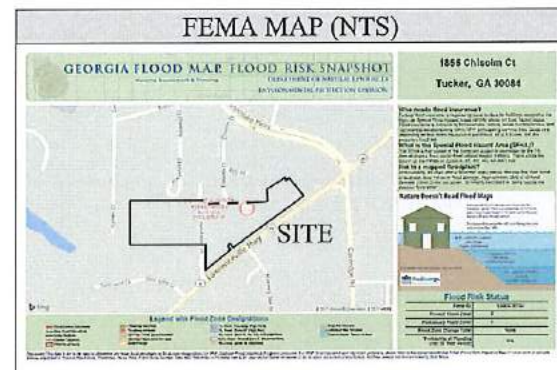




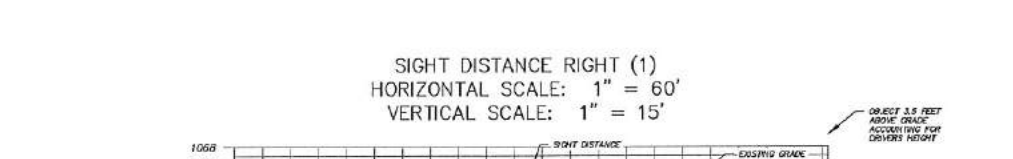
LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	9579 SF	23.89%
2	REAR	6299 SF	35.32%
3	REAR	6058 SF	37.77%
4	REAR	12097 SF	19.91%
5	FRONT	6502 SF	35.19%
6	FRONT	6502 SF	35.19%
7	FRONT	6502 SF	35.19%
8	FRONT	6502 SF	35.19%
9	FRONT	7832 SF	29.21%
10	FRONT	7831 SF	29.22%
11	FRONT	6501 SF	35.19%
12	FRONT	6522 SF	35.08%
13	FRONT	6474 SF	35.34%
14	FRONT	6474 SF	35.34%
15	FRONT	6477 SF	35.32%
16	FRONT	6481 SF	35.30%
17	FRONT	6484 SF	35.29%
18	FRONT	6488 SF	35.27%
19	FRONT	7177 SF	31.88%
20	FRONT	9096 SF	23.60%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
21	FRONT	8579 SF	26.67%
22	FRONT	9572 SF	23.00%
23	FRONT	8148 SF	28.06%
24	FRONT	15168 SF	15.08%

NOTE: MAX LOT COVERAGE TO BE CALCULATED USING INDIVIDUAL LOT AREA



**SITE DISTANCE PROFILES**



SIGHT DISTANCE RIGHT (1)  
HORIZONTAL SCALE: 1" = 60'  
VERTICAL SCALE: 1" = 15'

SIGHT DISTANCE LEFT (1)  
HORIZONTAL SCALE: 1" = 60'  
VERTICAL SCALE: 1" = 15'

24 HOUR CONTACT:  
NEVILLE ALLISON  
678.223.8978



**SITE DATA:**

SITE AREA	7.219 ACRES
ZONING	R-75
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
TOTAL LOTS PROPOSED (URBAN SFD)	24 LOTS
REAR LOADED 40' WIDE LOTS	4 LOTS
FRONT LOADED 40' WIDE LOTS	20 LOTS
TOTAL SITE DENSITY	3.32 UNITS/AC
BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 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	20 FEET
EXTERNAL SIDE YARD SETBACK	20 FEET
TRANSITIONAL BUFFER ZONE	20 FEET (TYPE A)
INTERIOR FRONT YARD SETBACK	15 FEET
INTERIOR REAR YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	3 FEET / 10' MIN. SEPARATION
UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL
DEVELOPMENT SUMMARY (URBAN SINGLE FAMILY DETACHED)	
LOT COVERAGE ALLOWED (INDIVIDUAL LOT AREA)	70.0%
MAX LOT COVERAGE PROPOSED	37.7%
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
PROPOSED BUILDING HEIGHT	2 STORIES OR 25 FEET
MIN. UNIT SIZE	1,100 SF FAR
MIN. LOT SIZE	1,350 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.44 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR .72 ACRES
TOTAL OPEN SPACE PROPOSED	23.3% OR 1.68 ACRES
ENHANCED OPEN SPACE PROPOSED	10.3% OR 0.74 ACRES
PARKING SUMMARY	
MIN. PARKING	2.00 SPACES/UNIT
MAX. PARKING	4.00 SPACES/UNIT
PARKING PROVIDED	96 SPACES (2 GARAGE & 2 DRIVEWAY SPACES)
(GUEST SPACES)	4 SP
TOTAL PARKING PROVIDED	100 SPACES

**LAWRENCEVILLE HWY @ NORTHLAKE PKWY**  
A MASTER PLANNED RESIDENTIAL PROJECT  
FOR  
ARDENT COMPANIES  
2100 POWERS FERRY RD SE  
SUITE 530  
ATLANTA, GEORGIA 30339

**REVISION**

NO.	DATE	BY	DESCRIPTION

RECEIVED  
City of Tucker  
FEB 05 2018  
Community Development  
Department  
RZ-17-004  
VC-17-004-01

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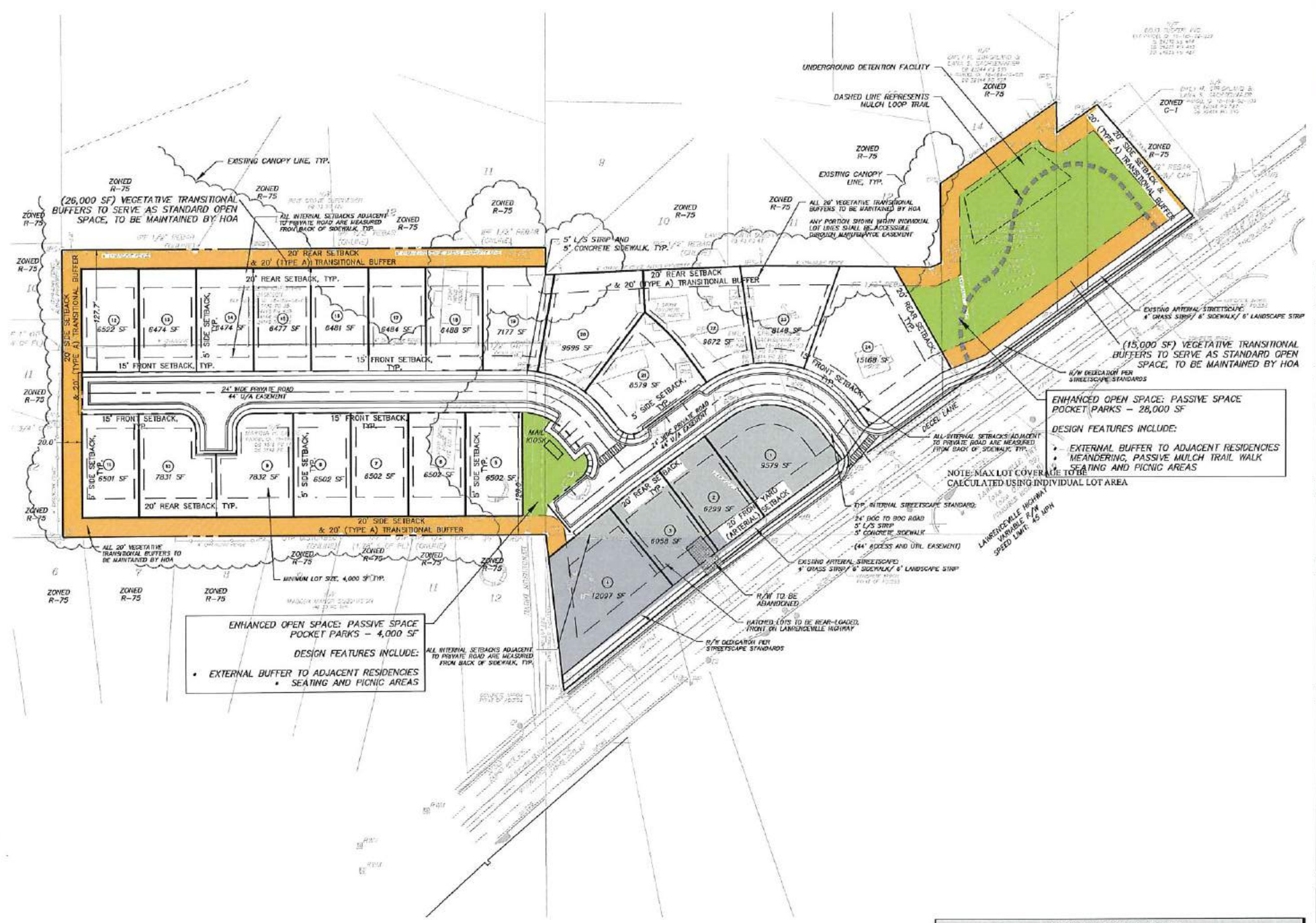
SHEET TITLE  
**ZONING SITE PLAN**

SCALE: 1" = 60'  
DATE: FEBRUARY 5, 2018  
PROJECT: 17090.00

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

**Z1**  
SHEET





**ENHANCED OPEN SPACE: PASSIVE SPACE POCKET PARKS - 4,000 SF**

**DESIGN FEATURES INCLUDE:**

- EXTERNAL BUFFER TO ADJACENT RESIDENCIES
- SEATING AND PICNIC AREAS

**ENHANCED OPEN SPACE: PASSIVE SPACE POCKET PARKS - 28,000 SF**

**DESIGN FEATURES INCLUDE:**

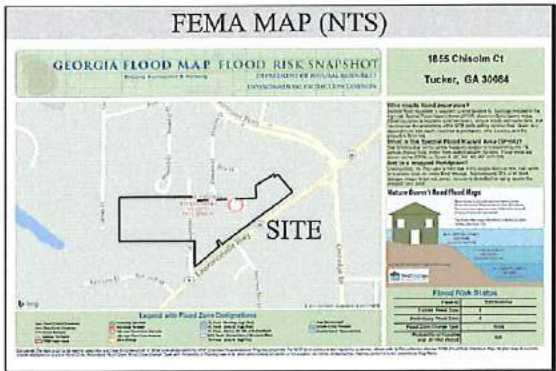
- EXTERNAL BUFFER TO ADJACENT RESIDENCIES
- MEANDERING, PASSIVE MULCH TRAIL WALK SEATING AND PICNIC AREAS

**NOTE: MAX LOT COVERAGE TO BE CALCULATED USING INDIVIDUAL LOT AREA.**



**SITE DATA:**

SITE AREA	7.219 ACRES
ZONING	R-75
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
TOTAL LOTS PROPOSED (URBAN SFD)	24 LOTS
REAR LOADED 40' WIDE LOTS	4 LOTS
FRONT LOADED 40' WIDE LOTS	20 LOTS
TOTAL SITE DENSITY	3.32 UNITS/AC
<b>BUILDING SEPARATION</b>	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 FEET
REAR TO REAR	MIN. 31 FEET
FRONT TO REAR	MIN. 61 FEET
<b>BUILDING SETBACK SUMMARY</b>	
EXTERNAL (ARTERIAL) FRONT YARD SETBACK	20 FEET
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TRANSITIONAL BUFFER ZONE	20 FEET (TYPE A)
INTERIOR FRONT YARD SETBACK	15 FEET
INTERIOR REAR YARD SETBACK	20 FEET
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UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL
<b>DEVELOPMENT SUMMARY (URBAN SINGLE FAMILY DETACHED)</b>	
LOT COVERAGE ALLOWED (INDIVIDUAL LOT AREA)	70.0%
MAX LOT COVERAGE PROPOSED	68.0%
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
PROPOSED BUILDING HEIGHT	2 STORIES OR 25 FEET
MIN. UNIT SIZE	1,100 SF FAR
MIN. LOT SIZE	1,350 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.44 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR .72 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
TOTAL OPEN SPACE PROPOSED	23.3% OR 1.68 ACRES
ENHANCED OPEN SPACE PROPOSED	10.3% OR 0.74 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
<b>PARKING SUMMARY</b>	
MIN. PARKING	2.00 SPACES/UNIT
	48 SPACES
MAX. PARKING	4.00 SPACES/UNIT
	96 SPACES
PARKING PROVIDED	96 SPACES
(2 GARAGE & 2 DRIVEWAY SPACES)	4.00 SP/UNIT
(GUEST SPACES)	4 SP
TOTAL PARKING PROVIDED	100 SPACES



**OPEN SPACE KEY**

THE HATCHES AS SHOWN ON PLAN INDICATE ALL PROPOSED OPEN SPACE ON SITE TOTALING 1,492 ACRES OR 20.67% OF TOTAL SITE AREA

- ENHANCED OPEN SPACE (0.74 AC)
- STANDARD OPEN SPACE (0.94 AC)

**24 HOUR CONTACT:**  
NEVILLE ALLISON  
678.223.8978



**LAWRENCEVILLE HWY @ NORTHLAKE PKWY**  
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FOR  
ARDENT COMPANIES  
2100 POWERS FERRY RD SE  
SUITE 350  
ATLANTA, GEORGIA 30339

"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) 451-5915

**REVISION**

NO.	DATE	BY	DESCRIPTION

RECEIVED  
City of Tucker  
FEB 05 2018  
Community Development  
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SHEET TITLE  
**OPEN SPACE EXHIBIT**

SCALE: 1" = 60'  
DATE: FEBRUARY 5, 2018  
PROJECT: 17090.00

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**Z2**  
SHEET