

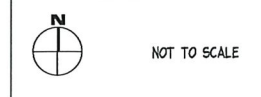
**CITY OF TUCKER CODE REQUIREMENTS**

<b>ZONING DISTRICT:</b> C-1 (LOCAL COMMERCIAL DISTRICT)	<b>INTERIOR PARKING LOT LANDSCAPING:</b> 10% MINIMUM REQUIRED
<b>OVERLAY DISTRICT:</b> NL-1 (NORTHLAKE HIGH INTENSITY COMMERCIAL DISTRICT)	<b>OPEN SPACE:</b> 20% MINIMUM REQUIRED
<b>BUILDING SETBACKS:</b> FRONT (LAVISTA ROAD & NORTHLAKE PKWAY): 0' MIN-20' MAX SIDE (WEST): 0' REAR (NORTH): 20'	<b>LOT COVERAGE:</b> 80% MAXIMUM ALLOWED
<b>STREETSCAPE/LANDSCAPE STRIPS:</b> FRONT (LAVISTA ROAD): 20' STREETSCAPE (5' LANDSCAPE + 15' SIDEWALK) FRONT (NORTHLAKE PARKWAY): 15' STREETSCAPE (5' LANDSCAPE + 10' SIDEWALK) SIDE (WEST): 5' LANDSCAPE STRIP REAR (NORTH): 5' LANDSCAPE STRIP	<b>VEHICULAR PARKING:</b> MINIMUM: C-STORE: 1 SPACE PER 500 SF = 13,000/500 = 6 COMMERCIAL: 1 SPACE PER 500 SF = 15,000/500 = 10 TOTAL MINIMUM REQUIRED PARKING = 16 SPACES MAXIMUM: C-STORE: 1 SPACE PER 150 SF = 13,000/150 = 20 COMMERCIAL: 1 SPACE PER 200 SF = 15,000/200 = 25 TOTAL MAXIMUM ALLOWED PARKING = 45 SPACES
<b>MAXIMUM BUILDING HEIGHT:</b> 15 STORIES AND 180'	<b>BICYCLE PARKING:</b> 1 SPACE PER 20 VEHICULAR SPACES = 32/20 = 2

**PROPOSED IMPROVEMENT DATA**

<b>SITE INFORMATION:</b> EXISTING AREA: 11.09 AC (±47,626 SF) PROPOSED AREA: 11.02 AC (±44,332 SF)-AFTER R/W DEDICATION	<b>PROVIDED INTERIOR PARKING LOT LANDSCAPING:</b> 14% (13,613 SF) 13,613 SF / 125,752 SF = 0.14 X 100 = 14% PROVIDED
<b>LAND LOT:</b> 210 (18TH DISTRICT)	<b>PROVIDED OPEN SPACE:</b> 20% (18,751 SF) 18,751 SF / 44,332 SF = 0.20 X 100 = 20% PROVIDED
<b>POSTED SPEED LIMIT:</b> LAVISTA ROAD: 35 M.P.H. NORTHLAKE PKWAY: 35 M.P.H.	<b>PROVIDED LOT COVERAGE:</b> 77% (134,249 SF) 134,249 SF / 44,332 SF = 0.77 X 100 = 77% PROVIDED
<b>FIRM:</b> FEMA FLOOD INSURANCE RATE MAP IN ZONE X 13089C0076J, DATED 05/16/2013	<b>PROVIDED VEHICULAR PARKING:</b> REGULAR (9'X18') = 29 SPACES ACCESSIBLE (8'X18') = 3 SPACES TOTAL PROVIDED PARKING = 32 SPACES
<b>EXISTING BUILDING INFORMATION:</b> C-STORE: SQ. FOOTAGE: 1803.60 HEIGHT: 110.43 FT CAR WASH: SQ. FOOTAGE: 1401.53 HEIGHT: 113.5 FT FAR: 0.04	<b>PROVIDED BICYCLE PARKING:</b> 2 SPACES
<b>PROPOSED BUILDING INFORMATION:</b> USE: CONVENIENCE STORE, FUEL STATION, AND GENERAL COMMERCIAL AREA: C-STORE: 3,000 SF FUELING POSITIONS: 8 COMMERCIAL: 5,000 SF HEIGHT: 22' FAR: 0.18	<b>GENERAL:</b> - WATER AND SEWER AVAILABLE THROUGH DEKALB COUNTY - NO WETLANDS LOCATED ON SITE

RECEIVED  
City of Tucker  
**REVISION**  
AUG 05 2018  
Community Development  
Department



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NORTHLAKE PARKWAY AND LAVISTA ROAD  
TUCKER, GA

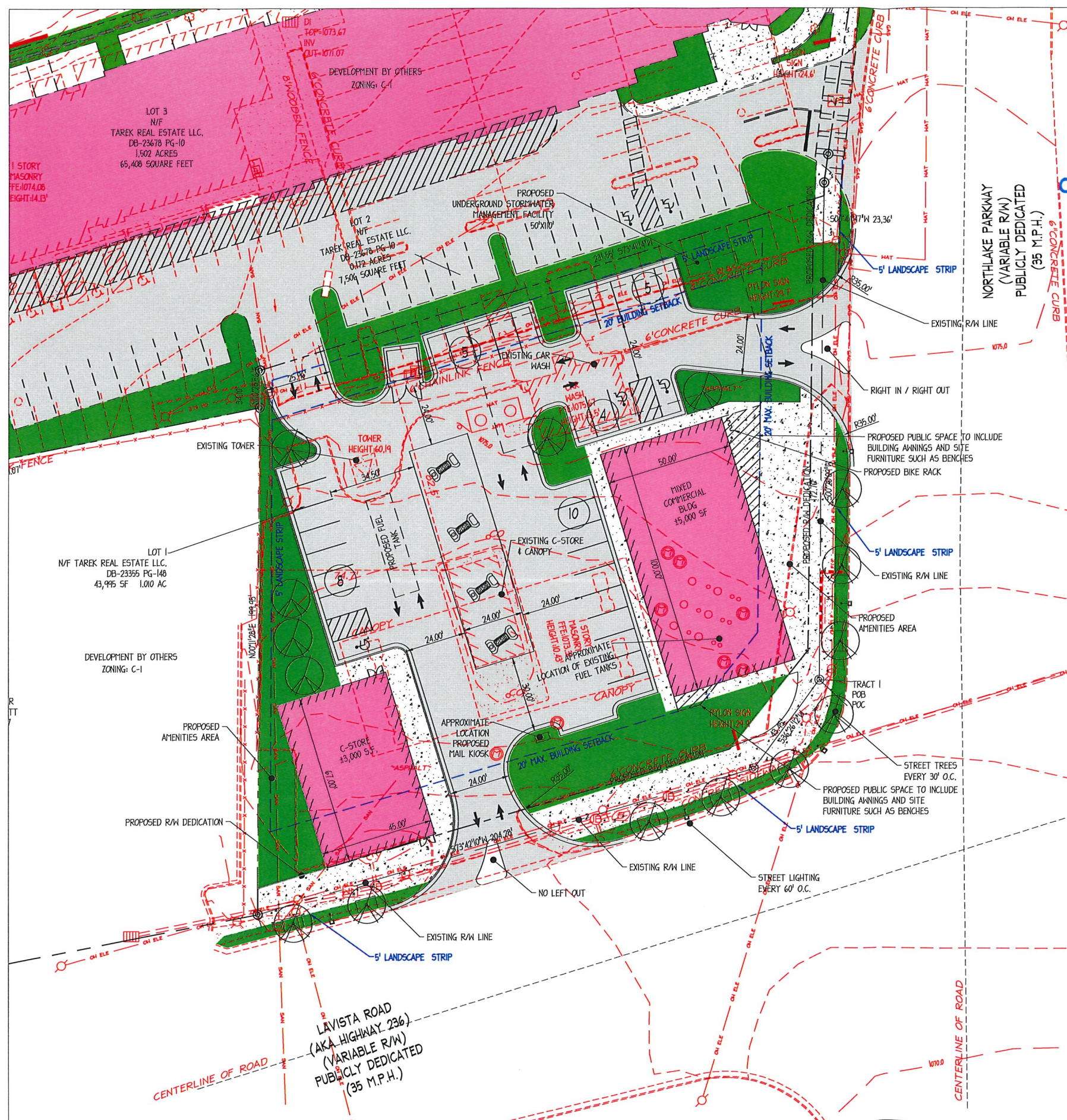
**CLIENT:**  
TAREK REAL ESTATE,  
LLC  
3081 MOUNT OLIVE DRIVE  
DECATUR, GA 30033  
PHONE:

**REVISION HISTORY**


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PROJ # 18009  
SHE NAME: 18009\_SLP1\_PLANDWG  
ISSUE DATE: 06/26/2018  
PROJ FIRM: LP  
**SLUP SITE PLAN**  
1 OF 6  
SHEET NUMBER

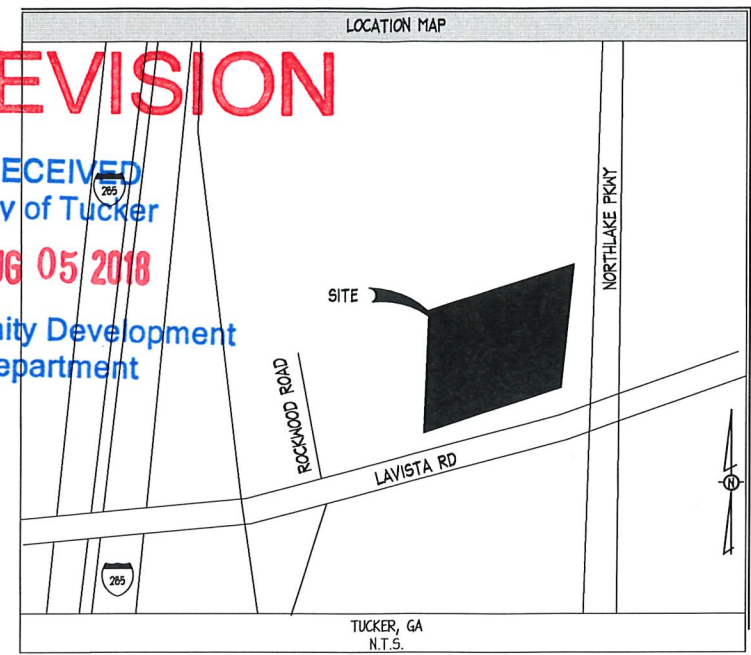
**ISSUE FOR SLUP**



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Community Development  
Department

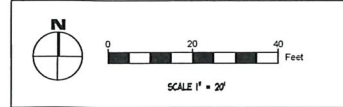


### CITY OF TUCKER CODE REQUIREMENTS

<b>ZONING DISTRICT:</b> C-1 (LOCAL COMMERCIAL DISTRICT)	<b>INTERIOR PARKING LOT LANDSCAPING:</b> 10% MINIMUM REQUIRED
<b>OVERLAY DISTRICT:</b> NL-1 (NORTHLAKE HIGH INTENSITY COMMERCIAL DISTRICT)	<b>OPEN SPACE:</b> 20% MINIMUM REQUIRED
<b>BUILDING SETBACKS:</b> FRONT (LAVISTA ROAD & NORTHLAKE PKWAY): 0' MIN-20' MAX SIDE (WEST): 0' REAR (NORTH): 20'	<b>LOT COVERAGE:</b> 80% MAXIMUM ALLOWED
<b>STREETSCAPE/LANDSCAPE STRIPS:</b> FRONT (LAVISTA ROAD): 20' STREETSCAPE (5' LANDSCAPE + 15' SIDEWALK) FRONT (NORTHLAKE PARKWAY): 15' STREETSCAPE (5' LANDSCAPE + 10' SIDEWALK) SIDE (WEST): 5' LANDSCAPE STRIP REAR (NORTH): 5' LANDSCAPE STRIP	<b>VEHICULAR PARKING:</b> MINIMUM: C-STORE: 1 SPACE PER 500 SF = 13,000/500 = 6 COMMERCIAL: 1 SPACE PER 500 SF = 15,000/500 = 10 TOTAL MINIMUM REQUIRED PARKING = 16 SPACES MAXIMUM: C-STORE: 1 SPACE PER 150 SF = 13,000/150 = 20 COMMERCIAL: 1 SPACE PER 200 SF = 15,000/200 = 25 TOTAL MAXIMUM ALLOWED PARKING = 45 SPACES
<b>MAXIMUM BUILDING HEIGHT:</b> 15 STORIES AND 180'	<b>BICYCLE PARKING:</b> 1 SPACE PER 20 VEHICULAR SPACES = 32/20 = 2

### PROPOSED IMPROVEMENT DATA

<b>SITE INFORMATION:</b> EXISTING AREA: ±1.09 AC (147,626 SF) PROPOSED AREA: ±1.02 AC (144,332 SF)-AFTER R/W DEDICATION	<b>PROVIDED INTERIOR PARKING LOT LANDSCAPING:</b> 14% (13,613 SF) 13,613 SF / 125,752 SF = 0.14 X 100 = 14% PROVIDED
<b>LAND LOT:</b> 210 (18TH DISTRICT)	<b>PROVIDED OPEN SPACE:</b> 20% (18,751 SF) 18,751 SF / 44,332 SF = 0.20 X 100 = 20% PROVIDED
<b>POSTED SPEED LIMIT:</b> LAVISTA ROAD: 35 M.P.H. NORTHLAKE PKWAY: 35 M.P.H.	<b>PROVIDED LOT COVERAGE:</b> 77% (134,249 SF) 134,249 SF / 44,332 SF = 0.77 X 100 = 77% PROVIDED
<b>FIRM:</b> FEMA FLOOD INSURANCE RATE MAP IN ZONE X 13084C0076J, DATED 05/16/2013	<b>PROVIDED VEHICULAR PARKING:</b> REGULAR (9'X18') = 24 SPACES ACCESSIBLE (8'X18') = 3 SPACES TOTAL PROVIDED PARKING = 32 SPACES
<b>EXISTING BUILDING INFORMATION:</b> C-STORE: SQ. FOOTAGE: ±803.60 HEIGHT: ±10.43 FT CAR WASH: SQ. FOOTAGE: ±901.53 HEIGHT: ±13.5 FT FAR: 0.04	<b>PROVIDED BICYCLE PARKING:</b> 2 SPACES
<b>PROPOSED BUILDING INFORMATION:</b> USE: CONVENIENCE STORE, FUEL STATION, AND GENERAL COMMERCIAL AREA: C-STORE: 3,000 SF FUELING POSITIONS: 8 COMMERCIAL: 5,000 SF HEIGHT: 22' FAR: 0.18	<b>GENERAL:</b> - WATER AND SEWER AVAILABLE THROUGH DEKALB COUNTY - NO WETLANDS LOCATED ON SITE



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NORTHLAKE PARKWAY AND LAVISTA ROAD  
TUCKER, GA

**CLIENT:**  
TAREK REAL ESTATE, LLC  
3081 MOUNT OLIVE DRIVE  
DECATUR, GA 30033  
PHONE:

**REVISION HISTORY**

NO.	DESCRIPTION

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PROJ # 18001  
DWG NAME: 18001\_SLP\_Plan1.dwg  
ISSUE DATE: 08/24/2018  
PROJ TITLE: SLUR  
SLUR SITE PLAN  
COLOR  
2 OF 6  
SHEET NUMBER

ISSUE FOR SLUR







