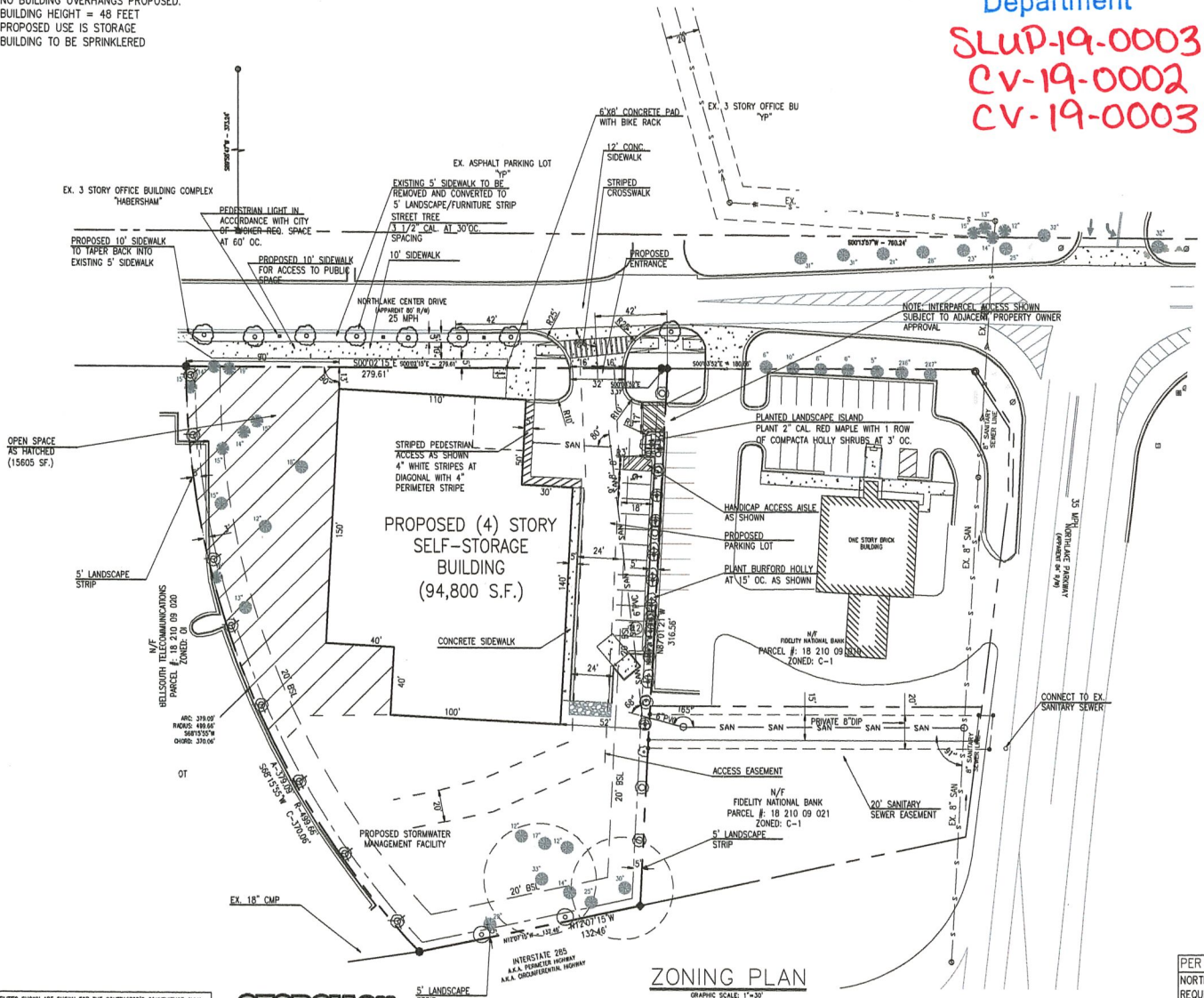
RECEIVED
City of Tucker
FEB 21 2019
Community Development Department

SLUP-19-0003
CV-19-0002
CV-19-0003

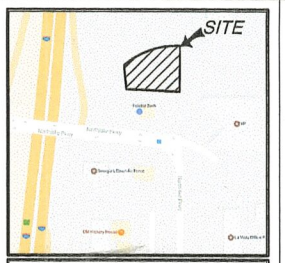
NOTES:

- 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



ZONING PLAN

GRAPHIC SCALE: 1"=30'
0 15 30 60 120
NORTH(MAGNETIC)



LOCATION MAP

GENERAL NOTES:

1. OWNER: 3000 LANGFORD ROAD LLC, 3100 MEDLOCK BRIDGE RD, BLDG 500, NORCROSS, GA 30071, (770) 242-3300
2. DEVELOPER: KYU-MAN PARK, KNOLL CONSTRUCTION LLC, 3100 MEDLOCK BRIDGE RD, BLDG 500, NORCROSS, GA 30071, (770) 242-7848
3. ENGINEER: WESTBROOK ENGINEERING, INC., 11300 JOHNS CREEK PKWY, SUITE 200, JOHNS CREEK, GEORGIA 30097, 770-753-9059
4. SITE ADDRESS: TOP STORAGE AT NORTHLAKE, 2274 NORTHLAKE CENTER DRIVE, LL 210, DISTRICT 18, TUCKER, GA 30084, DEKALB COUNTY
5. SITE AREA: APPROX. 1.78 ACRES (DIST. ACRES 1.44)
6. SITE ZONING: C-1 (SUP 17-002)
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: 94,800 SF x 1 SP/8000 SF = 12 SPACES

PARKING PROVIDED: 12 SPACES INCL. 1 HANDICAP SP.

NOTE:
BUILDING TO BE 23700 SF/FLOOR
4 FLOORS x 23700 SF/FLOOR = 94,800 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

NOTE:
SITE AREA = 1.78 AC
IMPERVIOUS AREA = 0.82 AC
% OF IMPERVIOUS VS SITE AREA = 46.07%

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: 15605 SF.

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.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT: KYU-MAN PARK, 770-242-7878, KMPARK@INOKNOLL.COM

WESTBROOK ENGINEERING
11300 Johns Creek Pkwy.
Suite 200, Johns Creek, GA 30097
Office: (770) 753-9059
Fax: (770) 753-0356
Contact Person: Patrick Stanton

NO.	DATE	REVISIONS	BY	CHK	APPD
		DESIGNED		DRAWN	

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

GEORGIA REGISTERED #033620 PROFESSIONAL ENGINEER

TOP STORAGE AT NORTHLAKE

2274 Northlake Center Dr
Land Lot 210, District
DeKalb County, GA

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

CURRENT ISSUED DATE:
09/30/2018

ISSUED FOR:
REVIEW

ZONING PLAN

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