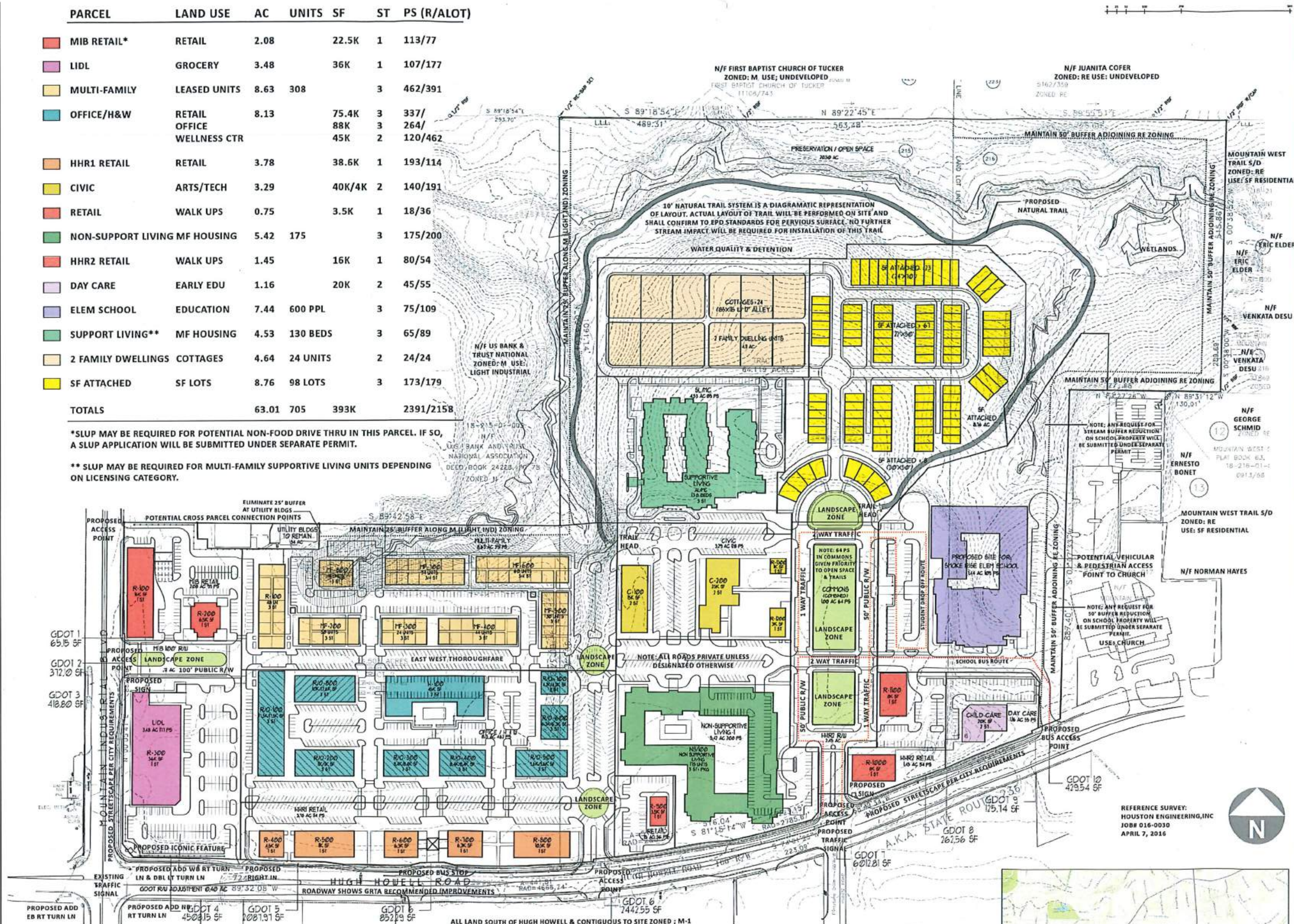


**DEVELOPMENT SUMMARY**

PARCEL	LAND USE	AC	UNITS	SF	ST	PS (R/ALOT)
MIB RETAIL*	RETAIL	2.08		22.5K	1	113/77
LIDL	GROCERY	3.48		36K	1	107/177
MULTI-FAMILY	LEASED UNITS	8.63	308		3	462/391
OFFICE/H&W	RETAIL OFFICE WELLNESS CTR	8.13		75.4K 88K 45K	3	337/ 264/ 120/462
HHR1 RETAIL	RETAIL	3.78		38.6K	1	193/114
CIVIC	ARTS/TECH	3.29		40K/4K	2	140/191
RETAIL	WALK UPS	0.75		3.5K	1	18/36
NON-SUPPORT LIVING MF HOUSING		5.42	175		3	175/200
HHR2 RETAIL	WALK UPS	1.45		16K	1	80/54
DAY CARE	EARLY EDU	1.16		20K	2	45/55
ELEM SCHOOL	EDUCATION	7.44	600 PPL		3	75/109
SUPPORT LIVING**	MF HOUSING	4.53	130 BEDS		3	65/89
2 FAMILY DWELLINGS	COTTAGES	4.64	24 UNITS		2	24/24
SF ATTACHED	SF LOTS	8.76	98 LOTS		3	173/179
<b>TOTALS</b>		<b>63.01</b>	<b>705</b>	<b>393K</b>		<b>2391/2158</b>

\*SLUP MAY BE REQUIRED FOR POTENTIAL NON-FOOD DRIVE THRU IN THIS PARCEL. IF SO, A SLUP APPLICATION WILL BE SUBMITTED UNDER SEPARATE PERMIT.

\*\* SLUP MAY BE REQUIRED FOR MULTI-FAMILY SUPPORTIVE LIVING UNITS DEPENDING ON LICENSING CATEGORY.



**PARKING REQUIREMENTS**

MINIMUM PARKING REQ PER ORDINANCE 2376 CARS  
 SHARED PARKING REDUCTION PER TABLE 6.4 -340 CARS  
 ADJUSTED MINIMUM PARKING REQ 2036 CARS  
 PARKING ALLOCATED ON PLAN 2158 CARS

**GENERAL NOTES**

- SIDEWALKS WILL BE INSTALLED ALONG ALL INTERIOR ROADS & ALONG THE ENTIRE PROPERTY FRONTAGE OF HUGH HOWELL RD/5A 236 & MOUNTAIN INDUSTRIAL BLVD
- ALL INTERNAL ROADS ARE TWO-WAY/TWO LANE EXCEPT AS SHOWN. DIRECTION OF FLOW AS INDICATED BY ARROWS

**ACREAGE CALCULATION**

DEVELOPED = 63.01 AC  
 OPEN SPACE = 20.50 AC  
 ANCILLARY USES\* = 5.11 AC

**SITE** = 88.62 AC  
 \*INCLUDE GDOT, R/W, CIVIC & UTILITY BLDGS

**ZONING DATA**

SITE = 88.622 AC  
 DENSITY (RES) = 7.95 DU/AC (GROSS)  
 DENSITY (NON RES) = 5099 SF/AC (GROSS)  
 OPEN SPACE = 20.50 AC (23%)  
 SITE COVERAGE = 55.73 AC (63%)  
 CANOPY REDUCTION = 31.93 AC (32%)  
 EXISTING ZONING = M/RE  
 PROPOSED ZONING = MU-3  
 MAXIMUM BLDG HT = 75'

**CONTACT INFORMATION:**

APPLICANT: STEPHEN MACAULEY  
 MACAULEY INVESTMENTS, LLC  
 (770) 363-2665

PLANNER: MICHAEL McDONALD  
 WAKEFIELD BEASLEY & ASSOCIATES  
 (678) 262-0022

TRAFFIC ENG: RICHARD MEEHAN  
 LOWE ENGINEERS, LLC  
 (770) 857-8434



**WAKEFIELD BEASLEY & ASSOCIATES**

5200 Avalon Boulevard  
 Alpharetta, GA 30009  
 P | 770.209.9393  
 F | 770.209.7050  
 www.wbassociates.com

**REVISION**

CITY OF TUCKER  
 AUG 08 2017  
 RECEIVED  
 THE RISE CA-17-001  
 RZ-17-002  
 SLUP-17-003

Macauley Investments, LLC  
 2970 Peachtree Road, Suite 150  
 Atlanta, GA 30305  
 P | 770.363.2665

**ZONING SITE PLAN**

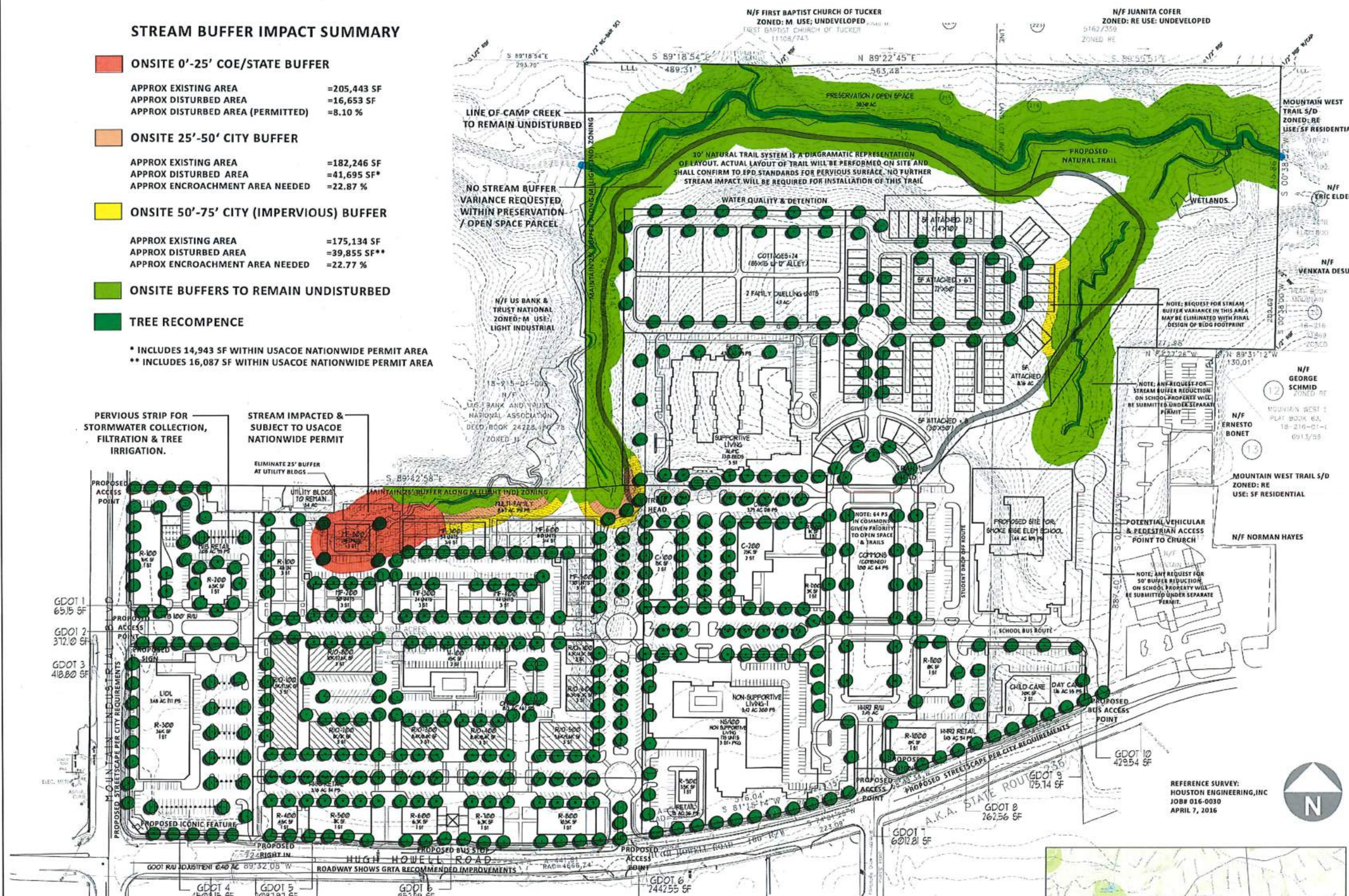
- print record**
- 23 MARCH 2017 - PRE-APPLICATION MEETING
  - 17 APRIL 2017 - PRE-APPLICATION MEETING REVIEW
  - 24 APRIL 2017 ZONING SUBMITTAL DOC
  - 20 APRIL 2017 - NOTE REVISIONS FOR ZONING PACKAGE
  - 22 MAY 2017 - RECALCULATE STREAM BUFFER IMPACTS
  - 25 JULY 2017 - CIVIL LABEL TO "100 BEDS"
  - 07 AUGUST 2017 - REV ZM16.2 SUBMITTAL
- REVISIONS**
- 22 MARCH 2017
  - 14 APRIL 2017
  - 17 APRIL 2017
  - 24 APRIL 2017
  - 22 MAY 2017
  - 25 JULY 2017
  - 07 AUGUST 2017

24 APRIL 2017 JOB Number 1608007  
 Drawing Title  
**ZONING PACKAGE**  
 CITY OF TUCKER  
 Drawing Number  
**ZP-1**  
 SUBMITTED FOR ZONING

### STREAM BUFFER IMPACT SUMMARY

- **ONSITE 0'-25' COE/STATE BUFFER**
  - APPROX EXISTING AREA = 205,443 SF
  - APPROX DISTURBED AREA = 16,653 SF
  - APPROX DISTURBED AREA (PERMITTED) = 8.10 %
- **ONSITE 25'-50' CITY BUFFER**
  - APPROX EXISTING AREA = 182,246 SF
  - APPROX DISTURBED AREA = 41,695 SF\*
  - APPROX ENCROACHMENT AREA NEEDED = 22.87 %
- **ONSITE 50'-75' CITY (IMPERVIOUS) BUFFER**
  - APPROX EXISTING AREA = 175,134 SF
  - APPROX DISTURBED AREA = 39,855 SF\*\*
  - APPROX ENCROACHMENT AREA NEEDED = 22.77 %
- **ONSITE BUFFERS TO REMAIN UNDISTURBED**
- **TREE RECOMPENCE**

\* INCLUDES 14,943 SF WITHIN USACOE NATIONWIDE PERMIT AREA  
 \*\* INCLUDES 16,087 SF WITHIN USACOE NATIONWIDE PERMIT AREA



PERVIOUS STRIP FOR STORMWATER COLLECTION, FILTRATION & TREE IRRIGATION.

STREAM IMPACTED & SUBJECT TO USACOE NATIONWIDE PERMIT

GDOT 1  
65,15 SF

GDOT 2  
312,0 SF

GDOT 3  
418,80 SF

- GENERAL NOTES:**
1. IMPERVIOUS SITE COVERAGE  
PRE-DEV = 38%  
POST-DEV = 57%
  2. LOSS OF EXISTING CANOPY APPROX - 32%
  3. DISTURBANCE TO CAMP CREEK - 0%
  4. DISTURBANCE TO MINOR STREAMS APPROX - 16%\*
  5. IMPACTS TO WETLANDS - 0%

**ACREAGE CALCULATION**

DEVELOPED	= 63.01 AC
OPEN SPACE	= 20.50 AC
ANCILLARY USES*	= 5.11 AC
<b>SITE</b>	<b>= 88.62 AC</b>

\* INCLUDE GDOT, R/W, CIVIC & UTILITY BLDGS

**ZONING DATA**

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SITE COVERAGE	= 55.73 AC (63%)
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EXISTING ZONING	= M/RE
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MAXIMUM BLDG HT	= 75'

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5200 Avalon Boulevard  
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**ENVIRONMENTAL IMPACT & TREE MITIGATION PLAN**

print record

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  - 07 AUGUST 2017 - REV 2P-A 2 SUBMITTAL
- Revisions**
- 22 MARCH 2017
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24 APRIL 2017  
 1609007

ZONING PACKAGE  
 CITY OF TUCKER

**ZP-2**

SUBMITTED FOR ZONING

# THE RISE

TUCKER



APRIL 24, 2017 REV: AUGUST 07 2017

SCALE: 1"=100'-0"

## ILLUSTRATIVE MASTER PLAN



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CITY OF TUCKER  
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