RECEIVED
City of Tucker
JUN 28 2018
Community Development Department
CA-18-001
RZ-18-003
VC-18-003-01

REVISION

TOWNHOME LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
22	0.063	2738	35
23	0.045	1934	22
24	0.045	1947	22
25	0.045	1943	22
26	0.045	1947	22
27	0.045	1947	22
28	0.045	1947	22
29	0.045	1947	22
30	0.045	1947	22
31	0.045	1947	22
32	0.045	1947	22
33	0.045	1947	22
34	0.045	1947	35
35	0.039	1680	35
36	0.039	1680	20
37	0.039	1680	20
38	0.039	1680	20
39	0.039	1680	20
40	0.039	1680	20
41	0.039	1680	20
42	0.039	1680	20
43	0.0390	1680	20
44	0.0390	1680	35
45	0.0490	2124	24
46	0.0490	2124	24
47	0.0490	2124	24
48	0.0490	2124	24
49	0.0450	1947	22
50	0.0450	1947	22
51	0.0450	1947	22
52	0.0450	1947	22
53	0.0450	1947	22
54	0.0450	1947	22
55	0.0450	1947	22
56	0.0450	1947	22
57	0.0450	1947	22
58	0.0390	1680	20
59	0.0390	1680	20
60	0.0390	1680	20
61	0.0390	1680	35
62	0.0390	1680	20
63	0.0390	1680	20
64	0.0390	1680	20
65	0.0390	1680	35
66	0.0450	1947	22
67	0.0450	1947	22
68	0.0450	1947	22
69	0.0450	1947	22
70	0.0450	1947	22
71	0.0450	1947	22
72	0.0450	1947	22
73	0.0450	1947	22
74	0.0450	1947	22
75	0.0450	1947	22

SITE ANALYSIS		
Proposed residential site area		12.2 acres ±
Existing zoning		OI
Proposed zoning		MR-1
DEVELOPMENT SUMMARY		
Proposed total units		75
- Single-family detached lots		21
- 20x44 townhomes		18
- 22x44 townhomes		32
- 24x44 townhomes		4
Maximum density		8 units/acre
Proposed density		6.15 units/acre
Proposed open space (15% required)		± 4.32 ac. (35%)
Proposed SFR lot coverage (65% max.)		± 59.99%
Proposed TH lot coverage (85% max.)		± 79.99%
Proposed SFR parking (2 required)		2 car garage + 2 spaces in driveway
Proposed TH parking (1.75 required)		2 car garage + 2 spaces in driveway
ZONING REQUIREMENTS	**SINGLE-FAMILY DETACHED**	**SINGLE-FAMILY ATTACHED**
Min. lot width	50'	20' (variance)
Min. lot area	5,000 SF	1,000 SF
Min. heated square ft	1,000 SF	1,000 SF
Max. building height	35'	3 stories/45'
Min. front setback	0'	0' / 5' w/ alley
Min. side setback	6'	None
Min. rear setback	20'	15' / 10' w/ alley
Buffer abutting R zoning	None	30'

SFR LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
1	0.12	5096	52
2	0.12	5096	52
3	0.12	5096	52
4	0.12	5096	52
5	0.12	5096	52
6	0.12	5096	52
7	0.12	5314	52
8	0.12	5340	52
9	0.12	5340	52
10	0.12	5340	52
11	0.12	5251	52
12	0.13	5803	67.4
13	0.12	5178	52
14	0.13	5733	58.17
15	0.13	5681	57.64
16	0.12	5178	52.5
17	0.12	5439	52
18	0.12	5439	52
19	0.12	5439	52
20	0.12	5372	52
21	0.13	5716	58

APPROXIMATE LOCATION OF NATURAL DIRT FOOTPATHS:
- EXISTING TRAIL (TO REMAIN)
- PROPOSED TRAIL

GRAPHIC SCALE
1" = 40'
40 0 40 80 120

UTILITY AND FLOOD ZONE NOTES:

WATER/SEWER SERVICE:
WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY

FLOOD ZONE INFORMATION:
THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0078 H EFFECTIVE DATE MAY 7, 2001

SITE NOTES:

SITE LOCATION:
2997 LAWRENCEVILLE HIGHWAY
LAND LOT 144 & 164, 18th DISTRICT
DEKALB COUNTY, GEORGIA

SITE ZONING:
PROPOSED ZONING: MR-1

PROPOSED UNIT SUMMARY:
PROPOSED TOTAL UNITS: 75
- SFR LOTS: 21
- 20' x 44' THs: 18
- 22' x 44' THs: 32
- 24' x 44' THs: 4
- PROPOSED TOWNHOUSE FLOOR AREA: 1,800-2,800 SQFT/UNIT

SINGLE-FAMILY LOT DETAILS:
MIN. LOT AREA: 5,000 SF
MIN. LOT WIDTH: 52'
TYPICAL SFR LOT SIZE: 52' x 98'

SITE MAP

PRELIMINARY NOT FOR CONSTRUCTION

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912)489-7112 OFFICE
(912)489-7123 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404)490-1618 OFFICE
www.mgated.com

DEALER/CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR SPECIFICATIONS AND ACTUAL FIELD CONDITIONS ARE FOUND TO EXIST PRIOR TO CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR LAND SURVEYOR IMMEDIATELY. FAILURE TO NOTIFY THE ENGINEER OR LAND SURVEYOR OF ANY ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONTRACTOR INTERPRETATIONS OR CAN REASONABLY BE EXPECTED TO MAKE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONTRACTOR INTERPRETATIONS SHALL RELIEVE THE CONTRACTOR AND/OR DEVELOPER OF ANY RESPONSIBILITY FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REMOVED, CORRECTED OR REPLACED AS A RESULT OF SUCH ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD THE PROMPTLY REPORTED AND WRITTEN. DISCREPANCY OR CONFLICT WITHIN THE KNOW OF WOULD HAVE KNOWN OF BY LAWS. COPYRIGHT 2018 MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVED.

REVISIONS
1

PROPOSED RESIDENTIAL DEVELOPMENT
REHEBOTH BAPTIST CHURCH
DEKALB COUNTY, GA

SITE PLAN

DESIGNED	DRAWN	CHECKED
TCO	THR	TCO

DATE: MAY 18, 2018

JOB NO.: 2018-087

SCALE: AS SHOWN

DRAWING NUMBER
C2.0
SHEET NUMBER 2