Planning and Zoning
1975 Lakeside Parkway, Suite 350
Tucker, GA 30084
Phone: 678-597-9040
Email: permits@tuckerga.gov
Website: www.tuckerga.gov

Land Use Petition Application

Type of Application: ☒ Rezoning ☐ Comprehensive Plan Amendment ☐ Special Land Use Permit ☒ Concurrent Variance ☐ Modification

RECEIVED
City of Tucker
MAR 08 2021
Community Development Department

APPLICANT INFORMATION

Applicant is the: ☒ Property Owner ☐ Owner's Agent ☐ Contract Purchaser

Name: SDM Northlake, LLC

Address: 445 Bishop Street, Suite 100

City: Atlanta | State: Georgia | Zip: 30318

Contact Name: Steve Martin

Phone: 470-235-3500 | Email: sdm@sdmpartners.com

OWNER INFORMATION

Name: Same as applicant

Address:

City: | State: | Zip:

Contact Name:

Phone: | Email:

PROPERTY INFORMATION

Property Address: 2245 & 2249 Northlake Parkway

Present Zoning District(s): NL-2 | Requested Zoning District(s): NL-4

Present Land Use Category: Regional Activity Center | Requested Land Use Category: N/A

Land District: 18 | Land Lot(s): 210 | Acreage: 7.29

Proposed Development: Residential Townhome (Rental)

Concurrent Variance(s): Lot Coverage - Section 46-1036

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units: 80 | Dwelling Unit Size (Sq. Ft.): varies | Density: 11du/ac

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: N/A | Total Building Sq. Ft.: N/A | Density: N/A

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

Signature of Applicant — Date: 3/2/21

Steven D. Martin Manager

Type or Print Name and Title

Signature of Notary Public — Date: 3-2-2021 — Notary Seal

exp 8-31-2021

CONNIE W HOLBERT
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, SDM Northlake, LLC, authorize, SDM Northlake, LLC c/o Morris, Manning & Martin Carl Westmoreland or Henry Bailey
(Property Owner) (Applicant)

to file for RZ + CV, at 2245 Northlake Parkway
(RZ, CA, SLUP, M, CV) (Address)

on this date March 8, 2021
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

Signature of Property Owner — Date: 3/2/21

Steven D. Martin — Manager
Type or Print Name and Title

Signature of Notary Public — Date: 3-2-2021

exp 8-31-2021

Notary Seal: CONNIE W HOLBERT NOTARY PUBLIC CUMMING COWETA COUNTY, GEORGIA

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING $250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF $250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: **YES** (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

1. **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)

   In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1.	5.
2.	6.
3.	7.
4.	8.

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Steven D. Martin

Signature: _____ Date: 3/2/21

MORRIS, MANNING & MARTIN, LLP

Henry A. Bailey
404-504-5446
hbailey@mmmlaw.com
www.mmmlaw.com

March 8, 2021

City of Tucker
Planning and Zoning
1975 Lakeside Parkway, Suite 350
Tucker, Georgia 30084

RE: Letter of intent for rezoning and concurrent variance for 2245 & 2249 Northlake Parkway, Tucker, Georgia (the "Property").

To Whom it May Concern:

This application seeks approval of a rezoning request from NL-2 to NL-4 to accommodate the redevelopment of the Property into a townhome development. Along with the rezoning request, a variance is concurrently being requested on the maximum lot coverage allowed per Section 46-1036, which is to allow 52% as opposed to 50%. The Property is currently improved with a vacant office building. By granting the request herein, the Property will be totally redeveloped into an 80 unit rental townhome community as opposed to fee simple ownership. As a result, the townhomes along with the internal road network, common areas and open space will be under a single owner.

Very truly yours,

Henry A. Bailey, Jr.

Phone: 404.233.7000| www.mmmlaw.com
1600 Atlanta Financial Center| 3343 Peachtree Road, NE| Atlanta, GA 30326, USA
Atlanta • Columbus • Raleigh-Durham • Savannah • Washington, DC

REZONING JUSTIFICATION

2245 Northlake Parkway

1. **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

   The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The property is currently zoned NL-2 and, if approved, will be zoned NL-4. The property is located within the Regional Activity Center character area and the NL-4 zoning district is one of the zoning districts permitted in that character area.

2. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

   The zoning proposal requests to allow the development of a townhome community with individual leases as opposed to fee simple ownership. The adjacent and nearby properties include office, retail and other commercial uses. By allowing a townhome community on this property, a new housing product type will be introduced to this area of Tucker. At the same time, and in connection with the Atlas LaVista Hills multifamily development located across Interstate-285 on Northlake Parkway, the townhome community will help create a higher density neighborhood readily accessible to Interstate-285. Further, as a result of the property's proximity to the retail centers and offices in the area, residents will have the ability to travel on foot or by bike which would reduce the need for additional vehicular travel. Accordingly, the proposed use is suitable in view of the adjacent and nearby properties.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

   The property is currently zoned as NL-2, which among other things, permits multifamily residential apartment developments. A redevelopment of the property into a multifamily residential development scaled to the extent to make the project viable is likely to be undesirable in the area. The property currently contains an office building, which has been vacant for some time. To redevelop the property pursuant to its current zoning would require an undertaking that would not generate a reasonable economic use. This is evidenced by previous attempts to redevelop this site or adaptively reuse the property and suggests that the current zoning is misaligned with market conditions and demand for the area.

4. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

   As previously mentioned, the property is proposed as a rental townhome development. The adjacent properties include office, retail and other commercial. The proposed development is intended to attract a high-end target market. There will be no short-term rental will allowed as the shortest lease, in limited circumstances is intended to be for at least six months. The vast

majority of leases will be for at least a year. All parking will be contained within the property and at the individual units. The residents of the townhome development will not be as transient as a multifamily apartment development would be. This helps create a sense place and belongingness to the neighborhood, which will only be a benefit. The zoning proposal will not adversely affect the existing uses or usability of the adjacent or nearby properties.

5. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

   Due to Covid-19, and even before the pandemic, people were beginning to have more flexibility with regard to where and how they worked as companies are allowing their employees the flexibility to work remotely for various reasons. The pandemic heightened this need for flexibility. Demand for brick and mortar office buildings are dwindling and the ability to adaptively re-use those buildings are not economically aligned with projected returns on the end-use. As a result, office buildings and office parks nationwide are being redeveloped. In this case, a rental townhome development is proposed. This is targeted to those families and individuals that have the means to become homeowners but not the time or desire necessary to protect and grow the homeownership investment. That is where the applicant comes in. Under single ownership, the townhome project will allow for nearly all the joys of homeownership for both the renters and the broader neighborhood, but without the demands of homeownership. This residential product type is becoming more and more popular in Atlanta-Metro as the changing conditions and demand necessitate a different product.

6. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

   The zoning proposal will not adversely affect any historic buildings, sites, districts or archaeological resources.

7. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

   The zoning proposal is located on a property that is currently developed and in an area that is currently developed and the impact on existing facilities and utilities will not cause an excessive or burdensome use. Further, while the proposal is for a residential use and there is likely to be an impact on schools, that impact is projected to be minimal.

8. **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

   The zoning proposal does not adversely impact the environment or surrounding natural resources. The property is currently improved with an office building that will be demolished as a part of the zoning proposal. All stormwater management will be contained on site.

VARIANCE JUSTIFICATION

2245 Northlake Parkway

1. **By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this division would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.**

   The shape and size of the lot creates particular site conditions that prohibit strict compliance with the requirements of the zoning ordinance as relates to the lot coverage requirement. As indicated on the enclosed site plan, the lot is irregularly shaped, which limits placement of improvements and related facilities within the site. This limitation combined with the need to maintain access to the office buildings located on the immediately adjacent parcel to the east prohibit the applicant's ability to satisfy the lot coverage requirement of 50% according to Section 46-1036 of the zoning ordinance. The shape and size of the lot are conditions that are not created by the owner. To require strict compliance with the zoning ordinance, would deprive the owner of rights and privileges afforded to other property owners in this zoning district.

2. **The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**

   The variance requested does not go beyond the minimum necessary to afford relief. The zoning ordinance requires a maximum of 50% lot coverage the proposed site plan indicates a maximum lot coverage of 52%. Ultimately the request is minimal and does not request more than that is necessary to afford relief.

3. **The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.**

   The variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district where the property is located. The only other area in the City of Tucker that is zoned NL-4 is already improved with a townhome development, which will not be affected by the development proposed herein. Further, and although the adjacent property is not included in this application, it does have common ownership with the subject property. The adjacent parcel, when viewed together with the subject property, contains significant open space that will help ameliorate the negative effects, if any, of the subject property minimally exceeding the lot coverage requirement.

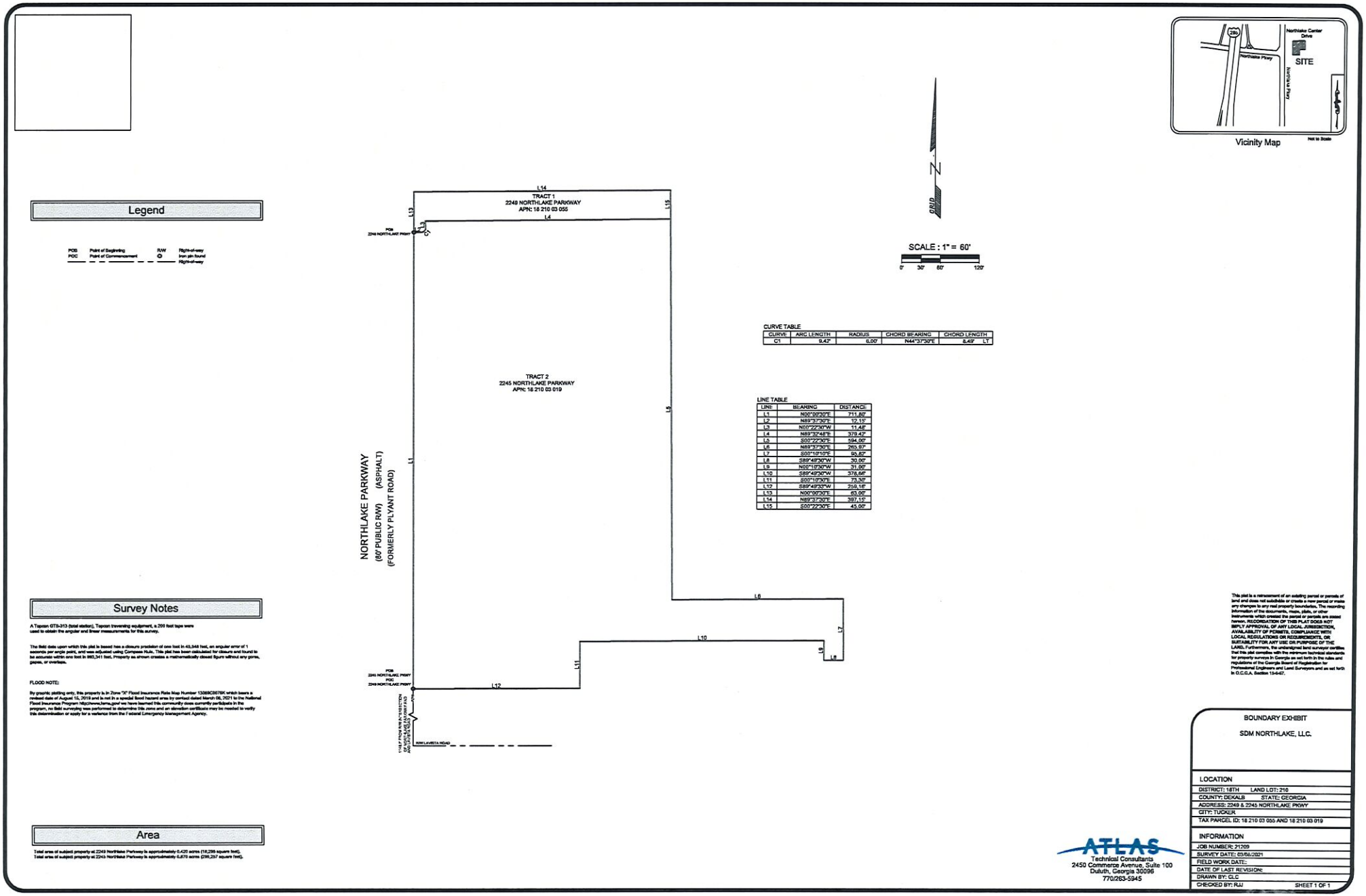
4. **The literal interpretation and strict application of the applicable provisions or requirements of this division would cause undue and unnecessary hardship.**

   The literal interpretation and strict application of the zoning ordinance would cause undue and unnecessary hardship. If the property were required to strictly comply, the site layout and design would have to change such that functionality of the site at build out would be less than

desirable. Again, it is because of the size and shape of the lot that the owner is unable to satisfy the lot coverage requirement while also complying with all of the other elements of the zoning code. Reduced functionality and circuity within the site and to the adjacent office building parcel would severely limit the marketability of the site to both potential residents of the townhomes and tenants of the adjacent office buildings.

5. **The requested variance would be consistent with the spirit and purpose of this division and the comprehensive plan text.**

   The comprehensive plan has designated the property as Regional Activity Center. Within this designation, the comprehensive plan text calls for higher-density mix of retail, office, housing and services. Here, by granting the requested variance, the property will be able to be developed such that the intent of the comprehensive plan is met. The end result will be a townhome community located in a node of retail, office, housing and other commercial uses with close proximity to interstate access.



ATLAS
Technical Consultants
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096
770/263-5945

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District, of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point on the eastern right-of-way line of Northlake Parkway (80-foot right-of way), said PK nail located a distance of 1,860.50 feet, as measured northeasterly along said right-of-way line of Northlake Parkway, and following the curvature thereof, from the intersection of the eastern right-of-way line of Northlake Parkway with the northerly right-of-way line of LaVista Road (also known as State Route 236) (right-of-way width varies); thence, proceed North 00 degrees 00 minutes 30 seconds East for a distance of 63.00 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 397.15 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 45.00 feet to a point; thence South 89 degrees 32 minutes 48 seconds West for a distance of 379.42 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 11.48 feet to a point; thence along a curve to the right having a radius of 6.00 feet and an arc length of 9.42 feet, said arc being subtended by a chord with a bearing of South 44 degrees 37 minutes 30 seconds West and a length of 8.49 feet, to a point; thence South 89 degrees 37 minutes 30 seconds West for a distance of 12.15 feet to a point and The True Point of Beginning.

Containing within said bounds 0.420 acres (18,295 square feet) more or less.

Tract 2

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District, of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a PK nail found on the eastern right-of-way line of Northlake Parkway (80-foot right-of way), said PK nail located a distance of 1,148.70 feet, as measured northeasterly along said right-of-way line of Northlake Parkway, and following the curvature thereof, from the intersection of the eastern right-of-way line of Northlake Parkway with the northerly right-of-way line of LaVista Road (also known as State Route 236) (right-of-way width varies); thence, proceed North 00 degrees 00 minutes 30 seconds East for a distance of 711.80 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 12.15 feet to a point; thence along a curve to the left having a radius of 6.00 feet and an arc length of 9.42 feet, said arc being subtended by a chord with a bearing of North 44 degrees 37 minutes 30 seconds East and a length of 8.49 feet, to a point; thence North 00 degrees 22 minutes 30 seconds West for a distance of 11.48 feet to a point; thence North 89 degrees 32 minutes 48 seconds East for a distance of 379.42 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 594.00 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 265.97 feet to a point; thence South 00 degrees 10 minutes 10 seconds East for a distance of 95.82 feet to a point; thence South 89 degrees 49 minutes 30 seconds West for a distance of 30.00 feet to a point; thence North 00 degrees 10 minutes 30 seconds West for a distance of 31.00 feet to a point; thence South 89 degrees 49 minutes 30 seconds West for a distance of 378.66 feet to a point; thence South 00

degrees 10 minutes 30 seconds East for a distance of 73.30 feet to a point; thence South 89 degrees 49 minutes 33 seconds West for a distance of 259.16 feet to a point and The True Point of Beginning.

Containing within said bounds 6.870 acres (299,257 square feet) more or less.

PRE-APPLICATION FORM

REZONING, COMPREHENSIVE PLAN AMENDMENT, SPECIAL LAND USE PERMIT, AND CONCURRENT VARIANCE

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Planning and Zoning Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: SDM Northlake, LLC

Site Address: 2245 Northlake Parkway Parcel Size: 7.25 acres

Proposal Description: Rezoning from NL-2 to NL-4 to accommodate the redevelopment of the property from its current vacant office use to an 80-unit rental townhome community.

Existing Zoning Designation and Case Number: NL-2

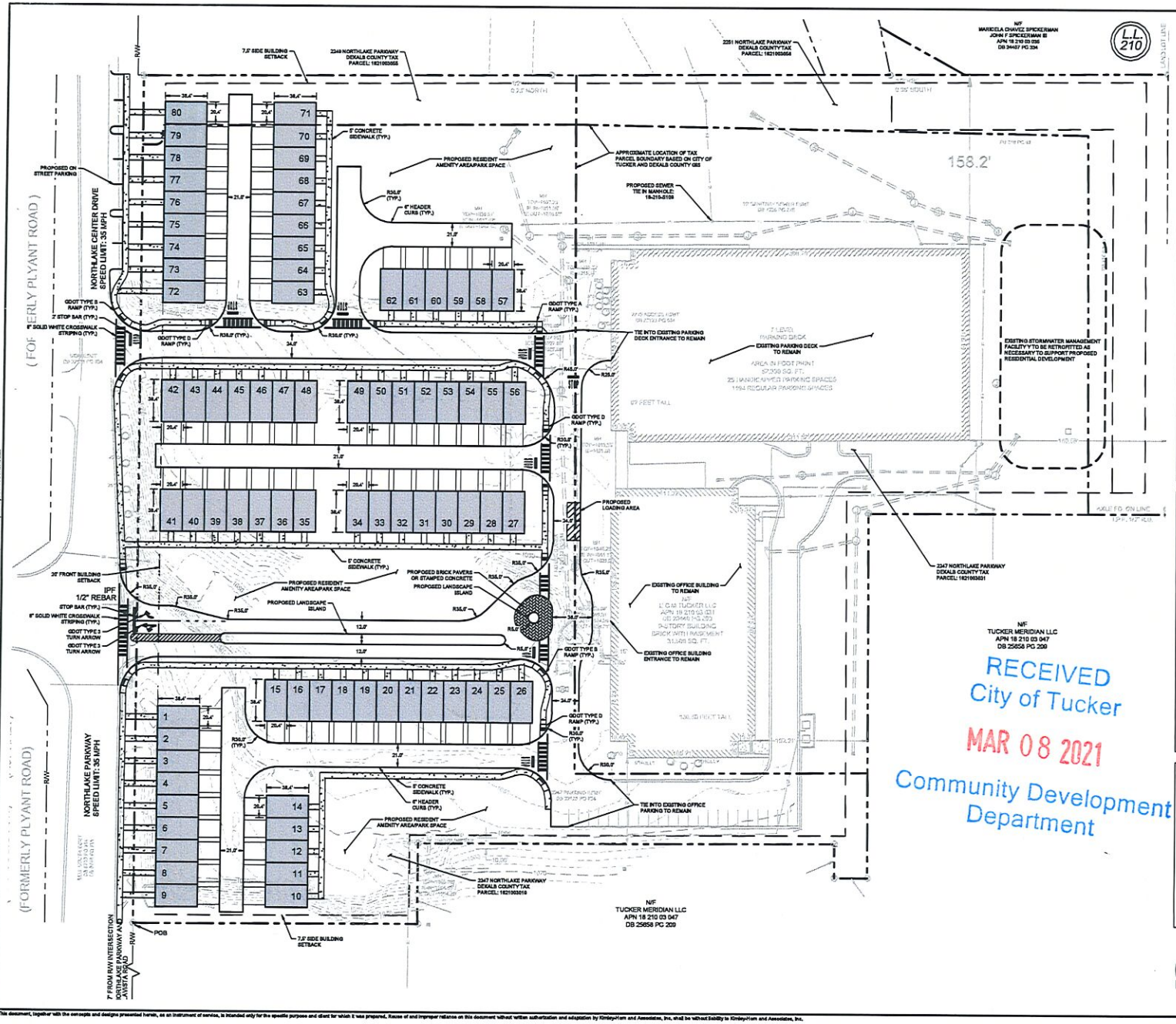
Proposed Zoning Designation: NL-4 CV: Lot Coverage

Proposed SLUP Request: N/A CV: N/A

Comprehensive Land Use Map Designation: Regional Activity Center

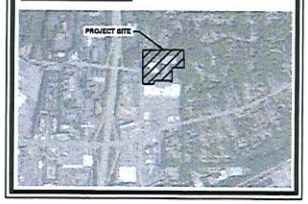
Overlay District: Northlake

Staff: Courtney Smith Date: 2/3/2021



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City of Tucker
MAR 08 2021
Community Development Department

VICINITY MAP:



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	NL-2 (NORTHLAKE OFFICE PARK)
PROPOSED ZONING:	NL-4 (NORTHLAKE VISTA DALE COURT)
SITE AREA:	7.29 ACRES
DEKALB COUNTY TAX PARCELS INCLUDED IN SITE AREA: 18210003018 & 18210003055	
IMPERVIOUS AREA:	4.10 ACRES (56%)
PERVIOUS AREA:	3.19 ACRES (44%)
OPEN SPACE:	3.19 ACRES (44%)
IMPERVIOUS LOT COVERAGE:	3.74 ACRES (52%)
BUILDING SETBACK:	
FRONT:	30 FT MAX
SIDE:	7.5 FT MIN
BACK:	20 FT MIN

PROPOSED LAND USES & DENSITIES:

TOWNHOMES	80 UNITS

PARKING SUMMARY:

REQUIRED PARKING: TOWNHOMES (80 UNITS)	160 SPACES (TOTAL) 160 SPACES (2/UNIT)
PROPOSED PARKING: TOWNHOMES	160 SPACES (TOTAL) 160 SPACES (2/UNIT)

SITE NOTES:

1. 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.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 08/24/2017.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. 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.
8. WETLANDS DO NOT EXIST ON THE SITE.

SITE PLAN LEGEND:

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

GEORGIA811. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1170 PEACHTREE STREET NE, SUITE 900
ATLANTA, GEORGIA 30309
PHONE: (770) 818-4200
WWW.KIMLEY-HORN.COM

PREPARED FOR
SDM NORTHLAKE, LLC
1166 AVENUE OF THE AMERICAS, SUITE NUMBER
NEW YORK, NY 10036
PHONE: 212.596.6548

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SDM NORTHLAKE
2245 NORTHLAKE PKWY, TUCKER, GA 30084
LAND LOT 210, 18TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE034059 LOGAN DREW CLARK

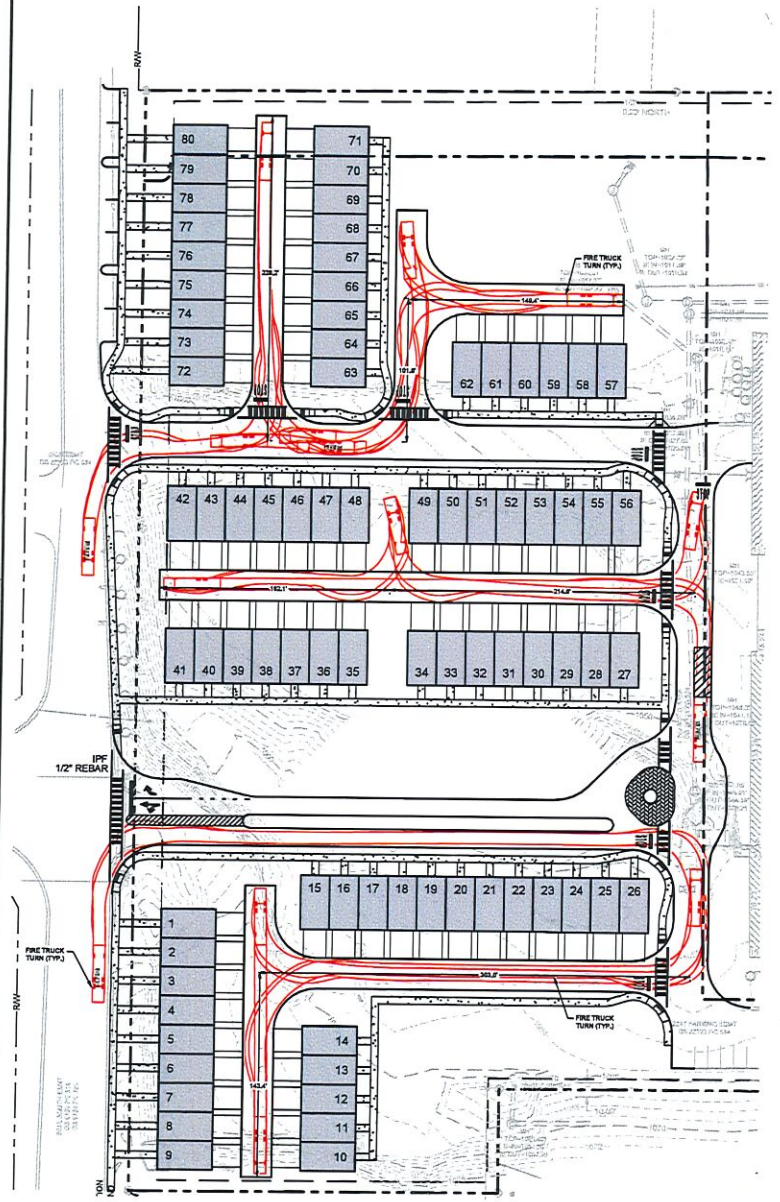
GEWCC NO. (LEVEL II)	0000077042
DRAWN BY	JNS
DESIGNED BY	LDC
REVIEWED BY	LDC
DATE	03/03/2021
PROJECT NO.	013606000

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2-00

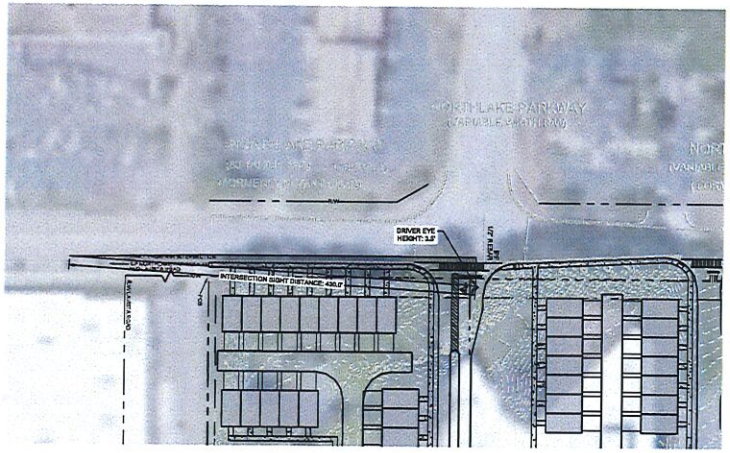
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.

Drawing name: K:\ALP_PS\013606000_SDM Northlake\CIVD\SAB\2021-03-04 Impervious vs Pervious Exhibit\C2100 - SITE PLAN.dwg C2-00 SITE PLAN Mar 05, 2021 1:42pm by: JohnSimonduci



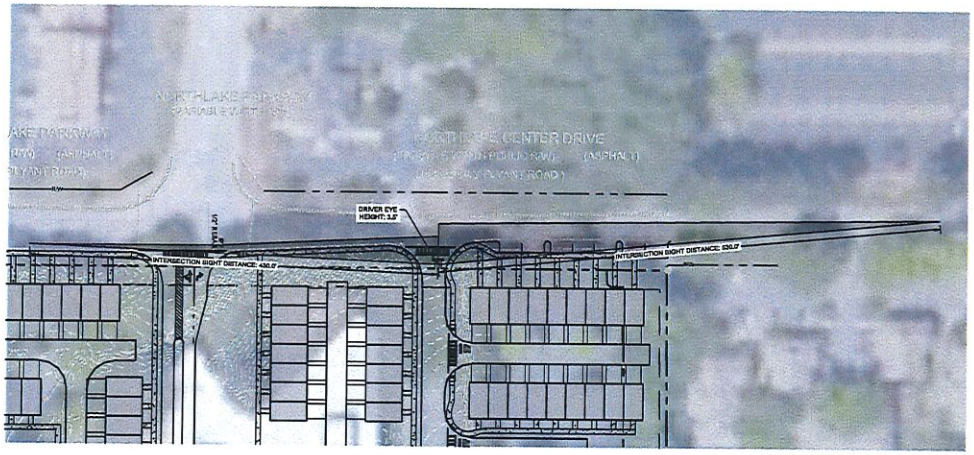
FIRE ACCESS PLAN

GRAPHIC SCALE IN FEET
0 20 40 80



DRIVEWAY 1: INTERSECTION SIGHT TRIANGLE

GRAPHIC SCALE IN FEET
0 30 60 120



DRIVEWAY 2: INTERSECTION SIGHT TRIANGLE

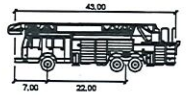
GRAPHIC SCALE IN FEET
0 30 60 120

SITE PLAN LEGEND:

1. FIRE HYDRANT
2. FDC, REMOTE
3. FDC, WALL MOUNTED

400' HOSE LAY LENGTH

DESIGN FIRE TRUCK:



Aerial Fire Truck

	feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3

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City of Tucker
MAR 08 2021
Community Development Department

GEORGIA811

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1175 PEACHTREE STREET NE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 678.686.1900
WWW.KIMLEY-HORN.COM

PREPARED FOR
SDM NORTHLAKE, LLC
1199 AVENUE OF THE AMERICAS, 03RD FLOOR
NEW YORK, NY 10036
PHONE: 212.256.0048

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SDM NORTHLAKE
2245 NORTHLAKE PKWY, TUCKER, GA 30084
LAND LOT 216, 18TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER
LOGAN DREW CLARK

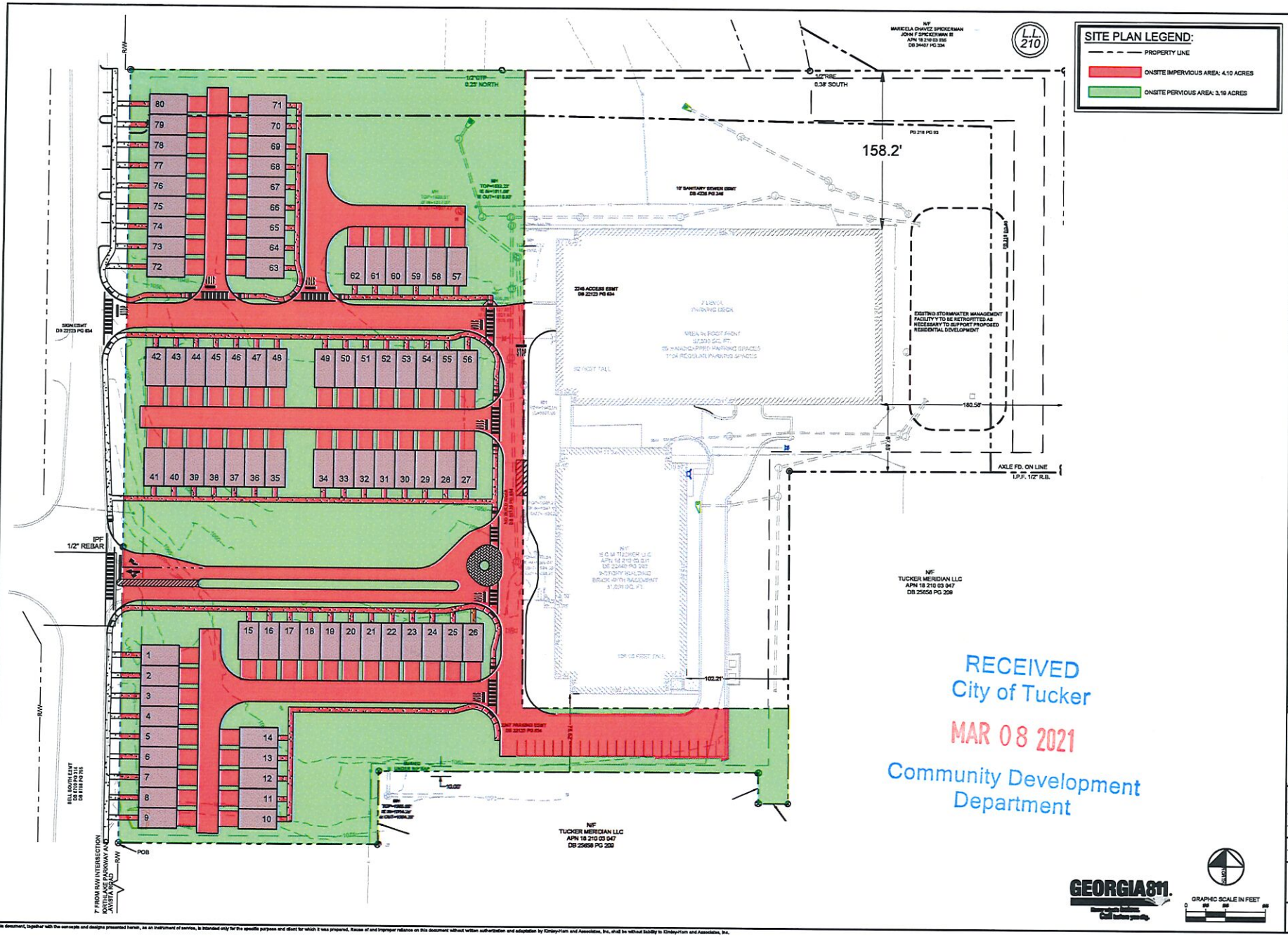
GSWCC NO. (LEVEL II)	0000077042
DRAWN BY	JNS
DESIGNED BY	LDC
REVIEWED BY	LDC
DATE	03/03/2021
PROJECT NO.	013888000

TITLE
ACCESS & CIRCULATION PLAN

SHEET NUMBER
C2-30

Drawing name: K:\ALP_PRJ\013888000_SDM Northlake\CAD\Exhibits\2021-03-04 Impervious vs Pervious Exhibit\C2-00 - SITE PLAN.dwg C2-30 FIRE PROTECTION PLAN Mar 05, 2021 1:43pm by John.Simoneaux

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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SDM NORTHLAKE
2245 NORTHLAKE PKWY, TUCKER, GA 30084
LAND LOT 210, 18TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER
ADAM DREW CLARK

GBWCC NO. (LEVEL II)	0000077042
DRAWN BY	JNS
DESIGNED BY	LDC
REVIEWED BY	LDC
DATE	03/03/2021
PROJECT NO.	013898000

TITLE
GROUND COVER PLAN

SHEET NUMBER
C2-40

Drawing name: K:\ALP_PR\013898000_SDM Northlake\CAD\Civil\dwg\2021-03-04\Impervious vs Pervious Exhibit\C2-00 - SITE PLAN.dwg C2-40 PAVEMENT DELINEATION PLAN Mar 05, 2021 1:45pm by: John.Simoneaux

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