



**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 PROMINENCES, AS WELL AS ADDITIONAL BUFFER AREA BETWEEN NEIGHBORING RESIDENCES.

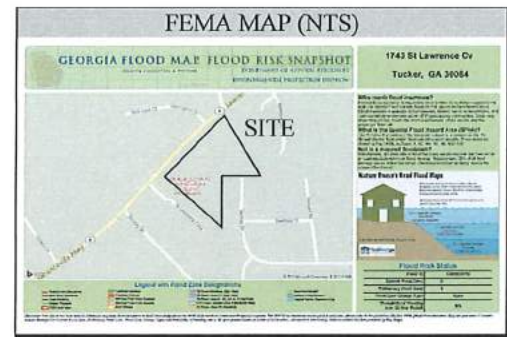
IN TOTAL, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT EXCEED THE DENSITY REQUIRED TO DEVELOP (4) RESIDENTIAL UNITS ON THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT ACHIEVE A DENSITY BONUS OF 6.0 UNITS PER ACRE, WHILE ONLY A DENSITY OF 4.81 UNITS PER ACRE IS PROPOSED.

**COMPLIANCE NOTE:**  
 ANY PROPOSED LOTS IMMEDIATELY ADJACENT TO EXISTING RESIDENTIALLY ZONED PROPERTIES ARE 80% OF THE WIDTH OF ADJACENT RESIDENTIAL LOTS - ADJACENT LOTS ARE 75 FEET WIDE, BOX OF 75 FEET IS 60 FEET. LOTS IN THESE AREAS ARE 61 FEET WIDE MIN.

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 20 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.



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
<b>DENSITY CALCULATIONS</b>	
MAX. DENSITY ALLOWED	4 UNITS/AC
6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOWNHOMES PROPOSED	25 UNITS
URBAN SINGLE-FAMILY LOTS PROPOSED	20 UNITS
TOTAL RESIDENTIAL UNITS	45 UNITS
TOTAL SITE DENSITY	4.81 UNITS/AC
<b>PROPOSED BUILDING SEPARATION</b>	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 FEET
REAR TO REAR	MIN. 61 FEET
<b>BUILDING SETBACK SUMMARY</b>	
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
<b>DEVELOPMENT SUMMARY</b>	
LOT COVERAGE ALLOWED (TOTAL SITE AREA)	70.0%
MAX LOT COVERAGE PROPOSED (TOTAL SITE AREA)	70.0%
<b>SINGLE FAMILY ATTACHED</b>	
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
<b>URBAN SINGLE FAMILY DETACHED</b>	
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
<b>TOTAL OPEN SPACE REQUIRED</b>	
TOTAL OPEN SPACE REQUIRED	20% OR 1.872 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR 0.936 ACRES
<b>TOTAL OPEN SPACE PROPOSED</b>	
TOTAL OPEN SPACE PROPOSED	23.01% OR 2.154 ACRES
ENHANCED OPEN SPACE PROPOSED	20.89% OR 1.956 ACRES
<b>PARKING SUMMARY</b>	
<b>TOWNHOME PARKING REQUIREMENTS</b>	
MIN. PARKING	1.5 SPACES/UNIT + 25 GUEST SPACES PER UNIT
MAX. PARKING	3 SPACES/UNIT + 25 GUEST SPACES PER UNIT
<b>URBAN SINGLE FAMILY PARKING REQUIREMENTS</b>	
MIN. PARKING	2 SPACES/UNIT
MAX. PARKING	4 SPACES PER UNIT
PARKING PROVIDED (2 GARAGE SPACES - BOTH SFA AND USF)	90 SPACES
(GUEST SPACES)	10 SPACES
TOTAL PARKING PROVIDED	100 TOTAL SPACES

**LAWRENCEVILLE HWY @ BISHOP DRIVE**  
 A MASTER PLANNED RESIDENTIAL PROJECT  
 FOR  
 ARDENT COMPANIES  
 2100 POWERS FERRY RD SE  
 SUITE 550  
 ATLANTA, GEORGIA 30339  
 CITY OF TUCKER  
 DEWALD 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
<b>REVISION</b>			
<b>RECEIVED</b> City of Tucker <b>APR 09 2018</b> Community Development Department <b>RZ-17-005</b>			

SHEET TITLE  
**REZONING SITE PLAN**

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

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

REGISTERED PROFESSIONAL ENGINEER  
 GEORGIA  
 No. 24387  
 NEVILLE ALLISON  
 APR 2/2018

24 HOUR CONTACT:  
 NEVILLE ALLISON  
 678.223.8978





(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 RESIDENCES
- 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 RESIDENCES
- PUBLIC GATHERING AREAS MAY INCLUDE A COMBINATION OF FIREPITS, BENCHES, PERGOLAS, AND PICNIC AREAS

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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) USF LOTS - MIN 3' BUILDING SEPARATION
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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

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 SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING  
 350 RESEARCH CORNER | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-3915

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

**REVISION**

RECEIVED  
 City of Tucker  
 APR 09 2018  
 Community Development  
 Department  
 R2-17-005

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.

REGISTERED PROFESSIONAL ENGINEER  
 No. 34597  
 APR 2 2018  
 NETH J. WOOD

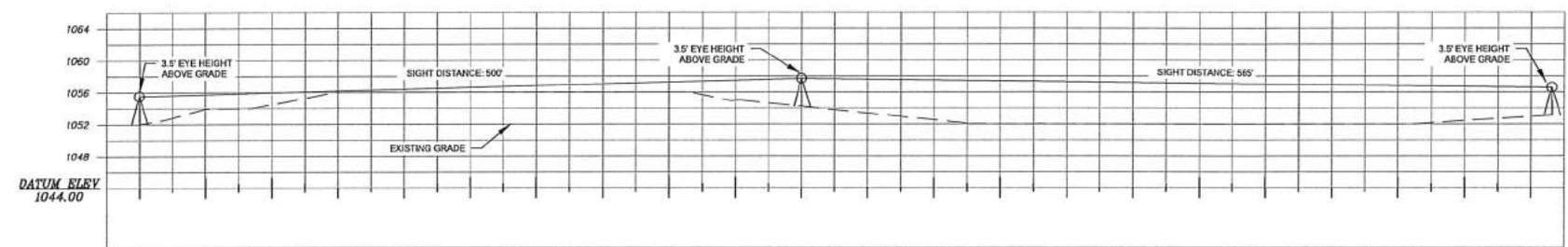
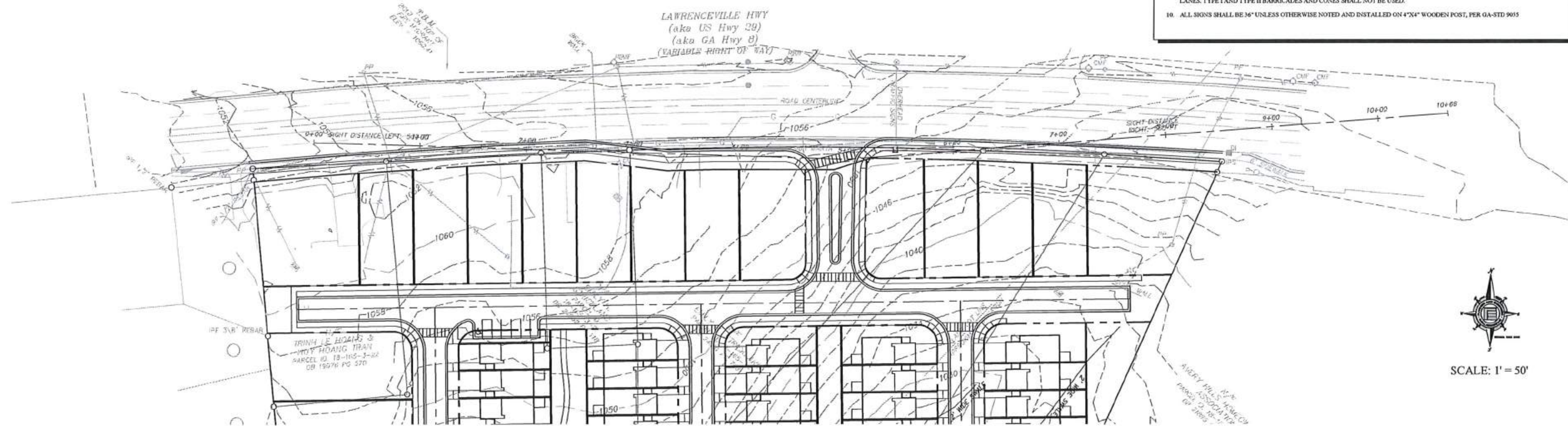
811  
 Know what's below.  
 Call before you dig.

**Z2**  
 SHEET

**24 HOUR CONTACT:**  
 NEVILLE ALLISON  
 678.223.8978

**TRAFFIC NOTES:**

1. SPEED LIMIT ON LAWRENCEVILLE HIGHWAY IS 45 MPH.
2. ALL STRIPING, CURB AND DRIVEWAY LAYOUT SHALL BE APPROVED BY D.O.T. INSPECTOR PRIOR TO INSTALLATION.
3. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITIONS AND ANY APPLICABLE DEKALB COUNTY STANDARDS.
4. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
5. ALL SIGNS ARE TO BE FABRICATED WITH HIGH INTENSITY REFLECTIVE SHEETING.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR SO AS NOT TO INTERFERE WITH SIGHT DISTANCE ALONG ANY ADJACENT SIDE ROAD OR DRIVEWAY.
7. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO DRIVEWAYS AT ALL TIMES.
8. ALL REFLECTORIZED PLASTIC DRUMS AND TEMPORARY CONCRETE BARRIERS SHALL BE PLACED A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRAVEL LANES UNLESS PRIOR APPROVAL IS GRANTED BY DEKALB COUNTY.
9. ONLY REFLECTORIZED PLASTIC DRUMS AND TEMPORARY CONCRETE BARRIERS SHALL BE USED ADJACENT TO TRAVEL LANES. TYPE I AND TYPE II BARRICADES AND CONES SHALL NOT BE USED.
10. ALL SIGNS SHALL BE 36" UNLESS OTHERWISE NOTED AND INSTALLED ON 4"x4" WOODEN POST, PER GA-STD 9055.



SIGHT DISTANCE (1) (1)  
 HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 10'

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
<b>REVISION</b>			

RECEIVED  
 City of Tucker  
 APR 09 2018  
 Community Development  
 Department

RZ-17-005

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**SHEET TITLE**  
**SIGHT DISTANCE PLAN**

SCALE: AS SHOWN  
 DATE: APRIL 02, 2018  
 PROJECT: 16156.00A

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

4/2/2018  
 GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 34397  
 KENNETH J. WOOD

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCE/EXIT ONTO LAWRENCEVILLE HIGHWAY IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE POSTED SPEED LIMIT OF LAWRENCEVILLE HIGHWAY IS 45 MPH. THE MINIMUM SIGHT DISTANCE REQUIRED FOR THE ENTRANCE BEING ON A 4-LANE ROAD IS 500' S.D. AND 565' S.D., BASED ON 45 MPH ROAD. AS REQUIRED BY ASHTO AND THE CITY OF TUCKER, SIGHT DISTANCE IS MEASURED PARALLEL TO THE ROADWAY, 15' FROM THE EDGE OF THE TRAVEL WAY AT A HEIGHT OF 3.5' ABOVE THE SURFACE OF THE ROADWAY, TO AN OBJECT ON THE CENTERLINE OF THE ROAD 3.5' ABOVE THE SURFACE OF THE ROADWAY.

DATE: 4/2/2018  
 GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 34397  
 KENNETH J. WOOD

North arrow symbol and sheet number **Z3** SHEET

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