1. Agenda

   Documents: APR 18 AGENDA.PDF

2. Agenda Items

   Documents: PZB-4-18-16-AGENDAITEMS.PDF

PLANNING AND ZONING BOARD
REGULAR MEETING
April 18, 2016
6:00 p.m.

AGENDA

Item No. 1	Meeting called to Order
Item No. 2	Approval of the Agenda
Item No. 3	New Business: a. South City Partners Development Agreement (2702, 2718, 2730 and 2734 East College Avenue) – Vertical Mixed-Use Project b. NKS Management LLC (2741 East College Avenue and 710 Dalerose Avenue) – Rezoning Request CBD (Central Business District)-Area 3 to GC (General Commercial)-Retail and Mini-Storage
Item No. 4	Public Comment on Agenda Items
Item No. 5	Other Items for Discussion
Item No. 6	Adjournment

SAMS CROSSING

A DEVELOPMENT FOR

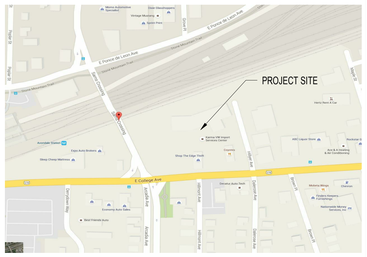
SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA GEORGIA 30327

ARB SUBMITTAL

03/09/2016

VICINITY MAP



TEAM MEMBERS

OWNER	SOUTH CITY PARTNERS, LLC 3715 NORTHSIDE PARKWAY SUITE 310 ATLANTA, GEORGIA 30327	JOHN LONG TEL: 404-287-0063 E-MAIL: JLONG@SOUTHCITYPARTNERS.COM	**CIVIL**	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH COURT NORCROSS, GA 30092	KEN WOOD TEL: 770.451.2741 E-MAIL: KWOOD@PECATL.COM FAX : 678.684.6240
ARCHITECT	THE PRESTON PARTNERSHIP, LLC. SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GEORGIA 30346	C. WARREN BOATMAN, AIA TEL: 770.396.7248 E-MAIL: WBOATMAN@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	**LANDSCAPE / HARDSCAPE ARCHITECT**	B+C STUDIO, INC. 1320 ELLSWORTH INDUSTRIAL BLVD. SUITE A1400 ATLANTA, GA 30318	JOEL BOWMAN TEL: 678.990.7691 E-MAIL: JBOWMAN@BCSTUDIO.COM FAX : 678.990.7692
STRUCTURAL	M2 STRUCTURAL ENGINEERING 887 WEST MARIETTA ST. NW SUITE T-103 ATLANTA, GA 30318	MIKE MURPHY TEL: 404.829.2612 E-MAIL: MMURPHY@M2STRUCTURAL.COM	**INTERIORS**	PRESTON ARCHITECTS, PC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GA 30346	CHANDRA CHERRY TEL: 770.481.5110 E-MAIL: CCHERRY@THEPRESTONPARTNERSHIP.COM FAX : 770.396.2945
MEP	PHILLIPS GRADICK ENGINEERING 500 SUGAR MILL ROAD BUILDING A, SUITE 105 ATLANTA, GA 30350	LAWRENCE PHILLIPS TEL: 770.407.7173 E-MAIL: LPHILLIPS@PGENG.NET FAX : 770.642.2410	**WATER PROOFING**	NAME ADDRESS ADDRESS - LINE 2 CITY, STATE ZIP	Contact TEL: 000.000.0000 E-MAIL: FAX : 000.000.0000

PROJECT INFORMATION

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ACCEPTABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

THE DRAWINGSFOR THIS PROJECT ARE THE PROPERTY OF THE PRESTON PARTNERSHIP, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT ANND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. THE PRESTON PARTNERSHIP, LLC. ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THE DRAWINGS.

APPLICABLE CODES

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE AVONDALE ESTATES CODE OF ORDINANCES:

ACCESSIBILITY
2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN (WITH GEORGIA AMENDMENTS)
GEORGIA ACCESSIBILITY CODE (GEORGIA ACCESS LAW, CHAPTER 120-3-20A)

BUILDING/DWELLING
2012 INTERNATIONAL BUILDING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

ELECTRICAL
2014 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)

FIRE/LIFE SAFETY CODE
2012 INTERNATIONAL FIRE CODE (WITH 2014 GEORGIA AMENDMENTS)
RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, 2015 CHAPTER 120-3-3
RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS.

2012 NFPA 101 LIFE SAFETY CODE (WITH GEORGIA AMENDMENTS)

FUEL GAS
2012 INTERNATIONAL FUEL GAS CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

MECHANICAL
2012 INTERNATIONAL MECHANICAL CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

PLUMBING
2012 INTERNATIONAL PLUMBING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

ENERGY
2009 INTERNATIONAL ENERGY CONSERVATION CODE (WITH 2011 & 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS)

ZONING
CITY OF AVONDALE ESTATES ZONING ORDINANCE

SWIMMING POOL
2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (WITH 2014 GEORGIA AMENDMENTS)

THE CODE OF DEKALB COUNTY, CHAPTER 13, ARTICLE VIII, SECTIONS 13-181 THROUGH 13-218 SWIMMING POOLS, SPAS, AND BATHHOUSES

FAIR HOUSING ACT

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

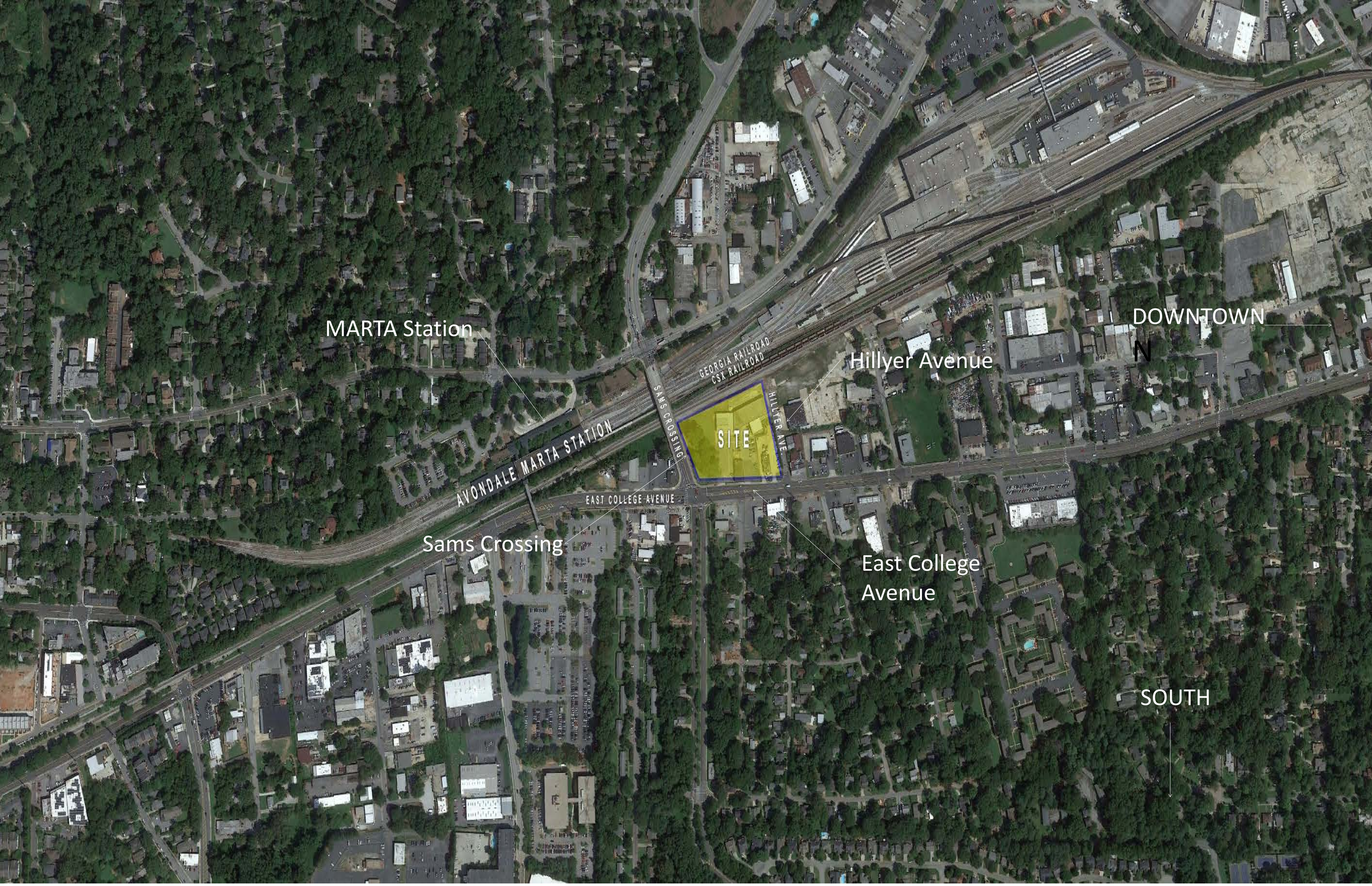
ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE	03/09/2016
JOB NUMBER	1506306
DRAWN BY	CH
CHECKED BY	RS
SHEET TITLE	COVER SHEET
SHEET NUMBER	CS-01
COMMENTS	ARB SUBMITTAL

30X42

© 2014 © 2015 The Preston Partnership, LLC

C:\Data Files\Revit 2016\1506306-Sams Crossing_Massing R16_dabar.rvt
3/8/2016 11:57:56 AM



PROJECT LOCATION

Sams Crossing
E College Ave
© 2016 Google
Google earth
1993
33°46'30.95" N 84°16'43.84" W elev 1072 ft eye alt 1471 ft

1 LOOKING WEST AT CORNER OF HILLYER AVE. & E. COLLEGE

SCALE: 1/2" = 1'-0"

2 LOOKING WEST ALONG E. COLLEGE AVE.

SCALE: 1/4" = 1'-0"

3 LOOKING EAST ALONG E. COLLEGE AVE.

SCALE: 1/4" = 1'-0"

4 LOOKING EAST ALONG E. COLLEGE AVE. 2

SCALE: 1/4" = 1'-0"

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
2 ARB SUBMITTAL	03/09/2016

DATE

JOB NUMBER 03/09/2016

DRAWN BY 1506306

CHECKED BY DWA

SHEET TITLE RS

EXISTING SITE PHOTOS

SHEET NUMBER

ESP-01

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/8/2016 11:57:57 AM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_dabor.rvt

1 LOOKING SOUTEAST FROM SAMS CROSSING

SCALE: 1/4" = 1'-0"

2 LOOKING NORTH AT CORNER OF E. COLLEGE AVE. & SAMS CROSSING

SCALE: 1/4" = 1'-0"

3 LOOKING NORTHEAST FROM SAMS CROSSING

SCALE: 1/4" = 1'-0"

4 LOOKING EAST FROM SAMS CROSSING

SCALE: 1/4" = 1'-0"

THE PRESTON PARTNERSHIP, LLC

A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
2 ARB SUBMITTAL	03/09/2016

DATE

JOB NUMBER 03/09/2016

DRAWN BY 1506306

CHECKED BY DWA

SHEET TITLE RS

EXISTING SITE PHOTOS

SHEET NUMBER

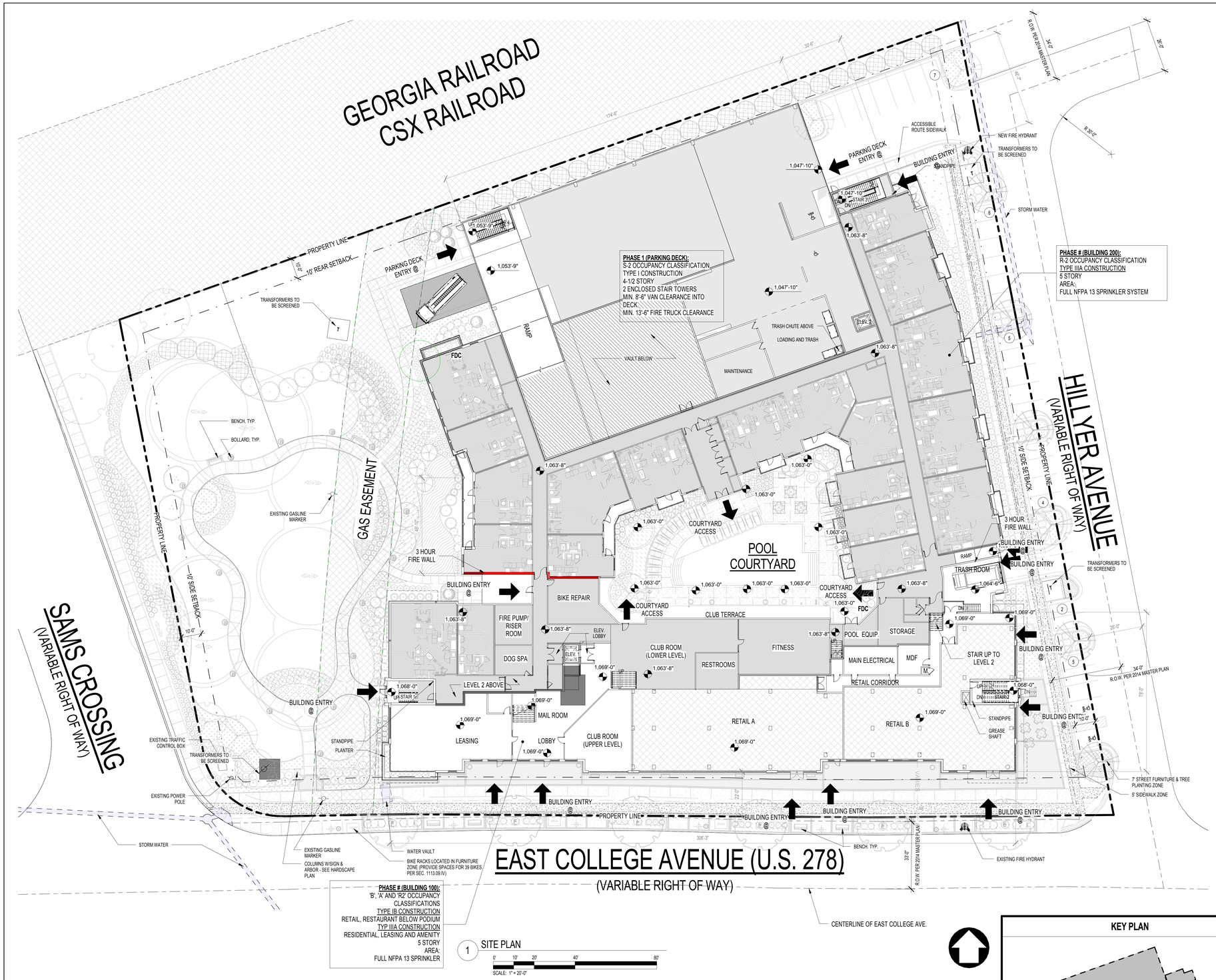
ESP-02

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/8/2016 11:57:58 AM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_daber.rvt



1 SITE PLAN

0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

BUILDING HEIGHT CALCULATIONS

E. COLLEGE AVE. (US 278)		SAMS CROSSING	
AVG. GRADE	1065.99'	AVG. GRADE	1065.99'
BLDG. HT.	70.83'	BLDG. HT.	70.83'
RAIL CORRIDOR		HILLYER AVE.	
AVG. GRADE	1059.78'	AVG. GRADE	1065.99'
BLDG. HT.	66.40'	BLDG. HT.	70.83'

BUILDING SUMMARY - LEVELS

PROJECT LEVEL	FFE	HEATED AREA	GROSS AREA
LEVEL 6	1,117'- 0 7/8"	24,178 SF	26,652 SF
LEVEL 5	1,106'-5"	46,335 SF	50,357 SF
LEVEL 4	1,095'-9 1/8"	46,335 SF	50,357 SF
LEVEL 3	1,085'-0"	46,335 SF	50,357 SF
LEVEL 2	1,074'-4"	27,625 SF	29,465 SF
RETAIL/ AMENITY	1,069'-0"	14,904 SF	15,467 SF
LEVEL 1	1,063'-8"	31,791 SF	33,748 SF
PARKING BASEMENT	1,051'-2"		
OVERALL TOTAL		237,503 SF	256,403 SF
(6,562 RETAIL) RESIDENTIAL TOTAL		230,941 SF	249,841 SF

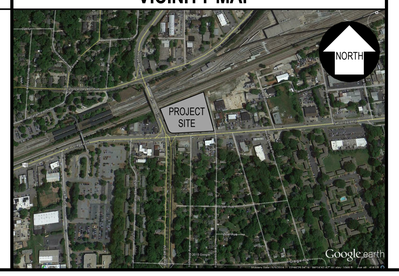
PARKING DATA SUMMARY

PROJECT LEVEL	FFE	STANDARD	HANDICAP	HANDICAP VAN	ELECTRIC VEHICLE	TOTAL
LEVEL 6 (NO PARKING)	1,117'- 0 7/8"	0	0	0	0	0
LEVEL 5 (NO PARKING)	1,106'-5"	0	0	0	0	0
LEVEL 4	1,095'-9 1/8"	56	2	0	0	58
LEVEL 3	1,085'-0"	56	2	0	0	58
LEVEL 2	1,074'-4"	56	2	0	0	58
RETAIL (NO PARKING)	1,069'-0"	0	0	0	0	0
LEVEL 1	1,063'-8"	55	2	0	0	57
PARKING BASEMENT	1,047'-10"	25	1	1	0	27
HILLYER AVENUE		27	1	1	0	29
	TOTALS:	275	10	2	0	287
TOTAL DECK PARKING:						258 (10 HC)
TOTAL STREET PARKING ALONG HILLYER AVENUE:						29 (2 HC)
TOTAL PARKING PROVIDED:						287 (12 HC)

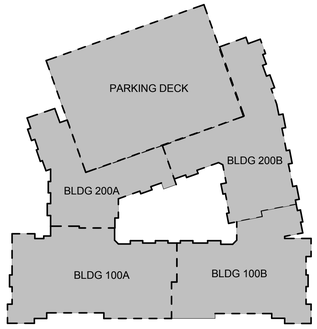
SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- FIRE TRUCK ACCESS
- 380' EXISTING CONTOUR LINES
- 3-HOUR FIRE RATED WALL
- 394'-0" FINISHED GRADING ELEVATION
- BUILDING FOOTPRINT
- T PROPOSED TRANSFORMER LOCATION
- BASEMENT CONDITION
- EASEMENTS
- SUPPLEMENTAL ZONE
- SIDEWALK CLEAR ZONE
- TREE PLANTING/STREET FURNITURE ZONE

VICINITY MAP



KEY PLAN



SITE DEVELOPMENT DATA

GENERAL REQUIREMENTS			
ZONING DISTRICT CLASSIFICATION	CBD (CENTRAL BUSINESS DISTRICT) PER DOWNTOWN MASTER PLAN 2014 WESTERN GATEWAY - MIXED USE		
PROPOSED BUILDING USE	MULTI-FAMILY DWELLING UNITS / COMMERCIAL		
PERMITTED (USE W/CONDITIONAL USE PERMIT)	☒ YES	☐ NO	
ACCESSORY USE	☐ YES	☒ NO	
SPECIAL ZONING REQUIREMENTS	☒ YES (SEE REMARKS)	☐ NO	
RECORDED LOT NUMBER	SEE CIVIL DOCS.		
LOT FRONTAGE	MINIMUM N/A	ACTUAL	
LOT WIDTH	MINIMUM N/A	ACTUAL	
LOT AREA (NET)	MINIMUM N/A	ACTUAL	3.18 (ACRES) 138,520.81 SQ. FT.
GROSS LAND AREA (G.L.A.)			
RIGHT-OF-WAYS			
NORTH BOUNDARY (RAIL CORRIDOR)	100'	☒ NOT APPLICABLE	
SOUTH BOUNDARY (EAST COLLEGE AVE)	64' (PER 2014 MASTER PLAN)	☒ NOT APPLICABLE	
EAST BOUNDARY (HILLYER AVE)	68' (PER 2014 MASTER PLAN)	☒ NOT APPLICABLE	
WEST BOUNDARY (SAMS CROSSING)	VARIABLE	☒ NOT APPLICABLE	
PROPOSED BUILDING FOOTPRINT (GROSS)	50,357 SF BLDG/21,648 SF DECK	☐ NOT APPLICABLE	
BUILDING LOT COVERAGE	PERMITTED) 80% (110,816 SF)	ACTUAL	52% (72,005 SF)
FLOODPLAIN RESTRICTIONS	☐ YES	☒ NOT APPLICABLE	
PUBLIC SPACE REQUIREMENTS		☒ NOT APPLICABLE	
FENESTRATION	☒ YES (SEE CS-03)	☐ NOT APPLICABLE	
LAND USE INTENSITY RATIOS			
FLOOR AREA RATIO (F.A.R.): RESIDENTIAL		☒ NOT APPLICABLE	
FLOOR AREA RATIO (F.A.R.): NON-RESIDENTIAL		☒ NOT APPLICABLE	
TOTAL OPEN SPACE RATIO (T.O.S.R.)		☒ NOT APPLICABLE	
USABLE OPEN SPACE RATIO (U.O.S.R.)		☒ NOT APPLICABLE	
FLOOR AREA RATIO CALCULATIONS			
RESIDENTIAL FLOOR AREA			
HEATED BUILDING AREA (BASEMENT, LEVELS 1-5)		237,503 SF (256,403 SF GROSS)	
FLOOR AREA RATIO PROVIDED (RESIDENTIAL FLOOR AREA ÷ G.L.A.)			
NON-RESIDENTIAL FLOOR AREA (RETAIL LEVEL)			
COMMERCIAL SPACES (RETAIL A & B)		6,562 SF	
COMMON USE AREAS (CLUBROOM, FITNESS, LEASING, DOG SPA, MAILROOM)		12,648 SF	
BUILDING SERVICES SPACES (TRASH & LOADING)		831 SF	
ACCESSORY SPACES (CORRIDORS, STORAGE, MECHANICAL, ETC.)		4,856 SF	
TOTAL		24,897 SF	
FLOOR AREA RATIO PROVIDED			
TOTAL OPEN SPACE			
ELEMENTS OF TOTAL OPEN SPACE			
UNCOVERED (OPEN TO SKY ABOVE)			
RIGHT-OF-WAY	OK - COUNTS UP TO 50%	☐ NOT APPLICABLE	
PERIMETER OF SITE	OK - COUNTS UP TO 50%	☐ NOT APPLICABLE	
INTERIOR COURTYARDS	OK - COUNTS UP TO 50%	☐ NOT APPLICABLE	
IMPROVED ROOF AREAS	OK - COUNTS UP TO 50%	☐ NOT APPLICABLE	
EXTERIOR BALCONIES	OK - COUNTS UP TO 50%	☐ NOT APPLICABLE	
COVERED (50% OPEN : SHALL NOT EXCEED AREA OF OPEN SPACE)			
SPACES UNDER BUILDINGS		☒ NOT APPLICABLE	
COVERED		☒ NOT APPLICABLE	
COVERED IMPROVED ROOF AREAS		☒ NOT APPLICABLE	
TOTAL OPEN SPACE PROVIDED	48% OF LOT AREA (66,518 SF)	☐ NOT APPLICABLE	
TOTAL OPEN SPACE REQUIRED	20% OF LOT AREA (27,704 SF)	☐ NOT APPLICABLE	
USABLE OPEN SPACE			
ELEMENTS OF USABLE OPEN SPACE (OUTDOOR LIVING SPACE)			
LANDSCAPE RIGHT-OF-WAY		☒ NOT APPLICABLE	
GROUND LEVEL LANDSCAPE / HARDSCAPE AREAS	OK	☐ NOT APPLICABLE	
INTERIOR COURTYARDS	OK	☐ NOT APPLICABLE	
IMPROVED ROOF AREAS		☒ NOT APPLICABLE	
EXTERIOR BALCONIES	OK	☐ NOT APPLICABLE	
TOTAL USEABLE OPEN SPACE PROVIDED	N/A		
TOTAL USEABLE OPEN SPACE REQUIRED (U.O.S.R. x G.L.A.)	N/A		

OFF-STREET PARKING				
OWNER REQUIREMENTS				
LEASING OFFICE / AMENITIES	STANDARD	TBD	COMPACT	NA
RESIDENT PARKING (1 PER UNIT)	STANDARD	194-205	COMPACT	NA
GUEST PARKING	STANDARD	NA	COMPACT	NA
TOTAL OWNER REQUIRED PARKING				
ZONING REQUIREMENTS				
RETAIL PARKING (1/300SF MIN; 1/200SF MAX.)	STANDARD	NA	COMPACT	NA
RESTAURANT PARKING (1/150SF MIN; 1/100SF MAX)	STANDARD	44 MIN/66 MAX	COMPACT	NA
RESIDENTIAL PARKING (MIN. 1 PER UNIT, 2 MAX.)	STANDARD	194-205 MIN/388-410 MAX	COMPACT	NA
TOTAL ZONING REQUIRED PARKING	238-249 MIN/454-476 MAX			
ACCESSIBLE PARKING - RESIDENTIAL				
MINIMUM REQUIRED ACCESSIBLE PARKING	DECK - 10 TOTAL (1 VAN); HILLYER AVENUE - 2 TOTAL (1 VAN)			
VAN ACCESSIBLE PARKING	1 IN EVERY 6 + 2 TOTAL	REQD. HEADROOM	8'-2"	
TOTAL ACCESSIBLE PARKING	12 SPACES PROVIDED (2 VAN ACCESSIBLE)			
PARKING SPACES PROVIDED (REF. SITE PLAN)				
REGULAR PARKING	STANDARD	275	COMPACT	NA
"STANDARD" ACCESSIBLE PARKING	10			
VAN ACCESSIBLE PARKING	2			
TOTAL PROVIDED	287			

SITE ACCESSIBILITY		
ACCESSIBLE ROUTE (WITHIN THE BOUNDARY OF THE SITE TO AN ACCESSIBILE ENTRANCE)		
CURB RAMPS		
ACCESSIBLE PARKING	☒ PROVIDED	☐ N/A (SEE REMARKS)
STREETS AND/OR DRIVEWAYS	☒ PROVIDED	☐ N/A (SEE REMARKS)
MINIMUM WIDTH (SEE CIVIL)	☒ 36" W/ 60"x60" PASSING AREA	☒ 5'-0" CLEAR
SLOPE	☒ 1 : 20 MAXIMUM	☐ : 12 MAX. W/ HANDRAILS
PARKING		
LOCATION (ACC. PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE)		
ACCESS AISLES		
STANDARD ACCESSIBLE SPACES	☐ 5'-0" (MINIMUM)	☐ OTHER (SEE REMARKS)
VAN ACCESSIBLE SPACES	☐ 8'-0" (MINIMUM)	☐ OTHER (SEE REMARKS)
SIGNAGE	☐ POLE MOUNTED	☐ WALL MOUNTED
PASSENGER LOADING ZONE(S)	☐ PROVIDED	☒ NOT REQUIRED
BUILDING HEIGHT REQUIREMENTS		
PERMITTED BUILDING HEIGHT	5 STORIES PER DOWNTOWN MASTER PLAN 2014	
PROPOSED BUILDING HEIGHT	MAX. 70'-10" (70.83')	
TRANSITIONAL HEIGHT PLANE	☐ YES (SEE REMARKS)	☒ NOT APPLICABLE
BUILDING SETBACKS		
NORTH BOUNDARY	RAIL CORRIDOR	10'-0"
SOUTH BOUNDARY	EAST COLLEGE AVENUE	27'-0" MIN. / 42'-0" MAX.
EAST BOUNDARY	HILLYER AVENUE	10'-0"
WEST BOUNDARY	SAMS CROSSING	10'-0"
REQUIRED BUFFERS		
SIDEWALK CLEAR ZONE	☒ YES (REF. SITE PLAN)	☐ NOT APPLICABLE
STREET FURNITURE & TREE PLANTING ZONE	☒ YES (REF. SITE PLAN)	☐ NOT APPLICABLE
LANDSCAPE BUFFER	☐ YES (REF. SITE PLAN)	☒ NOT APPLICABLE
SCREENING / FENCING	☐ YES (REF. SITE PLAN)	☒ NOT APPLICABLE
SUPPLEMENTAL ZONE	☒ YES (REF. SITE PLAN)	☐ NOT APPLICABLE
EASEMENTS		
UTILITY / SERVICE	☒ YES (REF. SITE PLAN)	☐ NOT APPLICABLE
ACCESS	☐ YES (REF. SITE PLAN)	☒ NOT APPLICABLE
OTHER (MARTA)	☐ YES (REF. SITE PLAN)	☒ NOT APPLICABLE
SITE AMENITIES		
STREET TREES / LANDSCAPE	☒ YES (CIVIL / L.S.)	☐ NOT APPLICABLE
PAVERS / HARDSCAPE	☒ YES (CIVIL / L.S.)	☐ NOT APPLICABLE
FURNISHINGS (BENCHES , TRASH RECEPTICALS, ETC.)	☒ YES (CIVIL / L.S.)	☐ NOT APPLICABLE
STREET LIGHTING	☒ YES (CIVIL / L.S.)	☐ NOT APPLICABLE
OTHER	☐ YES (REF. SITE PLAN)	☒ NOT APPLICABLE
OFF-STREET LOADING		
REQUIRED NUMBER OF SPACES / SIZE	NA	
MINIMUM HEIGHT		
MOPED / BICYCLE PARKING	1 PER EVERY 5 MULTI-FAMILY UNITS= 39-41 SPACES	☐ NOT APPLICABLE
FIRE DEPARTMENT ACCESS		
SIAMESE CONNECTION	☐ REMOTE	☒ BUILDING
BUILDING ACCESS / FIRE LANE	☒ YES (REF. SITE PLAN)	☐ NOT APPLICABLE
PARKING DECK ACCESS	☐ PUMPER TRUCK	☒ N/A (SEE REMARKS)
REMARKS		
X SCREENING IS REQ'D FOR LOADING DOCKS & DUMPSTERS		
X SITE DEVELOPMENT DATA IS SUBJECT TO CHANGE		

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC
3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE	03/09/2016
JOB NUMBER	1506306
DRAWN BY	CH/NB
CHECKED BY	RS
SHEET TITLE	SITE PLAN
SHEET NUMBER	SP-01
COMMENTS	

30X42

© 2014 © 2015 The Preston Partnership, LLC

C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_nbuck.rvt

4/4/2016 4:18:34 PM

b+c STUDIO

1320 Ellsworth
Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, & LITERATURE AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF B+C STUDIO LANDSCAPE ARCHITECTURE, PLANNING & DESIGN, INC. AND MAY NOT BE USED IN WHOLE OR IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF B+C STUDIO. THE PLANS, ELEVATIONS, DRAWINGS, & LITERATURE AND OTHER MATERIAL, HARDSCAPE, ELEMENT, CONSTRUCTED FROM THIS PLAN, OWNED BY, PROPRIETARY TO, AND INCLUDING INHERENT ARCHITECTURAL DESIGN, TECHNIQUES INDICATED HERE PRIOR TO PROCEEDING WITH CONSTRUCTION. THE PLANS ARE PROVIDED FOR REFERENCE ONLY. IN NORMAL REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWING, DAMAGE AND/OR LOSS OF SCALE.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G. BOWMAN

SAMS CROSSING

2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

#	DATE	DESCRIPTION	REV.
1	04/05/16	REV.PER LDP CMTS.	
2	"	"	
3	"	"	
4	"	"	
5	"	"	
6	"	"	
7	"	"	
8	"	"	

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: 1" = 20' - 0"

HARDSCAPE PLAN

L1.0

PERSPECTIVE TOWARDS SAMS CROSSING

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NS/CH

CHECKED BY RS

SHEET TITLE RENDERINGS

SHEET NUMBER **AX-06**

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/8/2016 11:57:32 AM C:\Data Files\Revit 2016\1506306-Sams Crossing_Massing R16_dabier.rvt

BR-2

CHEROKEE BRICK
SANDHILL VELOUR

HP-1 **CC-1**

HP-1: PAINTED HARDIE PANEL
CC-1: PAINTED FIBERGLASS COVER
SW 7636 - ORIGAMI WHITE

MR-1

GUARDRAIL
CLEAR SILVER

MM-1

BANKER WIRE
M44-2 METAL MESH

C-1

METAL CANOPY
SILVER

SF-1

STOREFRONT FRAME
NO.14 AND NO.17

MC-1

METAL COPING
PREFINISHED WHITE

ST-1

STUCCO - 306 STO
MEDIUM SAND FINISH

HP-2

HARDIE PANEL
SW 6235
FOGGY DAY

HP-3

HARDIE PANEL
SW 7507
STONE LION

W-1

ALUMINUM
WINDOWS - WHITE

BR-1

CHEROKEE BRICK
DOVE GRAY VELOUR

SOUTH CITY
PARTNERS, LLC
3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

SOUTH CITY PARTNERS

SAMS CROSSING MATERIAL BOARD

THE PRESTON
PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346

PERSPECTIVE TOWARDS HILLYER

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY
PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NS/CH

CHECKED BY RS

SHEET TITLE RENDERINGS

SHEET NUMBER **AX-05**

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/8/2016 11:57:32 AM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_daber.rvt

1 SOUTH/WEST PERSPECTIVE

SCALE:

THE PRESTON PARTNERSHIP, LLC

A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
2 ARB SUBMITTAL	03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NB

CHECKED BY RS

SHEET TITLE PERSPECTIVE

SHEET NUMBER **AX-07**

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/21/2016 5:28:46 PM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_ubuck.rvt

1 SOUTH/EAST PERSPECTIVE
SCALE:

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS DATE

DATE 03/09/2016
JOB NUMBER 1506306
DRAWN BY NB
CHECKED BY RS
SHEET TITLE PERSPECTIVE

SHEET NUMBER AX-08

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/21/2016 5:29:04 PM C:\Data Files\Revit 2016\1506306-Sams Crossing_Massing R16_rbuck.rvt

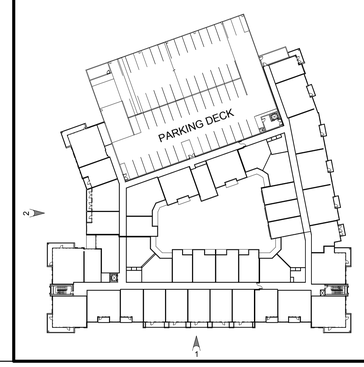
1 SAMS CROSSING/PARK

SCALE: 1/16" = 1'-0"

2 EAST COLLEGE AVENUE (U.S. 278)

SCALE: 1/16" = 1'-0"

KEY PLAN



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY NB/CH

CHECKED BY RS

SHEET TITLE OVERALL ELEVATIONS

SHEET NUMBER **A4-00.1**

COMMENTS

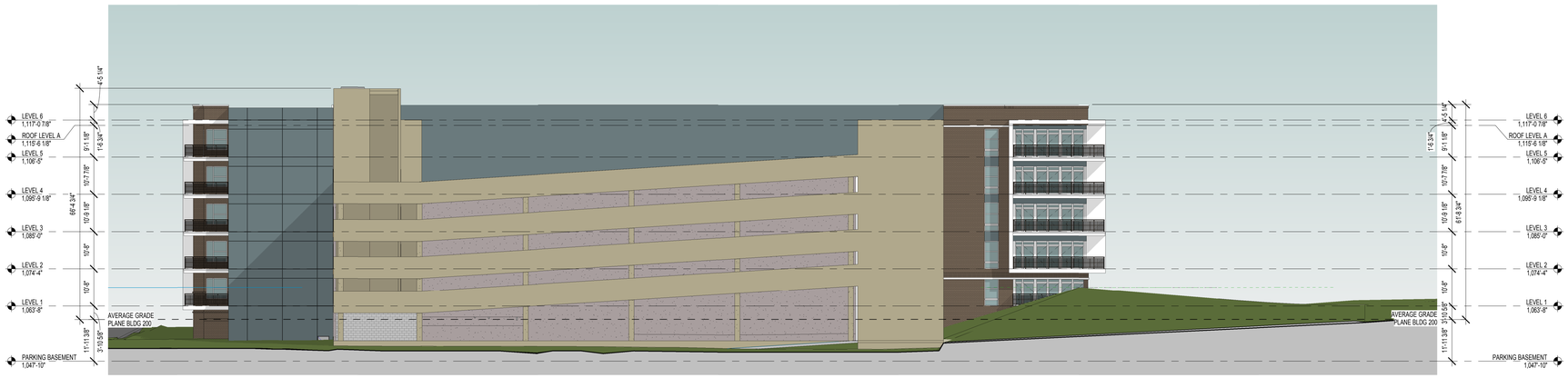
30X42

© 2014 © 2015 The Preston Partnership, LLC

3/22/2016 10:50:56 AM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_rbuck.rvt

2 HILLYER AVENUE

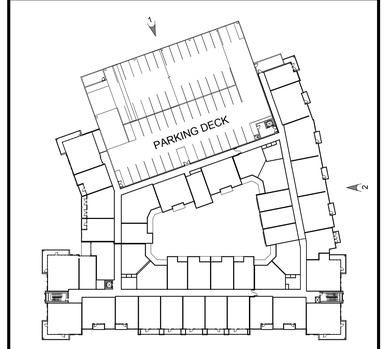
SCALE: 1/16" = 1'-0"



1 RAILROAD

SCALE: 1/16" = 1'-0"

KEY PLAN



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

SAMS CROSSING

FOR

SOUTH CITY PARTNERS

SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1 CONCEPTUAL DESIGN	01/29/2016
2 ARB SUBMITTAL	03/09/2016

DATE 03/09/2016

JOB NUMBER 1506306

DRAWN BY CH

CHECKED BY RS

SHEET TITLE OVERALL ELEVATIONS

SHEET NUMBER **A4-00.2**

COMMENTS

30X42

© 2014 © 2015 The Preston Partnership, LLC

3/22/2016 10:51:12 AM C:\Data File\Revit 2016\1506306-Sams Crossing_Massing R16_rbuck.rvt

Hightower Willow Oak

Aeryn Trident Maple

Forest Pansy Redbud

Upperton Willow Oak

Seiryu Japanese Maple

Tuscarora Crape Myrtle

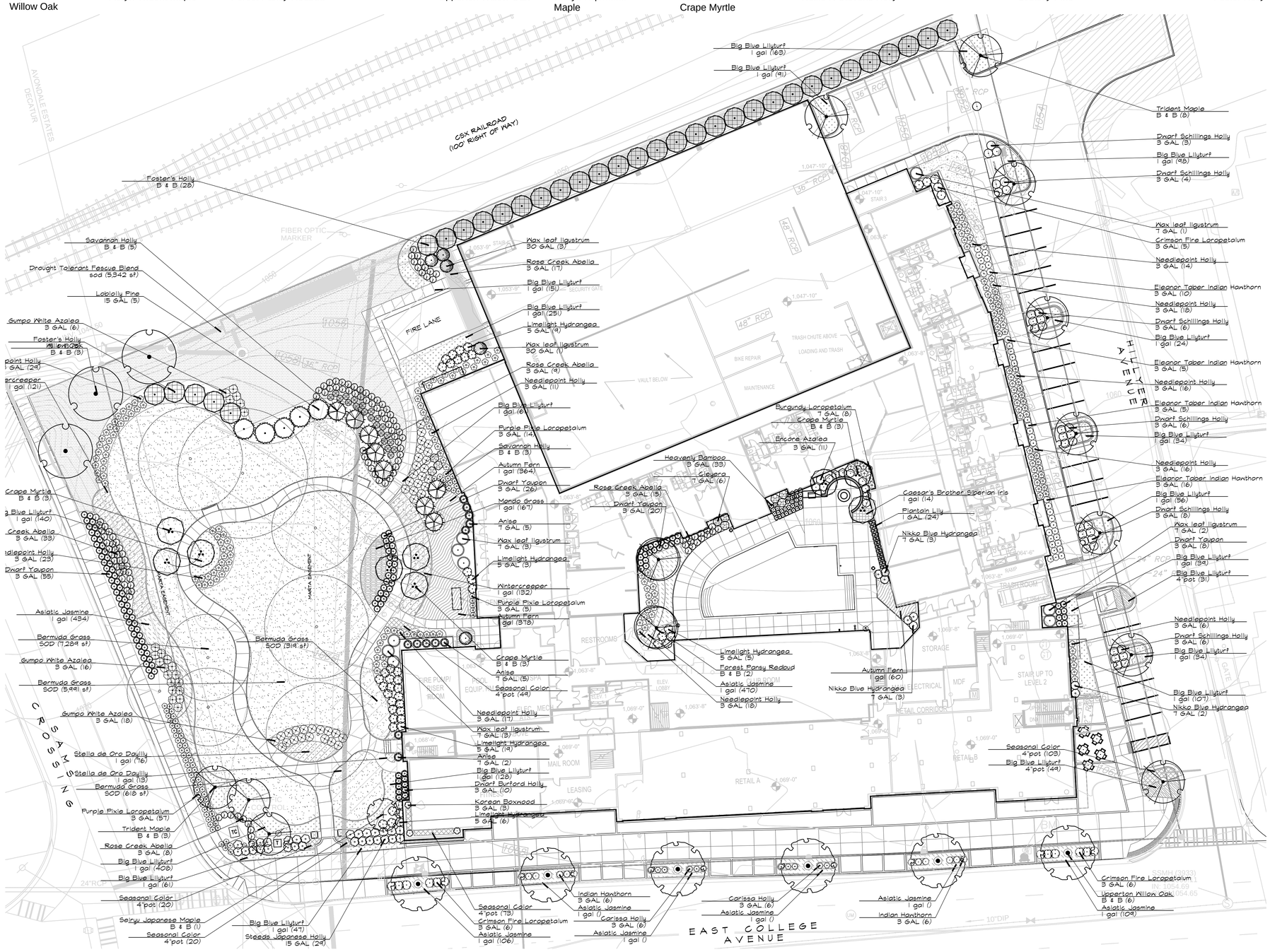
Nellie R Stevens Holly

Loblolly Pine

Foster Holly

Savannah Holly

Purple Pixie Loropetalum



PLANT SCHEDULE OVERALL

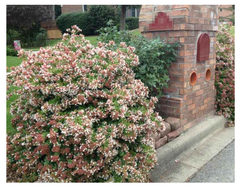
TREES	TREES	COMMON NAME
11	ABA	TRIDENT MAPLE
1	ACE SEI	SEIRYU JAPANESE MAPLE
2	CCF	FOREST PANSY REDBUD
33	IAF	FOSTER'S HOLLY
8	IAS	SAVANNAH HOLLY
9	LAG TU	CRAPE MYRTLE
5	LJR	WAX LEAF LIGUSTRUM
5	PT	LOBLOLLY PINE
3	QPH	WILLOW OAK
6	QUE PHE	UPPERTON® WILLOW OAK
SHRUBS	**SHRUBS**	**COMMON NAME**
116	ABE RO	ROSE CREEK ABELIA
11	AZEN	ENCORE AZALEA
21	AZA FOR	FORMOSA AZALEA
3	BUX WI	KOREAN BOXWOOD
6	CLJA	CLEYERA
24	HOBA	PLANTAIN LILY
3	HYD NIK	NIKKO BLUE HYDRANGEA
8	HYMAN	NIKKO BLUE HYDRANGEA
42	HYPAL	LIMELIGHT HYDRANGEA
12	ILE CA	CARISSA HOLLY
10	ILE DWA	DWARF BURFORD HOLLY
184	ILE NE2	NEEDLEPOINT HOLLY
29	ILCRS	STEEDS JAPANESE HOLLY
109	ILVGN	DWARF YAUPON
35	ILVOS	DWARF SCHILLINGS HOLLY
12	ILPAV	ANISE
9	LIJAR	WAX LEAF LIGUSTRUM
8	LOCRB	BURGUNDY LOROPETALUM
76	LOCRP	PURPLE PIXIE LOROPETALUM
17	LOR C12	CRIMSON FIRE LOROPETALUM
33	NADOG	HEAVENLY BAMBOO
12	RHA IND	INDIAN HAWTHORN
36	RHINE	ELEANOR TABER INDIAN HAWTHORN
60	RHGW	GUMPO WHITE AZALEA
GROUND COVERS	**GROUND COVERS**	**COMMON NAME**
14,218 SF	CYDAR	BERMUDA GRASS
477	CYFA	HOLLY FERN
438	DRY E	AUTUMN FERN
253	EUFO	WINTERCREEPER
89	HESO	STELLA DE ORO DAYLILY
14	IRSIC	CAESAR'S BROTHER SIBERIAN IRIS
1,650	LIMUB	BIG BLUE LILYTURF
80	LIR BI2	BIG BLUE LILYTURF
167	OPJA	MONDO GRASS
54	PAC TER	JAPANESE SPURGE
265	SECO	SEASONAL COLOR
1,178	TRASA	ASIATIC JASMINE
7,275 SF	TUR HYD	DROUGHT TOLERANT FESCUE BLEND

NOTE: SEE SHEET L1.5 FOR PLANT LIST AND SHEET L1.3 FOR TREE DENSITY CALC.

White Gumpo Azalea

Indian Hawthorne

Encore Azalea


Rose Creek Abelia

Holly Fern

Autumn Fern

Mondo Grass

Dwarf Yaupon Holly

Schillings Holly

Limelight Hydrangea

Nikko Blue Hydrangea

Stella de Oro Daylily

Big Blue Liriope

Asian Jasmine

Blue Angel Hosta

NORTH

SCALE: 1" = 20'

0 20 40 60 FT.

b+c STUDIO
1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, & ILLUSTRATIONS, AND OTHER INFORMATION PROVIDED BY THE BOWMAN CONSULTING GROUP, STUDIO B+C STUDIO, INC. AND SHALL NOT BE REPRODUCED EITHER IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF THE BOWMAN CONSULTING GROUP, STUDIO B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR OTHER DESIGN FEATURES SHOWN ON THESE PLANS. THE CONTRACTOR AND SUBCONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY. DIMENSIONS SHALL GOVERN OVER SCALE. DO NOT SCALE THE DRAWINGS. USE THE ELECTRONIC OR THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL C. BOWMAN

SAMS CROSSING

2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

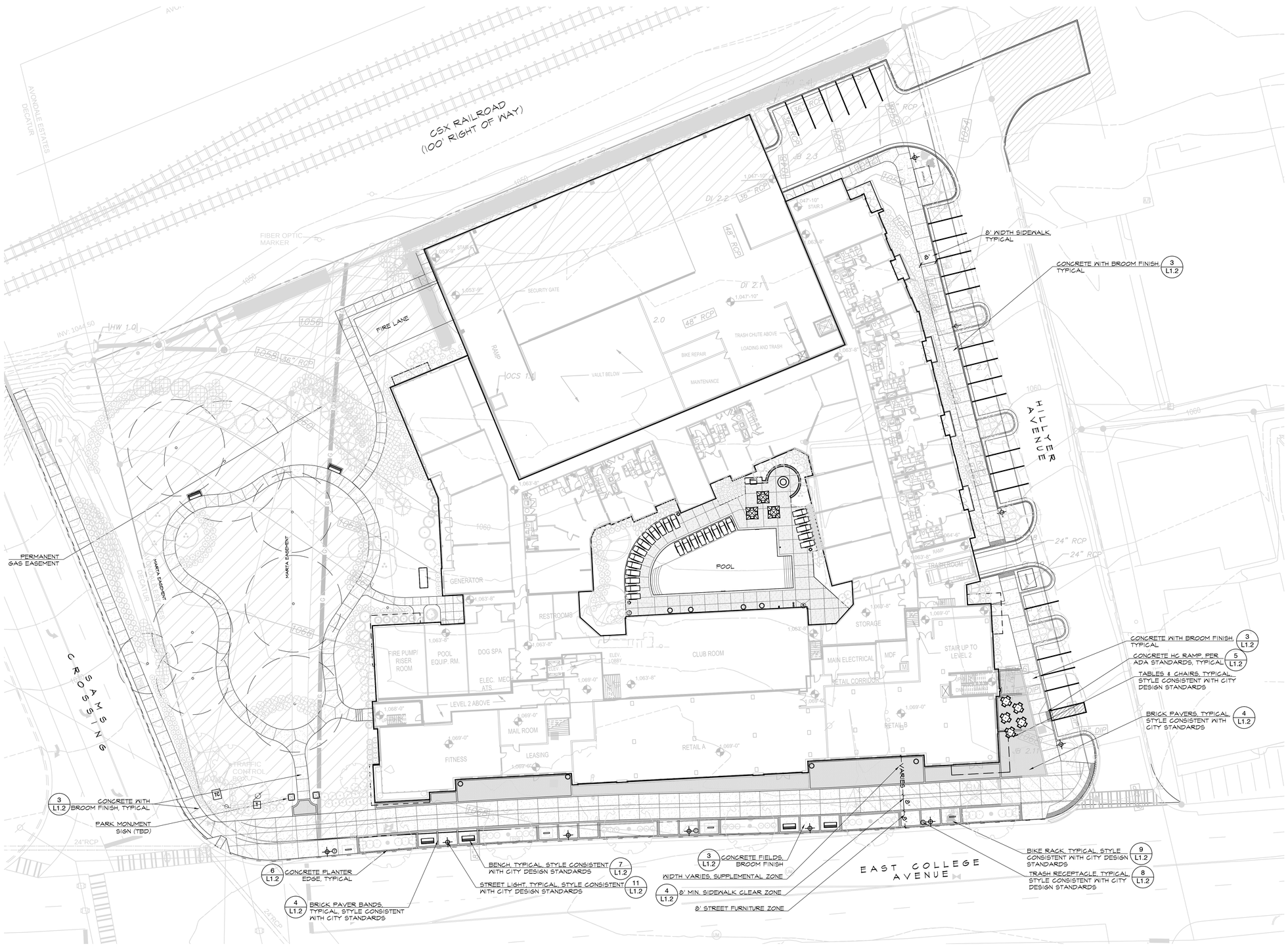
#	DATE	DESCRIPTION
1	04/05/16	REV. PER LDP CMTS.
2	"	"
3	"	"
4	"	"
5	"	"
6	"	"
7	"	"
8	"	"

REV.

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: NA

LANDSCAPE PLAN

L1.4



MATERIALS LEGEND

- CONCRETE PAVING, BROOM-SWEPT FINISH, UNCOLORED
- BRICK BANDING, SOLDIER COURSE, STREETSCAPE
- BRICK PAVERS, HERRINGBONE PATTERN, STREETSCAPE
- POOL DECK

NORTH

SCALE: 1" = 20'

0 20 40 60 FT.

b+c STUDIO

1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER DOCUMENTS PRODUCED BY BOWMAN CONSULTING AND BOWMAN + CROKE STUDIO (B+C STUDIO) AND THEIR WORK SHALL BE REPRODUCED EITHER IN WHOLE OR IN PART ONLY WITH THE WRITTEN PERMISSION OF BOWMAN CONSULTING AND B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR HARDSCAPE DESIGN ELEMENTS INSTALLED WITHOUT THE OVERSIGHT OF THEIR CONTRACTOR. B+C STUDIO ASSUMES NO LIABILITY FOR ANY CONSTRUCTION MADE FROM THESE DRAWINGS UNTIL THEY ARE MARKED "FOR CONSTRUCTION". CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY. ELECTRONIC DATA PROVIDED IS NOT NECESSARILY THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL C. BOWMAN

SAMS CROSSING

2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

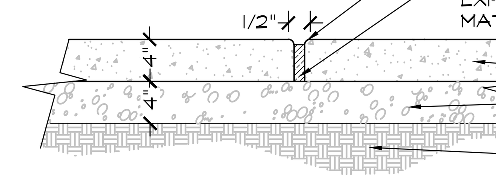
#	DATE	DESCRIPTION	REV.
1	04/05/16	REV.PER LDP CMTS.	
2	"	"	"
3	"	"	"
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	"
8	"	"	"

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: 1" = 20' - 0"

HARDSCAPE PLAN

L1.1

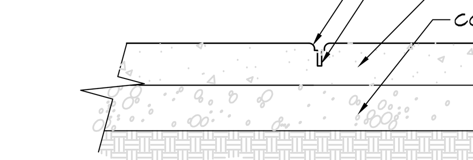
A B C D E F G H I J K L M N O P Q R



NOTES:
1. EXPANSION JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
2. EXPANSION JOINTS SHALL BE SPACED NO GREATER THAN 50' ON CENTER.
3. EXPANSION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS TO BE POURED AGAINST EXISTING MATERIALS.
4. EXPANSION JOINT MATERIAL IS TO BE POLY VOID FORM OR RUBBER TYPE MATERIAL OR APPROVED EQUAL.
5. THE TOP OF ALL EXPANSION JOINTS SHALL BE 1/4" TO 1/2" BELOW THE FINISHED SURFACE OR AT THE BOTTOM OF THE RADIUS ON TOWELED JOINTS.
6. ALL JOINT MATERIAL SHALL PERFORM TO ASTM D - 1751 AND SHALL BE A MINIMUM OF 1/2" THICK.
7. SEAL ALL EXPANSION JOINTS WITH SELF LEVELING ELASTOMERIC SEALANT PER MANUFACTURERS RECOMMENDATION.

1 TYPICAL EXPANSION JOINT

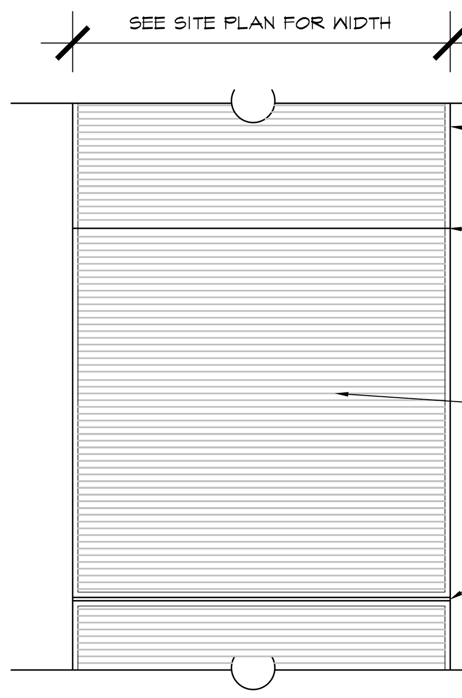
SCALE: NTS



NOTES:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE.
4. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
5. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

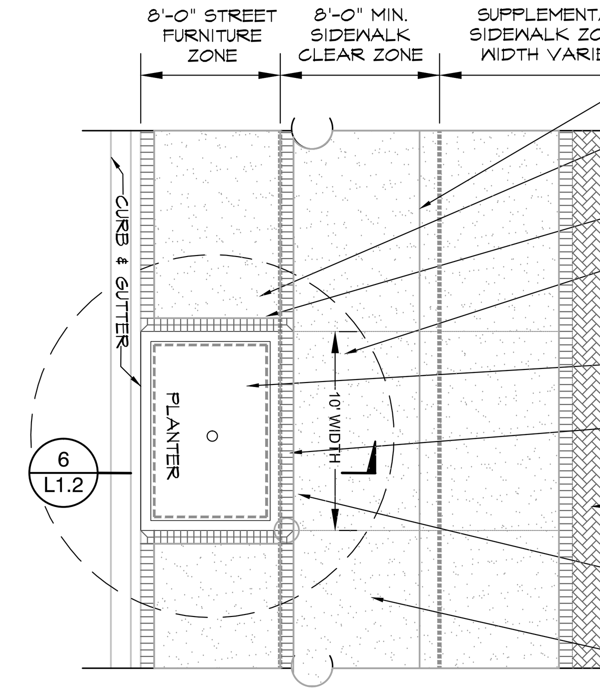
2 TROWELED CONTROL JOINT

SCALE: NTS



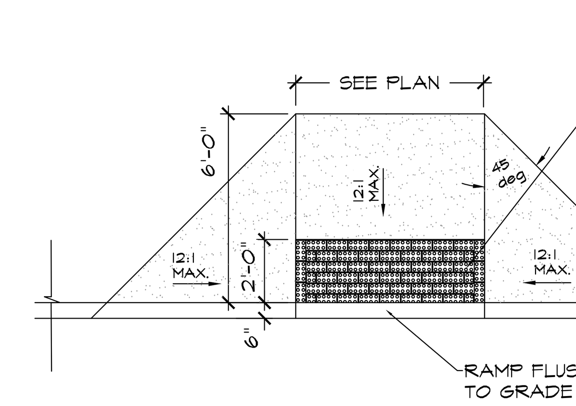
3 TYPICAL SIDEWALK PLAN

SCALE: NTS



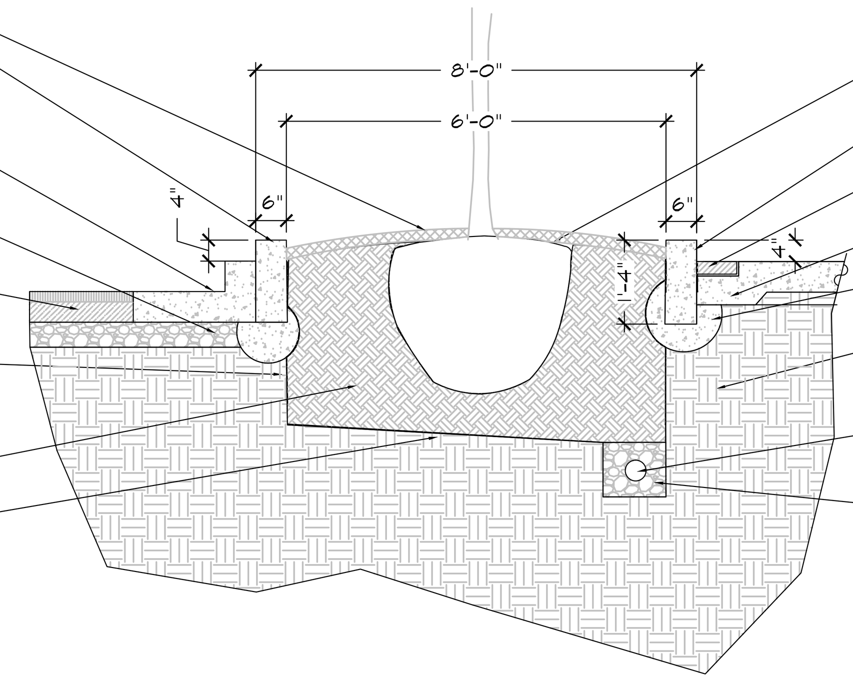
4 SIDEWALK TREE PLANTER PLAN

SCALE: NTS



5 TYPICAL RAMP DETAIL

SCALE: NTS



6 TREE PLANTER SECTION

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: NORTHGATE
CONTACT: 1-866-511-5642
WEB: www.treetopproducts.com

PRODUCT NAME & INFORMATION:
NORTHGATE PARK BENCH
MODEL #: TBN-15
GENERAL DIMENSIONS & FINISH:
LENGTH: 6'
FINISH: BLACK ONYX

7 BENCH - STREET FURNISHINGS

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: NORTHGATE RECEPTACLES
CONTACT: 1-877-230-6755
WEB: www.trashcontainers.com

PRODUCT NAME & INFORMATION:
NORTHGATE RECEPTACLES
MODEL #: TWR-15
GENERAL DIMENSIONS & FINISH:
SIZE: 32 GAL.
FINISH: BLACK ONYX

8 TRASH RECEPTACLE - STREET FURNISHINGS

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: TREETOP PRODUCTS
CONTACT: 1-866-511-5642
WEB: www.treetopproducts.com

PRODUCT NAME & INFORMATION:
PRODUCT: Park-It 2-Bike Racks
MODEL #: 7ZT7083BK
MOUNTING: In-Ground Mount

GENERAL DIMENSIONS & FINISH:
LENGTH: 22"
HEIGHT: 36"
FINISH: BLACK POWDERCOAT PAINT

9 BIKE RACK

SCALE: NTS

LED BOLLARD
NOTE:
THE LIGHTING CONTRACTOR MAY SELECT SIMILAR LIGHTING FIXTURES FROM ANY MANUFACTURER AS LONG AS THEY MEET THE FOLLOWING MINIMUM REQUIREMENTS AND OBTAIN WRITTEN ACCEPTANCE FROM THE OWNER/OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT CUT SHEETS AND PRODUCT INFORMATION FOR EACH FIXTURE FOR APPROVAL PRIOR TO ORDERING FIXTURES AND RELATED ACCESSORIES.

MINIMUM REQUIREMENTS:

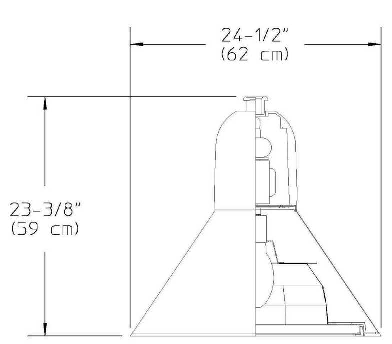
HOUSING:	ALUMINUM ALLOY WTIH EASY ACCESS TO LAMP. CORROSION PROOF NON-FERROUS FASTENERS
FINISH:	A BLACK OR BRONZE FINISH UNLESS OTHERWISE INDICATED. ELECTRICALLY APPLIED THERMOSET POLYESTER POWDERCOAT
OPTICAL ASSEMBLY:	GLASS GLOBE TO BE TEMPERED. ALUMINUM LOUVERS TO BE PAINTED WITH HIGHLY REFLECTIVE WHITE POWDERCOAT.
LAMPING:	LED LAMP WITH MINIMUM 2700K WARM WHITE LIGHTING, MAXIMUM 4000K. LAMP LIFE TO BE RATED AT MINIMUM 25,000 HOURS. 120 VOLT
ELECTRICAL ASSEMBLY:	QUICK DISCONNECTS FOR EASY INSTALLATION AND REMOVAL
INSTALLATION & MOUNTING:	TUBE TO BE MOUNTED WITH STAINLESS STEEL TAMPER RESISTANT SCREWS
WARRANTY:	FIVE YEAR LIMITED WARRANTY
CERTIFICATIONS:	ETL LISTED TO U.S. SAFETY STANDARDS FOR WET LOCATIONS.
MINIMUM DIMENSIONS:	HEIGHT 31", BASE DIAMETER 5"

10 BOLLARD LIGHT

SCALE: NTS

Large Pima (CF5) Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Catalog No.: Qty:



Ordering Guide
Example: CF5 T A GF 2 N D 150S E

Product Code	CF5	Large Pima	
Mounting	T	Top Arm	
Finish	A B H I J	Black White Bronze Gray Green	
Lens	GF	Flat Glass	
Optics	2 3 4 5 V	Type II Type III Type IV Type V Type V Vertical	*1
Photo Control	N	None	
Socket	D G	Medium Mogul	
Wattage	150S 250S 150H 250H	150W HPS 250W HPS 150W PMH 250W PMH	*2 *2
Voltage	E F G H K	120V 208V 240V 277V 347V	

*1 Vertical lamp (V), Medium base (D) only with Flat Glass. Glass sag lens used with Vertical Mogul base (G) lamping.
*2 Available with Mogul base (G) socket only.

Specifications
HOUSING:
413F, Low-Copper cast aluminum. 0.090" thick spun aluminum . Easy access to lamp. Two (2) stainless steel ¼-turn fasteners secure the lens frame. A weatherproof ballast assembly isolates the ballast from water and heat for longer life. All non-ferrous fasteners prevent corrosion and ensure longer life.
FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.
OPTICAL ASSEMBLY:
Type II Cutoff. Type III Cutoff. Type IV Cutoff. Type V Cutoff. Type V Cutoff (Vertical Lamp). Precision formed, segmented specular aluminum internal cutoff reflector with horizontal lamp mounting. Reflector is rotatable in 90° increments. Clear tempered flat glass lens.
LAMPING:
MH and HPS Medium base: E17. MH and 250W HPS Mogul base: ED28. HPS Mogul base: E23.5.
ELECTRICAL ASSEMBLY:
Ballast assemblies are mounted to an aluminum plate or spinning, which is mounted inside the ballast housing. 4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact. 4kv rated mogul base porcelain socket. Nickel-plated screw shell with center contact.
BALLAST:
All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation. Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at -20° F or -30° C and HPS at -40°F or -40°C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable.
MOUNTING:
Top Arm Mount (T). Arm sold separately. Mounting adapter welded to fixture housing.
CERTIFICATIONS:

ISO 9001:2008 Registered — Page 1 of 2
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips HW2

Large Pima (CF5) Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Catalog No.: Qty:

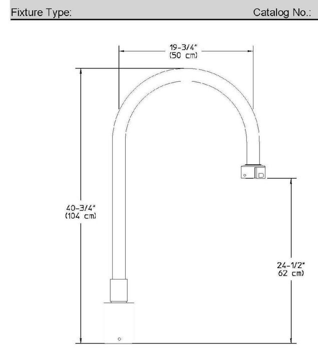
ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.
WARRANTY:
Three-year limited warranty.
Height :
23 3/8" (59cm)
Width:
24 1/2" (62cm)
Max. EPA:
CF5: 1.52 sq.ft.
Max. Weight:
50 lbs
IESNA Classifications:
Full Cutoff: Flat Glass
IESNA Classifications:
Cutoff: Sag Lens

CONTACT: THOMAS NICHOLS WITH SESCO LIGHTING FOR MORE INFORMATION.
678-449-7047 (CELL)
WWW.SESCOLIGHTING.COM

ISO 9001:2008 Registered — Page 2 of 2
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips HW2

Single (HFP510) Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Catalog No.: Qty:



Ordering Guide
Example: HFP510 P4 A N

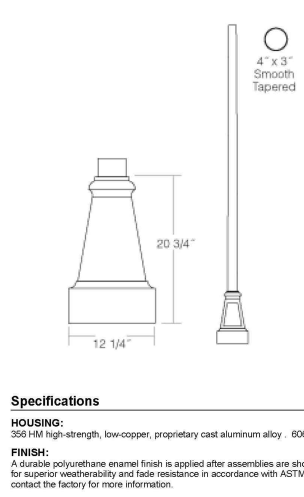
Product Code	HFP510	Single
Post diameter	P4	4" Post Mount
Finish	A B G H I J	Black White Verde Bronze Gray Green
Arm Accessory	N	None

Specifications
HOUSING:
6063-T6 Extruded aluminum .
FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.
WARRANTY:
Three-year limited warranty.
Height :
40 3/4" (104 cm)
Length:
19 3/4" (50 cm)
EPA:
0.90 sq. ft.

ISO 9001:2008 Registered — Page 1 of 1
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips HW2

P1910 Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Catalog No.: Qty:



Ordering Guide
Example: P1910 86 A T D

Product Code	P1910	
Pole Height	86 106 126 146	8' 6" 10' 6" 12' 6" 14' 6"
Finish	A B G H I J	Black White Verde Bronze Gray Green
Outlet Location (Optional)	T B	12" Down from Top - Aligned with House Side 4" Up from Top of Base - Aligned with House Side
Outlet Options (Optional)	D G	Standard Duplex GFI Duplex

Specifications
HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy . 6063-T6 Extruded aluminum . Anchor rods are hot dipped galvanized steel .
FINISH:
A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.
WARRANTY:
Three-year limited warranty.
OUTLET:
Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. GFI Duplex Outlet has dual-function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant.
Tenon/Top:
3" OD
Bolt Circle:
7" x 9 1/2"
Anchor Rods:
(4) 3/4" dia. x 19"
Base Dimensions:
12 1/4 dia. x 20 3/4"
Hand Hole :
7" x 9"
Shaft:
4" to 3" Tapered

ISO 9001:2008 Registered — Page 1 of 2
PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips HW2

11 STREET LIGHTS

b+c STUDIO
1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF B+C STUDIO (B+C Studio, Inc.) AND MAY NOT BE REPRODUCED EITHER IN PART OR WHOLLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR HARDSCAPE ELEMENT CONSTRUCTED FROM THIS PLAN. OWNER / CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONSTRUCTION TECHNIQUES INDICATED HERE PRIOR TO PROCEEDING WITH CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY, AS NORMAL REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G BOWMAN

SAMS CROSSING

2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

#	DATE	DESCRIPTION	REV.
1	04/05/16	REV.PER LDP CMTS.	
2	-	-	
3	-	-	
4	-	-	
5	-	-	
6	-	-	
7	-	-	
8	-	-	

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: NA

STREETSCAPE DETAILS

L1.2

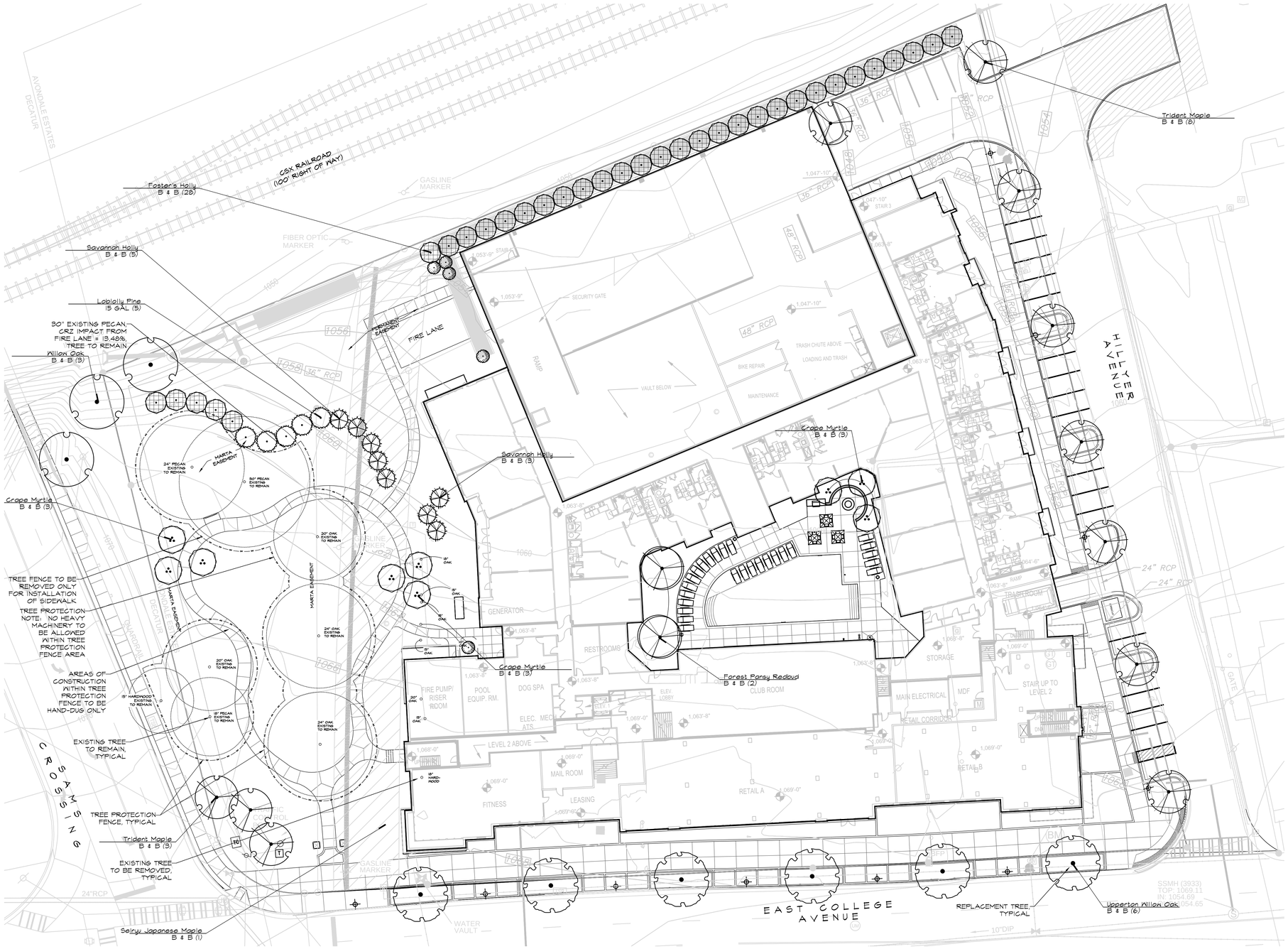
showkins K:\16 Projects\16-2-SCP-Avondale Estates\CAD\DWGS\L-Avondale Estates (30x42).dwg Apr 04, 2016 - 1:12pm

A B C D E F G H I J K L M N O P Q R

PROPOSED TREES

QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CAL	REMARKS
* 11	ACER BUERGERIANUM `AERYN`	TRIDENT MAPLE	B & B	14` HT	4" CAL	FULL SHAPE
* 1	ACER PALMATUM `SEIRYU`	SEIRYU JAPANESE MAPLE	B & B		3" CAL	
* 2	CERCIS CANADENSIS `FOREST PANSY` TM	FOREST PANSY REDBUD	B & B	8`-10` HT		3 TRUNK MIN.
* 33	ILEX X ATTENUATA `FOSTERI`	FOSTER`S HOLLY	B & B	8` HT MIN.		FULL TO GROUND
* 8	ILEX X ATTENUATA `SAVANNAH`	SAVANNAH HOLLY	B & B	10`-12` HT		FULL TO GROUND
* 9	LAGERSTROEMIA X `TUSCARORA`	CRAPE MYRTLE	B & B	8`-10` HT		3 TRUNK MIN.
* 5	LIGUSTRUM JAPONICUM `RECURVIFOLIUM` TF	WAX LEAF LIGUSTRUM	30 GAL	5`-6` HT		TREE FORM, MULTI-TRUNK
5	PINUS TAEDA	LOBLOLLY PINE	15 GAL	4`-5` HT		FULL SHAPE
* 3	QUERCUS PHELLOS `HIGHTOWER`	WILLOW OAK	B & B	14` HT	4" CAL	FULL SHAPE
* 6	QUERCUS PHELLOS `RT3` PP16,444	UPPERTON® WILLOW OAK	B & B		4" CAL	

* NOTE: ASTERISK INDICATES TREE PROTECTION REPLACEMENT TREE



TREE DENSITY CALCULATIONS

EXISTING TREES TO REMAIN

Quantity	Species	Inches	Inches Subtotal
1	Hardwood	15	15
1	Pecan	18	18
2	Oak	20	40
2	Oak	24	48
1	Pecan	24	24
1	Pecan	30	30
Total Quantity			175

EXISTING TREES TO BE REMOVED

Quantity	Species	Inches	Inches Subtotal
1	Oak	10	10
4	Oak	15	60
1	Hardwood	18	18
1	Oak	18	18
1	Oak	20	20
Total Quantity			126

TREE DENSITY CALCULATIONS

1.) Calculation of Required Tree Density

Lot Size:	138,521 SF	
Structure Size:	- 72,005 SF	
Difference:	66,516 SF	(Tree Protection Zone)
Tree Protection Zone:	66,516 SF	
66,516 SF = 66.52		
1,000 SF		

66.52 X 4 IN = **266 IN Required**

2.) Density of Existing Trees

Density of Existing Trees on Lot:	301 IN
Density of Existing Trees to be Removed:	-126 IN
Density Remaining After Development:	**175 IN**

3.) Additional Density of Trees Needed:

Density of Trees Required	266 IN
Density Remaining After Development:	- 175 IN
Additional Density Needed:	**91 IN**

4.) Proposed Trees

6 - Upperton Willow Oak x 4 IN =	24 IN
3 - Hightower Willow Oak x 4 IN =	12 IN
11- Trident Maple x 4 IN =	44 IN
2 - Forest Pansy Redbud x 2 IN =	4 IN
9 - Tuscarora Crape Myrtle x 2 IN =	18 IN
33 - Foster Holly x 2 IN =	66 IN
8 - Savannah Holly x 2 IN =	16 IN
Total Proposed Trees =	**184 IN**

5.) Tree Density Summary

Density Required	**266 IN**
Density of Existing to Remain + Proposed =	**359 IN**

***Tree Protection Requirement Met**

TREE PROTECTION NOTES:

1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
3. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREAS.
4. UPON COMPLETION OF THE DEVELOPMENT ACTIVITY, THE ENFORCEMENT OFFICER SHALL INSPECT THE PROPERTY TO DETERMINE COMPLIANCE WITH THE PERMIT AND TREE DENSITY REQUIREMENT. WHEN THE ENFORCEMENT OFFICER IS SATISFIED THAT THE PROJECT IS IN COMPLIANCE, HE SHALL GRANT HIS FINAL APPROVAL IN WRITING.
5. ALL REQUIRED VEGETATION MUST REMAIN ALIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL APPROVAL.
6. TREES THAT DIE SHALL BE REPLACED AND THE TREE DENSITY REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE TWO YEAR PERIOD.

NORTH

SCALE: 1" = 20'

0 20 40 60 FT.

b+C STUDIO
1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, & ILLUSTRATIONS, AND OTHER INFORMATION PROVIDED BY BOWMAN CONSULTING OR BOWMAN STUDIO (B+C STUDIO, INC) AND MAY NOT BE REPRODUCED EITHER IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION FROM BOWMAN CONSULTING OR B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR CONSTRUCTION WORK PERFORMED FROM THESE PLANS. ALL LANDSCAPE CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT FOR CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY, UNLESS OTHERWISE NOTED. ANY REPRODUCTION MUST INCLUDE THE COPYRIGHT OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL C. BOWMAN

SAMS CROSSING

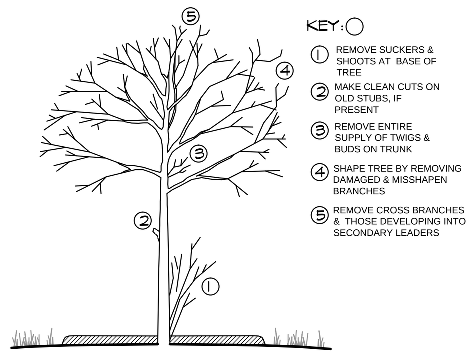
2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

#	DATE	DESCRIPTION	REV.
1	04/05/16	REV.PER LDP CMTS.	
2	"	"	
3	"	"	
4	"	"	
5	"	"	
6	"	"	
7	"	"	
8	"	"	

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: 1" = 20' - 0"

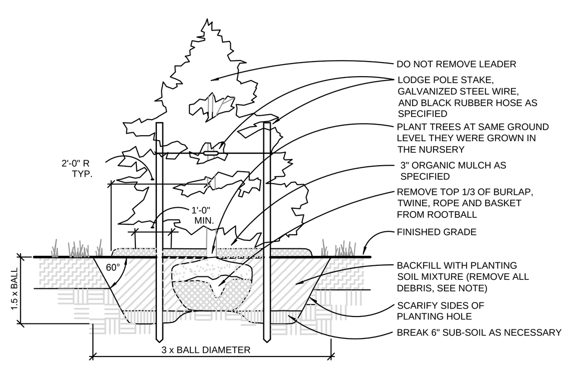
TREE PROTECTION PLAN

L1.3



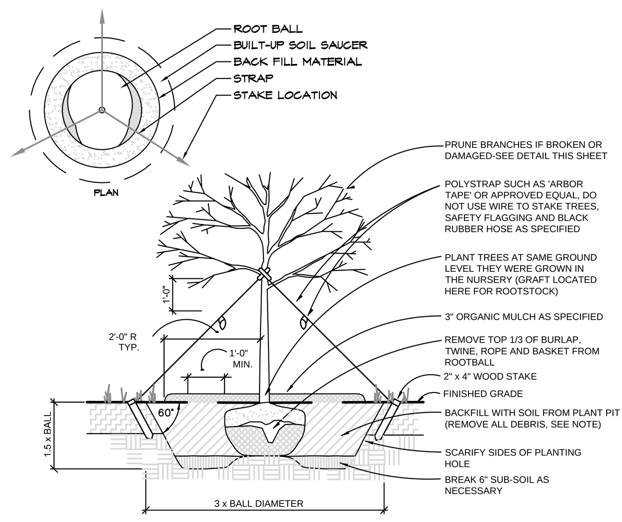
GENERAL NOTES:
DASHED LINES ILLUSTRATE BRANCHES AND STUMPS THAT ARE TO BE REMOVED. DO NOT REMOVE THE LEADER.

1 BRANCH TRIMMING DETAIL
SCALE: NTS



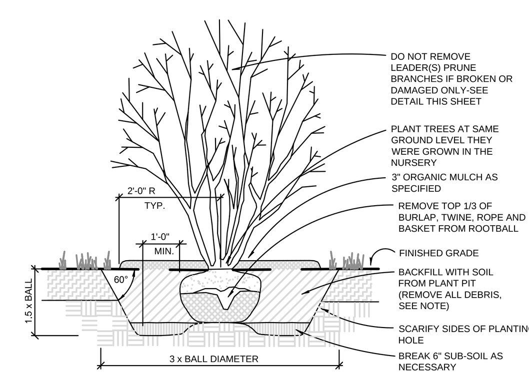
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

2 TREE PLANTING DETAIL 1
SCALE: NTS



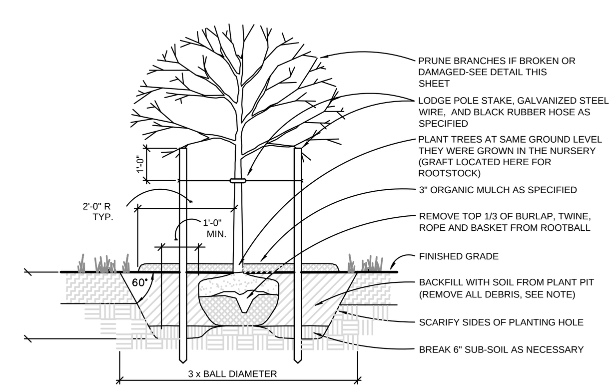
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

3 TREE PLANTING DETAIL 2
SCALE: NTS



GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

4 TREE PLANTING DETAIL 3
SCALE: NTS



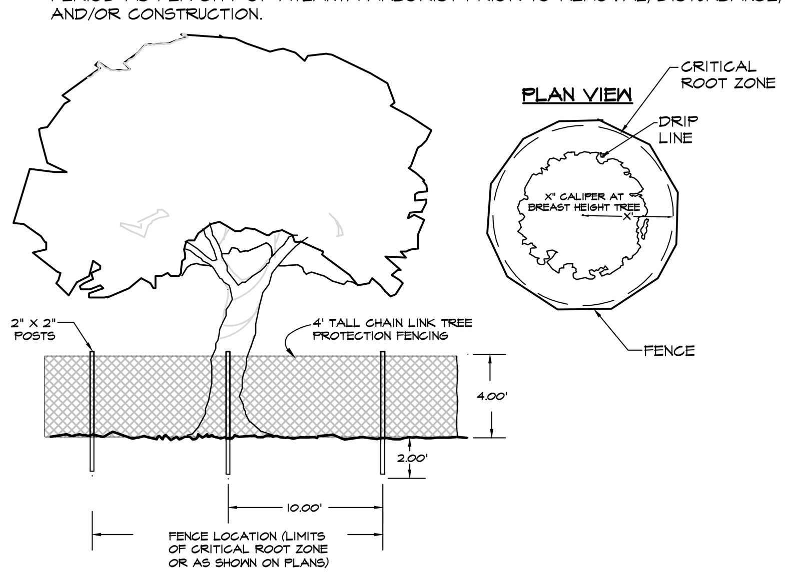
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

5 TREE PLANTING DETAIL 4
SCALE: NTS

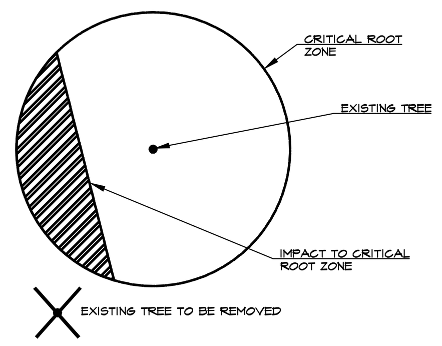
1. ALL TREE LOCATIONS ARE APPROXIMATE.

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 FOR THE REQUIRED WAITING PERIOD AS PER CITY OF ATLANTA ARBORIST PRIOR TO REMOVAL, DISTURBANCE, AND/OR CONSTRUCTION.



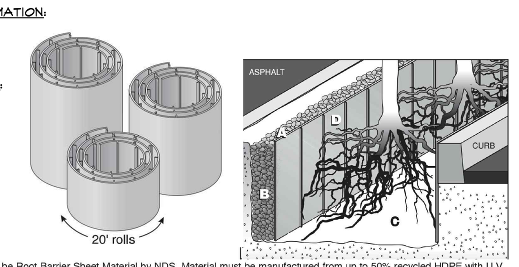
6 TREE PROTECTION FENCE DETAIL
SCALE: NTS



7 CRITICAL ROOT ZONE PLAN
SCALE: NTS

MANUFACTUROR INFORMATION:
NDS
http://www.ndspro.com

PRODUCT INFORMATION:
24" ROOT BARRIER
SHEET MATERIAL



Specifications: Material shall be Root Barrier Sheet Material by NDS. Material must be manufactured from up to 50% recycled HDPE with U.V. inhibitors and have a thickness of 0.040 - 0.060". Barrier shall have vertically integrated & flared molded 90° root-deflecting ribs protruding 1/2" from wall and placed 6-8" apart. A root impervious molded self-connecting end provides easy assembly using staples, sealant, or the equivalent.

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class
SM-1220	12" x 20 ft. Roll	Black	1	10.00	50SM
SM-1820	18" x 20 ft. Roll	Black	1	14.00	50SM
SM-2420	24" x 20 ft. Roll	Black	1	18.00	50SM

8 ROOT BARRIER
SCALE: NTS

PLANT SCHEDULE OVERALL

TREES	COMMON NAME / BOTANICAL NAME	CONT	SIZE	CAL	REMARKS	REMARKS
11	TRIDENT MAPLE / ACER BUERGERIANUM `AERYN`	B & B	14` HT	4" CAL	FULL SHAPE	
1	SEIRYU JAPANESE MAPLE / ACER PALMATUM `SEIRYU`	B & B		3" CAL		
2	FOREST PANSY REDBUD / CERCIS CANADENSIS `FOREST PANSY` TM	B & B	8`-10` HT		3 TRUNK MIN.	
33	FOSTER`S HOLLY / ILEX X ATTENUATA `FOSTERI`	B & B	8` HT MIN.		FULL TO GROUND	
8	SAVANNAH HOLLY / ILEX X ATTENUATA `SAVANNAH`	B & B	10`-12` HT		FULL TO GROUND	
9	CRAPE MYRTLE / LAGERSTROEMIA X `TUSCARORA`	B & B	8`-10` HT		3 TRUNK MIN.	
5	WAX LEAF LIGUSTRUM / LIGUSTRUM JAPONICUM `RECURVIFOLIUM` TF	30 GAL	5`-6` HT		TREE FORM, MULTI-TRUNK	
5	LOBLOLLY PINE / PINUS TAEDA	15 GAL	4`-5` HT		FULL SHAPE	
3	WILLOW OAK / QUERCUS PHELLOS `HIGHTOWER`	B & B	14` HT	4" CAL	FULL SHAPE	
6	UPPERTON® WILLOW OAK / QUERCUS PHELLOS `RT3` PP16,444	B & B		4" CAL		

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT	SIZE	NA	REMARKS	REMARKS
116	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA `ROSE CREEK`	3 GAL				
11	ENCORE AZALEA / AZALEA ENCORE TM	3 GAL				
21	FORMOSA AZALEA / AZALEA INDICA `FORMOSA`	3 GAL				
3	KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA `WINTERGREEN`	3 GAL				
6	CLEYERA / CLEYERA JAPONICA	7 GAL				
24	PLANTAIN LILY / HOSTA X `BLUE ANGEL`	1 GAL				
3	NIKKO BLUE HYDRANGEA / HYDRANGEA MACROPHYLLA `NIKKO BLUE`	3 GAL				
8	NIKKO BLUE HYDRANGEA / HYDRANGEA MACROPHYLLA `NIKKO BLUE`	7 GAL				
42	LIMELIGHT HYDRANGEA / HYDRANGEA PANICULATA `LIMELIGHT` TM	5 GAL				
12	CARISSA HOLLY / ILEX CORNUTA `CARISSA`	3 GAL				
10	DWARF BURFORD HOLLY / ILEX CORNUTA `DWARF BURFORD`	3 GAL				
184	NEEDLEPOINT HOLLY / ILEX CORNUTA `NEEDLEPOINT`	3 GAL				
29	STEEDS JAPANESE HOLLY / ILEX CRENATA `STEEDS`	15 GAL				
109	DWARF YAUPON / ILEX VOMITORIA `NANA`	3 GAL				
35	DWARF SCHILLINGS HOLLY / ILEX VOMITORIA `SCHILLINGS DWARF`	3 GAL				
12	ANISE / ILLICIUM PARVIFLORUM	7 GAL				
9	WAX LEAF LIGUSTRUM / LIGUSTRUM JAPONICUM `RECURVIFOLIUM`	7 GAL				
8	BURGUNDY LOROPETALUM / LOROPETALUM CHINENSE RUBRUM `BURGUNDY`	7 GAL				
76	PURPLE PIXIE LOROPETALUM / LOROPETALUM CHINENSE RUBRUM `PURPLE PIXIE`	3 GAL				
17	CRIMSON FIRE LOROPETALUM / LOROPETALUM CHINENSE `CRIMSON FIRE`	3 GAL				
33	HEAVENLY BAMBOO / NANDINA DOMESTICA `GULF STREAM` TM	3 GAL				
12	INDIAN HAWTHORN / RHAPHIOLEPIS INDICA	3 GAL				
36	ELEANOR TABER INDIAN HAWTHORN / RHAPHIOLEPIS INDICA `ELEANOR TABER`	3 GAL				
60	GUMPO WHITE AZALEA / RHODODENDRON X `GUMPO WHITE`	3 GAL				

GROUND COVERS	COMMON NAME / BOTANICAL NAME	CONT	SPACING	NA	REMARKS	SPACING	REMARKS
14,218 SF	BERMUDA GRASS / CYNODON DACTYLON `419 HYBRID`	SOD					
477	HOLLY FERN / CYRTOMIUM FALCATUM	1 GAL	12" O.C.			12" o.c.	
438	AUTUMN FERN / DRYOPTERIS ERYTHROSORA	1 GAL	18" O.C.			18" o.c.	
253	WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	24" O.C.			24" o.c.	
89	STELLA DE ORO DAYLILY / HEMEROCALLIS X `STELLA DE ORO`	1 GAL	18" O.C.			18" o.c.	
14	CAESAR`S BROTHER SIBERIAN IRIS / IRIS SIBIRICA `CAESAR`S BROTHER`	1 GAL	24" O.C.			24" o.c.	MIX WITH ACORUS
1,850	BIG BLUE LILYTURF / LIRIOPE MUSCARI `BIG BLUE`	1 GAL	15" O.C.			15" o.c.	
80	BIG BLUE LILYTURF / LIRIOPE MUSCARI `BIG BLUE`	4"POT	18" O.C.			18" o.c.	
167	MONDO GRASS / OPHIOPOGON JAPONICUS	1 GAL	15" O.C.			15" o.c.	
54	JAPANESE SPURGE / PACHYSANDRA TERMINALIS	4"POT	12" O.C.			12" o.c.	
265	SEASONAL COLOR / SEASONAL COLOR	4"POT	12" O.C.			12" o.c.	
1,178	ASIATIC JASMINE / TRACHELOSPERMUM ASIATICUM `ASIATIC`	1 GAL	12" O.C.			12" o.c.	
7,275 SF	DROUGHT TOLERANT FESCUE BLEND / TURF HYDROSEED	SOD					

NOTE: SEE SHEET L1.5 FOR PLANT LIST
AND SHEET L1.3 FOR TREE DENSITY CALC.

b+c STUDIO
1320 Ellsworth
Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com
Landscape Architecture, Design, and Planning

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF B+C STUDIO (B+C Studio, Inc.) AND MAY NOT BE REPRODUCED EITHER IN PART OR WHOLLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR HARDSCAPE ELEMENT CONSTRUCTED FROM THIS PLAN. OWNER / CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONSTRUCTION TECHNIQUES INDICATED HERE PRIOR TO PROCEEDING WITH CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY, AS NORMAL REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G BOWMAN

SAMS CROSSING
2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

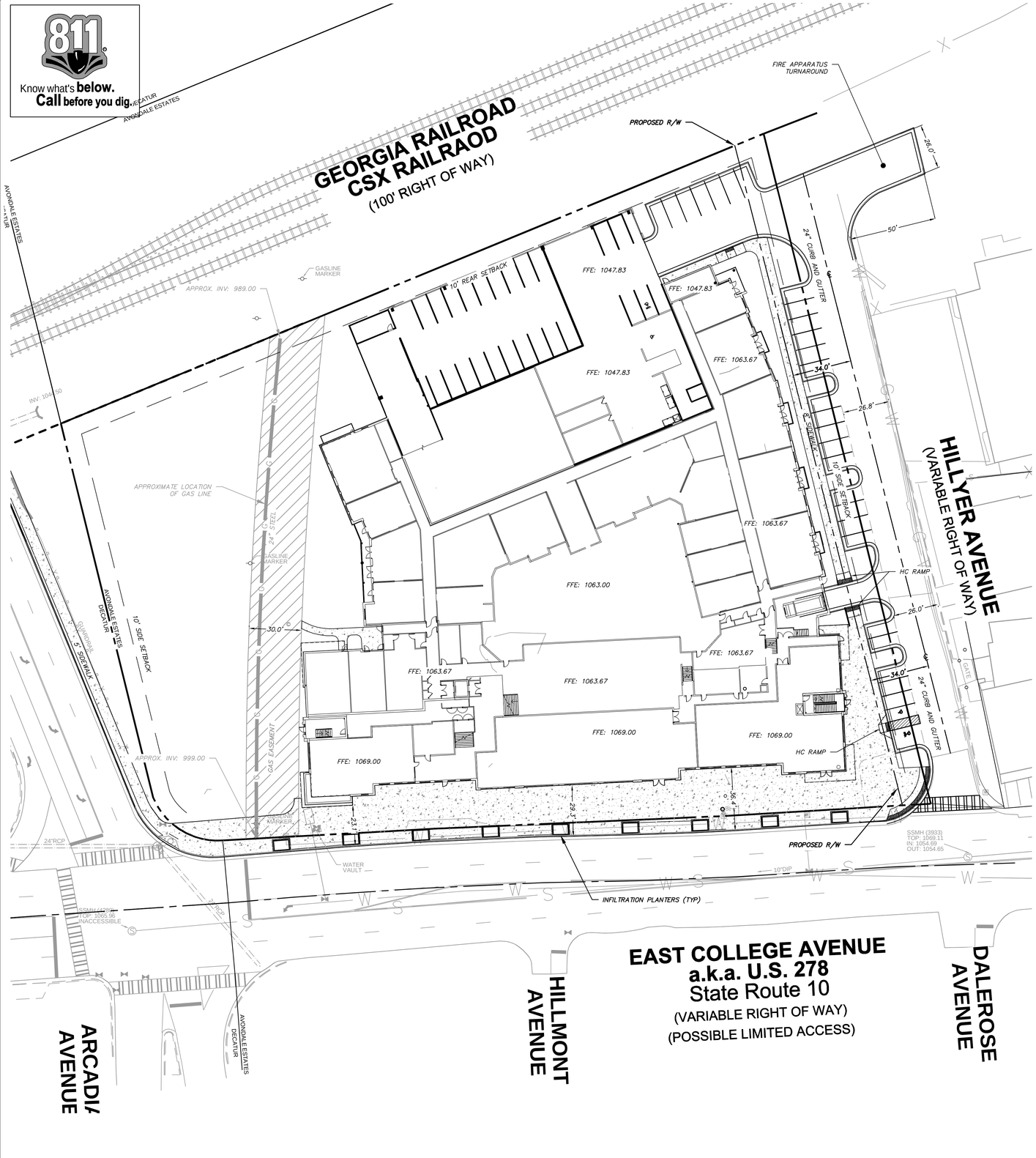
#	DATE	DESCRIPTION	REV.
1	04/05/16	REV.PER LDP CMTS.	
2	-	-	
3	-	-	
4	-	-	
5	-	-	
6	-	-	
7	-	-	
8	-	-	

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16
SCALE: NA

LANDSCAPE DETAILS

L1.5

showkins K:\16 Projects\16-2-SCP-Avondale Estates\CAD\DWGS\L-Avondale Estates (30x42).dwg Apr 04, 2016 - 1:15pm

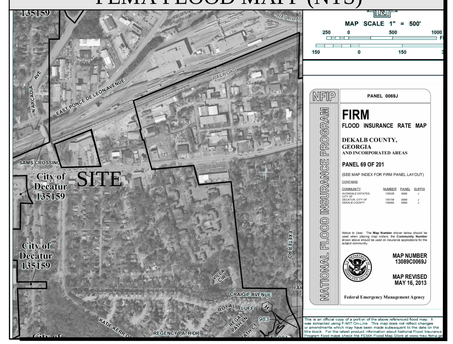


SITE DATA

OVERALL TOTAL SITE AREA	3.18 ACRES
ZONING	
CURRENT ZONING	CBD
ZONING JURISDICTION	CITY OF AVONDALE ESTATES
DEVELOPMENT TYPE	
APARTMENT COMPLEX	
APARTMENTS	194-205 UNITS
PROPERTY SETBACKS	
FRONT YARD SETBACK	NO MINIMUM SETBACK
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
PARKING	
PROVIDED PARKING	287 SPACES
BUILDING FOOTPRINT	
FLOOR SPACE	203,033 SF
LOT COVERAGE	50% (69,486 SF)

SITE LOCATION MAP (NTS)

FEMA FLOOD MAPP (NTS)



SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF AVONDALE ESTATES, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

2. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.

3. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.

5. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.

6. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

8. TYPICAL RADIUS FOR THE SITE IS 5'. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.

9. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.

10. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.

11. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.

12. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

SAM'S CROSSING

A MULTI-USE APARTMENT COMPLEX

FOR

SOUTH CITY PARTNERS

3715 NORTHSIDE PARKWAY, SUITE 1-310
ATLANTA, GA 30327
PHONE: 404-207-0063

CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA

LAND LOT(S) 248
15th DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

SITE PLAN

0 15 30 60 90

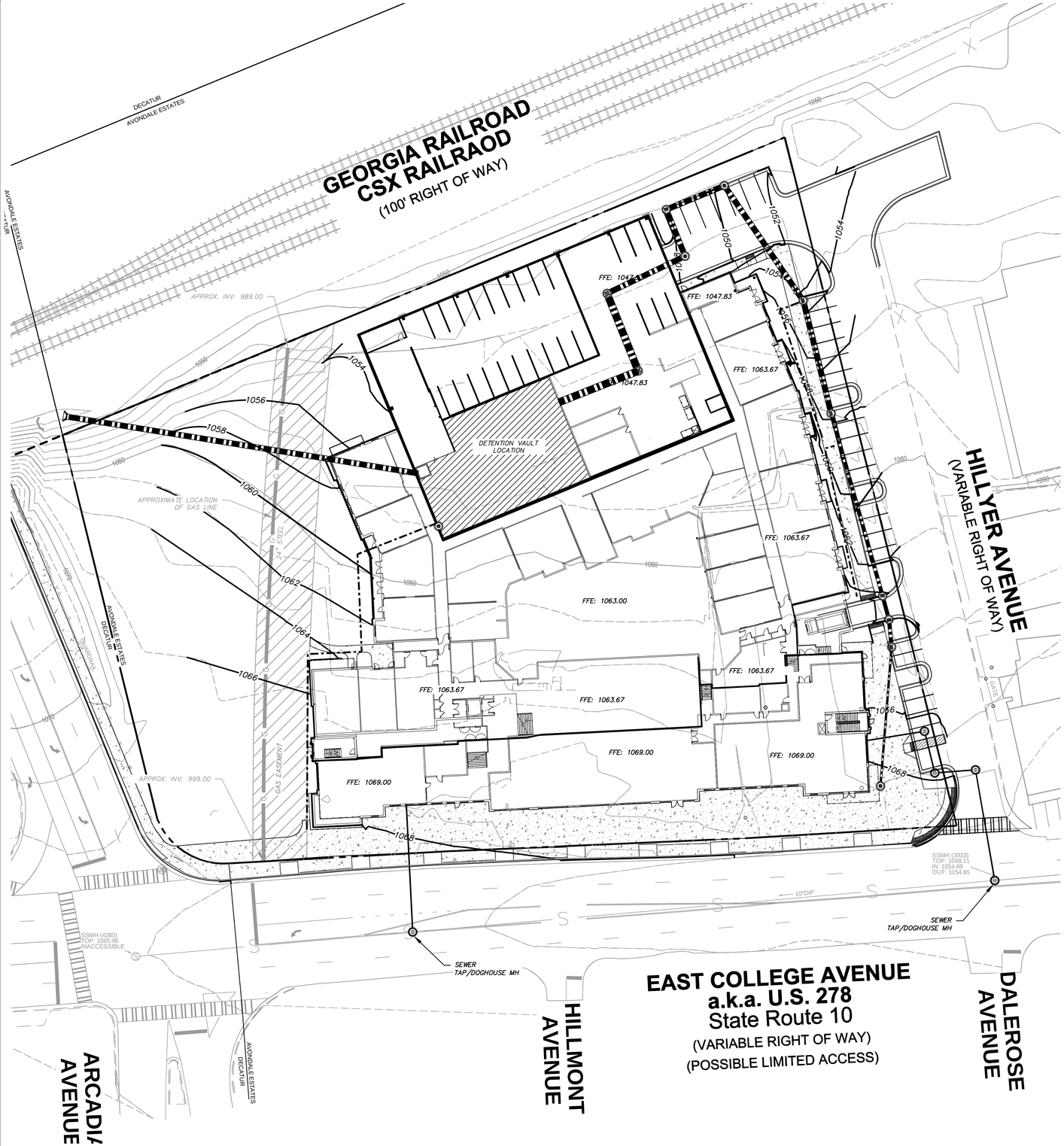
SCALE: 1" = 30'
DATE: MARCH 8, 2016
PROJECT: 15158.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

N

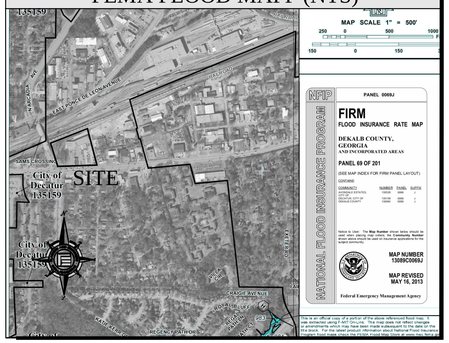
4

SHEET



SITE LOCATION MAP (NTS)

FEMA FLOOD MAPP (NTS)



SAM'S CROSSING

A MULTI-USE APARTMENT COMPLEX

FOR

SOUTH CITY PARTNERS

3715 NORTHSIDE PARKWAY, SUITE 1-310

ATLANTA, GA 30327

PHONE: 404-207-0063

CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA

LAND LOT(S) 248
15th DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING @ LANDSCAPE ARCHITECTURE @ CIVIL ENGINEERING @ LAND SURVEYING
350 RESEARCH COURT @ NORCROSS, GEORGIA 30092 @ (770)451-2741 @ FAX (770)451-3915 @ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

GRADING PLAN

0 20 40 80 120

SCALE: 1" = 30'
DATE: MARCH 8, 2016
PROJECT: 15158.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

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

N

5

SHEET

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
South Terraces, Suite 950
115 Perimeter Center Place
Atlanta, Georgia 30346
TEL 770 396 7248
FAX 770 396 2945

April 4, 2016

Mr. John Long
South City Partners, LLC
3715 Northside Parkway
Suite 1-310
Atlanta, GA 30327

RE: Sam's Crossing Narrative; Project No. 1506306

Narrative:

Sam's Crossing Mixed Use Project will be a thriving, transit-oriented, walkable, bikeable residential community in the heart of the revitalizing Avondale Station neighborhood. Located on a 3.18 acre parcel bordered by Sam's Crossing Road, East College Avenue, and Hillyer Avenue, this project will have easy pedestrian and bicycle access to the Avondale MARTA Station as well as the Stone Mountain Trail. The project includes approximately 194-205 upscale residential units and 6,562 square feet of street-level shopping and dining.

The building massing is designed to break up the overall project into a smaller human scale, and gives the appearance of several traditionally scaled warehouse buildings. These "buildings" are influenced by the traditional brick warehouse styles from the early 1900's and later warehouse styles from the 1950's and 1960's, and translated into more contemporary, clean façade with elegant detailing. Private balconies will offer a street presence and provide sweeping views of the surrounding area. The exterior of the building is designed to be pedestrian friendly with attractive retail storefronts, a landscaped street canopy and accessible sidewalks.

The project will include the demolition of the existing Coyotes, Shop the Edge Thrift, and VW Repair Center, bringing new life to this corridor along East College. A large 1 acre park will be created on the western portion of the site that will include existing mature trees between the park and the project, landscaped pathways and outdoor seating. This public space is designed to encourage community interaction and create a dynamic gateway into Avondale Estates from nearby downtown Decatur.

A resort-style pool and outdoor gathering spaces are provided in the internal, private courtyard. Residents will also enjoy a spacious clubroom, fitness center, pet spa and other luxury amenities designed to appeal to the target demographic attracted to the Avondale Estates area. Parking for the retail and leasing office is provided in convenient surface spaces, as well as a partially screened precast parking deck at the rear of the property.

Sincerely,
THE PRESTON PARTNERSHIP, LLC

Russell Sigman, AIA,
Senior Project Manager

Memo

To: Planning and Zoning Board
From: City Staff
Date: April 5, 2016
RE: South City Partners Mixed Use Project-2702, 2718, 2730, 2734 East College Avenue

Current Zoning: Central Business District (CBD) Area 3

Intent and Recent Action: South City Partners submitted a proposal for a vertical mixed use redevelopment project at the corner of Sams Crossing and US 278. The Board of Mayor and Commissioners (BOMC) has determined that a Development Agreement conditioned to a site plan and elevations may be most efficient when dealing with an assembled, planned development. The following items are listed to outline deviations from the Zoning Ordinance, Sec. 1113 Central Business District and Article 12 Development Standards, for informational purposes. Based on this method, the applicant will not be required to request variances for the items listed below.

The project was reviewed and approved by the Architectural Review Board on March 25 with the following recommendations (not required):

1) The applicant will add 2 parking spaces on the Hillyer Street side of the project and eliminate a parking space in the center of the block to make space for an additional tree, making the street trees closer to 60 feet on center; and
2) On the East College Avenue side of the project, encourage the applicant to increase the proportion of soft scape, greenscape in the street tree planting zone as opposed to concrete.

The idea is to review the plans based on the intent of the CBD Zoning District and the Downtown Master Plan. The next scheduled Planning and Zoning Board (PZB) meeting is April 18. If the PZB discusses the proposed project, the Board will have 60 days to forward a recommendation to the BOMC. During the 60-day period, PZB will need to notify City staff when the Board proposes the Public Hearing and Meeting so staff can advertise as required. The PZB may make a recommendation at that meeting after the Public Hearing.

Development Agreement: The formal Development Agreement is currently being developed by the City Attorney and will be forwarded to you when completed.

Current Packet Includes: Letter from the applicant, the proposed development plans and Article 9 of the Official Zoning Ordinance.

Current Zoning: Central Business District (CBD) Area 3

1. Article 9 requires a conditional use permit for multifamily (attached).
   Staff Note: If the BOMC decides to pursue a Development Agreement, a conditional use permit will not be required.
2. Sec. 1113.03 I. A. 3. The average finished floor area of a development of single-family attached or multi-family dwellings shall be not less than one thousand three hundred (1,300) square feet per residential unit, and no single-family attached or multifamily dwelling shall be less than one thousand one hundred (1,100) square feet of finished floor area.
   Staff Note: The applicant notes that the average and minimum dwelling sizes are below the established minimums. Average dwelling size is 855 SF with many under 1,100 SF.
3. Sec. 1113.03 I. A. 4-Maximum gross density for single family detached dwellings shall be five (5) units per acre: maximum gross density for single family attached dwellings shall be ten (10) units per acre and maximum gross density for multifamily dwellings shall be forty (40) units per acre.

   Staff Notes:

   - MF =40 units/acre X 3.18=127.2
   - Requested 194-205 units-which is 61.01-64.47 units/acre

4. Sec. 1113.03 I. E. 2-No residential uses shall be permitted on the sidewalk level within any building containing multi-family residential uses with street frontage on any street in the Central Business District.
   Staff Notes: There are residential units on the sidewalk level of Hillyer Street.
5. Sec. 1113.04 I. A. 1 and CBD Dimension Requirements Chart- (Chart 36'/48' (bonuses)
   Staff Notes: Height is exceeded on all elevations. See SP-01, A4-00.1 and A4-00.2
6. Sec. 1113.04 I. C. 2. Shall be used only for passive landscape, outdoor dining and patios.
   Staff Notes: There are portions of on-street parking in the 10' side yard setback along Hillyer Street.
7. Sec. 1113.04 I. D. Maximum building footprint. Within all four areas of the CBD, no building shall have a building footprint of greater than 30,000 square feet of ground area.
   Staff Notes: The proposed footprint is 72,005 (50,357 BLDG./21, 648 Parking Deck)
8. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: a)-A minimum of fifty percent (50%) of the park or open space's perimeter shall abut a public right-of-way.
   Staff Notes: The park space abuts US 278 on one side. Based on the existence of Sams Crossing as a bridge, the park does not really abut this right-of-way and does not meet this requirement.
9. Sec. 1113.05 I. A. 2. Newly created parks or open spaces shall conform to the following: b)-The front façade of adjacent buildings shall be oriented to face onto the park or open space. Rear elevations shall be prohibited from abutting the park or open space and shall be substantially

consistent with the front elevation as to architectural style, building materials and exterior finishes.

Staff Notes: The front façade faces US 278 for retail purposes. One corner of the non-residential portion (leasing area) of the building nearest Sams Crossing faces the park. There is also an entrance from the park to the building. The far rear of each side of the building and the rear of the building is a parking deck which is not consistent with the front elevation although, the most visible parts of the building are consistent with the overall architectural style.

10. Sec. 1113.06 I. and CBD Street Requirements Chart (Min. Street Furniture Zone:7'/Min. Sidewalk Clear Zone: 5') - Sidewalks. Public sidewalks shall be located along all streets and shall have minimum widths as specified herein. Sidewalks shall consist of two zones: A street furniture and tree planting zone and a clear zone. The zones shall have a minimum width as specified in the CBD Street Requirements Chart.

    Staff Notes: There is only an 8'sidewalk with no real street furniture and tree planting or supplemental zone on Hillyer Street.

11. Sec. 1113.06 I. A. -Street furniture and tree planting zone requirements. The zone shall be located immediately adjacent to the curb and shall be continuous.

    Staff Notes: The street furniture and tree planting zone is not continuous along Hillyer Street. The area consists of parking and tree planting. There is an 8'sidewalk which would meet the 5' sidewalk clear zone.

12. Sec. 1113.06 I. C. Street tree planting requirements. 1. Street trees are required and shall be planted on center within the street furniture and tree planting zone in the ground at thirty (30) foot intervals and, whenever possible, spaced an equal distance between street lights.

    Staff Notes: The trees are placed at sixty (60) foot intervals on US 278 and vary on Hillyer Street exceeding the thirty (30) foot intervals.

13. Sec. 1113.06 I C 4 & 5-Closely mirrors 17-46.

    Staff Notes: There are a few minor discrepancies in naming and one not on the list.

AE List	**SCP**
Japanese Maple	Seiryu Japanese Maple
Redbud	Forest Pansy Redbud
Willow Oak	Upperton Willow Oak
Various Hollies	Foster's and Savannah Holly
	Wax Leaf Ligustrum

14. Sec. 1113.08 I. C. 1 & 2. Building delineation.

    1. Horizontal delineation. Delineation of all building floors shall be executed through windows, belt courses, cornice lines or similar architectural detailing.

    2. Vertical delineation. Building walls shall incorporate a vertical building delineation element a minimum of every fifty (50) feet. Delineation shall be executed through wall offsets, projections, recesses, varying building materials or similar architectural detailing.

    Staff Notes: Horizontal and vertical delineation is not met on the north elevation and portions to the rear of the building on the east and west elevations. This is because of the parking deck. It is mostly wrapped except for to the rear.

15. Sec. 1113.08 I. F. 2. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk.
    Staff Notes: There are main building entrances to access the residential units not individual entrances.
16. Sec. 1113.08 I. F. 3. Such buildings shall have windows at sidewalk level on each street frontage façade that are substantially similar in size to the sidewalk level front façade windows.
    Staff Notes: This is not met along Hillyer Street.
17. Sec. 1113.09 I. A. & B.-
    A. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
    B. Driveways shall have a band of textured concrete adjacent to the street that is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk that is in-line with the supplemental zone and a minimum width of five (5) feet from the sidewalk.
    Staff Notes: Not on plans. Hillyer Street is a dead end street. The paving would not be leading to another sidewalk or walkway.
18. Sec. 1113.09 I. C. 1.- Driveway curb cut widths shall be a maximum of twenty-four (24) feet for a two-way entrance and twelve feet (12) for one-way entrances.
    Staff Notes: The only driveway curb cut leads to the parking deck and exceeds the maximum. The applicant has noted that the need for the curb cut width is for fire trucks.
19. Sec. 1113.09 I. C. 9. Parking deck facades shall conceal motor vehicles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
    Staff Notes: The deck is partially visible from Sams Crossing and the end of Hillyer Street at the rear of the building close to the CSX tracks. The deck does not appear like a horizontal storied building. A good portion of the deck is wrapped by the building.
20. Sec. 1206. III. O-I, NS, GC, LI and MD, CBD District Developments
    A buffer having a minimum depth of 50 feet shall be established and maintained by the property owner between any nonresidential or multifamily use and any residential district. **A planted buffer having a minimum width of 10 feet shall be provided along any public right-of-way.** Upon a determination by the Building Official that the buffer alone will not provide adequate screening, a six-foot fence or wall may be required to supplement the buffer. However, no fence or wall may be installed in such a way that construction of the fence or wall would destroy existing vegetation that, in itself, provides visual screening between the nonresidential or multifamily use and the residential district. Such fencing shall be located on a minimum setback of 20 feet from the common property boundary to afford the residential use the benefit of landscaping. The following table is intended for reference purposes, only. The text of the respective sections controls the exact buffer requirements.

Buffer Characteristics by Zoning District

District	*Buffer Width Abutting a Single Family Use*	*Buffer Width Abutting any Property Line*	*Buffer Width Abutting a Public Right-of-Way*
Single Family Dwellings	No buffer required	No buffer required	No buffer required
Multifamily Development	50 feet	30 feet	10 feet
Planned Development	50 feet	30 feet	10 feet
O-I, NS, GC, LI MD and CBD	50 feet	No buffer required abutting non-residential or multifamily use	10 feet

Staff Notes: This required buffer would conceal the building and subsequently the retail from the street.

Rezoning Request: 2741 East College Avenue and 710 Dalerose Avenue-Central Business District (CBD) Area 3 to General Commercial (GC)

NKS Management LLC filed a rezoning request for 2741 East College Avenue and 710 Dalerose Avenue. The applicant requests a zoning change from CBD-3 to GC. The proposed project is a mixed product with retail on the first floor facing East College Avenue and mini-storage above and behind. The Planning and Zoning Board will be discussing this as well on Monday, April 18. Once packets are complete it will be added to the website.

CITY OF AVONDALE ESTATES, GA

ZONING APPLICATION

Date Received: March 29, 2016 Application No.: 1

(To be filled out by City Staff)

Application Fee: $100 – Method of Payment ___ CK# ✓ CASH #2019

See Article 17 of the City of Avondale Estates Zoning Ordinance for the procedure to amend the zoning ordinance

Applicant: NKS Management LLC E-Mail: nitesh@nitneilpartners.com

Applicant Mailing Address:

1447 Peachtree Street Suite 470, Atlanta, GA 30309

Applicant Phone: 678-701-9305 Fax: ___

Owner Certification: attached E-Mail: ___

(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Owner's Mailing Address:

PO Box 33623, Decatur, GA 30033

Owner(s) Phone: ___ Fax: ___

Address/Location of Subject Property: 2741 East College Avenue & 710 Dalerose Avenue

District(s): 15th Land Lot(s): 248 Block: ___ Parcel(s): 281-284

15 248 12 001 + 15 248 12 015

Text Amendment: Yes/No NO Application Requirements-Sec. 1703 II. A. ___

Map Amendment: Yes/No YES Application Requirements-Sec. 1703 II. B. ___

Current Zoning: CBD - Areas Proposed Zoning: GC

Kristen Davidson

Notary Public

Signature of Applicant Date

Check One: Owner ___ Agent ✓

Sept 16, 2018

Expiration Date/Seal

KRISTEN L DAVIDSON
MY COMMISSION EXPIRES
SEPT 16 2018
FULTON CO., GEORGIA
NOTARY PUBLIC

LEGAL DESCRIPTION OF LAND

All that tract or parcel of land lying and being in Land Lot 248 of the 15th District of Dekalb County, Georgia, being Lots 281, 282, 283 and 284, Decatur Terrace Subdivision, as per plat recorded at Deed Book 3I, page 207, Dekalb County, Georgia Records, which plat is herein incorporated by reference. 710 Dalerose Avenue, Decatur, Georgia 30030.

TOGETHER WITH:

All that tract and parcel of land lying and being in Land Lot 248 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows: BEGINNING at a point on the south side of East College Avenue at its intersection with the east side of Dalerose Avenue (formerly Simpkins Avenue); running thence easterly along the south side of East College Avenue, a distance of 140 feet to a point on the westerly side of Brown Place; running thence southerly along the western side of Brown Place, a distance of 200 feet to a point; running thence westerly, a distance of 140 feet to a point; running thence northerly, a distance of 180 feet to a point on the east side of Dalerose Avenue; running thence northerly along the easterly side of Dalerose Avenue, a distance of 20 feet, more or less, to a point on the south side of East College Avenue and the point of beginning; being improved property known as No. 2741 East College Avenue, according to the present system of numbering houses in DeKalb County, Georgia.

Current Structures

2741 East College Avenue, Avondale Estates, GA

March 21st, 2016

Joseph Gargiulo
PO Box 33623
Decatur, GA 30033
March 21st, 2016

Keri Stevens
City Planner and Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Dear Keri Stevens:

Please allow this letter to serve as my authorization for NKS Management LLC to complete the application for Rezoning and a Certificate of Appropriateness as well as appear on my behalf before the Board of Mayor and Commissioners, the Planning and Zoning Board, and the Architectural Review Board. This authorization is regarding my property located at 2741 East College Avenue and 710 Dalerose Avenue, Avondale Estates, Georgia 30329.

Sincerely,

Joseph Gargiulo
Property Owner

March 28, 16

RECEIVED
MAR 29 2016
BY:

Keri Stevens
City Planner & Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Re: Letter of Intent in Support of a Rezoning and Request for an Amendment to the Zoning Map

Ms. Stevens:

NitNeil Partners LLC (hereafter, "NitNeil"), which is an affiliate entity of NKS Management LLC, submits this Application for rezoning and an Amendment to the Zoning Map for the City of Avondale Estates, Georgia, and requested variances for the assembled property, being 0.80 acres, Land Lot 248 of the 15th District of Dekalb County, Georgia, located at 2741 East College Avenue & 710 Dalerose Avenue, Avondale Estates, Georgia (hereinafter, the "Property").

Summary of Rezoning Request

The Property is currently zoned Central Business District (CBD), and the current use on the Property is as an automobile repair shop. NitNeil seeks to rezone the Property to General Commercial (GC) in order to develop the Property as a mixed-use facility that includes 5,100 square feet of quality, street-level retail space along with a four-story, fully enclosed, climate-controlled self storage use, with enclosed parking for both. NitNeil proposes changing the existing zoning to GC to allow the self storage use but also proposes a site plan and requested variances that would closely mirror the development standards for CBD.

As detailed below, this project will further enhance the Western Gateway to the city. Additionally, as the city is well aware the future growth of Avondale Estates and the surrounding area includes a number of commercial and mixed-use projects plus many new single- and multi-family housing options, all of which will require and benefit from a convenient self-storage option. While fulfilling a need for a high quality storage option in Avondale Estates, our proposed development would place minimal to no impact on the city's infrastructure (i.e., limited noise, utilities, schools, traffic, parking, etc). It would also feature state of the art lighting and surveillance along the exterior, which will further enhance neighborhood security.

NitNeil Partners is an Atlanta based real estate investment firm that develops architecturally-inspiring self storage facilities in high growth, urban settings. We are experienced in developing similar storage projects throughout the Southeast, including recently completed and current projects in:

- Inman Park (Atlanta)
- Dunwoody, GA
- Chattanooga, TN
- Greenville, SC
- Durham, NC
- Charleston, SC
- Mt. Pleasant, SC
- Tampa, FL
- Louisville, KY

Alignment with Downtown Master Plan

The 2014 Downtown Master Plan Update specifically identifies the subject property for "higher density, mixed use development, as identified on the plan, to provide a variety of retail and office services to meet daily needs," making the requested special use entirely consistent with the Land Use Plan. As reflected in the Master Plan, the East College Avenue corridor is intended to support a true mix of uses. The proposed mixed-use facility would include the type of street-level retail, landscape buffers, and pedestrian enhancements as called for in the Master Plan. The proposed, high quality storage use will support the recent and expected influx of businesses and residents to Avondale Estates, and it will promote flexible, smart growth consistent with the high-density nature of the East College Avenue corridor.

The advantage of combining this retail space with a multi-story, climate controlled self storage facility is that the complementary uses will not require an inordinate amount of parking or add a significant amount of additional traffic to the city's streets. According to the 2013 Self Storage Almanac, an average of 27.2 vehicles per day enter each facility in the southeastern U.S., which is significantly lower than other types of commercial uses.

This sort of shared parking between complimentary uses is in alignment with the goal of the Master Plan to promote compact infill development that provides "adequate, but not excessive, parking." Additionally, the proposed design calls for enclosed parking, which will help screen it from the street views and the surrounding neighbors.

The Neighborhood

The Property is located across the street from the planned South City Partners mixed-use development, which is zoned CBD. The other surrounding properties within the city of Avondale Estates are zoned CBD but currently house a mix of retail, industrial and other commercial uses. NitNeil is in the process of contacting the various neighbors and neighborhood associations to make them fully aware of the planned project.

NitNeil welcomes any inputs from the community regarding the designs that have been presented. For each of the recent and current projects listed above, we have gone to great lengths in working with each respective neighborhood to make sure that each facility was thoughtfully designed, with an appropriate aesthetic and high level of quality that enriches each local market.

While creating additional tax revenue, self storage facilities are a quiet, low-impact use for the community. The property's close proximity to retail, offices, single- and multi-family properties makes the proposed use ideal in that it will serve those customers with minimal impact on noise, traffic, existing infrastructure, and neighboring uses.

Access

The Property's location off East College Avenue provides easy access to multiple routes and major roadways, including Sam's Crossing, East Ponce de Leon Ave., Memorial Drive, Covington Highway, and I-285, with little to no impact on traffic. The conceptual site plan provides efficient circulation for ingress/egress. It includes two entrances for easy access via either Dalerose Avenue or Brown Place. Our civil engineer, Cornerstone Site Consultants, has reviewed access, the turning radius and parking to ensure that there is adequate industry standard parking, ingress, egress and space to accommodate the proposed uses during peak hours.

Our company specializes in acquiring, developing and operating similar quality, self storage properties. Three images of current storage developments are enclosed with this application. While we are flexible as to the design and materials, we propose to construct this Property to a similar level of quality. The proposed use would also be designed to meet the City of Avondale Estates' development standards and would be consistent with the existing and planned commercial, retail, and office projects within the East College Avenue corridor.

Request for Variances

In conjunction with and in addition to the requested climate-controlled storage use permitted in GC zoning, we also request a short list of variances to allow us to construct a four-story, mixed-use building that includes street-level retail and

interior parking. We believe this height request is consistent with the mid-rise structures in or planned for the area.

As reflected in the conceptual site plan and preliminary architectural plans, NitNeil plans to construct a 4-story, 90,600-square-foot building, with 5,100 square feet of street-level retail, a rental office, and an elevator lobby located at the front of the building. The remainder of the building will house private storage units, hallways, stairwells, and two large-scale elevators. The site configuration with entrances on both sides allows for inside parking, excellent circulation, and direct access for customers to the retail and storage spaces.

While we are proposing to change the Property zoning to GC to allow the self storage use, we intend to build as closely as possible to the standards for CBD zoning. To do so, we are requesting the following variances, contingent upon the approval of this rezoning application:

- Section 1109 (C) - Front Yard - A variance request for the front setback requirements from 40 to 0 feet;
- Section 1109 (C) - Side Setbacks - A variance request for the side setback requirements from 15 to 0 feet;
- Section 1109 (C) - Rear Setbacks – A variance request for the rear setback requirements from 30 to 0 feet;
- Section 1109 (E) - Height – A variance request for the maximum building height from 35 to 55 feet;
- Section 1109 (D) - Building Coverage (as a percentage of lot area) – A variance request for the maximum building coverage from 45 percent to 90 percent, utilizing an Open Space Height Bonus;
- Section 1109 (F) - Lot Coverage - A variance request for the maximum lot coverage from 80 percent to 90 percent;
- Section 1204.III.(C).(5) - Parking – The Property parking area is designed to include 29 parking spaces. This design includes 15 parkings spaces for the retail space, which is in accordance with the 1/300 minimum parking requirements for CBD for retail. The remaining 14 parking spaces would be allotted to the self storage space. To reduce the parking ratio for the storage space, we are requesting a variance from the "Other Non-Residential Uses" provision of the Zoning Ordinance, which calls for 1 space/400 square feet. The reasoning for such a reduction is outlined below;
- Section 1204.III.(E) – Loading Spaces – A variance request to reduce the required loading spaces from 2 down to 0. The rationale for this is there is a driveway for loading space provided through the parking lot, just not designated loading spaces;
- Section 1206.III – Buffers – A variance request to eliminate the 10-foot front landscape strip along the three (3) right–of-way frontages and reduce the 50

foot buffer along the adjacent residential property to the buffer area shown on the site plan (various dimensions due to the property configuration); and

- Section 1207.II – Dumpsters – A variance to reduce the distance a dumpster may be from a residential district from the required 50 feet down to 8 feet. The rationale for this is that dumpster pickup from this type of facility is typically only once a week.

These proposed development standards, including the setbacks, height, and coverage ratios are largely consistent with the development standards for CBD. Granting these variances would ensure that the project is consistent with the Master Plan and the remainder of projects planned and under construction along the East College Avenue corridor.

NitNeil has considerable development and management history in various jurisdictions for these types of self service storage facilities. This facility is designed to contain approximately 85,500 gross square feet of storage space; because of the loss of leasable space due to hallways, elevators, stairwells, and other common areas, this project is expected to result in roughly 60,000 rentable square feet of storage space. Based on our extensive experience, we have never seen the need for more than 12-14 parking spaces for our storage facilities.

We have included various supporting documentation with regard to the requested reduction in required parking, including:

- Excerpt from the 2013 Self-Storage Almanac, which provides a breakdown by region, units, and square footage in regard to the average number of parking spaces at self-service storage facilities. It is clear by this documentation that the average provided parking ranges from 7.1 to 12.7 spaces.

- Excerpt from Institute of Transportation Engineers (ITE) Parking Generation 4th Edition for the Land Use: 151 Mini Warehouse. The average parking supply ratio per this document is .20 spaces per 1,000 square feet of gross floor area. Based on 85,500 square feet, this would equate to a parking requirement for the proposed site plan of 17 spaces. However, the ITE attachment also provides an average peak parking demand analysis based on peak demand per gross square footage, which is .14 vehicles per 1,000 square feet. This ratio would equate to 11.97 spaces for the proposed site plan.

Additionally, we have included copies of three approved site plans:

- Mt. Pleasant, SC: This three-story, 75,306 square foot self-service storage facility on 1.37 acres is currently under construction. The tabular data

indicated that it was approved based on an industry standard of one parking space per 100 units. The site plan shows that we proposed and were approved for nine (9) spaces, which equated to 1.55 spaces per 100 units, or 1 space per 8,400 square feet.

- Durham, NC: This four-story (inclusive of basement), 88,492 square-foot self storage facility on .816 acres is currently under construction. The jurisdiction required the provision of 11 parking spaces, which included six (6) on-site and five (5) on-street parking spaces. The parking size and provisions are consistent with the higher end range of parking for the Self Storage Almanac.

- Dunwoody – Atlanta, GA: This four-story, 80,872 square foot self storage facility is nearing completion. The City of Dunwoody granted a parking variance that allowed for 14 total spaces, which is consistent with the Self Storage Almanac.

Conclusion

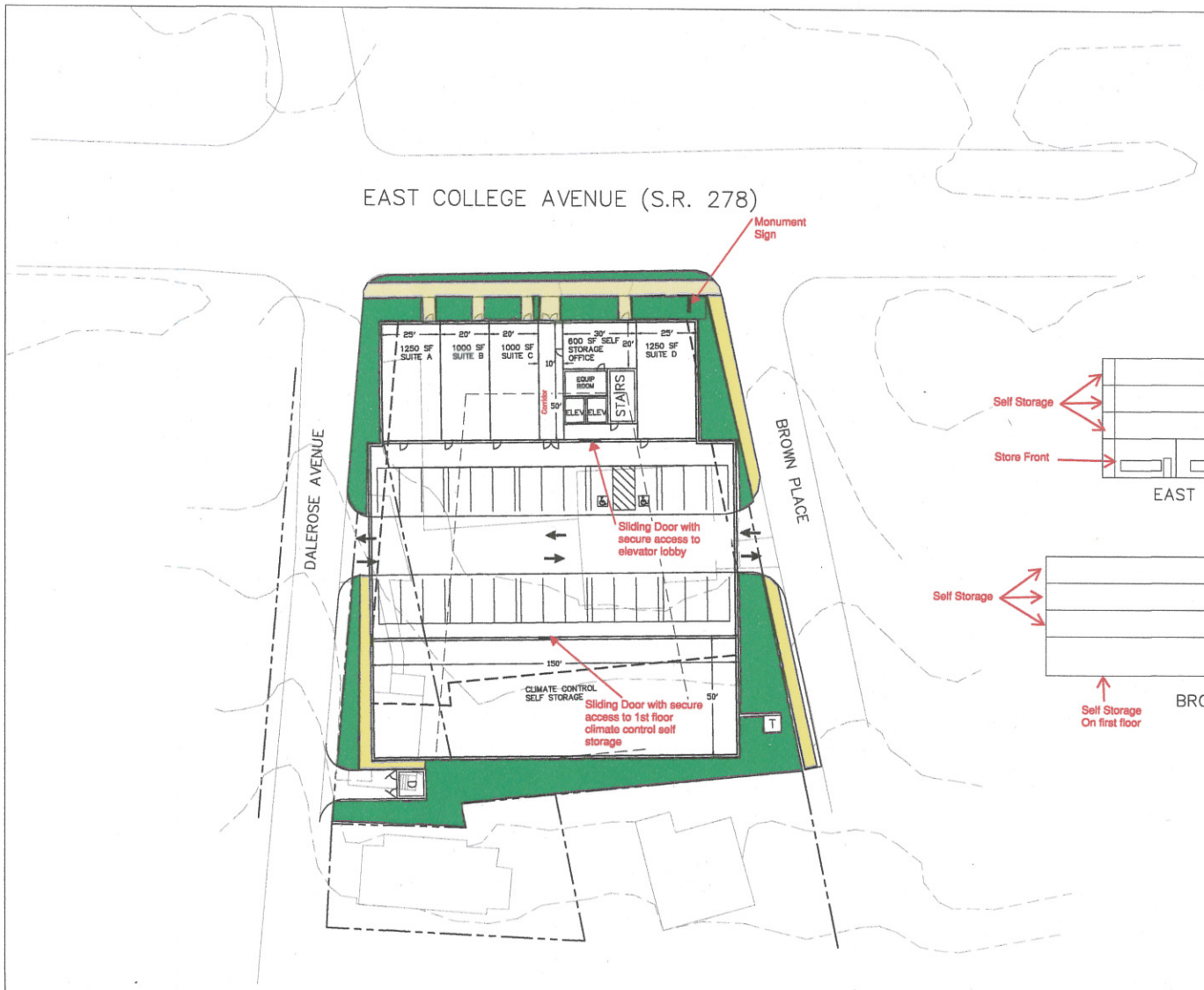
Thank you for your time and consideration of our requests. Approval of these requests will result in a high-quality storage option for the businesses and residents both in and around the City of Avondale Estates. We welcome the opportunity to meet with the Mayor, Commissioners, Planning & Zoning Board (PZB), City Manager, and your staff to answer any questions. We respectfully request your approval of these Applications.

Yours truly,

Nitesh Sapra

cc: Neil Sapra
Steve Tedder

Enclosures



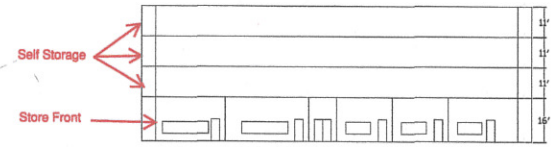
Building Summary:
Level 4: 26,000 Climate Controlled Self Storage
Level 3: 26,000 Climate Controlled Self Storage
Level 2: 26,000 Climate Controlled Self Storage
Level 1: 600 Office + 4500 Retail + 7,500 Storage
90,600 SF Total

(85,500 SF Storage + 600 SF Office + 4,500 Retail)

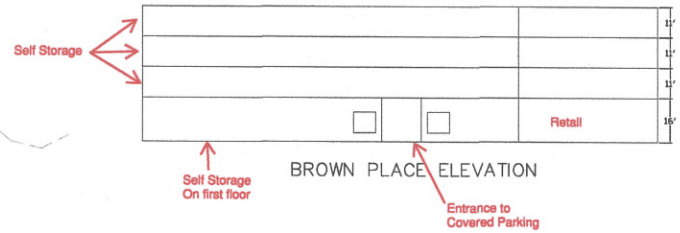
Parking Summary:
Required: 1 per 200 SF retail = 23 spaces
1 per 2 employees= 1 space
24 total required spaces

Proposed: 29 spaces (Including 2 ADA)

Loading Space Summary:
Required: 2 loading spaces @ 12' x 35'
Proposed: 0 loading spaces



EAST COLLEGE AVENUE ELEVATION



BROWN PLACE ELEVATION

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

CORNERSTONE
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY
SUITE 110
MARIETTA, GA 30066
770.480.9182
www.cornerstonesite.com

PROJECT # 2016-____

CONCEPT SITE PLAN FOR:
Retail Storefront and Climate Controlled Self Storage
2471 EAST COLLEGE AVENUE, AVONDALE ESTATES, GEORGIA

00/00/2016
DRAFT

COPYRIGHT 2016 BY CORNERSTONE SITE CONSULTANTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, REMAIN THE PROPERTY OF THE CONSULTANTS AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:
C001

MEETING STREET
SELF STORAGE
MEETING STREET
SELF STORAGE

Durham Self Storage
Durham Self Storage

SELF STORAGE

a target customer segment. Other features may be mandated by local or municipal rules and regulations. Items such as landscaping and setbacks are often determined by zoning rules or ordinances. Cities may have mandates surrounding the number of parking spaces at self-storage facilities as well. (See Table 8.1)

TABLE 8.1 AVERAGE NUMBER OF PARKING SPACES AT FACILITY OFFICE

REGION Division	Average Number
NORTH CENTRAL	**8.4**
East North Central	9.3
West North Central	6.9
NORTHEAST	**10.6**
Middle Atlantic	12.1
New England	7.9
SOUTH CENTRAL	**10.5**
East South Central	8.3
West South Central	10.7
SOUTHEAST	**12.7**
South Atlantic	12.7
WEST	**8.2**
Mountain	8.1
Pacific	8.3
NATIONAL	**9.8**
Number of Units	
1 to 99	14.3
100 to 299	8.1
300 to 499	8.7
500 to 999	10.3
1,000 or more	9.7
Rentable Sq. Footage	
Less than 25,000	12.4
25,000 to 49,999	7.6
50,000 to 74,999	7.1
75,000 to 99,999	11.4
100,000 or more	12.0
Market Area	
Urban	10.2
Suburban	9.6
Rural	9.4
Year Facility Built	
Prior to 1981	10.5
1981 to 1985	7.4
1986 to 1990	9.0
1991 to 1995	10.5
1996 to 2000	9.4
2001 to 2005	9.4
2006 or after	10.5

Nationally, the average number of parking spots at self-storage locations in 2012 totaled 9.8 per store. Storage facility parking spaces were most abundant in the Southeastern region of the U.S., where sites averaged 12.7 parking spaces at each self-storage property.

TABLE 8.2 TRAFFIC FLOW

REGION Division	Average Number of Vehicles Entering the Facility Daily
NORTH CENTRAL	**22.5**
East North Central	24.6
West North Central	19.1
NORTHEAST	**17.0**
Middle Atlantic	17.8
New England	15.7
SOUTH CENTRAL	**19.1**
East South Central	13.7
West South Central	19.9
SOUTHEAST	**27.2**
South Atlantic	27.2
WEST	**20.8**
Mountain	19.2
Pacific	22.4
NATIONAL	**21.0**
Number of Units	
1 to 99	14.3
100 to 299	15.3
300 to 499	20.8
500 to 999	25.0
1,000 or more	35.4
Rentable Sq. Footage	
Less than 25,000	15.2
25,000 to 49,999	18.2
50,000 to 74,999	19.7
75,000 to 99,999	26.9
100,000 or more	35.5
Market Area	
Urban	22.6
Suburban	21.8
Rural	15.2
Year Facility Built	
Prior to 1981	20.7
1981 to 1985	19.4
1986 to 1990	20.9
1991 to 1995	23.1
1996 to 2000	20.0
2001 to 2005	21.2
2006 or after	20.9

Parking is harder to come by at self-storage stores in the West. Within this region, self-storage facilities in the Pacific averaged 8.3 parking spaces and offered 8.1 parking spots at facilities in the Mountain states.

Intuitively, it would be easy to assume that the largest self-storage facilities also have the most parking spaces; however, the numbers say otherwise. Self-storage properties with less than 100 storage units—the smallest facility size analyzed—posted the highest number of parking spaces of the category, averaging 14.3 spaces. Likewise, self-storage stores with the least rentable square footage of the category also averaged the highest number of parking spaces, offering a total of 12.4 parking spots at self-storage stores measuring less than 25,000 square feet.

The population of the area surrounding the self-storage facility seemed to impact the number of parking spaces included at the property. This year, rural sites averaged the fewest parking spaces, with 9.4 spots per storage facility. Suburban storage stores fell in the middle of the range, averaging 9.6 parking spaces at each property. Urban sites boasted the highest average number of parking spots for the category at 10.2 per storage store—a number approximately nine percent higher than the parking space average posted by rural storage businesses.

Low Traffic Business

Self-storage facilities do not bring an excessive amount of additional traffic to the neighborhoods they serve. Unlike big box stores or fast food restaurants, which generate traffic day and night, self-storage facilities see many fewer customers on a daily basis than do most other

Land Use: 151
Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Database Description

- Average parking supply ratio: 0.2 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (two study sites).

The Saturday parking demand ratio for a site with 1,400 storage units was 0.77 vehicles per 100 storage units. Parking demand data at this site were collected for six consecutive hours between 1:00 and 7:00 p.m., and the peak period of demand occurred between 4:00 and 5:00 p.m.

The following table presents a time-of-day distribution of parking demand for three study sites.

Based on Vehicles per 1,000 sq. ft. GFA	*Weekday*	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0
5:00 a.m.	–	0
6:00 a.m.	–	0
7:00 a.m.	31	3
8:00 a.m.	24	3
9:00 a.m.	59	3
10:00 a.m.	91	3
11:00 a.m.	100	3
12:00 p.m.	55	3
1:00 p.m.	45	3
2:00 p.m.	46	3
3:00 p.m.	40	2
4:00 p.m.	88	1
5:00 p.m.	27	1
6:00 p.m.	35	1
7:00 p.m.	27	1
8:00 p.m.	–	0
9:00 p.m.	–	0
10:00 p.m.	–	0
11:00 p.m.	–	0

* Subset of database

Study Sites/Years

Canada:
Burnaby, BC (1991); Coquitlam, BC (1991); Richmond, BC (1991)

United States:
Santa Barbara, CA (1998); Hadley, MA (2008)

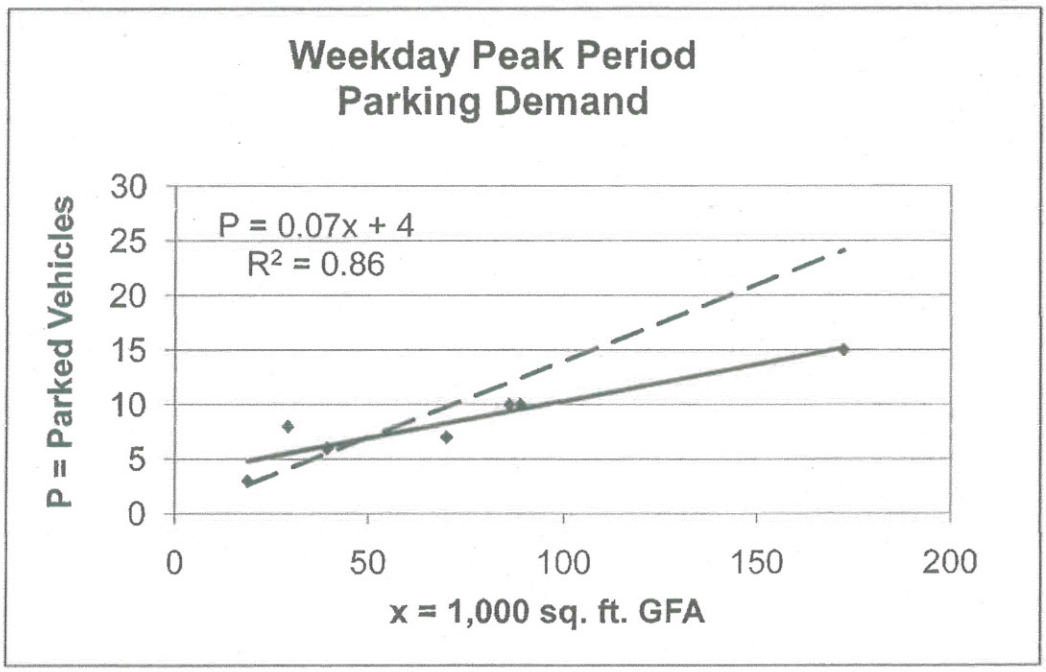
4th Edition Source Number

1115

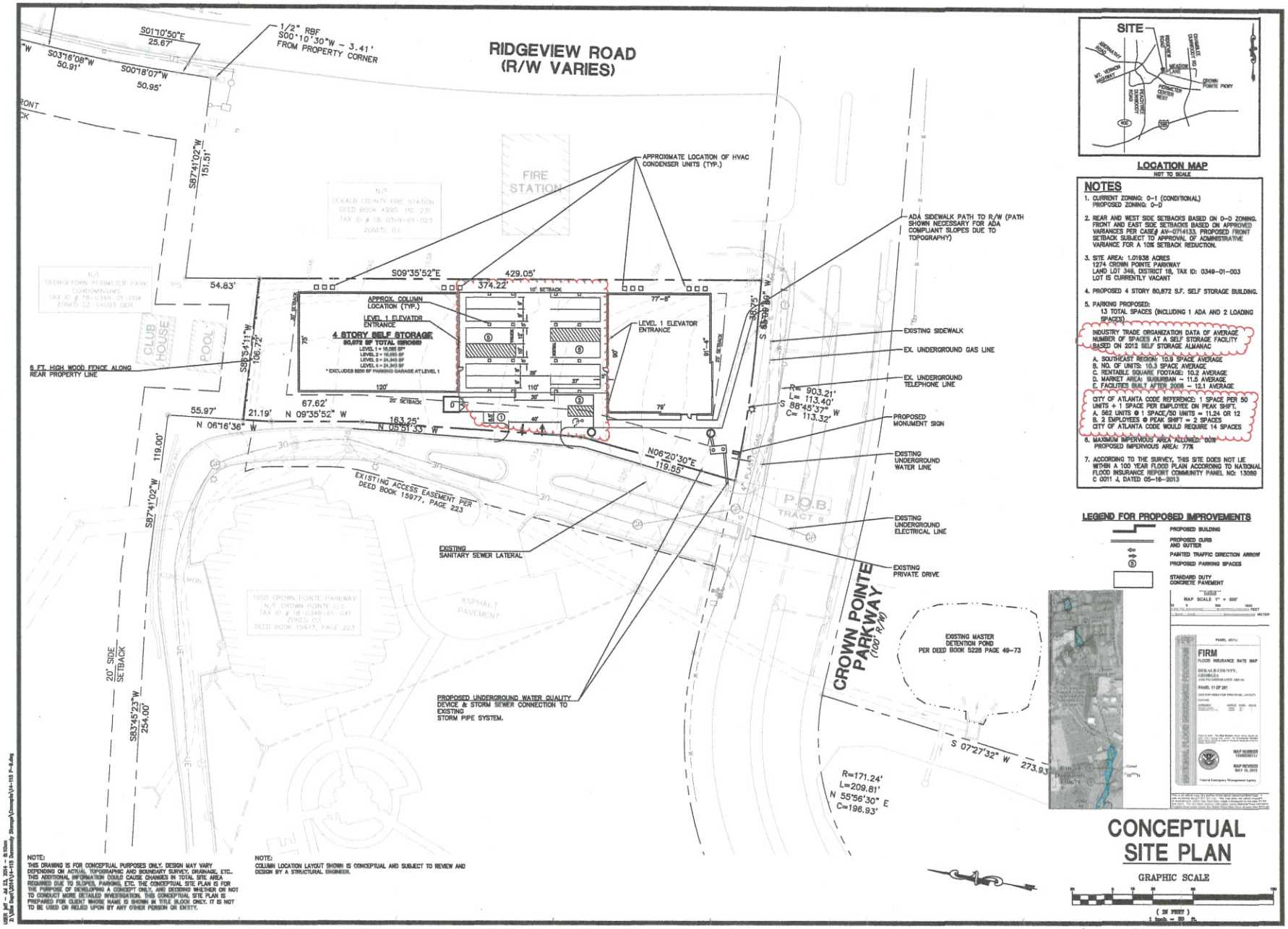
Land Use: 151
Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points ——— Fitted Curve - - - - Average Rate



LOCATION MAP

NOT TO SCALE

NOTES

1. CURRENT ZONING: O-I (CONDITIONAL)
   PROPOSED ZONING: O-D
2. REAR AND WEST SIDE SETBACKS BASED ON O-D ZONING. FRONT AND EAST SIDE SETBACKS BASED ON APPROVED VARIANCES PER CASE# AV-0714133. PROPOSED FRONT SETBACK SUBJECT TO APPROVAL OF ADMINISTRATIVE VARIANCE FOR A 10% SETBACK REDUCTION.
3. SITE AREA: 1.01938 ACRES
   1274 CROWN POINTE PARKWAY
   LAND LOT 346, DISTRICT 18, TAX ID: 0349-01-003
   LOT IS CURRENTLY VACANT
4. PROPOSED 4 STORY 80,872 S.F. SELF STORAGE BUILDING.
5. PARKING PROPOSED:
   13 TOTAL SPACES (INCLUDING 1 ADA AND 2 LOADING SPACES)
   INDUSTRY TRADE ORGANIZATION DATA OF AVERAGE NUMBER OF SPACES AT A SELF STORAGE FACILITY BASED ON 2012 SELF STORAGE ALMANAC
   A. SOUTHEAST REGION: 10.9 SPACE AVERAGE
   B. NO. OF UNITS: 10.3 SPACE AVERAGE
   C. RENTABLE SQUARE FOOTAGE: 10.2 AVERAGE
   D. MARKET AREA: SUBURBAN – 11.5 AVERAGE
   E. FACILITIES BUILT AFTER 2006 – 12.1 AVERAGE
   CITY OF ATLANTA CODE REFERENCE: 1 SPACE PER 50 UNITS + 1 SPACE PER EMPLOYEE ON PEAK SHIFT.
   A. 562 UNITS @ 1 SPACE/50 UNITS = 11.24 OR 12
   B. 2 EMPLOYEES @ PEAK SHIFT = 2 SPACES
   CITY OF ATLANTA CODE WOULD REQUIRE 14 SPACES
6. MAXIMUM IMPERVIOUS AREA ALLOWED: 80%
   PROPOSED IMPERVIOUS AREA: 77%
7. ACCORDING TO THE SURVEY, THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO NATIONAL FLOOD INSURANCE REPORT COMMUNITY PANEL NO: 13089 C 0011 J, DATED 05-16-2013

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- STANDARD DUTY CONCRETE PAVEMENT

CONCEPTUAL SITE PLAN

NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY, DRAINAGE, ETC.. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC. THE CONCEPTUAL SITE PLAN IS FOR THE PURPOSE OF DEVELOPING A CONCEPT ONLY, AND DECIDING WHETHER OR NOT TO CONDUCT MORE DETAILED INVESTIGATION. THIS CONCEPTUAL SITE PLAN IS PREPARED FOR CLIENT WHOSE NAME IS SHOWN IN TITLE BLOCK ONLY. IT IS NOT TO BE USED OR RELIED UPON BY ANY OTHER PERSON OR ENTITY.

NOTE:
COLUMN LOCATION LAYOUT SHOWN IS CONCEPTUAL AND SUBJECT TO REVIEW AND DESIGN BY A STRUCTURAL ENGINEER.

Wolverton & Associates
Consulting Engineers + Land Surveyors
6145 Sugarloaf Parkway + Suite 100 + Duluth, Georgia 30097
Phone (770) 497-1480 + Fax (770) 497-1570
www.wolverton-associates.com

Project Title
DUNWOODY STORAGE
DUNWOODY, DEKALB COUNTY, GA
BY: NITNEIL PARTNERS
ATLANTA, GA 30309

REVISIONS	BY
04/22/2014 REVISED TO ADDRESS COMMENTS	
05/21/2014 REVISED TO ADDRESS COMMENTS	
06/24/2014 DRAFT UPDATED CONCEPT PLAN	
07/15/2014 DRAFT UPDATED CONCEPT PLAN	
07/29/2014 DRAFT UPDATED FOOTPRINT & SF	

DRAWN BY	DMN
CHECKED BY	AMH
DATE	03/17/2014
SCALE	1"= 30'
JOB No.	14-115
SHEET NUMBER	C001
OF	SHEETS

14-115 P-0.DWG

NOTE: CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL BUILDINGS, DRIVEWAYS, EDT PORCHES, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH EACH UTILITY PROVIDER.

NOTE: CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT SURVEY OF THE SITE (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL WATER, SANITARY SEWER, & STORM DRAINAGE LINES, BOTH EXISTING AND PROPOSED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL AND INVERT ELEVATIONS, IN COMPLIANCE WITH ALL SCDHEC & MT. PLEASANT WATER WORKS (MPW) STANDARDS FOR THEIR CERTIFICATIONS. DETENTION POND AS-BUILTS SHALL INCLUDE ALL CONTOURS AND SPOT ELEVATION INSIDE THE POND AS WELL AS THE OUTLET STRUCTURE WEIR ELEVATIONS AND SIZES AS REQUIRED BY OCRM AND THE TOWN ENGINEERING DEPARTMENT.

NOTE: ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT. CONTACT MICHAEL ROBERTSON – (843) 884-1229.

NOTE: CONTRACTOR SHALL CONTACT TOWN OF MOUNT PLEASANT TO SCHEDULE SILT FENCE AND CONSTRUCTION ENTRANCE INSPECTION PRIOR TO THE RELEASE OF THE BUILDING PERMIT – (843) 884-1229.

NOTE: ALL TRAFFIC CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.

S.C.D.O.T. STATEMENT:

ALL ITEMS IN SECTION 100 OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMPs HAVE BEEN IMPLEMENTED FOR BOTH PHASES (CONSTRUCTION AND POST CONSTRUCTION) TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDOT SYSTEM AND/OR ITS DISCHARGES.

THOMAS M. DUBANTE, P.E.
P.E. #21852

SOUTH CAROLINA No. 21852 THOMAS M. DUBANTE 8/25/15

S.C.D.O.T. NOTES:

1. CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS (FEBRUARY 1, 2015) FOR THE LATEST INFORMATION REGARDING ALL WORK WITH THE S.C.D.O.T. RIGHT OF WAY.
2. THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (S.C.D.O.T.) SHALL BE GIVEN THE RIGHT TO ATTEND ANY PRE-CONSTRUCTION CONFERENCES.
3. S.C.D.O.T. SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE DATE AND TIME PERMITTED WORK WILL BEGIN, DURING THE HOURS OF 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY. WRITTEN NOTIFICATION IS REQUIRED BEFORE WORK CAN BEGIN.
4. CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN FOR ALL LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION, TO INCLUDE DATE AND TIME.
5. ROADWAY SHOULDERS DISTURBED BY ANY PROPOSED CONSTRUCTION SHALL BE RE-SHAPED AND ROLLED TO THE CROSS SECTION EXISTING PRIOR TO BEGINNING WORK, SEEDED AND WATERED UNTIL A HEALTY STAND OF GRASS IS OBTAINED.
6. ANY FIELD CHANGES WITHIN THE SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FILED (I.E., DRAINAGE, GRADING, ACCESS DESIGN, ETC.).
7. UTILITY COMPANIES MUST SUBMIT UTILITY ENCROACHMENTS UNDER SEPARATE PERMITS FOR NEW CONNECTIONS OR RELOCATION OF EXISTING SERVICES. NO WORK CAN BEGIN WITHIN THE R/W WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT FOR EACH UTILITY. MINIMUM COVER REQUIRED OVER PIPES WITHIN THE SCDOT R/W IS 42".

SITE DATA	
SITE ACREAGE	1.37 ACRES
ZONING	A.B.2 – AREAWIDE BUSINESS
PROPOSED USE	SELF STORAGE
PROPOSED BUILDING SQUARE FOOTAGE	75,306 S.F.
PROPOSED BUILDING HEIGHT	34'-52"
BUILDING/SITE RATIO	42.9%
PARKING REQUIRED BY ORDINANCE	BY WARRANT*
TOTAL PARKING PROVIDED	9 SPACES
REGULAR SPACES	8 SPACES
ADA SPACES (VAN ACCESSIBLE)	1 SPACES
PARKING RATIO (BASED ON 435 UNITS)	1.55 SPACES/100 UNITS
TOTAL DISTURBED AREA	1.46 ACRES
TOTAL IMPERVIOUS AREA (INCLUDING BLDG.)	0.90 ACRES
TOTAL PERVIOUS AREA	0.47 ACRES
ESTIMATED CONSTRUCTION START DATE	APRIL 15, 2015
ESTIMATED CONSTRUCTION COMPLETION DATE*	APRIL 15, 2016

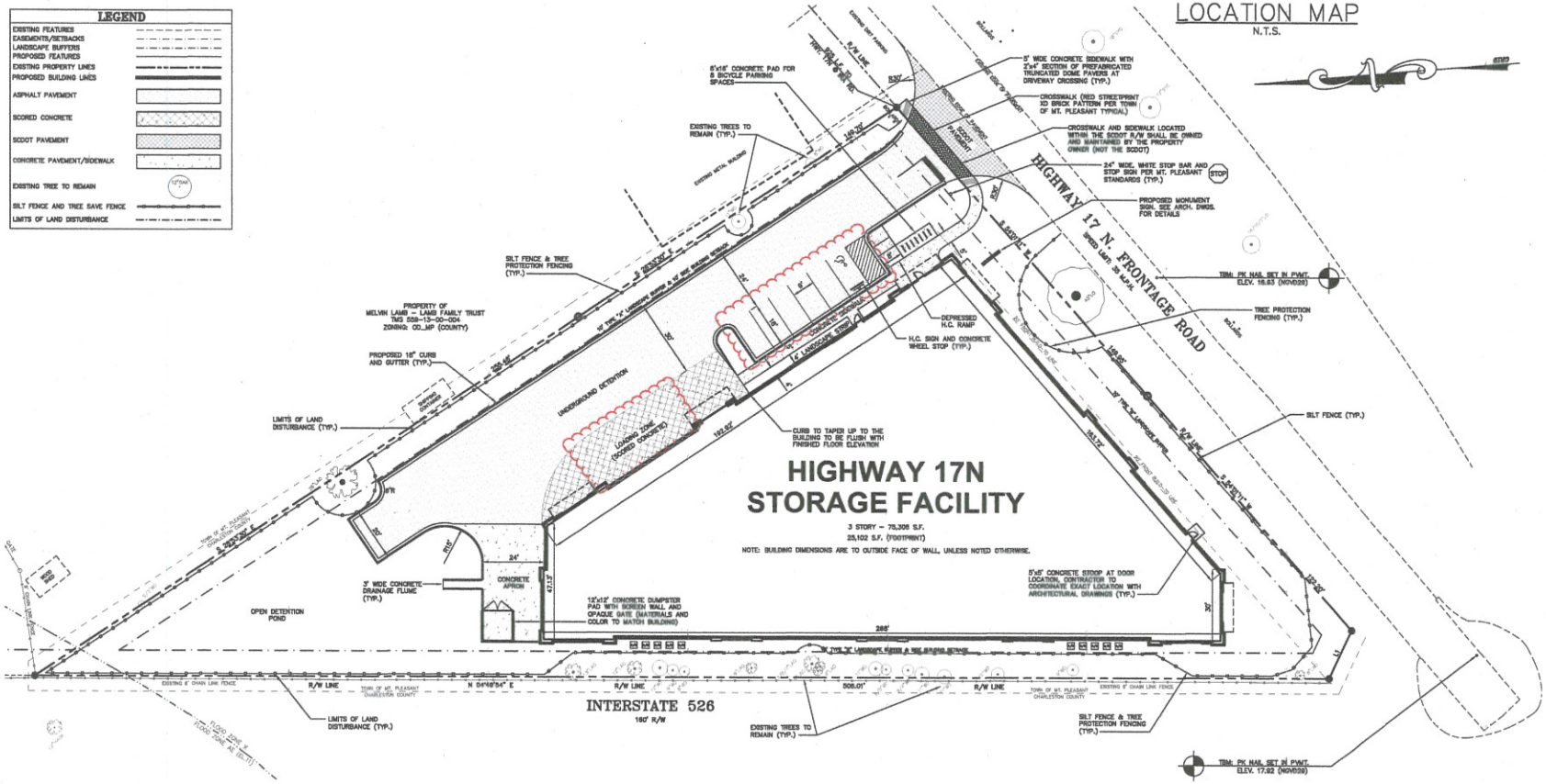
*INDUSTRY STANDARD = 1 PARKING SPACE FOR EVERY 100 RENTAL UNITS.

LOCATION MAP
N.T.S.

TOWN APPROVALS

LEGEND

EXISTING FEATURES	
EASEMENTS/SETBACKS	
LANDSCAPE BUFFERS	
PROPOSED FEATURES	
EXISTING PROPERTY LINES	
PROPOSED BUILDING LINES	
ASPHALT PAVEMENT	
SCORED CONCRETE	
SCDOT PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
EXISTING TREE TO REMAIN	
SILT FENCE AND TREE SAVE FENCE	
LIMITS OF LAND DISTURBANCE	



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.64	N80°07'58"W

South Carolina 811 Call before you dig.
Know what's below. CALL before you dig.

SITE PLAN

FINAL DESIGN

SOUTH CAROLINA BUSINESS ENGINEERING, LLC No. C036440 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 21852 THOMAS M. DUBANTE

CIVIL & STRUCTURAL CONSULTING ENGINEERS
4930 RIVERS AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29406
PHONE (843)308-0800
FAX (843)308-0806

EMPIRE ENGINEERING LLC

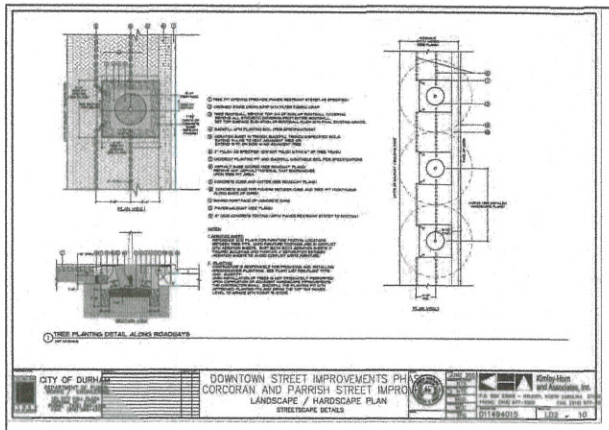
HIGHWAY 17N STORAGE FACILITY

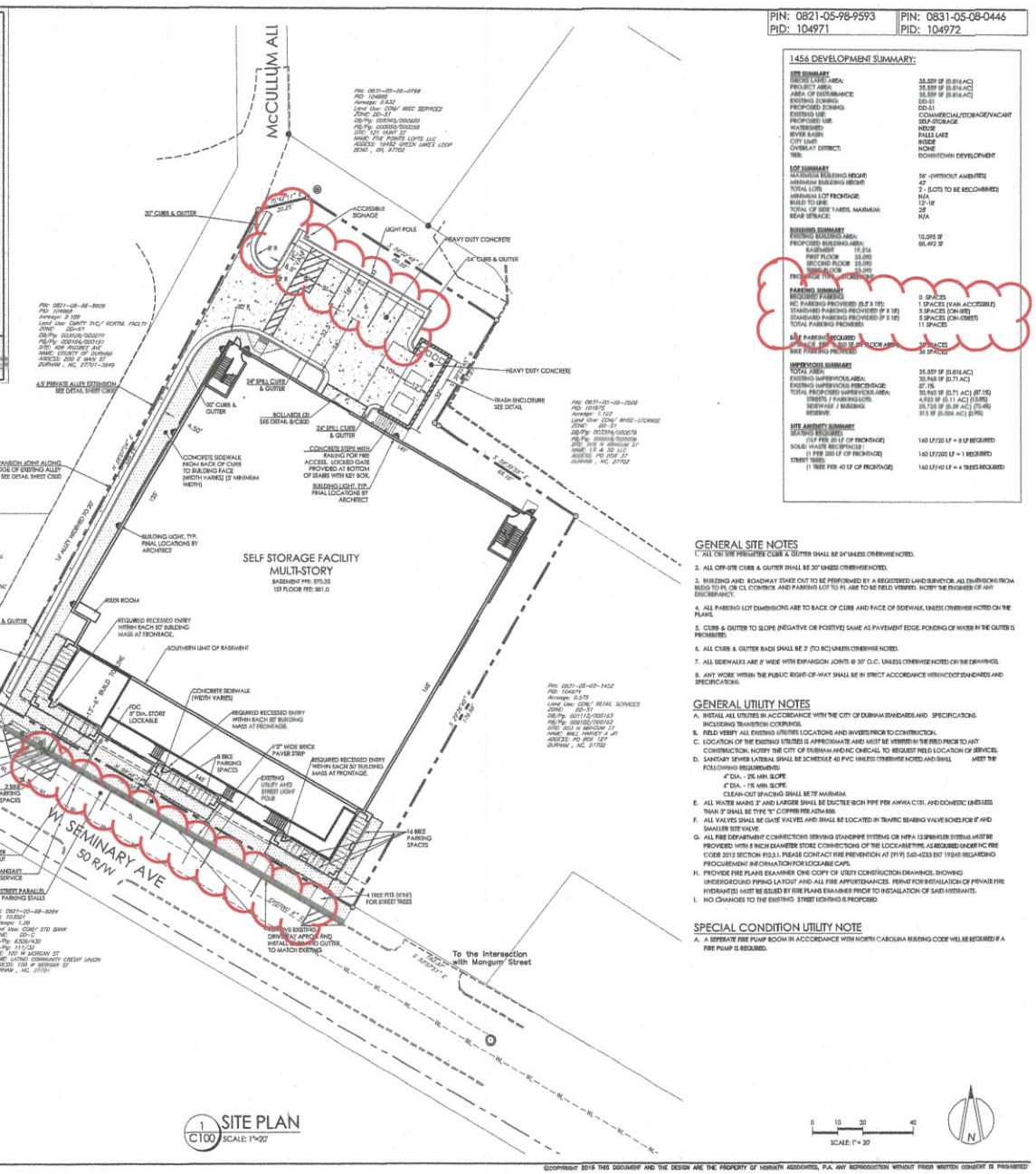
HIGHWAY 17N @ I-526
TOWN OF MT. PLEASANT, SOUTH CAROLINA
FOR
MP STORAGE, LLC

REVISION SCHEDULE			
NO.	DESCRIPTION	BY	DATE

DESIGNED:	T.M.D.
DRAWN:	T.M.D.
JOB NUMBER:	2014-125
DATE:	8/28/15
FINAL DRB APPROVAL:	3/25/15
SCALE:	1" = 20'

C-1A





1 C100 SITE PLAN
SCALE: 1"=20'

1456 DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS LAND AREA:	35,659 SF (0.816 AC)
PROJECT AREA:	35,659 SF (0.816 AC)
AREA OF DISTURBANCE:	35,659 SF (0.816 AC)
EXISTING ZONING:	DD-S1
PROPOSED ZONING:	DD-S1
EXISTING USE:	COMMERCIAL/STORAGE/VACANT
PROPOSED USE:	SELF-STORAGE
WATERSHED:	NEUSE
RIVER BASIN:	FALLS LAKE
CITY LIMIT:	INSIDE
OVERLAY DISTRICT:	NONE
TIER:	DOWNTOWN DEVELOPMENT
LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	50' -(WITHOUT AMENITIES)
MINIMUM BUILDING HEIGHT:	42'
TOTAL LOTS:	2 - (LOTS TO BE RECOMBINED)
MINIMUM LOT FRONTAGE:	N/A
BUILD TO LINE:	12'-18'
TOTAL OF SIDE YARDS, MAXIMUM:	28'
REAR SETBACK:	N/A
BUILDING SUMMARY	
EXISTING BUILDING AREA:	10,095 SF
PROPOSED BUILDING AREA:	81,492 SF
BASEMENT 19,316	
FIRST FLOOR 23,092	
SECOND FLOOR 23,092	
THIRD FLOOR 23,092	
FRONTAGE TYPE: (WITH OPTIONS)	
PARKING SUMMARY	
REQUIRED PARKING:	0 SPACES
HC PARKING PROVIDED (8.0' X 18'):	1 SPACES (VAN ACCESSIBLE)
STANDARD PARKING PROVIDED (9' X 18')	5 SPACES (ON-SITE)
STANDARD PARKING PROVIDED (9' X 18')	5 SPACES (ON-STREET)
TOTAL PARKING PROVIDED:	11 SPACES
BIKE PARKING REQUIRED:	
1 SPACE PER 5,000 SF OF FLOOR AREA	36 SPACES
BIKE PARKING PROVIDED:	36 SPACES
IMPERVIOUS SUMMARY	
TOTAL AREA:	35,659 SF (0.816 AC)
EXISTING IMPERVIOUS AREA:	30,968 SF (0.71 AC)
EXISTING IMPERVIOUS PERCENTAGE:	87.1%
TOTAL PROPOSED IMPERVIOUS AREA:	30,968 SF (0.71 AC) (87.1%)
STREETS / PARKING LOTS:	4,920 SF (0.11 AC) (13.8%)
SIDEWALK / BUILDING:	25,725 SF (0.59 AC) (72.4%)
RESERVE:	313 SF (0.006 AC) (0.9%)
SITE AMENITY SUMMARY	
SEATING REQUIRED: (1LF PER 20 LF OF FRONTAGE)	160 LF/20 LF = 8 LF REQUIRED
SOLID WASTE RECEPTACLE: (1 PER 200 LF OF FRONTAGE)	160 LF/200 LF = 1 REQUIRED
STREET TREES: (1 TREE PER 40 LF OF FRONTAGE)	160 LF/40 LF = 4 TREES REQUIRED

GENERAL SITE NOTES

1. ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" UNLESS OTHERWISE NOTED.
2. ALL OFF-SITE CURB & GUTTER SHALL BE 30" UNLESS OTHERWISE NOTED.
3. BUILDING AND ROADWAY STAKE OUT TO BE PERFORMED BY A REGISTERED LAND SURVEYOR. ALL DIMENSIONS FROM BLDG TO PL OR CL CONTROL AND PARKING LOT TO PL ARE TO BE FIELD VERIFIED. NOTIFY THE ENGINEER OF ANY DISCREPANCY.
4. ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURB AND FACE OF SIDEWALK, UNLESS OTHERWISE NOTED ON THE PLANS.
5. CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IN THE GUTTER IS PROHIBITED.
6. ALL CURB & GUTTER RADII SHALL BE 3' (TO BC) UNLESS OTHERWISE NOTED.
7. ALL SIDEWALKS ARE 5' WIDE WITH EXPANSION JOINTS @ 30' O.C. UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.

GENERAL UTILITY NOTES

A. INSTALL ALL UTILITIES IN ACCORDANCE WITH THE CITY OF DURHAM STANDARDS AND SPECIFICATIONS. INCLUDING TRANSITION COUPLINGS.
B. FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
C. LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. NOTIFY THE CITY OF DURHAM AND NC ONECALL TO REQUEST FIELD LOCATION OF SERVICES.
D. SANITARY SEWER LATERAL SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   4" DIA. - 2% MIN. SLOPE
   6" DIA. - 1% MIN. SLOPE.
   CLEAN-OUT SPACING SHALL BE 75' MAXIMUM.
E. ALL WATER MAINS 3" AND LARGER SHALL BE DUCTILE IRON PIPE PER AWWA C151, AND DOMESTIC UNITS LESS THAN 3" SHALL BE TYPE "K" COPPER PER ASTM B88.
F. ALL VALVES SHALL BE GATE VALVES AND SHALL BE LOCATED IN TRAFFIC BEARING VALVE BOXES FOR 8" AND SMALLER SIZE VALVE.
G. ALL FIRE DEPARTMENT CONNECTIONS SERVING STANDPIPE SYSTEMS OR NFPA 13 SPRINKLER SYSTEMS MUST BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS OF THE LOCKABLE TYPE. AS REQUIRED UNDER NC FIRE CODE 2012 SECTION 912.3.1. PLEASE CONTACT FIRE PREVENTION AT (919) 560-4233 EXT 19248 REGARDING PROCUREMENT INFORMATION FOR LOCKABLE CAPS.
H. PROVIDE FIRE PLANS EXAMINER ONE COPY OF UTILITY CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPURTENANCES. PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANT(S) MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
I. NO CHANGES TO THE EXISTING STREET LIGHTING IS PROPOSED.

SPECIAL CONDITION UTILITY NOTE

A. A SEPERATE FIRE PUMP ROOM IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE WILL BE REQUIRED IF A FIRE PUMP IS REQUIRED.

©COPYRIGHT 2015 THIS DOCUMENT AND THE DESIGN ARE THE PROPERTY OF HORVATH ASSOCIATES, P.A. ANY REPRODUCTION WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED

HORVATH ASSOCIATES
14 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8803
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
www.horvathassociates.com

SEMINARY AVE SELF-STORAGE

108 W. SEMINARY ST
DURHAM CO
DURHAM, NORTH CAROLINA

SITE /UTILITY PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032126 TIMOTHY S. SCHOLL
DOCUMENT NOT VALID UNLESS SEALED, SIGNED AND DATED
12-16-2015

1	FEBRUARY 3, 2015 PER 1ST CITY REVIEW COMMENTS	MH TS
2	MARCH 3, 2015 PER 2ND CITY REVIEW COMMENTS	TS

DRAWN BY: FS
CHECKED BY: TS
DATE: DEC 16, 2015
SCALE: AS NOTED
PROJECT NO. 1456
SHEET NO. C100

<SITE PLAN>

March 21st, 2016

Joseph Gargiulo
PO Box 33623
Decatur, GA 30033
March 21st, 2016

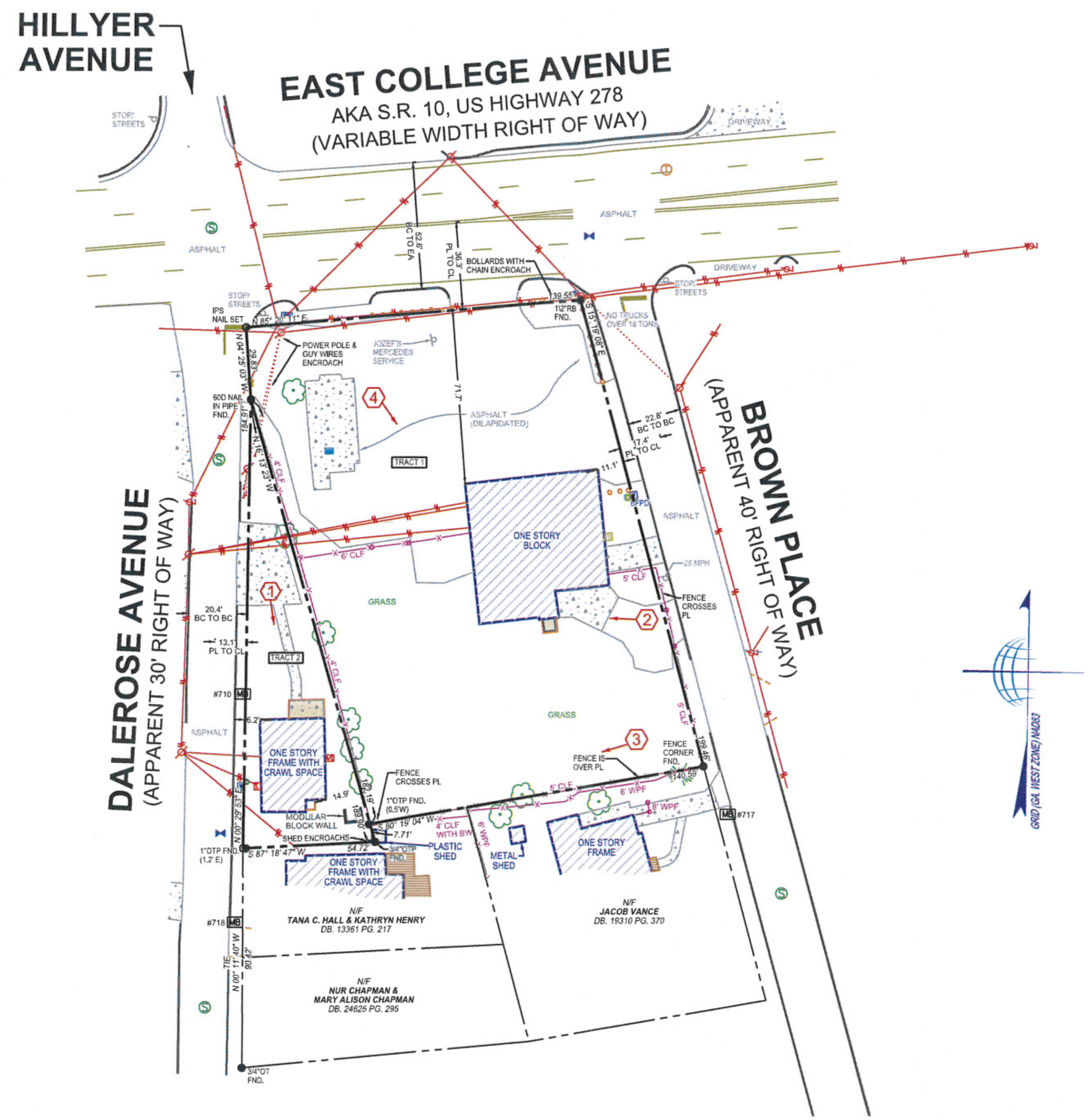
Keri Stevens
City Planner and Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Dear Keri Stevens:

Please allow this letter to serve as my authorization for NKS Management, LLC to complete the Combination Plat for my properties located at 2741 East College Avenue and 710 Dalerose Avenue, Avondale Estates, Georgia 30329.

Sincerely,

Joseph Gargiulo
Property Owner



SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S6 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 138,620 FEET.

TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 297,732 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 27,814 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. 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, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS 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.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

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

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON -EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 29, 2016

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0069J), DATED MAY 16, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF EAST COLLEGE AVENUE, DALEROSE AVENUE & BROWN PLACE.

REFERENCE MATERIAL

1. WARRANTY DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16447 PG. 636 AMONG THE RECORDS OF DEKALB COUNTY, GEORGIA
2. WARRANTY DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16290 PG. 350 AFORESAID RECORDS
3. QUIT CLAIM DEED TO JOSEPH C. GARGIULO RECORDED IN DB. 16290 PG. 351 AFORESAID RECORDS
4. SUBDIVISION PLAT FOR E.V. AUSTIN & W. ALSTON BROWN RECORDED IN PB. 6 PG. 112 AFORESAID RECORDS
5. PLAT FOR DECATUR TERRACE RECORDED IN PB. 3-I PG. 207 AFORESAID RECORDS
6. SURVEY FOR JOSEPH GARGIULO PREPARED BY DEKALB SURVEYS DATED JULY 16, 2004
7. SURVEY FOR JOSEPH GARGIULO PREPARED BY ROY E. HOUSWORTH DATED APRIL 30, 2004

(#) PICTURE LOCATION AND DIRECTION

30 0 30 60 90 FT.
SCALE: 1" = 30'

LEGEND

CURB AND GUTTER (C&G)
FENCE
HANDRAIL
STORM DRAIN LINE
SANITARY SEWER
WATER LINE
GAS LINE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
UNDERGROUND COMMUNICATION
TOPOGRAPHIC CONTOUR
PROPERTY LINE

CATCH BASIN (DWCB)
CATCH BASIN (SWCB)
DROP INLET (DI)
JUNCTION BOX (JB)
HEAD WALL (HW)
CURB INLET (CI)
FLARED END SECTION (FES)
OUTLET CONTROL STRUCTURE
YARD DRAIN INLET
SS MANHOLE (MH)
CLEAN OUT (CO)

IRRIGATION CONTROL VALVE (ICV)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
FIRE DEPT. CONNECTION (FDC)
WATER VALVE MARKER
TRANSFORMER BOX (TX)
AIR CONDITIONER (AC)
ELECTRIC METER (EM)
ELECTRIC UTILITY
GREASE TRAP (GT)

LIGHT POLE (LP)
POWER POLE WITH LIGHT
POWER POLE (PP)
UTILITY MANHOLE (UM)
SPOTLIGHT
GAS METER (GM)
GAS VALVE (GV)
TELEPHONE PEDESTAL
COMMUNICATION BOX
TRAFFIC SIGNAL
BOLLARD (BO)
MAIL BOX
SIGN

CROSSWALK SIGNAL
X 1000.00 SPOT ELEVATION
CONCRETE AREA
OVERHANG AREA
RIP-RAP AREA
BRICK AREA
TREELINE

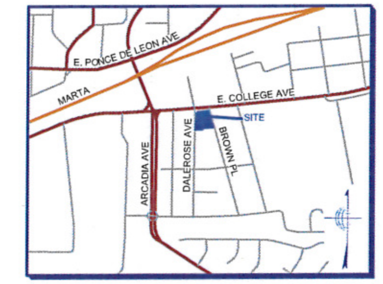
JOB NUMBER 2016-064 PLOT SIZE 24 X 36

PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 33°46'29.29"N
LONG - 84°16'39.29"W

SITE INFORMATION

TRACT 1:CURRENT OWNER: JOSEPH C. GARGIULO
DB. 16447 PG. 636

TAX PARCEL ID # 15-248-12-015

ADDRESS: 2741 E. COLLEGE AVE.

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

TRACT 2:
CURRENT OWNER: JOSEPH C. GARGIULO
DB. 16290 PG. 350 & DB. 16290 PG. 351

TAX PARCEL ID # 15-248-12-001

ADDRESS: 710 DALEROSE AVE

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

SITE AREA

TRACT 1	29,045 Sq.Ft. or 0.6668 Ac.
TRACT 2	5,051 Sq.Ft. or 0.1160 Ac.
TOTAL AREA	34,096 Sq.Ft. or 0.7828 Ac.

TREE LEGEND (ABBREVIATIONS)

DECIDUOUS (TREE)
CONIFEROUS (TREE)

BRC	BIRCH	HLY	HOLLY
BCH	BEECH	HW	HARDWOOD
CM	CRAPE MYRTLE	MAG	MAGNOLIA
CRY	CHERRY	MAP	MAPLE
CYP	CYPRESS	OAK	OAK
FUR	FUR	ORN	ORNAMENTAL
GINGKO	GINGKO	PEAR	PEAR
GUM	SWEET GUM	POP	POPLAR
HIC	HICKORY	SYC	SYCAMORE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	SURVEY BOOK
BW	BARBWIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CTP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAINAGE EASEMENT
FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

SURVEYOR'S CERTIFICATE

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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT O.C.G.A 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PRELIMINARY
FOR REVIEW AND COMMENT

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0552
www.TerraMark.com
C. O. A.# LSF000810
TerraMark Professional Land Surveying

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2016-064
Survey Crew:	DW
Drawn By:	NEC
Approved By:	PBC
Date:	03/29/16
Scale:	1"=30'

PATH: S:\SURVEY\2016\2016-064\DGN\ ALTA-TOPO 2D.DGN

BOUNDARY SURVEY
FOR
NITNEIL PARTNERS
(2741 EAST COLLEGE AVENUE)
LOCATED IN
LAND LOT 248, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
1/1
DRAWING# TM 16 064

CURRENT OWNER: JOSEPH C. GARGIULO
DB. 16447 PG. 636
DB. 16290 PG. 350
DB. 16290 PG. 351

TAX PARCEL ID # 15-248-12-015 & 15-248-12-001

ADDRESS: 2741 E. COLLEGE AVE. & 710 DALEROSE AVE.

ZONING: CBD (CENTRAL BUSINESS DISTRICT)
JURISDICTION: CITY OF AVONDALE ESTATE

SITE AREA: 34,096 SQ FT OR 0.7828 AC

VEYOR'S CERTIFICATE

NAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR
RVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
RD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
ND AS SET FORTH IN THE GEORGIA SURVEY ACT O.C.G.A 15-6-67.
C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

COMBINATION PLAT
FOR
NITNEIL PARTNERS
(2741 EAST COLLEGE AVENUE)
LOCATED IN
LAND LOT 248, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.
1/1

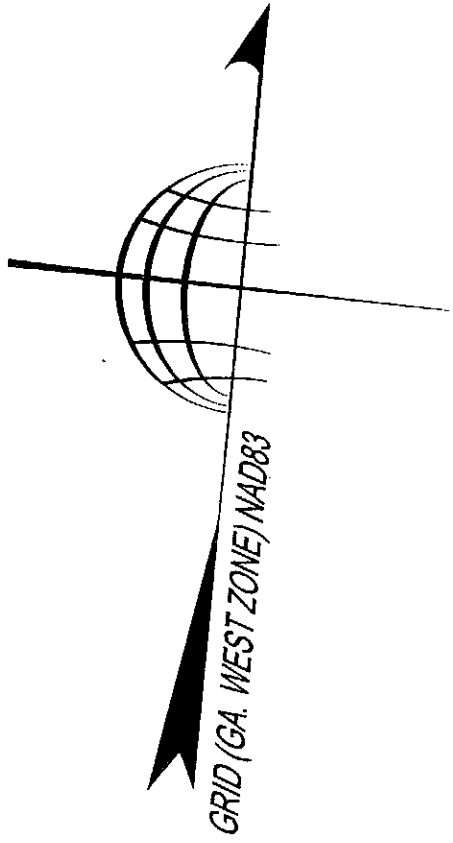
DRAWING# TM 16-064

LOCATION MAP

NOT TO SCALE
LAT - 33°46'29.29"N
LONG - 84°16'39.29"W

2016061776 PLAT BOOK 241 Pg 94

Filed and Recorded:
4/14/2016 3:46:03 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia



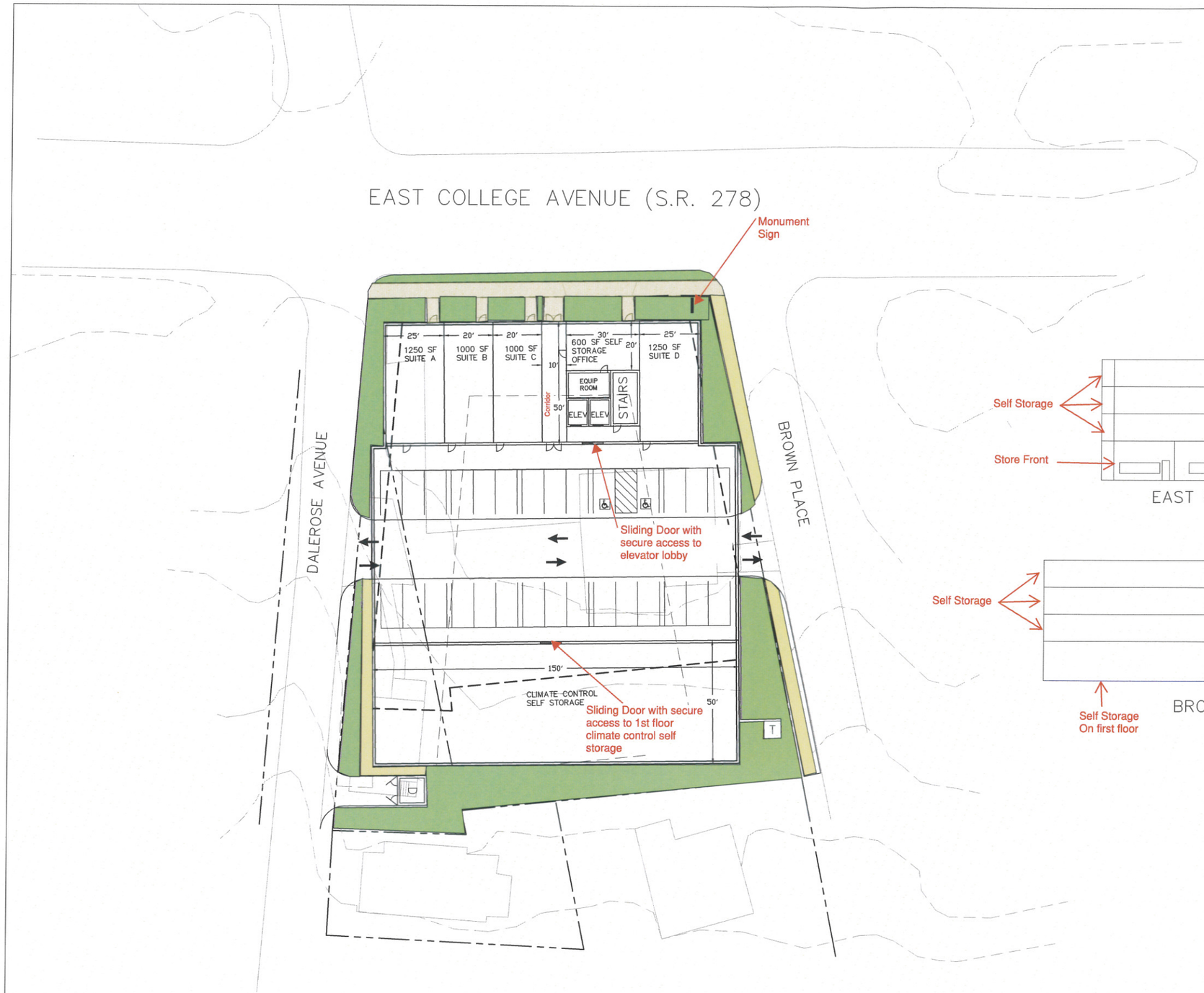
TerraMark
Professional Land Surveyi

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

PATH: S:\SURVEY\2016\2016-0641\DGN\COMBO PLAT.DGN

ACE

Submitted 4/18/16
PZB Mtg.



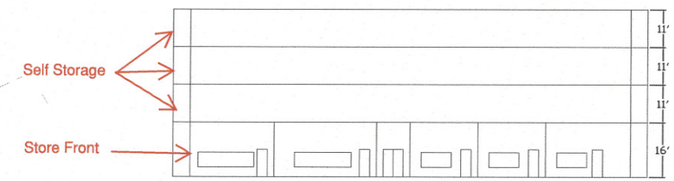
Building Summary:
Level 4: 26,000 Climate Controlled Self Storage
Level 3: 26,000 Climate Controlled Self Storage
Level 2: 26,000 Climate Controlled Self Storage
Level 1: 600 Office + 4500 Retail + 7,500 Storage
90,600 SF Total

(85,500 SF Storage + 600 SF Office + 4,500 Retail)

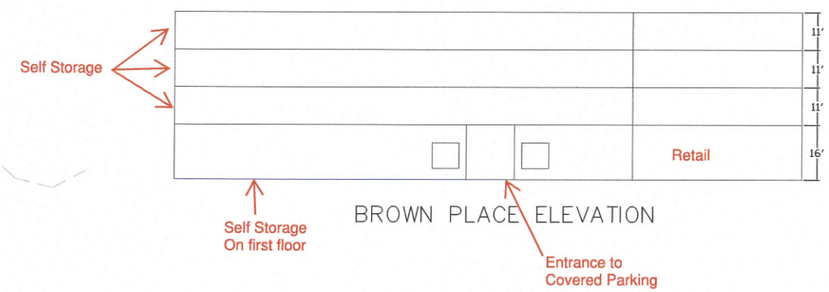
Parking Summary:
Required: 1 per 200 SF retail = 23 spaces
1 per 2 employees= 1 space
24 total required spaces

Proposed: 29 spaces (Including 2 ADA)

Loading Space Summary:
Required: 2 loading spaces @ 12' x 35'
Proposed: 0 loading spaces



EAST COLLEGE AVENUE ELEVATION



BROWN PLACE ELEVATION

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

CORNERSTONE
SITE CONSULTANTS, LLC
2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
770.490.9182
www.cornerstonesite.com

PROJECT #: 2016-____

CONCEPT SITE PLAN FOR:
Retail Storefront and Climate Controlled Self Storage
2471 EAST COLLEGE AVENUE, AVONDALE ESTATES, GEORGIA

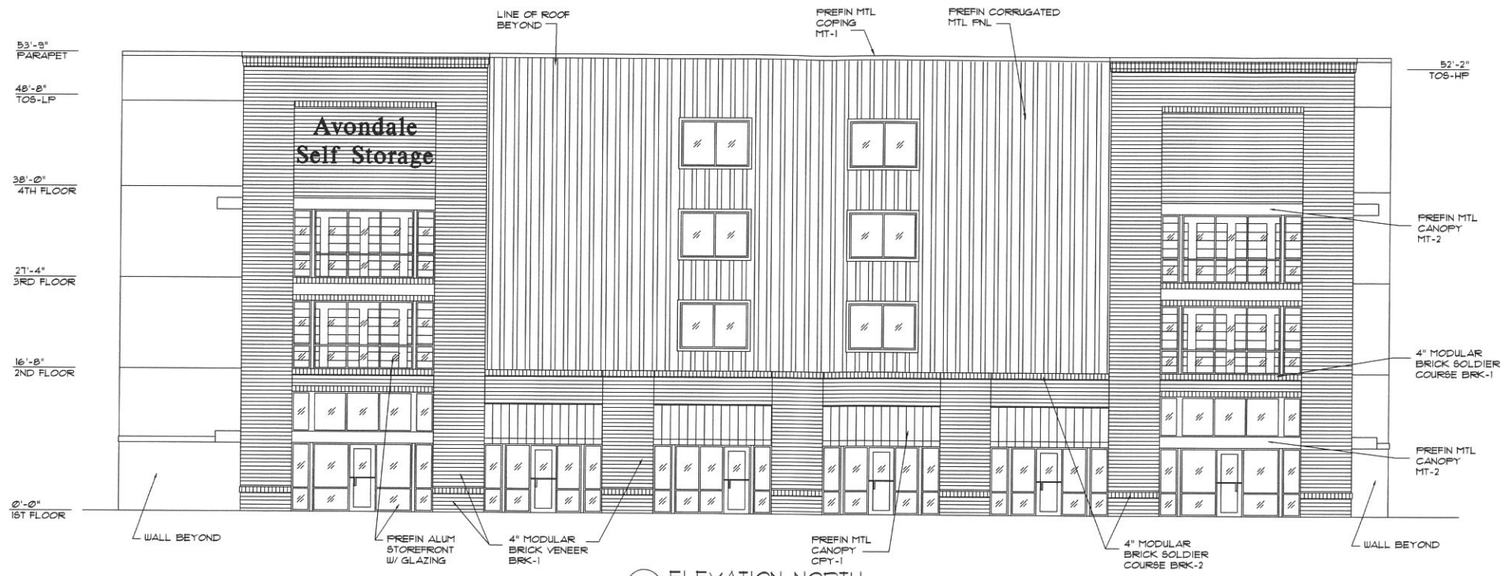
00/00/2016
DRAFT

COPYRIGHT 2016 BY CORNERSTONE SITE CONSULTANTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, REMAIN THE PROPERTY OF THE CONSULTANTS AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

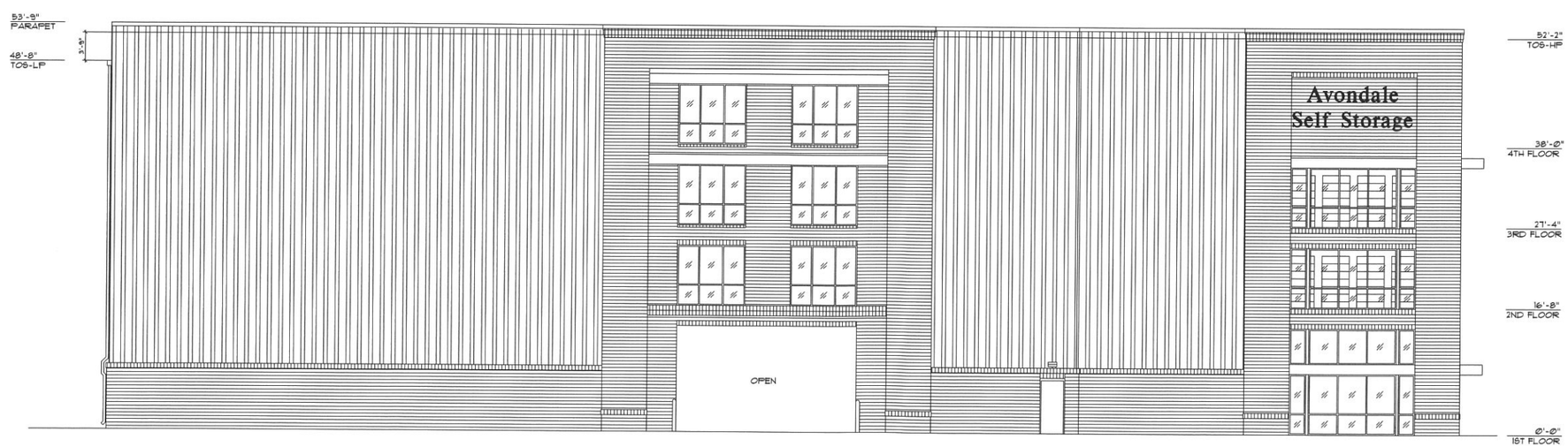
SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:
C001

SIGNAGE



1 A4.1 ELEVATION-NORTH
SCALE: 1/8"=1'-0"



2 A4.1 ELEVATION-EAST
SCALE: 1/8"=1'-0"

Preliminary
Not Issued
for
Construction

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION. THEY WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

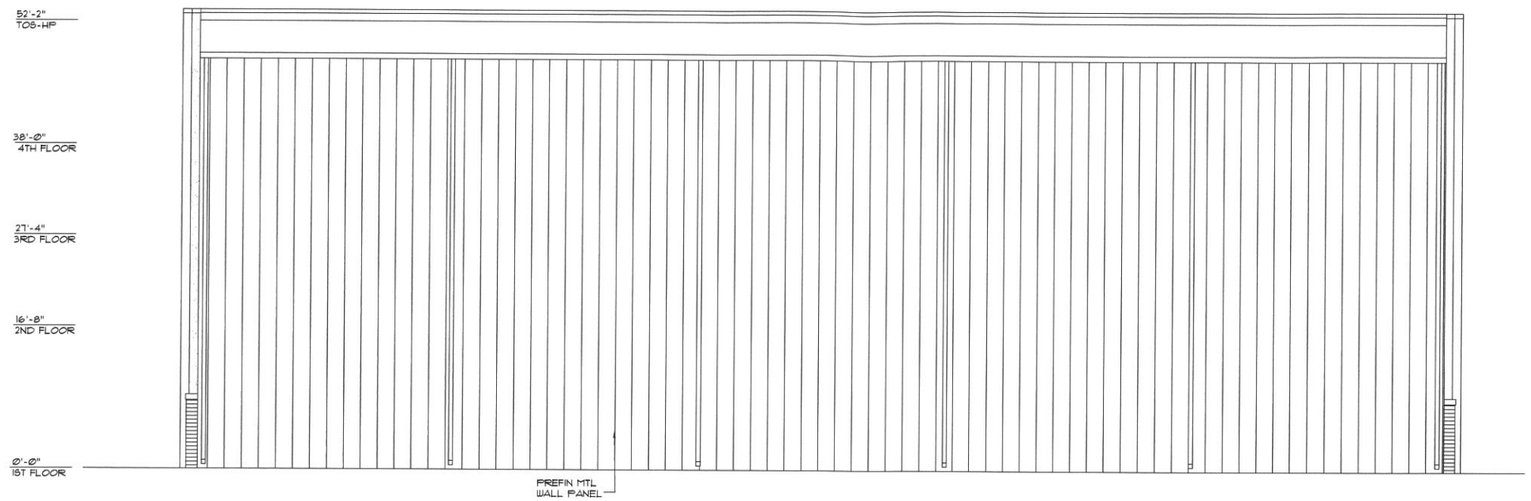
Avondale
Self Storage
2471 East College Ave.
Avondale Estates, GA

STINARD ARCHITECTURE INC
CARTERSVILLE GA 30120
322 EAST MAIN STREET
770.425.7400 (F) 770.425.7400
STINARDARCH.COM

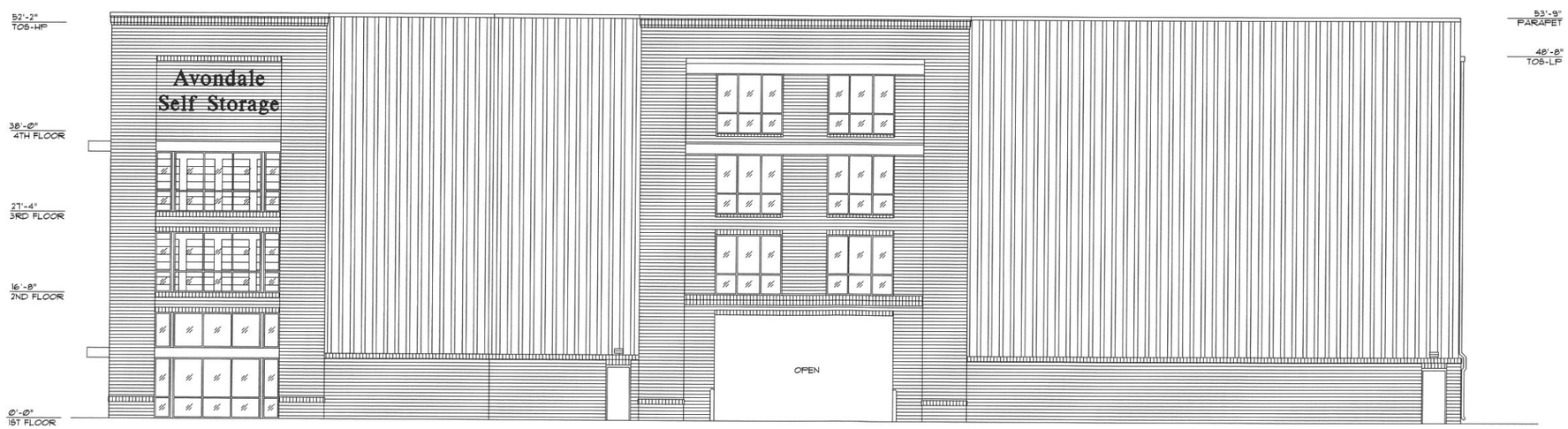
REVISIONS:

PROJECT NUMBER 2016
DATE 4-18-16

SHEET NUMBER
A4.1



1 / A42 ELEVATION-SOUTH
SCALE: 1/8"=1'-0"



2 / A42 ELEVATION-WEST
SCALE: 1/8"=1'-0"

Preliminary
Not Issued
for
Construction

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION. THEY WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON OTHER SITES OR AT OTHER TIMES. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Avondale
Self Storage
2471 East College Ave.
Avondale Estates, GA

STINARD ARCHITECTURE INC
CARTERSVILLE GA 30120
322 EAST MAIN STREET
770-425-7400 (F) 770-425-7400
STINARDARCH.COM

REVISIONS:

PROJECT NUMBER
2016

DATE
4-18-16

SHEET NUMBER
A4.2