



Called Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

December 15, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.I. Minutes of October 27, 2022

4. Public Hearing

4.I. 1001/1003 Virginia Avenue Variance Request

Background:

VC1, LLC is requesting approval of an off-site parking arrangement at 1001/1003 Virginia Avenue, Parcel Identification Number 14 0127 LL0844. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 1001,1003 Virginia Avenue_Redacted
2. Plans - 1001,1003 Virginia Avenue
3. Planner's Report_1001 Virginia Ave Embassy Suites and Delta Parking Lot

4.II. One Porsche Drive Variance Request

Background:

Daniel Barcham of Porsche Cars North America Variance requests relief from the Tree density requirements at One Porsche Drive, Parcel Identification Numbers 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park and are subject to the zoning regulations under Section 93-29-5 (Tree density requirements) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - One Porsche Drive_Variance_TreeDensity_Redacted
2. Plans - One Porsche Drive
3. Planner's Report_One Porsche Drive_tree density waiver Porsche

5. New Business

5.l. 2023 Board of Appeals Meeting Schedule

Documents:

1. 2023 Board of Appeals_Meeting Dates and Application Deadline Schedule

6. Next Meeting Date - January 26, 2022 at 6:00 PM

7. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

Board of Appeals Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

October 27, 2022 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman - Teleconference
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.1. Minutes of August 25, 2022

MOTION ITEM: Melanie Williams made a motion to approve the minutes of August 25, 2022, as submitted. Richard Neal seconded the motion. Motion Carried: 5-0.

4. Public Hearing

4.1. 3429 Parkview Place

Variance Request

Background:

Jackson N. Mowery requested a variance to allow solar panels on a front street facing sloped roof at 3429 Parkview Place (Parcel ID: 14 0095 LL0560). The property is zoned R- AD, Residential Architectural Design and is subject to the zoning regulations under Section 93-30-6 (Requirements for rooftop solar energy systems) of the City of Hapeville Zoning Ordinance.

Dr. Kelly asked for clarification of the 40% requirement. Dr. Patterson explained solar energy systems shall not be allowed on a street-facing sloped roof unless the building owner demonstrates that other locations will result in a decrease in expected energy production of at least 40 percent.

Recommendation:

The planner cannot make the determination of a 40% or more decrease in energy production without documentation. If the percentage is less than 40%, the Board of Appeals may consider

varying from the standard. The applicant should provide the percentage difference for each configuration as part of the application for the Board to review. The requested variance will allow for the installation of solar energy panels to the front of the single-family dwelling to maximize energy production.

Public Comment:

Lucille Dolan, 3429 Parkview Place, commented support for variance.

Ellen Free, 3431 Parkview Place, commented regarding support for the variance.

Terri Crosby, 496 Radar Drive, commented regarding support for the variance.

MOTION ITEM: Melanie Williams made a motion to approve the variance request 3429 Parkview Place based upon the lot orientation and style of the home. Kelly Singleton seconded the motion. Motion carried: 5-0.

4.II. 3309-3345 Dogwood Drive

Variance Request

Green River Construction Georgia, LLC requested a variance to increase the maximum number of off-street parking spaces at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Section 93-23-10 (Off-street parking requirement according to district) of the City of Hapeville Zoning Ordinance. The project is a 58-unit townhome project located along Dogwood Drive.

The applicant received conditional approval for the Site Plan from the Planning Commission on September 13, 2022 and conditional approval from the Design Review Committee on September 21, 2022 with a recommendation to grant the requested variance.

Recommendation

The Planning Commission and staff recommendation is to grant the variance for the additional on-site parking.

Public Comments: None.

MOTION ITEM: Brittany Williams made a motion to grant the variance request to increase the maximum number of off-street parking spaces at 3309-3345 Dogwood Drive, as requested. Kelly Singleton seconded the motion. Motion Carried: 5-0.

5. Next Meeting Date – November 17, 2022 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Jason Morris made a motion to adjourn the meeting at 6:33 p.m. Melanie Williams seconded the motion. Motion Carried: 5-0

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

DRAFT

22-BOA-11-16

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

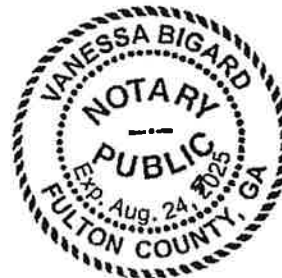
Name of Applicant VC 1, LLC
Mailing Address 1024 Monroe Drive, Atlanta GA 30306
Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]
Property Owner (s) Jim Kegley
Mailing Address 1024 Monroe Drive, Atlanta GA 30306
Telephone [REDACTED] Mobile # [REDACTED]
Property Address/Location: Virginia Crossings, 1003 Virginia Avenue, Hapeville GA
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 140127 LL0844
Square Foot of Property 81,141 Building Size Not Applicable Zoning UV
Present Land Use parking
Variance Requested Off-site parking arrangement within Virginia Crossings complex
Applicable Code Section 93-23-12

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 regardless of any action or approval on this application. 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 to. 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. 16-10-10 and I may be prosecuted for a violation thereof.

Jim Kegley, Manager
Applicant's signature
Date: 11/16/2022

Sworn to and subscribed before me

This 16th day of November, 2022
Vanessa Bigard
Notary Public



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

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

There are no exceptional conditions as the property is currently being used a parking lot for the office tenants and is underutilized most of the time. The Embassy Suites Hotel which borders and is adjacent to the Virginia Crossings +/- 6.3 acres is in need of additional parking when there are meetings at the hotel. The variance request is to allow off street parking on the Virginia Crossings property for this hotel need. The designated parking would be bordered and enclosed by extending the existing fence across the northern portion of the property and would have an access entry from the north end of the hotel property. The lot would be available only hotel guests and strictly enforced.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Not allowing the additional parking in this adjacent lot would cause the Hotel owner to book less business or ask his guests to find parking elsewhere

Explain how these conditions are peculiar to the particular piece of property involved.

The Embassy Suites Hotel charges its guests for parking.
The subject property will not offer or allow public parking at times.
- only for guests of the Embassy Suites will be allowed and will be strictly enforced

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None

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

AUTHORIZATION OF PROPERTY OWNER

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

Jim Kegley

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
A VARIANCE FOR THE PROPERTY.**

Name of Applicant

Jim Kegley

Address of Applicant

1024 Monroe Drive, Atlanta, GA

Telephone of Applicant

Jim Kegley, Manager
Signature of Owner

Jim Kegley

Print Name of Owner

Personally Appeared Before Me this 16 day of November, 2022.

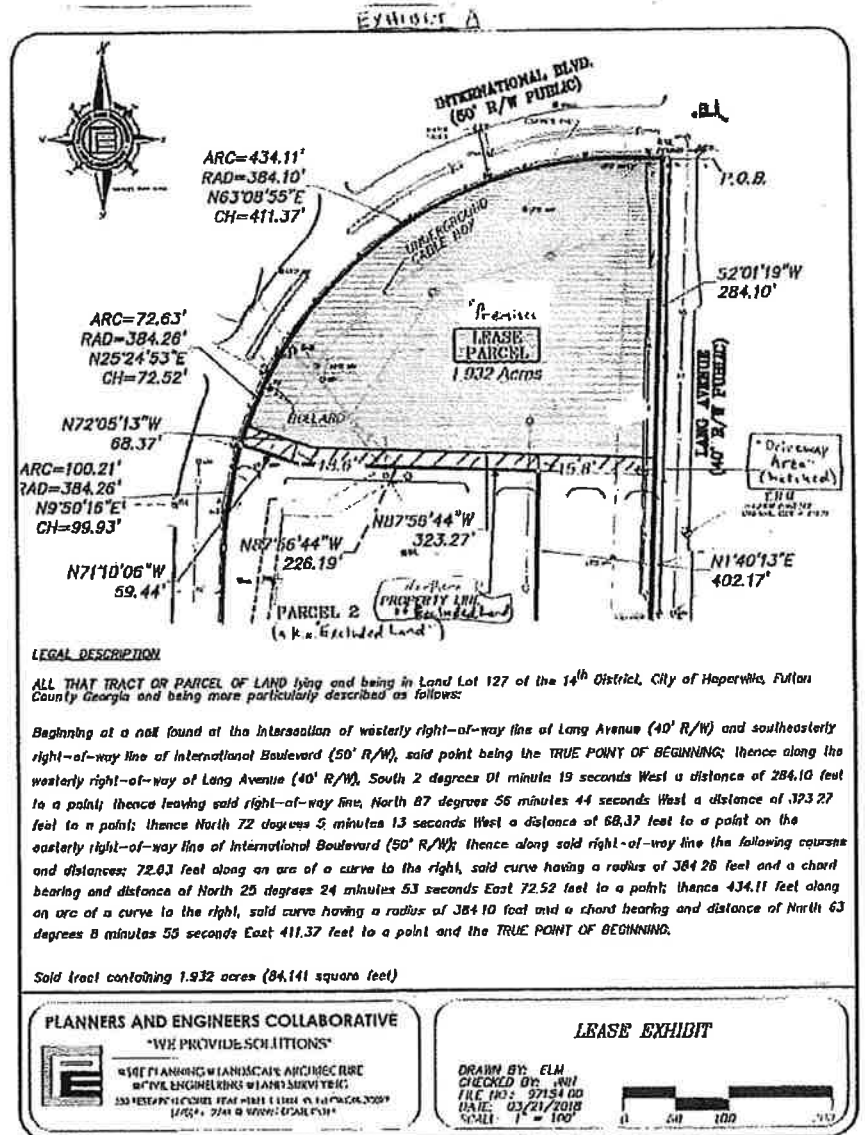
Vanessa Bigard
Notary Public



6

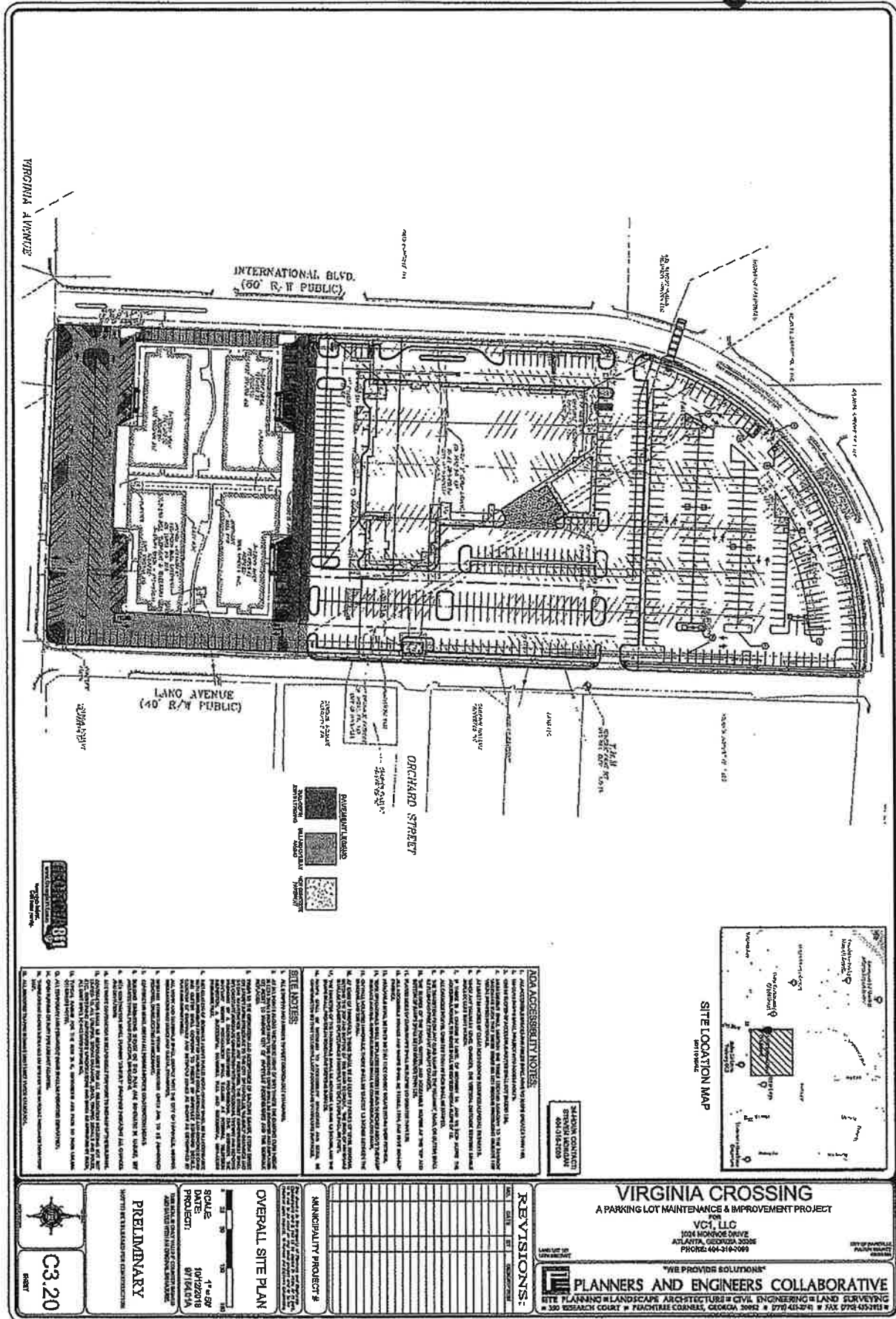
Survey Plat Legal Description

Survey and Legal Description



[illegible]

Site Plan - Virginia Crossings Complex





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

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 1001 Virginia Ave (Parcel ID 14 0127-LL0844)
DATE: December 7, 2022

BACKGROUND

The City of Hapeville has received a Variance Application from VC 1, LLC for a change in the off-site parking arrangement. The parking lot was originally approved for off-site parking for Delta Airlines for employees located at its 1025 Virginia Avenue location. The need for this parking has been reduced. The property owner, Jim Kegley/VC 1 LLC, wishes to enter into an agreement with Embassy Suites Hotel (Parcel ID 14 0127-LL0737) to allow for additional hotel guest parking in a portion of the lot. The hotel currently shares parking with the four office buildings located on the subject parcel. The parking lot will be separated by a fence and gated access will be provided to the hotel guests only within the southern portion of the parking lot (99 spaces). The northern section is still leased for Delta-related parking.

The property is currently zoned U-V, Urban Village.

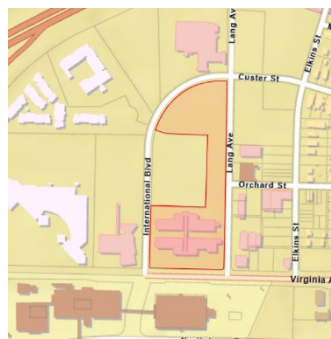
CODE

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.

RECOMMENDATION

Similar to other joint parking use requests, this joint parking agreement utilizes existing parking in the City to support existing businesses. The parking may be used for hotel guests but may NOT be used for airport parking. Airport parking is regulated by **Sec. 93-3.2-6. - Special use permit criteria and standards (b) Airport Parking Facility Standards**. Staff recommends approval of the request.



22-BOA-11-17

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

Name of Applicant Daniel Barcham (Porsche Cars North America, Inc.)

Mailing Address One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Porsche Cars North America, Inc.

Mailing Address One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [REDACTED]

Property Address/Location: One Porsche Drive, Atlanta, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0096 LL0593, 14 0096 LL0619

Square Foot of Property 1,329,898 SF Building Size 217,465 GSF Zoning B-P

Present Land Use Commercial

Variance Requested An appeal of tree density requirements to provide consistent campus-wide landscaping at the Porsche Headquarters and Track campus.

Applicable Code Section 93-29-5

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 regardless of any action or approval on this application. 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 to. 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: 11/8/22

Sworn to and subscribed before me

This 8th day of November, 2022.

[Signature]
Notary Public



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

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The portion of the property for the proposed track extension, parking deck, and classic car restoration facility only has one significant tree (proposed to be saved) which is located near Porsche Drive. The remainder of the property was cleared by the previous owner. Planting a significant number of trees would be in direct conflict with the property's intended use as a high-speed track. The debris and potential damage from tree roots to the track would create dangerous conditions for drivers that could not realistically be avoided with a reasonable maintenance schedule. The property's proximity to the airport discourages the desire for any bird habitat created by planting trees.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

1) The green space inside and around the track should be clear of vertical obstructions, such as trees, to allow maximum visibility to drivers. (2) Adding trees inside and around the track would create debris on the track that could not realistically be maintained. Constantly dropping leaves could fall directly on the track or be easily blown on to the track with a small gust of wind. Debris on the track (especially when wet) causes dangerous conditions for drivers particularly at the speeds that the track is intended to be used. (3) Spreading roots could eventually cause unevenness and damage to the track which would be dangerous to drivers. (4) Code calls for the property to essentially be reforested. Reforestation creates habitats for birds which can be dangerous for planes. The property's proximity to the airport discourages the want and need for adding any trees particularly to the extent that is required by code.

Explain how these conditions are peculiar to the particular piece of property involved.

The project was started in 2016 when an overall master plan that included the proposed track extension, parking deck, and classic car restoration facility was approved. Per landscaping requirements stated in line 4 of Sec. 93-18-5, the proposed landscaping is in keeping with the existing building and the recently completed Service Center. The proposed landscaping is concentrated along the ROW where it is most visible to the public and follows the landscape code that was in place when the Service Center was permitted. The existing and proposed buildings and security fences will obstruct the public's view from the ROW of the proposed open landscape areas around the track where code would require trees to be planted.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There will be no detriment to the public good as a result of these variances being granted. There will be a net gain of desirable trees on site with the proposed landscape plan. Relevant benefits of planting additional trees to reduce stormwater runoff is being properly managed using alternative methods on site. Native plant material is being utilized along the proposed wellness trail and in the wildflower seed areas around the track.

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

AUTHORIZATION OF PROPERTY OWNER

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

One Porsche Drive

Atlanta, 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant

Daniel Barcham (Porsche Cars North America, Inc.)

Address of Applicant

One Porsche Drive, Atlanta, GA 30354

Telephone of Applicant

770-290-3095

Signature of Owner

Print Name of Owner

Personally Appeared Before Me this 5th day of November, 2022.

Notary Public



Porsche Legal Description

Combined Tract

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:

Beginning at a nail set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) at its intersection with the line common to land lots 65 and 96; Thence leaving said right-of-way and running along said land lot line South 00 degrees 24 minutes 44 seconds West a distance of 664.01 feet to an iron pin set; Thence leaving said land lot line and running South 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; Thence running South 90 degrees 00 minutes 00 seconds West a distance of 605.17 feet to an iron pin set; Thence running North 03 degrees 54 minutes 50 seconds West a distance of 11.58 feet to an iron pin set; Thence running North 00 degrees 20 minutes 05 seconds East a distance of 496.19 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 606.58 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 379.81 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 191.68 feet to an iron pin set; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 402.62 feet to an iron pin set; Thence continuing along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 300.85 feet to a point; Thence continuing along said right-of-way along a curve to the left an arc distance of 478.12 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 477.35 feet in length lying to the northeast of said arc and bearing South 60 degrees 07 minutes 47 seconds West) to a point; Thence leaving said right-of-way and running South 45 degrees 00 minutes 00 seconds West a distance of 144.04 feet to an iron pin set; Thence running North 45 degrees 00 minutes 00 seconds West a distance of 122.00 feet to an iron pin set; Thence running South 44 degrees 40 minutes 27 seconds West a distance of 257.60 feet to an iron pin set; Thence running South 00 degrees 00 minutes 00 seconds West a distance of 181.08 feet to an iron pin set; Thence running South 70 degrees 00 minutes 00 seconds East a distance of 208.76 feet to a nail set; Thence running North 90 degrees 00 minutes 00 seconds East a distance of 212.04 feet to an iron pin set on the westerly right-of-way of Porsche Drive (having a varied private right-of-way); Thence running along said private right-of-way along a curve to the right an arc distance of 126.77 feet (said arc having a radius of 432.62 feet and being subtended by a chord 126.32 feet in length lying to the southeast of said arc and bearing North 13 degrees 57 minutes 08 seconds East) to a point; Thence continuing along said private right-of-way North 22 degrees 47 minutes 15 seconds East a distance of 230.40 feet to a point; Thence continuing along said private right-of-way along a curve to the left an arc distance of 44.79 feet (said arc having a radius of 45.00 feet and being subtended by a chord 42.97 feet in length lying to the southwest of said arc and bearing North 05 degrees 43 minutes 43 seconds West) to a nail set at its intersection with the southwesterly right-of-way of Porsche Avenue; Thence running along the southwesterly right-of-way of Porsche Avenue along a curve to the right an arc distance of 36.12 feet (said arc having a radius of 54.00 feet and being subtended by a chord 35.45 feet in length lying to the southwest of said arc and bearing South 30 degrees 01 minutes 11 seconds East to a point; Thence continuing along said right-of-way South 63 degrees 35 minutes 46

seconds East a distance of 34.32 feet to a point at its intersection with the line common to land
lots 65 and 96
and The Point of Beginning;

Said tract contains 30.53 acres (1,329,898 square feet).

K:\ALP_PRJ\019891003_PCNA_Track_Extension\CAD\Exhibits\2022-11-02 Variance Site Plan\SE-0200 - SITE PLAN.dwg SITE PLAN EXHIBIT Nov 02, 2022 5:20pm by: Andrew Sauer

LEGEND

1

PORSCHE SERVICE CENTER

2

PORSCHE CLASSIC CAR RESTORATION FACILITY

3

FUTURE DEVELOPMENT

4

PROPOSED PARKING DECK

5

ICE HILL

6

EXISTING HOTEL

7

LOW FRICTION CIRCLE

8

LAGUNA SECA

9

EXISTING ONE PORSCHE DRIVE

10

FLY OVER

11

CAROUSEL

12

STORMWATER MANAGEMENT FACILITY

SITE NOTES:

ZONING:

BP - BUSINESS PARK

SITE AREA:

30.53 ACRES

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.

3. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

4. CCRF AND PARKING DECK PARKING SUMMARIES ARE AS FOLLOWS:

CCRIF:

REQUIRED: 33 SPACES

PROVIDED: 40 SPACES

PARKING DECK:

PROVIDED: 100 SPACES

The site plan illustrates the proposed extension of the Porsche Cars North America (PCNA) track. Key features include:
- **Track Layout:** The track extension starts from the existing track and includes a 'LOW FRICTION CIRCLE' (7), 'ICE HILL' (5), 'FLY-OVER' (10), 'LAGUNA SECA' (8), 'DRAGON TAIL ROAD', 'HANDLING TRACK', and a 'BUS STOP'.
- **Buildings and Facilities:** The plan shows the 'EXISTING SERVICE CENTER' (1), 'PROPOSED CLASSIC CAR RESTORATION FACILITY' (2), 'PROPOSED PARKING DECK' (4), 'EXISTING HOTEL' (6), and 'EXISTING PCNA EXPERIENCE CENTER' (9).
- **Other Features:** A 'CAROUSEL' (11) and a 'STORMWATER MANAGEMENT FACILITY' (12) are also indicated.
- **Dynamic Area:** A large 'DYNAMIC AREA' is shown adjacent to the track extension.
- **Scale and Orientation:** A graphic scale in feet (0 to 120) and a north arrow are provided in the bottom right corner.

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:

SITE PLAN

PROJECT:

PEC TRACK EXTENSION

CLIENT:

PORSCHE CARS
NORTH AMERICA

JOB NUMBER:

019891011

SCALE:

1" = 60'

DATE:

11/03/2022

SHEET:

EXHIBIT A

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2017

Page 20 of 37

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KGW
CHECKED BY: TML

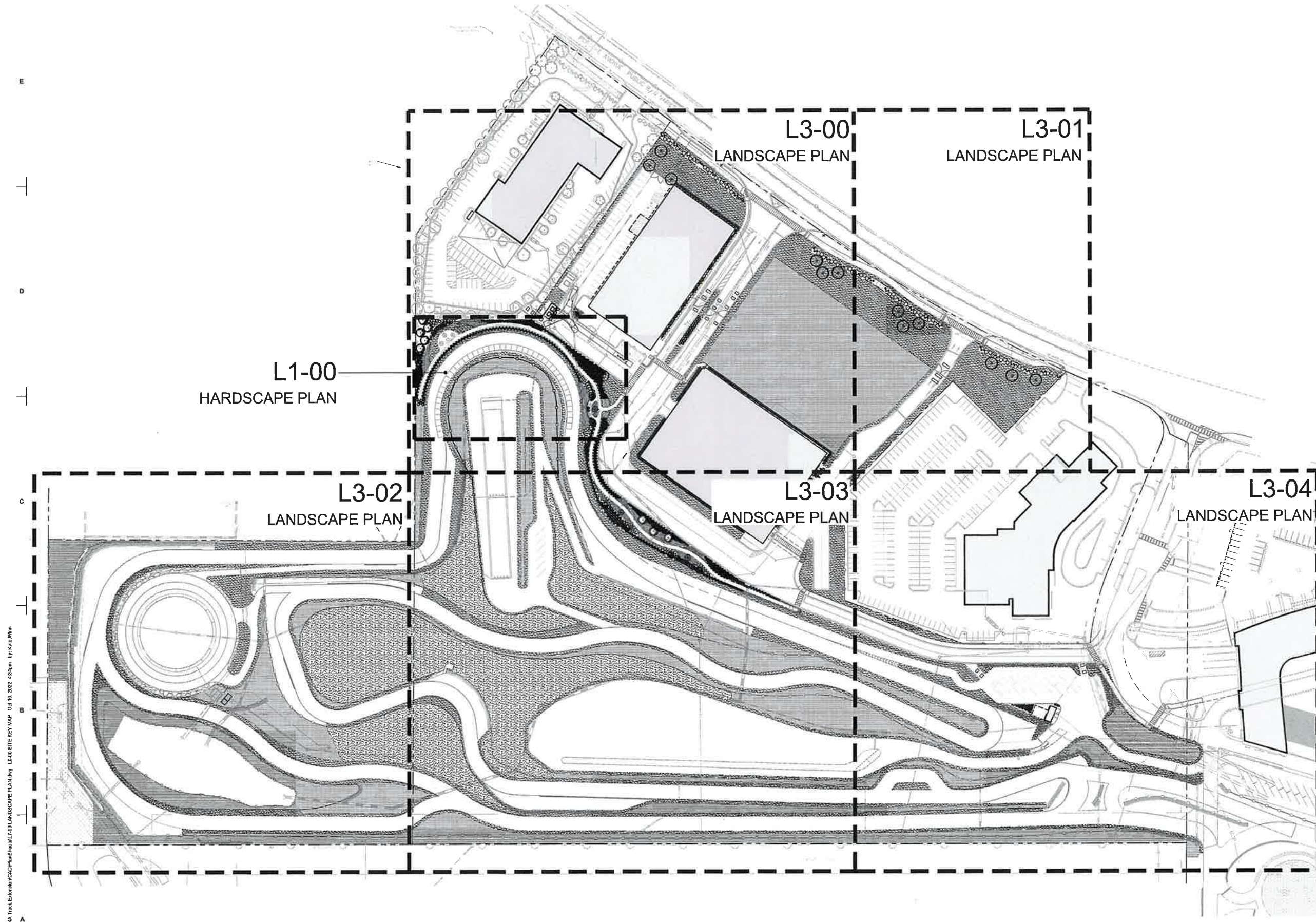
SHEET TITLE

SITE KEY MAP
L0-00

SEAL



SCALE	AS SHOWN
DATE	02/15/2022
PROJECT NUMBER	019881003
SHEET NUMBER	USA - 4 - 20 - LP - S2 - L0-00 - AA - V



PROJECT TITLE
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF MAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

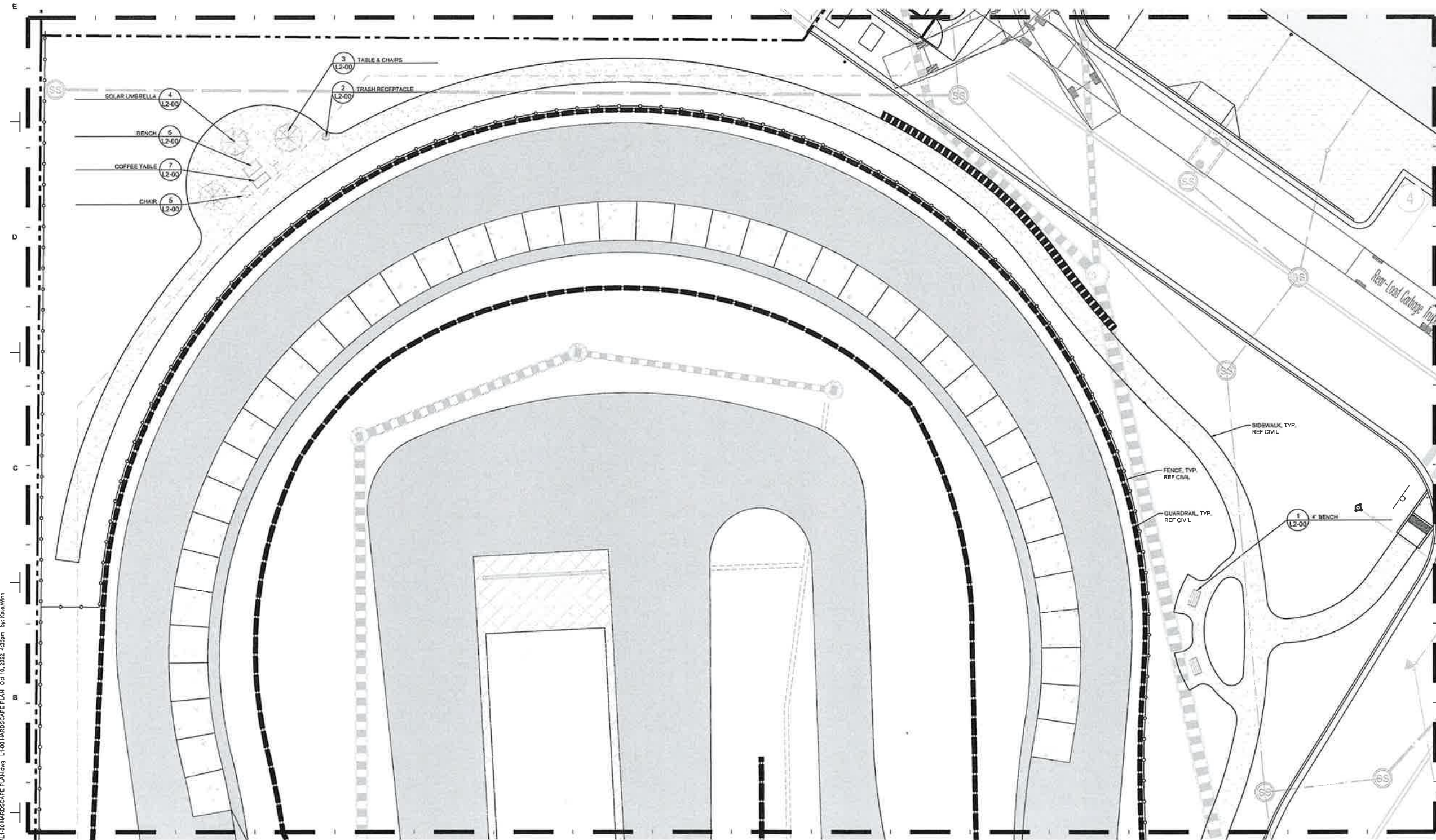

DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KGW
CHECKED BY: TML
SHEET TITLE

HARDSCAPE PLAN
L1-00



SCALE AS SHOWN
DATE 02/15/2022
PROJECT NUMBER 019891003
SHEET NUMBER USA - 4 - 20 - LP - S2 - L1-00 - AA - V



Drawing name: K:\AUP_LAP\019891003_PCNA Track Extension\CAD\PlanSheet\L1-00 HARDSCAPE PLAN.dwg, 02/10/2022 4:35pm by: Kaiti Winn



PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION

A PROJECT FOR



PORSCHE

GENERAL NOTES

1 4' BENCH
NTS



SUPPLIER:
FORMS + SURFACES
WEBSITE: WWW.FORMS-SURFACES.COM
PHONE: 800-451-0410
CONTACT: JAIME FORMATO

****OR APPROVED EQUAL**

PRODUCT: TRASH RECEPTACLE
DESC: 24 GALLON APEX LITTLE
MODEL: RECEPTACLE WITH RAIN COVER
COLOR: ALUMINUM TEXTURE FRAME
 CUMARU HARDWOOD SLATS

NOTES:
 1. SEE PLAN FOR LOCATIONS.
 2. INSTALL PER MANUFACTURER SPECS.

2 TRASH RECEPTACLE



SUPPLIER:
FORMS + SURFACES
WEBSITE: WWW.FORMS-SURFACES.COM
PHONE: 800-451-0410
CONTACT: JAIME FORMATO

****OR APPROVED EQUAL**

PRODUCT: TABLE ENSEMBLE
DESC: APEX TABLE ENSEMBLE, 4 SEAT
MODEL: STAY-4BDC
COLOR: ALUMINUM TEXTURE FRAME /
CUMARA HARDWOOD SLATS

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. INSTALL PER MANUFACTURER SPECS.

3 TABLE & CHAIRS
NTS



SUPPLIER:
SITESCAPES
WEBSITE: WWW.SITESCAPESONLINE.COM
PHONE: 888-331-8464

****OR APPROVED EQUAL**

PRODUCT:
DESC: UMBRELLA
MODEL: 7FT CANOPY, SOLAR PANEL UMBRELLA, UM3091-AL-SP
COLOR: UMBERLING

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. INSTALL PER MANUFACTURER SPECS.

4 SOLAR UMBRELLA
34" x 14"

FURNITURE NOTE:

ALL OUTDOOR FURNITURE TO BE PROVIDED BY OWNER

5 CHAIR
NTS



SUPPLIER:
FORMS + SURFACES
WEBSITE: WWW.FORMS-SURFACES.COM
PHONE: 800-451-0410
CONTACT: JAMIE FORMATO

****OR APPROVED EQUAL**

PRODUCT: BENCH
DESC: VAYA TEXTILE BENCH, SBVYA+
MODEL: ALUMINUM TEXTURE FRAME,
COLOR: DUPOINE HENNA SUNBRELLA
 FABRIC

NOTES:
 1. SEE PLAN FOR LOCATIONS.
 2. INSTALL PER MANUFACTURER SPECS.

6 BENCH
NTS



SUPPLIER:
FORMS + SURFACES
WEBSITE: WWW.FORMS-SURFACES.COM
PHONE: 800-451-0410
CONTACT: JAIME FORMATO

****OR APPROVED EQUAL**

PRODUCT:
DESC: COFFEE TABLE
MODEL: VAYA COFFEE TABLE, 25"x52", STYVA-2352W
COLOR: ALUMINUM TEXTURE FRAME, CUMARA HARDWOOD SLATS

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. INSTALL PER MANUFACTURER SPECS.

7 COFFEE TABLE

Drawing name: K:\ALP_LAP1018581003_PCNA Track Extension\CAD\PlanSheet\LS-00 HARDSCAPE DETAILS.dwg L2-00 HARDSCAPE DETAILS Oct 10, 2022 4:35pm by: Kate Winn

DRAWN BY:	KCW
CHECKED BY:	TML
SHEET TITLE	

SEAL



SCALE

GATE

PROJECT NUMBER

019881003
SWEET ALBANY

USA - 4 - 20 - LP - 5

PROJECT TITLE

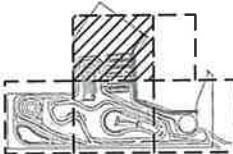
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAYESVILLE, FLATON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-00	OCTOBER GLORY MAPLE
	OAK-HWO	WILLOW OAK
EVERGREEN TREES	CODE	COMMON NAME
	ARB-GG	GREY GIANT ARBORVITAE
FLOWERING TREES	CODE	COMMON NAME
	LAG-CAT	CATAWBA CRAPE MYRTLE
SHRUBS	CODE	COMMON NAME
	BUD-WHP	WHITE PROFUSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	UR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-PIN	PINK MUHLY
	SW-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
	VIB-CHI	CHINDO VIBURNUM
SHRUB AREAS	CODE	COMMON NAME
	HEM-PAR	PANDON ME DAYLILY
	DAVL-SD	STELLA DE ORO DAYLILY
SOD/SEED	CODE	COMMON NAME
	SEED-DE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	SEED-WF	WILDFLOWER MIX

PERENNIAL MIX PLANT SCHEDULE

PERENNIAL MIX
ACHILLEA MILEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE YARROW
DENSE FOLIAGE
BAPTISIA X 'CHERRIES JUBILEE' TM / CHERRIES JUBILEE DECADENCE WILD INDOGO
DENSE FOLIAGE
COREOPSIS X 'JETHRO TULL' / JETHRO TULL TICKSEED
DENSE FOLIAGE
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
DENSE FOLIAGE
LEUCANTHEMUM X SUPERBUM / SHASTA DAISY
DENSE FOLIAGE
RUDBECKIA HIRTA / BLACK-EYED SUSAN
DENSE FOLIAGE

PROJECT TITLE

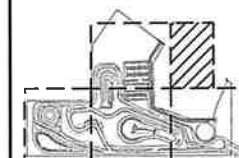
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	MAP-DG	OCTOBER GLORY MAPLE
	OAK-HWO	WILLOW OAK
<u>EVERGREEN TREES</u>		
	ARB-GO	GREEN GYANT ARBORVITAE
<u>FLOWERING TREES</u>		
	LAG-CAT	CATAMBA CRAPE MYRTLE
<u>SHRUBS</u>		
	BUD-WHP	WHITE PROFUSION BUTTERFLY BUS
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	LIR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-PIN	PINK MUHLY
	SW-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
	VIB-CHI	CHINDO VIBURNUM
<u>SHRUB AREAS</u>		
	HEM-PAR	PARDON ME DAYLILY
	DAYL-SD	STELLA DE ORO DAYLILY
<u>SODSEED</u>		
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	SEED-WF	WILDFLOWER MIX

PERENNIAL MIX PLANT SCHEDULE



PERENNIAL MIX
ACHILLEA MILLEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE YARROW
DENISE FOLIAGE
BAPTISIA X 'CHERRIES JUBILEE' TM / CHERRIES JUBILEE DECADENCE WILD INDIGO
DENISE FOLIAGE
COREOPSIS X 'JETHRO TULL' / JETHRO TULL TUXEED
DENISE FOLIAGE
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
DENISE FOLIAGE
LEUCANTHEMUM X SUPERBUM / SHASTA DAISY
DENISE FOLIAGE
RUGELSCIA HIRTA / BLACK-EYED SUSAN
DENISE FOLIAGE

[illegible]

DRAWN BY: KCM

CHECKED BY: TML

SHEET TITLE

LANDSCAPE PLAN

L3-01

SEAL



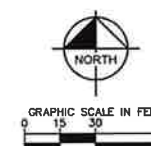
SCALE AS SHOWN

DATE _____

02/15/2022
PROJECT NUMBER

PROJECT NUMBER	019091003
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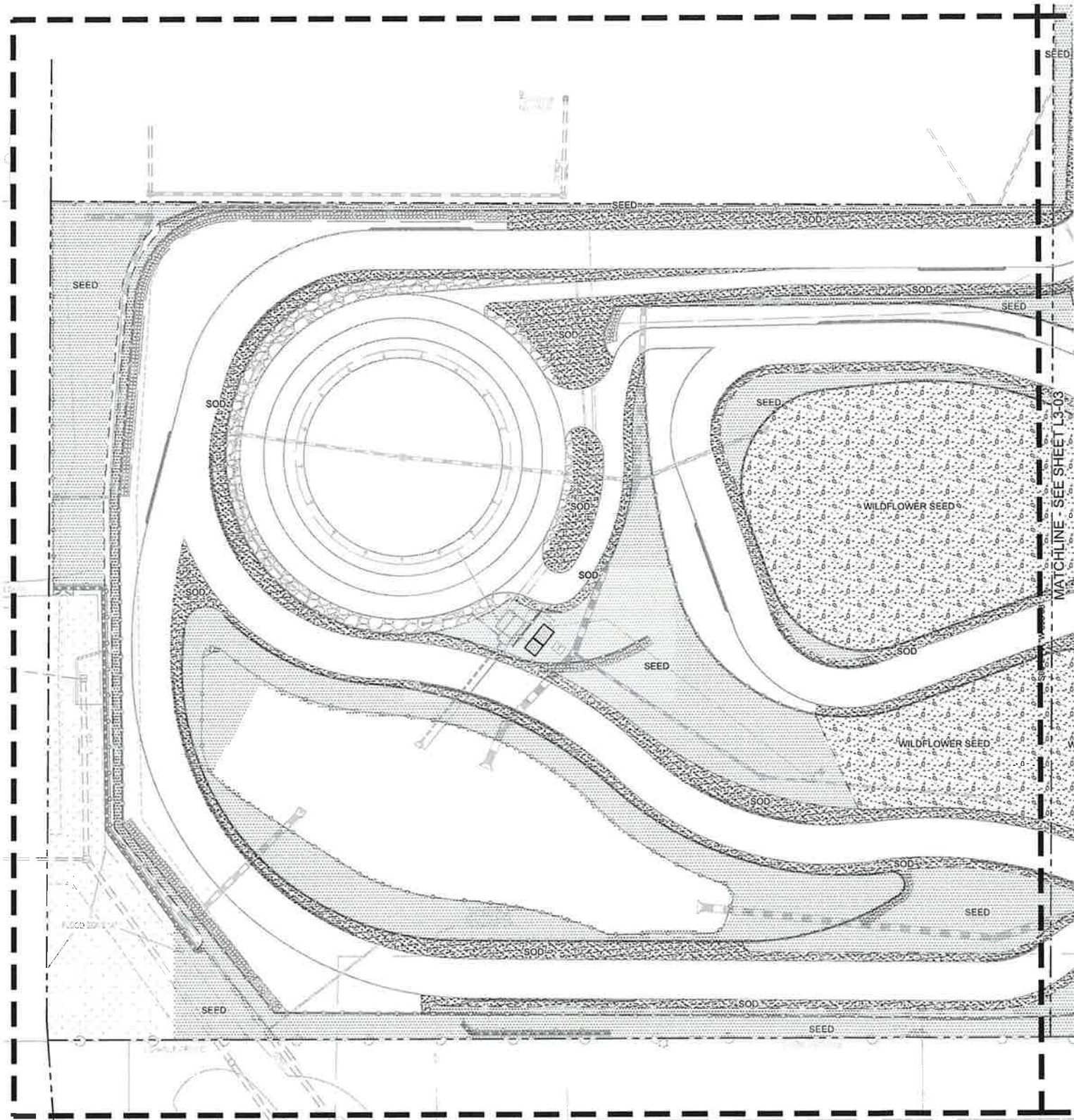


MATCHLINE - SEE SHEET L3-00

MATCHLINE - SEE SHEET L3-04

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L7-00 LANDSCAPE PLAN.dwg Oct 10, 2022 4:35pm by: Kate Winn

Drawing name: KALP_LAP019891003_PCNA Track ExtensionCADPlanSheet17.dwg L3-02 LANDSCAPE PLAN Oct 10, 2022 4:35pm by: Kate Winn



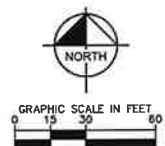
PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	OAK-HMO	WILLOW OAK
EVERGREEN TREES	CODE	COMMON NAME
	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	CODE	COMMON NAME
	LAG-CAT	CATAWBA CRAPE MYRTLE
SHRUBS	CODE	COMMON NAME
	BUD-WHP	WHITE PROFUSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-HK	INKBERRY HOLLY
	ANISE	ANISE TREE
	UR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-PIN	PINK MUHLY
	SW-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
	VIB-CHI	CHINDO VIBURNUM
SHRUB AREAS	CODE	COMMON NAME
	HEM-PAR	PARDON ME DAYLILY
	DAYL-SD	STELLA DE ORO DAYLILY
SOD/SEED	CODE	COMMON NAME
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	SEED-WF	WILDFLOWER MIX

PERENNIAL MIX PLANT SCHEDULE

PERENNIAL MIX
ACHILLEA MILLEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE YARROW
DENSE FOLIAGE
BAPTISIA X 'CHERRIES JUBILEE' TM / CHERRIES JUBILEE DECADENCE WILD INDIGO
DENSE FOLIAGE
COREOPSIS X 'JETHRO TULL' / JETHRO TULL TICKSEED
DENSE FOLIAGE
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
DENSE FOLIAGE
LEUCANTHEMUM X SUPERBUM / SHASTA DAISY
DENSE FOLIAGE
RUDBECKIA HIRTA / BLACK-EYED SUSAN
DENSE FOLIAGE

GEORGIA811
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

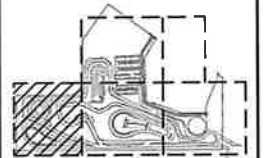
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KCW
CHECKED BY: TML
SHEET TITLE

LANDSCAPE PLAN
L3-02

SEAL



SCALE AS SHOWN

DATE 02/15/2022

PROJECT NUMBER 019891003

SHEET NUMBER

USA - 4 - 20 - LP - SZ - L3-02 - AA - V

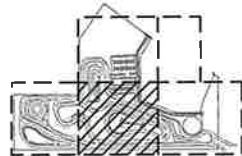
PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



GENERAL NOTES



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	DAK-HWO	WILLOW OAK
EVERGREEN TREES	CODE	COMMON NAME
	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	CODE	COMMON NAME
	LAG-CAT	CATAWBA GRAPE MYRTLE
SHRUBS	CODE	COMMON NAME
	BUD-WHP	WHITE PROFUSSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-INK	INKBERRY HOLLY
	ANISE	ANISE TREE
	LIR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-PIN	PINK MUHLY
	SWA-HEA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
	VIS-CHI	CHINDO VIBURNUM
SHRUB AREAS	CODE	COMMON NAME
	HEM-PAR	PARDON ME DAYLILY
	DAYL-SD	STELLA DE ORO DAYLILY
SOD/SEED	CODE	COMMON NAME
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	SEED-WF	WILDFLOWER MIX

PERENNIAL MIX PLANT SCHEDULE

PERENNIAL MIX
ACHILLEA MILLEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE YAMMOW
DENSE FOLIAGE
BAPTISIA X 'CHERRIES JUBILEE' TM / CHERRIES JUBILEE DECADENCE WILD INDIGO
DENSE FOLIAGE
COREOPSIS X 'JETHRO TULL' / JETHRO TULL TUCKER
DENSE FOLIAGE
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
DENSE FOLIAGE
LEUCANTHEMUM X SUPERBUM / SHASTA DAISY
DENSE FOLIAGE
RUDBECKIA HIRTA / BLACK-EYED SUSAN
DENSE FOLIAGE

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAVENVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	MAP-OG	OCTOBER GLORY MAPLE
	QAK-HAD	YELLOW OAK
EVERGREEN TREES	CODE	COMMON NAME
	ARB-GG	GREEN GIANT ARBORVITAE
FLOWERING TREES	CODE	COMMON NAME
	LAG-CAT	CATAWBA CRAPE MYRTLE
SHRUBS	CODE	COMMON NAME
	BUD-WHP	WHITE PROFUSION BUTTERFLY BUSH
	HOL-BH	DWARF BURFORD HOLLY
	HOL-CA	CARISSA HOLLY
	HOL-HK	INKBERRY HOLLY
	ANISE	ANISE TREE
	UR-WL	WAX LEAF LIGUSTRUM
	MIS-DA	DWARF MISCANTHUS GRASS
	MUH-PN	PINK MUHLY
	SWH-EA	BLUE SWITCH GRASS
	YEW-JA	JAPANESE YEW
	VIB-CH	CHINDO VIBURNUM
SHRUB AREAS	CODE	COMMON NAME
	HEM-PAR	PARDON ME DAYLILY
	DAM-SD	STELLA DE ORO DAYLILY
SOD/SEED	CODE	COMMON NAME
	SEED-BE	BERMUDA GRASS
	SOD-BER	BERMUDA GRASS
	SEED-WF	WILDFLOWER MIX

PERENNIAL MIX PLANT SCHEDULE

PERENNIAL MIX
ACHILLEA MILLEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE YARROW
DENSE FOLIAGE
BAPTISIA X 'CHERRIES JUBILEE' TM / CHERRIES JUBILEE DECADENCE WILD INDIGO
DENSE FOLIAGE
COREOPSIS X 'JETHRO TULL' / JETHRO TULL TICKSEED
DENSE FOLIAGE
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
DENSE FOLIAGE
LEUCANTHEMUM X SUPERBUM / SHASTA DAISSY
DENSE FOLIAGE
RUDECKIA HIRT / BLACK-EYED SUSAN
DENSE FOLIAGE

DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KOW

CHECKED BY: TML

SHEET TITLE

LANDSCAPE PLAN
L3-04

SEAL



SCALE AS SHOWN

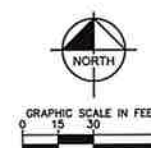
DATE 02/15/2022

PROJECT NUMBER 019891003

SHEET NUMBER

USA - 4 - 20 - LP - S2 - L3-04 - AA - V

GEORGIA811
Utilities. Probe for. Dig before.
Know what's below.
Call before you dig.



Drawing name: K:\A\LP_L\A\101801003_PCNA_Track Extension\CAD\PlanSheet\A\101801003_PCNA_Track Extension.dwg Qd: 10/2022 4:30pm by: Kara Wilson

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	MAP-06	10	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	2.5" CAL	12-14' HT	6-7' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	OAK-HWO	3	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	2.5" CAL	12-14' HT	6-7' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	ARS-GG	8	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8" HT	7-8" HT	2-3' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	LAG-CAT	9	LAGERSTROEMIA INDICA 'CATAPAW'	CATAPAW GRAPE MYRTLE	7-8" HT	7-8" HT	5-6' SPRD	B&B	MULTI-TRUNK, 5 CANES, FULL HEAD
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD		
	BUD-WHP	120	BUDDLEIA DAVIDII 'WHITE PROFUSION'	WHITE PROFUSION BUTTERFLY BUSH	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	HOL-BH	347	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL	16-24"	16-18"		DENSE FOLIAGE
	HOL-CA	350	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	HOL-HK	69	ILEX GLABRA	HOLBERRY HOLLY	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	ANSE	57	ILICUM PARVIFLORUM	ANISE TREE	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	LIR-WL	244	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	WAX LEAF LIGUSTRUM	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	MIS-DA	42	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MISCANTHUS GRASS	3 GAL	24-30"	16-18"		DENSE FOLIAGE
	MUH-PIN	201	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	SWH-EA	297	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	3 GAL	16-18"	12-18"		DENSE FOLIAGE
	YEW-JA	5	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	3 HT	18-24"	16-18"		DENSE FOLIAGE
	VIB-CHI	14	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	7 GAL	36-42"	24-30"		DENSE FOLIAGE, 3' MIN HT
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				
	HEM-PAR	368	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL			18" o.c.	DENSE FOLIAGE
	DAYL-SD	308	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL			18" o.c.	DENSE FOLIAGE
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				
	SEED-BE	281,110 SF	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS	SEED				
	SOD-BER	186,833 SF	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS	SOD				TIGHT JOINTS, ROLL ALL SOD SMOOTH
	SEED-WF	113,366 SF	WILDFLOWER SEED MIX	WILDFLOWER MIX	SEED				CONTRACTOR TO SPECIFY MIX VARIETY & SUBMIT TO L.A. FOR REVIEW AND APPROVAL

PERENNIAL MIX PLANT SCHEDULE

PERENNIAL MIX	QTY	SIZE	SPACING
ACHILLEA MILEFOLIUM 'DEEP ROSE' TM / DESERT EVE DEEP ROSE VARIATION DENSE FOLIAGE	234	1 GAL	18" oc
BAPTISIA X CHERRIES JUBILEE TM / CHERRIES JUBILEE DECADENCE WILD INDIGO DENSE FOLIAGE	55	1 GAL	36" oc
CONSEPSIS X JETHRO TULL / JETHRO TULL TICKSEED DENSE FOLIAGE	124	1 GAL	24" oc
ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER DENSE FOLIAGE	132	1 GAL	24" oc
LEUCANTHEMUM X SUPERBUM / SHASTA DAISY DENSE FOLIAGE	234	1 GAL	18" oc
RUDEBECKIA HIRTAE / BLACK-EYED SUSAN DENSE FOLIAGE	132	1 GAL	24" oc

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30334

GENERAL NOTES

DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KCW
CHECKED BY: TML
SHEET TITLE

PLANT LIST
L3-05

SEAL



SCALE	AS SHOWN
DATE	02/15/2022
PROJECT NUMBER	010001003
SHEET NUMBER	USA - 4 - 20 - LP - S2 - L3-05 - AA - V

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



IRRIGATION PERFORMANCE SPECIFICATION:
CONTRACTOR SHALL PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WHICH SHALL SUPPLY FULL COVERAGE IRRIGATION FOR ALL PLANTING AREAS. TREES, SHRUBS AND GROUNDCOVERS SHALL BE WATERED BY MEANS OF DRIP IRRIGATION LINE ON DEDICATED ZONES WITH SIMILAR PLANTING MATERIAL SPECIES AND WATERING REQUIREMENTS. THE SYSTEM SHALL INCLUDE AN EVAPOTRANSPIRATION (ET) / RAIN-FREEZE SENSOR. FINAL LOCATION OF CONTROLLER AND LOCATION OF SLEEVING AND CONDUIT TO BE DETERMINED PRIOR TO PAVING INSTALLATION AND TO BE APPROVED BY OWNER / OWNER'S REPRESENTATIVE. AS-BUILT PLANS AND OPERATIONS MANUALS TO BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE INSTALLATION. SYSTEM SHALL MEET THE MORE STRINGENT OF EITHER LOCAL JURISDICTIONAL REQUIREMENTS OR ESTABLISHED INDUSTRY STANDARD.

DATE	REVISION
1 02/15/2022	IFC SET

DRAWN BY: KCH

CHECKED BY: TML

SHEET TITLE

IRRIGATION EXTENTS
L4-00

SEAL

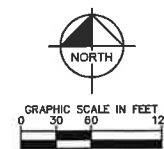


SCALE AS SHOWN

DATE 02/15/2022

PROJECT NUMBER 019891003

SHEET NUMBER USA - 4 - 20 - LP - S2 - L4-00 - AA - V





**Department of Planning & Zoning
PLANNER'S REPORT**

DATE: December 7, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Variance Application for required tree density for new Porsche track development (14 0096 LL0593, 14 0096 LL0619)

BACKGROUND

The City of Hapeville has received a variance application from Daniel Barcham on behalf of Porsche Cars North America, Inc.) to waive the tree density requirement for the high-speed track extension and future development site located on Parcel 14 0096 LL0593 and 14 0096 LL0619. The applicant is requesting the density of landscape be similar to that at the Porsche Headquarters facility located immediately adjacent (City of Atlanta).

The Tree Conservation Ordinance requires 100" DBH per acre. The development site is approximately 30 acres which would require 3000" DBH across the site. As the performance track requires maximum visibility and limited adjacent plantings to avoid dangerous conditions for drivers. The proposed landscape plan concentrates tree plantings along the right of way / Porsche Avenue and includes 10 2.5" October Glory Maples, 3 2.5" Willow Oaks, 8 Green Giant Arborvitae (7-8'), 9 Crape Myrtle (7-8') with a variety of shrubs and perennials.

The property is zoned B-P, Business Park.

CODE

Highlighted sections from the Code are included below.

ARTICLE 29. - TREE CONSERVATION

DIVISION 1. - PURPOSE, DEFINITIONS, APPLICABILITY

Sec. 93-29-1. - Purpose.

The purpose of this article is to firmly establish the value of trees to the community and to promote the health, safety, and general welfare of the public by recognizing the standards within this article. Tree canopy preservation and tree replacement will be promoted as an integral part of the land development and construction process in the city. Specific benefits to our citizens attributed to trees include:

- (1) Trees facilitate a harmonious community and help to conserve natural resources as well as provide wildlife habitats.
- (2) Trees provide a more attractive place to live and enhance the aesthetic character of the community.
- (3) Trees mitigate harmful vehicle emissions by reducing carbon dioxide levels.
- (4) Trees are recognized for their importance in the production of oxygen, shading and cooling, noise and wind reduction, prevention of soil erosion, dust filtration and fostering improved air quality.

- (5) Trees contribute to the economic value of real property.
- (6) Trees help reduce the glare of motor vehicle lights and enhance the appearance of open automobile parking areas and lands used for commercial, public/institutional, office, industrial, and residential purposes.
- (7) Trees can enhance the natural functions of streams and related buffers.

Sec. 93-29-3. - Applicability.

The regulations included in this article shall apply to all properties located within the city unless otherwise noted in this section.

- (1) Single-family residential outside of land disturbance permit activities.
 - a. The removal of five or fewer trees, other than landmark trees or trees needed to meet the minimum 100 inches per acre, is allowed with a permit (no fee associated with this permit) on any residential lot within a single calendar year.
 - b. Exemptions will be allowed to the five tree per year limit by city staff if the property owner must remove trees in order to build a newly permitted structure, or to build an addition to or to make improvements to an existing structure, or to improve the health of other trees in the landscape. The property owner must ensure the minimum 100 inches per acre standard is achieved.
 - c. Trees under three-inch caliper that were not planted to meet the minimum 100 inches per acre or a condition of zoning or the architectural design standards can be removed without a permit.
 - d. Regarding private property owners and/or residential lots not incidental to development, a tree removal permit is required for landmark tree removal. A permit will be granted if the landmark tree is clearly dead, dying, diseased with no chance for recovery or presenting imminent danger to life, limb or property. The property owner shall be required to provide a letter stating such from a certified arborist.
 - e. Unless a tree or portion of a tree threatens the right-of-way or is on public property, the city will not have any responsibility for requiring property owners to remove trees.
- (2) Non-single-family residential outside of LDP activities.
 - a. Any new construction, renovation, or alteration of a building that results in an expansion or alteration of the total square footage of the building footprint shall invoke the requirements contained in this article. This article shall be enforced by the city, designated agent, and/or the city municipal court.
 - b. Should a shared parking agreement be undertaken so that the parking requirements of a property are provided by a parking lot on a separate parcel, said parking lot must come into compliance with the requirements of this article.
 - c. If landmark tree removal is requested, refer to the standards set forth in this article.
 - d. Trees under three-inch caliper that were not required by ordinance or conditions of zoning or the architectural design standards can be removed without a permit.
 - e. Trees three-inch caliper and greater that do not meet the landmark tree criteria require a tree removal permit. City staff shall determine whether portions of this article apply on a case by case basis.
 - f. Unless a tree or portion of a tree threatens the right-of-way or is on public property, the city will not have any responsibility for requiring property owners to remove trees.

Sec. 93-29-5. - Tree density requirements.

- (a) The applicant shall provide a development plan demonstrating both responsible canopy preservation and tree replacement inches on sites submitted for development. Any trees saved (with undisturbed CRZ's) will receive appropriate inches. Please note: all properties applying for an LDP must meet the minimum 100 inches per acre whether or not a site had trees prior to development.

(b) All trees designated for replacement shall be on an inch for inch basis. The density of 100 inches per acre may be achieved as follows:

(1) Counting existing trees (inches measured at DBH) to be preserved with no impact to CRZ.

(2) Planting new trees (minimum two-inch caliper) for lots that do not have the required 100 inches per acre.

Formula:

Acreage x 100 inches = required inches per acre

Example: 3.2 acres x 100 inches = 320 inches required

(c) The minimum required inches per acre shall be calculated and established pursuant to the formula as shown above and calculations shall be in a prominent location on the tree preservation and replacement plan. All applicable sites brought in for land development must maintain a minimum of 100 inches per acre. Street trees and/or parking lot trees planted after the minimum required inches per acre for the site has been satisfied can be counted toward landmark tree recompense.

(1) For planted evergreen trees, the following conversions shall apply:

Evergreen tree inches	Evergreen tree sold by height
2"	6' Minimum
3"	8' Minimum
4"	12' Minimum
5"	16' Minimum
6"	18' Minimum

(2) For multi trunk trees; measure multi-trunk point below the split.

(3) Tree form shrubs shall not be given credit.

Sec. 93-29-13. - Tree preservation trust fund.

This article hereby establishes the city tree bank. The tree bank will be used exclusively to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites and, at the direction of the community services director to improve the city's parks and/or green spaces.

(1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

Replacement	Mitigation fee
Non-recompense (inches per acre)	\$150.00 per inch
Non-recompense (inches per acre) outside the buildable area	\$175.00 per inch
Recompense (landmark tree inches)	\$200.00 per inch

Example for non-recompense mitigation fee:

.5 acres x 100 inches = 50 inches required
 45 inches planted or preserved
 Five remaining inches paid to tree bank
 $5 \times \$150.00 = \750.00 paid to tree bank

Example for landmark tree recompense mitigation fee:

Two 30" specimen trees in good condition removed (assume inches per acre is met)
 20 inches = five 4" caliper trees planted
 Ten remaining inches paid to tree bank
 $10 \times \$200.00 = \$2,000.00$ paid to tree bank

(2) A fine for each protected tree or landmark tree removed without a permit issued by the city will be paid to the tree bank. Fine amounts will be based on the fee schedule shown above.

*From time to time the mitigation fees shown above may be updated based on market values.

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(4)Landscaping. Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park .

FINDINGS

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

There are no extraordinary or exceptional conditions for this property based upon the size, shape or topography.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

The use of the property is a high performance / high speed auto track. The tree density required would create hazards for the drivers utilizing the track. The recompense fee would exceed \$430,000.

c. Such conditions are peculiar to the particular piece of property involved; and

As stated above, the condition is particular to the development as proposed. Any alternate use of the property would negate this condition.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief, if granted, would not cause substantial detriment to the public good given the intent of the project.

RECOMMENDATION

As currently being developed, the proposed landscape plan does not include trees around the track thereby avoiding hazards to the drivers and utilization of the track as intended. The B-P Business Park Zoning District does acknowledge consistency with regard to landscaping.

Staff recommends approval of the variance as long as the property is developed in this manner. Should the property be redeveloped for another purpose, the property should come into compliance with the tree ordinance.

Hapeville Board of Appeals 2023

All Board of Appeals meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Thursday, December 15, 2022	Thursday, January 26, 2023
February	Thursday, January 26, 2023	Thursday, February 23, 2023
March	Thursday, February 23, 2023	Thursday, March 23, 2023
April	Thursday, March 23, 2023	Thursday, April 27, 2023
May	Thursday, April 27, 2023	Thursday, May 25, 2023
June	Thursday, May 25, 2023	Thursday, June 22, 2023
July	Thursday, June 22, 2023	Thursday, July 27, 2023
August	Thursday, July 27, 2023	Thursday, August 24, 2023
September	Thursday, August 24, 2023	Thursday, September 28, 2023
October	Thursday, September 28, 2023	Thursday, October 26, 2023
November	Thursday, October 26, 2023	Thursday, November 16, 2023
December	Thursday, November 16, 2023	Thursday, December 21, 2023

Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals 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.