



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 THROUGH 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:	~4.50 ACRES
LOT COVERAGE:	10.3 ACRES (79.2%)
OPEN SPACE:	2.85 ACRES (21.9%)

REQUIRED BUILDING HEIGHT: 135 FT
9 STORIES

PROPOSED BUILDING HEIGHT: 72 FT (RES 3)
7 STORIES
63 FT (RES 1 AND RES 2)
6 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	280 UNITS
LIVE WORK	120 UNITS
OFFICE/COWORKING SPACE	97,240 SF
TOTAL FLOOR SPACE:	579,951 CSF
RESIDENTIAL:	482,711 SF
OFFICE/LOBBY/AMENITY:	97,240
PROPOSED DENSITY:	31.46 UNITS/ACRE

PARKING SUMMARY:

REQUIRED PARKING (MINIMUM):	528 SPACES (TOTAL)
MULTIFAMILY (280 UNITS)	280 SPACES (1.00 UNIT)
LIVE WORK (120 UNITS)	120 SPACES (1.00 UNIT)
OFFICE/COWORKING (97,315 SF)	119 SPACES (1.200 SF)
REQUIRED PARKING (MAXIMUM):	1,645 SPACES (TOTAL)
MULTIFAMILY (280 UNITS)	940 SPACES (3.300 UNIT)
LIVE WORK (120 UNITS)	367 SPACES (3.000 UNIT)
OFFICE/COWORKING (97,315 SF)	238 SPACES (1.0000 SF)
PROPOSED PARKING:	640 SPACES (TOTAL)
STANDARD:	560 SPACES
COMPACT:	60 SPACES
HANDICAP:	14 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

05/04/2022

PLANNING & ZONING
DEPARTMENT

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