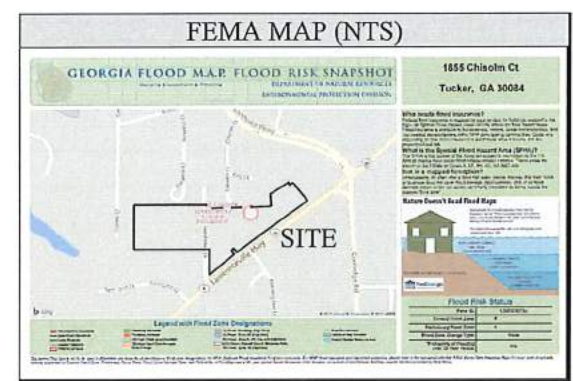


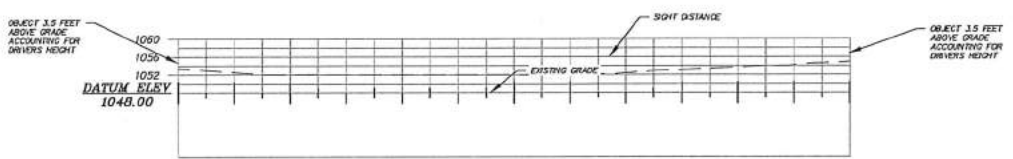
LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	6000 SF	38.13%
2	REAR	4150 SF	55.13%
3	REAR	4150 SF	55.13%
4	REAR	4150 SF	55.13%
5	REAR	4150 SF	55.13%
6	REAR	4150 SF	55.13%
7	REAR	4150 SF	55.13%
8	FRONT	4150 SF	55.13%
9	FRONT	4150 SF	55.13%
10	FRONT	4150 SF	55.13%
11	FRONT	4150 SF	55.13%
12	FRONT	4150 SF	55.13%
13	FRONT	4150 SF	55.13%
14	FRONT	4150 SF	55.13%
15	FRONT	4150 SF	55.13%
16	FRONT	4150 SF	55.13%
17	FRONT	4150 SF	55.13%
18	FRONT	4150 SF	55.13%
19	FRONT	4150 SF	55.13%
20	FRONT	4150 SF	55.13%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
21	FRONT	4150 SF	55.13%
22	FRONT	4150 SF	55.13%
23	FRONT	4150 SF	55.13%
24	FRONT	4150 SF	55.13%
25	FRONT	4150 SF	55.13%
26	FRONT	4150 SF	55.13%
27	FRONT	4150 SF	55.13%
28	FRONT	4150 SF	55.13%
29	FRONT	6000 SF	38.13%
30	FRONT	6000 SF	38.13%
31	FRONT	6000 SF	38.13%
32	FRONT	6000 SF	38.13%
33	FRONT	6000 SF	38.13%
34	FRONT	6000 SF	38.13%
35	FRONT	6000 SF	38.13%
36	FRONT	6000 SF	38.13%
37	FRONT	6000 SF	38.13%

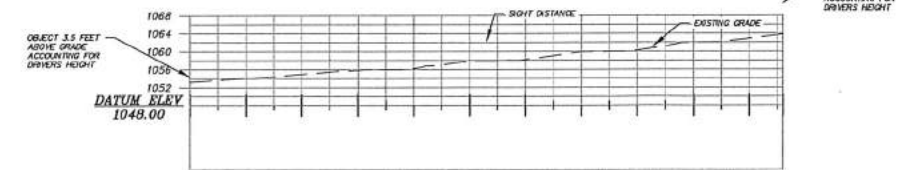
NOTE: MAX LOT COVERAGE TO BE CALCULATED USING INDIVIDUAL LOT AREA



### 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 SPD)	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	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	21.9% OR 1.58 ACRES
ENHANCED OPEN SPACE PROPOSED	13.6% OR 0.98 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
PARKING SUMMARY	
MIN. PARKING	2.00 SPACES/UNIT
	48 SPACES
MAX. PARKING	4.00 SPACES/UNIT
	96 SPACES
PARKING PROVIDED	
(2 GARAGE & 2 DRIVEWAY SPACES)	96 SPACES
(GUEST SPACES)	4.00 SP/UNIT
	9 SP
TOTAL PARKING PROVIDED	105 SPACES

REVISIONS:  
NO. DATE BY DESCRIPTION  
1 FEB 22 2018 City of Tucker  
2 FEB 17 2018 Community Development Department

LAWRENCEVILLE HWY @ NORTHLAKE PKWY  
A MASTER PLANNED RESIDENTIAL PROJECT  
FOR  
ARDENT COMPANIES  
2100 POWERS FERRY RD SE  
SUITE 350  
ATLANTA, GEORGIA 30339  
LAND LOT 108  
L-108 DISTRICT

"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) 451-3915

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SHEET TITLE  
ZONING  
SITE PLAN

SCALE: 1" = 60'  
DATE: JANUARY 10, 2018  
PROJECT: 17090.00

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

811  
Call before you dig

Z1  
SHEET