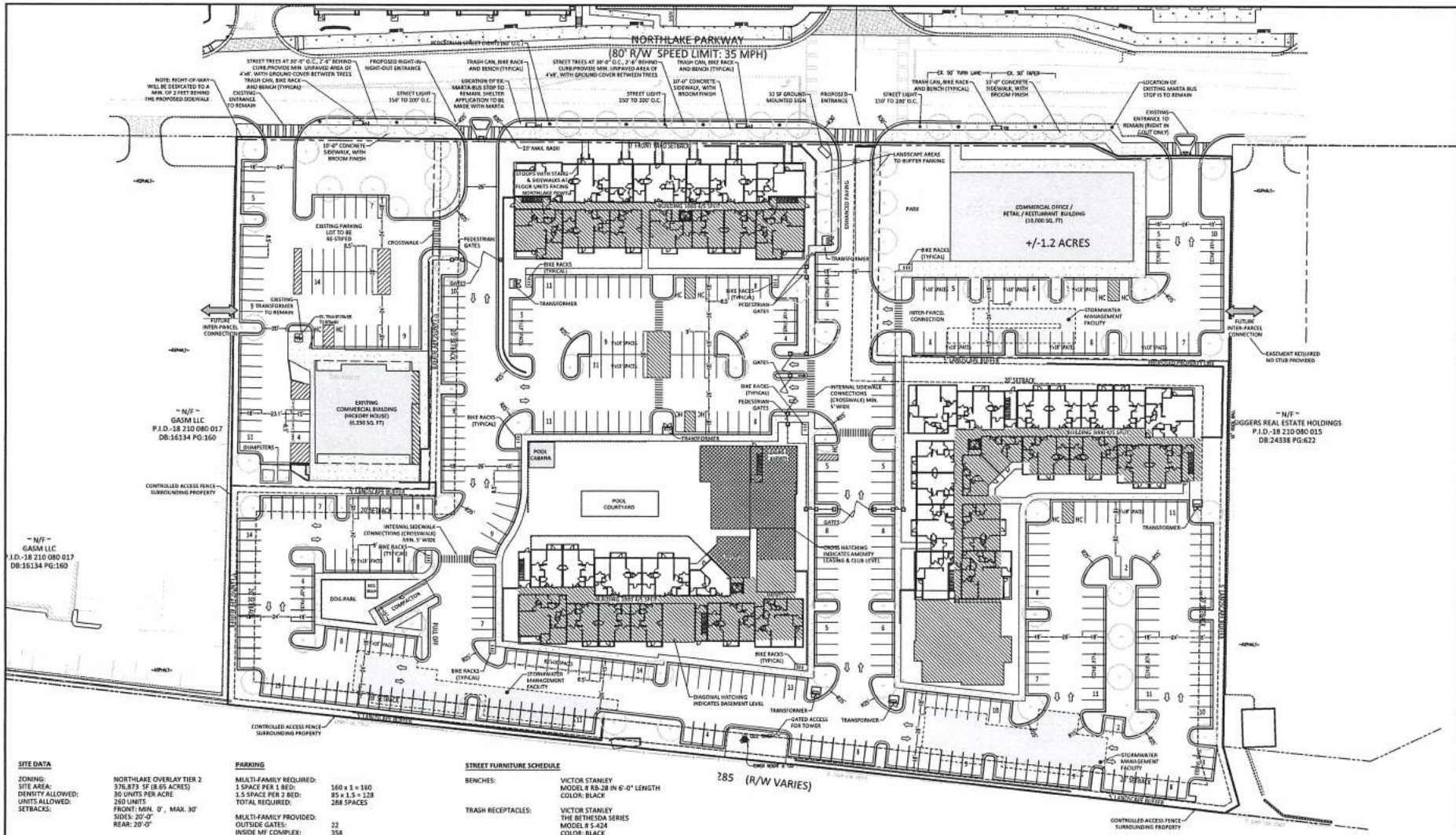

SITE DATA

ZONING:	NORTHLAKE OVERLAY TIER 2
SITE AREA:	376,873 SF (8.65 ACRES)
DENSITY ALLOWED:	30 UNITS PER ACRE
UNITS ALLOWED:	260 UNITS
SETBACKS:	FRONT: MIN. 0', MAX. 30'
	SIDES: 20'-0"
	REAR: 20'-0"

MULTI-FAMILY BUILDING INFORMATION

TOTAL UNITS PROVIDED:	245
No. OF STORIES:	4 STORIES W/ BASEMENT

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

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

BUILDING 3000
TYPE 5A - 4 STORY WOOD FRAME WITH BASEMENT, 60'-0" MAX. HEIGHT

COMMERCIAL BUILDING INFORMATION

PROPOSED RETAIL	
PROPOSED BUILDING AREA:	±10,000 SF
EXISTING RESTAURANT	
EXISTING BUILDING AREA:	6,250 SF
EXISTING OPEN SPACE:	2% OF PARCEL

PARKING

MULTI-FAMILY REQUIRED:	
1 SPACE PER 1 BED:	160 x 1 = 160
1.5 SPACE PER 2 BED:	85 x 1.5 = 128
TOTAL REQUIRED:	288 SPACES
MULTI-FAMILY PROVIDED:	
OUTSIDE GATES:	22
INSIDE MF COMPLEX:	358
TOTAL:	380

NOTE: ALL PARKING SPACES ARE 8.5'x18' UNLESS NOTED OTHERWISE

BICYCLE PARKING:	1 PER 5 UNITS REQUIRED
	50 PROVIDED
COMMERCIAL OFFICE / RETAIL / RESTAURANT REQ:	5 PER 1,000 SF = 50 SPACES
COMMERCIAL PROVIDED:	54 SPACES
EX. RESTAURANT REQUIRED:	5 PER 1,000 SF = 12 SPACES
COMMERCIAL PROVIDED:	59 SPACES

OPEN SPACE CALCULATIONS

NOTE: AREAS SHOWN IN THIS TABLE REPRESENT FINAL CONDITIONS AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY (RIGHT OF WAY DEDICATION = 2,563 SF)

TOTAL SITE AREA:	8.65 ACRES (376,873 SF)
TOTAL OPEN SPACE:	101,756 SF = 27%

NOTE:CELL TOWER AREA IS NOT COUNTED TOWARDS ANY OPEN SPACE

COMMERCIAL AREA (OFFICE / RETAIL / RESTAURANT)	
SITE AREA:	44,753 SF
OPEN SPACE:	16,125 SF = 36%
COMMERCIAL AREA (EXISTING RESTAURANT)	
SITE AREA:	42,097 SF
OPEN SPACE:	12,440 SF = 30%
MULTI-FAMILY	
SITE AREA:	288,460 SF
TOTAL OPEN SPACE:	73,191 SF = 25%

STREET FURNITURE SCHEDULE

BENCHES:	VICTOR STANLEY MODEL # RB-28 IN 6'-0" LENGTH COLOR: BLACK
TRASH RECEPTACLES:	VICTOR STANLEY THE BETHESDA SERIES MODEL # S-424 COLOR: BLACK
BICYCLE RACK:	DUMORE INC. - LEISURE LINES MODEL # 130-30, SURFACE MOUNT COLOR: BLACK

LIGHTING SCHEDULE

STREET LIGHTS:
FIXTURE: GARDCO CA-22-1-3-250MH-VTBS-BLA
POLE: GARDCO RAS-28H-TBS-TBS-BLA
SPACING: 150-200 FEET, SEE PLAN.

PARKING LIGHTS:
FIXTURE: GARDCO CA-22-1-3-250MH-VTBS-BLA
POLE: GARDCO RAS-25H-TBS-TBS-BLA
SPACING: DETERMINED IN FIELD

PEDESTRIAN LIGHTS:
FIXTURE: COOPER LIGHTING MODERN EPIC LARGE MODEL # MEL 1SSWW3SKBLBK
ARM TYPE: COOPER LIGHTING MODEL # SA6005-8K4
POLE TYPE: HAPCO MODEL # 89871-003-P1
SPACING: 60'-0" O.C. ON NORTHLAKE, SEE PLAN

RECEIVED
City of Tucker
FEB 26 2018
Community Development Department
SLUP-18-002

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

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's Below. Call before you dig.

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IS SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL ENHANCE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Revision Schedule

No.	Description	Date
1	SITE PLAN UPDATE	2018

Project No.	S-16-003
Design By:	CSK
Drawn By:	DAR
Checked By:	CSK
Date:	12/28/16
Scale:	1"=50'

ZONING SITE PLAN
FAIRFIELD NORTHLAKE APARTMENTS
2200 NORTHLAKE PARKWAY, TUCKER, GA 30084
LAND LOT 210 - 18th DISTRICT
DEKALB COUNTY, GEORGIA

Drawing No. 2.0
S-16-003zon.dwg

summit
Engineering Consultants, Inc.
4420 Shackleford Rd., Suite 200
Norcross, GA 30093
(P) 770-925-0192, (F) 770-925-0005

Feb. 26, 2018

Fairfield Residential
200 GALLERIA PARKWAY
SUITE 1660
ATLANTA, GA 30339
404-442-3900