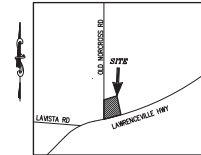


- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
  - CRS LAPPED REBAR SET (1/2" REBAR)
  - OTF OPEN TOP FOUND
  - CTF CRAMP TOP FOUND
  - © JUNCTION BOX
  - ULL LAND LOT LINE
  - LIGHT POLE
  - MH MANHOLE
  - PROPERTY LINE
  - BL BUILDING LINE
  - CLT CHAIN LINK FENCE
  - C/O SEWER CLEAN OUT
  - DE DRAINAGE EASEMENT
  - II DROP INLET
  - RBF REBAR FOUND
  - R/W RIGHT-OF-WAY
  - SS SANITARY SEWER EASEMENT
  - CRZ CRITICAL ROOT ZONE
  - UE UTILITY EASEMENT
  - FW FIRE HYDRANT
  - SINGLE WING CATCHBASIN
  - DOUBLE WING CATCHBASIN
  - WATER VALVE
  - GAS VALVE
  - HEADWALL



VICINITY MAP nte

**GENERAL NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 222,456 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.5" PER ANGLE POINT AND WAS ADJUSTED USING COMING'S RULE.

A MION - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

TOPOGRAPHY SHOWN WAS TAKEN FROM DEKALB COUNTY GIS.

**FLOOD NOTE**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARDOUS AREA PER COMMUNITY PANEL NO. 130800077L DATED 6/15/19.

**ZONING DT-1**

DOWNTOWN NEIGHBORHOOD  
 MIN LOT AREA: 6,000 SF  
 MIN LOT FRONTAGE: 50'

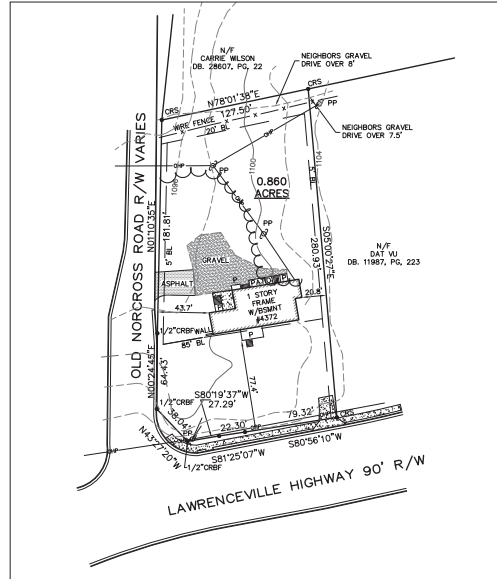
SETBACKS:  
 FRONT-SETBACK AVENUE  
 SIDE-5 FEET  
 REAR-10 FEET

NOTE: FRONT SETBACK AVERAGE IS 85% VIA GIS TO BE FIELD VERIFIED.

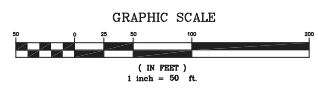
MAXIMUM COVERAGE: 30%

EXISTING LOT COVERAGE:  
 HOUSE-2,288 SF  
 FRONT PORCH/STEPS-203 SF  
 REAR PORCH/STEPS-217 SF  
 PATIOS-312 SF  
 DRIVE-511-285 SF  
 ASPHALT-842 SF  
 GRAVEL DRIVE-2714 SF  
 TOTAL-6,132 SF

6,132/38774=15.81%



EXISTING CONDITIONS



RECEIVED  
 CITY OF TUCKER  
 01/03/2024  
 PLANNING & ZONING  
 DEPARTMENT

SLUP-24-0001



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
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**SCI Development Services**  
 ENGINEERS - SURVEYORS - PLANNERS  
 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078  
 (770) 738-7868 MAIL@SCIENGINEERSURVEYORS.COM

EXISTING CONDITIONS  
**ALBERTS HOUSE FIVE, LLC**  
 4872 LAWRENCEVILLE HIGHWAY  
 LAND LOT 295 18th DISTRICT  
 CITY OF TUCKER  
 DEKALB COUNTY, GEORGIA REC. IN DB. 24894, PG. 287

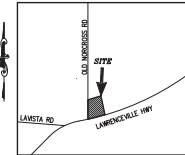
DATE	DRAWN	DRAWN
12/2/23	DJP	JAC
SCALE 1"=50'		
SLUP APPLICATION		

PROJECT NUMBER
56246
1



**LEGEND**

- RBF REBAR FOUND (1/2" REBAR)
- CRS CASTED REBAR SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CIF CRIMP TOP FOUND
- © JUNCTION BOX
- ULL LAND LOT LINE
- LIGHT POLE
- MH MANHOLE
- PROPERTY LINE
- BL BUILDING LINE
- CLT CHAIN LINK FENCE
- C/O SEWER CLEAN OUT
- DE DRAINAGE EASEMENT
- II DROP INLET
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER EASEMENT
- SE CRITICAL ROOT ZONE
- UE UTILITY EASEMENT
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- SINGLE WING CATCHBASIN
- DOUBLE WING CATCHBASIN
- WATER VALVE
- GAS VALVE
- HEADWALL



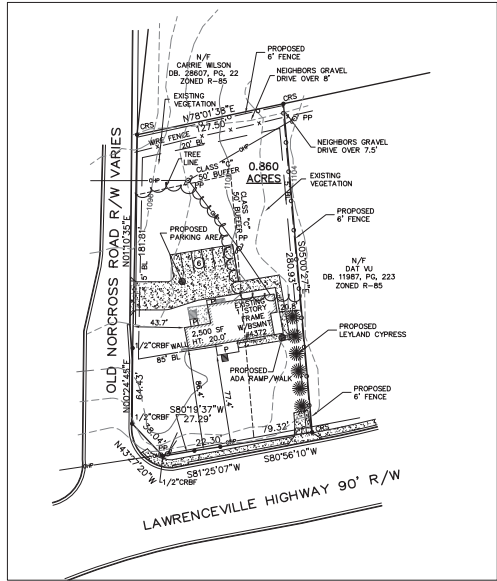
VICINITY MAP nte

**GENERAL NOTES**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LINESIDES AND INTERIORS AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 222,456 FEET.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING COMING RULE.  
 A MONUMENT TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
 FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.  
 CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.  
 UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.  
 THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAY AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.  
 TOPOGRAPHY SHOWN WAS TAKEN FROM DEKALB COUNTY GIS

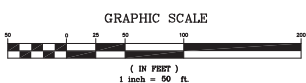
**FLOOD NOTE**  
 BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 130800077L DATED 6/15/19.

**ZONING DT-1**  
 DOWNTOWN NEIGHBORHOOD  
 MIN LOT AREA-1,000 SF  
 MIN LOT FRONTAGE-50'  
 SETBACKS:  
 FRONT-SETBACK AVENUE SIDE-5 FEET REAR-10 FEET  
 NOTE: FRONT SETBACK AVERAGE IS 85% VIA GIS TO BE FIELD VERIFIED  
 MAXIMUM COVERAGE: 30%  
 REQUIRED BUFFERS:  
 TRANSITIONAL CLASS "C" BUFFER

**EXISTING LOT COVERAGE:**  
 HOUSE-2,288 SF  
 FRONT PORCH/STEPS-203 SF  
 REAR PORCH/STEPS-217 SF  
 PATIOS-312 SF  
 DRIVE-256 SF  
 ASPHALT-662 SF  
 GRAVEL DRIVE-2,214 SF  
 TOTAL-4,132 SF  
 6,132/38774=15.81%  
**PROPOSED LOT COVERAGE:**  
 HOUSE-2,288 SF  
 FRONT PORCH/STEPS-203 SF  
 REAR PORCH/STEPS-135 SF  
 PATIOS-181 SF  
 DRIVE CUT-256 SF  
 PROPOSED MUL-815 SF  
 PROPOSED DRIVE-3166 SF  
 TOTAL-7,052 SF  
 7052/38774=18.18%  
 \*\*ADDITION OF 920 SF IMPERVIOUS\*\*



PROPOSED SITE PLAN



RECEIVED  
 CITY OF TUCKER  
 01/03/2024  
 PLANNING & ZONING  
 DEPARTMENT

SLUP-24-0001



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
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 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078  
 (770) 735-7866 FAX (770) 735-4623  
 MAIL@SCSDEVELOPMENT.COM

**PROPOSED SITE PLAN**  
**ALBERTS HOUSE FIVE, LLC**  
 4572 LAWRENCEVILLE HIGHWAY  
 LAND LOT 295 18th DISTRICT  
 CITY OF TUCKER  
 DEKALB COUNTY, GEORGIA REC. IN DB. 24894, PG. 287

DATE 12/9/23 DRAWN DDP CHECKED JAC  
 SCALE 1"=50'  
 DESIGNED BY  
**SLUP APPLICATION**

PROJECT NUMBER  
 56246  
**2**

