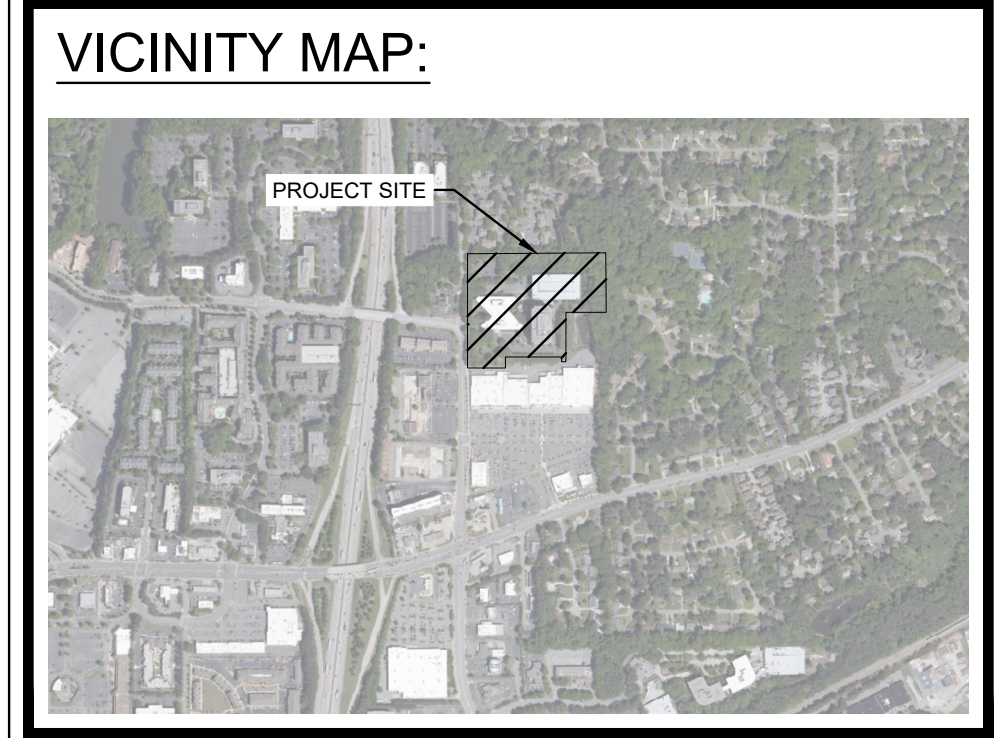2247 NORTHLAKE PKWY EXISTING PARKING DECK TO REMAIN.
23 PARKING STALLS FROM FUTURE 2245 NORTHLAKE PKWY
DEVELPMENT TO BE RELOCATED TO EXISTING PARKING DECK.

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

7 LEVEL
PARKING DECK
EXISTING PARKING DECK
TO REMAIN

AREA IN FOOT PRINT
57,330 SQ. FT.
25 HANDICAPPED PARKING SPACES
1194 REGULAR PARKING SPACES

62 FEET TALL

EXISTING STORMWATER MANAGEMENT
FACILITY Y TO BE RETROFITTED AS
NECESSARY TO SUPPORT PROPOSED
RESIDENTIAL DEVELOPMENT

N/F
E C M TUCKER LLC
APN 18 210 03 031
DB 22440 PG 203
9-STORY BUILDING
BRICK WITH BASEMENT
31,600 SQ. FT.

N/F
TUCKER MERIDIAN LLC
APN 18 210 03 047
DB 25658 PG 209

VICINITY MAP:

PROJECT SITE

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:

1. 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.

2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY
   FILE PROVIDED BY MORELAND ALTOBELLI ASSOCIATES, INC.,
   DATED 08/24/2017.

3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB
   UNLESS OTHERWISE NOTED.

4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE
   INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF
   CURB.

5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST
   REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA
   STATE CODE.

6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND
   LANDSCAPE DETAILS AND SPECIFICATIONS.

7. 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.

8. 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

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

GEORGIA
REGISTERED
No. PE042006
PROFESSIONAL ENGINEER
LOGAN 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

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

GRAPHIC SCALE IN FEET
0   20   40   80
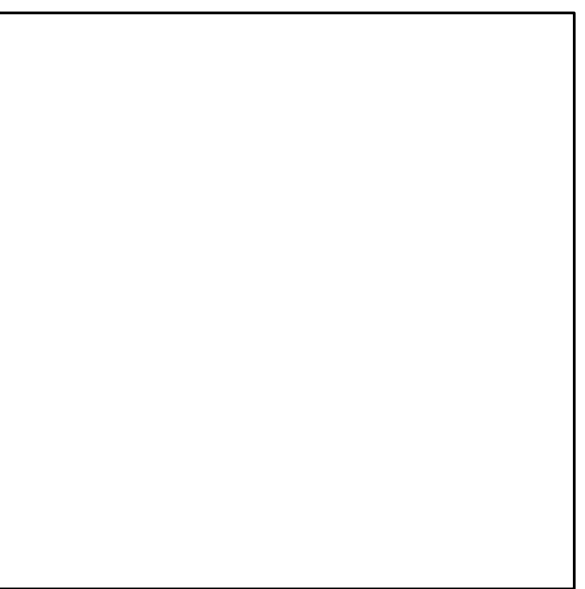
Legend

POB — Point of Beginning
POC — Point of Commencement

R/W — Right-of-way; Iron pin found
Right-of-way

Area

Total area of subject property at 2249 Northlake Parkway is approximately 0.420 acres (18,295 square feet).
Total area of subject property at 2245 Northlake Parkway is approximately 6.870 acres (299,257 square feet).
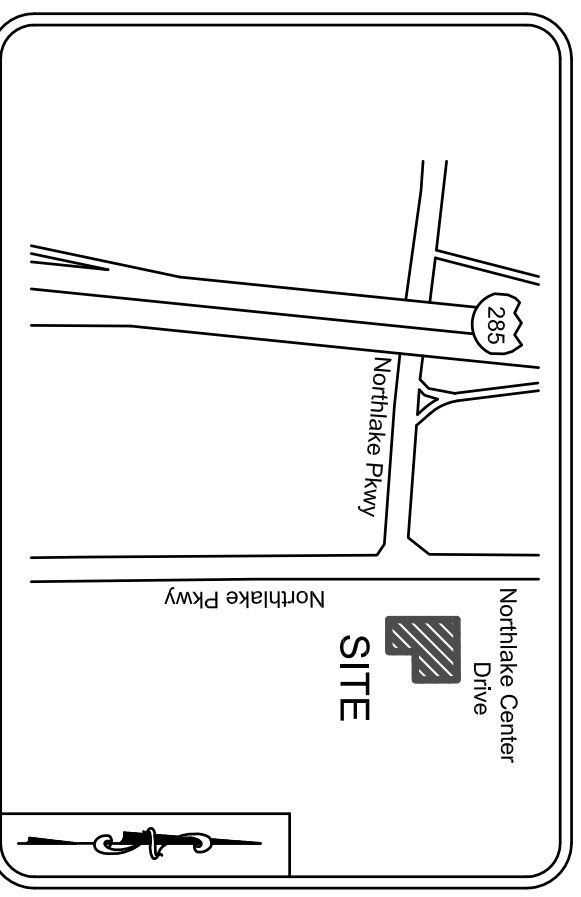
NORTHLAKE PARKWAY
(80' PUBLIC R/W) (ASPHALT)
(FORMERLY PLYANT ROAD)

1148.7' FROM R/W INTERSECTION OF NORTHLAKE PARKWAY AND AND LAVISTA ROAD

R/W LAVISTA ROAD

POB — 2249 NORTHLAKE PKWY
POC — 2249 NORTHLAKE PKWY

POB — 2249 NORTHLAKE PKWY

TRACT 1
2249 NORTHLAKE PARKWAY
APN: 18 210 03 055

TRACT 2
2245 NORTHLAKE PARKWAY
APN: 18 210 03 019

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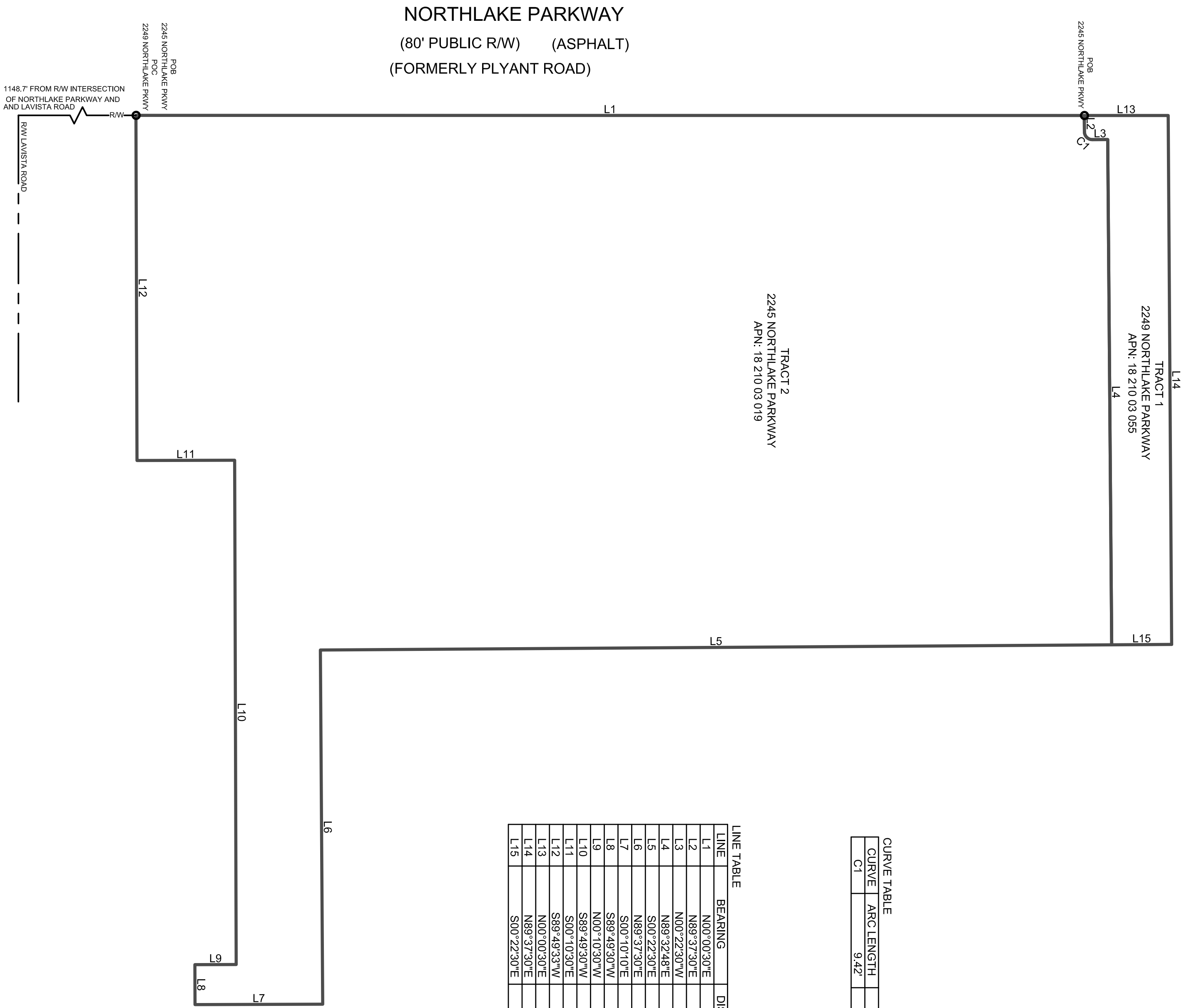
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	9.42'	6.00'	N44°37'30"E	8.49'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"E	711.80'
L2	N89°37'30"E	12.15'
L3	N00°22'30"W	11.48'
L4	N89°32'49"E	379.42'
L5	S00°22'30"E	594.00'
L6	N89°37'30"E	265.97'
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	378.86'
L11	S00°10'10"E	72.30'
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'
0' 30' 60' 120'

GRID
N

Vicinity Map
Not to Scale

SITE
Northlake Center Drive
Northlake Pkwy
285

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

INFORMATION

JOB NUMBER: 21209
SURVEY DATE: 03/08/2021
FIELD WORK DATE:
DATE OF LAST REVISION:
DRAWN BY: CLC
CHECKED BY: RLJ

TAX PARCEL ID: 18 210 03 055 AND 18 210 03 019

LOCATION

DISTRICT: 18TH LAND LOT: 210
COUNTY: DEKALB STATE: GEORGIA
ADDRESS: 2249 & 2245 NORTHLAKE PKWY
CITY: TUCKER

BOUNDARY EXHIBIT

SDM NORTHLAKE, LLC.

SHEET 1 OF 1