

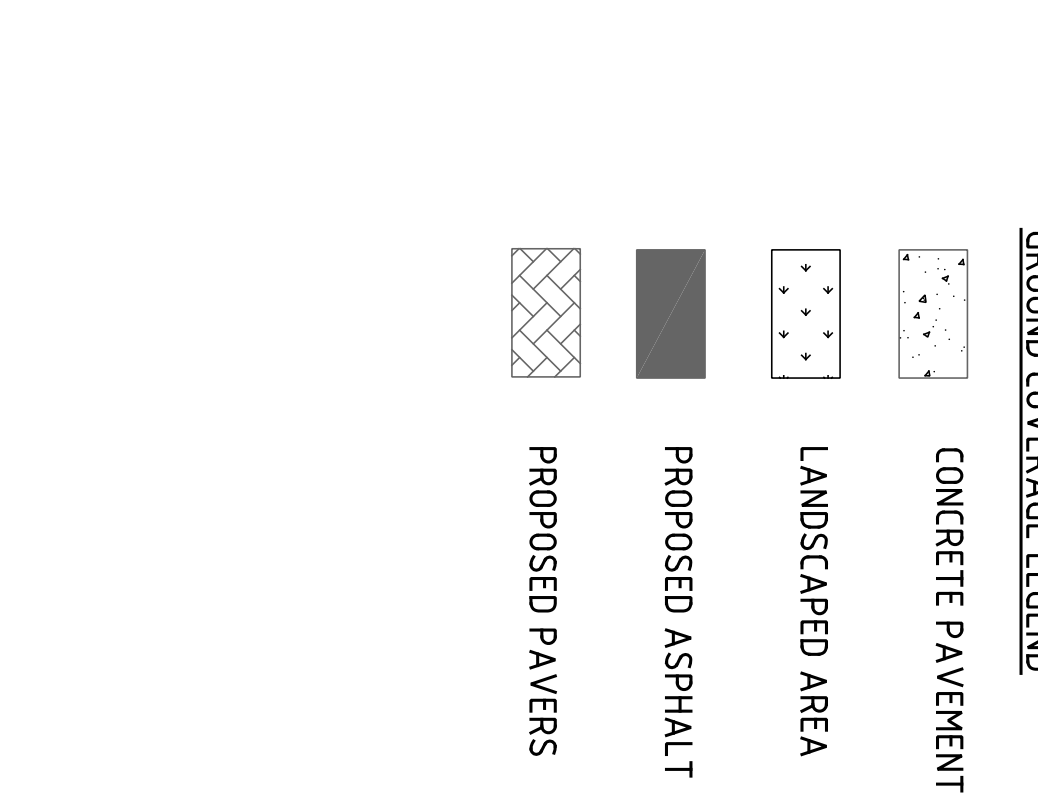
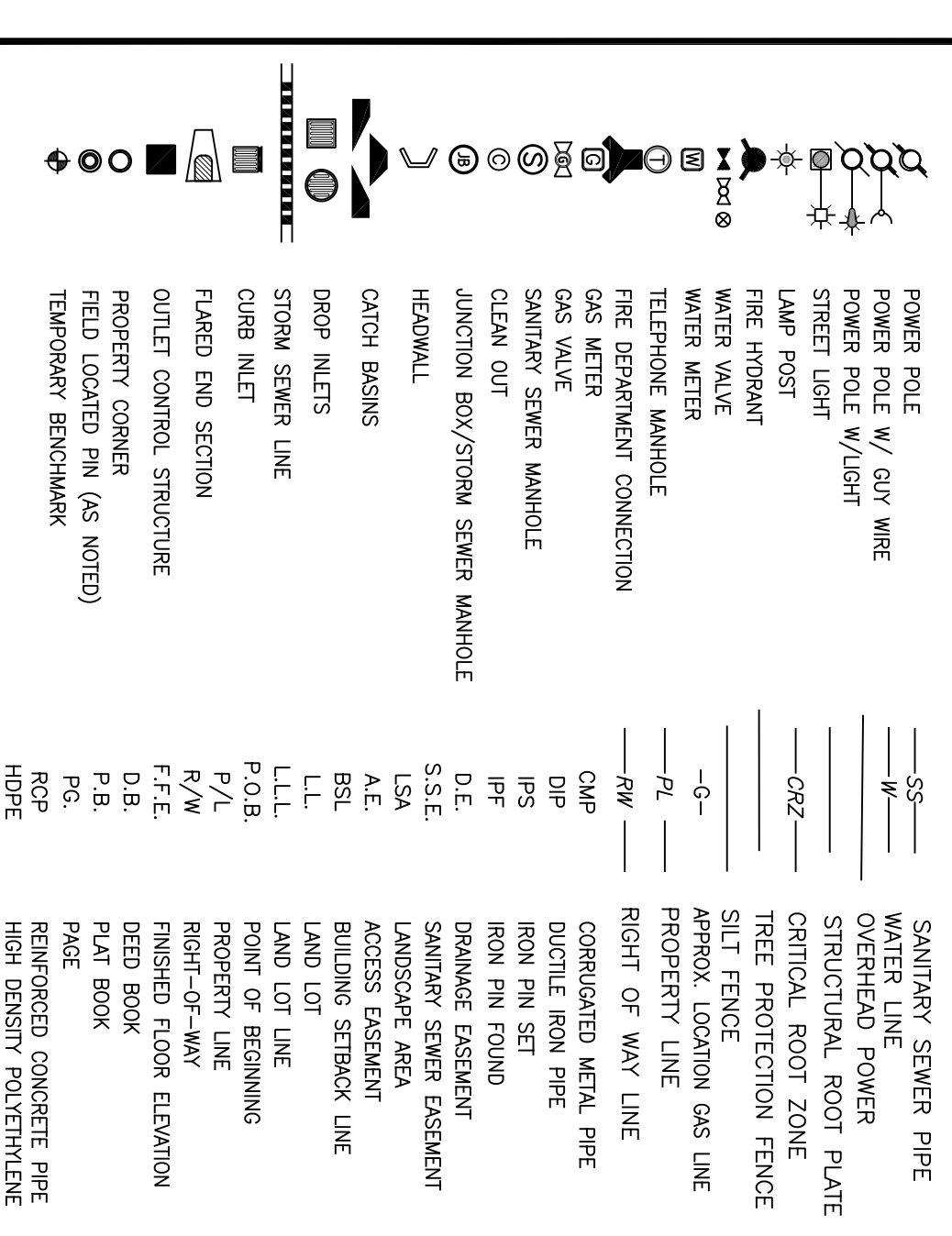
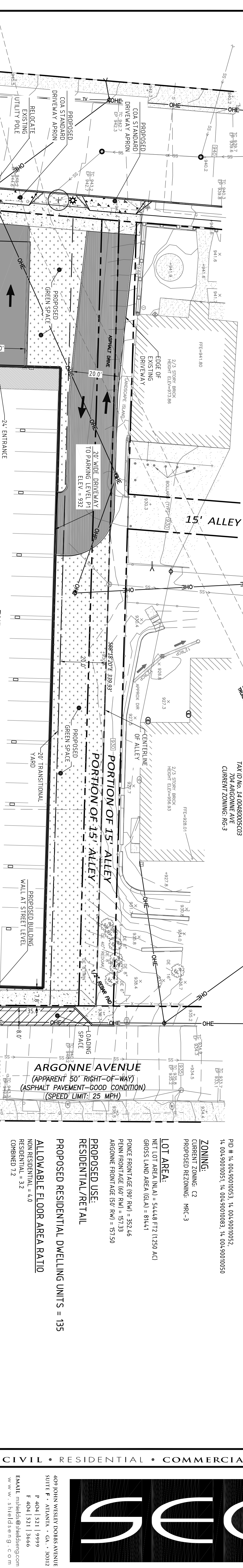
N/E
 ROE 685 PENN LLC
 TAX ID NO. 1210090700559
 685 PENN AVE
 CURRENT ZONING: R5

N/E
 MEADOW PARK
 TAX ID NO. 14 00480005033
 704 ARGONNE AVE
 CURRENT ZONING: RG-3

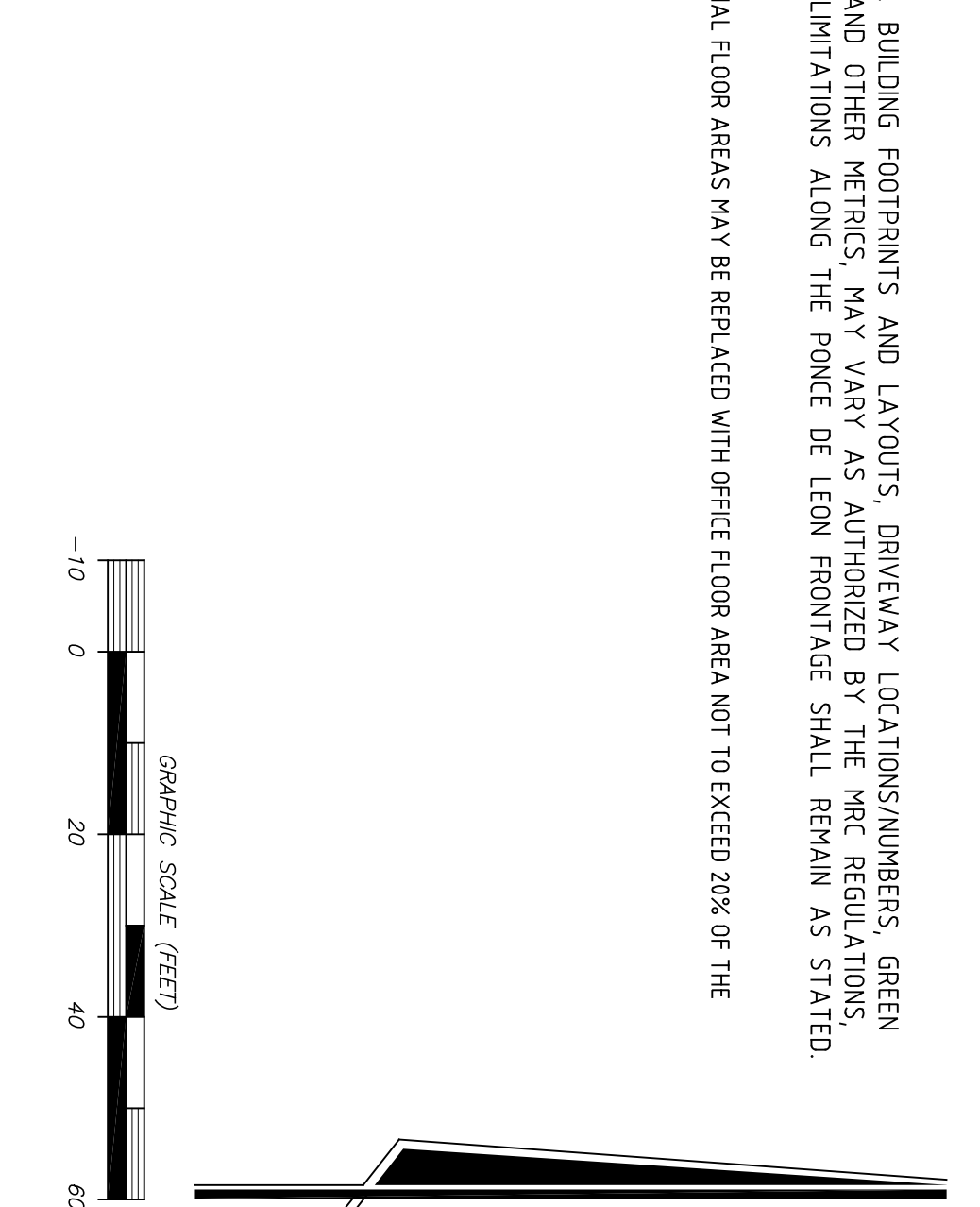
SITE PLAN SPECIFICATIONS
 LOCATION:
 264, 268, 282 & 294 PONCE DE LEON AVENUE,
 625 PENN AVENUE
 LAND LOT 49, 14TH DISTRICT,
 FULTON COUNTY ATLANTA, GA.
 PD # 14 004900053, 14 004900052,
 14 004900051, 14 004900083, 14 004900050

REVISIONS

NO.	DATE	DISCUSSION



NOTE
 THIS IS A CONCEPTUAL PLAN, BUILDING FOOTPRINTS AND LAYOUTS, DRIVEWAY LOCATIONS/NUMBERS, GREEN SPACE LOCATIONS, PARKING, AND OTHER METRICS, MAY VARY AS AUTHORIZED BY THE MRC REGULATIONS, PROVIDED THAT THE HEIGHT LIMITATIONS ALONG THE PONCE DE LEON FRONTAGE SHALL REMAIN AS STATED.
 RESIDENTIAL AND/OR NONRESIDENTIAL FLOOR AREAS MAY BE REPLACED WITH OFFICE FLOOR AREA NOT TO EXCEED 20% OF THE PROJECT'S TOTAL FLOOR AREA.



DEVELOPER:
 CAPITAL CITY REAL ESTATE
 1515 14TH STREET NW,
 WASHINGTON, DC 200005
CONTACT: JIM WERNICK
 PHONE: 770.527.3287

ENGINEER:
 SHIELDS ENGINEERING GROUP
 409 JOHN WESLEY DOBBS AVE,
 ATLANTA, GEORGIA 30312
CONTACT: LEE WERBA, P.E.
 PH: 404.521.9999

SURVEYOR:
 WOLVERTON
 6745 SUGARLOAF PARKWAY
 SUITE 100
 DULUTH, GEORGIA 30097
CONTACT: THOMAS N. TRULIE
 PH: 770.447.9999

ALLOWABLE FLOOR AREA RATIO
 PROPOSED RESIDENTIAL DWELLING UNITS = 135

PROPOSED FLOOR AREA
 RESIDENTIAL (135 UNITS) = 135000 SF
 RESIDENTIAL FAR = 166 = 135000/814.1
 NON RESIDENTIAL FLOOR AREA = 18500 SF
 NON RESIDENTIAL FAR = 0.34 = 18500/54448

TOTAL PROPOSED FLOOR AREA = 153500 SF

SETBACKS
 FRONT YARD SETBACK (PONCE): 20' FROM BACK OF CURB 15' FURNITURE, 10' CLEAR, 5' SUPPLEMENTAL
 REAR YARD SETBACK (ALLEY) ADJACENT TO R-3 ZONING: 20'
 REAR YARD SETBACK (ALLEY) ADJACENT TO R-5 ZONING: 20' TRANSITIONAL YARD/HEIGHT PLANE
 SIDE YARD SETBACK: 15' FROM BACK OF CURB 15' FURNITURE, 10' CLEAR

MAXIMUM BUILDING HEIGHT:
 AS AUTHORIZED BY THE MRC-3 REGULATIONS AND TRANSITIONAL HEIGHT PLANE RESTRICTIONS PROVIDED THAT THE HEIGHT ALONG THE PONCE DE LEON FRONTAGE SHALL NOT EXCEED 6 STORIES (190 FEET). HEIGHT MEASUREMENTS PER CITY CODE AND EXCLUDE THOSE ELEMENTS SET FORTH IN 9-28.02(1).

OPEN SPACE REQUIREMENTS
 PUBLIC SPACE IS NOT REQUIRED. NON RESIDENTIAL IS LESS THAN 20% OF TOTAL FLOOR AREA.
 PUBLIC SPACE PROVIDED = NA
 USEABLE OPEN SPACE REQUIRED = 0.45 X G.L.A. = 36468 SF
 USEABLE OPEN SPACE PROVIDED = 37100 SF
 18500 SF LANDSCAPE/PAVING AREAS ON SITE
 7200 SF BALCONIES

MAX LOT COVERAGE ALLOWED = 85% OF NLA = 46281 SF
PROPOSED BUILDING FOOTPRINT = 39000 SF = 72% NLA

PARKING REQUIREMENTS
 RESIDENTIAL PARKING REQUIRED: 0.69 PER UNIT X 135 UNITS = 93 SPACES (171 SPACES PROVIDED)

COMMERCIAL PARKING REQUIRED
 RESTAURANT: 5,000 SF X 1 PER 600 SF = 8 SPACES = 21 SPACES PROVIDED
 RETAIL: 13,500 SF X 1 PER 600 SF = 23 SPACES = 23 SPACES PROVIDED
 OFFICE: 0 SF X NONE = 0 SPACES = 0 SPACES PROVIDED

TOTAL PARKING REQUIRED: 31 COMMERCIAL SPACES + 93 RESIDENTIAL SPACES = 124 SPACES
TOTAL PARKING PROVIDED: 171 RESIDENTIAL SPACES + 44 COMMERCIAL SPACES = 215 SPACES PROVIDED

BICYCLE PARKING REQUIREMENT
 RESIDENTIAL: 1 PER 10 UNITS X 135 UNITS = 135 UNITS
 FIXED BICYCLE RACK PARKING SPACES: 1 PER 10 UNITS X 135 UNITS
 OFFICES: 1 PER 8,000 SF X 0 SF
 ENCLOSURE BICYCLE PARKING SPACES: 1 PER 8,000 SF X 0 SF
 OTHER NON-RESIDENTIAL: 1 PER 4,000 SF X 18,500 SF
 FIXED BICYCLE RACK PARKING SPACES: NOT REQUIRED
 ENCLOSURE BICYCLE PARKING SPACES: N/A

TOTAL BICYCLE SPACES REQUIRED: 14 SPACES
TOTAL ENCLOSED SPACES REQUIRED: 14 SPACES
TOTAL SPACES PROVIDED: 20 SPACES PROVIDED

EV CHARGING
 REQUIRED PER MRC-3: 1 PER 100 SPACES X 215 SPACES = 3 SPACES
 3 SPACES ARE PROPOSED

FUTURE REQUIRED BY ORDINANCE: 1 PER 5 SPACES X 215 SPACES = 42 SPACES
 ELECTRICAL CAPACITY AND CONDUITS TO CONVERT 40 ADDITIONAL SPACES ARE PROPOSED

264 PONCE
 264 PONCE DE LEON AVENUE
 LAND LOT 49, 14TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

REZONING SITE PLAN

DATE: 5/30/2019
 JOB NO: SEP19102
 DWG FILE: SEP19102CIV
 DRAWN BY: LPW
 CHECKED: MDS
 SCALE: 1"=20'
 SHEET

SHIELDS ENGINEERING GROUP
 409 JOHN WESLEY DOBBS AVENUE
 SUITE F ATLANTA, GA. 30312
 P 404 521 9999
 F 404 521 13666
 EMAIL: mshields@shieldseng.com
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