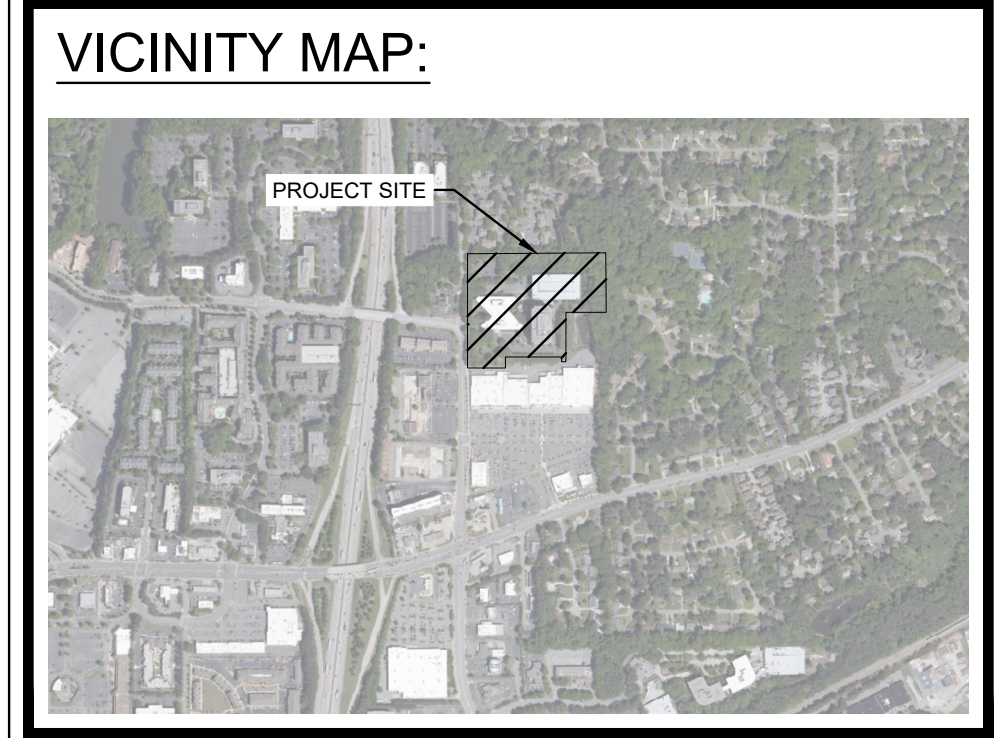


2247 NORTHLAKE PKWY EXISTING PARKING DECK TO REMAIN.
23 PARKING STALLS FROM FUTURE 2245 NORTHLAKE PKWY DEVELOPMENT TO BE RELOCATED TO EXISTING PARKING DECK.

23 DEDICATED TOWNHOME PARKING STALLS TO BE RELOCATED TO EXISTING PARKING DECK.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	NL-2 (NORTHLAKE OFFICE PARK)
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%)
PERVIOUS AREA:	3.19 ACRES (44%)
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)

- ### SITE NOTES:
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DVS DESIGN GROUP, DATED 02/03/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 08/24/2017.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0076K, DATED 08/15/2019.
 - WETLANDS DO NOT EXIST ON THE SITE.

SITE PLAN LEGEND:

---	PROPERTY LINE
---	BUILDING SETBACK LINE
▨	STANDARD DUTY ASPHALT PAVEMENT
▩	HEAVY DUTY ASPHALT PAVEMENT
▧	STANDARD DUTY CONCRETE SIDEWALK
▦	HEAVY DUTY CONCRETE PAVEMENT

GEORGIA811
UNITE Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

RECEIVED
CITY OF TUCKER
04/19/2022
PLANNING & ZONING
DEPARTMENT
RZ-22-0002

Kimley Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 674-4281
WWW.KIMLEY-HORN.COM

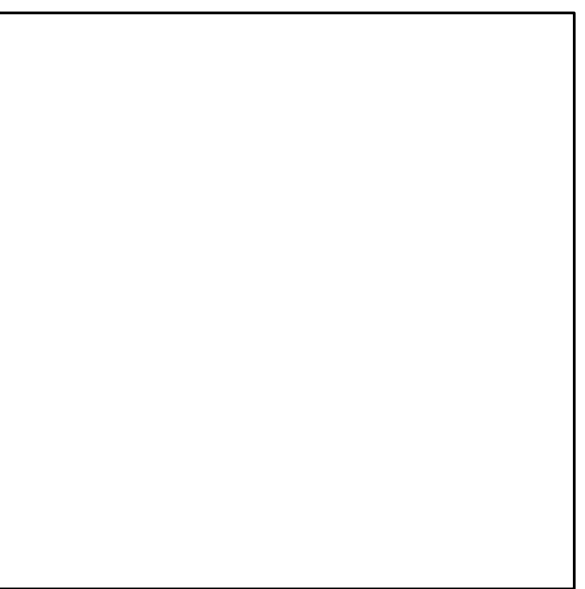
SDM NORTHLAKE, LLC
1166 AVENUE OF THE AMERICAS, SUITE NUMBER
NEW YORK, NY 10036
PHONE: 212.699.6348

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE0442068
DREW CLARK

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



Legend

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

Survey Notes

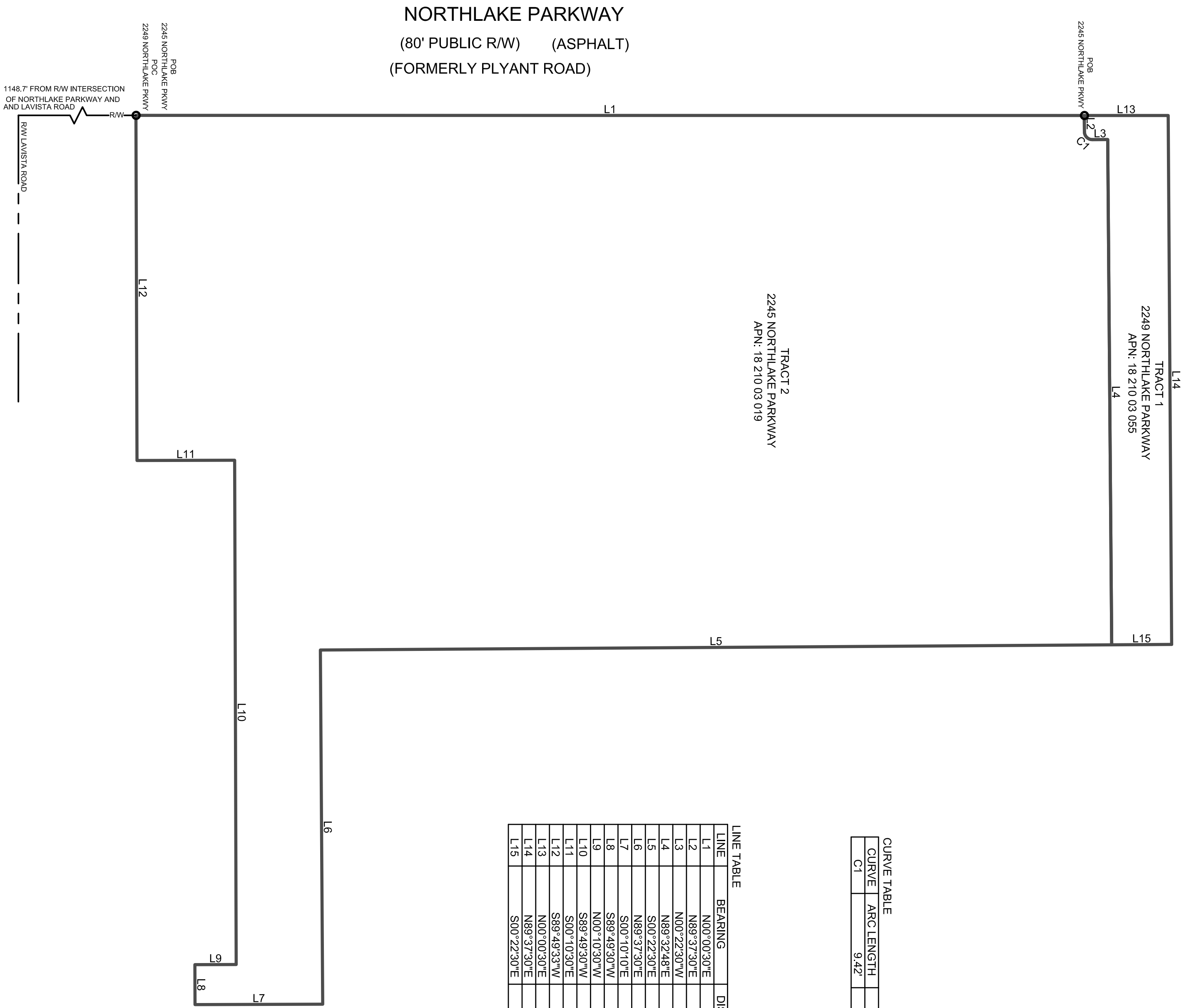
A Topcon GTS-313 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey.

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 second per angle point, and was adjusted using CompuSolve. This plat has been calculated for closure and found to close one foot in 950,341 feet. Property as shown creates a mathematically closed figure without any gaps, overlaps, or omissions.

FLOOD NOTE:
By public act only, this property is in Zone "X" Flood Insurance Rate Map Number 1309C0203K which has 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 the determination or apply for a waiver from the Special Emergency Management Agency.

Area

Total area of subject property at 2245 Northlake Parkway is approximately 0.420 acres (18,296 square feet).
Total area of subject property at 2245 Northlake Parkway is approximately 6,870 acres (299,257 square feet).

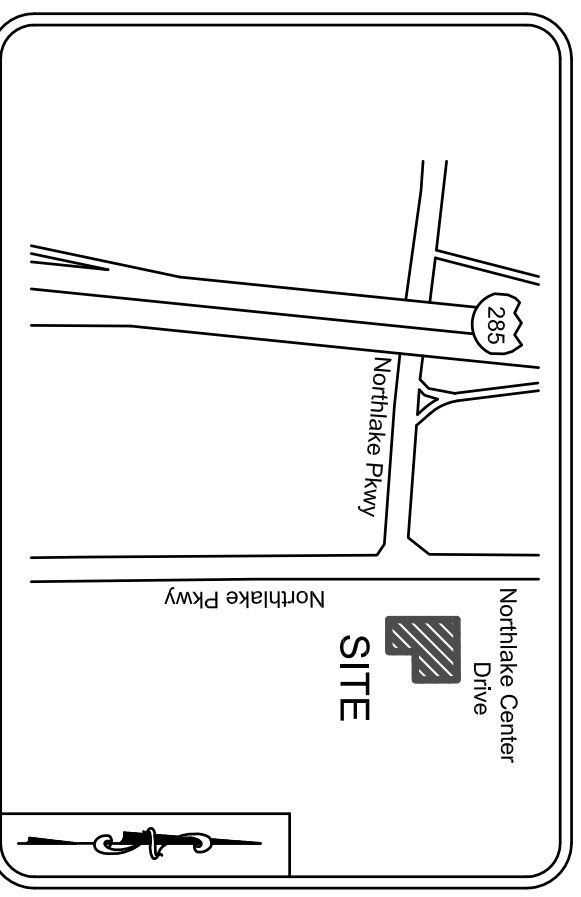


CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	9.42'	6.00'	N44°37'30"E	8.49' LT

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	284.00'
L6	N89°42'48"E	284.00'
L7	S00°10'00"E	95.82'
L8	S89°48'30"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'



SCALE : 1" = 60'



Vicinity Map Not to Scale

RECEIVED
CITY OF TUCKER
04/19/2022
PLANNING & ZONING
DEPARTMENT
RZ-22-0002

This plat is a reinforcement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any other change to the boundaries of the parcel or parcels. Information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein for reference only and do not constitute a warranty. ANY APPROVAL OF ANY LOCAL JURISDICTION, LOCAL REGULATIONS OR REQUIREMENTS, OR LOCAL REGULATIONS OR REQUIREMENTS OF ANY OTHER AGENCY, is required for the plat to be recorded. LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 14-6-67.

BOUNDARY EXHIBIT
SDM NORTHLAKE, LLC.

LOCATION	
DISTRICT:	18TH LAND LOT: 210
COUNTY:	DEKALB STATE: GEORGIA
ADDRESS:	2249 & 2245 NORTHLAKE PKWY
CITY:	TUCKER
TAX PARCEL ID:	18 21 0 03 055 AND 18 21 0 03 019
INFORMATION	
JOB NUMBER:	21209
SURVEY DATE:	03/08/2021
FIELD WORK DATE:	
DATE OF LAST REVISION:	
DRAWN BY:	CLC
CHECKED BY:	RJU

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