECT: 16156.00A

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



SITE QUALIFIES FOR DENSITY BONUS VIA:
PROPOSED BUS SHELTER AT FRONT OF PROPERTY (20% = .8)
PROPOSED PUBLIC ART FEATURE (20% = .8)
> 20% ENHANCED OPEN SPACE: 1.882 AC=20.1% (50% = 2)
7.6 UPA WITH DENSITY BONUSES

* SEE OPEN SPACE EXHIBIT FOR BREAKDOWN OF ENHANCED OPEN SPACE TYPE

SITE DENSITY WILL BE ACHIEVED THROUGH THE INSTALLATION OF A BUS SHELTER AT THE FRONTAGE OF LAWRENCEVILLE HIGHWAY (THROUGH COORDINATION AND DESIGN REQUIREMENTS ESTABLISHED BY MARTA) AS WELL AS A PUBLIC ART DISPLAY (LOCALLY PRODUCED) WITHIN THE TREE SAVE PARK SPACE AREA AT THE FRONT OF THE SITE AS INDICATED ON THE PLAN. THE TWO ALTERNATIVELY COULD BE INCORPORATED INTO ONE FINAL DESIGN. CONSIDERATIONS TO BE APPROVED BY STAFF. THE DEVELOPER HAS BEGUN PROCESS OF LOOKING FOR LOCAL ARTISTS TO PRODUCE AN EXHIBIT WHICH ENCAPSULATES THE CITY OF TUCKER THAT WILL BE SEEN BY BOTH FOOT TRAFFIC AND VEHICULAR TRAFFIC ALONG LAWRENCEVILLE HIGHWAY.

THE BUS STOP CURRENTLY EXISTS AS AN UNENCLOSED LOCATION AND THE APPLICANT PROPOSES TO A COVERED SHELTER IN ACCORDANCE WITH THE CITY OF TUCKER'S ZONING ORDINANCE §2.12.1.A1 AND MARTA STANDARDS. CONCURRENT WITH THE REZONING APPLICATION FOR THE SUBJECT PROPERTY, THE APPLICANT WILL ENGAGE MARTA TO BEGIN THE DESIGN AND PERMITTING REQUIREMENTS FOR THE PROPOSED BUS SHELTER, AS STATED PREVIOUSLY, AN OPPORTUNITY EXISTS IN WHICH THE BUS SHELTER COULD DEVIATE FROM STANDARD MARTA SPECIFICATIONS AND BECOME A STATIC ART DISPLAY THAT SERVES MULTIPLE PURPOSES.

ADDITIONALLY, THE SITE PROVIDES A SURPLUS OF 20% ENHANCED OPEN SPACE, INCLUDING POCKET PARKS AND GREENWAYS THROUGHOUT THE SITE. THESE AREAS PROVIDE BOTH CONNECTIVITY, STAYING ACTIVITY, AND PASSIVE RECREATION FOR RESIDENTS WITHIN THE DEVELOPMENT. THEY ALSO ARE STRATEGICALLY LOCATED IN ORDER TO PRESERVE EXISTING STREAM BUFFER AREAS AND THEIR PROXIMITIES, AS WELL AS ADDITIONAL BUFFER AREA BETWEEN NEIGHBORING RESIDENCES.

IN TOTAL, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT EXCEED THE DENSITY REQUIRED TO PRODUCE (64) TOWNHOMES ON THE SUBJECT PROPERTY. THE PROPOSED AMENITIES ACHIEVE A DENSITY BONUS OF 7.6 UNITS PER ACRE, WHILE ONLY A DENSITY OF 6.83 UNITS PER ACRE IS PROPOSED.

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	2500 SF	73.60%
2	REAR	2600 SF	70.51%
3	REAR	2625 SF	70.51%
4	REAR	2625 SF	70.51%
5	REAR	2625 SF	70.51%
6	REAR	2625 SF	70.51%
7	REAR	2625 SF	70.51%
8	REAR	2625 SF	70.51%
9	REAR	2625 SF	70.51%
10	REAR	2625 SF	70.51%
11	REAR	2625 SF	70.51%
12	REAR	5100 SF	35.96%
13	FRONT	3400 SF	47.50%
14	FRONT	2700 SF	65.64%
15	FRONT	2700 SF	65.64%
16	FRONT	2700 SF	65.64%
17	FRONT	3400 SF	47.50%
18	FRONT	2800 SF	64.46%
19	FRONT	2240 SF	78.85%
20	FRONT	2240 SF	78.85%
21	FRONT	2240 SF	78.85%
22	FRONT	2800 SF	64.46%
23	FRONT	4800 SF	39.75%
24	FRONT	2200 SF	79.85%
25	FRONT	2200 SF	79.85%
26	FRONT	2200 SF	79.85%
27	FRONT	2200 SF	79.85%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
28	FRONT	2200 SF	79.85%
29	FRONT	2200 SF	79.85%
30	FRONT	2900 SF	62.07%
31	FRONT	2200 SF	79.85%
32	FRONT	2200 SF	79.85%
33	FRONT	2200 SF	79.85%
34	FRONT	2900 SF	62.07%
35	FRONT	2900 SF	62.07%
36	FRONT	2200 SF	79.85%
37	FRONT	2200 SF	79.85%
38	FRONT	2200 SF	62.07%
39	FRONT	2900 SF	62.07%
40	FRONT	2200 SF	79.85%
41	FRONT	2200 SF	79.85%
42	FRONT	2200 SF	79.85%
43	FRONT	2200 SF	79.85%
44	FRONT	2200 SF	79.85%
45	FRONT	2900 SF	62.07%
46	FRONT	2200 SF	79.85%
47	FRONT	2200 SF	79.85%
48	FRONT	2200 SF	79.85%
49	FRONT	2800 SF	64.46%
50	FRONT	2400 SF	78.85%
51	FRONT	2200 SF	79.85%
52	FRONT	2200 SF	79.85%
53	FRONT	2200 SF	79.85%
54	FRONT	2200 SF	79.85%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
55	FRONT	3000 SF	60.00%
56	REAR	3750 SF	48.95%
57	REAR	2650 SF	69.77%
58	REAR	2200 SF	69.77%
59	REAR	2650 SF	69.77%
60	REAR	2200 SF	69.77%
61	REAR	2650 SF	69.77%
62	REAR	2650 SF	69.77%
63	REAR	2650 SF	69.77%
64	REAR	3450 SF	52.16%

NOTE: THE SITE CONFORMS TO THE MAX LOT COVERAGE REQUIREMENT OF 70% AS THE CALCULATION IS MADE USING THE ENTIRE SITE AREA.

LOT COVERAGE PERCENTAGES SHOWN IN THE ABOVE DATA TABLE ARE ON AN INDIVIDUAL LOT BASIS ONLY.

24 HOUR CONTACT:
NEVILLE ALLISON
678.223.8978



REVISION

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OPEN SPACE KEY
 THE HATCHES AS SHOWN ON PLAN INDICATE ALL PROPOSED OPEN SPACE ON SITE TOTALING 2.420 ACRES OR 25.8% OF TOTAL SITE AREA

ENHANCED OPEN SPACE (1.882 AC)
 STANDARD OPEN SPACE (0.538 AC)

ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 14,000 SF

DESIGN FEATURES INCLUDE:

- ENTRANCE TREE SAVE AREA CONTAINING PICNIC AREA, TABLES/BENCHES UNDERNEATH TREES
- CONTAIN PUBLIC MARTA BUS SHELTER IMMEDIATELY ADJACENT TO GUEST PARKING

ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 21,000 SF

DESIGN FEATURES INCLUDE:

- TREE SAVE AREA MINIMIZING NEGATIVE IMPACTS ON ADJACENT RESIDENCIES
- PASSIVE MULCH TRAIL W/ BENCHES AND PICNIC AREA

ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 47,000 SF

DESIGN FEATURES INCLUDE:

- PROTECT EXISTING NATURAL DRAINAGE WAY AND CREEK
- MEANDERING, PASSIVE MULCH TRAIL WALK

ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 21,000 SF

DESIGN FEATURES INCLUDE:

- TREE SAVE AREA MINIMIZING NEGATIVE IMPACTS ON ADJACENT RESIDENCIES
- PASSIVE MULCH TRAIL W/ BENCHES AND PICNIC AREA

ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 21,000 SF

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ENHANCED PASSIVE OPEN SPACE: POCKET PARK - 21,000 SF

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ENHANCED OPEN SPACE REQUIRED	10% OR .936 ACRES
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ENHANCED OPEN SPACE PROPOSED	20.1% OR 1.882 ACRES
* EXCEEDS 50% OF MIN. REQUIRED OPEN SPACE	
PARKING SUMMARY	
MIN. PARKING	1.5 SPACES/UNIT + 25 GUEST SPACES PER UNIT
	96 SPACES + 16 GUEST SPACES
MAX. PARKING	3 SPACES/UNIT + 25 GUEST SPACES PER UNIT
	192 SPACES + 16 GUEST SPACES
PARKING PROVIDED	128 SPACES
(2 GARAGE SPACES)	2.00 SP/UNIT
(GUEST SPACES)	16 SP
TOTAL PARKING PROVIDED	144 SPACES

THERE ARE NO STATE WATERS OR WETLANDS ON OR ADJACENT TO THE SITE

REVISIONS:

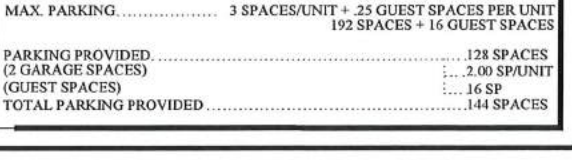
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SHEET TITLE
OPEN SPACE EXHIBIT

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 DATE: NOV. 20, 2017
 PROJECT: 16156.00A

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LAWRENCEVILLE HWY @ BISHOP DRIVE
 FOR
 A MASTER PLANNED RESIDENTIAL PROJECT

ARDENT COMPANIES
 2100 POWERS FERRY RD SE
 SUITE 350
 ATLANTA, GEORGIA 30339

LAND LOT 168
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