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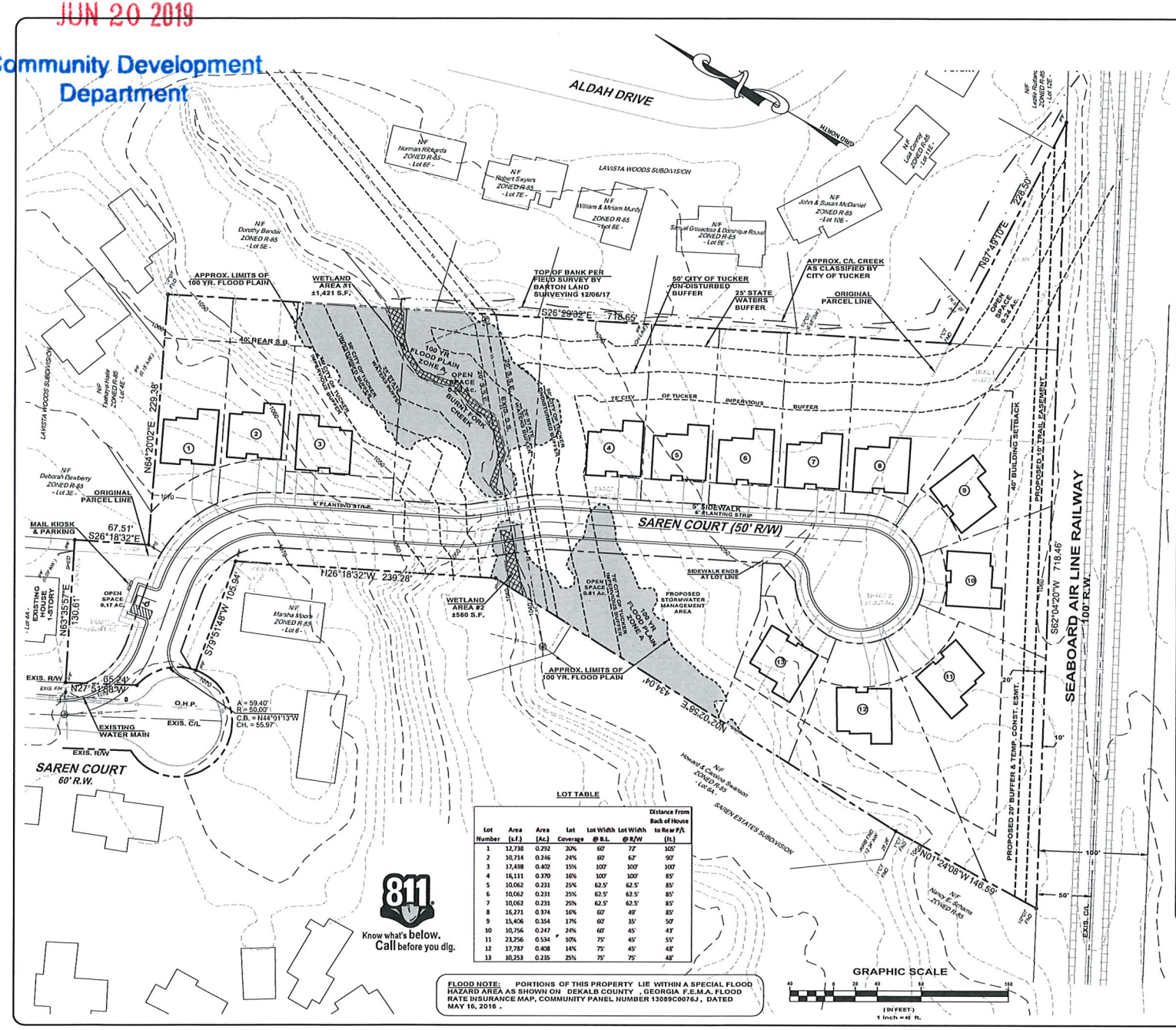
City of Tucker
JUN 20 2019
Community Development Department



LOT TABLE

Lot Number	Area (s.f.)	Area (Ac.)	Lot Coverage	Lot Width @ B.L.	Lot Width @ R/W	Distance From Back of House to Rear P/L (ft.)
1	12,738	0.292	20%	60'	72'	105'
2	10,714	0.246	24%	60'	62'	90'
3	17,498	0.402	15%	100'	100'	100'
4	16,111	0.370	16%	100'	100'	85'
5	10,062	0.231	25%	62.5'	62.5'	85'
6	10,062	0.231	25%	62.5'	62.5'	85'
7	10,062	0.231	25%	62.5'	62.5'	85'
8	16,271	0.374	16%	60'	49'	85'
9	15,406	0.354	17%	60'	35'	50'
10	10,756	0.247	24%	60'	45'	43'
11	23,256	0.534	10%	75'	45'	55'
12	17,787	0.408	14%	75'	45'	48'
13	10,253	0.235	25%	75'	75'	48'

FLOOD NOTE: PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON DEKALB COUNTY , GEORGIA F.E.M.A. FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NUMBER 13089C0076J , DATED MAY 16, 2016 .

ZONING PLAN NOTES:

1. BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WITHIN THE LIMITS OF THE SUBJECT PROPERTY IS BASED ON A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY FOR STS DEVELOPMENT GROUP, LLC" PREPARED BY BARTON SURVEYING INC. AND DATED OCTOBER 20, 2016. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR CONVEYANCE OF TITLE OF THE PROPERTY SHOWN HEREON.
2. EXISTING OFF-SITE TOPOGRAPHIC FEATURES SHOWN WITHIN THESE PLANS ARE APPROXIMATE LOCATIONS BASED ON THE DEKALB COUNTY GIS INFORMATION.
3. THERE ARE NO EXISTING BUILDINGS, CELL TOWERS OR ANY OTHER STRUCTURES OR IMPROVEMENTS ON THIS PROPERTY.
4. EXISTING TREES HAVE BEEN FIELD LOCATED FOR THIS PROJECT AND ARE TOO NUMEROUS TO BE SHOWN INDIVIDUALLY ON THIS PLAN. REFER TO THE SURVEY REFERENCED ABOVE IN NOTE #1 FOR LOCATIONS, SIZES, AND SPECIES. CONSIDERATION WILL BE GIVEN TO MINIMIZE THE IMPACT TO THESE EXISTING TREES DURING FINAL DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON.
5. A.C.O.E. PERMITS MAY BE REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT FOR IMPACTS TO WETLANDS THAT EXCEED THE NATIONWIDE PERMIT LIMITATIONS. WETLANDS IMPACTED BY THIS DEVELOPMENT THAT DON'T REQUIRE INDIVIDUAL A.C.O.E. PERMITS SHALL BE IDENTIFIED ON THE LAND DISTURBANCE DOCUMENTS WITH TOTAL AREA IMPACTED AND TABULATED ON THE DRAWINGS.
6. THE FINISHED FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE AT LEAST THREE (3) FEET ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.
7. THE FLOOD ELEVATION SHALL NOT BE IMPACTED BY THIS DEVELOPMENT. ALL NECESSARY PERMITS AND MAP REVISIONS REQUIRED BY F.E.M.A. FOR FLOOD PLAIN IMPACTS SHALL BE OBTAINED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT. IF THERE ARE NO IMPACTS TO THE 100 YEAR FLOOD PLAIN ELEVATION, THEN THE RATIONALE FOR DETERMINING NO IMPACT SHALL BE SUBMITTED WITH THE HYDROLOGY STUDY AT TIME OF SUBMITTING APPLICATION FOR A LAND DISTURBANCE PERMIT.
8. STATE WATERS IDENTIFIED ON THIS PLAN ALONG BURNT FORK CREEK ARE SHOWN ON THIS PLAN AS IDENTIFIED BY A "STREAM AND WETLAND INSPECTION REPORT PREPARED BY BOB KENDALL & ASSOCIATES DATED NOVEMBER 18, 2016 AND REVISED NOVEMBER 7, 2017. THIS AREA IS IDENTIFIED AS THE DRAINAGE FEATURE THAT RUNS THROUGH THE MIDDLE OF THE SITE FROM THE EASTERN PROJECT BOUNDARY TO THE WESTERN PROJECT BOUNDARY. STATE WATERS IDENTIFIED ALONG THE TRIBUTARY TO BURNT FORK ARE SHOWN ON THIS PLAN AS IDENTIFIED BY THE CITY OF TUCKER VIA NORTH CAROLINA DWQ STREAM IDENTIFICATION FORM VERSION 4.11 DATED NOVEMBER 13, 2017. THIS AREA IS IDENTIFIED AS THE DRAINAGE FEATURE THAT FLOWS FROM NEAR THE SOUTHEASTERN PROJECT CORNER NORTHWARD, BUT EAST OF THE PROJECT BOUNDARY AND BEHIND PROPOSED LOTS 4 THRU 9, TO BURNT FORK CREEK.
9. A 5' PEDESTRIAN ACCESS EASEMENT SHALL BE ADDED ALONG ONE (1) OF THE SIDE LOT LINES OF LOTS 9 THROUGH 11 AT TIME OF FINAL PLAT. THE INTENT OF THIS EASEMENT IS TO PROVIDE ACCESS BY RESIDENTS OF THIS PROPOSED SUBDIVISION TO 10' PROPOSED TRAIL EASEMENT ALONG THE SOUTHERN PROJECT BOUNDARY.

DEVELOPMENT DATA:

1. Current Zoning: R-85
   Proposed Zoning: R-75
2. Total Area: 6.745 Acres
   Total Lot Area: 4.15 Acres (62%)
   Right of Way: 1.07Acres (16%)
   Open Space: 1.52 Acres (22%)
3. Proposed Use:
   Single Family Detached
4. Total Units: 13
   As Shown 1.9 Units / Ac.
   R-85 Allows up to 3 Units / Ac.
5. Minimum House Size:
   1,600 SF. (Heated Living Area)
   Proposed Unit Size: 1,800 Sq. Ft.
6. Minimum Lot Size: 10,000 Sq. Ft.
7. Lot Width: 75'
   Variance requested to reduce to 60' for lots 1,2,5,6 & 7 at R/W
   Variance requested to reduce to 60' at Building Line for lots 8, 9 & 10
8. Length of Street: ±785 L.F.
9. Setback Requirements:
   Front - 30'
   Variance requested to reduce to 20' for lots 3 thru 8 & 10
   Rear - 40'
   Side - 7.5'
   Variance requested to reduce to 10' between houses
10. Sewer: Public
11. Water: Public
12. Vertical Datum: NAVD 1988

24 HR. CONTACT
SHANNON MULLINAX
770-630-4061

REVISIONS

www.perspectiveeng.com
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4255 Wade Green Road, #625
Kennesaw, Georgia 30144
Ph: (678) 567-1203

DWG.: 2016-009-ZONING-R14
JOB NUMBER: 2016-009
DATE: 06/20/19
DRAWN BY: JLJ

PROJECT NAME
SAREN COURT S/D
LAND LOT 211, 18TH DISTRICT
CITY OF TUCKER, DEKALB COUNTY, GEORGIA

CLIENT NAME
STS DEVELOPMENT GROUP LLC
9827 ZEBULON ROAD
ZEBULON, GA 30295

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER JAY L. JOHNSON
06/20/19

ZONING SITE PLAN
1.0