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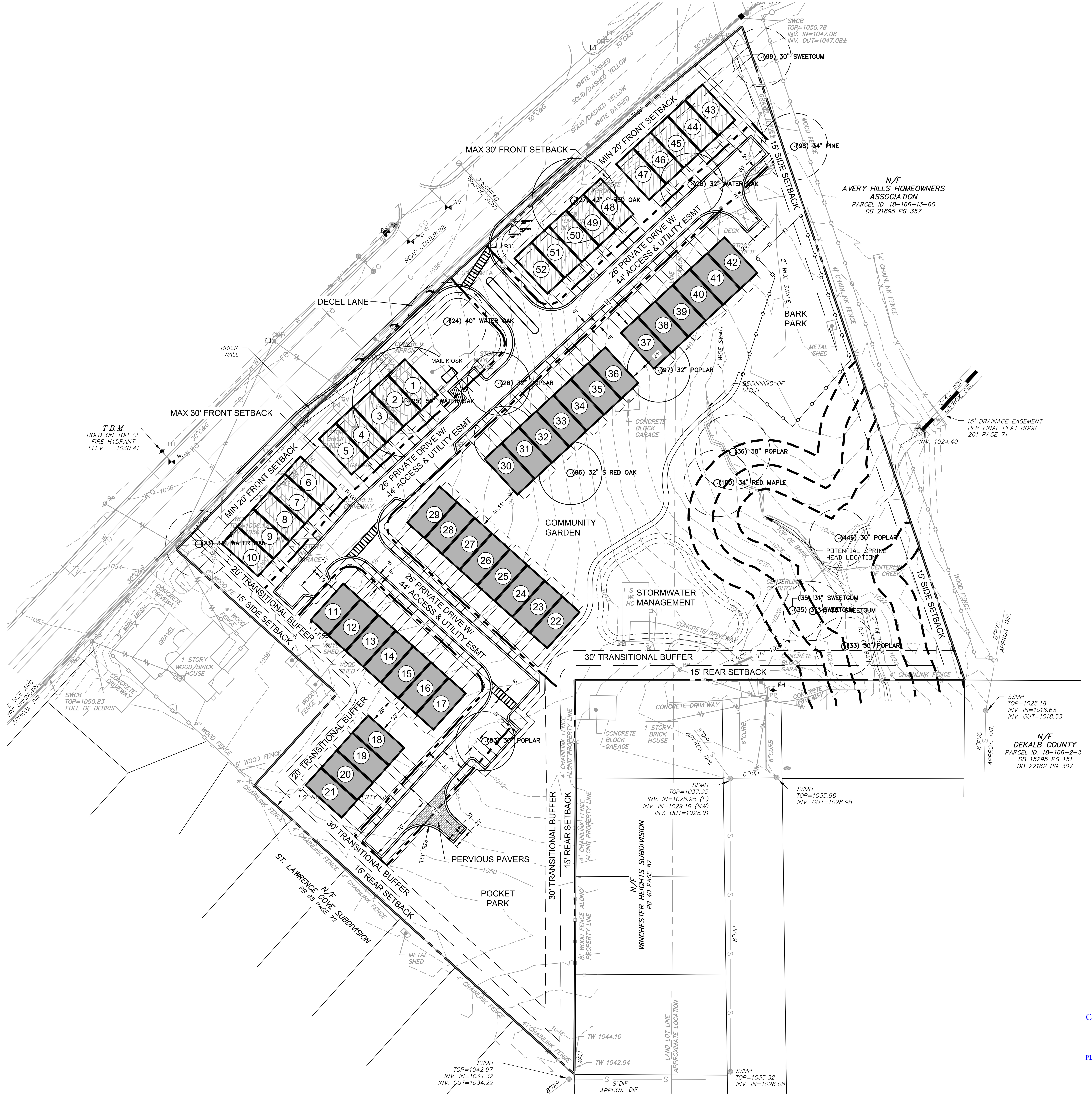

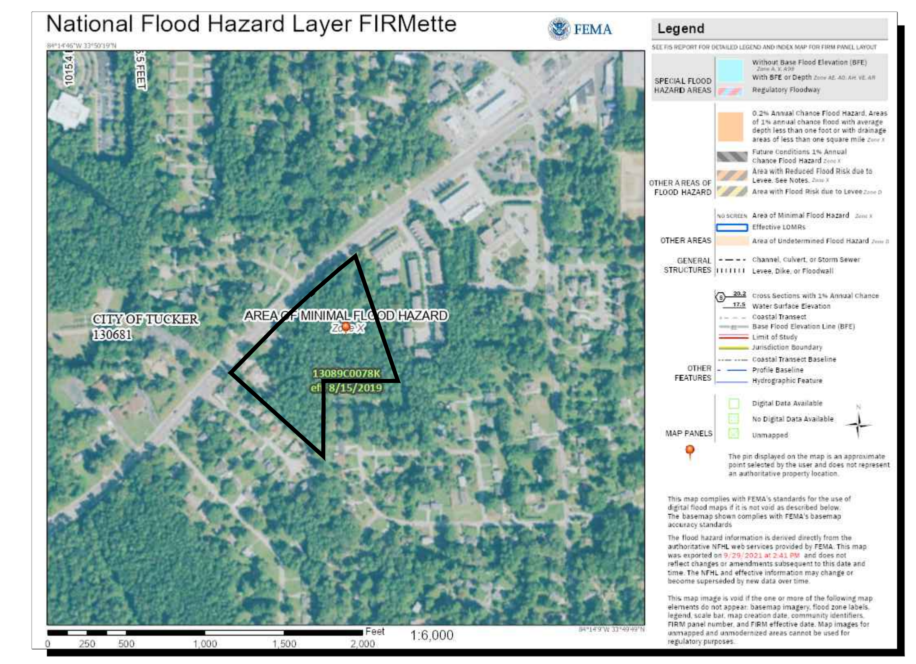

FEMA FIRM MAP

NOT TO SCALE

SITE LOCATION MAP

NOT TO SCALE

SITE DATA:	
SITE AREA	8.727 ACRES
ZONING	
EXISTING ZONING	R-75 (RESIDENTIAL MEDIUM LOT-75 DISTRICT)
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX DISTRICT)
ZONING JURISDICTION	CITY OF TUCKER
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 UPA (37 UNITS)
	6.0 UPA WITH DENSITY BONUSES GRANTED
PROPOSED 24'x50' FRONT LOAD TOWNHOMES	32 UNITS
PROPOSED 24'x50' REAR LOAD TOWNHOMES	20 UNITS
TOTAL PROPOSED DENSITY	5.95 UPA (52 UNITS)
SETBACK REQUIREMENTS	
EXTERNAL FRONT SETBACK (ARTERIALS)	MIN: 20 FEET; MAX: 30 FEET
EXTERNAL SIDE CORNER SETBACK	20 FEET
EXTERNAL SIDE SETBACK	N/A (SFA)
EXTERNAL REAR SETBACK	15 FEET
INTERIOR FRONT SETBACK	20 FEET (MEASURED FROM THE BACK OF SIDEWALK)
INTERIOR SIDE SETBACK	0 FEET
INTERIOR REAR SETBACK	1 FOOT (SFA); 10 FEET WITH ALLEY
REQUIRED BUFFERS AGAINST R DISTICTS	20 FEET (TYPE A)
DEVELOPMENT STANDARDS	
MIN LOT AREA (SFA)	1,000 SF
MIN UNIT WIDTH (SFA)	24 FEET
MAX PERCENT COVERAGE PER LOT	70% (700 SF)
MIN UNIT SIZE	1,200 SF
MAX BUILDING HEIGHT	45 FEET; 3 STORIES
MAX BUILDING LENGTH	200 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% (1.745 ACRES)
OPEN SPACE PROPOSED	52% (4.6 ACRES) (43% OF OS CONSISTING OF BUFFERS)
PARKING REQUIREMENTS	
MIN PARKING REQUIRED	1.5 SPACES PER UNIT (78 SPACES)
MAX PARKING ALLOWED	3 SPACES PER UNIT (156 SPACES)
GUEST PARKING REQUIRED	0.25 SPACES PER UNIT (13 SPACES)
GUEST PARKING PROVIDED	0.25 SPACES PER UNIT (13 SPACES)
RESIDENT PARKING PROVIDED	1 SPACE PER GARAGE & 2 SPACES PER DRIVE
TOTAL PARKING PROVIDED	169 SPACES

RECEIVED
CITY OF TUCKER
05/04/2022
PLANNING & ZONING DEPARTMENT
RZ-22-0001

24 HOUR CONTACT:
MIKE EMBRY

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

LAWRENCEVILLE HWY @ BISHOP DR

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3207, 3217, 3227, 3193, 3259
LAWRENCEVILL HWY
3563 BISHOP DR
TUCKER, GA 30084

CITY OF TUCKER JURISDICTION

FOR

EMBRY COMPANIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

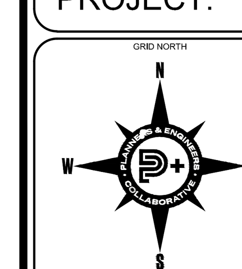
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

ZONING SITE PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 05/03/2022
PROJECT: 16156.00B



Z1
SHEET