

underground.

Office of the Commissioner
55 Trinity Avenue, Suite 1450
Atlanta, Georgia 30303

Email: CRC@atlantaga.gov

CONCEPT REVIEW COMMITTEE LOG

CRC Date:	December 9, 2022	CRC#:	CRC-2022-00195 & 196
Site Address:	 710 & 712 Ponce de Leon PI, NE 718, 738 (aka 726), 752, 756, 774 Ponce 	de Leon Av	ve, NE
Applicant Name:	Jessica Hill		
Applicant Email:	Jhill@mmmlaw.com		
Summary of Request:	 Rezoning from I-1/BL to PDMU/Beltline for n with structured parking. Stormwater detention Rezoning from C-1/BL to PDMU/Beltline for n (354 units) development with structured parking. 	will occur ur new office, re	nderground. stail & restaurant, and multifamily

City Representative	COMMENTS
*Christian Olteanu, COlteanu@atlantaga.gov *Tatum Jordan-Madden, TJordan-Madden@atlantaga.gov OFFICE OF DESIGN / HP STUDIO	 Kudos for buried parking Lot consolidation needed at the SAP time Avoid non-residential uses along Maiden Ln Widening of Ponce de Leon PI? No comments provided but contact representative if you have questions.
*Susan Coleman, SuColeman@atlantaga.gov	
DEPT. OF WATERSHED MGMT. / SITE DEVELOPMENT *Aaron Wright, AaWright@atlantaga.gov	No comments provided but contact representative if you have questions.

^{**}Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.

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ATL DEPT. OF

TRANSPORTATION

*Juan Rodriguez, JCRodriguez@atlantaga.gov

- Consult and obtain the review and comments for the proposal for Ponce de Leon Avenue, state route US Hwy 29 78 GA 8, and follow the GDOT requirements and standards.
- Please provide the results of the DRI and aggregate comments as part of the traffic study. Coordinate with Atlanta BeltLine and MARTA for the stop near the interception.
- Provide a traffic study analyzing intersection operations and all
 the proposed curb cuts and pedestrian crossing, at the
 interception of Ponce de Leon Avenue & Ponce de Leon PI,
 including the signs and marking and the traffic signal lights to
 support the new and impacted traffic signals along the corridor.
 (constructions plan design using GDOT format).
- ATLDOT <u>recommends</u> for the curb cut proposed to Ponce de Leon Ave to follow Sec. 15-08.002. - Streets - Centerlines of proposed intersections shall align with the centerline of existing streets or shall be offset at least 200 feet from the closest intersecting street. Street intersections shall be as nearly at right angles as possible. Please consult and follow GDOT requirements about it.
- ATLDOT will not allow the installation of any trees near the driveways or ADA curb ramps that can block the sight distance. Provide a sight distance study for the proposed curb cut and relocate any obstruction as a result of the report. GDOT has specific requirements for the location of the trees please consult them as well. The other trees shall be limbed up a minimum of 7 feet at the time of installation (IN PERPETUALLY) to keep buffer zones clear at the triangle's sight distance. Check with the Arborist's Department
- In the official plans please show provide and display the sidewalk, curbing, ADA ramps, street lights, and other equipment according to COA standards. Match the existing condition with the sidewalk and curbing. Please label the property line for review and comments.
- Please display the ADA curb ramp, and refresh crosswalks markings, bike lanes, stop bars, and stop signs.
- The standard detail for Ponce de Leon Pl frontage is 1. Driveway apron TR-B_DR005 2. Sidewalk uses TR-B_SW003 3. Curb and gutter TR-B_CG001 or reinstall as the original design of the street that should be Granite curb TR-B_CG002 (install or reset 6 inches over the street level). One of the sides already has a granite curb and the other side for some reason was an installed curb and gutter. This curbing issue needs to be consulted first with Adams, Matthew D. MDAdams@AtlantaGa.Gov from the office of Urban Design and also with Collins, Carlos E. CACollins@AtlantaGa.Gov manager of the ROW from ATLDOT.
- STREET LIGHTS COMMENTS This is required for all new developments to provide light in the ROW. Please contact me, if you need further clarification Stephen A. Adesanya:



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Email: CRC@atlantaga.gov

	asadesanya@atlantaga.gov 470-542-9656 Office 404-658-7862 (Ext. 15). The Sec. 15-07.003 (h) of the subdivision ordinance: Provisions for the installation of an overhead street lighting system approved by the bureau of traffic and transportation to be paid for by the developer addressing pole type, pole locations, size, type, and the number of lamps. a. Provide Street lights information including existing and proposed for comments/ review. b. Provide specifications and details provide wiring procedures, metered location, and checklist. C. Provide and include on the street lights plants the trees. D. Provide 6' OC from the driveway apron and 3' from ADA flare E. 15' OC from tree F. Provide 3' from the back of the curb to the beginning of the base of 4' OC. According to the checklist. G. Adjust the layout & location of the street lights as per the checklist & label all of them (CH, C, C, CH). Layouts must begin with a Cobra head (CH) or Type A light at intersections and driveways apron. The layout follows CH/A C C CH/A unless otherwise noted in City codes. • Consult the ATLDOT ROW Manual for additional information and requirements about performing work in the City of Atlanta (COA) ROW. The manual can be found at the www.atlantaga.gov/home/showdocument?id=44400
*David Zaparanick, DZaparanick@atlantaga.gov *Marty Ussery, MUssery@atlantaga.gov	Trees along Maiden Road appear to be only trees of any size that will be destroyed. Online views show utility pruning that has created lop-sided condition on trees. Trees appear to be located in the public ROW. Any Trees in City owned ROW should be approved/permitted by City of Atlanta Parks and Rec. Office of parks and rec customer service number: 404.546.6813 Trees/planting along Ponce De Leon Ave should be coordinated with GDOT. Trees will need to be planted back in a manner that meets City of Atlanta Standards for afforestation. Sec 158-103.
*Kenneth Oliver, KCOliver@atlantaga.gov *Tommie Dunson, TDunson@atlantaga.gov	No comments provided but contact representative if you have questions.



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OFFICE OF BUILDINGS / BUILDINGS DIVISION

*Mitchell Ramseur, MRamseur@atlantaga.gov

- Remember to show compliance regarding the fire separation distances (definition in Section 202 of the 2018 IBC with Georgia Amendments) at all exterior facades, buildings facing other buildings, courtyards etc. Code Sections (as applicable): Chapters 4, 5 (especially 510 (including but not limited to 510.2 Horizontal Building Separation Allowance, 510.3, etc..), 6, and 14 of the 2018 IBC with Georgia Amendments (including but not limited to 508 (Mixed Use and Occupancy), Tables 601, 602, and 705.8, etc.);
- Remember to provide the required fire resistance separations between units horizontally and vertically per the 2018 IBC with Georgia Amendments and 2018 NFPA 101 LSC
- Confirm with Planning & Zoning if parcel(s) are in the Fire Limits and/or Flood Plain
- 4. Regarding Code Editions and Amendments, see the following links and ensure the drawings are compliant prior to submittal: https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes AND https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes
- 5. Remember to show compliance with the Electric Vehicle Ordinance (COA EVSE Ordinance 17-O-1654)
- 6. Also be aware of City of Atlanta code interpretations found here: https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes
- 7. Remember to show compliance with the Georgia Accessibility Code/2010 ADAAG (as applicable)
- Be aware/Show compliance with the 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS (Link> https://rules.sos.state.ga.us/gac/120-3-3
 3?urlRedirected=yes&data=admin&lookingfor=120-3-3)
- 9. Be sure to show full compliance with the following regarding the proposed parking garage, make a determination on whether it is open or closed and then show code compliance within the plans. Code Section: 406 of the 2018 IBC with Georgia Amendments
- 10. Reach out to the appropriate workstream for a preliminary review for the proposed project

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APPLICATION FOR REZONING

Date:			
Summary of Proposed Project: _S	SEE ATTACHED SUMMA	ARY	*
718, 73 PROPERTY ADDRESS: 756 & 7	38 (aka 726) 752	REQUEST	14 00170008054 14 00170008073 14 00170008059 14 00170008075 14 00170008061
City_Atlanta The subject property fronts	State GA	Zip C	ode 30306
Depth: Area: 2.696	acres Land Lot: 17	Land District:	14th - Fulton County, GA.
Council District: 6		Neighborhood	Planning Unit: F
The undersigned, having interest	in the property herein de	scribed, respectfully p	etitions that said property be rezoned from
C-1/BL		to PD	MU/BL
Existing Zon	ing (s)		Proposed Zoning (s)
	CDP REQU	EST (if applicable)	
MU (no change)		to	
Existing Lan	d Use		Proposed Land Use
	APPLICANT I	NFORMATION	*
Name of Applicant Portman Hold	dings, LLC Davtime	Phone 404-614-5416	emailemail
303 Peachtree Center A			
Address street	city	state	zip code
Name of Property Owner SEE A	TTACHED LIST	Phone	SEE ATTACHED LIST
•		1	
Addressstreet	city	state	zip code
Applicant affirms that he/she is	the applicant for the p		
made northat this annii fatian/	the applicant for the p	roperty described in	the attached legal description, which is
Owner or Agent for Owner (Appl	nl		Mike Greene, Portman Holdings LLC Print Name of Owner
Michael Lieu	nl licant)	Dec., 20 <u>22</u> .	Mike Greene, Portman Holdings LLC

Owner and Address List East Tract

<u>Owner</u>	Property Address	Owner Address
LBS Holdings, LLC	718 Ponce de Leon Avenue, NE	2677 E. College Avenue
		Decatur, Georgia 30030
		Attn: Steven Mendel
		Email: slmendel@aol.com
Sonya Weatherby McCree	738 (aka 726) Ponce de Leon	1266 Tree Lane
and Nelson Green	Avenue, NE	Snellville, Georgia 30078
		Email: sonyamcree@gmail.com
Wyatt Claude Dominick	752 Ponce de Leon Avenue, NE	c/o Matthew W. Dominick, P.C.
		327 Dahlonega Street, Suite 501
		Cumming, Georgia 30040
		Phone: (678) 965-5539
Rudy's Inc.	756 Ponce de Leon Avenue, NE	c/o Charlie Kearns
		Phone: (404) 449-9073
		Email: chaskerns@gmail.com
Taco, Inc.	774 Ponce de Leon Avenue, NE	c/o Charlie Kearns
		Phone: (404) 449-9073
		Email: chaskerns@gmail.com

(Required only if the person filing application is not the owner of the subject property for the proposed rezoning)

I, Sonya McRee	(O	wner's Name) swear and affirm that I am the owner
property at 738 (aka 726) Ponce	e de Leon	(Property address). As shown in the records
Fulton	County, Georgia, w	which is the subject matter of the attached application.
authorize Portman Holdings, LL	C c/o Morris, Manning & M	artin, LLP to file this application.
		Sworn to and subscribed before me this the
An and all		15Th Day of December 2022
Jonge Micke	'C	nancy Blanding
		NOTARY PUBLIC

of of I

I, Nelson Green		(Owner's Name)
property at 738 (aka 726) Po	nce de Leon	(Owner's Name) swear and affirm that I am the owner of
Fulton	County, Geor	(Property address). As shown in the records of
authorize Portman Holdings, LLC	c/o Morris. Mannin	gia, which is the subject matter of the attached application. In a Martin, LLP to file this application.
Yelson Green		Sworn to and subscribed before me this the Day of 2022 NOTARY BURLIC NOTARY BU

I, LBS Holdings, LLC	(Owner's Nama) avecas and second
property at 718 Ponce de Leon Ave.	(Owner's Name) swear and affirm that I am the owner of
Fulton	(Property address). As shown in the records of
authorize Portman Holdings, LLC c/o	County, Georgia, which is the subject matter of the attached application. I Morris, Manning & Martin, LLP to file this application.
3 Leven mendel	Sworn to and subscribed before me this the 14
Speed many	NOTARY PUBLIC

I,Wyatt Clyde Dominick	(Owner's Name) swear and affirm that I am the owner of
property at _752 Ponce de Leon Ave.	(Property address). As shown in the records of
Fulton	County, Georgia, which is the subject matter of the attached application.
authorize Portman Holdings, LLC c/o	Morris, Manning & Martin, LLP to file this application.
Ayan ag	Sworn to and subscribed before me this the 20th Day of Dacember 022 Elect Braxton drift NOTARY PUBLIC NOTARY PUBLIC OF OTARY AUBLIC OF OTARY OF OTAR

I,Taco, Inc.	(Owner's Name) swear and affirm that I am the owner o
property at 774 Ponce de Leon Ave.	(Property address). As shown in the records o
Fulton	County, Georgia, which is the subject matter of the attached application.
authorize Portman Holdings, LLC c/o	Morris, Manning & Martin, LLP to file this application.
Cha Ela	Sworn to and subscribed before me this the 15th Day of December 2022 Waley 12, 12 NOTARY PUBLIC
	EXPIRES OB-08-2024 OB-08-2024 OB-08-2024 OB-08-2024

I, Rudy's Inc.	(Owner's Name) swear and affirm that I am the owner of
property at756 Ponce de Leon Ave	(Property address). As shown in the records of
Fulton	County, Georgia, which is the subject matter of the attached application. 1
authorize Portman Holdings, LLC c/e	Morris, Manning & Martin, LLP to file this application.
01, (910	Sworn to and subscribed before me this the 15th Day of December 2 022
CHAC W	NOTARY PUBLIC

AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 27th

day of December , 2022.

Notary Public

Commission Expires

EXPIRES GEORGIA AUG. 10, 2025

AUG. 10, 2025

AUG. 10, 2025

ATTORNEY AT LAW

I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

Morris, Manning & Martin, LLP

TYPE OR PRINT ATTORNEY'S NAME 1600 Atlanta Financial Center 3343 Peachtree Road

ADDRESS

Atlanta, Georgia 30326

CITY & STATE

ZIP CODE

ATTORNEY'S SIGNATURE

404-233-7000 PHONE NUMBER Sworn to and subscribed before me this the

Day of

OTARY PUBLIC

EXPIRES

SUMMARY East Tract

This application requests a rezoning of a 2.696 acre assemblage of properties located at the northeast corner of Ponce de Leon Avenue and Ponce de Leon Place from C-1/BeltLine Overlay to PDMU/BeltLine Overlay. Rezoning the property will allow the redevelopment of the property with a mixed use project including multifamily residential, office and commercial uses. The proposed building development incorporates 347,590 square feet of multifamily residential uses and 185,000 square feet of nonresidential uses. Parking will be provided in structured parking located on site. Maximum building height proposed is 160 feet and the tallest portion of the development has been located along the Ponce de Leon Avenue frontage.

The applicant is planning the development on the subject property in tandem with an office and commercial development proposed on the west side of Ponce de Leon Place at the intersection of Ponce de Leon Avenue. The developments will share parking to reduce the overall parking count necessary to support the functional needs of the overall development. In addition to the site plan for this development, enclosed in this application is a master plan that shows both projects.

DOCUMENTED IMPACT ANALYSIS

(1) Compatibility with comprehensive development plans; timing of development.

The comprehensive development plan designates the property as Mixed-Use. The proposal and the zoning category requested are consistent with the development permitted in the Mixed-Use category.

The NPU F policies in Plan A support the proposal. One of the policies includes supporting alternatives and approaches that decrease parking requirements. The proposal contemplates sharing parking with the development across Ponce de Leon Place to reduce the overall number of parking spaces necessary to serve the development's demand. Another policy recommends discouraging strip development and encouraging consolidation and redevelopment of existing strip retail centers to be compatible with adjacent neighborhoods using neighborhood commercial zoning principles. The subject property includes both aging strip center and outparcel commercial uses. The proposal to redevelop the existing retail uses furthers that goal.

If approved, development will commence promptly following receipt of the approval.

(2) Availability of and effect on public facilities and services; referrals to other agencies.

All necessary public facilities and services are available to this property.

(3) Availability of other land suitable for proposed use; effect on balance of land uses.

The Ponce de Leon Avenue corridor has experienced a resurgence since the opening of Ponce City Market and the new developments that ensued on the southern side of Ponce de Leon Avenue since that time. The north side of Ponce de Leon Avenue has not experienced the same growth. For over a decade the Ponce de Leon corridor in this area has had a Mixed Use comprehensive development plan, which suggests a goal for a vibrant corridor developed with a mix of uses. The proposal furthers that goal through the creation of a next mixed use development. There is not other similarly sized or situated land available in the vicinity of the subject property available and appropriately targeted for this scale of development.

The balance of land uses will not be impaired by the proposed development. Currently the property offers a variety commercial uses. The existing development fabric along Ponce de Leon Avenue includes robust retail and restaurant uses, office, hotel and other commercial uses. The residential Virginia Highland neighborhood is located north of the property and includes attached and detached homes on the north side of Maiden Lane. The proposal to transition the majority of the Maiden Lane frontage to a residential use and locate office and commercial uses on the south and west sides of the property will complement the balance of land uses.

(4) Effect on character of the neighborhood.

The majority of the property is developed with aging commercial uses in freestanding buildings with surface parking, multiple curb cuts and limited sidewalks. The Maiden Lane frontage is fenced and uninviting. The existing development does not promote pedestrian activity or engagement with the public realm. The rezoning of the property will enhance the character of the neighborhood though the provision of a new mixed use development that incorporates modern design principles for a visually appealing and engaging development along all street frontages.

(5) Suitability of proposed use.

The proposed use is compatible with the uses in other developments in the immediate area. All of the proposed uses exist in the immediate vicinity of the property. The 725 Ponce project immediately across the street abutting Ponce de Leon Avenue and the BeltLine provides a 370,000 square foot office building. The Highland View apartments are located northwest of the property, farther embedded into the Virginia Highland neighborhood. A variety of commercial uses exist along the Ponce de Leon Avenue corridor in the immediate vicinity of the property including a Kroger grocery store, a big box retail strip center, a liquor store and Ponce City Market. The proposed use is suitable.

(6) Effect on adjacent property.

The immediately adjacent property to the west is developed with a self storage facility and fitness, office, service, veterinary and multifamily uses. Also located to the west is property proposed for redevelopment by the applicant with a nonresidential development with office and commercial uses. Across Ponce de Leon Avenue is the 725 Ponce development with a new office building and the Kroger and a liquor store. To the east are additional single building commercial uses with predominantly food and beverage uses. To the north are attached and detached residential uses. The residential uses abutting Maiden Lane to the north are oriented so that the rear of the residential uses abuts or is accessed from Maiden Lane, making Maiden Lane more like a service alley abutting the property. The adjacent property will not be harmed by the redevelopment of the property with a mix of uses. To the contrary, the adjacent properties will benefit from the activation the proposed development will bring to the site to create pedestrian accessible uses on all street frontages.

(7) Economic use of current zoning.

Although the property may have an economic use under the current zoning, such use would be inconsistent with the trend in development in the immediate area. To assemble the properties for redevelopment of the existing strip retail and outparcel commercial uses as the NPU F policies in Plan A recommend, a rezoning is necessary.

(8) Tree Preservation.

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.

ATLANTA PUBLIC SCHOOL REVIEW REQUEST (Required only if application would result in construction of one or more units of new housing) (Attachment 2)

Application Number:	<u> </u>	
Applicant:		
Address:		
Current Zoning:	Proposed Zoning:	
Acres:		
Total number of Dwelling Units:		
Dwelling units per Acre:		
Monthly Rent Per Unit:		
Selling Price per Unit:		
Projected Completion:		

N/A

AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)

(Attachment 2a)

Required if the rezoning application contemplates the construction of five or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Development Address: Council District: NPU Is Inclusionary Zoning applicable to this project? ☐ Yes ☐ No *Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form. Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project? □ □ Financial Assistance □ Land write-down □Land donation □ Other ______ Please provide documentation of involvement. and write-down **SECTION 2: DEVELOPER INFORMATION** Developer Name:_____ Developer Contact (Project Coordinator): Developer Address: Email address: May we use email to contact you? \Box Yes \Box No Telephone Number: **SECTION 3: DEVELOPMENT INFORMATION** a) Affordable units required For rental projects: x 10% = (always round up) Total units Total affordable units required 25% = Bonus Square Footage*_____ Affordable sq. footage required _____ *Note that the maximum allowed bonus is 15% of base FAR. b) Building details In addition to water, which of the following utilities will be included in the rent (mark applicable): □ Cooking gas □ Gas heat □ Electric heat □ Electric □ Other Is parking included in the rent for the: affordable units? □ Yes □ No Market-rate units? □ Yes □ No

If parking is no	ot included, what	is the month	ly cost per spa	ce?				
Estimated date	for the commen	cement of ma	nrketing:					
Estimated date	for completion of	of construction	on of the afford	able units:_				
For each unit c	onfiguration, fill	out a separat	te row, as appl	icable (see e	example).			
	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (% or less of AMI)	Unit Mix
xample	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Mouleat						N/A	N/A	
Market Rate						N/A	N/A	
Units						N/A	N/A	
Provide an esti Date payment of	PAYMENT IN mate if an option can begin and en	n is chosen to d:	make the payr		ed:			
Number of total un	nits in development	X 10%		to nearest who		\$100,000 = \$	Amount owed	
For Density Bo	onus projects, uso x 15% x		ng formula to c	alculate pay =	ment owed:			
Bonus Floor Area Developer/Proj		Median p	rice per base FAR	foot	Amount	owed		
(

N/A

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)

(Attachment 2b)

Required if the rezoning application contemplates the construction of one or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name:
Development Address:
Council District:NPU
Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?
□ Land write-down □ Land donation □ Financial Assistance
□ Other
Please provide documentation of involvement and write-down
SECTION 2: DEVELOPER INFORMATION
Developer Name:
Developer Contact (Project Coordinator): Developer Address:
Email address: May we use email to contact you? \(\square\) Yes \(\square\) No
Telephone Number:
SECTION 3: DEVELOPMENT INFORMATION Affordable units required
For "for sale" projects: x 10%* = (always round up)
Total units total affordable units required 25% =
Bonus Square Footage* Affordable sq. footage required* *Note that the maximum allowed bonus is 15% of base FAR.
Is parking included in the price of market rates units? □ Yes □ No
Is parking included in the price of affordable units? □ Yes □ No
If parking is not included in the unit price, what is the price to purchase parking?
Estimated date for the commencement of marketing:
Estimated date for completion of construction of the affordable units:
Building type (condo, townhouse, etc.)

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Configuration	Square feet per unit	unite	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (% or less of AMI)	Expected Market Price
Example: 1 bed/1 bath				0				
Building Total		·						

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payme Date payment can begin and end:		
For "for sale" projects, use the following formula to calculate	e payment owed:	
X 10% =	X \$100,000 = \$	
Number of total units in development $X 10\% =$ (Round up to near	rest whole number)	Amount Owed
For Density Bonus projects, use the following formula to calc	culate payment owed:	
x 15% x \$ = Bonus Floor Area (sq. ft.) median price per base FAR foot	\$Amount owed	_
Developer/Project Coordinator	Date	

AFFORDABLE HOUSING QUESTIONS

(Attachment 2c)

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of -their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent

2 bedrooms / 2 bath 61 \$3558

For-Sale Housing

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Fulton ^{i.} or DeKalb County Tax Assessor ^{ii.}
hat information.	been vacant for a year or me	ore, and/or are currently uninhabitable, please specif
If you are planning to create for-sale holease provide the following information		ction or conversion of a property into a different use ership units.
Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price
	Additional Informa	ation_
If you wish to explain any of the inform	ation provided above, please	use this space.
	_	

1) The type of assistance you intend to apply for and/or have received; and
2) Any rental or sales affordability requirements that will come with this assistance.
i. To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner's real estate sear function. The link to this website is: https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp . Use the "Total Value", not the "Assessed Value". If there are multiple properties that are the same unit type, average their value together.
ii. To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County T Commissioner. The link to this website is:
https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search. Use the "To Value", not the "Assessed Value". If there are multiple properties that are the same unit type, average their values together.

Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application. Circle One: If the answer is YES, proceed to section 1 through 4. If the answer is NO, complete only section 4. In Opposition of Rezoning Party to Rezoning 1. Circle One: If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below. 2. List all individuals or business entities which have and ownership interest in the property which is subject of this LBS Holdings, LLC rezoning action: 3. Campaign Contributions: Date of Contribution Total Dollar Amount Name of Government Official 4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief. Steven Mendel Name (please print):

Date: 12 14/22

(Attachment 5)

for the	the (2) years immediately preceding the filing rezoning petition, made any campaign contri Il consider the application.	g of this rezoning application have butions aggregating \$250.00 or m	you, as the applicant or opponent ore to a local government official
	Circle One:	Yes No	
		ES, proceed to section 1 through 4. s NO, complete only section 4.	
1.		In Opposition of Rezonating, complete section 2, 3 and 4 being, proceed to section 3 and 4 below	elow.
2.	List all individuals or business entities which rezoning action:		ne property which is subject of this
3.	Campaign Contributions: Name of Government Official	Total Dollar Amount	Date of Contribution
4.	The undersigned acknowledges that this dis Section 36-67A-1 et. Seq. Conflict of intere to the undersigned's best knowledge, information	st in rezoning actions, and that the	with the Official Code of Georgia, information set forth herein is true
Name	4/1000	neil	Date: 12-20-2022

(Attachment 5)

If the answer is YES, proceed to section 1 through 4. If the answer is NO, complete only section 4. 1. Circle One: Party to Rezoning In Opposition of Rezoning If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below. 2. List all individuals or business entities which have and ownership interest in the property which is subject of rezoning action: Name of Government Official Total Dollar Amount Date of Contribution Name of Government Official Total Dollar Amount Date of Contribution 4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Geor Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is to the undersigned's best knowledge, information and belief. The undersigned acknowledge acknowledge information and belief. Date: 12/15/20.	tho will consider the app	Circle One:	ing of this rezoning application have tributions aggregating \$250.00 or 1	more to a local government off
If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below. 2. List all individuals or business entities which have and ownership interest in the property which is subject of rezoning action: Name of Government Official Total Dollar Amount Date of Contribution		If the answer	r is NO, complete only section 4.	.
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2. List all individuals or business entities which have and ownership interest in the property which is subject of rezoning action: Name of Government Official Total Dollar Amount Date of Contribution		If party to rez	oning, complete section 2, 3 and 4 b	pelow.
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ne (please print): Sonya Mchee nature: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4. The undersigned a Section 36-67A-1	cknowledges that this district. Sea. Conflict of interest	sclosure is made in accordance wi	ith the Official Code of Georg
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(Attachment 5)

for the	the (2) years immediately preceding the filirezoning petition, made any campaign contill consider the application. Circle One:	ing of this rezoning application have tributions aggregating \$250.00 or a	re you, as the applicant or opponent more to a local government official
		YES, proceed to section 1 through 4 is NO, complete only section 4.	l.
1.	Circle One: Party to Rezoning	In Opposition of Rez	oning
		oning, complete section 2, 3 and 4 lion, proceed to section 3 and 4 belo	
2.	List all individuals or business entities which rezoning action:	ch have and ownership interest in t	he property which is subject of this
3.	Campaign Contributions:		
	Name of Government Official	Total Dollar Amount	Date of Contribution
4.	The undersigned acknowledges that this d Section 36-67A-1 et. Seq. Conflict of interest to the undersigned's best knowledge, inform	est in rezoning actions, and that the	with the Official Code of Georgia, information set forth herein is true
	please print): Nasa Glass		
Signatı	re: Melson Show		Date: Decompos 152022

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application. Yes Circle One: If the answer is YES, proceed to section 1 through 4. If the answer is NO, complete only section 4. In Opposition of Rezoning Party to Rezoning 1. Circle One: If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below. 2. List all individuals or business entities which have and ownership interest in the property which is subject of this Rudy's Inc. rezoning action: 3. Campaign Contributions: Date of Contribution Name of Government Official Total Dollar Amount The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief. Name (please print): Date: 12-15-27 Signature:

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application. Circle One: If the answer is YES, proceed to section 1 through 4. If the answer is NO, complete only section 4. Party to Rezoning In Opposition of Rezoning 1. Circle One: If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below. 2. List all individuals or business entities which have and ownership interest in the property which is subject of this Taco, Inc. rezoning action: 3. Campaign Contributions: Date of Contribution Total Dollar Amount Name of Government Official 4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief. Name (please print): Date: 12-15-72

(Attachment 5)

	One: Yes No	
11	e answer is YES, proceed to section 1 the f the answer is NO, complete only section	
1. Circle One: Party to	o Rezoning In Opposition	of Rezoning
If	party to rezoning, complete section 2, 3 If opposition, proceed to section 3 and	
	entities which have and ownership inter Holdings, LLC	rest in the property which is subject of t
3. Campaign Contributions:		
3. Campaign Contributions: Name of Government Of	ficial Total Dollar Amour	nt Date of Contribution
	ficial Total Dollar Amour	
Name of Government Of Alex Wan	\$1500	Date of Contribution 2020 (\$500) / 2021 (\$1000) 2021
Name of Government Of Alex Wan Doug Shipman	\$1500 \$3800	2020 (\$500) / 2021 (\$1000) 2021
Name of Government Of Alex Wan	\$1500 \$3800 \$2800	2020 (\$500) / 2021 (\$1000) 2021 2021
Name of Government Of Alex Wan Doug Shipman Amir Farokhi	\$1500 \$3800	2020 (\$500) / 2021 (\$1000) 2021
Name of Government Of Alex Wan Doug Shipman Amir Farokhi Matt Westmoreland	\$1500 \$3800 \$2800 \$2800	2020 (\$500) / 2021 (\$1000) 2021 2021 2021
Name of Government Of Alex Wan Doug Shipman Amir Farokhi Matt Westmoreland Andre Dickens 4. The undersigned acknowledges	\$1500 \$3800 \$2800 \$2800 \$3000 \$s that this disclosure is made in accord	2020 (\$500) / 2021 (\$1000) 2021 2021 2021

12/23/22

Date: _

Michael J Greene

Di Gills, E-mygene @ portmanholdings, com, O=Portman Holdings,
OU-De-bedopment, CN-Hidneal J Greene
Location: Alanta, GA
Resear: I agree to specified portions of this document
Contact (nic. 404-702-9111
Duter 2022-11223 16304-42-05007

Signature:

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:

Yes

No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

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

If party to rezoning, complete section 2, 3 and 4 below. If opposition, proceed to section 3 and 4 below.

3. Campaign Contributions:

Total Dollar Amount	Date of Contribution
	Total Dollar Amount

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

Name (please print):	Jessica Hill on behalf of Morris Manning & Martin, LLF

Date: 12/17/12

PRE-APPLICATION REVIEW FOR

PLANNED DEVELOPMENT-HOUSING (PD-H), PLANNED DEVELOPMENT-MIXED USE (PD-MU), PLANNED DEVELOPMENT-OFFICE COMMERCIAL (PD-OC), AND PLANNED DEVELOPMENT-BUSINESS PARK (PD-BP) AND I-MIX (INDUSTRIAL MIXED USE)

(Attachment 6)

Property Address:	Tax PIN(s):
Existing Zoning:	Proposed Zoning:
Applicant:	Phone:
	Email:
	Fax:
Owner:	Phone:
	Email:
	Fax:
Applicant will prepare documentation Atlanta.	of my knowledge, this Pre-application review is correct and complete. p per Section 16-19.005(2) and (5) of the Zoning Ordinance of the City of Date:
Applicant's Signature: To the best Applicant will prepare documentation	of my knowledge, this Pre-application review is correct and comper Section 16-19.005(2) and (5) of the Zoning Ordinance of the

Signature of Staff only represents that the required pre-application for a PD proposal has been held and does not indicate the position of the Office of Zoning and Development on any proposal.

Owner and Address List East Tract

<u>Owner</u>	Property Address	Owner Address
LBS Holdings, LLC	718 Ponce de Leon Avenue, NE	2677 E. College Avenue
		Decatur, Georgia 30030
		Attn: Steven Mendel
		Email: slmendel@aol.com
Sonya Weatherby McCree	738 (aka 726) Ponce de Leon	1266 Tree Lane
and Nelson Green	Avenue, NE	Snellville, Georgia 30078
		Email: sonyamcree@gmail.com
Wyatt Claude Dominick	752 Ponce de Leon Avenue, NE	c/o Matthew W. Dominick, P.C.
		327 Dahlonega Street, Suite 501
		Cumming, Georgia 30040
		Phone: (678) 965-5539
Rudy's Inc.	756 Ponce de Leon Avenue, NE	c/o Charlie Kearns
		Phone: (404) 449-9073
		Email: chaskerns@gmail.com
Taco, Inc.	774 Ponce de Leon Avenue, NE	c/o Charlie Kearns
		Phone: (404) 449-9073
		Email: chaskerns@gmail.com

East Tract Legal Description 2.696 Acres

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the northern right of way line of Ponce De Leon Avenue (right of way width varies) and the eastern right of way line of Ponce De Leon Place (50 feet right of way width); thence proceeding along said right of way line of Ponce De Leon Place the following courses and distances: North 04 degrees 21 minutes 08 seconds East a distance of 137.99 feet to a ½ inch rod found, North 04 degrees 09 minutes 05 seconds East a distance of 40.16 feet to a point, North 03 degrees 05 minutes 37 seconds East a distance of 31.52 feet to a point and North 01 degrees 13 minutes 34 seconds East a distance of 44.76 feet to a nail set on the southern right of way line of Maiden Lane (40 feet right of way width); thence leaving Ponce De Leon Place and proceeding along said right of way line of Maiden Lane the following courses and distances: North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point, North 87 degrees 17 minutes 26 seconds East a distance of 50.00 feet to a point, North 87 degrees 42 minutes 11 seconds East a distance of 100.00 feet to a ½ inch rebar found and North 89 degrees 44 minutes 02 seconds East a distance of 49.76 feet to a nail found on the northern right of way line of Ponce De Leon Avenue (right of way width varies); thence proceeding along said right of way line of Ponce De Leon Avenue the following courses and distances: South 00 degrees 20 minutes 52 seconds West a distance of 231.28 feet to a point, North 89 degrees 53 minutes 16 seconds West a distance of 10.72 feet to a ½ inch rebar found, North 48 degrees 12 minutes 43 seconds West a distance of 1.01 feet to a point, North 88 degrees 40 minutes 35 seconds West a distance of 39.43 feet to a point, South 00 degrees 38 minutes 03 seconds West a distance of 1.34 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 33.86 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 65.14 feet to a point, South 00 degrees 24 minutes 43 seconds West a distance of 0.43 feet to a point, North 89 degrees 39 minutes 53 seconds West a distance of 50.00 feet to a ½ inch open top pipe found, North 00 degrees 25 minutes 55 seconds East a distance of 1.13 feet to a point, South 87 degrees 09 minutes 09 seconds West a distance of 19.69 feet to a point, South 88 degrees 32 minutes 45 seconds West a distance of 40.48 feet to a point, South 89 degrees 43 minutes 12 seconds West a distance of 46.94 feet to a point, South 85 degrees 29 minutes 59 seconds West a distance of 43.25 feet to a ½ inch open top pipe found, South 80 degrees 21 minutes 46 seconds West a distance of 28.97 feet to a point, South 76 degrees 41 minutes 10 seconds West a distance of 9.67 feet to a point, South 72 degrees 47 minutes 16 seconds West a distance of 6.93 feet to a point, South 10 degrees 29 minutes 31 seconds East a distance of 1.74 feet to a point, along a curve to the left with a radius of 409.12 feet and an arc length of 7.39 feet (said curve having a chord bearing of South 74 degrees 10 minutes 01 seconds West and a chord distance of 7.39 feet) to a point, South 01 degrees 39 minutes 31 seconds West a distance of 1.44 feet to a point, South 65 degrees 40 minutes 18 seconds West a distance of 18.62 feet to a point, South 69 degrees 11 minutes 26 seconds West a distance of 90.38 feet to a ½ inch rebar set and North 38 degrees 08 minutes 19 seconds West a distance of 19.86 feet to the Point of Beginning.





Developments of Regional Impact

DRI Home Tier Map **View Submissions** <u>Apply</u> **Login**

DRI #3860

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government: Atlanta

Individual completing form: Monique Forte Telephone: 470-279-1545

E-mail: mbforte@atlantaga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Ponce & Ponce

Location (Street Address, 33.774163, -84.362828

GPS Coordinates, or Legal Land Lot Description):

Is property owner different

from developer/applicant? If yes, property owner:

entirely located within your

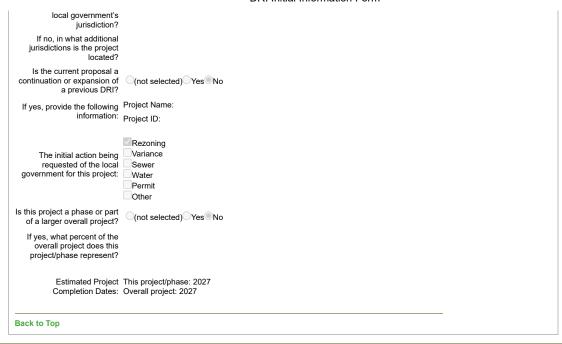
Brief Description of Project: The proposed mixed-use project located to the north of Ponce De Leon Avenue and

to the east + west of Ponce De Leon Place will consist of approximately 470,000 SF office, 360 multifamily housing units, and 38,000 SF retail/restaurant.

Development Type:		
(not selected)	Hotels	OWastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	OAttractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Faciliti	es Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	
If other development type, describe:		
Project Size (# of units, floor area, etc.): 470,00	00 SF office, 360 units of multifamily hous	ing, 38,000 SF retail/restaurant
Developer: Portm	an	
Mailing Address: 303 P	eachtree Center Ave NE #575	
Address 2:		
City:A	tlanta State: GA Zip:30303	
Telephone: 404-6	14-5252	
Email: ponce	@portmanholdings.com	

(not selected) Yes No

Is the proposed project (not selected) Yes No



GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page

DRI Site Map | Contact

TITLE EXCEPTIONS

his survey relied upon information contained within a Title commitment number RCTC220193 prepared by Chicago Title Insurance Company, with an effective date of May 19, 2022, with respect to the property surveyed described in Exhibit "A", and the exceptions listed in "Schedule B - Section 2":

As to 752 Ponce de Leon Avenue:

. Indemnity Agreement recorded in Deed Book 24777, Page 154. omment: Affects the subject property; detention pipe is shown on

Matters affecting subject property as shown on plat recorded in Plat Book 3, Page 33. Comment: As shown on the survey.

As to 738 Ponce de Leon Avenue:

. Right of Way Easement to Georgia Power Company recorded Deed Book 4338, Page 89. comment: Blanket easement affects the subject property; does no contain plottable description.

Easement to Georgia Power Company recorded in Deed Book 11269, Page 384. Comment: Blanket easement affects the subject property; does not contain plottable description.

Terms and easements as contained in that certain Right of War Deed and Temporary Driveway Easement to Department of Fransportation recorded in Deed Book 58927, Page 394. Comment: Document affects the subject property; required Ponce De Leon Avenue right of way line and Temporary Driveway Easement is shown on the survey.

As to 774 Ponce de Leon Avenue:

. Boundary Line Agreement recorded in Deed Book 23589, Page omment: Affects the subject property; property line per agreemen is shown on the survey.

18. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed to Department of Transportation recorded in Deed Book 57484, Page 690. Comment: Document affects the subject property; required Ponce De Leon Avenue right of way line is shown on the survey.

As to 758 a/k/a 756 Ponce de Leon Avenue:

19. Easement to Georgia Power Company recorded in Deed Book 11269, Page 383. Comment: Blanket easement with no plottable description; does no contain a description of the serviced property; based on the street address (760 Ponce de Leon Avenue) referenced in the document. does not affect the subject property.

 Boundary Line Agreement recorded in Deed Book 23589, Comment: Affects the subject property; property line per agreement is shown on the survey.

 Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed to Department of Transportation recorded in Deed Book 57484, Page 684. Comment: Document affects the subject property; required Ponce De Leon Avenue right of way line and Temporary Driveway Easement is shown on the survey.

As to 718 Ponce de Leon Avenue:

. Agreement by and between Mrs. N. S. Collier and The Texas Company, a corporation, recorded in Deed Book 880, Page 443. Comment: Affects the subject property.

Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed to Department of Transportation recorded in Deed Book 38039, Page 627. Comment: Document describes the northeastern corner of Ponce De Leon Place and Ponce De Leon Avenue before the last right of way changing of Ponce De Leon Avenue per Right of Way Deed

recorded in Deed Book 58056, Page 585; possibly expired.

24. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed to Department of Transportation recorded in Deed Book 58056, Page 585. Comment: Document affects the subject property; required Ponce De Leon Avenue right of way line, Temporary Construction Easement and Temporary Driveway Easement is shown on the

PROPERTY DESCRIPTION - Total Tract All that tract or parcel of land lying and being in Land Lot 17 of the

14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: Beginning at a 1/2 inch rebar set at the intersection of the northern right of way line of Ponce De Leon Avenue (right of way width

varies) and the eastern right of way line of Ponce De Leon Place (50 feet right of way width); thence proceeding along said right of way line of Ponce De Leon Place the following courses and distances: North 04 degrees 21 minutes 08 seconds East a distance of 137.99 feet to a 1/2 inch rod found, North 04 degrees 09 minutes 05 seconds East a distance of 40.16 feet to a point North 03 degrees 05 minutes 37 seconds East a distance of 31.52 feet to a point and North 01 degrees 13 minutes 34 seconds East a distance of 44.76 feet to a nail set on the southern right of way line of Maiden Lane (40 feet right of way width); thence leaving Ponce De Leon Place and proceeding along said right of way line of Maiden Lane the following courses and distances: North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point, North 87 degrees 17 minutes 26 seconds East a distance of 50.00 feet to a point, North 87 degrees 42 minutes 11 seconds East a distance of 100.00 feet to a 1/2 inch rebar found and North 89 degrees 44 minutes 02 seconds East a distance of 49.76 feet to a nail found on the northern right of way line of Ponce De Leon Avenue (right of way width varies); thence proceeding along said right of way line of Ponce De Leon Avenue the following courses and distances: South 00 degrees 20 minutes 52 seconds West a distance of 231.28 feet to a point, North 89 degrees 53 minutes 16 seconds West a distance of 10.72 feet to a 1/2 inch rebar found. North 48 degrees 12 minutes 43 seconds West a distance of 1.01 feet to a point, North 88 degrees 40 minutes 35 seconds West a distance of 39.43 feet to a point, South 00 degrees 38 minutes 03 seconds West a distance of 1.34 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 33.86 feet to a point South 89 degrees 38 minutes 33 seconds West a distance of 65.14 feet to a point, South 00 degrees 24 minutes 43 seconds West a distance of 0.43 feet to a point, North 89 degrees 39 minutes 53 seconds West a distance of 50.00 feet to a 1/2 inc open top pipe found, North 00 degrees 25 minutes 55 seconds East a distance of 1.13 feet to a point, South 87 degrees 09 minutes 09 seconds West a distance of 19.69 feet to a point, South 88 degrees 32 minutes 45 seconds West a distance of 40.48 feet to a point, South 89 degrees 43 minutes 12 seconds West a distance of 46.94 feet to a point, South 85 degrees 29 minutes 59 seconds West a distance of 43.25 feet to a 1/2 inch open top pipe found, South 80 degrees 21 minutes 46 seconds West a distance of 28.97 feet to a point, South 76 degrees 41 minutes 10 seconds West a distance of 9.67 feet to a point, South 72 degrees 47 minutes 16 seconds West a distance of 6.93 feet to a point, South 10 degrees 29 minutes 31 seconds East a distance of 1.74 feet to a point, along a curve to the left with a radius of 409.12 feet and an arc length of 7.39 feet (said curve having a chord bearing of South 74 degrees 10 minutes 01 seconds West and a chord distance of '.39 feet) to a point, South 01 degrees 39 minutes 31 seconds West a distance of 1.44 feet to a point, South 65 degrees 40 minutes 18 seconds West a distance of 18.62 feet to a point, South 69 degrees 11 minutes 26 seconds West a distance of 90.38 feet

NO ACCESS PARCEL 5 N89°44'02"E 50.00' (RDH) 100.00' (RDH) 1/2" RB FND · · TOP=945.63 MAIDEN LANE (PUBLIC 40' R/W) APPROXIMATE LIMITS INV IN (A 8" CPP)=940.93 OF UNDERGROUND INV OUT (B 15" RCP)=940.99' TOP=938.51 RESTAURANT/BAR INV IN (A 12" DIP)=927.31 INV OUT (B 12" DIP)=927.26 TOP=945 68' INV IN (A 15" RCP)=940.68' PARCEL 4 INV OUT (B 15" RCP)=940.58' -ASPHALT-··NAIL FND -BLOCK WALL **DROP INLET** PARCEL 3 TOP=936 35' **FULL OF DEBRIS** INV IN (A 6" CLAY)=934.40" P.O.B. PARCEL 2 ×941.59 TOP=940.46' X940 9 INV OUT (B 6" CLAY)=934.10" P.O.C. PARCELS 3, 4 & 5 LOT 5 OF DROP INLET BLOCK WALL 1 STORY 1 STORY GEORGE F. PAYN INV OUT (6" CLAY)=935.27' PLANTER STUCCO BUILDING WOOD BUILDING PAGE 33 5100± SQ. FT. 5000± SQ. FT. YARD INLE X 942.29 TOP=936.95' TOP=942.04 MANHOLE INV IN (A 6" CLAY)=932.25' INV IN (B 6" CLAY)=931.99' TOP=946.39' INV IN (C 15" CLAY)=931.65' INV OUT INV OUT (D 15" CLAY)=931.57 (36" CMP) 937.60× WOOD C.M.S. REALTY COMPANY AGREEMENT **DEED BOOK 4711, PAGE 535** (DEED BOOK YARD INLET **BLOCK BUILDING** Line Table 3000± SQ. FT TEMPORAR DRIVEWAY EASEMENT S87°48'12"E Line # Direction Length (DEED BOOK 58484 SIGNAL 106.49' NHOLE PAGE 684 PARCEL 2 L1 N4°09'05"E 40.16" FULL OF DEBRIS 4 WOOD STAIR TOP=939.46' L2 N3°05'37"E 31.52' 2 STORY RICK & CONC. BRICK, WOOD BUILDING TEMPORARY DRIVEWAY L3 N1°13'34"E 44.76' & METAL EASEMENT (DEED BOOK 3000± SQ. FT BUILDING 58927, PAGE 394) FOOTPRINT L4 | N89°53'16"W | 10.72' 3600± SQ. F 1/2" RB FND L5 N48°12'43"W 1.01 1/2" OTP FND CORNER) EASEMENT (DEED BOOK (0.22'S) -L19 L17-L6 N88°40'35"W 39.43' L20-S0°38'03"W | 1.34 VC1 S89°38'33"W 33.86' | S89°38'33"W | 65.14' L10 | S0°24'43"W | 0.43 PARCEL L11 N89°39'53"W 50.00' 24" RCP L12 | N0°25'55"E | 1.13' ··(ORIGINAL L13 | S87°09'09"W | 19.69' TOP=937_60' NO ACCESS 229 68 34 11CORNER) 928.07 TOP=928.93' L14 | S88°32'45"W | 40.48' L15 S89°43'12"W 46.94' L16 | S85°29'59"W | 43.25'

PONCE DE LEON AVENUE

S69°11'26"W

CONSTRUCTION EASEMENT

(DEED BOOK 58056, PAGE 585)

90.38'

EMPORARY

POWER POLE

NO ACCESS

(A.K.A. US HIGHWAYS 29 & 78)

(A.K.A. STATE ROUTE 8)

(DEED BOOK 57484, PAGES 684 & 690;

DEED BOOK 58056, PAGE 585;

DEED BOOK 58375, PAGE 266;

DEED BOOK 58827, PAGE 428;

CITY OF ATLANTA CATCH BASIN

DEED BOOK 58927, PAGE 394)

LEGEND PARCEL IDENTIFICATION YARD INLETS P.O.B. POINT OF BEGINNING **BOTTOM OF WALL** BASEMENT FLOOR ELEVATION IRON PIN FOUND (AS NOTED) TOP OF WALL □ LIGHT STAND **TELEPHONE BOX** NOW OR FORMERLY FINISHED FLOOR ELEVATION NAIL FOUND AC UNIT **TELEPHONE MANHOLE** RIGHT OF WAY EDGE OF PAVEMENT x914.41 SPOT ELEVATION PROPERTY CORNER **ELECTRIC BOX GAS METER** REBAR - - 914 - - CONTOUR ELEVATION CONCRETE SIDEWALK BOLLARD **ELECTRIC METER GAS MARKER** FOUND CHAINLINK FENCE — X — FENCE LINE **ROUND COLUMN GUY WIRE GAS VALVE** 1/2" REBAR SET W/CAP INV INVERT ---- S ---- SANITARY SEWER LINE REGULAR PARKING SPACE NUMBER TRAFFIC LIGHT POLE IRRIGATION CONTROL VALVE T.B.M. TEMPORARY BENCHMARK CORRUGATED METAL PIPE STORM SEWER LINE WATER METER HANDICAP PARKING OVERHEAD TRAFFIC LIGHT BUILDING SETBACK LINE **DUCTILE IRON PIPE** OVERHEAD POWER LINE **DECIDUOUS TREE** SANITARY SEWER MANHOLE FIRE DEPARTMENT CONNECTION REINFORCED CONCRETE PIPE —— G —— APPROXIMATE LOCATION OF RECORD DISTANCE HELD RCP UNDERGROUND GAS LINE **EVERGREEN TREE CLEAN OUT** FIRE HYDRANT RECORD DISTANCE CEDAR TREE ---- UP ---- APPROXIMATE LOCATION OF O CATCH BASINS SIGN WATER VALVE CONC. CONCRETE HOLLY TREE UNDERGROUND POWER LINE TEMPORARY BENCHMARK **DROP INLETS UNKNOWN MANHOLE CURB AND GUTTER** HW HARDWOOD TREE APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE STORM SEWER MANHOLE LAMP POST UNKNOWN VALVE TOP OF CURB MAPLE TREE

CENTER LINE

FLANGE BOLT ON FIRE HYDRANT

AT OPEN ARROW, ELEV = 937.87'

SONYA WEATHERBY MCREE

DEED BOOK 50539, PAGE 204

BOTTOM OF CURB

LBS HOLDINGS, LLC

DEED BOOK 59522, PAGE 656

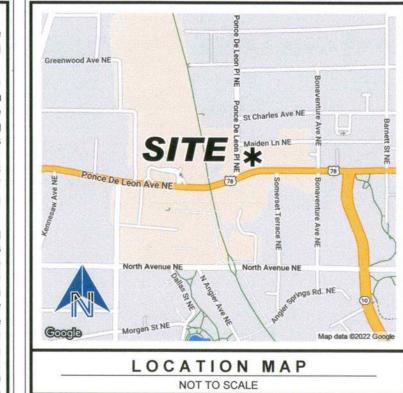
TAX ID: 14 00170008054

PROPERTY DESCRIPTION - Parcel 5

All that tract or parcel of land lying and being in Land Lot 17 of the 4th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a nail set at the intersection of the eastern right of way line of Ponce De Leon Place (50 feet right of way width) and the southern right of way line of Maiden Lane (40 feet right of way width); thence proceeding along said right of way line of Maiden Lane the following course and distances: North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point, North 87 degrees 17 minutes 26 seconds East a distance of 50.00 feet to a point and North 87 degrees 42 minutes 11 seconds East a distance of 100.00 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said right of way line of Maiden Lane North 89 degrees 44 minutes 22 seconds East a distance of 49.76 feet to a nail found; thence leaving Maiden Lane and proceeding South 00 degrees 2 minutes 52 seconds West a distance of 231.28 feet to a point on the northern right of way of Ponce De Leon Avenue (right of way width varies); thence proceeding along said right of way of Ponce De Leon Avenue the following courses and distances: North 89 degrees 53 minutes 16 seconds West a distance of 10.72 feet to a 1/2 inch rebar found, North 48 degrees 12 minutes 43 seconds West a distance of 1.01 feet to a point and North 88 degrees 40 minutes 35 seconds West a distance of 39.43 feet to a point; thence leaving Ponce De Leon Avenue and proceeding North 00 degrees 38 minutes 03 seconds East a distance of 229.46 feet to a 1/2 inch rebar found, said point being the Point of Beginning. Being the same property as described in the Title Commitmer number RCTC220193 prepared by Chicago Title Insurance ompany, with an effective date of May 19, 2022.



SITE ADDRESS

Parcel 1: 718 Ponce De Leon Avenue NE, Atlanta, GA 30306 Parcel 2: 738 Ponce De Leon Avenue NE, Atlanta, GA 30306 Parcel 3: 752 Ponce De Leon Avenue NE, Atlanta, GA 30306 Parcel 4: 756 Ponce De Leon Avenue NE, Atlanta, GA 30306 Parcel 5: 774 Ponce De Leon Avenue NE, Atlanta, GA 30306

PROPERTY DESCRIPTION - Parcel 4 All that tract or parcel of land lying and being in Land Lot 17 of the

14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a nail set at the intersection of the eastern right of way line of Ponce De Leon Place (50 feet right of way width) and the southern right of way line of Maiden Lane (40 feet right of way width); thence proceeding along said right of way line of Maiden Lane the following courses and distances: North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point and North 87 degrees 17 minutes 26 seconds East a distance of 50.00 feet to a point, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said right of way line of Maiden Lane North 87 degrees 42 minutes seconds East a distance of 100.00 feet to a 1/2 inch rebar found; thence leaving Maiden Lane and proceeding South 00 degrees 38 minutes 03 seconds West a distance of 229.46 feet to a point on the northern right of way of Ponce De Leon Avenue (right of way width varies); thence proceeding along said right of way of Ponce De Leon Avenue the following courses and distances: South 00 degrees 38 minutes 03 seconds West a distance of 1.34 feet to a point, South 89 degrees 38 minutes 33 seconds West a distance of 33.86 feet to a point and South 89 degrees 38 minutes 33 seconds West a distance of 65.14 feet to a point; thence leaving Ponce De Leon Avenue and proceeding North 00 degrees 24 minutes 43 seconds East a distance of 227.40 feet to the Point of Beginning.

Being the same property as described in the Title Commitmer number RCTC220193 prepared by Chicago Title Insurance Company, with an effective date of May 19, 2022.

PROPERTY DESCRIPTION - Parcel 3

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

o find the Point of Beginning commence at a nail set at the intersection of the eastern right of way line of Ponce De Leo Place (50 feet right of way width) and the southern right of way line of Maiden Lane (40 feet right of way width); thence proceeding along said right of way line of Maiden Lane North 87 degrees 1 minutes 26 seconds East a distance of 301.32 feet to a point, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing alon said right of way line of Maiden Lane North 87 degrees 17 minute 26 seconds East a distance of 50.00 feet to a point; thence leaving Maiden Lane and proceeding South 00 degrees 24 minutes 43 seconds West a distance of 227.40 feet to a point on the northern right of way of Ponce De Leon Avenue (right of way width varies) thence proceeding along said right of way of Ponce De Leo Avenue the following courses and distances: South 00 degrees 24 minutes 43 seconds West a distance of 0.43 feet to a point, North 89 degrees 39 minutes 53 seconds West a distance of 50.00 fee to a 1/2 inch open top pipe found and North 00 degrees 25 minutes 55 seconds East a distance of 1.13 feet to a point; thence leaving Ponce De Leon Avenue and proceeding North 00 degrees 2 minutes 55 seconds East a distance of 224.04 feet to the Point o

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and bein more particularly described as follows:

the southern right of way line of Maiden Lane (40 feet right of way width); thence proceeding along said right of way line of Maide Lane North 87 degrees 17 minutes 26 seconds East a distance of 301.32 feet to a point; thence leaving Maiden Lane and proceeding South 00 degrees 25 minutes 55 seconds West a distance o 224.04 feet to a point on the northern right of way of Ponce D Leon Avenue (right of way width varies); thence proceeding along said right of way of Ponce De Leon Avenue the following courses and distances: South 87 degrees 09 minutes 09 seconds West a distance of 19.69 feet to a point, South 88 degrees 32 minutes 45 seconds West a distance of 40.48 feet to a point, South 8 degrees 43 minutes 12 seconds West a distance of 46.94 feet to a point, South 85 degrees 29 minutes 59 seconds West a distance of 43.25 feet to a 1/2 inch open top pipe found, South 80 degrees I minutes 46 seconds West a distance of 28.97 feet to a point, South 76 degrees 41 minutes 10 seconds West a distance of 9.67 feet to a point, South 72 degrees 47 minutes 16 seconds West a distance of 6.93 feet to a point, South 10 degrees 29 minutes 3 seconds East a distance of 1.74 feet to a point and along a curve to the left with a radius of 409.12 feet and an arc length of 7.39 eet (said curve having a chord bearing of South 74 degrees 10 minutes 01 seconds West and a chord distance of 7.39 feet) to a point; thence leaving Ponce De Leon Avenue and proceeding North 01 degrees 39 minutes 31 seconds East a distance of 107.96 feet to a point; thence North 87 degrees 48 minutes 12 seconds West a distance of 106.49 feet to a 1/2 inch rod found on the eastern right of way line of Ponce De Leon Place; thence proceeding along said right of way line of Ponce De Leon Place the following courses and distances: North 04 degrees 09 minutes 05 seconds East a distance of 40.16 feet to a point, North 03 degrees 05 minutes 37 seconds East a distance of 31.52 feet to a point and North 01 degrees 13 minutes 34 seconds East a distance of 44.76 feet to the Point of Beginning. Being the same property as described in the Title Commitment

company, with an effective date of May 19, 2022.

more particularly described as follows: Beginning at a 1/2 inch rebar set at the northwestern end of the miter intersection of the northern right of way line of Ponce De Leor Avenue (right of way width varies) and the eastern right of way line of Ponce De Leon Place (50 feet right of way width); thence proceeding along said right of way line of Ponce De Leon Place North 04 degrees 21 minutes 08 seconds East a distance of 137.99 feet to a 1/2 inch rod found; thence leaving Ponce De Leon Place and proceeding South 87 degrees 48 minutes 12 seconds East a distance of 106.49 feet to a point; thence South 01 degrees 39 minutes 31 seconds West a distance of 107.96 feet to a point on the northern right of way line of Ponce De Leon Avenue; thence proceeding along said right of way line of Ponce De Leon Avenue the following courses and distances: South 01 degrees 39 minutes 31 seconds West a distance of 1.44 feet to a point, South 6 degrees 40 minutes 18 seconds West a distance of 18.62 feet to a point, South 69 degrees 11 minutes 26 seconds West a distance of 90.38 feet to a 1/2 inch rebar set and North 38 degrees 08 minutes 19 seconds West a distance of 19.86 feet to the Point of Beginning Being the same property as described in the Title Commitment

AREA SUMMARY: Parcel 1 = 14,610 square feet or 0.336 acre

Parcel 2 = 57,127 square feet or 1.311 acres Parcel 3 = 11,316 square feet or 0.260 acre Parcel 4 = 22,780 square feet or 0.523 acre Parcel 5 = 11,590 square feet or 0.266 acre Total = 117,423 square feet or 2.696 acres

Side Yard Setback: None or 5' if not built to lot line Rear Yard Setback:

designation shown hereon.

Being the same property as described in the Title Commitmer number RCTC220193 prepared by Chicago Title Insurance Company, with an effective date of May 19, 2022.

PROPERTY DESCRIPTION - Parcel 2

L17 S80°21'46"W 28.97'

L18 | S76°41'10"W | 9.67'

L19 | S72°47'16"W | 6.93'

L20 | S10°29'31"E | 1.74'

L21 | S1°39'31"W | 1.44'

L22 S65°40'18"W 18.62'

L23 N38°08'19"W 19.86'

Curve Table

C1 S74° 10' 01"W 7.39' 409.12' 7.39'

Chd Brg Chd Len Radius Arc Len

INV IN (A 24" RCP)=924.85"

PARCEL INFO

WYATT CLYDE DOMINICK

DEED BOOK 18504, PAGE 339

OAK TREE

OA

INV OUT (B 24" RCP)=924.70'

RUDY'S, INC.

EED BOOK 51821, PAGE 39

TAX ID: 14 001700080756

TACO, INC.

EED BOOK 44159, PAGE 678

- APPROXIMATE LOCATION OF

UNDERGROUND WATER LINE

TAX ID: 14 001700080616

Beginning at a nail set at the intersection of the eastern right of way line of Ponce De Leon Place (50 feet right of way width) and

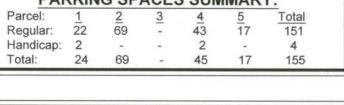
number RCTC220193 prepared by Chicago Title Insurance

PROPERTY DESCRIPTION - Parcel 1

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, City of Atlanta, Fulton County, Georgia and being

number RCTC220193 prepared by Chicago Title Insurance Company, with an effective date of May 19, 2022.

F 0 0 4 8 0 REVISIONS



This information is reported from public information obtained from City of Atlanta records on May 11, 2022. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning

REFERENCE PLATS Plat of Subdivision of the Todd Property recorded in Plat Book 2, Page 182.

Plat of Geo. F. Payne Property recorded in Plat Book 3, Page Plat of Survey for Robert Hatcher prepared by Ga. Land

Surveying Co., Inc., dated August 12, 1998, last revised State of Georgia Department of Transportation Right of Way

Map P.I. No. 0012586 last revised June 20, 2018. Plat of ALTA/ACSM Land Title Survey for The Ponce de Leon Brotherhood Corporation, Chicago Title Insurance Company and GWS Properties, LLC, prepared by A.S. Giometti & Associates, Inc., dated September 15, 2000.

Plat of ALTA/ACSM Land Title Survey for Cornerstone Bank, City Storage Ponce de Leon, LLC, and Chicago Title nsurance Company prepared by Registered Land Surveyors Inc., dated June 26, 2004, last revised April 24, 2008.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter). The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected

to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A. By graphic plotting only this property Does Not lie within a

100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0263G, effective date 9/18/2013. Information regarding the reputed presence, size, character

and location of existing underground utilities and structure is shown hereon. There is no certainty of 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 structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information

Underground utility research, field markings, size and character of material has been provided by UtiliSurvey, LLC on May 31, 2022. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote

Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSEx and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.31 cm, equating to ±6.1 cr at 95% confidence level.

CERTIFICATION

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

Section 15-6-67. This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. T ield data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'. This map or plat has been calculated for closure and is found to be accurate within one foot in 83,101 feet.

To PORTMAN RESIDENTIAL, LLC, a Delaware limited liability company, and Chicago Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(b)(1), 8, 9, 11(b), 13 and 19 (\$5,000,000) of Table A thereof. The fieldwork was completed or

May 31, 2002. Georgia Professional Land Surveyor No. 2809

For the Firm Travis Pruitt & Associates, Inc. © Copyright 2022

in any way without the written permission of this Surveyor.

Travis Pruitt & Associates, Inc. These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used

SCALE: 1" = 30' JN: 1-22-0225.600 FN: 216-E-186

SHEET NO: 1 of 1

W:\2022\220225\Survey\CAD\600\Drawings\220225.600BT2.dwg, E, alex, Jul 07, 2022 - 3:56:55pm

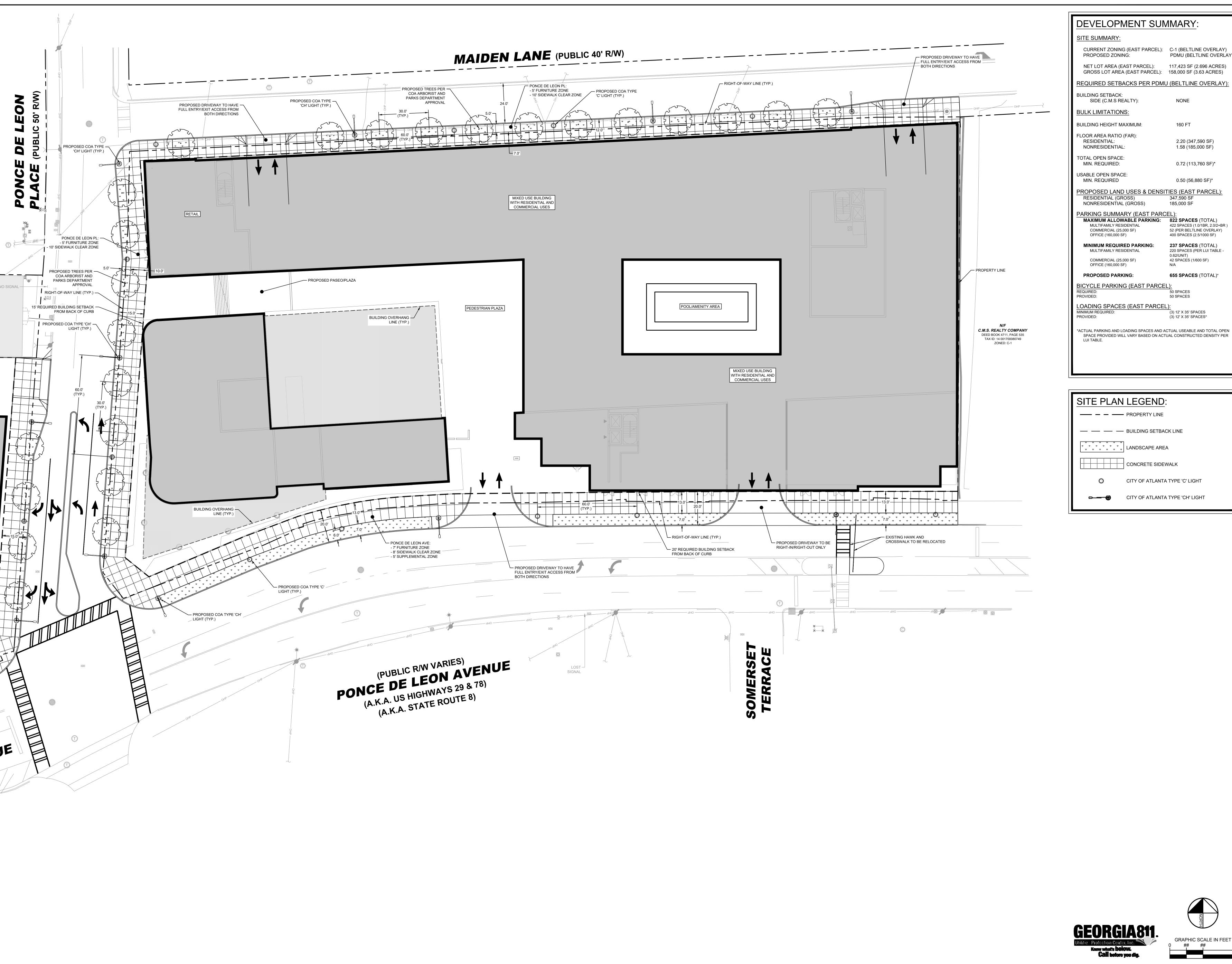
to a 1/2 inch rebar set and North 38 degrees 08 minutes 19

seconds West a distance of 19.86 feet to the Point of Beginning.

Professional Engineers and Land Surveyors and as set forth in

Travis Pruitt & Associates, Ir This survey was prepared in conformity with The Technical Standards for Property Surveys Georgia as set forth in Chapte 180-7 of the Rules of the Georgia Board of Registration for rofessional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

PLAT DATE: 7/07/2022 FIELD DATE: 5/31/2022



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

CURRENT ZONING (EAST PARCEL): C-1 (BELTLINE OVERLAY) PDMU (BELTLINE OVERLAY) NET LOT AREA (EAST PARCEL): 117,423 SF (2.696 ACRES) GROSS LOT AREA (EAST PARCEL): 158,000 SF (3.63 ACRES)

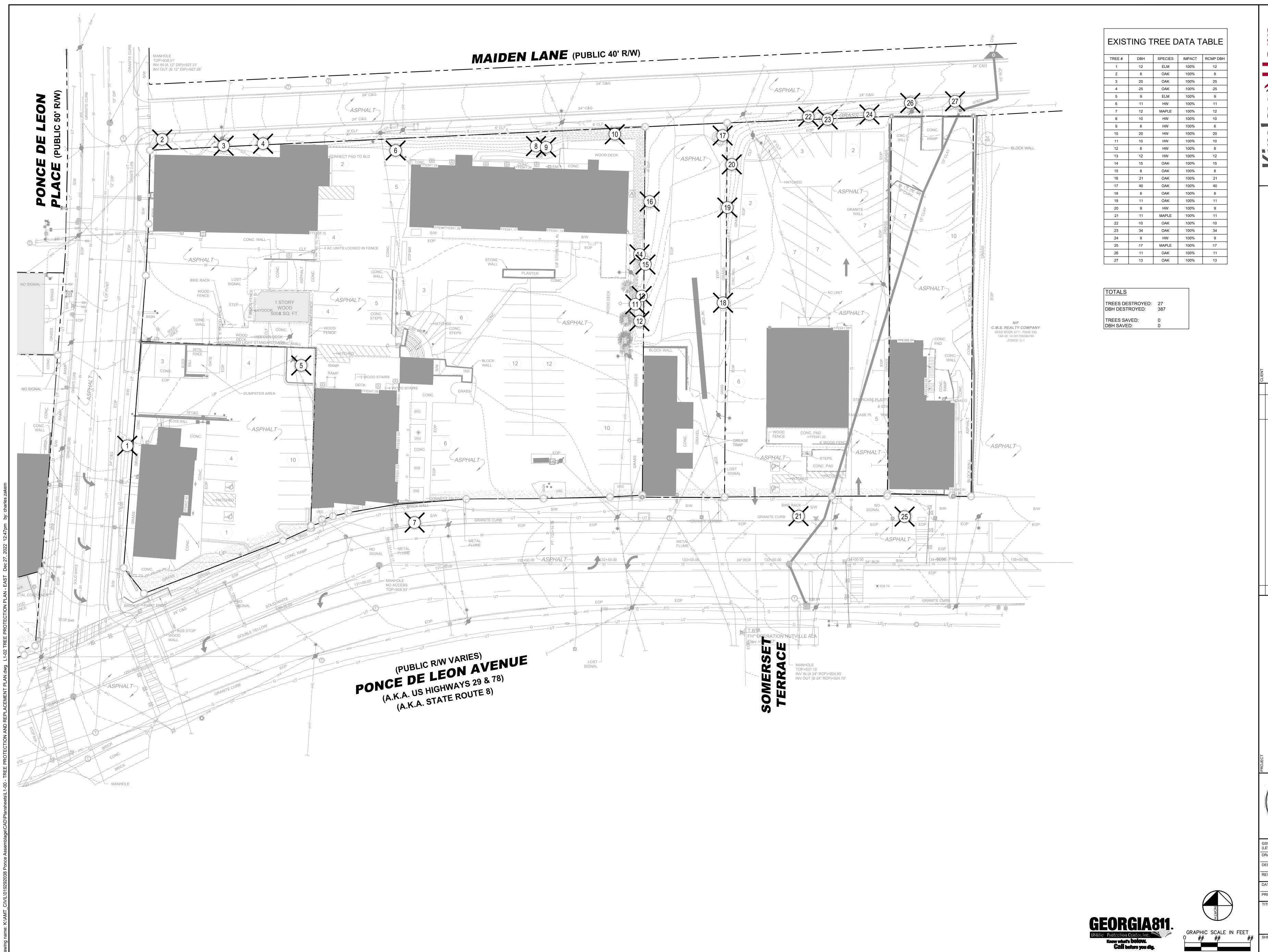
422 SPACES (1.0/1BR, 2.0/2+BR) 52 (PER BELTLINE OVERLAY)

SPACE PROVIDED WILL VARY BASED ON ACTUAL CONSTRUCTED DENSITY PER



ESIGNED BY REVIEWED BY 019292038

REZONING SITE PLAN - EAST



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

PONCE & PONCE
ROJECT STREET ADDRESS, ATLANTA, GA 30306
LAND LOT 17, 14TH DISTRICT



GSWCC CERT. (LEVEL II) 0000076499

DRAWN BY CMK

DESIGNED BY CMK

REVIEWED BY CAZ

DATE 12/27/2022

PROJECT NO. 019292038

TREE
PROTECTION
PLAN - EAST

EET NUMBER
L1-02

Proposed Site Plan

