

LOT COVERAGE CALCULATIONS TABLE

Lot #	Lot Area (SF)	Impervious Cov. (SF)	Impervious Cov. (%)	Pervious Paver Cov. * (SF)	Total Lot Coverage** (%)
1*	1619.3	1472.7	90.95%	48	89.46%
2*	1630.3	1481.33	90.86%	48	89.39%
3*	1630.3	1481.33	90.86%	48	89.39%
4*	1630.3	1481.33	90.86%	48	89.39%
5*	1630.3	1481.33	90.86%	48	89.39%
6*	1837.6	1472.7	80.14%	48	78.84%
7*	1837.6	1472.7	80.14%	48	78.84%
8*	1630.5	1481.33	90.85%	48	89.38%
9*	1630.5	1481.33	90.85%	48	89.38%
10*	1630.5	1481.33	90.85%	48	89.38%
11*	1630.5	1481.33	90.85%	48	89.38%
12*	1630.5	1481.33	90.85%	48	89.38%
13*	1920.2	1472.7	76.70%	48	75.45%
14	2181	1513.7	69.40%	-	69.40%
15	1703.6	1522.33	89.36%	-	89.36%
16	1703.6	1522.33	89.36%	-	89.36%
17	1703.6	1522.33	89.36%	-	89.36%
18	1685	1513.7	89.83%	-	89.83%
19	1630	1488.7	91.33%	48	89.86%
20	1630	1497.33	91.86%	48	88.92%
21	1630	1497.33	91.86%	48	88.92%
22	1630	1497.33	91.86%	48	88.92%
23	1630	1497.33	91.86%	48	88.92%
24	1630	1488.7	91.33%	48	88.39%
25	1735.7	1514.7	87.27%	-	87.27%
26	1737	1523.33	87.70%	-	87.70%
27	2088.6	1514.7	72.52%	-	72.52%
28	1765	1513.7	85.76%	-	85.76%
29	1693.3	1522.33	89.90%	-	89.90%
30	1693.3	1522.33	89.90%	-	89.90%
31	1693.3	1522.33	89.90%	-	89.90%
32	1693.3	1513.7	89.39%	-	89.39%
33	1795.3	1584.7	88.27%	-	88.27%
34	1829.1	1593.33	87.11%	-	87.11%
35	1816.9	1584.7	87.22%	-	87.22%
36	2471.8	1806.7	73.09%	-	73.09%
37	2179.8	1806.7	82.88%	-	82.88%
38	1985.8	1642.7	82.72%	-	82.72%
39	1855.01	1585.33	85.46%	-	85.46%
40	1848.1	1585.33	85.78%	-	85.78%
41	1848.1	1585.33	85.78%	-	85.78%
42	1848.1	1585.33	85.78%	-	85.78%
43	2283.7	1576.7	69.04%	-	69.04%
44	2413.9	1576.7	65.32%	-	65.32%
45	1944.3	1585.33	81.54%	-	81.54%
46	1926.7	1585.33	82.28%	-	82.28%
47	1910.5	1585.33	82.98%	-	82.98%
48	1894.8	1585.33	83.67%	-	83.67%
49	1994.8	1576.7	79.04%	-	79.04%
50	1720.8	1514.3	88.00%	-	88.00%
51	1761.9	1505.3	85.44%	-	85.44%
52	2340.4	1529.2	65.34%	-	65.34%
53	2361.5	1595.5	67.56%	-	67.56%
54	1783.3	1585.3	88.90%	-	88.90%
55	1801.0	1585.3	88.02%	-	88.02%
56	1807.4	1585.3	87.71%	-	87.71%
57	2708.4	1592.5	58.80%	-	58.80%
58	2389.4	1513.9	63.36%	-	63.36%

*Per City of Tucker ordinance, area equivalent to 50% of pervious surface area can be reduced from lot coverage area
 **Total lot coverage = (Impervious Area - 50% Pervious Paver Area) / Total Lot Area

IMPERVIOUS CALCULATIONS

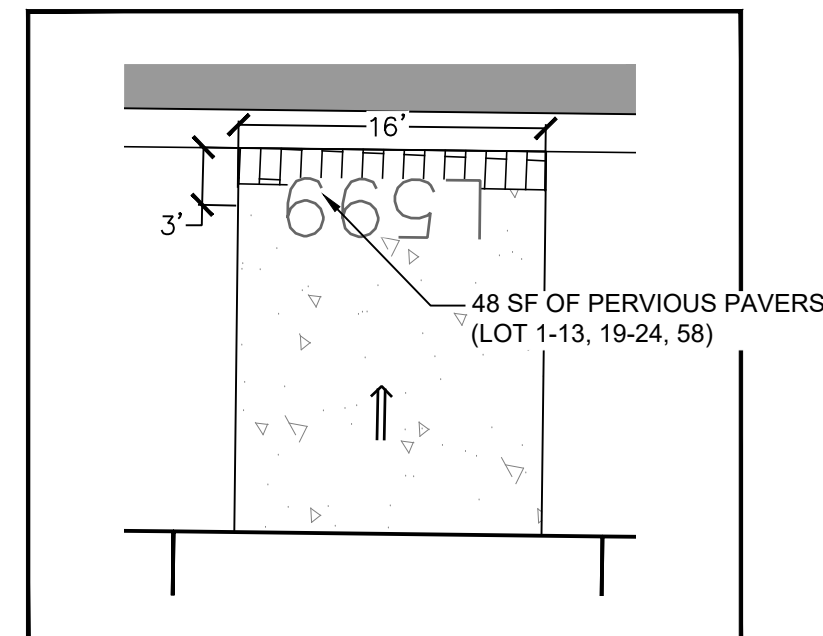
Building Footprint/Awnings / Patios: 68,640 S.F. (48.0 %)
 Roadways: 32,917 S.F. (23.0 %)
 Driveways: 19,540 S.F. (13.7 %)
 Sidewalks: 5,603 S.F. (3.9%)
 Total Impervious: 126,700 S.F. (88.6 %)

PROVIDED OPEN SPACE

Landscape / Natural Areas: 16,308 S.F. (11.4%)
 Total Open Space: 16,308 S.F. (11.4 %) > 10%

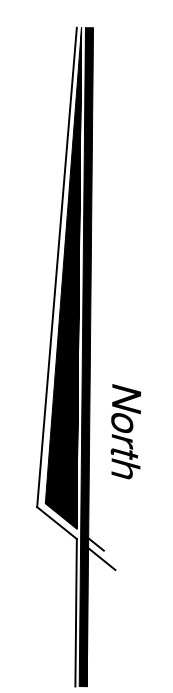
OPEN SPACE LEGEND

- VEGETATED
- AREA: 15,258 S.F. (0.33 AC)
- UTILITY EASEMENT
- ACCESS EASEMENT
- LOT LINE



PERVIOUS PAVER DRIVEWAY ENLARGEMENT

**LAVISTA RD. /S.R. 236
 (R/W 70') (SPEED LIMIT: 45 MPH)**



KAIZEN COLLABORATIVE
 5256 PEACHTREE RD | CHAMBLEE, GA 30341

CHARLES M. ABBOTT JR., P.E.
 DESIGN ENGINEER LEVEL II
 CERTIFICATION
 GSWCC # 0000041686
 EXPIRES: 04/28/2028

CONTACT: CHUCK ABBOTT P.E.
 CONTACT NO: 770-815-7160
 chuck.abbott@kaizencollaborative.com

OWNER
 JWC Tucker, llc
 2355 Log Cabin Drive
 Atlanta, GA 30339

DEVELOPER/PRIMARY PERMITTEE:
 JWC Tucker, LLC
 2355 Log Cabin Drive
 Atlanta, GA 30339
 24 HR Emer. Erosion Contact:
 Chris Olsen
 colson@jwcatlanta.com
 24 HR Contact Number:
 (404) 392-5264

REV.	DATE	DESCRIPTION
#1	08/01/2024	INT. ISSUE FOR PERMIT
#2	12/11/2024	IFP REV. 1
#3	01/17/2025	IFP REV. 2
CA-2	04/29/2025	ESPC APPEN 1
CA-3	08/26/2025	STR. SHOP DRAWING
⚠	10/22/2025	POND OCS REVISION
⚠	12/09/2025	ROW PIPE REVISION
⚠	12/18/2025	GSWCC REVISIONS
⚠	03/25/2026	GIS REVISIONS

DEKALB PROJECT # AP#: 3159622
 CITY OF TUCKER # PLD24-0015
 KAIZEN PROJECT # 2023-016
 OPEN SPACE GRAPHIC FOR:

BROWNING VILLAGE
 LAND LOT 213 & 3RD DISTRICT
 CITY OF TUCKER
 DEKALB COUNTY, GA

ADDRESS:
 4985 LAVISTA RD

PARCEL ID:
 18 213 12 020

REGISTERED PROFESSIONAL ENGINEER
 No. 31674
 CHARLES M. ABBOTT JR.
 03/25/26

SEAL: FOR THE FIRM KCD INC.

SCALE 1" = 30'
 DATE 03-25-2026

SHEET # **C3.1**

RECEIVED
 CITY OF TUCKER
 04/10/26
 PLANNING & ZONING
 DEPARTMENT
 SLUP-26-0005