

N/F  
**ROE 685 PENN LLC**  
 DB 51767, PG 541  
 TAX ID No. 14 004900100549  
 685 PENN AVE  
 CURRENT ZONING: R5

N/F  
**MELROSE PARK**  
 DB 26366, PG 1  
 PB 247, PG 100  
 TAX ID No. 14 00480005003  
 704 ARGONNE AVE  
 CURRENT ZONING: RG-3

**SITE PLAN SPECIFICATIONS**

**LOCATION**  
 264, 268, 282 & 294 PONCE DE LEON AVENUE,  
 675 PENN AVENUE  
 LAND LOT 49, 14TH DISTRICT,  
 FULTON COUNTY ATLANTA, GA.  
 PID # 14 00490010053, 14 00490010052,  
 14 00490010051, 14 00490010083, 14 00490010050

**ZONING:**  
 CURRENT ZONING: C2  
 PROPOSED REZONING: MRC-3

**LOT AREA:**  
 NET LOT AREA (NLA) = 51898 FT<sup>2</sup> (1.250 AC)  
 GROSS LAND AREA (GLA) = 81445

PONCE FRONTAGE (90' RW) = 352.46  
 PENN FRONTAGE (60' RW) = 149.82  
 ARGONNE FRONTAGE (50' RW) = 150.00  
 15' ALLEY FRONTAGE = 340.53

**PROPOSED USE:**  
 RESIDENTIAL/NON RESIDENTIAL

**PROPOSED RESIDENTIAL DWELLING UNITS = 138**

**ALLOWABLE FLOOR AREA RATIO**  
 NON RESIDENTIAL = 4.0  
 RESIDENTIAL = 3.2  
 COMBINED 7.2

RESIDENTIAL FLOOR AREA ALLOWED = 3.2 X 81445 = 260624 SF  
 NON RESIDENTIAL FLOOR AREA ALLOWED = 4.0 X 51898 = 207592 SF

**PROPOSED FLOOR AREA**  
 TOTAL FLOOR AREA SHALL NOT EXCEED 169,000 SQUARE FEET. RESIDENTIAL FLOOR AREA IS NOT ANTICIPATED TO EXCEED 150,000 SQUARE FEET, AND NONRESIDENTIAL FLOOR AREA IS NOT ANTICIPATED TO EXCEED 19,000 SQUARE FEET. HOWEVER, RESIDENTIAL AND NONRESIDENTIAL FLOOR AREAS MAY BE SWAPPED PROVIDED THE TOTAL FLOOR AREA DOES NOT EXCEED 169,000 SQUARE FEET.

**TOTAL PROPOSED FLOOR AREA = 169000 SF**

**SETBACKS**  
 FRONT YARD SETBACK (PONCE): 20' FROM BACK OF CURB (5' FURNITURE, 10' CLEAR, 5' SUPPLEMENTAL)  
 REAR YARD SETBACK (ALLEY) ADJACENT TO RG-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 (5' FURNITURE, 10' CLEAR)

**MAXIMUM BUILDING HEIGHT:**  
 THE HEIGHT OF THE DEVELOPMENT SHALL NOT EXCEED 82 FEET AS MEASURED FROM THE AVERAGE GRADE OF THE SIDEWALK LOCATED ALONG PONCE DE LEON AVENUE. THE FAÇADE ALONG PONCE DE LEON AVENUE SHALL NOT EXCEED 7 STORIES. ALL HEIGHT CALCULATIONS SHALL BE MEASURED IN ACCORDANCE WITH CITY ZONING CODE REGULATIONS AND SHALL EXCLUDE THOSE ELEMENTS SET FORTH IN SECTION 16-28.02(21). ALL APPLICABLE HEIGHT PLANE RESTRICTIONS SHALL APPLY AND SHALL NOT BE VARIED.

**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 GLA = 36650 SF  
 USEABLE OPEN SPACE PROVIDED = 36700 SF  
 12241 SF LANDSCAPE/HARDSCAPE AREAS ONSITE  
 15869 SF RAISED AMENITY AREA  
 7200 SF BALCONIES  
 1390 SF LANDSCAPE AREAS IN RIGHT OF WAY ADJACENT TO SITE

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

**PARKING REQUIREMENTS**  
 THE HIGH CAPACITY TRANSIT PARKING PROVISIONS OF SEC. 16-28.04 REGARDING USES LOCATED ON LOTS WITHIN 240 FEET OF A HIGH CAPACITY TRANSIT STOP APPLY AS FOLLOWS:

<b>RESIDENTIAL PARKING MINIMUM REQUIREMENT</b>	NO PARKING IS REQUIRED
<b>RESIDENTIAL PARKING MAXIMUM REQUIREMENT</b>	125 SPACES PER ONE-BEDROOM UNIT AND 2 SPACES PER TWO- OR GREATER BEDROOM UNIT
	97 RESIDENTIAL UNITS WITH ONE-BEDROOM 12125 MAXIMUM SPACES ALLOWED
	41 RESIDENTIAL UNITS WITH TWO- OR GREATER BEDROOMS 82 MAXIMUM SPACES ALLOWED
<b>NON-RESIDENTIAL PARKING MINIMUM REQUIREMENT</b>	NO PARKING IS REQUIRED
<b>NON-RESIDENTIAL PARKING MAXIMUM REQUIREMENT</b>	TEN SPACES GREATER THAN THE MINIMUM PARKING REQUIRED IN MRC-3
	5,000 SQUARE FEET OF RESTAURANT SPACE 40 MAXIMUM SPACES ALLOWED
	12,000 SQUARE FEET OF RETAIL SPACE 82 MAXIMUM SPACES ALLOWED
<b>TOTAL PARKING MINIMUM REQUIREMENT</b>	NO PARKING IS REQUIRED.
<b>TOTAL PARKING MAXIMUM REQUIREMENT</b>	203.25 RESIDENTIAL SPACES + 122 NON-RESIDENTIAL SPACES = 325.25 PARKING SPACES

**PARKING PROVIDED**

RESIDENTIAL PARKING PROVIDED	124 SPACES PER UNIT	X 138 UNITS	171 SPACES PROVIDED
NON-RESIDENTIAL PARKING PROVIDED	RESTAURANT	3 SPACES PER 1,000 SQUARE FEET	X 5,000 SQUARE FEET = 15 SPACES PROVIDED
	RETAIL	3 SPACES PER 1,000 SQUARE FEET	X 12,000 SQUARE FEET = 36 SPACES PROVIDED
<b>TOTAL PARKING PROVIDED</b>			171 RESIDENTIAL SPACES + 51 NON-RESIDENTIAL SPACES = 222 PARKING SPACES

LOADING SPACES REQUIRED = 2  
 LOADING SPACES PROVIDED = 2  
 1 STREET LOADING SPACE ON PENN AVENUE + 1 INTERNAL LOADING SPACE IN THE PARKING DECK.

**BICYCLE PARKING**

<b>RESIDENTIAL REQUIREMENT</b>			
FIXED BICYCLE RACK PARKING SPACES	1 PER 10 UNITS X	138 UNITS	
ENCLOSED BICYCLE PARKING SPACES	1 PER 10 UNITS X	138 UNITS	
<b>OFFICES</b>			
FIXED BICYCLE RACK PARKING SPACES	1 PER 8,000 SF X	0 SF	
ENCLOSED BICYCLE PARKING SPACES	1 PER 8,000 SF X	0 SF	
<b>OTHER NON-RESIDENTIAL</b>			
FIXED BICYCLE RACK PARKING SPACES	1 PER 4,000 SF X	18,000 SF	
ENCLOSED BICYCLE PARKING SPACES	NOT REQUIRED	N/A	
<b>TOTAL RACK SPACES REQUIRED</b>		19 SPACES	20 SPACES PROVIDED
<b>TOTAL ENCLOSED SPACES REQUIRED</b>		14 SPACES	14 SPACES PROVIDED

**EV CHARGING**  
 REQUIRED PER MRC-3 1 PER 100 SPACES X 222 SPACES = 3 SPACES  
 3 SPACES ARE PROPOSED.  
 FUTURE REQUIRED BY ORDINANCE 1 PER 5 SPACES X 222 SPACES = 45 SPACES  
 ELECTRICAL CAPACITY AND CONDUITS TO CONVERT 42 ADDITIONAL SPACES ARE PROPOSED

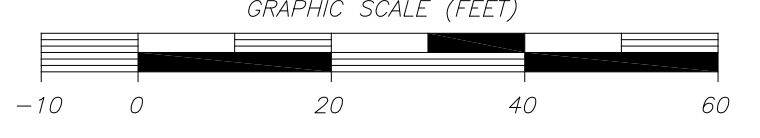
**LEGEND**

POWER POLE	SS	SANITARY SEWER PIPE
POWER POLE W/ GUY WIRE	W	WATER LINE
STREET LIGHT	—	OVERHEAD POWER
LAMP POST	CRZ	STRUCTURAL ROOT PLATE
FIRE HYDRANT	—	CRITICAL ROOT ZONE
WATER VALVE	—	TREE PROTECTION FENCE
WATER METER	—G	SILT FENCE
TELEPHONE MANHOLE	—PL	APPROX. LOCATION GAS LINE
FIRE DEPARTMENT CONNECTION	—RW	PROPERTY LINE
GAS METER	—CMP	RIGHT OF WAY LINE
GAS VALVE	DIP	CORRUGATED METAL PIPE
SANITARY SEWER MANHOLE	IPS	DUCTILE IRON PIPE
CLEAN OUT	IPF	IRON PIN SET
JUNCTION BOX/STORM SEWER MANHOLE	D.E.	IRON PIN FOUND
HEADWALL	S.S.E.	DRAINAGE EASEMENT
CATCH BASINS	LSA	SANITARY SEWER EASEMENT
DROP INLETS	A.E.	LANDSCAPE AREA
STORM SEWER LINE	BSL	ACCESS EASEMENT
CURB INLET	L.L.	BUILDING SETBACK LINE
FLARED END SECTION	L.L.L.	LAND LOT
OUTLET CONTROL STRUCTURE	P.O.B.	LAND LOT LINE
PROPERTY CORNER	P.L.	POINT OF BEGINNING
FIELD LOCATED PIN (AS NOTED)	R/W	PROPERTY LINE
TEMPORARY BENCHMARK	F.F.E.	RIGHT-OF-WAY
	D.B.	FINISHED FLOOR ELEVATION
	P.B.	DEED BOOK
	PG.	PLAT BOOK
	RCP	PAGE
	HOPE	REINFORCED CONCRETE PIPE
		HIGH DENSITY POLYETHYLENE

**GROUND COVERAGE LEGEND**

[Pattern]	CONCRETE PAVEMENT
[Pattern]	LANDSCAPED AREA
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED PAVERS

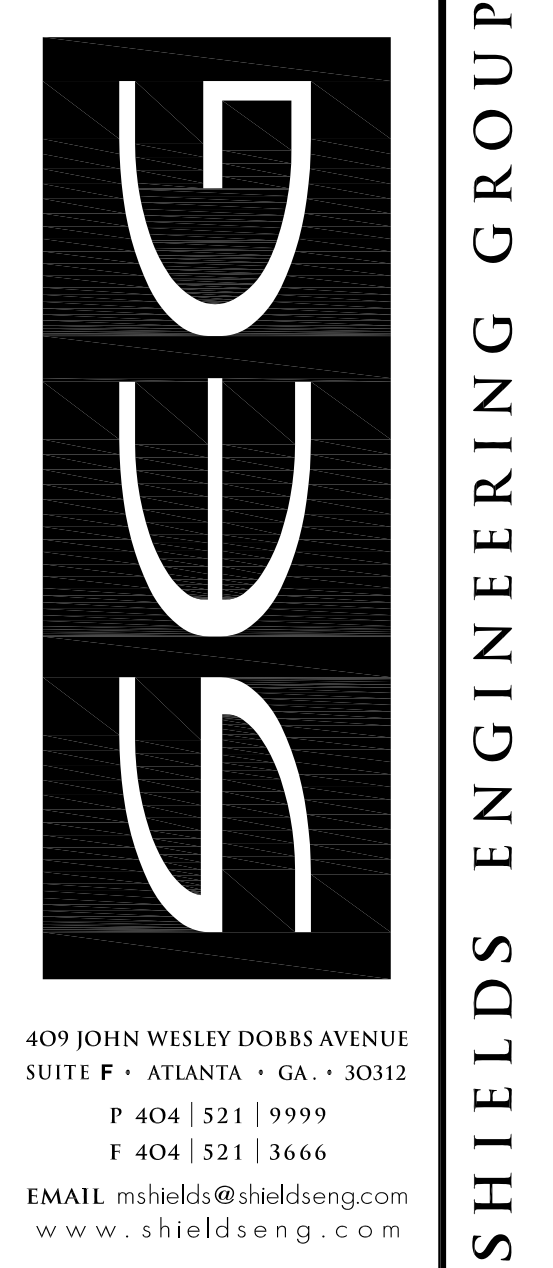
**NOTE**  
 THIS IS A CONCEPTUAL PLAN. BUILDING FOOTPRINTS AND LAYOUTS, DRIVEWAY LOCATIONS/NUMBERS, GREEN SPACE LOCATIONS, PARKING, AND OTHER METRICS, MAY VARY AS AUTHORIZED BY THE MRC REGULATIONS, PROVIDED THAT THE HEIGHT LIMITATIONS ALONG THE PONCE DE LEON FRONTAGE SHALL REMAIN AS STATED.



**DEVELOPER:**  
 CAPITAL CITY REAL ESTATE  
 1515 14TH STREET NW,  
 SUITE 201  
 WASHINGTON, DC 200005  
**CONTACT: JIM WERNICK**  
 PHONE: 770.527.3287

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

**SURVEYOR:**  
 WOLVERTON  
 6745 SUGARLOAF PARKWAY  
 SUITE 100  
 DULUTH, GEORGIA 30097  
**CONTACT: THOMAS N TRUE**  
 PH: 770.447.8999



**REVISIONS**

NO.	DATE	DESCRIPTION

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 SUITE F • ATLANTA • GA • 30312  
 P 404 | 521 | 9999  
 F 404 | 521 | 3666  
 EMAIL: mshields@shieldseng.com  
 WWW: shieldseng.com

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

**TITLE**  
 REZONING  
 SITE PLAN

DATE	8/14/2019
JOB NO.	SE19102
DWG FILE	SE19102CW
DRAWN BY	LPW
CHECKED	MDS
SCALE	T=20'
SHEET	