

NO.	REVISED/ISSUE
1	1/23/18
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REVISION	DATE
1	1/23/18
2	

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2	

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

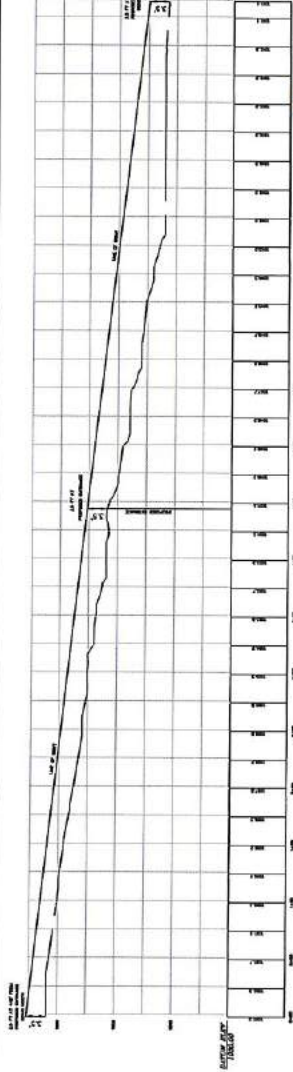
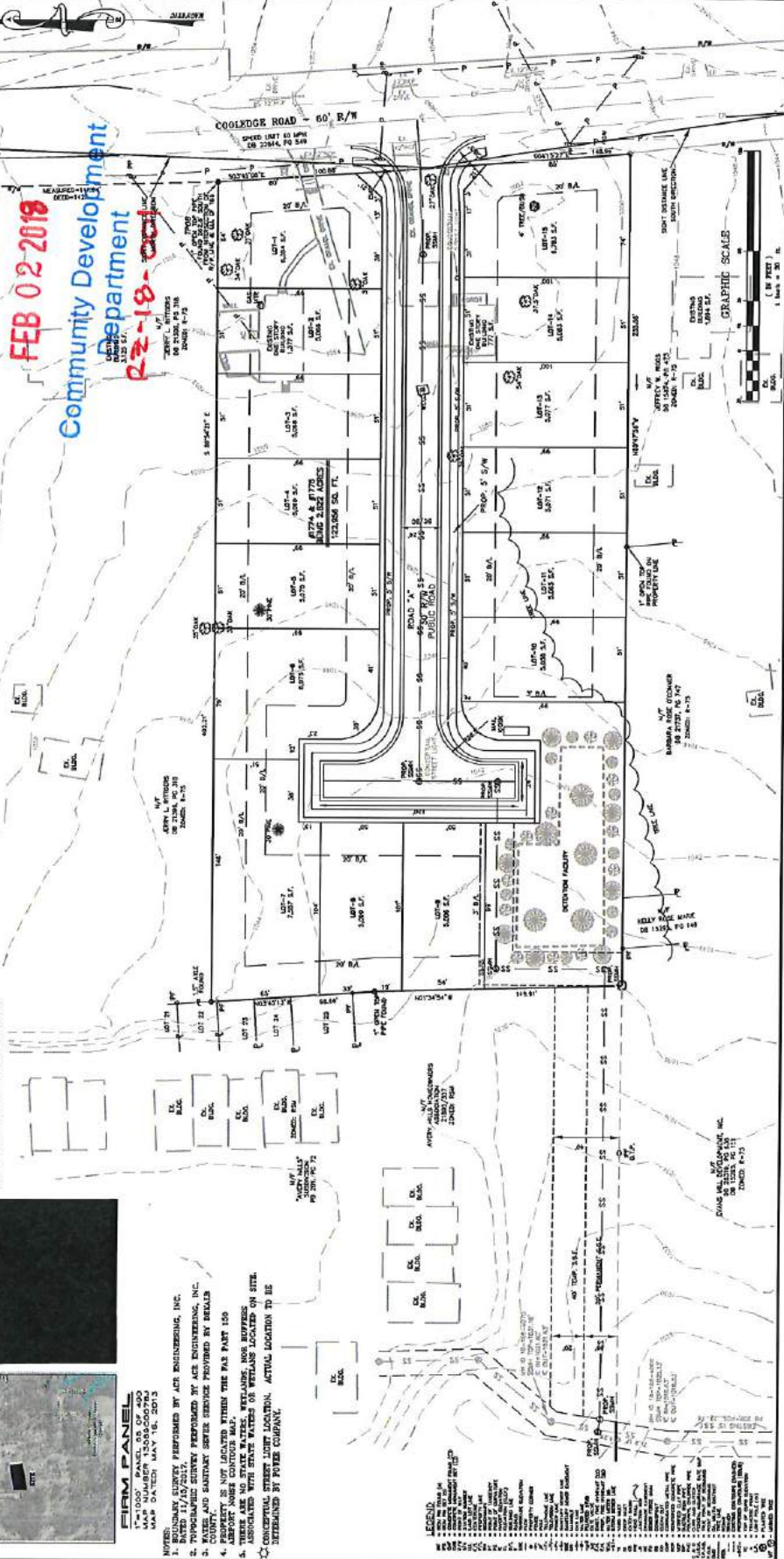
AGR Engineering, Inc.
ATTORNEY AT LAW, ENGINEER & SURVEYOR
1000 PARKWAY ROAD
ROCKFORD, GA 30084
DATE: 5/25
ADDRESS: CA 30091
TEL: (404) 291-0000
FAX: (404) 291-6007

VICINITY MAP
SCALE: 1" = 2000'
PROPERTY ADDRESS: 1774 & 1776 COOLEDR ROAD
PARCELS: 16-113-02-0041-16 & 16-113-02-0042

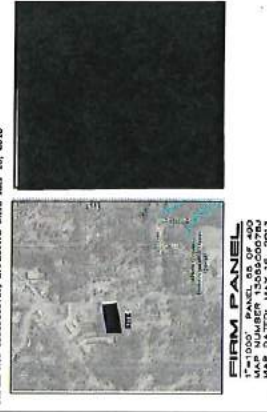


RECEIVED
City of Tucker
FEB 02 2018
Community Development Department
RECEIVED

THIS SITE IS LOCATED IN THE UNINCORPORATED AREA OF DEKALB COUNTY, GEORGIA. THE AREA OF THE TRACT TO BE DEVELOPED IS PRESUMED TO BE ZONED RSM. THE TRACT TO BE DEVELOPED IS PRESUMED TO BE ZONED RSM. THE TRACT TO BE DEVELOPED IS PRESUMED TO BE ZONED RSM.



SITE SUMMARY:
TOTAL SITE AREA: 2.822 ACRES
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.
MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50 FT
MIN. REAR YARD = 1,000 S.F.
MAX. LOT COVERAGE = 50%
MAX. BUILDING HEIGHT = 35 FT
SETBACKS:
FRONT YARD = 20 FT
REAR YARD = MIN. 3 FT, 10' SEPARATION BETWEEN BUILDINGS
SIDE YARD = 5 FT



FIRM PANEL
PROPOSED SURVEY PERFORMED BY ACE ENGINEERING, INC. DATED 11/15/2017.
2. TOPOGRAPHIC SURVEY PERFORMED BY ACE ENGINEERING, INC. DATED 11/15/2017.
3. PROPERTY IS NOT LOCATED WITHIN THE PART 150 ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON THE CONCEPTUAL STREET LIGHT LOCATION. ACTUAL LOCATION TO BE DETERMINED BY POWER COMPANY.

LEGEND:
1. LOT BOUNDARIES
2. LOT DIMENSIONS
3. LOT AREA
4. LOT NUMBER
5. LOT ZONING
6. LOT DISTRICT
7. LOT AREA
8. LOT NUMBER
9. LOT ZONING
10. LOT DISTRICT