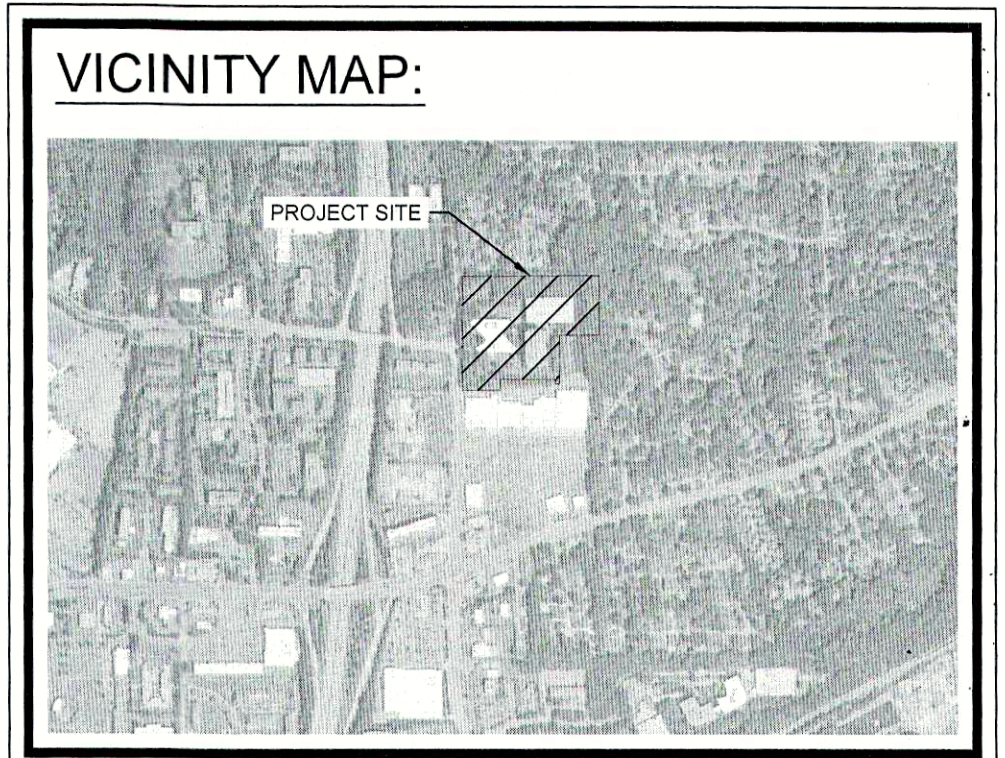
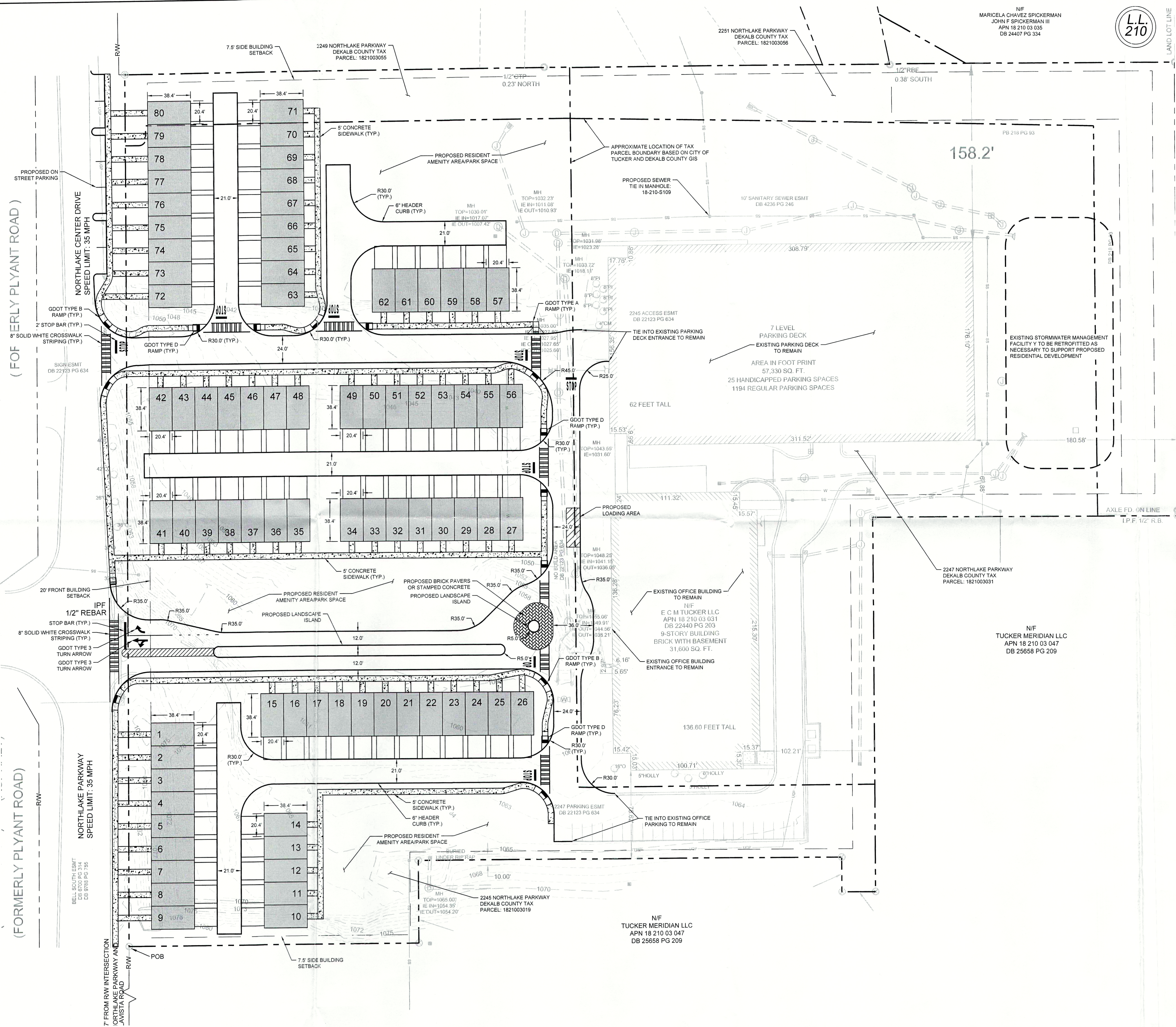


Drawing name: K:\ALP_PRJ\013898000_SDM Northlake\CAD\Exhibits\2021-03-04 Impervious vs Pervious Exhibit\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Mar 05, 2021 2:04pm by John Simontaux



DEVELOPMENT SUMMARY:

SITE SUMMARY:

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PROPOSED ZONING:	NL-4 (NORTHLAKE VISTA DALE COURT)
SITE AREA:	7.29 ACRES
DEKALB COUNTY TAX PARCELS INCLUDED IN REZONING:	1821003019 & 1821003055
IMPERVIOUS AREA:	4.10 ACRES (56%)
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OPEN SPACE:	3.19 ACRES (44%)
IMPERVIOUS LOT COVERAGE:	3.74 ACRES (52%)
BUILDING SETBACK:	
FRONT:	30 FT MAX
SIDE:	7.5 FT MIN
BACK:	20 FT MIN

PROPOSED LAND USES & DENSITIES:

TOWNHOMES	80 UNITS
-----------	----------

PARKING SUMMARY:

REQUIRED PARKING:	160 SPACES (TOTAL)
TOWNHOMES (90 UNITS)	160 SPACES (2/UNIT)
PROPOSED PARKING:	160 SPACES (TOTAL)
TOWNHOMES	160 SPACES (2/UNIT)

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SITE PLAN LEGEND:

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	BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT

GEORGIA811
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GRAPHIC SCALE IN FEET
0 20 40 80

GEORGIA REGISTERED PROFESSIONAL ENGINEER
LOCAL #100000000
No. PE042008
LOUANN DREW CLARK

GSWCC NO. 0000077042 (LEVEL II)
DRAWN BY JNS
DESIGNED BY LDC
REVIEWED BY LDC
DATE 03/03/2021
PROJECT NO. 013898000
TITLE
ZONING SITE PLAN
SHEET NUMBER
C2-00

PREPARED BY: **Kimley»Horn**
SDM NORTHLAKE, LLC
1166 AVENUE OF THE AMERICAS, SUITE NUMBER
NEW YORK, NY 10036
PHONE: 212.599.6348
WWW.KIMLEY-HORN.COM

RECEIVED
City of Tucker
Community Development Department
MAR 09 2021

DATE BY

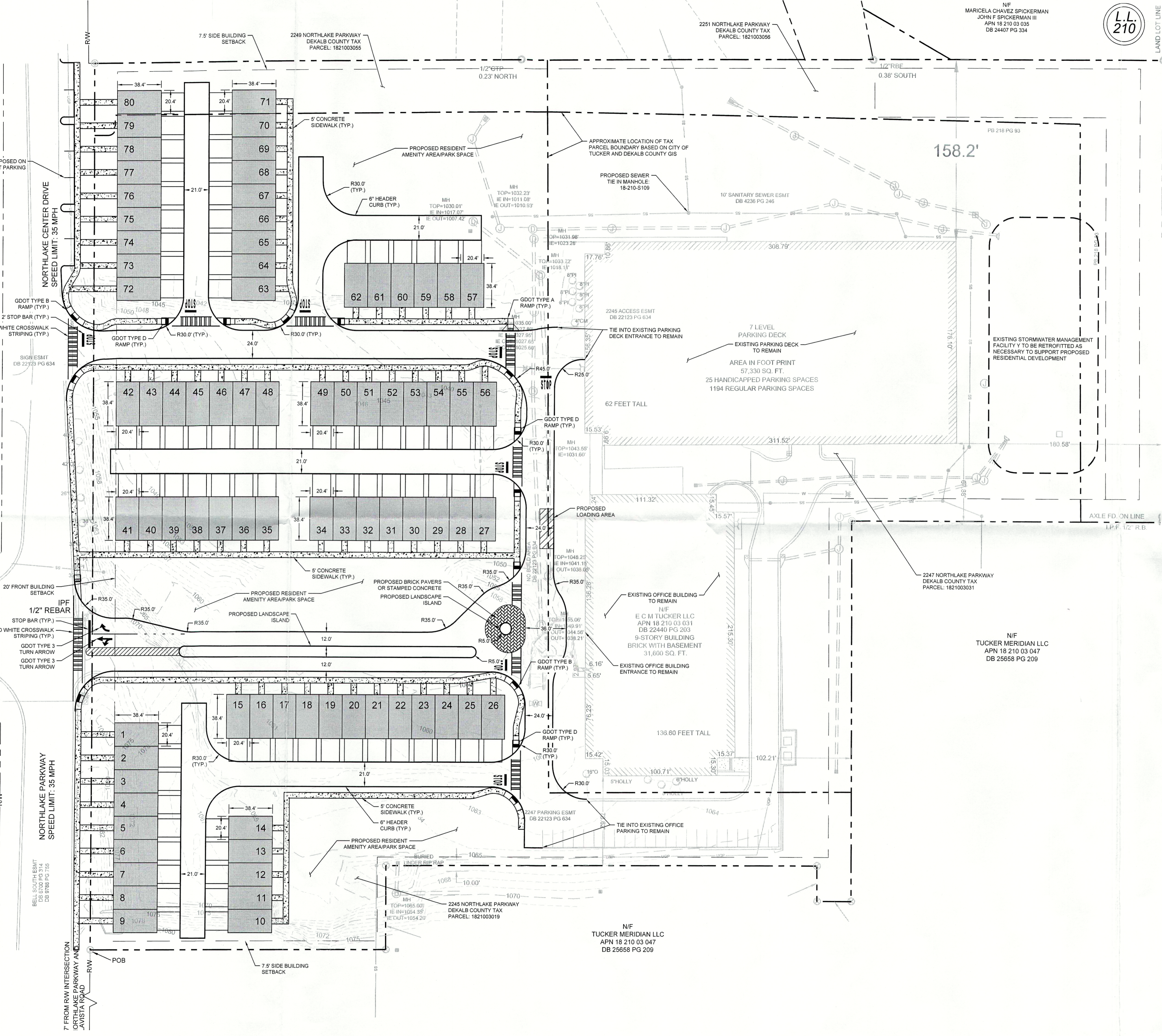
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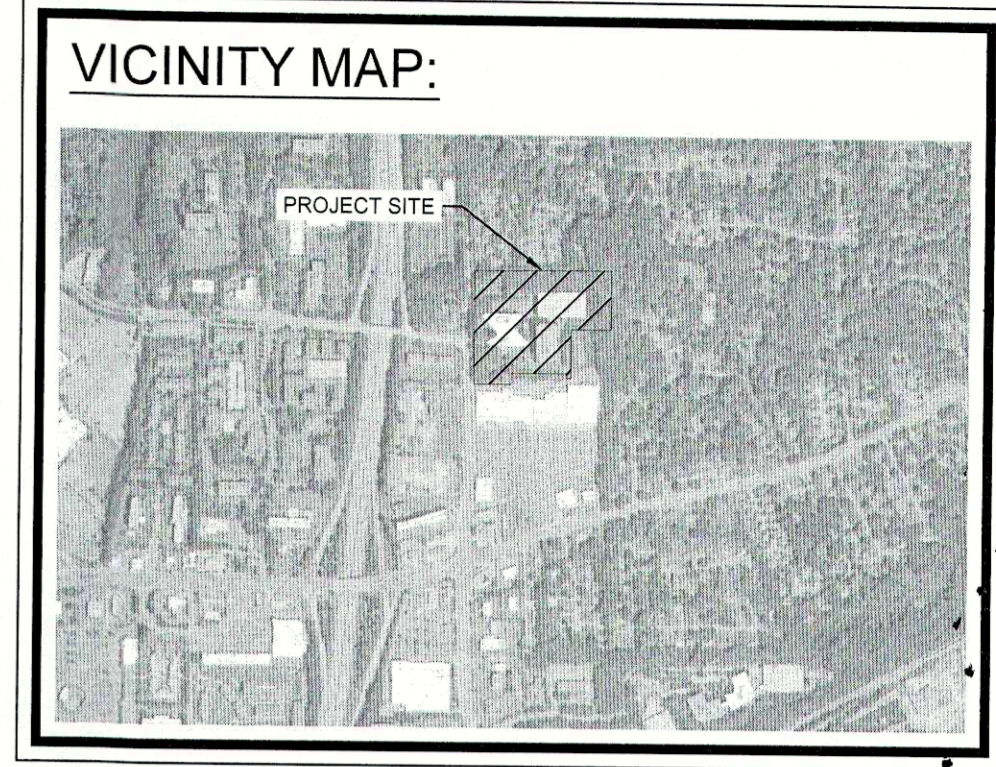
Drawing name: K:\ALP_PRJ\013898000_SDM Northlake\CAD\Exhibits\2-03-04 Impervious vs Pervious Exhibit\2-00 - SITE PLAN.dwg C2-00 SITE PLAN Mar 05, 2021 2:04pm by John Simmeaux

(FORMERLY PLYANT ROAD)

(FORMERLY PLYANT ROAD)



L.L. 210



DEVELOPMENT SUMMARY:

SITE SUMMARY:

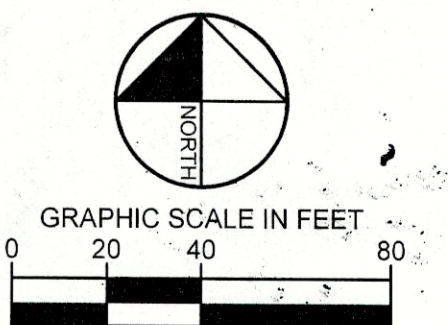
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SITE PLAN LEGEND:

---	PROPERTY LINE
---	BUILDING SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT

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Kimley Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 212.599.6348
WWW.KIMLEY-HORN.COM

SDM NORTHLAKE, LLC
1166 AVENUE OF THE AMERICAS, SUITE NUMBER
NEW YORK, NY 10036
PHONE: 212.599.6348

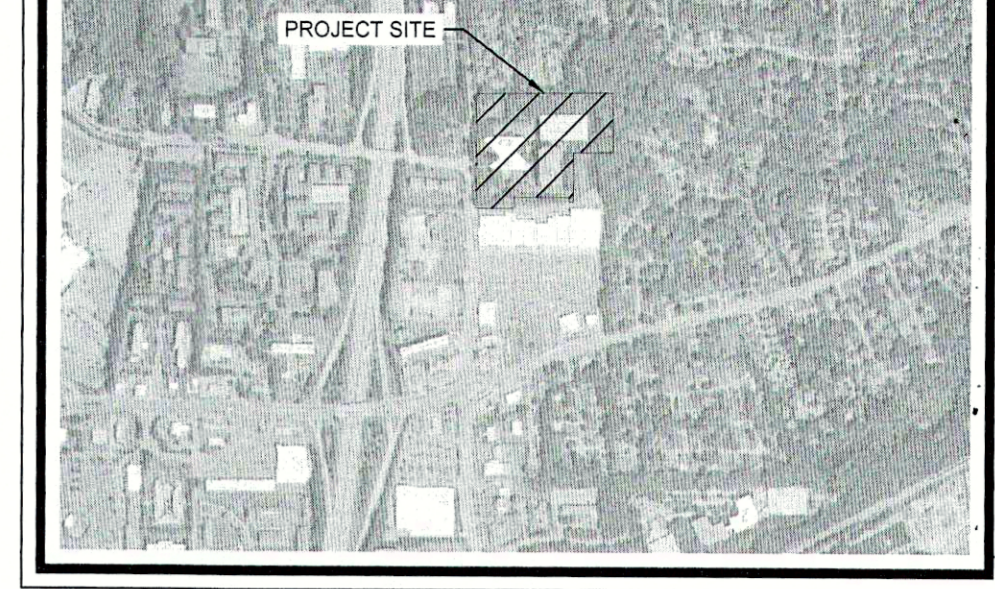
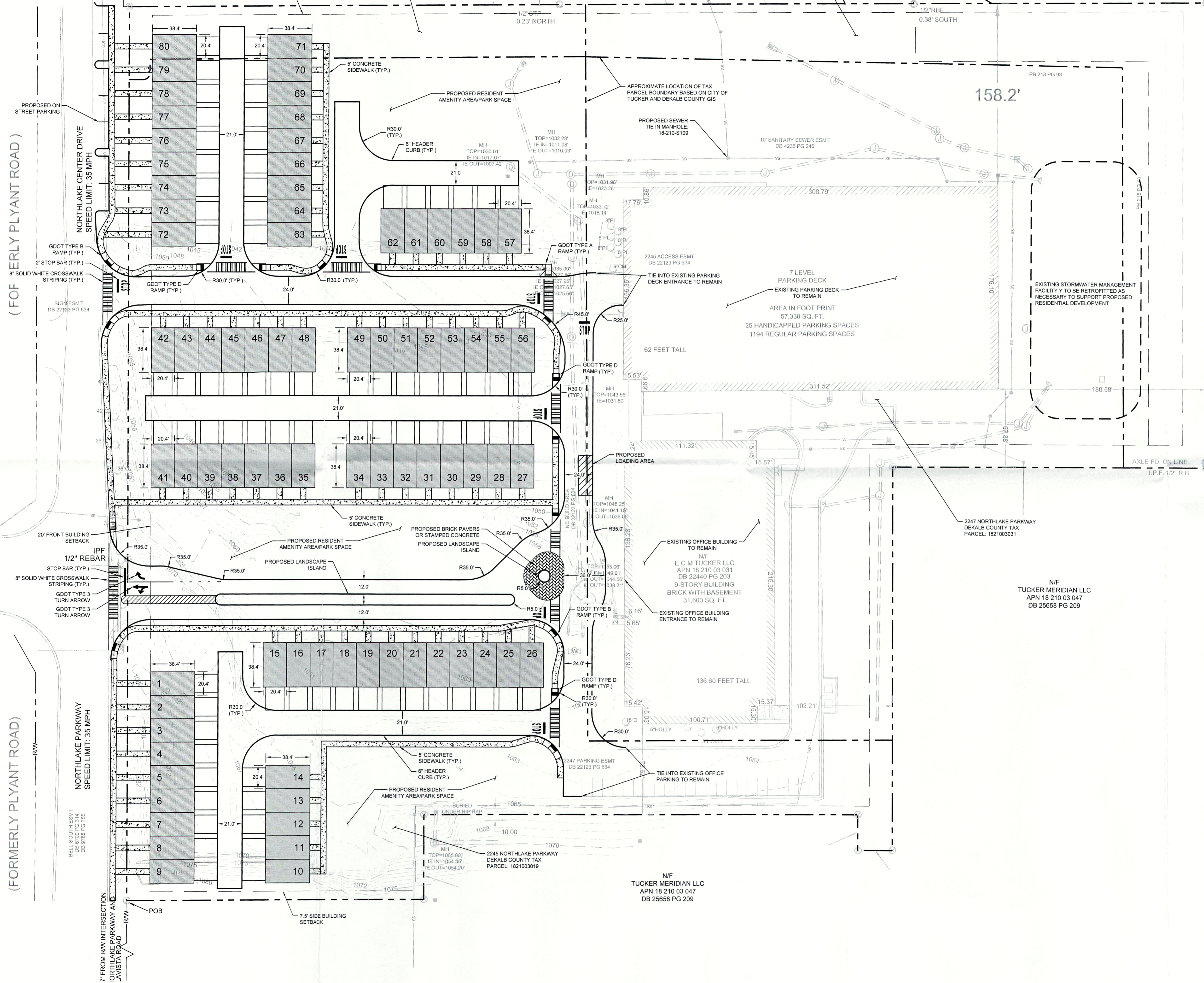
RECEIVED BY
City of Tucker
Community Development Department
MAR 08 2021

PROJECT: **SDM NORTHLAKE**
2245 NORTHLAKE PARKWAY, TUCKER, GA 30084
LAND LOT 210, 18TH DISTRICT

REGISTERED PROFESSIONAL ENGINEER
LOGAN DREW

GSWCC NO. (LEVEL II) 0000077042
DRAWN BY: JNS
DESIGNED BY: LDC
REVIEWED BY: LDC
DATE: 03/03/2021
PROJECT NO: 013898000
TITLE: **ZONING SITE PLAN**
SHEET NUMBER: **C2-00**

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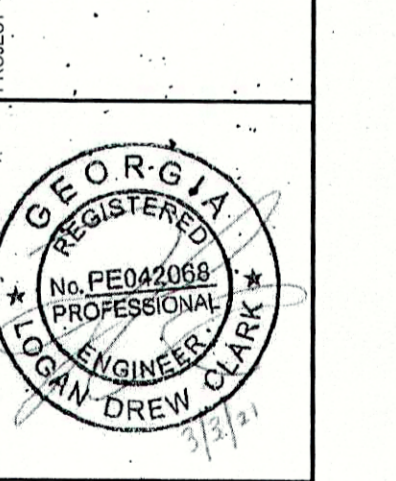
GRAPHIC SCALE IN FEET
 0 20 40 80

Kimley
 PREPARED BY
 11720 AMBER PARK DRIVE, SUITE 300
 ALPHARETTA, GEORGIA 30004
 PHONE (770) 619-4280
 WWW.KIMLEY-HORN.COM

SDM NORTHLAKE, LLC
 PREPARED FOR
 1166 AVENUE OF THE AMERICAS, SUITE NUMBER
 NEW YORK, NY 10036
 PHONE: 212.596.6348

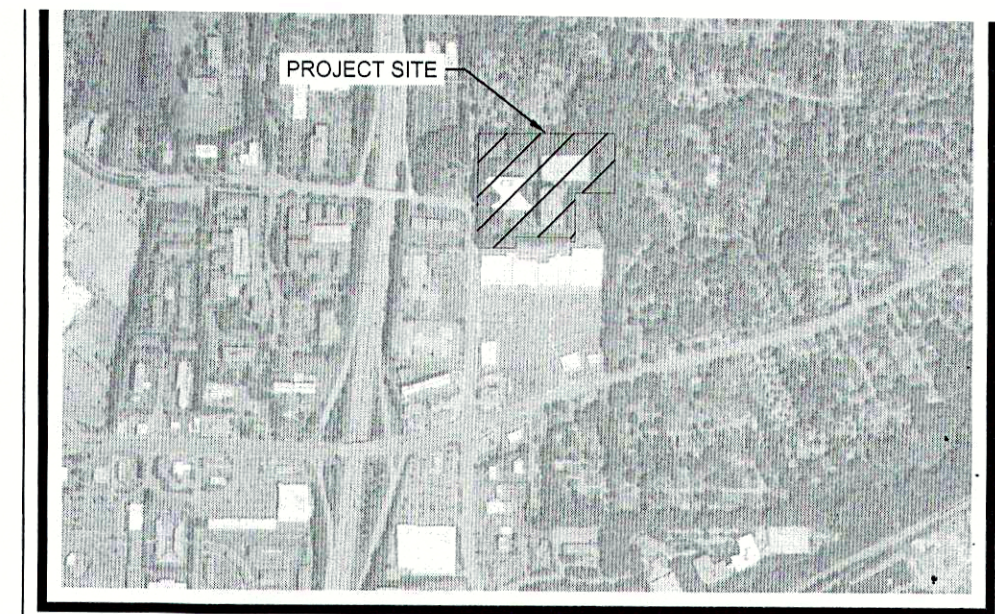
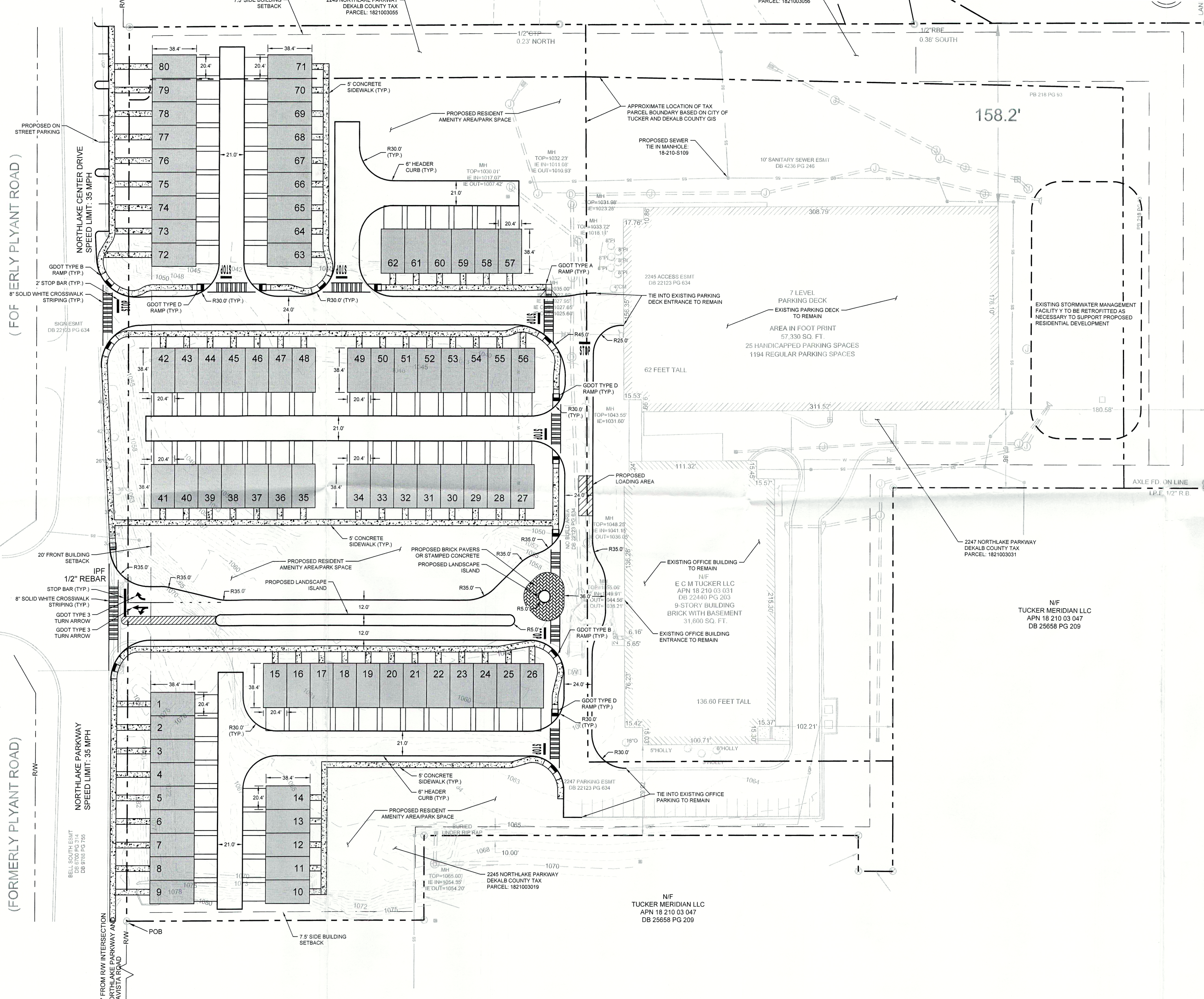
RECEIVED	DATE
CITY OF TUCKER	MAR 08 2022
COMMUNITY DEVELOPMENT DEPARTMENT	
NO. ISSUANCE AND REVISION DESCRIPTIONS	

SDM NORTHLAKE
 2245 NORTHLAKE PKWY., TUCKER, GA 30084
 LAND LOT 210, 18TH DISTRICT



GSWCC NO. 0000077042
 DRAWN BY: JNS
 DESIGNED BY: LDC
 REVIEWED BY: LDC
 DATE: 03/03/2021
 PROJECT NO.: 013898000
 TITLE: **ZONING SITE PLAN**
 SHEET NUMBER: **C2-00**

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TOWNHOMES	80 UNITS
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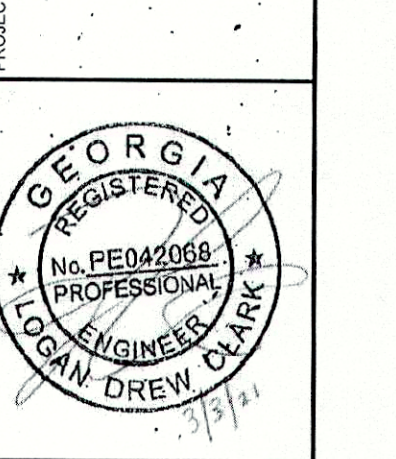
GRAPHIC SCALE IN FEET
 0 20 40 80

Kimley-Horn
 PREPARED BY
 11720 WOODBRIDGE DRIVE
 ALPHARETTA, GEORGIA 30006
 PHONE: (770) 619-4280
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SDM NORTHLAKE, LLC
 PROJECT
 11688 AVENUE OF THE AMERICAS, SUITE NUMBER
 NEW YORK, NY 10036
 PHONE: 212 989 6348

RECEIVED
 City of Tucker
 MAR 05 2022
 Community Development
 Department

SDM NORTHLAKE
 2245 NORTHLAKE PKWY, TUCKER, GA 30084
 LAND LOT 210, 18TH DISTRICT



GSWCC NO. (LEVEL II) 0000077042
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 DESIGNED BY LDC
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 DATE 03/03/2021
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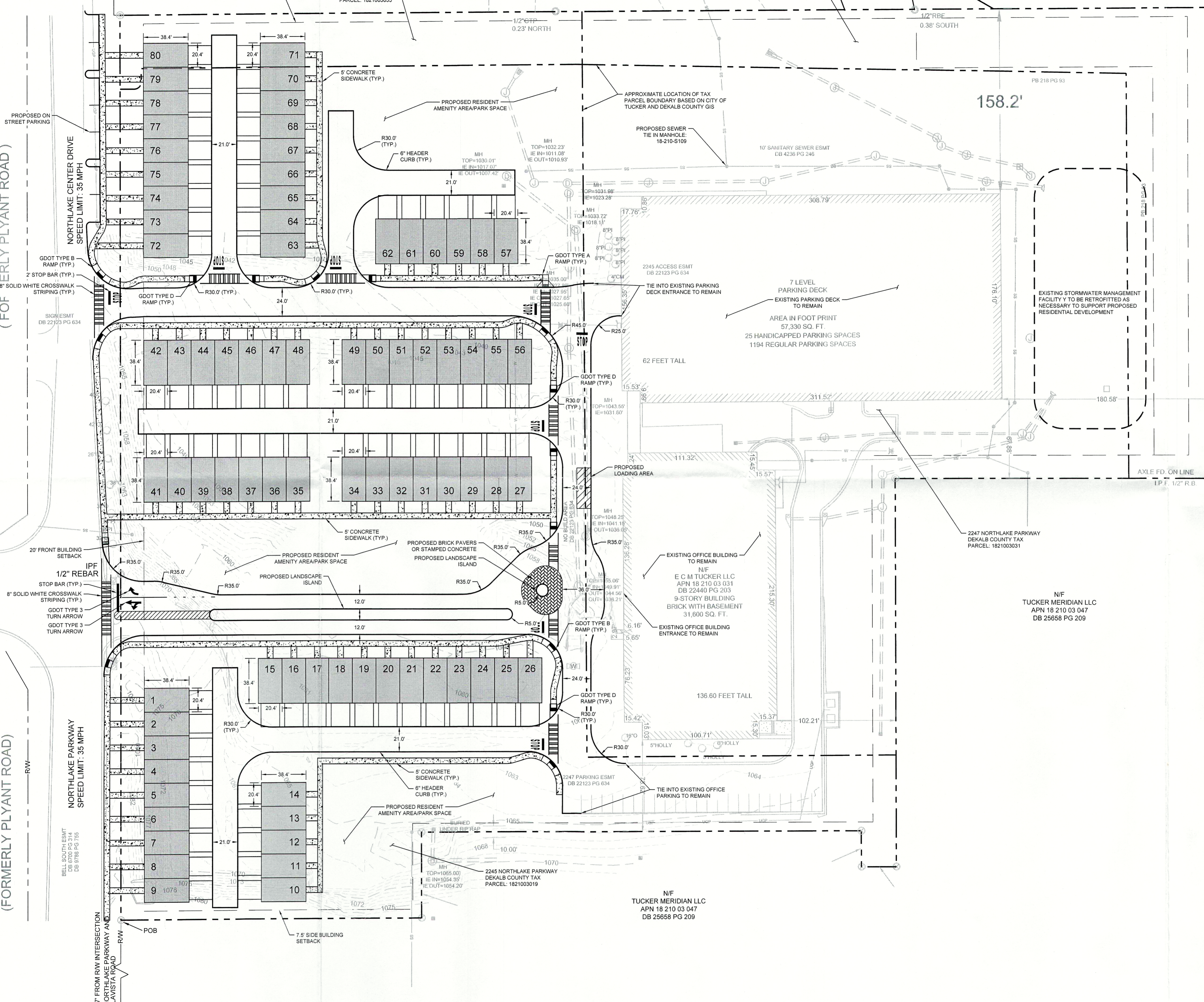
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(FORMERLY PLYANT ROAD)

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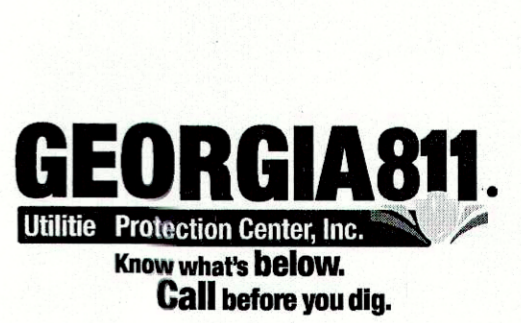
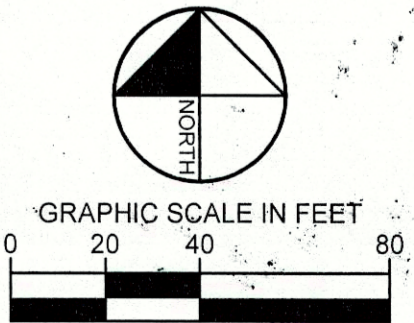
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 PHONE (770) 619-4200
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SDM NORTHLAKE, LLC
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 NEW YORK, NY 10036
 PHONE: 212.689.6348

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 City of Tucker
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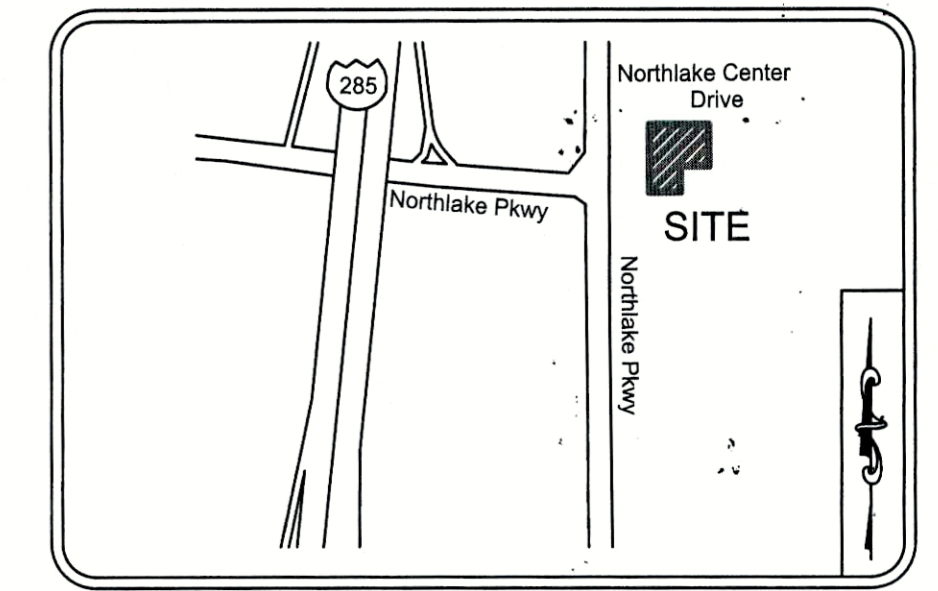
SDM NORTHLAKE
 2246 NORTHLAKE PKWY, TUCKER, GA 30084
 LAND LOT 210, 18TH DISTRICT

ISSUANCE AND REVISION DESCRIPTIONS

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSW/C NO: 0000077042
 LEVEL II
 DRAWN BY: JNS
 DESIGNED BY: LDC
 REVIEWED BY: LDC
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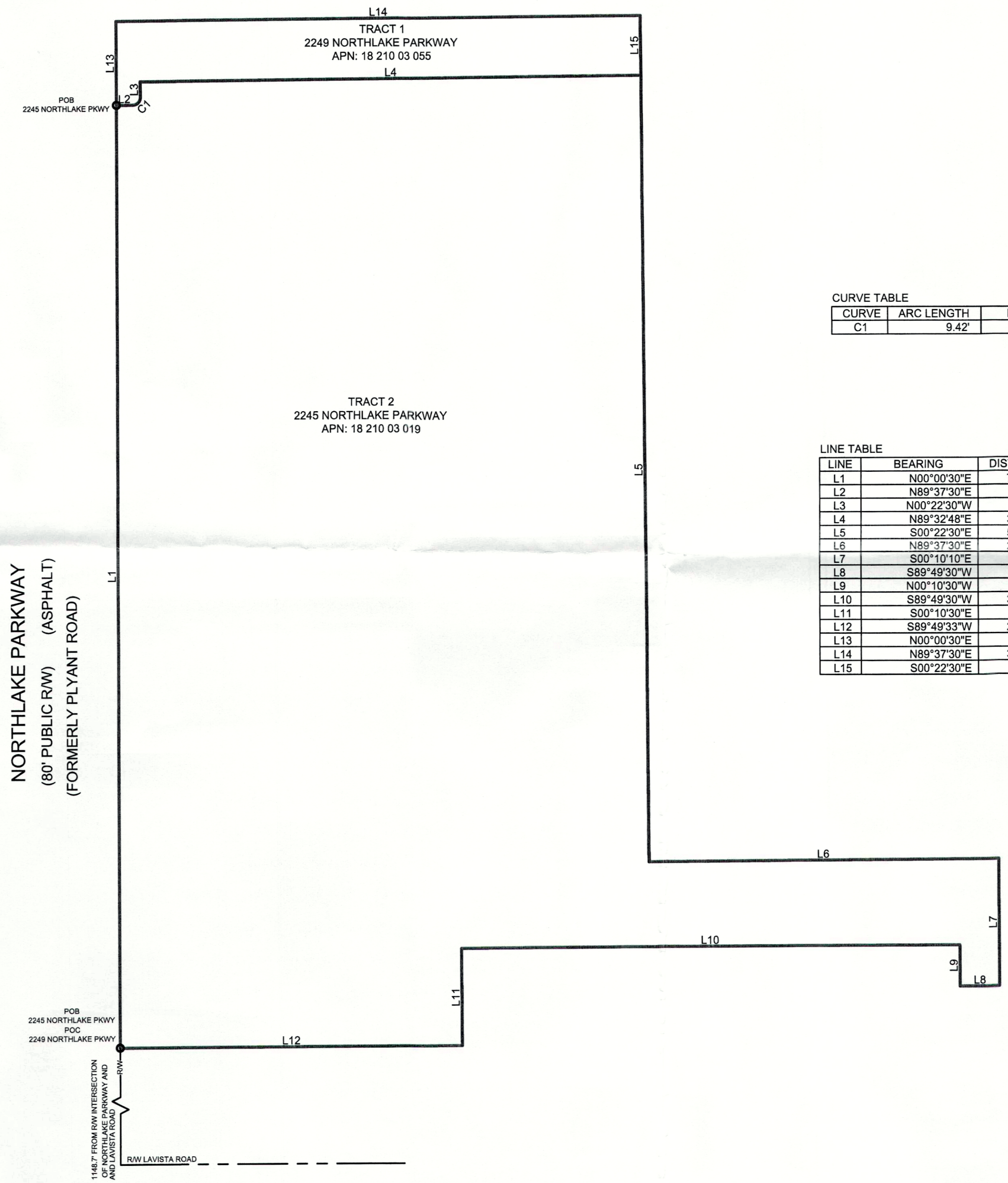
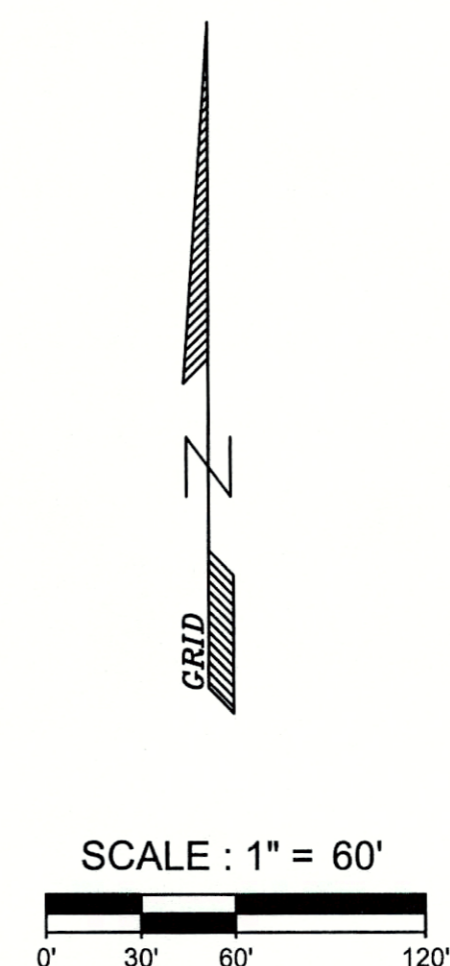


Vicinity Map

RECEIVED
City of Tucker
MAR 08 2021
Community Development
Department

Legend

POB Point of Beginning
POC Point of Commencement
R/W Right-of-way
Iron pin found
Right-of-way



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	9.42'	6.00'	N44°37'30"E	8.49' LT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'30"E	711.80'
L2	N89°37'30"E	12.15'
L3	N00°22'30"W	11.48'
L4	N89°32'48"E	379.42'
L5	S00°22'30"E	594.00'
L6	N89°57'30"E	285.97'
L7	S00°10'10"E	95.82'
L8	S89°49'30"W	30.00'
L9	N00°10'30"W	31.00'
L10	S89°49'30"W	378.66'
L11	S00°10'30"E	73.30'
L12	S89°49'33"W	259.16'
L13	N00°00'30"E	63.00'
L14	N89°37'30"E	397.15'
L15	S00°22'30"E	45.00'

Survey Notes

A Topcon GTS-313 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 45,548 feet, an angular error of 1 seconds per angle point, and was adjusted using Compass Rule. This plat has been calculated for closure and found to be accurate within one foot in 993,341 feet. Property as shown creates a mathematically closed figure without any gores, gaps, or overlaps.

FLOOD NOTE:
By graphic plotting only, this property is in Zone "X" Flood Insurance Rate Map Number 13089C0078K which bears a revised date of August 15, 2019 and is not in a special flood hazard area by contact dated March 08, 2021 to the National Flood Insurance Program <http://www.fema.gov/> we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Area

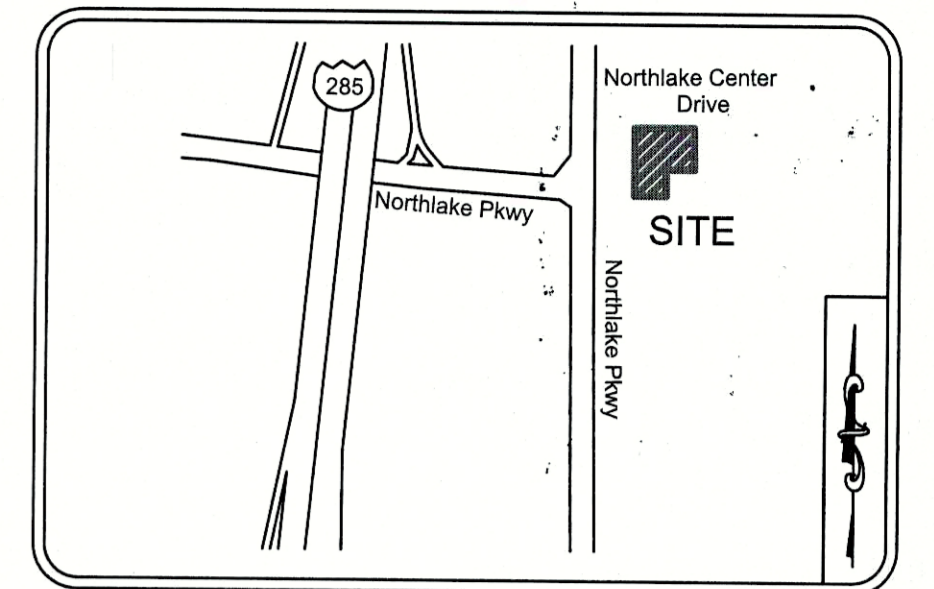
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ADDRESS: 2249 & 2245 NORTHLAKE PKWY	
CITY: TUCKER	
TAX PARCEL ID: 18 210 03 055 AND 18 210 03 019	
INFORMATION	
JOB NUMBER: 21209	
SURVEY DATE: 03/08/2021	
FIELD WORK DATE:	
DATE OF LAST REVISION:	
DRAWN BY: CLC	
CHECKED BY: RJJ	SHEET 1 OF 1

ATLAS
Technical Consultants
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096
770/263-5945

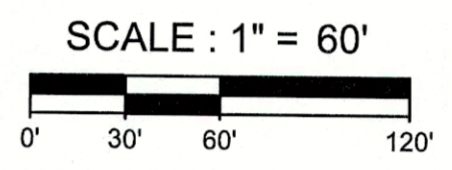
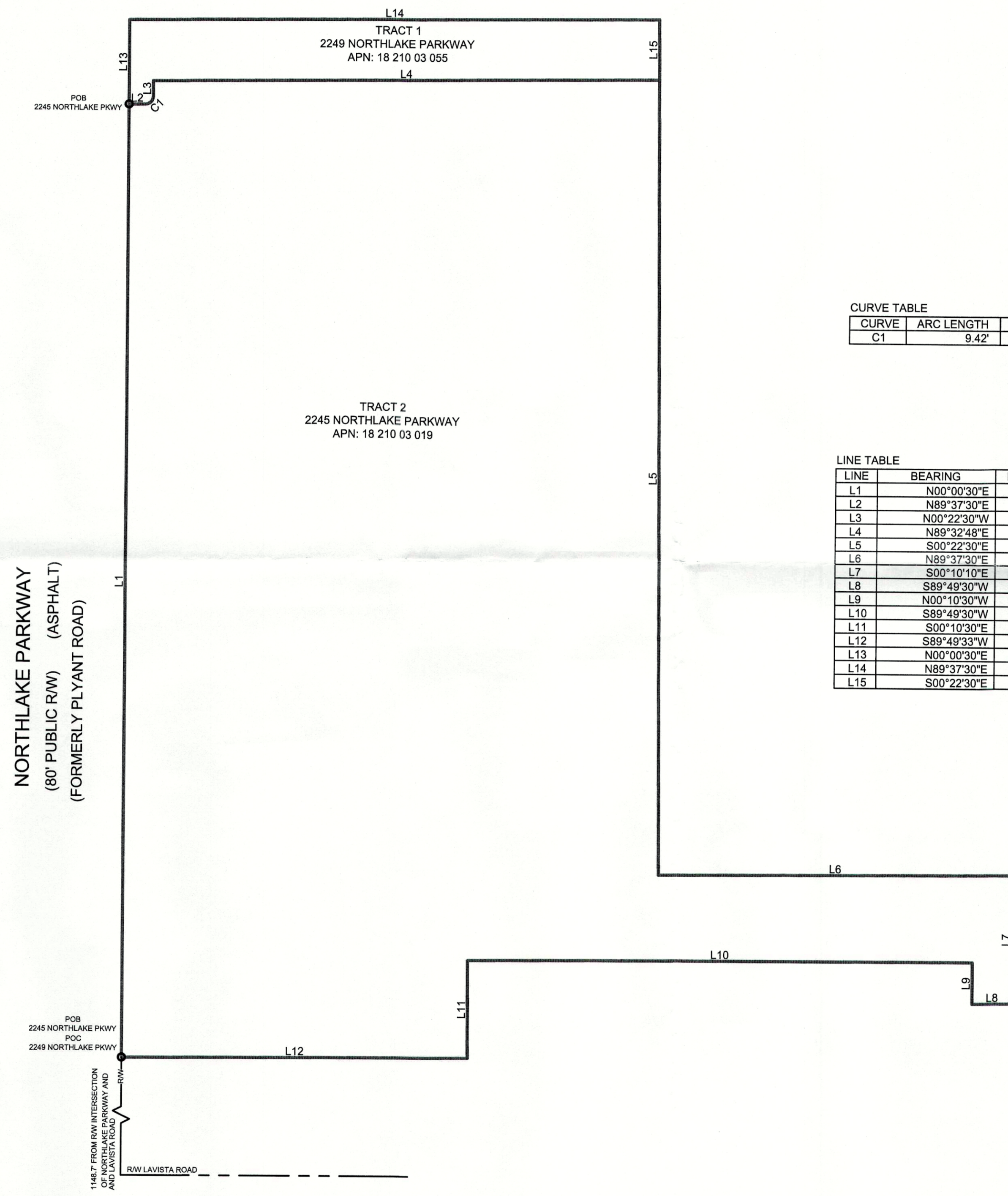


Vicinity Map

RECEIVED
City of Tucker
MAR 08 2021
Community Development
Department

Legend

POB Point of Beginning
POC Point of Commencement
RW Right-of-way
Iron pin found
Right-of-way



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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LINE TABLE

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L11	S00°10'30"E	73.30'
L12	S89°49'33"W	259.16'
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Survey Notes

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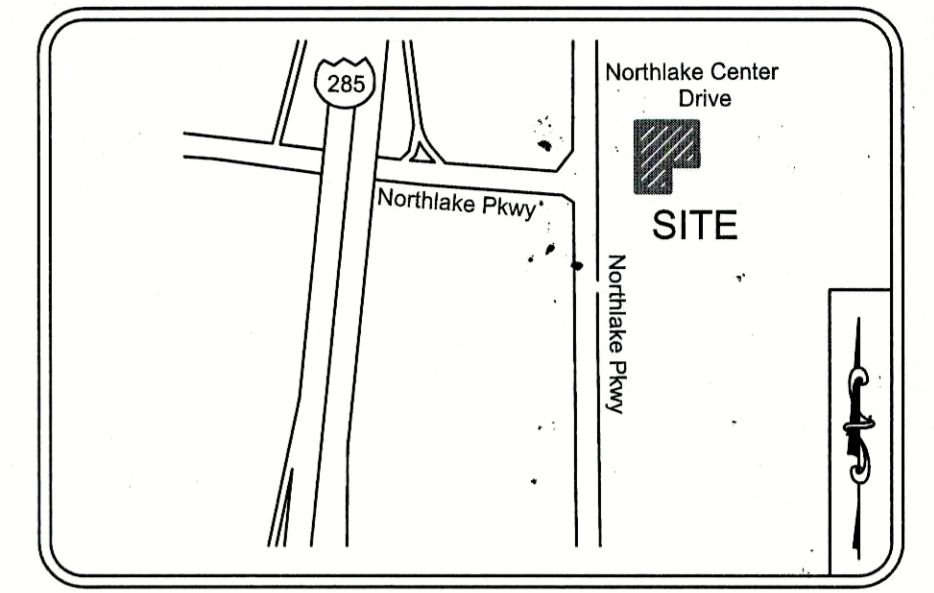
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INFORMATION	
JOB NUMBER: 21209	
SURVEY DATE: 03/08/2021	
FIELD WORK DATE:	
DATE OF LAST REVISION:	
DRAWN BY: CLC	
CHECKED BY: RJJ	SHEET 1 OF 1

ATLAS
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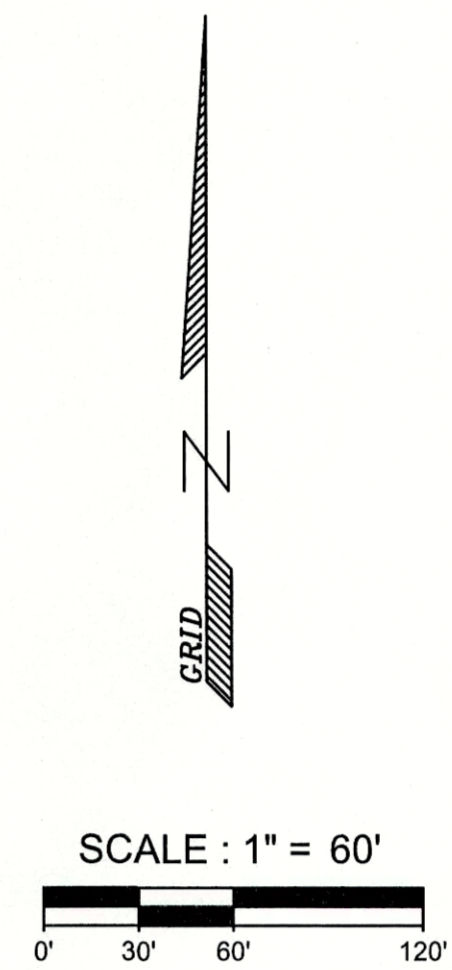
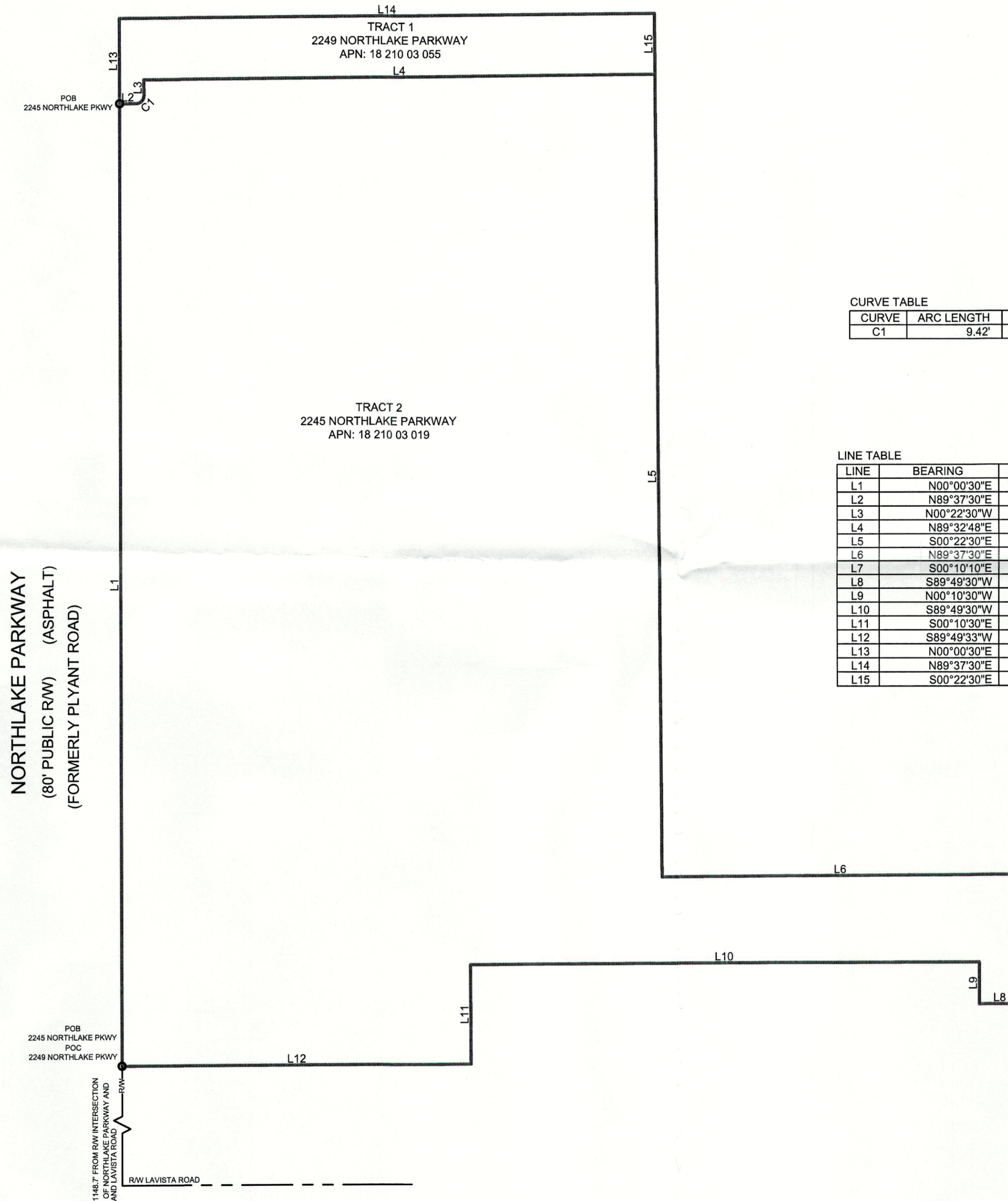


Vicinity Map Not to Scale

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City of Tucker
MAR 08 2021
Community Development
Department

Legend

POB Point of Beginning
POC Point of Commencement
R/W Right-of-way
Iron pin found
Right-of-way



CURVE TABLE

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Survey Notes

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Area

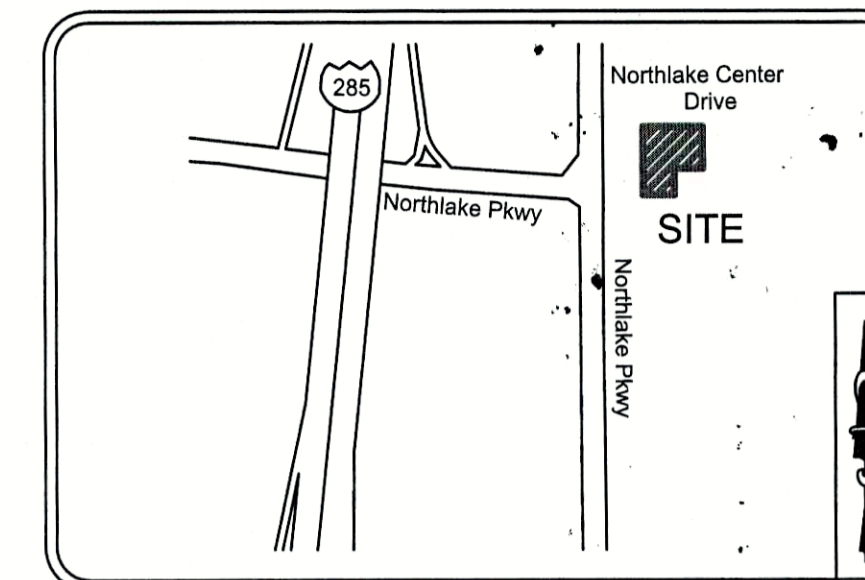
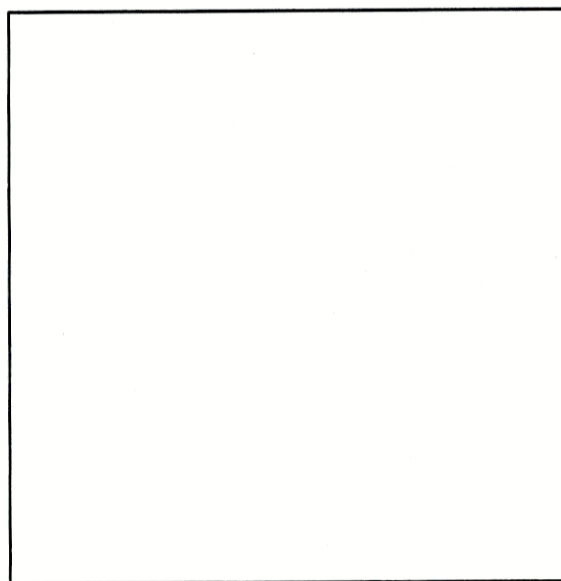
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DRAWN BY: CLC	
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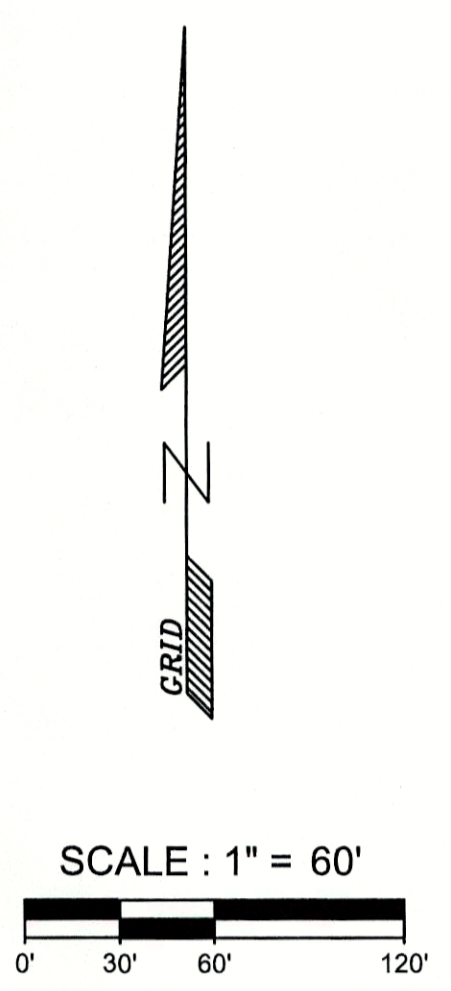
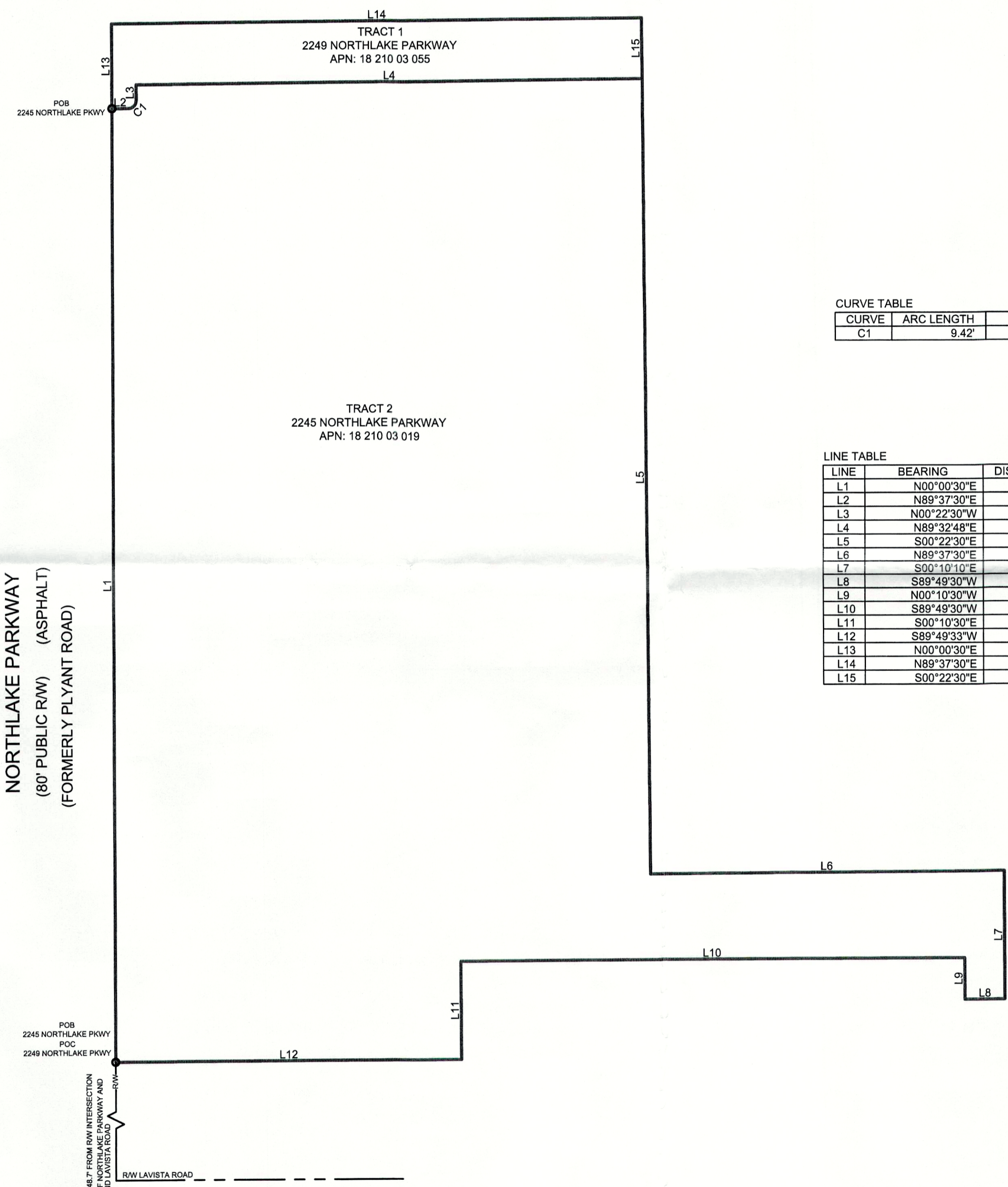
Vicinity Map

Not to Scale

RECEIVED
City of Tucker
MAR 08 2021
Community Development
Department

Legend

- POB Point of Beginning
- POC Point of Commencement
- R/W Right-of-way
- Iron pin found
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INFORMATION

JOB NUMBER: 21209

SURVEY DATE: 03/08/2021

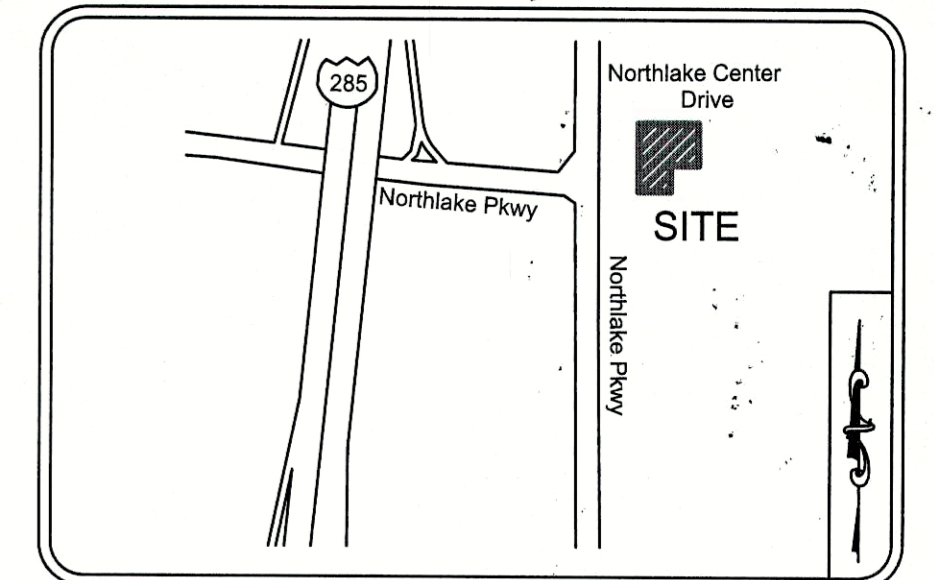
FIELD WORK DATE:

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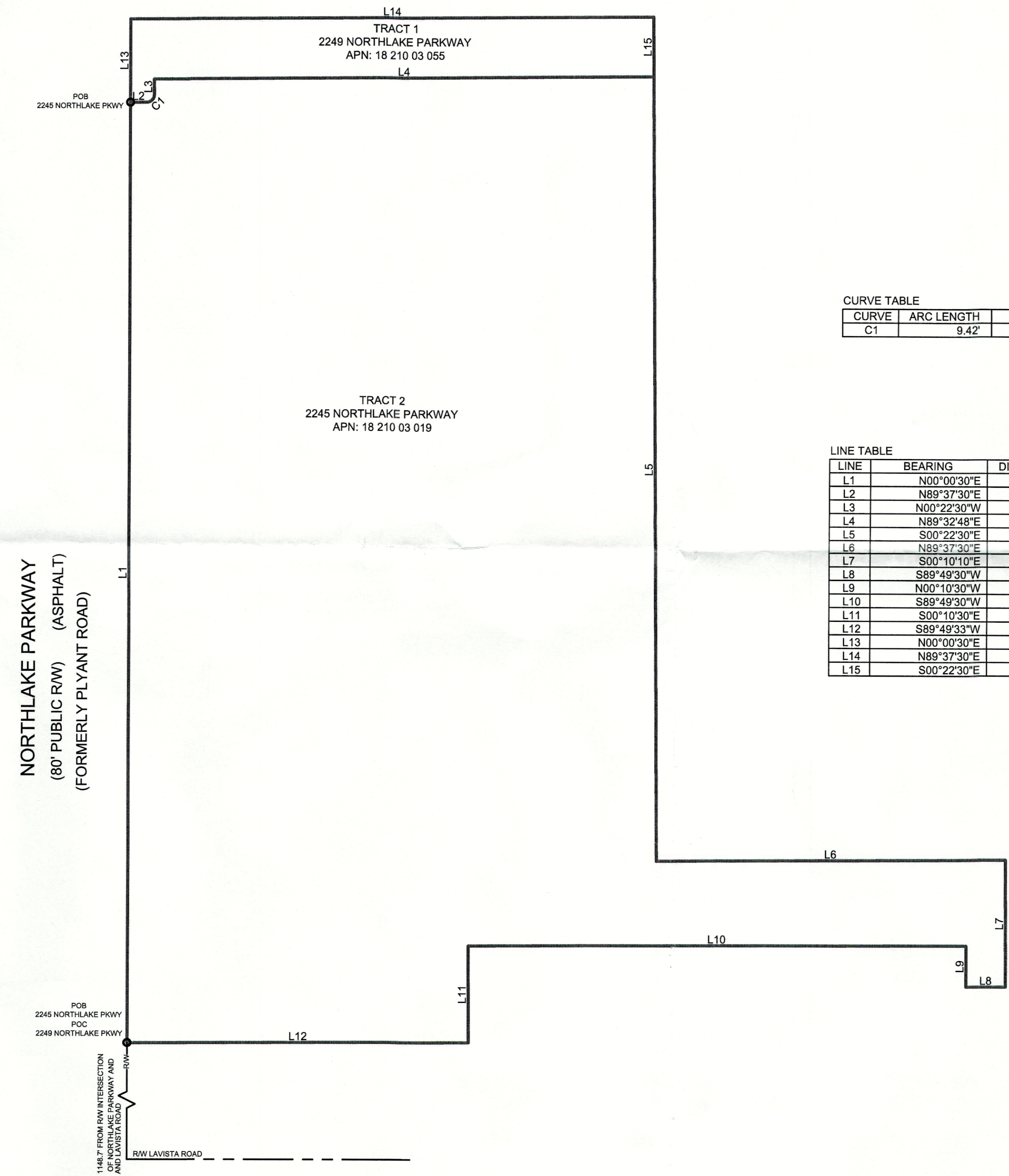
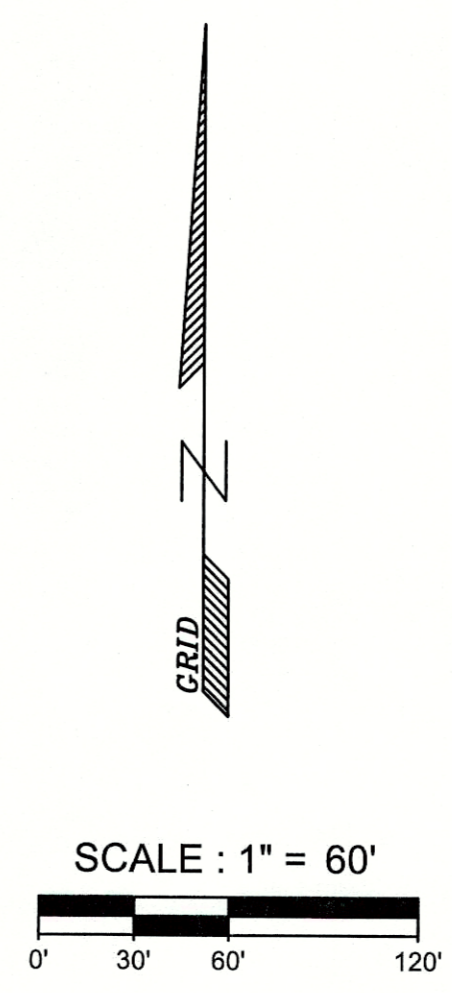


Vicinity Map Not to Scale

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City of Tucker
MAR 08 2021
Community Development
Department

Legend

- POB Point of Beginning
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- R/W Right-of-way
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