



OSWALD LEVEL II CERTIFIED  
DESIGN PROFESSIONAL #23144  
(EXP. 02-17-2021)  
12460 CRABAPPLE ROAD  
SUITE 202-612  
ALPHARETTA, GEORGIA 30004  
PHONE: 770.331.7303

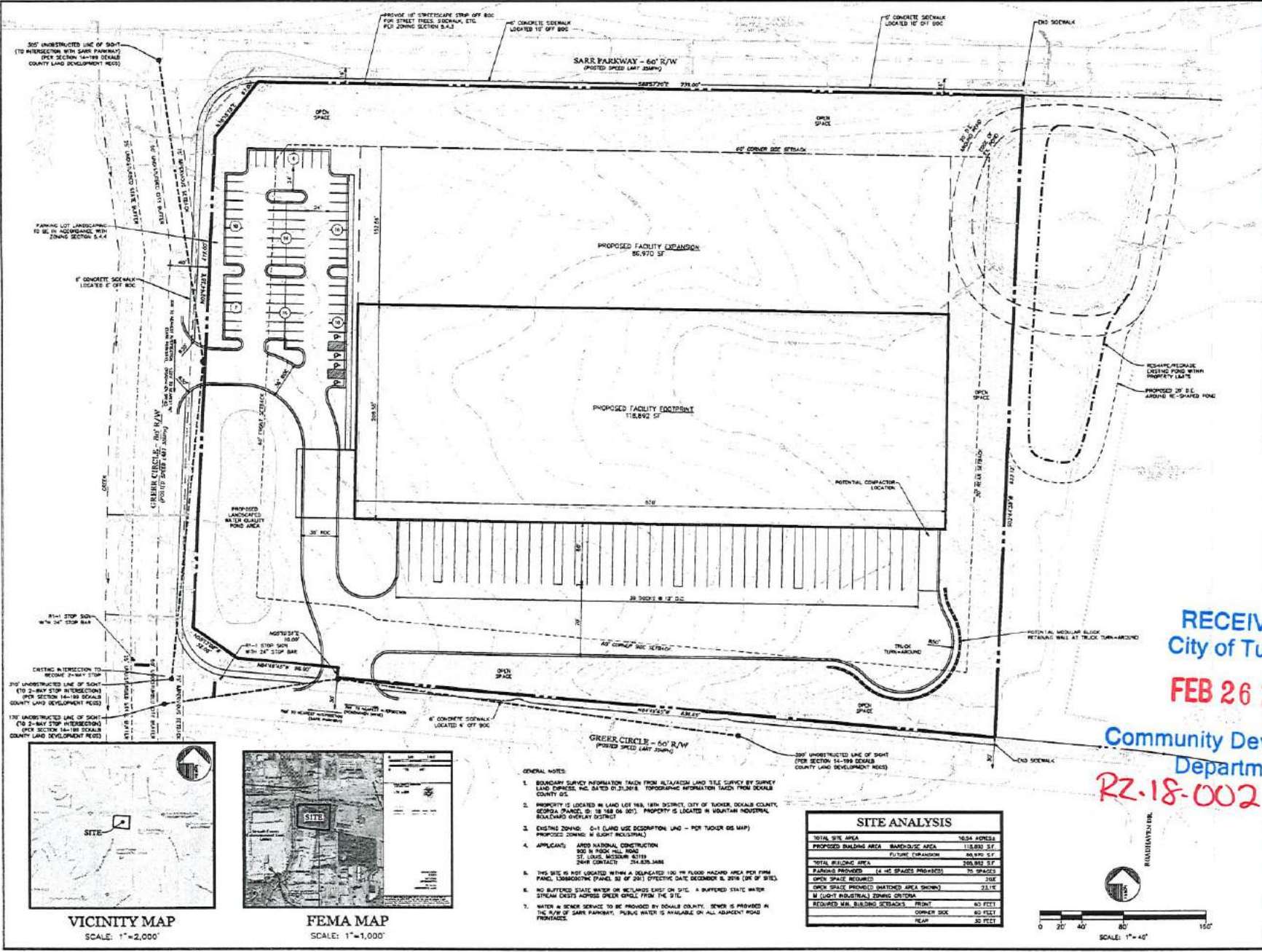
THIS PLAN AND THE PROPERTY OR OTHERWISE PLANNED A  
SUBDIVISION (LOCAL, STATE, FEDERAL) MAY NOT BE CONSIDERED  
VALID UNLESS THE OWNER OBTAINS ALL NECESSARY PERMITS  
AND THE WORK IS APPROVED BY THE LOCAL GOVERNMENT AGENCIES.

ZONING PLAN  
FOR:  
**4473  
SARR PARKWAY**  
LAND LOTS 169  
15TH DISTRICT  
CITY OF TUCKER  
DEKALB COUNTY, GEORGIA

FOR:  
**ARCO**  
NATIONAL CONSTRUCTION  
900 N. ROCK HILL ROAD  
ST. LOUIS, MO 63119  
CONTACT: MR. ANDREW CAMPBELL  
314.835.3466

RECEIVED REVISIONS  
City of Tucker  
FEB 26 2018  
Community Development  
Department  
RZ-18-002

|             |                   |                  |               |
|-------------|-------------------|------------------|---------------|
| DATE:       | FEBRUARY 26, 2018 | CP&E DRAWING NO: | 20180103r.dwg |
| ZONING PLAN |                   | Z.1              |               |
| SHEET NO.   |                   |                  |               |



**SITE ANALYSIS**

|  |   |
|--|---|
| TOTAL SITE AREA                          | 1634 ACRES  |
| PROPOSED BUILDING AREA                   | 118,892 S.F.  |
| PARKING PROVIDED (4 HO SPACES PROVIDED)  | 75 SPACES   |
| OPEN SPACE REQUIRED                      | 3.00 ACRES  |
| OPEN SPACE PROVIDED (MATCHED AREA SHOWN) | 23.1 ACRES  |
| REQUIRED MIN. BUILDING SETBACKS          | FRONT: 65 FEET<br>CORNER SIDE: 65 FEET<br>REAR: 30 FEET |

- GENERAL NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM ULTA/ALCOA LAND TITLE SURVEY BY SURVEY LAND CORP., INC. DATED 01-31-2018. TOPOGRAPHIC INFORMATION TAKEN FROM DEKALB COUNTY GIS.
  - PROPERTY IS LOCATED IN LAND LOT 169, 15TH DISTRICT, CITY OF TUCKER, DEKALB COUNTY, GEORGIA (PARCEL ID IS 168 06 001). PROPERTY IS LOCATED IN MOUNTAIN INDUSTRIAL BULKHEAD OVERLAY DISTRICT.
  - EXISTING ZONING: C-1 (LAND USE DESCRIPTION: LAND - FOR TUCKER GIS MAP); PROPOSED ZONING: M (LIGHT INDUSTRIAL).
  - APPLICANT: ARCO NATIONAL CONSTRUCTION  
522 N. ROCK HILL ROAD  
ST. LOUIS, MISSOURI 63119  
PHONE CONTACT: 314.835.3466
  - THIS SITE IS NOT LOCATED WITHIN A DELINEATED 100-YR FLOOD HAZARD AREA PER FIRM PANEL 130600000K (PANEL 39 OF 201) EFFECTIVE DATE DECEMBER 8, 2016 (USE OF SITE).
  - NO BUFFERED STATIC WATER OR RELAYED EXIST ON SITE. A BUFFERED STATIC WATER STREAM EXISTS ACROSS GREER CHALK FROM THE SITE.
  - WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. SEWER IS PROVIDED IN THE PLANS OF SARR PARKWAY. PUBLIC WATER IS AVAILABLE ON ALL ADJACENT ROAD FRONTAGES.

