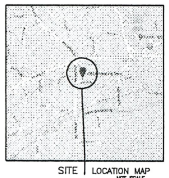


SITE | LOCATION MAP
NOT SCALE

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 LIABLE FOR ANY DAMAGE DUE TO FLOODING. SAID PARCEL MAP ID 13089C0076J EFFECTIVE DATE 08/08/2013
ZONE X

NO WATERS OF THE STATE WITHIN 200 FEET.

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 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

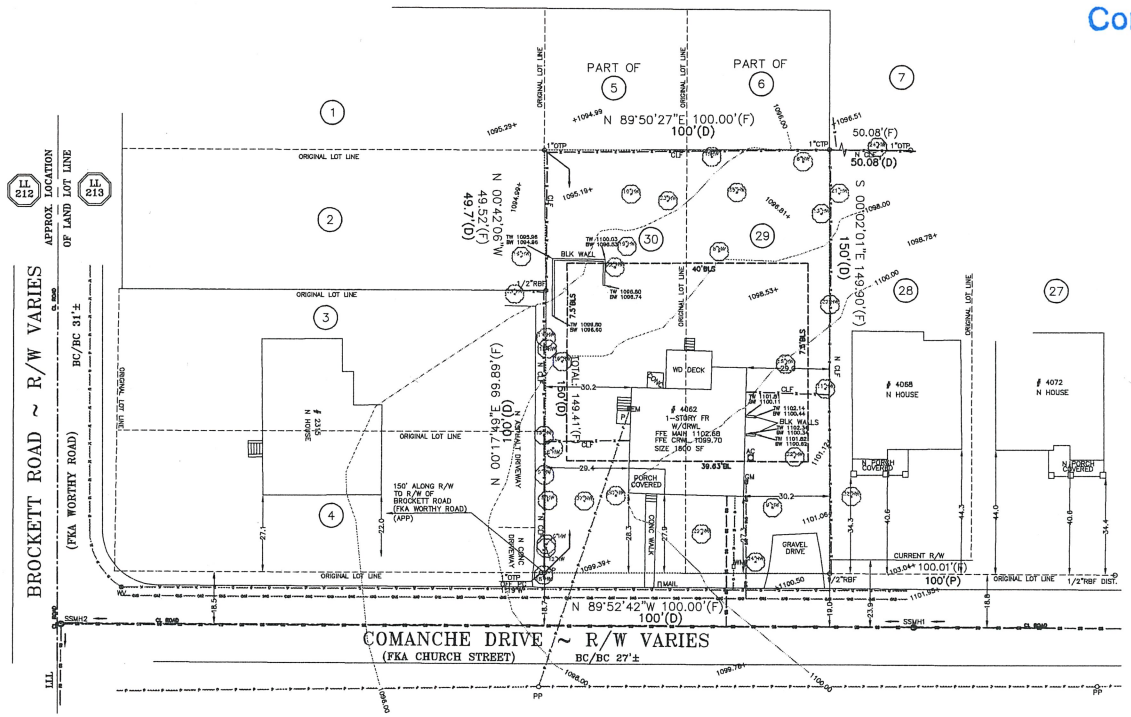
SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE (I.E. ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THIS SURVEYOR. ADDITIONAL UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONIC, ELECTRIC, WATER AND GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

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

SSMH1
TOP=101.31
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

0 20
SCALE 1" = 20'

TOTAL LAND AREA
14922.01 SF / 0.343 AC

ALLOWABLE LOT COVERAGE
5222.70 SF / 0.120 AC / 35%

EXISTING LOT COVERAGE
2294.84 SF / 0.053 AC / 15.38%

EXISTING CONDITIONS

LOTS 29 AND 30	BLOCK A	REZONING PLAT PREPARED FOR:
SUBDIVISION OF Mrs. VELMA ADAMS PROPERTY	UNIT	STONEY RIVER HOMES
LAND LOT 213	18TH DISTRICT SECTION	
DEKALB COUNTY, GEORGIA	DB.9083/PG.485 PB.14/PG.27	PROPERTY ADDRESS: 4062 COMANCHE DRIVE TUCKER, GA 30084
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 30,000+ 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 1,000,000+ FEET. AN ELECTRONIC TOTAL STATION AND A GPS GNSS 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 #20181224&2-REZONING

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

34 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-352-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED LAND SURVEYOR 3197 JOHN A. STEPANOV

SHEET 2 OF 2