



Department of
CITY PLANNING

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:	<ul style="list-style-type: none"> • 710 & 712 Ponce de Leon PI, NE • 718, 738 (aka 726), 752, 756, 774 Ponce de Leon Ave, NE 		
Applicant Name:	Jessica Hill		
Applicant Email:	Jhill@mmmlaw.com		
Summary of Request:	<ul style="list-style-type: none"> • Rezoning from <u>I-1/BL</u> to <u>PDMU/Beltline</u> for new office and retail & restaurant development with structured parking. Stormwater detention will occur underground. • Rezoning from <u>C-1/BL</u> to <u>PDMU/Beltline</u> for new office, retail & restaurant, and multifamily (354 units) development with structured parking. Stormwater detention will occur underground. 		

City Representative	COMMENTS
<p>OFFICE OF ZONING & DEVELOPMENT</p> <p>*Christian Olteanu, COlteanu@atlantaga.gov</p> <p>*Tatum Jordan-Madden, TJordan-Madden@atlantaga.gov</p>	<ul style="list-style-type: none"> ○ Kudos for buried parking ○ Lot consolidation needed at the SAP time ○ Avoid non-residential uses along Maiden Ln ○ Widening of Ponce de Leon PI?
<p>OFFICE OF DESIGN / HP STUDIO</p> <p>*Susan Coleman, SuColeman@atlantaga.gov</p>	No comments provided but contact representative if you have questions.
<p>DEPT. OF WATERSHED MGMT. / SITE DEVELOPMENT</p> <p>*Aaron Wright, AaWright@atlantaga.gov</p>	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 recommends 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 PI 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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	<p>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.</p> <ul style="list-style-type: none"> 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
<p>OFFICE OF BUILDINGS / ARBORIST DIVISION</p> <p>*David Zaparanick, DZaparanick@atlantaga.gov</p> <p>*Marty Ussery, MUssery@atlantaga.gov</p>	<p>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</p> <p>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.</p>
<p>ATL FIRE RESCUE DEPT.</p> <p>*Kenneth Oliver, KCOliver@atlantaga.gov</p> <p>*Tommie Dunson, TDunson@atlantaga.gov</p>	<p>No comments provided but contact representative if you have questions.</p>

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**OFFICE OF BUILDINGS /
BUILDINGS DIVISION**

*Mitchell Ramseur,
MRamseur@atlantaga.gov

1. 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.);
2. 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
3. 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)
8. 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?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**

APPLICATION FOR REZONING

Date: 1/3/2023

Summary of Proposed Project: SEE ATTACHED SUMMARY

REZONING REQUEST

PROPERTY ADDRESS: 710 Ponce de Leon Ave. & 712 Ponce de Leon Pl. PARCEL ID 14 00170007030 & 14 00170007047

City Atlanta State GA Zip Code 30306

The subject property fronts 177.38 feet on the west side of Ponce de Leon Place

Depth: varies Area: 1.178 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 described, respectfully petitions that said property be rezoned from

I-1/BL to PDMU/BL

Existing Zoning (s) to Proposed Zoning (s)

CDP REQUEST (if applicable)

MU (no change) to

Existing Land Use to Proposed Land Use

APPLICANT INFORMATION

Name of Applicant Portman Holdings, LLC Daytime Phone 404-614-5416 email mgreene@portmanholdings.com

Address 303 Peachtree Center Ave., Suite 575, Atlanta, GA 30303
street city state zip code

Name of Property Owner 712 Ponce DeLeon LLC Phone 404-403-1441

Address 416 East Paces Ferry Road, NE, Atlanta, GA 30305
street city state zip code

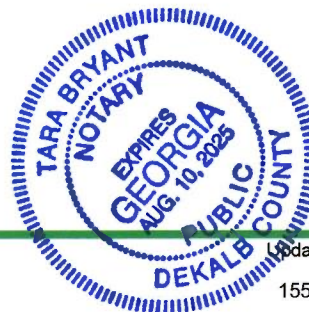
Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

Michael Greene
Owner or Agent for Owner (Applicant)

Mike Greene, Portman Holdings LLC
Print Name of Owner

Sworn To And Subscribed Before Me This 27th Day Of Dec., 2022 .

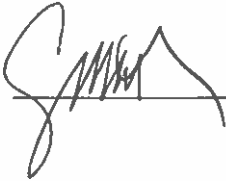
Tara Bryant
NOTARY PUBLIC



AUTHORIZATION BY PROPERTY OWNER

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

I, 712 Ponce DeLeon LLC (Owner's Name) swear and affirm that I am the owner of property at 710 Ponce de Leon Ave., and 712 Ponce de Leon Place (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Portman Holdings, LLC c/o Morris, Manning & Martin, LLP to file this application.



Sworn to and subscribed before me this the

13 Day of Dec. 2022

NOTARY PUBLIC

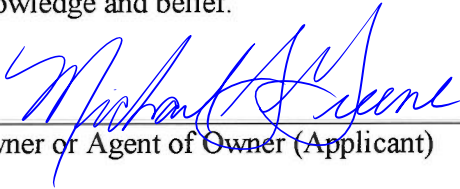


AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

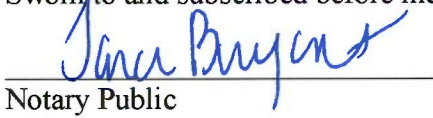
With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

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



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

24 Day of December 2022

Dara L Bernard
NOTARY PUBLIC

May 25, 2025
COMMISSION EXPIRES



SUMMARY
West Tract

This application requests a rezoning of 1.178 acres located at the northwest corner of Ponce de Leon Avenue and Ponce de Leon Place from I-1/BeltLine Overlay to PDMU/BeltLine Overlay. The property also directly abuts the BeltLine to the west. Rezoning the property will allow the redevelopment of the property with a nonresidential building with a mix of office and commercial uses including retail and restaurants uses. The proposed building is planned to be approximately 323,000 square feet and have maximum building height of 190 feet.

The applicant is planning the development on the subject property in tandem with a mixed residential and commercial development proposed on the east 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 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 proposal to redevelop the existing Paris on Ponce building furthers that goal.

The Virginia Highland Neighborhood Master Plan Update from 2018 (the "VaHi Plan") also partially supports the proposal. The VaHi Plan recommends predominantly residential with mixed and commercial uses allowed at the base of residential buildings or in proximity to Ponce de Leon Avenue. The building height proposed exceeds the 114 building height recommended by the VaHi Plan, however, the proposal is appropriate given the Ponce de Leon Avenue and BeltLine fronting location and the recent high rise development on the south side of Ponce de Leon Avenue. 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 property is uniquely situated directly abutting the BeltLine and Ponce de Leon Avenue, a major arterial within the City of Atlanta. 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. There is not other similarly situated land available in the vicinity of the subject property that abuts the BeltLine and a major arterial that is available for development.

The balance of land uses will not be damaged by the proposed development. The property is currently developed with the Paris on Ponce building which most recently included retail and restaurant uses. The immediate area 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 with the immediately intervening uses including self-storage, fitness and multifamily uses before transitioning into the more traditional single family uses. The proposal will complement the balance of land uses.

(4) Effect on character of the neighborhood.

The existing building on the property suffered a fire which has impaired its continued use. Consistent with the transition of the Ponce de Leon Avenue corridor in recent years with the Ponce City Market development and the opening of the BeltLine Eastside Trail, the industrial zoning of the property is becoming incompatible with the neighborhood. As reflected by the comprehensive plan designation, the area is transitioning into a mixed use area with residential and commercial uses. The redevelopment of the property will benefit the character of the neighborhood.

(5) Suitability of proposed use.

The proposed use is commensurate 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 proposed development is smaller in scale as a transition into the Virginia Highland neighborhood to the north. The proposed use is suitable.

(6) Effect on adjacent property.

The immediately adjacent property to the north is developed with a self storage facility and the next several parcels north of that property include fitness, office, service, veterinary and multifamily uses. To the east is property proposed for redevelopment by the applicant with a mixed residential and commercial development. Across Ponce de Leon Avenue is the 725 Ponce development with a new office building and the Kroger. To the west is the BeltLine Eastside Trail and adjacent to that is a big box retail strip center. The adjacent property will not be harmed by the additional of an office and commercial development to the fabric of uses within the area.

(7) Economic use of current zoning.

The property is currently mostly vacant due to the fire and has been for more than a year. 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. While a limited scope nonresidential development could be implemented on the property without rezoning, the current zoning is inconsistent with the City's comprehensive plan designation and also with the trend in development along the corridor.

(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: _____

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?

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? Yes 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 Electric Gas heat Electric heat Other _____

Is parking included in the rent for the: affordable units? Yes No

Market-rate units? Yes No

If parking is not included, what is the monthly cost per space?

N/A

Estimated date for the commencement of marketing: _____

Estimated date for completion of construction of the affordable units: _____

For each unit configuration, fill out a separate row, as applicable (see 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
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: _____

For rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{Median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)
(Attachment 2b)

N/A

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? Yes 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	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 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 payment -in-lieu.

Date payment can begin and end: _____

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \frac{\text{Amount Owed}}{\text{X } \$100,000} = \$ \text{Amount Owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

Developer/Project Coordinator

Date

AFFORDABLE HOUSING QUESTIONS
(Attachment 2c)

N/A

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

For-Sale Housing

N/A

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

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

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

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

Additional Information

If you wish to explain any of the information provided above, please use this space.

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:

- 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 search 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 values together.

^{ii.} To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

DISCLOSURE REPORT

(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.

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.

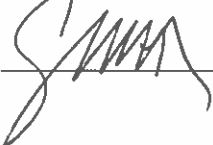
2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

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 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): George Matt Rohrig

Signature: 

Date: 12/13/22

DISCLOSURE REPORT

(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.

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 this rezoning action: Portman Holdings, LLC

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
Alex Wan	\$1500	2020 (\$500) / 2021 (\$1000)
Doug Shipman	\$3800	2021
Amir Farokhi	\$2800	2021
Matt Westmoreland	\$2800	2021
Andre Dickens	\$3000	2021

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): Mike Greene

Signature: Michael J Greene

Digitally signed by Michael J Greene
DN: cn=J.S. Emmgreene@portmanholdings.com, o=Portman Holdings,
ou=Development, cn=Michael J Greene
Location: Atlanta, GA
Reason: I agree to specified portions of this document
Contact Info: 404-702-9111
Date: 2022.12.23 16:09:22-05'00'

Date: 12/23/22

DISCLOSURE REPORT

(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.

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.

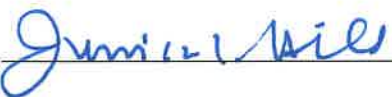
2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: _____

3. Campaign Contributions:

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 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

Signature: 

Date: 12/27/22

**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's Signature: To the best of my knowledge, this Pre-application review is correct and complete. Applicant will prepare documentation per Section 16-19.005(2) and (5) of the Zoning Ordinance of the City of Atlanta.

Applicant:  _____

Date: 12/9/22 _____

Staff: _____

Date: _____

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.

West Tract Legal Description

1.178 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 nail set at the intersection of the western right of way line of Ponce de Leon Place (50 feet right of way width) and 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 73 degrees 31 minutes 21 seconds West a distance of 8.39 feet to a point, South 23 degrees 19 minutes 15 seconds East a distance of 3.50 feet to a point, South 72 degrees 00 minutes 08 seconds West a distance of 16.59 feet to a point, North 89 degrees 30 minutes 46 seconds West a distance of 4.03 feet to a point, South 72 degrees 06 minutes 21 seconds West a distance of 26.96 feet to a point, South 59 degrees 38 minutes 53 seconds West a distance of 4.64 feet to a point, South 72 degrees 06 minutes 21 seconds West a distance of 40.76 feet to a point, South 84 degrees 35 minutes 48 seconds West a distance of 4.62 feet to a point, South 72 degrees 06 minutes 21 seconds West a distance of 20.96 feet to a point, South 56 degrees 41 minutes 45 seconds West a distance of 4.69 feet to a point, South 71 degrees 56 minutes 59 seconds West a distance 18.32 feet to a point, South 74 degrees 05 minutes 56 seconds West a distance of 18.90 feet to a point, South 73 degrees 52 minutes 24 seconds West a distance of 18.32 feet to a point and South 74 degrees 01 minutes 23 seconds West a distance of 29.98 feet to a nail set at the southwestern corner of the block building; thence leaving Ponce de Leon Avenue and proceeding North 11 degrees 26 minutes 06 seconds West a distance of 252.11 feet to a nail set; thence South 89 degrees 24 minutes 42 seconds East a distance of 269.05 feet to a nail set on the western 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: South 04 degrees 16 minutes 56 seconds West a distance of 131.65 feet to a corner of the block building and South 04 degrees 44 minutes 40 seconds West a distance of 45.73 feet to the Point of Beginning.



Developments of Regional Impact

- [DRI Home](#)
 [Tier Map](#)
 [Apply](#)
 [View Submissions](#)
 [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, GPS Coordinates, or Legal Land Lot Description): 33.774163, -84.362828

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:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 470,000 SF office, 360 units of multifamily housing, 38,000 SF retail/restaurant

Developer: Portman

Mailing Address: 303 Peachtree Center Ave NE #575

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: 404-614-5252

Email: ponce@portmanholdings.com

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner:

Is the proposed project entirely located within your (not selected) Yes No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name: _____
Project ID: _____

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent? _____

Estimated Project Completion Dates: This project/phase: 2027
Overall project: 2027

[Back to Top](#)

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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 more particularly described as follows:

Being the same property as described in the Title Commitment number 221849GA prepared by Fidelity National Title Insurance Company, with an effective date of May 1, 2022.

PROPERTY DESCRIPTION - Parcel 2

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:

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:

TITLE EXCEPTIONS:

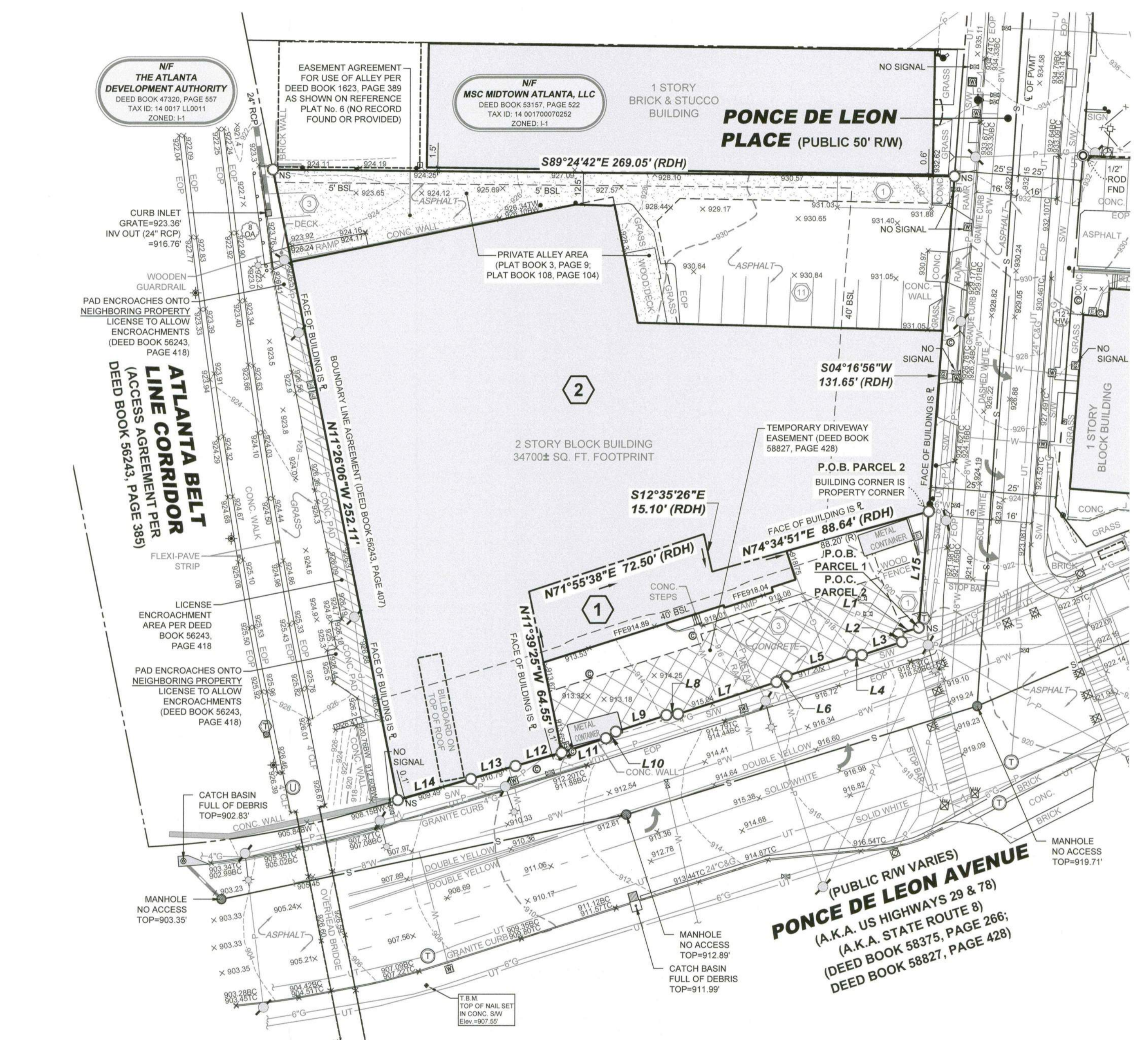
- 11. Easements as contained in and certain Right of Way Deed to the Department of Transportation recorded in Deed Book 58827, Page 428.
12. Rights of others including the fee owners thereof of any portion of subject property consisting of a "private alley" as shown on Plat of Survey recorded in Plat Book 3, Page 9 and in Plat Book 108, Page 104.
13. Access Agreement recorded 56243, Page 385.
14. Boundary Line Agreement recorded in Deed Book 56243, Page 407.
15. License Agreement recorded in Deed Book 56243, Page 418.
16. Right of Way Deed to Department of Transportation recorded in Deed Book 58375, Page 286.

PARCEL INFO

Parcel information for parcels 1 and 2, including owner names (Robert C. Moorefield and Diane E. Moorefield), deed book numbers, page numbers, and zoning designations.

REFERENCE PLATS

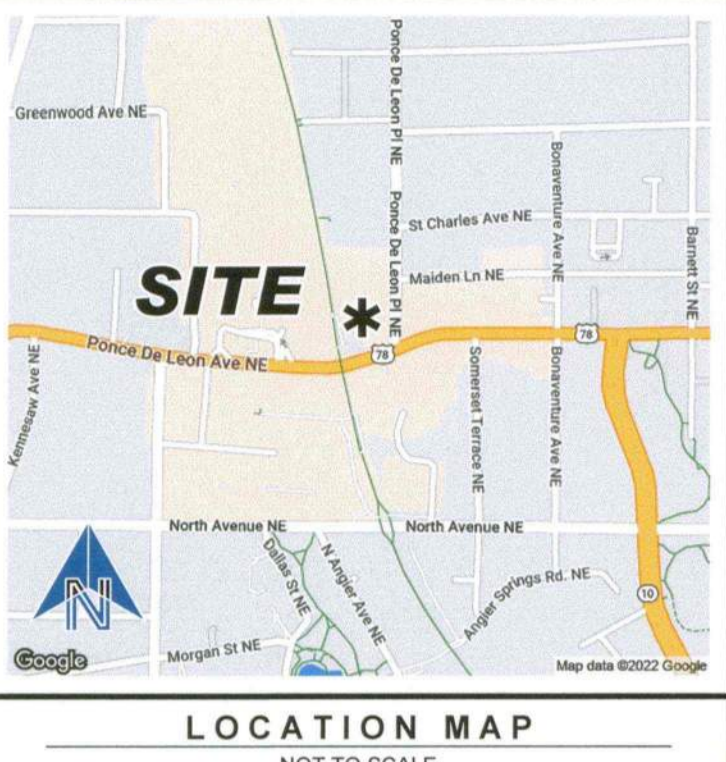
- 1. Plat of Subdivision of the Todd Property recorded in Plat Book 2, Page 182.
2. Plat of Subdivision of Hardin Property recorded in Plat Book 3, Page 9.
3. Plat of Survey for James C. Weeks recorded in Plat Book 108, Page 104.
4. State of Georgia Department of Transportation Right of Way Map # 1. No. 0012596 last revised June 20, 2018.
5. 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.
6. Plat of ALTA/ACSM Land Title Survey for Cornerstone Bank, City Storage Ponce de Leon, LLC, and Chicago Title Insurance Company prepared by Registered Land Surveyors, Inc., dated June 26, 2004, last revised April 24, 2008.



Line Table with 3 columns: Line #, Direction, Length. Contains 15 line segments with bearings and distances.

LEGEND

- Parcel Identification, Iron Pin Found (as noted), Nail Found, Property Corner, Bollard, Round Column, Regular Parking Space Number, Handicap Parking, Deciduous Tree, Evergreen Tree, Sign, Temporary Benchmark, Lamp Post, Power Pole, Power Pole Wlight, Light Stand, AC Unit, Electric Box, Electric Meter, Guy Wire, Traffic Light Pole, Overhead Traffic Light, Sanitary Sewer Manhole, Clean Out, Catch Basins, Drop Inlets, Storm Sewer Manhole, City of Atlanta Catch Basin, Yard Inlets, Telephone Box, Telephone Manhole, Gas Meter, Gas Marker, Gas Valve, Irrigation Control Valve, Water Meter, Fire Department Connection, Fire Hydrant, Water Valve, Unknown Manhole, Unknown Valve, Point of Beginning, Now or Formerly, Right of Way, Rebar, Found, 1/2" Rebar Set WCAP, Temporary Benchmark, Building Setback Line, Record Distance Held, Bottom of Curb, Top of Wall, Bottom of Wall, Finished Floor Elevation, Edge of Pavement, Concrete Sidewalk, Chainlink Fence, Invert, Corrugated Metal Pipe, Ductile Iron Pipe, Reinforced Concrete Pipe, Cedar Tree, Holly Tree, Hardwood Tree, Maple Tree, Oak Tree, Center Line, Spot Elevation, Contour Elevation, Fence Line, Sanitary Sewer Line, Storm Sewer Line, Overhead Power Line, Approximate Location of Underground Gas Line, Approximate Location of Underground Power Line, Approximate Location of Underground Telephone Line, Approximate Location of Underground Water Line.



LOCATION MAP NOT TO SCALE

SITE ADDRESS Parcel 1: 710 Ponce De Leon Avenue NE, Atlanta, GA 30306 Parcel 2: 712 Ponce De Leon Avenue NE, Atlanta, GA 30306

AREA SUMMARY: Parcel 1 = 8,461 square feet or 0.194 acre Parcel 2 = 42,850 square feet or 0.984 acre Total = 51,311 square feet or 1.178 acres

PARKING SPACES SUMMARY: Parcel 1 Regular 4 Handicap 4 Parcel 2 Regular 15 Handicap 15 Total 19 15 19

ZONING: I-1 Front Yard Setback: 40' Side Yard Setback: 5' Rear Yard Setback: Not specified

NOTES 1. 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.
2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3. 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.
4. 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.
5. 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.
6. Underground utility research, field markings, size and character of material shall have been provided by UtilSurvey, LLC, on May 31, 2022.
7. 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) RMSE and RMSE Horizontal Accuracy Class, Based on Approximate GSD (Ground Sampling Distance) of 2.31 cm, equating to +/- 1 cm 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 Professional Engineers and Land Surveyors and as set forth in 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. The field 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 11,085 feet.

To Robert C. Moorefield and Diane E. Moorefield or their designee and Fidelity National 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 (\$5,000.00) of Table A thereof. The fieldwork was completed on May 31, 2022. Travis Pruitt, Jr. Date 7/8/22 Georgia Professional Land Surveyor No. 2809 For the Firm Travis Pruitt & Associates, Inc.

Professional surveyor information including company name (Travis Pruitt & Associates, Inc.), address (4317 Park Drive, Suite 400, Norcross, Georgia 30093), phone (770) 416-7511, fax (770) 416-6759, website www.travispruitt.com, and a Georgia Professional Land Surveyor seal for Travis N. Pruitt, Jr., No. 2809, dated 7/8/22.

ALTA/NSPS LAND TITLE SURVEY Robert C. Moorefield and Diane E. Moorefield or their designee and Fidelity National Title Insurance Company

PLAT DATE: 7/07/2022 FIELD DATE: 5/31/2022 SCALE: 1" = 30' JUN: 1-22-0225.600 FN: 169-D-165 SHEET NO: 1 of 1

Drawing name: C:\Users\CHARLE-1\ZAK\AppData\Local\Temp\Ac\Fulsh_9482\REZONING SITE PLAN.dwg RZ-01 REZONING SITE PLAN - WEST Dec 27, 2022 1:09pm by: charles.zakem

NIF
THE ATLANTA DEVELOPMENT AUTHORITY
DEED BOOK 47303, PAGE 667
TAX ID: 14-0071-10011
ZONED: L-1

NIF
MSC MIDTOWN ATLANTA, LLC
DEED BOOK 53157, PAGE 652
TAX ID: 14-017007002
ZONED: L-1

1 STORY
BRICK & STUCCO BUILDING
9700± SQ. FT.

NONRESIDENTIAL
BUILDING WITH OFFICE
AND COMMERCIAL USES

COMMERCIAL

(PUBLIC R/W VARIES)
PONCE DE LEON AVENUE
(A.K.A. US HIGHWAYS 29 & 78)
(A.K.A. STATE ROUTE 8)

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- CITY OF ATLANTA TYPE 'C' LIGHT
- CITY OF ATLANTA TYPE 'CH' LIGHT

DEVELOPMENT SUMMARY:

CURRENT ZONING (WEST PARCEL):	L-1 (BELTLINE OVERLAY)
PROPOSED ZONING:	PDMU (BELTLINE OVERLAY)
NET LOT AREA (WEST PARCEL):	51,311 SF (1.178 ACRES)
GROSS LOT AREA (WEST PARCEL):	64,700 SF (1.49 ACRES)
REQUIRED SETBACKS PER PDMU (BELTLINE OVERLAY):	
BUILDING SETBACK:	20 FT
SIDE (BELTLINE):	20 FT
BULK LIMITATIONS:	
BUILDING HEIGHT MAXIMUM:	190 FT
FLOOR AREA RATIO (FAR):	6.3 (323,000 SF)
NONRESIDENTIAL:	22 SPACES (1900 SF)
PROPOSED LAND USES & DENSITIES (WEST PARCEL):	
NONRESIDENTIAL (GROSS):	323,000 SF
PARKING SUMMARY (WEST PARCEL):	
MAXIMUM ALLOWABLE PARKING:	775 SPACES (TOTAL)
OFFICE (310,000 SF):	775 SPACES (2.5/1000 SF)
COMMERCIAL (13,000 SF):	32 SPACES (PER BELTLINE OVERLAY)
MINIMUM REQUIRED PARKING:	
OFFICE (310,000 SF):	N/A
COMMERCIAL (13,000 SF):	22 SPACES (1900 SF)
PROPOSED PARKING:	
390 SPACES (TOTAL)	
BICYCLE PARKING (WEST PARCEL):	
REQUIRED:	20 SPACES
PROVIDED:	50 SPACES
LOADING SPACES (WEST PARCEL):	
MINIMUM REQUIRED:	(2) 12' X 35' SPACES
PROVIDED:	(2) 12' X 35' SPACES*

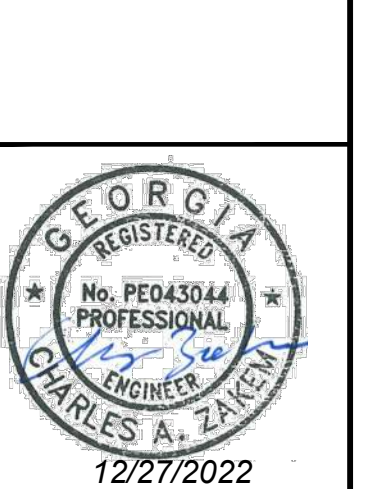
*ACTUAL PARKING AND LOADING SPACES PROVIDED WILL VARY BASED ON ACTUAL CONSTRUCTED DENSITY

Kimley»Horn
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877 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVENUE NE, SUITE 575
ATLANTA, GEORGIA 30308
PHONE: (404) 414-5292

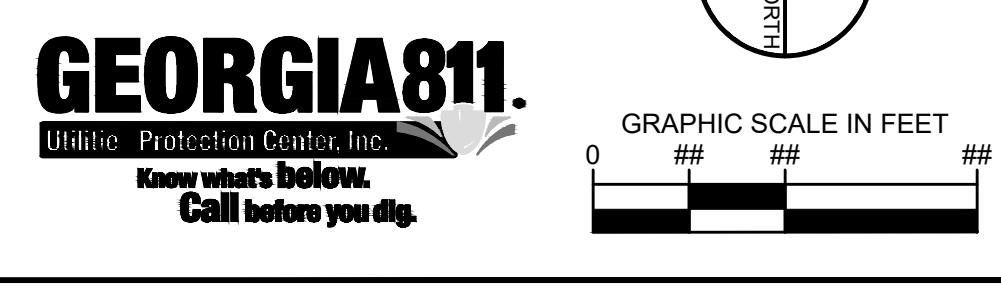
No.	REVISION DESCRIPTIONS	DATE	BY

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



GSVCC CERT. (LEVEL II):	0000076499
DRAWN BY:	CMK
DESIGNED BY:	CMK
REVIEWED BY:	CAZ
DATE:	12/27/2022
PROJECT NO.:	019292038

REZONING SITE PLAN - WEST
SHEET NUMBER
RZ-01



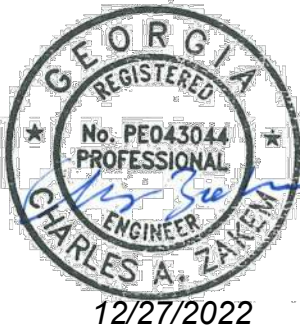
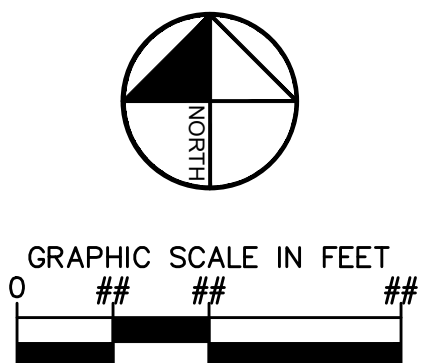
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Drawing name: K:\MT_Civil\1919292038 Ponce Assemblage\CAD\Plansheet\L1-01 TREE PROTECTION AND REPLACEMENT PLAN-WEST Dec 27, 2022 12:47pm by: cbalesz.zakem



NO TREES DESTROYED
OR SAVED AS PART OF
THIS PROJECT.

PONCE DE LEON
PLACE (PUBLIC 50' RMW)



GSWCC CERT. (LEVEL II)	0000076499
DRAWN BY	CMK
DESIGNED BY	CMK
REVIEWED BY	CAZ
DATE	12/27/2022
PROJECT NO.	019292038

TITLE
TREE PROTECTION PLAN - WEST
SHEET NUMBER
L1-01

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

No.	REVISION DESCRIPTIONS	DATE	BY

CLIENT

PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVENUE NE, SUITE 575
ATLANTA, GEORGIA 30308
PHONE: 404-814-5292

Kimley»Horn
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877 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

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Proposed Site Plan

