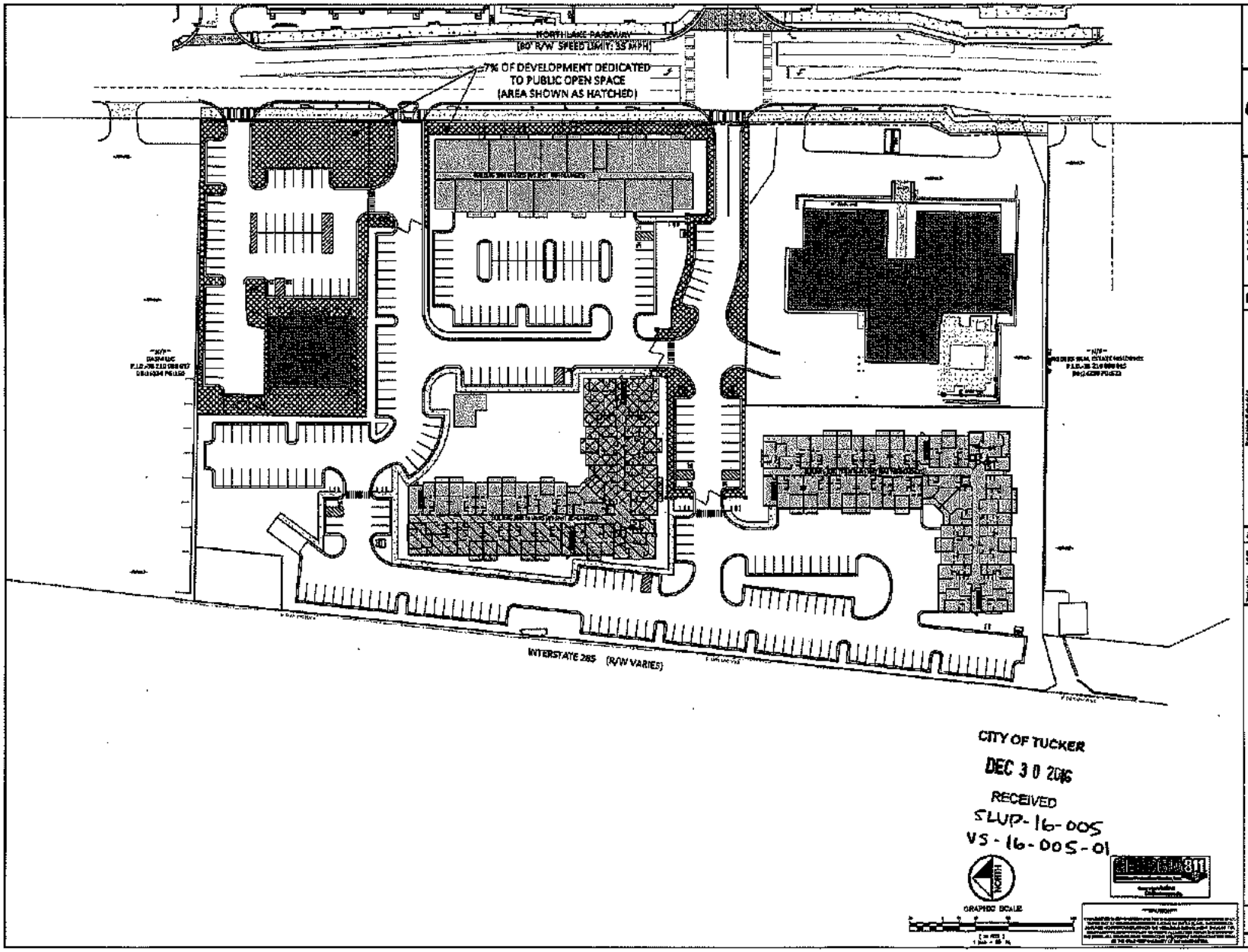

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SLUP-16-005
VS-16-005-01

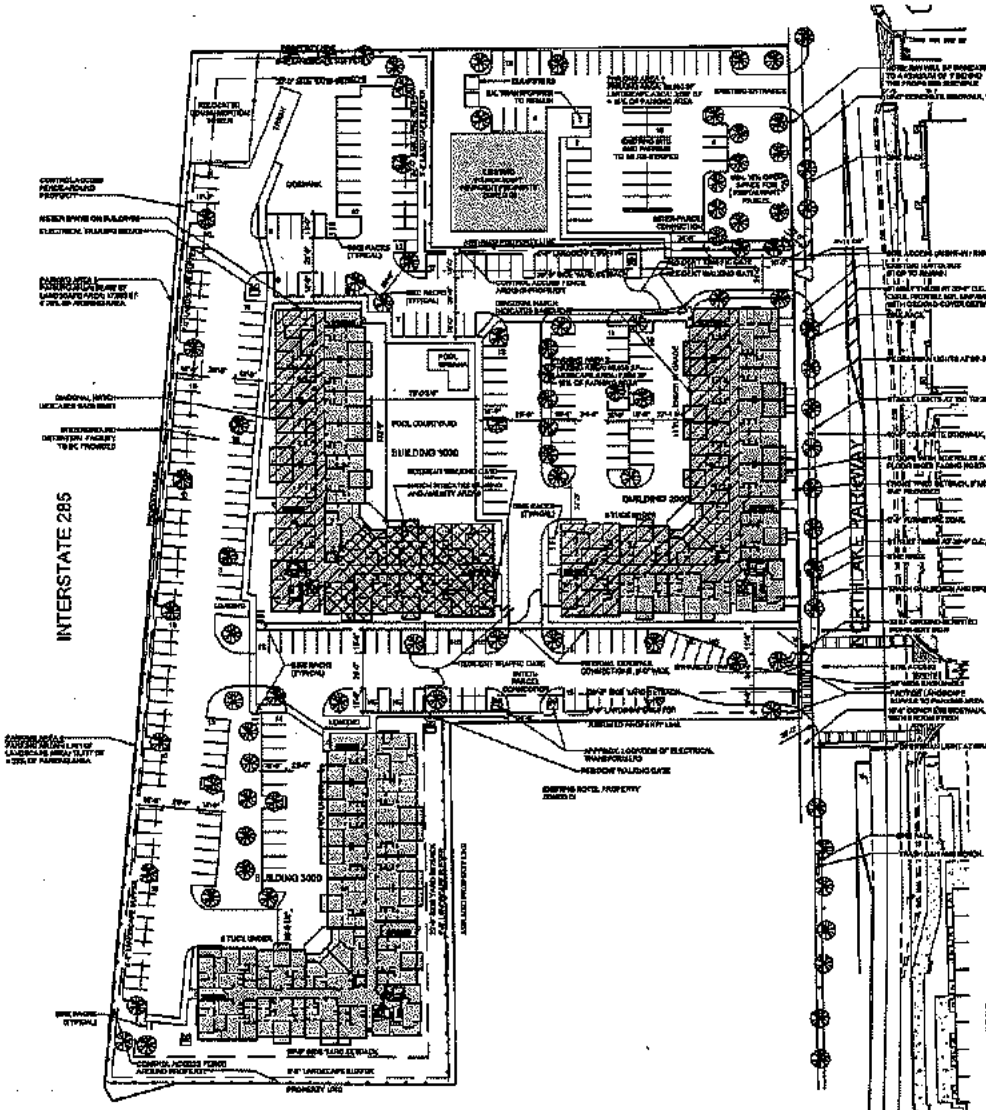
Fairfield Residential
200 GALLERIA PARKWAY
SUITE 1500
ATLANTA, GA 30339
(404) 443-3900

summit
Engineering Consultants, Inc.

Revision Schedule

OPEN SPACE EXHIBIT
FAIRFIELD NORTHLAKE APARTMENTS
2300 NORTHLAKE PARKWAY, TUCKER, GA 30084
LAND LOT 210 - 18th DISTRICT
DEKALB COUNTY, GEORGIA

Drawing No.
1 OF 1



SITE DATA

ZONING:	NORTHLAKE OVERLAY TIER 2
SITE AREA:	385,883 SF (7.00± ACRES)
DENSITY ALLOWED:	30 UNITS PER ACRE
UNITS ALLOWED:	210 UNITS
SETBACKS:	FRONT: MIN. 0', MAX. 30'
	SIDES: 20'-0"
	REAR: 20'-0"

MULTI-FAMILY BUILDING INFORMATION

BUILDING FOOTPRINT:	21,585 SF PER BUILDING
TOTAL BUILDINGS AREA:	274,230 SF
TOTAL UNITS PROVIDED:	210
No. OF STORIES:	4 STORIES W/ BASEMENT
OPEN SPACE:	55,322 s.f. (31%)

BLDG 1000
TYPE 5A – 4 STORY WOOD FRAME WITH BASEMENT, 60'-0" MAX. HEIGHT

BLDG 2000
TYPE 5A – 4 STORY WOOD FRAME WITH BASEMENT, 60'-0" MAX. HEIGHT

BLDG 3000
TYPE 5A – 4 STORY WOOD FRAME ON GRADE, 60'-0" MAX. HEIGHT

COMMERCIAL BUILDING INFORMATION

CURRENT USE:	RESTAURANT
EXISTING BUILDING AREA:	±5,000 SF
EXISTING OPEN SPACE:	2% OF PARCEL
PROPOSED OPEN SPACE:	30% MINIMUM

STREET FURNITURE SCHEDULE

BENCHES:	VICTOR STANLEY MODEL # SD-28 IN 6'-0" LENGTH COLOR: BLACK
TRASH RECEPTACLES:	VICTOR STANLEY THE BITHESDA SERIES MODEL # S-42M COLOR: BLACK
BICYCLE RACKS:	DUMORE INC. - LIFSURE LINES MODEL # 130-20, SURFACE MOUNT COLOR: BLACK

LIGHTING SCHEDULE

STREET LIGHTS:
FIXTURE: GARDCO CA-22-2-3-250MH-VTTS-BLA
POLE: GARDCO PAE-25H-TBS-TBS-BLA
SPACING: 150-200 FEET, SEE PLAN

PARKING LIGHTS:
FIXTURE: GARDCO CA-22-2-3-250MH-VTTS-BLA
POLE: GARDCO PAE-25H-TBS-TBS-BLA
SPACING: DETERMINED IN FIELD

PEDESTRIAN LIGHTS:
FIXTURE: COOPER LIGHTING MODERN ENC LARGE MODEL # MEL 150WWSSKBLBK
ARM TYPE: COOPER LIGHTING MODEL # SA8PR5-BKI
POLE TYPE: HAPCO MODEL # B8675-305-PT
SPACING: 60'-0" O.C. ON NORTHLAKE, SEE PLAN

PARKING

MULTI-FAMILY REQUIRED:	
1.5 SPACE PER 1 BED:	124 x 1 = 124
1.5 SPACE PER 2 BED:	86 x 1.5 = 129
TOTAL REQUIRED:	253 SPACES
MULTI-FAMILY PROVIDED:	
TUCK UNDER:	33 (33+1HC)
SURFACE SPACES:	255
TOTAL:	300 (DENSER MAY BE CONSTRUCTED)
(6 HC SPACES AND 1 TUCK UNDER HC REQUIRED)	
BICYCLE PARKING:	1 PER 5 UNITS REQUIRED 42 PROVIDED
COMMERCIAL REQUIRED:	5 PER 1,000 SF = 25 SPACES
COMMERCIAL PROVIDED:	50 SPACES

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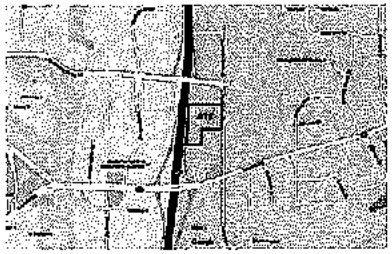
THIS APPLICATION HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE NORTHLAKE OVERLAY DESIGN STANDARDS

BY: _____ DATE: _____
JOHN McHENRY
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF TUCKER



1 ZONING SITE PLAN
1" = 40'-0"

dwell design studio

NORTHLAKE APARTMENTS
TUCKER, GA

ZONING SITE PLAN
12/12/2016

Z-01