



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



**RECEIVED**  
APR 29 2020

## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243955  
Filing Fee: \_\_\_\_\_

Date Received: BY: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: CSC PROPERTIES, LLC E-Mail: derek@cscproperties.com

Applicant Mailing Address: 5795 ULMERTON ROAD CLEARWATER, FL 33760

Applicant Phone: 727-446-3444 Fax: 727-346-1253

Owner(s): MOUNTAINPRIZE, INC & RACETRAC PETROLEUM, INC. E-Mail: jpriede@racetrac.com  
(If more than one owner, attach as Exhibit "A")

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

Owner(s) Phone: (770) 431-7600 Fax: (770) 431-3522

Address/Location of Subject Property: NORTH EAST CORNER OF WESLEY CHAPEL ROAD AND NEW  
SNAPFINGER WOODS DRIVE

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

Acreage: TOTAL - 3.019 Acres Commission District(s): \_\_\_\_\_

Present Zoning Category: C-1 WITH CONDITIONS Proposed Zoning Category: C-1

Present Land Use Category: 300 - VACANT COMMERCIAL LAND

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Annette Jacoby  
NOTARY

[Signature] 4/24/20  
SIGNATURE OF APPLICANT / DATE

October 24, 2020  
EXPIRATION DATE



Check One: Owner \_\_\_\_\_ Agent X

3320 Peachtree Road, Suite 200, Decatur, Georgia - 30030  
[voice] 404-371-1555 [Planning Fax] (404) 371-4555 [Development Fax] (404) 371-3007  
www.dekalbcountyga.gov/planning

Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**REZONE APPLICATION AUTHORIZATION**

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: April 17, 2020

**CHECK TYPE OF APPLICATION:**

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

**TO WHOM IT MAY CONCERN:**

(I) (WE), RaceTrac Petroleum Inc  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to  
CSC Properties, Inc.  
(Name of Applicant or Agent Representing Owner)

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

[Signature]  
Notary Public

[Signature]  
Owner

Notary Public

Owner

Notary Public

Owner



Lot 15 131 03 013

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: April 17, 2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( ) (WE), Mountainprize, Inc  
(Name of owner(s))

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

CSC Properties, Inc.  
(Name of Applicant or Agent Representing Owner)


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

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

  
\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

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


\_\_\_\_\_  
Owner

lots 15 131 03 012, 15 131 03 009 and 15 131 03 011

**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 & 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.com

Property Address: 2452, 2450, 2470 Wesley Chapel Road + 4292 New Snappinger Woods Drive

Tax 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: \_\_\_\_\_ Proposed Use: Vacant Multi-Tenant Development

Rezoning: 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 development

Land 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 Table

Special 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 & 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: \_\_\_\_\_ Façades: \_\_\_\_\_  
Orientation: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Sidewalks: \_\_\_\_\_

Possible Variances: If minor auto repair faces New Snappinger 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, OI, 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**

**REQUEST TO REZONE**

**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 rezoned from C-1 with conditions as per previous re-zoning Z-13-18509 to C-1. The intent of the re-zoning is to remove all conditions as previously agreed upon by Race Trac, Inc. and develop the properties to follow in accordance C-1 zoning and I-20 Overlay Districts.

### **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.

**DETAILED ANALYSIS OF THE ANTICIPATED**  
**IMPACT OF THE PROPOSED USE AND**  
**REZONING OF SURROUNDING PROPERTIES**

**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:



3740 Davinci Court, Suite 100  
Peachtree Corners, Georgia 30092  
a | 770.368.1399  
f | 770.368.1944  
w | www.fg-inc.net

Per Section 27.7.3.4 of the Dekalb County Zoning Ordinance, Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps”

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan?**

The zoning proposal is consistent with policies and strategies of the 2035 Comprehensive Plan: “Provide intense development in the center of the Town Center land use”.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

Adjacent and nearby properties will benefit from this multi-tenant development. The commercial character of this Town Center Land Use will be enhanced by redevelopment of these vacant lots. The proposed development will provide inter-parcel connection to the shopping center to the east.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

Development of the subject property as C-1 and a site specific use of a gas station is a reasonable economic use. The proposed re-zoning for use as restaurants or other commercial retail operations which are allowed by zoning within Dekalb County will equally provide a positive economic impact.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The zoning proposal will not adversely affect the existing use or ability of adjacent or nearby property. The proposed development will provide inter-parcel connection to the shopping center to the east which will have a positive effect on both properties.

**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:**

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. Whether the zoning proposal will adversely affect the 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.

**G. Whether the zoning proposal will result in a use which will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. The proposed development will reconstruct an existing driveway that was utilized for the previously removed gas station facility. The development is in an area with public utility 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. The applicant will enhance with landscaping the existing sidewalks along Wesley Chapel Road and New Snapfinger Woods Drive

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The proposed multi-tenant commercial development is designed to provide for 20% open space as required by the Dekalb County Zoning Ordinance and I-20 Overlay District. There are no existing streams or other buffers impacted by the proposed development.

# 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).



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 17, 2020.
2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 52,734' WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3) A SOKKIA IX TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 569,473'.
5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 130800044A WITH A DATE OF IDENTIFICATION OF MAY 16, 2013, FOR COMMUNITY NUMBER 130605, IN DEKALB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOSPATIAL DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 23074, PAGE 241, DEED BOOK 15408, PAGE 202, DEED BOOK 22934, PAGE 172 DEKALB COUNTY RECORDS.
10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO: C018481.69, DATED DECEMBER 4, 2019, AT 8:00AM.
11) NO ENCRAGEMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15) SUBJECT PROPERTY HAS DIRECT ACCESS TO NEW SNAPPFINGER WOODS DRIVE & WESLEY CHAPEL ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2016 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

SURVEY REFERENCES

- 1) PARCEL COMBINATION PLAT, RACETRAC PETROLEUM, INC. AND MOUNTAINPRIZE, INC. PREPARED BY HARKLERROAD AND ASSOCIATES, DATED JUNE 17, 2014 AND RECORDED IN PLAT BOOK 229, PAGE 61, DEKALB COUNTY RECORDS.

OVERALL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 130 AND 131, OF THE 15TH 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 SNAPPFINGER 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 54.96 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 SNAPPFINGER WOODS DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NEW SNAPPFINGER 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 08 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).

- 30. EASEMENT AND DAMAGE WAIVER AS CONTAINED IN RIGHT OF WAY DEED FROM JDN ENTERPRISES, INC. TO DEKALB COUNTY, DATED AUGUST 23, 1988, RECORDED IN DEED BOOK 6223, PAGE 220, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF NEW SNAPPFINGER WOODS DRIVE, ALSO INCLUDES A DRAINAGE EASEMENT. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.
31. GEORGIA POWER EASEMENT DATED AUGUST 22, 1988 FROM JDN ENTERPRISES, INC., RECORDED IN DEED BOOK 6248, PAGE 579, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS AFFECT THE SUBJECT PROPERTY SUPPLIED DOCUMENT TOO VAGUE TO PLOT.
32. DECLARATION OF EASEMENTS WESLEY CHAPEL, GEORGIA BY FROM JDN ENTERPRISES, INC., DATED OCTOBER 26, 1988, RECORDED DECEMBER 22, 1988 IN DEED BOOK 6322, PAGE 128, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A DECLARATION OF EASEMENTS ON PARCELS THAT PLOTS OUTSIDE SUBJECT PROPERTY. SAID DECLARATION DOES NOT AFFECT SUBJECT PROPERTY.
33. SEWER EASEMENT FROM JDN ENTERPRISES, INC. TO DEKALB COUNTY, GEORGIA, DATED JANUARY 27, 1989, AND RECORDED IN DEED BOOK 6358, PAGE 718, DEKALB COUNTY, GEORGIA RECORDS; AND BY A CORRECTIVE SEWER EASEMENT DATED AUGUST 30, 1989, RECORDED IN DEED BOOK 6492, PAGE 190, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A 15 FOOT WIDE SEWER EASEMENT ON PLOTS OUTSIDE SUBJECT PROPERTY. SAID EASEMENT DOES AFFECT SUBJECT PROPERTY.
34. ACCESS AND DRAINAGE EASEMENT BY AND BETWEEN MARVIN L. KOMSAROW, SAM T. INGRAM, STEVEN L. COCHRAN, ERIKA M. KOMSAROW, AND ROY W. WEAVER, AND JDN ASSOCIATES, LIMITED PARTNERSHIP, WESLEY CHAPEL, DATED JULY 24, 1989, RECORDED IN DEED BOOK 6492, PAGE 714, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT AND A DRAINAGE EASEMENT. SAID EASEMENTS AFFECT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
35. TERMS AND CONDITIONS OF AN AGREEMENT OF EASEMENTS AND RESTRICTIVE COVENANTS BY JDN ENTERPRISES, INC. AND JDN ASSOCIATES, LIMITED PARTNERSHIP, DATED AUGUST 30, 1989, RECORDED IN DEED BOOK 6515, PAGE 197, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES SHARED ACCESS, PARKING, EMERGENCY MAINTENANCE, ENCROACHMENT, DRAINAGE, SEWER, AND UTILITY EASEMENTS. SAID EASEMENTS AFFECT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT. PLEASE NOTE, OUTLOT 3 AS DESCRIBED IS TRACT 3 ON THE SURVEY.
36. RIGHT OF FIRST REFUSAL AND NON-COMPETE AGREEMENT BETWEEN JDN ENTERPRISES, INC. AND DRM TWELVE REALTY CORPORATION, DATED AUGUST 30, 1989 RECORDED IN DEED BOOK 6515, PAGE 259, DEKALB COUNTY, GEORGIA RECORDS; AS AFFECTED BY WAIVER OF RIGHT OF FIRST REFUSAL BY DRM TWELVE REALTY CORPORATION, DATED MAY 30, 1991, RECORDED JUNE 7, 1991 IN DEED BOOK 6972, PAGE 161, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A RIGHT OF FIRST REFUSAL AND NON-COMPETE, BUT RIGHTS ARE WAIVED PER DEED BOOK 6972, PAGE 161. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NOT PLOTTABLE.
37. RIGHT OF FIRST REFUSAL AND NON-COMPETE AGREEMENT BETWEEN JDN ASSOCIATES, LIMITED PARTNERSHIP, WESLEY CHAPEL, JDN ENTERPRISES, INC., AND DRM TWELVE REALTY CORPORATION, DATED AUGUST 30, 1989, RECORDED SEPTEMBER 1, 1989 IN DEED BOOK 6515, PAGE 273, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A RIGHT OF FIRST REFUSAL AND NON-COMPETE. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NOT PLOTTABLE.
38. INDEMNITY AGREEMENT DATED NOVEMBER 15, 1989 BETWEEN JDN ENTERPRISES, INC. AND GEORGIA DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 6891, PAGE 663, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT TO INSTALL A LANDSCAPE SPRINKLER SYSTEM. EXHIBIT A OF THE SUBJECT DOCUMENTS IS ILLEGIBLE. UNABLE TO DETERMINE RELATIONSHIP TO THE SUBJECT PROPERTY.
39. ALL MATTERS DEPICTED UPON PLATS OF SURVEY RECORDED IN DEKALB COUNTY, GEORGIA AS FOLLOWS:
A. PLAT BOOK 90, PAGE 55. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.
B. PLAT BOOK 90, PAGE 98. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.
AS TO ALL TRACTS:
40. ALL MATTERS DEPICTED UPON A PLAT OF SURVEY RECORDED IN PLAT BOOK 229, PAGE 61, DEKALB COUNTY, GEORGIA, RECORDS. SAID DOCUMENT IS A COMBINATION PLAT COMBINING ALL FOUR PARCELS. SAID PLAT DEPICTS A 15 FOOT FRONT SETBACK LINE, A 10 FOOT REAR SETBACK LINE, AND A 10 FOOT SIDE SETBACK LINE. NO ADDITIONAL MATTERS AFFECT THE SUBJECT PROPERTY.

TITLE EXCEPTIONS

- 20. ALL MATTERS DEPICTED UPON PLATS OF SURVEY RECORDED IN DEKALB COUNTY, GEORGIA AS FOLLOWS:
A. PLAT BOOK 90, PAGE 55. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.
B. PLAT BOOK 90, PAGE 98. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.
C. PLAT BOOK 229, PAGE 61. SAID PLAT DEPICTS A 15 FOOT FRONT SETBACK LINE, A 10 FOOT REAR SETBACK LINE, AND A 10 FOOT SIDE SETBACK LINE.
AS TO TRACT 4:
21. ACKNOWLEDGEMENT, CONSENT AND RELEASE BETWEEN HOLLIS PETROLEUM, LLC ("PURCHASER"), CAMDEN OIL COMPANY, LLC, BALL PARC PETROLEUM, LLC, HOLLIS INDUSTRIES, LLC (COLLECTIVELY AS "HOLLIS ENTITIES") AND RACETRAC PETROLEUM, INC., AND MOUNTAINPRIZE, INC., (TOGETHER AS "SELLERS"), RECORDED DECEMBER 28, 1998 IN DEED BOOK 10408, PAGE 771, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING ENVIRONMENTAL REMEDIATION AND ACCESS TO SUBJECT PROPERTY IN RESPECT TO MATTERS RELATING TO REMEDIATION. SAID AGREEMENT AND ACCESS AFFECT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
22. DEED TO SECURE DEBT FROM HOLLIS INDUSTRIES, LLC TO TANGLEBROOK, LLC DATED DECEMBER 10, 1998, RECORDED DECEMBER 28, 1998 IN DEED BOOK 10408, PAGE 794, DEKALB COUNTY, GEORGIA RECORDS; AS MAY BE AFFECTED BY A FINAL JUDGMENT RESULTING FROM A CIVIL ACTION NO. 2000-CV-23991, IN FAVOR OF RACETRAC, TANGLEBROOK, LLC, AND SOUTHERN CORNERSTONE, INC., DATED JUNE 22, 2001, RECORDED AUGUST 30, 2001 IN DEED BOOK 12424, PAGE 137, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A DEED TO SECURE DEBT AND A FINAL JUDGMENT RESULTING FROM A CIVIL ACTION. SAID DEED AND JUDGMENT AFFECT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
23. GEORGIA POWER EASEMENT DATED MAY 27, 1936 FROM W.H. DUREN, RECORDED IN DEED BOOK 432, PAGE 281, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
24. GEORGIA POWER EASEMENT DATED MAY 26, 1936 FROM J.W. DUREN, RECORDED IN DEED BOOK 432, PAGE 282, DEKALB COUNTY RECORDS; AND A GEORGIA POWER EASEMENT FROM R.G. DUREN, RECORDED IN DEED BOOK 432, PAGE 282, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
25. GEORGIA POWER EASEMENT DATED MAY 26, 1936 FROM F.S. RICKETT, RECORDED IN DEED BOOK 434, PAGE 107, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
26. GEORGIA POWER EASEMENT DATED APRIL 9, 1958 FROM J.G. NASH, RECORDED IN DEED BOOK 1336, PAGE 6, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
27. GEORGIA POWER EASEMENT PERMIT FOR ANCHORS, GUY POLES AND WIRES, DATED AUGUST 28, 1958 FROM W.H. DUREN, RECORDED IN DEED BOOK 1367, PAGE 353, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE GUY ANCHOR OR POLE. SAID EASEMENT MAY AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.
28. RIGHTS, IF ANY, UNDER THAT CERTAIN CONVEYANCE OF ACCESS RIGHTS FROM JDN ENTERPRISES, INC. TO DEPARTMENT OF TRANSPORTATION DATED APRIL 22, 1988, RECORDED IN DEED BOOK 6120, PAGE 763, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF ACCESS RIGHTS ALONG THE RIGHT OF WAY OF THE WESLEY CHAPEL ROAD EXCEPT AT DESIGNATED LOCATIONS. SAID CONVEYANCE OF ACCESS RIGHTS AFFECTS SUBJECT PROPERTY AT ITS COMMON BORDER WITH THE RIGHT OF WAY OF WESLEY CHAPEL ROAD.
29. EASEMENT AND DAMAGE WAIVER AS CONTAINED IN RIGHT OF WAY DEED FROM JDN ENTERPRISES, INC. TO DEKALB COUNTY, GEORGIA DATED APRIL 26, 1988, RECORDED MAY 4, 1988 IN DEED BOOK 6124, PAGE 616, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF WESLEY CHAPEL ROAD, ALSO INCLUDES A DRAINAGE EASEMENT. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: C018481.69 COMMITMENT DATE: DECEMBER 4, 2019 AT 8:00 AM SCHEDULE B, PART II EXCEPTIONS
AS TO TRACTS 1 - 2:
11. EASEMENT FROM J.E.M. ENTERPRISES, INC. TO GEORGIA POWER COMPANY, DATED AUGUST 6, 1978, RECORDED AT DEED BOOK 3929, PAGE 21, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
12. EASEMENTS FOR DRAINAGE, CONSTRUCTION AND MAINTENANCE CONVEYED IN THAT CERTAIN RIGHT OF WAY DEED FROM J.E.M. ENTERPRISES, INC. TO DEKALB COUNTY, DATED SEPTEMBER 28, 1981, RECORDED AT DEED BOOK 4545, PAGE 592, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF WESLEY CHAPEL ROAD, ALSO INCLUDES A DRAINAGE EASEMENT. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.
13. EASEMENT FROM J.E.M. ENTERPRISES, INC. TO GEORGIA POWER COMPANY, DATED NOVEMBER 4, 1981, RECORDED AT DEED BOOK 4571, PAGE 137, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
14. ACCESS AND DRAINAGE EASEMENT BY AND BETWEEN MARVIN L. KOMSAROW, SAM T. INGRAM, STEVEN L. COCHRAN, ERIKA M. KOMSAROW, AND ROY W. WEAVER, AND JDN ASSOCIATES, LIMITED PARTNERSHIP, WESLEY CHAPEL, A GEORGIA LIMITED PARTNERSHIP, DATED JULY 24, 1989, RECORDED AT DEED BOOK 6492, PAGE 714, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT AND A DRAINAGE EASEMENT. SAID EASEMENTS AFFECT SUBJECT PROPERTY. SUPPORTING DOCUMENT IS ILLEGIBLE; UNABLE TO PLOT.
AS TO TRACT 3:
15. GEORGIA POWER EASEMENT DATED MAY 28, 1981 FROM RACETRAC PETROLEUM, INC., RECORDED IN DEED BOOK 4571, PAGE 122, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.
16. RIGHT OF WAY DEED FROM RACETRAC PETROLEUM, INC. TO DEKALB COUNTY DATED APRIL 11, 1988, RECORDED IN DEED BOOK 6114, PAGE 664, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF WESLEY CHAPEL ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.
17. CONVEYANCE OF ACCESS RIGHTS FROM JDN ENTERPRISES, INC. TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED APRIL 22, 1988, RECORDED IN DEED BOOK 6120, PAGE 763, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF ACCESS RIGHTS ALONG THE RIGHT OF WAY OF THE WESLEY CHAPEL ROAD EXCEPT AT DESIGNATED LOCATIONS. SAID CONVEYANCE OF ACCESS RIGHTS AFFECTS SUBJECT PROPERTY AT ITS COMMON BORDER WITH THE RIGHT OF WAY OF WESLEY CHAPEL ROAD.
18. GEORGIA POWER EASEMENT DATED AUGUST 22, 1988 FROM JDN ENTERPRISES, INC., RECORDED IN DEED BOOK 6248, PAGE 579, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS AFFECT THE SUBJECT PROPERTY SUPPLIED DOCUMENT TOO VAGUE TO PLOT.
19. GEORGIA POWER EASEMENT DATED NOVEMBER 1, 1996 FROM RACETRAC PETROLEUM, INC., RECORDED IN DEED BOOK 9297, PAGE 139, DEKALB COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY, SUPPLIED DOCUMENT TOO VAGUE TO PLOT.

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)(1), 8, 11-14, 16-19, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 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

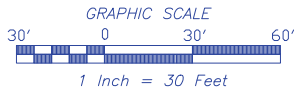
PREPARED FOR: CSC PROPERTIES, LLC FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF: 2450, 2452, 2470 WESLEY CHAPEL ROAD AND 4292 NEW SNAPPFINGER WOODS DRIVE DECATUR, GA 30035 COUNTY: DEKALB DISTRICT: 15 STATE: GEORGIA LAND LOTS: 130 & 131

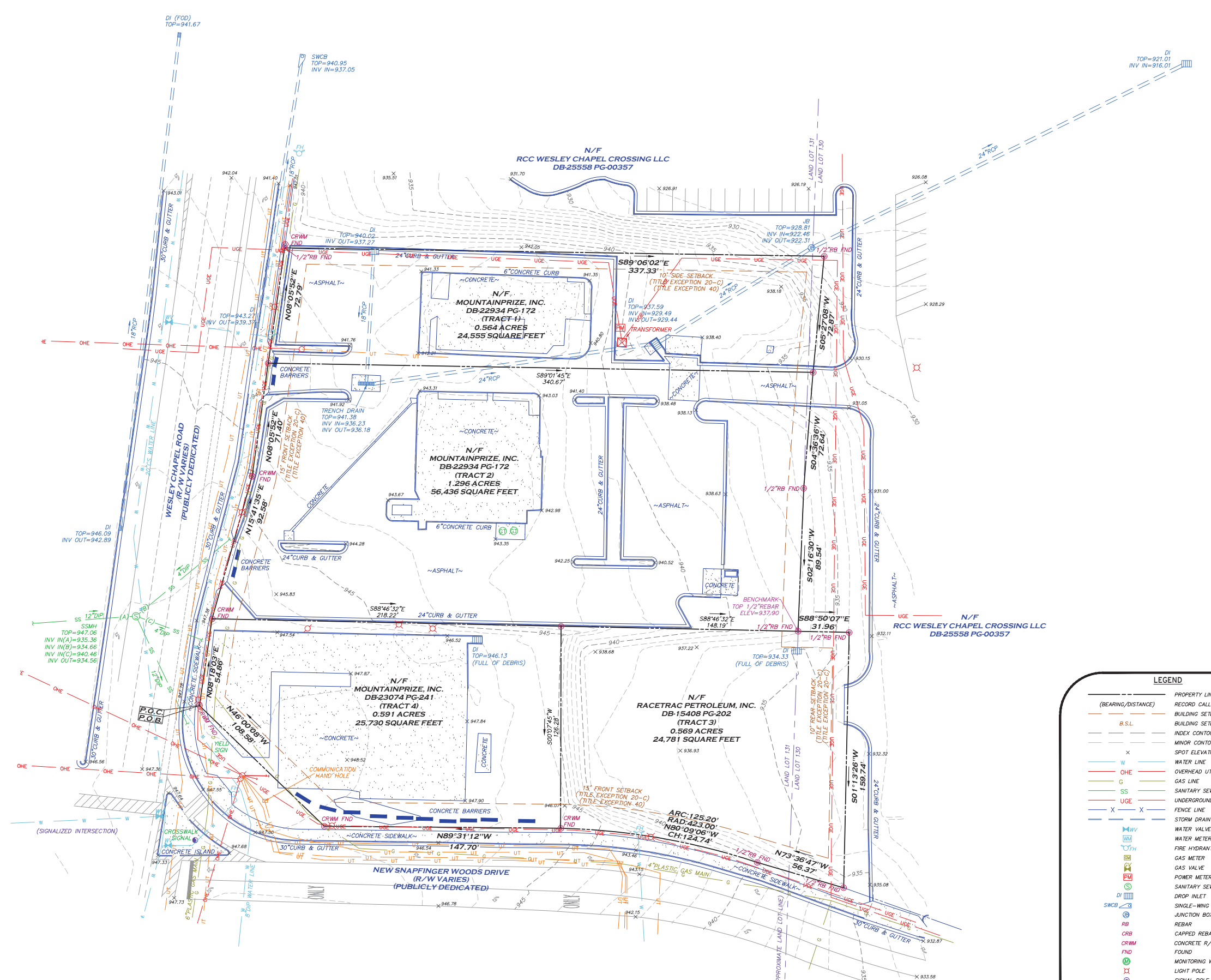
Table with 2 columns: DATE, DESCRIPTION. Includes a section for REVISIONS.

Lowery & Associates LAND SURVEYING, LLC logo and contact information. Includes date: FEBRUARY 19, 2020, job #: 202860, scale: 1"=30', sheet: 1 OF 2.





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)(1), 8, 11-14, 16-19, & 21 OF TABLE 4 THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2020.

Mitchell Lowery, Georgia RL# 3109  
 DATE OF PLAT OR MAP: FEBRUARY 19, 2020

**LEGEND**

- |                    |                           |
|--------------------|---------------------------|
| (BEARING/DISTANCE) | PROPERTY LINE             |
| (B.S.L.)           | RECORD CALLS              |
| ---                | BUILDING SETBACK LINE     |
| ---                | BUILDING SETBACK LINE     |
| ---                | INDEX CONTOUR             |
| X                  | SPOT ELEVATION            |
| W                  | WATER LINE                |
| OHE                | OVERHEAD UTILITY LINE     |
| G                  | GAS LINE                  |
| SS                 | SANITARY SEWER LINE       |
| UGE                | UNDERGROUND ELECTRIC LINE |
| X                  | FENCE LINE                |
| X                  | STORM DRAIN PIPE          |
| WV                 | WATER VALVE               |
| WM                 | WATER METER               |
| FH                 | FIRE HYDRANT              |
| GM                 | GAS METER                 |
| GV                 | GAS VALVE                 |
| PM                 | POWER METER               |
| S                  | SANITARY SEWER MANHOLE    |
| DI                 | DROP INLET                |
| SWCB               | SINGLE-WING CATCH BASIN   |
| J                  | JUNCTION BOX              |
| RB                 | REBAR                     |
| CRB                | CAPPED REBAR              |
| CRWM               | CONCRETE R/W MONUMENT     |
| FND                | FOUND                     |
| U                  | MONITORING WELL           |
| L                  | LIGHT POLE                |
| P                  | SIGNAL POLE               |
| O                  | SIGN                      |

LOWERY & ASSOCIATES  
 LAND SURVEYING, LLC  
 317 GRASSDALE ROAD  
 CARTERSVILLE, GA 30012  
 WWW.LOWERYLANDSURVEYS.COM  
 770-334-8186  
 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 SNAPFINGER 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

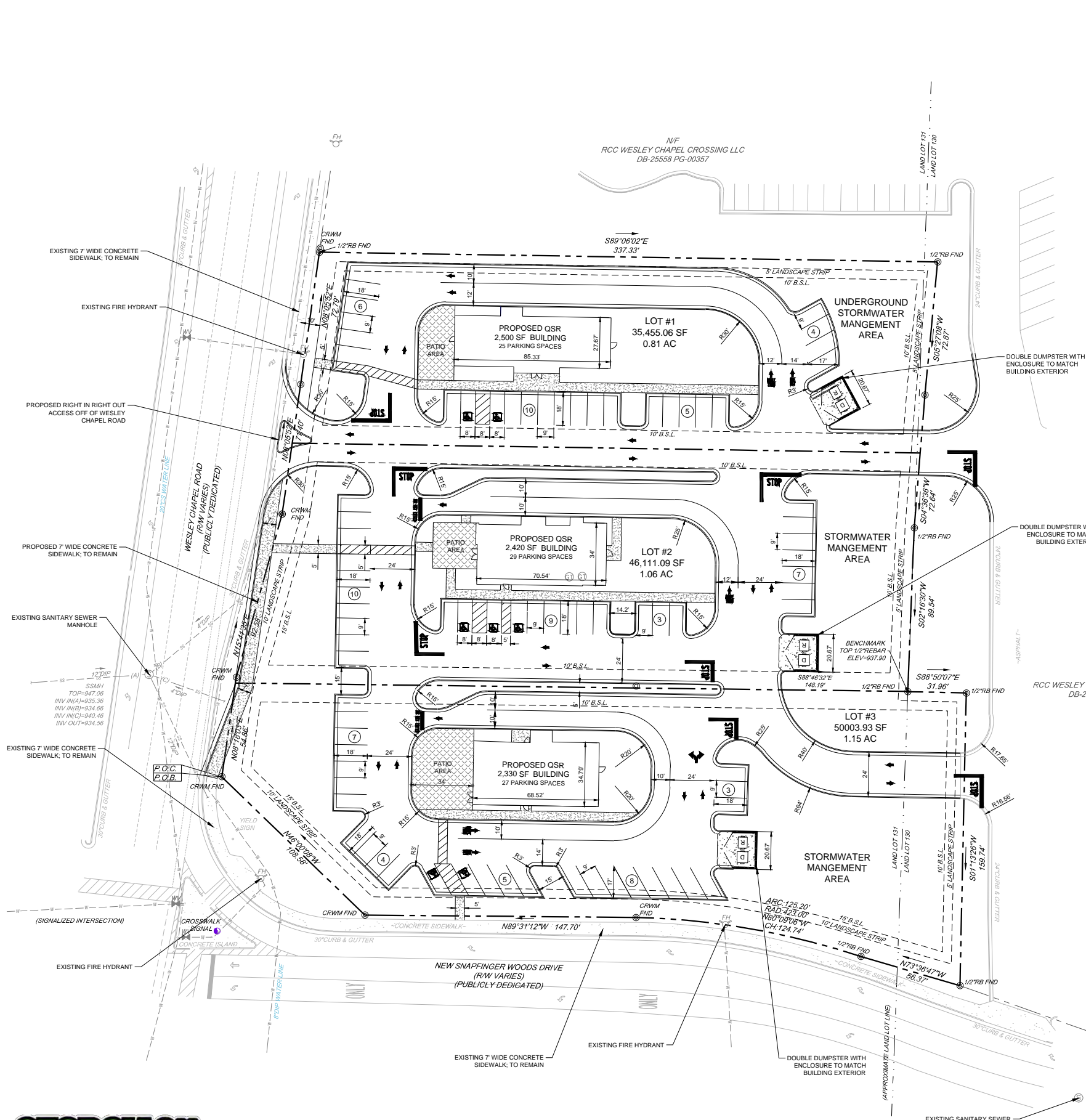
**BUILDING SETBACK REQUIREMENTS:**  
 FRONT STREET: 10'  
 SIDE YARD: 10'  
 REAR YARD: 10'  
 MAX. BUILDING HEIGHT: 20 STORIES  
 PROPOSED BUILDING HEIGHT: 20 FEET

**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 / 25,455 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

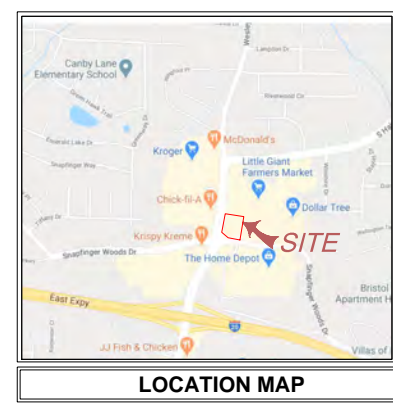
**PARKING SPACE CALCULATIONS:**  
 LOT #1 - 2,500 SF X 1/150 = 16.66 SPACES MIN. 2,500 SF X 1/75 = 33.33 SPACES MAX.  
 LOT #2 - 2,420 SF X 1/150 = 16.13 SPACES MIN. 2,420 SF X 1/75 = 32.26 SPACES MAX.  
 LOT #3 - 2,330 SF X 1/150 = 15.53 SPACES MIN. 2,330 SF X 1/75 = 31.06 SPACES MAX.  
 TOTAL - 48.32 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



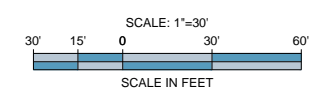
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0154J DATED MAY 16, 2013.

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



**GENERAL NOTES:**

1. CURRENT OWNERS: MOUNTAINPRIZE, INC. & RACETRAC PETROLEUM, INC. P.O. BOX 2425 SMYRNA, GA. 30081
2. FUTURE OWNER: CSC PROPERTIES, LLC
3. DEVELOPER: CSC PROPERTIES, LLC 5795 ULMERTON ROAD CLEARWATER, FL 33760 727-446-3444
4. ENGINEER: FORESIGHT GROUP 3740 DAVINCI COURT SUITE 100 PEACHTREE CORNERS, GA. 30082 770-368-1399
5. SITE ADDRESS: NORTHEAST CORNER OF WESLEY CHAPEL ROAD AND NEW SNAPPING 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 SNAPPING 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 - 1.296 ACRES (55,436 SF) EX. LOT #3 - 0.569 ACRES (24,781 SF) EX. LOT #4 - 0.591 ACRES (25,730 SF)



ENGINEER:

**FORESIGHT group**

Foresight Group, Inc. | www.fg-inc.net  
 3740 Davinci Ct. | 770.368.1399  
 Suite 100 | 770.368.1944  
 Peachtree Corners, GA 30092

DEVELOPER:

**CSC PROPERTIES**

CSC PROPERTIES, LLC  
 5795 ULMERTON RD.  
 CLEARWATER, FL 33760

CONTACT: DEREK OBERSCHALL

PROJECT:

**MULTI-TENANT DEVELOPMENT - WESLEY CHAPEL RD**

WESLEY CHAPEL ROAD AND NEW SNAPPING WOODS DRIVE  
 DEKALB COUNTY, GA  
 LL 130 & 131 DISTRICT 19  
 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 GROUND-COVER 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 + 6,861 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**

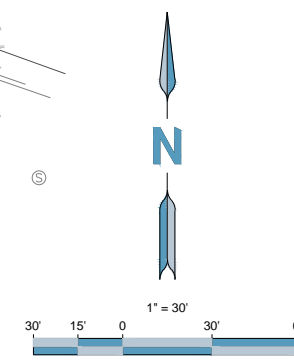
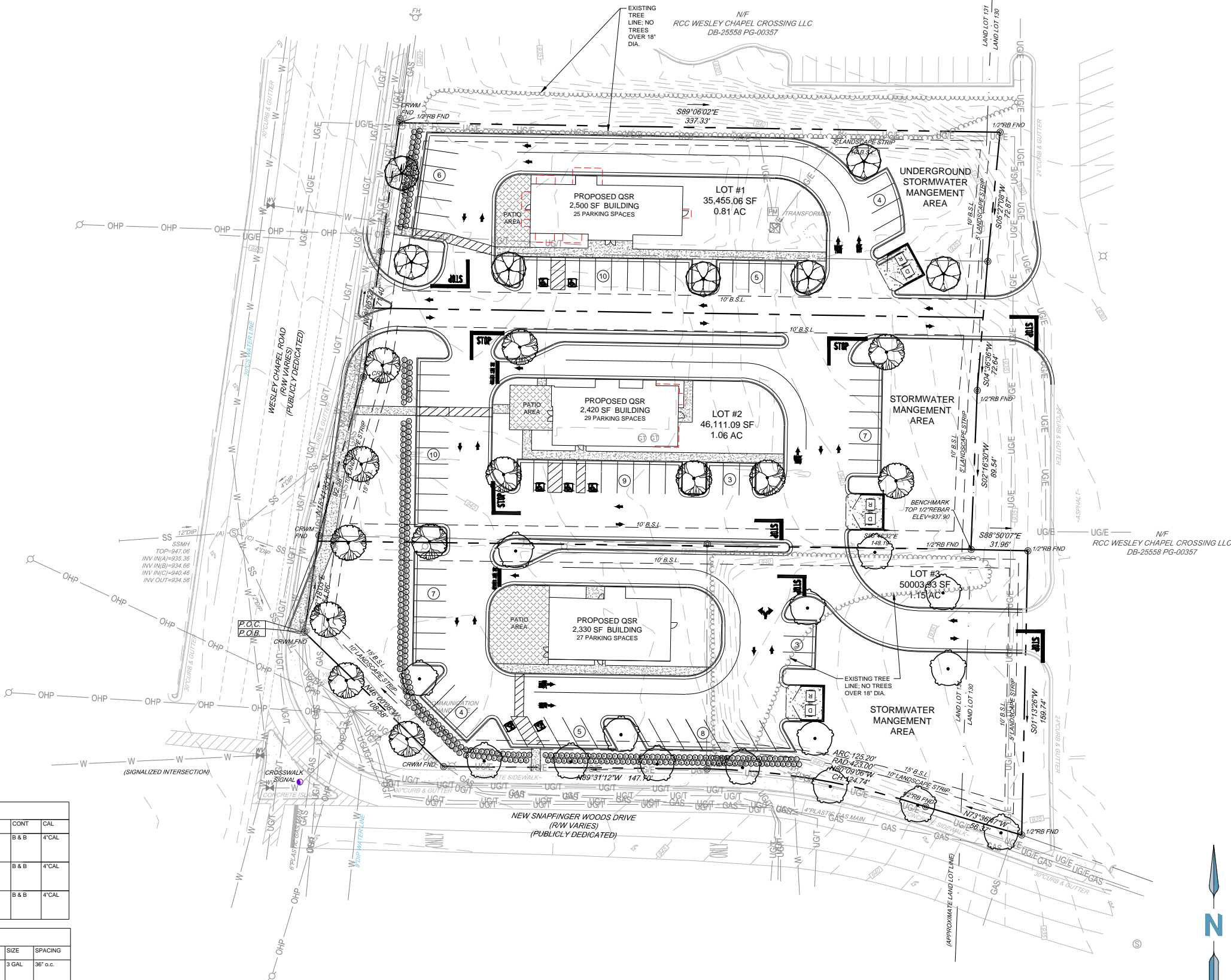
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	6	NYSSA SYLVATICA / BLACK GUM MIN 10 HT, 6" CLEAR TRUNK, NATIVE	B & B	4" CAL
	13	QUERCUS TEXANA / MITTALL OAK MIN 14 HT, 6" CLEAR TRUNK	B & B	4" CAL
	15	QUERCUS SHUMARDII / SHUMARD RED OAK MIN 14 HT, 6" CLEAR TRUNK, NATIVE	B & B	4" CAL

**PLANT SCHEDULE**

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



Know what's below.  
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ENGINEER:  
**FORESITE group**  
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Peachtree Corners, GA 30092 | f | 770.368.1944

DEVELOPER:  
**USC PROPERTIES**  
CSC PROPERTIES, LLC.  
5765 ULMERTON RD.  
CLEARWATER, FL 33760  
CONTACT: DEREK OBERSCHALL

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DECATUR, DEKALB COUNTY, GA  
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# 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.





# WESLEY CHAPEL ROAD RETAIL DEVELOPMENT

## Decatur, GA

04.29.2020

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