

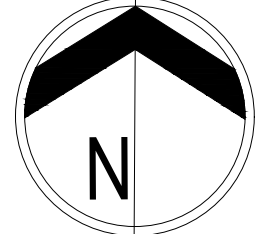
Existing oaks.
Trail to be designed in
consideration of oaks,
if feasible without moving
building setback line.

Existing bus stop pad.

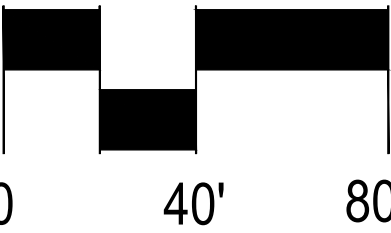




DVS
DESIGN GROUP
404-409-8029
6175 Hickory Flat Hwy.
Canton, GA 30115



N



0 40' 80'

Prepared By:


GEORGIA
REGISTERED
No.
000630
LANDSCAPE ARCHITECT
D.J. DEVICTOR

GSWCC LEVEL
CERTIFICATION: # 66078

Land Lots:
210 & 211

Parcels:
18 219 03 019 & ----031

DeKalb County Zoning:

Prepared For:


LANDEAVOR
&
Cross Lake
Partners

Project:
Northlake Pkwy

2245-2247 Northlake Pkwy
Tucker, GA 30084
DeKalb County

Rev.	Date	Description
#1	5/7/21	Re-Located Mail Kiosk

Issued:
April 26, 2021

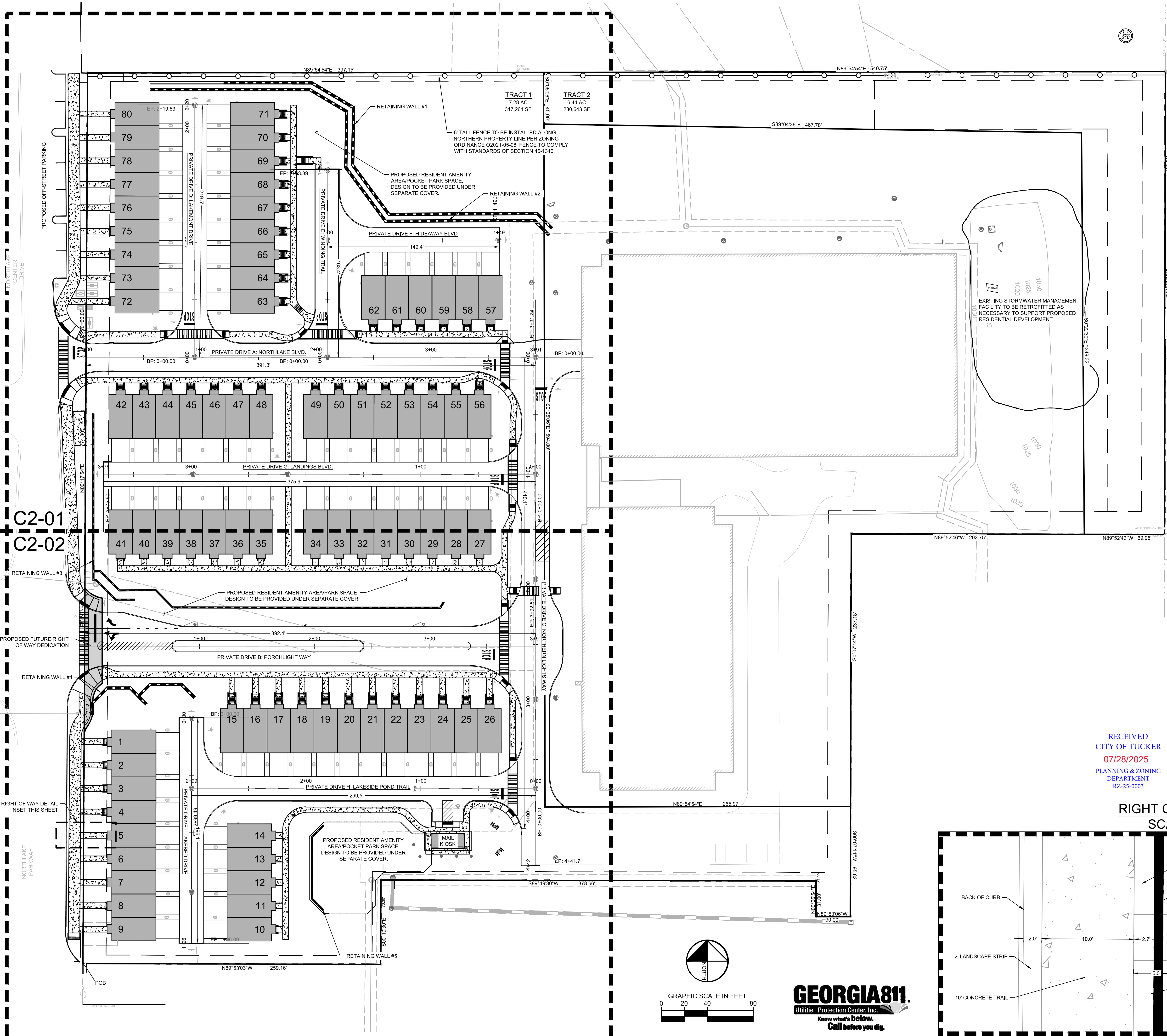
DVS Project No.
20-048

Sheet Title:
Master Plan

L-2

RECEIVED
CITY OF TUCKER
07/28/2025
PLANNING & ZONING
DEPARTMENT
RZ-25-0003

Drawing name: \\kimley-horn.com\ISO_ALP\ALP_PRJ\013898000_SDM Northlake\CAD\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jan 22, 2024 10:51 am by: j.p.efferth



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	NL-4 (NORTHLAKE VISTA DALE COURT)
SITE AREA:	13.73 ACRES
IMPERVIOUS AREA:	7.79 ACRES (57%)
PERVIOUS AREA:	5.94 ACRES (43%)
OPEN SPACE:	3.29 ACRES (47%)
IMPERVIOUS LOT COVERAGE:	3.74 ACRES (52%)
BUILDING SETBACK:	30 FT MAX
FRONT:	30 FT MAX
SIDE:	7.5 FT MIN
BACK:	20 FT MIN

PROPOSED LAND USES & DENSITIES:

TOWNHOMES	80 UNITS
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PARKING SUMMARY:

REQUIRED PARKING:	160 SPACES (TOTAL)
TOWNHOMES (80 UNITS)	160 SPACES (2/UNIT)
PROPOSED PARKING:	169 SPACES (TOTAL)
TOWNHOME GARAGE	169 SPACES (2/UNIT)
PROPOSED ON-STREET PARKING	7 SPACES
PROPOSED MAIL KIOSK PARKING	2 SPACES

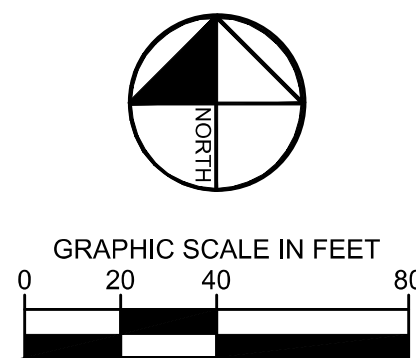
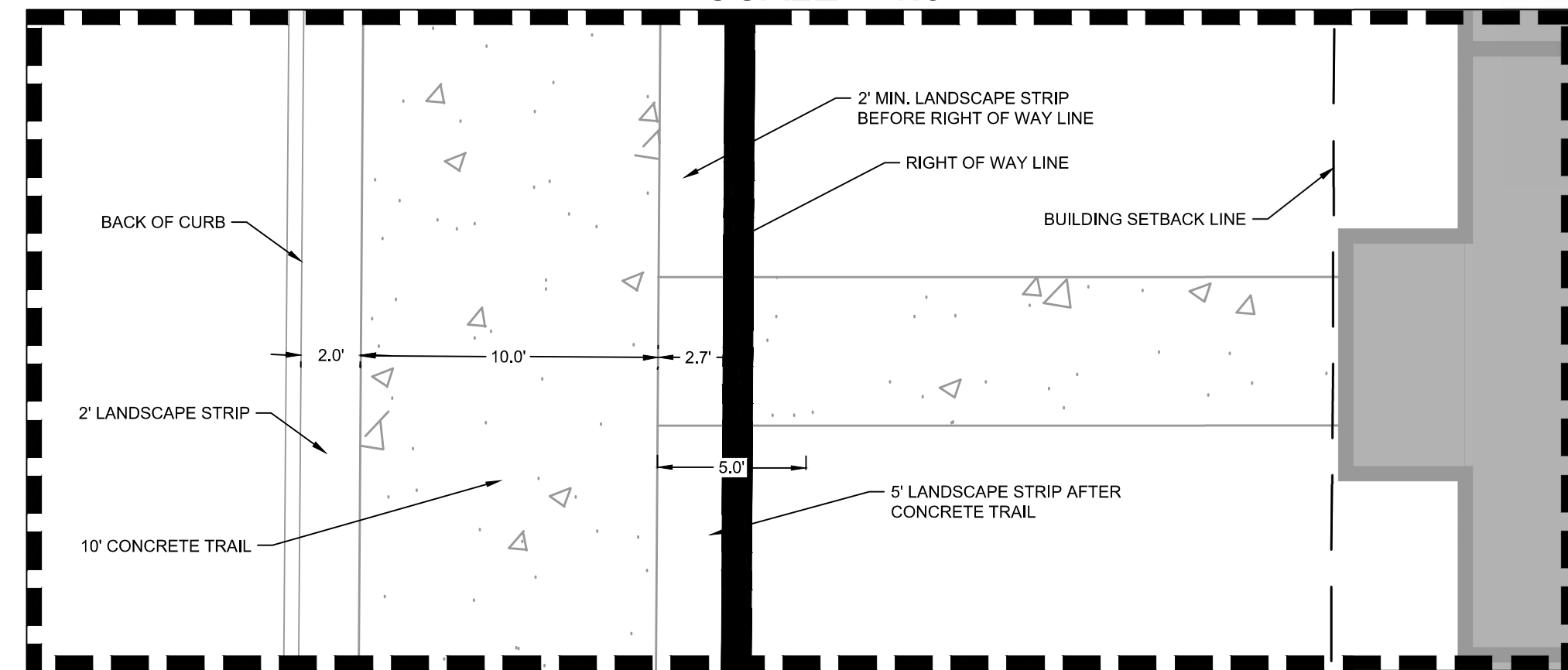
SITE NOTES:

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DVS DESIGN GROUP, DATED 02/03/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY ATLAS TECHNICAL CONSULTANTS, DATED 05/10/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0076K, DATED 08/15/2019.
- WETLANDS DO NOT EXIST ON THE SITE.
- TYPICAL SECTION FOR PRIVATE STREETS (SEE SHEET C5-80)

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT

RIGHT OF WAY DETAIL SCALE = 1:5



GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ATLANTA, GA 30339
PHONE (770) 619-4282
WWW.KIMLEY-HORN.COM

**SDM NORTHLAKE, LLC
C/O RYAN LLC**
445 BISHOP ST., STE 100
ATLANTA, GA 30318
PHONE: 212.599.6348

PREPARED FOR	DATE	BY
	06/13/2023	JPE
ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1 GSWCC REVISION	06/13/2023	JPE

SDM NORTHLAKE
2245 NORTHLAKE PKWY, TUCKER, GA 30084
LAND LOT 210, 18TH DISTRICT
PARCEL 18 210 03 019



GSWCC NO. (LEVEL II)	0000077042
DRAWN BY	TNF
DESIGNED BY	LDC
REVIEWED BY	LDC
DATE	1/22/2024
PROJECT NO.	013898000
TITLE	

SITE PLAN

SHEET NUMBER
C2-00