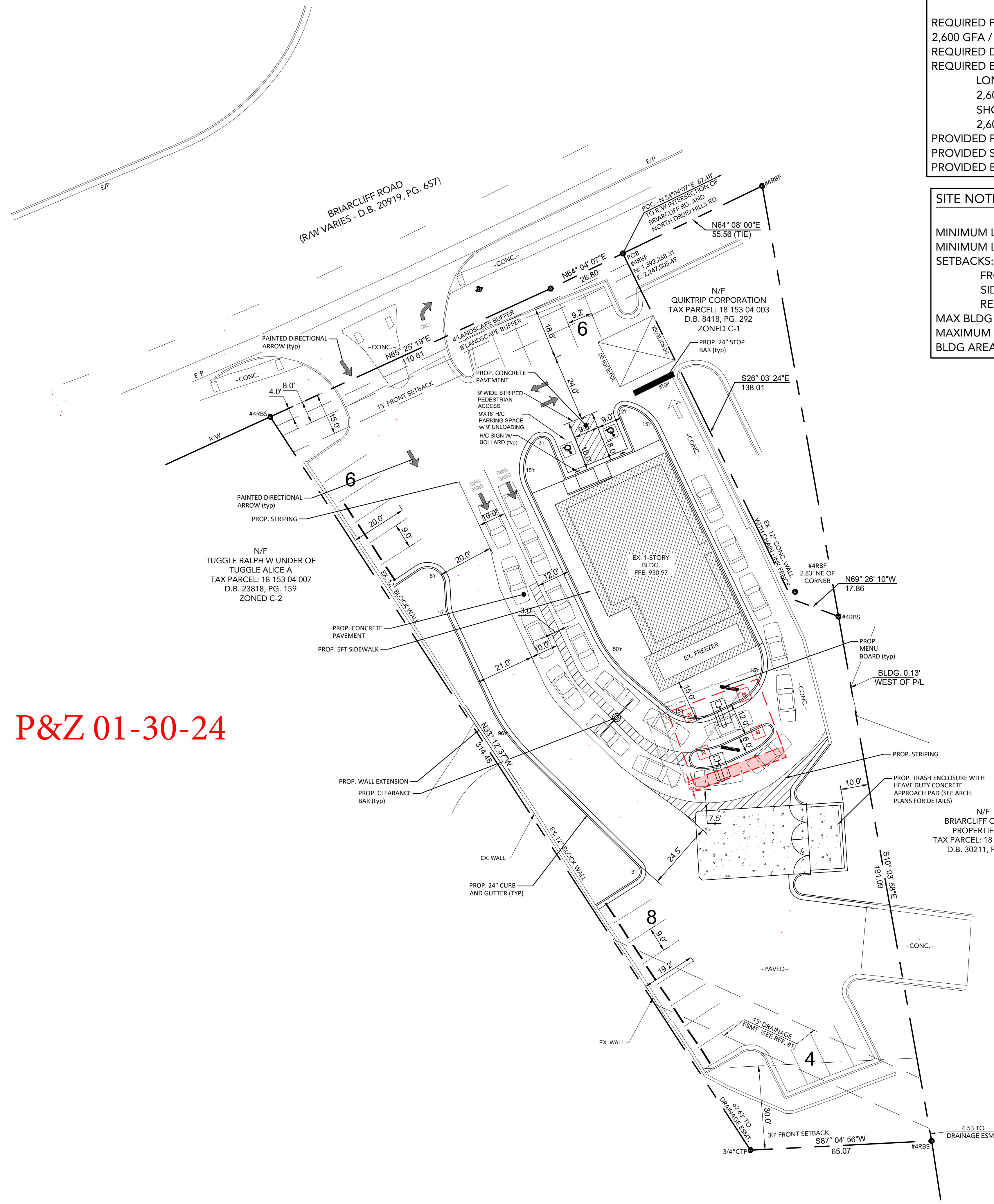


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P&Z 01-30-24

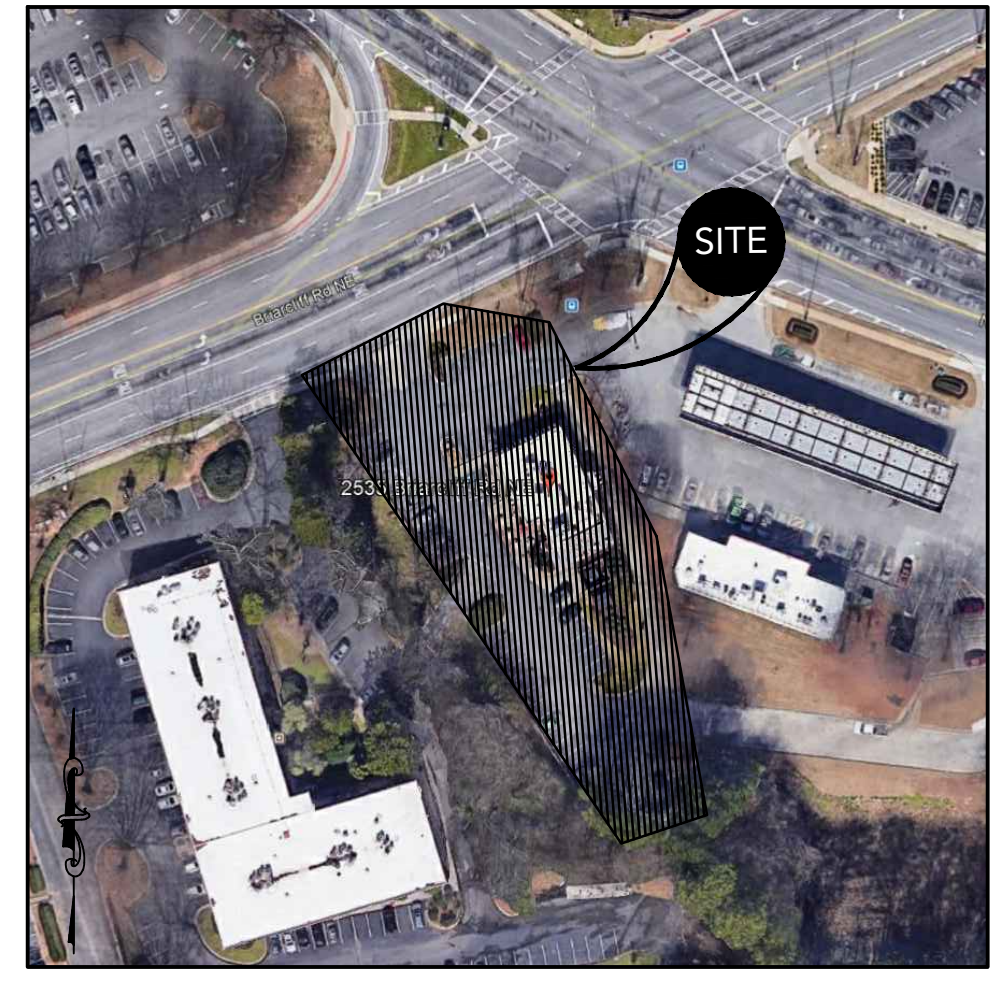


PARKING REQUIREMENTS:

REQUIRED PARKING SPACES: 8 / 1,000 S.F. GFA
 2,600 GFA / 1,000 * 8 = 20.8 = 21 SPACES
 REQUIRED DRIVE-THRU STACKING: 3 FROM ORDER POINT
 REQUIRED BICYCLE PARKING:
 LONG TERM: 0.5 / 1,000 S.F. GFA
 2,600 GFA / 1,000 * 0.5 = 1.3 = 2 SPACES REQUIRED
 SHORT TERM: 0.2 / 1,000 S.F. GFA
 2,600 GFA / 1,000 * 0.2 = 0.5 = 1 SPACE REQUIRED
 PROVIDED PARKING SPACES: 26 STACKING SPACES
 PROVIDED STACKING: 14 STACKING SPACES
 PROVIDED BICYCLE PARKING: 3 SPACES

SITE NOTES:

MINIMUM LOT FRONTAGE: 100'
 MINIMUM LOT SIZE: 20,000 S.F.
 SETBACKS:
 FRONT - 15'
 SIDE - 0'
 REAR - 30'
 MAX BLDG HEIGHT: 35'
 MAXIMUM LOT COVERAGE: 80%
 BLDG AREA: 2,600 S.F.



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DR BOGART, GA CONTACT: MARK CAMPBELL, P.E. PHONE: 770.725.1200 MARK@CARTERENGINEERING.NET	OWNER/DEVELOPER: CHICKEN COUP VIII 931 MONROE DR. NE, SUITE A102, #360 ATLANTA, GA 30308 CONTACT: DUSTIN MULLIS 678-852-1483 DUSTIN.MULLIS@GMAIL.COM

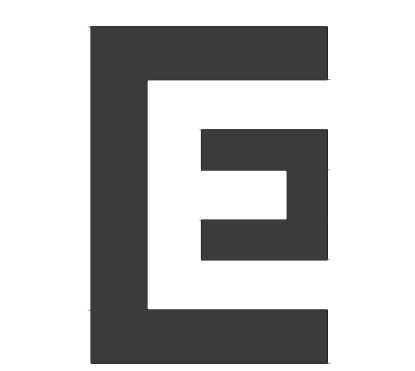
SITE INFORMATION	
JURISDICTION	*CITY OR COUNTY
PROPERTY LOCATION	2535 BRIARCLIFF RD. NE ATLANTA, GA
PARCEL NUMBER	*PARCEL NO.
CURRENT ZONING	C-1 (LOCAL COMMERCIAL)
PROPOSED ZONING	N/A
OVERLAY DISTRICT	N/A
EXISTING USE	EXISTING RESTAURANT WITH DRIVE-THRU COMMERCIAL RESTAURANT WITH DRIVE-THRU
PROPOSED USE	8' LANDSCAPE STRIP OR 4' LANDSCAPE STRIP W/ SCREEN WALL (NORTH)
BUFFERS REQUIRED	FRONT: 15 FEET SIDE: 0 FEET REAR: 30 FEET
REQUIRED BUILDING SETBACKS	FRONT: 15 FEET SIDE: 0 FEET REAR: 30 FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	35 FEET
SANITARY SEWER SERVICE	DEKALB COUNTY
WATER SERVICE	DEKALB COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13089C0054K
FEMA FIRM DATE	08/15/2019
FEMA SFHA ZONE	X

UNDERGROUND UTILITY DISCLAIMER:
 THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

SITE NOTES:

THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND THERE ARE NO WETLANDS WITHIN 200' OF THIS SITE.

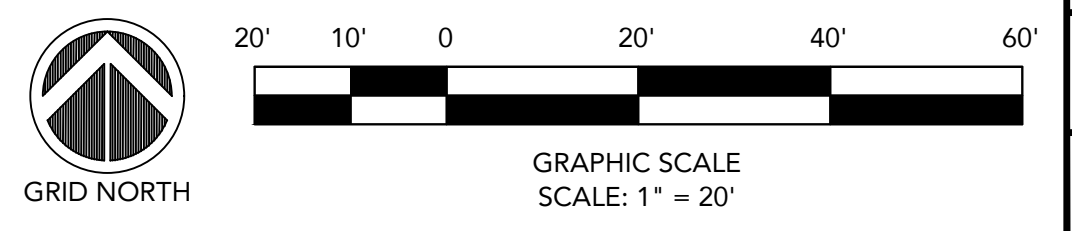
REVISION BLOCK	ISSUE	REVISION DATE & DESCRIPTION
1	INITIAL SUBMITTAL	
2		
3		
4		
5		
6		
7		
8		



CARTER ENGINEERING
 3651 MARS HILL ROAD
 SUITE 2000
 WATKINSVILLE, GA 30677
 P: 770.725.1200
 F: 770.725.1204
 www.carterengineering.com

SITE DEVELOPMENT PLANS
 FOR
BROOKHAVEN ZAXBY'S
 2535 BRIARCLIFF RD. NE - ATLANTA, GA

SHEET TITLE: SITE PLAN
PROJECT NAME: ZAXBY'S
SHEET NUMBER: C 3.0
PROJECT NUMBER: 21602ZAX
DATE: 01/24/2024



ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED 'ISSUE FOR BID'. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED 'ISSUE FOR CONSTRUCTION'.