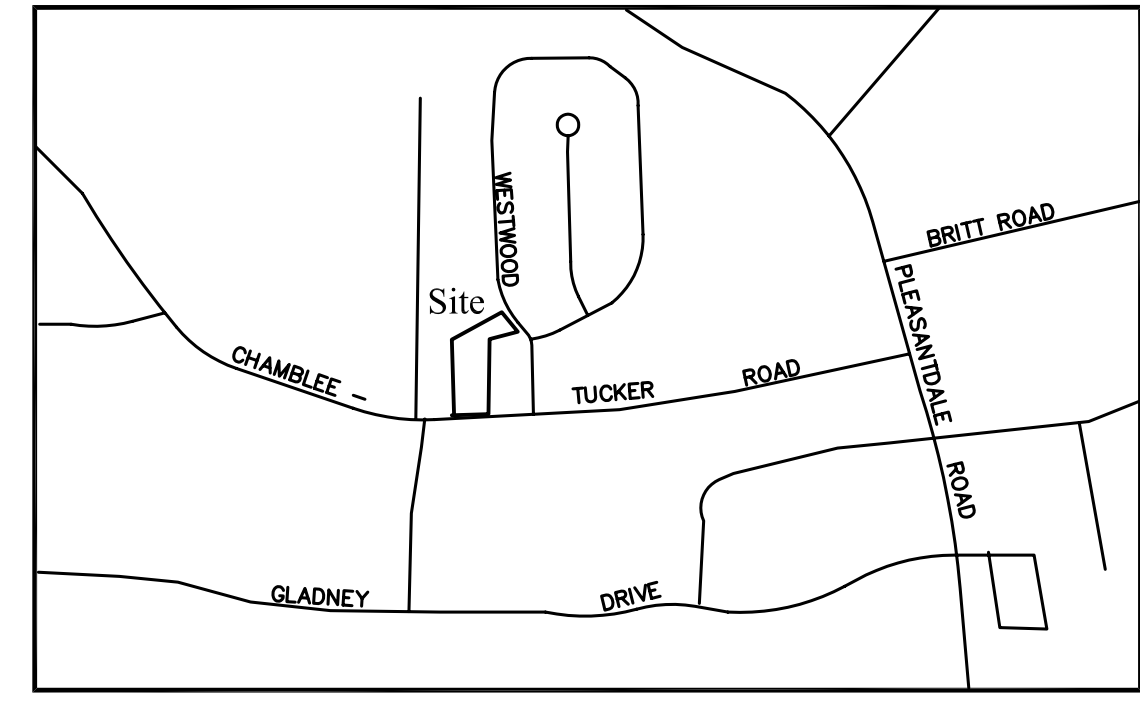
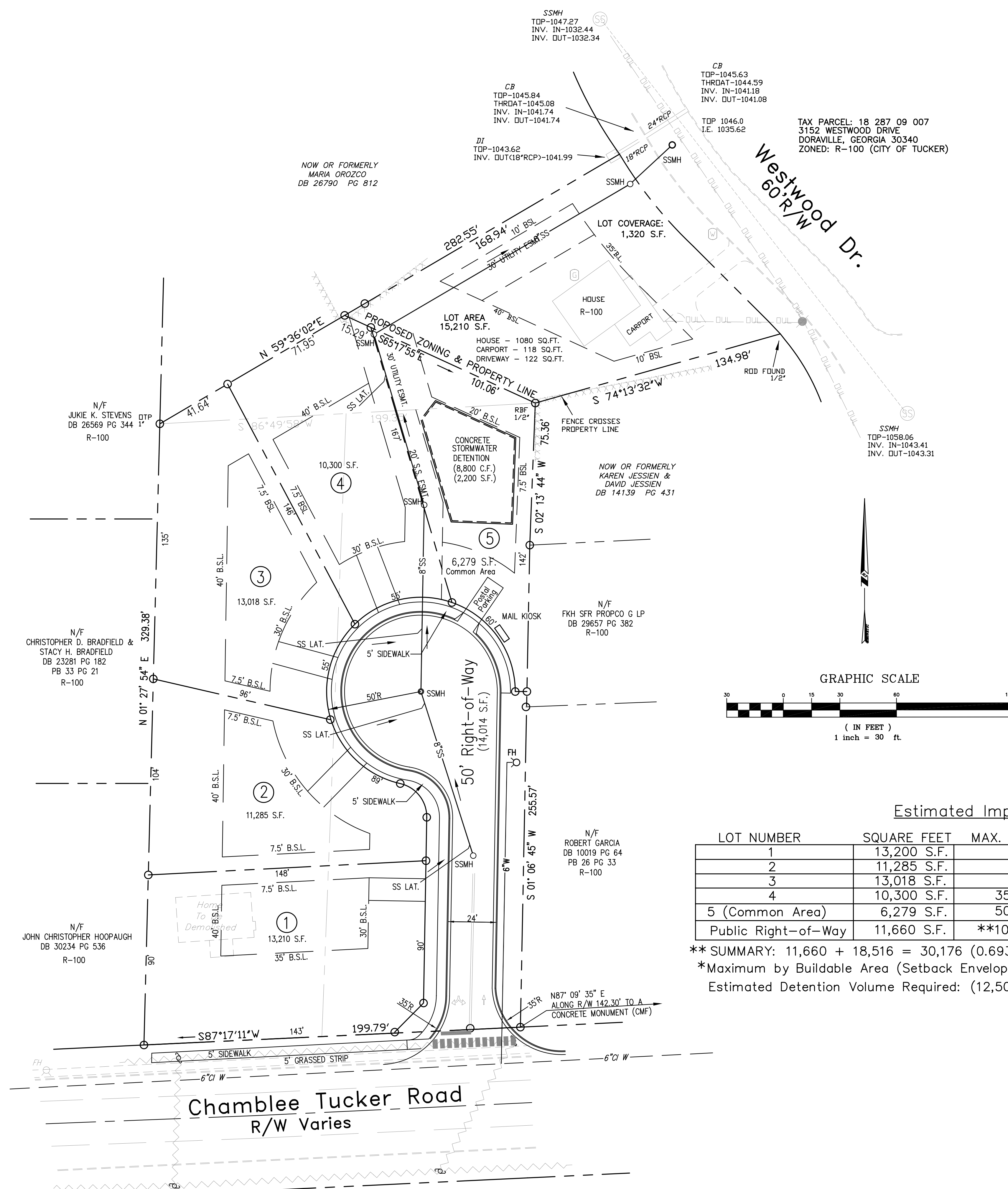


LEGEND

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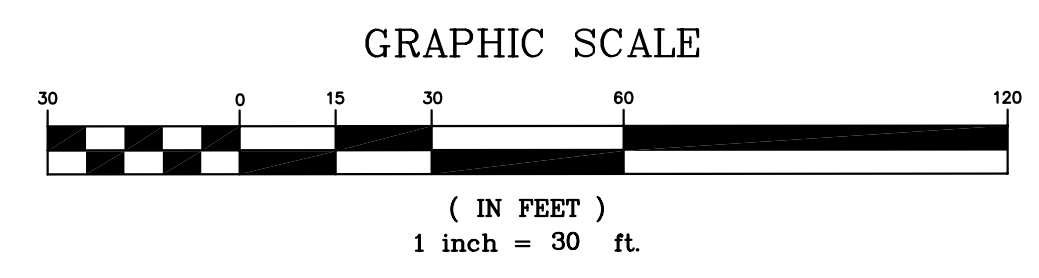
Vicinity Map
SCALE: N.T.S.

OWNER & DEVELOPMENT NOTES:

1. PROPERTY LOCATION: 4166 CHAMBLEE-TUCKER ROAD DORAVILLE, GA. 30340 PARCEL ID: 18-287-09-020 (0.81 AC.)
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2. OWNER: HAI SHAHIDUL
3. ENGINEER/DESIGNER: PYRAMID EDC CONSULTANTS, INC.

Site Analysis

Present Zoning: R-100	Proposed Zoning: R-75		
Combined Parcel Area: 70,692 S.F.			
Lot Area: 70,692 S.F. (1.62 Acres) Disturbed Area: N/A			
Proposed Use: 4 EACH, SINGLE FAMILY LOTS			
Setbacks	Required	Shown	Impervious Surfaces
Front	35'	30'	See Chart Below
Side	7.5'	7.5'	
Rear	40'	40'	



Estimated Impervious Surfaces Summary

LOT NUMBER	SQUARE FEET	MAX. BUILDING PAD/AREA	12' Wide Driveway Areas	Max. per Lot
1	13,200 S.F.	* 2,775 S.F. (21.0%)	440 S.F.	3,215 S.F.
2	11,285 S.F.	* 3,434 S.F. (30.4%)	400 S.F.	3,834 S.F.
3	13,018 S.F.	* 3,697 S.F. (28.4%)	400 S.F.	4,097 S.F.
4	10,300 S.F.	35% = 3,605 S.F.	400 S.F.	4,005 S.F.
5 (Common Area)	6,279 S.F.	50% = 3,140 S.F.	225 S.F.	3,365 S.F.
Public Right-of-Way	11,660 S.F.	**100% = 11,660 S.F.	N/A	**18,516 S.F.

** SUMMARY: 11,660 + 18,516 = 30,176 (0.693 Ac.) to Detention/Water Quality
 *Maximum by Buildable Area (Setback Envelope)
 Estimated Detention Volume Required: (12,500 C.F./Acre of Impervious) = 8,659 C.F.

Pyramid EDC Consultants, Inc
 P. O. Box 274
 Pine Lake, Georgia 30072
 Email: PyramidedcConsultants@gmail.com

REVISIONS	Description	Date

Site Plan & Rezoning Exhibit
 CT Westwood Subdivision
 Land Lot 287 - 18th District
 City of Tucker, DeKalb County, Georgia

PEP Project # 23-P0711
 Date: 06 JUNE 2024
 Project Manager: MAB



RECEIVED
 CITY OF TUCKER
 10/23/2024
 PLANNING & ZONING
 DEPARTMENT

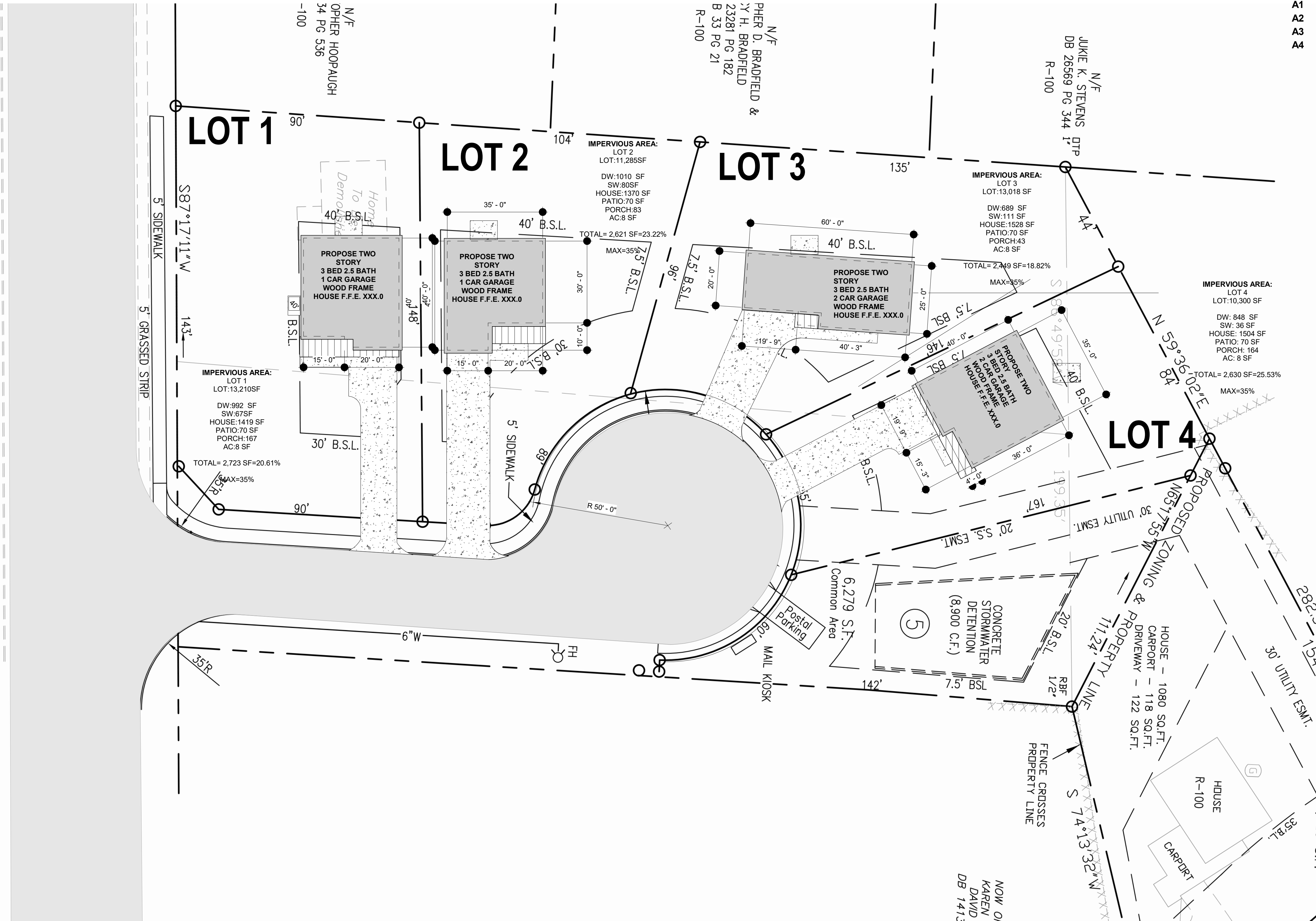
Site Plan & Rezoning Exhibit

Westwood Homes Tucker, Ga.

Conceptual Desing

SHEET INDEX

- A0 COVER SHEED AND ARCHITECTURAL SITE PLAN
- A1 FLOOR PLANS - ELEVATIONS 7 SITE PLAN - LOT 1
- A2 FLOOR PLANS - ELEVATIONS 7 SITE PLAN - LOT 2
- A3 FLOOR PLANS - ELEVATIONS & SITE PLAN - LOT 3
- A4 FLOOR PLANS - ELEVATIONS & SITE PLAN - LOT 4



AREA - LOT	FIRST FLOOR	SECOND FLOOR	TOTAL HEATING AREA	GARAGE	PORCH	TOTAL
AREA - LOT 1	1,101 SF	1,235 SF	2,336 SF	316 SF	78 SF	2,730 SF
AREA - LOT 2	879 SF	1,125 SF	2,004 SF	312 SF	95 SF	2,411 SF
AREA - LOT 3	941 SF	1,244 SF	2,185 SF	381 SF	55 SF	2,621 SF
AREA - LOT 4	950 SF	1,246 SF	2,196 SF	387 SF	60 SF	2,643 SF

DATE	#	REMARKS	REVISIONS:
3/22/24	1	Change Bulleting 3	

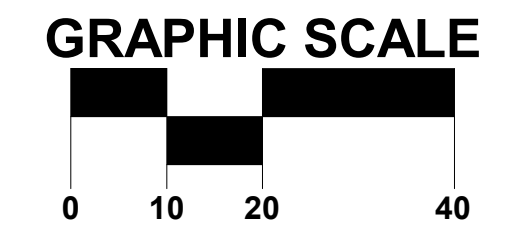
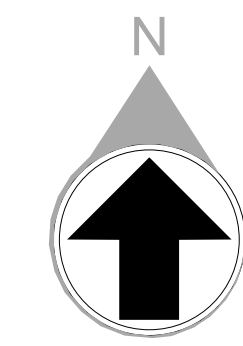
PROJECT:
Westwood Homes
 Land Lot 287 - District 18
 Tucker, Ga.
Tucker, Ga.

SHEET TITLE:
COVER SHEED AND ARCHITECTURAL SITE PLAN

SHEET:
A0

NO FOR CONSTRUCTION

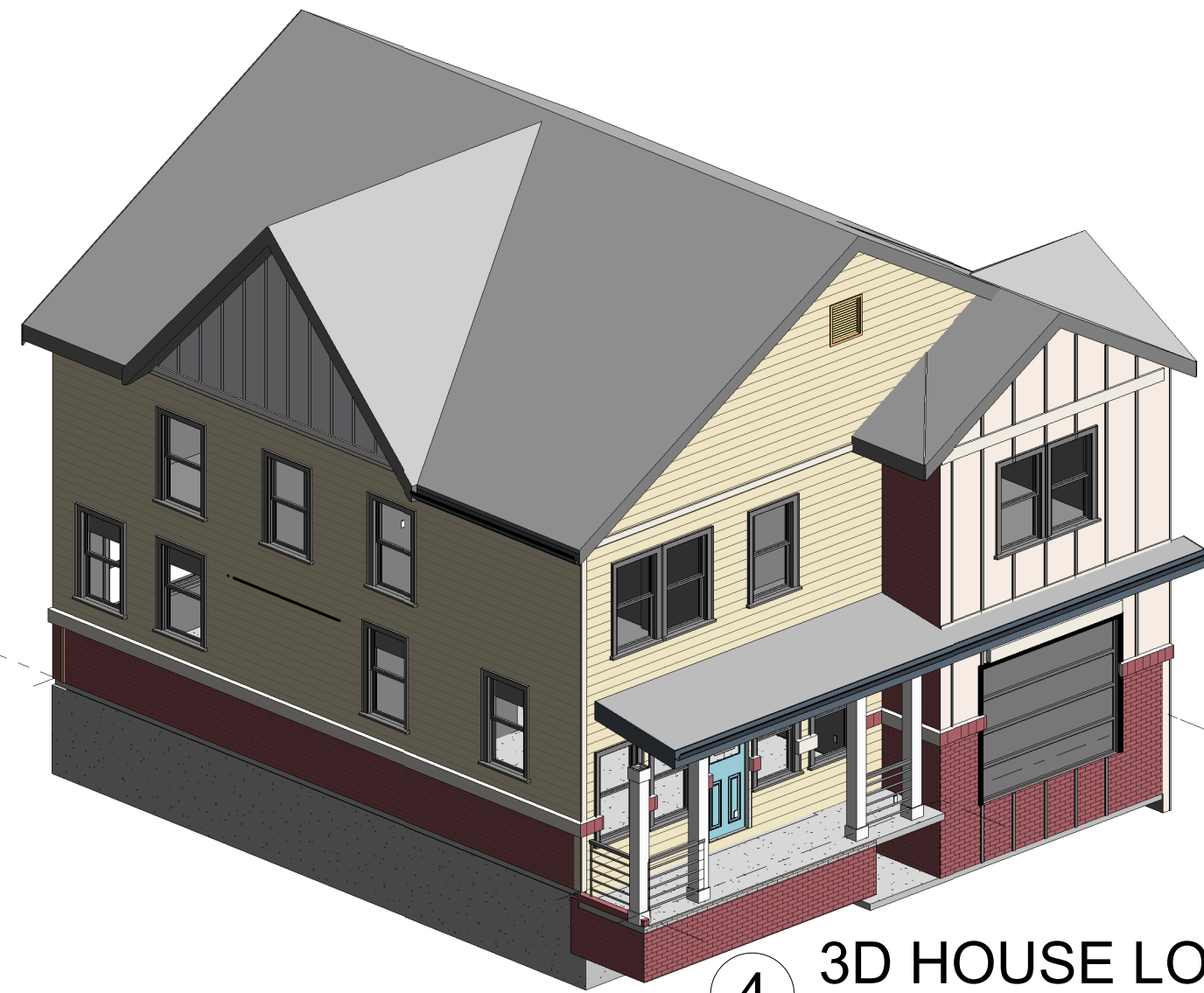
1 Site
 SCALE: 1" = 20'-0"



RZ-24-0006



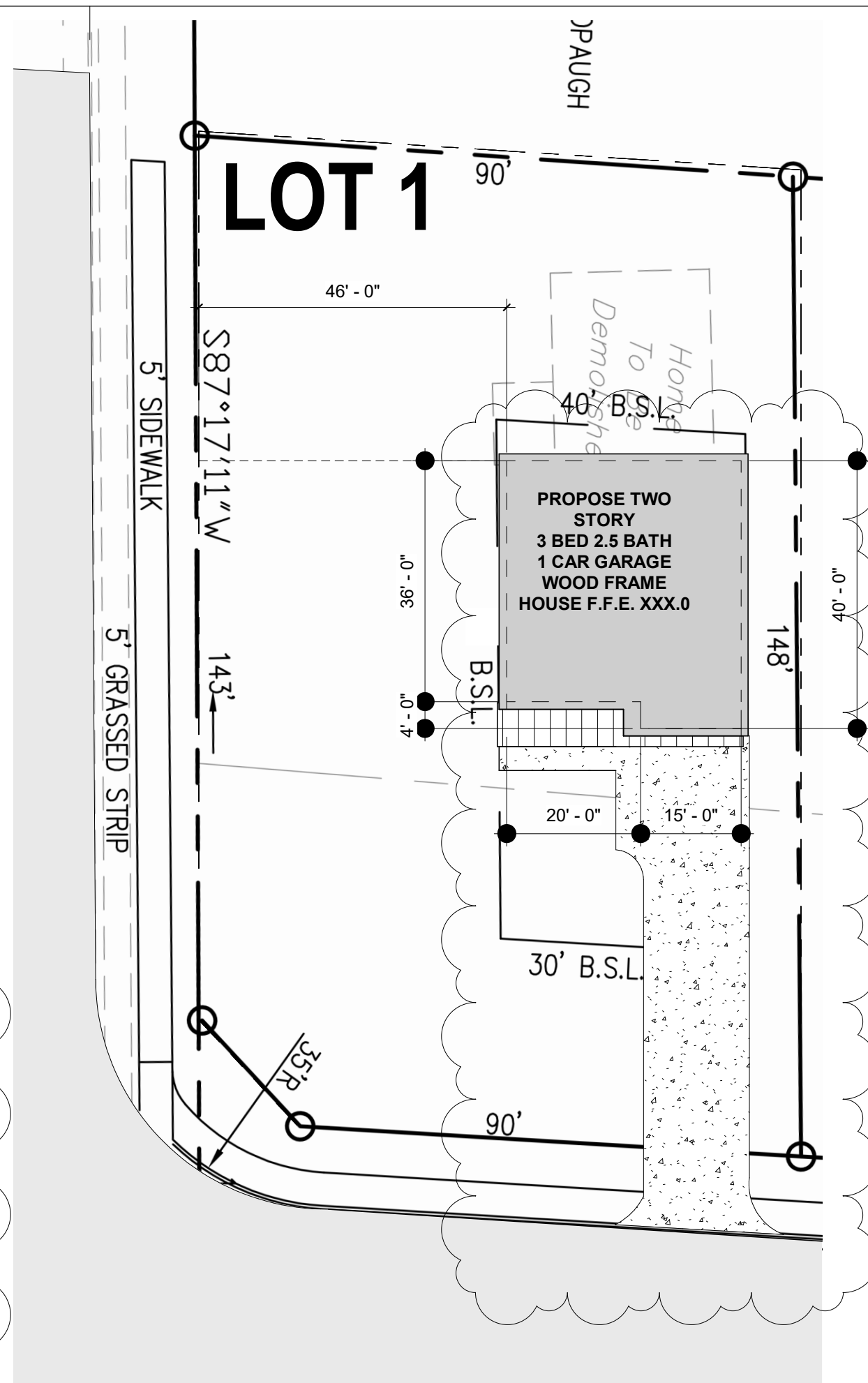
3 Elevation 2 House LOT 1
SCALE: 1/8" = 1'-0"



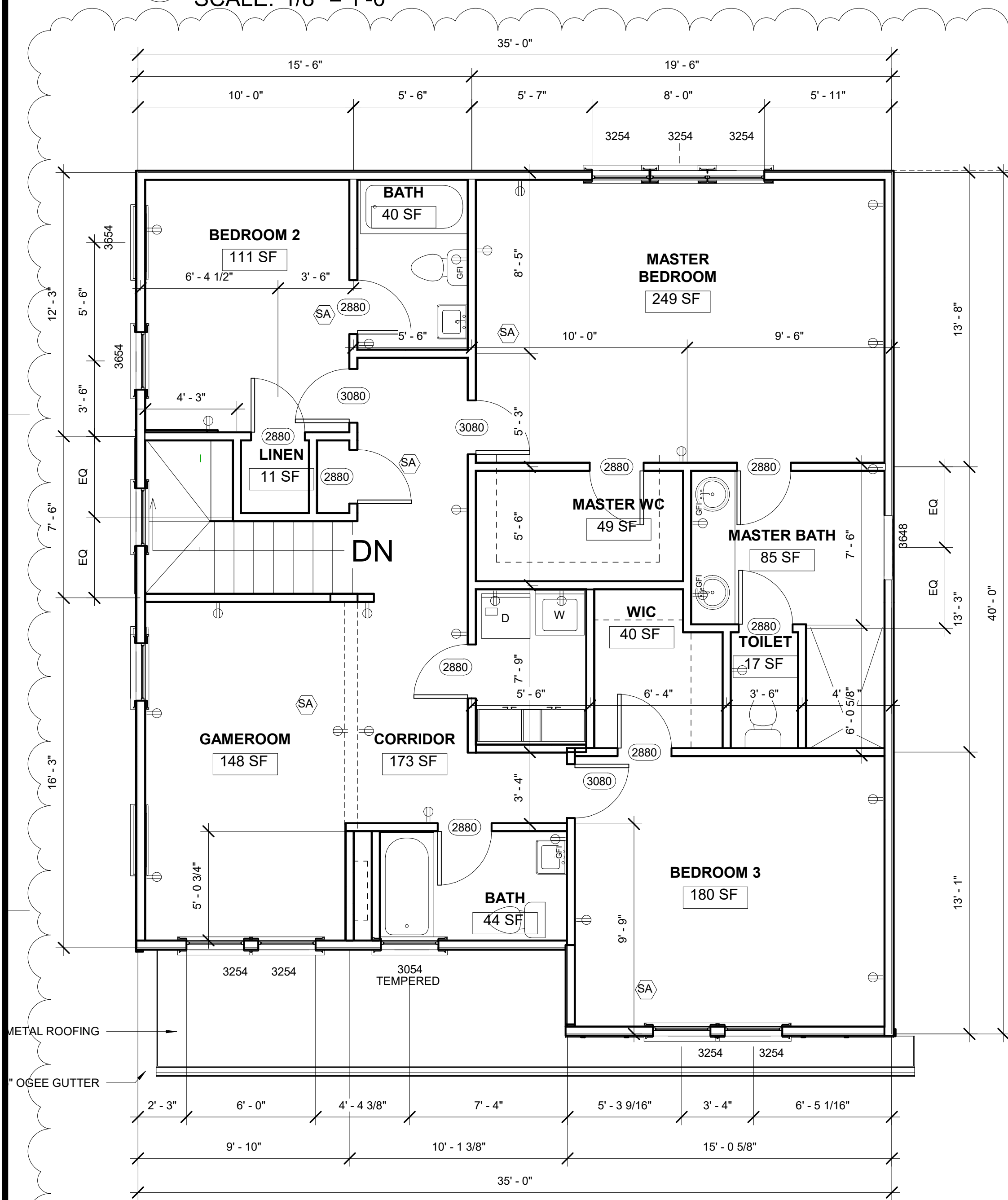
4 3D HOUSE LOT 1
SCALE:



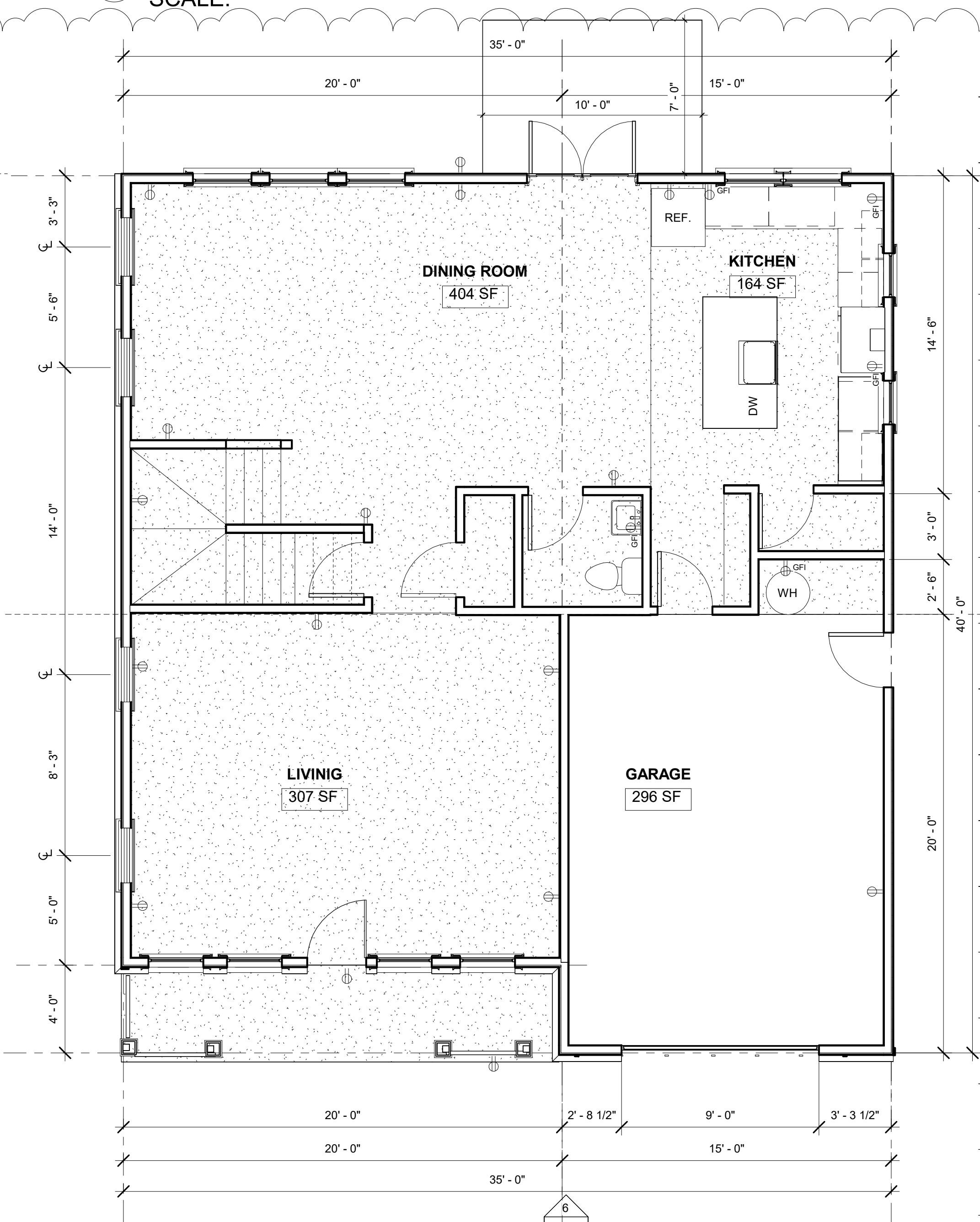
6 Elevation House LOT 1
SCALE: 1/8" = 1'-0"



0 LOT 1 SITE PLAN
SCALE: 1" = 20'-0"



2 SECOND FLOOR HOUSE LOT 1
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR HOUSE LOT 1
SCALE: 1/4" = 1'-0"

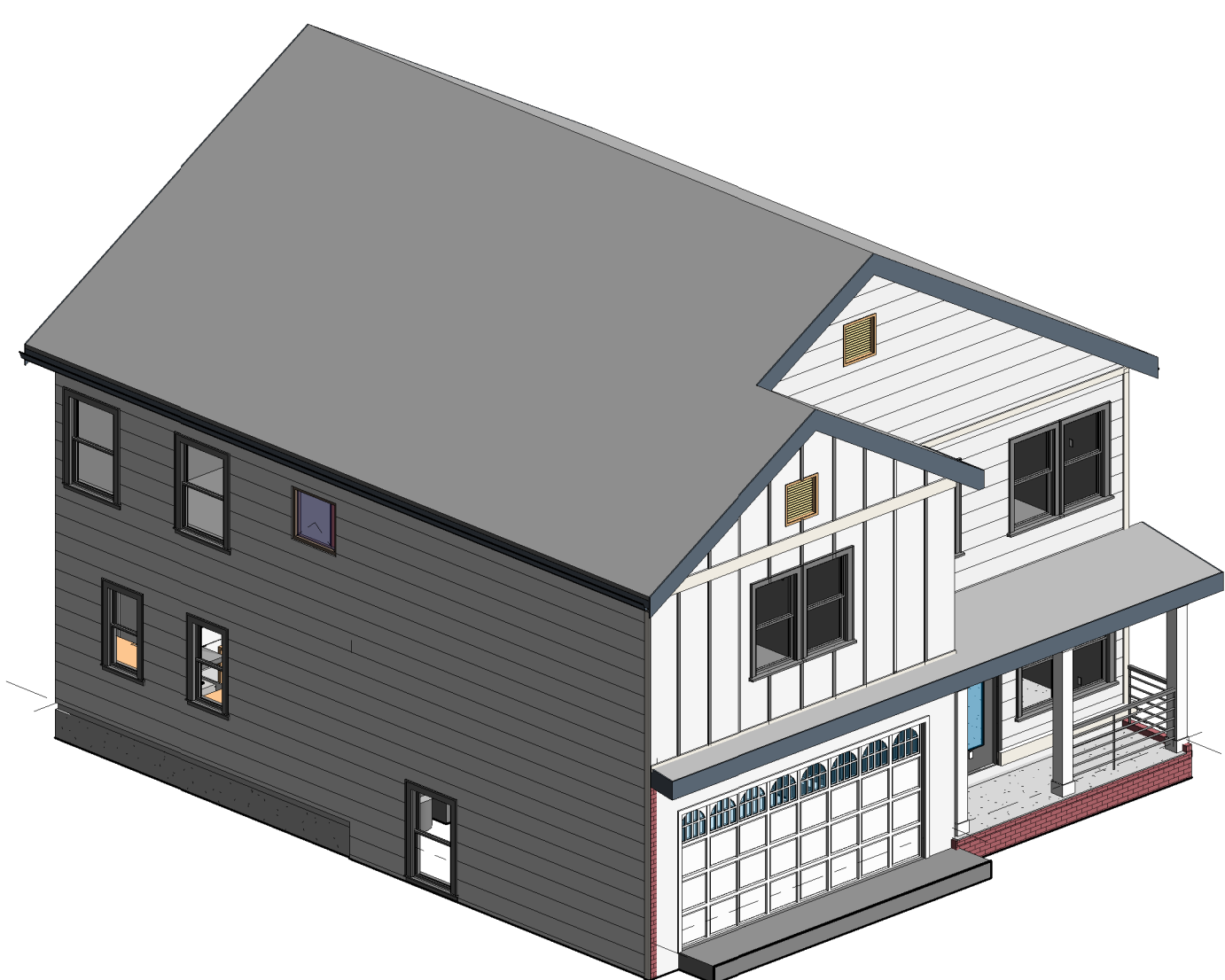
AREA - LOT 1	
FIRST FLOOR	1,118 SF
SECOND FLOOR	1,228 SF
TOTAL HEATING AREA	2,346 SF
GARAGE	296 SF
PORCH	88 SF
TOTAL	2,730 SF

DATE	#	REMARKS	REVISIONS:
4/25/24	2	Revision 1	

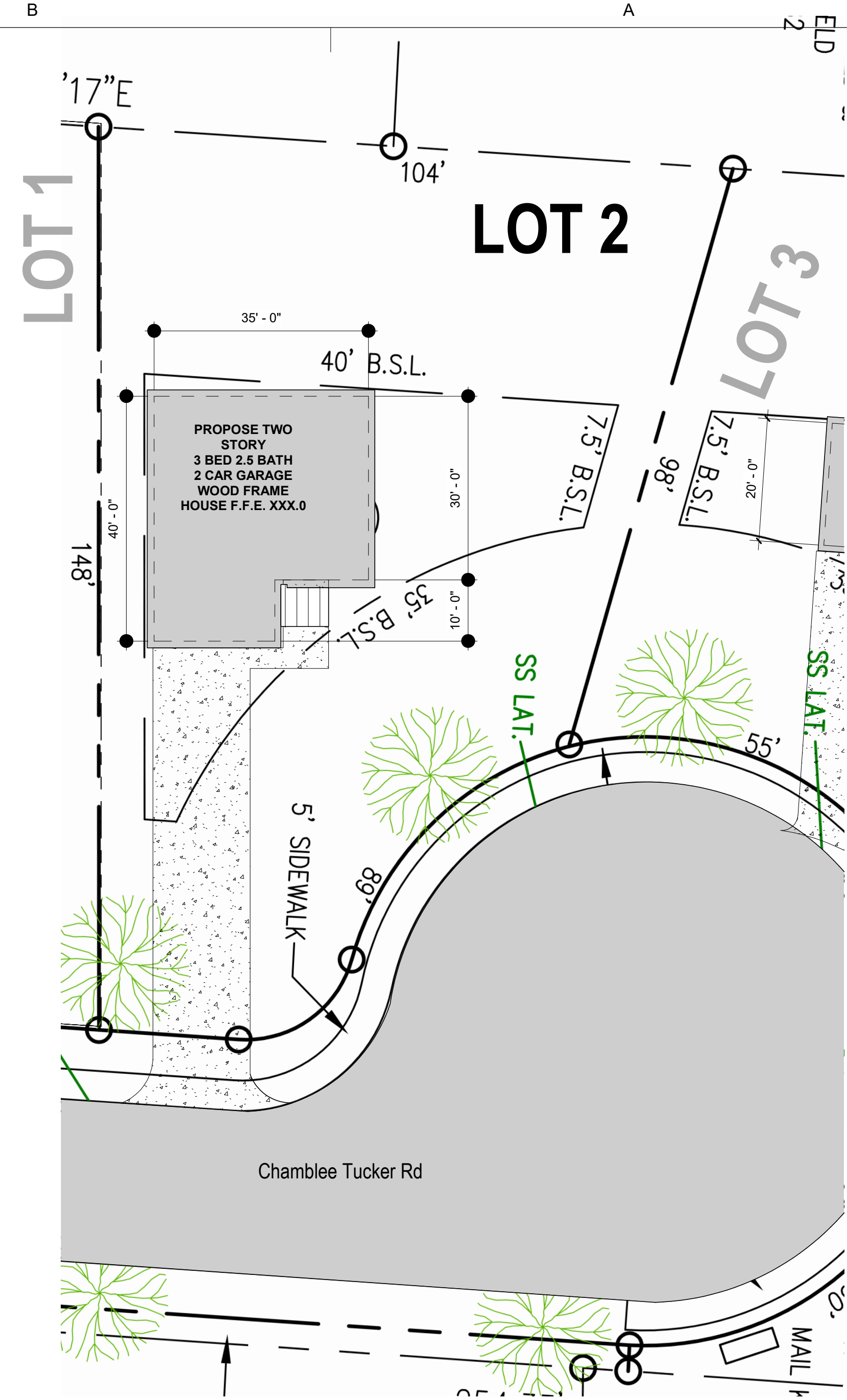
PROJECT:
Westwood Homes
Land Lot 287 - District 18
Tucker, Ga.
Tucker, Ga.
SHEET TITLE:
FLOOR PLANS -
ELEVATIONS 7 SITE
PLAN - LOT 1



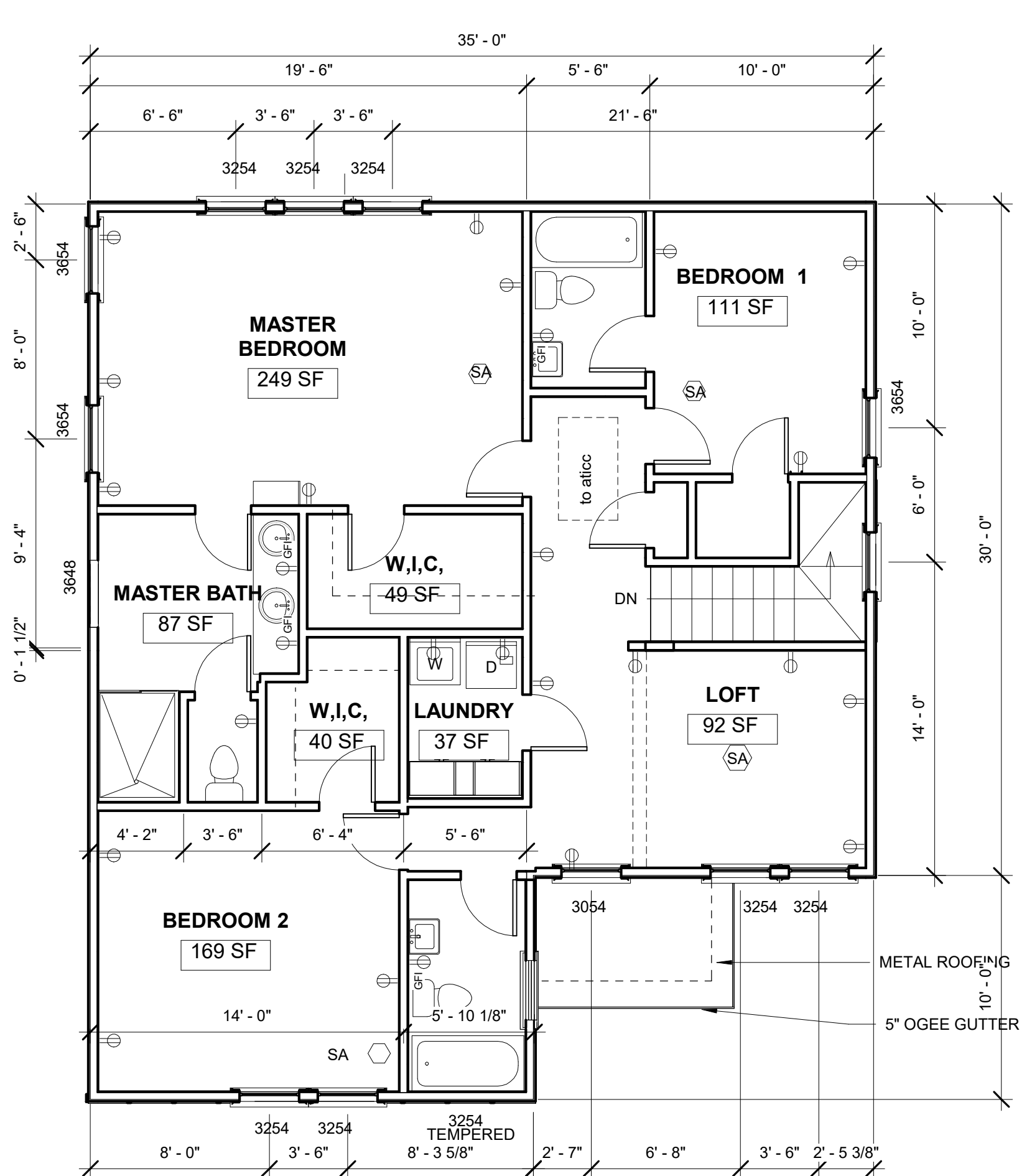
5 Elevation HOUSE LOT 2
SCALE: 3/16" = 1'-0"



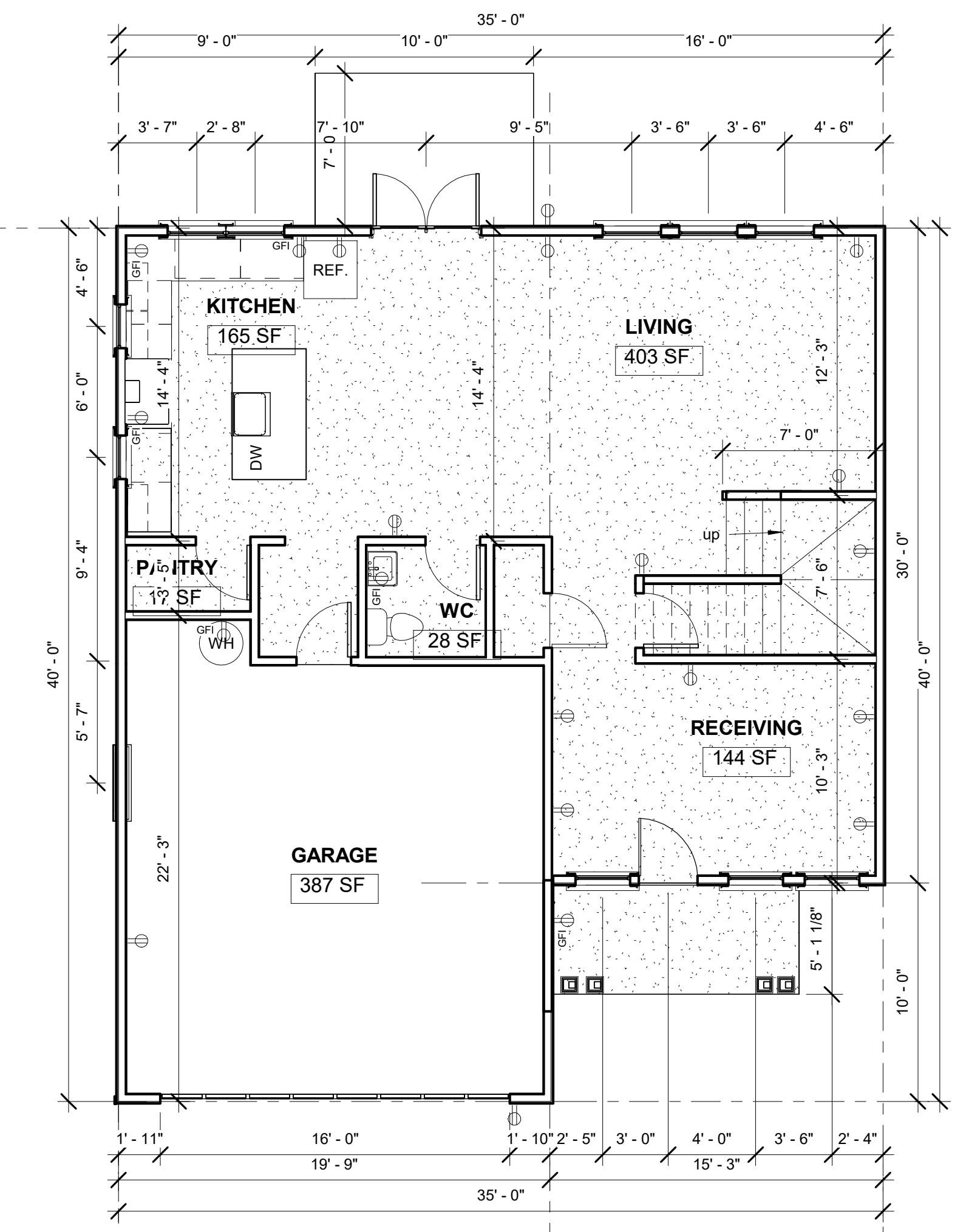
4 3d HOUSE LOT 2
SCALE:



3 SITE PLAN HOUSE LOT 2
SCALE: 1/16" = 1'-0"

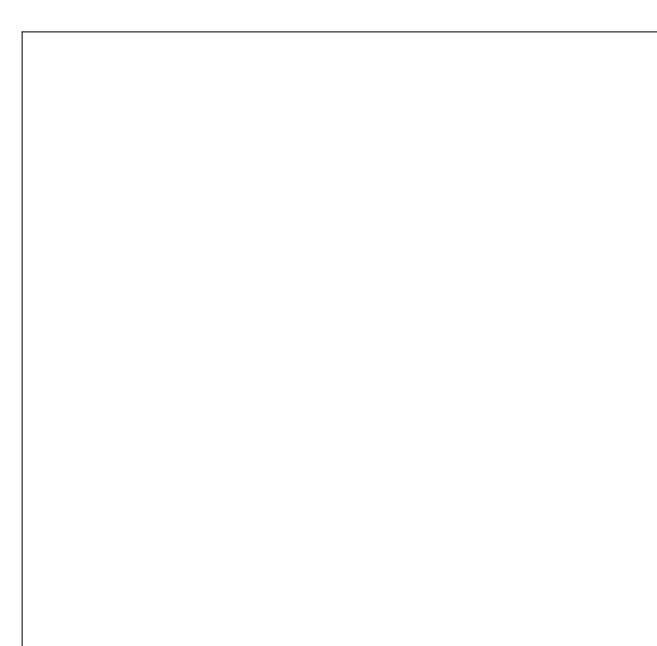


2 SECOND FLOOR HOUSE LOT 2
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR HOUSE LOT 2
SCALE: 3/16" = 1'-0"

AREA - LOT 2	
FIRST FLOOR	843 SF
SECOND FLOOR	1,158 SF
TOTAL HEATING AREA	2,001 SF
GARAGE	387 SF
PORCH	73 SF
TOTAL	2,461 SF



SEAL:

DATE	#	REMARKS	REVISIONS:

PROJECT:

Westwood Homes

Land Lot 287 - District 18
Tucker, Ga.

Tucker, Ga.

SHEET TITLE:

FLOOR PLANS -
ELEVATIONS 7 SITE
PLAN - LOT 2

SHEET:

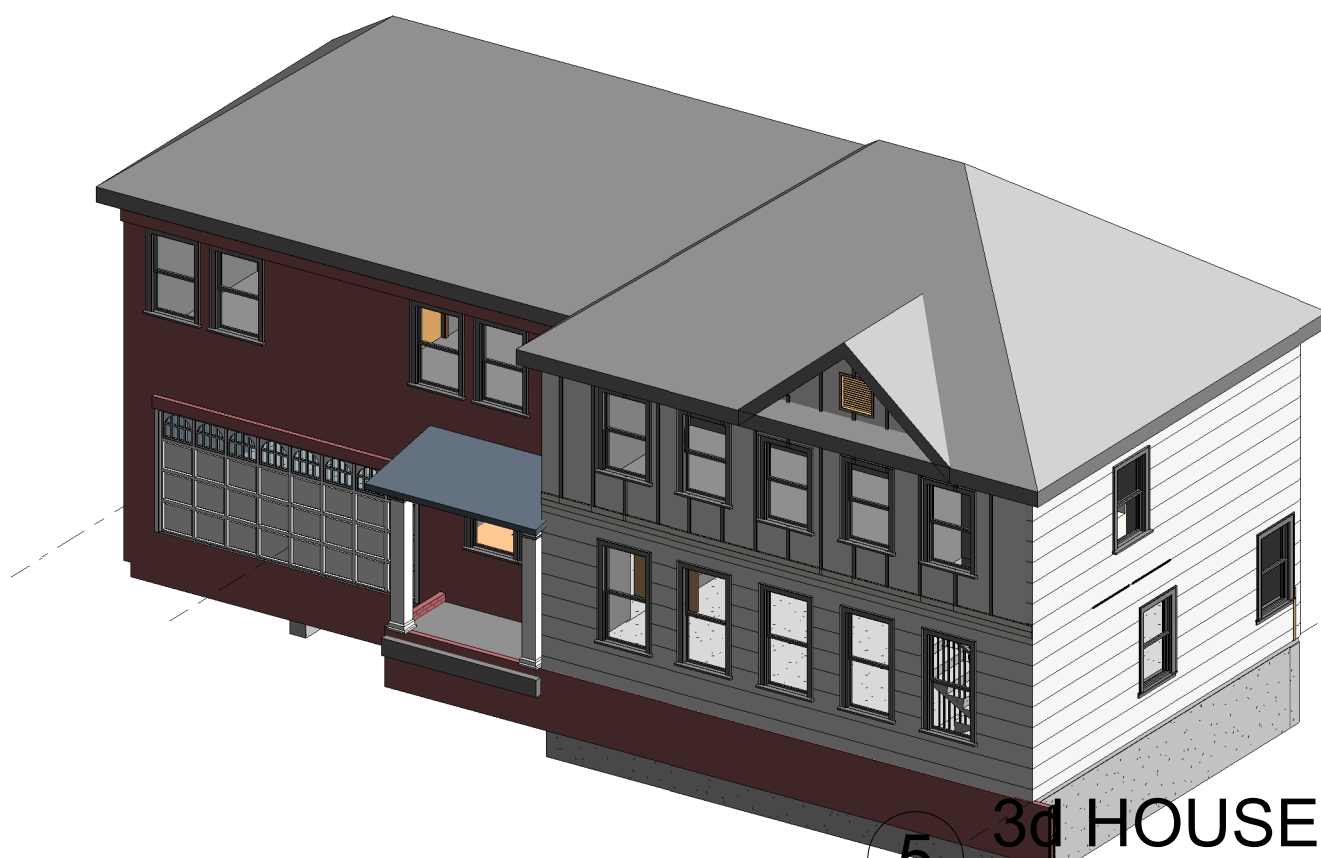
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RZ-24-0006

NO FOR CONSTRUCTION

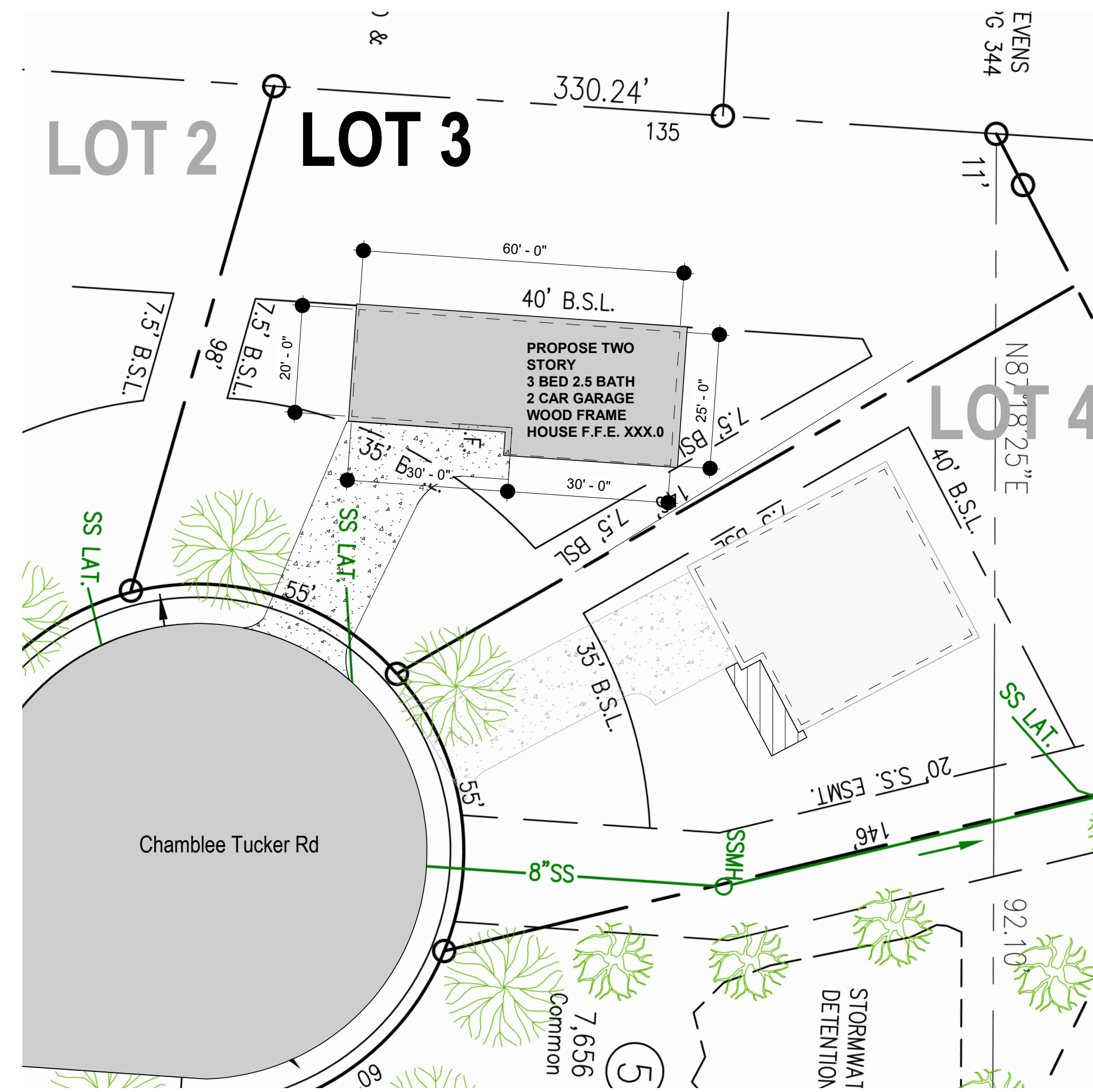


4 Elevation HOUSE LOT 3
SCALE: 3/16" = 1'-0"

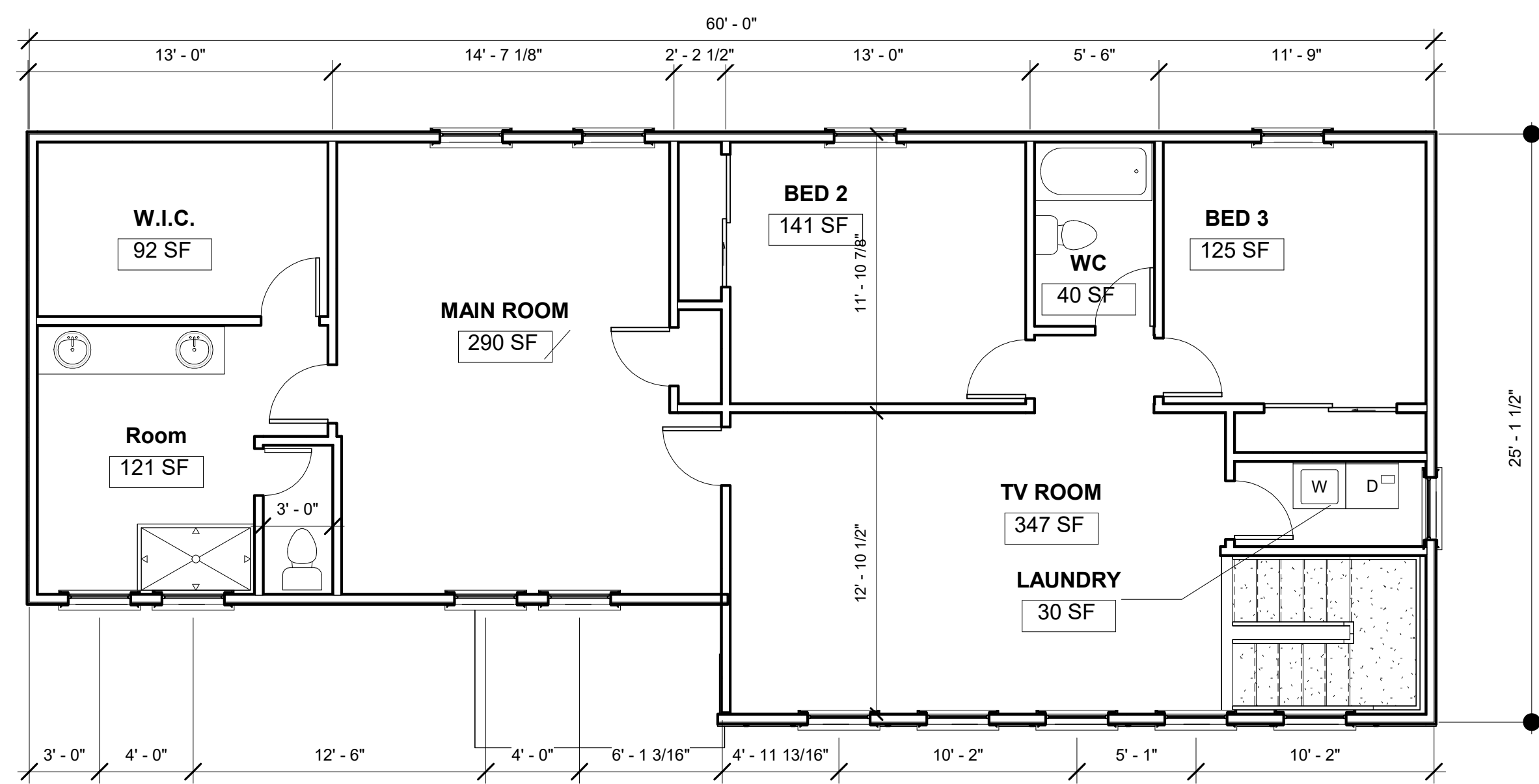


5 HOUSE LOT 3
SCALE:

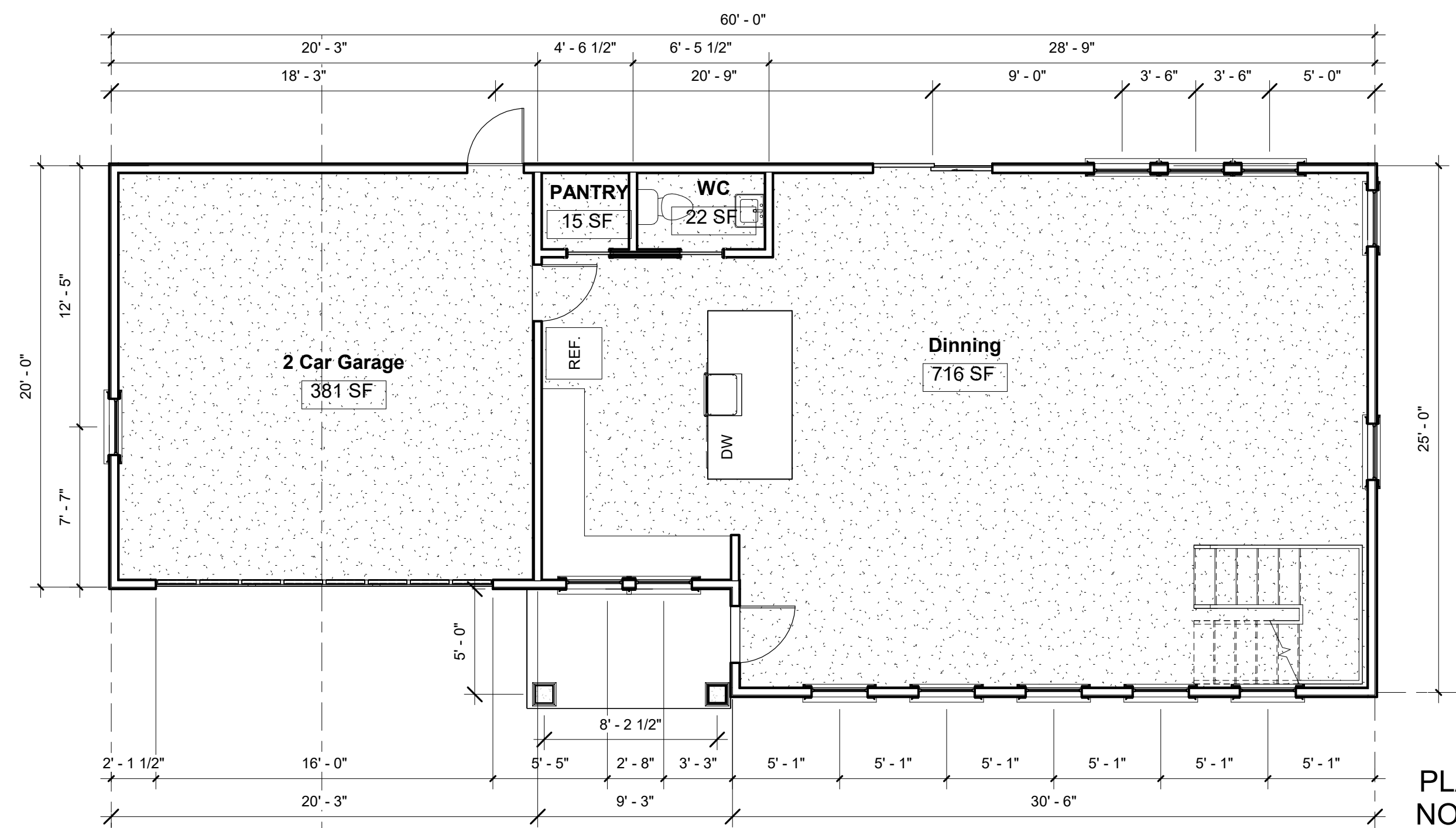
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TOTAL HEATING AREA	2,185 SF
GARAGE	381 SF
PORCH	55 SF
TOTAL	2,621 SF



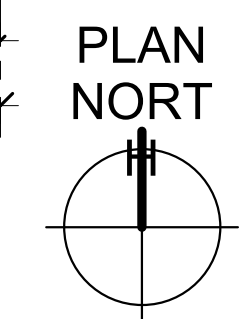
1 LOT 3 SITE PLAN
SCALE: 1" = 20'-0"



3 SECOND FLOOR HOUSE LOT 3
SCALE: 3/16" = 1'-0"



2 FIRST FLOOR HOUSE LOT 3
SCALE: 3/16" = 1'-0"



DATE	#	REMARKS	REVISIONS:

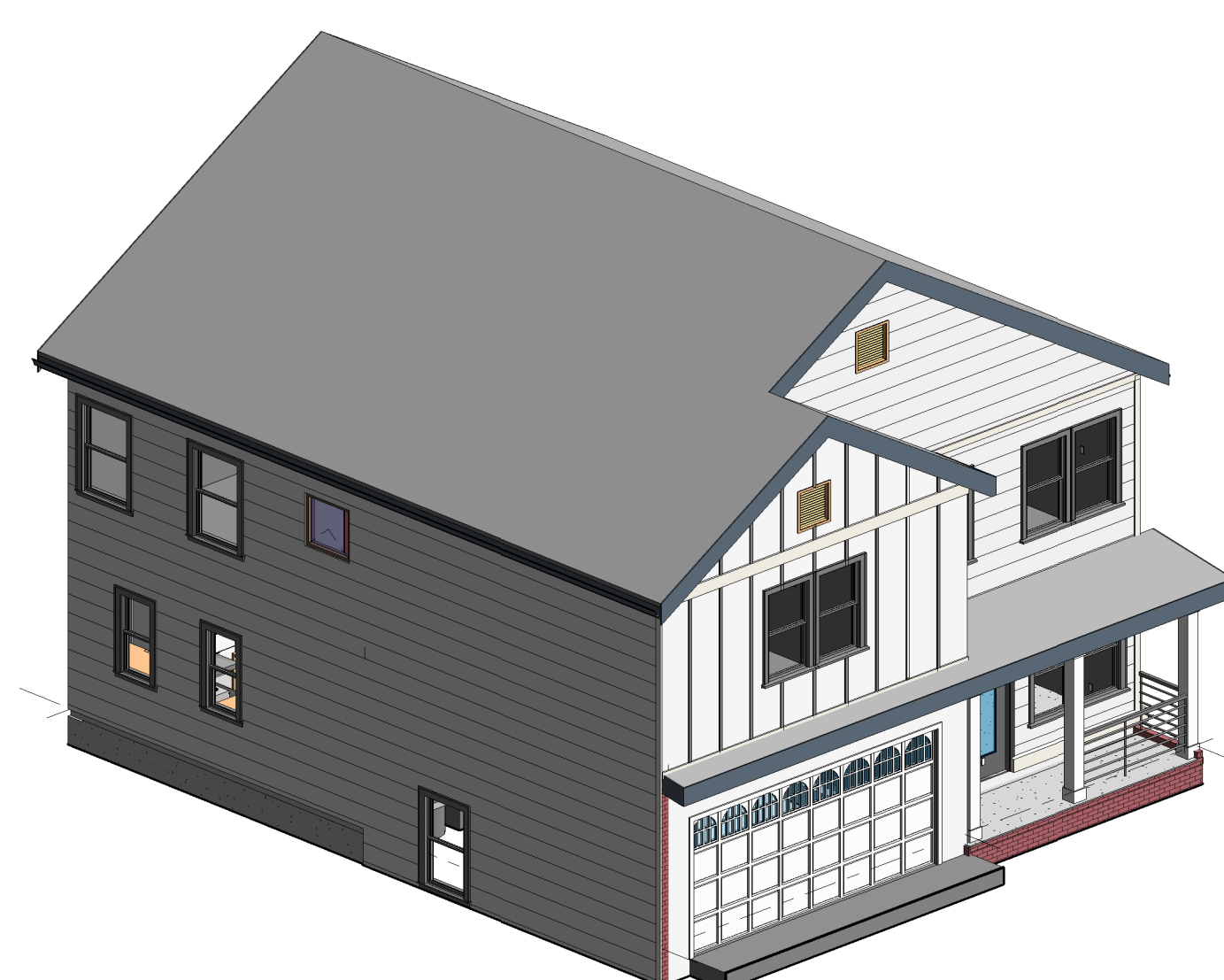
PROJECT:
Westwood Homes
Land Lot 287 - District 18
Tucker, Ga.
Tucker, Ga.

SHEET TITLE:
**FLOOR PLANS -
ELEVATIONS & SITE
PLAN - LOT 3**

RZ-24-0006

SHEET:
A3

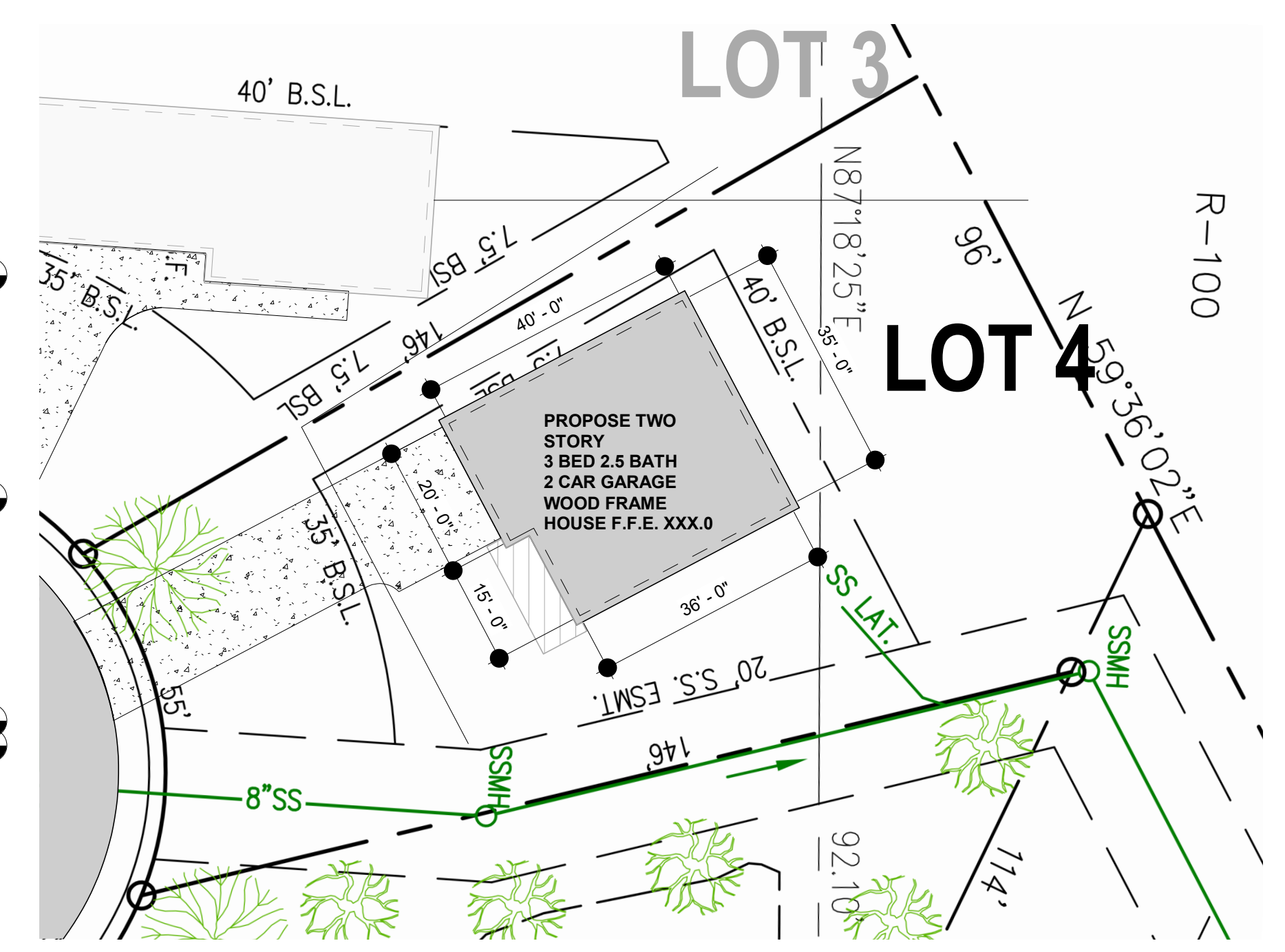
NO FOR CONSTRUCTION



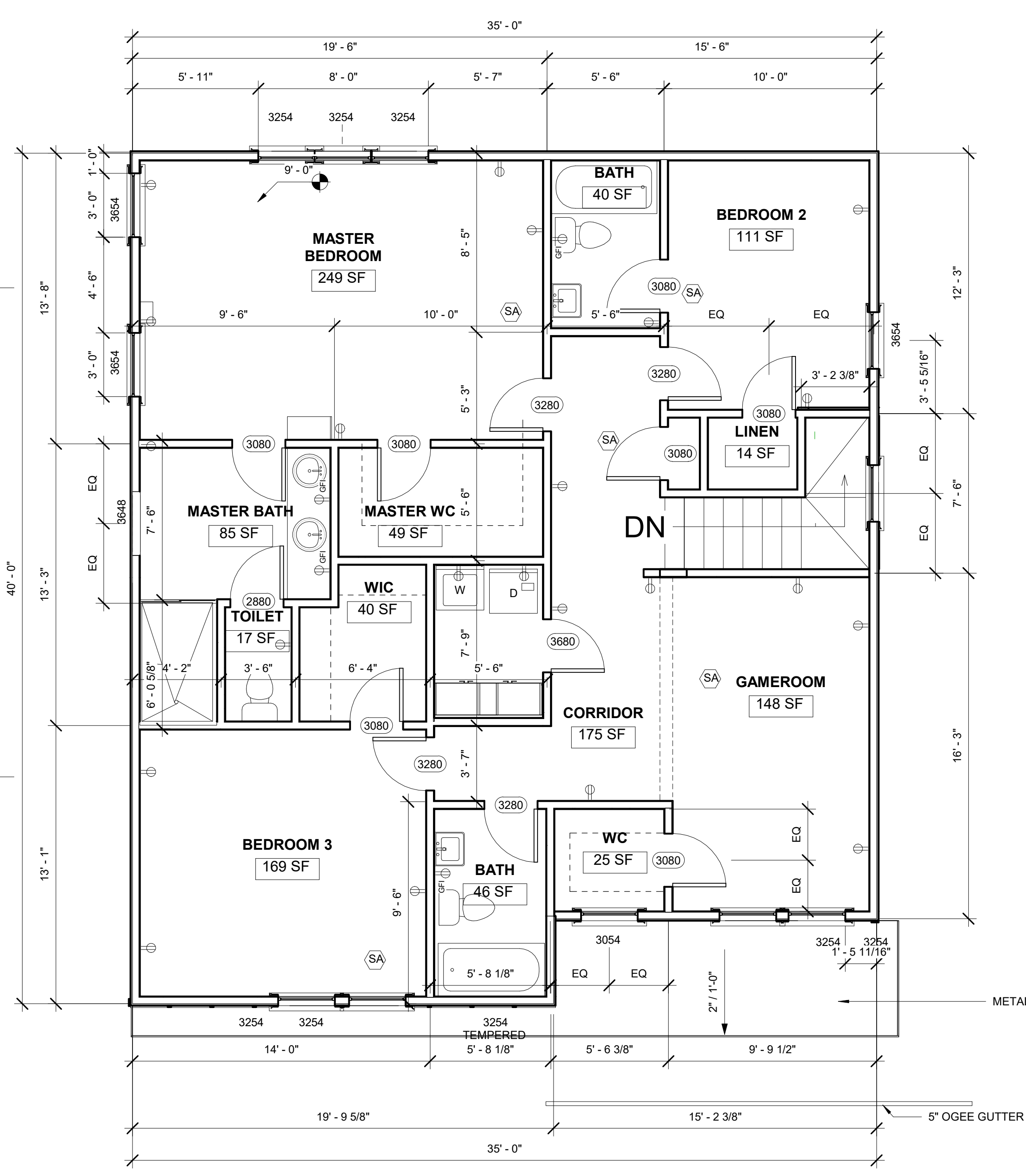
5 3D HOUSE LOT 4
SCALE:



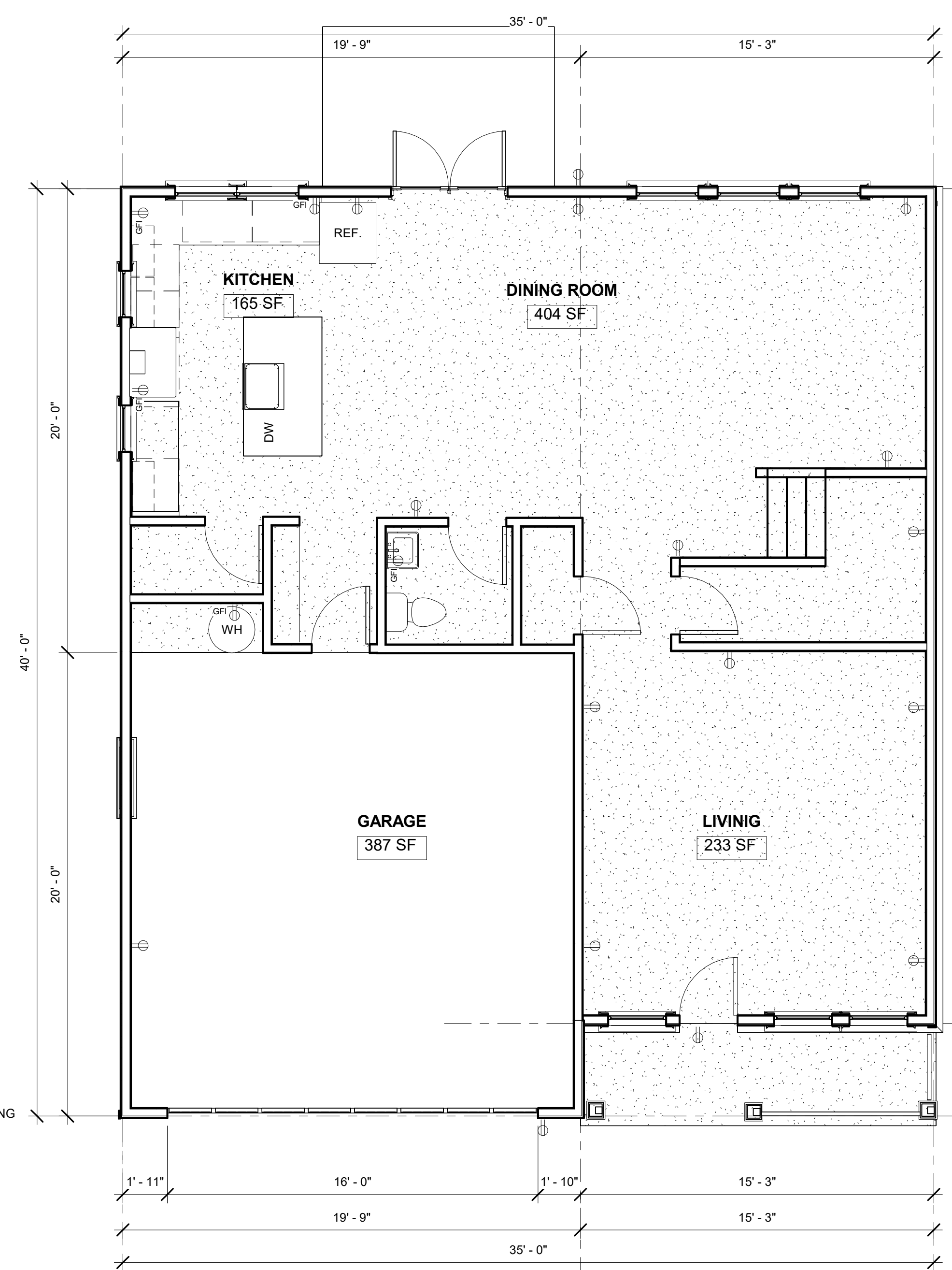
4 Elevation House LOT 4
SCALE: 3/16" = 1'-0"



1 Site Plan House LOT 4
SCALE: 1" = 20'-0"

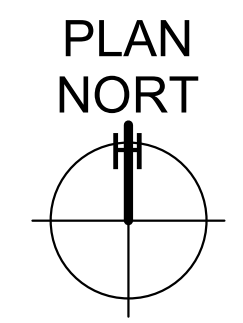


3 SECOND FLOOR HOUSE LOT 4
SCALE: 1/4" = 1'-0"



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DATE	#	REMARKS	REVISIONS:

PROJECT:
Westwood Homes
Land Lot 287 - District 18
Tucker, Ga.
Tucker, Ga.

SHEET TITLE:
**FLOOR PLANS -
ELEVATIONS & SITE
PLAN - LOT 4**

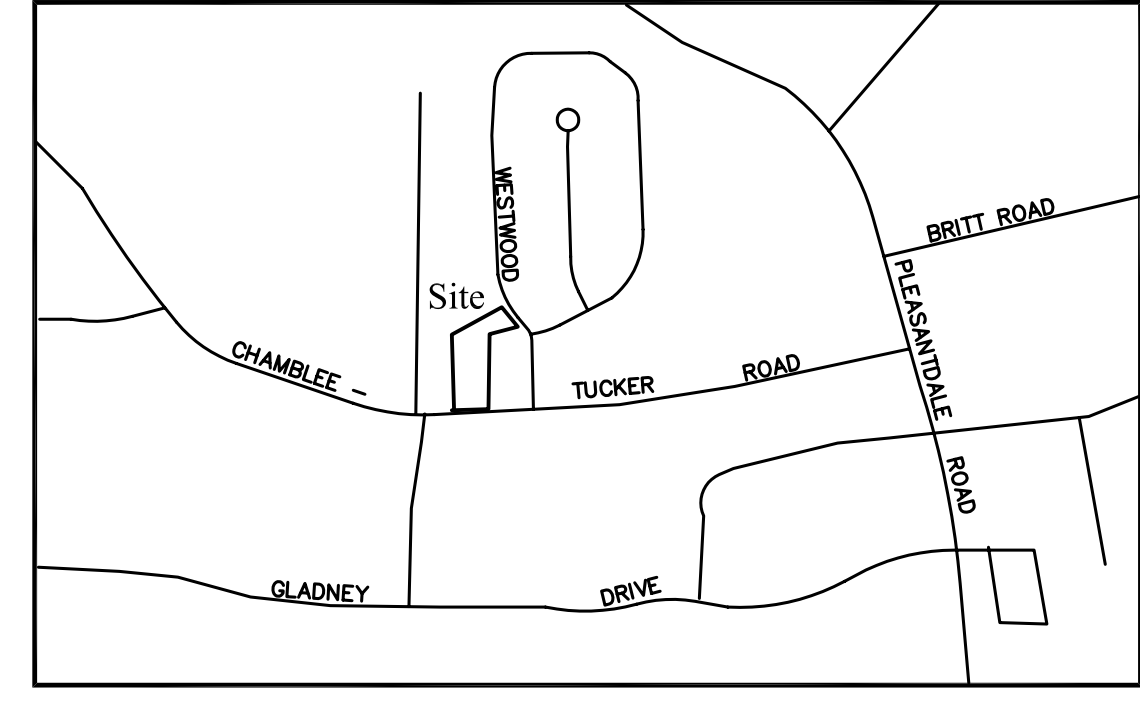
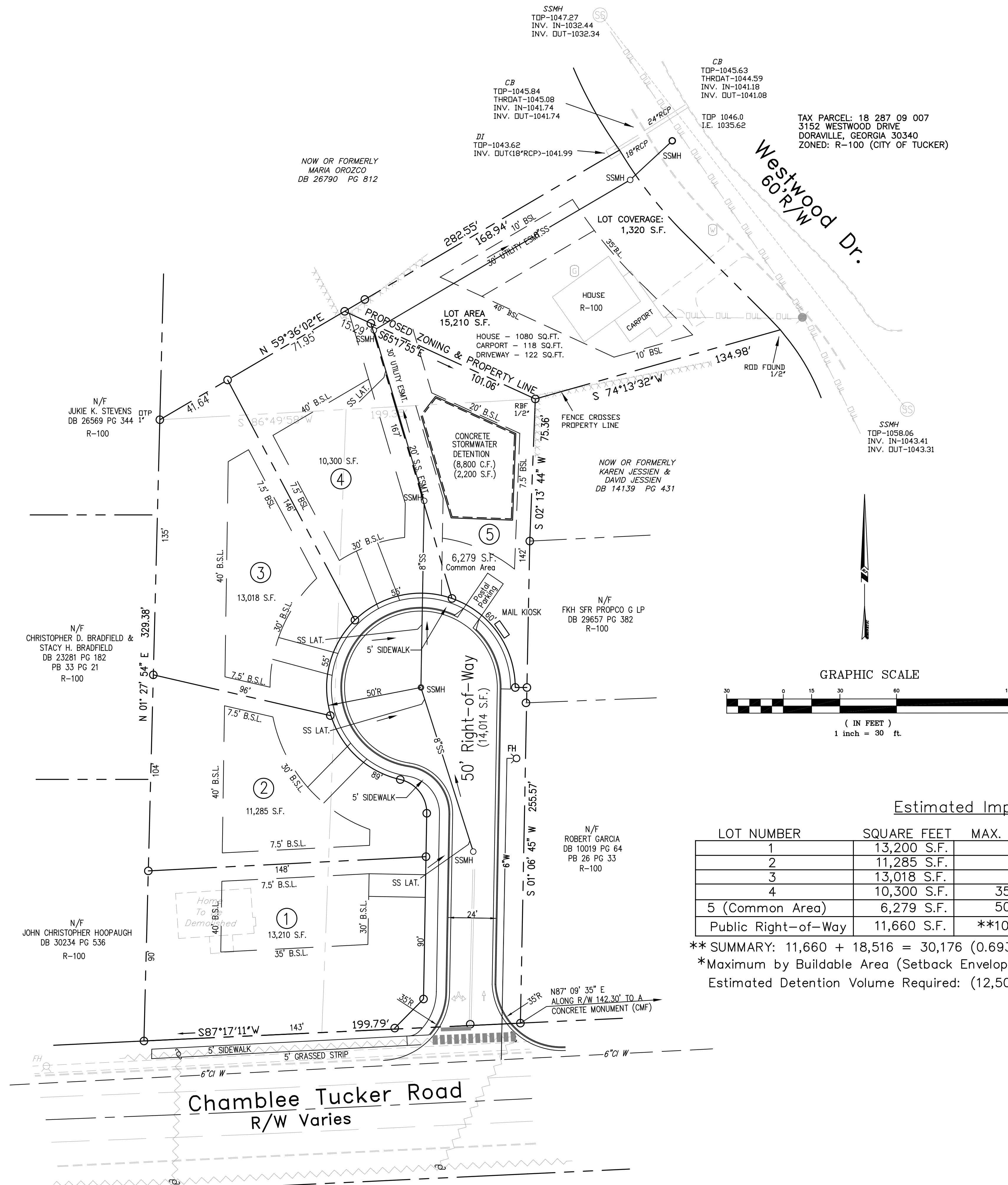
RZ-24-0006

A4

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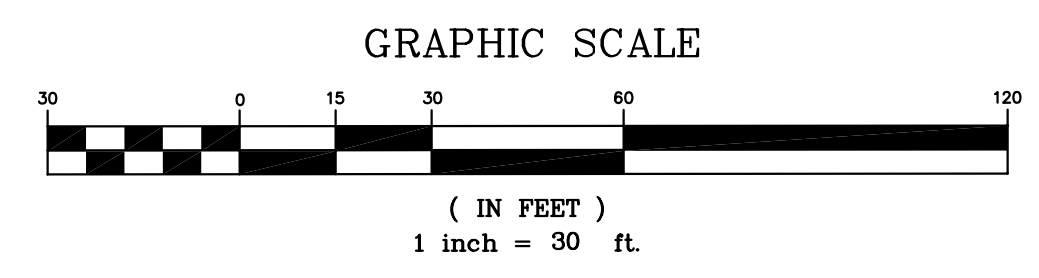
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SCALE: N.T.S.

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P. O. Box 274
Pine Lake, Georgia 30072
Email: PyramidedcConsultants@gmail.com

REVISIONS	Description	Date

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CT Westwood Subdivision
Land Lot 287 - 18th District
City of Tucker, DeKalb County, Georgia

PEP Project # 23-P0711
Date: 06 JUNE 2024
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