

RZ-16-001, VC-16-001-01, SLUP-16-002, CA-16-001

Site Plans Survey

RECEIVED
INTENDED LAND USE BLOCKS

GENERAL NOTES:

MAXIMUM ALLOWABLES FOR LAND USES:
 RETAIL = 160,000 SF / OFFICE = 28,000 SF /
 GROCERY = 36,000 SF / TOWNHOMES OR SF = 165 LOTS
 CHILD CARE-EARLY LEARNING = 20,000 SF, SCHOOL = 600 PPL
 MULTI-FAMILY = 616 UNITS / PERFORMING ARTS = 250 SEATS

PARKING REQUIREMENTS: SHALL BE ADDRESSED AS EACH DEVELOPMENT PHASE APPLIES FOR A LDP & MAY CONSIDER SHARED PARKING COMPLIANT TO ARTICLE 6 OF THE ZONING ORDINANCE.

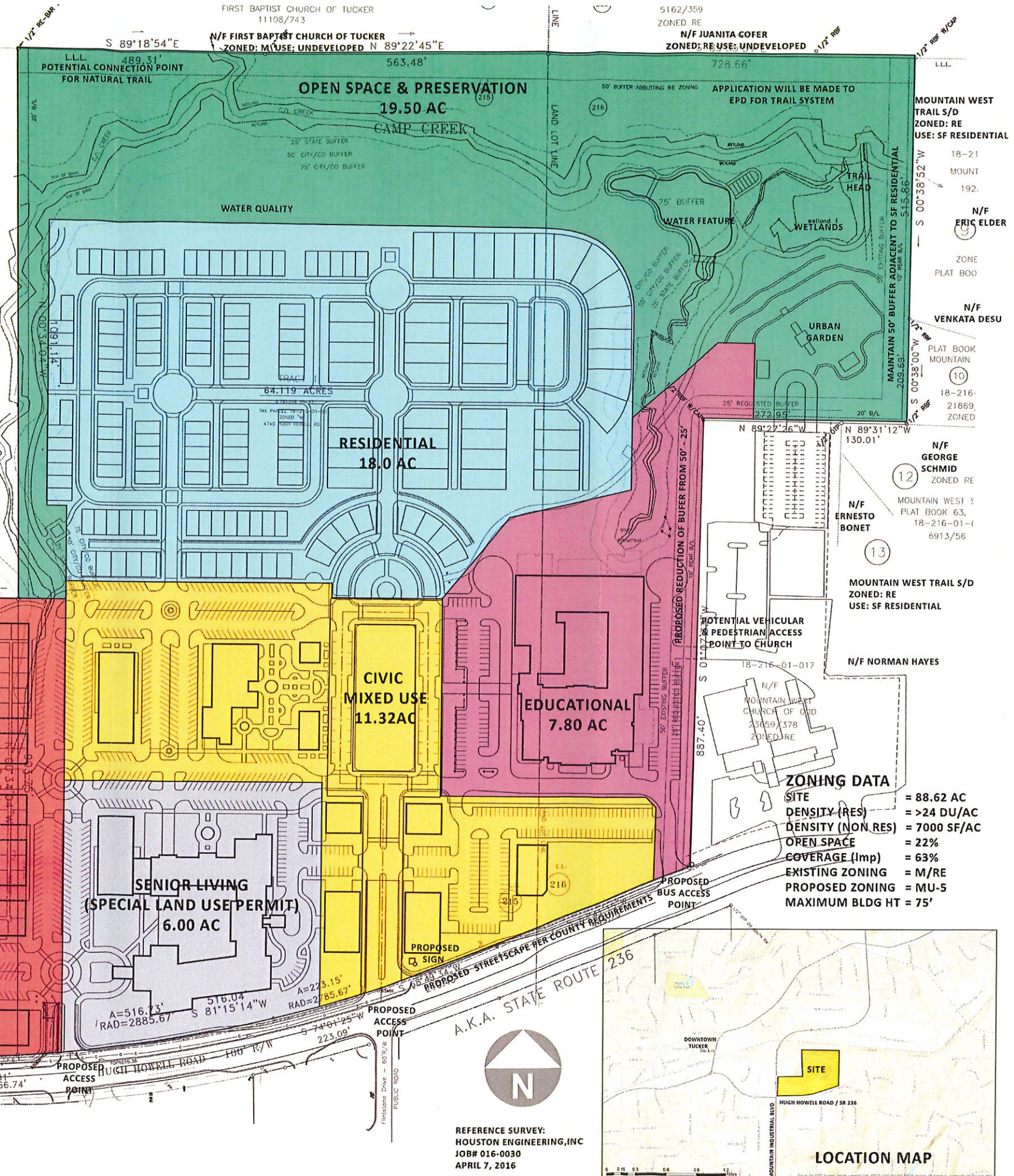
PEDESTRIAN & VEHICULAR CIRCULATION PLANS: SHALL BE PROVIDED AS EACH DEVELOPMENT PHASE APPLIES FOR A LDP SUCH PLANS SHALL CLEARLY IDENTIFY PEDESTRIAN WALKWAYS, DRIVES, STREETS, & PARKING SHOWING FUTURE CONNECTIONS TO SUBSEQUENT PHASES

BUILDING MATERIALS, STREET TREES, SIDEWALKS, LANDSCAPING, & STREET LIGHTING SHALL BE APPROVED AS REQUIRED BY ZONING OVERLAY DISTRICT.

STREAM BUFFERS SHALL BE PROTECTED IN ACCORDANCE WITH STATE & LOCAL ORDINANCES

SIGNAGE SHALL COMPLY WITH ARTICLE 3.40.8 OF THE MOUNTAIN INDUSTRIAL OVERLAY DISTRICT

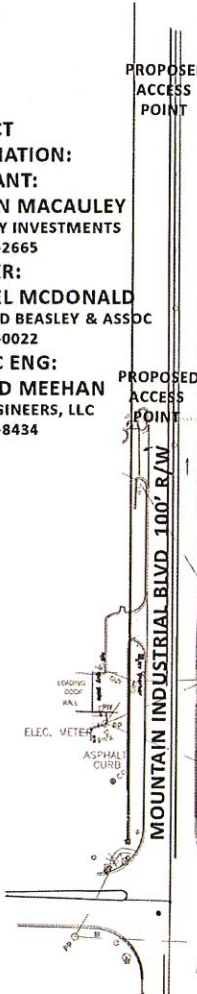
- LIVE/PLAY MIXED USE** **26.00 AC**
 MF-616 UNITS(<24/AC), RETAIL-160,000 SF, GROCERY-36,000 SF
 BLDG STORIES: RETAIL=1 ST, MF=5 ST, RETAIL+MF=5 ST
- SENIOR LIVING (SLUP)** **6.00 AC**
 ASSIST LIV/MC-200 BED, IND LIVING-40 UNITS
 BLDG STORIES: MAX 5 ST
- CIVIC MIXED USE** **11.32 AC**
 PERFORMING ARTS -250 SEATS, EVENT LAWN, OFFICE-28,000 SF,
 RETAIL-44,000 SF, CHILD CARE/EARLY LEARNING-20,000 SF
 BLDG STORIES: MAX 3 ST+ROOF DECK
- EDUCATIONAL** **7.80 AC**
 ELEM SCHOOL: 600 PPL (EXP-900 PPL)
 BLDG STORIES: 3 ST
- RESIDENTIAL** **18.00 AC**
 TOWNHOMES-122 (MIN 22'X50'), SF LOTS-143 (MIN 40'X100')
 BLDG STORIES: 3 ST+ROOF DECK
- OPEN SPACE & PRESERVATION** **19.50 AC**
 MULTI-USE TRAILS, URBAN FARM, LILY POND, WATER QUALITY,
 CANOPY PRESERVATION, STREAM BUFFER & WETLAND PROTECTION
 BLDG STORIES: (ANCILLARY STRUCTURES ONLY) - 1 ST



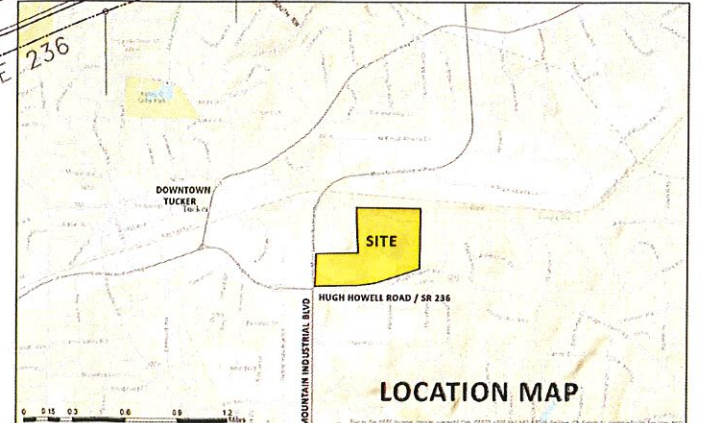
CONTACT INFORMATION:
APPLICANT:
 STEPHEN MACAULEY
 MACAULEY INVESTMENTS
 (770) 363-2665
PLANNER:
 MICHAEL McDONALD
 WAKEFIELD BEASLEY & ASSOC
 (678) 262-0022
TRAFFIC ENG:
 RICHARD MEEHAN
 LOWE ENGINEERS, LLC
 (770) 857-8434

ZONING DATA

SITE	= 88.62 AC
DENSITY (RES)	= >24 DU/AC
DENSITY (NON RES)	= 7000 SF/AC
OPEN SPACE	= 22%
COVERAGE (Imp)	= 63%
EXISTING ZONING	= M/RE
PROPOSED ZONING	= MU-5
MAXIMUM BLDG HT	= 75'



REFERENCE SURVEY:
 HOUSTON ENGINEERING, INC
 JOB# 016-0030
 APRIL 7, 2016



DEVELOPMENT SUMMARY

CONTACT INFORMATION:

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 MACAULEY INVESTMENTS, LLC
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ZONING DATA

SITE = 88.622 AC
 DENSITY (RES) = 8.8 DU/AC (GROSS)
 DENSITY (NON RES) = 2800 SF/AC
 OPEN SPACE = 19.50 AC (22%)
 SITE COVERAGE = 55.73 AC (63%)
 CANOPY REDUCTION = 31.93 AC (32%)
 EXISTING ZONING = M/RE
 PROPOSED ZONING = MU-5
 MAXIMUM BLDG HT = 75'

LAND USE	DENSITY	HT	PKG REQ
MF MULTI-FAMILY	616 UNITS	5 ST	924 PS
R RETAIL	160,000 SF	1 ST	700 PS
O OFFICE	28,000 SF	3 ST	56 PS
T TOWNHOMES	122 UNITS	3 ST	
SF URBAN SF HOMES	43 LOTS	3 ST	
G GROCERY	36,000 SF	1 ST	72 PS
PA PERFORMING ARTS	250 SEATS	3 ST	62 PS
SL SENIOR LIVING	240 UNITS	5 ST	110 PS
DC CHILD CARE	20,000 SF	1 ST	45 PS
ES ELEMENTARY SCHOOL	600 PPL	3 ST	45 PS
F URBAN FARM	2 ACRES	1 ST	

MINIMUM PARKING REQ PER ORDINANCE
 SHARED PARKING REDUCTION PER TABLE 6.4
 ADJUSTED MINIMUM PARKING REQ
 PARKING ALLOCATED ON PLAN

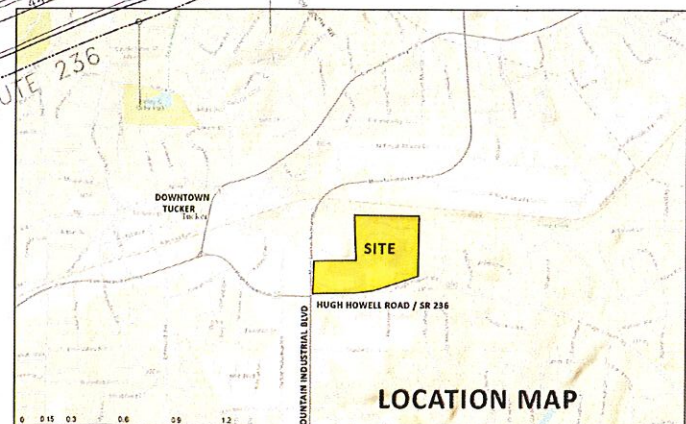
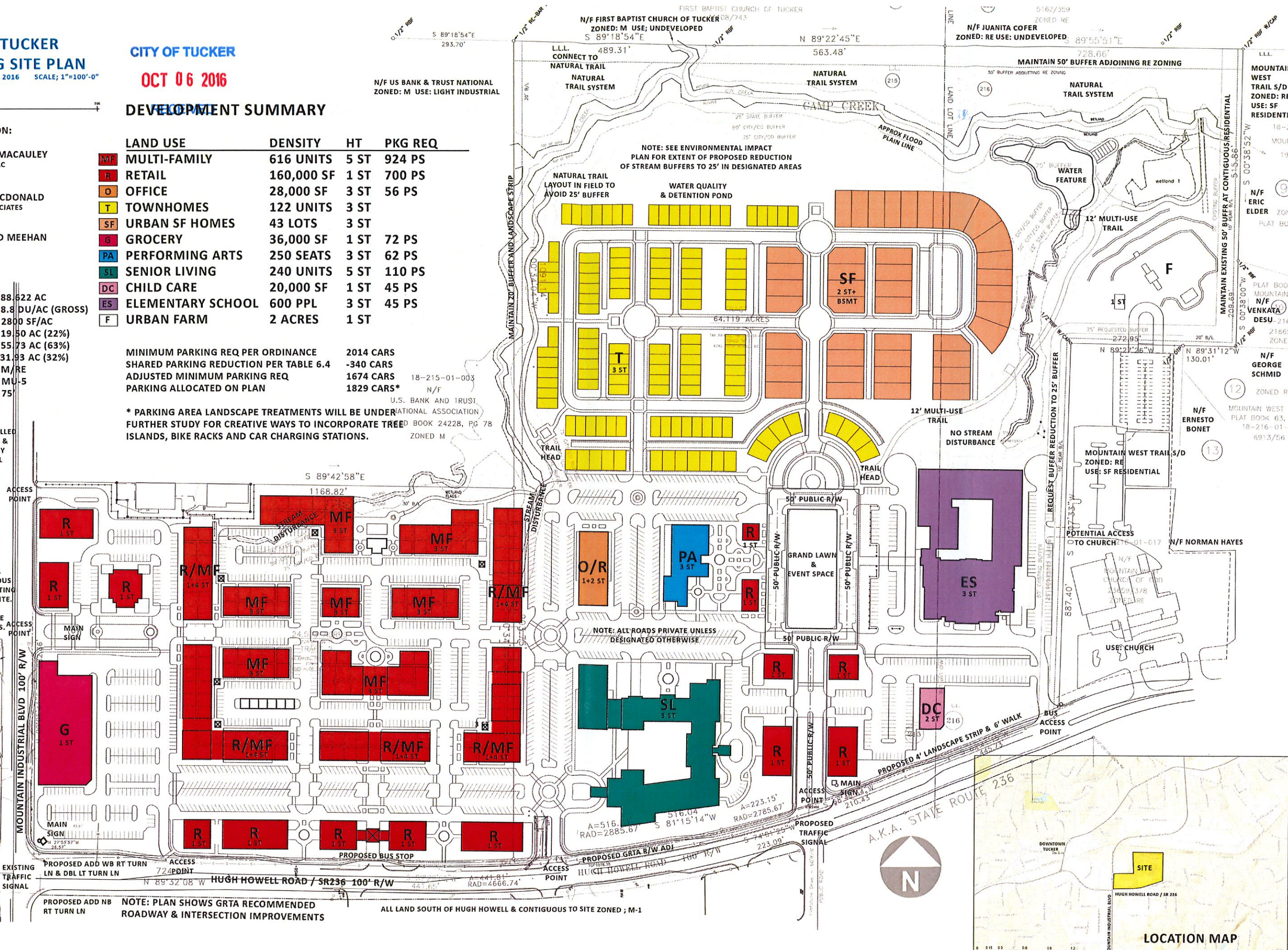
2014 CARS
 -340 CARS
 1674 CARS
 1829 CARS*

* PARKING AREA LANDSCAPE TREATMENTS WILL BE UNDER FURTHER STUDY FOR CREATIVE WAYS TO INCORPORATE TREE ISLANDS, BIKE RACKS AND CAR CHARGING STATIONS.

GENERAL NOTES

- SIDEWALKS WILL BE INSTALLED ALONG ALL INTERIOR ROADS & ALONG THE ENTIRE PROPERTY FRONTAGE OF HUGH HOWELL RD/SR 236 & MOUNTAIN INDUSTRIAL BLVD
- ALL INTERNAL ROADS ARE TWO-WAY/TWO LANE EXCEPT AS SHOWN. DIRECTION OF FLOW AS INDICATED BY ARROWS
- MULTI USE TRAILS ARE HARD SURFACE W/ WOOD BRIDGING ACROSS STREAMS. NATURAL TRAILS ARE PERVIOUS SURFACE THAT FOLLOW EXISTING TRAIL SYSTEMS FOUND ON SITE. ALL WILL BE STAKED IN THE FIELD TO AVOID OR MINIMIZE IMPACT ON STREAM BUFFERS.

REFERENCE SURVEY:
 HOUSTON ENGINEERING, INC
 JOB# 016-0030
 APRIL 7, 2016



PROPOSED ADD EB RT TURN LN
 PROPOSED ADD NB RT TURN LN
 PROPOSED ADD WB RT TURN LN & DBL LT TURN LN
 HUGH HOWELL ROAD / SR236 100' R/W
 NOTE: PLAN SHOWS GRTA RECOMMENDED ROADWAY & INTERSECTION IMPROVEMENTS
 ALL LAND SOUTH OF HUGH HOWELL & CONTIGUOUS TO SITE ZONED ; M-1

SEP 13 2016

TOWNSHIP TUCKER
INTENDED LAND USE BLOCKS
 REV: SEPTEMBER 12, 2016 SCALE: 1"=100'-0"

RECEIVED
INTENDED LAND USE BLOCKS

GENERAL NOTES:

MAXIMUM ALLOWABLES FOR LAND USES:
 RETAIL = 160,000 SF / OFFICE = 28,000 SF
 HOTEL = 140 KEYS / GROCERY = 36,000 SF
 MOVIE STUDIO = 250,000 SF / TOWNHOME/SF HOME = 80 UNITS / CHILD CARE-EARLY LEARNING = 20,000 SF
 MULTI-FAMILY = 616 UNITS / PERFORMING ARTS = 500 SEATS

PARKING REQUIREMENTS: SHALL BE ADDRESSED AS EACH DEVELOPMENT PHASE APPLIES FOR A LDP & MAY CONSIDER SHARED PARKING COMPLIANT TO ARTICLE 6 OF THE ZONING ORDINANCE.

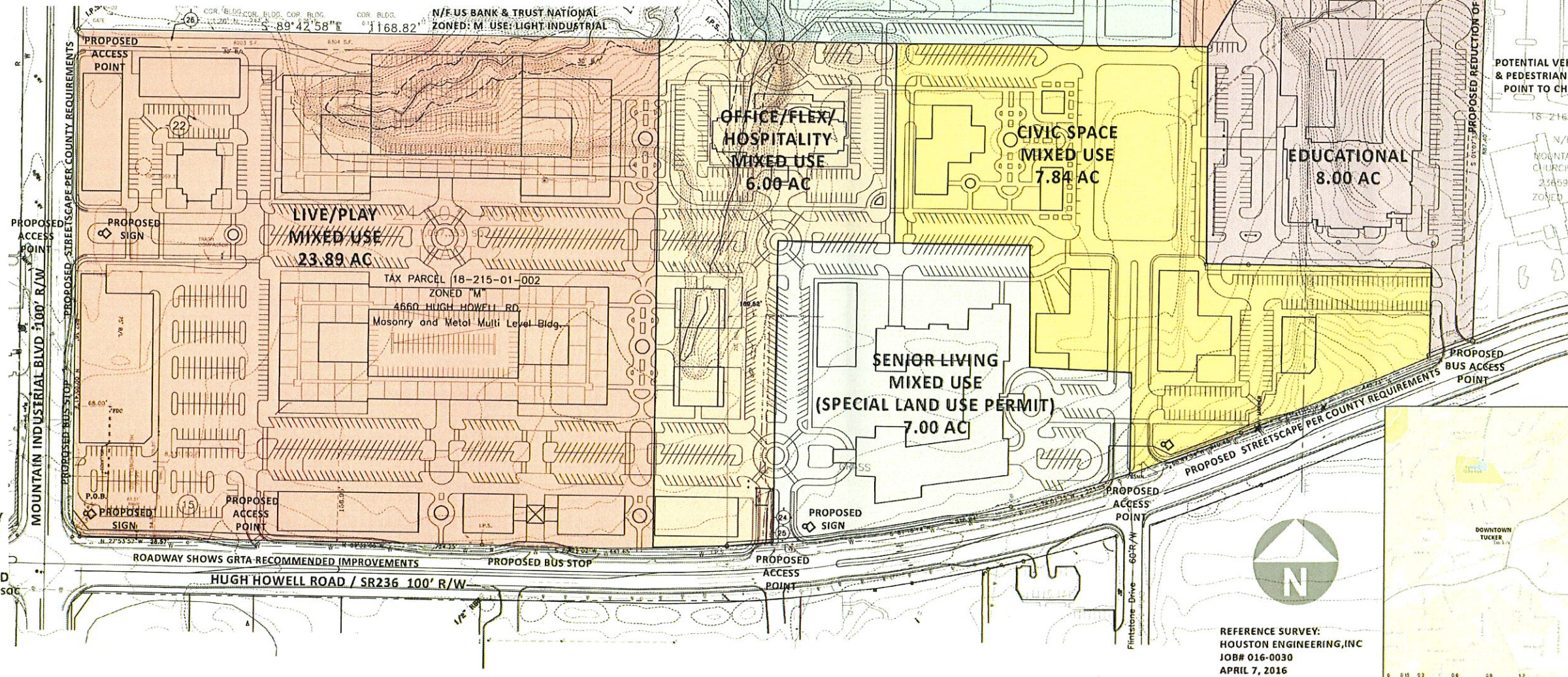
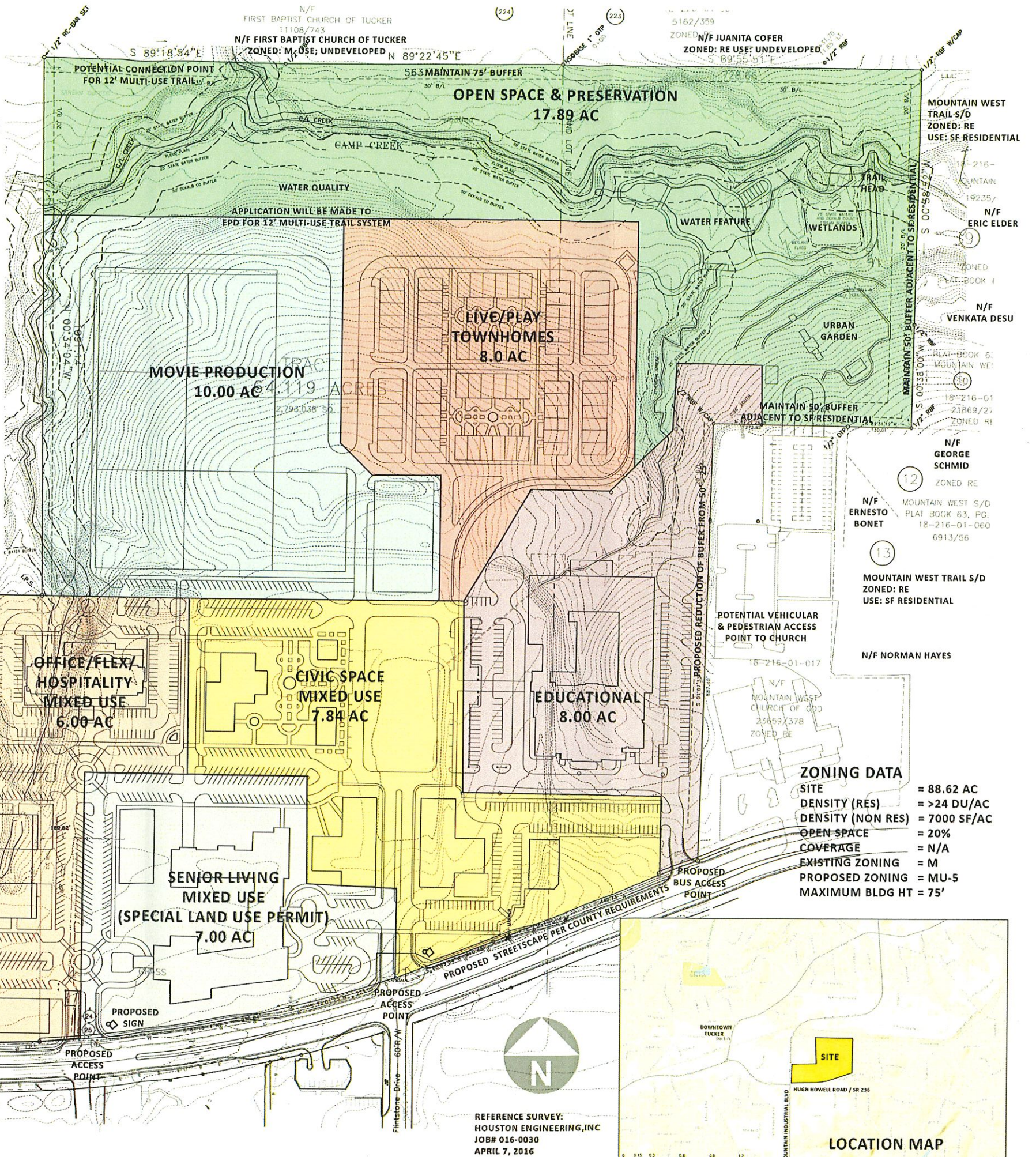
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BUILDING MATERIALS, STREET TREES, SIDEWALKS, LANDSCAPING, & STREET LIGHTING SHALL BE APPROVED AS REQUIRED BY ARTICLE 5 OF THE ZONING ORDINANCE.

STREAM BUFFERS SHALL BE PROTECTED IN ACCORDANCE WITH STATE & LOCAL ORDINANCES

SIGNAGE SHALL COMPLY WITH ARTICLE 3.40.8 OF THE MOUNTAIN INDUSTRIAL OVERLAY DISTRICT

- LIVE/PLAY MIXED USE & TOWNHOMES** 31.89 AC
 L/PMU: MF >24/AC, RETAIL 160,000 SF, TOWNHOMES 80 UNITS
 BLDG HT: RETAIL= 1 ST RETAIL+MF= 5 STORY SF/TH= 3 STORY
- OFFICE/FLEX/HOSPITALITY MIXED USE** 6.00 AC
 OFFICE/RETAIL: 7000 SF/DISTRICT AC HOSTITALITY: 140 KEYS
 BLDG HT: MAX 5 STORIES
- SENIOR LIVING + AL/MC (SLUP)** 7.00 AC
 SF/UNITS: 200 BEDS/UNITS+ 40 IL DWELLINGS
 BLDG HT: MAX 5 STORIES
- CIVIC SPACE MIXED USE** 7.84 AC
 PUBLIC FACILITY: PERFORMING ARTS CENTER, EVENT LAWN,
 PAVILLION, SUPPORT RETAIL, CHILD CARE/EARLY LEARNING
 BLDG HT: MAX 3 STORY W/ ROOF DECK
- EDUCATIONAL** 8.00 AC
 ELEM SCHOOL: 600- EXP 900 PPL
 BLDG HT: 3 STORIES
- MOVIE PRODUCTION** 10.00 AC
 PRODUCTION STUDIO: 250K SF SOUND STAGE,
 60K SF CORPORATE & POST PRODUCTION OFFICES
 BLDG HT: 3 STORY OR 60' MAX HT
- OPEN SPACE & PRESERVATION** 17.89 AC
 ACTIVITIES: MULTI-USE TRAILS, URBAN FARM, LILY POND,
 WATER QUALITY, CANOPY PRESERVATION, STREAM BUFFER
 & WETLAND PROTECTION
 BLDG HT: ANCILLARY STRUCTURES ONLY - 1 STORY MAX



ZONING DATA

SITE	= 88.62 AC
DENSITY (RES)	= >24 DU/AC
DENSITY (NON RES)	= 7000 SF/AC
OPEN SPACE	= 20%
COVERAGE	= N/A
EXISTING ZONING	= M
PROPOSED ZONING	= MU-5
MAXIMUM BLDG HT	= 75'

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SEP 13 2016

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ZONING DATA

SITE = 88.622 AC
 DENSITY (RES) = >24 DU/AC (NET)
 DENSITY (NON RES) = 7000 SF/AC
 OPEN SPACE = 17.89 AC (20%)
 SITE COVERAGE = N/A
 EXISTING ZONING = M
 PROPOSED ZONING = MU-5
 MAXIMUM BLDG HT = 75'

MS	MOVIE STUDIO	250,000 SF	3 ST	180 PS
MF	MULTI-FAMILY	616 UNITS	5 ST	770 PS
R	RETAIL	160,000 SF	1 ST	800 PS
O	OFFICE	28,000 SF	3 ST	84 PS
T	TOWN/CLUSTER HOME	80 UNITS	3 ST	10 PS
G	GROCERY	36,000 SF	1 ST	180 PS
PA	PERFORMING ARTS	500 SEATS	3 ST	200 PS
H	LTD SERVICES HOTEL	140 KEYS	5 ST	140 PS
SL	SENIOR LIVING	240 UNITS	5 ST	200 PS
DC	CHILD CARE	20,000 SF	1 ST	44 PS
ES	ELEMENTARY SCHOOL	900 PPL	3 ST	116 PS
F	URBAN FARM	2 ACRES	1 ST	5 PS

PD	PARKING DECKS	3 ST	736 CARS
	SURFACE PARKING ALLOCATED		1481 CARS
	TOTAL REQUIRED		2729 CARS
	TOTAL ALLOCATED (80%)		2177 CARS

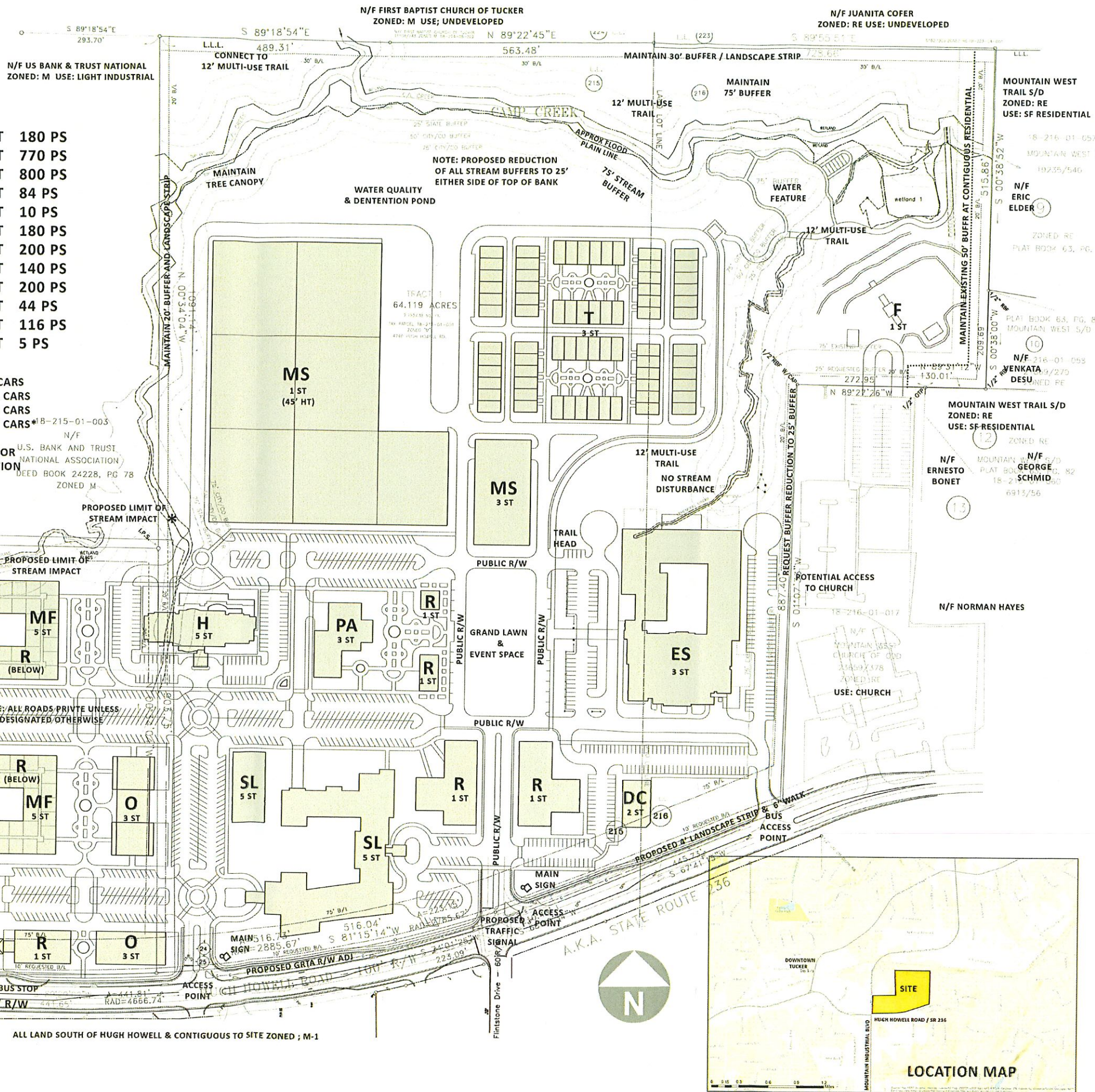
* PARKING ALLOCATION REDUCTION OF 20% TAKEN FOR MIXED USE. REQUEST FOR ADDITIONAL 5% REDUCTION FOR TREE ISLAND REQUIREMENTS.

GENERAL NOTES

SIDEWALKS WILL BE INSTALLED ALONG ALL INTERIOR ROADS & ALONG THE ENTIRE PROPERTY FRONTAGE OF HUGH HOWELL RD/SR 236 & MOUNTAIN INDUSTRIAL BLVD

ALL INTERNAL ROADS ARE TWO-WAY/TWO LANE EXCEPT AS SHOWN. DIRECTION OF FLOW AS INDICATED BY ARROWS

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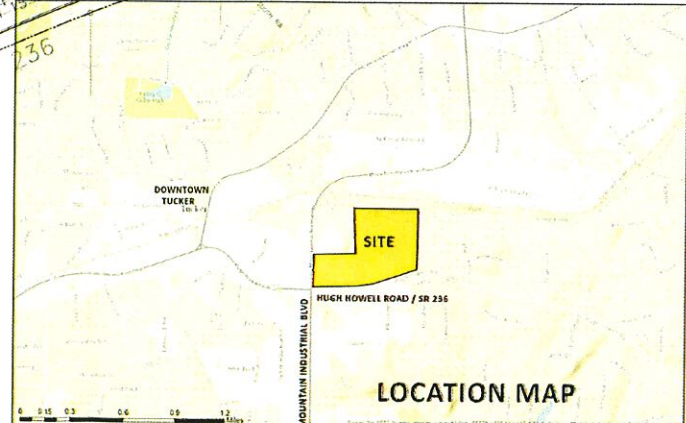


PROPOSED ADD EB RT TURN LN

PROPOSED ADD NB RT TURN LN

NOTE: PLAN SHOWS GRTA RECOMMENDED ROADWAY & INTERSECTION IMPROVEMENTS

ALL LAND SOUTH OF HUGH HOWELL & CONTIGUOUS TO SITE ZONED ; M-1



LOCATION MAP

SEP 01 2016

LAND USE DISTRICTS

- LIVE/PLAY MIXED USE** 23.89 AC
 MF: >24/AC RETAIL: STREET ORIENTED/CORNER FLEX
 BLDG HT: 1 STORY RETAIL/4 STORY MF OR 5 STORY MF
- OFFICE/FLEX/HOSPITALITY MIXED USE** 6.00 AC
 OFFICE/RETAIL: 7000 SF/DISTRICT AC HOSTILITY: 140 KEYS
 BLDG HT: MAX 5 STORIES
- SENIOR LIVING + AL/MC (SLUP)** 9.00 AC
 SF/UNITS: 200 BEDS/UNITS+ 40 IL DWELLINGS
 BLDG HT: MAX 4 STORIES
- CIVIC SPACE MIXED USE** 6.84 AC
 PUBLIC FACILITY: AMPHITHEATRE, EVENT LAWN,
 PAVILLION, JEWEL BOX RETAIL, CHILD CARE
 BLDG HT: MAX 1 STORY W/ ROOF DECK
- EDUCATIONAL MIXED USE** 7.00 AC
 ELEM SCHOOL: 900 PPL
 BLDG HT: 3 STORIES
- MOVIE PRODUCTION MIXED USE** 20.00 AC
 PRODUCTION STUDIO: 450K SF SOUND STAGE,
 60K SF PRODUCTION AND CORPORATE OFFICES,
 IMAX THEATRE, MUSEUM & TEACHING FACILITIES
 BLDG HT: 3 STORY OR 60' MAX HT
- OPEN SPACE & PRESERVATION** 15.89 AC
 ACTIVITIES: MULTI-USE TRAILS, URBAN FARM 7 GARDENS,
 WATER FEATURES, WATER QUALITY, CANOPY PRESERVATION,
 STREAM BUFFER & WETLAND PROTECTION
 BLDG HT: ANCILLARY STRUCTURES ONLY - 1 STORY MAX

GENERAL NOTES:

MAXIMUM ALLOWABLES FOR LAND USES:
 RETAIL = 160,000 SF / OFFICE = 28,000 SF
 HOTEL = 140 KEYS / GROCERY = 36,000 SF
 MOVIE STUDIO = 450,000 SF / TOWNHOME = 60 UNITS
 CHILD CARE = 20,000 SF/URBAN COTTAGE = 20 UNITS
 MULTI-FAMILY = 520 UNITS / AMPHITHEATRE = 500 SEATS

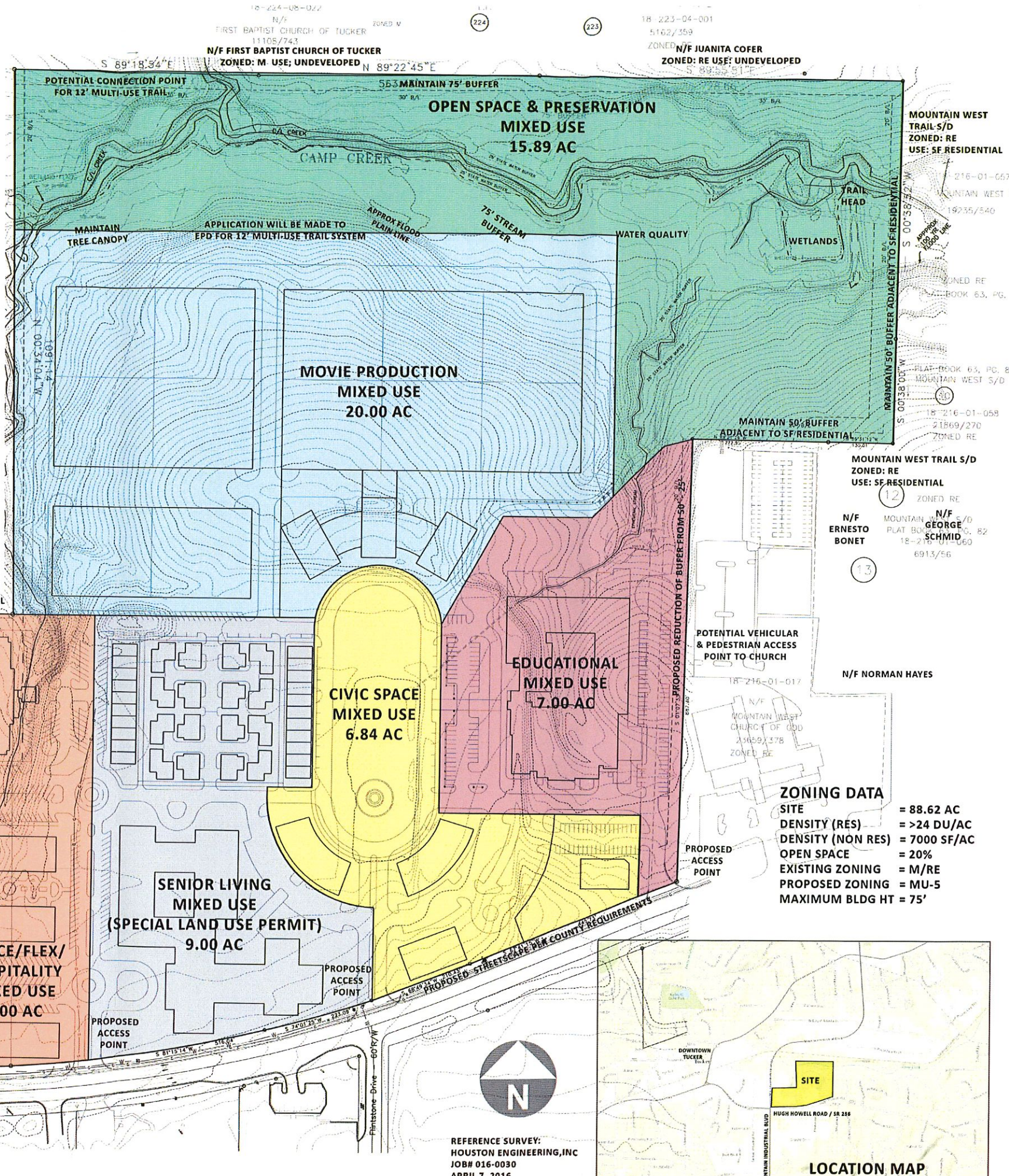
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ZONING DATA

SITE	= 88.62 AC
DENSITY (RES)	= >24 DU/AC
DENSITY (NON RES)	= 7000 SF/AC
OPEN SPACE	= 20%
EXISTING ZONING	= M/RE
PROPOSED ZONING	= MU-5
MAXIMUM BLDG HT	= 75'



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DEVELOPMENT SUMMARY

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MS	MOVIE STUDIO	450,000 SF	3 ST	INTERNAL
MF	MULTI-FAMILY*	520 UNITS	5 ST	780 PS
R	RETAIL*	91,000 SF	1 ST	574 PS
O	OFFICE*	28,000 SF	1 ST	84 PS
T	TOWN/CLUSTER HOME	60 UNITS	3 ST	INTERNAL
G	GROCERY	36,000 SF	1 ST	150 PS
AT	AMPHITHEATRE	500 SEATS	1 ST	EVENT
H	LTD SERVICES HOTEL	140 KEYS	5 ST	140 PS
C	CCRC (5 AC SITE)	200 UNITS	5 ST	200 PS
DC	CHILD CARE	12,000 SF	1 ST	44 PS
ES	ELEMENTARY SCHOOL	900 PPL	2 ST	116
F	URBAN FARM	2 ACRES	1 ST	10 PS

PD	PARKING DECKS	3 ST	745 CARS
	SURFACE PARKING REG		1340 CARS
	TOTAL ALLOCATED		2098 CARS

*POTENTIAL RETAIL, OFFICE AND ANCILLARY USES ON FIRST FLOOR OF SINGLE LOADED MULTI-FAMILY UNITS TOTAL 66,000 SF + 462 PS REQ.

ZONING DATA

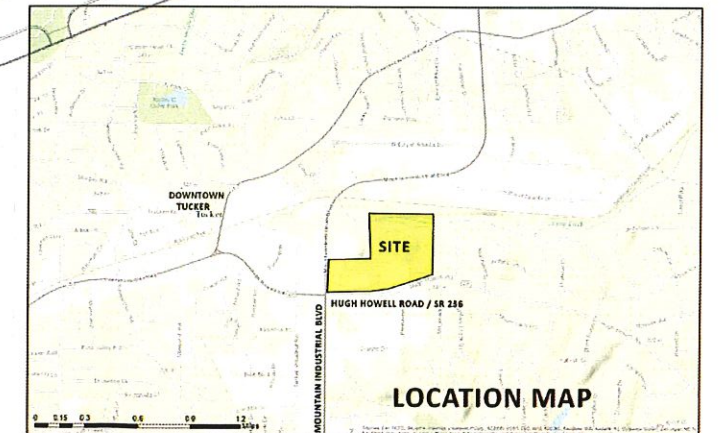
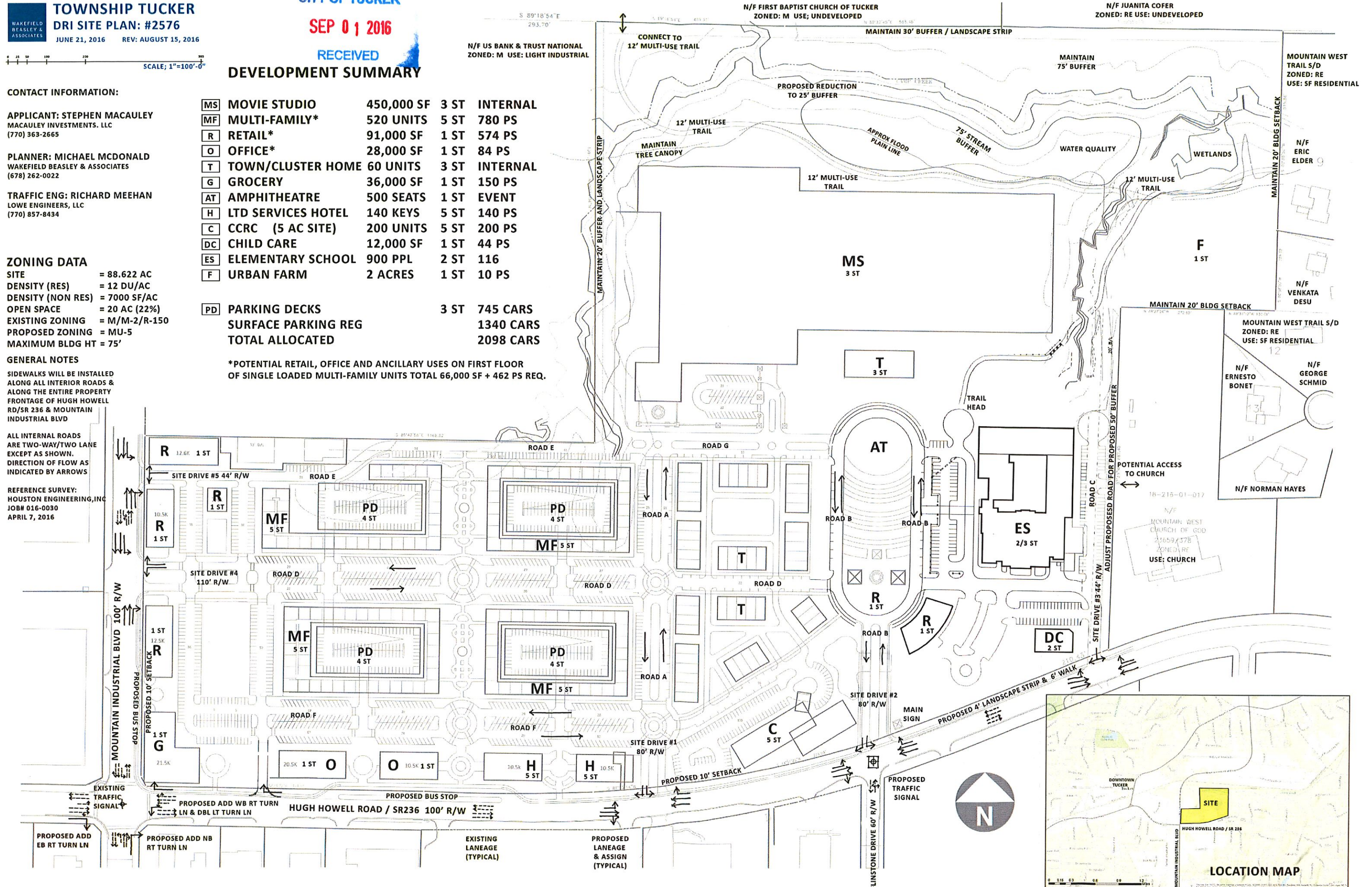
SITE = 88.622 AC
 DENSITY (RES) = 12 DU/AC
 DENSITY (NON RES) = 7000 SF/AC
 OPEN SPACE = 20 AC (22%)
 EXISTING ZONING = M/M-2/R-150
 PROPOSED ZONING = MU-5
 MAXIMUM BLDG HT = 75'

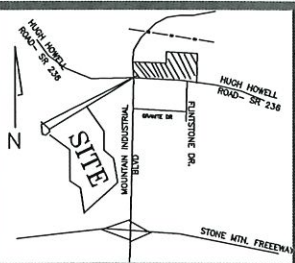
GENERAL NOTES

SIDEWALKS WILL BE INSTALLED ALONG ALL INTERIOR ROADS & ALONG THE ENTIRE PROPERTY FRONTAGE OF HUGH HOWELL RD/SR 236 & MOUNTAIN INDUSTRIAL BLVD

ALL INTERNAL ROADS ARE TWO-WAY/TWO LANE EXCEPT AS SHOWN. DIRECTION OF FLOW AS INDICATED BY ARROWS

REFERENCE SURVEY: HOUSTON ENGINEERING, INC JOB# 016-0030 APRIL 7, 2016





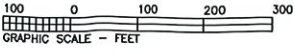
UTILITIES PROTECTION CENTER

CALL FREE **811**

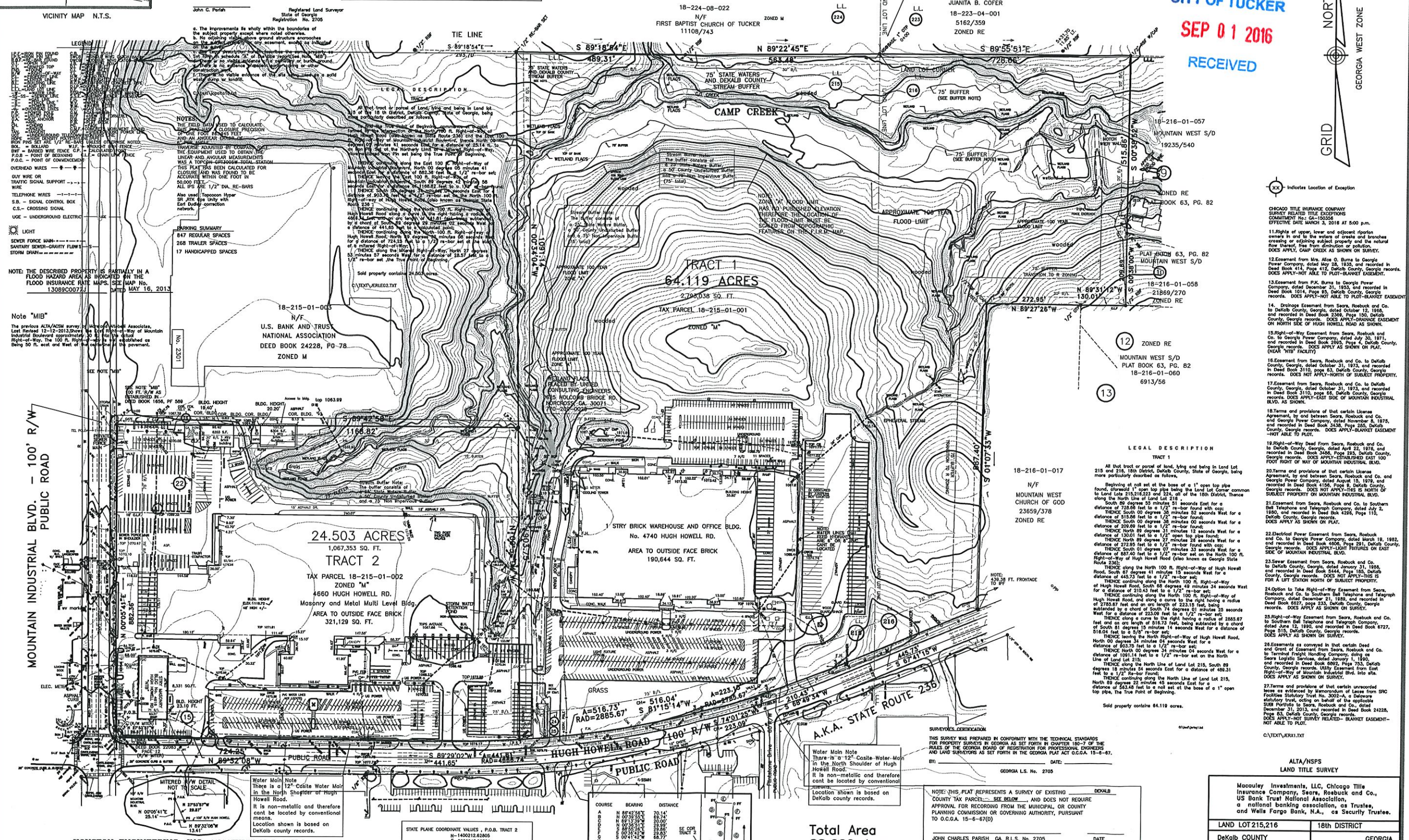
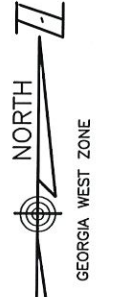
or THROUGHOUT GEORGIA
1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIG

UTILITY LOCATION NOTE/DISCLAIMER
UNDERGROUND UTILITY LOCATION DONE BY SUBSURFACE UTILITY INVESTIGATIONS, L.L.C. (770-337-4143) USING ELECTRONIC SIGNAL TRACING METHODS. THE BUYER, SELLER, OR THEIR CONTINGENTS OR REPRESENTATIVES SHALL UNDERSTAND THAT OTHER UTILITIES MAY EXIST ON THE LOCATION OF UTILITIES MAY VARY FROM WHAT IS SHOWN.
THE SURVEYOR AND HOUSTON ENGINEERING, INC. ARE NOT RESPONSIBLE FOR EXPENSES OR DAMAGES DUE TO UNDERGROUND UTILITIES.



CITY OF TUCKER
SEP 01 2016
RECEIVED



This is to certify that this map or plot and the survey on which it is based were made in accordance with the February 23, 2016 Minimum Standard Detail Requirements for ALTA/ASPS Land Title Surveys, jointly established and adopted by ALTA and ASPS and include the minimum details of 70,751,76,8, 11 sections, 4-5-8, 12, 14, 16, 17 and 18 of Table "A", thereon.
The undersigned states that the Relative Horizontal Accuracy of this survey does not exceed that which is specified therein.
John C. Parish, Registered Land Surveyor, State of Georgia, Registration No. 2705

- VICINITY MAP N.T.S.
- LEGEND
- IRON PINS SET ARE 1/2" RE-BAR
 - BOX = RELAYED WIRE
 - WF = BARBED WIRE FENCE, C.C. = POINT OF BEGINNING, P.O.B. = POINT OF COMMENCEMENT
 - OVERHEAD WIRES
 - GUY WIRE OR TRAFFIC SIGNAL SUPPORT
 - WIRE
 - TELEPHONE WIRES
 - S.B. = SIGNAL CONTROL BOX
 - C.B. = CROSSING SIGNAL
 - USE = UNDERGROUND ELECTRIC
 - LIGHT
 - SEWER FORCE MAIN
 - SANITARY SEWER-GRAVITY FLOW
 - STORM DRAIN
- NOTE: THE DESCRIBED PROPERTY IS PARTIALLY IN A FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAPS (SEE MAP NO. 13089C0073) DATED MAY 16, 2013.
- Note "MIB"
The previous ALTA/ASPS survey was prepared by Houston Engineering, Inc. on 12-12-2013. The industrial easement is shown as being 50' R/W and West of the easement.

The improvements lie wholly within the boundaries of the subject property except where noted otherwise.
a. No adjoining owner's name or address is shown on this plat.
b. The survey was made by the use of electronic methods and the use of electronic methods is hereby certified.
c. There is no evidence of any existing utility lines or other improvements shown on this plat.
d. There is no evidence of any other improvements shown on this plat.
e. The field data used to calculate the boundary lines were obtained from a total station and the use of electronic methods is hereby certified.
f. This plat has been calculated for closure and has been found to be accurate within one foot in 50,000 feet.
g. All IPS are 1/2" DIA. RE-BARS.
h. Also used Topcon Hyper 52 GPS with UTM East Datum correction network.

PARKING SUMMARY

- 847 REGULAR SPACES
- 268 TRAILER SPACES
- 17 HANDICAPPED SPACES

NOTE: THE DESCRIBED PROPERTY IS PARTIALLY IN A FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAPS (SEE MAP NO. 13089C0073) DATED MAY 16, 2013.

Note "MIB"
The previous ALTA/ASPS survey was prepared by Houston Engineering, Inc. on 12-12-2013. The industrial easement is shown as being 50' R/W and West of the easement.

MOUNTAIN INDUSTRIAL BLVD. - 100' R/W PUBLIC ROAD

HUGH HOWELL RD.

A.K.A. STATE ROUTE 236

PUBLIC ROAD

DEED BOOK 24228, PG. 78

DEED BOOK 63, PG. 82

DEED BOOK 2369, PAGE 150, DADE COUNTY GEORGIA RECORDS.

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18-215-01-001
N/F
MOUNTAIN WEST S/D
19235/540
ZONED RE
PLAT BOOK 63, PG. 82
MOUNTAIN WEST S/D
18-216-01-058
18-216-01-058
18-216-01-058
21869/270
ZONED RE

1 STY BRICK WAREHOUSE AND OFFICE BLDG.
No. 4740 HUGH HOWELL RD.
AREA TO OUTSIDE FACE BRICK
190,644 SQ. FT.

MASONRY AND METAL MULT LEVEL BLDG.
AREA TO OUTSIDE FACE BRICK
321,129 SQ. FT.

Water Main Note
There is a 12" Cast-iron Water Main in the North Shoulder of Hugh Howell Road.
It is non-metallic and therefore cant be located by conventional means.
Location shown is based on DeKalb county records.

18-224-08-022
N/F
FIRST BAPTIST CHURCH OF TUCKER
11108/743
ZONED M

TRACT 1
64.119 ACRES
2799,038 SQ. FT.
TAX PARCEL 18-215-01-001
ZONED "M"

TRACT 2
24.503 ACRES
1,067,353 SQ. FT.
TAX PARCEL 18-215-01-002
ZONED "M"

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18-216-01-017
N/F
MOUNTAIN WEST CHURCH OF GOD
23659/378
ZONED RE

LEGAL DESCRIPTION
TRACT 1
All that tract or parcel of land, lying and being in Land Lot 215 and 216, 18th District, DeKalb County, State of Georgia, being more particularly described as follows:
Beginning at a point on the base of a 1" open top pipe found, thence 11 degrees 55' 26" East, 130.01 feet to a point on the base of a 1" open top pipe found, thence 89 degrees 22' 45" East, 563.48 feet to a point on the base of a 1" open top pipe found, thence 89 degrees 55' 51" East, 728.66 feet to a point on the base of a 1" open top pipe found, thence 89 degrees 55' 51" East, 130.01 feet to a point on the base of a 1" open top pipe found, thence 11 degrees 55' 26" West, 130.01 feet to the point of beginning.

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ALTA/ASPS LAND TITLE SURVEY

Maconley Investments, LLC, Chokko Title Insurance Company, Sears, Roebuck and Co., US Bank Trust National Association, a national banking association, as Trustee, and Wells Fargo Bank, N.A., as Security Trustee.

LAND LOT 215, 216 18th DISTRICT
DeKalb County GEORGIA
SCALE 1" = 100'
DATE 4-07-2016

SCRIF BIGGERRY
JOB NO016-0030