



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 8, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of October 11, 2022

Documents:

1. Minutes -October 11, 2022_draft

4. New Business

4.I. 464 Porsche Ave., 0 S. Central Ave., and 0 South Street Preliminary Plat Review

Background:

SCP Acquisitions, LLC is requesting preliminary plat review to construct a mixed use development at 464 Porsche Avenue (ID: 14 009600050118), 0 S. Central Avenue (ID: 14 009600050183), and 0 South Street (ID: 14 0096 LL0502). The properties are zoned U-V (Urban Village).

Documents:

1. Application - 464 Porsche Ave., 0 S. Central Ave._Preliminary Plat_Redacted
2. Plans - 464 Porsche Ave., 0 S. Central Avenue_Preliminary Plat
3. Planner's Report - 464 Porsche Ave._Preliminary Plat

4.II. 464 Porsche Ave., 0 S. Central Ave., and 0 South Street Site Plan Review

Background:

SCP Acquisitions, LLC is requesting site plan review to construct a mixed use development at 464 Porsche Avenue (ID: 14 009600050118), 0 S. Central Avenue (ID: 14 009600050183), and 0 South Street (ID: 14 0096 LL0502). The properties are zoned U-V (Urban Village).

Documents:

1. Application - 464 Porsche Ave., 0 S. Central Ave._Site Plan_Redacted
2. Plans - 464 Porsche Avenue_Site Plan

3. Planner's Report - 0 Porsche 464 Porsche_Site Plan
4. Engineer's Report - 464 Porsche Ave Concept Site Plans Review -1
5. Arborist Report - 464 Porsche Ave_Landscape Plan_11-.33.33-221011
6. Fire Marshal's Report - 464 Porsche Avenue_Site Plan

4.III. 2023 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2023 Planning Commission meeting schedule.

Documents:

1. Planning Commission_2023 Meeting Schedule_draft

5. Next Meeting Date - December 13, 2022 at 6:00 PM

6. Adjourn



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

October 11, 2022 6:00 PM

MINUTES

1. Called to Order at 6:03 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas - Absent

3. Approval of Minutes

3.I. Minutes of September 13, 2022

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of September 13, 2022, as submitted. Leah Davis seconded the motion. Motion carried: 5-0.

4. New Business

4.I. 3410 North Fulton Avenue and 3396 Park Avenue

Rezoning Request

Background:

Roger Fisher of Fisher Allen Group submitted a request to rezone the properties located at 3410 N. Fulton Avenue and 3396 Park Place on Land Lot 95 of the 14th District, City of Hapeville, Fulton County, Georgia, Parcel Identification Numbers 14-0095-0009-008-1, 14- 0095-0009-012-3 from R-SF, Residential Single Family to R-5, Single Family Attached and Detached for the purpose of constructing a townhome development.

Chairman Wismer asked which lots are planned for redevelopment. The developer stated the three homes north of the subject properties would remain.

Commissioner Davis asked when the site plan would be submitted. Mr. Fisher stated the site plan would be submitted shortly after the rezoning.

Commissioner Rast asked regarding the existing property lines. Mr. Fisher stated the property extends to the school's property line.

Planner's Report:

The current parcels have 6 single family dwellings sited on the two non-conforming parcels and a wooded greenspace located along North Fulton Avenue. The paved "street" (Park Place) is not an official street for the City and does not meet City street criteria regarding widths, curb and gutter, sidewalks, etc. In addition, the utilities located throughout the project are undersized and would require upgrading. These conditions render the site difficult for redevelopment as single-family lots which has been proposed in prior iterations.

Findings:

The analysis below is for the proposed rezoning consolidating two tracts totaling 1.439 acres to accommodate 22 townhomes located at 3410 N Fulton 3396 Park Place. The Mayor & Council may place conditions on any zoning map amendment that is conditional to the submitted site plan (Sec. 93-25-7). Note: a formal site plan review has not been submitted for nor completed and therefore any site plan associated with this rezoning will require a separate review.

(1) The existing land use pattern;

The parcels currently house 6 single family dwellings (3 each property). These houses are non-conforming as the lots are R-SF with one dwelling unit per lot allowed. The current dwellings also do not enfront N Fulton as prescribed in the zoning standards. The current "street", Park Place, it technically not a street as it doesn't meet City requirements with regard to width, radii, curb and gutter, sidewalks. The current utilities are undersized and require updating. The properties surrounding the parcel are an elementary school (to the south), undeveloped Fulton County School Board land (to the east) and single-family residences to north and west (across the street).

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The current zoning (RSF), while consistent with surrounding properties, does not lend to redevelopment of the existing properties as they are non-conforming (see above). The R-5 zoning designation allows for single family detached or attached homes and does not include any multi-family or commercial components. The Future Land Use Map designates the properties as residential. While this use is higher in density than the surrounding properties of single family detached, it may be considered a buffer between the downtown commercial developments, the institutional use of the Hapeville Elementary School and Fulton County School Board properties.

(3) The population density pattern and possible increase or overtaking of the load one public facilities including, but not limited to, schools, utilities, and streets;

The proposed zoning change and accompanying development includes attached single-family dwellings. The density allowed is higher than existing zoning and will require local

upgrades on the site.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

Per the survey and the below map, it does not indicate that the properties are located within the FEMA Flood Map. All city and state requirements regarding drainage, soil erosion, sedimentation, flooding, air quality and water quality are required during development.

(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The proposed rezoning would allow for redevelopment of the properties which would be difficult to achieve given current conditions described above.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area; *The proposed zoning would increase the density of the site and would site attached dwelling units along the N. Fulton frontage, which is currently a vegetated parcel.*

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The future land use plan designates the land use as residential use. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would increase residential density.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would not substantially change the purpose of these

zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A site plan was provided. Modifications to the site plan will be required, if approved.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are adjacent residential neighborhoods across the street to the west and to the north. A landscape buffer on the property line adjacent to the single-family residential properties is recommended.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

Not applicable.

Recommendation

The proposed zoning change to R-5 is required for the assemblage redevelopment of the two properties. Multiple iterations for the properties have been examined using single family detached schemes, however, they have proven difficult given property shape and infrastructure. A rezoning to R-5 would permit redevelopment while limiting it to residential use only. Revisions to the site plan, including a shift in one of the units along N. Fulton Ave to 4 units would be required as well as any others identified once a formal site plan is submitted and reviewed.

Commissioner Radford asked if a landscape buffer would be required and what other modifications would be required during the site plan review. Dr. Patterson stated that R-5 does not require a buffer, but the Planning Commission can recommend Council make that a condition of the rezoning on the northern end of the property line adjacent to the single-family residential district.

Commissioner Rast commented that traditionally she is hesitant to change the zoning in single-family residential districts because the city has been careful to place multifamily, townhomes, and condominiums within the gateways and in areas that do not abut single-family residential. Ms. Rast also stated that the existing homes on the properties are nonconforming and essentially undevelopable. Ms. Rast noted that protecting the integrity of existing single-family neighborhoods is essential. Ms. Rast pointed out that the townhomes located near Virginia Avenue within Virginia Park that abuts single-family residential are great and work well in that community.

Commissioner Dolan stated that the proposed project would greatly benefit the neighborhood and the city.

Public Comment:

None.

End of Public Comments.

6. Next Meeting Date – November 8, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:33 p.m. Rob Hall seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

22-PC-10-38

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant SCP Acquisitions, LLC
Mailing Address 3715 Northside PKWY NW, STE 1-310, Atlanta, GA 30327
Telephone [REDACTED] Mobile [REDACTED]
Email dbivens@southcitypartners.com
Property Owner (s) Southern Region Industrial Realty, Inc & Central Georgia Railroad Company, Harold S. Stamey
Mailing Address 464 Porsche Avenue, Hapeville, GA 30354, 1200 Peachtree Street NW, Atlanta, GA 30309
Telephone N/A Mobile N/A
Address/Location of Property:
0 South Central Avenue, 464 Henry Ford II Avenue
Present Zoning Classification: U-V Urban Village
Present Land Use: Vacant Land & Light Industrial
Parcel ID #: 14 0009600050183, 14 0096LL0502, 14 009600050118

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

[Signature]
Applicant's signature
Date: 11/1/2022

Sworn to and subscribed before me

This 1st day of NOVEMBER, 2022
Ashley Fee
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

SCP Acquisitions, LLC proposed a horizontally and vertically integrated mixed-use project contemplating 220 luxury apartments and 300 SF of retail/restaurant space across approximately 6.706 acres in Hapeville, GA. The SCP Acquisitions, LLC team has designed this project with aesthetic cues taken from the local community and in keeping with city design standards. Additionally, it is the intention of SCP Acquisitions, LLC to work with the City of Hapeville in a Public Private Partnership to enable a linear park on the existing rail spur parcel.

SCP Acquisitions, LLC currently has the entire project site under construction and intends to finalize the purchase following final approvals. It is the intention and goal of SCP Acquisitions, LLC to close on the land and simultaneously break ground on construction in Q1 or early Q2 of 2023.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT

464 PORSCHE AVE
HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION I AUTHORIZE THE APPLICANT NAMED
BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING
COMMISSION REVIEW

Name of Applicant _____

Address of Applicant

Telephone of Applicant

Harold S. Stamey, Jr.
Signature of Owner

HAROLD S. STAMEY, JR.
Print Name of Owner

Personally Appeared Before Me this 17th day of October, 2022.
Savannah Palmer
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

0 Porsche Ave

Parcels 14-0096-00050183 and 14-0096-LL0502

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant **SCP Acquisitions, Inc.**

Address of Applicant
3715 Northside Parkway, Suite 1-310 Atlanta, GA 30318

Telephone of Applicant
[REDACTED]



Signature of Owner

Southern Region Industrial Realty, Inc. and Central of Georgia Railroad Company

Print Name of Owner

Personally Appeared Before Me this 17th day of **October**, 2022.

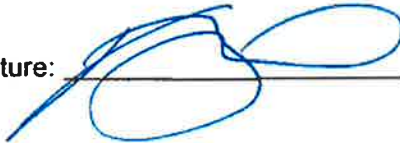
Notary Public

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- db The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- db Date, approximate north point and graphic scale.
- db The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- db Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- db The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- db Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- db The acreage of the land to be subdivided.
- db Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____



Date 11/1/2022

Tract 1

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); from the point thus established and running along the southerly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence leaving the aforementioned Right of Way and running South 00° 53' 48" West a distance of 438.83 feet to a point; thence South 02° 54' 27" West a distance of 110.66 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 496.19 feet to a point; thence South 03° 55' 24" East a distance of 11.60 feet to a 1/2" rebar found; thence South 03° 51' 07" East a distance of 51.20 feet to a point; thence South 13° 36' 25" East a distance of 53.08 feet to a point; thence North 89° 56' 47" East a distance of 10.59 feet to a point; thence South 24° 37' 00" East a distance of 50.05 feet to a point; thence South 34° 12' 13" East a distance of 49.94 feet to a point; thence South 44° 19' 33" East a distance of 50.03 feet to a point; thence South 51° 44' 18" East a distance of 55.02 feet to a point; thence South 55° 59' 06" East a distance of 17.17 feet to a point; thence South 66° 35' 13" East a distance of 10.68 feet to a point; thence North 89° 11' 30" West a distance of 9.48 feet to a point; thence South 01° 28' 39" West a distance of 66.59 feet to a point; thence North 47° 41' 15" West a distance of 92.95 feet to a point; thence North 32° 59' 30" West a distance of 227.01 feet to a point; thence North 00° 13' 36" East a distance of 574.20 feet to a 1/2" rebar found; thence North 00° 25' 01" East a distance of 129.55 feet to a point; thence North 00° 08' 30" East a distance of 280.02 feet to a 1/2" rebar found; thence North 00° 32' 28" East a distance of 200.09 feet to a 1/2" rebar found; thence North 17° 35' 02" East a distance of 104.47 feet to a 1/2" rebar found; thence North 01° 33' 30" East a distance of 49.03 feet to a point; thence North 00° 37' 30" East a distance of 229.39 feet to a point; thence North 00° 01' 04" West a distance of 99.08 feet to a point; thence North 00° 19' 03" East a distance of 201.74 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 199.47 feet, (said curve having a radius of 338.81 feet, with a chord bearing of North 15° 34' 48" West, and a chord length of 196.60 feet) to the TRUE POINT OF BEGINNING. Said tract contains 4.833 Acres (210,509 Square Feet).

Overall Tract

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); from the point thus established and running along the southerly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence continuing along said right of way South 54° 41' 05" East a distance of 279.70 feet to a 1/4" rebar found; thence leaving the aforementioned Right of Way and running South 35° 18' 31" West a distance of 300.63 feet to a 1/2" crimp top pipe found; thence South 35° 18' 31" West a distance of 61.37 feet to a point; thence North 54° 41' 29" West a distance of 31.70 feet to a point; thence South 02° 54' 27" West a distance of 110.66 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 496.19 feet to a point; thence South 03° 55' 24" East a distance of 11.60 feet to a 1/2" rebar found; thence South 03° 51' 07" East a distance of 51.20 feet to a point; thence South 13° 36' 25" East a distance of 53.08 feet to a point; thence North 89° 56' 47" East a distance of 10.59 feet to a point; thence South 24° 37' 00" East a distance of 50.05 feet to a point; thence South 34° 12' 13" East a distance of 49.94 feet to a point; thence South 44° 19' 33" East a distance of 50.03 feet to a point; thence South 51° 44' 18" East a distance of 55.02 feet to a point; thence South 55° 59' 06" East a distance of 17.17 feet to a point; thence South 66° 35' 13" East a distance of 10.68 feet to a point; thence North 89° 11' 30" West a distance of 9.48 feet to a point; thence South 01° 28' 39" West a distance of 66.59 feet to a point; thence North 47° 41' 15" West a distance of 92.95 feet to a point; thence North 32° 59' 30" West a distance of 227.01 feet to a point; thence North 00° 13' 36" East a distance of 574.20 feet to a 1/2" rebar found; thence North 00° 25' 01" East a distance of 129.55 feet to a point; thence North 00° 08' 30" East a distance of 280.02 feet to a 1/2" rebar found; thence North 00° 32' 28" East a distance of 200.09 feet to a 1/2" rebar found; thence North 17° 35' 02" East a distance of 104.47 feet to a 1/2" rebar found; thence North 01° 33' 30" East a distance of 49.03 feet to a point; thence North 00° 37' 30" East a distance of 229.39 feet to a point; thence North 00° 01' 04" West a distance of 99.08 feet to a point; thence North 00° 19' 03" East a distance of 201.74 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 199.47 feet, (said curve having a radius of 338.81 feet, with a chord bearing of North 15° 34' 48" West, and a chord length of 196.60 feet) to the TRUE POINT OF BEGINNING. Said tract contains 6.127 Acres (266,873 Square Feet).

Tract 1

Legal Description

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); from the point thus established and running along the southerly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence leaving the aforementioned Right of Way and running South 00° 53' 48" West a distance of 438.83 feet to a point; thence South 02° 54' 27" West a distance of 110.66 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 496.19 feet to a point; thence South 03° 55' 24" East a distance of 11.60 feet to a 1/2" rebar found; thence South 03° 51' 07" East a distance of 51.20 feet to a point; thence South 13° 36' 25" East a distance of 53.08 feet to a point; thence North 89° 56' 47" East a distance of 10.59 feet to a point; thence South 24° 37' 00" East a distance of 50.05 feet to a point; thence South 34° 12' 13" East a distance of 49.94 feet to a point; thence South 44° 19' 33" East a distance of 50.03 feet to a point; thence South 51° 44' 18" East a distance of 55.02 feet to a point; thence South 55° 59' 06" East a distance of 17.17 feet to a point; thence South 66° 35' 13" East a distance of 10.68 feet to a point; thence North 89° 11' 30" West a distance of 9.48 feet to a point; thence South 01° 28' 39" West a distance of 66.59 feet to a point; thence North 47° 41' 15" West a distance of 92.95 feet to a point; thence North 32° 59' 30" West a distance of 227.01 feet to a point; thence North 00° 13' 36" East a distance of 574.20 feet to a 1/2" rebar found; thence North 00° 25' 01" East a distance of 129.55 feet to a point; thence North 00° 08' 30" East a distance of 280.02 feet to a 1/2" rebar found; thence North 00° 32' 28" East a distance of 200.09 feet to a 1/2" rebar found; thence North 17° 35' 02" East a distance of 104.47 feet to a 1/2" rebar found; thence North 01° 33' 30" East a distance of 49.03 feet to a point; thence North 00° 37' 30" East a distance of 229.39 feet to a point; thence North 00° 01' 04" West a distance of 99.08 feet to a point; thence North 00° 19' 03" East a distance of 201.74 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 199.47 feet, (said curve having a radius of 338.81 feet, with a chord bearing of North 15° 34' 48" West, and a chord length of 196.60 feet) to the TRUE POINT OF BEGINNING. Said tract contains 4.833 Acres (210,509 Square Feet).

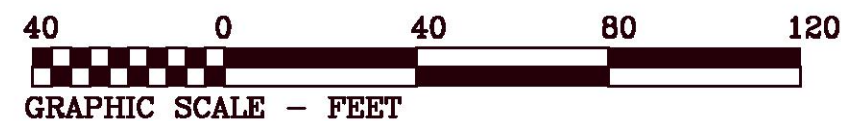
Tract 2

Legal Description

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

To reach the TRUE POINT of BEGINNING commence at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); thence running along the southerly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found and the TRUE POINT of BEGINNING; from the point thus established and continuing along said right of way South 54° 41' 05" East a distance of 279.70 feet to a 1/4" rebar found; thence leaving the aforementioned Right of Way and running South 35° 18' 31" West a distance of 300.63 feet to a 1/2" crimp top pipe found; thence South 35° 18' 31" West a distance of 61.37 feet to a point; thence North 54° 41' 29" West a distance of 31.70 feet to a point; thence North 00° 53' 48" East a distance of 438.83 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.294 Acres (56,364 Square Feet).

- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - RB REBAR
 - OTF OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PP PAGE
 - PID TAX PARCEL ID
 - MM MAINHOLE
 - CS CATCH BASIN
 - DI DROP INLET
 - UB JUNCTION BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DH DUCTILE IRON PIPE
 - PH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - 24" C&G 24" CURB & GUTTER
 - GW GUY WIRE
 - PP POWER POLE
 - LP LIGHT POLE
 - SL SEWER LINE
 - F FENCE
 - TL TELEPHONE LINE
 - PL POWER LINE
 - WL WATER LINE
 - 1 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - TRANSFORMER
 - CONCRETE PAVING



- OWNERS NOTE**
- Southern Region Industrial Realty, Inc., a Georgia corporation, and Central of Georgia Railroad Company, a Georgia corporation each with a portion of Tract 1.
 - Harold S. Storney, Jr. for Tract 2

- PARKING COUNT**
- NO MARKED PARKING SPACES WERE OBSERVED AT THE TIME OF THE SURVEY

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA ZONE A PER FIRM MAPS NUMBER 13121C03677 AND 13121C03678, BOTH DATED SEPTEMBER 18, 2013. ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATIONS. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

- REFERENCES**
- ALTA/NPS LAND TITLE SURVEY FOR ASBURY TOWN CENTER PREPARED BY SOUTHEASTERN ENGINEERING, INC. DATED MAY 24, 2018. (SURVEY OF TRACT 1)
 - AS-BUILT SURVEY BY MILLMAN SURVEYING AND STAMPED BY JAMES M. MCNEELY OF 464 HENRY FORD II AVENUE, DATED MAY 30, 2010.
 - ALTA/NPS LAND TITLE SURVEY FOR THE REDMOND COMMUNITY PREPARED BY LOWE ENGINEERS DATED FEBRUARY 15, 2017.

- SURVEY NOTES**
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NO STRIPPED PARKING WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
 - TRACT 1 AND TRACT 2 ARE CONTIGUOUS WITH EACH OTHER WITHOUT ANY GAPS, GORES OR OVERLAPS, AND (I) TRACT 1 AND TRACT 2 ARE EACH CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES, OR OVERLAPS.
 - THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - TRACT 1 AND TRACT 2 HAVE ACCESS TO PORSCHIE AVENUE (F.K.A. HENRY FORD II AVENUE AND F.K.A. SOUTH CENTRAL AVENUE), AN OPEN PUBLIC RIGHT OF WAY.

WETLANDS NOTE

NO DELINEATION MARKERS FOR WETLANDS WERE OBSERVED ON THE DATE OF THE SURVEY. THERE ARE NO DESIGNATED WETLANDS ON SITE BY THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP. TECHNICAL SURVEY SERVICES, INC. DID NOT PERFORM A FIELD DELINEATION OF WETLANDS AND DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS ON THE SUBJECT PROPERTY.

CONFORMITY STATEMENT

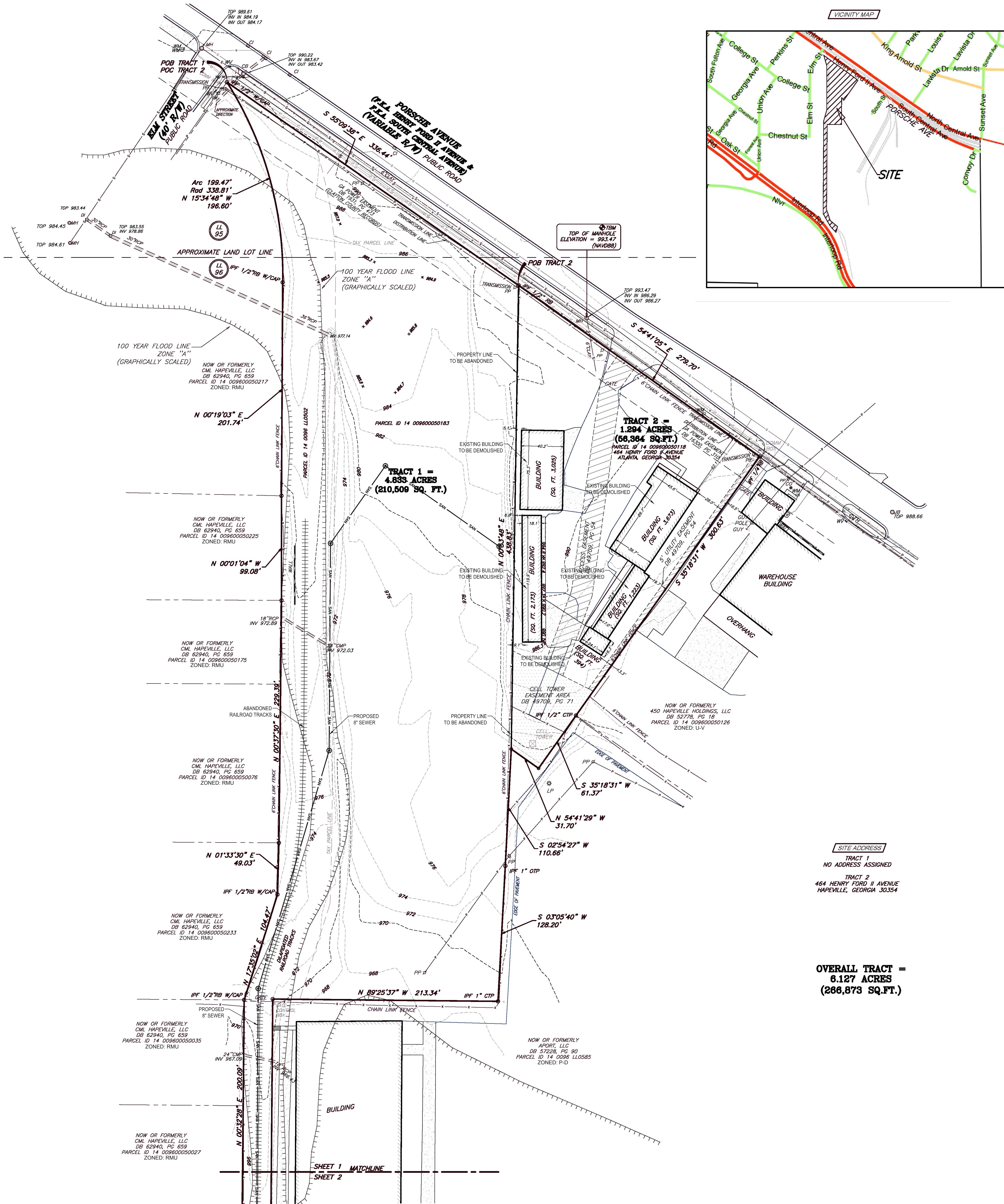
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,292 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN AL-CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 532,698 FEET.



EXCEPTIONS IN TITLE COMMITMENT - TRACT 1

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 221184CA
COMMITMENT DATE: MAY 8, 2022

NO EXCEPTIONS LISTED

EXCEPTIONS IN TITLE COMMITMENT - TRACT 2

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 221975CA
COMMITMENT DATE: MAY 25, 2022

- Easement from Harold S. Storney Sr. to Georgia Power Company, dated January 25, 1993, filed February 16, 1993, and recorded in Deed Book 16300, Page 310, recorded in Superior Court of Fulton County, Georgia, (Does Affect Subject Property as Shown Hereon)
- Unrecorded Cell Tower Lease as evidenced by Memorandum of PCS Site Agreement by and between Harold Storney and SprintCom, Inc., a Kansas corporation, dated February 24, 1998, filed March 30, 1998, and recorded in Deed Book 24253, Page 178, aforesaid records, as affected by Affidavit of Facts Relating to Title, made by SprintCom, Inc. a Kansas corporation, filed October 17, 2005, and recorded in Deed Book 41150, Page 104, aforesaid records, as assigned by Assignment of Lease from Harold S. Storney Jr. to Global Signal Acquisitions IV LLC, a Delaware limited liability company, dated December 22, 2010, filed December 30, 2010, and recorded in Deed Book 49709, Page 66, aforesaid records, as affected by Terms and conditions as set forth in that certain Lease as evidenced by Memorandum of Ground Lease Extension Agreement by and between Global Signal Acquisitions IV LLC, a Delaware limited liability company and STC Two LLC, a Delaware limited liability company, dated December 22, 2010, filed December 30, 2010, and recorded in Deed Book 49709, Page 66, aforesaid records, as affected by and between Global Signal Acquisitions IV LLC, a Delaware limited liability company and Verizon Wireless (VNW) LLC, a Delaware limited liability company, dated August 16, 2013, filed October 15, 2013, and recorded in Deed Book 53253, Page 1, aforesaid records. (Does Affect Subject Property as Shown Hereon)
- Grant of Easement from Harold S. Storney Jr. to Global Signal Acquisitions IV, LLC, a Delaware limited liability company, dated December 21, 2010, filed December 30, 2010, and recorded in Deed Book 49709, Page 54, aforesaid records, as affected by Affidavit in Aid of Title by George C. Callaway, Esq., dated July 29, 2013, filed August 5, 2013, and recorded in Deed Book 52975, Page 186, aforesaid records. (Does Affect Subject Property as Shown Hereon)
- Easement Deed by Court Order in Settlement of Landowner Action Civil Action File No. 3.02-CV-05-WB styled by George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, Harry L. Bacon, Jr., George Heald, Harold Barrett and Barrett Heald Partnership vs. Witel Communications, LLC (f/k/a Williams Communications, Inc.), Sprint Communications Company L.P., and Qwest Communications Company, LLC, dated February 6, 2013, filed January 10, 2014, and recorded in Deed Book 53495, Page 520, aforesaid records. (Does NOT Affect Subject Property)

LEGAL DESCRIPTION

Tract 1

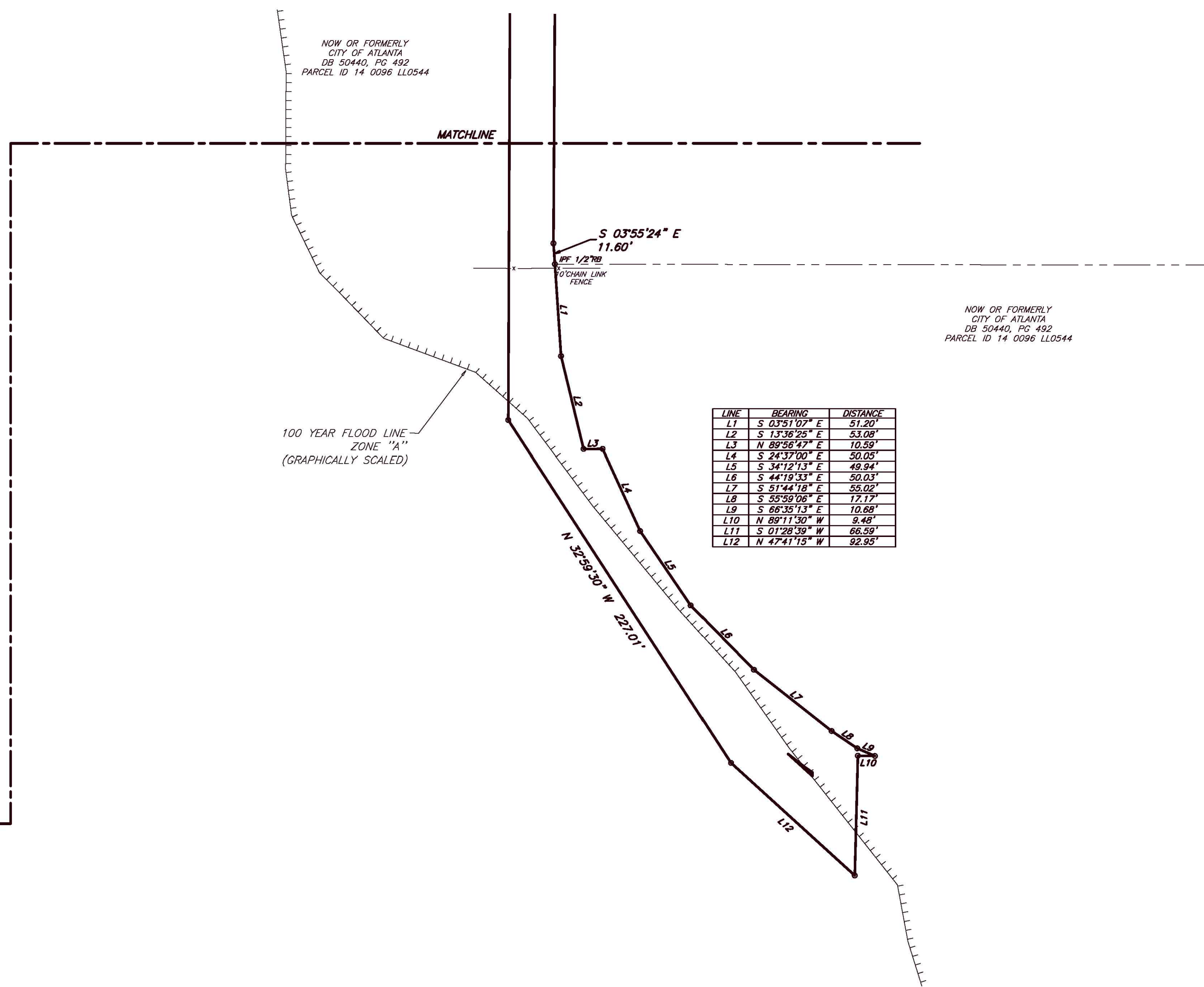
All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly Right of Way of Porschie Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); from the point thus established and running along the southerly Right of Way of Porschie Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence leaving the aforementioned Right of Way and running South 00° 53' 48" West a distance of 438.83 feet to a point; thence South 03° 05' 24" East a distance of 110.60 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 498.16 feet to a point; thence South 03° 05' 24" East a distance of 110.60 feet to a 1" open top pipe found; thence South 03° 51' 07" East a distance of 51.20 feet to a point; thence South 13° 36' 25" East a distance of 53.08 feet to a point; thence North 89° 56' 47" East a distance of 10.59 feet to a point; thence South 24° 37' 37" West a distance of 8.48 feet to a point; thence South 01° 28' 39" West a distance of 66.59 feet to a point; thence North 47° 41' 15" West a distance of 92.95 feet to a point; thence North 32° 59' 30" West a distance of 227.01 feet to a point; thence North 00° 13' 35" East a distance of 574.20 feet to a 1/2" rebar found; thence North 00° 25' 01" East a distance of 128.55 feet to a point; thence North 00° 08' 30" East a distance of 280.02 feet to a 1/2" rebar found; thence North 00° 32' 28" East a distance of 200.09 feet to a 1/2" rebar found; thence North 17° 35' 02" East a distance of 104.47 feet to a point; thence North 00° 32' 30" East a distance of 48.03 feet to a point; thence North 00° 32' 30" East a distance of 228.39 feet to a point; thence North 00° 01' 04" West a distance of 98.08 feet to a point; thence North 00° 19' 03" East a distance of 201.74 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 198.47 feet, with a chord bearing of North 15° 34' 48" West, and a chord length of 196.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.833 Acres (210,509 Square Feet).

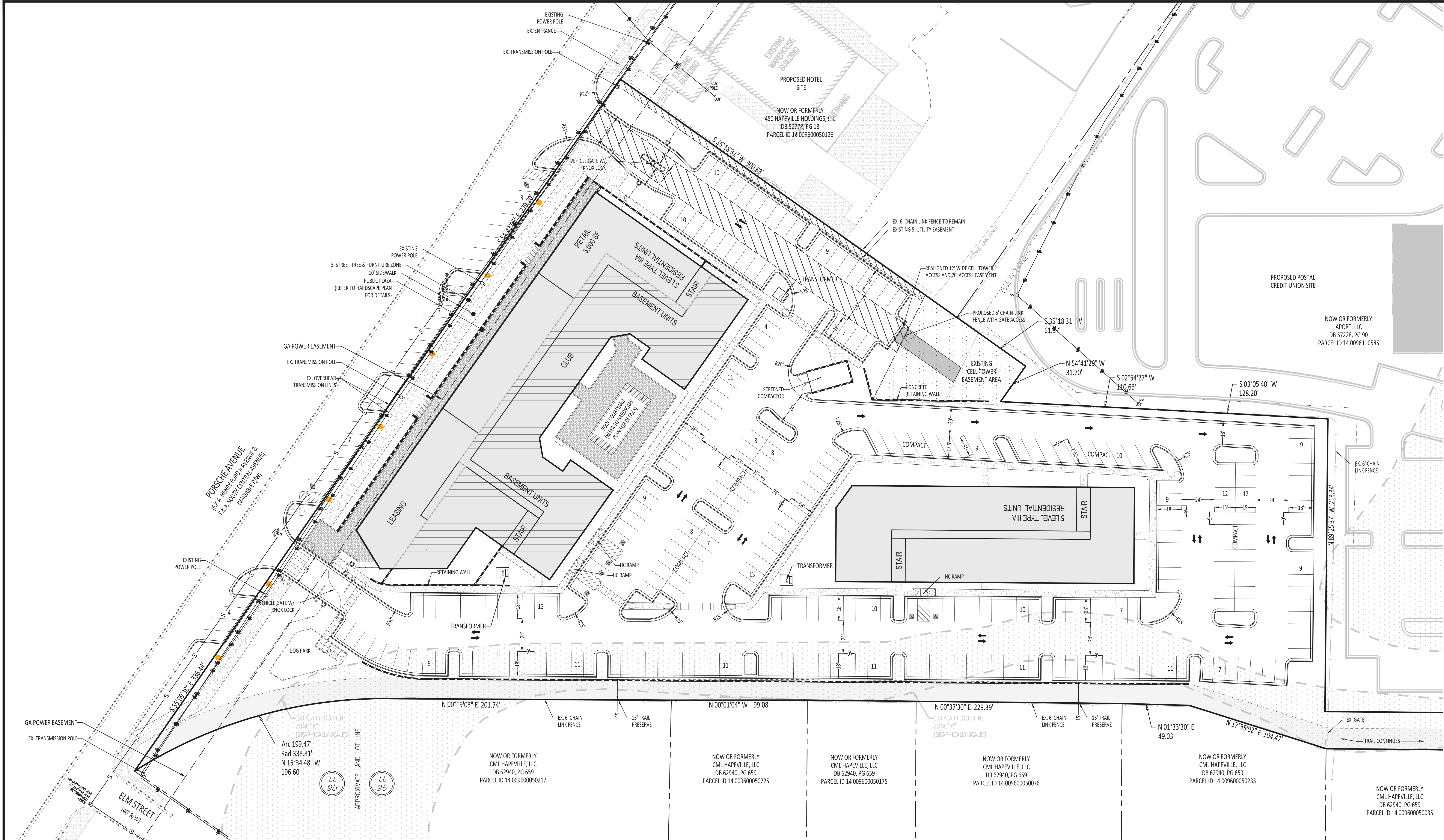
Tract 2

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

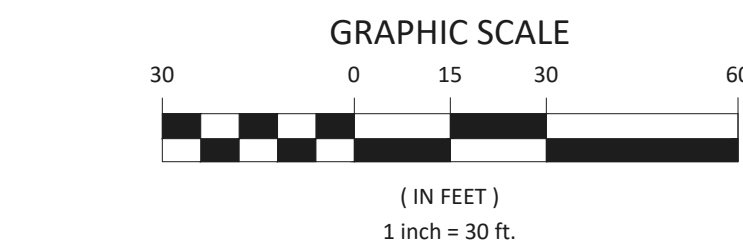
To reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the intersection of the southerly Right of Way of Porschie Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); thence running along the southerly Right of Way of Porschie Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence leaving the aforementioned Right of Way and running South 00° 53' 48" West a distance of 438.83 feet to a point; thence South 03° 05' 24" East a distance of 110.60 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 498.16 feet to a point; thence South 03° 05' 24" East a distance of 110.60 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; 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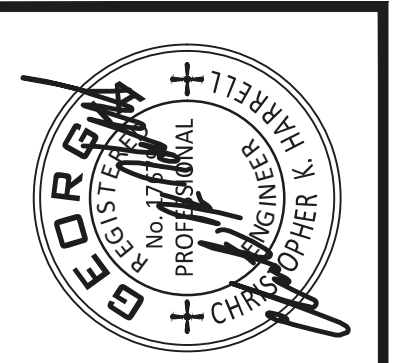
LINE	BEARING	DISTANCE
L1	S 03°51'07" E	51.20'
L2	S 13°36'25" E	53.08'
L3	N 89°56'47" E	10.59'
L4	S 24°37'00" E	50.05'
L5	S 34°12'13" E	49.94'
L6	S 44°19'33" E	50.03'
L7	S 51°44'18" E	55.02'
L8	S 55°59'06" E	17.17'
L9	S 66°35'13" E	10.68'
L10	N 89°11'30" W	9.48'
L11	S 01°28'39" W	66.59'
L12	N 47°41'15" W	92.95'



SITE DEVELOPMENT DATA	
PROJECT NAME:	SCP PORSCHE AVENUE
APPLICANT:	SCP ACQUISITIONS, LLC
DEVELOPMENT TYPE:	MIXED USE (MULTI-FAMILY & RETAIL)
ZONING:	U-V (URBAN VILLAGE)
TOTAL AREA (ACRES):	6.127 ACRES (266,873 SF)
FLOOD PLAIN AREA (ACRES):	1.56 ACRES (67,782 SF)
DENSITY (UNITS / ACRE):	40 UNITS / ACRE
MAX ALLOWED:	35.91 UNITS / ACRE (220 / 6.127)
PROVIDED:	MIN. 0 FEET / MAX. 15 FEET
BUILDING SETBACKS:	25 FEET (GA POWER TRANSMISSION EASEMENT)
FRONT YARD REQUIRED:	MIN. 0
FRONT YARD PROVIDED:	WEST SIDE 15 FEET (TRAIL PRESERVATION)
SIDE YARD REQUIRED:	EAST SIDE 0 FEET
SIDE YARD PROVIDED:	MIN. 0
REAR YARD REQUIRED:	0 FEET
REAR YARD PROVIDED:	5 FEET FROM BACK OF CURB
FRONTAGE SETBACKS (ZONES):	MIN. REQUIRED 6 FEET
STREET FURNITURE / PLANTING ZONE:	10 FEET PROVIDED
SIDEWALK / CLEAR ZONE:	
NOTE: PUBLIC PLAZA PROVIDED BETWEEN CLEAR ZONE AND FACE OF BUILDING M1	
BUILDING CONDITIONS	
BUILDING COVERAGE:	46,470 SF = 17.4 %
AREA:	
TOTAL OPEN SPACE:	121,348 SF = 45.5 % = (266,873 - 145,525)
AREA:	(TOTAL AREA - BUILDINGS + DRIVES + PARKING)
HEIGHTS:	
BUILDING M1:	5 STORIES WITH BASEMENT
BUILDING M2:	64' - 0" FROM GROUND TO ROOF PEAK
5 STORIES:	69' - 0" FROM GROUND TO ROOF PEAK
BEDROOMS:	
NO. OF 1 BDRM UNITS:	150
NO. OF 2 BDRM UNITS:	70
NO. OF 3 BDRM UNITS:	0
TOTAL NO. OF UNITS:	220
MINIMUM UNIT SIZE ALLOWED:	600 SF
MINIMUM UNIT SIZE PROVIDED:	628 SF
BUILDING M1:	NFPA 13
BUILDING M2:	NFPA 13
RETAIL AREA PROVIDED:	3,000 SF
PARKING:	
RETAIL REQUIRED:	1 / 300 SF = 10 SPACES
RESIDENTIAL REQUIRED:	1 / UNIT = 220 SPACES
NOTE: ALL PARKING SPACES PROPOSED ARE COMPACT SPACES,	
BEING 9 FEET WIDE AND VARY FROM 15 FEET TO 18 FEET DEEP.	
PARKING PROVIDED:	281 SPACES ON SITE
	26 SPACES ON STREET



CAUTION
THE UTILITIES SHOWN HEREON ARE 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 ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Summit
Engineering Consultants, Inc.
6350 Shiloh Road, Suite 100
Atlanta, GA 30327
(404) 779-8670

SOUTH CITY PARTNERS
dba: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PARKWAY
SUITE 1-310, ATLANTA, GA 30327
404-287-0063

Project No.	Revision	Schedule
S-22-023		
Design By:	CHK	
Drawn By:	DG CDR	
Checked By:	CHK	
Date:	10/01/22	
Scale:	1" = 30'	

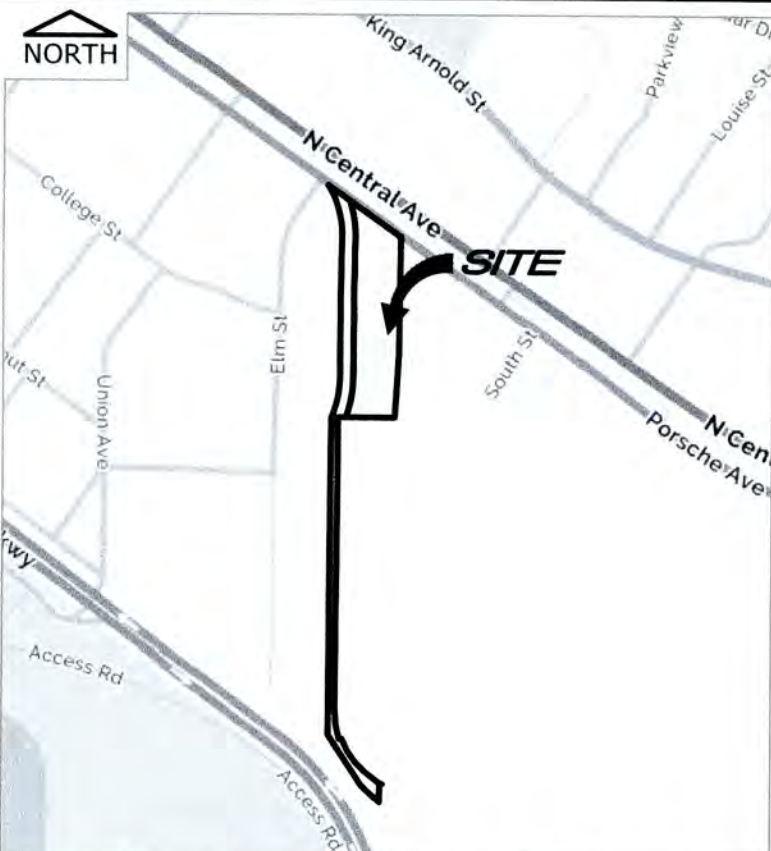
PRELIMINARY PLAT
SCP PORSCHE AVENUE
LAND LOTS 95 & 96 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
3 OF 4
S-22-023con.dwg

CURVE TABLE					
CURVE	ARC LEN.	RADIUS	DELTA	CHORD	DIRECTION
C1	139.83'	408.64'	19°36'19"	139.15'	N 08°44'34" W
C2	150.61'	442.34'	19°30'29"	149.88'	N 10°17'49" E
C3	92.79'	573.92'	9°15'48"	92.69'	N 47°58'54" W
C4	153.64'	392.34'	22°26'13"	152.66'	S 11°45'41" W
C5	203.85'	358.64'	32°34'00"	201.12'	N 15°13'24" W

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

13121C0367F
MAP ID: 13121C0369F EFFECTIVE DATE: 09-18-13 ZONE: "A" & "X"



VICINITY MAP (N.T.S.)

OVERALL AREA
TRACT "L" 2.889 ACRES
SPUR TRACT 1.918 ACRES

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



GRID (GA WEST)

TRANS TOWER/LP

POB "L" TRACT

POB SPUR TRACT

LAND LOT 95

LAND LOT 96

(APPROX.)

SOUTH CENTRAL AVENUE (R/W VARIES)

ELM STREET (40' R/W)

IPS 4RB

6' CHAIN LINK FENCE W/BARBWIRE

ASPHALT

CONC.

CONC. WALK & STEPS

GATE

1" CPVC 0.0 150'

5' CHAIN LINK (BROKEN)

NOTE: THIS AREA NOT COVERED BY COMMITMENT VESTING DEEDS

N 00°32'34" E 229.39'

N 01°03'36" E 197.52'

N 00°32'34" E 229.67'

N 89°45'42" W 211.40'

S 03°32'55" W 236.81'

S 04°44'36" W 440.07'

S 54°52'03" E 334.21'

S 54°52'03" E 234.36'

N 08°44'34" W 139.15'

N 10°17'49" E 149.88'

N 47°58'54" W 92.69'

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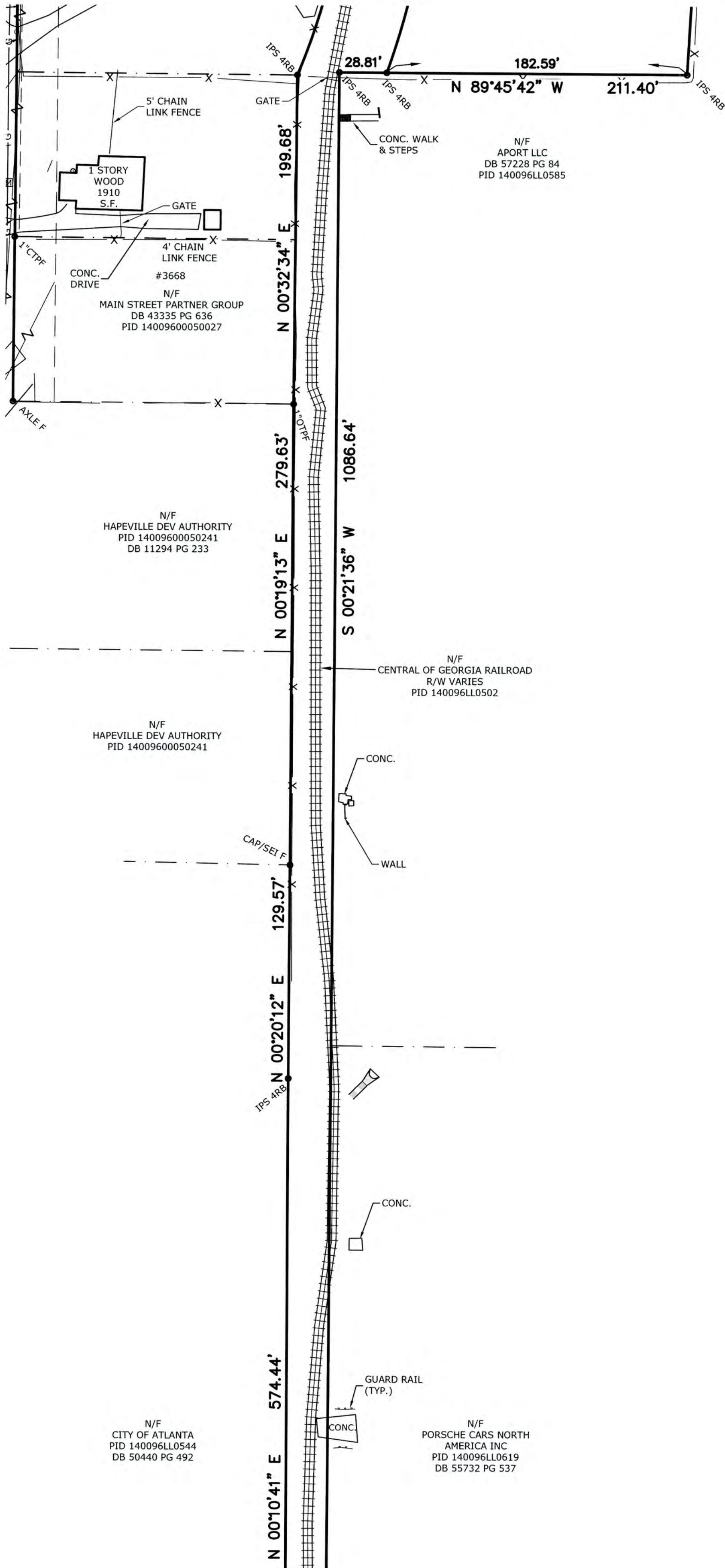
N 15°13'24" W 201.12'

N 08°44'34" W 139.15'

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



OVERALL AREA
2.97 ACRES
(APPROXIMATE)



ALTA NOTES:

VESTING DEEDS

TRACT 1
DB 3258 PG 681
DB 3266 PG 476
TRACT 2
DB

SURVEYORS COMMENTS ON SCHEDULE B, SECTION II ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GA1804681
COMMITMENT DATE: MAY 10, 2018

Note: Items 1-11 are Standard Title Company Exceptions and are not addressed by the Surveyor.

12. Easements, restrictions and right of reversion as contained in that certain Warranty Deed from the City of Atlanta, a municipal corporation of the State of Georgia to Central of Georgia Railway Company, a Georgia corporation, dated July 26, 1965, filed August 12, 1965 and recorded in Deed Book 4462, Page 309, records of the Superior Court of Fulton County, Georgia.

LEGEND:

RBF	REINFORCING BAR FOUND	SSE	SANITARY SEWER EASEMENT
RBS	REINFORCING BAR SET	POB	POINT OF BEGINNING
OTP	OPEN TOP PIPE	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE	BSL	BUILDING SETBACK LINE
SIB	SOLID IRON BAR	DE	DRAINAGE EASEMENT
CMF	CONCRETE MONUMENT FOUND	CB	CATCH BASIN
CL	CENTERLINE	UMH	UNKNOWN MANHOLE
R/W	RIGHT-OF-WAY	TMH	TELEPHONE MANHOLE
LL	LAND LOT	DMH	DRAINAGE MANHOLE
LLL	LAND LOT LINE	SMH	SEWER MANHOLE
L	LINE		
A	ARC		
R	RADIUS		
CH	CHORD		
C	CURVE		
CONC	CONCRETE		
<	GUY WIRE		
GV	GAS VALVE		
GM	GAS METER		
GM	GAS MARKER		
LAMP	LAMP POLE		
POW	POWER POLE		
FOM	FIBER OPTIC MARKER		
ICV	IRRIGATION CONTROL VALVE		
MW	MONITORING WELL		
PRV	PRESSURE RELEASE VALVE		
PVC	PVC STUB		
PS	POWER STUB		
EM	ELECTRIC METER		
WFL	WETLAND FLAG		
CMP	CORRUGATED METAL PIPE		
RCP	REINFORCED CONCRETE PIPE		
CD	CROSS DRAIN		
SS	SANITARY SEWER		
X-X	FENCE		
Z-Z	OVERHEAD UTILITY LINE(S)		

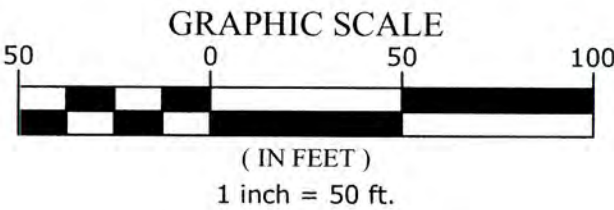
GENERAL NOTES:

1. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DESCRIBED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
8. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, N THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SUBSURFACE UTILITIES MARKED BY
UTILITSURVEY, LLC. SEE GENERAL NOTE 2.

DATUM
HORIZONTAL DATUM IS STATE PLANE GRID (NAD83-2011) AND
VERTICAL DATUM IS SEA LEVEL (NAVD83). BOTH OF WHICH WERE
ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TKO
GPS RECEIVER ON THE eGPS NETWORK.

GEORGIA SURVEYOR CERTIFICATION
This plat is a retracement of an existing parcel or parcels of land and does not subdivide
or create a new parcel or make any changes to any real property boundaries. The
recording information of the documents, maps, plats or other instruments which
created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES
NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY
USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies
that this plat complies with the minimum technical standards for property surveys in
Georgia as set forth in the rules and regulations of the Georgia Board of Registration for
Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



05/24/18
DATE



No	ISSUED DESCRIPTION	DATE

PLAT INFORMATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE OF 1 FOOT IN 55,385 FEET AND AN
ANGULAR ERROR OF 2.1 SECONDS PER ANGLE POINT
AND WAS ADJUSTED USING THE LEAST SQUARES
METHOD. THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN
200,000 FEET. AN ELECTRONIC TOTAL STATION WAS
USED TO GATHER THE INFORMATION USED IN THE
PREPARATION OF THIS PLAT.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF
THE PERSON, PERSONS OR ENTITY NAMED HEREON.
THIS PLAT DOES NOT EXTEND TO ANY UNNAMED
PERSON, PERSONS OR ENTITY WITHOUT EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID
PERSON, PERSONS OR ENTITY.

ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN:

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

© COPYRIGHT 2018 | MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)



Project No.: 1110-18-066-04
Surveyed By: C. SELLARS
Field Date: 04-21-2018
Drafted By: L. GOULD
Issue Date: 05-24-18

2 OF 6

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



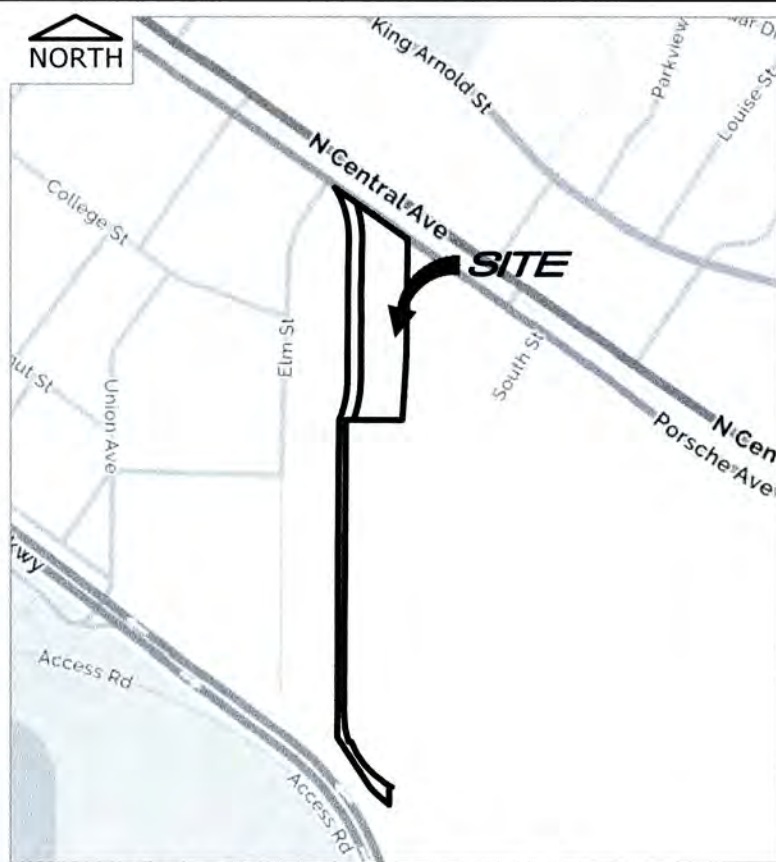
OVERALL AREA
2.97 ACRES
(APPROXIMATE)

N/F
CITY OF ATLANTA
PID 140096LL0544
DB 50440 PG 492

N/F
PORSCHE CARS NORTH
AMERICA INC
PID 140096LL0619
DB 55732 PG 537

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC
PLOTING ONLY, THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

13121C0367F
MAP ID: 13121C0369F EFFECTIVE DATE: 09-18-13 ZONE: "A" & "X"



VICINITY MAP (N.T.S.)

ALTA NOTES:

VESTING DEEDS

TRACT 1
DB 3258 PG 681
DB 3266 PG 476

TRACT 2
DB

SURVEYORS COMMENTS ON SCHEDULE B, SECTION II ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GA18004681
COMMITMENT DATE: MAY 10, 2018

Note: Items 1-11 are Standard Title Company Exceptions and are not addressed by the Surveyor.

12. Easements, restrictions and right of reversion as contained in that certain Warranty Deed from the City of Atlanta, a municipal corporation of the State of Georgia to Central of Georgia Railway Company, a Georgia corporation, dated July 26, 1965, filed August 12, 1965 and recorded in Deed Book 4462, Page 309, records of the Superior Court of Fulton County, Georgia

LEGEND:

[illegible]

GENERAL NOTES:

3. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SHALL MEAN THAT THE SURVEYOR'S CERTIFICATION OF THE MEAN A SURVEY STATEMENT BASED UPON FACTS AND KNOWLEDGE TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPLICIT OR IMPLIED.
4. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHALL BE OBTAINED FROM THE RECORDS OF THE LOCAL GOVERNMENT AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RelyING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF SUCH UTILITIES AND STRUCTURES SHOWN ON THIS PLAT MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS AND ANY OTHER PERSONS SHALL BE RESPONSIBLE TO UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.
5. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES HERETO WHICH ARE READILY APPARENT FROM A CASUAL VISUAL INSPECTION OF THE SURFACE SHALL BE CONSIDERED AND ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND INSPECTION.
6. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR RIGHTS OF WAY, IF ANY, WHICH MAY IMPACT ON THE LOCATION OF THE PREMISES WERE NOT LITED OR NOTED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY SUCH RIGHTS OF WAY OR JURISDICTIONAL AREAS.
7. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER POINTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY CONSTITUTES ACCEPTANCE BY THE UNDERSIGNED OF THE ACCURACY OF THE SURVEY, AND ANY NEGLIGENCE OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY TO THE UNDERSIGNED, THE UNDERSIGNED SHALL BE RESPONSIBLE FOR ANY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
8. THIS SURVEY SHALL BE VOID AND INVALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
9. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THE RECORDING OF THIS SURVEY. LOSS IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OR THE PROPERTY RECORDS OF THE STATE OF MISSISSIPPI, THE MISSISSIPPI BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-67-1, N.C.S. 15-67-1, AND THE MISSISSIPPI BOARD OF SURVEYORS, RULES OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAL.

SUBSURFACE UTILITIES MARKED BY
UTILITSURVEY, LLC. SEE GENERAL NOTE 2

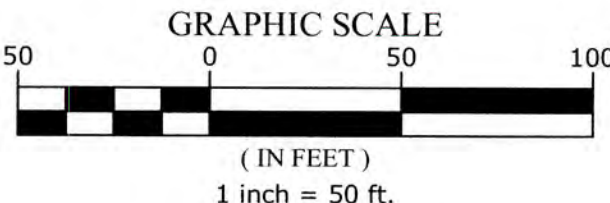
DATUM

HORIZONTAL DATUM IS STATE PLANE GRID (NAD83-2011) AND VERTICAL DATUM IS SEA LEVEL (NAVD88), BOTH OF WHICH WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TKO GPS RECEIVER ON THE eGPS NETWORK.

GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

05/24/18
DATE

[illegible]

PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 65,389 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000. THE SURVEYING INSTRUMENT TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN

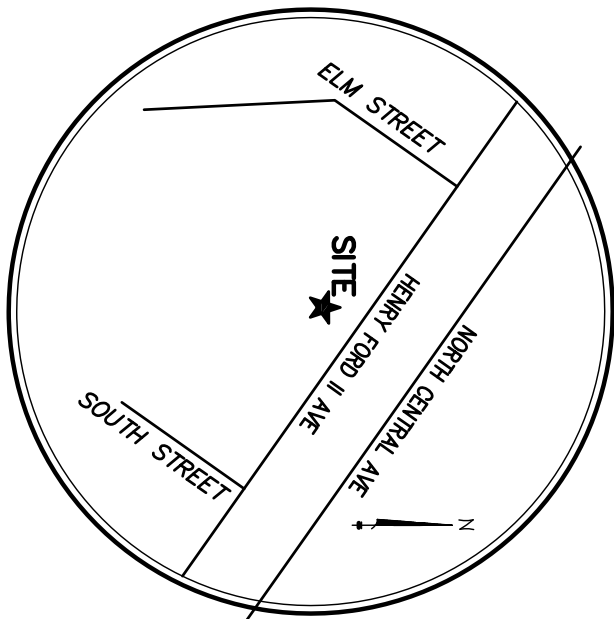
LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



Project No.:	1110-18-066.04
Surveyed By:	C. SELLARS
Field Date:	04-21-2018
Drafted By:	L.GOULD
Issue Date:	05-24-18

3 OF 6

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE



LOCATION MAP

N.T.S.

TM: 14009600050183
SOUTHERN REGION IND

LEGEND

- (---) : RECORD DESCRIPTION DATA.
- C/L : CENTERLINE OF ROAD.
- R/W : RIGHT OF WAY.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- P.O.T. : POINT OF TERMINUS.
- X : FENCE AS NOTED.
- OH : OVER HEAD UTILITY LINES.
- W : WOOD UTILITY POLE.
- E : ELECTRIC TRANSFORMER.
- F : FIBEROPTIC BOX.
- T : TELCO PEDESTAL.
- CTV : CABLE TELEVISION.

RBS = #4 REBAR SET
RBF = #4 REBAR FOUND
FC = METAL FENCE CORNER
OTF = OPEN TOP PIPE FOUND

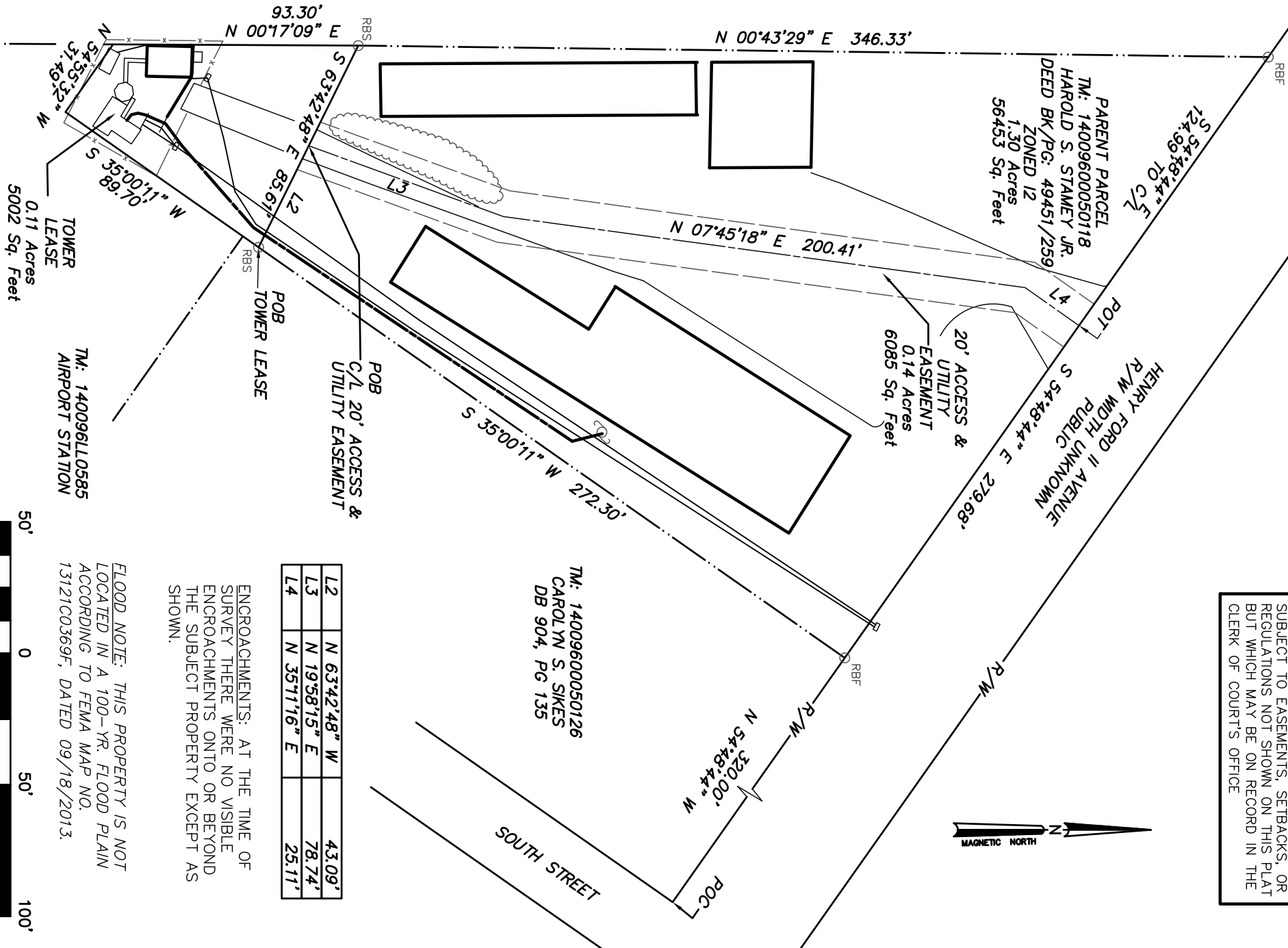
AREA TABLE	SQUARE FEET	ACRE
A PARENT PARCEL	56,453	1.30
B TOWER LEASE AREA	5,002	0.11
C TOWER COMPOUND	1,861	0.04
D 20' ACCESS & UTILITY EASEMENT	6,085	0.14

ZONING = I2

EQUIPMENT USED:
TOPCON 303
100' STEEL TAPE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,990 FEET, AND AN ANGULAR ERROR OF 0-00-03 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

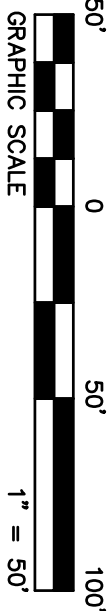
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 435,009 FEET.



L2	N 63°42'48" W	43.09'
L3	N 19°58'15" E	78.74'
L4	N 35°11'16" E	25.11'

ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY EXCEPT AS SHOWN.

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13121C0369F, DATED 09/18/2013.



AS-BUILT SURVEY

LAND LOT 96
14th DISTRICT

FOR: CROWN CASTLE

SITE: AIRPORT NE D-MECHANICAL SERVIC
BUN: 874705
ADDRESS: 464, HENRY FORD II AVE
HAPEVILLE, GA 30354
FULTON COUNTY



1220 AUGUSTA DRIVE, SUITE 500 HOUSTON TEXAS 77057
NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

William R. Gore

PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
TEL: (706) 736-8771 FAX: (706) 736-6249

DRAWN BY: WRG CHECKED BY: WRG JOB #:

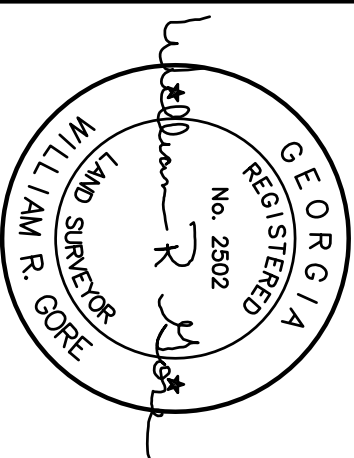
SURVEYOR'S NOTES

1. BASIS OF BEARING GEODETIC NORTH
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA EXCEPT AS SHOWN.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CROWN CASTLE

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING
William R. Gore
WILLIAM R. GORE
LAND SURVEYOR - GA. 2502

Date: 7/20/2020





Department of Planning & Zoning
PLANNER'S REPORT

DATE: October 31, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for Parcel ID 14 009600050183, 14 0096 LL 0502, and 14 009600050118.

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from SCP Acquisitions, LLC to combine two tracts (three parcels) into one parcel for the purpose of constructing a mixed-use, multi-family and retail development with 220 luxury apartments and 3,000 SF of retail sited on 6.127 acres along Porsche Avenue. There will be two 5 story/64' high buildings, an amenity area, dog park, and a pool. A trail is shown on the former Norfolk Southern rail spur running between Porsche Ave and Loop Road. The properties are a mix of vacant land and non-conforming Light Industrial.

The parcels are:

Address	Parcel Number	Acres
0 South Central Avenue	14 0096000 50183	4.835
0 South Central Avenue	14 0096 LL 0502	Included above
464 Porsche Avenue	14 0096000 50118	1.294
Total		

The parcels are zoned U-V, Urban Village.

Preliminary Plat

- (1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*
- (2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:
 - a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

Meets Requirements

- b. Date, approximate north point and graphic scale.

Meets Requirements

- c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report

- d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

- e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

See Engineer report

- f. Contours at vertical intervals of not more than five feet.

Meets Requirements

- g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

- h. Location map showing the relationship of subdivision to area.

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.
- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

- (1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Listed as Variable ROW. Should be specified.

- (2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

- (3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
 - b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
 - c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
 - d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- (5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.
- No alternative is available.**
- (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- Streets not changed.**
- (7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

- (8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

Not Applicable

- (9) *Intersections.*

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.
- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

Not Applicable

- (10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

Not Applicable

- (11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

Not Applicable

- (12) *Dead-end streets.*

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

Not Applicable

- (13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

Not Applicable

- (14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

Not Applicable

- (15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

- (1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

Not Applicable

- (2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Not Applicable

(c) *Lots.*

- (1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

- (2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.
- a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
 - b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

- (3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the

side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

Meets Requirements

- (4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Not Applicable

- (5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

- (6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

- (7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

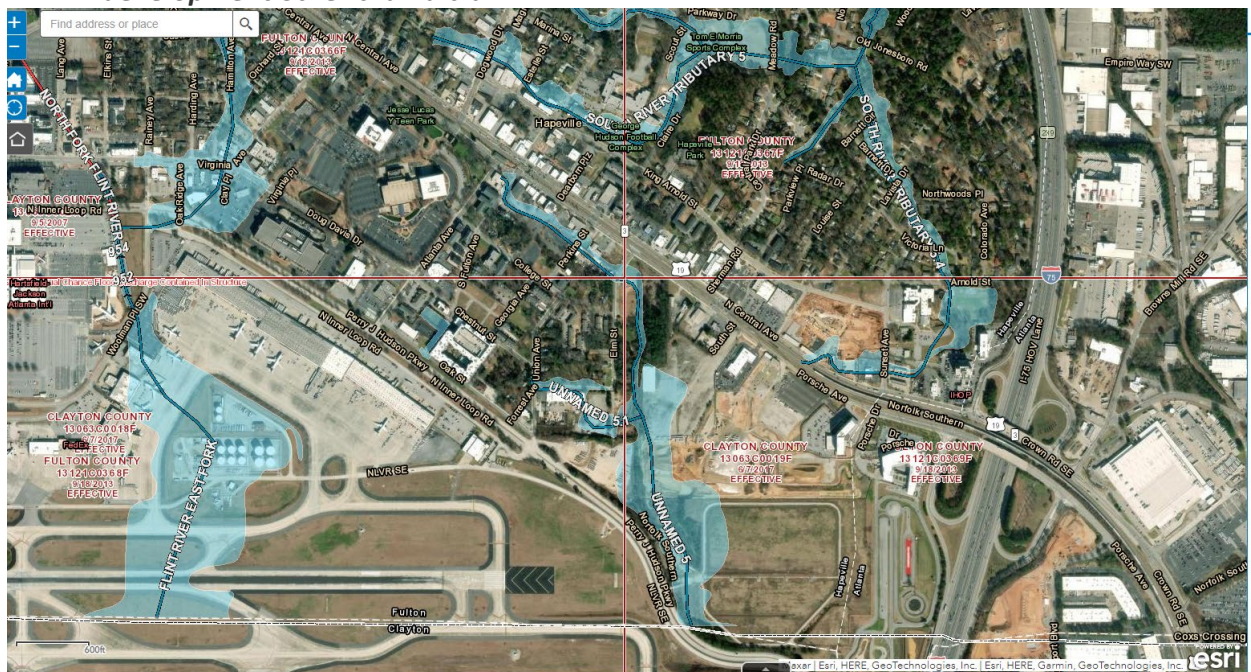
- (1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- (2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
- (3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

The applicant has indicated a future public private partnership for the former rail spur with the City.

(e) **Suitability of the land.**

- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
- (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

A portion of the property is located in Flood Zone A which is not proposed for development other than a trail.



- (f) **Large tracts or parcels.** When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Not applicable

- (g) **Group housing developments.** A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

None required.

(i) *Zoning or other regulations.*

- (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
- (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

FINDINGS

Interior lot lines should be removed with total acreage shown.

The applicant should address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

22-PC-10-37

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant SCP Acquisitions, LLC

Mailing Address: 3715 Northside PKWY NW, STE 1-310, Atlanta, GA 30327

Telephone [REDACTED] Mobile # [REDACTED] Email dbivens@southcitypartners.com

Property Owner (s) Southern Region Industrial Realty, Inc. & Central of Georgia Railroad Company, Harold S. Stamey

Mailing Address 464 Porsche Avenue, Hapeville GA 30354, 1200 Peachtree Street NW, Atlanta, GA 30309

Telephone N/A Mobile # N/A

Address/Location of Property: 0 South Central Avenue, 464 Henry Ford II Avenue

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0009600050183, 14 0096LL0502, 14 009600050118

Present Zoning Classification: U-V Urban Village Size of Tract: 6.706 acre(s)

Present Land Use: Vacant Land & Light Industrial

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 10/11/2022

Sworn to and subscribed before me

This 11 day of October, 2022.

Ashley Fee
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 220 luxury apartments and 3,000 SF of retail/restaurant space across approximately 6.706 acres in Hapeville, GA. The SCP Acquisitions, LLC team has designed this project with aesthetic cues taken from the local community and in keeping with city design standards. Additionally, it is the intention of SCP Acquisitions, LLC to work with the City in a Public Private Partnership to enable a linear park on the existing rail spur parcel

SCP Acquisitions, LLC currently has the entire project site under contract and intends to finalize the purchase following final approvals. It is the intention and goal of SCP Acquisitions, LLC to close on the land and simultaneously break ground on construction in late Q1 or early Q2 of 2023 on a significant portion, if not the entirety, of the planned site.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

0 Porsche Ave

Parcels 14-0096-00050183 and 14-0096-LL0502

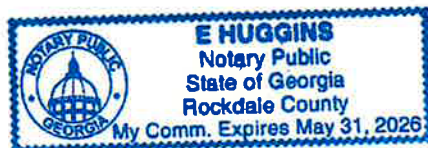
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant **SCP Acquisitions, Inc.**

Address of Applicant
3715 Northside Parkway, Suite 1-310 Atlanta, GA 30318

Telephone of Applicant
[REDACTED]



A handwritten signature in blue ink, appearing to be 'J. G. Jones', written over a horizontal line.

Signature of Owner

Southern Region Industrial Realty, Inc. and Central of Georgia Railroad Company

Print Name of Owner

Personally Appeared Before Me this 17th day of October, 2022.

A handwritten signature in blue ink, appearing to be 'E. Huggins', written over a horizontal line.
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

464 PORSCHE AVE
HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW

Name of Applicant _____

Address of Applicant

Telephone of Applicant

Harold S. Stamey Jr.
Signature of Owner

HAROLD S. STAMEY JR.
Print Name of Owner

Personally Appeared Before Me this 17th day of October, 2022.
Savannah Palmer
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

db

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

db

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

db

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

db

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

db

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

db

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

db

Existing and proposed grades at an interval of five (5) feet or less.

db

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

db

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

db

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

db

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

db

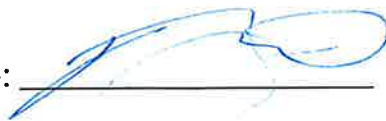
The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- db Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- db Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- db Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- db Site area (square feet and acres).
- db Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- db Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- db Total floor area ratio and/or residential density distribution.
- db Number of parking spaces and area of paved surface for parking and circulation
- db At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 10/11/2022



Tract 1

Legal Description

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); from the point thus established and running along the southerly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found; thence leaving the aforementioned Right of Way and running South 00° 53' 48" West a distance of 438.83 feet to a point; thence South 02° 54' 27" West a distance of 110.66 feet to a 1" open top pipe found; thence South 03° 05' 40" West a distance of 128.20 feet to a 1" crimp top pipe found; thence North 89° 25' 37" West a distance of 213.34 feet to a point; thence South 00° 28' 41" West a distance of 590.26 feet to a 1/2" rebar found; thence South 00° 19' 39" West a distance of 496.19 feet to a point; thence South 03° 55' 24" East a distance of 11.60 feet to a 1/2" rebar found; thence South 03° 51' 07" East a distance of 51.20 feet to a point; thence South 13° 36' 25" East a distance of 53.08 feet to a point; thence North 89° 56' 47" East a distance of 10.59 feet to a point; thence South 24° 37' 00" East a distance of 50.05 feet to a point; thence South 34° 12' 13" East a distance of 49.94 feet to a point; thence South 44° 19' 33" East a distance of 50.03 feet to a point; thence South 51° 44' 18" East a distance of 55.02 feet to a point; thence South 55° 59' 06" East a distance of 17.17 feet to a point; thence South 66° 35' 13" East a distance of 10.68 feet to a point; thence North 89° 11' 30" West a distance of 9.48 feet to a point; thence South 01° 28' 39" West a distance of 66.59 feet to a point; thence North 47° 41' 15" West a distance of 92.95 feet to a point; thence North 32° 59' 30" West a distance of 227.01 feet to a point; thence North 00° 13' 36" East a distance of 574.20 feet to a 1/2" rebar found; thence North 00° 25' 01" East a distance of 129.55 feet to a point; thence North 00° 08' 30" East a distance of 280.02 feet to a 1/2" rebar found; thence North 00° 32' 28" East a distance of 200.09 feet to a 1/2" rebar found; thence North 17° 35' 02" East a distance of 104.47 feet to a 1/2" rebar found; thence North 01° 33' 30" East a distance of 49.03 feet to a point; thence North 00° 37' 30" East a distance of 229.39 feet to a point; thence North 00° 01' 04" West a distance of 99.08 feet to a point; thence North 00° 19' 03" East a distance of 201.74 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 199.47 feet, (said curve having a radius of 338.81 feet, with a chord bearing of North 15° 34' 48" West, and a chord length of 196.60 feet) to the TRUE POINT OF BEGINNING. Said tract contains 4.833 Acres (210,509 Square Feet).

Tract 2

Legal Description

All that tract or parcel of land lying and being in Land Lots 95 & 96 of the 14th District, city of Hapeville, Fulton County, Georgia and being more particularly described as follows:

To reach the TRUE POINT of BEGINNING commence at a 1/2" rebar found at the intersection of the southerly Right of Way of Porsche Avenue (F.K.A. Henry Ford II Avenue & F.K.A. South Central Avenue)(Variable Right of Way) and the easterly Right of Way of Elm Street (40' Right of Way); thence running along the southernly Right of Way of Porsche Avenue South 55° 09' 38" East a distance of 336.44 feet to a 1/2" rebar found and the TRUE POINT of BEGINNING; from the point thus established and continuing along said right of way South 54° 41' 05" East a distance of 279.70 feet to a 1/4" rebar found; thence leaving the aforementioned Right of Way and running South 35° 18' 31" West a distance of 300.63 feet to a 1/2" crimp top pipe found; thence South 35° 18' 31" West a distance of 61.37 feet to a point; thence North 54° 41' 29" West a distance of 31.70 feet to a point; thence North 00° 53' 48" East a distance of 438.83 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.294 Acres (56,364 Square Feet).

Tract 1

Legal Description

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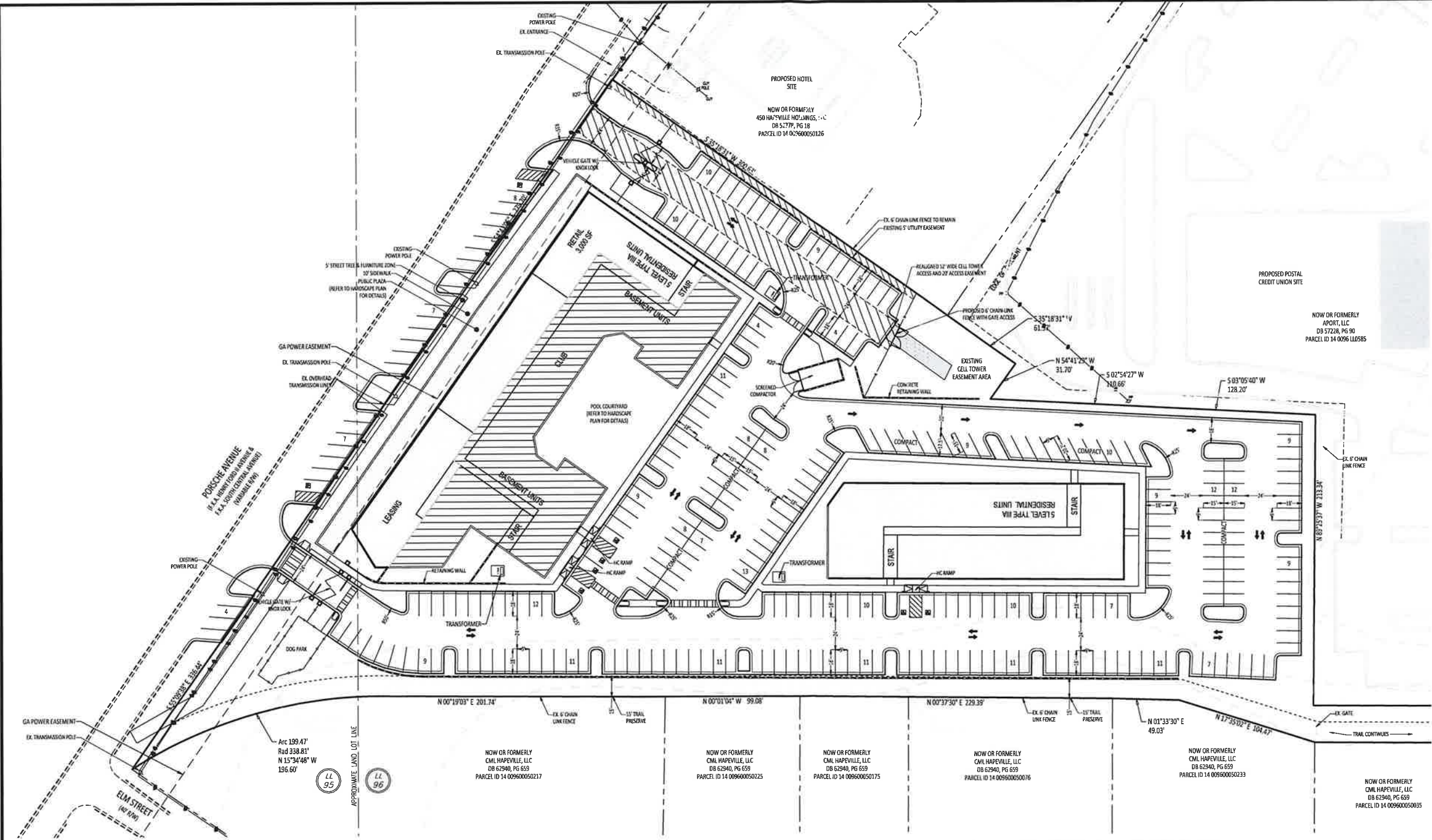
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Tract 2

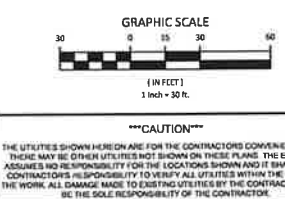
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SITE DEVELOPMENT DATA	
PROJECT NAME:	SCP PORSCHE AVENUE
APPLICANT:	SCP ACQUISITIONS, LLC
DEVELOPMENT TYPE:	MULTI-FAMILY APARTMENTS
ZONING:	U-1 (URBAN VILLAGES)
TOTAL AREA (ACRES):	6.127 ACRES (266,873 SF)
FLUDD PLANN AREA (ACRES):	1.56 ACRES (67,782 SF)
DENSITY (UNITS / ACRE):	40 UNITS / ACRE
MAX ALLOWED:	35.81 UNITS / ACRE (220 / 6.127)
PROVIDED:	
BUILDING SETBACKS:	
FRONT YARD REQUIRED:	MIN 0 FEET / MAX 15 FEET
FRONT YARD PROVIDED:	25 FEET (CA POWER TRANSMISSION EASEMENT)
SIDE YARD REQUIRED:	MIN 0
SIDE YARD PROVIDED:	WEST SIDE 15 FEET (TRAIL PRESERVATION)
REAR YARD REQUIRED:	EAST SIDE 0 FEET
REAR YARD PROVIDED:	MIN 0
FRONTAGE SETBACKS (ADJACENT):	0 FEET
STREET FURNITURE / PLANTING ZONE:	5 FEET FROM BACK OF CURB
SIDEWALK / CLEAR ZONE:	MIN. REQUIRED 8 FEET
NOTE: PUBLIC PLAZA PROVIDED BETWEEN CLEAR ZONE AND FACE OF BUILDING M1	10 FEET PROVIDED
BUILDING CONDITIONS	
BUILDING COVERAGE:	46,470 SF = 17.4 %
TOTAL OPEN SPACE AREA:	121,248 SF = 45.2 % = (266,873 - 140,325)
HEIGHTS:	
BUILDING M1:	5 STORIES WITH BASEMENT
BUILDING M2:	5 STORIES
BEDROOMS	
No. OF 3 BEDRM UNITS:	0
TOTAL No. OF UNITS:	220
MINIMUM UNIT SIZE ALLOWED:	600 SF
MINIMUM UNIT SIZE PROVIDED:	631 SF
FIRE SPRINKLING STANDARD:	
BUILDING M1:	NFPA 13
BUILDING M2:	NFPA 13
RETAIL AREA PROVIDED:	20,000 SF
RETAIL REQUIRED:	1 / 300 SF = XXX SPACES
RETAIL REQUIRED:	1 / UNIT = 220 SPACES
NOTE: ALL PARKING SPACES PROPOSED ARE COMPACT SPACES, BEING 9 FEET WIDE AND VARY FROM 18 FEET TO 18 FEET DEEP	
PARKING PROVIDED:	281 SPACES ON SITE
	26 SPACES ON STREET



CAUTION
THE UTILITIES SHOWN HEREON ARE 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 ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SOUTH CITY PARTNERS

dba: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PARKWAY
SUITE 1-310, ATLANTA, GA 30327
404-287-0093

Project No.	S-22-023
Design By:	OK
Drawn By:	DS / OVR
Checked By:	OK
Date:	10/10/22
Scale:	1" = 30'

SITE PLAN

SCP PORSCHE AVENUE

LAND LOTS 95 & 96 - 14th DISTRICT

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.

1 OF 2

S-22-023con.dwg





WHITE CEMENTITIOUS
PANEL

GRAY
CEMENTITIOUS
PANEL

LIGHT GRAY
CEMENTITIOUS
PANEL

DARK GRAY
ALUMINUM FASCIA

DARK GRAY
BRICK

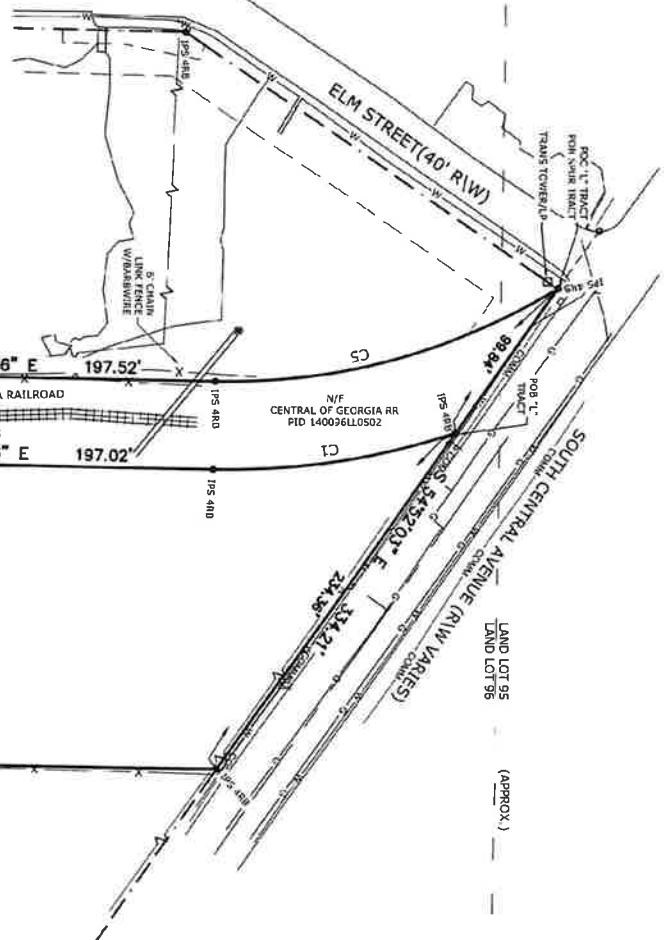
DARK GRAY
ALUMINUM
STOREFRONT

ALUMINUM
CANOPY

BLUE
CEMENTITIOUS
PANEL

GLASS
RAILING

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

[illegible]

1. THE NEW "CANALIZATION" AS SET FORTH IN RULE 110-B-60-01 AND "C" AND "D" SECTIONS, AS WELL AS THE NEW "C" AND "D" SECTIONS OF RULE 110-B-60-02, SHALL BECOME A STANDARD PRACTICE BASED UPON FACTS AND KNOWLEDGE TO THE BEST OF THE UNDERTAKER'S KNOWLEDGE AT THE TIME OF THE UNDERTAKING OF THE CANALIZATION OF THE PROPERTY.

2. INFORMATION REGARDING THE BERMINGHAM PRESERVE, SIZE, CHARACTER, LOCATION, AND ETC. SHALL BE OBTAINED IN A MANNER THAT AT THE TIME OF THE UNDERTAKING OF THE CANALIZATION, THE UNDERTAKER SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE.

3. THE UNDERTAKER SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE.

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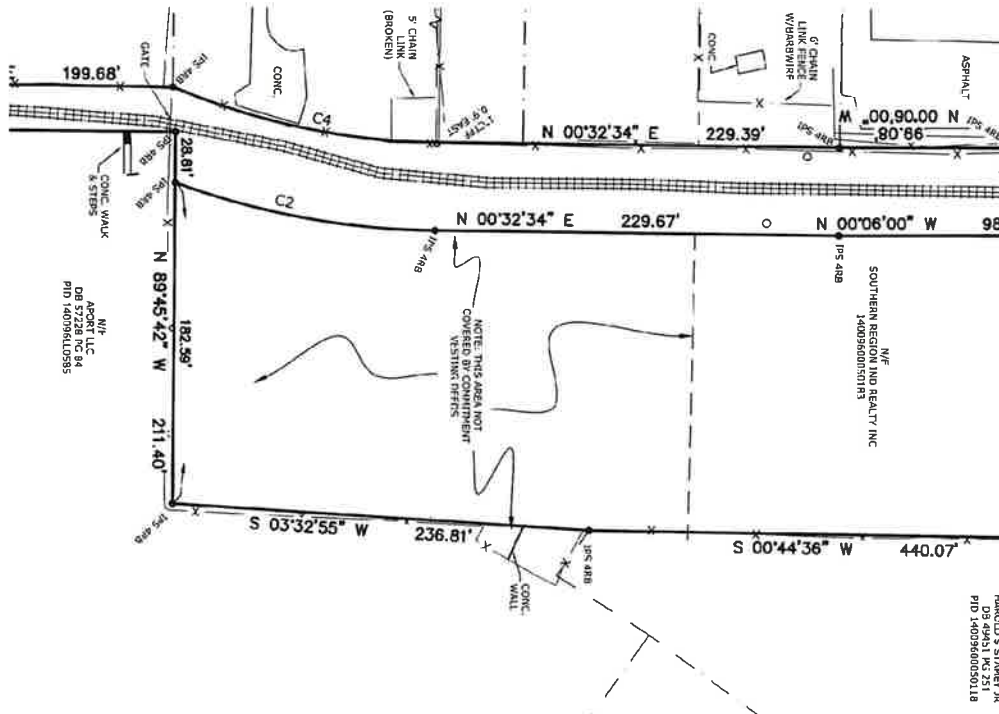
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10. THE UNDERTAKER SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE AND SHALL BE AWARE OF THE LOCATION AND SIZE OF THE PRESERVE.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 03°45'09"E	11.58'
L2	S 04°00'43"E	51.36'
L3	S 11°53'10"E	53.09'
L4	N 00°11'00"E	10.45'
L5	S 24°45'39"E	49.91'
L6	S 34°20'52"E	49.80'
L7	S 44°37'12"E	79.89'
L8	S 52°01'57"E	54.86'
L9	S 56°16°45"E	17.12'
L10	S 66°52'39"E	10.65'
L11	N 09°29'02"W	9.45'
L12	S 01°11'00"W	66.40'

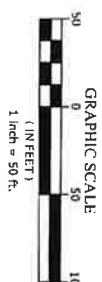


CURRENT ZONING: NOT PROVIDED

ALTA/NAPS CERTIFICATION
TO FIRST AMERICAN TITLE INSURANCE COMPANY, MAIN STREET PARTNER GROUP LLC
SER. INVESTMENT GROUP RARE/ELE/ITE 1, LLC, & APCC LLC

THIS IS TO CERTIFY THAT THE MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7b, 8, 9, 10a, 11, 13, 14, 15, 16, 17, 18, 19, & 20
OF PALE X, A, THROUGH.

DATE OF PLANT: MAR-03/24/11
DOUGLAS P. CRUSE RLS# 2937



OVERALL AREA
TRACT "L" 2.889 ACRES
SPUR TRACT 1.918 ACRES



NOTE: SEE PLAY FOR SURVEYORS COMMENTS ABOUT AREAS COVERED BY THESE DOCUMENT

VESTING DEEDS

TRACT 1
DB 3258 PG 681
DB 3266 PG 476

TRACT 2
DB 4238 PG 66
DB 4462 PG 309

SUBJECTS COMMENTS ON SCHEDULE D, SECTION II (P-W)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GALB000041
COMMITMENT END: MAY 10, 2018

555

12. Estomation, restrictions and right of reversion are involved in that certain Warranty Deed from the City of Atlanta, a municipal corporation of the State of Georgia to Central Air Termion Railway Company, a Georgia corporation, dated July 26, 1965, filed August 12, 1965, and recorded in Deed Book 1467, Page 209, records of the Superior Court of Fulton County. DOES NOT AFFECT SUBJECT PROPERTY.

AS SURVEYED PROPERTY DESCRIPTION

7L TRACT

A tract of land situated in Land Lot 96, 14th District, Fulton County, Georgia (City of Hapeville); the bearings of which are based on State Plane Grid (Georgia West Zone) and having more

[illegible]

containing 2,000 miles as depicted on all ALTA / NPS Land Title Survey prepared by Southeastern Engineering, Inc. (Project No. 1110-18-066.02).

AS SURVEYED PROPERTY DESCRIPTION

"SPUR" TRAC

A tract of land situated in Lenoir Lots 95 & 96, 14th District, Fulton County, Georgia (City of Hapeville); the bearings of which are based on State Plane Grid (Georgia West Zone) and being more particularly described as follows:

[illegible]

Containing 1.518 acres as depicted on an ALTA / MSPS Land Title Survey prepared by Southeastern Engineering, Inc. (Project No. 1110-18-066.02).

SUBSAMPLE UTILITIES MARKED BY
UTILITSURVEY, LLC. SEE GENERAL NOTE 2.

HORIZONTAL DATUM IS STATE PLANE GRID (NAD83-2011) AND VERTICAL DATUM IS SEA LEVEL (NAVOD88), BOTH OF WHICH WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TRIP GPS RECEIVER ON THE EGPS NETWORK.

GEORGIA SURVEYOR CERTIFICATION

This part is a statement of an existing parcel or parcel of land and does not constitute a new parcel or make any changes to any real property boundaries. The recording information of the document, map, plan, or other instruments which created the parcel is such as stated herein. RECORDED OF THIS IN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY LOCAL JURISDICTIONS OR REQUIREMENTS FOR SUSTAINABILITY FOR ANY USE OF THE PARCEL. Furthermore, the above parcel and boundary centers are not to be confused with the minimum lot sizes standards set for property taxes in the County of Santa Clara. The minimum lot size standards are set by the Professional Engineer and Land Surveyors of the County of Santa Clara, Article 15, Chapter 1, Section 15.06.01.

05/24
DATE

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ALTA / NSPS LAND TITLE SURVEY
ASBURY TOWN CENTER

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



1 of 6

[illegible]

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road, Marietta, Georgia 30066
tel: 770-321-1916 fax: 770-421-5935
www.seengineering.com
LSE HQ 000913



12. Essentially, restrictions and right of reversion as contained in that certain Warranty Deed from the City of Albany, a municipal corporation of the State of Georgia to Central of Georgia Railway Company, a Georgia corporation, dated July 26, 1945, filed August 12, 1965 and recorded in Deed Book 44627, Page 309, records of the Superior Court of Fulton County, Georgia

GENERAL NOTES

- [illegible]

Project No.: 1110 18 066.04
Submitted By: C. STELLARS
Field Date: 04-21-2018
Dated By: L. GOULD
Issue Date: 05-24-18

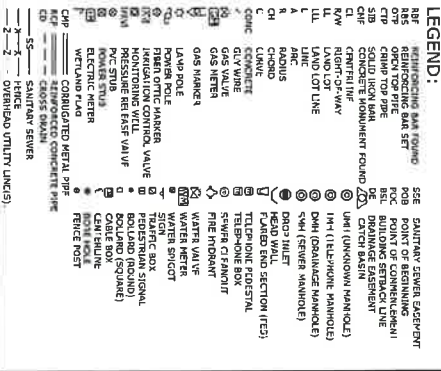
2 OF 6

**GEORGIA SURVEYOR CERTIFICATION**

This is a disclosure of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. It created information of the document, maps, plans or other instruments which affected the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS ON SUITABILITY FOR ANY USE OR PURPOSES OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors. The undersigned land surveyor is duly licensed in the State of Georgia as set forth in O.C.G.A. Section 46-5-67.

VICINITY MAP (N.T.S.)

GRID (GA WEST) ZC

[illegible]

VESTING DEEDS

TRACT 1
DB 3258 PG 68
DB 3266 PG 47
TRACT 2
LPH

SURVEYORS COMMITTS ON SCHEDULE B, SECTION II, ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GA16004581
COMMITMENT DATE: MAY 14, 2018

Note: Items 1-11 are Standard Title Company Exceptions and are not addressed by this Surveyor

12. Easements, restrictions and right of reversion as contained in that certain Warranty Deed from the City of Atlanta, a municipal corporation of the State of Georgia to Central of Georgia Railway Company, a Georgia corporation, dated July 26, 1965, filed August 12, 1965 and recorded in Deed Book 4462, Page 309 records of the Superior Court of Fulton County, Georgia.

GEORGIA SURVEYOR CERTIFICATION

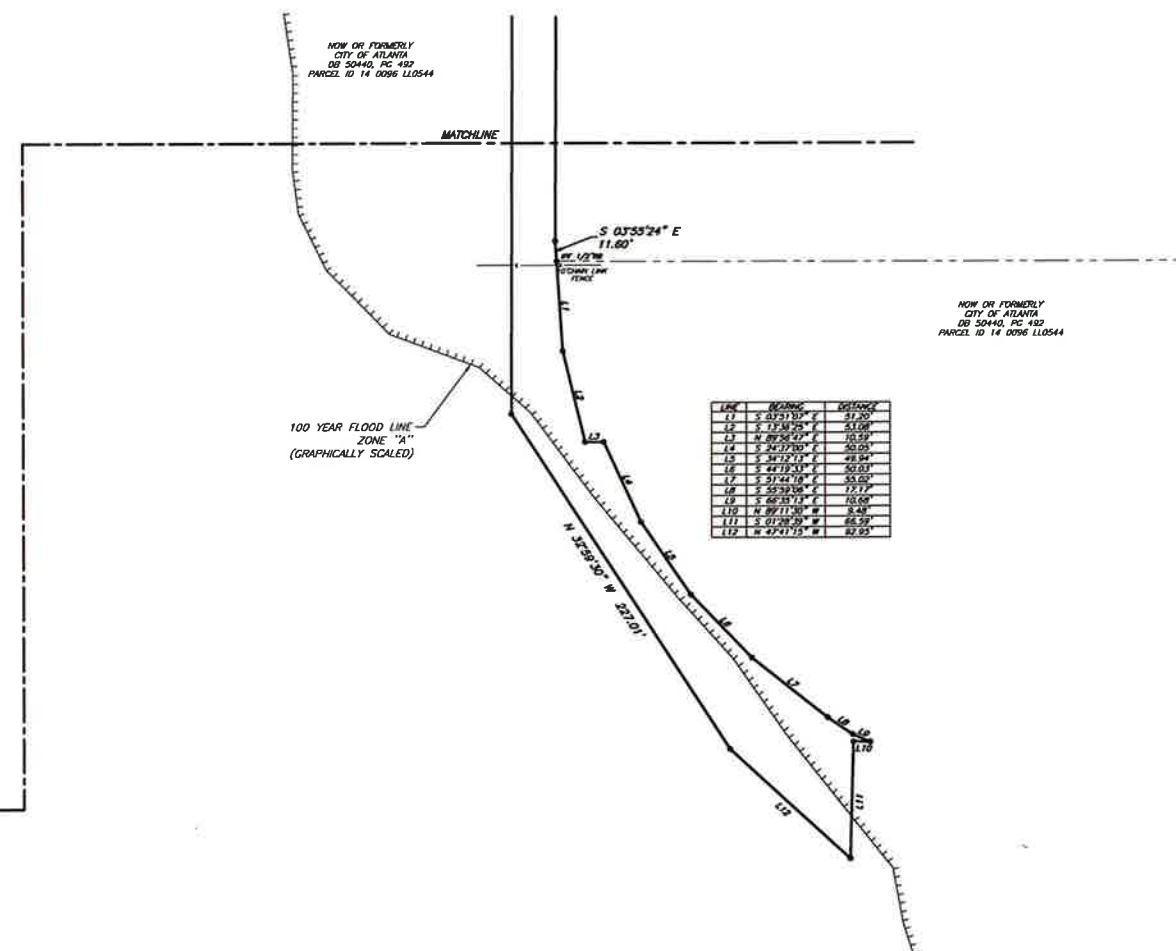
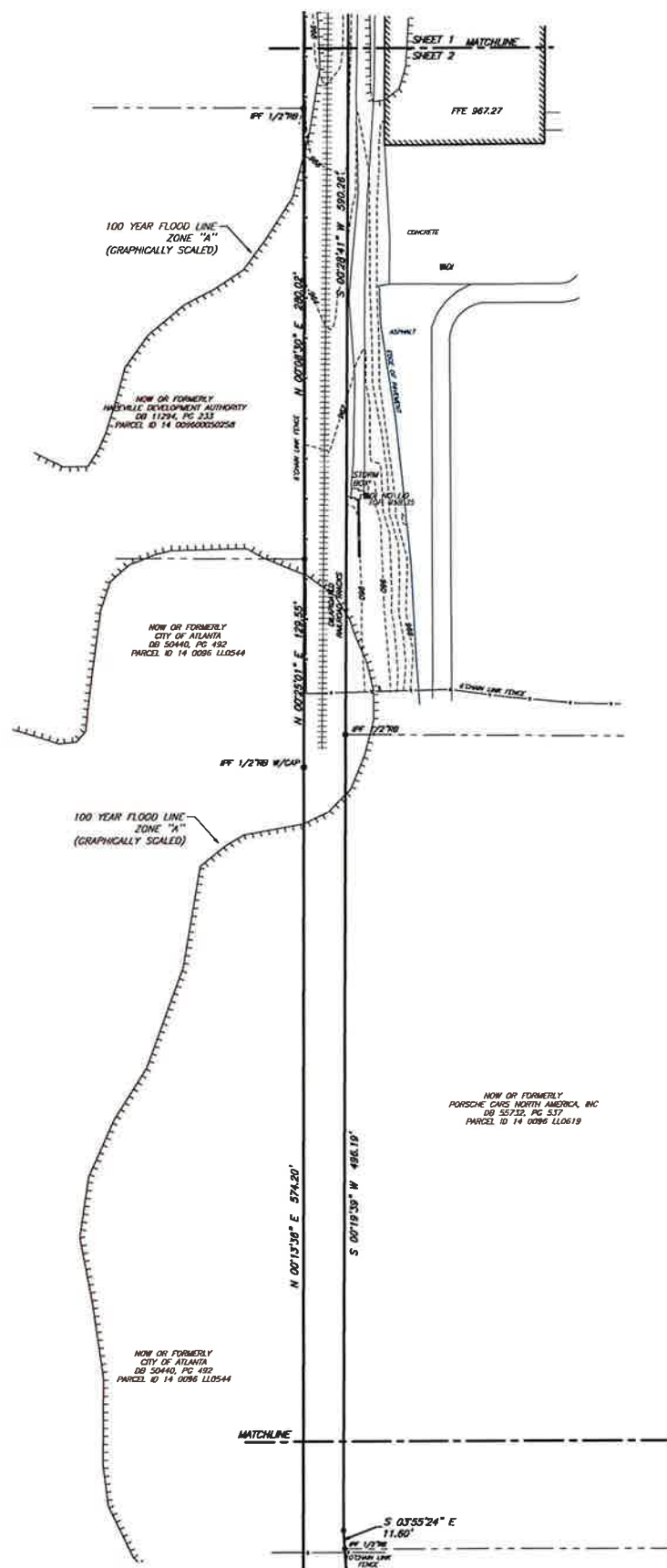
HORIZONTAL DATUM IS STATE PLANE GRID (NAD83-2011) AND VERTICAL DATUM IS SEA LEVEL (NAVDO98), BOTH OF WHICH WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TWO GPS RECEIVER ON THE EGGS NETWORK.

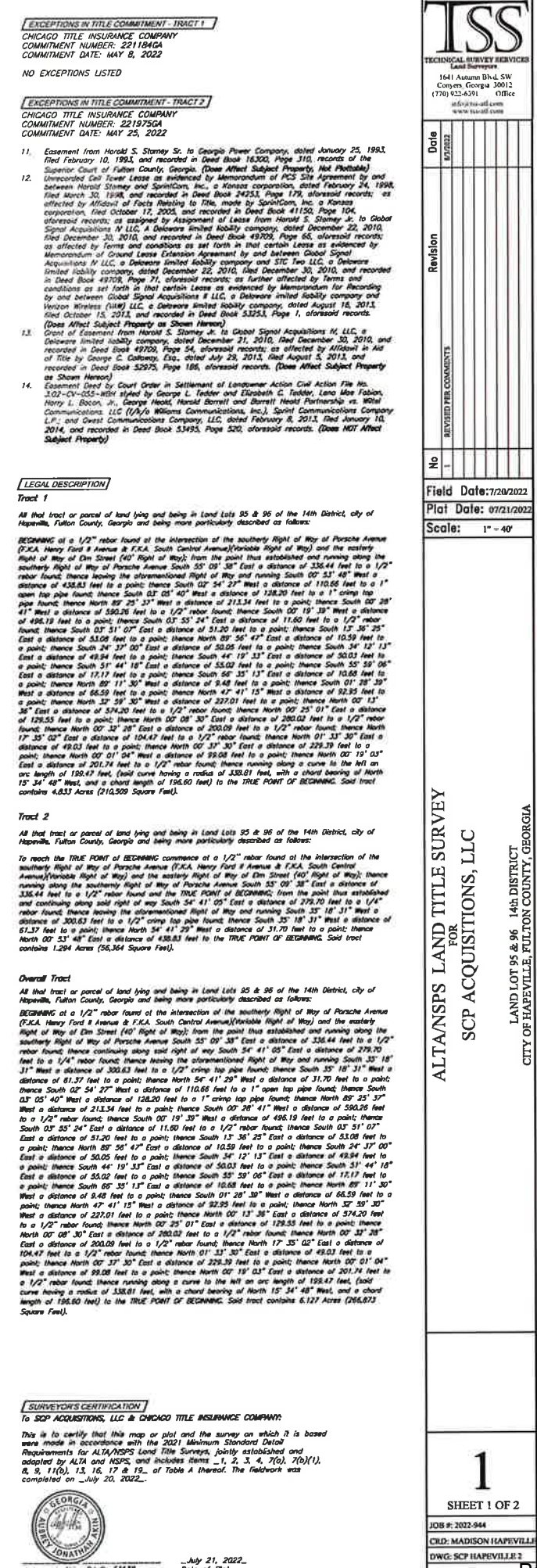
SUBSURFACE UTILITIES MARKED BY
UTILISURVEY, LLC. SEE GENERAL NOTE 2.

[illegible][illegible]

Name ↑	Start date	Due date	Predecessors
01_PA_Schedule copy			
*_START (first predecessor)		06/13/2022	
02_DD (2 months)			
01_50% DD	10/17/2022	11/11/2022	
03_100% DD	11/14/2022	12/09/2022	4FS
03_Pricing CD			
01_70% CD	12/12/2022	01/23/2023	8FS
04_CD			
00_95% CD Set	01/24/2023	03/06/2023	10FS
05_IFC	03/16/2023	05/02/2023	12FS + 7d
06_AHJ Permits			
02_LDP			
01_Submit LDP	12/22/2022	12/23/2022	26FS
01_Cycle 1 f	12/26/2022	01/10/2023	16FS
02_Cycle 1 f	01/11/2023	01/18/2023	17FS
03_Cycle 2 f	01/19/2023	02/01/2023	18FS
04_Cycle 2 f	02/02/2023	02/10/2023	19FS
02_LDP inspecti	02/13/2023	02/13/2023	20FS
03_LDP Approv.	02/14/2023	02/14/2023	21FS
03_Planning Comm			
01_Planning Co	10/11/2022	11/08/2022	23FF
04_DRC Submittal			
01_DRC Hearing	11/16/2022	12/21/2022	25FF
06_Building Permit			
01_Submit Builc	01/24/2023	01/24/2023	10FS
02_Cycle 1 Com			
Cycle 1 Resj	02/15/2023	02/27/2023	29FS
03_Cycle 2 Com			
Cycle 2 Resj	02/28/2023	03/13/2023	30FS
Cycle 2 Resj	03/14/2023	03/27/2023	31FS
04_Building Per	03/28/2023	04/03/2023	32FS
07_Construction			
01_Building 1000 -	04/05/2024	04/05/2024	
02_Building 2000 -	07/19/2024	07/19/2024	

Item





PLANTING NOTES:

- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND IDENTIFY ISSUES THAT WILL IMPACT CONSTRUCTION.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED IN AREAS OF DISTURBANCE PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3.) PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, SCHEDULES OF VALUES, DRAWINGS, OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT. IF A DISCREPANCY EXIST BETWEEN A SCHEDULE OF VALUES OR PLANT LIST AND THE PLANS, THE QUANTITY INDICATED ON THE PLANS SHALL PREVAIL.
- 4.) CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS AND SUBMIT TEST RESULTS AND PROPOSE SOIL AMENDMENTS TO LANDSCAPE ARCHITECT FOR APPROVAL. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THESE RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO INITIAL SOIL TEST REPORT APPROVAL. TESTING SHALL BE DONE BY SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER AMENDMENTS HAVE BEEN DONE.
- 5.) VERIFY TREES AND SPECIMEN PLANT MATERIAL SUPPLIED BY OWNER PRIOR TO CONSTRUCTION.
- 6.) CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR PLANTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 48 HOURS NOTICE SHOULD BE GIVEN BY THE CONTRACTOR FOR THIS REVIEW. DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT. THE STAKED LOCATIONS OF ALL TREES IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION UNLESS OTHERWISE AGREED.
- MATERIALS:
- 7.) PLANTS SHALL BE VIGOROUS, WELL ROOTED WITH DENSE GROWTH TYPICAL FOR VARIETIES SPECIFIED AND FREE FROM INJURY, INSECTS AND DISEASES.
- 8.) PLANTS SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- 9.) ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE AT THE JOB SITE. ALL MATERIAL REJECTED SHALL BE REMOVED FROM THE PROJECT SITE AT NO ADDITIONAL COST TO THE OWNER. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING AND AFTER INSTALLATION. EXAMPLE: A TREE THAT WAS ACCEPTED AT DELIVERY BUT DAMAGED DURING INSTALLATION OR DECLINES SHORTLY FOLLOWING INSTALLATION SHALL BE REPLACED AT NO EXTRA CHARGE.
- 10.) ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED.
- 11.) ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOTBALLS.
- 12.) ALL TREE TRUNKS SHALL BE STRAIGHT WITH NO SIGNIFICANT SCARING, SUN SCALD OR SHIPPING DAMAGE.
- 13.) ALL TREES REQUIRED TO BE MATCHING PER THE REMARKS IN THE PLANT LIST SHALL BE APPROXIMATELY EQUAL IN CROTCH HEIGHT, OVERALL HEIGHT AND WIDTH.
- 14.) ALL TREES SHALL BE WELL FORMED WITH FULL CANOPIES, ONE SIDED OR UN-EVEN CANOPIES WILL NOT BE ACCEPTED.
- 15.) ALL PLANTS MUST BE CONTAINER GROWN (CONT.) OR BALLED & BURLAPPED (BBB) AS INDICATED ON PLANT LIST.

EXECUTION

- 16.) FIELD DUG TREES THAT ARE EVERGREEN OR LEAFED OUT PRIOR TO DIGGING, SHALL BE HARDENED OFF AND ACCLIMATED AT THE NURSERY UNDER AN IRRIGATION MISTING SYSTEM FOR A MINIMUM OF TWO (2) WEEKS. THE NURSERY SHALL PROVIDE A LETTER OF VERIFICATION THAT THIS SPEC HAS BEEN MET.
- 17.) ALL TREES OVER 2" SHALL BE STAKED AND GUYED ON THREE SIDES. SEE PLANTING DETAILS.
- 18.) ALL SHRUB AND TREE PITS SHALL BE BACK FILLED WITH AN AMENDED SOIL MIXTURE CONSISTING OF A SLOW RELEASE GRANULAR FERTILIZER: (GRO-TONE BED MIX 1/4 LB. PER GALLON OF PLANT SIZE), 30% COMPOSTED COW MANURE, 30% COMPOSTED SPHAGNUM PEAT MOSS, AND 40% PARENT MATERIAL.
- 19.) ALL GROUNDCOVER BEDS SHALL HAVE 100 LBS OF COMPOSTED COW MANURE (2 - 50# BAGS) AND 3.8 CF OF COMPOSTED SPHAGNUM PEAT MOSS (1 BALE) PER 100 SF OF BED AREA TILLED INTO THE BED FOR A DEPTH OF 4-6".
- 20.) BEGIN SHRUB PLANTING AT A MINIMUM 36" FROM FACE OF BUILDING WALL. GROUNDCOVERS SHALL BE 12" FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS. FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK FROM DRIVEWAY AND PARKING AREAS.
- 21.) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.
- 22.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE TREATED WITH A GRANULAR PRE-EMERGENT WEED PREVENTATIVE SUCH AS 'PREEN' OR 'IRONSTAR G' AT THE MANUFACTURER'S RECOMMENDED RATES.
- 23.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" (AFTER SETTLEMENT) LAYER OF PINE STRAW OR HARDWOOD MULCH AS SPECIFIED ON THE PLANS. NATURAL AREAS SHALL BE MULCHED TO A WIDTH OF 10' FROM PLANTED AREAS. ANNUAL BEDS SHALL BE MULCHED WITH PINE MINI-NUGGETS OR APPROVED EQUAL.
- 24.) GRADE EDGE OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT CRISP DEFINITION TO BE LIMP. SEE LANDSCAPE DETAILS.
- 25.) CONTRACTOR SHALL REMOVE ALL DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- 26.) CONTRACTOR TO REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WARRANTY AND MAINTENANCE:

- 27.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS FOR THE COMPLETE INSTALLATION PERIOD UNLESS OTHERWISE AGREED IN WRITING. RESPONSIBILITIES INCLUDE MOWING, WATERING, WEEDING, DEAD-HEADING OF FLOWERS, REPAIRING SLOPES AND FINISHED GRADES, TOP-DRESSING MULCHED AREAS, FERTILIZING, ETC. MAINTENANCE SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER. THE FREQUENCY OF MOWING, ETC. SHALL BE COMPATIBLE WITH LOCAL STANDARDS AND AT NO TIME SHALL TURF BE ALLOWED TO REACH A HEIGHT WHICH VIOLATES LOCAL CODES.
- 28A.) FOR ALL FULLY IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL THROUGH ONE (1) FULL YEAR BEGINNING ON THE DAY OF FINAL ACCEPTANCE. PLANTS INSTALLED IN WINTER OR AFTER LEAF DROP SHALL BE GUARANTEED TO LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). *CONTRACTOR TO DISCUSS ALTERNATIVES WITH OWNER IN THE CASE OF MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT, MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT VOIDS 1 YR. WARRANTIES.
- 28B.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN FALL OR WINTER WILL LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). ANY PLANT THAT DOES NOT LEAF OUT IN SPRING WILL PROMPTLY BE REPLACED BY CONTRACTOR AT NO EXTRA CHARGE TO OWNER.
- 28C.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN SPRING OR SUMMER FOR THIRTY (30) DAYS MINIMUM.
- 29.) ANY PLANT WHICH TURNS BROWN, DEFOLIATES, DIES OR BECOMES INFESTED WITH PESTS OR DISEASE PRIOR TO THE FINAL ACCEPTANCE OR COMPLETION OF THE WARRANTY PERIOD SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, CULTIVAR, SIZE, AND OTHER SPECIFICATIONS.
- GENERAL PLANTING PROCEDURE:
- 1.) EXCAVATE SOIL FROM TREE PIT
- 2.) ADD WATER TO TREE PIT TO SOAK SURROUNDING SOIL AND CHECK FOR POSITIVE DRAINAGE. (NOTE: IF PIT RETAINS WATER FOR MORE THAN TWO OF HOURS CEASE WORK ON AT AREAS AND NOTIFY LANDSCAPE ARCHITECT)
- 3.) BREAK UP SOIL AT BOTTOM OF PIT TO DEPTH OF 12", ADD SPECIFIED SOIL MIX AND TAMP LIGHTLY.
- 4.) PLACE THE TREE IN THE PIT BEING CAREFUL NOT TO BREAK OR DAMAGE ROOT BALL.
- 5.) SET TREE SUCH THAT THE TOP OF THE ROOT BALL IS 2-3" HIGHER THAN THE FINAL GRADE.
- 6.) FOR BIG TREES, USING SHOVEL, CUT THE WIRE BASKET OFF IN SEGMENTS, TIP THE TREE SLIGHTLY TO REMOVE ALL OF THE PIECES.
- 7.) LEVEL THE TREE TRUNK VERTICALLY AND ROTATE THE BEST SIDE OF THE CANOPY TO THE MOST PROMINENT VIEWING ANGLE IF APPROPRIATE.
- 8.) PARTIALLY BACK FILL PIT WITH SPECIFIED SOIL MIX THEN ADD WATER
- 9.) TAMP SOIL IN AROUND TREE SIDES WITH A SHOVEL TO REMOVE AIR POCKETS AND ENSURE COMPLETE BACKFILL AROUND ROOT BALL. CONTINUE WATERING AND BACK FILLING AT THE SAME TIME UNTIL COMPLETE.
- 10.) CONSTRUCT RAISED SAUCER OF APPROXIMATELY 6" HEIGHT AND 12-18" WIDTH.
- 11.) COVER SAUCER AND TREE ROOT BALL WITH 3" MULCH, BEING CAREFUL NOT TO APPLY TOO MUCH MULCH AGAINST THE TRUNK OF THE TREE.
- 12.) FILL SAUCER AREA TO THE CREST WITH WATER TO THOROUGHLY SOAK ROOT BALL.
- 10.) STAKE AND GUY TREE TRUNK AS DIRECTED

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

- 1.) EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC.
- 2.) ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.
- 3.) PREPARE PLANTING SOIL MIX CONSISTING THE FOLLOWING SOIL AMENDMENTS BY VOLUME.
- 40% SCREENED TOPSOIL
 - 30% HUMUS (COMPOSTED PEAT OR NATURES HELPER - SOIL CONDITIONER) 2
 - 15% COMPOSTED COW MANURE OR APPROVED EQUAL
 - 15% EXPANDED SHALE ("MR. NATURAL" - FERMATILL)
- 4.) ADD 6 INCHES OF PLANTING SOIL TO EXCAVATED BED & ROTOTILL INTO EXISTING SOIL.
- 5.) PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIALS.
- 6.) IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
- 7.) EVENLY SPREAD FERTILIZER APPROPRIATE TO A VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 SQ. FEET AND RAKE INTO TOP 3 INCHES OF SOIL.
- 8.) PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
- 9.) EDGE SEASONAL COLOR BED AND MULCH WITH PINE MINI-NUGGETS OR APPROVED EQUAL, WATER THOROUGHLY.
- 10.) THOROUGHLY WATER BED AFTER PLANTING AND MULCHING.

PLANT SCHEDULE OVERALL

TREES	CODE	QTY	COMMON NAME	CONT	SIZE	CAL	REMARKS
	APB	2	BLOODGOOD JAPANESE MAPLE	B & B	8' HT MIN.	3" CAL	
	AR3	19	OCTOBER GLORY MAPLE	B & B		3" CAL	6" CLEAR TRUNK
	LN3	5	CRAPE MYRTLE STD, STRAIGHT TRUNK	B & B		3" CAL	5' CT
	LS3	8	COLUMNAR SWEET GUM	B & B		3" CAL	STANDARD SINGLE TRUNK, MATCHED
	QO3	10	BREEZEWAY® NUTTALL OAK	B & B		3" CAL	6" CLEAR TRUNK
	QH3	14	'UPPERTON' WILLOW OAK	B & B		3" CAL	6" CLEAR TRUNK
	UP3	16	PRINCETON AMERICAN ELM	B & B		3" CAL	6" CLEAR TRUNK
SHRUBS	CODE	QTY	COMMON NAME	CONT	SIZE	NA	REMARKS
	AGL3	10	LITTLE RICHARD ABELIA	3 GAL			
	AEN3	12	ENCORE AZALEA	3 GAL			
	AIM3	88	MRS. G.G. GERBING AZALEA	3 GAL			
	BGM3	26	GREEN MOUNTAIN BOXWOOD	B & B	30"W X 30"H		
	DIM3	69	DISTYLUM	3 GAL			
	IS	61	STEEDS JAPANESE HOLLY	7 GAL			
	IPA3	140	ANISE	3 GAL			
	LCC3	64	CRIMSON FIRE LOROPETALUM	3 GAL			
	LCP3	12	PURPLE PIXIE LOROPETALUM	3 GAL			
	MSA3	38	ADAGIO EULALIA GRASS	3 GAL			
	OFR	253	SWEET OLIVE	7 GAL	3' HT		
	OFR5	5	SWEET OLIVE TREE FORM	B & B	5' HT.		
	PVN3	77	NORTHWIND SWITCH GRASS	3 GAL			
	PB	24	LITTLE BUNNY FOUNTAIN GRASS	3 GAL			
	RII3	115	INDIAN HAWTHORN	3 GAL			
	RHI1	12	BLACK-EYED SUSAN	1 GAL			
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	SPACING	NA	REMARKS
	SOD	11,060 SF	BERMUDA GRASS	SOD			
	LMB1	5,372	BIG BLUE LILYTURF	1 GAL	18" O.C.		
	TAA1	221	ASIATIC JASMINE	1 GAL	18" O.C.		

LANDSCAPE CONTRACTOR NOTE:

CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FINAL TREE SELECTIONS AND TAGGING. COORDINATION NEEDED FOR SUFFICIENT LEAD TIME AND SCHEDULING OF TREE TAGGING. LA TO TAG ALL TREES FROM NURSERY PRIOR TO ORDERING. CONTACT LA WITH QUESTIONS



1320 Glenwood Industrial Blvd, Suite A1408
Atlanta, Georgia 30318
Tel. 678.890.7881 | www.bcastudio.com

Landscape Architecture, Design, & Planning
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DATE	RELEASE	REV
10/11/22	PC APPLICATION	

SCP PORSCHE AVE

466 HENRY FORD II AVE, HAPEVILLE, GA 30354

PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET

LANDSCAPE SPECIFICATIONS & SCHEDULE

PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022

SHEET NUMBER:

L9.00



PLANT SCHEDULE AREA B			
TREES	CODE	QTY	COMMON NAME
	AR3	8	OCTOBER GLORY MAPLE
	QO3	4	BREEZEWAY® NUTTALL OAK
	QH3	5	'UPPERTON' WILLOW OAK
	UP3	2	PRINCETON AMERICAN ELM
SHRUBS	CODE	QTY	COMMON NAME
	AIM3	24	MRS. G.G. GERBING AZALEA
	IS	21	STEEDS JAPANESE HOLLY
	IPA3	11	ANISE
	LCC3	20	CRIMSON FIRE LOROPETALUM
	MSA3	6	ADAGIO EULALIA GRASS
	OFR	121	SWEET OLIVE
GROUND COVERS	CODE	QTY	COMMON NAME
	SOD	2,053 SF	BERMUDA GRASS
	LMB1	1,052	BIG BLUE LILYTURF

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Atlanta, Georgia 30319
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DATE: 08/11/22 RELEASE: PC APPLICATION REV: 1

SCP PORSCHE AVE

464 HENRY FORD II AVE, HAPEVILLE, GA 30354

PREPARED FOR: SCP ACQUISITIONS, LLC

3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET

LANDSCAPE PLAN AREA B

SITE KEY:

NORTH

0 20' 40' 60' FT

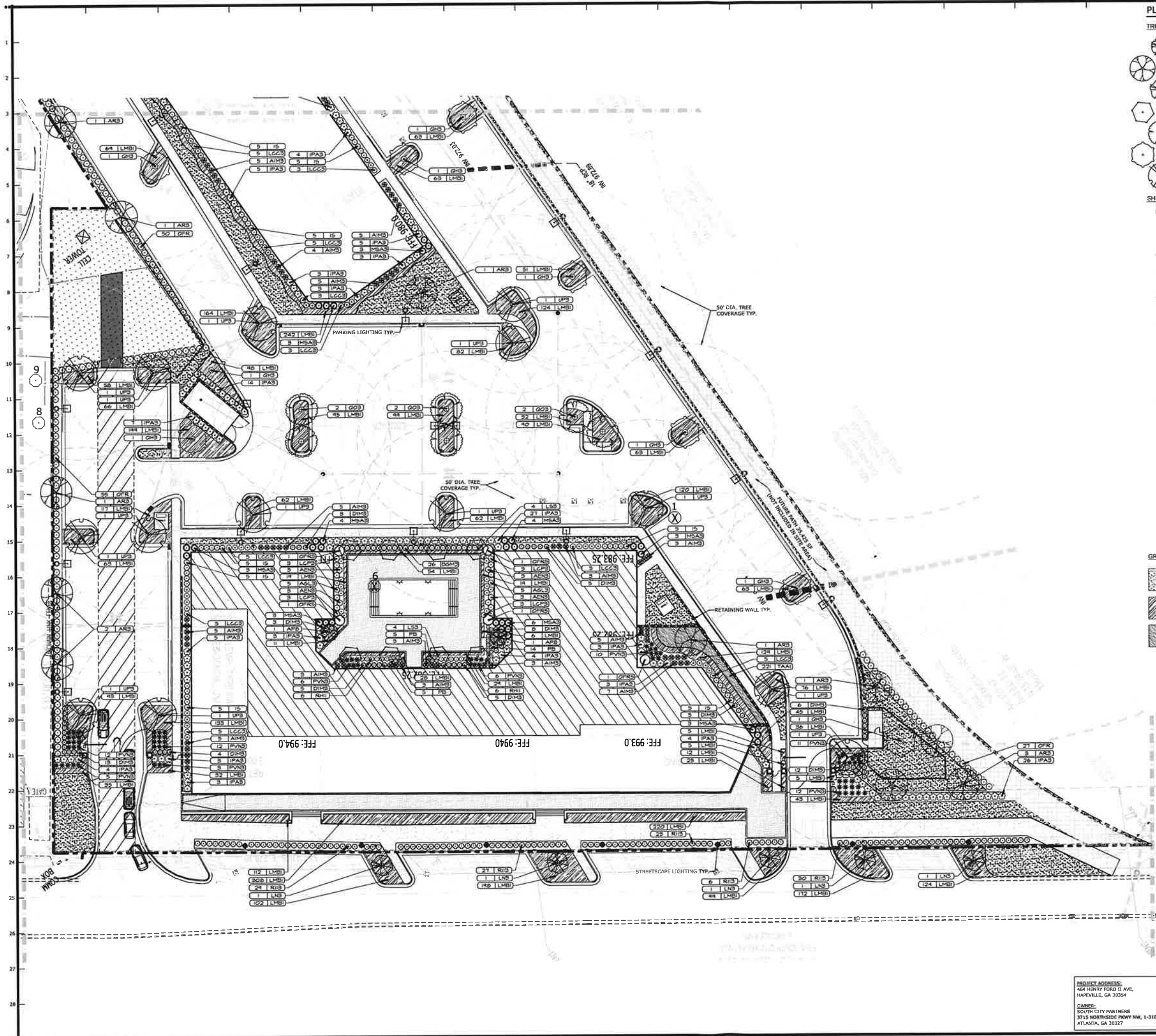
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PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022
SHEET NUMBER:

L8.10

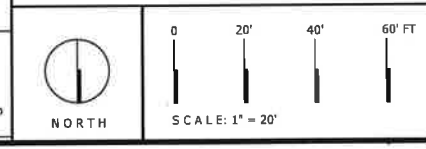
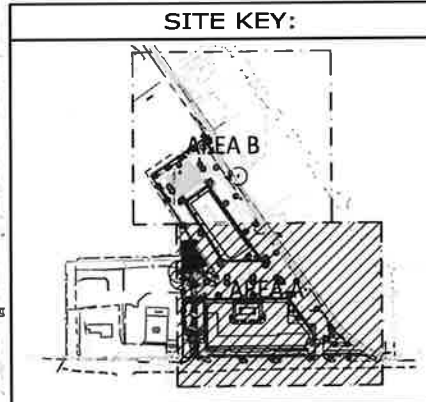
PROJECT ADDRESS:
464 HENRY FORD II AVE,
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327



PLANT SCHEDULE AREA A

TREES	CODE	QTY	COMMON NAME
	AP8	2	BLOODGOOD JAPANESE MAPLE
	AR3	11	OCTOBER GLORY MAPLE
	LN3	5	CRAPE MYRTLE
	LS3	8	COLUMNAR SWEET GUM
	QO3	6	BREEZEWAY® NUTTALL OAK
	QH3	9	"UPPERTON" WILLOW OAK
	UP3	14	PRINCETON AMERICAN ELM
SHRUBS	CODE	QTY	COMMON NAME
	AGL3	10	LITTLE RICHARD ABELIA
	AEN3	12	ENCORE AZALEA
	AIM3	64	MRS. G.G. GERBING AZALEA
	BGM3	26	GREEN MOUNTAIN BOXWOOD
	DIM3	69	DISTYLUM
	IS	40	STEEDS JAPANESE HOLLY
	IPA3	129	ANISE
	LCC3	44	CRIMSON FIRE LOROPETALUM
	LCP3	12	PURPLE PIXIE LOROPETALUM
	MSA3	32	ADAGIO EULALIA GRASS
	OFR	132	SWEET OLIVE
	OFR5	5	SWEET OLIVE TREE FORM
	PVN3	77	NORTHWIND SWITCH GRASS
	PB	24	LITTLE BUNNY FOUNTAIN GRASS
	RII3	115	INDIAN HAWTHORN
	RHI1	12	BLACK-EYED SUSAN
GROUND COVERS	CODE	QTY	COMMON NAME
	SOD	9,007 SF	BERMUDA GRASS
	LMB1	4,320	BIG BLUE LILYTURF
	TAA1	221	ASIATIC JASMINE



PROJECT ADDRESS:
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LANDSCAPE DEVELOPMENT SET

LANDSCAPE PLAN AREA A

SCP PORSCHE AVE

464 HENRY FORD II AVE, HAPEVILLE, GA 30354

PREPARED FOR: SCP ACQUISITIONS, LLC
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PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022
SHEET NUMBER:
L8.00

TREE CALCULATION NOTES:

1) TREE DENSITY REQUIRED IS 100 INCHES PER ACRE, IN LANDSCAPE CALCULATIONS
 6.13 GROSS ACREAGE
 (0.81 AC) 35,425 SF (FUTURE PATH AREA (ALONG WEST) NOT INCLUDED IN LANDSCAPE CALCULATIONS)
 (0.44 AC) 19,220 SF ((SOUTH-WEST) - NARROW PORTION OF THE SITE NOT INCLUDED IN LANDSCAPE CALCULATIONS)

4.8 NET ACREAGE (USED FOR LANDSCAPE CALCULATIONS)

4.8 AC X 100 = 480" TREE INCHES REQUIRED

2) REQUIRED LANDMARK REPLACEMENT: 118"

3) SAVED TREES: 0 TREES SAVED

4) REPLACEMENT TREE PROVIDED: 241" TOTAL TREE INCHES PROVIDED

5) TREE DENSITY DEFICIT:
 (480" + 118") INCHES REQUIRED - 241" INCHES PROVIDED = 357" DEFICIT INCHES

NON-RECOMPENSE MITIGATION FEE:
 \$150 PER INCH X 357" INCHES = \$53,550 RECOMPENSE OWED

NOTES: LANDMARK TREES MARKED AS POOR CONDITION. NO REPLACEMENT REQUIRED.

PROPOSED REPLACEMENT TREES

Code	BOTANICAL / COMMON	Quantity	SIZE	REP. TREE INCHES	% GENUS
AP8	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	2	3" CAL	6	2%
AR3	ACER RUBRUM OCTOBER GLORY TM / OCTOBER GLORY MAPLE	19	4" CAL	76	32%
LN3	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	5	3" CAL	15	6%
LS3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLLONAR SWEET GUM	8	3" CAL	24	10%
OD3	QUERCUS NUTTALLI 'OCHLOCKNEE' / BREEZEWAY® NUTTALL OAK	10	3" CAL	30	12%
QH3	QUERCUS PHellos RTS / 'UPPERTON' WILLOW OAK	14	3" CAL	42	17%
UP3	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	15	3" CAL	45	20%
TOTAL REPLACEMENT TREE INCHES		241		241	100.00%

LANDSCAPE CONTRACTOR NOTE:

CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FINAL TREE SELECTIONS AND TAGGING. COORDINATION NEEDED FOR SUFFICIENT LEAD TIME AND SCHEDULING OF TREE TAGGING. LA TO TAG ALL TREES FROM NURSERY PRIOR TO ORDERING. CONTACT LA WITH QUESTIONS

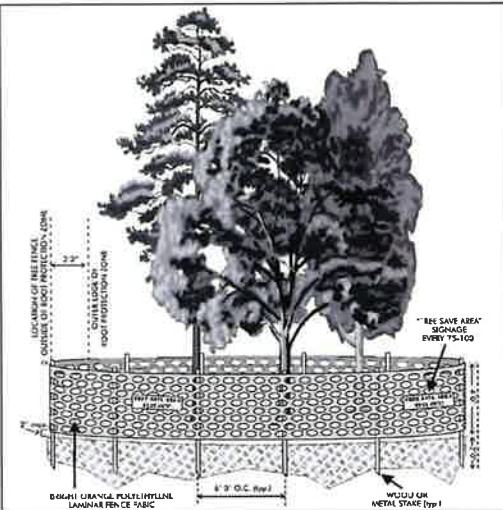
EXISTING LANDMARK TREE ARBORIST REPORT

Tag #	DBH	Species	Condition	Disposition	Notes
1	28	Pecan	FAIR	To Be Removed	Some coverage from kudzu vines
2	27	Pecan	GOOD	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree
3	36	Poplar	POOR	To Be Removed	Codominant at root crown with included bark, DBH measured below root crown
4	34	Water Oak	GOOD	To Be Removed	Few dead limbs
5	28	Water Oak	GOOD	To Be Removed	
6	31	Sweetgum	POOR	To Be Removed	Codominant at root crown, DBH measured below union
7	28	Magnolia	GOOD	To Be Removed	
8	31	Sycamore	FAIR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, assessed from behind fence, swollen trunk may indicate rot and decay
9	34	Pecan	POOR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, codominant at root crown, DBH measured below union, assessed from behind fence

NOTES:

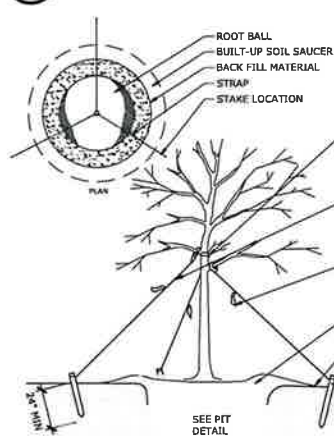
- ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.
- ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
- ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.

TREE PROTECTION FENCING



1 TREE PLANTING

SCALE: NTS

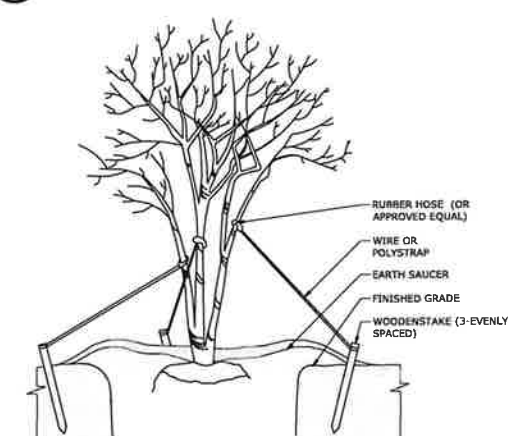


3 SINGLE TRUNK STAKING

SCALE: NTS

2 TREE PLANTING ON SLOPE

SCALE: NTS



4 MULTI-TRUNK STAKING

SCALE: NTS

TREE CONSERVATION PLAN NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAVENVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAVENVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAVENVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAVENVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI STANDARDS LATEST EDITION).
- TREE PLANTING MAY BE DELAYED UP TO SIX (6) MONTHS IN THE CASE OF UNFAVORABLE CLIMATE CONDITIONS (DROUGHT, FLOOD, EXTREME HEAT OR COLD). PROPERTY OWNERS MUST PROVIDE THE CITY WITH A PERFORMANCE BOND THAT IDENTIFIES A TARGET DATE FOR WHEN THE REQUIRED NUMBERS, SIZES, AND SPECIES OF TREES WILL BE PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE.
- EVERY DEVELOPMENT WITHIN THE CITY IS REQUIRED TO UNDERGO LANDSCAPE INSPECTION BY THE CITY'S DESIGNATED AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE INSPECTION WILL DETERMINE WHETHER THE TREE PRESERVATION AND/OR REPLACEMENT PLAN HAS BEEN IMPLEMENTED AS REQUIRED BY THIS ORDINANCE.

TREE NOTES:

- ALL TREE LOCATIONS ARE APPROXIMATE.
- LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
- ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.
- TREES REMOVED OUTSIDE OF TREE PROTECTION FENCE ARE TO BE REMOVED BY HAND WITH MINIMAL DISTURBANCE PER ARBORIST REQUEST.

IRRIGATION NOTES:

- ALL IRRIGATION IS TO BE DESIGN BUILD AND TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE MATERIAL.
- CIVIL TO LOCATE WATER METER.
- IRRIGATION DESIGNER TO ADHERE TO ALL LOCAL JURISDICTION CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO FIELD ADJUST ALL SPRAY HEADS AND DRIP LINES AS NEEDED TO ENSURE FULL COVERAGE AND ELIMINATE OVERSPRAY ONTO ADJACENT WALKS AND ROADS.
- FINAL CONTROL BOX AND METER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION INSTALLATION.



464 Porsche Avenue
 Tree Assessment

For:
 B + C Studio
 1320 Ellsworth Industrial Blvd NW
 Suite A1400
 Atlanta, GA 30318

By:
 Ben Kent, PLA
 ISA Certified Arborist SO-7070A
 PO Box 1354
 Oxford, Georgia 30054

September 26, 2022
 Version 1.0

Assignment

Inventory and assess all trees on-site that meet the City of Hapeville's Landmark tree criteria of the following:

- 27-inch caliper at DBH: Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood.
- 30-inch caliper at DBH: Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine.
- Ten-inch caliper at DBH: American Holly, Dogwood, Redbud or another genus as determined by the city arborist such as Bigleaf Magnolia.

Record the following data for all trees meeting the size requirements: tree number, diameter, species, vitality, and other comments relative to condition.

Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, all about 2 feet.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	Good: Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species. Fair: Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. Poor: Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Dead: Tree is dead. Invasive: Tree that is non-indigenous to the Atlanta area, Piedmont region. Hazardous: Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a County Arborist or County Forester.
Comments	Additional information regarding health and condition of the trees.

464 Porsche Avenue - Tree Assessment by Southern Arbor Source LLC - Version 1.0 - 09/26/2022 - Page 1

Tree Assessment Data

Tag #	DBH	Species	Condition	Notes
1	28	Pecan	FAIR	Some coverage from kudzu vines
2	27	Pecan	GOOD	NOT LOCATED ON PROPERTY, possible boundary tree
3	36	Poplar	POOR	Codominant at root crown with included bark, DBH measured below root crown
4	34	Water Oak	GOOD	Few dead limbs
5	28	Water Oak	GOOD	
6	31	Sweetgum	POOR	Codominant at root crown, DBH measured below union
7	28	Magnolia	GOOD	
8	31	Sycamore	FAIR	NOT LOCATED ON PROPERTY, possible boundary tree, assessed from behind fence, swollen trunk may indicate rot and decay
9	34	Pecan	POOR	NOT LOCATED ON PROPERTY, possible boundary tree, codominant at root crown, DBH measured below union, assessed from behind fence

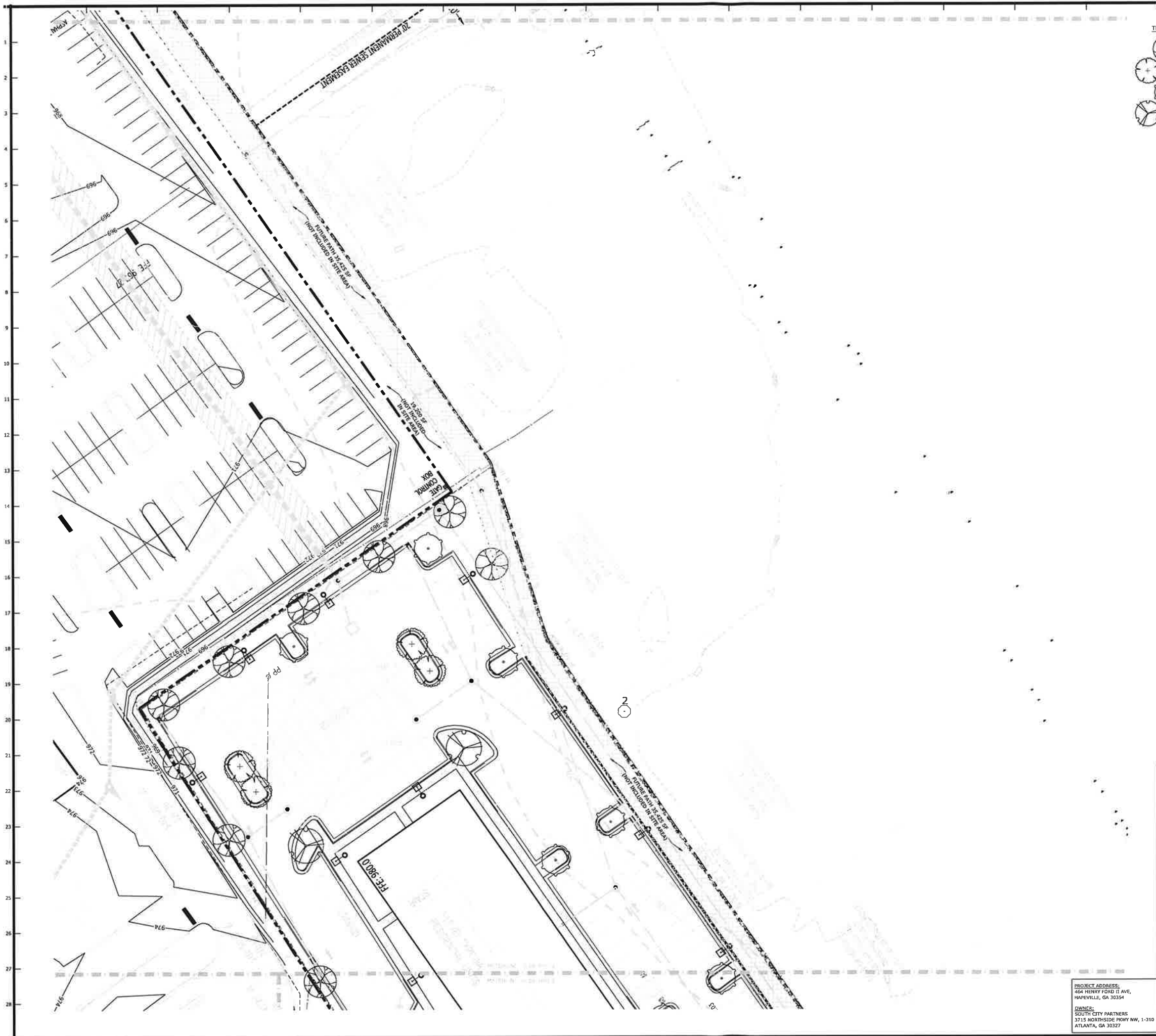
464 Porsche Avenue - Tree Assessment by Southern Arbor Source LLC - Version 1.0 - 09/26/2022 - Page 2

PROJECT ADDRESS:
 464 HENRY FORD II AVE,
 HAVENVILLE, GA 30354
 OWNER:
 SOUTH CITY PARTNERS
 3715 NORTHSIDE PKWY NW, 1-310
 ATLANTA, GA 30327

PROJ. NO: 02-SCP-PAH
 DRAWN: SK
 CHECKED: TA
 DATE: 08/24/2022

SHEET NUMBER:

TPP4.0



PROPOSED REPLACEMENT TREES			
TREES	CODE	QTY	COMMON NAME
AR3	6		OCTOBER GLORY MAPLE
QO3	4		BREEZEWAY® NUTTALL OAK
QH3	5		'UPPERTON' WILLOW OAK
UP3	2		PRINCETON AMERICAN ELM



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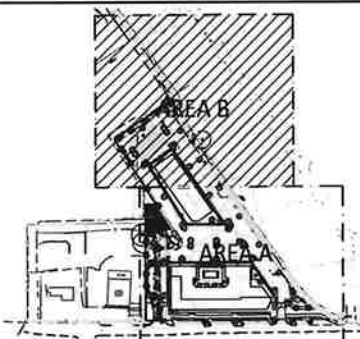
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REVISIONS		
DATE	RELEASE	REV.
10/11/22	PC APPLICATION	

PROJECT ADDRESS:
464 HENRY FORD II AVE,
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327

SITE KEY:





NORTH

0 20' 40' 60' FT

SCALE: 1" = 20'

SCP PORSCHE AVE

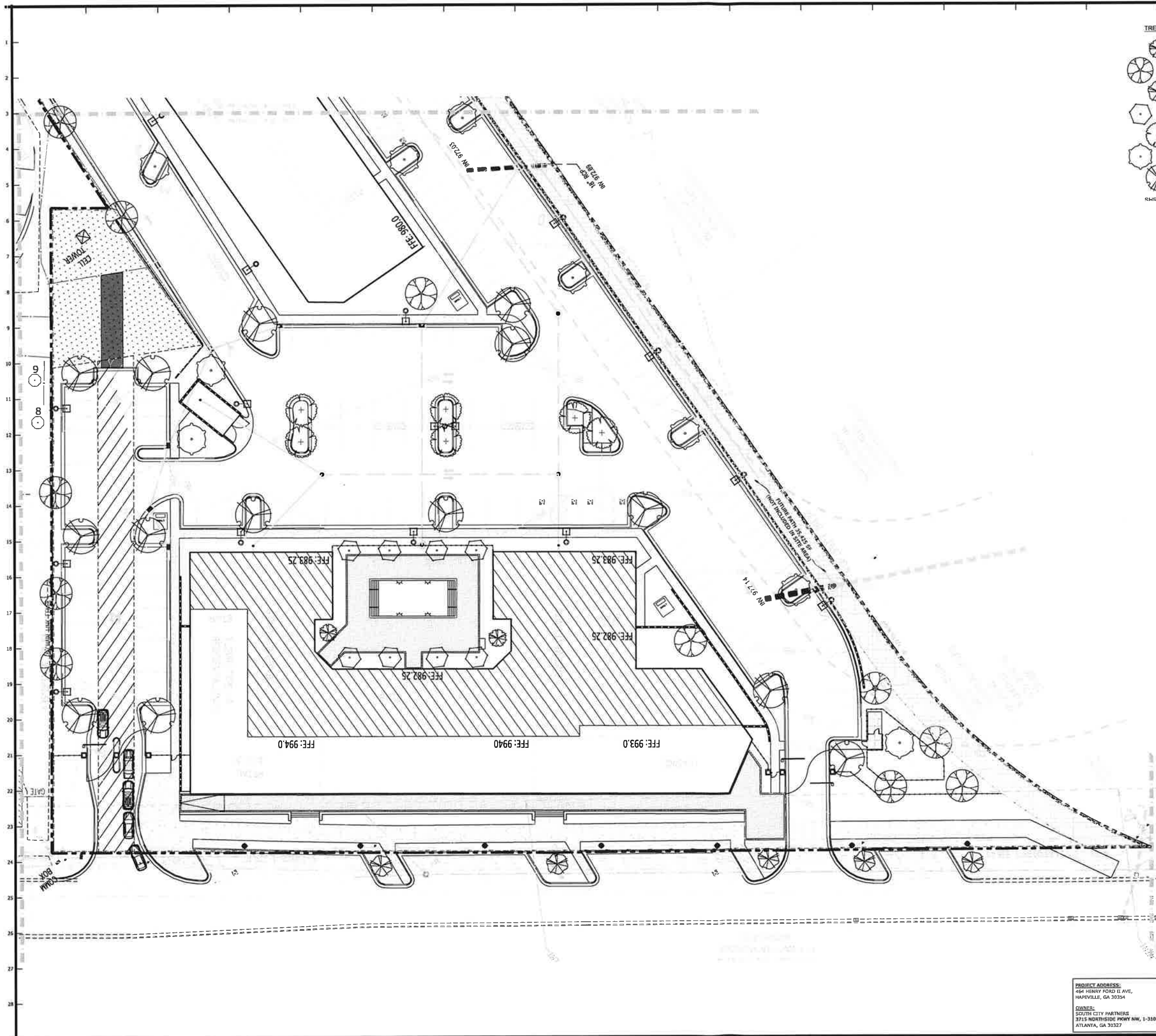
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PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET

TREE REPLACEMENT PLAN

PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022

SHEET NUMBER:
TPP3.0



PROPOSED REPLACEMENT TREES		
TREES	CODE	QTY
AP8	2	BLOODGOOD JAPANESE MAPLE
AR3	11	OCTOBER GLORY MAPLE
LN3	5	CRAPE MYRTLE STD, STRAIGHT TRUNK
LS3	8	COLUMNAR SWEET GUM
QO3	6	BREEZEWAY® NUTTALL OAK
QH3	9	'UPPERTON' WILLOW OAK
UP3	14	PRINCETON AMERICAN ELM
TREES	CODE	QTY



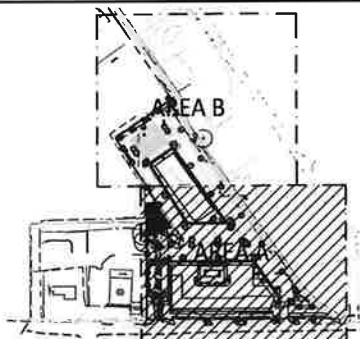
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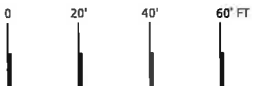
SITE KEY:



AREA B



NORTH



0 20' 40' 60' FT
SCALE: 1" = 20'

PROJECT ADDRESS:
464 HENRY FORD II AVE,
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-350
ATLANTA, GA 30327

SCP PORSCHE AVE

464 HENRY FORD II AVE, HAPEVILLE, GA 30354

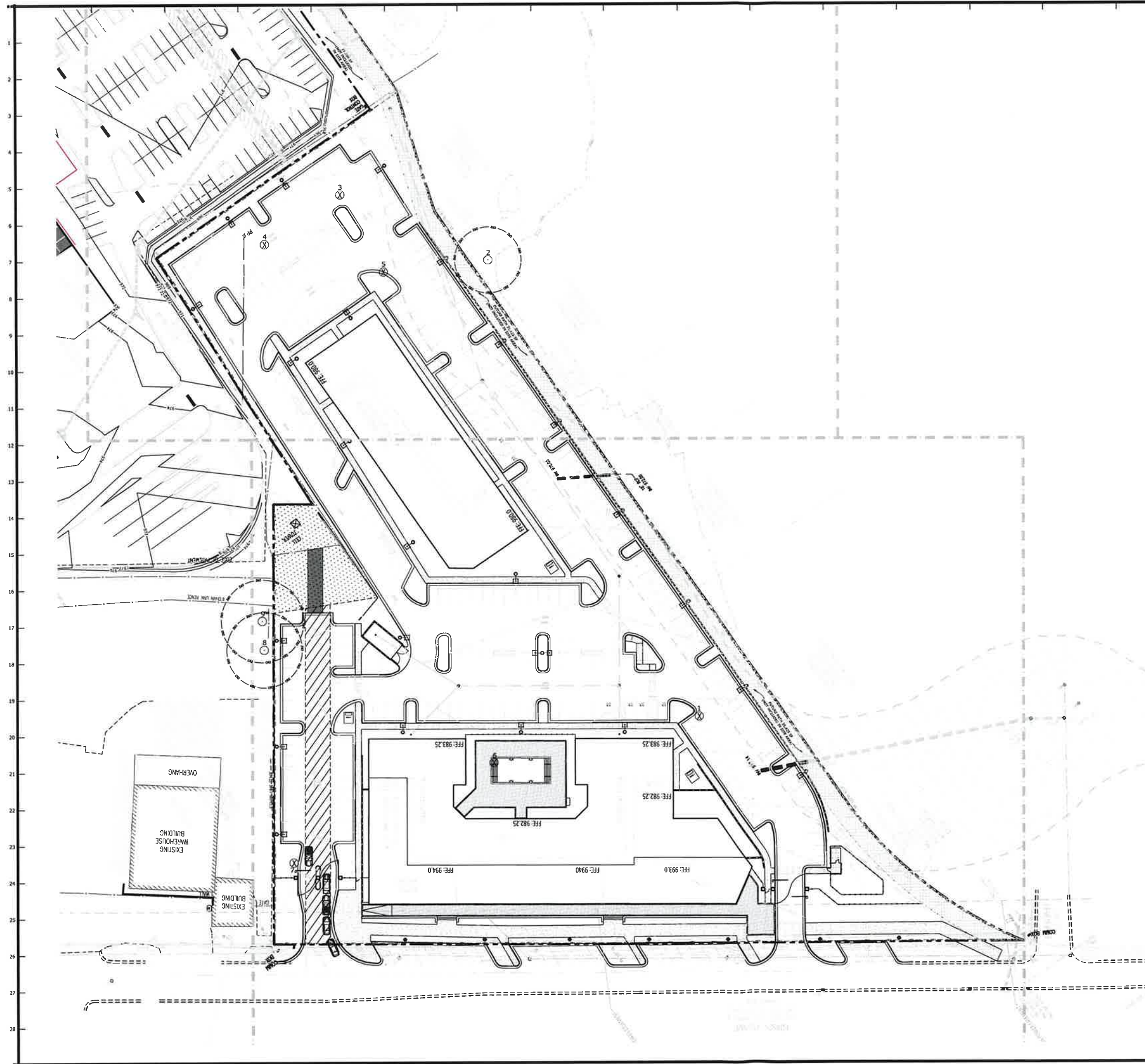
PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET

TREE REPLACEMENT PLAN

PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022

SHEET NUMBER:
TPP2.0



PROJECT ADDRESS:
464 HENRY FORD II AVENUE,
HAUPEVILLE, GA 30754

OWNER:
SOUTH CITY PARTNERS
3715 NORTHEAST HWY NW, I-310
ATLANTA, GA 30327

**1320 Elsworth Industrial Blvd. Suite A1400
Atlanta Georgia 30318
Tel. 678.996.7891 | www.b+cstudio.com**

Landscape Architecture, Design + Planning
THE PLANT, PLANTING, PLANNING,
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DATE RELEASE **REV**
10/11/22 PC APPLICATION

NOTE: SEE ARBORIST'S TREE ASSESSMENT ON TPPS.0 FOR LANDMARK TREES.

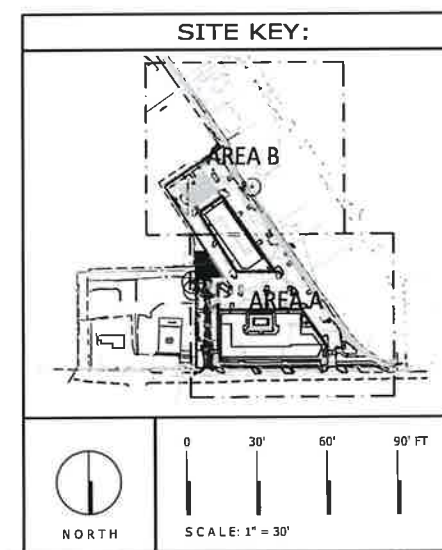
LEGEND	
	TREE TO BE SAVED
	TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE

TREE NOTES:

- 1) ALL TREE LOCATIONS ARE APPROXIMATE.
- 2) LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION
- 3) ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.

Tag #	DBH	Species	Condition	Disposition	Notes
1	28	Pecan	FAIR	To Be Removed	Some coverage from kudzu vines
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4	34	Water Oak	GOOD	To Be Removed	Few dead limbs
5	28	Water Oak	GOOD	To Be Removed	
6	31	Sweetgum	POOR	To Be Removed	Codominant at root crown, DBH measured below union
7	28	Magnolia	GOOD	To Be Removed	
8	31	Sycamore	FAIR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, assessed from behind fence. Twollen trunk may indicate rot and decay.
9	34	Pecan	POOR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, codominant at root crown, DBH measured below union, assessed from behind fence

Tag #	DBH	Species	Condition	Disposition	Notes
1	28	Pecan	FAIR	To Be Removed	Some coverage from kudzu vines
2	27	Pecan	GOOD	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree
3	36	Poplar	POOR	To Be Removed	Codominant at root crown with included cup. DBH measured below root crown
4	34	Water Oak	GOOD	To Be Removed	Few dead limbs
5	28	Water Oak	GOOD	To Be Removed	
6	31	Sweetgum	POOR	To Be Removed	Codominant at root crown, DBH measured below union
7	28	Magnolia	GOOD	To Be Removed	
8	31	Sycamore	FAIR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, assessed from behind fence swollen trunk may indicate rot and decay
9	34	Pecan	POOR	To Remain	NOT LOCATED ON PROPERTY, possible boundary tree, codominant at root crown, DBH measured below union, assessed from behind fence

[illegible]

SCP PORSCHE AVE
466 HENRY FORD II AVE, HAYESVILLE, GA 30354
PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET

TREE SURVEY

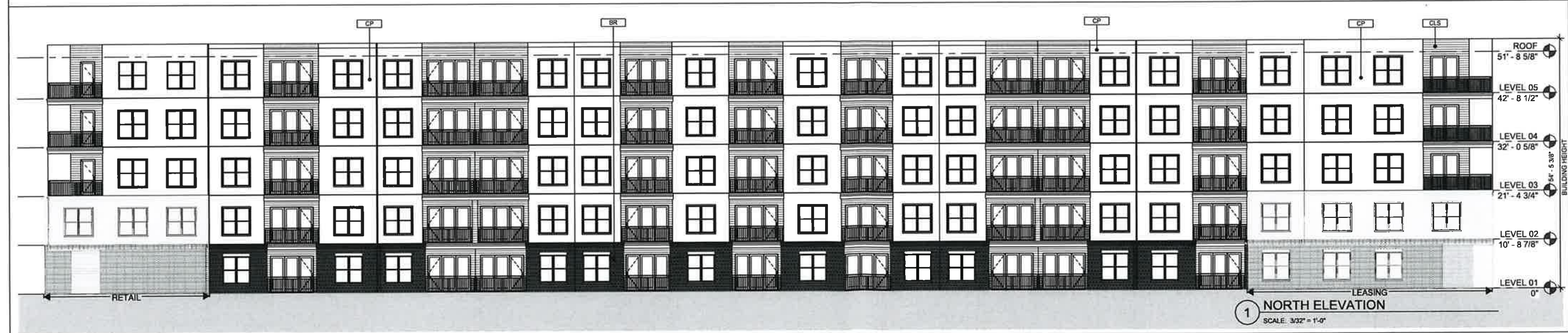
PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022

SHEET NUMBER:
TPP1.00



- KEY PLAN**

SHEET NUMBER:



DYNAMIK DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PORSCHIE AVENUE
HAPEVILLE, GEORGIA 30354

3715 NORTHSIDE PKWY
SUITE 1310
ATLANTA, GA 30327



HAPEVILLE 2

PROJECT NUMBER: SCP2019-09

NO. DRAWING RELEASE DATE

TITLE:
BLDG 2000
ELEVATIONS

SHEET NUMBER:

A4-07



MATERIAL LEGEND
BR - BRICK
CP - CEMENTITIOUS PANEL
CLS - CEMENTITIOUS LAP SIDING
VR - VINYL RAILING

DYNAMIK DESIGN
5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PORSCHE AVENUE
HAPEVILLE, GEORGIA 30354

3715 NORTHSIDE PKWY
SUITE 310
ATLANTA, GA 30327

SOUTH CITY
PARTNERS

PROJECT NUMBER: SCP2019-09

HAPEVILLE 2

CLIENT:

NO. DRAWING RELEASE DATE

TITLE:
BLDG 1000
ELEVATIONS

SHEET NUMBER:

A4-06



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: November 1, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 0 Porsche/464 Porsche Ave**

BACKGROUND

The City of Hapeville has received a site plan application from SCP Acquisitions, LLC to construct a 5 story, multi-use multi-family and retail development with approximately 220 multi-family units and 3,000 SF of retail on 6.706 acres sited on a 6.127 acre consolidated lot encompassing 0 Porsche Ave (14 009600050183 and 14 0096 LL 0502) and 464 Porsche Ave (14 009600050118). The proposed development includes 3 buildings, an amenity area, dog park, pool, on site surface parking, and future linear trail.

The project is located in the Eastern Gateway Corridor of the LCI Study adopted by the City in 2017.

The property is zoned U-V, Village and is subject to the requirements for Commercial Mixed-Use section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

Sec. 93-11.2-5. – Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

(9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).

Approved by Mayor & Council on July 12, 2022

Sec. 93-11.2-3. - Permitted uses.

(5) Retail; sales, with a maximum floor area of 20,000 square feet,

(9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

(23) Residential density limitations shall be as follows:

- a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;

40 units per acre – 6.127 acre x 40 = 245 units allowable. Meets requirements.

- b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
- c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.2-7. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.
- (2) *Front yard.* See subsection (3) below.
- (3) **Build-to line.** The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.
- (6) *Distance between buildings.* Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

Ensure any balconies do not encroach beyond the property line.

- (7) ***Height regulations.*** No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - d. The proposed development meets approval from the fire department and FAA.
 - e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

Meets requirements.

- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
 - a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

- c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Not applicable

Sec. 93-11.2-8. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

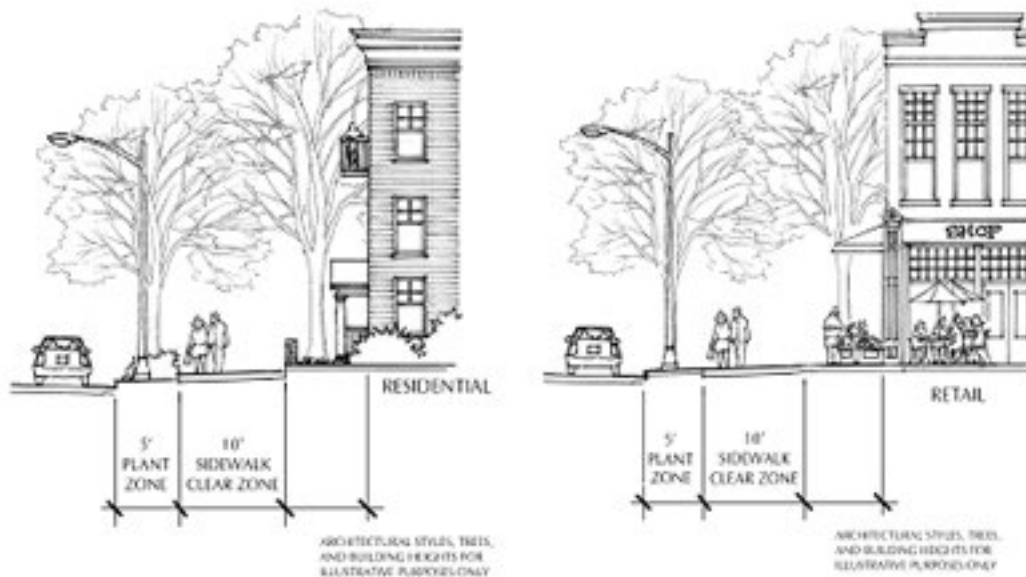
- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) **Adjacent to ground floor retail or restaurant uses the supplemental area:**
 - a. **Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;**
 - b. **Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;**
 - c. **Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.**
- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

Meets requirements

Sec. 93-11.2-9. - Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
 - b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.



- c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**
- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.
- e. The landscape area shall be maintained by the adjacent property owner.

Dimensions between trees not provided along Porsche Ave

(2) Sidewalk clear area requirements.

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. **Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.**

Meets requirements

- d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
- e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

(3) Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Materials not clear with pedestrian crossing. Is it striped or paved with differentiating material?

Sec. 93-11.2-10. - Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

- (1) See article 22.1 of this chapter for minimum parking space requirements.
1 space per 1,000 SF. 3,000 SF = 3 spaces. 220 units @ 1/du = 223 spaces
Total spaces required 226. 281 onsite provided. 26 on street provided.
Variance required for 110% of required minimum parking. Staff supports variance.
- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - 1. A to-scale map indicating location of proposed parking spaces;
 - 2. Hours of business operation of nonresidential parking users;
 - 3. Copies of the legal instrument that authorizes the use of shared parking facilities;
 - 4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
 - 5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.
 - c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.

No alternate access possible.

- (5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Not applicable.

- (6) Carports shall be prohibited.

Not applicable.

- (7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Not applicable.

- (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).

Not applicable.

- (9) **Bicycle or moped parking spaces are required as follows: All non-residential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area, or at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.**

Bicycle / moped parking not shown.

- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

Meets requirements

Sec. 93-11.2-12. - Commercial design ground floor requirements.

In addition to the requirements of [section 93-11.2-10](#), the following shall apply to buildings with enfronting ground floor commercial uses; and all enfronting buildings along South Central Avenue, North Central Avenue, Virginia Avenue, International Boulevard, or Atlanta Avenue:

- (1) Enfronting ground floor facades shall provide a display window area consisting of:

a. A non-glass base or knee wall beginning at grade and extending not more than 24 inches above the required sidewalk.

b. A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows that have a minimum depth of 2½ feet into and are accessible from the building interior.

Not shown

c. Primary pedestrian entrances to all commercial uses adjacent to the front yard shall be recessed a maximum of five feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of 70 percent glass.

d. A glass transom located above the glass display window and entry door shall have a minimum height of 24 inches and a maximum height of 36 inches.

e. A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.

f. No linear distance of more than ten feet without intervening glass display windows or glass doors.

g. A non-glass sign band located above the glass transom having a minimum height of 36 inches.

Not shown

(2) Ground floor drop ceilings shall be recessed a minimum of 18 inches from the display window opening.

Not shown

(3) The ground floor finished floor to ceiling slab shall be a minimum of 18 feet. Finished ceiling height shall be a minimum of 14 feet.

Does not meet requirements

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **U-V, Urban Village Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Minimum			Maximum m		Max. Unit/ Bldg. Lot
								Side	Rear	Stories	Feet	Min. Parking	
Multifamily	20	2,000		600	90	0/15	0	0	0	4g	64g.	1/DU	

g. Buildings over 40 ft in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

Meets requirements.

-
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Missing sidewalk on northeast portion along Porsche Drive. Missing cross sections.

- c. The locations, area, and number of proposed parking spaces.

281 on-site parking spaces are provided with an additional 26 on street parking along Dogwood. This exceeds the parking requirement by over 100% and will require a variance from the Board of Appeals. Staff supports the variance.

- d. Existing and proposed grades at an interval of five feet or less.

Meets requirements

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided, see arborist report.

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Open space is shown on the site.

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Retaining walls are shown on the plan.

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Screened compactor shown on site.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- k. Location and size of all signs.

All signs must be submitted to the City for review.

scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (4) *Project data.*

- a. Site area (square feet and acres).

Per the site plan, the total site area is 266,873 or 6.127 acres.

- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Allowable is 90%. Coverage is incomplete. Coverage should include all impervious surface and breakdown by type (building, parking, driveway).

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

220 dwelling units (200 one bedroom, 20 two bedroom), with minimum of 631 SF. Minimum SF is 600 SF.

- d. Floor area in nonresidential use by category.

3,000 SF retail.

- e. Total floor area ratio and/or residential density distribution.

220 units proposed. Density limitation is 40 units per acre. 6.127 acres x 40 = 245 units allowable. Meets requirement.

-
- f. Number of parking spaces and area of paved surface for parking and circulation.

In excess of requirement. Variance required.

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Timeline provided.

ARTICLE 23. OFF-STREET PARKING AND LOADING

Sec. 93-23-1. Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. Entrance and exit points.

- (a) Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.

Meets requirements

- (b) Sidewalks shall be clearly continued across any intervening driveway. Such effect may be accomplished by continuing sidewalk paving materials, the use of brick pavers, paint, or any other similar high contrast material (examples are on file with planning commission staff). Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar or the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for intervening sidewalks.

Materials should be called out and included on eastern most entrance/exit.

- (c) In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.

Meets requirements

- (d) Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.

Meets requirements

- (e) Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Meets requirements

- (f) Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Meets requirements

Sec. 93-23-3. Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Meets requirements

Sec. 93-23-4. Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Meets requirements

Sec. 93-23-6. Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

Not applicable

Sec. 93-23-7. Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-

street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Meets requirements

Sec. 93-23-8. Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Not applicable

Sec. 93-23-9. Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

Requires variance.

Sec. 93-23-11. Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

- (a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

***Minimum Compact-Size Parking Space
Dimensions***

Type of Space	Width of Space	Length of Space
---------------	----------------	-----------------

	(feet)	(feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

Meets requirements

- (b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Meets requirements

- (c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

(1) Access to buildings generally.

- a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.
- b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by abovegrade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

Add one more accessible space on-site (in addition to the one off street parking space)

- (2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

Sec. 93-23-12. Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway. If the property providing the additional parking contains more than ten parking spaces, the parking area of that property shall be brought into compliance with the requirements of section 93-23-18 and chapter 93, article 29.

Not applicable

Sec. 93-23-13. Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

Not applicable

Sec. 93-23-14. Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

No loading space shown.

Sec. 93-23-15. Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

No loading space shown.

Sec. 93-23-16. Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient

parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Not applicable.

Sec. 93-23-17. Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

Not applicable.

Sec. 93-23-18. Landscape requirements for vehicular use areas.

- (a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.
- (b) *Areas subject to the requirements of this section.* Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.
- (c) *Procedure for the development of vehicular use areas.*
 - (1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.
 - (2) *Submission of a required survey and proposed landscape plan.*
 - a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.

- b. Each survey and landscape plan shall include the following:
 - 1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
 - 2. North arrow and scale;
 - 3. All dimensions; and
 - 4. All required information and data listed on drawings.
- (3) *Survey*. The required survey shall include the following information:
 - a. Legal description of the property.
 - b. All trees and survey data as defined in this chapter.
 - c. Existing structures, buildings, parking spaces, accessways, and public streets.
 - d. Aboveground and belowground utility lines and easements.
 - e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.
- (4) *Landscape plan*. The proposed landscape plan shall include the following information:
 - a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
 - b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
 - c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.
 - d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.
- (d) *Landscape requirements*. All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:
 - (1) *Tree requirements*. Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.
 - (2) *Perimeter landscape requirements*.
 - a. **All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.**
 - b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
 - 1. i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension often feet from the right-of-way line to the vehicular use area.

- ii. In addition, the requirements of section 93-2-7 shall be met.
- 2. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.
- (3) *Permitted modification to the landscaping requirements.*
 - a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
 - b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
 - c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
 - d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.
- (4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.
 - a. *New plant materials.*
 - 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
 - 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
 - 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
 - 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.
 - b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter and chapter 93, article 29.
 - c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.
 - d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping

area may be counted as part of the required depth of each parking space.

- e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.
- f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.

See Arborist Report

- (e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.
- (f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plan. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

SUMMARY OF FINDINGS

The site plan is deficient for zoning in the following areas:

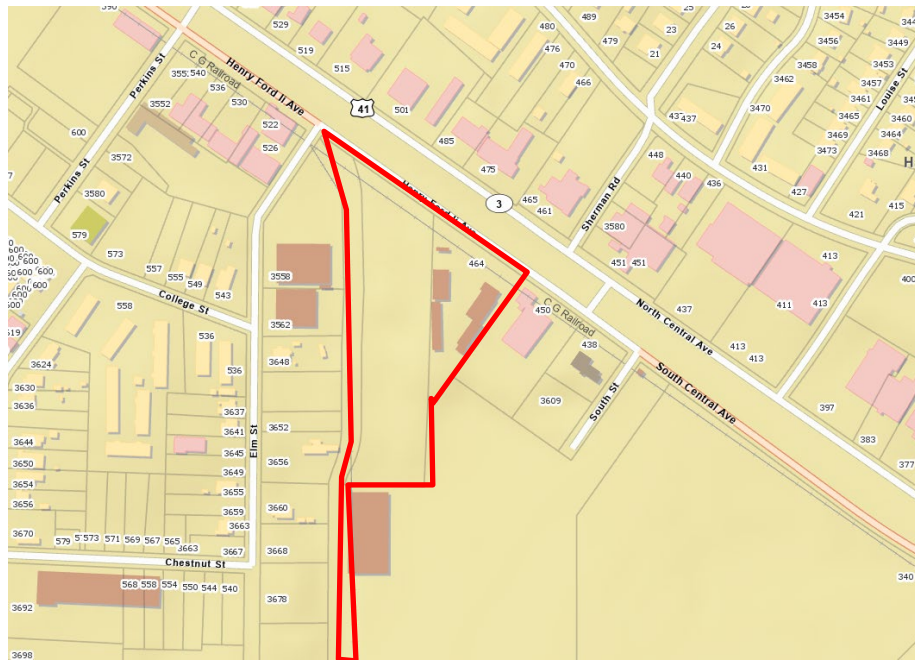
- Ensure any balconies do not encroach beyond the property line.
- Provide bicycle / moped parking not shown.
- Provide dimensions between trees not provided along Porsche Ave (30').
- Provide Sec. 93-11.2-12. - Commercial design ground floor requirements.
- Provide missing sidewalk on northeast portion along Porsche Drive.
- Provide missing cross sections.
- Seek variance for excess of 110% of parking
- Provide loading space.
- Add one more accessible space on-site (in addition to the one off street parking space)
- Provide impervious surface by type. Coverage should include all impervious surface and breakdown by type (building, parking, driveway).
- Call out materials and include on eastern most entrance/exit.

It is not clear whether the GDOT will require an accel/decel lane which may impact the site plan. The applicant should confirm with GDOT and the City Engineer.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Once the Applicant has addressed all of the Planner's, Engineer's, Fire Marshall's and Arborist's comments to come into compliance with Code, the plan may be approved.

Site Location



October 26, 2022

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 464 Porsche Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 221051.50

Dear Ms. Senter:

As requested, I have reviewed the concept site plans for the 464 Porsche Avenue Site to be located on a 6.706 acre parcel on Porsche Avenue, within a UV Zoning District. The initial submittal was received on October 25, 2022. This review is for compliance with the concept site plan requirements of Chapter 93-2-16 of the City ordinances. The plans consisted of site plan, grade plan, landscape plans, tree protection plans, and building elevation plans prepared by various firms. My comments are as follows:

1. The minimum full size parking space width at 90 degrees is 10 feet rather than the 9 feet shown.
2. The proposed angle parking along Porsche Avenue and the entrance driveway locations may need adjustment if there is a need for deceleration lanes or turn lanes on Porsche Avenue. The results of a traffic study for those intersections and nearby intersections should be provided to verify whether additional lanes along Porsche Avenue will be needed.
3. The Concept Site Plan did not include construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (c.)(1.)b. of City Code.
4. The applicant should clearly identify the zoning of the adjacent properties.
5. A portion of the Site Development Data on Site Plan sheet 1 of 2 is not legible and appears to be hidden text.
6. The proposed sidewalk along Porsche Avenue should extend to the north corner of the property.
7. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown with ADA ramps at sidewalks intersecting all driveways and streets, including the north property corner driveway entrance.
8. A stormwater management report and related components for addressing the post development stormwater management ordinance should be provided during the land development permitting phase.
9. The fire chief should verify the interior driveway widths shown are sufficient for emergency vehicle access.
10. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

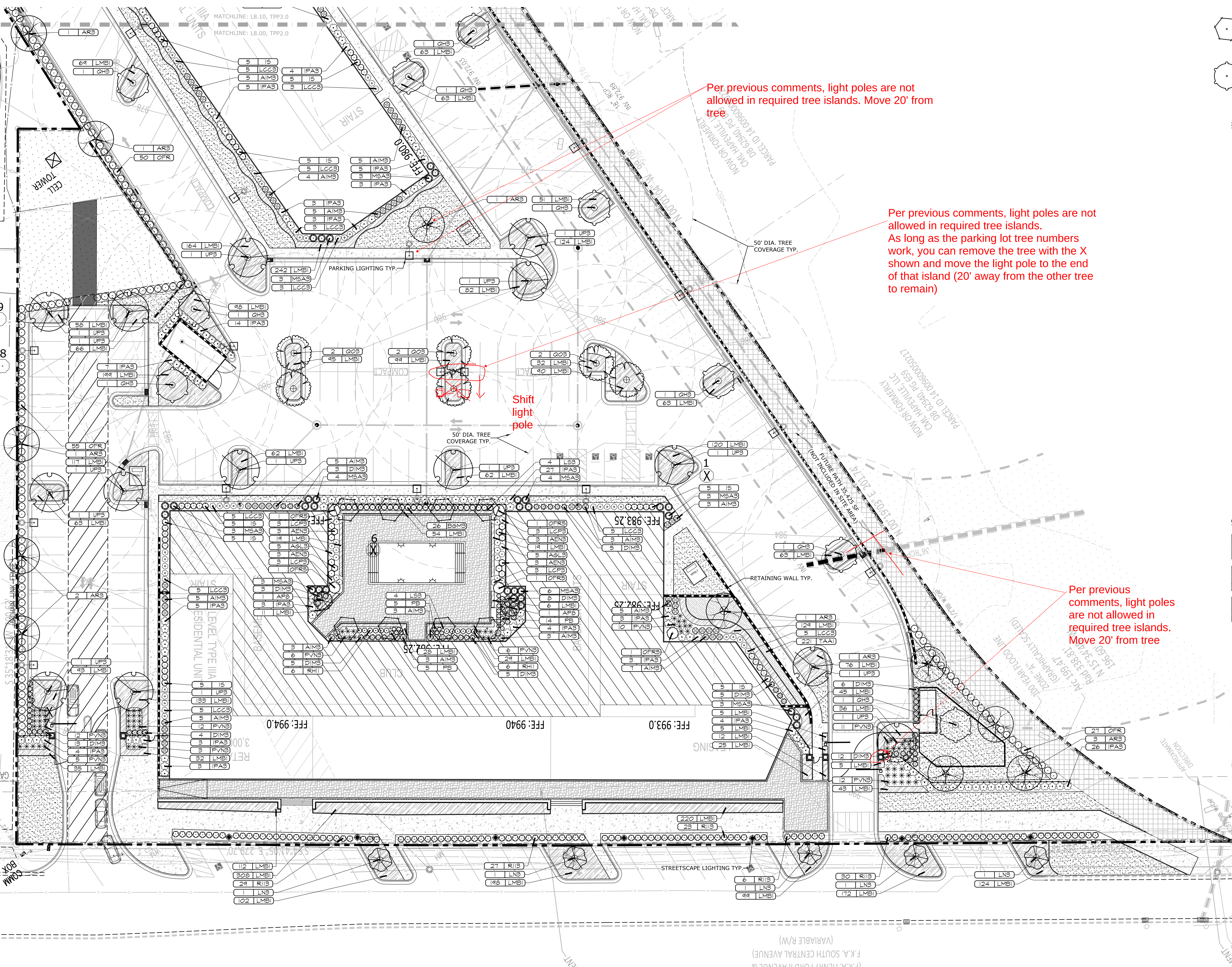
Very truly yours,

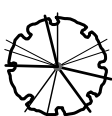
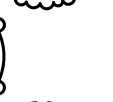
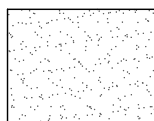
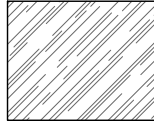
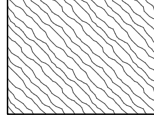
KECK & WOOD, INC.

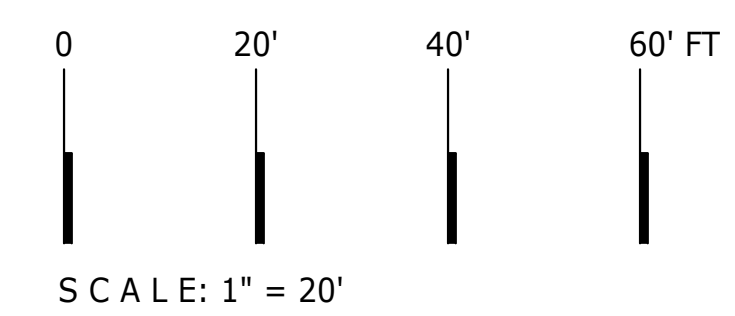
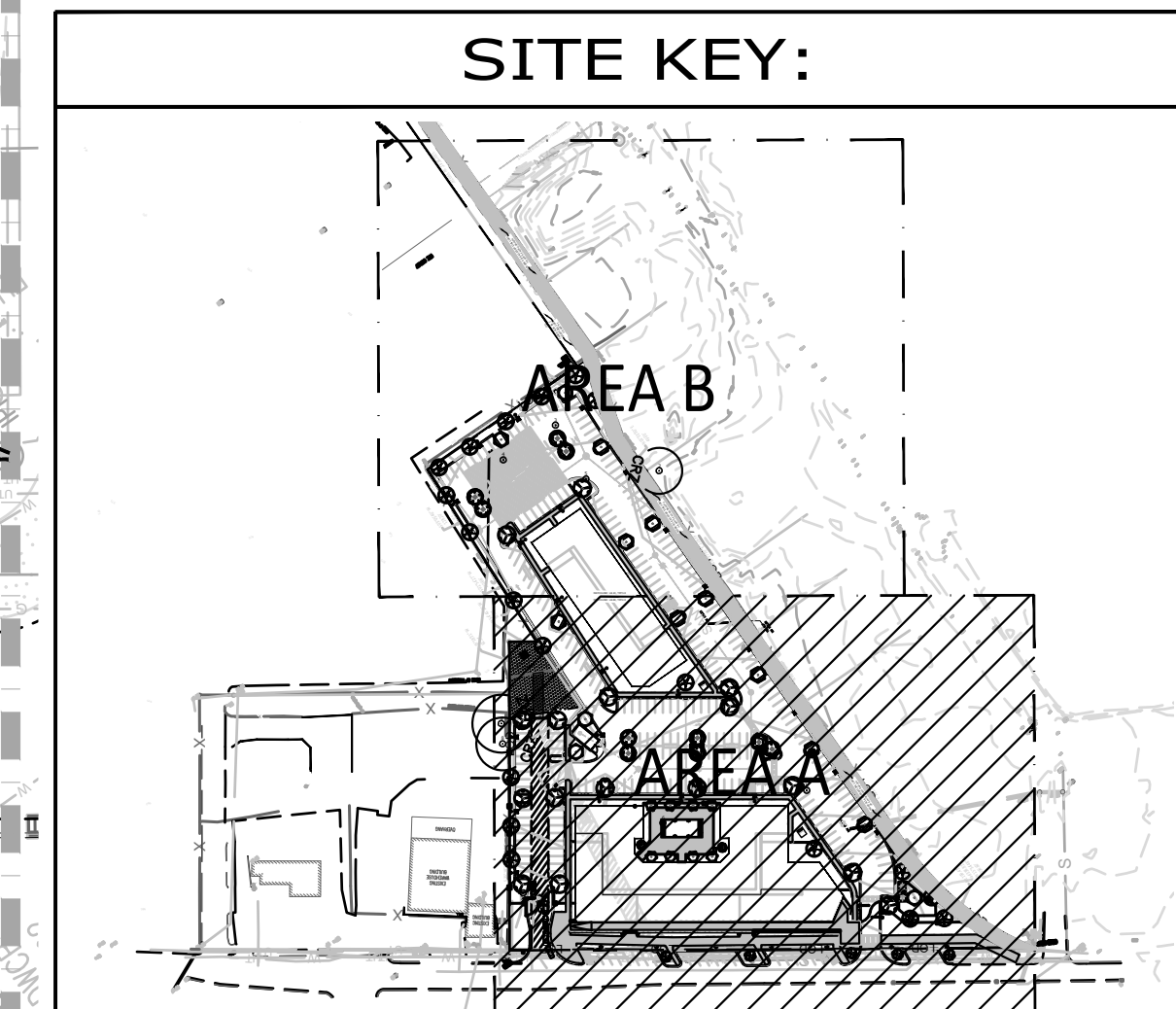
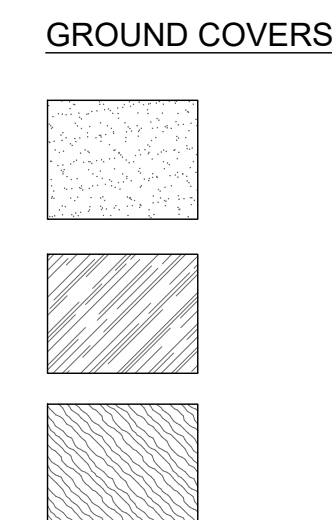
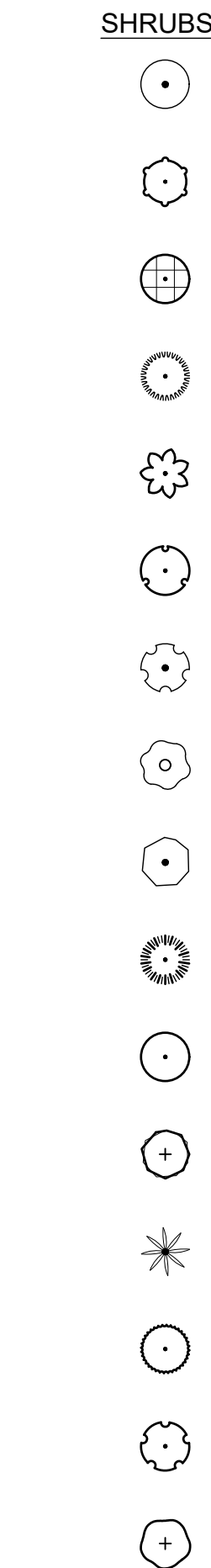


Michael J. Moffitt, P.E.

ARBORIST COMMENTS - 464 Porsche Avenue



TREES	CODE	QTY	COMMON NAME
	AP8	2	BLOODGOOD JAPANESE MAPLE
	AR3	11	OCTOBER GLORY MAPLE
	LN3	5	CRAPE MYRTLE STD. STRAIGHT TRUNK
	LS3	8	COLUMNAR SWEET GUM
	QO3	6	BREEZEWAY® NUTTALL OAK
	QH3	9	'UPPERTON' WILLOW OAK
	UP3	14	PRINCETON AMERICAN ELM
SHRUBS	CODE	QTY	COMMON NAME
	AGL3	10	LITTLE RICHARD ABELIA
	AEN3	12	ENCORE AZALEA
	AIM3	64	MRS. G.G. GERBING AZALEA
	BGM3	26	GREEN MOUNTAIN BOXWOOD
	DIM3	69	DISTYLIUM
	IS	40	STEEDS JAPANESE HOLLY
	IPA3	129	ANISE
	LCC3	44	CRIMSON FIRE LOROPETALUM
	LCP3	12	PURPLE PIXIE LOROPETALUM
	MSA3	32	ADAGIO EULALIA GRASS
	OFR	132	SWEET OLIVE
	OFR5	5	SWEET OLIVE TREE FORM
	PVN3	77	NORTHWIND SWITCH GRASS
	PB	24	LITTLE BUNNY FOUNTAIN GRASS
	RII3	115	INDIAN HAWTHORN
	RHI1	12	BLACK-EYED SUSAN
GROUND COVERS	CODE	QTY	COMMON NAME
	SOD	9,007 SF	BERMUDA GRASS
	LMB1	4,320	BIG BLUE LILYTURF
	TAA1	221	ASIATIC JASMINE



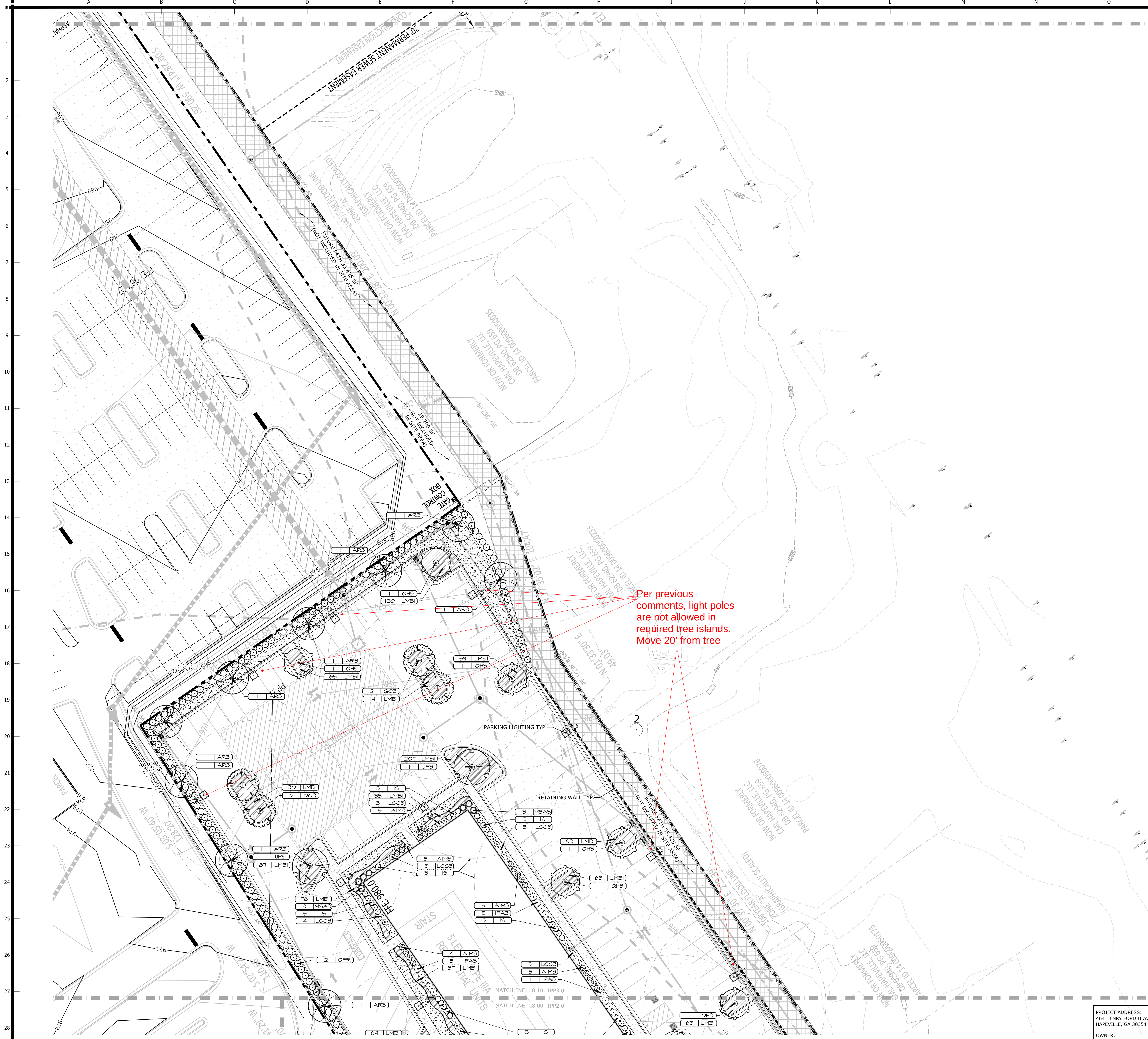
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464 HENRY FORD II AVE, HAPEVILLE, GA 30354

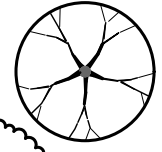
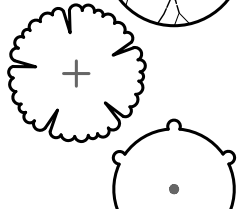
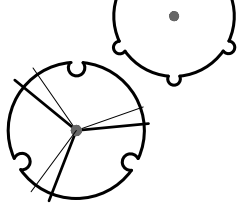
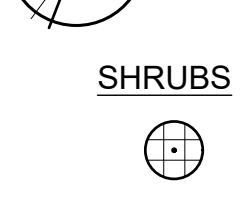
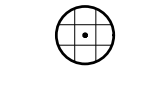
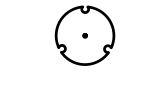
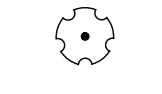
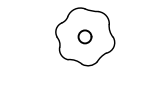
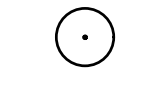
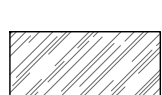
LANDSCAPE PLAN AREA A

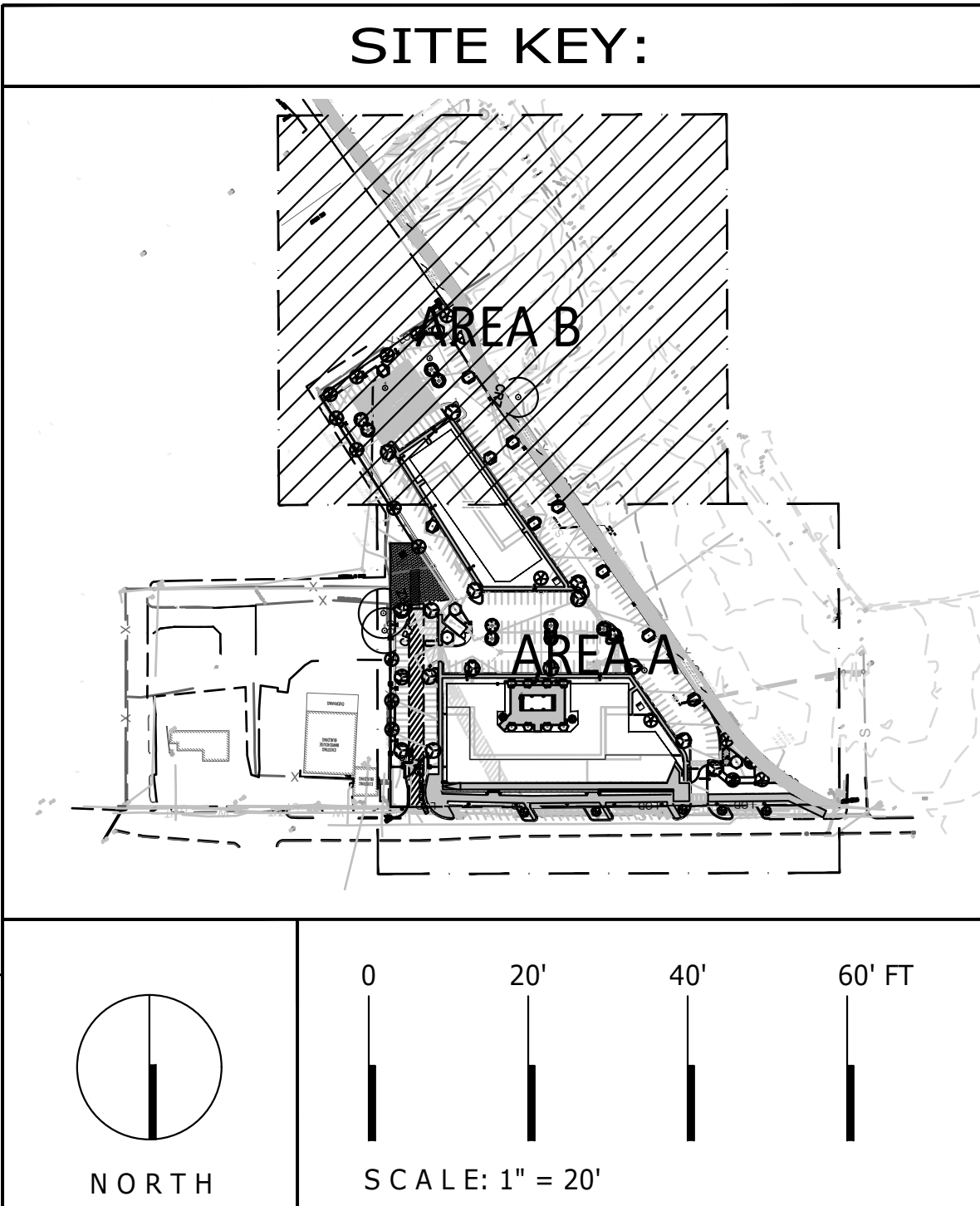
DATE	RELEASE	RE
10/11/22	PC APPLICATION	

1320 Ellsworth Industrial Blvd, Suite A140
Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcstudio.com



PLANT SCHEDULE AREA B

TREES	CODE	QTY	COMMON NAME
	AR3	8	OCTOBER GLORY MAPLE
	QO3	4	BREEZEWAY® NUTTALL OAK
	QH3	5	'UPPERTON' WILLOW OAK
	UP3	2	PRINCETON AMERICAN ELM
SHRUBS	CODE	QTY	COMMON NAME
	AIM3	24	MRS. G.G. GERBING AZALEA
	IS	21	STEEDS JAPANESE HOLLY
	IPA3	11	ANISE
	LCC3	20	CRIMSON FIRE LOROPETALUM
	MSA3	6	ADAGIO EULALIA GRASS
	OFR	121	SWEET OLIVE
GROUND COVERS	CODE	QTY	COMMON NAME
	SOD	2,053 SF	BERMUDA GRASS
	LMB1	1,052	BIG BLUE LILYTURF



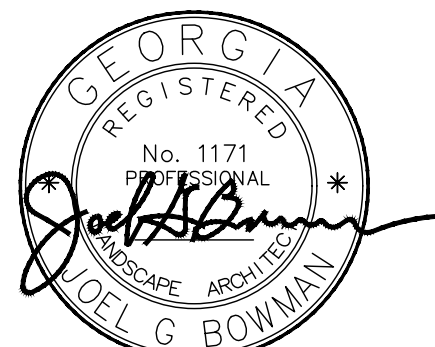
PROJECT ADDRESS:
464 HENRY FORD II AVE,
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327

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CONSTRUCTION. SCALES AS NOTED HEREON ARE
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PROCESSES MAY ALTER THE ACCURACY OF THE
ORIGINAL DRAWINGS, PLEASE VERIFY ALL SCALES.



DATE	RELEASE	REV.
10/11/22	PC APPLICATION	

SCP PORSCHE AVE
464 HENRY FORD II AVE, HAPEVILLE, GA 30354
PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

LANDSCAPE DEVELOPMENT SET
LANDSCAPE PLAN AREA B

PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022

SHEET NUMBER:
L8.10

PLANTING NOTES:

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND IDENTIFY ISSUES THAT WILL IMPACT CONSTRUCTION.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED IN AREAS OF DISTURBANCE PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3.) PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, SCHEDULES OF VALUES, DRAWINGS, OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT. IF A DISCREPANCY EXIST BETWEEN A SCHEDULE OF VALUES OR PLANT LIST AND THE PLANS, THE QUANTITY INDICATED ON THE PLANS SHALL PREVAIL.

4.) CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS AND SUBMIT TEST RESULTS AND PROPOSE SOIL AMENDMENTS TO LANDSCAPE ARCHITECT FOR APPROVAL. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THESE RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO INITIAL SOIL TEST REPORT APPROVAL. TESTING SHALL BE DONE BY SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER AMENDMENTS HAVE BEEN DONE.

5.) VERIFY TREES AND SPECIMEN PLANT MATERIAL SUPPLIED BY OWNER PRIOR TO CONSTRUCTION.

6.) CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR PLANTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 48 HOURS NOTICE SHOULD BE GIVEN BY THE CONTRACTOR FOR THIS REVIEW. DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT. THE STAKED LOCATIONS OF ALL TREES IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION UNLESS OTHERWISE AGREED.

MATERIALS:

7.) PLANTS SHALL BE VIGOROUS, WELL ROOTED WITH DENSE GROWTH TYPICAL FOR VARIETIES SPECIFIED AND FREE FROM INJURY, INSECTS AND DISEASES.

8.) PLANTS SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

9.) ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE AT THE JOB SITE. ALL MATERIAL REJECTED SHALL BE REMOVED FROM THE PROJECT SITE AT NO ADDITIONAL COST TO THE OWNER. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING AND AFTER INSTALLATION. EXAMPLE: A TREE THAT WAS ACCEPTED AT DELIVERY BUT DAMAGED DURING INSTALLATION OR DECLINES SHORTLY FOLLOWING INSTALLATION SHALL BE REPLACED AT NO EXTRA CHARGE.

10.) ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED.

11.) ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOTBALLS.

12.) ALL TREE TRUNKS SHALL BE STRAIGHT WITH NO SIGNIFICANT SCARING, SUN SCALD OR SHIPPING DAMAGE.

13.) ALL TREES REQUIRED TO BE MATCHING PER THE REMARKS IN THE PLANT LIST SHALL BE APPROXIMATELY EQUAL IN CROTCH HEIGHT, OVERALL HEIGHT AND WIDTH.

14.) ALL TREES SHALL BE WELL FORMED WITH FULL CANOPIES, ONE SIDED OR UN-EVEN CANOPIES WILL NOT BE ACCEPTED.

15.) ALL PLANTS MUST BE CONTAINER GROWN (CONT.) OR BALLED & BURLAPPED (B&B) AS INDICATED ON PLANT LIST.

EXECUTION

16.) FIELD DUG TREES THAT ARE EVERGREEN OR LEAFED OUT PRIOR TO DIGGING, SHALL BE HARDENED OFF AND ACCLIMATED AT THE NURSERY UNDER AN IRRIGATION MISTING SYSTEM FOR A MINIMUM OF TWO (2) WEEKS. THE NURSERY SHALL PROVIDE A LETTER OF VERIFICATION THAT THIS SPEC HAS BEEN MET.

17.) ALL TREES OVER 2" SHALL BE STAKED AND GUYED ON THREE SIDES. SEE PLANTING DETAILS.

18.) ALL SHRUB AND TREE PITS SHALL BE BACK FILLED WITH AN AMENDED SOIL MIXTURE CONSISTING OF A SLOW RELEASE GRANULAR FERTILIZER: (GRO-TONE BED MIX 1/4 LB. PER GALLON OF PLANT SIZE), 30% COMPOSTED COW MANURE, 30% COMPOSTED SPHAGNUM PEAT MOSS, AND 40% PARENT MATERIAL.

19.) ALL GROUNDCOVER BEDS SHALL HAVE 100 LBS OF COMPOSTED COW MANURE (2 - 50# BAGS) AND 3.8 CF OF COMPOSTED SPHAGNUM PEAT MOSS (1 BALE) PER 100 SF OF BED AREA TILLED INTO THE BED FOR A DEPTH OF 4-6".

20.) BEGIN SHRUB PLANTING AT A MINIMUM 36" FROM FACE OF BUILDING WALL, GROUNDCOVERS SHALL BE 12" FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS. FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK FROM DRIVEWAY AND PARKING AREAS.

21.) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANT AREAS.

22.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE TREATED WITH A GRANULAR PRE-EMERGENT WEED PREVENTATIVE SUCH AS 'PREEN' OR 'RONSTAR G' AT THE MANUFACTURER'S RECOMMENDED RATES.

23.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" (AFTER SETTLEMENT) LAYER OF PINE STRAW OR HARDWOOD MULCH AS SPECIFIED ON THE PLANS. NATURAL AREAS SHALL BE MULCHED TO A WIDTH OF 10' FROM PLANTED AREAS. ANNUAL BEDS SHALL BE MULCHED WITH PINE MINI-NUGGETS OR APPROVED EQUAL.

24.) SPADE EDGE OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT CRISP DEFINITION TO BE LINE. SEE LANDSCAPE DETAILS.

25) CONTRACTOR SHALL REMOVE ALL DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.

26.) CONTRACTOR TO REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WARRANTY AND MAINTENANCE:

27.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS FOR THE COMPLETE INSTALLATION PERIOD UNLESS OTHERWISE AGREED IN WRITING. RESPONSIBILITIES INCLUDE MOWING, WATERING, WEEDING, DEAD-HEADING OF FLOWERS, REPAIRING SLOPES AND FINISHED GRADES, TOP-DRESSING MULCHED AREAS, FERTILIZING, ETC. MAINTENANCE SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER. THE FREQUENCY OF MOWING, ETC. SHALL BE COMPATIBLE WITH LOCAL STANDARDS AND AT NO TIME SHALL TURF BE ALLOWED TO REACH A HEIGHT WHICH VIOLATES LOCAL CODES.

28A.) FOR ALL FULLY IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL THROUGH ONE (1) FULL YEAR BEGINNING ON THE DAY OF FINAL ACCEPTANCE. PLANTS INSTALLED IN WINTER OR AFTER LEAF DROP SHALL BE GUARANTEED TO LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). *CONTRACTOR TO DISCUSS ALTERNATIVES WITH OWNER IN THE CASE OF MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT. MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT VOIDS 1 YR. WARRANTIES.

28B.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN FALL OR WINTER WILL LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). ANY PLANT THAT DOES NOT LEAF OUT IN SPRING WILL PROMPTLY BE REPLACED BY CONTRACTOR AT NO EXTRA CHARGE TO OWNER.

28C.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN SPRING OR SUMMER FOR THIRTY (30) DAYS MINIMUM.

29.) ANY PLANT WHICH TURNS BROWN, DEFOLIATES, DIES OR BECOMES INFESTED WITH PESTS OR DISEASE PRIOR TO THE FINAL ACCEPTANCE OR COMPLETION OF THE WARRANTY PERIOD SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, CULTIVAR, SIZE, AND OTHER SPECIFICATIONS.

GENERAL PLANTING PROCEDURE:

1.) EXCAVATE SOIL FROM TREE PIT

2.) ADD WATER TO TREE PIT TO SOAK SURROUNDING SOIL AND CHECK FOR POSITIVE DRAINAGE. (NOTE: IF PIT RETAINS WATER FOR MORE THAN TWO OF HOURS CEASE WORK ON AT AREAS AND NOTIFY LANDSCAPE ARCHITECT)

3.) BREAK UP SOIL AT BOTTOM OF PIT TO DEPTH OF 12", ADD SPECIFIED SOIL MIX AND TAMP LIGHTLY.

4.) PLACE THE TREE IN THE PIT BEING CAREFUL NOT TO BREAK OR DAMAGE ROOT BALL.

5.) SET TREE SUCH THAT THE TOP OF THE ROOT BALL IS 2-3" HIGHER THAN THE FINAL GRADE.

6.) FOR BB TREES, USING SNIPS, CUT THE WIRE BASKET OFF IN SEGMENTS, TIP THE TREE SLIGHTLY TO REMOVE ALL OF THE PIECES.

7.) LEVEL THE TREE TRUNK VERTICALLY AND ROTATE THE BEST SIDE OF THE CANOPY TO THE MOST PROMINENT VIEWING ANGLE IF APPROPRIATE.

8.) PARTIALLY BACK FILL PIT WITH SPECIFIED SOIL MIX THEN ADD WATER

9.) TAMP SOIL IN AROUND TREE SIDES WITH A SHOVEL TO REMOVE AIR POCKETS AND ENSURE COMPLETE BACKFILL AROUND ROOT BALL. CONTINUE WATERING AND BACK FILLING AT THE SAME TIME UNTIL COMPLETE.

10.) CONSTRUCT RAISED SAUCER OF APPROXIMATELY 6" HEIGHT AND 12-18" WIDTH.

11.) COVER SAUCER AND TREE ROOT BALL WITH 3" MULCH, BEING CAREFUL NOT TO APPLY TOO MUCH MULCH AGAINST THE TRUNK OF THE TREE.

12.) FILL SAUCER AREA TO THE CREST WITH WATER TO THOROUGHLY SOAK ROOT BALL.

10.) STAKE AND GUY TREE TRUNK AS DIRECTED

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

1.) EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC.

2.) ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.

3.) PREPARE PLANTING SOIL MIX CONSISTING THE FOLLOWING SOIL AMENDMENTS BY VOLUME.

- 40% SCREENED TOPSOIL

- 30% HUMUS (COMPOSTED PEAT OR NATURES HELPER - SOIL CONDITIONER) 2

- 15% COMPOSTED COW MANURE OR APPROVED EQUAL

- 15% EXPANDED SHALE ("MR. NATURAL" - PERMATILL)

4.) ADD 6 INCHES OF PLANTING SOIL TO EXCAVATED BED & ROTOTILL INTO EXISTING SOIL.

5.) PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIALS.

6.) IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT & CONTINUE POSITIVE TOWARD TRENCH EDGE.

7.) EVENLY SPREAD FERTILIZER APPROPRIATE TO A VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 SQ. FEET AND RAKE INTO TOP 3 INCHES OF SOIL.

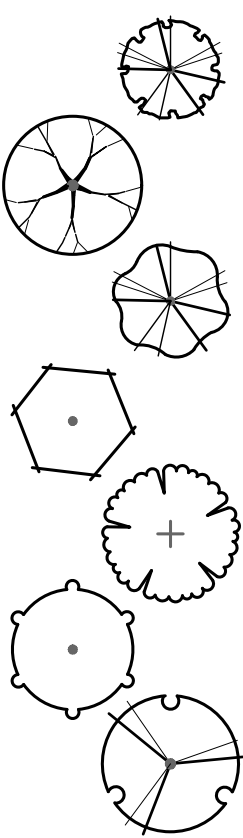
8.) PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.

9.) EDGE SEASONAL COLOR BED AND MULCH WITH PINE MINI-NUGGETS OR APPROVED EQUAL, WATER THOROUGHLY.

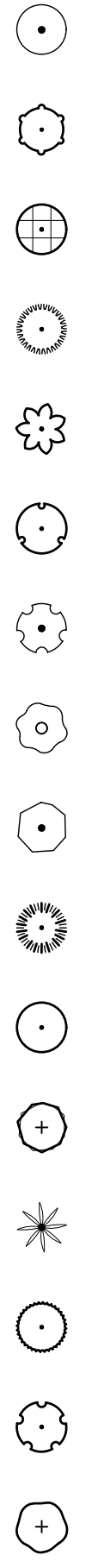
10.) THOROUGHLY WATER BED AFTER PLANTING AND MULCHING.

PLANT SCHEDULE OVERALL

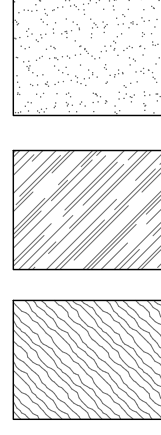
TREES



SHRUBS



GROUND COVERS



CODE	QTY	COMMON NAME	CONT	SIZE	CAL	REMARKS
AP8	2	BLOODGOOD JAPANESE MAPLE	B & B	8' HT MIN.	3" CAL	
AR3	19	OCTOBER GLORY MAPLE	B & B		3" CAL	6' CLEAR TRUNK
LN3	5	CRAPE MYRTLE STD, STRAIGHT TRUNK	B & B		3" CAL	5' CT
LS3	8	COLUMNAR SWEET GUM	B & B		3" CAL	STANDARD SINGLE TRUNK, MATCHED
QO3	10	BREEZEWAY® NUTTALL OAK	B & B		3" CAL	6' CLEAR TRUNK
QH3	14	'UPPERTON' WILLOW OAK	B & B		3" CAL	6' CLEAR TRUNK
UP3	16	PRINCETON AMERICAN ELM	B & B		3" CAL	6' CLEAR TRUNK
CODE	QTY	COMMON NAME	CONT	SIZE	NA	REMARKS
AGL3	10	LITTLE RICHARD ABELIA	3 GAL			
AEN3	12	ENCORE AZALEA	3 GAL			
AIM3	88	MRS. G.G. GERBING AZALEA	3 GAL			
BGM3	26	GREEN MOUNTAIN BOXWOOD	B & B	30"W X 30"H		
DIM3	69	DISTYLIUM	3 GAL			
IS	61	STEEDS JAPANESE HOLLY	7 GAL			
IPA3	140	ANISE	3 GAL			
LCC3	64	CRIMSON FIRE LOROPETALUM	3 GAL			
LCP3	12	PURPLE PIXIE LOROPETALUM	3 GAL			
MSA3	38	ADAGIO EULALIA GRASS	3 GAL			
OFR	253	SWEET OLIVE	7 GAL	3' HT		
OFR5	5	SWEET OLIVE TREE FORM	B & B	5' HT.		
PVN3	77	NORTHWIND SWITCH GRASS	3 GAL			
PB	24	LITTLE BUNNY FOUNTAIN GRASS	3 GAL			
RII3	115	INDIAN HAWTHORN	3 GAL			
RHI1	12	BLACK-EYED SUSAN	1 GAL			
CODE	QTY	COMMON NAME	CONT	SPACING	NA	REMARKS
SOD	11,060 SF	BERMUDA GRASS	SOD			
LMB1	5,372	BIG BLUE LILYTURF	1 GAL	18" O.C.		
TAA1	221	ASIATIC JASMINE	1 GAL	18" O.C.		

LANDSCAPE DEVELOPMENT SET

LANDSCAPE SPECIFICATIONS & SCHEDULE

SCP PORSCHE AVE
464 HENRY FORD II AVE, HAPEVILLE, GA 30354
PREPARED FOR: SCP ACQUISITIONS, LLC
3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

PROJ. NO: 02-SCP-PAH
DRAWN: SK
CHECKED: TA
DATE: 08/24/2022
SHEET NUMBER:
L9.00

LANDSCAPE CONTRACTOR NOTE:

CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FINAL TREE SELECTIONS AND TAGGING. COORDINATION NEEDED FOR SUFFICIENT LEAD TIME AND SCHEDULING OF TREE TAGGING. LA TO TAG ALL TREES FROM NURSERY PRIOR TO ORDERING. CONTACT LA WITH QUESTIONS

b+cSTUDIO

1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcastudio.com

Landscape Architecture. Design. + Planning
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GEORGIAREGISTEREDNo. 1171Landscape ArchitectJOEL G. BOWMAN

DATE10/11/22RELEASEPC APPLICATIONREV.

Page 99 of 93



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 464 Porsche Ave.

Date: September 3, 2022

This project will have an impact on Public Safety manpower, 911 calls and street congestion. If you should need any more information, please let me know. Thanks.

City of Hapeville 2023 Meeting Schedule Hapeville Planning Commission 2023

All Planning Commission Meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Tuesday, December 13, 2022	Tuesday, January 17, 2023
February	Tuesday, January 10, 2023	Tuesday, February 14, 2023
March	Tuesday, February 14, 2023	Tuesday, March 14, 2023
April	Tuesday, March 14, 2023	Tuesday, April 11, 2023
May	Tuesday, April 11, 2023	Tuesday, May 9, 2023
June	Tuesday, May 9, 2023	Tuesday, June 13, 2023
July	Tuesday, June 13, 2023	Tuesday, July 18, 2023
August	Tuesday, July 18, 2023	Tuesday, August 8, 2023
September	Tuesday, August 8, 2023	Tuesday, September 12, 2023
October	Tuesday, September 12, 2023	Tuesday, October 10, 2023
November	Tuesday, October 10, 2023	Monday, November 13, 2023
December	Tuesday, November 14, 2023	Tuesday, December 12, 2023

Submittal of partial or incomplete applications will not be considered for placement on the Planning Commission agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.