



WATER AND SEWER NOTES:

1. WATER SERVICES WILL BE PROVIDED BY DEKALB COUNTY UTILIZING EXISTING WATER MAINS IN MAIN ROAD
2. SEWER SERVICES WILL BE PROVIDED BY DEKALB COUNTY UTILIZING EXISTING SEWER INFRASTRUCTURE CURRENTLY LOCATED ON SITE

STORMWATER NOTE:

1. AN UNDERGROUND DETENTION SYSTEM WILL BE PROVIDED FOR THE DISTURBED AREA OF THE SITE. THIS SYSTEM WHEN DESIGNED, WILL MEET THE CITY AND STATE REQUIREMENTS.
2. FOR THIS SITE WE ANTICIPATE +/- 7.5 ACRES OF DISTURBANCE. THE PROPOSED SYSTEM WILL PROVIDE +/- 107,000 CF OF STORMWATER STORAGE.

LANDSCAPE NOTE:

1. THE TREE DENSITY REQUIREMENTS FOR THE CITY OF TUCKER WILL BE MET FOR THIS SITE THOUGH THE ADDITION OF MORE TREES OR THROUGH PAYMENT INTO THE CITY TREE BANK.

DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	NL-2
PROPOSED ZONING:	NL-2
SITE AREA:	13.00 ACRES
DISTURBED AREA:	+/- 5.50 ACRES
LOT COVERAGE:	10.3 ACRES (79.2%)
OPEN SPACE:	2.7 ACRES (20.7%)
REQUIRED BUILDING HEIGHT :	135 FT 9 STORIES
PROPOSED BUILDING HEIGHT:	89' FT (RES 3) 9 STORIES 83' FT (RES 1 AND RES 2) 8 STORIES
EXISTING BUILDING HEIGHT:	87.1' FT 5 STORIES
BUILDING SETBACK REQUIREMENTS:	FRONT (MIN) 0 FT FRONT (MAX) 30 FT SIDE (MIN) 20 FT BACK (MIN) 20 FT
LANDSCAPE SETBACK:	FRONT (MIN) 6 FT SIDE (MIN) 6 FT BACK (MIN) 6 FT
PROPOSED LAND USES & DENSITIES:	
MULTIFAMILY RESIDENTIAL	368 UNITS
LIVE WORK	129 UNITS
OFFICE/COWORKING SPACE:	97,240 SF
TOTAL FLOOR SPACE: 579,951 GSF	
RESIDENTIAL: 482,711 SF	
OFFICE/LOBBY/AMENITY: 97,240	
PROPOSED DENSITY: 39 UNITS/ACRE	
PARKING SUMMARY:	
REQUIRED PARKING (MINIMUM):	616 SPACES (TOTAL)
MULTIFAMILY (368 UNITS):	368 SPACES (1.00/UNIT)
LIVE WORK (129 UNITS):	129 SPACES (1.00/UNIT)
OFFICE/COWORKING (59,315 SF):	119 SPACES (1.0/500 SF)
REQUIRED PARKING (MAXIMUM):	1,729 SPACES (TOTAL)
MULTIFAMILY (368 UNITS):	1,104 SPACES (3.00/UNIT)
LIVE WORK (129 UNITS):	387 SPACES (3.00/UNIT)
OFFICE/COWORKING (59,315 SF):	238 SPACES (1.0/500 SF)
PROPOSED PARKING:	694 SPACES (TOTAL)
STANDARD:	654 SPACES
COMPACT:	10 SPACES
HANDICAP:	33 SPACES
PARKING LOT LANDSCAPING:	
REQUIRED:	10% MIN.
PROPOSED:	10%

ALTERNATIVE VEHICLE AND BIKE PARKING:

1. THE SITE WILL PROVIDE BIKE/MOPED PARKING AS REQUIRED BY CODE. THE EXACT LOCATION WILL BE DETERMINED DURING THE PERMITTING PHASE. FOR THIS SITE, 36 BIKE/MOPED SPACES WILL BE PROVIDED (1 PER 20).
2. THE SITE WILL PROVIDE ALTERNATIVE VEHICLE PARKING THROUGHOUT THE SITE AS REQUIRED BY CODE. THE EXACT LOCATION WILL BE DETERMINED DURING THE PERMITTING PHASE. FOR THIS SITE, 15 ALTERNATIVE FUEL SPACES WILL BE PROVIDED (2% OF TOTAL).

SITE LOCATION MAP



RECEIVED
CITY OF TUCKER

01/14/2022

PLANNING & ZONING
DEPARTMENT

SLUP-22-0001, CV-22-0001, CV-22-0002, CV-22-0003, CV-22-0004