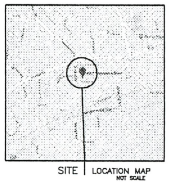


SITE | LOCATION MAP
NOT SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS / IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13089C0076J EFFECTIVE DATE: 05/16/2013
ZONE: X
NO WATERS OF THE STATE WITHIN 200 FEET.

NOTES:
1. ELEVATIONS ARE FIELD MEASURED NAVD88
2. SPEED LIMIT IS AS POSTED.
3. OVERHEAD POWER
4. WATER SERVICE BY DEKALB COUNTY
5. SEWER SERVICE BY DEKALB COUNTY

FRONT AVERAGE SETBACK
BASED ON THE BLOCK AVERAGE
FOUND TO BE 39.63'BL

CURRENT ZONING
ZONED R-75
CITY OF TUCKER
BUILDING SETBACK:
FRONT: AVERAGE 39.63'
SIDE: 7.5'
REAR: 40.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

CURRENT ZONING
ZONED R-75
CITY OF TUCKER
BUILDING SETBACK

FRONT AVERAGE 39.63'
SIDE INTERIOR 7.5'
REAR 40'
MAX.LOT COVERAGE 35%
MAX.BUILDING HEIGHT 35'
MIMINUM FRONTAGE 75'
MIMINUM LOT AREA 10,000 SF
MINIMUM HEATED FLOOR AREA 1600 SF

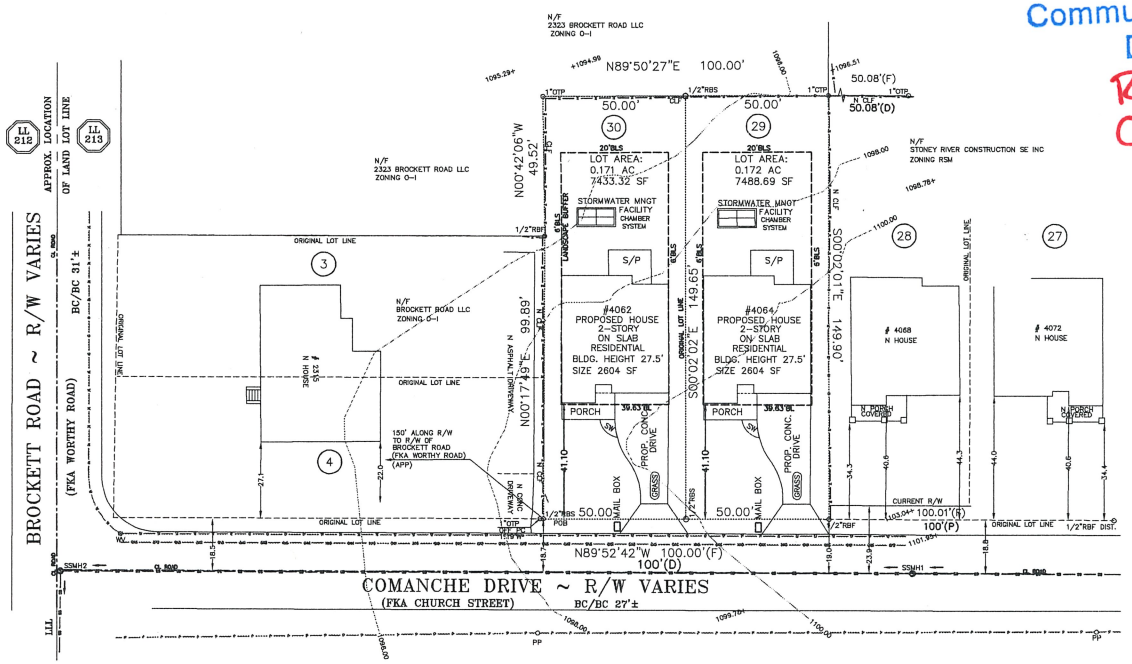
PROPOSED ZONING
ZONED RSM
CITY OF TUCKER
BUILDING SETBACK

FRONT AVERAGE 39.63'
SIDE INTERIOR 6'
REAR 20'
MAX.LOT COVERAGE 50%
MAX.BUILDING HEIGHT 35'
MIMINUM FRONTAGE 50' (VARIANCE)
MIMINUM LOT AREA 6000 SF
MINIMUM HEATED FLOOR AREA 1200 SF

RECEIVED
City of Tucker
DEC 26 2018
Community Development Department
RZ-19-0001
CV-19-0001

SSMH1
TOP=1101.31
INV IN=1093.11
INV OUT=1093.01

SSMH2
TOP=1093.34
INV IN=1085.34
INV OUT=1085.14



* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE

SCALE 1" = 20'

TOTAL LAND AREA
14922.01 SF / 0.343 AC

PROPOSED CONDITIONS

LOTS 29 AND 30	BLOCK A	REZONING PLAT PREPARED FOR: STONEY RIVER HOMES
SUBDIVISION OF Mrs. VELMA ADAMS PROPERTY	UNIT	
LAND LOT 213	18TH DISTRICT SECTION	PROPERTY ADDRESS: 4062 COMANCHE DRIVE TUCKER, GA 30084
DEKALB COUNTY, GEORGIA	DB.9083/PG.465 PB.14/PG.27	
FIELD WORK DATE: OCT 19, 2018	PRINTED/SIGNED DEC 11, 2018	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 20,000+ FEET, AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

ES
COORD #20151810
DWG #20182482-nREZONING

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
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INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
No. 3187
EDWARD A. STEPANOV

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SHEET 1 OF 2