

TOWNHOME LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
19	0.07	3157	35
20	0.05	2182	22
21	0.05	2211	22
22	0.05	2207	22
23	0.05	2211	22
24	0.05	2211	22
25	0.05	2211	22
26	0.05	2211	22
27	0.05	2211	22
28	0.05	2211	22
29	0.05	2211	22
30	0.08	3492	35
31	0.07	3168	35
32	0.04	1810	20
33	0.04	1810	20
34	0.04	1810	20
35	0.04	1810	20
36	0.04	1810	20
37	0.04	1810	20
38	0.04	1810	20
39	0.04	1810	20
40	0.08	3397	35
41	0.05	2146	22
42	0.05	2146	22
43	0.05	2146	22
44	0.05	2146	22
45	0.05	2146	22
46	0.05	2146	22
47	0.05	2146	22
48	0.05	2146	22
49	0.05	2146	22
50	0.05	2145	22
51	0.05	2145	22
52	0.05	2145	22
53	0.05	1950	22
54	0.05	1950	22
55	0.05	1950	22
56	0.05	1950	22
57	0.08	3387	35
58	0.05	2436	24
59	0.05	2436	24

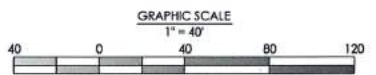
60	0.06	2496	24
61	0.09	3728	35
62	0.07	2927	35
63	0.05	2146	22
64	0.05	2146	22
65	0.05	2146	22
66	0.05	2146	22
67	0.05	2146	22
68	0.05	2146	22
69	0.05	2146	22
70	0.05	2146	22
71	0.05	2146	22
72	0.05	2146	22
73	0.08	3414	35

SFR LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
1	0.14	6000	60
2	0.14	6000	60
3	0.14	6000	60
4	0.14	6000	60
5	0.14	6000	60
6	0.14	6143	60
7	0.14	6202	60
8	0.14	6202	60
9	0.14	6202	60
10	0.14	6019	75
11	0.14	6283	60
12	0.14	6274	60
13	0.15	6649	69.5
14	0.14	6000	63.3
15	0.14	6000	63.3
16	0.14	6000	63.3
17	0.14	6000	63
18	0.15	6486	67.84

APPROXIMATE LOCATION OF NATURAL DIRT FOOTPATHS:

----- EXISTING TRAIL (TO REMAIN)

----- PROPOSED TRAIL



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.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13087C0078 H EFFECTIVE DATE MAY 7, 2001

SITE NOTES:

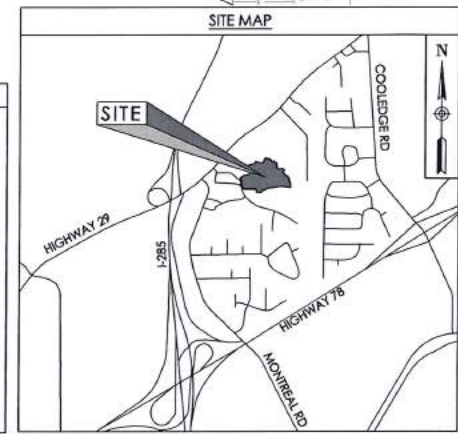
SITE LOCATION:  
2997 LAWRENCEVILLE HIGHWAY  
LAND LOT 144 & 164, 18th DISTRICT  
DEKALB COUNTY, GEORGIA

SITE ZONING:  
PROPOSED ZONING: R5M

PROPOSED UNIT SUMMARY:  
PROPOSED TOTAL UNITS: 73

- SFR LOTS: 18
- 20' x 44' THs: 5
- 22' x 44' THs: 36
- 20' x 40' THs: 10
- 24' x 44' THs: 4
- PROPOSED TOWNHOUSE FLOOR AREA: 1,800-2,800 SQFT/UNIT

SINGLE-FAMILY LOT DETAILS:  
MIN. LOT AREA: 6,000 SF  
MIN. LOT WIDTH: 60'  
TYPICAL SFR LOT SIZE: 60' x 100'



SITE ANALYSIS		
Proposed residential site area	12.2 acres ±	
Existing zoning	O1	
Proposed zoning	R5M	
DEVELOPMENT SUMMARY		
Proposed total units	73	
- Single-family detached lots	18	
- 20x40 townhomes	10	
- 20x44 townhomes	36	
- 22x44 townhomes	4	
Maximum density	6 units/acre	
Proposed open space (20% required)	2.72 ac. ± (22%)	
Proposed SFR lot coverage (50% max.)	± 49.99%	
Proposed TH lot coverage (70% max.)	± 69.99%	
Proposed SF 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	60'	20' (variance)
Min. lot area	6,000 SF	1,000 SF
Min. heated square ft	1,200 SF	1,200 SF
Max. building height	35'	3 stories/45'
Min. front setback	15' / 10' w/ alley	15' / 10' w/ alley
Min. side setback	6'	None
Min. rear setback	20'	15' / 10' w/ alley
Buffer abutting R zoning	None	20'

**REVISION**

RECEIVED  
City of Tucker  
AUG 08 2018  
Community Development  
Department

L.L. 165  
L.L. 144

APPROX. LAND LOT LINE

500 YEAR FLOODPLAIN BOUNDARY

20 FT ZONING BUFFER

500 YEAR FLOODPLAIN BOUNDARY

CA-18-001  
RZ-18-003  
VC-18-003  
-01

PRELIMINARY  
NOT FOR  
CONSTRUCTION



ENGINEERING &  
LAND SURVEYING

40 JOE KENNEDY BLVD  
STATESBORO, GA 30458  
(912) 489-7112 OFFICE  
(912) 489-7125 FAX  
www.maxred.com

MAXWELL-REDDICK  
AND ASSOCIATES

PROPOSED RESIDENTIAL DEVELOPMENT  
REHEBOTH BAPTIST CHURCH  
DEKALB COUNTY, GA

SITE PLAN

DATE: AUG. 8, 2018  
JOB NO.: 2018-087  
SCALE: AS SHOWN

DRAWING NUMBER  
**C2.0**  
SHEET NUMBER 2