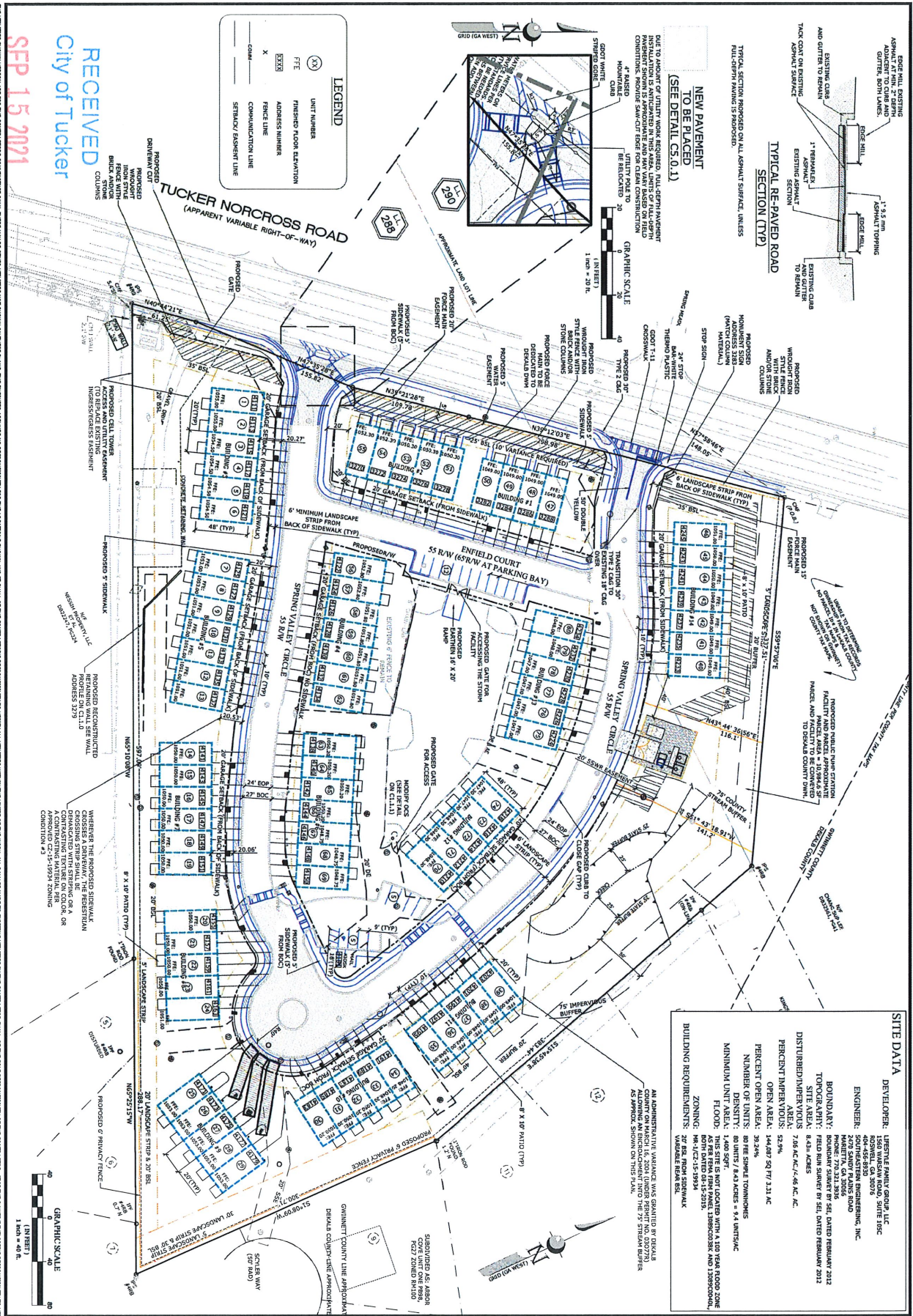


Community Development  
Department

RECEIVED  
City of Tucker  
SEP 15 2021

R2-21-0002



**SITE DATA**

DEVELOPER: LIFESTYLE FAMILY GROUP, LLC  
 ENGINEER: SEI  
 BOUNDARY: 20' FROM SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 23S, RANGE 10E, DEKALB COUNTY, GEORGIA  
 DISTURBED/PAVED AREAS: 8,434 ACRES  
 PERCENT IMPERVIOUS: 52.3%  
 OPEN AREA: 14,487 SQ FT / 3.31 AC  
 PERCENT OPEN AREAS: 39.24%  
 NUMBER OF UNITS: 80 FIVE SINGLE TOWNHOMES  
 DENSITY: 80 UNITS / 8.43 ACRES = 9.4 UNITS/AC  
 MINIMUM UNIT AREA: 1,400 SQ FT  
 AS PER FEMA FLOOD MAPS, THIS DEVELOPMENT IS LOCATED WITHIN A 100 YEAR FLOOD ZONE (FLOOD AS PER FEMA FLOOD MAPS 150800000K AND 120500000L).  
 ZONING: MH-1(C)-25-19994  
 BUILDING REQUIREMENTS: 20' SET FROM SIDEWALK, VARIABLE REAR SET.

AN ADMINISTRATIVE VARIANCE WAS GRANTED BY DEKALB COUNTY TO ALLOW A 10' BUFFER FROM THE 75' STREAM BUFFER AS APPROVED SHOWN ON THE PLAN.

APPROVED FOR THE CITY OF TUCKER  
 SEP 15 2021  
**C1.1.0**

DESIGNED BY  
 CHECKED BY  
 REVIEWED BY

**SITE PLAN**  
 SPRING VALLEY TOWN HOMES  
 PROJECT LOCATED AT:  
 LL 28K & N34 18TH DISTRICT  
 CITY OF TUCKER  
 DEKALB COUNTY, GEORGIA

PROJECT OWNED/DEVELOPED BY:  
**LIFESTYLE FAMILY GROUP, LLC**  
 1560 WARSAW ROAD, SUITE 105C  
 ROSWELL, GA 30076  
 404-456-8930  
 24 HOUR CONTACT INFORMATION  
 JACK O'BANLON, 404-456-8930

No	REVISION DESCRIPTION	DATE
1	CITY AND COUNTY REDLINES	7.13.2020
2	CITY AND COUNTY REDLINES	10-16-20
3	-	-
4	-	-

**SEI**  
 SOUTHEASTERN ENGINEERING, INC.  
 7410 Sandy Plains Road Marietta, Georgia 30066  
 TEL: 770-575-1111 FAX: 770-575-1112  
 WWW.SOUTHEASTERNENGINEERING.COM