PROJECT DATA

4280, 4310, 4320, 4324 LAVISTA RD.
TUCKER, DEKALB COUNTY, GEORGIA

SITE DATA

TOTAL SITE AREA	20.73 AC.
ZONING:	OI (OFFICE-INDUSTRIAL (NORTHLAKE OVERLAY DISTRICT TIER 2: OFFICE PARK))
LAND LOT:	210
DISTRICT:	18
FLOOD ZONE DESIGNATION:	UNSHADED ZONE "X" (FEMA FIRM 13089C0076J DATED MAY 16, 2013)

PARKING DATA

PARKING RATIO REQUIRED-	SHOPPING CENTER:	4 SPACES / 1,000 S.F.
	RESTAURANT:	5 SPACES / 1,000 S.F.
PARKING REQUIRED-	SHOPPING CENTER:	826 SPACES (206,528 S.F.)
	RESTAURANT:	13 SPACES (2,550 S.F.)
	TOTAL:	839 SPACES
PARKING PROVIDED:		854 SPACES
OFF-STREET LOADING REQUIRED:		
	BUILDING A:	5 BERTHS (12' X 55')
	BUILDING B:	1 SPACE (12' X 35')
	BUILDING C:	1 SPACE (12' X 35')
	BUILDING D:	1 SPACE (12' X 35')

OPEN SPACE & LOT COVERAGE DATA

OPEN SPACE AREA REQUIRED:	20.00% (4.146 AC)
OPEN SPACE AREA PROVIDED:	20.64% (4.278 AC)
EXISTING PERVIOUS AREA:	5.675 AC.
EXISTING IMPERVIOUS AREA:	15.056 AC.
PROPOSED PERVIOUS AREA:	5.388 AC.
PROPOSED IMPERVIOUS AREA:	15.344 AC.
TOTAL BUILDING AREA:	209,078 S.F.

NOTES:
1) PROPERTY LINES OBTAINED FROM SURVEY BY GEOSURVEY, LTD. DATED 2014/11/05.
2) THE SITE IS ZONED OI (OFFICE-INDUSTRIAL (NORTHLAKE OVERLAY DISTRICT TIER 2: OFFICE PARK)).
3) THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN (PER FEMA FIRM 13089C0076J DATED MAY 16, 2013). NO STREAMS ARE PRESENT ON SITE.

LINE AND CURVE TABLE

LINES

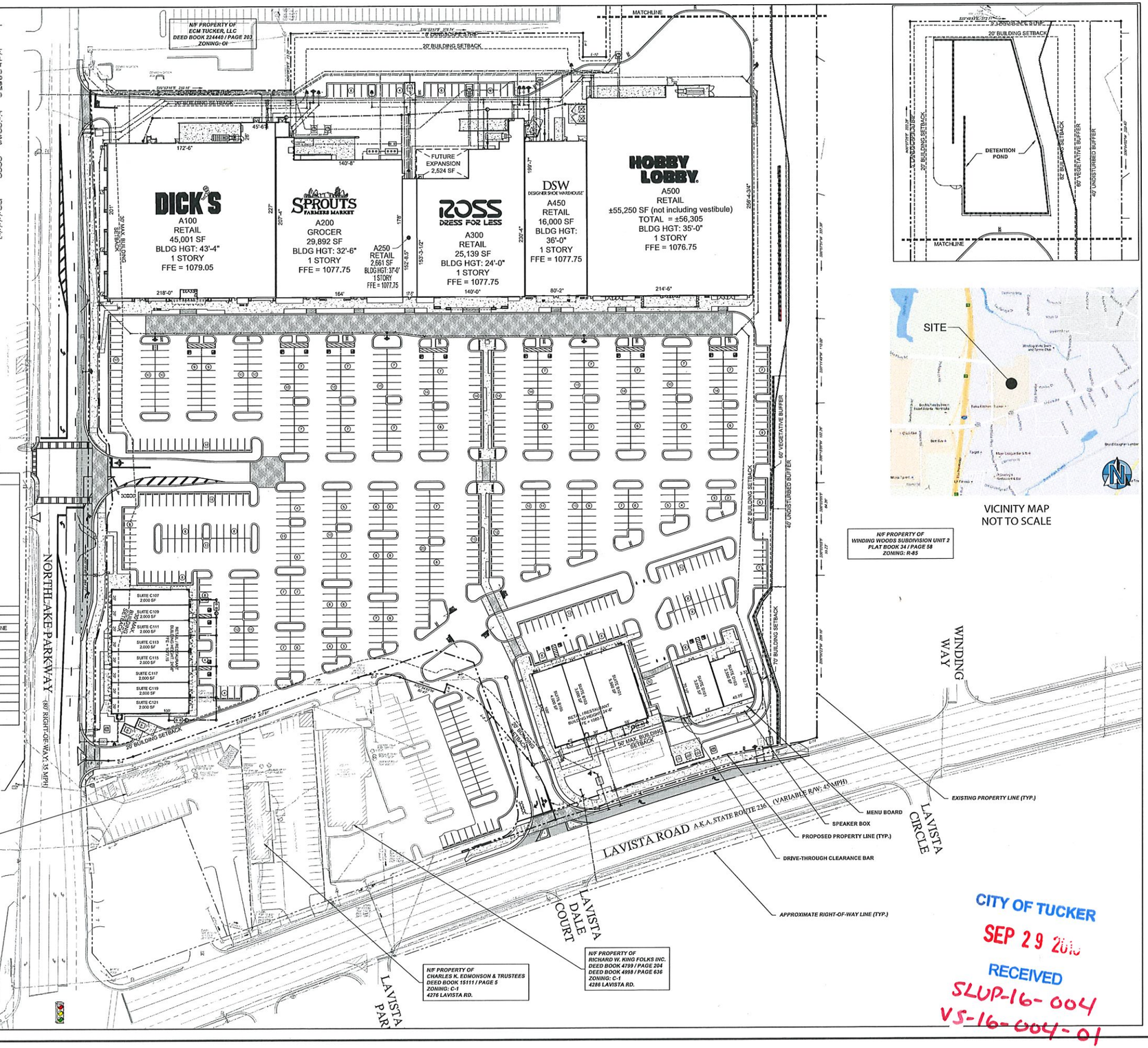
#	BEARING	DISTANCE		
L-1	N70°38'59"E	127.87'		
L-2	N17°32'12"W	12.43'		
L-3	N17°32'12"W	13.80'		
L-4	N40°38'38"W	65.82'		
L-5	N40°38'38"W	12.50'		
L-6	S19°00'35"W	11.02'		
L-7	N88°22'51"W	17.75'		
L-8	N88°22'51"W	11.31'		
L-9	S00°07'21"W	31.00'		
L-10	S89°50'11"E	29.94'		
L-11	S72°44'16"W	13.22'		
L-12	S72°44'16"W	339.77'		

CURVES

#	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C-1	N28°00'10"W	61.45'	61.79'	169.13'
C-2	N35°32'14"W	64.37'	65.36'	108.11'
C-3	S89°53'33"W	53.63'	54.64'	61.84'
C-4	S80°30'44"W	32.43'	32.59'	95.43'

LEGEND

- EXISTING TRAFFIC SIGNAL
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- TRANSFORMER BOX ON PAD
- VEHICLE STACKING POSITION
- CONCRETE PAVING
- RETAINING WALL
- FENCE
- TREE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE



VICINITY MAP
NOT TO SCALE

CITY OF TUCKER
SEP 29 2016
RECEIVED
SLUP-16-004
VS-16-004-01

ENGINEER:

FORESITE group

Foresite Group, Inc.
5185 Peachtree Pkwy.
Suite 240
Norcross, GA 30092

o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

DEVELOPER:

TUCKER MERIDIAN LLC
PREVIOUSLY (LAVISTA OFFICE PARK LLC)
19241 BIRMINGHAM HIGHWAY
ALPHARETTA, GA 30004

CONTACT: JACOB LANG, P.E.

PROJECT:

TUCKER MERIDIAN
PREVIOUSLY (THE MERIDIAN AT TUCKER)
4280, 4310, 4320, 4324 LAVISTA RD.
TUCKER, DEKALB COUNTY, GEORGIA

SEAL:

REVISIONS	DATE
CITY COMMENTS	09/28/2016

PROJECT MANAGER:	DMS
DRAWING BY:	SBM
JURISDICTION:	DEKALB COUNTY, GA
DATE:	22 SEPTEMBER 2016
SCALE:	1" = 60'
TITLE:	

SLUP SITE PLAN

SHEET NUMBER: 1 OF 3

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 555.001

SLUP 16-004
VS-16-004-01

CITY OF TUCKER

SEP 29 2016

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