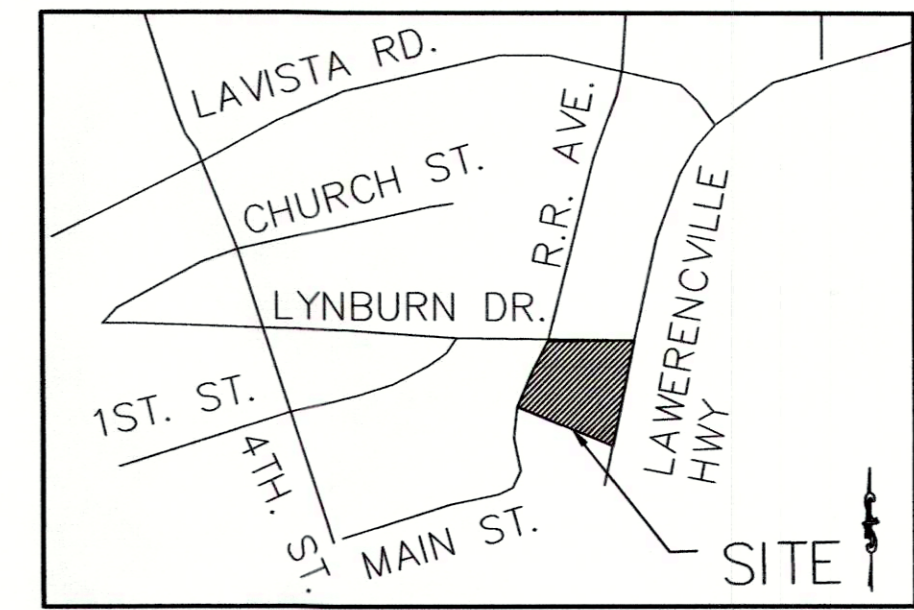


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	167.35'	35.49'	35.43'	N 13°25'09" E

LINE	BEARING	DISTANCE
L1	S 44°00'23" E	29.68'
L2	N 69°17'45" W	5.02'
L3	S 11°46'05" W	5.47'
L4	S 77°22'32" E	7.51'
L5	N 24°24'25" E	3.02'



LOCATION MAP  
SCALE: N.T.S.

**PROJECT NOTES:**

OWNER / DEVELOPER:  
GEYER MORRIS COMPANY  
ONE BUCKHEAD PLAZA, 3060  
PEACH RD, SUITE 1050, ATLANTA, GA  
CONTACT: CAMERON GROGAN  
TEL: (404) 941-2370

ENGINEER:  
Carter Engineering Consultants, Inc.  
3631 Mars Hill Road, Suite 2000  
Watkinsville, Georgia 30677  
Contact: Mark Campbell, P.E.  
Tel: (770) 725-1200  
mark@cartereengineering.net

Property located at 4260 & 4270 LAWRENCEVILLE HWY, LL 214, TUCKER, GA  
Current Zoning: VILLAGE OVERLAY, Underlying Zoning: R-75C-1  
Setbacks: Front 0' Rear 0' Side 0'

Proposed use is a restaurant with drive-thru  
Proposed building height is 20'

Boundary and topographical information obtained from field run survey by Carter Engineering  
Consultants dated: January 31, 2019 Phone: (770) 725-1200  
Project tract contains 1.25 acres, disturbed area = 1.03 acres  
Contour interval is 1 foot (NAVD 88)

The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance  
Rate Map # 13089 C0077K, dated: December 8, 2016.

The underground utilities shown hereon have been located from field information and existing  
drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all  
such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that  
the underground utilities shown are in the exact location indicated. The surveyor nor engineer has  
physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and  
notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures  
prior to commencement of storm and sanitary sewer construction.



**CARTER  
ENGINEERING  
CONSULTANTS**

Carter Engineering Consultants, Inc.  
3631 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677  
P: 770.725.1200  
F: 770.725.1204  
www.cartereengineering.net

**UNDERGROUND UTILITIES DISCLAIMER**

Information regarding the reputed presence, size, character and location of existing  
underground utilities and structures related to underground utilities is shown hereon.  
There is no certainty of the accuracy of this information and it shall be considered in  
that light by those using this drawing. The location and arrangement of underground  
utilities and structures related to underground utilities shown hereon may be  
inaccurate and utilities and structures related to underground utilities not shown may  
be encountered. The owner, his employees, his consultants and his contractors shall  
hereby distinctly understand that the surveyor is not responsible for the correctness  
or sufficiency of this information regarding the underground utilities and structures  
related to underground utilities shown hereon.

**SITE DATA:**

PROPOSED SITE AREA = 1.25 ACRES  
PROPOSED BUILDING AREA = 11,200 S.F.  
PROPOSED IMPERVIOUS AREA = 0.91 acres  
PROPOSED IMPERVIOUS COVERAGE = 73 %  
PROPOSED DISTURBED AREA = 1.03 ACRES  
REMAINING OPEN SPACE = 24%

**PARKING DATA:**

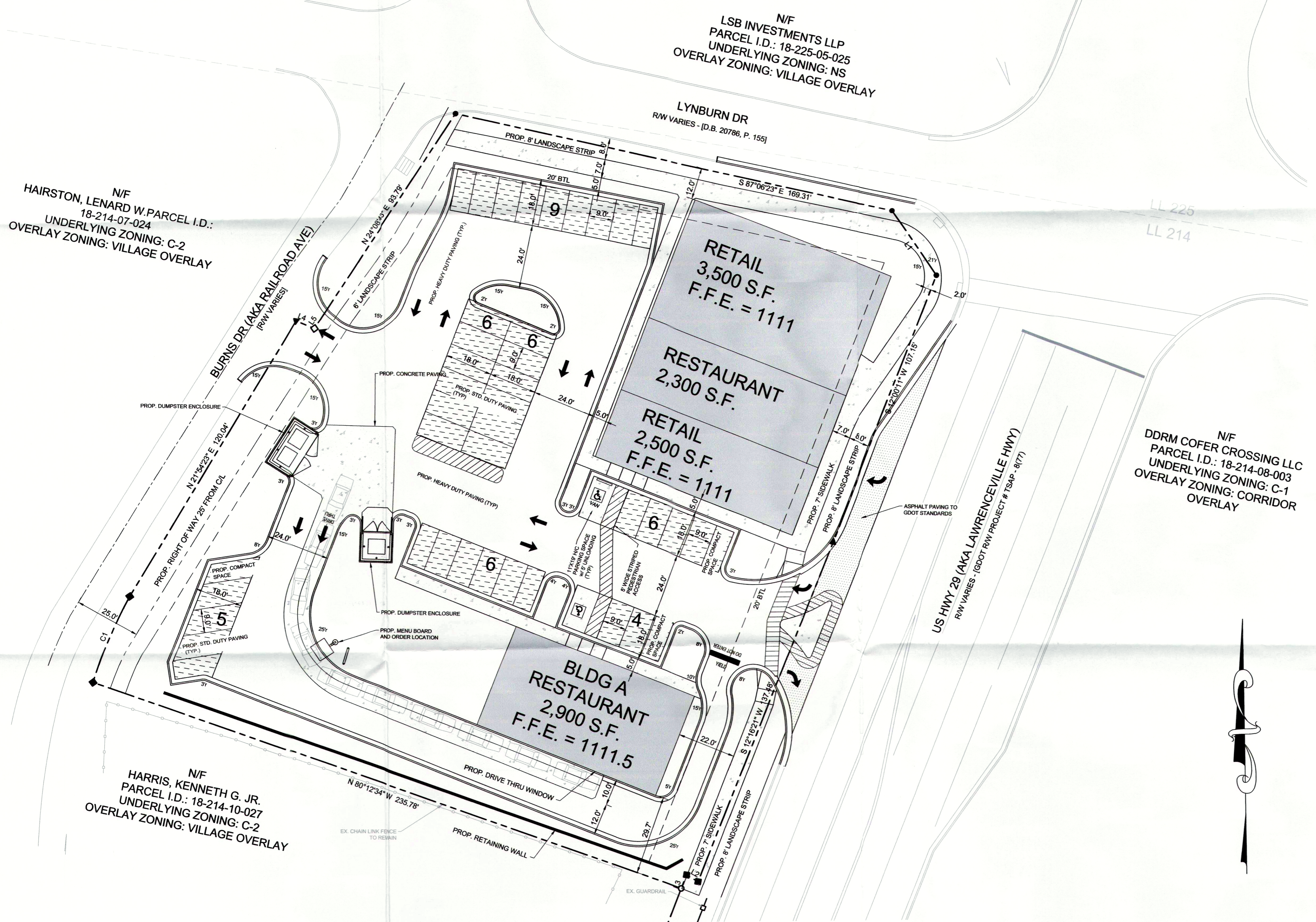
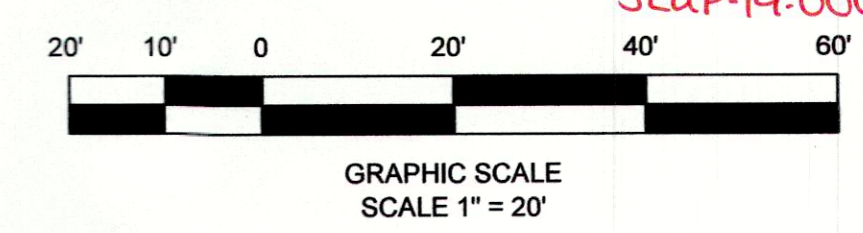
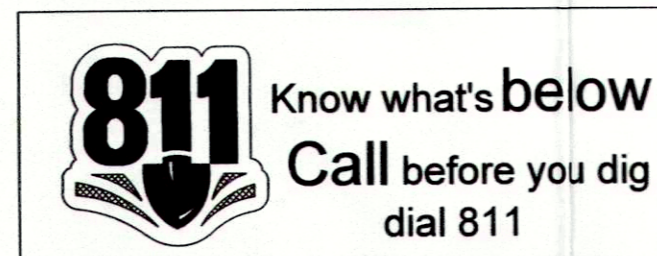
PARKING SPACES REQ.:  
REST / RETAIL = 1 SPACE / 300 S.F.  
11,200 S.F. TOTAL = 11,200 S.F. / 300 S.F. = 37 SPACES REQUIRED

PARKING SPACES PROVIDED:  
42 SPACES  
(47 regular spaces provided)  
(3 compact spaces provided)  
(2 handicap spaces provided)

**ESA NOTE:**  
THERE ARE NO WETLANDS, PONDS, OR  
STATE WATERS LOCATED ON OR  
WITHIN 200' OF THIS PROPERTY.

**SITE NOTE:**  
PROPOSED RIGHT IN RIGHT OUT TO  
MEET CITY OF TUCKER AND GOOT  
STANDARDS

RECEIVED  
City of Tucker  
MAR 25 2019  
Community Development  
Department  
P2-19-0003  
SLUP-19-0006



N/F  
HAIRSTON, LENARD W. PARCEL I.D.:  
18-214-07-024  
UNDERLYING ZONING: C-2  
OVERLAY ZONING: VILLAGE OVERLAY

N/F  
DDRM COFER CROSSING LLC  
PARCEL I.D.: 18-214-08-003  
UNDERLYING ZONING: C-1  
OVERLAY ZONING: CORRIDOR  
OVERLAY

N/F  
HARRIS, KENNETH G. JR.  
PARCEL I.D.: 18-214-10-027  
UNDERLYING ZONING: C-2  
OVERLAY ZONING: VILLAGE OVERLAY

**SPEED LIMIT DATA:**  
LYNBURN DR. = 25 MPH  
LAWRENCEVILLE HWY = 45 MPH  
BURNS DR. = NOT POSTED

**SEWER NOTE:**  
A SANITARY SEWER LINE  
EXTENSION WILL BE  
NECESSARY FOR THIS SITE.

**SIGHT DISTANCE NOTE:**  
PROPOSED DRIVEWAYS SHALL HAVE ADEQUATE SIGHT DISTANCES  
PER AASHTO REQUIREMENTS.

**SITE DEVELOPMENT PLANS**  
for  
**GEYER MORRIS COMPANY**  
4260 & 4270 LAWRENCEVILLE HWY, LL 214, TUCKER, GA

PROJECT NAME:  
PROPOSED  
RESTAURANT  
AND SHOPS

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
C-1

PROJECT NUMBER:  
18005GMC

DATE:  
02/19/19