

- ZONING: NL-1
- PLANS PREPARED BY: RED ROCK DESIGN, LLC. P.O. BOX 50 STATHAM, GA 30666 PROJECT CONTACT: DAVID ELDER 678.227.4545
- PROPERTY OWNER: STALLION INVESTMENTS, LLC. C/O MR. AMYN HAJI 404.680.9595 CELL 3378 LAWRENCEVILLE HWY. TUCKER, GA 30084
- PROPERTY LOCATION: THE PROPERTY IS LOCATED AT: 2101 NORTHLAKE PKWY. TUCKER, GA 30084.
- TAX PARCEL #: 18 210 01 028 THIS EXISTING PROJECT FEATURES SEVERAL TENANT SPACES WITH THE FOLLOWING USES:
EVENT FACILITY - 11,000 S.F.
EXERCISE GYM - 4,800 S.F.
BEAUTY SALON - 2,295 S.F.
MECHANIC SHOP - 2,295 S.F.
TIRE SHOP - 2,295 S.F.
- PROPERTY ACREAGE: 2.768 ACRES
- THIS PLAN IS BASED ON AN AS-BUILT SURVEY OF THE SUBJECT PROPERTY BY LOWERY AND ASSOCIATES OF CARTERSVILLE, GA. THE SURVEY WAS DONE ON JUNE 6, 2020.
- NO ALTERATIONS TO THE EXISTING BUILDINGS OR INFRASTRUCTURE ARE PROPOSED BY THIS PLAN.
- PARKING CALCULATIONS ARE BASED ON THE CITY OF TUCKER CODE AVAILABLE ON MUNICODATE AT THE TIME THIS PLAN WAS DRAWN.
- EXISTING PARKING STRIPES ARE SHOWN IN GREYSCALE WHILE PROPOSED PARKING STRIPES ARE SHOWN IN BLACK.
- PARKING REQUIREMENTS BY USE ARE SHOWN BELOW:

USE	S.F.	MIN.	MAX.	ALLOTTED ADA	ADA
EVENT FACILITY	11,000	55	110	101	3
EXERCISE GYM	4,800	10	24	24	1
BEAUTY SALON	2,295	5	11	11	1
MECHANIC SHOP	2,295	6	15	15	1
TIRE SHOP	2,295	6	15	15	2
TOTAL SPACES REQUIRED	82	175	166	8	ADA

TOTAL SPACES PROVIDED ON SITE: 166
TOTAL ADA SPACES REQUIRED: 8
TOTAL ADA SPACES PROVIDED: 8

- REQUIREMENTS ARE BASED ON ARTICLE VI, TABLE 6.2 PROPOSED STALL SIZES AND DRIVE AISLES ARE BASED ON ARTICLE IV, TABLE 6.1.
- PARKING STRIPING TO CONFORM WITH THE STANDARDS SET FORTH FOR STRIPING BY THE CITY OF TUCKER.
 - ASPHALT TO BE SEALED PRIOR TO RE-STRIPING.
 - THERE ARE NO TREETLINES, WOODLANDS OR OPEN FIELDS ON THE SUBJECT PROPERTY. IT IS COMPLETELY DEVELOPED.
 - THERE ARE NO LAKES, STREAMS OR STATE WATERS ON THE SUBJECT PROPERTY. AS SUCH, THERE ARE NO BUFFERS ON THE SUBJECT PROPERTY.
 - THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY. SETBACKS FOR THE NL-1 ZONING CLASSIFICATION ARE SHOWN BELOW AND ARE TAKEN FROM MUNICODATE:

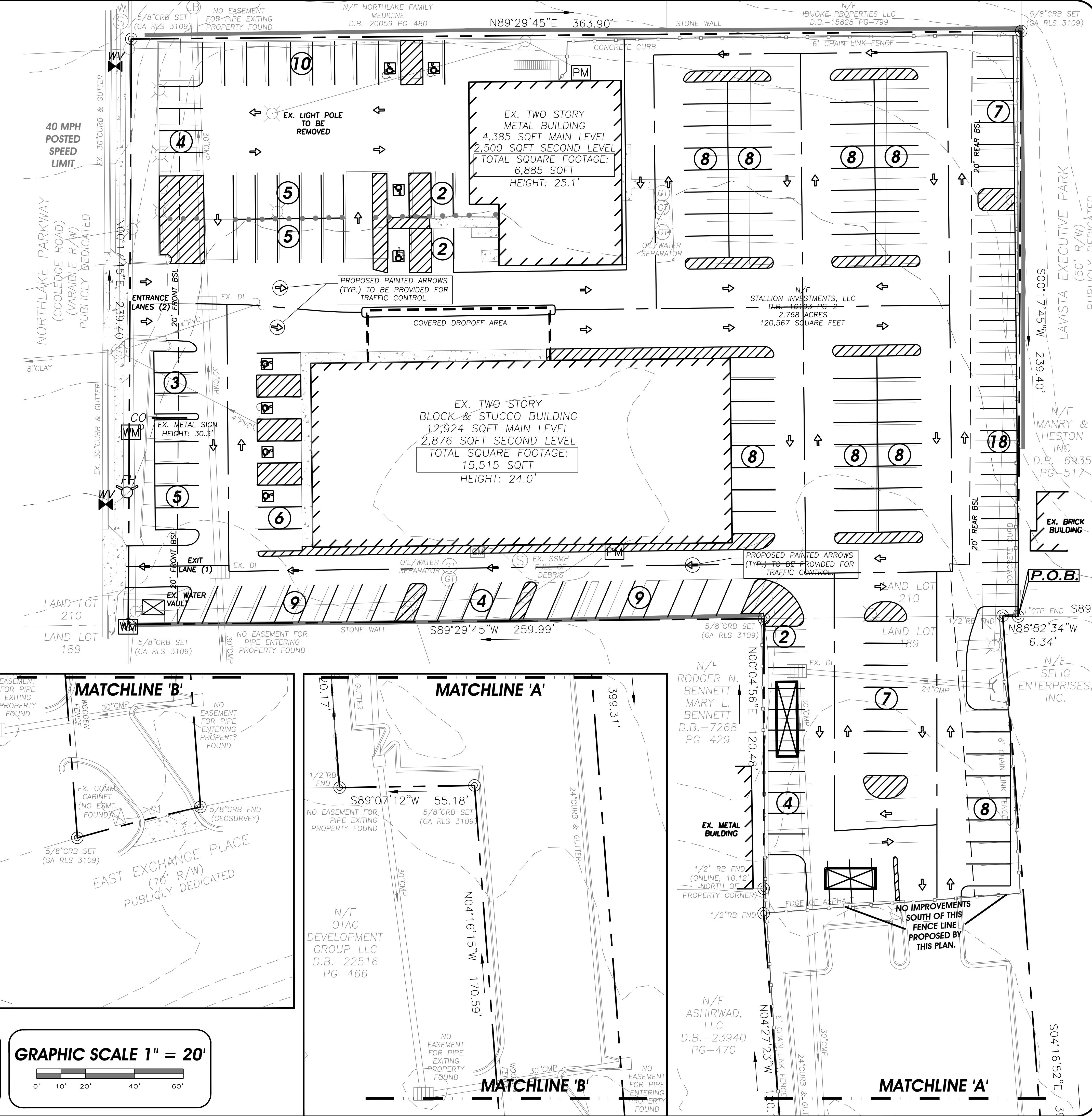
Setbacks for All Uses (See section 45-1036(c) for additional setback requirements)

Front:	No min. / 20 ft. max.
Side (interior):	No min.
Side (corner):	See front.
Rear:	20 ft. min.

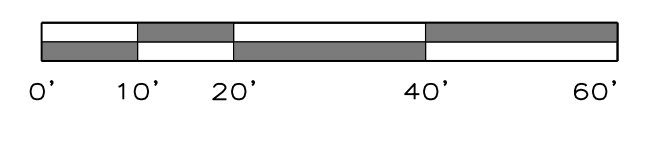
TABLE OF CONTENTS	
PARKING LOT STRIPING PLAN	1
PARKING LOT ALLOCATION AND TRAFFIC CONTROL PLAN 2	2
SUPPORTING DOCUMENTS	3

24 HOUR CONTACT
MR. AMYN HAJI
404.680.9595
PROPERTY OWNER
STALLION INVESTMENTS, LLC
3378 LAWRENCEVILLE HWY
TUCKER, GA 30084





GRAPHIC SCALE 1" = 20'

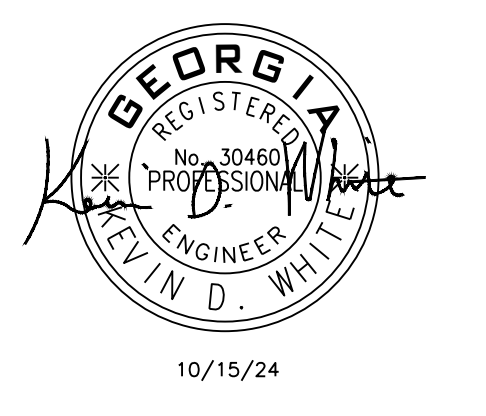



RED ROCK DESIGN
land planning engineering
678.227.4545 po box 50 / statham, ga 30666
valiantservices2020@gmail.com

2101 NORTHLAKE PARKWAY
TUCKER, GA 30084
CITY OF TUCKER
2.768 ACRES
TAX PARCEL #: 18 210 01 028
ZONED: NL-1
NORTHLAKE HIGH-INTENSITY COMMERCIAL

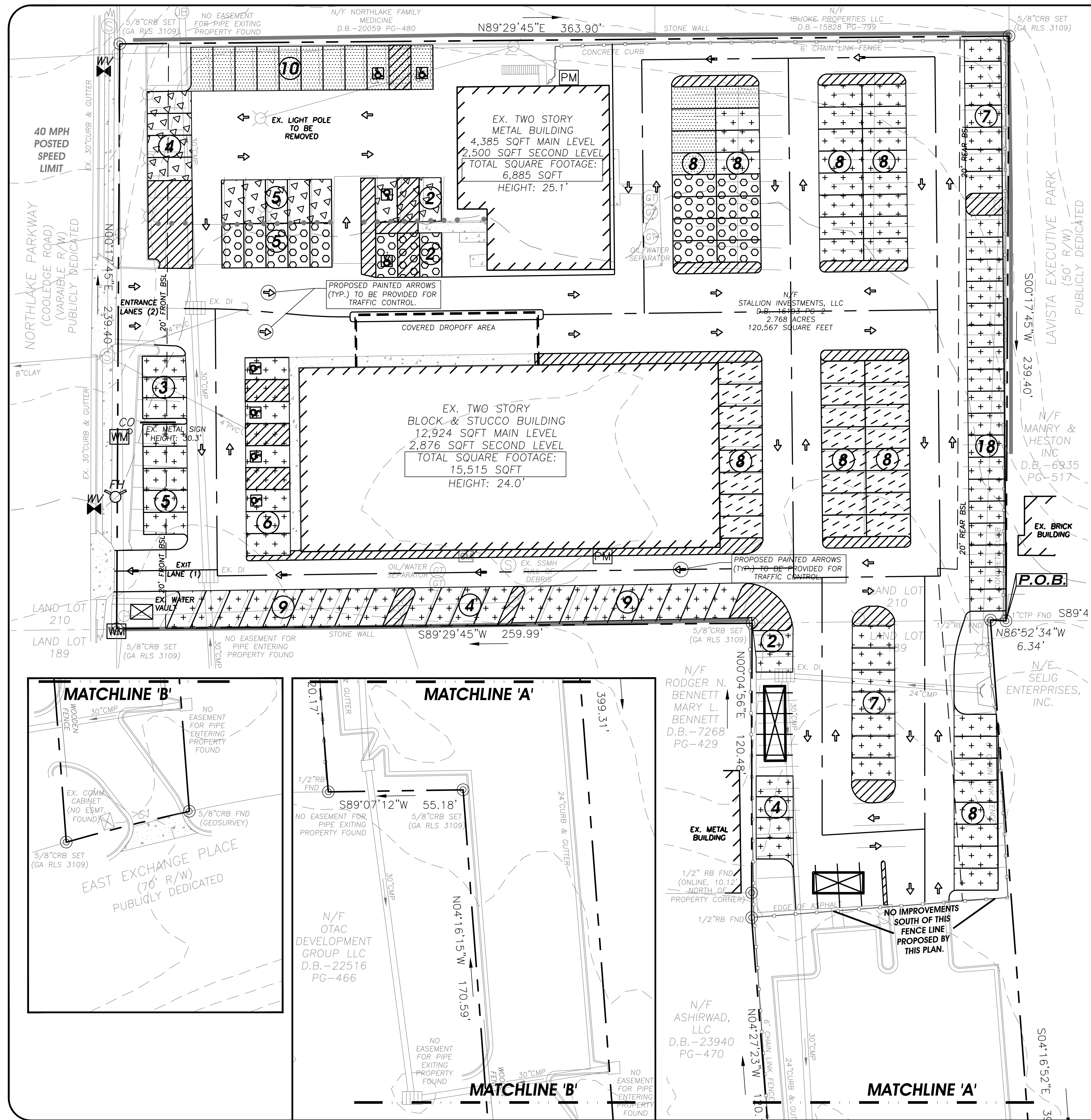
REVISIONS	DATE
REV. PER REDLINE COMMENTS	04/22/24
REV. PER EMAILED COMMENTS	08/20/24
REV. TO COORDINATE SQFT AREAS	10/15/24

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF RED ROCK DESIGN, LLC, VOID THE SEAL, SIGNATURE AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



DATE
10/15/24

PARKING LOT STRIPING PLAN



GRAPHIC SCALE 1" = 20'

0' 10' 20' 40' 60'

811
Know what's below.
Call before you dig.

24 HOUR CONTACT
MR. AMYN HAJI
404.680.9595
PROPERTY OWNER
STALLION INVESTMENTS, LLC
3378 LAWRENCEVILLE HWY
TUCKER, GA 30084

PARKING ALLOCATION

- EVENT FACILITY**
- EXERCISE GYM**
- BEAUTY SALON**
- MECHANIC SHOP**
- TIRE SHOP**

RED ROCK DESIGN
land planning engineering

678.227.4545 pa box 50 / stockham, ga 30666

valiantservices2020@gmail.com

2101 NORTHLAKE PARKWAY
TUCKER, GA 30084
CITY OF TUCKER
2.768 ACRES
TAX PARCEL #: 18 210 01 028
ZONED: NL-1
NORTHLAKE HIGH-INTENSITY COMMERCIAL

THIS TRAFFIC CONTROL PLAN IS PROVIDED TO ENSURE AN ORDERLY AND SAFE ARRIVAL AND DEPARTURE OF ALL VEHICLES AND TO ENSURE THAT TRAFFIC WILL NOT BACK-UP OR BLOCK PRIVATE EASEMENT, CITY, COUNTY OR STATE ROADS, INTERSECTIONS, OR PRIVATE DRIVEWAYS SHALL BE SUBMITTED AND SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER.

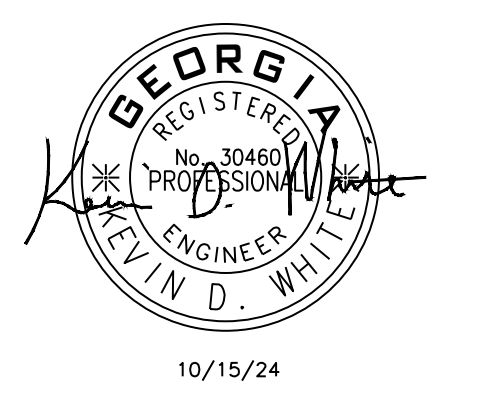
ALL PARKING LOT AREAS TO BE RESEALED AND STRIPED AS DEPICTED ON THIS PLAN.

ARROWS INDICATE THE DIRECTION OF TRAVEL TO ESTABLISH THE FLOW OF TRAFFIC ON SITE. ARROWS TO BE PAINTED AS SHOWN CONCURRENT WITH RESTRIPING.

STRIPED ISLANDS SHOWN AT THE ENDS OF PARKING AISLES.

REVISIONS	DATE
REV. PER REDLINE COMMENTS	04/22/24
REV. PER EMAILED COMMENTS	08/20/24
REV. TO COORDINATE SQFT AREAS	10/15/24

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF RED ROCK DESIGN, LLC, VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

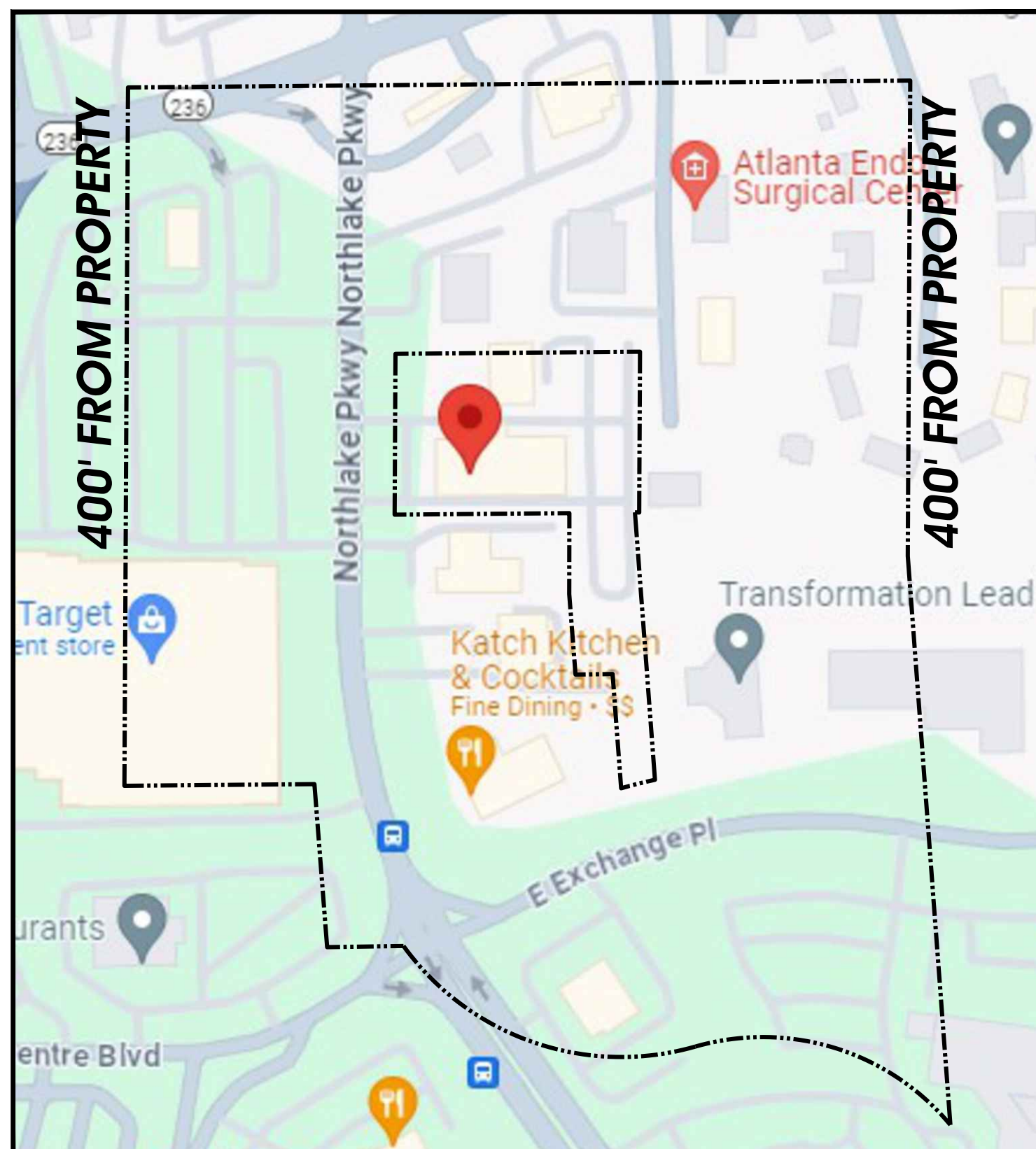


DATE
10/15/24

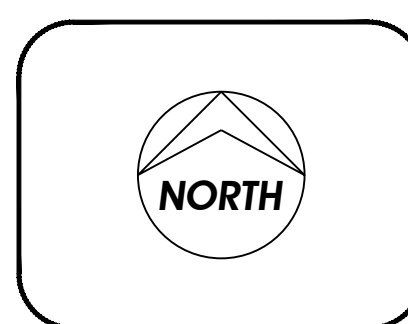
PARKING LOT ALLOCATION AND TRAFFIC CONTROL PLAN

RECEIVED
CITY OF TUCKER
12/16/2024
PLANNING & ZONING DEPARTMENT

SHEET
2 OF 3



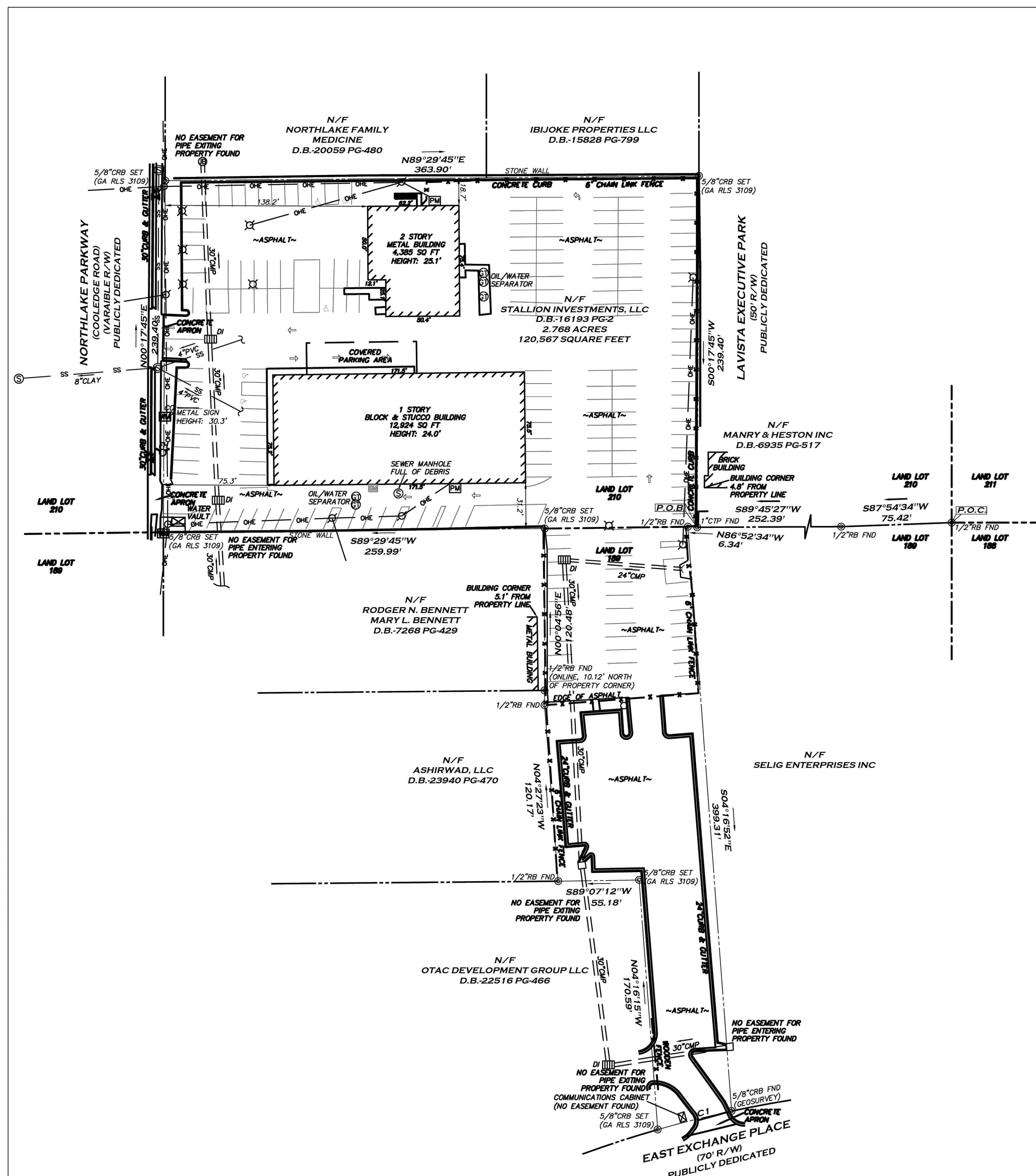
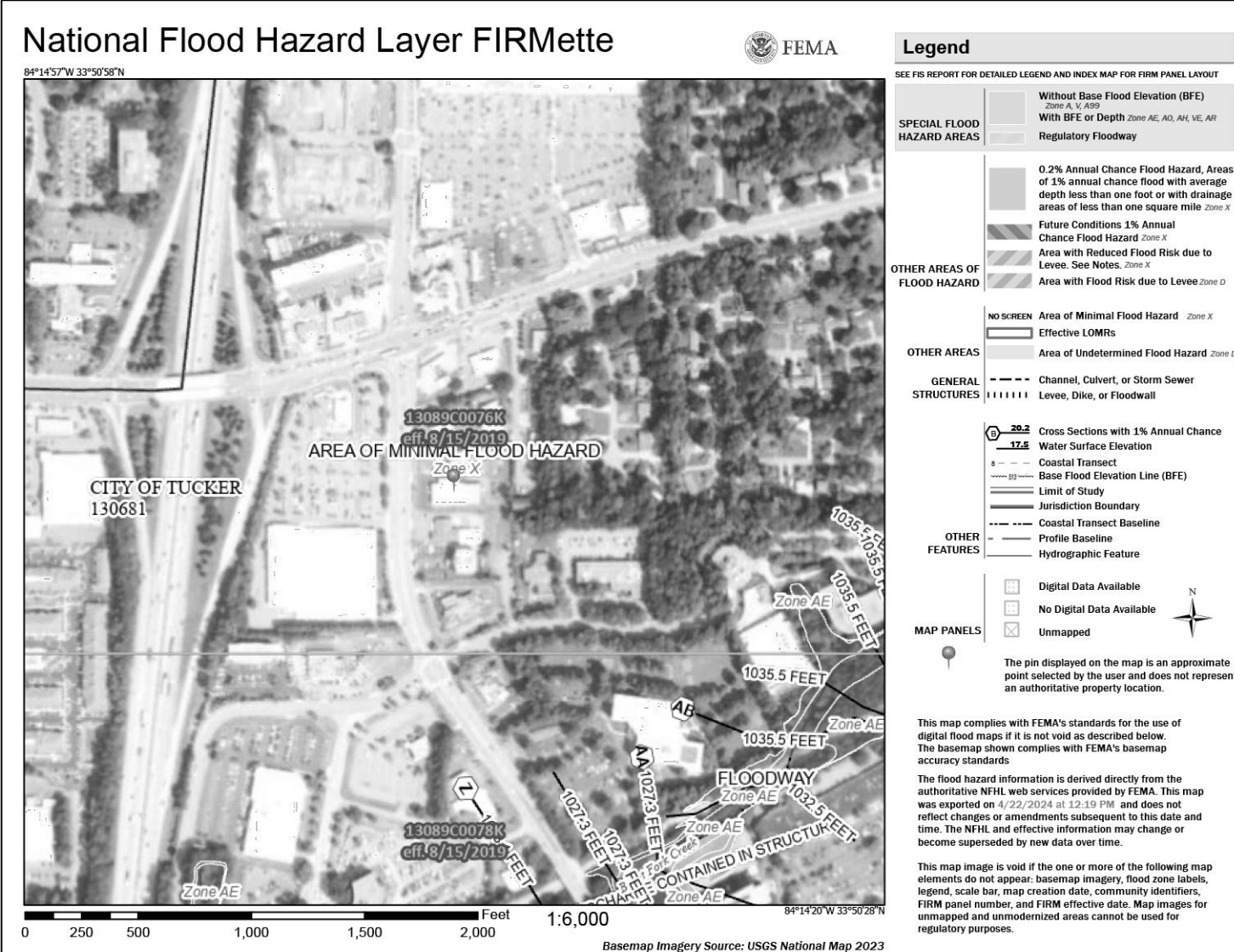
BUILDINGS WITHIN 400' OF THE SUBJECT PROPERTY



GRAPHIC SCALE 1" = 200'

0' 100' 200' 400' 600'

FEMA FLOOD DATA



SURVEY DATA PROVIDED BY LOWERY AND ASSOCIATES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	763.43'	51.91'	51.90'	S75°55'12"W



2101 NORTHLAKE PARKWAY
 TUCKER, GA 30084
 CITY OF TUCKER
 2.768 ACRES
 TAX PARCEL #: 18 210 01 028
 ZONED: NL-1
 NORTHLAKE HIGH-INTENSITY COMMERCIAL

REVISIONS	DATE
REV. PER REDLINE COMMENTS	04/22/24
REV. PER EMAILED COMMENTS	08/20/24
REV. TO COORDINATE SQFT AREAS	10/15/24

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF RED ROCK DESIGN, LLC, VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



DATE 10/15/24

SUPPORTING INFORMATION

811
 Know what's below. Call before you dig.

24 HOUR CONTACT
 MR. AMYN HAJI
 404.680.9595
PROPERTY OWNER
 STALLION INVESTMENTS, LLC
 3378 LAWRENCEVILLE HWY
 TUCKER, GA 30084