



November 2, 2017

Courtney Lankford, Deputy Director of Community Development  
CC: Tim Lampkin, City Planner II; Ken Hildebrandt, Land Development Engineer  
City of Tucker

**RE: Proposal to Rezone 4 Acres on Montreal Rd & Alcan Way**

Dear Courtney, Tim, and Ken,

All items have been changed as requested in response to your comments, with one exception:

We looked into adding a trail that would run south through the site from the internal road to Alcan Way, as suggested. However, it would have to run through people's yards, reducing the privacy both for our homeowners and the abutting neighbors. For this reason, instead we propose a sidewalk on both sides of the internal road, which will serve the same function without the loss of privacy.

In response to your questions:

- DeKalb County's sewer capacity evaluation process currently takes many months for all new projects. We have received approval for several other projects in DeKalb and we are familiar with the long process, so we applied on July 27<sup>th</sup> to get a head start.
- There is already existing curbing along Montreal Road and Alcan Way, so it will remain in place where possible, and any new curbing will be designed to match.
- As requested, we included additional information about the proposed improvements for Montreal Park. This info can be found on the list of conditions and the Aerial Site Plan Map.
- We discussed the proposed revisions with Jeff Greene at DeKalb County. He withheld formal comments because he will give them later as part of the normal resubmittal process, but he confirmed that conceptually, our revised plan meets his requirements.
- We relocated the underground stormwater detention system as requested. The area above it will be grassed. In addition to looking nice, the grass plays a stormwater management function.

Thanks for your thorough and helpful guidance. If you have any further questions, please call any time.

Sincerely,

Dan Cotter  
Zoning Director

CITY OF TUCKER

NOV 02 2017

RECEIVED

**REVISION**



**LOT WIDTH NOTE**  
 LOTS 9 & 10 ARE 37.4 FT WIDE AT THE FRONT OF THE LOT AND 50 FT WIDE AT THE BUILDING SETBACK LINE.

**MAXIMUM DENSITY CALCULATIONS:**

BASE DENSITY:	4.0 UNITS/ACRE
+20% BONUS FOR AMENITY PROXIMITY (MONTREAL PARK):	0.8 UNITS/ACRE
+20% BONUS FOR PUBLIC IMPROVEMENT (OFFSITE SIDEWALK):	0.8 UNITS/ACRE
+20% BONUS FOR PUBLIC IMPROVEMENTS (GROOM & UNDERBRUSH PARK):	0.8 UNITS/ACRE
MAX DENSITY WITH BONUSES:	6.4 UNITS/ACRE

\*SEE LIST OF CONDITIONS

**SURVEY LEGAL DESCRIPTION:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, DISTRICT 18, CITY OF TUCKER, DEKALB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF MONTREAL ROAD (R/W VARIES) WITH THE NORTHERLY RIGHT OF WAY OF ALCAN WAY (60' R/W), SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE EASTERLY RIGHT OF WAY OF MONTREAL ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 18 DEGREES 18 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 181.69 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 21 DEGREES 58 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 85.17 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 21 DEGREES 52 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 93.22 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 28 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 541.58 FEET TO A 1" OPEN-TOP PIPE FOUND; THENCE NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 148.02 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 41 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 196.21 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 320.01 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 40 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 149.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ALCAN WAY; THENCE TRAVELING ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 269.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.998 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSP PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 25, 2017.

**NOTES:**

**SITE AREA:**  
 TOTAL AREA: 3.998 ACRES  
 PROPOSED AREA: ±3.93 ACRES

**SITE ZONING:**  
 EXISTING ZONING: R-75  
 PROPOSED ZONING: RSM

**ZONING REQUIREMENTS:**

MIN. LOT WIDTH:	50 FT
MAX UNIT DENSITY:	6.4 UNITS/ACRE
MIN. LOT AREA:	5,000 SF
MIN. BUILDING FLOOR AREA:	1,200 SF
MAX LOT COVERAGE:	50%

**MINIMUM SETBACKS:**

FRONT:	20 FT
SIDE:	3 FT WITH 10 FT SEPARATION
REAR:	20 FT

**PROPOSED LOT SUMMARY:**

PROPOSED USE:	SINGLE-FAMILY DETACHED
PROPOSED UNITS:	19
PROPOSED UNIT DENSITY:	4.8 UNITS/ACRE
PROPOSED BUILDING HEIGHT:	2 STORIES
PROPOSED LOT COVERAGE:	±49.99%



**PRELIMINARY NOT FOR CONSTRUCTION**



**MAXWELL-REDDICK AND ASSOCIATES**

**ENGINEERING & LAND SURVEYING**  
 1221 MERCHANT WAY  
 SUITE 201  
 DUNWOODY, GA 30348  
 (770) 488-7112 OFFICE  
 (770) 488-7115 FAX

11405 HAYNES BRIDGE RD  
 SUITE 412  
 ALPHARETTA, GA 30009  
 (404) 999-1819 OFFICE

**NOT TO CONSTRUCTION:** IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR SURVEY DATA AND THE ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER AND DEKALB COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER AND DEKALB COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER AND DEKALB COUNTY.

**REVISIONS:**

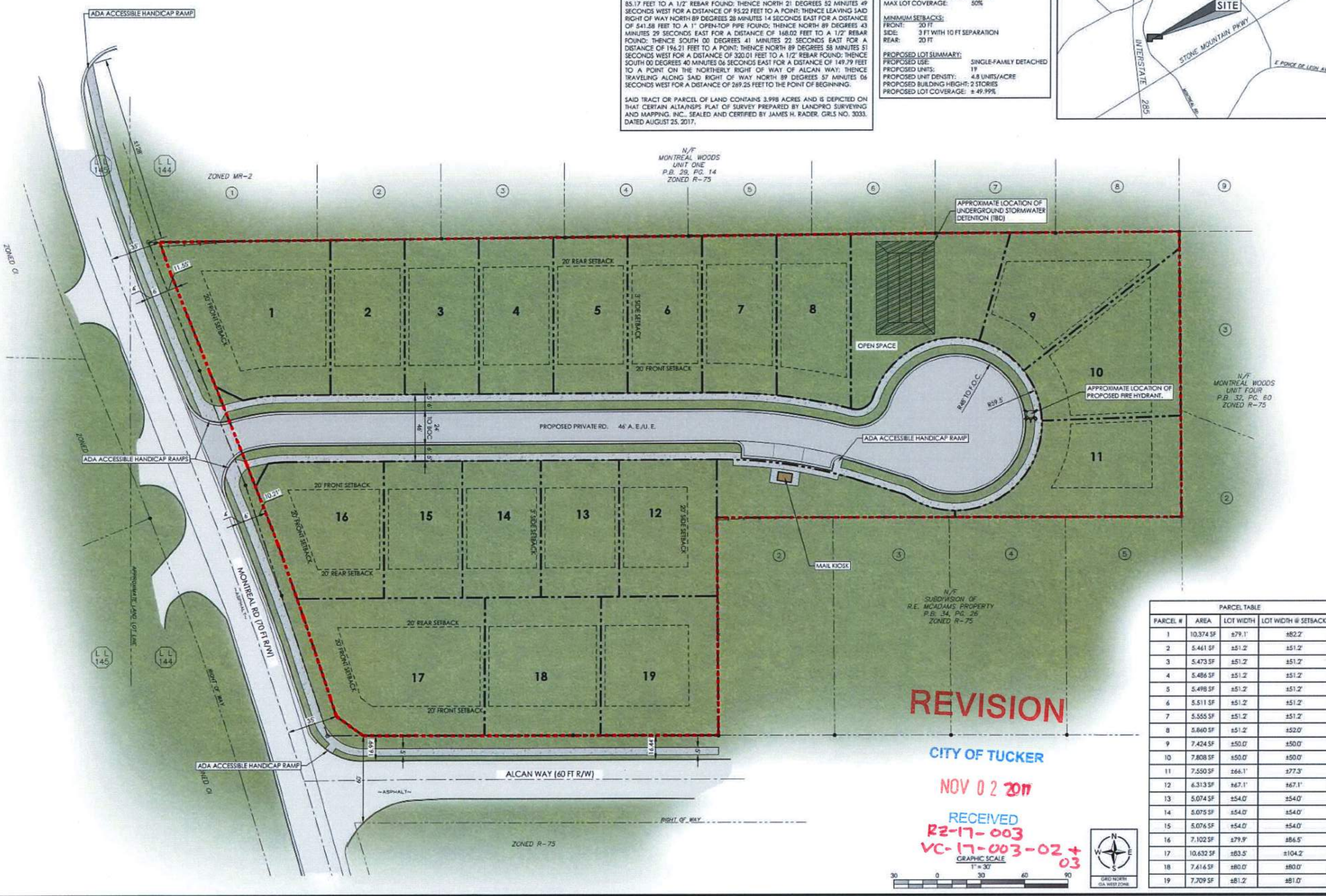
NOV 02 2017	REVISED PER REVIEW COMMENTS
NOV 02 2017	REVISED PER REVIEW COMMENTS

**MINERVA USA, LLC.**  
 LAND LOT 144, DISTRICT 18,  
 CITY OF TUCKER, DEKALB COUNTY, GEORGIA

**ZONING SITE PLAN**

DATE: AUG. 28, 2017  
 JOB NO.: 2017-195  
 SCALE: AS SHOWN

**DRAWING NUMBER**  
**C1.0**  
 SHEET NUMBER 1



**PARCEL TABLE**

PARCEL #	AREA	LOT WIDTH	LOT WIDTH @ SETBACK
1	10,374 SF	±79.1'	±82.2'
2	5,461 SF	±51.2'	±51.2'
3	5,473 SF	±51.2'	±51.2'
4	5,486 SF	±51.2'	±51.2'
5	5,498 SF	±51.2'	±51.2'
6	5,511 SF	±51.2'	±51.2'
7	5,555 SF	±51.2'	±51.2'
8	5,860 SF	±51.2'	±52.0'
9	7,424 SF	±50.0'	±50.0'
10	7,808 SF	±50.0'	±50.0'
11	7,550 SF	±66.1'	±77.3'
12	6,313 SF	±67.1'	±67.1'
13	5,074 SF	±54.0'	±54.0'
14	5,075 SF	±54.0'	±54.0'
15	5,076 SF	±54.0'	±54.0'
16	7,102 SF	±79.9'	±86.5'
17	10,632 SF	±83.5'	±104.2'
18	7,616 SF	±80.0'	±80.0'
19	7,709 SF	±81.2'	±81.0'

**REVISION**

**CITY OF TUCKER**

**NOV 02 2017**

**RECEIVED**  
**R2-17-003**  
**VC-17-003-02 + 03**

GRAPHIC SCALE  
 1" = 30'



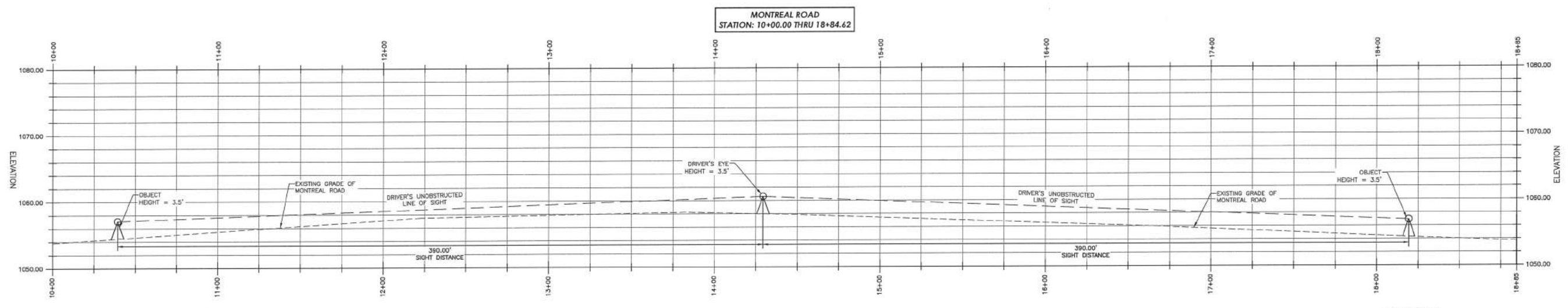
PRELIMINARY  
NOT FOR  
CONSTRUCTION



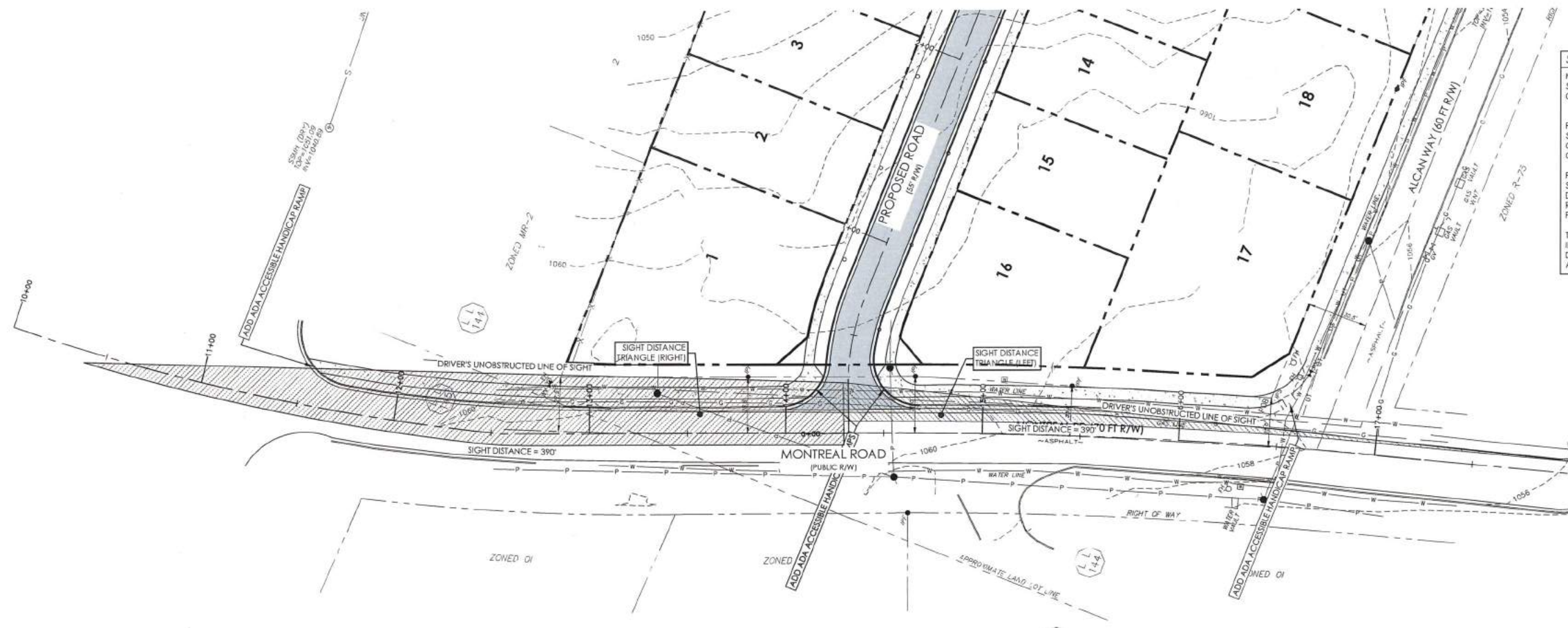
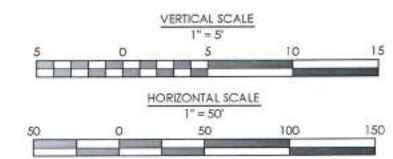
MAXWELL-REDDICK  
AND ASSOCIATES, INC.

ENGINEERING &  
LAND SURVEYING  
1221 MERCHANT WAY  
SUITE 201  
DUNWOODY, GA 30488  
(770) 409-7112 OFFICE  
(770) 409-7125 FAX  
11625 HAYNES BRIDGE RD  
SUITE 425  
ALPHARETTA, GA 30009  
(404) 473-1818 OFFICE

MINERVA USA, LLC. IS AN ASSOCIATE OF MAXWELL-REDDICK AND ASSOCIATES, INC. THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SURVEY AND THE CONSTRUCTION PLANS AND ACTUAL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.



MONTREAL ROAD - SIGHT DISTANCE PROFILE VIEW



MONTREAL ROAD - SIGHT DISTANCE PLAN VIEW

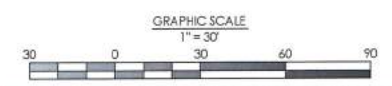
SIGHT DISTANCE NOTES:  
MONTREAL ROAD:  
SPEED LIMIT = 35 MPH  
CLASS = URBAN COLLECTOR, 2 LANES  
  
PROPOSED ROAD:  
SPEED LIMIT = 25 MPH  
CLASS = URBAN LOCAL, 2 LANES  
CRITICAL MOVEMENT = CASE B1, LEFT TURN FROM STOP  
  
PER ASSHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, EXHIBIT 9-55 DESIGN INTERSECTION SIGHT DISTANCE - CASE B1 - LEFT TURN FROM STOP, THE REQUIRED INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS IS 390 FEET.  
  
THE PLAN AND PROFILE SHOWN ON THIS SHEET ILLUSTRATE THAT THE REQUIRED INTERSECTION SIGHT DISTANCE OF 390 FEET IS PROVIDED BOTH HORIZONTALLY AND VERTICALLY.

**REVISION**  
CITY OF TUCKER  
NOV 02 2017  
RECEIVED  
R2-17-003  
VC-17-003-02  
VC-17-003-03

MINERVA USA, LLC.  
LAND LOT 144, DISTRICT 18,  
CITY OF TUCKER, DEKALB COUNTY, GEORGIA  
ENTRANCE SIGHT DISTANCE PLAN

DATE: AUG 28, 2017  
JOB NO: 2017-195  
SCALE: AS SHOWN

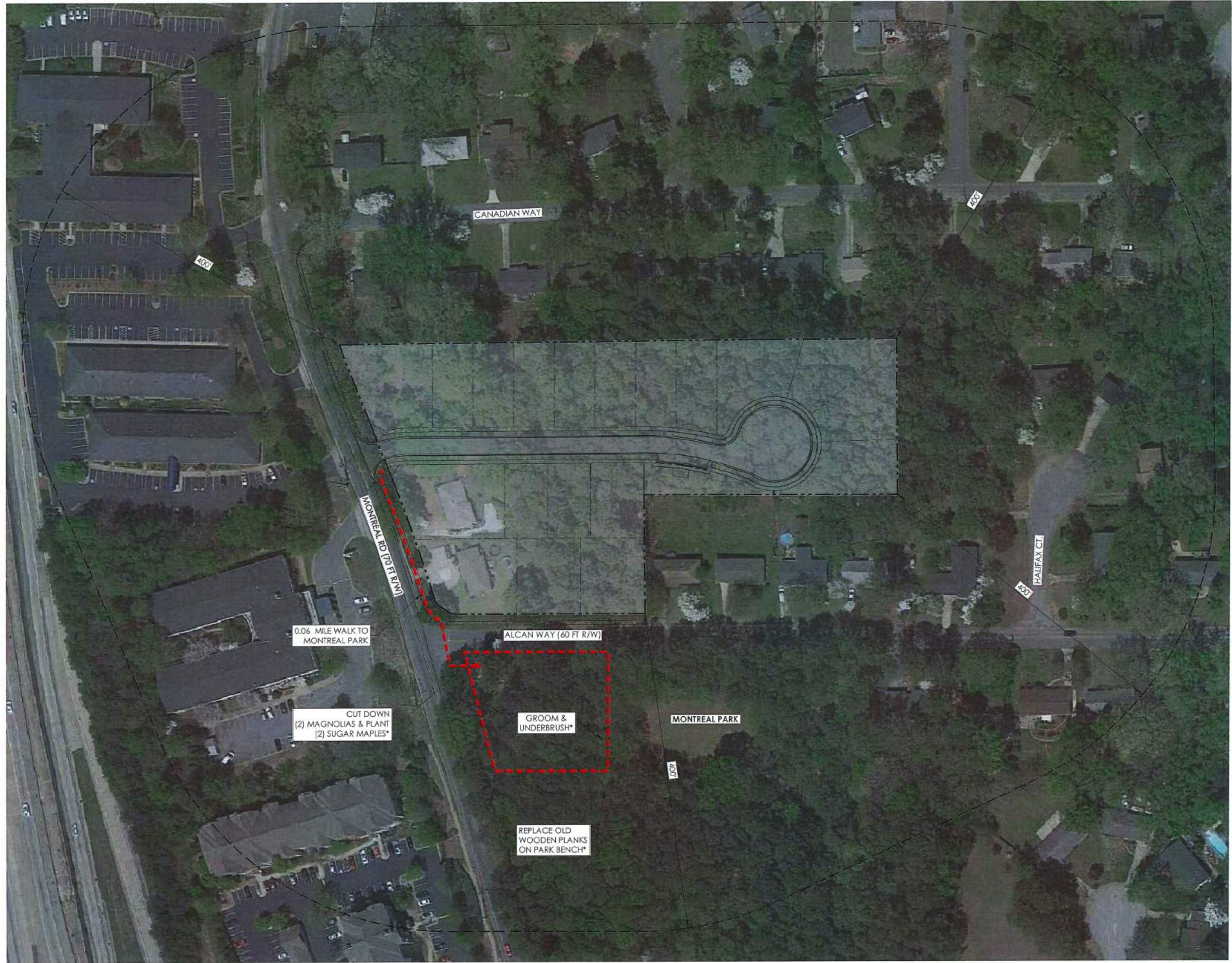
DRAWING NUMBER  
**C2.0**  
SHEET NUMBER 2



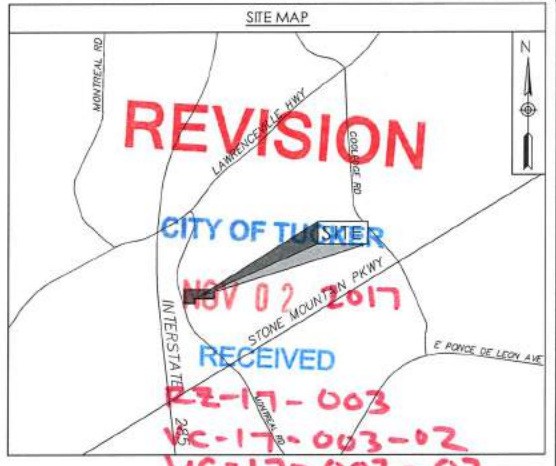
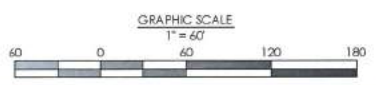








\* SEE LIST OF CONDITIONS



Tax Parcel #	Street	Stories*	Sq. Ft.*
2	Alcan Way	1	1,428
3	Alcan Way	1	1,442
4	Alcan Way	1	1,254
5	Alcan Way	1	1,202
6	Alcan Way	1	1,310
14	Montreal Way	1	1,416
15	Montreal Way	1	1,310
16	Montreal Way	1	1,263
17	Montreal Way	1	1,293
118	Halifax Ct	1	1,460
119	Halifax Ct	1	1,161
120	Halifax Ct	1	1,322
121	Halifax Ct	1	1,285
122	Halifax Ct	1	1,214
123	Halifax Ct	1	1,300
124	Halifax Ct	1	1,256
125	Alcan Way	1	1,202
146	Alcan Way	1	1,257
147	Alcan Way	1	1,202
148	Alcan Way	1	1,382
149	Alcan Way	1	1,196
1	Montreal Rd E	x	11,764
2	Montreal Rd E	Vacant	Land
4	Montreal Rd E	x	11,467
5	Montreal Rd E	x	21,769
8	Montreal Rd E	xx	42,492
9	Montreal Rd E	x	11,764

Tax Parcel #	Street	Stories*	Sq. Ft.*
35	Canadian Way	1	1,827
36	Canadian Way	1	1,491
37	Canadian Way	1	1,219
38	Canadian Way	1	1,491
39	Canadian Way	1	1,439
40	Canadian Way	1	1,212
41	Canadian Way	1	1,289
42	Canadian Way	1	1,219
43	Canadian Way	1	1,284
44	Canadian Way	1	1,125
45	Canadian Way	1	1,175
46	Canadian Way	1	1,175
47	Canadian Way	1	1,175
48	Canadian Way	1	1,420
49	Quebec Ct	1	1,161
52	Quebec Ct	1	1,164
53	Quebec Ct	1	1,144
54	Quebec Ct	1	1,133
55	Quebec Ct	1	1,384
56	Quebec Ct	1	1,396
106	Winnipeg Trl	1	1,193
109	Winnipeg Trl	1	1,152
110	Ontario Ct	1	1,075
197	Canadian Way	1	1,724
198	Canadian Way	1	1,286
199	Canadian Way	1	1,306
194	Montreal Rd E	xx	6,328

\*Per DeKalb County Tax Records

x medical office building	
xx office building	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



ENGINEERING & LAND SURVEYING  
 1221 MERCHANT WAY  
 SUITE 201  
 STATESBORO, GA 30458  
 (912) 489-7112 OFFICE  
 (912) 489-7125 FAX  
 11405 HAYNES BRIDGE RD  
 SUITE 475  
 ALPHARETTA, GA 30009  
 (404) 493-1418 OFFICE

NOTES: DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEER'S PLANS OR SURVEY DATA. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY IN WRITING OF ANY DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER, GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER, GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER, GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TUCKER, GEORGIA.

REVISIONS	DATE	BY	DESCRIPTION
1	11/02/2017	REVISOR	REVISED PER REVIEW COMMENTS
2	11/03/2017	REVISOR	REVISED PER REVIEW COMMENTS

MINERVA USA, LLC.  
 LAND LOT 144, DISTRICT 18,  
 CITY OF TUCKER, DEKALB COUNTY, GEORGIA  
 PROXIMITY MAP

DRAWN BY: TCO  
 CHECKED BY: THR  
 DATE: AUG. 28, 2017  
 JOB NO.: 2017-195  
 SCALE: AS SHOWN

DRAWING NUMBER  
**C4.0**  
 SHEET NUMBER 4