

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
1	REAR	4400 SF	52.00%
2	REAR	4150 SF	55.13%
3	REAR	4150 SF	55.13%
4	REAR	4150 SF	55.13%
5	REAR	4150 SF	55.13%
6	REAR	4150 SF	55.13%
7	REAR	4150 SF	55.13%
8	FRONT	4150 SF	55.13%
9	FRONT	4150 SF	55.13%
10	FRONT	4150 SF	55.13%
11	FRONT	4150 SF	55.13%
12	FRONT	4150 SF	55.13%
13	FRONT	4150 SF	55.13%
14	FRONT	4150 SF	55.13%
15	FRONT	4150 SF	55.13%
16	FRONT	4150 SF	55.13%
17	FRONT	4150 SF	55.13%
18	FRONT	4150 SF	55.13%
19	FRONT	4150 SF	55.13%
20	FRONT	4150 SF	55.13%

LOT #	ORIENTATION	LOT SIZE	LOT COVERAGE
21	FRONT	4150 SF	55.13%
22	FRONT	4150 SF	55.13%
23	FRONT	4150 SF	55.13%
24	FRONT	4150 SF	55.13%
25	FRONT	4150 SF	55.13%
26	FRONT	4150 SF	55.13%
27	FRONT	4150 SF	55.13%
28	FRONT	4150 SF	55.13%
29	FRONT	6000 SF	38.13%
30	FRONT	8000 SF	28.60%
31	FRONT	6000 SF	38.13%
32	FRONT	4150 SF	55.13%
33	FRONT	4150 SF	55.13%
34	FRONT	4150 SF	55.13%
35	FRONT	5000 SF	45.76%
36	FRONT	4200 SF	54.47%
37	FRONT	5700 SF	40.14%
38	FRONT	6000 SF	38.13%
39	FRONT	6000 SF	38.13%
40	FRONT	7300 SF	31.34%

SITE QUALIFIES FOR DENSITY BONUS VIA:
 PUBLIC ART EXHIBIT PROPOSED ON SITE (20% = .8)
 CIVIC PROXIMITY (FAMILY DOCTOR OFFICE) (20% = .8)
 5.6 UPA WITH DENSITY BONUSES

* SEE OPEN SPACE EXHIBIT FOR BREAKDOWN OF ENHANCED OPEN SPACE TYPE

SITE DENSITY WILL BE ACHIEVED THROUGH THE INSTALLATION OF A PUBLIC ART DISPLAY (LOCALLY PRODUCED) WITHIN AN ENHANCED LANDSCAPE AREA ALONG LAWRENCEVILLE HIGHWAY AS INDICATED ON PLAN. FINAL DESIGN CONSIDERATIONS ARE TO BE APPROVED BY STAFF.

ADDITIONALLY, THE SITE IS WITHIN 1/4 MILE OF AN ACCEPTABLE CIVIC USE (PEDIATRICS AND FAMILY MEDICINE) AS SHOWN ON SITE LOCATION MAP (SHOWN AS THE SHORTEST STREET ROUTE). THE CITY OF TUCKER'S ZONING ORDINANCE § 12.7.B.1 DEFINES QUALIFYING HEALTH OR MEDICAL AMENITIES AS INCLUDING CLINICS AND OFFICES FOR HEALTH, DENTAL AND/OR MEDICAL SERVICES, AS DEFINED IN ARTICLE 9. ARTICLE 9 OF THE ZONING ORDINANCE DEFINES A HEALTH CLINIC AS "A FACILITY OR INSTITUTION, WHETHER PUBLIC OR PRIVATE, PRINCIPALLY ENGAGED IN PROVIDING SERVICES FOR HEALTH MAINTENANCE..." THE NORTHLAKE PROFESSIONAL CENTER HOUSES A NUMBER OF MEDICAL SERVICES THAT FALL WITHIN THE DEFINITIONS OF ARTICLES 2 AND 9, AND, ACCORDINGLY IS A QUALIFIES AS A HEALTH AMENITY.

IN TOTALITY, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT ACHIEVE THE DENSITY REQUIRED TO PRODUCE (40) SINGLE-FAMILY LOTS ON THE SUBJECT PROPERTY.

SITE DATA:	
SITE AREA	7.219 ACRES
ZONING	
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
5.6 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOTAL LOTS PROPOSED (URBAN SFD)	40 LOTS
REAR LOADED 40' WIDE LOTS	7 LOTS
FRONT LOADED 40' WIDE LOTS	30 LOTS
FRONT LOADED 60' WIDE LOTS	3 LOTS
TOTAL SITE DENSITY	5.54 UNITS/AC
BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
SIDE TO SIDE	MIN. 10 FEET
REAR TO REAR	MIN. 31 FEET
FRONT TO REAR	MIN. 61 FEET
BUILDING SETBACK SUMMARY	
EXTERNAL (ARTERIAL) FRONT YARD SETBACK	20 FEET
EXTERNAL REAR YARD SETBACK	20 FEET
EXTERNAL SIDE YARD SETBACK	20 FEET
TRANSITIONAL BUFFER ZONE	20 FEET (TYPE A)
INTERIOR FRONT YARD SETBACK	15 FEET
INTERIOR REAR YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	3 FEET / 10' MIN. SEPARATION
UNCOVERED PORCH/DECK	10' ENCROACHMENT OVER SBL
DEVELOPMENT SUMMARY (URBAN SINGLE FAMILY DETACHED)	
LOT COVERAGE ALLOWED (INDIVIDUAL LOT AREA)	70.0%
MAX LOT COVERAGE PROPOSED	68.0% MAX PROPOSED
MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
PROPOSED BUILDING HEIGHT	2 STORIES OR 25 FEET
MIN. UNIT SIZE	1,100 SF FAR
MIN. LOT SIZE	1,350 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.44 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR .722 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
TOTAL OPEN SPACE PROPOSED	21.0% OR 1.516 ACRES
ENHANCED OPEN SPACE PROPOSED	10.5% OR .758 ACRES
* 50% OF MIN. REQUIRED OPEN SPACE	
PARKING SUMMARY	
MIN. PARKING	2.00 SPACES/UNIT
	80 SPACES
MAX. PARKING	4.00 SPACES/UNIT
	160 SPACES
PARKING PROVIDED	160 SPACES
(2 GARAGE & 2 DRIVEWAY SPACES)	4.00 SP/UNIT
(GUEST SPACES)	10 SP
TOTAL PARKING PROVIDED	164 SPACES

LAWRENCEVILLE HWY @ NORTHLAKE PKWY
 A MASTER PLANNED RESIDENTIAL PROJECT
 ARDENT COMPANIES
 2100 POWERS FERRY RD SE
 SUITE 350
 ATLANTA, GEORGIA 30339
 LAND LOT 18B
 18th DISTRICT

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 350 RESEARCH COURT | NORCROSS, GEORGIA 30092 | (770)451-2741 | FAX: (770)451-3915 | WWW.PECCATL.COM

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
ZONING
SITE PLAN

SCALE: 1" = 60'
 DATE: OCTOBER 13, 2017
 PROJECT: 17090.00

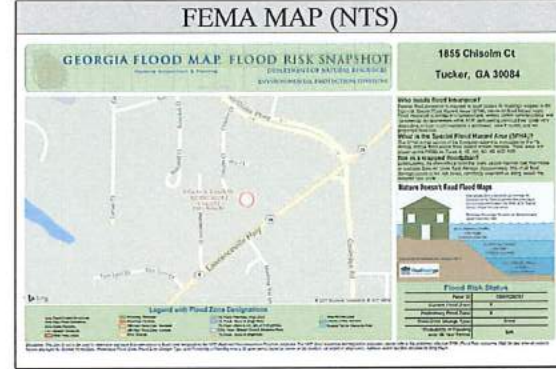
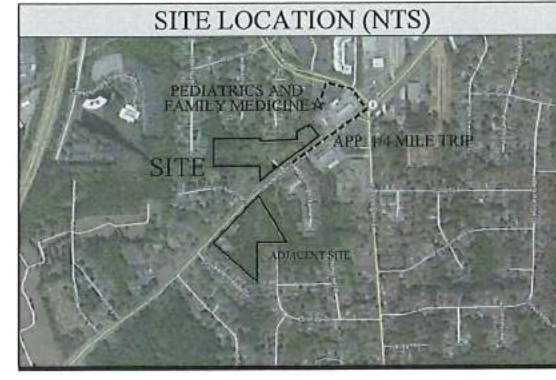
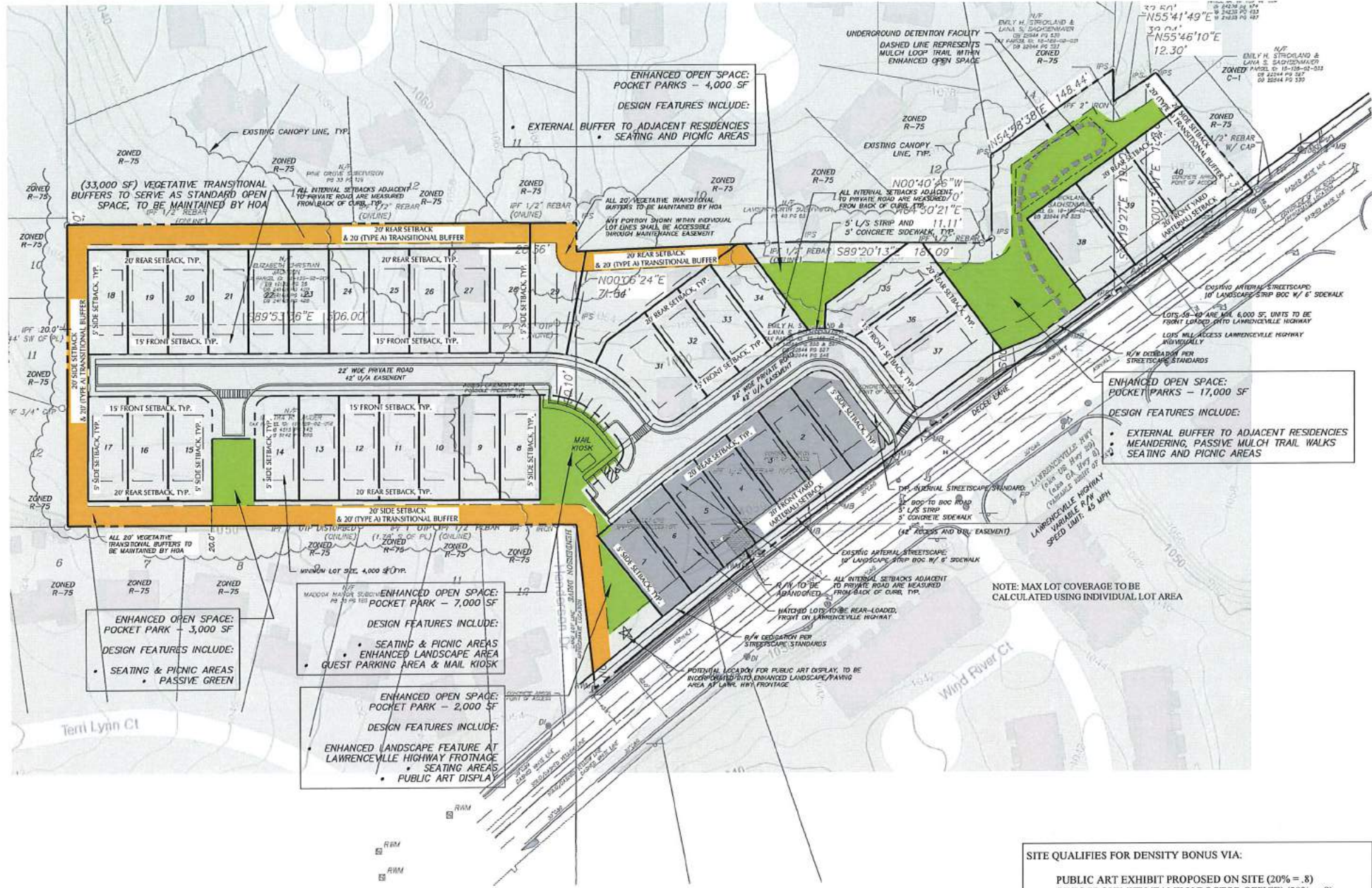
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

Z1
 SHEET

24 HOUR CONTACT:
 NEVILLE ALLISON
 678.223.8978



SIGHT DISTANCE LEFT (1)
 HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: 1" = 15'



THERE ARE NO STATE WATERS OR WETLANDS ON OR ADJACENT TO THE SITE

SITE DATA:	
SITE AREA	7.219 ACRES
ZONING	
EXISTING ZONING	R-75
PROPOSED ZONING	RSM
ZONING JURISDICTION	CITY OF TUCKER
DENSITY CALCULATIONS	
MAX. DENSITY ALLOWED	4 UNITS/AC
5.6 UNITS/AC WITH DENSITY BONUSES GRANTED	
TOTAL LOTS PROPOSED (URBAN SFD)	40 LOTS
REAR LOADED 40' WIDE LOTS	7 LOTS
FRONT LOADED 40' WIDE LOTS	30 LOTS
FRONT LOADED 60' WIDE LOTS	3 LOTS
TOTAL SITE DENSITY	5.54 UNITS/AC
BUILDING SEPARATION	
FRONT TO FRONT	MIN. 41 FEET
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EXTERNAL REAR YARD SETBACK	20 FEET
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MIN. LOT SIZE	1,350 SF
MIN. LOT WIDTH	25 FEET
TOTAL OPEN SPACE REQUIRED	20% OR 1.44 ACRES
ENHANCED OPEN SPACE REQUIRED	10% OR .722 ACRES
TOTAL OPEN SPACE PROPOSED	21.0% OR 1.516 ACRES
ENHANCED OPEN SPACE PROPOSED	10.5% OR .758 ACRES
PARKING SUMMARY	
MIN. PARKING	2.00 SPACES/UNIT 80 SPACES
MAX. PARKING	4.00 SPACES/UNIT 160 SPACES
PARKING PROVIDED	160 SPACES (2 GARAGE & 2 DRIVEWAY SPACES)
GUEST SPACES	4.00 SP/UNIT 10 SP
TOTAL PARKING PROVIDED	164 SPACES

ENHANCED OPEN SPACE: POCKET PARK - 3,000 SF
DESIGN FEATURES INCLUDE:
• SEATING & PICNIC AREAS
• PASSIVE GREEN

ENHANCED OPEN SPACE: POCKET PARK - 7,000 SF
DESIGN FEATURES INCLUDE:
• SEATING & PICNIC AREAS
• ENHANCED LANDSCAPE AREA
• GUEST PARKING AREA & MAIL KIOSK

ENHANCED OPEN SPACE: POCKET PARK - 2,000 SF
DESIGN FEATURES INCLUDE:
• ENHANCED LANDSCAPE FEATURE AT LAWRENCEVILLE HIGHWAY FRONTAGE
• SEATING AREAS
• PUBLIC ART DISPLAY

ENHANCED OPEN SPACE: POCKET PARKS - 4,000 SF
DESIGN FEATURES INCLUDE:
• EXTERNAL BUFFER TO ADJACENT RESIDENCIES
• SEATING AND PICNIC AREAS

ENHANCED OPEN SPACE: POCKET PARKS - 17,000 SF
DESIGN FEATURES INCLUDE:
• EXTERNAL BUFFER TO ADJACENT RESIDENCIES
• MEANDERING, PASSIVE MULCH TRAIL WALKS
• SEATING AND PICNIC AREAS

SITE QUALIFIES FOR DENSITY BONUS VIA:
PUBLIC ART EXHIBIT PROPOSED ON SITE (20% = .8)
CIVIC PROXIMITY (FAMILY DOCTOR OFFICE) (20% = .8)
5.6 UPA WITH DENSITY BONUSES
* SEE OPEN SPACE EXHIBIT FOR BREAKDOWN OF ENHANCED OPEN SPACE TYPE

SITE DENSITY WILL BE ACHIEVED THROUGH THE INSTALLATION OF A PUBLIC ART DISPLAY (LOCALLY PRODUCED) WITHIN AN ENHANCED LANDSCAPE AREA ALONG LAWRENCEVILLE HIGHWAY AS INDICATED ON PLAN. FINAL DESIGN CONSIDERATIONS ARE TO BE APPROVED BY STAFF.
ADDITIONALLY, THE SITE IS WITHIN 1/4 MILE OF AN ACCEPTABLE CIVIC USE (PEDIATRICS AND FAMILY MEDICINE) AS SHOWN ON SITE LOCATION MAP (SHOWN AS THE SHORTEST STREET ROUTE). THE CITY OF TUCKER'S ZONING ORDINANCE § 12.7.B.1 DEFINES QUALIFYING HEALTH OR MEDICAL AMENITIES AS INCLUDING CLINICS AND OFFICES FOR HEALTH, DENTAL, AND/OR MEDICAL SERVICES, AS DEFINED IN ARTICLE 9, ARTICLE 9 OF THE ZONING ORDINANCE DEFINES A HEALTH CLINIC AS "A FACILITY OR INSTITUTION, WHETHER PUBLIC OR PRIVATE, PRINCIPALLY ENGAGED IN PROVIDING SERVICES FOR HEALTH MAINTENANCE..." THE NORTHLAKE PROFESSIONAL CENTER HOUSES A NUMBER OF MEDICAL SERVICES THAT FALL WITHIN THE DEFINITIONS OF ARTICLES 2 AND 9, AND, ACCORDINGLY IS A QUALIFIES AS A HEALTH AMENITY.
IN TOTALITY, THESE DESIGN FEATURES PROVIDE INDIVIDUAL BONUSES THAT ACHIEVE THE DENSITY REQUIRED TO PRODUCE (40) SINGLE-FAMILY LOTS ON THE SUBJECT PROPERTY.

OPEN SPACE KEY
THE HATCHES AS SHOWN ON PLAN INDICATE ALL PROPOSED OPEN SPACE ON SITE TOTALING 1.516 ACRES OR 21.0% OF TOTAL SITE AREA

- ENHANCED OPEN SPACE (.758 AC)
- STANDARD OPEN SPACE (0.758 AC)

24 HOUR CONTACT:
NEVILLE ALLISON
678.223.8978

LAWRENCEVILLE HWY @ NORTHLAKE PKWY
A MASTER PLANNED RESIDENTIAL PROJECT
FOR
ARDENT COMPANIES
2100 POWERS FERRY RD SE
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ATLANTA, GEORGIA 30339

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CITY OF TUCKER
DEAL COUNTY
GEORGIA

LAND LOT: 18B
18B DISTRICT

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CITY OF TUCKER
OCT 23 2017
RECEIVED
R2-17-004
VC-17-004-01

SHEET TITLE
OPEN SPACE EXHIBIT

SCALE: 1" = 60'
DATE: OCTOBER 13, 2017
PROJECT: 17090.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

10-13-2017

Z2
SHEET



NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C00701, PANEL 70 OF 201, EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2017. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

OVERALL TRACT - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 165, 166, 188, and 189 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

Beginning at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown), said right of way monument being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Lawrenceville Highway and proceed along said easterly right of way of Henderson Drive North 06 degrees 22 minutes 06 seconds West, a distance of 164.48 feet to an iron pin set at the common corner of Land Lots 165, 166, 188, and 189 and also being the property corner; thence along the southerly land lot line of Land Lot 189 and northerly Land Lot 165 North 89 degrees 52 minutes 54 seconds West, a distance of 506.30 feet to an iron pin set; thence leaving said southerly land lot line of Land Lot 189 and northerly Land Lot 165 North 00 degrees 11 minutes 34 seconds East, a distance of 200.00 feet to an iron pin set; thence North 00 degrees 06 minutes 24 seconds East, a distance of 100.00 feet to an iron pin set; thence South 89 degrees 53 minutes 36 seconds East, a distance of 506.00 feet to an iron pin set on the westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189; thence along said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 South 00 degrees 06 minutes 24 seconds West, a distance of 200.10 feet to an iron pin set; thence leaving said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 North 87 degrees 47 minutes 21 seconds East, a distance of 221.37 feet to an iron pin set; thence South 89 degrees 20 minutes 13 seconds East, a distance of 181.09 feet to a 1/2 inch rebar found; thence North 64 degrees 50 minutes 21 seconds East, a distance of 11.11 feet to an iron pin set; thence North 00 degrees 46 minutes 46 seconds West, a distance of 82.70 feet to an iron pin set; thence North 54 degrees 58 minutes 38 seconds East, a distance of 148.44 feet iron pin set; thence South 00 degrees 13 minutes 01 seconds East, a distance of 32.50 feet to a 2 inch iron rod found; thence North 55 degrees 41 minutes 49 seconds East, a distance of 39.04 feet to an iron pin set; thence North 55 degrees 46 minutes 10 seconds East, a distance of 12.30 feet to an iron pin set; thence South 38 degrees 59 minutes 31 seconds East, a distance of 153.32 feet to an iron pin set on said northerly right of way of Lawrenceville Highway; thence along said northerly right of way of Lawrenceville Highway the following courses and distances: South 54 degrees 08 minutes 33 seconds West, a distance of 130.69 feet to an iron pin set; South 53 degrees 54 minutes 32 seconds West, a distance of 39.47 feet to an iron pin set; South 54 degrees 12 minutes 18 seconds West, a distance of 148.00 feet to an iron pin set; South 53 degrees 56 minutes 20 seconds West, a distance of 227.60 feet to a 1/2 inch rebar with cap found; South 51 degrees 33 minutes 45 seconds West, a distance of 59.68 feet a right of way monument found; North 38 degrees 52 minutes 58 seconds West, a distance of 35.00 feet to an iron pin set; South 51 degrees 07 minutes 02 seconds West, a distance of 20.38 feet to an iron pin set; South 38 degrees 52 minutes 58 seconds East, a distance of 35.00 feet to a right of way monument found; thence South 50 degrees 59 minutes 35 seconds West, a distance of 192.69 feet to a right of way monument found, said monument being the TRUE POINT OF BEGINNING.

Containing 7.219 acres.

TRACT 1 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 189 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown), said right of way monument being the TRUE POINT OF BEGINNING; THENCE leaving said northerly right of way of Lawrenceville Highway and proceed along said easterly right of way of Henderson Drive North 06 degrees 22 minutes 06 seconds West, a distance of 164.48 feet to an iron pin set at the common corner of Land Lots 165, 166, 188, and 189 and also being the property corner, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence along the southerly land lot line of Land Lot 189 and northerly Land Lot 165 North 89 degrees 52 minutes 54 seconds West, a distance of 506.30 feet to an iron pin set; thence leaving said southerly land lot line of Land Lot 189 and northerly Land Lot 165 North 00 degrees 11 minutes 34 seconds East, a distance of 200.00 feet to an iron pin set; thence North 00 degrees 06 minutes 24 seconds East, a distance of 100.00 feet to an iron pin set; thence South 89 degrees 53 minutes 36 seconds East, a distance of 506.00 feet to an iron pin set on the westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189; thence along said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 South 00 degrees 06 minutes 24 seconds West, a distance of 200.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Containing 2.324 acres.

TRACT 2 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 189 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown), said right of way monument being the TRUE POINT OF BEGINNING; THENCE leaving said northerly right of way of Lawrenceville Highway and proceed along said easterly right of way of Henderson Drive North 06 degrees 22 minutes 06 seconds West, a distance of 164.48 feet to an iron pin set at the common corner of Land Lots 165, 166, 188, and 189; thence along said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 North 00 degrees 06 minutes 24 seconds East, a distance of 200.00 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, leaving said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 North 89 degrees 53 minutes 36 seconds West, a distance of 506.00 feet to an iron pin set; thence North 00 degrees 06 minutes 24 seconds East, a distance of 100.00 feet to an iron pin set; thence South 89 degrees 53 minutes 36 seconds East, a distance of 506.00 feet to an iron pin set on said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189; thence along said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 South 00 degrees 06 minutes 24 seconds West, a distance of 200.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Containing 1.162 acres.

TRACT 3 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 166 and Land Lot 188 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

Beginning at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown), said right of way monument being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Lawrenceville Highway and proceed along said easterly right of way of Henderson Drive North 06 degrees 22 minutes 06 seconds West, a distance of 164.48 feet to an iron pin set at the common corner of Land Lots 165, 166, 188, and 189 and also being the property corner; thence along westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 thence the following courses and distances: North 00 degrees 06 minutes 24 seconds East, a distance of 200.10 feet to an iron pin set; North 00 degrees 06 minutes 24 seconds East, a distance of 71.64 feet to an iron pin set; thence leaving said westerly land lot line of Land Lot 188 and the easterly land lot line of Land Lot 189 North 87 degrees 47 minutes 21 seconds East, a distance of 221.37 feet to an iron pin set; thence South 89 degrees 20 minutes 13 seconds East, a distance of 181.09 feet to a 1/2 inch rebar found; thence North 64 degrees 50 minutes 21 seconds East, a distance of 11.11 feet to an iron pin set; thence North 00 degrees 46 minutes 46 seconds West, a distance of 82.70 feet to an iron pin set; thence North 54 degrees 58 minutes 38 seconds East, a distance of 148.44 feet to an iron pin set; thence South 00 degrees 13 minutes 01 seconds East, a distance of 32.50 feet to a 2 inch iron rod found; thence North 55 degrees 41 minutes 49 seconds East, a distance of 39.04 feet to an iron pin set; thence North 55 degrees 46 minutes 10 seconds East, a distance of 12.30 feet to an iron pin set; thence South 38 degrees 59 minutes 31 seconds East, a distance of 153.32 feet to an iron pin set on said northerly right of way of Lawrenceville Highway; thence along said northerly right of way of Lawrenceville Highway the following courses and distances: South 53 degrees 56 minutes 20 seconds West, a distance of 227.60 feet to a 1/2 inch rebar with cap found; South 51 degrees 33 minutes 45 seconds West, a distance of 59.68 feet a right of way monument found; North 38 degrees 52 minutes 58 seconds West, a distance of 35.00 feet to an iron pin set; South 51 degrees 07 minutes 02 seconds West, a distance of 20.38 feet to an iron pin set; South 38 degrees 52 minutes 58 seconds East, a distance of 35.00 feet to a right of way monument found; thence South 50 degrees 59 minutes 35 seconds West, a distance of 192.69 feet to a right of way monument found, said monument being the TRUE POINT OF BEGINNING.

Containing 2.718 acres.

TRACT 4 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 188 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown); thence along said northerly right of way of Lawrenceville Highway the following courses and distances: North 50 degrees 59 minutes 35 seconds East, a distance of 192.69 feet to a right of way monument found; North 38 degrees 52 minutes 58 seconds West, a distance of 35.00 feet to an iron pin set; North 51 degrees 07 minutes 02 seconds East, a distance of 20.38 feet to an iron pin set; South 38 degrees 52 minutes 58 seconds East, a distance of 35.00 feet to a right of way monument found; North 51 degrees 33 minutes 45 seconds East, a distance of 59.68 feet to a 1/2 inch rebar with cap found; North 53 degrees 56 minutes 20 seconds East, a distance of 227.60 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said northerly right of way of Lawrenceville Highway and proceed North 00 degrees 42 minutes 11 seconds West, a distance of 141.23 feet to an iron pin set; thence North 00 degrees 40 minutes 46 seconds West, a distance of 82.70 feet to an iron pin set; thence North 54 degrees 58 minutes 38 seconds East, a distance of 148.44 feet to an iron pin set; thence South 00 degrees 13 minutes 01 seconds East, a distance of 32.50 feet to a 2 inch iron rod found; thence South 00 degrees 19 minutes 27 seconds East, a distance of 190.05 feet to an iron pin set on said northerly right of way of Lawrenceville Highway; thence along said northerly right of way of Lawrenceville Highway South 43 degrees 12 minutes 18 seconds West, a distance of 148.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Containing 0.623 acres.

TRACT 5 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 188 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown); thence along said northerly right of way of Lawrenceville Highway the following courses and distances: North 50 degrees 59 minutes 35 seconds East, a distance of 192.69 feet to a right of way monument found; North 38 degrees 52 minutes 58 seconds West, a distance of 35.00 feet to an iron pin set; North 51 degrees 07 minutes 02 seconds East, a distance of 20.38 feet to an iron pin set; South 38 degrees 52 minutes 58 seconds East, a distance of 35.00 feet to a right of way monument found; North 51 degrees 33 minutes 45 seconds East, a distance of 59.68 feet to a 1/2 inch rebar with cap found; North 53 degrees 56 minutes 20 seconds East, a distance of 227.60 feet to an iron pin set; North 54 degrees 12 minutes 18 seconds, a distance of 148.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said northerly right of way of Lawrenceville Highway and proceed North 00 degrees 19 minutes 27 seconds West, a distance of 190.05 feet 2 inch iron rod found; thence North 55 degrees 41 minutes 49 seconds East, a distance of 39.04 feet to an iron pin set; thence South 00 degrees 13 minutes 01 seconds East, a distance of 188.80 feet iron pin set on said northerly right of way of Lawrenceville Highway; thence along said northerly right of way of Lawrenceville Highway South 53 degrees 54 minutes 32 seconds West, a distance of 39.47 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Containing 0.140 acres.

TRACT 6 - LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 188 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the right of way monument found at the intersection of on the northerly right of way of Lawrenceville Highway (a.k.a. US HWY 29) (a.k.a. GA HWY 8) (variable right of way width) and the easterly right of way of Henderson Drive (right of way is unknown); thence along said northerly right of way of Lawrenceville Highway the following courses and distances: North 50 degrees 59 minutes 35 seconds East, a distance of 192.69 feet to a right of way monument found; North 38 degrees 52 minutes 58 seconds West, a distance of 35.00 feet to an iron pin set; North 51 degrees 07 minutes 02 seconds East, a distance of 20.38 feet to an iron pin set; South 38 degrees 52 minutes 58 seconds East, a distance of 35.00 feet to a right of way monument found; North 51 degrees 33 minutes 45 seconds East, a distance of 59.68 feet to a 1/2 inch rebar with cap found; North 53 degrees 56 minutes 20 seconds East, a distance of 227.60 feet to an iron pin set; North 54 degrees 12 minutes 18 seconds, a distance of 148.00 feet to an iron pin set; North 53 degrees 54 minutes 32 seconds East, a distance of 39.47 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said northerly right of way of Lawrenceville Highway and proceed North 00 degrees 13 minutes 01 seconds West, a distance of 188.80 feet to an iron pin set; thence North 55 degrees 46 minutes 10 seconds East, a distance of 12.30 feet to an iron pin set; thence South 38 degrees 59 minutes 31 seconds East, a distance of 153.32 feet to an iron pin set on said northerly right of way of Lawrenceville Highway; thence along said northerly right of way of Lawrenceville Highway South 54 degrees 08 minutes 33 seconds West, a distance of 130.69 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Containing 0.252 acres.



SITE AREA:	
TRACT 1:	2.324 ACRES
TRACT 2:	1.162 ACRES
TRACT 3:	2.718 ACRES
TRACT 4:	0.623 ACRES
TRACT 5:	0.140 ACRES
TRACT 6:	0.252 ACRES
OVERALL SITE:	7.219 ACRES

CITY OF TUCKER
OCT 23 2017
RECEIVED
R2-17-004
VC-17-004-01

The field data upon which this map or plat is based has a closure precision of one foot in 23,012 feet and an angular error of 00' 00' 13" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 590,014 feet.

EQUIPMENT USED:

- ANGULAR: TOPCON TOTAL STATION
- LINEAR: TOPCON TOTAL STATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Date of Map or Plat:

Date



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REV	DATE	DESCRIPTION	BY
5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	-	-	-

LAND LOT(S) 165, 166, 188, 189
DISTRICT 18th

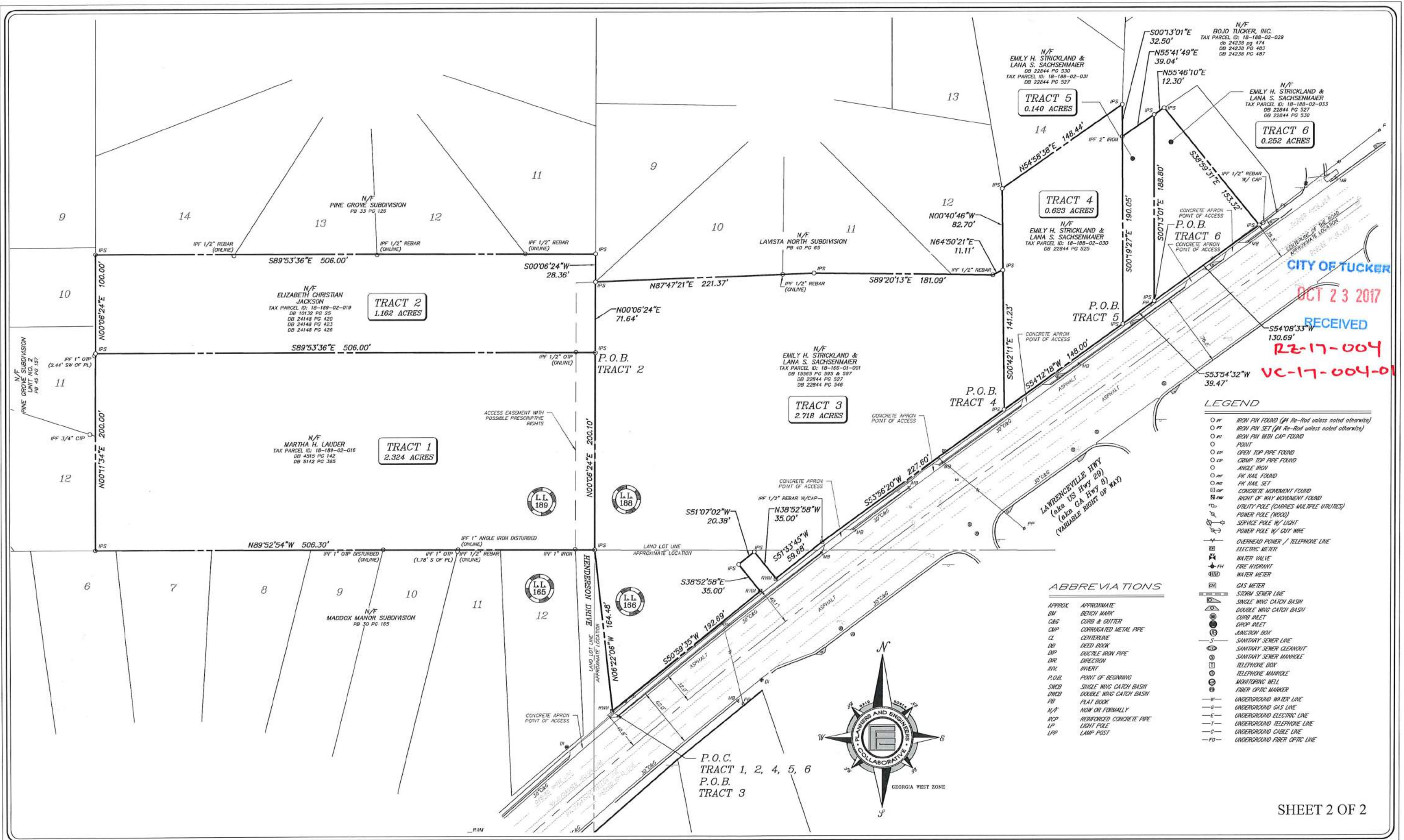
BOUNDARY SURVEY
FOR
THE ARDENT COMPANIES

DEKALB COUNTY
GEORGIA



DRAWN BY: PEC
CHECKED BY: JNH
FILE NO.: 17203.00
DATE: 09/25/2017
SCALE: 1" = 40'





OCT 23 2017
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RE-17-004
VC-17-004-01

- LEGEND**
- IPF IRON PIN FOUND (If Re-Rod unless noted otherwise)
 - IPF IRON PIN SET (If Re-Rod unless noted otherwise)
 - IPF IRON PIN WITH CAP FOUND
 - POINT
 - OP OPEN TOP PIPE FOUND
 - CP CORUP TOP PIPE FOUND
 - ANGLE IRON
 - IPF IRON NAIL FOUND
 - IPF IRON NAIL SET
 - IPF CONCRETE MOVEMENT FOUND
 - IPF RIGHT OF WAY MOVEMENT FOUND
 - IPF UTILITY POLE (CARRIES MULTIPLE UTILITIES)
 - IPF POWER POLE (WOOD)
 - IPF SERVICE POLE W/ LIGHT
 - IPF POWER POLE W/ CUY WIRE
 - OVERHEAD POWER / TELEPHONE LINE
 - ELECTRIC METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - GAS METER
 - SDRM SENSER LINE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - DROP INLET
 - JUNCTION BOX
 - SANITARY SENSER LINE
 - SANITARY SENSER CLEANOUT
 - SANITARY SENSER MANHOLE
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - MONITORING WELL
 - FIBER OPTIC MARKER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND CABLE LINE
 - UNDERGROUND FIBER OPTIC LINE

- ABBREVIATIONS**
- APPROX APPROXIMATE
 - BM BENCH MARK
 - C&G CURB & GUTTER
 - CMP CORRUGATED METAL PIPE
 - CL CENTERLINE
 - DR DRED BROOK
 - DIP DUCTILE IRON PIPE
 - DIR DIRECTION
 - INV INVERT
 - P.O.B. POINT OF BEGINNING
 - SHCB SINGLE WING CATCH BASIN
 - DHCB DOUBLE WING CATCH BASIN
 - FB FLAT BOOK
 - N/A NOW OR FORMERLY
 - RCP REINFORCED CONCRETE PIPE
 - LP LIGHT POLE
 - LPP LAMP POST



BOUNDARY SURVEY
FOR
THE ARDENT COMPANIES

LAND LOT(S) 165, 166, 188, 189
DISTRICT 18th

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