



THERE ARE STATE WATERS OR WETLANDS ON OR ADJACENT TO THE SITE

SITE DATA:

SITE AREA	9.36 ACRES
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOWNHOMES PROPOSED	25 UNITS
URBAN SINGLE-FAMILY LOTS PROPOSED	23 UNITS
TOTAL RESIDENTIAL UNITS	48 UNITS
TOTAL SITE DENSITY	5.12 UNITS/AC
PROPOSED BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 FEET
REAR 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
INTERIOR REAR YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	0 FEET MIN. (PRIVATE STREETS) USF LOTS - MIN 3' BUILDING SEPARATION
UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL
DEVELOPMENT SUMMARY	
LOT COVERAGE ALLOWED (TOTAL SITE AREA)	70.0%
MAX LOT COVERAGE PROPOSED (TOTAL SITE AREA)	70.0%
SINGLE FAMILY ATTACHED	
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
MIN. UNIT SIZE	1,200 SF
MIN. LOT AREA	1,000 SF
MIN. LOT WIDTH	25 FEET
URBAN SINGLE FAMILY DETACHED	
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
MIN. UNIT SIZE	1,100 SF
MIN. LOT AREA	1,350 SF
MIN. LOT WIDTH	25 FEET

REVISIONS:

NO.	DATE	BY	DESCRIPTION
REVISION			
RECEIVED City of Tucker APR 04 2018 Community Development Department RE-17-005			
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.			

REZONING SITE PLAN

TOTAL OPEN SPACE REQUIRED	20% OR 1.872 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR 0.936 ACRES
TOTAL OPEN SPACE PROPOSED	23.01% OR 2.154 ACRES
ENHANCED OPEN SPACE PROPOSED	20.89% OR 1.956 ACRES

PARKING SUMMARY

TOWNHOME PARKING REQUIREMENTS	
MIN. PARKING	1.5 SPACES/UNIT + 25 GUEST SPACES PER UNIT
MAX. PARKING	3 SPACES/UNIT + 25 GUEST SPACES PER UNIT
URBAN SINGLE FAMILY PARKING REQUIREMENTS	
MIN. PARKING	2 SPACES/UNIT
MAX. PARKING	4 SPACES PER UNIT
PARKING PROVIDED (2 GARAGE SPACES - BOTH SFA AND USF)	96 SPACES
(GUEST SPACES)	10 SPACES
TOTAL PARKING PROVIDED	106 TOTAL SPACES

SITE QUALIFIES FOR DENSITY BONUS VIA:
 > 20% ENHANCED OPEN SPACE: 1.956 AC=20.89% (50% = 2 UPA)
 6.0 UPA WITH DENSITY BONUSES
 * SEE OPEN SPACE EXHIBIT FOR BREAKDOWN OF ENHANCED OPEN SPACE TYPE

SITE DENSITY WILL BE ACHIEVED THROUGH 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 DEVELOP (48) RESIDENTIAL UNITS ON THE SUBJECT PROPERTY. THE PROPOSED AMOUNTS ACHIEVE A DENSITY BONUS OF 6.0 UNITS PER ACRE, WHILE ONLY A DENSITY OF 5.12 UNITS PER ACRE IS PROPOSED.

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

NOTE: THE SITE CALLS FOR 23 SINGLE FAMILY LOTS AND REQUIRES COMPLIANCE WITH SECTION 5.2.3 (DEVELOPMENTS OVER 20 SFD LOTS) AND MEET THE TWO CRITERIA LISTED BELOW:

1. TRANSITIONAL BUFFERS HAVE BEEN PROVIDED
2. ANY PROPOSED LOTS IMMEDIATELY ADJACENT TO EXISTING RESIDENTIALLY ZONED PROPERTIES ARE 80% OF THE WIDTH OF ADJACENT RESIDENTIAL LOTS (SEE PLAN - ADJACENT LOTS ARE 75 FEET WIDE, 80% OF 75 FEET IS 60 FEET. LOTS IN THESE AREAS ARE 61 FEET WIDE MIN.

24 HOUR CONTACT:
NEVILLE ALLISON
678.223.8978



GEORGIA REGISTERED PROFESSIONAL ENGINEER
 4/2/2018
 [Signature]
 Z1 SHEET

LAWRENCEVILLE HWY @ BISHOP DRIVE
 A MASTER PLANNED RESIDENTIAL PROJECT
 FOR
 ARDENT COMPANIES
 2100 POWERS FERRY RD SE
 SUITE 350
 ATLANTA, GEORGIA 30339
 CITY OF TUCKER DEPARTMENT OF PLANNING AND ENGINEERING
 LAND LOT # 18 DISTRICT 18B

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
 350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-3915



(THIS SHEET)



OPEN SPACE KEY
 THE HATCHES AS SHOWN ON PLAN INDICATE ALL PROPOSED OPEN SPACE ON SITE TOTALING 2.154 ACRES OR 23.0% OF TOTAL SITE AREA

- ENHANCED OPEN SPACE (1.956 AC)
- STANDARD OPEN SPACE (0.198 AC)

ENHANCED PASSIVE OPEN SPACE: GREENWAY - 62,700 SF
DESIGN FEATURES INCLUDE:

- PROTECT EXISTING NATURAL DRAINAGE WAY AND CREEK
- TRAIL CONNECTION TO BISHOP DRIVE
- TREE SAVE AREA MINIMIZING NEGATIVE IMPACTS ON ADJACENT RESIDENCIES
- PUBLIC GATHERING AREAS MAY INCLUDE A COMBINATION OF FIREPITS, BENCHES, PERGOLAS, AND PICNIC AREAS

ENHANCED PASSIVE OPEN SPACE: GREENWAY - 22,500 SF
DESIGN FEATURES INCLUDE:

- MEANDERING, PASSIVE MULCH TRAIL WALK
- TREE SAVE AREA MINIMIZING NEGATIVE IMPACTS ON ADJACENT RESIDENCIES
- PUBLIC GATHERING AREAS MAY INCLUDE A COMBINATION OF FIREPITS, BENCHES, PERGOLAS, AND PICNIC AREAS

SITE QUALIFIES FOR DENSITY BONUS VIA:
 > 20% ENHANCED OPEN SPACE: 1.956 AC=20.89% (50%=2 UPA)
 6.0 UPA WITH DENSITY BONUSES
 * SEE OPEN SPACE EXHIBIT FOR BREAKDOWN OF ENHANCED OPEN SPACE TYPE

SITE DENSITY WILL BE ACHIEVED THROUGH 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 FLOODHAZARDS, AS WELL AS ADDITIONAL BUFFER AREA BETWEEN NEIGHBORING RESIDENCES.
 IN TOTAL, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT EXCEED THE DENSITY REQUIRED TO DEVELOP (48) RESIDENTIAL UNITS ON THE SUBJECT PROPERTY. THE PROPOSED AMENITIES ACHIEVE A DENSITY BONUS OF 6.0 UNITS PER ACRE, WHILE ONLY A DENSITY OF 5.12 UNITS PER ACRE IS PROPOSED.

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

NOTE: THE SITE CALLS FOR 23 SINGLE FAMILY LOTS AND REQUIRES COMPLIANCE WITH SECTION 5.2.3 (DEVELOPMENTS OVER 20 SF/LOTS) AND MEET THE TWO CRITERIA LISTED BELOW:

- TRANSITIONAL BUFFERS HAVE BEEN PROVIDED
- ANY PROPOSED LOTS IMMEDIATELY ADJACENT TO EXISTING RESIDENTIALLY ZONED PROPERTIES ARE 80% OF THE WIDTH OF ADJACENT RESIDENTIAL LOTS (SEE PLAN - ADJACENT LOTS ARE 75 FEET WIDE, 80% OF 75 FEET IS 60 FEET. LOTS IN THESE AREAS ARE 61 FEET WIDE MIN.

THERE ARE STATE WATERS OR WETLANDS ON OR ADJACENT TO THE SITE

SITE DATA:

SITE AREA	9.36 ACRES
ZONING	
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOWNHOMES PROPOSED	25 UNITS
URBAN SINGLE-FAMILY LOTS PROPOSED	23 UNITS
TOTAL RESIDENTIAL UNITS	48 UNITS
TOTAL SITE DENSITY	5.12 UNITS/AC
PROPOSED BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 FEET
REAR 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)
US FLOTS - MIN 3' BUILDING SEPARATION	
UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL

DEVELOPMENT SUMMARY

LOT COVERAGE ALLOWED (TOTAL SITE AREA)	70.0%
MAX LOT COVERAGE PROPOSED (TOTAL SITE AREA)	70.0%
SINGLE FAMILY ATTACHED	
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
MIN. UNIT SIZE	1,200 SF
MIN. LOT AREA	1,000 SF
MIN. LOT WIDTH	25 FEET
URBAN SINGLE FAMILY DETACHED	
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
MIN. UNIT SIZE	1,100 SF
MIN. LOT AREA	1,350 SF
MIN. LOT WIDTH	25 FEET

TOTAL OPEN SPACE REQUIRED

TOTAL OPEN SPACE REQUIRED	20% OR 1.872 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR 0.936 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	

TOTAL OPEN SPACE PROPOSED

TOTAL OPEN SPACE PROPOSED	23.01% OR 2.154 ACRES
ENHANCED OPEN SPACE PROPOSED	20.89% OR 1.956 ACRES
* EXCEEDS 50% OF MIN. REQUIRED OPEN SPACE	

PARKING SUMMARY

TOWNHOME PARKING REQUIREMENTS	
MIN. PARKING	1.5 SPACES/UNIT + .25 GUEST SPACES PER UNIT
MAX. PARKING	3 SPACES/UNIT + .25 GUEST SPACES PER UNIT
URBAN SINGLE FAMILY PARKING REQUIREMENTS	
MIN. PARKING	2 SPACES/UNIT
MAX. PARKING	4 SPACES PER UNIT
PARKING PROVIDED	
(2 GARAGE SPACES - BOTH SFA AND USF)	96 SPACES
(GUEST SPACES)	10 SPACES
TOTAL PARKING PROVIDED	106 TOTAL SPACES

LAWRENCEVILLE HWY @ BISHOP DRIVE
 A MASTER PLANNED RESIDENTIAL PROJECT
 FOR
 ARDENT COMPANIES
 2100 POWERS FERRY RD SE
 SUITE 350
 ATLANTA, GEORGIA 30339

CITY OF TUCKER
 DEKALB COUNTY
 GEORGIA

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
 350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-3915

REVISIONS:

NO.	DATE	BY	DESCRIPTION

REVISION

RECEIVED
 City of Tucker
 APR 04 2018
 Community Development
 Department
 23-17-005

SHEET TITLE
OPEN SPACE EXHIBIT

SCALE: 1" = 50'
 DATE: APRIL 02, 2018
 PROJECT: 16156.00A

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 34597
 NEVILLE ALLISON
 APR 2 2018

24 HOUR CONTACT:
 NEVILLE ALLISON
 678.223.8978



North arrow and **Z2** SHEET

