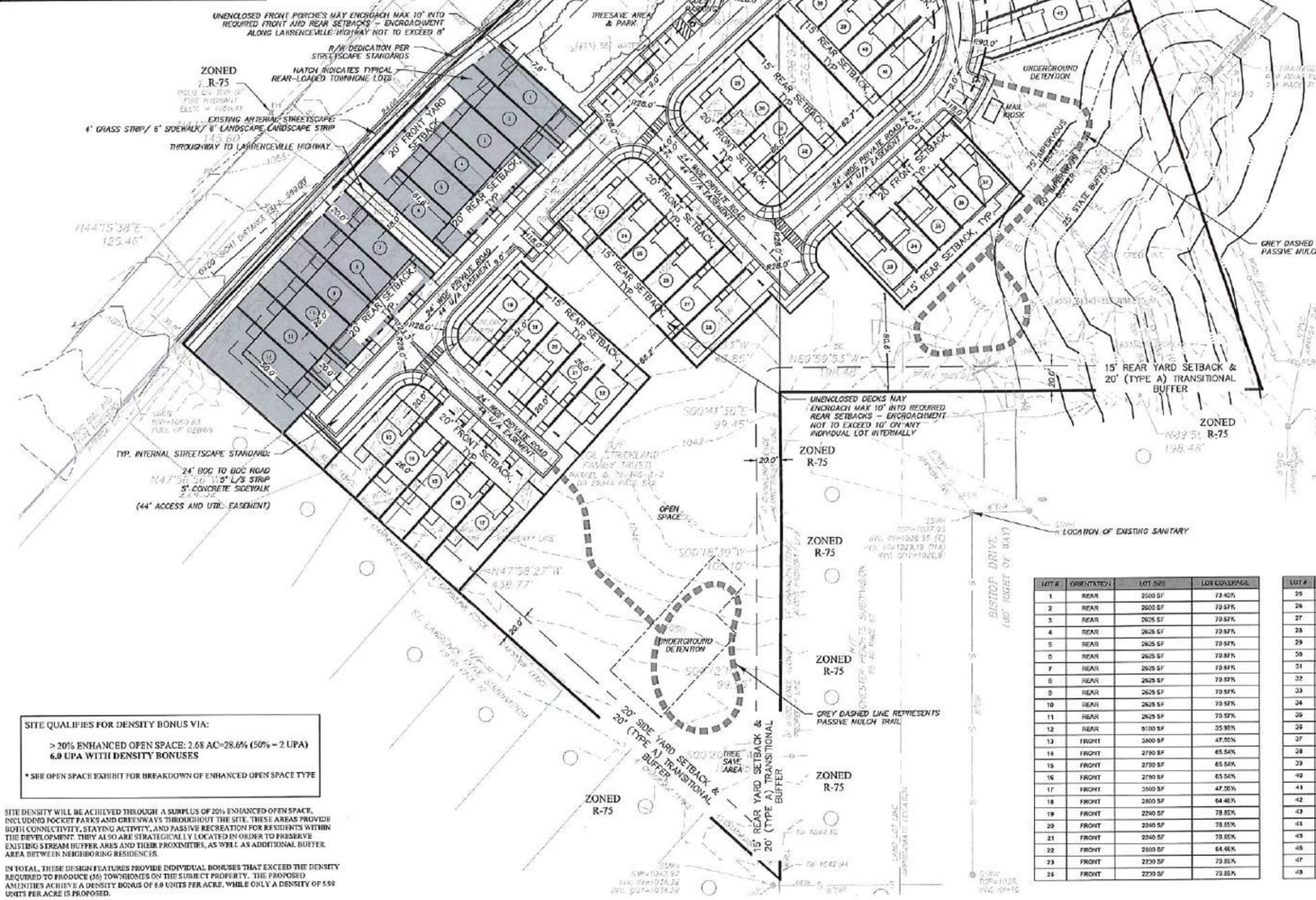
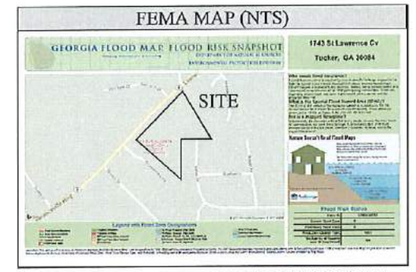
SITE LOCATION (1" = 400')

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	4 UNITS/ AC
6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	
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	10% OR .936 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
TOTAL OPEN SPACE PROPOSED	30.9% OR 2.89 ACRES
ENHANCED OPEN SPACE PROPOSED	28.6% OR 2.68 ACRES
* EXCEEDS 50% OF MIN. REQUIRED OPEN SPACE	
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	2600 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	35.90%
13	FRONT	3400 SF	47.55%
14	FRONT	2750 SF	65.54%
15	FRONT	2750 SF	65.54%
16	FRONT	2750 SF	65.54%
17	FRONT	3500 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	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	64.46%
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	60.60%
48	REAR	3750 SF	48.95%

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

Know what's below. Call before you dig.

LAWRENCEVILLE HWY @ BISHOP DRIVE

A MASTER PLANNED RESIDENTIAL PROJECT
FOR
ARDENT COMPANIES
2100 POWERS FERRY RD SE
SUITE 350
ATLANTA, GEORGIA 30339

LAND LOT 166
16th DISTRICT

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
FEB 05 2018
Community Development Department

RZ-17-005

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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 PROFESSIONAL ENGINEER No. 34847 KENNETH J. WOLF
2-5-2018

Z1
SHEET

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)

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 §2.12.2.A.1 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 50% 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.

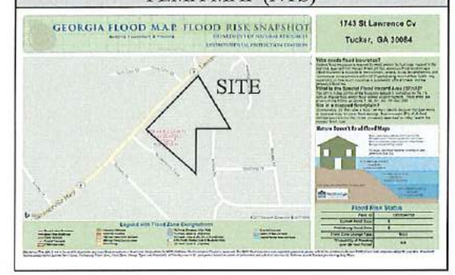
IN TOTAL, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT EXCEED THE DENSITY REQUIRED TO PRODUCE (64) TOWNHOMES ON THE SUBJECT PROPERTY. THE PROPOSED AMENITIES ACHIEVE A DENSITY BONUS OF 7.6 UNITS PER ACRE, WHILE ONLY A DENSITY OF 6.83 UNITS PER ACRE IS PROPOSED.

24 HOUR CONTACT:
NEVILLE ALLISON
678.223.8978

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

SITE LOCATION (NTS)

FEMA MAP (NTS)



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

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6.0 UNITS/AC WITH DENSITY BONUSES GRANTED	
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PARKING PROVIDED	112 SPACES
(2 GARAGE SPACES)	2.00 SP/UNIT
(GUEST SPACES)	16 SP
TOTAL PARKING PROVIDED	128 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

LAND LOT 166
1ST DISTRICT

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▫ 350 RESEARCH COURT ▫ PEACHTREE CORNERS, GEORGIA 30092 ▫ (770) 451-2741 ▫ FAX (770) 451-3915 ▫

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			REVISION

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Community Development Department
RZ-17-005

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SHEET TITLE
OPEN SPACE EXHIBIT

0 25 50 100 150

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

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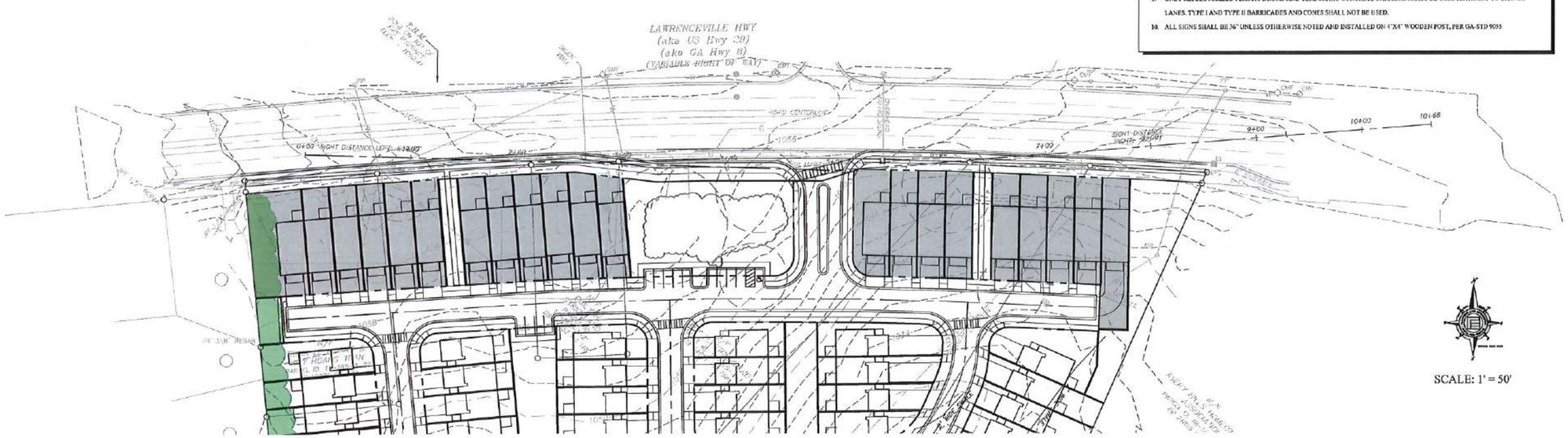
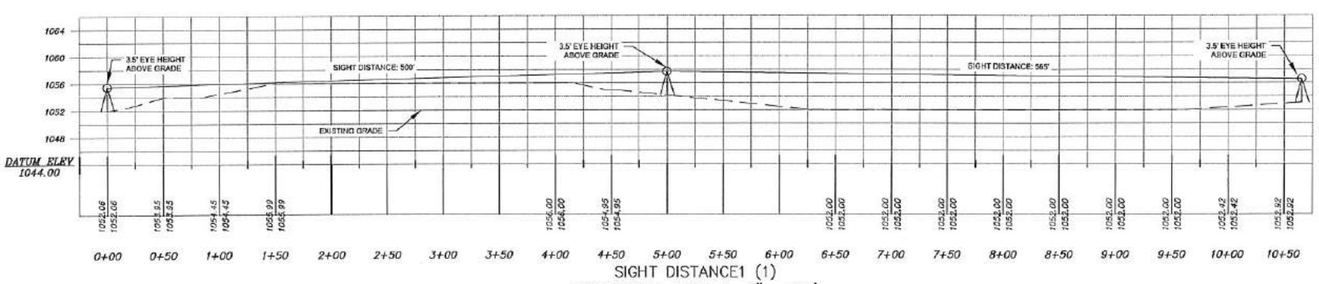
GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOLF
2-5-2018

Z2
SHEET

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 EDITION) 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 9035





SIGHT DISTANCE1 (1)
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 10'

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 M.P.H. THE MINIMUM SIGHT DISTANCE REQUIRED FOR THE ENTRANCE BEING ON A 4 LANE ROAD IS 500' SDL AND 565' SDR, BASED ON 45 MPH ROADS, AS REQUIRED BY AASHTO 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.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOJ

DATE: 2-5-2018

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

LAND LOT: 166
LAND DISTRICT:

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▫ 350 RESEARCH COURT ▫ PEACHTREE CORNERS, GEORGIA 30092 ▫ (770) 451-2741 ▫ FAX: (770) 451-3915 ▫

REVISIONS:

NO.	DATE	BY	DESCRIPTION

REVISION

RECEIVED
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FEB 05 2018
Community Development Department
RZ-17-005

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SHEET TITLE
SIGHT DISTANCE PLAN

SCALE: AS SHOWN
DATE: NOV. 20, 2017
PROJECT: 16156.00A

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOJ

2-5-2018

Z3
SHEET