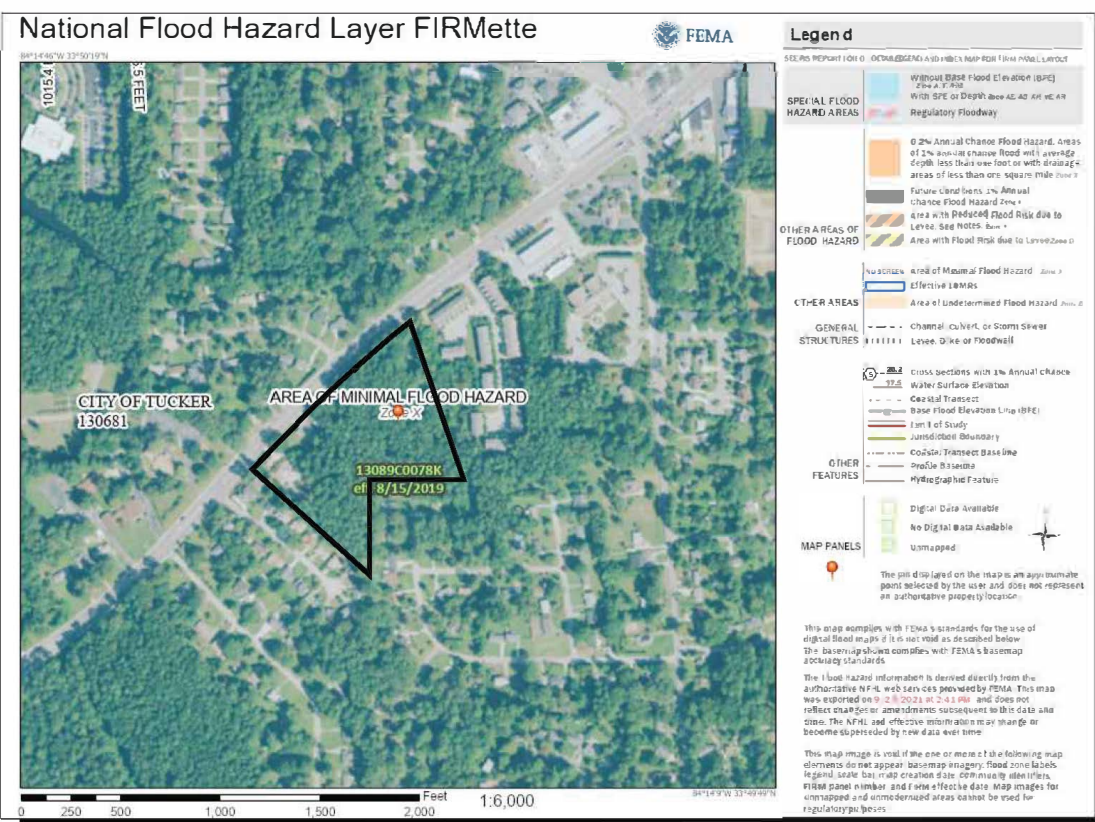
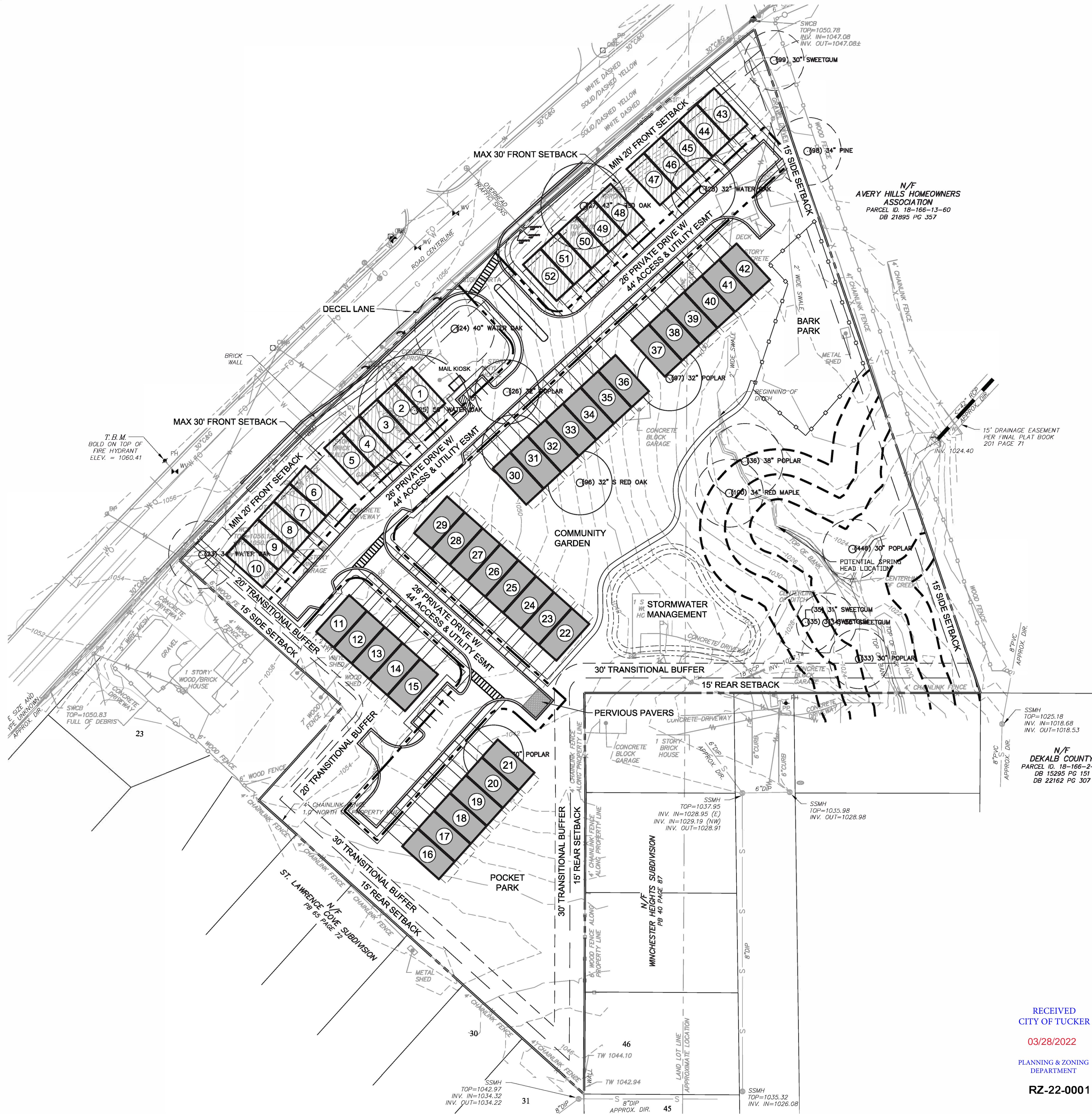
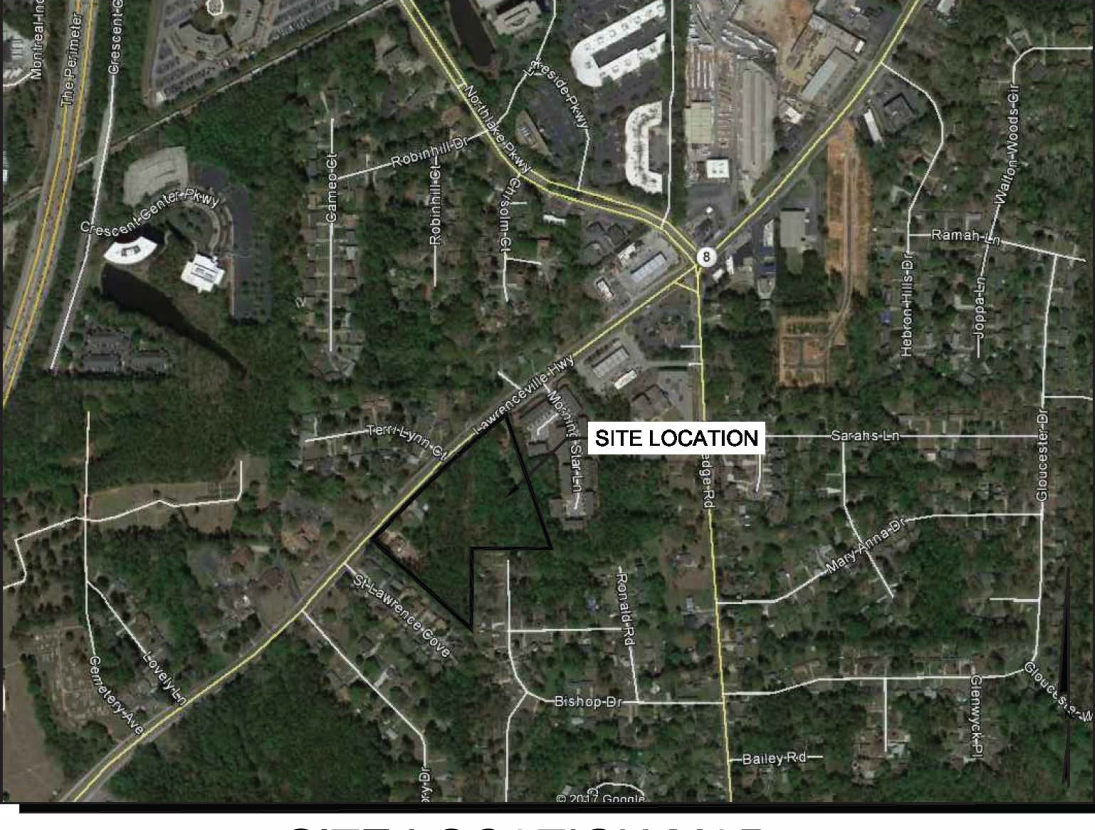


This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative



**FEMA FIRM MAP**  
NOT TO SCALE



**SITE LOCATION MAP**  
NOT TO SCALE

SITE DATA:	
SITE AREA	8.727 ACRES
ZONING	R-75 (RESIDENTIAL MEDIUM LOT-75 DISTRICT)
EXISTING ZONING	R-75 (RESIDENTIAL MEDIUM LOT-75 DISTRICT)
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX DISTRICT)
ZONING JURISDICTION	CITY OF TUCKER
<b>USE CALCULATIONS</b>	
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	6.0 UPA (52 UNITS)
<b>SETBACK REQUIREMENTS</b>	
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 DISTRICTS	20 FEET (TYPE A)
<b>DEVELOPMENT STANDARDS</b>	
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
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED	20% (1.745 ACRES)
OPEN SPACE PROPOSED	52% (4.6 ACRES) (43% OF OS CONSISTING OF BUFFERS)
<b>PARKING REQUIREMENTS</b>	
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

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+  
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
 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  
 LAWRENCEVILLE 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.

**PRELIMINARY**  
 NOT TO BE RELEASED FOR CONSTRUCTION

**CONCEPTUAL MASTER PLAN**

0 25 50 100 150  
 SCALE: 1" = 50'  
 DATE: 02/11/2022  
 PROJECT: 16156.00B

C8 SHEET

**24 HOUR CONTACT:**  
**MIKE EMBRY**

www.Georgia811.com

RECEIVED  
 CITY OF TUCKER  
 03/28/2022  
 PLANNING & ZONING DEPARTMENT  
 RZ-22-0001

J:\2021\16156000B\DW\Concepts & Exhibits\Concepts\16156.00B - Site - Concept.dwg - Mikep - 2/11/2022 4:18 PM