SITE SUMMARY:

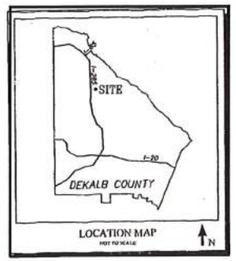
TOTAL SITE AREA	2.822 ACRE
ZONING	R75
PROPOSED ZONING	RSM
TOTAL LOTS SHOWN	15 UNITS
MAX. DENSITY	4-8 LOTS/AC.
PROPOSED DENSITY	5.315 UNITS/AC.
FLOOD PLAIN	0 S.F.
PROPOSED OPEN SPACE	0.07 AC. (2900 S.F.), 2.4%

MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50 FT
MIN. HEATED FLOOR = 1200 S.F.
MAX. LOT COVERAGE = 50%
MAX. BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT YARD = 20 FT
SIDE YARD = MIN. 3 FT, "10' SEPARATION BETWEEN BUILDINGS"
REAR YARD = 20 FT

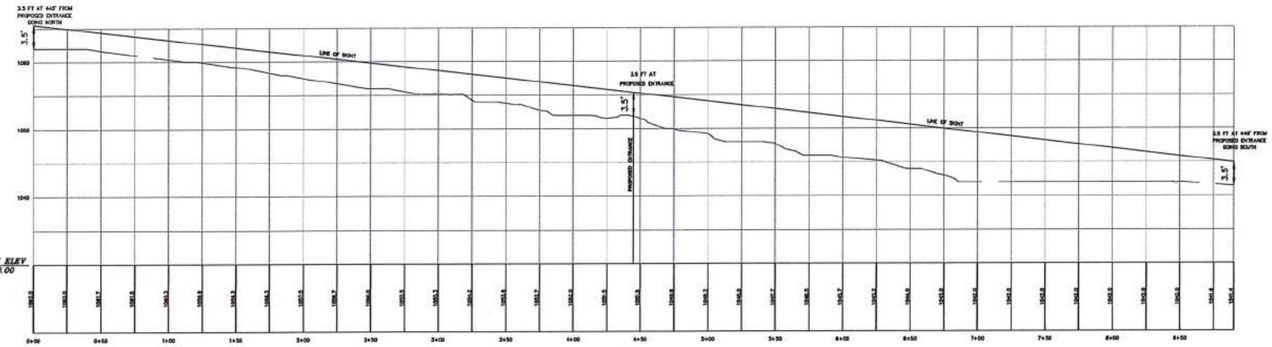
NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA PER MAP (F.I.R.M.) FOR DEKALB COUNTY GEORGIA PANEL NO. 13089C0078J, EFFECTIVE DATE MAY 16, 2013

FIRM PANEL
1"=1000' PANEL 68 OF 490
MAP NUMBER 13089C0078J
MAP DATED: MAY 16, 2013

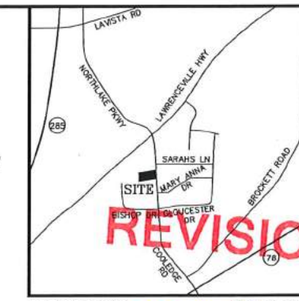


LOCATION MAP
NOT TO SCALE

NOTES:
1. CURB CUT LOCATIONS AND ALIGNMENTS ARE SUBJECT TO AN APPROVED SIGHT DISTANCE PLAN AND THE APPROVAL OF THE CITY OF TUCKER.
2. R/W TO BE CLEARED OF ALL OBSTRUCTIONS THAT MAY LIMIT THE SIGHT-DISTANCE OF THE DRIVER. THIS INCLUDES AT A MINIMUM ALL TREES AND/OR SHRUBS AND FENCING. COORDINATE ALL IMPROVEMENTS IN THE R/W WITH THE CITY OF TUCKER AND DEKALB COUNTY.
B. LINE OF SIGHT MUST REMAIN ENTIRELY IN THE RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY OR A PERMANENT EASEMENT MAY NEED TO BE DEDICATED TO MEET THIS REQUIREMENT.
C. CURB CUT LOCATIONS SHALL MEET THE MINIMUM REQUIREMENTS FOR SPACING AND SIGHT DISTANCE AND ARE SUBJECT TO APPROVAL BY THE CITY OF TUCKER.
2. OWNER/DEVELOPER SHALL PROVIDE ADA COMPLIANT PEDESTRIAN SIDEWALK ALONG THE ENTIRE FRONTAGES OF COOLEDGE ROAD.
3. DEVELOPMENT PLANS SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF TUCKER DEVELOPMENT REGULATIONS, TREE PROTECTION, EROSION & SEDIMENTATION CONTROL, FLOODPLAIN, AND STREAM BUFFER ORDINANCES PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. WATER AND SEWER APPROVAL IS REQUIRED BY THE DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT PRIOR TO LAND DISTURBANCE PERMIT.



SIGHT DISTANCE PROFILE
SCALE: H:1"=20' V:1"=10'



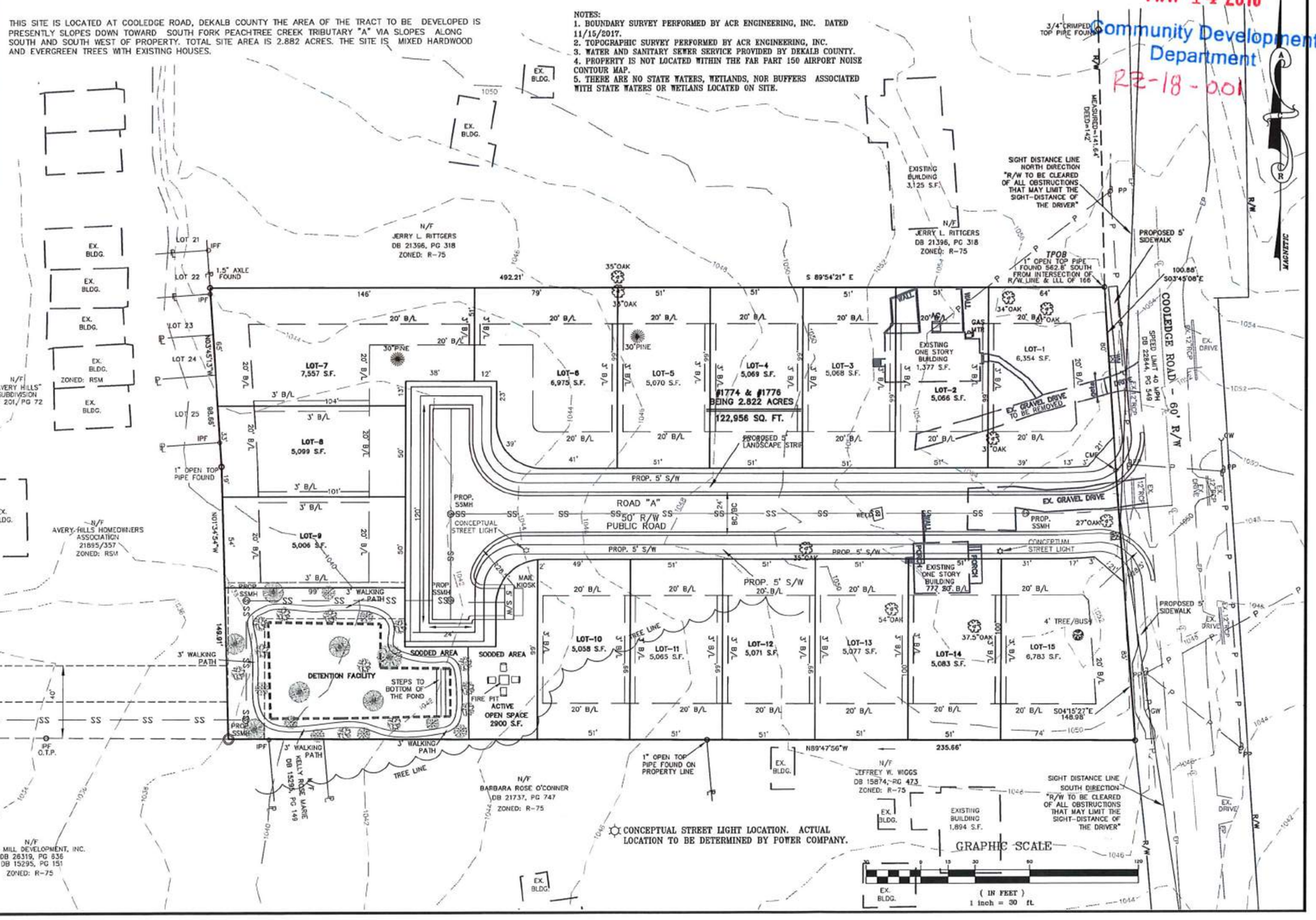
VICINITY MAP
SCALE: 1"=2000'

REVISION

RECEIVED
PROPERTY ADDRESS:
1774 & 1776 COOLEDGE ROAD
TUCKER GA 30084
PARCEL# 18-166-02-010 & 18-166-02-029
Tucker
MAY 14 2018
Community Development Department
RZ-18-001

THIS SITE IS LOCATED AT COOLEDGE ROAD, DEKALB COUNTY THE AREA OF THE TRACT TO BE DEVELOPED IS PRESENTLY SLOPES DOWN TOWARD SOUTH FORK PEACHTREE CREEK TRIBUTARY "A" VIA SLOPES ALONG SOUTH AND SOUTH WEST OF PROPERTY. TOTAL SITE AREA IS 2.882 ACRES. THE SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSES.

NOTES:
1. BOUNDARY SURVEY PERFORMED BY ACR ENGINEERING, INC. DATED 11/15/2017.
2. TOPOGRAPHIC SURVEY PERFORMED BY ACR ENGINEERING, INC.
3. WATER AND SANITARY SEWER SERVICE PROVIDED BY DEKALB COUNTY.
4. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
5. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANS LOCATED ON SITE.



LEGEND

IPF	= IRON PIN FOUND (X)
IPS	= IRON PIN SET (O)
CMF	= CONCRETE MONUMENT FOUND (□)
CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
LLL	= LAND LOT LINE
C/L	= CONTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
SDE	= SUBGRADE ELEVATION
—	= FLOW
O	= PROPERTY CORNER
-x-	= FENCE
-o-	= POLE
-T-	= TELEPHONE LINE
-TV-	= TELEVISION LINE
-P-	= POWER LINE
-S-	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
-G-	= GAS LINE
-W-	= WATER LINE
-w-	= PLUGGED STUB
WV	= GATE VALVE
F.H.	= EXIST. FIRE HYDRANT (□)
F.H.	= PROP. FIRE HYDRANT (□)
W.M.	= WATER METER (W)
-ST-	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL ( )
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
DMD	= DEL MILITIA DISTRICT
	= LAND LOT LINE
RER.	= REBAR
— —	= BRANCH
— —	= EXISTING CONTOURS (DASHED)
-912-	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
A	= TRAVERSE POINT
LP.	= LIGHT POLE (O)
	= PLANTED TREE
MT	= MARKED TREE

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 585
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

SITE PLAN
FOR
1774 & 1776 COOLEDGE ROAD
TUCKER, GA 30084
DEKALB COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER MARIA MILLER NO. 20148

No.	Revision/Issue	By	Date
1	COMMENTS	P	1/22/18
2	CITY COMMENTS	P	4/27/18

PARCEL# 18-166-02-010&18-166-02-029
LAND LOT(S): 166
DISTRICT: 18TH
SECTION:
COUNTY: DEKALB STATE: GEORGIA
DESIGNED: IP DRAWN: IP

DRAWING: 17019E	Sheet 1
SNAPSHOT:	
DATE: DECEMBER 14, 2017	Of 1
SCALE: H: 1"=30' V: N/A	