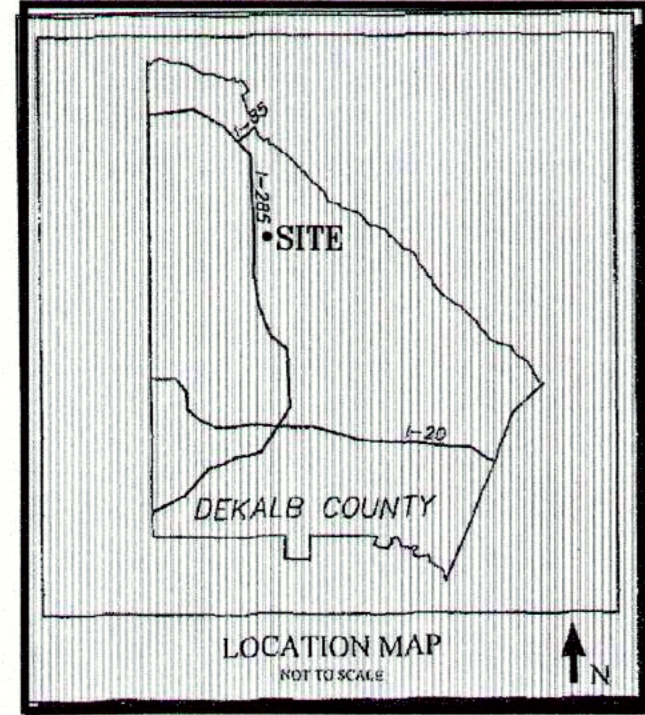
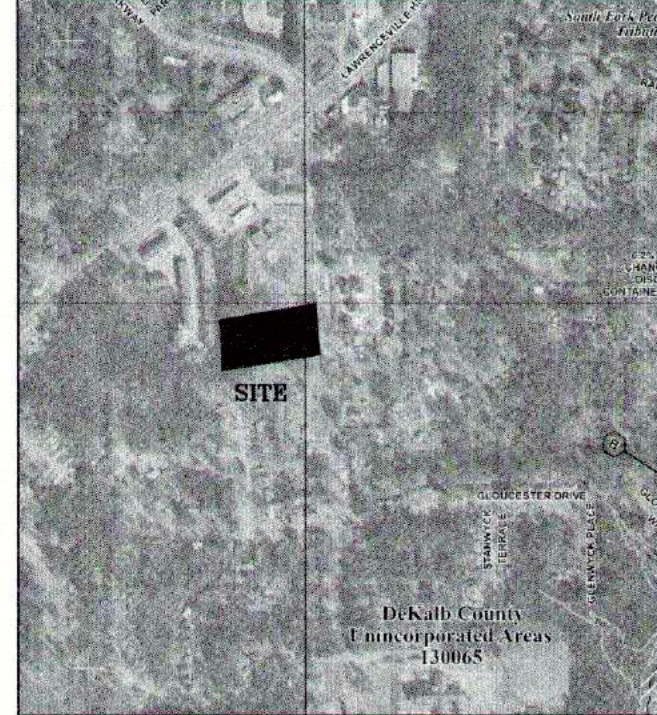


SITE SUMMARY:
 TOTAL SITE AREA 2.822 ACRE
 ZONING R75
 PROPOSED ZONING RSM
 TOTAL LOTS SHOWN 15 UNITS
 MAX. DENSITY 4-8 LOTS/AC.
 PROPOSED DENSITY 5.315 UNITS/AC.
 FLOOD PLAIN 0 S.F.
 PROPOSED OPEN SPACE 0.07 AC. (2900 S.F.), 2.4%
 MIN. LOT AREA = 5,000 S.F.
 MIN. LOT WIDTH = 50 FT
 MIN. HEATED FLOOR = 1200 S.F.
 MAX. LOT COVERAGE = 50%
 MAX. BUILDING HEIGHT = 35 FT
SETBACKS:
 FRONT YARD = 20 FT
 SIDE YARD = MIN. 3 FT, "10' SEPARATION BETWEEN BUILDINGS"
 REAR YARD = 20 FT

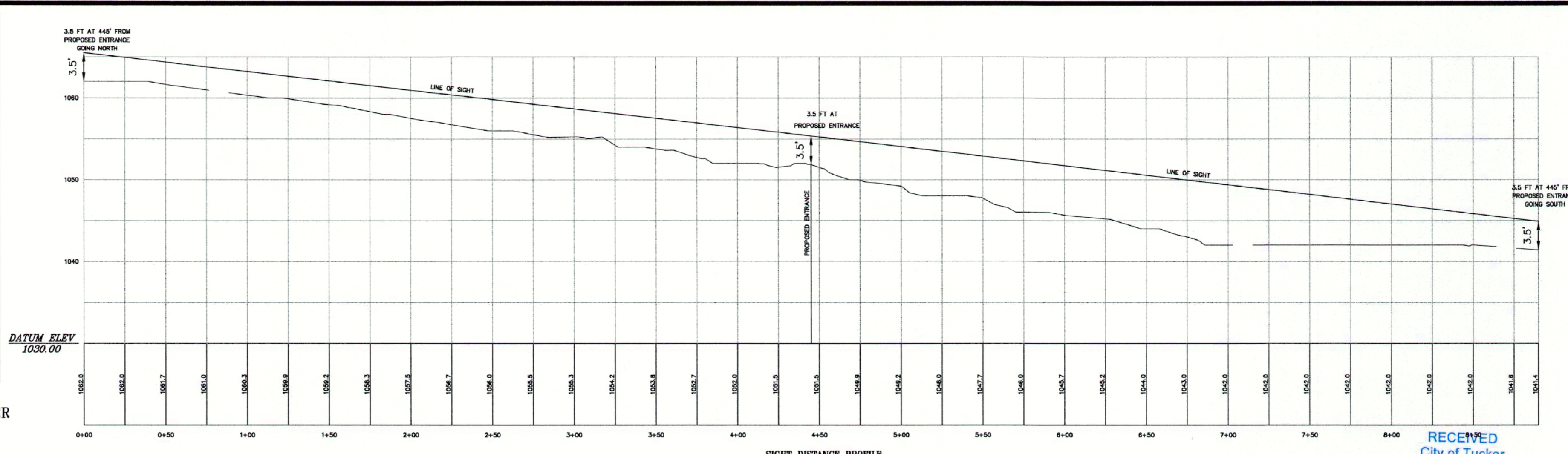
NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA PER MAP (F.I.R.M.) FOR DEKALB COUNTY GEORGIA PANEL NO. 13089C0078J, EFFECTIVE DATE MAY 16, 2013



FIRM PANEL
 1"=1000' PANEL 68 OF 490
 MAP NUMBER 13089C0078J
 MAP DATED: MAY 16, 2013

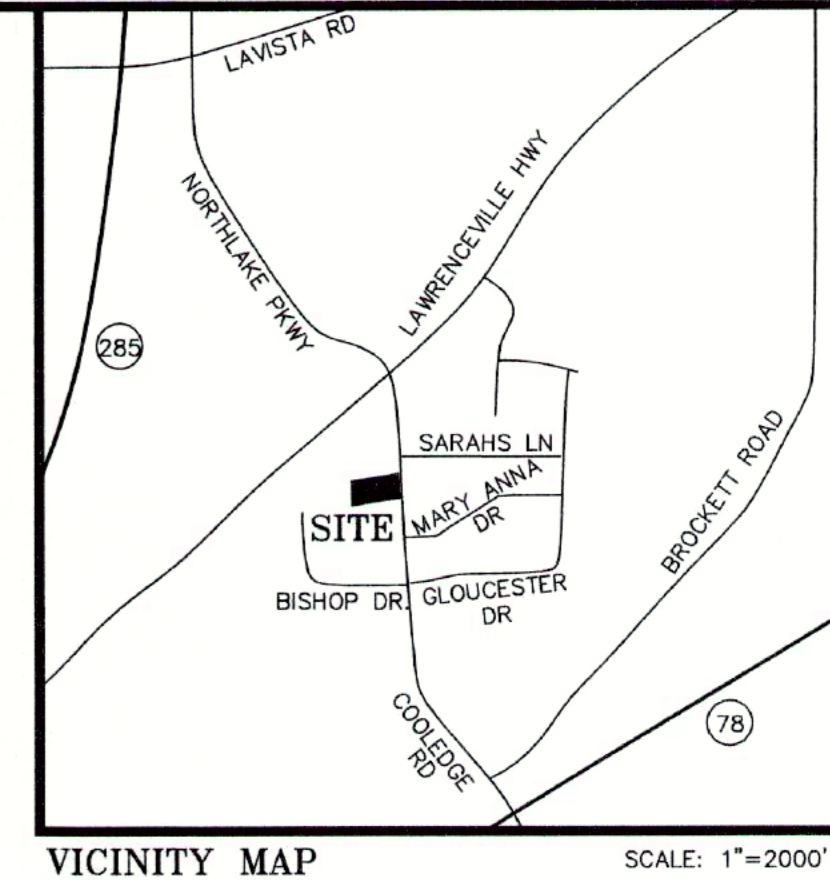
- NOTES:**
- CURB CUT LOCATIONS AND ALIGNMENTS ARE SUBJECT TO AN APPROVED SIGHT DISTANCE PLAN AND THE APPROVAL OF THE CITY OF TUCKER.
 - R/W TO BE CLEARED OF ALL OBSTRUCTIONS THAT MAY LIMIT THE SIGHT-DISTANCE OF THE DRIVER. THIS INCLUDES AT A MINIMUM ALL TREES AND/OR SHRUBS AND FENCING. COORDINATE ALL IMPROVEMENTS IN THE R/W WITH THE CITY OF TUCKER AND DEKALB COUNTY.
 - LINE OF SIGHT MUST REMAIN ENTIRELY IN THE RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY OR A PERMANENT EASEMENT MAY NEED TO BE DEDICATED TO MEET THIS REQUIREMENT.
 - CURB CUT LOCATIONS SHALL MEET THE MINIMUM REQUIREMENTS FOR SPACING AND SIGHT DISTANCE AND ARE SUBJECT TO APPROVAL BY THE CITY OF TUCKER.
 - OWNER/DEVELOPER SHALL PROVIDE ADA COMPLIANT PEDESTRIAN SIDEWALK ALONG THE ENTIRE FRONTS OF COOLEGDE ROAD.
 - DEVELOPMENT PLANS SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF TUCKER DEVELOPMENT REGULATIONS, TREE PROTECTION, EROSION & SEDIMENTATION CONTROL, FLOODPLAIN AND STREAM BUFFER ORDINANCES PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
 - WATER AND SEWER APPROVAL IS REQUIRED BY THE DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT PRIOR TO LAND DISTURBANCE PERMIT.

- LEGEND**
- IPF = IRON PIN FOUND (●)
 - IPCS = IRON PIN SET (○)
 - CMF = CONCRETE MONUMENT FOUND (□)
 - CMS = CONCRETE MONUMENT SET (□)
 - R/W = RIGHT OF WAY
 - STA = STATION NUMBER
 - LL = LAND LOT LINE
 - C/L = CENTERLINE
 - P/L = PROPERTY LINE
 - BM = BENCHMARK
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - IE = INVERT ELEVATION
 - EL = ELEVATION (ELEV.)
 - B/L = BUILDING LINE
 - SS = SURFACE ELEVATION
 - FL = FLOW
 - PP = PROPERTY CORNER
 - F = FENCE
 - TL = TELEPHONE LINE
 - PL = POWER LINE
 - SSL = SANITARY SEWER LINE
 - MSL = MANHOLE
 - GL = GAS LINE
 - WL = WATER LINE
 - SSS = SURFACE SUB
 - CV = GATE VALVE
 - F.H. = FIRE HYDRANT
 - WM = WATER METER
 - ST = STORM SEWER LINE
 - YI = YARD INLET
 - DI = DROPP INLET
 - CB = CATCH BASIN
 - HW = HEAD WALK
 - JB = JUNCTION BOX
 - DE = DRAINAGE EASEMENT
 - FM = SEWER FORCE MAIN
 - DS = DOWNSPOUT
 - CO = CLEAN OUT
 - CMF = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - VCP = VITRIFIED CLAY PIPE
 - DI = DUCTILE IRON PIPE
 - PC = POLYETHYLENE GLYCOLIDE PIPE
 - C & G = CURB AND GUTTER
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - T.P.O.B. = TRUE POINT OF BEGINNING
 - C.O.B. = CURB OF BEGINNING
 - QMD = CAL. MULTI DISTRICT
 - REB. = REBAR
 - BR = BRANCH
 - EX. = EXISTING
 - PRO. = PROPOSED
 - CON. = CONTOUR (DASHED)
 - PRO. = PROPOSED CONTOUR (SOLID)
 - TC = TOP OF CURB ELEVATION
 - A = TRAVEL POINT
 - L.P. = LIGHT POLE (○)
 - MT = PLANTED TREE



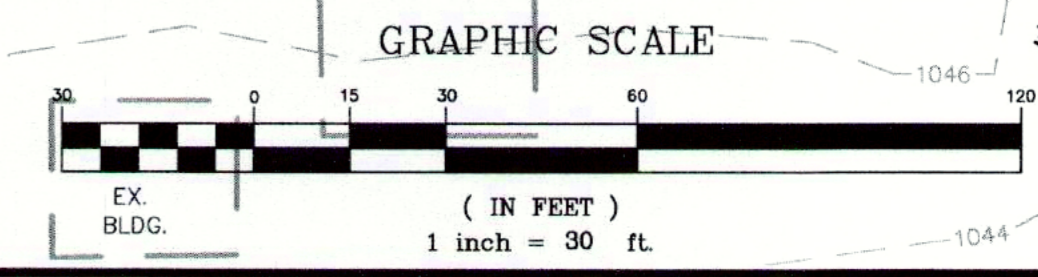
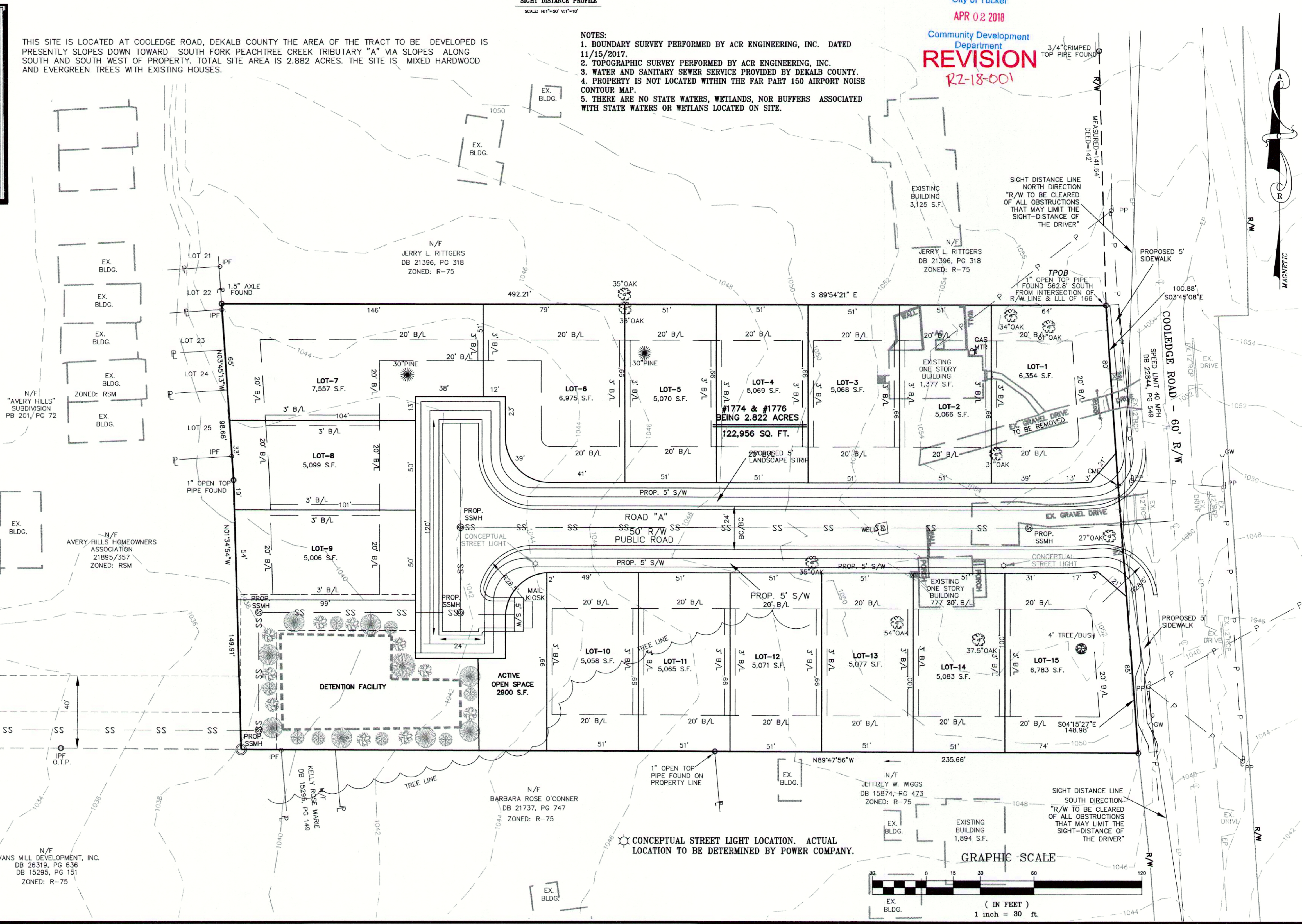
THIS SITE IS LOCATED AT COOLEGDE ROAD, DEKALB COUNTY THE AREA OF THE TRACT TO BE DEVELOPED IS PRESENTLY SLOPES DOWN TOWARD SOUTH FORK PEACHTREE CREEK TRIBUTARY "A" VIA SLOPES ALONG SOUTH AND SOUTH WEST OF PROPERTY. TOTAL SITE AREA IS 2.882 ACRES. THE SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSES.

- NOTES:**
- BOUNDARY SURVEY PERFORMED BY ACR ENGINEERING, INC. DATED 11/15/2017.
 - TOPOGRAPHIC SURVEY PERFORMED BY ACR ENGINEERING, INC.
 - WATER AND SANITARY SEWER SERVICE PROVIDED BY DEKALB COUNTY.
 - PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
 - THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.



VICINITY MAP
 SCALE: 1"=2000'
 PROPERTY ADDRESS:
 1774 & 1776 COOLEGDE ROAD
 TUCKER, GA 30084
 PARCEL# 18-166-02-010 & 18-166-02-029

RECEIVED
 City of Tucker
 APR 02 2018
 Community Development
 Department
REVISION
 RZ-18-001



ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 SUITE 685
 600 PINNACLE ROAD
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887

SITE PLAN
 FOR
 1774 & 1776 COOLEGDE ROAD
 TUCKER, GA 30084
 DEKALB COUNTY, GEORGIA



No.	Revision/Issue	By	Date
1	COMMENTS	IP	1/27/18
2	CITY COMMENTS	IP	4/27/18

PARCEL# 18-166-02-010&18-166-02-029	LAND LOT(S): 165
DISTRICT: 18TH	SECTION:
COUNTY: DEKALB	STATE: GEORGIA
DESIGNED: IP	DRAWN: IP

DRAWING: 17019E	Sheet: 1
DATE: DECEMBER 14, 2017	of: 1
H: SCALE: 1"=30'	V: N/A