

DEPARTMENT OF PLANNING & SUSTAINABILITY

RECEIVED

APR 29 2020

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: \_\_\_\_\_ Application No.: SLUP-20-1243956

BY: CSC Properties LLC  
APPLICANT NAME: \_\_\_\_\_

Daytime Phone #: 727-446-3444 Fax #: 727-346-1253

Mailing Address: 5795 Ulmerton Road Clearwater, FL 33760

E-mail: derek@cscproperties.com

OWNER NAME: MOUNTAINPRIZE, INC. & RACETRAC PETROLEUM, INC. (If  
more than one owner, attach contact information for each owner)

Daytime Phone #: 770-431-7600 Fax #: 770-431-3522

Mailing Address: P.O. BOX 2437 SMYRNA, GA 30081

E-mail: jpriede@racetrac.com

SUBJECT PROPERTY ADDRESS OR LOCATION: NORTHEAST CORNER OF WESLEY CHAPEL ROAD

AND NEW SNAPPINGER WOODS DRIVE, DeKalb County, GA, \_\_\_\_\_

District(s): 15 Land Lot(s): 130 & 131 Block(s): \_\_\_\_\_ Parcel(s): 15 131 03 012, 15 131 03 009,  
TOTAL - 3.019  
15 131 03 011, 15 131 03 013

Acreage or Square Feet: ACRES Commission District(s): 3 Existing Zoning: C-1

Proposed Special Land Use (SLUP): 3 drive thru's

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent: X Signature of Applicant: [Signature]  
(Check One)

Printed Name of Applicant: V. Dock Marshall

Notary Signature and Seal:

Annette Jacoby



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**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION**

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: \_\_\_\_\_

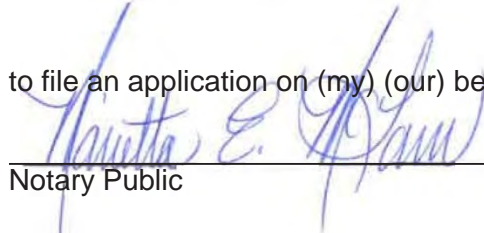
TO WHOM IT MAY CONCERN:

(I) (WE), \_\_\_\_\_  
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

\_\_\_\_\_  
Name of Applicant or Agent

to file an application on (my) (our) behalf.

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



**Wesley Chapel Road Multi – Tenant Development**

**Agent Authorized to represent owner**

CSC Properties, Inc.

5795 Ulmerton Road

Clearwater, FL 33760

727-446-3444

Dr. Derek Oberschall, Project Manager

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING &amp; SUSTAINABILITY

Director  
Andrew A. Baker, AICP

## PRE-APPLICATION FORM

## REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Thayer Haden Phone: 727-446-3444 xt 211 Email: thayer@cscproperties.comProperty Address: 2452, 2450, 2470 Wesley Chapel Road & 4292 New Snapping Woods DriveTax Parcel ID: 15 131 03 009  
15 131 03 012  
15 131 03 011 + 15 131 03 013 Comm. District: 5 + 7 Acreage: \_\_\_\_\_Existing Use: Vacant Proposed Use: Multi-Tenant DevelopmentRezoning: Yes ☒ No \_\_\_\_\_Existing Zoning: C-1 Proposed Zoning: G-1 Square Footage Number of Units: \_\_\_\_\_Rezoning Request: Rezone from C-1 to C-1 to delete all existing conditions pursuant to C2-13-18509, SLP-13-18511, SLP-13-18512, to develop a multi-tenant developmentLand Use Plan Amendment: Yes \_\_\_\_\_ No ☒Existing Land Use: TC  
Town Center Proposed Land Use: N/A Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_Special Land Use Permit: Yes ☒ No \_\_\_\_\_ Article Number(s) 27 Article 4- Use TableSpecial Land Use Request(s): Restaurants with a drive-through configuration in Activity Center Character Areas. Site is within Town Center Character Area

## Major Modification

Existing Case Number(s) \_\_\_\_\_

Condition(s) to be modified and request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DEPARTMENT OF PLANNING &amp; SUSTAINABILITY

## WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: ☒ Planning Commission ☒  
Owners Authorization: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice: \_\_\_\_\_ Notice Signs: \_\_\_\_\_  
Building Permits: ☒ Fire Inspection: \_\_\_\_\_ Business License: ☒ Land Disturbance Permit: ☒ State  
License: \_\_\_\_\_ Lighting Plan: \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_ Impact Analysis: ☒ Zoning  
Conditions: ☒ Letter of Intent: ☒ Board of Commissioners: \_\_\_\_\_ Tent Permit: \_\_\_\_\_  
Supplemental Regulations: I-20 Overlay District: N/A DRI: \_\_\_\_\_ Separation: \_\_\_\_\_

Site subject to I-20  
overlay regulations

## Review of Site Plan

Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size \_\_\_\_\_ Frontage \_\_\_\_\_  
Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking Spaces: \_\_\_\_\_  
Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Fencing Walls: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
Open Space: \_\_\_\_\_ Building Materials: \_\_\_\_\_ Roof Material: \_\_\_\_\_ Fenestrations: \_\_\_\_\_ Façades: \_\_\_\_\_  
Orientation: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Sidewalks: \_\_\_\_\_

Possible Variances: If minor auto repair faces New Snapfinger Woods Drive, a variance may be required for Sec 4.2.14.C.6 - auto bays must face away from primary street frontage

Comments: Pre-submittal Community Meeting waived until further notice due to Pandemic crisis at time of pre-application conference; Will need lot combination from 4 lots to 3 lots; Minor auto repair subject to Sec. 4.2.14.C

Planner: Karen J. Hill - Senior Planner Date: 3-23-20

## Filing Fees

REZONING: RE, RLG, R-100, R-55, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OL, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

**MULTI – TENANT DEVELOPMENT – WESLEY CHAPEL ROAD**

**DEKALB COUNTY, GA**

**SPECIAL LAND USE PERMIT (SLUP)**

**APRIL 29, 2020**

**LETTER OF APPLICATION**

CSC Properties is requesting that the subject 3.019-acre properties at 2450, 2452, & 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive be allowed a Special Land Use Permit (SLUP) for the purpose of allowing multiply drive thru's for the Multi-Tenant Development.

**BACKGROUND**

The subject sites are located on the northeastern corner of the intersection of Wesley Chapel Road and New Snapfinger Woods Drive. There is a total of 4 existing lots. Racetrac Petroleum, Inc. and Mountainprize, Inc. are the current property owners. They previously rezoned the property to C-1 with conditions in 2013 and site specific for a gas station. They have engaged CSC Properties, LLC to act on their behalf as agent for this Application. Currently the property is vacant with old asphalt and concrete pavement.

**EXISTING PROPERTY USE**

The subject sites are located on the northeastern corner of the intersection of Wesley Chapel Road and New Snapfinger Woods Drive. The site was previously developed however it is currently vacant although concrete and asphalt pavement remain. The topography mostly slopes from Wesley Chapel Road to the eastern property line in sheet flow conditions. The properties are currently zoned C-1 with conditions (*C2-13-18509, S-13-18511, s-13-18512, C2-79079, C2-87034, C2-78033*). Existing zoning and land uses surrounding the site are as follows: to the north, C-1; to the east, C-1; to the west, Wesley Chapel Road; and to the south, New Snapfinger Woods Drive. To the north of this site, a Taco Bell, Captain D's, Subway, and Checkers exist. To the east of the site exist a shopping center with Little Giant Farmers Market



and Plant Fitness. To the south of the site on the opposite side of New Snapfinger Woods Drive exist KFC and Waffle House, and finally to the west of the site on the opposite side of Wesley Chapel Road exist Church's Chicken and Chick-Fil-A.

### **PROPOSED SITE**

The project is to develop the existing 4 lots into three rectangular parcels for use as Quick Service Restaurants (QSR). The developer reserves the right to change the use so long as it is permitted by the zoning ordinance and I-20 overlay district. The proposed zoning is C-1. The project will be constructed with a single access point along Wesley Chapel Road and two inter-parcel connections to the existing shopping center to the east.

### **BUILDINGS**

The development will have three (3) buildings with various floor areas. Average building square footage is estimated to be 2,400 sf. The proposed buildings are one-story with an average height of 20'. Buildings will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, cedar plank and shingle siding, and stucco, with asphalt shingled roofs, metal roofs, or parapet surrounded flat roof systems. Building architecture to meet or exceed Dekalb County Zoning Ordinance requirements. See attached representative renderings.

### **WATER SUPPLY**

An 8" water main currently exists in the right-of-way of Wesley Chapel Road on the developments side of the roadway. Each parcel will connect with a separate water meter and irrigation meter off this 8" water main.

### **SANITARY SEWER**

A sanitary sewer manhole exists in Wesley Chapel Road directly in front of this property and a second manhole exists just to the east of the property line in New Snapfinger Woods Drive. It appears the existing 12" DIP line crosses the front corner of the subject property. We are proposing connection to the existing main at this location via a proposed "doghouse" manhole. Each QSR will have its own grease trap. All three properties will connect to the existing sanitary by way of the same manhole. The sewer line for each property will be private.

### **SURFACE WATER DRAINAGE – STORMWATER MANAGEMENT**

Proposed concrete curb & gutter, storm water pipe, and structures will be employed to collect and divert stormwater to proposed storm management areas. Post development run-off will be maintained at predevelopment rates for 1, 2, 5, 10, 25, 50, and 100-year events. The proposed storm-water management area will be designed to achieve the required capacity and volume in accordance with proposed site improvements. Storm-management will follow the Dekalb County Stormwater Management Manual.

### **SCHOOLS**

Impact to schools will be positive by generating an increased positive net tax base without generating more students. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

### **SIDEWALKS**

Concrete sidewalks exist along the entire frontage of this project and will remain. The project will enhance the existing sidewalks with landscaping and site lighting as required by the I-20 Overlay District Regulations. We will connect sidewalk from each building to the sidewalks along the right of way.



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**SPECIAL LAND USE APPLICATION**

**CRITERIA**

**FOR**

+/- 3.016 ACRES OF LAND LOCATED AT  
2450, 2452, & 2470 Wesley Chapel Road  
and 2492 New Snapfinger Woods Drive

Applicant:

CSC Properties, Inc.

5795 Ulmerton Road

Clearwater, FL 33760

Submitted for Applicant by:

**FORESITE**  
group

3740 Davinci Court, Suite 100  
Peachtree Corners, Georgia 30092

o | 770.368.1399

f | 770.368.1944

w | [www.fg-inc.net](http://www.fg-inc.net)

Per Section 27.7.4.6 of the Dekalb County Zoning Ordinance, the following criteria shall be considered by the planning department, the planning commission, and the board of commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the board of commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factor, all of which are applicable to each application, and the application is in compliance with all applicable regulations of this Code.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

As per the attached preliminary site plan, the site is adequately sized for the proposed development including providing for required yards, open spaces, off-street parking, and all other requirements as need for retail and quick service restaurants (QSR).

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed development is compatible with the adjacent and nearby properties which are mostly quick service restaurants and retail establishments.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use:**

The development is in an area with public sanitary sewer and public water availability. The development will provide a sewer action plan with a “wet condition” as required by the response from Dekalb County from the Sewer Capacity Application.

- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:**

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of the existing streets in reference to sufficient traffic carrying capacity. The proposed development will reconstruct an existing driveway that was utilized for the previously remove gas station facility

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

There are no other existing or changing conditions affecting the use and development of the property. The surrounding area is stable with mixed use commercial properties. The proposed multi-tenant development will further enhance the abandoned and unused property.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:**

The main access to the subject property will be by means of a right in right out driveway off Wesley Chapel Road. The proposed development will provide inter-parcel connection to the shopping center to the east. Sidewalks will be provided to all buildings from the public sidewalk along Wesley Chapel Road or New Snapfinger Woods Drive. Access is provided to and around all buildings for fire or other emergency access.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use:**

The proposed development will not create any excessive noise, smoke, odor, dust, or vibration.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The adjacent area is populated with numerous quick service restaurants which will have the same hours of operation as the proposed development. No adverse impacts will be caused by the proposed development with its s hours of operation.

- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

The proposed developments manner of operation will not adversely impact any adjoining land use areas.

- J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The proposed use of a quick service restaurant or retail establishment is allowed per the C-1 zoning district and I-20 overlay district.

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.**

The proposed development is consistent with the comprehensive plan for the proposed use.

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The site plan provide incorporates all required buffers and transitional buffers as per the zoning regulations and overlay district.

**M. Whether there is adequate provision of refuse and service areas.**

Each quick service restaurant and/or retail facility will have its own refuse and service area.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

The duration of this special land use permit should not be limited since each quick service restaurant will need the drive thru on a full-time basis.

**O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

Other than the shopping center to the east of the proposed development, the size, scale, and massing of the proposed development is similar to the adjacent and nearby properties.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The proposed zoning will provide for 20% open space and enhanced landscape plan.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

The proposed development satisfies the requirements contained within the supplemental regulations.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The proposed use will not create a negative shadow impact on any adjoining lot or building since these are single story buildings as are most of the adjacent buildings.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed development would be consistent and compatible with the needs of the neighborhood. The proposed developments is not in conflict with the overall objective of the comprehensive plan.

**SPECIAL LAND USE APPLICATION**

**DRIVE THRU FACILITIES**

**FOR**

+/- 3.016 ACRES OF LAND LOCATED AT  
2450, 2452, & 2470 Wesley Chapel Road  
and 2492 New Snapfinger Woods Drive

Applicant:

CSC Properties, Inc.

5795 Ulmerton Road

Clearwater, FL 33760

Submitted for Applicant by:

**FORESITE**  
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Per Section 4.2.23 of the Dekalb County Zoning Ordinance, all drive thru facilities must comply with the following:

- A. Drive-through facilities shall not be located within sixty (60) feet of a residentially zoned property, as measured from any menu or speaker box to the property line of the residential property, unless part of a mixed-use development.**

The proposed drive through facilities are not located within 60' of a residentially zoned property. The adjacent zoning is C-1 on all sides.

- B. No drive-through facility shall be located on a property less than ten thousand (10,000) square feet in area, unless part of a mixed-use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article 6 of this chapter.**

The proposed drive through facilities are located on lots greater than 10,000 sf as per the attached site plan. Stacking spaces for queuing or cars are provided for each drive through facility as required.

- C. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.**

The proposed drive through lanes and service windows are located on the side and rear of the proposed buildings.

- D. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.**

The proposed drive through canopies and other structures will be constructed of the same materials as the primary building and will be similar of architectural quality and detailing.

- E. Speaker boxes shall be pointed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.**

The adjacent properties are zoned C-1 therefore no speaker boxes will be pointed toward adjacent residential properties. The proposed development does not proposed that any speaker boxes play music.

- F. All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential property.**

The adjacent properties are zoned C-1 therefore no lighting will be directed toward any adjacent residential property.

- G. Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the "pick-up" window).**

As per the site plan, all drive through stacking spaces are 10' wide and 25' long. Stacking spaces begin at the last service window or pick-up window.

- H. All drive-through facilities with the exception of drive-through restaurants shall provide at least three (3) stacking spaces for each window or drive-through service facility.**

As per the site plan, all drive through facilities provide a minimum of 3 stacking spaces.

- I. The following standards shall apply to all stacking spaces and drive thru facilities:**

- 1. Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.**

As per the site plan, the drive through lanes do not impede on and off site traffic movements, do not cross through off-street parking areas, and do not create unsafe conditions for pedestrian traffic to the public entrance of the buildings.

- 2. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.**

As per the site plan, drive thru lanes are separated by traffic striping and markings.

- 3. All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.**

As per the site plan, a minimum 10' wide bypass lane is provided for all drive through facilities.

- 4. Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.**

As per the site plan, the proposed drive through lanes are a minimum of 5' from lot lines and roadway right-of-way.

- 5. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.**

The owner/operator understands that daily litter cleanup around and along the drive through lanes is required.

- 6. Drive-through restaurants shall not be located within five hundred (500) feet of an elementary, middle, or high school.**

The proposed drive through lanes for this development are not located within 500' of an elementary, middle, or high school.

- 7. Drive-through facilities located in activity centers require a special land use permit.**

The proposed drive through facility requires a special lane use permit as submitted.

- 8. Distance shall be measured along the right-of-way, along the route of travel, from entrance to entrance.**

# Exhibit "A"

Parcel #'s - 15 131 03 012, 15 131 03 009, 15 131 03 011, 15 131 03 013

All that tract or parcel of land lying and being in Land Lots 130 and 131, of the 15<sup>th</sup> District, in Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a concrete right of way monument found at the intersection of the northerly right of way of New Snapfinger Woods Drive (having a variable width, publicly dedicated right of way) and the easterly right of way of Wesley Chapel Road (having a variable width, publicly dedicated right of way), said right of way monument being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Wesley Chapel Road the following courses and distances: North 08 degrees 18 minutes 03 seconds East a distance of 54.86 feet to a concrete right of way monument found; North 15 degrees 41 minutes 35 seconds East a distance of 92.58 feet to a concrete right of way monument found; North 08 degrees 05 minutes 52 seconds East a distance of 71.40 feet to a mag nail set; North 08 degrees 05 minutes 52 seconds East a distance of 72.79 feet to a 1/2-inch rebar found; Thence leaving said right of way South 89 degrees 06 minutes 02 seconds East a distance of 337.33 feet to a 1/2-inch rebar found; Thence South 05 degrees 27 minutes 08 seconds West a distance of 72.87 feet to a mag nail set; Thence South 04 degrees 36 minutes 36 seconds West a distance of 72.64 feet to a 1/2-inch rebar found; Thence South 02 degrees 16 minutes 30 seconds West a distance of 89.54 feet to a 1/2-inch rebar found; Thence South 88 degrees 50 minutes 07 seconds East a distance of 31.96 feet to a 1/2-inch rebar found; Thence South 01 degrees 13 minutes 26 seconds West a distance of 159.74 feet to a 1/2-inch rebar found on the northerly right of way of New Snapfinger Woods Drive; Thence continuing along said right of way of New Snapfinger Woods Drive the following courses and distances: North 73 degrees 36 minutes 47 seconds West a distance of 56.37 feet to a 1/2-inch rebar found; along a curve to the left, said curve having a radius of 423.00 feet, with an arc distance of 125.20 feet, with a chord bearing North 80 degrees 09 minutes 06 seconds West, and a chord distance of 124.74 feet to a concrete right of way monument found; North 89 degrees 31 minutes 12 seconds West a distance of 147.70 feet to a concrete right of way monument found; North 46 degrees 00 minutes 08 seconds West a distance of 108.58 feet to a concrete right of way monument found, said right of way monument being the TRUE POINT OF BEGINNING.

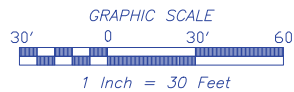
Said tract or parcel of land containing 3.019 acres (131,501 square feet).







GRID NORTH  
GA WEST  
(SURVEY NOTE 6)



#### SURVEYOR'S CERTIFICATION

TO CSC PROPERTIES, LLC AND FIRST AMERICAN 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(A)(B1), 8, 11-14, 16-19, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2020.

MITCHELL LOWERY GEORGIA RL 3109  
DATE OF PLAT OR MAP: FEBRUARY 19, 2020



LOWERY & ASSOCIATES  
LAND SURVEYING, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30012  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:  
CSC PROPERTIES, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:  
2450, 2452, 2470 WESLEY CHAPEL ROAD AND  
4292 NEW SNAPPING WOODS DRIVE  
DECATUR, GA 30035

STATE: GEORGIA  
COUNTY: DEKALB  
LAND LOTS: 130 & 131  
DISTRICT: 15

REVISIONS  
DATE: DESCRIPTION

**Lowery & Associates**  
LAND SURVEYING, LLC

DATE: FEBRUARY 19, 2020  
JOB #: 202860  
SCALE: 1"=30'  
SHEET: 2 OF 2

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: C-1 WITH CONDITIONS (LOCAL COMMERCIAL), (I-20 OVERLAY DISTRICT TIER 1).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN DEKALB COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GADOT SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) MAXIMUM CUT OR FILL SLOPE=2H:1V
- 12) DEKALB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13) 24 HOUR CONTACT: JEFF WALKER, (770) 368-1399
- 14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

**LEGEND**

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STACKING POSITION

**ZONING:**  
CURRENT ZONING: C-1 WITH CONDITIONS  
PROPOSED ZONING: C-1  
OVERLAY DISTRICT: I-20 OVERLAY DISTRICT TIER 1

**LAND USE DESIGNATION:**  
300 - VACANT COMMERCIAL LAND

**BUILDING SETBACK REQUIREMENTS:**  
FRONT STREET: 10'  
SIDE YARD: 10'  
REAR YARD: 10'  
MAX. BUILDING HEIGHT: 20 STORIES  
PROPOSED BUILDING HEIGHT: 20 FEET

**LOT REQUIREMENTS (NS):**  
LOT AREA MIN = 20,000 SF  
LOT WIDTH = 100'  
MAX FLOOR AREA RATIO = 3.5  
ACTUAL FAR = 7,250 SF / 131,569 SF = 0.55  
MAX. LOT COVERAGE = 80%  
ACTUAL LOT COVERAGE  
LOT #1 = 35,455 SF - 11,580 SF = 23,875 SF / 35,455 SF = 67.33%  
LOT #2 = 46,111 SF - 12,560 SF = 33,551 SF / 46,111 SF = 72.76%  
LOT #3 = 50,003 SF - 20,432 SF = 29,571 SF / 50,003 SF = 59.14%

**PARKING REQUIREMENTS**  
TOTAL EXISTING SPACES: 0 SPACES

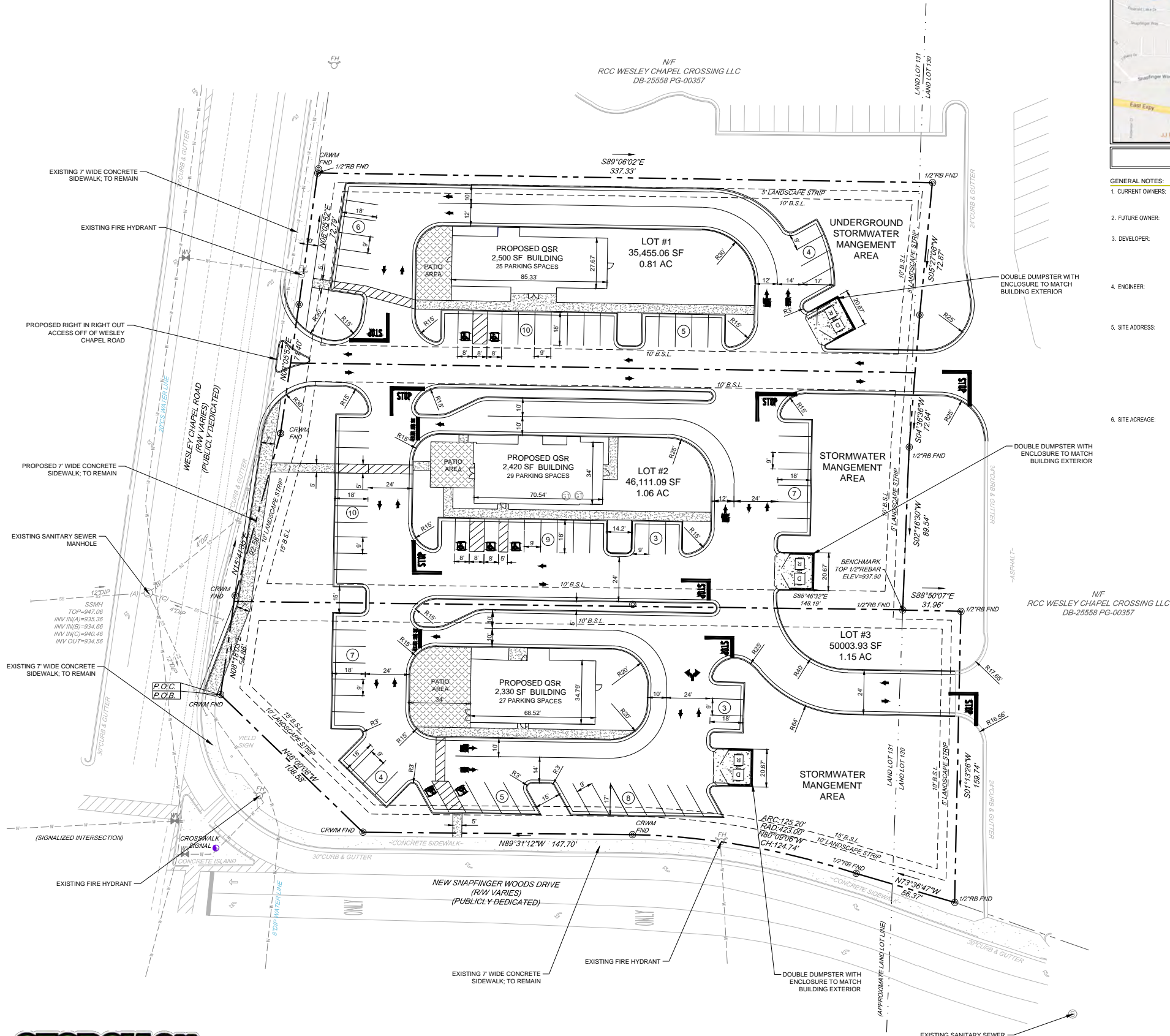
**PARKING SPACE REQUIREMENTS:**  
RESTAURANT WITH DRIVE THRU: 1 SP/150 SF. MINIMUM TO 1 SP/75 MAXIMUM

**PARKING SPACE CALCULATIONS:**  
LOT #1 - 2,500 SF X 1/150 = 16.66 SPACES MIN.  
2,500 SF X 1/75 = 33.33 SPACES MAX.  
LOT #2 - 2,420 SF X 1/150 = 16.13 SPACES MIN.  
2,420 SF X 1/75 = 32.26 SPACES MAX.  
LOT #3 - 2,330 SF X 1/150 = 15.53 SPACES MIN.  
2,330 SF X 1/75 = 31.06 SPACES MAX.

**TOTAL** - 48.32 SPACES MINIMUM  
96.65 SPACES MAXIMUM

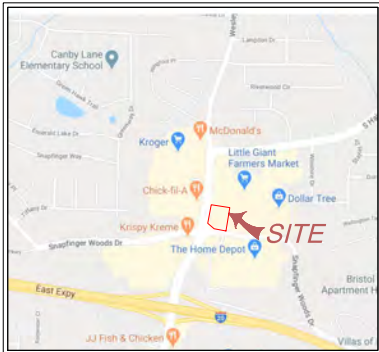
**PARKING SPACES PROVIDED:**  
PROPOSED SPACES: LOT #1 - 25 SPACES INCLUDING 1 ACCESSIBLE SPACE  
LOT #2 - 29 SPACES INCLUDING 2 ACCESSIBLE SPACES  
LOT #3 - 27 SPACES INCLUDING 1 ACCESSIBLE SPACE

**TOTAL PARKING SPACES = 81 SPACES INCL. 7 ACCESSIBLE SPACES**



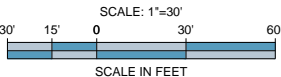
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0154J DATED MAY 16, 2013.

THERE ARE NO WETLANDS OR STATE WATERS WITHIN 200 FEET OF THIS PROJECT SITE.



LOCATION MAP

- GENERAL NOTES:**
1. CURRENT OWNERS: MOUNTAINPRIZE, INC. & RACETRAC PETROLEUM, INC. P.O. BOX 2437 SMYRNA, GA. 30081
  2. FUTURE OWNER: CSC PROPERTIES, LLC
  3. DEVELOPER: CSC PROPERTIES, LLC
  4. ENGINEER: FORESITE GROUP 3740 DAVINCI COURT SUITE 100 PEACHTREE CORNERS, GA. 30092 770-368-1399
  5. SITE ADDRESS: NORTHEAST CORNER OF WESLEY CHAPEL ROAD AND NEW SNAPPINGER WOODS DRIVE EX. LOT #1 - 2450 WESLEY CHAPEL ROAD ROAD TAX ID # 15 131 03 012 EX. LOT #2 - 2452 WESLEY CHAPEL ROAD ROAD TAX ID # 15 131 03 009 EX. LOT #3 - 4292 NEW SNAPPINGER WOODS DRIVE TAX ID # 15 131 03 013 EX. LOT #4 - 2470 WESLEY CHAPEL ROAD ROAD TAX ID # 15 131 03 011 LL 789, DISTRICT 19, SECTION 2
  6. SITE ACREAGE: TOTAL - 3.019 ACRES (131,501 SF)  
EX. LOT #1 - 0.564 ACRES (24,556 SF)  
EX. LOT #2 - 1.298 ACRES (56,436 SF)  
EX. LOT #3 - 0.569 ACRES (24,781 SF)  
EX. LOT #4 - 0.591 ACRES (25,730 SF)



ENGINEER:

**FORESITE**  
group

Foresite Group, Inc.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

w | www.fg-inc.net  
o | 770.368.1399  
f | 770.368.1944

DEVELOPER:



CSC PROPERTIES, LLC  
5795 ULMERTON ROAD  
CLEARWATER, FL 33760

CONTACT: DEREK OBERSCHALL

PROJECT:

MULTI-TENANT DEVELOPMENT -  
WESLEY CHAPEL RD

WESLEY CHAPEL ROAD AND NEW SNAPPINGER WOODS DRIVE  
DECATUR, DEKALB COUNTY, GA

LL 130 & 131 DISTRICT 15  
PARCEL #15 131 03 012, 15 131 03 009, 15 131 03 011, 15 131 03 013

SEAL:

REVISIONS DATE

PROJECT MANAGER: JCW  
DRAWING BY: JCW  
JURISDICTION: DEKALB COUNTY  
DATE: 04/28/2020  
SCALE: 1" = 30'  
TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 930.026



GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
8. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
9. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
10. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
11. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
12. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL, MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
13. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
14. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
15. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
16. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

CRITICAL NOTE:

LANDSCAPE PLAN INDICATES DIAGRAMMATIC LOCATIONS ONLY. PLANTS ARE TO BE BROUGHT TO THE SITE AND SET IN GENERAL LOCATION, (NOT INSTALLED), AS INDICATED ON THE LANDSCAPE PLANS). LANDSCAPE ARCHITECT TO APPROVE PLANT LAYOUT PRIOR TO ACTUAL INSTALLATION. IF PLANTS ARE INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S REVIEW, ALL PLANTS WILL HAVE TO BE REPLANTED AT NO ADDITIONAL COSTS TO THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE FOR REVIEW WITH LANDSCAPE ARCHITECT (48 HOUR NOTICE MINIMUM). NO PORTION OF THE CONTRACTOR'S PAY APPLICATION WILL BE APPROVED FOR LANDSCAPING UNTIL THE LANDSCAPE ARCHITECT HAS SIGNED OFF ON THE PLANT INSTALLATION.

LANDSCAPE REQUIREMENTS:

SITE LANDSCAPE: 130 INCHES PER ACRE  
3.019 ACRES X 130 = 392.47 INCHES REQUIRED

STREETSCAPE ALONG WESLEY CHAPEL ROAD AND NEW SNAPPINGER WOOD DRIVE: (1) 4"-CAL SHADE TREE PER 50 LF  
729.48 LF / 50 LF = 14.58 SHADE TREES REQUIRED  
15 SHADE TREES PROPOSED X 4"-CAL = 60 INCHES

PARKING LOT LANDSCAPE: (1) SHADE TREE FOR EVERY 8 SPACES  
81 PARKING SPACES: 81 SPACES X 1 TREE/8 SPACES = 10.13 TREES REQUIRED  
20 TREES PROPOSED X 4"-CAL = 80 INCHES

OPEN SPACE REQUIREMENTS:

MIN. 20% OF TOTAL AREA TO BE OPEN SPACE. OPEN SPACE DEFINED AS LAND USED FOR RECREATION, AMENITY, OR BUFFER. LANDSCAPING AND STORMWATER MANAGEMENT AREA IS AN ALTERNATIVE TYPE OF OPEN SPACE

TOTAL SITE AREA = 3.016 AC OR 131,376.96 SF  
TOTAL OPEN SPACE REQUIRED: 131,376.96 \* 0.20 = 26,275.39 SF OR 20%  
TOTAL OPEN SPACE PROVIDED: LANDSCAPED AND UNDEVELOPED AREAS:




LOT #1 (35,455 SF) - 712 SF + 7,754 SF + 3,114 SF = 8,580 SF OR 24.20%  
LOT #1 (46,111 SF) - 2,118 SF + 1,835 SF + 1,948 SF + 6,661 SF = 12,562 SF OR 27.20%  
LOT #1 (50,003 SF) - 9,631 SF + 1,420 SF = 11,051 SF OR 22.10%

SINCE LOTS 1-3 HAVE MORE THAN 20% OPEN SPACE, THE 20% OPEN SPACE REQUIREMENT IS MET.


LANDSCAPE BUFFERS:

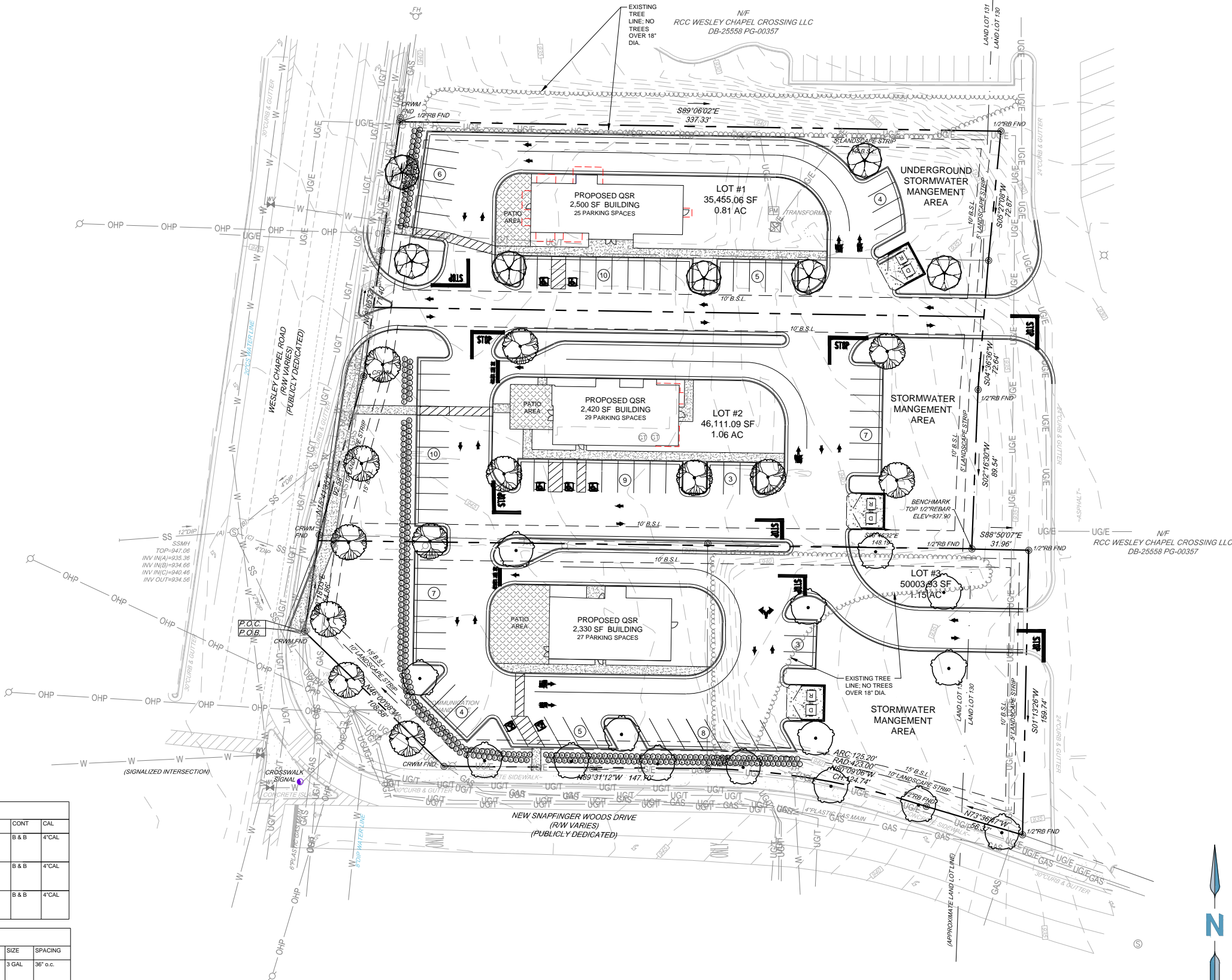
NO LANDSCAPE BUFFERS ARE REQUIRED FOR THIS PROJECT.

PLANT\_SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	6	NYSSA SYLVATICA / BLACK GUM MIN 10' HT, 6" CLEAR TRUNK, NATIVE	B & B	4" CAL
	13	QUERCUS TEXANA / NUTTALL OAK MIN 14' HT, 6" CLEAR TRUNK	B & B	4" CAL
	15	QUERCUS SHUMARDII / SHUMARD RED OAK MIN 14' HT, 6" CLEAR TRUNK, NATIVE	B & B	4" CAL

PLANT\_SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	342	RHAPHIOLEPIS INDICA 'CONOR' / ELEANOR TABER INDIAN HAWTHORN	3 GAL	36" o.c.



ENGINEER:

**FORESITE**  
group

Foresite Group, Inc.  
3740 Davind Ct.  
Suite 100  
Peachtree Corners, GA 30092

w | www.fg-inc.net  
o | 770.368.1399  
f | 770.368.1944

DEVELOPER:



CSC PROPERTIES, LLC.  
5785 ULMERTON RD.  
CLEARWATER, FL 33760

CONTACT:

DEREK OBERSCHALL

PROJECT:

MULTI-TENANT DEVELOPMENT -  
WESLEY CHAPEL RD

WESLEY CHAPEL ROAD AND NEW SNAPPINGER WOODS DRIVE  
DECATUR, DEKALB COUNTY, GA  
LL 130 & 131 DISTRICT 15

PARCEL #15 131 03 012, 15 131 03 009, 15 131 03 011, 15 131 03 013

SEAL:

REVISIONS

DATE

PROJECT MANAGER:

JCW

DRAWING BY:

JCW

JURISDICTION:

DEKALB COUNTY

DATE:

04/28/2020

SCALE:

1" = 30'

TITLE:

PRELIMINARY LANDSCAPE  
PLAN

SHEET NUMBER:

L-1

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER:

930.026





## WESLEY CHAPEL ROAD RETAIL DEVELOPMENT

Decatur, GA

04.29.2020

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





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Decatur, GA

04.29.2020

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