

NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO STATE WATERS OR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE.
- NO CANOPIES PROPOSED
- NO BUILDING OVERHANGS PROPOSED.
- BUILDING HEIGHT = 48 FEET
- PROPOSED USE IS STORAGE
- BUILDING TO BE SPRINKLERED

REVISION

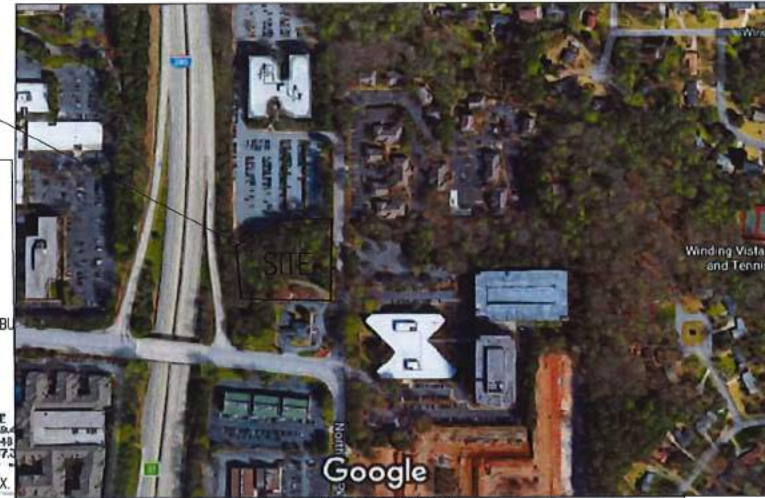
CITY OF TUCKER

JUL 05 2017

RECEIVED

SLUP-17-002
V5-17-002-01
V5-17-002-02
V5-17-002-03

SITE



WESTBROOK ENGINEERING
 10700 Abbotts Bridge Rd.
 Suite 110, Duluth, GA 30097
 Office: (770) 753-9059
 Fax: (770) 753-0356
 Contact Person: Patrick Stanton

GENERAL NOTES:

1. OWNER DEVELOPER: 3000 LANDFORD ROAD LLC
3100 MEDLOCK BRIDGE RD
BUILDING 500
NORCROSS, GA 30071-1432
2. DEVELOPER: KYU-MAN PARK, 770-242-7878
KHOLL CONSTRUCTION, LLC.
3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GEORGIA 30071
3. ENGINEER: WESTBROOK ENGINEERING, INC.
10700 ABBOTTS BRIDGE ROAD
SUITE 110
JOHNS CREEK, GEORGIA 30097
PATRICK STANTON 770-753-9059
4. SITE ADDRESS: X NORTHLAKE CENTER DR.
LL 210, DISTRICT 18
TUCKER, GA 30084
DEKALB COUNTY
5. SITE AREA: APPROX. 1.78 ACRES
6. SITE ZONING: C-1
7. PROPOSED USE: ORDINARY STORAGE
8. NO GAS EASEMENTS LOCATED ON LOT SHOWN.
9. ALL CONTOUR LINES SHOWN HEREON ARE BASED ON MEAN SEA LEVEL DATUM.
10. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. WATER AND SEWER SERVICE TO BE PROVIDED BY DEKALB CO.
12. NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100 YR. FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS, PANEL NO. 13089C0076J DATED: MAY 16, 2013.
13. SPEED LIMIT ON NORTHLAKE CENTER DR IS 25 MPH.

PARKING CALCULATIONS

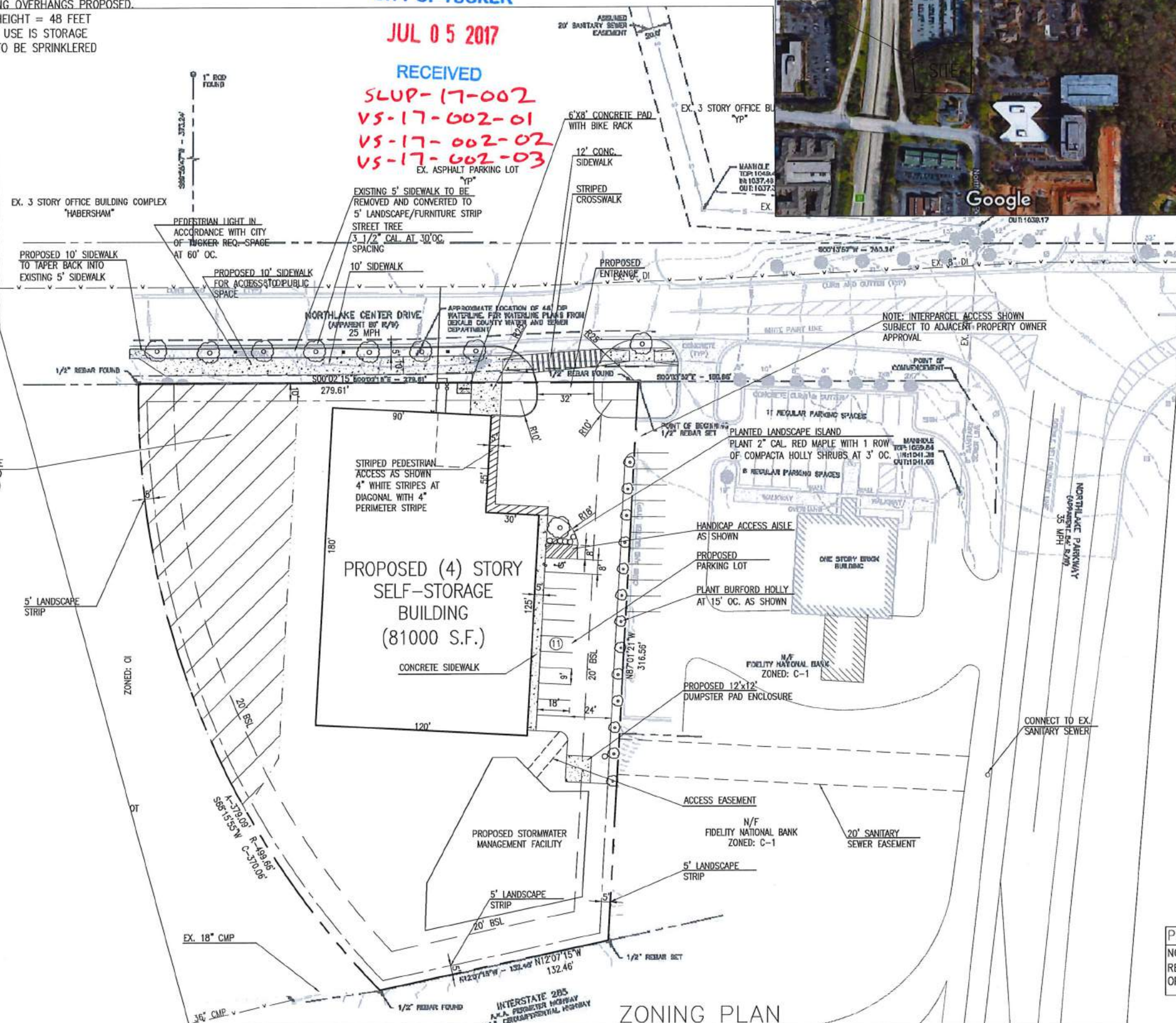
PARKING REQUIRED:	MAX, 1 SP/5000 SF
	MIN, 1 SP/8000 SF
MIN: 81000 SF x 1 SP/8000 SF =	11 SPACES
PARKING PROVIDED:	11 SPACES INCL. 1 HANDICAP SP.

NOTE:
 BUILDING TO BE 20250 SF/FLOOR
 4 FLOORS x 20250 SF/FLOOR = 81000 SF

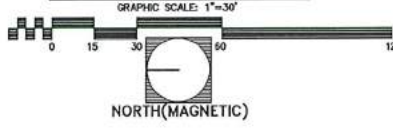
C-1 ZONING CONDITIONS

SITE IS WITHIN NORTHLAKE OVERLAY DISTRICT
SITE IS WITHIN TIER 2 AREA
MAX FLOOR AREA RATIO (FAR): 1.5
MAX HEIGHT: 9 STORIES, 135 FEET
MINIMUM OPEN SPACE AREA: 20%
MINIMUM FRONT SETBACK: 0 FEET
MAXIMUM FRONT SETBACK: 30 FEET
MINIMUM SIDE SETBACK: 20 FEET
MINIMUM REAR SETBACK: 20 FEET
MINIMUM SIDE SETBACK(STREET): 20 FEET

PER ZONING REQUIREMENT-OPEN SPACE
 NORTHLAKE OVERLAY- 20% OPEN SPACE REQUIRED
 REQUIRED OPEN SPACE= 20% X 1.78 AC.= 0.356 AC. (15507 SF.)
 OPEN SPACE PROVIDED: 15515 SF.



ZONING PLAN



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



NO.	DATE	REVISIONS	BY	CHK	APPD
2	7/5/17	REV. 2			
1	6/21/17	REV. 1			
DESIGNED	DRAWN				

IF AS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

TOP STORAGE AT NORTHLAKE
 Northlake Center Dr.
 Land Lot 210, District 18
 DeKalb County, GA

CLIENT JOB NO.
 JWE JOB NO. KHDL 16-003

CURRENT ISSUED DATE:
 03/20/2017

ISSUED FOR:
 REVIEW

ZONING PLAN

C-1