

**COMPATIBILITY OF NEW AND EXISTING SUBDIVISIONS**

AVERAGE PERIMETER LOT WIDTH EXCEEDS 80% OF ADJACENT LOTS

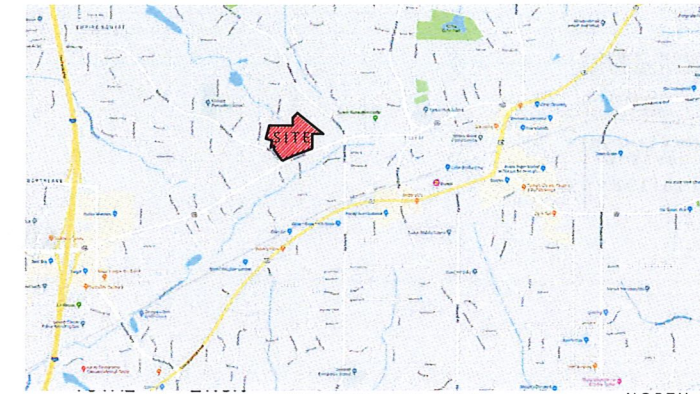
Total Width at rear building line along 22 adjacent lots - 2690 linear feet  
 Average rear lot width along rear setback of adjacent lots -  $2690/22=122.27'$   
 $122.27 \times 80\% = 97.8'$  for average new lot width along rear setback

12 PROPOSED LOTS ALONG REAR PROPERTY LINE ADJACENT LOTS  
 Total length of 40' rear setback on these lots - 1307'  
 Average rear lot width along rear setback -  $1307/12 = 108.9'$

108.9' average width of proposed lots exceeds 80% of average adjacent (97.8')

20' TRANSITIONAL BUFFER IS PROVIDED ON ALL LOTS THAT ABUT ADJACENT EXISTING LOTS

RECEIVED  
 City of Tucker  
 SEP 27 2019  
 Community Development  
 Department



SITE VICINITY MAP NORTH

BARCLIFF ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 404.375.8609  
 DAVIDBARCLIFF@BELLSOUTH.NET  
 3524 SUNDERLAND WAY NE  
 ATLANTA, GEORGIA 30319

**TOTAL TRACT**  
 - 979,472 square feet (22.48 acres)

**OPEN SPACE REQUIREMENTS**  
 20% Open Space - 195,894 square feet  
 50% of Open Space to be Enhanced Open Space - 97,947 sq ft min

**TOTAL OPEN SPACE PROVIDED** - 246,537 square feet - 25.17%

**ENHANCED OPEN SPACE PROVIDED** - 103,104 sq ft  
 (exceeds 50% of total open space)

**TOAL OPEN SPACE PROVIDED OUTSIDE OF STREAM BUFFERS & WETLANDS** - 100,906 sq ft  
 - exceeds minimum 50% area of total required outside of buffers

**ENHANCED OPEN SPACE TO INCLUDE TRAILS, DOG PARK & FIRE PIT**

**SITE DIMENSIONAL TABLE**

PROPOSED ZONING	R-75	R-60
<b>Site Dimensional Requirements</b>		
Minimum Lot Size		
Required	10,000 sq ft	6,000 sq ft
Proposed	10,000 sq ft	6,000 sq ft
Minimum Lot Width		
Required	75'	60'
Proposed	75'	60'
Maximum Lot Coverage		
Required	35%	35%
Proposed	35%	35%
Front Setback		
Required	30'	20'
Proposed	30'	20'
Side Setback		
Required	7.5'	7.5'
Proposed	7.5'	7.5'
Rear Setback		
Required	40'	30'
Proposed	40'	30'
Minimum Corner Lot Width		
Required	90'	75'
Proposed	90'	75'

(12) R-75 lots proposed along adjacent existing lots  
 (51) R-60 lots proposed  
 63 TOTAL PROPOSED LOTS

**SITE PLAN**

LAVISTA & MIDVALE PROPERTY  
 TUCKER, GA  
 BETANCOURT CONSTRUCTION

SEPTEMBER 25, 2019

SHEET L - 1



EXISTING GRANITE CURB & SIDEWALK TO REMAIN  
 ENHANCED LANDSCAPE WITHIN RIGHT OF WAY ALONG MIDVALE FRONTAGE  
 MIDVALE ROAD  
 EXISTING LOW GRANITE WALL TO REMAIN

PROPOSED DEVELOPMENT TO UTILIZE PUBLIC WATER. ACCESS LOCATIONS TO BE DETERMINED.

STREET TREES - 6" OC  
 LAVISTA ROAD (64' RW) PAVEMENT CONDITION = GOOD 45 MPH POSTED SPEED LIMIT

