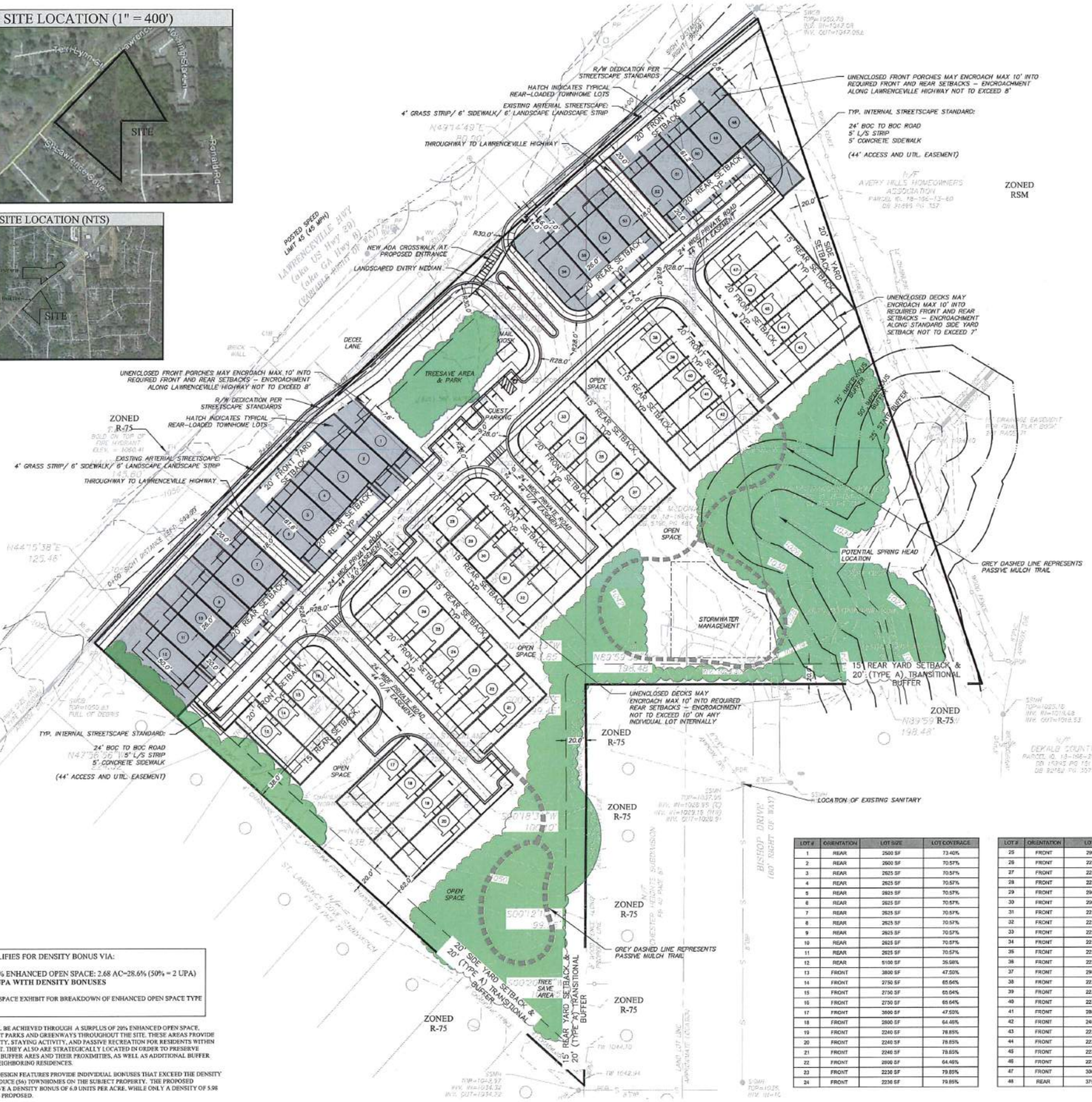
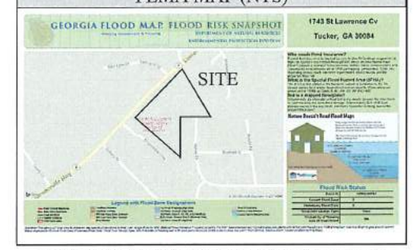
SITE LOCATION (1" = 400')

SITE LOCATION (NTS)



FEMA MAP (NTS)



THERE ARE NO 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. 6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	4 UNITS/ AC
TOTAL TOWNHOMES	56 UNITS
TOTAL SITE DENSITY	5.98 UNITS/AC
PROPOSED REAR-LOADED TOWNHOMES (26'X50')	21 UNITS
PROPOSED FRONT-LOADED TOWNHOMES (26'X50')	35 UNITS
* ALL TOWNS ARE FEE-SIMPLE AND ARE DEPICTED WITHIN 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)	62.88%
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	1,000 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.872 ACRES
ENHANCED OPEN SPACE REQUIRED * 50% OF MIN. REQUIRED OPEN SPACE	10% OR .936 ACRES
TOTAL OPEN SPACE PROPOSED	33.9% OR 3.08 ACRES
ENHANCED OPEN SPACE PROPOSED * EXCEEDS 50% OF MIN. REQUIRED OPEN SPACE	28.6% OR 2.68 ACRES
PARKING SUMMARY	
MIN. PARKING	1.5 SPACES/UNIT + .25 GUEST SPACES PER UNIT 84 SPACES + 14 GUEST SPACES
MAX. PARKING	3 SPACES/UNIT + .25 GUEST SPACES PER UNIT 168 SPACES + 14 GUEST SPACES
PARKING PROVIDED	112 SPACES
(2 GARAGE SPACES)	2.00 SP/UNIT
(GUEST SPACES)	16 SP
TOTAL PARKING PROVIDED	128 SPACES

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	2500 SF	73.40%
2	REAR	2600 SF	70.57%
3	REAR	2625 SF	70.57%
4	REAR	2625 SF	70.57%
5	REAR	2625 SF	70.57%
6	REAR	2625 SF	70.57%
7	REAR	2625 SF	70.57%
8	REAR	2625 SF	70.57%
9	REAR	2625 SF	70.57%
10	REAR	2625 SF	70.57%
11	REAR	2625 SF	70.57%
12	REAR	5100 SF	35.98%
13	FRONT	3800 SF	47.50%
14	FRONT	2750 SF	65.64%
15	FRONT	2750 SF	65.64%
16	FRONT	2750 SF	65.64%
17	FRONT	3800 SF	47.50%
18	FRONT	2800 SF	64.48%
19	FRONT	2240 SF	78.85%
20	FRONT	2240 SF	78.85%
21	FRONT	2240 SF	78.85%
22	FRONT	2800 SF	64.48%
23	FRONT	2230 SF	79.85%
24	FRONT	2230 SF	79.85%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
25	FRONT	2900 SF	62.07%
26	FRONT	2230 SF	79.85%
27	FRONT	2230 SF	79.85%
28	FRONT	2230 SF	79.85%
29	FRONT	2900 SF	62.07%
30	FRONT	2900 SF	62.07%
31	FRONT	2230 SF	79.85%
32	FRONT	2230 SF	79.85%
33	FRONT	2230 SF	79.85%
34	FRONT	2230 SF	79.85%
35	FRONT	2230 SF	79.85%
36	FRONT	2230 SF	79.85%
37	FRONT	2900 SF	62.07%
38	FRONT	2230 SF	79.85%
39	FRONT	2230 SF	79.85%
40	FRONT	2230 SF	79.85%
41	FRONT	2800 SF	64.48%
42	FRONT	2400 SF	75.85%
43	FRONT	2230 SF	79.85%
44	FRONT	2230 SF	79.85%
45	FRONT	2230 SF	79.85%
46	FRONT	2230 SF	79.85%
47	FRONT	3000 SF	60.00%
48	REAR	3750 SF	48.93%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
49	REAR	2630 SF	69.77%
50	REAR	2630 SF	69.77%
51	REAR	2630 SF	69.77%
52	REAR	2630 SF	69.77%
53	REAR	2630 SF	69.77%
54	REAR	2630 SF	69.77%
55	REAR	2630 SF	69.77%
56	REAR	3450 SF	53.18%

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.

SITE QUALIFIES FOR DENSITY BONUS VIA:

> 20% ENHANCED OPEN SPACE: 2.68 AC=28.6% (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 PRODUCE (56) TOWNHOMES ON THE SUBJECT PROPERTY. THE PROPOSED AMENITIES ACHIEVE A DENSITY BONUS OF 6.0 UNITS PER ACRE, WHILE ONLY A DENSITY OF 5.98 UNITS PER ACRE IS PROPOSED.

24 HOUR CONTACT:
NEVILLE ALLISON
678.223.8978

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ATLANTA, GEORGIA 30339

LAND LOT 166
18th DISTRICT

CITY OF TUCKER
DEKALB COUNTY
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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
REZONING SITE PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: FEBRUARY 5, 2018
PROJECT: 16156.00A

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

GEORGIA REGISTERED No. 34844 PROFESSIONAL ENGINEER KENNETH J. WOOD
2-5-2018

Z15
SHEET