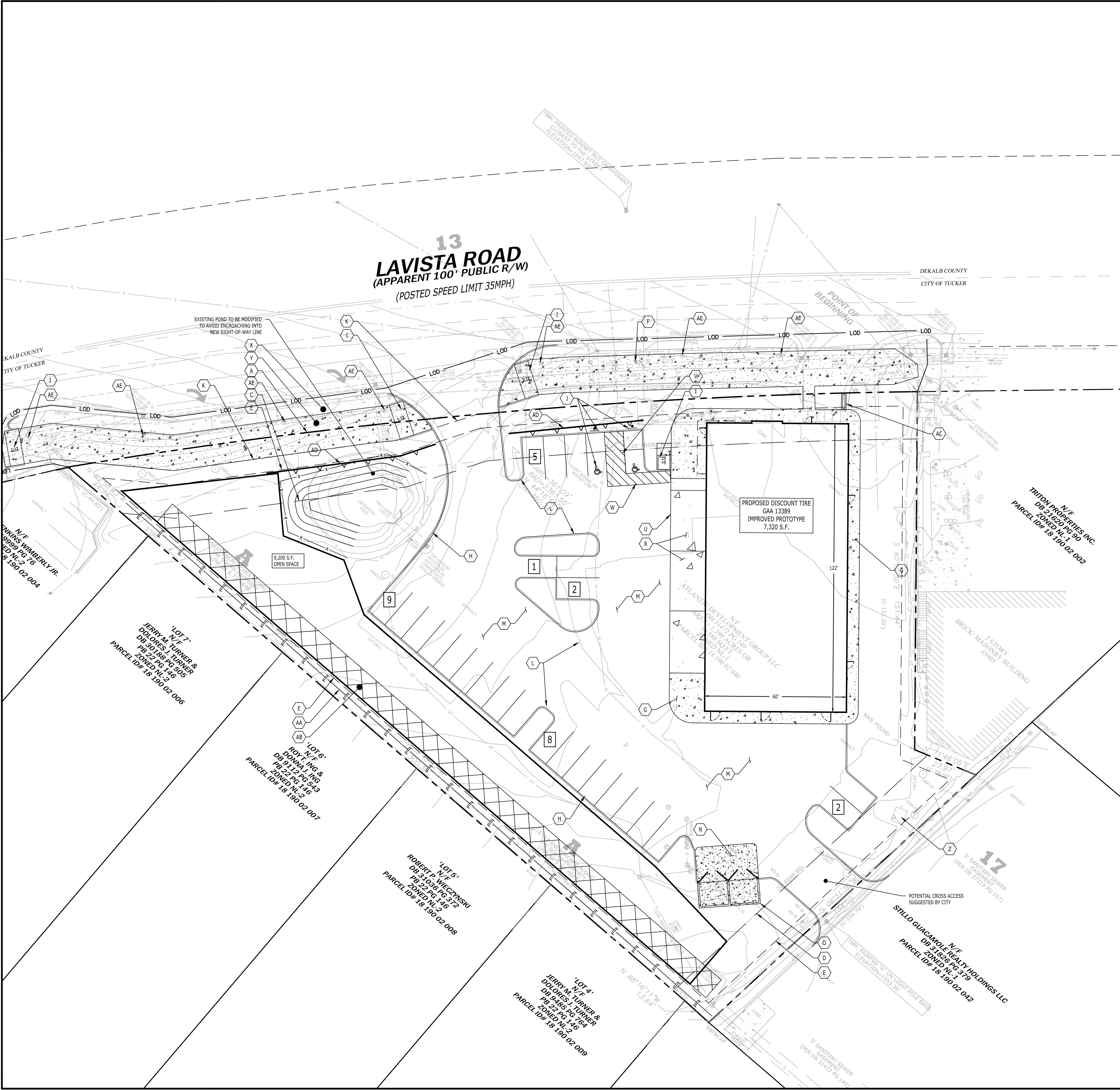


8/29/2025, 12:02:00 PM, G:\08523\0852300996\DWG\C2500996-10.DWG, CL 00, 24X36, 205C.



ZONING INFORMATION

LOCATION: TUCKER, GA			
ZONE: NL-1 (NORTHLAKE HIGH-INTENSITY COMMERCIAL DISTRICT)			
USE: AUTOMOBILE REPAIR OR MAINTENANCE, MINOR (SPECIAL USE)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	20,000 SF	55,533 S.F. (1.27 AC.)	NO
MINIMUM LOT WIDTH	50 FEET	201 FEET	NO
MIN / MAX FRONT SETBACK	0 FEET / 20 FEET	10.4 FEET	NO
MINIMUM SIDE SETBACK	0 FEET	29 FEET	NO
MINIMUM REAR SETBACK	20 FEET	57 FEET	NO
MAXIMUM BUILDING HEIGHT	180 FEET	<180 FEET	NO
MAXIMUM LOT COVERAGE	80 PERCENT	45.9 PERCENT	NO
OPEN SPACE	10 PERCENT	16.6 PERCENT	NO

PARKING INFORMATION

ITEM	REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	NONE	7,020 S.F.	NO
PARKING REQUIRED	AUTOMOBILE REPAIR OR MAINTENANCE, MINOR: MINIMUM 1 SPACE PER 400 SF OF GFA MAXIMUM 1 SPACE PER 150 SF OF GFA (7,020 S.F.)	18 - 46	27 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	1 STANDARD AND 1 VAN SPACE FOR 26 TO 50 TOTAL SPACES	2 SPACES	2 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
MINIMUM AISLE WIDTH (90° PARKING)	24 FEET - 2-WAY	24 FEET - 2-WAY	24 FEET - 2-WAY	NO
MINIMUM FRONT SETBACK	NO PARKING ALLOWED IN FRONT YARD	6.3 FEET	11 FEET	NO
MINIMUM INTERIOR LANDSCAPING	-5-FOOT WIDE PERIMETER LANDSCAPE STRIP -10% OF TOTAL PARKING LOT AREA SHALL BE LANDSCAPED -1 TREE PER 8 PARKING SPACES (ALL WITHIN LANDSCAPED ISLANDS) -1 ISLAND PER 10 PARKING SPACES	4 TREES AND 3 ISLANDS (34 PARKING SPACES)	TBD	NO

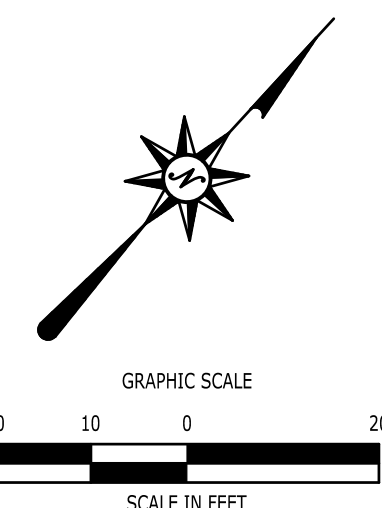
SITE PLAN LEGEND

---	PROPERTY LINE
---	LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
---	SAWCUT LINE
---	BUILDING SETBACK
---	LANDSCAPE BUFFER
[Pattern]	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK
[Pattern]	PROVIDE AND INSTALL FULL DEPTH HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
[Pattern]	PROVIDE AND INSTALL HEAVY-DUTY CONCRETE PAVEMENT FOR DUMPSTER ENCLOSURE
[Pattern]	PROVIDE AND INSTALL 10 FOOT WIDE VEGETATIVE BUFFER
[Symbol]	PROVIDE AND INSTALL SIGN

SITE PLAN KEY NOTES

- (A) PROPERTY LINE (TYP.)
- (B) LIMIT OF DISTURBANCE BOUNDARY (TYP.)
- (C) FRONT BUILDING SETBACK LINE, 0 FEET MIN., 20 FEET MAX
- (D) 20' REAR BUILDING SETBACK LINE (TYP.)
- (E) 6' LANDSCAPE BUFFER LINE (TYP.)
- (F) EXISTING FIRE HYDRANT TO REMAIN
- (G) PROPOSED MONOLITHIC CONCRETE SIDEWALK AROUND BUILDING PERIMETER. SEE SHEET C1.100 FOR DETAILS.
- (H) PROPOSED TYPICAL CURB - MATCH TO EXISTING (TYP.) SEE SHEET C1.100 FOR DETAILS.
- (I) PROPOSED ADA ACCESSIBLE RAMP. ALL ADA RAMPS TO BE IN COMPLIANCE WITH CURRENT ADA STANDARDS. SEE SHEET
- (J) PROPOSED ADA STRIPING AND SIGNS SEE SHEET C1.100 FOR DETAILS
- (K) PROPOSED RIGHT-OF-WAY DEDICATION LINE TO ACCOMMODATE 20 FOOT WIDE STREETScape
- (L) PROPOSED PARKING LANDSCAPE ISLAND. SEE LANDSCAPE PLAN FOR DETAILS
- (M) PROPOSED ASPHALT PAVEMENT (TYP.) SEE SHEET C1.100 FOR DETAILS
- (N) PROPOSED HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSTER (TYP.) SEE SHEET C1.100 FOR DETAILS
- (O) PROPOSED DETACHED TRASH ENCLOSURE (TYP.) SEE SHEET C1.100 FOR DETAILS
- (P) LIMITS OF FLUSH CURB
- (Q) END CURB TRANSITION TO 6" REVEAL
- (R) PROPOSED HEAVY DUTY CONCRETE PAVEMENT AT BAY DOORS. SEE SHEET C1.50 FOR DETAILS
- (S) PROPOSED SAWCUT LINE AND ASPHALT TIE-IN
- (T) STORMWATER STRUCTURE. SEE SHEET C2.100 FOR DETAILS
- (U) PROPOSED ASPHALT AND CONCRETE TURNDOWN, WHERE ASPHALT PAVEMENT ABUTS CONCRETE PAVEMENT
- (V) PROPOSED AREA STRIPING TO BE 4" WIDE STRIPE, WHITE, 45° @ 2'-0" O.C.
- (W) PROPOSED 5 FOOT WIDE CROSSWALK STRIPING 4" WIDE STRIPE, WHITE, 45° @ 2'-0" O.C.
- (X) PROPOSED 5 FOOT WIDE LANDSCAPE STRIP
- (Y) PROPOSED 15' WIDE CONCRETE SIDEWALK
- (Z) EXISTING TRANSFORMER TO REMAIN AND BE RE-USED
- (AA) PROVIDE AND INSTALL 6 FOOT HIGH WOODEN FENCE
- (AB) PROVIDE AND INSTALL 10 FOOT WIDE VEGETATIVE BUFFER
- (AC) PROPOSED MONUMENT SIGN
- (AD) PROPOSED RETAINING WALL
- (AE) EXISTING STREET LIGHTS TO BE RELOCATED

RECEIVED
CITY OF TUCKER
09/02/2025
PLANNING & ZONING
DEPARTMENT



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DISCOUNT TIRE GAA 13389
3893 LAVISTA ROAD
TUCKER, GA 30084