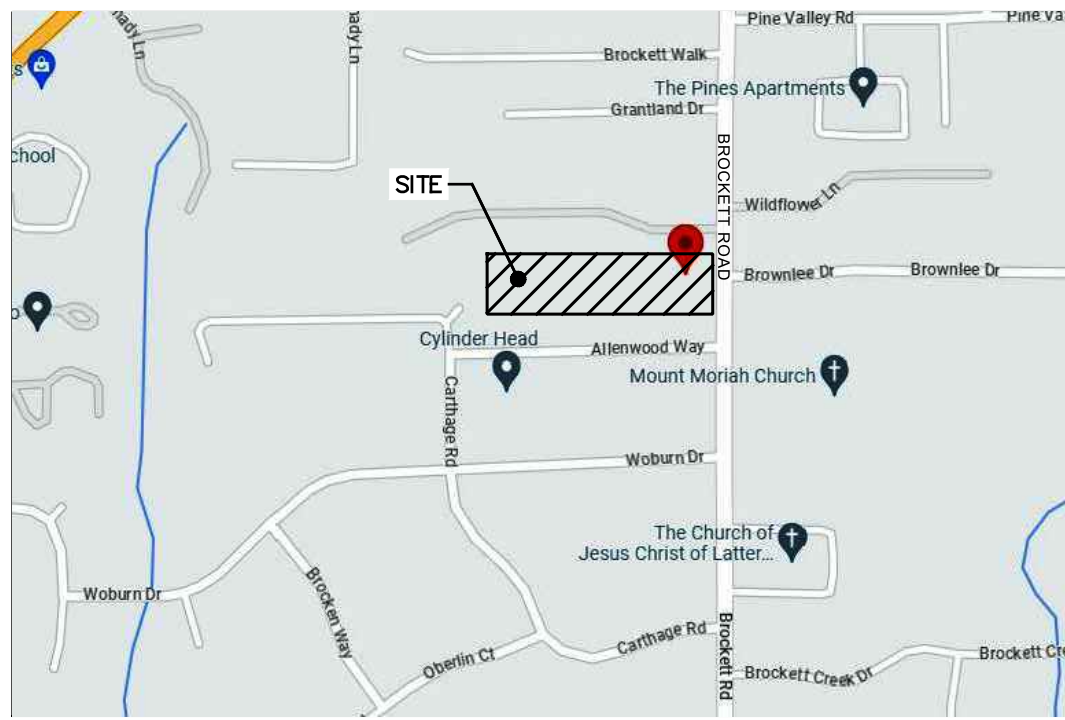


| CURRENT ZONING                 |             |          |
|--------------------------------|-------------|----------|
| R-75                           | REQUIREMENT | PROVIDED |
| ZONING REQ.                    |             |          |
| Lot Area (Minimum - sqft)      | 10,000      | 83,891   |
| Bldg Area (sqft)               |             | 1,717    |
| Driveway Area (sqft)           |             |          |
| Max. Lot Coverage              | 35%         | 2.0%     |
| Max bldg coverage              | 35%         | 2.0%     |
| Max bldg height                | 35'         | 35'      |
| Access. bldg height (Max)      | 24'         | 24'      |
| Min lot size (sqft)            | 10,000      | 83,891   |
| Min frontage (ft)              | 75          | 133.70'  |
| Open space                     | 20%         | 98%      |
| Setbacks                       |             |          |
| Min front yard (Mjr Collector) | 30'         | 68.9'    |
| Min side yard                  | 7.5'        | 22.5'    |
| Min rear yard                  | 30'         | 498'     |

| PROPOSED ZONING            |             |                              |
|----------------------------|-------------|------------------------------|
| R-60 - COLLECTOR           | REQUIREMENT | PROVIDED                     |
| ZONING REQ.                |             |                              |
| Lot Area (Minimum - sqft)  |             | LOT 1 LOT 2<br>42,193 41,697 |
| Bldg Area (sqft)           |             | 3,450 3,450                  |
| Driveway Area (sqft)       |             | 1,175 1,150                  |
| Max. Lot Coverage          | 35%         | 10.4% 10.4%                  |
| Max bldg coverage          | 35%         | 8.2% 8.3%                    |
| Max bldg height            | 35'         | 35' 35'                      |
| Access. bldg height (Max)  | 24'         | 24' 24'                      |
| Min lot size (sf)          | 6,000       | 42,193 41,697                |
| Min frontage (ft)          | 60          | 66.85' 66.85'                |
| Open space                 | 20%         | 89.6% 89.6%                  |
| Setbacks                   |             |                              |
| Min front yard (Collector) | 20'         | 20' 20'                      |
| Min side yard              | 7.5'        | 7.5' 7.5'                    |
| Min rear yard              | 30'         | 30' 30'                      |

REZONING CASE # RZ-23-0001

LOTS 1 AND 2 TO PROVIDE ROOF WATER INFILTRATION PER CITY OF TUCKER STORM WATER ORDINANCE.

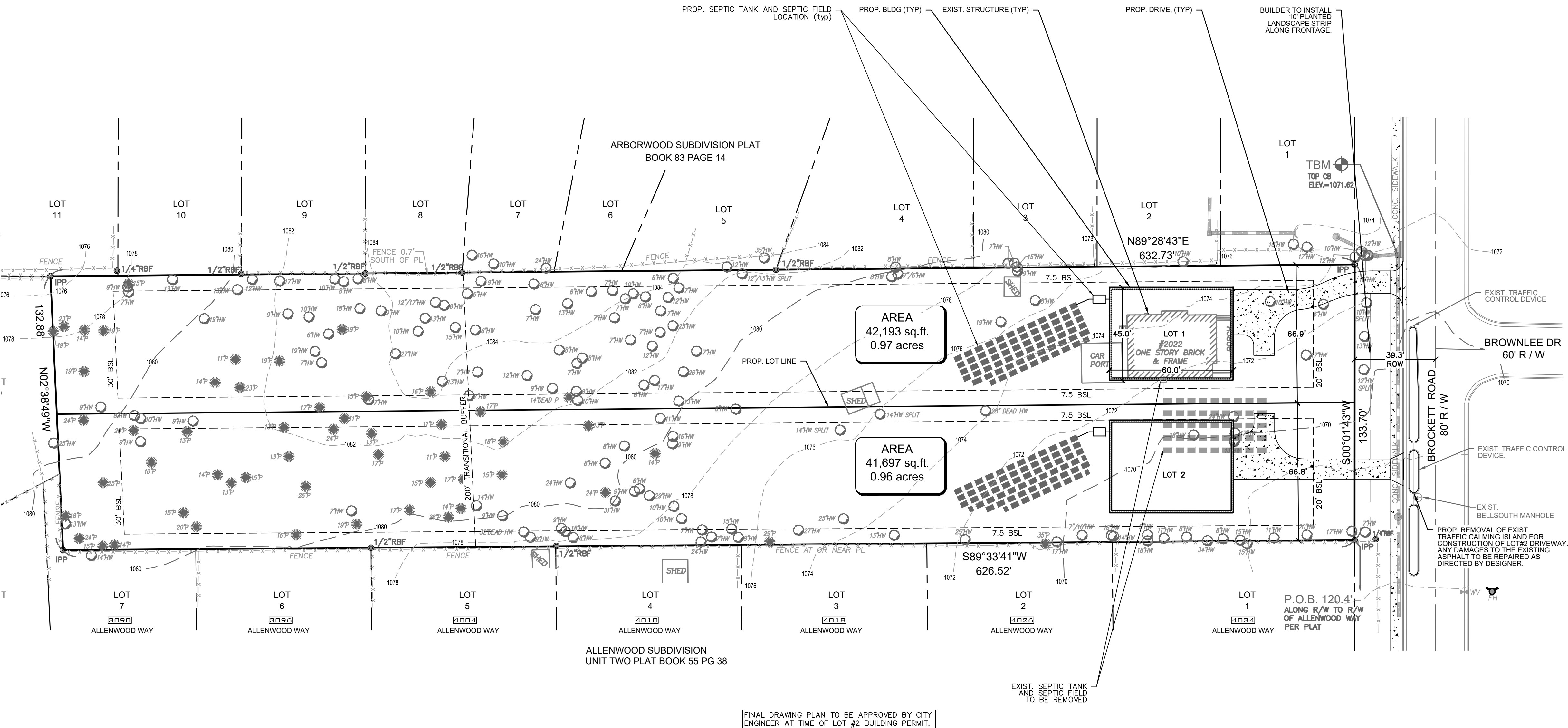


VICINITY MAP

North

SITE NOTES:

- 1) Traffic control shall be maintained on all public rights-of-way during all proposed phases of construction for the protection of the public. Said control shall be per Part VI of the Manual of Uniform Traffic Control Devices (MUTCD), revised in 2000. Other necessary barricades, lighting, and other traffic/pedestrian control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout all construction activities.
- 2) All work shall be performed in accordance with the plans, and shall be in compliance with all applicable federal, state, and local codes.
- 3) The General Contractor is responsible for all temporary and permanent pedestrian and traffic signage, and for all striping.
- 4) All dimensions and radii are to the face of curb unless otherwise noted.
- 5) The Contractor is responsible for repair of any damage to any existing improvements during construction, on-site or off-site, such as, but not limited to pavement, utilities, storm drainage, etc. The repair must be at a minimum, approved by the owner and/or public authority and to be engineer, and must meet or existing condition specifications.
- 6) The Contractor shall obtain all permits prior to the commencement of construction.
- 7) Any deviation from these plans may cause the work to be deemed unacceptable.
- 8) Any unforeseen conditions encountered during the construction process shall be reported in writing to the engineer immediately.
- 9) All concrete shall have a minimum 28-day compressive strength of 3,000 pounds per square inch, unless otherwise noted.
- 10) The Contractor shall match proposed pavements to existing pavement in both grade and alignment. Grade transitions where pavement joins will be at a rate of no more than 2% per 5 feet.
- 11) The Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall use support systems, sloping, benching, and other means of protection. This includes but not limited to access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.
- 12) Contractor is responsible for maintaining compacted stone base suitable for site ingress and egress by City of Tucker emergency response vehicles. Any vehicles left unattended and within the path of emergency vehicles will be cited and fined.
- 13) Off-street parking to be provided throughout construction.
- 14) As-built drawings of roadways, sewer, water, and storm sewer. Field approval by the inspectors for the governing authorities; and all applicable bonds are required prior to issuance of a Certificate of Occupancy.
- 15) All proposed signs to be permitted separately.
- 16) Necessary barricades, sufficient lights, signs, & other traffic control methods as may be necessary for the protection & safety of the public. Shall be provided & maintained throughout the widening of and construction on City of Tucker Roads.
- 17) All proposed lighting shall be low-level, non-spill.
- 18) CURBS - at all points along the public right of way where the existing curb height is less than 5 inches high, the existing curb shall be removed and replaced or reset to minimum City of Tucker requirements and the sidewalk replaced.
- 19) DRIVEWAY APRONS - Concrete driveways aprons with flares are required by City of Tucker code (Section 138) and shall conform City of Tucker Standard Details. Identify concrete driveway aprons on the grading plans. The back of the driveway apron shall be relocated at the property line.



FINAL DRAWING PLAN TO BE APPROVED BY CITY ENGINEER AT TIME OF LOT #2 BUILDING PERMIT.

RECEIVED  
CITY OF TUCKER

06/26/2023

PLANNING & ZONING  
DEPARTMENT



OWNER  
Sue Johnson  
2772 Riviera Ct,  
Decatur, GA, 30033  
(404)321-0380

DEVELOPER/PRIMARY PERMITTEE:

|   | DATE     | DESCRIPTION       |
|---|----------|-------------------|
| 1 | 11/30/23 | COMMUNITY MEETING |
| 2 | 05/26/23 | REVISED SITE PLAN |
| 3 | 06/05/23 | REVISED SITE PLAN |
| 4 | 06/20/23 | REVISED SITE PLAN |
| 5 | 06/26/23 | REVISED SITE PLAN |

PROJECT # 22003  
SITE PLAN FOR:

2022 BROCKETT ROAD

LAND LOT 187, 18TH DISTRICT,  
CITY OF TUCKER  
DEKALB COUNTY, GA

ADDRESS:  
2022 BROCKETT ROAD  
TUCKER, GA, 30084

PARCEL ID:  
18-18701016  
DEED BOOK 24228 PG 168



|       |            |
|-------|------------|
| SCALE | 1" = 30'   |
| DATE  | 06-26-2023 |

SHEET # C3

KAIZENCOLLABORATIVE  
2390 MAIN STREET | TUCKER, GEORGIA 30084  
CHARLES M. ABBOTT JR., P.E.  
DESIGN ENGINEER LEVEL II  
CERTIFICATION  
CSWCC # 0000041686  
EXPIRES: 04/28/2025  
CONTACT: CHUCK ABBOTT P.E.  
CONTACT NO: 770-815-7160  
chuck.abbott@kaizencollaborative.com