Mayor and Council Session

700 Doug Davis Drive
Hapeville, GA 30354

August 6, 2019 6:00PM

Agenda

1. Call To Order

2. Roll Call
   Mayor Alan Hallman
   Alderman Mike Rast
   Councilman at Large Travis Horsley
   Councilman Ward I Mark Adams
   Councilman Ward II Chloe Alexander

3. Welcome

4. Pledge Of Allegiance

5. Invocation

6. Presentations

6.I. Virginia Avenue Roundabout Study And Wayfinding Project Update By Stantec Representative, Mitchell Greenway

Background:

The City of Hapeville is undertaking a study that will examine the option for development of a roundabout at the Virginia Avenue/Doug Davis Drive/Clay Place/Hamilton Avenue intersection. This project- *the Hapeville Wayfinding & Virginia Avenue Roundabout Study and Demonstration Project*- will build from the previous LCI Studies. Mitchell Greenway of Stantec Consulting Services will present a project update and next steps.

Documents:

COUNCIL_MTG_VIRGINIA_AVE_REDUCED (1).PDF

6.II. Tourism Product Development (TPD) Presentation By David Burt

Background:

Mayor and Council unanimously approved changing the City of Hapeville's hotel/motel tax designation from 7% to 8% in early 2018, allowing the city to allocate and spend revenue collected for Tourism Product Development, or TPD, projects. A TPD committee was subsequently formed to research and prioritize potential expenditures. David Burt will present these projects to Mayor and Council on behalf of the TDP committee for discussion.

Documents:

TPD PRESENTATION 08062019.PDF
BLUE RIDGE JOB DESCRIPTION.PDF
COLORFUL MODERN.PDF
CONCRETE SEAT WALL.PDF
MUSEUM DOCENT POSITION DESCRIPTION.PDF

PROJECT REFERENCES.PDF
RETAIL QUOTE_REDACTED.PDF
SOURCEWELL QUOTE_REDACTED.PDF

7. Public Hearing

7.I. Consideration And Action On Rezoning Request For The Property Located At 0 Porsche Drive

Background:

Porsche Cars North America, Inc. is requesting approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Numbers 14 0096 LL 0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the rezoning request. Staff supported their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

0 PORSCHE DRIVE - REZONING APPLICATION.PDF
PLANNERS REPORT 0 PORSCHE REZONING.PDF
SUMMARY MINUTES - 07-09-2019.PDF
LEGAL NOTICE, 07-16-2019.PDF

7.II. Consideration And Action On U-V Text Amendment - 2nd Reading

Background:

Consideration to amend Chapter 93 (Zoning), Section 93-11.2-3 (Permitted uses) to update the U-V Zone permitted uses.

The Planning Commission considered this item on June 13, 2019 and recommended the Mayor and Council approve the text amendment. Staff supported their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

ORDINANCE TO AMEND U-V RESEARCH AND DEVELOPMENT.PDF
LEGAL NOTICE, 7-02-2019.PDF
PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESEARCH AND DEVELOPMENT.PDF

7.III. Consideration And Action On Zoning Map Text Amendment - 2nd Reading

Background:

The City is initiating a zoning map amendment for Parcel ID 14 0096 LL0627, owned by the Development Authority of the City of Hapeville and 14 0096 LL0544, owned by the City of Atlanta, from U-V, Urban Village to B-P, Business Park. The land is presently a hotel (2 Porsche Drive) and vacant land (0 Porsche Drive).

The Planning Commission considered this item on July 9, 2019 and recommended the Mayor and Council approve the zoning map amendment. Staff supported their recommendation.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

ORDINANCE TO AMEND ZONING MAP.PDF
PROPOSED - HAPEVILLE ZONING MAP AMENDMENT.2.PDF
PLANNERS REPORT B-P REZONING CITY INITIATED UPDATE 8-2.PDF
LEGAL NOTICE, 07-19-2019.PDF

8. Questions On Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

9. Consent Agenda

9.I. Approval Of Minutes

- July 2, 2019
- July 16, 2019

9.II. Approval Of Executive Session Minutes

- July 2, 2019
- July 16, 2019

9.III. Consideration And Action On Changin' Hearts Foundation Inc. Request To Use Jess Lucas Park On October 5, 2019 For Their "Laps For Chatt" Event

Background:

Changin' Hearts Foundation, Inc. is requesting to use Jess Lucas Park on October 5 from 9AM-12PM for their annual charity walk to raise funds for the organization. They will have a DJ and family-oriented fun such as hula hooping, gymnastics, raffles, and cake walks. Approximately 75-100 people will attend the event.

Documents:

EVENT REQUEST FORM FOR CHANGIN HEARTS FOUNDATION.PDF

9.IV. Consideration And Action On 2019 Audit Engagement Letter From Mauldin & Jenkins

Background:

Our Auditors, Mauldin & Jenkins have provided the City of Hapeville with the attached 2019 Engagement Letter for the financial/compliance audit. Mauldin & Jenkins has

been awarded the audit through fiscal year 2019. Staff recommends Council authorize approval to sign the audit engagement letter.

Documents:

CITY OF HAPEVILLE 2019 ENGAGEMENT LETTER.PDF

9.V. Consideration And Action On Fire Engine Proposal

Background:

The Fire Department desires to purchase a custom-built Pumper Truck Fire Apparatus with the minimum specifications provided in the component report package. Fire Department staff researched multiple fire apparatus dealerships and their pricing opportunities. At the present time, the Fire Department has received a single proposal from William Fire Apparatus. The proposal shall be valid for forty-five (45) days from the date of July 2nd, 2019.

The delivery of suggested vehicle is approximately 14 months and thus will be a FY 2021 acquisition. At present, the City's intent is to finance the vehicle under similar terms as the recently acquired ambulance. Should circumstances change and afford the ability to make an outright purchase, the recommendation will be brought before Mayor and Council.

Staff respectfully requests Council's approval to purchase the one (1) Sutphen Heavy Duty Custom Pumper & loose equipment allowance.

Documents:

HAPEVILLE GA - 2019 SUTPHEN PUMPER PROPOSAL.PDF

9.VI. Consideration And Action To Approve Rubber Designs In The Amount Of $ 42,316.71 To Install A Bonded Rubber Mulch Track Surface At Jess Lucas Park.

Background:

The current track at Jess Lucas Park is comprised of rock dust and dirt. A new rubberized track will provide a comfortable walking surface that will not require constant replenishing and will provide a cleaner surface to walk on. The other bid was from Play South in the amount of $46,976.This project will be funded with TPD funds.

Documents:

MULCH TRACK 1.PDF
MULCH TRACK.PDF

10. Old Business

10.I. Consideration And Action On Designation Of Traffic Engineer And Responsibilities Text Amendment - 2nd Reading

Background:

Consideration and action to amend Chapter 41 (Traffic and Motor Vehicles), Section 41-1-6 (Designation of traffic engineer; responsibilities) of the City Code of Ordinances to update the language to allow for an alternate decision-making body for matters relating to the traffic engineer. The City Manager is suggesting modifying the current ordinance to allow for Council to make decisions regarding traffic and motor vehicles, if need be, and to allow for consistency with decisions that may be made my Council in the future.

Attached for consideration and action is the ordinance. A first reading was conducted on July 16.

Documents:

ORDINANCE - TRAFFIC ENGINEER.PDF

11. New Business

11.I. Consideration On Ordinance To Amend Residential Driveway Requirement - 1st Reading

Background:

On June 4, Council voted to extend the gravel moratorium until October 31, 2019. Attached for consideration is a permanent ordinance clarifying the regulations regarding the surface and maintenance of residential driveways.

Documents:

ORDINANCE TO AMEND RESIDENTIAL DRIVEWAY REQUIREMENT.PDF

11.II. Consideration And Action On Theater Signs

Background

With the coming completion of the theater, we have before Mayor and Council signage for the theater. In your packet are renderings for the signs and the corresponding Planner's report. Per the report, the proposed theater signage is at variance with City ordinance. As a City structure, and a focal point of Main Street redevelopment, staff defers to Mayor and Council regarding the decision on the signage.

Documents:

599 NORTH CENTRAL AVENUE - 1.PDF
599 NORTH CENTRAL AVENUE - 2.PDF
599 NORTH CENTRAL AVENUE - 3.PDF
PLANNERS REPORT 599 N. CENTRAL AVE.PDF

11.III. Discussion Initiated By Councilman Adams On Tree Maintenance

Background

Hapeville is a Tree City and has a long history of tree conservation and preservation. Admittedly as trees age, and go through cycles of growth, abundance, drought, disease and death, residents, business and the City have to make ongoing decisions on tree maintenance. Councilman Adams has requested an open discussion on our tree canopy, maintenance and balancing tree conservation with the realities of an aging canopy.

Documents:

HAPEVILLE, GA CODE OF ORDINANCE - TREE CONSERVATION 93-2-14.PDF

12. City Manager Report

13. Public Comments
    Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

14. Mayor And Council Comments

15. Executive Session
    When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

16. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.

VIRGINIA AVE INTERSECTION STUDY

August 6, 2019

1891 Hapeville GEORGIA

Stantec

sizemoregroup

PROJECT GOALS



PROJECT GOALS

Safety



PROJECT GOALS

Safety

Functionality



PROJECT GOALS

Safety

Functionality

Signage/Wayfinding



PROJECT GOALS

Safety

Functionality

Signage/Wayfinding

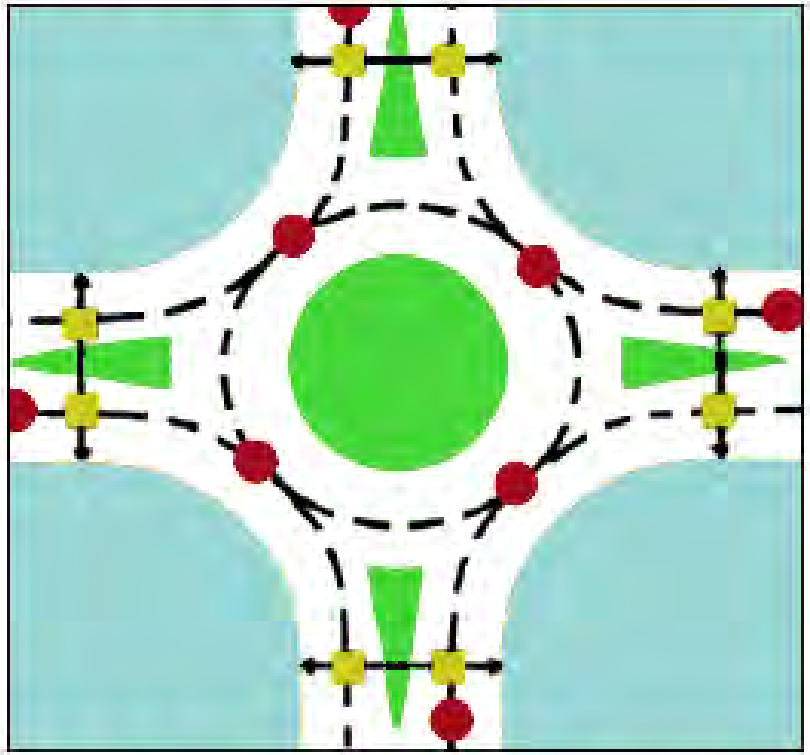
Beautification




VIRGINIA AVE
VIRGINIA CURVE PACKAGE
Premium Cigars & Lottery
VIRGINIA CURVE PACKAGE
CLAY PLACE
drive thru
TAXI

SAFETY

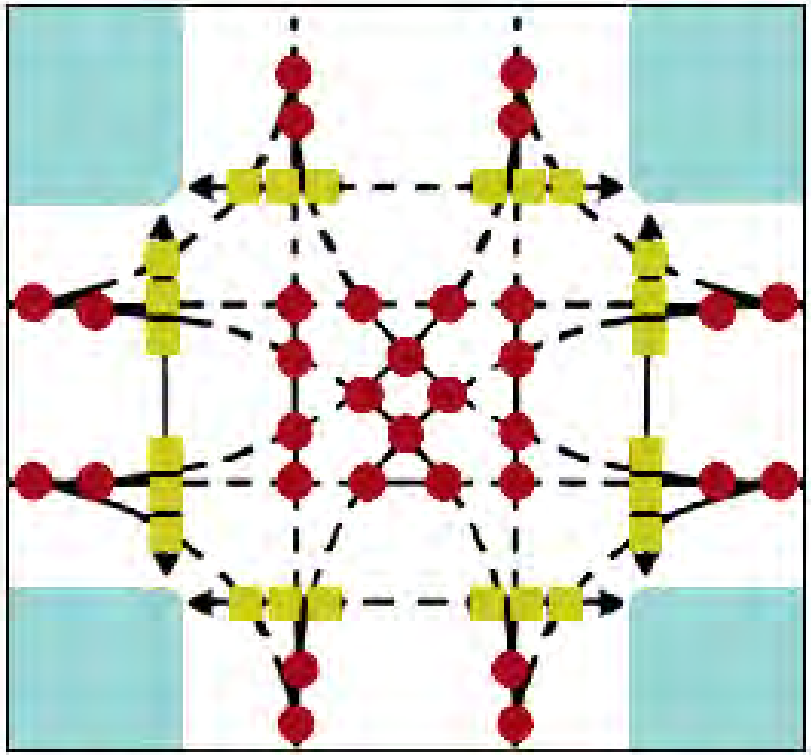
Roundabout



8 Vehicle conflicts

8 Pedestrian conflicts

Intersection



32 Vehicle conflicts

24 Pedestrian conflicts

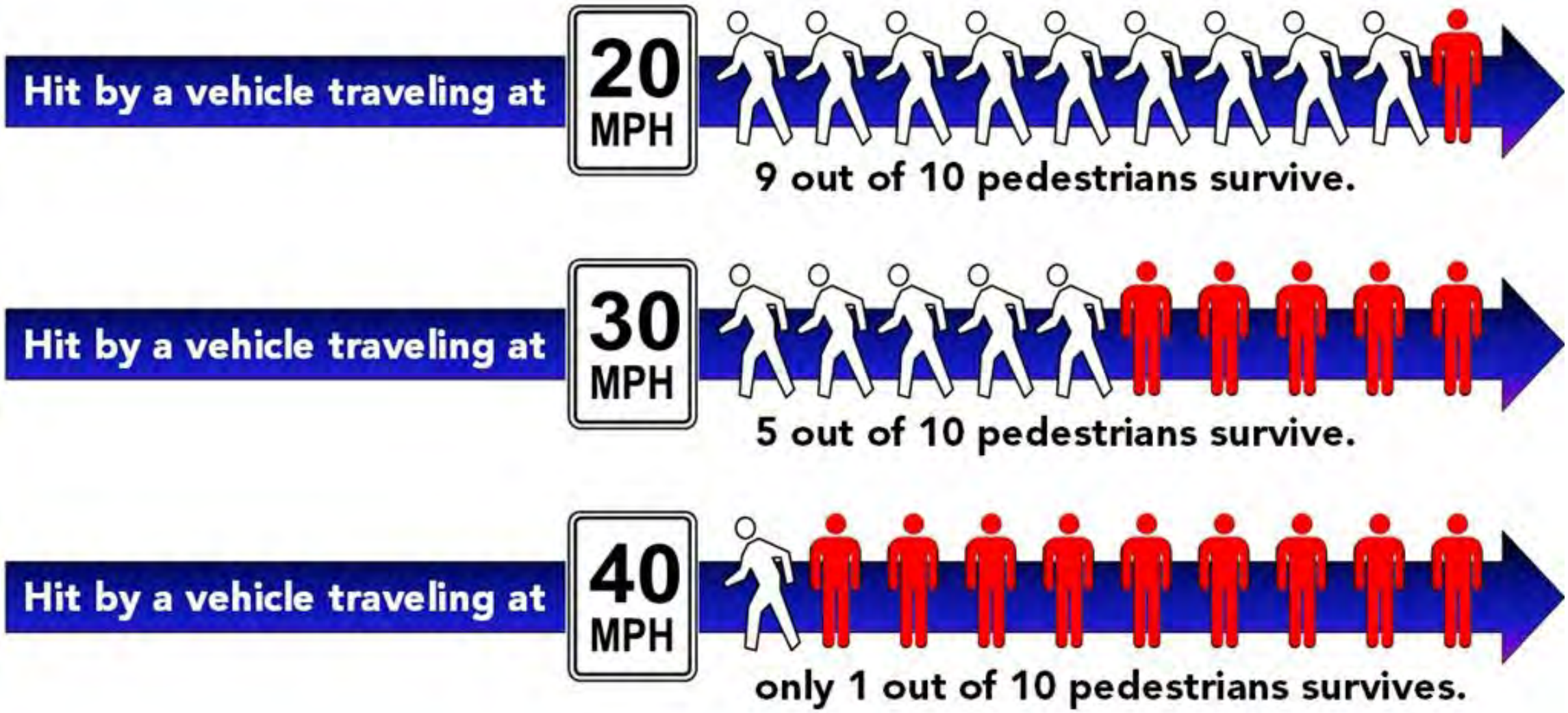


image from nextstl.com



Crash Summary

Virginia Avenue at Doug Davis Drive

13 crashes total (2016-2018)

- Rear end (42%)
- Angle (23%)
- Sideswipe (42%)

Only 1 injury

Virginia Avenue at Hamilton Avenue

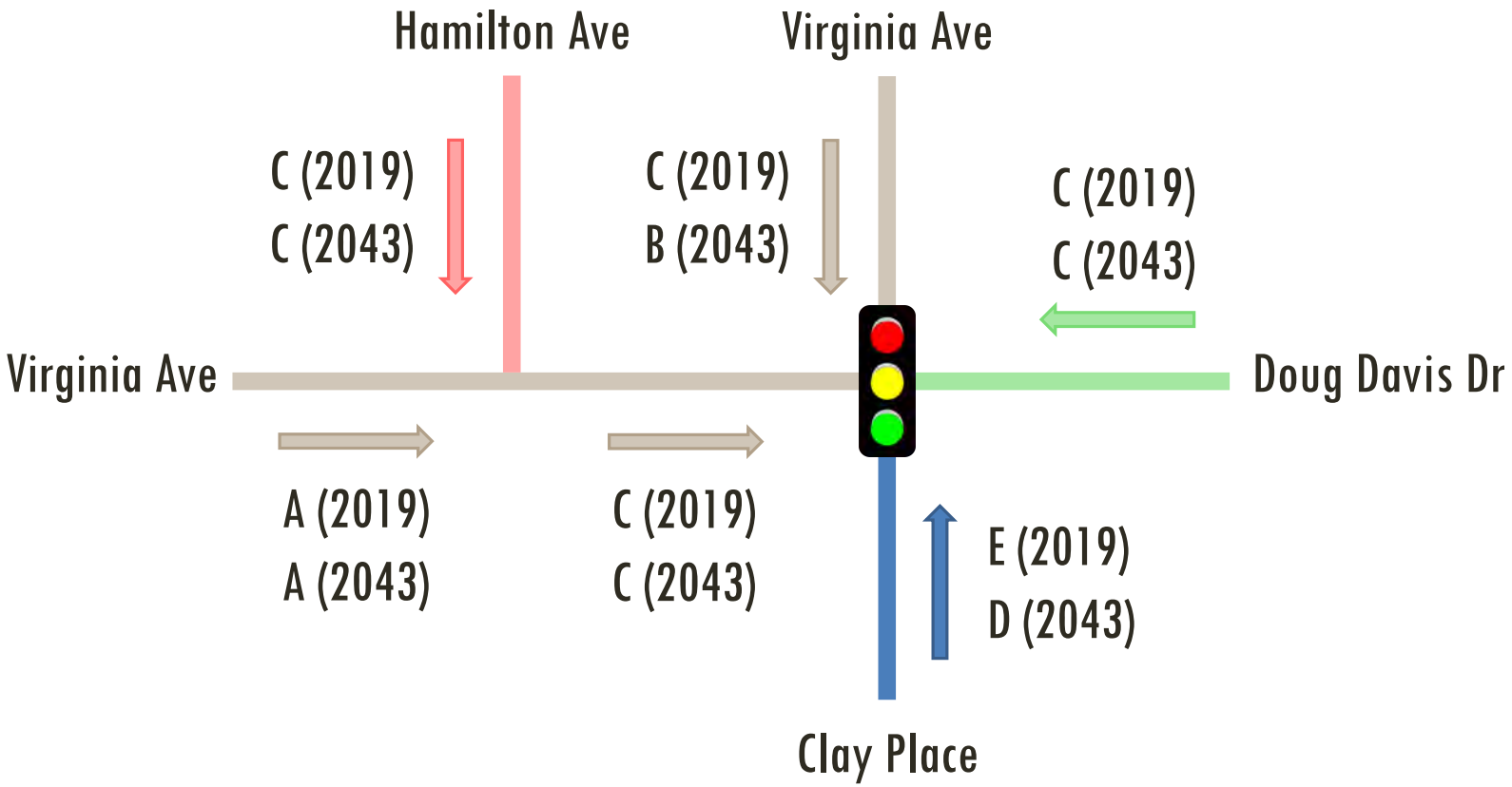
- One angle
- One sideswipe

FUNCTIONALITY



WHAT IS HAPPENING AT THE INTERSECTION?

Intersection Performance

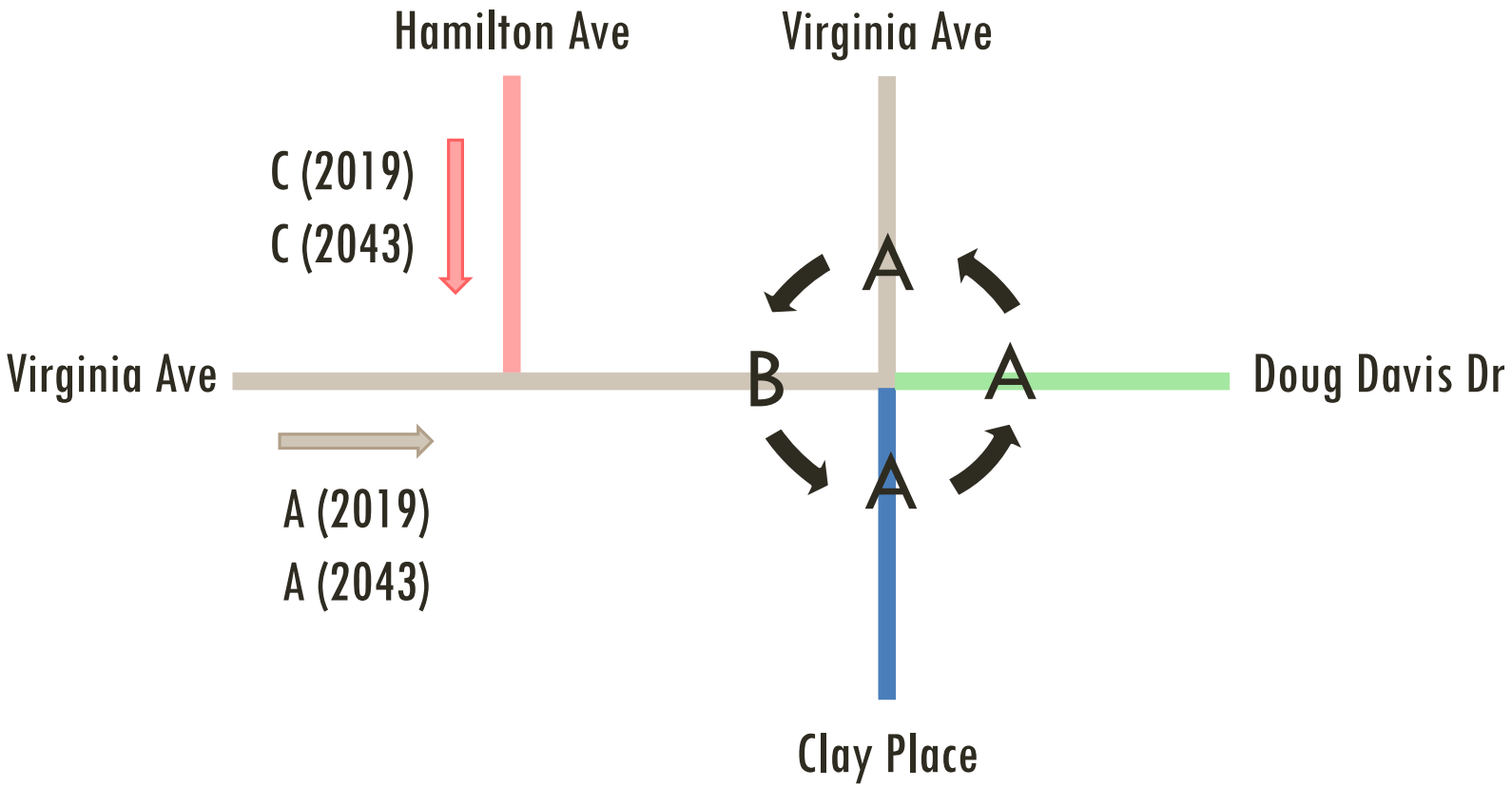


AADT
11,000 (2019)
13,625 (2043)



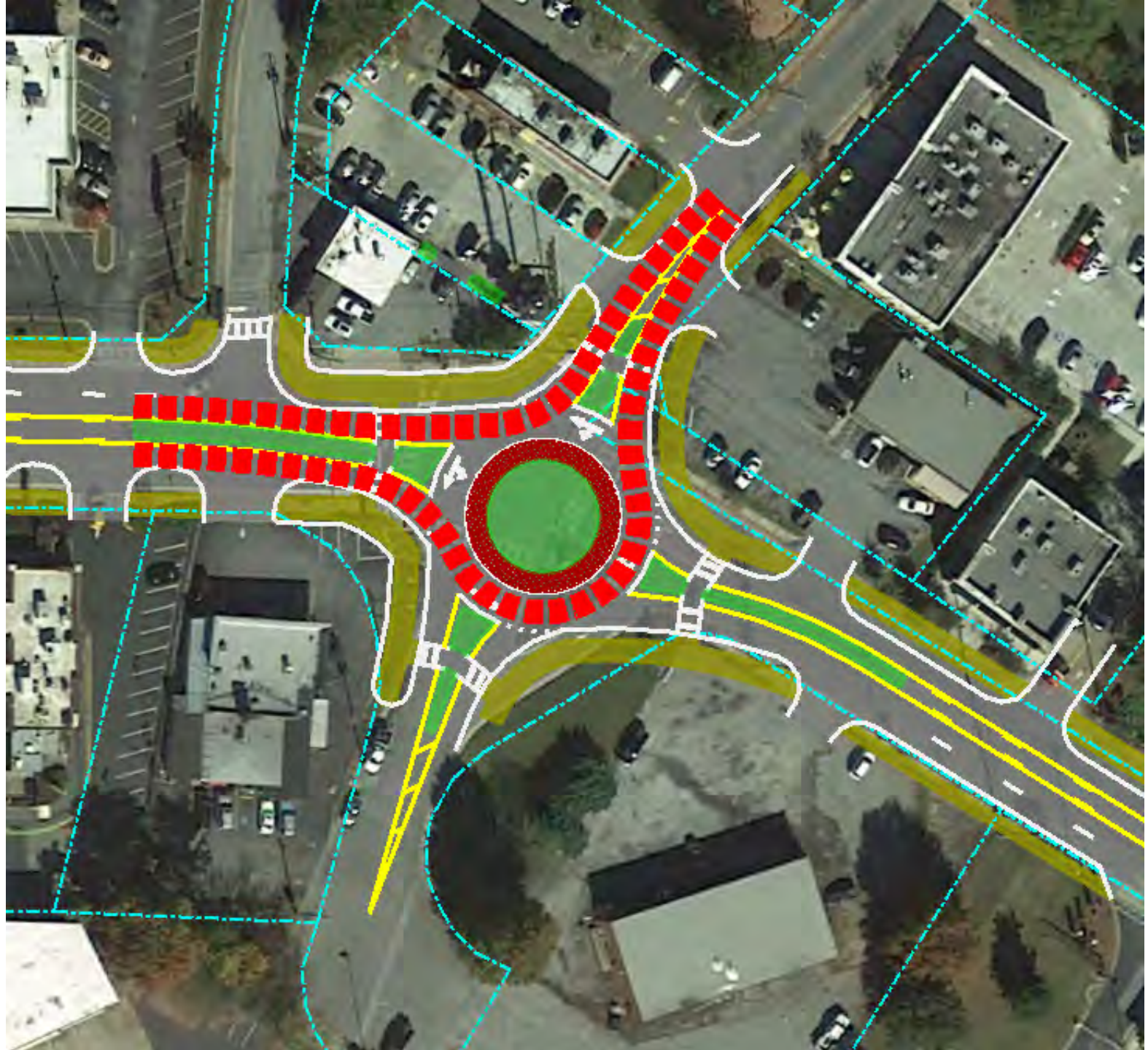
WHAT WILL HAPPEN AT THE INTERSECTION?

Intersection Performance



AADT
11,000 (2019)
13,625 (2043)



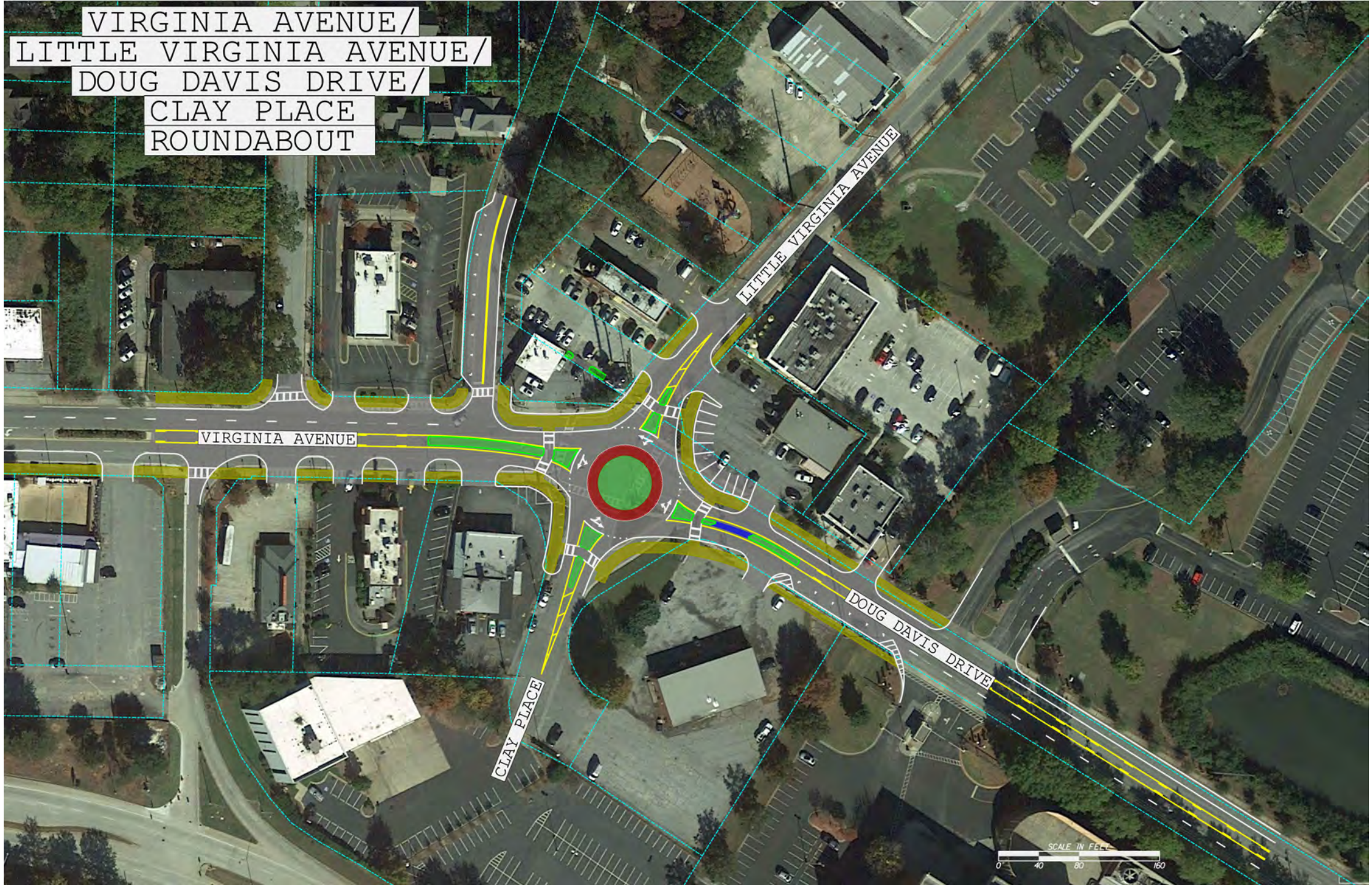





VIRGINIA AVE
YIELD

DEMONSTRATION VS DESIGN

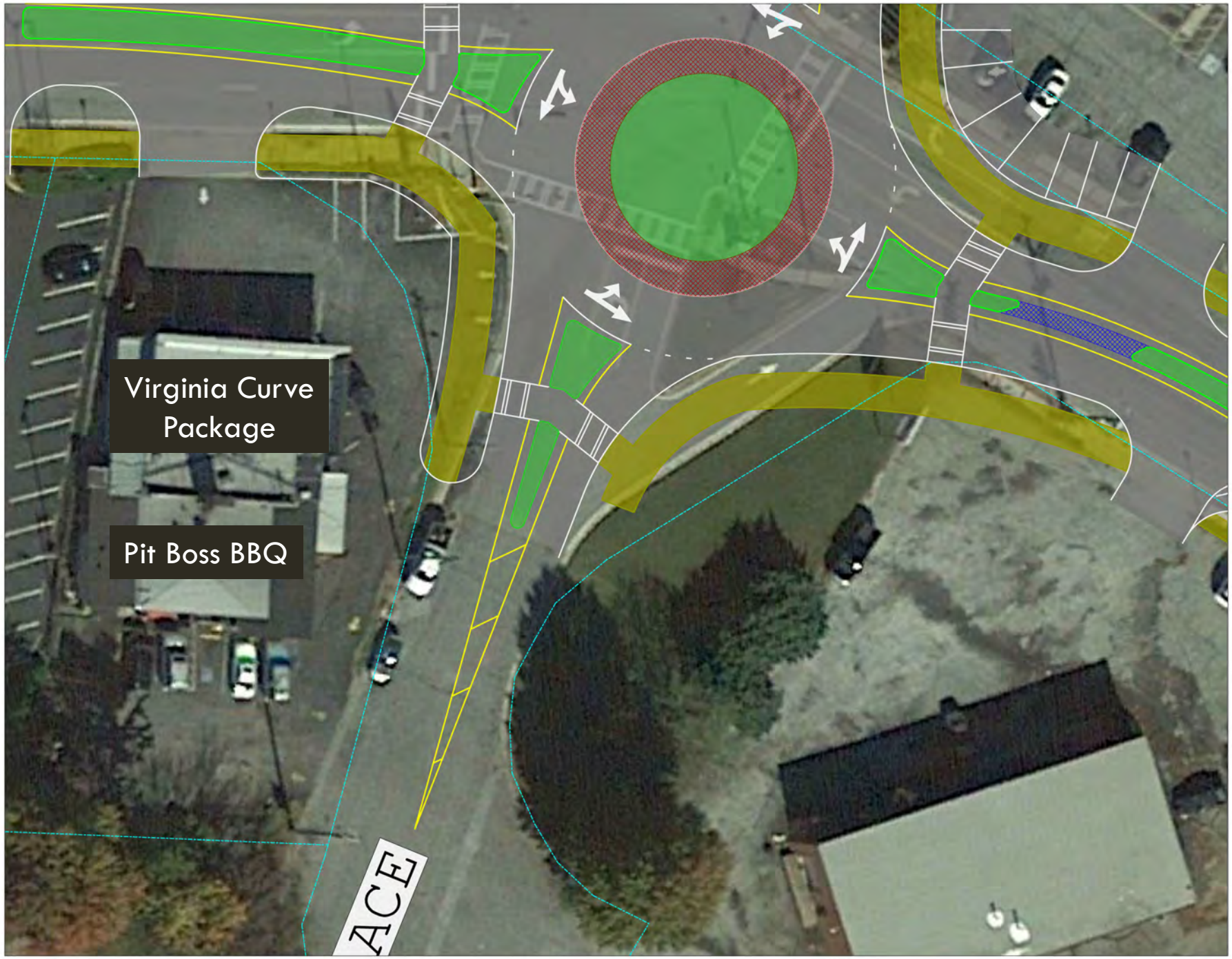



VIRGINIA AVENUE/
LITTLE VIRGINIA AVENUE/
DOUG DAVIS DRIVE/
CLAY PLACE
ROUNDABOUT
VIRGINIA AVENUE
LITTLE VIRGINIA AVENUE
DOUG DAVIS DRIVE
CLAY PLACE
SCALE IN FEET
0
40
80
160

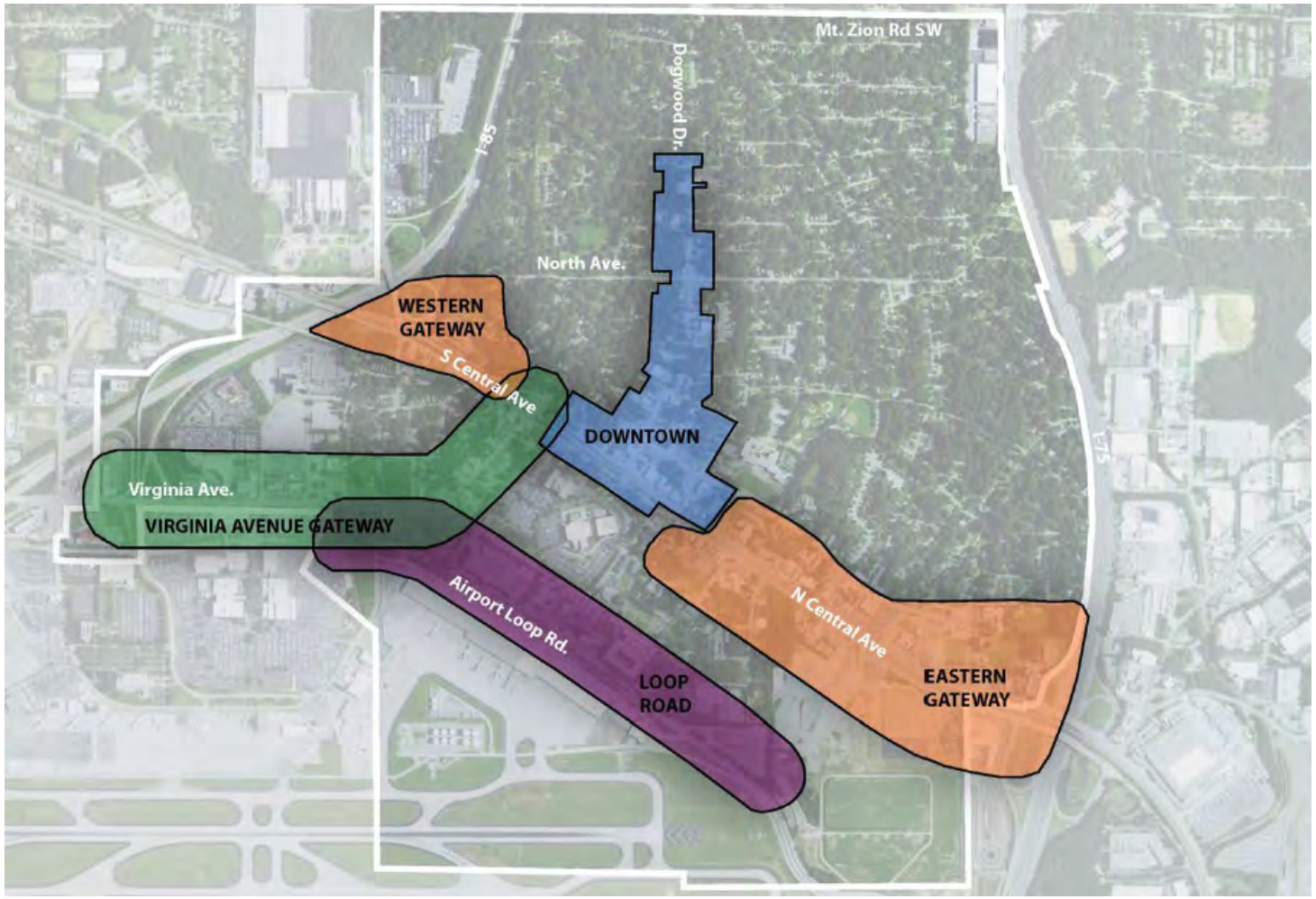



Schlotzsky's
Waffle House
Grecian Gyro


Johnny's Pizza
Jimmy John's
DOUG DAVI

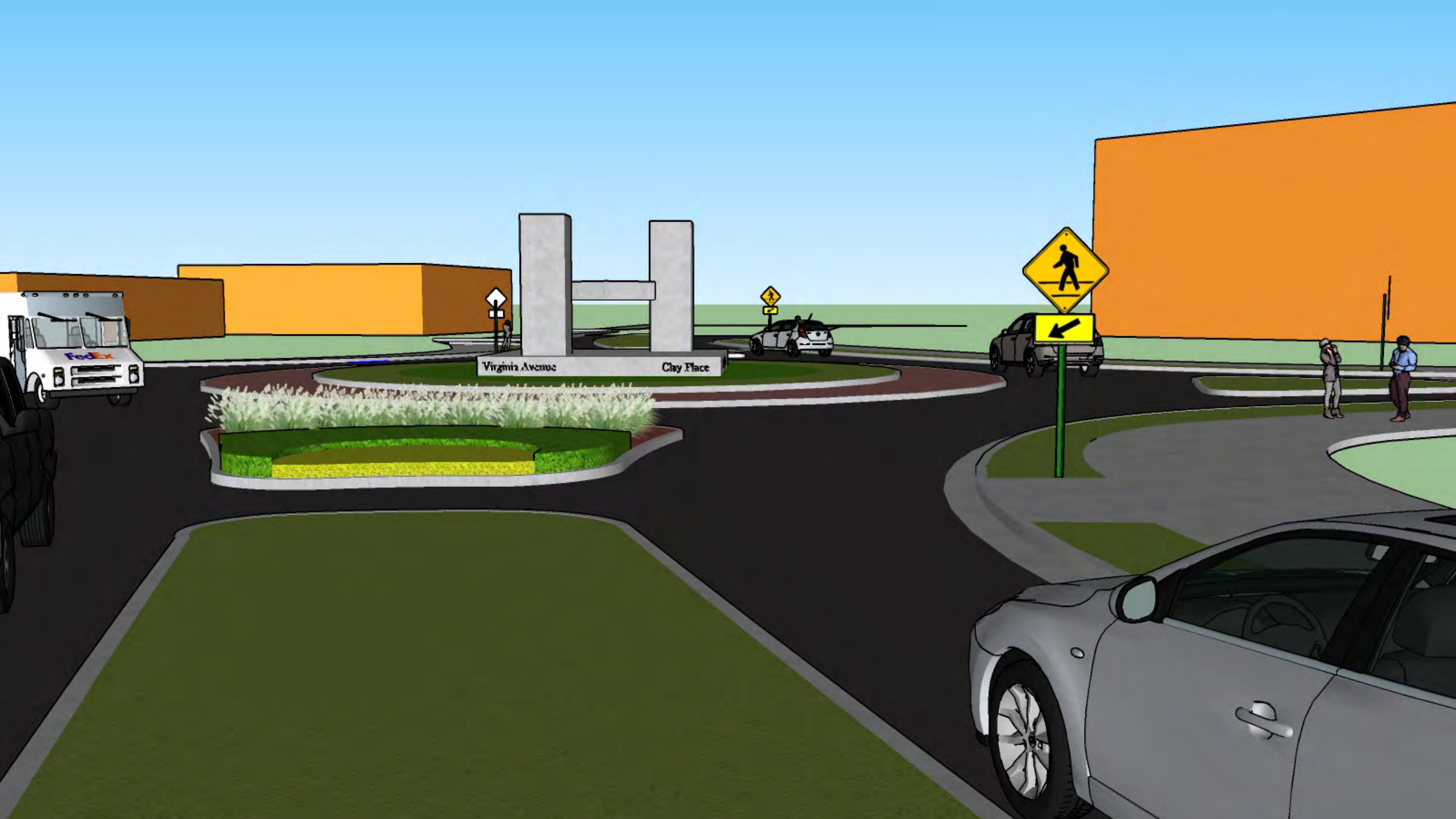

Virginia Curve Package
Pit Boss BBQ
ACE

WAYFINDING & GATEWAY




Virginia Avenue
Clay Place
FedEx


FedEx
Virginia Avenue
Clay Place


FedEx
Virginia Avenue
Clay Place


FedEx
Virginia Avenue
Clay Place

NEXT STEPS

AUGUST 13
PLANNING COMMISSION PRESENTATION
6:00 PM

AUGUST 15
COMMUNITY MEETING
6:00 PM

TouRiSM Product Development (TPD)

Project Proposals- August 2019



TPD Committee Members

- Katrina Bradbury, Development Authority Representative
- Chloe Alexander, Council Representative
- David Burt, Economic Development Representative
- Shannon Short, Community Representative
- Tim Young, City Manager

2019 TPD Committee Goals :

1. Enhance Quality of Life for residents, leading to an organic increase in visitors
2. Eliminating Long-Standing Blight in the city
3. Supporting Existing Projects and priorities as allowed by hapeville's current hotel/motel tax designation
4. Increasing Traffic to Hapeville's existing businesses

Capital Vs. Ongoing Projects-

Capital projects are higher-budget items to be financed over a predetermined number of years, While “onGoing” projects can be budgeted using existing funds.

Ongoing Projects Proposed Priority List

Annual Shuttle Operating Cost	~ $120,000
Painted Gateway Crosswalks	Up to $50,000
Wayfinding and Parking Signage	Up to $22,000
Depot Museum Part-Time Staff Position	~$30,000
Total	~$222,000 ($150,000 annually recurring expenses)

Capital Projects Proposed Priority List

Atlanta Printmakers Studio (748 Virginia Ave renovation)	$700,000
Pedestrian Bridge Art Installation	$72,000
Tourism and Trade Ride-Share Solution	$ 236,000
Splash Pad	Up to $350,000
Walking Paths	~$60,000
Skate Park	~150,000
Approximate Total	$ 1,568,000



Shared Ride Program - Costs and Considerations

- Vehicle passenger capacity
- Battery capacity
- Operating costs (contract vs. direct employment)
- Operating hours
- Supplemental funding- DMO, rental car excise taxes



Other Considerations

-Hand-Applied vs. Manufactured crosswalks.

-Spring-fed vs. reservoir supplied splash pads

-city staffed shuttle operators vs. contract labor

-Unanticipated overruns

The Blue Ridge Inn is excited to partner with the newest new transportation system in town….the Blue Ridge Runner. They are looking for new Drivers/Brand Ambassadors to get in on the ground floor of this new venture.



We're looking for great people to join our team and new business venture in Blue Ridge. The Blue Ridge Runner offers an eco-friendly shuttle service in downtown Blue Ridge, GA. It's a new type of fun transportation model that melds together local transportation, sustainable environmental consciousness, marketing and community service all in one. All our shuttles are sponsored by local businesses and our drivers will be brand ambassadors and market their

businesses while transporting our riders. The shuttle circulates around downtown, between local parking lots and has many stops around the tourist area in the central business district.

If you're "fun", "energetic", "personable", enjoy driving and love to talk about Blue Ridge, then you're the right person for us. We're looking for drivers who are fun, energetic, and knowledgeable about the city we call home, and can't wait to spread the word about what we have in town, things to do and places to go and market the businesses who advertise with us. Join our team of fun, passionate and driven professionals who want to make Blue Ridge a better place.

See the job description below.

Contact us at **info@blueridgerunner.com** or fill out the form at the bottom of this page. Please send us your contact information, and let us know why YOU would be a great driver/brand ambassador for the Blue Ridge Runner.



SHUTTLE DRIVER / BRAND AMBASSADOR

We're looking for great people to join our team and new business venture in Blue Ridge. The **Blue Ridge Runner** offers an eco-friendly shuttle service in downtown Blue Ridge, GA. It's a new type of fun

transportation model that melds together local transportation, sustainable environmental consciousness, marketing and community service all in one. All our shuttles are sponsored by local businesses and our drivers will be brand ambassadors and market their businesses while transporting our riders. The shuttle circulates around downtown, between local parking lots and has many stops around the tourist area in the central business district.

If you're "fun", "energetic", "personable", enjoy driving and love to talk about Blue Ridge, then you're the right person for us. We're looking for drivers who are fun, energetic, and knowledgeable about the city we call home, and can't wait to spread the word about what we have in town, things to do and places to go and market the businesses who advertise with us. Join our team of fun, passionate and driven professionals who want to make Blue Ridge a better place.

Job Title: Shuttle Driver / Brand Ambassador

Position Overview
Our shuttle drivers are more than just drivers; they are also brand ambassadors. Not only are you driving your passengers around downtown, but you're helping to educate them on Blue Ridge, local activities, events and things to do, as well as sharing information about our advertisers. You're a key component of marketing and executing a campaign for our local businesses.

Job Description
· Provide safe transportation for our customers using our all electric, eco-friendly shuttles

- Daily Preparation for each day's run and basic maintenance oversight for our electric shuttles (charging, stocking brochures, checking tires and operational readiness, cleaning)
- Provide information on local events, activities and businesses
- Provide information and answer questions about our advertisers
- Distribute marketing materials
- Track ridership
- Sell tickets

Job Requirements

- Clean driving record (driver check performed on every hire)
- Pass a pre-employment drug screen and regular drug testing
- Valid Georgia driver's license
- High school diploma
- Energetic, outgoing personality
- Good time-management, punctuality
- Ability to work with little supervision
- Knowledge of Blue Ridge area, attractions, businesses

- Well-groomed appearance
- Good communication skills (verbal and written)
- Prior experience in customer service

Schedule and Availability

We're flexible in our schedule to fit your schedule. We are looking to staff 2 shifts at day on weekends 10am – 4pm and 3pm – 8pm or 10am – 3pm and 2pm – 8pm

- Available to work on weekends (Friday, Saturday or Sunday) and on holidays
- 4 or 6 hour shifts
- Shuttles operate between 10am – 8pm on weekends and holidays
- Special shuttle routes for holidays or special events are possible for extra hours

I'm Interested! Contact me.

Thank you for showing interest in joining our team at Blue Ridge Rider. Please tell us why YOU would be a great Driver/Brand Ambassador. Fill out the following information and we'll get back to you shortly.

Name: *

Enter your E-mail: *

City:

Please tell us why YOU would be a great Driver/Brand Ambassador *

Submit Reset

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Crossville Garrison

W20085-2A | 3,246 SQ FT | 263 GPM | Perspective View | KT

Creating Compelling Aquatic Play Experiences

WATER ODYSSEY™ BY FOUNTAIN PEOPLE A PLAYCORE Company



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BY FOUNTAIN PEOPLE
A PLAYCORE Company

waterodyssey.com

Crossville Garrison

W20085-2A | 3,246 SQ FT | 263 GPM | Perspective View | KT

Creating Compelling Aquatic Play Experiences

WATER ODYSSEY™ BY FOUNTAIN PEOPLE A PLAYCORE Company

AQUATIC PLAY FEATURES



Gravity Shooter™
W056



Cool Stick™
W050



Bubbler™
W091



Popp Dropp™
W280



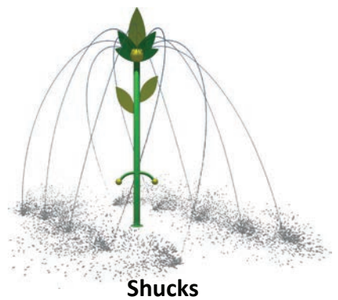
Ponytail™
W124



Orbit
C003



Massive Splash
W400



Shucks
C016



Aqua Arch™
W006



Turn-A-Round™
W214



Water Cage™
W012



Water Flower™
W071



Water Weave™
W093

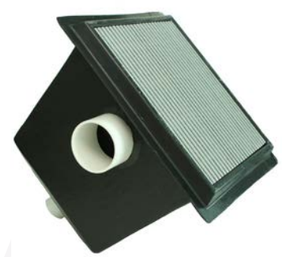


Water Rail™
W062

ACTIVATORS & DRAINS



Touch & Go™
W009



Maintenance Minimizer™
WMM-600

waterodyssey.com



Windsor Forest Splash Park

W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

CREATING COMPELLING
AQUATIC PLAY EXPERIENCES

WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company

Windsor Forest Splash Park

W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

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Windsor Forest Splash Park

W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

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W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

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W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

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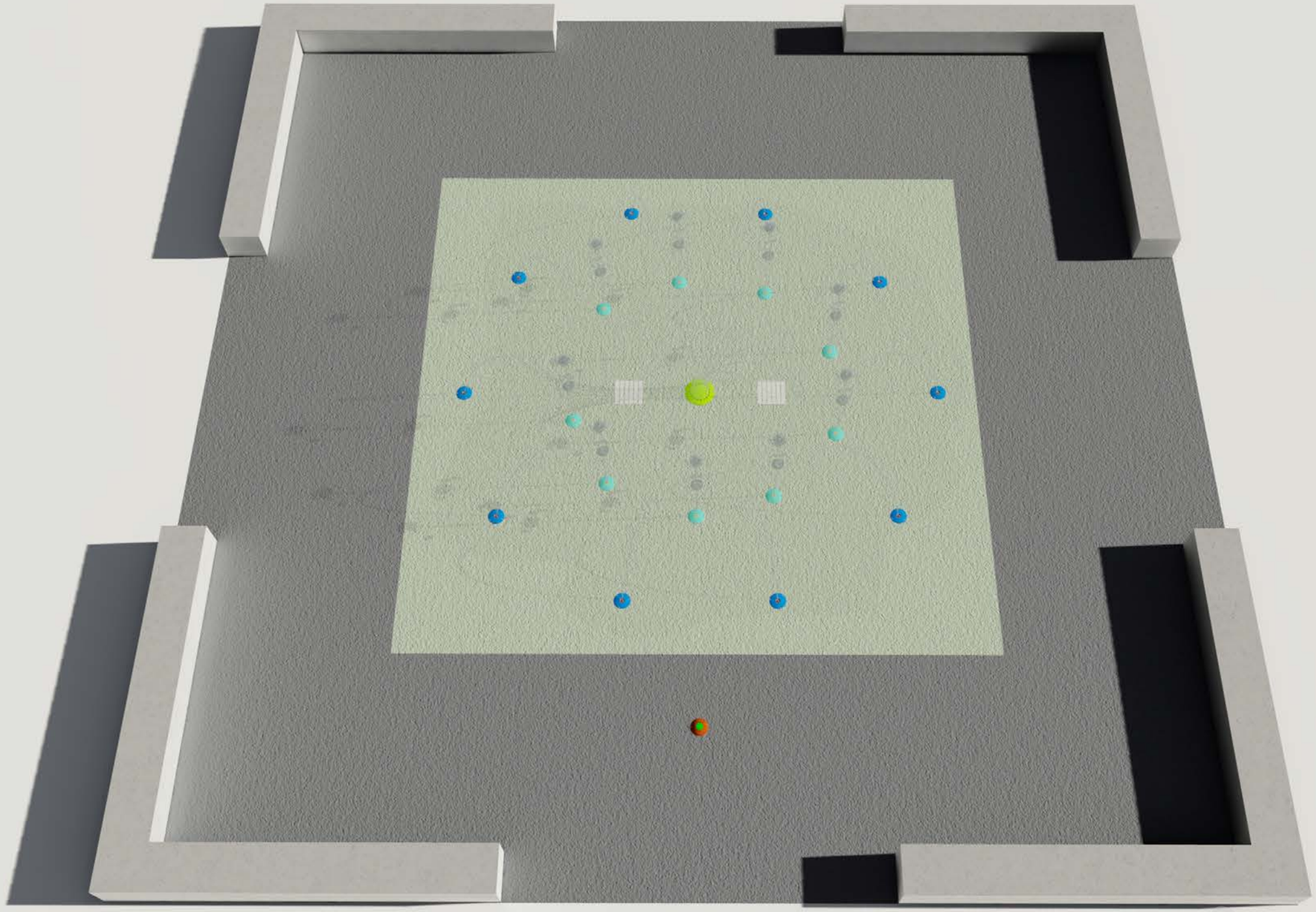


Windsor Forest Splash Park

W21759-1A | 98 GPM | 900 SQ FT | Perspective View | JH

CREATING COMPELLING
AQUATIC PLAY EXPERIENCES

WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company



WATERODYSSEY.COM

Windsor Forest Splash Park

W21759-1A | 98 GPM | 900 SQ FT | Park View | JH

CREATING COMPELLING
AQUATIC PLAY EXPERIENCES

WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company

AQUATIC PLAY FEATURES



Aqua Arch™
W006



Splash-O-Later™
W085



Water Weave™
W093

ACTIVATORS & DRAINS



Launch Pad™
Hard-Wired
W017



Plain Drain™
W200

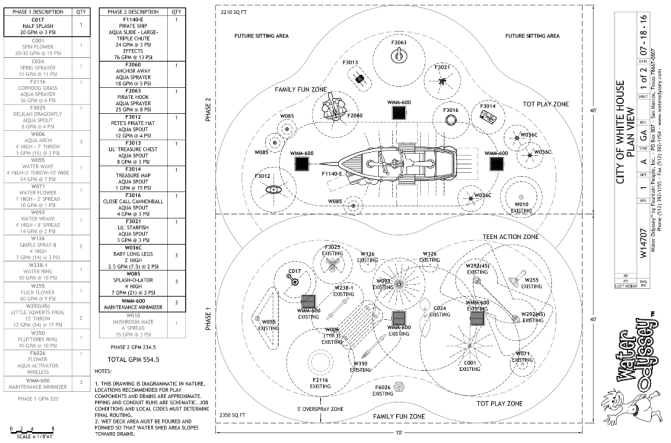
WATERODYSSEY.COM

MUSEUM DOCENT
POSITION DESCRIPTION

Job Title	Museum Docent
Staff Coordinator	Program Support Assistant
Objective	To advance the educational mission of the Museum of the Jimmy Carter Library by conducting tours and providing educational programs for the general public (children, adults, families).
Job Description	Docents conduct guided tours of the Museum for groups of students and adults. Utilizing the techniques of dialogue and inquiry, role play and storytelling, the docent encourages students to explore a Presidential Library. The programs may explore topics such as the election process, life in the White House and the 20th century Presidency. Docents assist in the development of educational programs and conduct special activities for students, adults and families.
Activities and Responsibilities	Docents complete an Introductory Training Course, study selected readings and accompany other docents on guided tours to gain knowledge and skills in leading groups. Docents conduct programs by greeting the groups and leading the tours and programs. He/she is involved in the evaluation of the groups and the programs.
Characteristics, Training, and Experiences	Docents must be enthusiastic, cheerful and willing to learn. They should have an interest in working with people, especially students, and be willing to become actively involved in the programs of the Museum. Experience or education in history, political science, art, or teaching can be helpful, although not required.
Supervision, Training, and Benefits	The Program Support Assistant trains and supervises. Docents will acquire teaching skills, gain an understanding of the purpose and activities of a Presidential Library and Museum, have access to resource publications, lesson plans, exhibit guides and background materials on the Library, Museum and exhibits. Docents may purchase Museum Gift Store items at a 15% discount. Docents may also gain free admission to the museum for up to 3 adults when accompanying the adults.

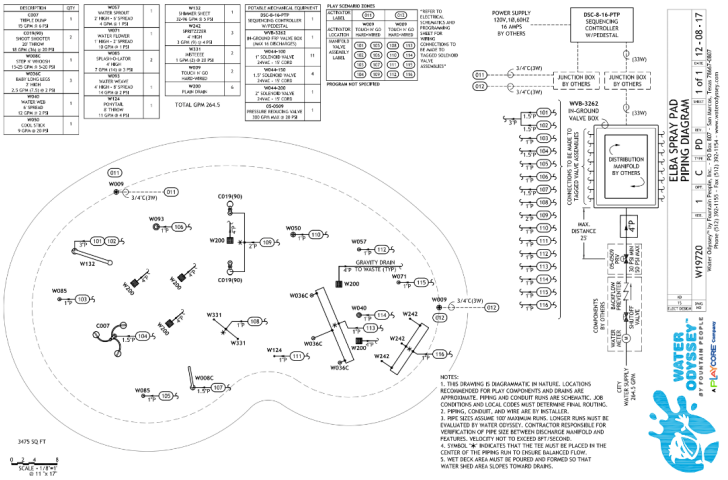
White House Splash Pad : City of White House : 14 week design/procurement - 29 day construction
Phase 1 - 2015. Phase 2 - 2017 : Cost - $550,000 : 5600 sf : Kevin Whittaker 615-672-4350 ext. 2115





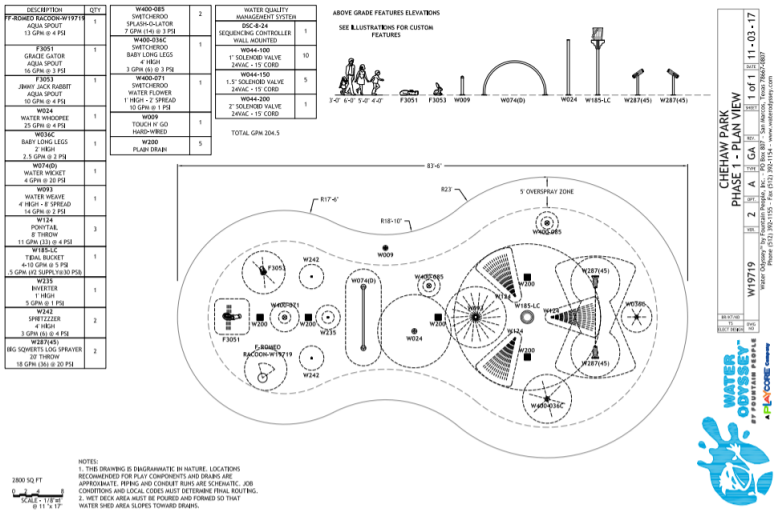
Elba Splash Pad : City of Elba : 12 week design/procurement - 14 day construction
Completed 2018 : Cost - $180,000 : 3500 sf : Greg Hanchey 334-897-6833





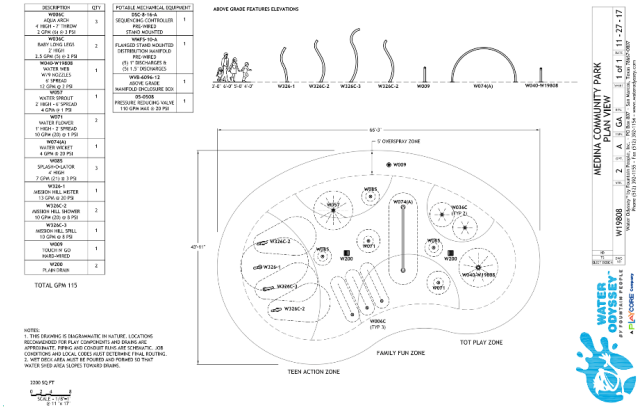
Gulf Breeze Splash Pad : Sunset Park : 16 week design/procurement - 28 day construction timeline
Completed 2018 : Cost - $190,000 : 2300 sf : Kathy Wortham 850-934-5140 kwortham@gulfbreezefl.org





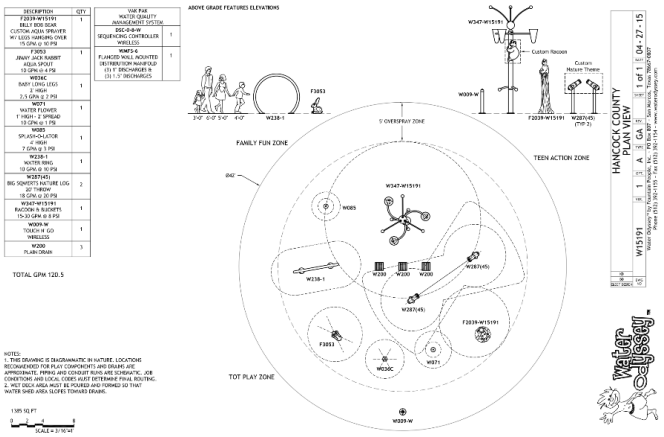
Community Park : City of Medina : 15 week design/procurement - 20 day construction timeline
Completed 2018 : Cost - $200,000 : 2500 sf splash/ 9000 sf total : Mike Hutcherson 731-781-1403





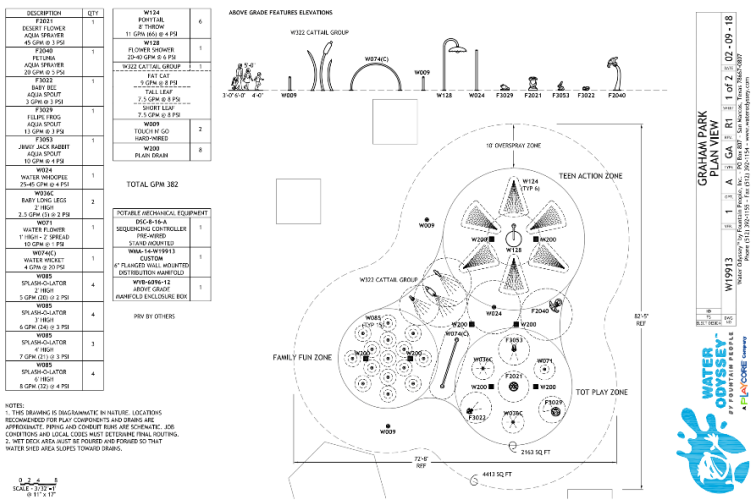
Rocky Hill Park : Hancock County : 13 week design/procurement - 24 day construction timeline
Completed 2016 : Cost - $210,000 : 1500 sf : Kevin Ladner 228-467-1894





Graham Park : Union City : 16 week design/procurement - 28 day construction timeline
Completed 2018 : Cost - $270,000 : 2500 sf / 9000 sf total : Ken Morris 731-885-0354





SPECIALTY CAR COMPANY

Quote No: **D061919-GEM3**

1545 Mountain Ind Blvd Stone Mountain GA 30083 * 770-446-3444 * Fax 770-662-8677

Bill To: City of Hapeville
3468 N Fulton Ave
Hapeville GA 30354

Ship To: City of Hapeville
3468 N Fulton Ave
Hapeville GA 30354

Date of Quote: 6/19/2019
Sales Person: Daniel Hedges
Cell: [redacted]

Phone: [redacted]
Email: thorsley@hapeville.org
Contact Travis Horsley

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION:

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION PRICE
6	2019 Polaris GEM e6 LSV - 6 Passenger New 48 Volt AC Drive w/ 6.5 kW Motor White Body Color Charcoal Bucket Seats - Weather Resistant Regenerative Braking Front Disc Brakes On Board Charger Deluxe Lights Kit (H/L, T/L, B/L, Horn, T/S, Hazards)	$ 15,799.00	$ 94,794.00
6	Amber Strobe Light 3 Point Safety Seat Belts Rack & Pinion Steering MacPherson Front Strut Dual A Arm Rear Suspension Solid Automotive Safety Glass Windshield w/ Wiper Back Up Camera	$ 158.00	$ 948.00
6	Max Li-Ion 12.4kW Batteries	$ 10,747.00	$ 64,482.00
6	Level 2 Charger (6x faster)	$ 6,241.00	$ 37,446.00
6	White Full Doors	$ 4,750.00	$ 28,500.00
6	Defrost and Windshield Washer	$ 499.00	$ 2,994.00
6	LED Headlights	$ 100.00	$ 600.00
6	Heating & Fan System	$ 524.00	$ 3,144.00
6	Tilt Steering w/ Electronic Power Steering	$ 1,049.00	$ 6,294.00
6	Sun Visor	$ 97.00	$ 582.00
6	Hub Caps	$ 28.00	$ 168.00
6	Trunkback	$ 835.00	$ 5,010.00
	Standard Retail Pricing.	***Sub Total***	***$ 244,962.00***
		Delivery	$ 250.00
NOTE:	Two (2) Year or 8,000 Miles Limited Warranty	Dest. & Prep	$ 8,100.00
	Pro Rated Warranty on Batteries	Title Fee	$ 108.00
	Limited Warranty:	Dealer Set Up Fee	$ 1,494.00
	Parts And Labor Except Tires And Abuse	**Sale Price**	**$ 254,914.00**
	Service Call Fee NOT Included	**TAVT TAX**	Exempt
	Local Metro Georgia Area Only	**TOTAL**	$ 254,914.00

TERMS	F.O.B.	Approx.Delivery Date	SHIPPED VIA
Collect on Delivery	Atlanta, GA	6-8 Weeks	SCC Truck

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within **/30 days. Applicable state or local taxes are not included. All credit terms must be approved by SPECIALTY CAR COMPANY prior to delivery. Customer to submit required credit information for credit approval. Delivery lead time of N/A to N/A normally required.

Accepted By:_____
Company:_____
Title:

Specialty Car Company
Daniel Hedges
Commercial Vehicle Sales Manager

Title:_____ Date:_____	Commercial Vehicle Sales Manager Thank you for your interest!

SPECIALTY CAR COMPANY

Quote No: **D061919-GEM3**

1545 Mountain Ind Blvd Stone Mountain GA 30083 * 770-446-3444 * Fax 770-662-8677

Bill To: City of Hapeville
3468 N Fulton Ave
Hapeville GA 30354

Ship To: City of Hapeville
3468 N Fulton Ave
Hapeville GA 30354

Date of Quote: 6/19/2019
Sales Person: Daniel Hedges
Cell: [redacted]

Phone: [redacted]
Email: thorsley@hapeville.org
Contact Travis Horsley

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION:

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION PRICE
6	2019 Polaris GEM e6 LSV - 6 Passenger New 48 Volt AC Drive w/ 6.5 kW Motor White Body Color Charcoal Bucket Seats - Weather Resistant Regenerative Braking Front Disc Brakes On Board Charger Deluxe Lights Kit (H/L, T/L, B/L, Horn, T/S, Hazards)	$ 14,327.00	$ 85,962.00
6	Amber Strobe Light 3 Point Safety Seat Belts Rack & Pinion Steering MacPherson Front Strut Dual A Arm Rear Suspension Solid Automotive Safety Glass Windshield w/ Wiper Back Up Camera	$ 143.00	$ 858.00
6	Max Li-Ion 12.4kW Batteries	$ 9,745.00	$ 58,470.00
6	Level 2 Charger (6x faster)	$ 5,659.00	$ 33,954.00
6	White Full Doors	$ 4,307.00	$ 25,842.00
6	Defrost and Windshield Washer	$ 452.00	$ 2,712.00
6	LED Headlights	$ 91.00	$ 546.00
6	Heating & Fan System	$ 475.00	$ 2,850.00
6	Tilt Steering w/ Electronic Power Steering	$ 951.00	$ 9,025.00
6	Sun Visor	$ 88.00	$ 528.00
6	Hub Caps	$ 25.00	$ 150.00
6	Trunkback	$ 757.00	$ 4,542.00
	Sourcewell Pricing Contract# 05117-PSI Client ID# 29544	***Sub Total***	***$ 225,439.00***
		Delivery	$ 250.00
NOTE:	Two (2) Year or 8,000 Miles Limited Warranty	Dest. & Prep	$ 8,100.00
	Pro Rated Warranty on Batteries	Title Fee	$ 108.00
	Limited Warranty:	Dealer Set Up Fee	$ 1,494.00
	Parts And Labor Except Tires And Abuse	**Sale Price**	**$ 235,391.00**
	Service Call Fee NOT Included	**TAVT TAX**	Exempt
	Local Metro Georgia Area Only	**TOTAL**	$ 235,391.00

TERMS	F.O.B.	Approx.Delivery Date	SHIPPED VIA
Collect on Delivery	Atlanta, GA	6-8 Weeks	SCC Truck

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within **/30 days. Applicable state or local taxes are not included. All credit terms must be approved by SPECIALTY CAR COMPANY prior to delivery. Customer to submit required credit information for credit approval. Delivery lead time of N/A to N/A normally required.

Accepted By:_____
Company:_____
Title:

Specialty Car Company
Daniel Hedges
Commercial Vehicle Sales Manager

Title:_____ Date:_____	Commercial Vehicle Sales Manager Thank you for your interest!

19-PC-07-15

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

Name of Applicant Porsche Cars North America, Inc.

Mailing Address c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone 404-965-3680 Mobile#_____

Email laurel@glawgp.com

Property Owner (s) Porsche Cars North America, Inc. c/o Paula Kelly

Mailing Address 1 Porsche Drive, Atlanta, Georgia 30354

Telephone 770-290-3833 Mobile#_____

Address/Location of Property: 0 Porsche Drive

Parcel ID #: 14 0096 LL0593, LL0601, LL0619

Square Foot of Property approx 1,457,299 sf Acres approx 33.455 acres

Present Zoning Classification U-V Proposed Zoning Classification B-P

Present Land Use undeveloped

Proposed Land Use auto service center and future development area

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Paula Campbell Kelly
Applicant's signature

Date: June 12, 2019

Sworn to and subscribed before me

This 12th **day of** June, **20**19.

Laura Malone
Notary Public

LAURA MALONE NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES APRIL 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

Porsche proposes to rezone the Subject Property to Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposes a state of the art auto service center and repair facility on a portion of the Subject Property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the Subject Property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

What are the reasons the property cannot be used in accordance with the existing regulations?

The existing zoning of U-V contemplated a mixed-use village of various retail, restaurant, multifamily, office, hotel and other uses. The vision for the future development of the Subject Property changed when Porsche relocated its North American Headquarters to approximately 20 acres of adjacent property within the Atlanta city limits. Future development will be more in keeping with a corporate business park rather than a mixed-use project with residential uses. Therefore, the rezoning of the Subject Property to B-P is appropriate.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes_____No NO

If so, why should this property be placed in a different zoning district than all adjoining property?

Adjoining properties are related to the Subject Property as they together form Porsche's corporate campus. Although, the Subject Property will be zoned to a different district than these adjoining properties, the proposed uses will be related to and compatible with adjacent and nearby office and other uses.

How would the proposed zoning change impact on public facilities and services?

The use of the Subject Property as proposed will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. It will not overly burden the water or sewer system or any other utilities that serve the site. In addition, the proposed rezoning is compatible with development that is allowed by FAA regulations that pertain to the Subject Property.

What environmental impacts would the proposed project have?

The Applicant is unaware of any potential environmental impacts. The proposed use will meet all local, state and federal environmental protection regulations that pertain to auto service and repair facilities.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The proposed rezoning area is in close proximity to the expanded airport runways. As a result, allowed uses are limited by FAA regulations. The proposed corporate campus is not only an ideal use for the Subject Property, but it will have a positive impact on economic development in the City of Hapeville.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes_____No NO

Please list any written proffered conditions below.

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

N/A

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I HAVE THE AUTHORITY TO SIGN ON BEHALF OF THE OWNER OF:

1 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A REZONING FOR THE PROPERTY.

Name of Applicant Porsche Cars North America, Inc. c/o The Galloway Law Group

Address of Applicant 1 Porsche Drive, Atlanta, Georgia 30354

Telephone of Applicant 404-965-3680

Paula Campbell Kelly
Signature of Owner

PAULA CAMPBELL KELLY, ASS'T SECRETARY
Print Name of Owner
on behalf of Porsche Cars North America, Inc.

Personally Appeared Before Me this 12 day of June, 2019.

Laura Malone
Notary Public

LAURA MALONE NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES APRIL 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

Date

_____

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR REZONING OF THE PROPERTY LOCATED AT:

0/1 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

_____

_____

City of Hapeville, County of Fulton, State of Georgia

Name of Attorney

Laurel David (bar no. 206505)

William Woodson Galloway (bar no. 283080)

Bar No.

Address

The Galloway Law Group, 3500 Lenox Rd., Suite 760

Atlanta, GA 30326

Telephone

404-965-3680

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on _____, 20____for action by the City Council on the following requested rezoning: from U-V to B-P

Address to be rezoned: 01 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

_____ _____ _____ _____

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250 or more to a member of the Hapeville City Council? _____Yes _____No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to $250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

PORSCHE CARS NORTH AMERICA, INC.
Signature of Applicant

PAULA CAMPBELL KELLY
Type or Print Name and Title

Paula Campbell Kelly
Signature of Applicant's Representative

ASSISTANT SECRETARY
Type or Print Name and Title

Laura Malone 6-12-19
Signature of Notary Public Date

(Affix Raised Seal Here)

LAURA MALONE NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES APRIL 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on _____, 20____for action by the City Council on the following requested rezoning: from U-V to B-P

Address to be rezoned: 9 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

Porsche Cars North America, Inc.

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250 or more to a member of the Hapeville City Council? _____Yes __NO__No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to $250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

NA
Signature of Applicant

Signature of Applicant's Representative

Signature of Notary Public Date

N/A
Type or Print Name and Title

Laurel David (bar no. 206505)
Type or Print Name and Title
for The Galloway Law Group, LLC

(Affix Raised Seal Here)

PORSCHE TRACT III

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, FULTON COUNTY (CITY OF HAPEVILLE), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE (FORMERLY KNOWN AS HENRY FORD II AVENUE AND HAVING A VARIABLE WIDTH RIGHT OF WAY) AT ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 606.88 FEET (SAID CURVE HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 38 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 605.32 FEET) TO A POINT; THENCE NORTH 53 DEGREES 39 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 539.41 FEET TO A 1/2" IRON PIN FOUND; THENCE TURNING AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE (VARIABLE WIDTH RIGHT OF WAY) AND RUNNING SOUTH 32 DEGREES 25 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 22.59 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 35 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 379.13 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 1012.49 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 605.17 FEET TO A 1/2" IRON PIN SET: THENCE NORTH 03 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 11.58 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 496.19 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 606.58 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 503.38 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.04 ACRES (306,516 SQUARE FEET).

Option Tract

All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to land lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia, said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run North 08 degrees 10 minutes 25 seconds West a distance of 1064.55 feet to an iron pin set said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 90 degrees 00 minutes 00 seconds West a distance of 1257.63 feet to an iron pin set, Thence run North 00 degrees 24 minutes 44 seconds East a distance of 1226.35 feet to an iron pin set, said iron pin set being located on the southeasterly right-of-way of South Street (public road having a variable width right-of-way); thence run along the said southeasterly right-of-way of South Street North 35 degrees 19 minutes 11 seconds East a distance of 185.37 feet to an iron pin set; thence continue to run along the said southeasterly right-of-way of South Street North 32 degrees 25 minutes 35 seconds East a distance of 26.92 feet to an iron pin set, said iron pin set being located on the southwesterly right-of-way of Henry Ford II Avenue (public road having a variable width right-of-way); thence leave the said southeasterly right-of-way of South Street and run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 39 minutes 04 seconds East a distance of 639.64 feet to a point; thence run along the said southwesterly right-of-way of Henry Ford II Avenue along a curve to the left an arc distance of 606.89 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 605.32 feet in length and bearing North 61 degrees 38 minutes 35 seconds West) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 63 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 691.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said tract contains 30.002 acres (1,306,884 square feet).

Tract E - Land Lot 96, 14th District, City of Hapeville, Fulton County, Georgia

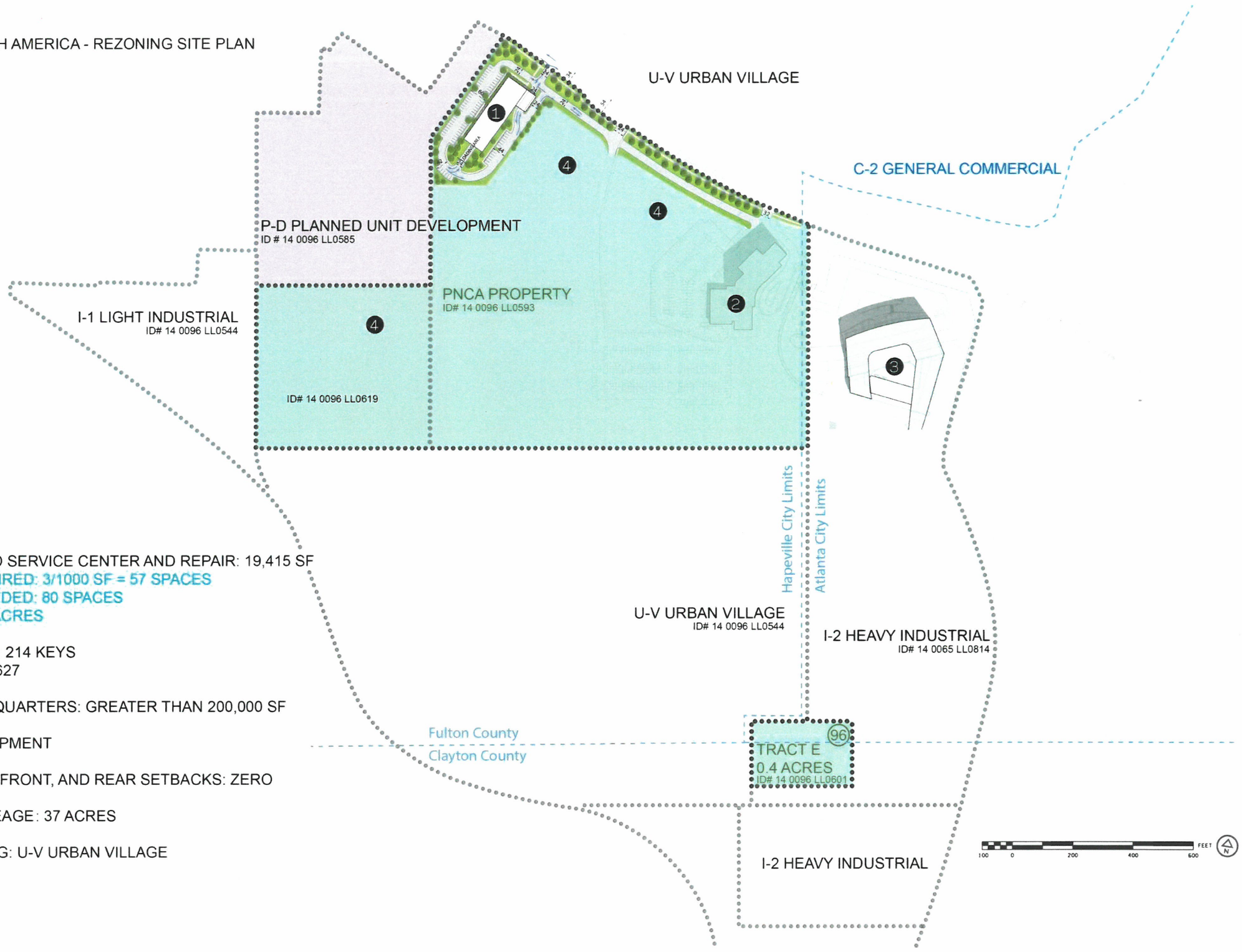
All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to land lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia, said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run along the said South boundary line of Land Lot 65 North 88 degrees 49 minutes 32 seconds West a distance of 158.94 feet to an iron pit set, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 88 degrees 49 minutes 32 seconds West for a distance of 164.76 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 103.03 feet to an iron pin set; thence run South 89 degrees 35 minutes 09 seconds East for a distance of 163.93 feet to an iron pin set; thence run South 00 degrees 24 minutes 44 seconds West for a distance of 105.21 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said property contains 17,111 square feet (0.393 acres)

PORSCHE CARS NORTH AMERICA - REZONING SITE PLAN



SITE DATA

1. PROPOSED AUTO SERVICE CENTER AND REPAIR: 19,415 SF
   PARKING REQUIRED: 3/1000 SF = 57 SPACES
   PARKING PROVIDED: 80 SPACES
   LOT SIZE: 2.53 ACRES

2. EXISTING HOTEL: 214 KEYS
   ID #14 0096 LL0627

3. PORSCHE HEADQUARTERS: GREATER THAN 200,000 SF

4. FUTURE DEVELOPMENT

   REQUIRED SIDE, FRONT, AND REAR SETBACKS: ZERO

   TOTAL SITE ACREAGE: 37 ACRES

   CURRENT ZONING: U-V URBAN VILLAGE

GRID NORTH
GA. WEST ZONE NAD 83

Utility Providers & Contact Information

Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Marek
404-584-4126

Power
Georgia Power Company
823 Jefferson Street
Atlanta, Georgia 30318
Ike Collins
404-506-4589

Water
City of Hapeville Water Dept.
3474 North Fulton Avenue
Hapeville, Georgia 30
Lemuel Eubanks
404-669-2122

City of Atlanta Dept. of Watershed Mgmt.
651 14th Street
Atlanta, Georgia 30318
James Boshlick
404-330-6820

Communications
AT&T
Ken Rector
404-215-7772

Certification

To Porsche Cars North America, Inc., a Delaware corporation, Airport Station, L.L. C., and Chicago Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, & NSPS, and includes items: 1, 2, 3, 4, 5, 8(b), 8, 9, 11(b), 13, 14, 16, 17, 18 and 20(a) of Table A thereof.

The field work was completed on December 18, 2015.

William J. Daniel III Ga. RLS #2267

GEORGIA REGISTERED LAND SURVEYOR WM. J. DANIEL III

Title Exceptions

4. Easement from W. A. Lander to City of Hapeville, dated August 22, 1947, filed for record November 24, 1947, recorded in Deed Book 2297, Page 201, Records of Fulton County, Georgia. DOES NOT AFFECT.

5. Gift of Avigation Easement by and between Ford Motor Company, a Delaware corporation, and the City of Atlanta, Georgia, dated October 13, 1966, filed for record November 15, 1966, recorded in Deed Book 4664, Page 111, Records of Fulton County, Georgia. AFFECTS, AS SHOWN ON SURVEY.

6. Easement by and between Georgia Power Company and J. Branch Mosely and R. P. Laughna, dated February 28, 1972, filed for record May 12, 1972, recorded in Deed Book 5579, Page 525, Records of Fulton County, Georgia. DOES NOT AFFECT.

NOTE: The Company insures the insured that Georgia Power Company claims no further interest in the above-mentioned easement except the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way according to its letter dated December 10, 2007.

7. Conveyance of access rights along a portion of Henry Ford II Drive to the right-of-way of Interstate Highway I-75 as set forth in Right of Way QuitClaim Deed between Ford Motor Company, a Delaware corporation, and State of Georgia, Department of Transportation, dated December 8, 1982, filed for record January 28, 1983, recorded in Deed Book 8358, Page 309, Records of Fulton County, Georgia. DOES NOT AFFECT.

8. Easements granted from Ford Motor Company, a Delaware corporation, to Georgia Power Company, a Georgia corporation, dated September 28, 1983, filed for record September 29, 1983, recorded in Deed Book 8865, Page 22, Records of Fulton County, Georgia, as shown on the Survey. DOES NOT AFFECT.

NOTE: The Company insures the insured that Georgia Power Company claims no further interest in the above-mentioned easement except the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way according to its letter dated December 10, 2007.

9. Reservation of Avigation Easement in QuitClaim Deed between City of Atlanta and Ford Motor Company, a Delaware corporation, dated May 1, 1985, filed for record September 9, 1985, recorded in Deed Book 9788, Page 452, Records of Fulton County, Georgia. DOES NOT AFFECT.

10. Reservation of Avigation Easement in QuitClaim Deed between City of Atlanta and Ford Motor Company, a Delaware corporation, dated May 1, 1985, filed for record October 28, 1985, recorded in Deed Book 9789, Page 130, Records of Fulton County, Georgia. DOES NOT AFFECT.

11. Easement from Ford Motor Company to Georgia Power Company, dated November 10, 1993, filed for record November 29, 1993, recorded in Deed Book 17428, Page 246, Records of Fulton County, Georgia. DOES NOT AFFECT.

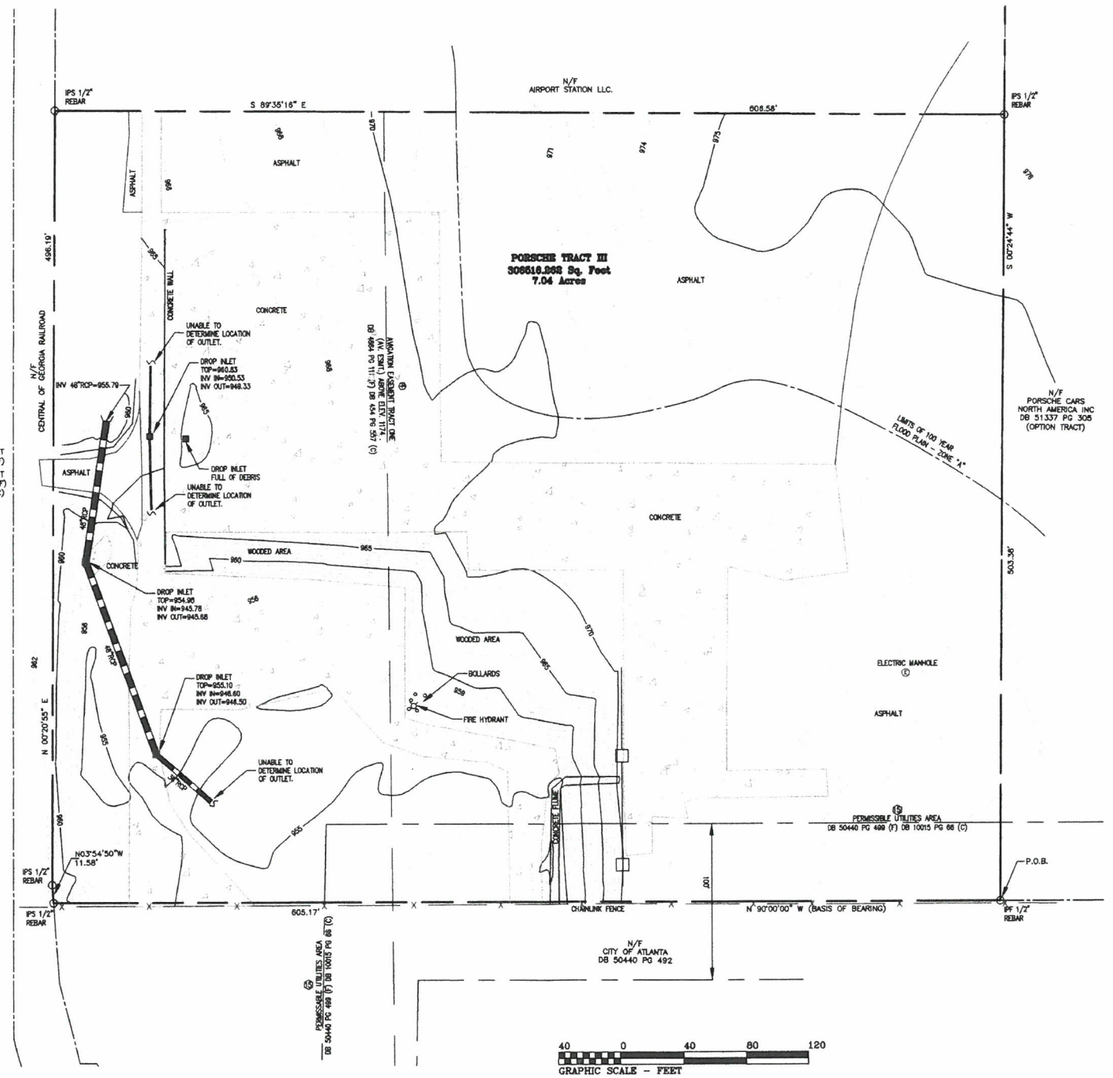
12. Agreement with respect to Avigation easements by and between the City of Atlanta, Georgia and Ford Motor Company, dated May 1, 1985, filed for record June 12, 2008, recorded in Deed Book 46856, Page 621, Records of Fulton County, Georgia. DOES NOT AFFECT.

13. Conservation Easement and Agreement by and among Ford Motor Company, a Delaware corporation, Hapeville Development Authority, and The City of Hapeville, Georgia, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 663, Records of Fulton County, Georgia. DOES NOT AFFECT.

14. Restrictive Covenants Nos. (1) and (2) and Reservation of the second non-exclusive, temporary easement contained in Exhibit "B" of the Limited Warranty Deed from Ford Motor Company, a Delaware corporation, to Airport Station, L.L.C., a Georgia limited liability company, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 878, Records of Fulton County, Georgia. DOES NOT AFFECT.

15. Easement Agreement (also contains restrictive covenants) by Airport Station, L.L.C., a Georgia limited liability company, and The City of Atlanta, Georgia, a municipal corporation of the State of Georgia, dated September 30, 2011, filed for record October 5, 2011, recorded in Deed Book 50440, Page 499, Records of Fulton County, Georgia; as amended and restated by Amended and Restated Easement Agreement by and between said parties, dated May 11, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 235, Records of Fulton County, Georgia. DOES NOT AFFECT.

16. Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company, and Porsche Cars North America, Inc., a Delaware corporation, dated June 21, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 322, Records of Fulton County, Georgia. DOES NOT AFFECT.





VICINITY MAP
N.T.S.

NOTES:

Equipment used:
Angular & Linear:
Leica TCR 403 & Ranger TDS DC

References: Fulton County records:

DB	4664	PG	111	DB	5041 PG 480
	5579		525		8358 309
	8865		22		9788 130
	17428		246		46856 621
	46856		663		46856 678
	50440		499		

Clayton County records:

DB	358	PG	182	DB	373 PG 512
	454		557		1027 502
	1053		566		1240 677
	9461		512		9461 654
	9461		669		10015 59
	10015		68		

Albert Kahn Assoc. Partial Site Plan Drawing (OCW)0-3, last revised 9-24-1984.

The field data upon which this plat is based has a closure precision of one foot in >25,000 feet and an angular error of <3.0" per angle point and was adjusted using the Least Squares Method.

This plat has been calculated for closure and is found to be accurate to within one foot in 318,432 feet.

Option Tract and Porsche Tract III are contiguous properties.

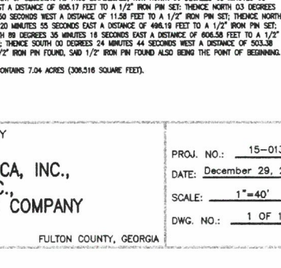
Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.

Information showing underground structures and utilities was obtained from field markings made by UtilSurvey, LLC and information supplied by UtilSurvey, LLC in their report dated February 3, 2012. The exact location of any underground items should be verified through utility companies. This plat shall not be used for exact locations or presence of underground work.

A portion of the Porsche Tract III lies within an H.U.D. identified Flood Hazard Area per F.I.R.M. Map No. 13121C0369 E, dated June 22 1998. That portion of the Porsche Tract III lies with in Zone "A" - No base flood elevation determined. Zone "A" area is shown on survey. The remainder of the Porsche Tract III lies within Zone "X" - areas determined to be outside of the 500 year floodplain.

LEGEND

IPS	Iron Pin Set
IPF	Iron Pin Found
CMF	Concrete Monument Found
R/W	Right-of-Way
P.O.C.	Point of Commencement
P.O.B.	Point Of Beginning
DB	Deed Book
(F),(C)	Fulton Co. or Clayton Co.
FKA	Formerly Known As
	Title Exception
SB	Setback.
SSMH	Sanitary Sewer Manhole
CO	Clean Out
N/A	Not Accessible
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
TCP	Terra Cotta Pipe (Clay)
PCC	Plastic Corrugated Pipe
DIP	Ductile Pipe
JB	Junction Box
CB	Catch Basin
DI	Drop Inlet
HW	Headwall
MH	Water Manhole
WM	Water Meter
WV	Water Valve
WVLT	Water Vault
UVLT	Utility Vault
FH	Fire Hydrant
GV	Gas Valve
GM	Gas Meter
MW	Monitoring Well
LTP	Light Pole
UP	Utility Pole
TP	Telephone Pole
PP	Power Pole



POINT OF COMMENCEMENT TO POINT OF BEGINNING DETAIL
N.T.S.

PORSCHE TRACT III

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, FULTON COUNTY (CITY OF HAPEVILLE), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE (FORMERLY KNOWN AS HENRY FORD II AVENUE AND HAVING A VARIABLE WIDTH RIGHT OF WAY) AT ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 808.88 FEET (SAID CURVE HAVING A RADIUS OF 2437.79 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 38 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 805.32 FEET) TO A POINT; THENCE NORTH 53 DEGREES 39 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 536.41 FEET TO A 1/2" IRON PIN FOUND; THENCE TURNING AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHE AVENUE (VARIABLE WIDTH RIGHT OF WAY) AND RUNNING SOUTH 32 DEGREES 25 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 22.56 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 35 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 379.13 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 1012.49 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 605.17 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 03 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 11.58 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 496.19 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 606.58 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 503.38 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.04 ACRES (306,516 SQUARE FEET).

DATE		DESCRIPTION
12-28-15	1	CLIENT COMMENTS

REVISIONS

DESIGNED:
DRAWN: JPG
CHECKED: WJD III
APPROVED: WJD III

LOWE ENGINEERS

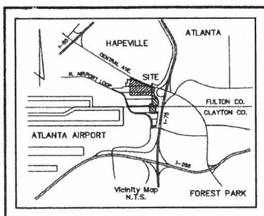
990 HAMMOND DRIVE
SUITE 1000
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX 770-857-8401

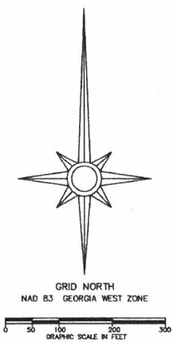
AEROTROPOLIS
PORSCHE TRACT III
ATLANTA, GEORGIA 30312

ALTA/ACSM LAND TITLE SURVEY
FOR
PORSCHE CARS NORTH AMERICA, INC.,
AIRPORT STATION, L.L.C.,
AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 96 14th DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

PROJ. NO.: 15-0136
DATE: December 29, 2015
SCALE: 1"=40'
DWG. NO.: 1 OF 1





Calls Table

Course	Bearing / Chord Bearing	Distance / Chord Distance	Arc	Radius
1	N 89°46'32" W	238.28'		
2	S 00°56'39" W	135.01'		
3	S 08°47'07" W	110.57'		
7	N 89°09'33" W	352.33'		
8	N 89°08'30" W	473.07'		
9	N 86°38'44" W	138.78'		
10	N 81°47'08" W	41.58'	41.60'	575.72'
11	N 89°03'26" W	197.74'		
12	N 76°29'36" W	275.83'	278.45'	567.07'
13	N 58°28'31" W	94.78'	94.90'	562.13'
14	N 48°44'52" W	81.56'		
15	N 00°36'53" W	38.82'		
16	N 89°53'53" W	36.84'		
17	N 29°18'48" W	211.65'	212.84'	581.20'
18	N 18°48'17" W	297.79'		
19	N 35°47'07" W	613.72'	622.78'	1051.72'
20	N 52°44'13" W	801.49'		
21	N 17°38'22" W	88.38'		
22	S 87°27'08" E	299.62'		
23	N 00°30'08" E	15.22'		
24	S 87°49'29" E	290.50'		
25	S 89°47'15" E	47.41'		
26	N 00°24'00" E	130.04'		
27	S 89°37'57" E	189.54'		
28	S 00°19'15" W	128.53'		
29	S 00°00'44" W	574.20'		
30	S 33°03'22" E	227.01'	231.38'	342.76'
31	S 47°45'07" E	92.95'	93.05'	573.92'
32	N 01°24'43" E	66.59'		
33	S 89°15'22" E	9.48'		
34	N 88°39'05" W	10.66'		
35	N 56°02'58" W	17.17'		
36	N 51°48'10" W	55.02'		
37	N 44°23'25" W	50.03'		
38	N 34°16'05" W	48.94'		
39	N 24°40'55" W	50.05'		
40	S 89°52'55" W	10.59'		
41	N 13°40'17" W	53.08'		
42	N 03°54'50" W	82.80'		
43	N 00°20'55" E	1086.98'		
44	S 89°46'23" E	211.47'		
45	N 03°32'14" E	236.88'		
46	S 54°42'08" E	31.70'		
47	N 32°28'47" E	62.42'		
48	S 54°42'23" E	323.98'		
49	S 54°42'23" E	40.00'		
50	N 46°10'28" E	20.37'		
51	N 35°19'11" E	251.85'		
52	N 32°28'35" E	26.92'		
53	S 53°38'04" E	636.64'		
54	S 61°38'35" E	800.32'	808.89'	2437.78'
55	S 83°35'48" E	113.93'		
56	S 09°25'48" E	87.03'		
57	N 48°11'35" E	83.48'		
58	S 74°36'05" E	215.00'		
59	S 73°36'42" E	214.51'		
60	S 25°08'14" E	87.20'		
61	S 14°36'28" W	462.64'		
62	S 05°00'13" E	159.05'	162.21'	238.51'
63	S 24°47'31" E	88.70'		
64	S 33°28'56" E	203.39'		
65	S 05°47'01" E	264.51'	266.23'	676.20'
66	S 10°52'49" W	194.36'		
67	S 14°38'06" W	169.36'		
68	N 75°32'01" W	20.00'		
69	S 14°37'59" W	50.93'		

Central of Georgia Parcel 9

Course	Bearing / Chord Bearing	Distance / Chord Distance	Arc	Radius
70	N 88°53'32" W	70.40'		
71	N 01°07'49" E	327.30'		
72	S 18°13'56" E	180.74'	183.01'	281.32'
73	S 06°13'32" E	175.22'		

NOTES:

Equipment used:
Angular & Linear:
Leica TCR 403 & Ranger 705 DC

Reference: Fulton County recorder.

DB	4884 PG 111	DB	5041 PG 480
	5578		8358
	8865		9788
	11428		46806
	46856		46858
	50440		

	309		
	130		
	871		
	678		

Clayton County recorder:

DB	1158 PG 183	DB	373 PG 512
	454		1027
	1053		1340
	9481		9481
	9481		10015
	10011		

	502
	677
	654
	59

Albert Kahn Assoc. Partial Site Plan Drawing (GCW)C-3, last revised 9-24-1984.

The field data upon which this plat is based has a closure precision of one foot in 325,000 feet and an angular error of ±5.0" per angle point and was adjusted using the Least Squares Method.

This plat has been calculated for closure and is found to be accurate to within one foot in.
Option Tract: 813,315 feet.
Tract E: 236,877 feet.
C. of Ga. Parcel 9: 197,476 feet.

Option Tract and Tract E are contiguous properties.

Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.

Information showing underground structures and utilities was obtained from field markings made by UtiliSurvey, LLC and information supplied by Utilities. U.L.C. In that report dated February 3, 2012. Since the exact location of any underground items should be verified through utility companies, this plat shall not be used for exact locations or presence of underground work.

A portion of the Option Tract lies within an H.U.D. Identified Flood Hazard Area per F.I.R.M. Map No. 13121C0389 E, dated June 22 1998. That portion of the Option Tract lies with in Zone "A" – No base flood elevation determined. Zone "A" area is shown on survey. The remainder of the Option Tract lies within Zone "X" – areas determined to be outside of the 500 year floodplain.

No portion of Tract E within Fulton County lies within an H.U.D. Identified Flood Hazard Area per F.I.R.M. Map No. 13121C0389 E, dated June 22 1998. Tract E lies within Zone "X" – areas determined to be outside the 500 year floodplain.

No portion of Tract E within Clayton County lies within an H.U.D. Identified Flood Hazard Area per F.I.R.M. Map No. 13063C0019 E, dated August 5, 2007. Tract E lies within Zone "X" – areas determined to be outside the 0.2% annual chance floodplain.

Option Tract within Fulton Co., City of Hapeville is zoned:
"UV" – Urban Village District (Sec. 93-11.2)
Setbacks: Front: 0/15 feet. (Sec. 83-22.1-1)
Side: 0 feet. (Sec. 83-22.1-1)
Rear: 0 feet. (Sec. 83-22.1-1)
Height: 35 feet. (Sec. 83-22.1-1)
Min. Floor Space: 1,600 sq.ft. (Sec. 83-22.1-1)

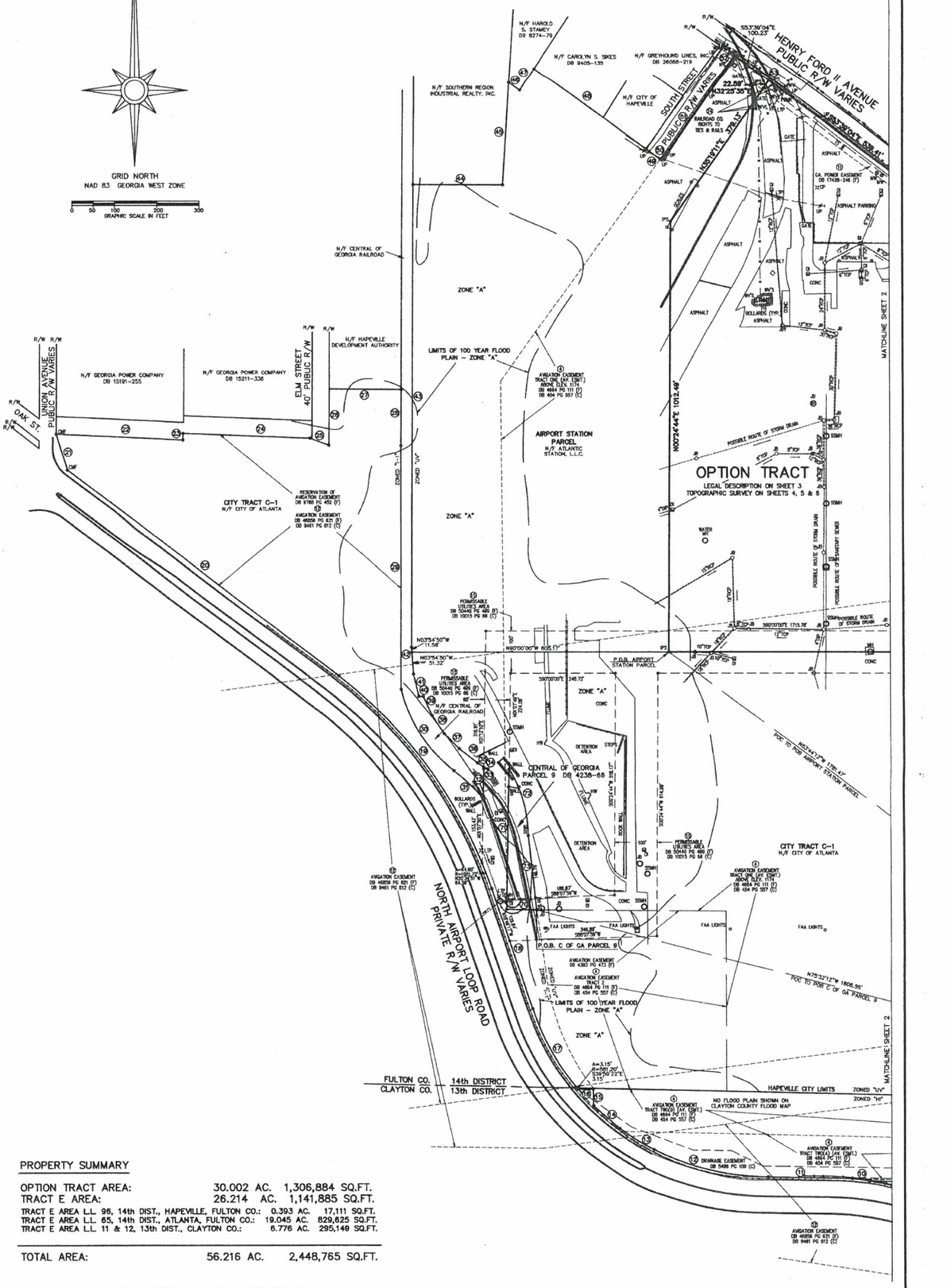
Tract E Fulton Co., City of Atlanta is zoned:
"I-2" – Heavy Industrial District (Sec. 16-17)
Setbacks: Front: 40 feet. (Sec. 16-17.007(1)(a))
Side: 10+ feet. (Sec. 16-17.007(1)(c))
Rear: 10+ feet. (Sec. 16-17.007(1)(c))
Height: none. (Sec. 16-17.006)
Max. Floor Area: 2 x net land area (Sec. 16-17.007(1))

Tract E within Clayton Co. is zoned:
"HI" – Heavy Industrial District (Sec. 3.31)
Setbacks: Front: 50 feet. (Sec. 3.32)
Side: 50 feet. (Sec. 3.32)
Rear: 50 feet. (Sec. 3.32)
Height: 75 feet. (Sec. 3.32)
Max. Lot Coverage: 70% lot area (Sec. 3.32)

For complete zoning information see www.municode.com.

LEGEND

IPS	Iron Pin Set
CMF	Concrete Monument Found
R/W	Right-of-Way
P.O.C.	Point of Commencement
P.O.B.	Point Of Beginning
DB	Deed Book
(F),(C)	Fulton Co. or Clayton Co.
F.K.A.	Formerly Known As
⊕	Title Exception
S	Setback
SSMH	Sanitary Sewer Manhole
CO	Clean Out
N/A	Not Accessible
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
TCP	Terra Cotta Pipe (Clay)
PCC	Plastic Corrugated Pipe
DIP	Ductile Pipe
JB	Junction Box
CB	Catch Basin
DI, ▤	Drop Inlet
HW	Headwall
MH, ◉	Water Manhole
WM, ⊕	Water Meter
WV, ⋈	Water Valve
WVLT	Water Vault
UVLT,	Utility Vault
FH, ⊕	Fire Hydrant
FDC, ⊕	Fire Dept. Connection
GV, ⋈	Gas Valve
GM, ▤	Gas Meter
MW, ◎	Monitoring Well
LTP, ☼	Light Pole
UP, ⊙	Utility Pole
TP, ⊙	Telephone Pole
PP, ⊙	Power Pole
CP, ⊙	Comcast Pole
LP, ☼	Ground Light Pole
UTP, ⊙	Utility Tower Pole
OHP	Overhead Power
TRFX	Traffic Box
FOMK	Fiber Optics Marker
-G-	Gas Line
-W-	Water Line
-UGC-	Underground Comm.
-UGP-	Underground Power
Other utilities as labeled	
O	Bollard
▤	AC, HVAC
⊸	Sign
Approx.	Approximate
Typ.	Typical
L.L.	Land Lot Line
	Land Lot Line
	Chain Link Fence
	Wall
	Building
	Guard Rail
	Concrete



PROPERTY SUMMARY

OPTION TRACT AREA:	30.002 AC.	1,306,884 SQ.FT.
TRACT E AREA:	26.214 AC.	1,141,885 SQ.FT.
TRACT E AREA LL. 96, 14th DIST., HAPEVILLE, FULTON CO.:	0.393 AC.	17,111 SQ.FT.
TRACT E AREA LL. 65, 14th DIST., ATLANTA, FULTON CO.:	19.045 AC.	829,625 SQ.FT.
TRACT E AREA LL. 11 & 12, 13th DIST., CLAYTON CO.:	6.776 AC.	295,149 SQ.FT.
TOTAL AREA:	56.216 AC.	2,448,765 SQ.FT.

CERTIFICATION, TITLE EXCEPTIONS & LEGAL DESCRIPTIONS ON SHEET 3
TOPOGRAPHIC SURVEY ON SHEETS 4, 5, & 6
PROPOSED IMPROVEMENTS ON SHEET 7

To Porsche Cars North America, Inc., a Delaware corporation, Airport Station, L.L. C., and Chicago Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, & NSPS, and includes items: 1, 2, 3, 4, 5, 6(b), 8, 9, 11(b), 13, 14, 16, 17, 18 and 20(a) of Table A thereof.

The field work was completed on February 27, 2012.

Scott C. North Ga. RLS #3178

GEORGIA REGISTERED No. 3178 PROFESSIONAL SCOTT C. NORTH

Utility Providers & Contact Information

Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30308
Mark Monk
404-584-4126

Power
Georgia Power Company
823 Jefferson Street
Atlanta, Georgia 30318
Bo Collins
404-506-4569

Water
City of Hapeville Water Dept.
3494 North Fulton Avenue
Hapeville, Georgia 30
Samuel Edwards
404-669-2122

City of Atlanta Dept. of Watershed Mgmt.
601 14th Street
Atlanta, Georgia 30318
James Bostwick
404-330-8600

Communications
AT&T
Ken Rector
404-218-7772

DATE	NO.	DESCRIPTION
		REVISIONS

DESIGNED:
DRAWN: DE
CHECKED: SCN
APPROVED: SCN

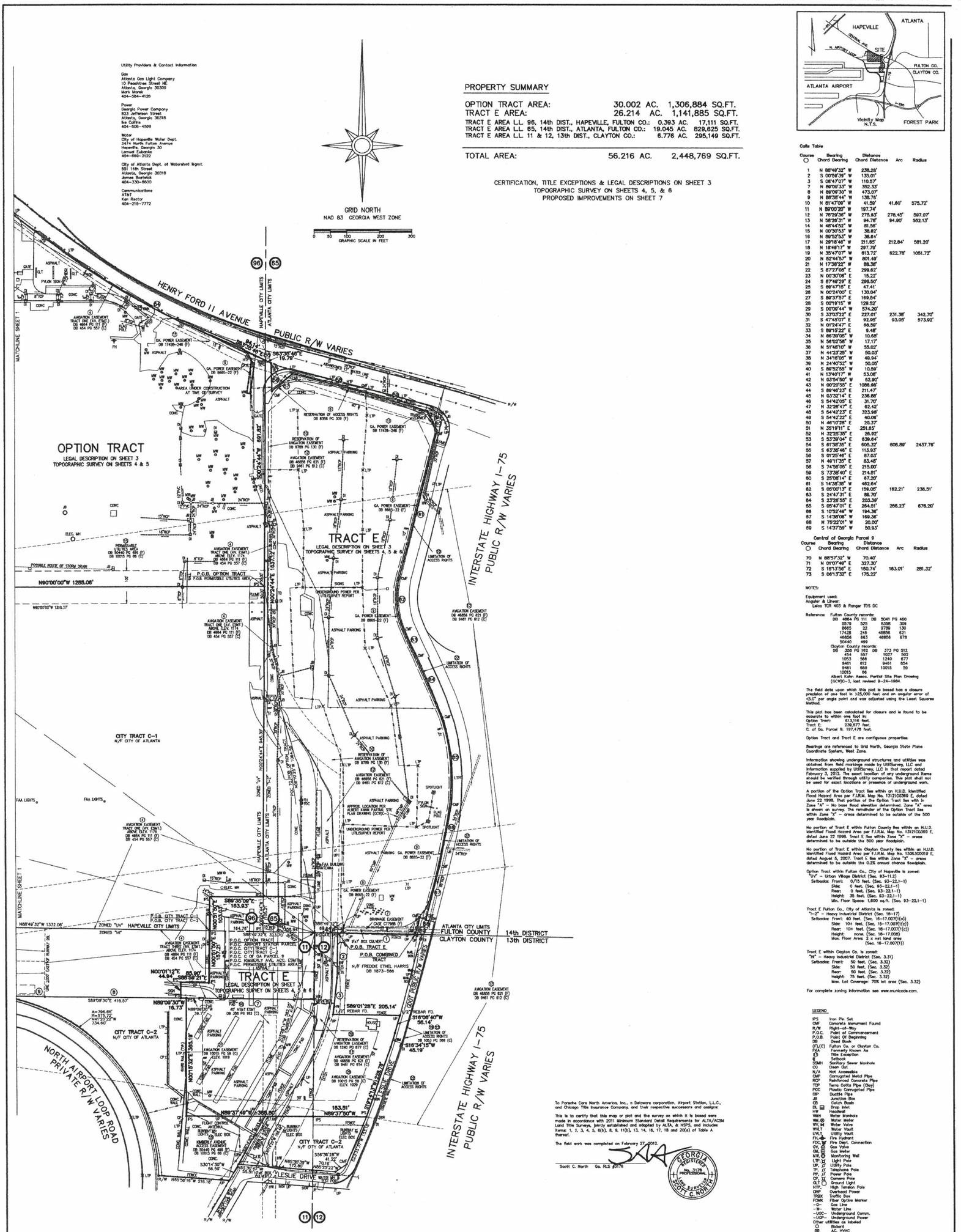
LOWE ENGINEERS
SIX CONCOURSE PKWY
SUITE 1000
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

A PLAT OF
AEROTROPOLIS
TRACT E & RECONFIGURED OPTION TRACT
ATLANTA, GEORGIA 30312

AN ALTA/ACSM LAND TITLE SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,
AIRPORT STATION, L.L.C.,
AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 65	14th DISTRICT	CITY OF ATLANTA FULTON COUNTY, GEORGIA
LAND LOT 96	14th DISTRICT	CITY OF HAPEVILLE FULTON COUNTY, GEORGIA
LAND LOTS 11 & 12	13th DISTRICT	CLAYTON COUNTY, GEORGIA

JOB NO.: 12-0016
DATE: APRIL 16, 2012
SCALE: 1" = 100'
DWG. NO.: 1 OF 7


Utility Providers & Contact Information
Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Marek
404-584-4126
Power
Georgia Power Company
833 Jefferson Street
Atlanta, Georgia 30318
Ike Collins
404-506-4509
Water
City of Hapeville Water Dept.
3474 North Fulton Avenue
Hapeville, Georgia 30
Lemuel Eubanks
404-669-2122
City of Atlanta Dept. of Watershed Mgmt.
55 Trinity Street
Atlanta, Georgia 30318
James Bluefield
404-330-6600
Communications
AT&T
Ken Reeter
404-215-7772
PROPERTY SUMMARY
OPTION TRACT AREA: 30.002 AC. 1,306,884 SQ.FT.
TRACT E AREA: 26.214 AC. 1,141,885 SQ.FT.
TRACT E AREA L.L. 96, 14th DIST., HAPEVILLE, FULTON CO.: 0.393 AC. 17,111 SQ.FT.
TRACT E AREA L.L. 65, 14th DIST., ATLANTA, FULTON CO.: 19.045 AC. 829,625 SQ.FT.
TRACT E AREA L.L. 11 & 12, 13th DIST., CLAYTON CO.: 6.776 AC. 295,149 SQ.FT.
TOTAL AREA: 56.216 AC. 2,448,769 SQ.FT.
CERTIFICATION, TITLE EXCEPTIONS & LEGAL DESCRIPTIONS ON SHEET 3
TOPOGRAPHIC SURVEY ON SHEETS 4, 5, & 6
PROPOSED IMPROVEMENTS ON SHEET 7
GRID NORTH
NAD 83 GEORGIA WEST ZONE
GRAPHIC SCALE IN FEET
HENRY FORD II AVENUE
PUBLIC R/W VARIES
OPTION TRACT
LEGAL DESCRIPTION ON SHEET 3
TOPOGRAPHIC SURVEY ON SHEETS 4 & 5
TRACT E
LEGAL DESCRIPTION ON SHEET 3
TOPOGRAPHIC SURVEY ON SHEETS 4, 5 & 6
INTERSTATE HIGHWAY I-75
PUBLIC R/W VARIES
CITY TRACT C-1
N/F CITY OF ATLANTA
CITY TRACT C-2
N/F CITY OF ATLANTA
NORTH AIRPORT LOOP ROAD
PRIVATE R/W VARIES
ALESIA DRIVE
PUBLIC R/W
ATLANTA CITY LIMITS
FULTON COUNTY
CLAYTON COUNTY
14th DISTRICT
13th DISTRICT
HAPEVILLE CITY LIMITS
ZONED "LI"
ZONED "HI"
MATCHLINE SHEET 1
N90°00'00"W 1285.06'
N89°46'32"W 1332.06'
S89°35'09"E 163.63'
N89°37'46"W 368.80'
S86°01'29"E 205.14'
S16°06'40"W 56.14'
S18°34'15"W 65.19'
N89°08'30"W 16.73'
S89°09'30"E 416.57'
N00°01'12"E 65.99'
S89°58'48"E 44.84'
N00°01'12"E 1305.12'
S00°24'44"E 1631.71'
N00°24'44"W 845.39'
S00°24'44"E 691.62'
S83°36'46"E 16.79'
N89°37'46"W 172.69'
S89°37'46"E 163.51'
S04°36'28"W 71.52'
S85°23'32"E 172.69'
N85°50'16"W 216.18'
S00°22'14"E 56.39'
N00°22'14"W 56.39'
S00°22'14"E 1228.79'
S00°22'14"E 1228.79'
S00°22'14"E 1228.79

SURVEYOR'S CERTIFICATE

Scott North, a Registered Land Surveyor, License No. 3176, in and for the State of Georgia and legally doing business in Fulton County, Georgia and Clayton County, Georgia, does hereby certify to Porsche Cars North America, Inc., a Delaware corporation, Airport Station, LLC., and Chicago Title Insurance Company, and their respective successors and assigns, as follows:

(1) The accompanying survey ("Survey") represents a true and correct survey made by me based on field observations performed between February 8 and February 27, 2012, of the land therein particularly described;

(2) The Survey and the information, courses and distances shown thereon are correct;

(3) Title lines and lines of actual possession are the same;

(4) The land described in the Survey is the same as described in the title insurance commitment described below;

(5) The area of the subject property and the size, location and type of buildings and improvements situated on the subject property are shown and all buildings and improvements are within the boundary lines and applicable setback lines of the property;

(6) To my knowledge, there are no violations of zoning ordinances, restrictions or requisitions with reference to the location of said buildings and improvements;

(7) There are no easements affecting the subject property appearing from a careful physical inspection of same, other than those shown and depicted on the Survey;

(8) There are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than those shown on the Survey;

(9) There are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on the adjoining property, except as shown on the Survey;

(10) All utility services required for the operation on the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;

(11) The Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;

(12) Any discharge into streams, rivers or other conveyance systems is shown on the Survey;

(13) A portion of the Option Tract lies within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; a portion of the Option Tract lies within Zone "A" of the Flood Insurance Rate Map identified as Community Panel No. 13121C0369 E bearing an effective date of June 22, 1998, and is shown on the Survey; the remainder of the Option Tract lies within Zone "X";

Tract E does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency, Tract E lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No. 13121C0369 E bearing an effective date of June 22, 1998, and of the Flood Insurance Rate Map identified as Community Panel No. 13063C0019 E bearing an effective date of August 5, 2007;

(14) The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-way and easements, public or private, as described in their most recent respective legal descriptions of record;

(15) The subject property has access, which has been approved by the applicable governmental authority, to and from Henry Ford II Avenue and South Street, which are duly dedicated and accepted public streets or highways;

(16) Except as shown on the Survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;

(17) The record description of the subject property forms a mathematically closed figure; and

(18) The subject property does not have a tax map designation separate and distinct from that of any other property at this time.

The undersigned has received and examined a copy of Chicago Title Insurance Company's Commitment No. 1860190180, with an effective date of February 10, 2012; and the location of matters shown thereon, to the extent they can be located, have been shown on this Survey with the appropriate recording reference. The parties listed above, their successors and assigns, and any future lender of the certified parties are entitled to rely of the Survey and the certificate as being true and correct.

Date of Plat: April 16, 2012

Scott C. North
Georgia R.L.S. #3176
Lowe Engineers, LLC
Six Concourse Parkway, Suite 1000
Atlanta, Georgia 30328

GEORGIA REGISTERED 3176 SCOTT C. NORTH SURVEYOR

Title Exceptions

The following are special exceptions as listed in Part II, Schedule B, of ALTA Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment Number 1860190190, dated February 10, 2012:

4. Gift of Avigation easement dated October 13, 1966, from Ford Motor Company to City of Atlanta, and recorded in Deed Book 4664, Page 111, records of Fulton County, Georgia, and Deed Book 454, Page 557, records of Clayton County, Georgia. Affects Option Tract and Tract E and is shown on survey.

5. Storm sewer easement dated February 21, 1969, from Motor Convoy, Inc. to City of Atlanta, and recorded in Deed Book 5041, Page 460, records of Fulton County, Georgia. Affects Tract E only. Easement is general in nature and cannot be plotted.

6. Easement from J. Branch Moseley to Georgia Power Company, dated February 29, 1972, and recorded in Deed Book 5879, Page 525, records of Fulton County, Georgia. Affects Option Tract and Tract E. Easement is general in nature and cannot be plotted.

7. Permanent Drainage Easement in Land Lot 65 per condemnation suit Fulton Superior Court Case C77886, Georgia Department of Transportation vs. Ford Motor Company. Affects Tract E only and is shown on survey.

8. Conveyance of Access Rights along eastern portion of Henry Ford II Avenue and along common boundary line with Interstate Highway I-75 as created in: 1) Right-of-Way Quitclaim Deed dated December 5, 1882, from Ford Motor Company to Georgia Department of Transportation, and recorded in Deed Book 8355, Page 308, Records of Fulton County, Georgia, and condemnation suit Fulton Superior Court Case C77886, Georgia Department of Transportation vs. Ford Motor Company. Affects Tract E only and is shown on survey.

9. Easements from Ford Motor Company to Georgia Power Company, dated September 28, 1983, and recorded in Deed Book 8665, Page 22, records of Fulton County, Georgia. Easement described in Exhibit "B" affects Option Tract and is shown on survey. Easements described in Exhibit "A" and Exhibit "C" affect Tract E and are shown on survey.

10. Reservation of Avigation Easement described in Quitclaim Deed dated May 1, 1985, from City of Atlanta to Ford Motor Company, and recorded in Deed Book 9786, Page 130, Records of Fulton County, Georgia. Affects Tract E only and is shown on survey.

11. Easement from Ford Motor Company to Georgia Power Company, dated November 10, 1983, and recorded in Deed Book 17428, Page 246, records of Fulton County, Georgia. Affects Option Tract and Tract E and is shown on survey.

12. Avigation Easement Agreement dated May 1, 1985, between City of Atlanta and Ford Motor Company, recorded in Deed Book 9461, Page 612, records of Fulton County, Georgia. Affects Tract E only and is shown on survey.

13. Conservation Easement and Agreement between Ford Motor Company, Hapeville Development Authority and The City of Hapeville, Georgia, dated June 11, 2008, and recorded in Deed Book 46858, Page 953, Records of Fulton County, Georgia. Affects Option Tract and Tract E.

14. Restrictive Covenants and Reservation of Easements contained in Limited Warranty Deed from Ford Motor Company, to Airport Station, LLC., dated June 11, 2008, recorded in Deed Book 46858, Page 878, records of Fulton County, Georgia, and Deed Book 9481, Page 889, records of Clayton County, Georgia. Temporary access easement has expired and no longer affects Option Tract. Remediation easement affects Option Tract and Tract E. Easement is general in nature and cannot be plotted.

15. Easement Agreement by Airport Station, LLC., and City of Atlanta, dated September 30, 2011, recorded in Deed Book 50440, Page 488, records of Fulton County, Georgia, and Deed Book 10015, Page 66, records of Clayton County, Georgia. Affects Option Tract and Tract E. Option Tract is benefitted by Kimberly Avenue Access Easement Area, General Utility Easements, and Drainage Easements. Option Tract is burdened by General Utility Easements. Tract E is benefitted by Kimberly Avenue Access Easement Area, General Utility Easements, and Drainage Easements. Tract E is burdened by Drainage Utility Easements (Construction Work).

16. Easement and Covenant between Georgia Power Company and American Telephone and Telegraph Company, dated July 13, 1984, filed for record July 17, 1984, and recorded in Deed Book 3068, Page 182, records of Clayton County, Georgia. Affects Tract E only and is shown on survey.

17. INTENTIONALLY OMITTED

18. INTENTIONALLY OMITTED

19. Limitation of access rights and easement in connection with Interstate Highway I-75 contained in Declaration of Taking, and Order, Department of Transportation vs. 0.08 acres of land, et al., being Docket No. 2042B-5, filed for record January 11, 1982, recorded in Deed Book 1053, page 586, records of Clayton County, Georgia. Affects Tract E only and is shown on survey.

20. Reserved Avigation Easement described in Quitclaim Deed dated May 1, 1985, from City of Atlanta to Ford Motor Company, and recorded in Deed Book 1240, Page 677, Records of Clayton County, Georgia. Affects Tract E only and is shown on survey.

21. Aviation Easement contained in Limited Warranty Deed from the City of Atlanta, to Airport Station, L.L.C., dated September 30, 2011, filed for record October 4, 2011, and recorded in Deed Book 10015, Page 56, records of Clayton County, Georgia. Affects Tract E only and is shown on survey.

22. Limitation of access rights along those portions of Option Tract which abut Interstate Highway I-75, which is a limited access highway with access limited to those points designated by the Department of Transportation, State of Georgia. Does not affect Option Tract. Affects Tract E only and is shown on survey.

23. Those matters shown on survey:
(a) Underground power facilities and other utilities located in various portions of subject property;
(b) Building setback lines along various boundaries of subject property;
(c) Flume located partly on the southern portion of subject property and partly in the property adjoining on the south;
(d) Concrete pad located partly on the southern portion of subject property and partly in the property adjoining on the south;
(e) Concrete pad located partly on the southwestern portion of subject property and partly in the land adjoining on the south and southwest;
(f) Guard rail; manholes located in various portions of subject property;
(g) INTENTIONALLY OMITTED
(h) Scales located partly in the northwestern portion of subject property and partly in the property adjoining to the west;
(i) Concrete parking areas and pads and asphalt parking areas and pads located partly on various portions of subject property and on adjoining properties;
(j) Flood Zones covering portions of the subject property; and
(k) Drainage ditch extending from adjoining land on the north across the southernmost portion of subject property.

24. Rights of the railroad company in and to the ties and rails of the railroad sliding located in the northwestern portion of the subject property. Affects Option Tract and is shown on survey.

Reconfigured Option Tract

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run North 01 degrees 10 minutes 28 seconds West a distance of 1064.55 feet to an iron pin set; said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East a distance of 1012.46 feet to an iron pin set; thence run North 35 degrees 10 minutes 11 seconds East a distance of 379.13 feet to a nail set; thence run North 00 degrees 24 minutes 44 seconds East a distance of 22.50 feet to an iron pin set, said iron pin set being located on the southwesterly right-of-way of Henry Ford II Avenue (public road having a variable width right-of-way); thence run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 39 minutes 04 seconds East a distance of 1536.61 feet to a point; thence run along the said southwesterly right-of-way of Henry Ford II Avenue along a curve to the left an arc distance of 606.88 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 805.32 feet in length bearing South 61 degrees 38 minutes 35 seconds East) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 891.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said tract contains 30.002 acres (1,306,884 square feet).

Tract E

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, and Land Lot 65 of the 14th District, City of Atlanta, Fulton County, and Land Lots 11 and 12 of the 13th District, Clayton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run North 01 degrees 10 minutes 28 seconds West a distance of 1064.55 feet to an iron pin set; said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East a distance of 1012.46 feet to an iron pin set; thence run North 35 degrees 10 minutes 11 seconds East a distance of 379.13 feet to a nail set; thence run North 00 degrees 24 minutes 44 seconds East a distance of 22.50 feet to an iron pin set, said iron pin set being located on the southwesterly right-of-way of Henry Ford II Avenue (public road having a variable width right-of-way); thence run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 39 minutes 04 seconds East a distance of 1536.61 feet to a point; thence run along the said southwesterly right-of-way of Henry Ford II Avenue along a curve to the left an arc distance of 606.88 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 805.32 feet in length bearing South 61 degrees 38 minutes 35 seconds East) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 891.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said property contains 28.916 acres (1,259,615 square feet).

Tract E lies within three separate municipalities whose individual portions are described as follows:

Tract E – Land Lot 96, 14th District, City of Hapeville, Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run along the said South boundary line of Land Lot 65 South 88 degrees 49 minutes 32 seconds East a distance of 158.94 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 88 degrees 49 minutes 32 seconds West for a distance of 228.50 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East for a distance of 105.21 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East for a distance of 1637.12 feet to a nail set on the southerly right of way of Henry Ford II Avenue (having a variable width right-of-way); thence run along said right-of-way South 63 degrees 35 minutes 46 seconds East for a distance of 18.79 feet to a nail set; thence continue to run along the said southerly right of way of Henry Ford II Avenue South 01 degrees 25 minutes 46 seconds East for a distance of 87.03 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue North 49 degrees 11 minutes 35 seconds East for a distance of 63.48 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue South 74 degrees 58 minutes 05 seconds East for a distance of 215.00 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue North 73 degrees 38 minutes 40 seconds East for a distance of 214.51 feet to a concrete monument found, said concrete monument found being located at the northeasterly corner of the mitered right-of-way of the intersection of the said southerly right of way of Henry Ford II Avenue and the westerly right-of-way of Interstate Highway I-75; thence run along the said mitered right-of-way South 25 degrees 08 minutes 14 seconds East for a distance of 87.02 feet to a concrete monument found; thence continue to run along the said mitered right-of-way South 64 degrees 51 minutes 46 seconds West for a distance of 482.64 feet to a point; thence run along a curve to the left an arc distance of 606.88 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 805.32 feet in length bearing South 61 degrees 38 minutes 35 seconds East) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 891.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said property contains 17,111 square feet (0.393 acres)

Tract E – Land Lot 65, 14th District, City of Atlanta, Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lot 65 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run along the said South boundary line of Land Lot 65 South 88 degrees 49 minutes 32 seconds East a distance of 693.64 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 88 degrees 49 minutes 32 seconds West for a distance of 228.50 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East for a distance of 105.21 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East for a distance of 1637.12 feet to a nail set on the southerly right of way of Henry Ford II Avenue (having a variable width right-of-way); thence run along said right-of-way South 63 degrees 35 minutes 46 seconds East for a distance of 18.79 feet to a nail set; thence continue to run along the said southerly right of way of Henry Ford II Avenue South 01 degrees 25 minutes 46 seconds East for a distance of 87.03 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue North 49 degrees 11 minutes 35 seconds East for a distance of 63.48 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue South 74 degrees 58 minutes 05 seconds East for a distance of 215.00 feet to a concrete monument found; thence continue to run along the said southerly right of way of Henry Ford II Avenue North 73 degrees 38 minutes 40 seconds East for a distance of 214.51 feet to a concrete monument found, said concrete monument found being located at the northeasterly corner of the mitered right-of-way of the intersection of the said southerly right of way of Henry Ford II Avenue and the westerly right-of-way of Interstate Highway I-75; thence run along the said mitered right-of-way South 25 degrees 08 minutes 14 seconds East for a distance of 87.02 feet to a concrete monument found; thence continue to run along the said mitered right-of-way South 64 degrees 51 minutes 46 seconds West for a distance of 482.64 feet to a point; thence run along a curve to the left an arc distance of 606.88 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 805.32 feet in length bearing South 61 degrees 38 minutes 35 seconds East) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 35 minutes 46 seconds East for a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 891.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said property contains 829,625 square feet (19.045 acres)

Tract E – Land Lots 11 and 12, 13th District, Clayton County, Georgia

All that tract or parcel of land lying and being in Land Lots 11 and 12 of the 13th District, Clayton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run along the said South boundary line of Land Lot 65 South 88 degrees 49 minutes 32 seconds East a distance of 693.64 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run South 00 degrees 59 minutes 39 seconds West for a distance of 135.01 feet to a point; thence run South 08 degrees 47 minutes 07 seconds West for a distance of 110.57 feet to a ½" rebar found; thence run South 89 degrees 01 minutes 28 seconds East for a distance of 205.14 feet to a ½" rebar found, said ½" rebar found being located on the westerly right of way of Leslie Drive; thence run along the said westerly right of way of Leslie Drive South 16 degrees 34 minutes 15 seconds West for a distance of 56.14 feet to a point; thence continue to run along the said westerly right of way of Leslie Drive South 16 degrees 34 minutes 15 seconds West for a distance of 45.19 feet to a point; thence continue to run along the said westerly right of way of Leslie Drive South 19 degrees 14 minutes 13 seconds West for a distance of 228.78 feet to an iron pin set; thence leave the said westerly right of way of Leslie Drive and run North 89 degrees 37 minutes 50 seconds West for a distance of 183.51 feet to an iron pin set; thence run North 89 degrees 37 minutes 49 seconds West for a distance of 388.80 feet to an iron pin set; thence run North 00 degrees 15 minutes 32 seconds East for a distance of 365.19 feet to an iron pin set; thence run North 89 degrees 08 minutes 30 seconds West for a distance of 18.73 feet to an iron pin set; thence run South 88 degrees 59 minutes 21 seconds East for a distance of 85.90 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 157.21 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 44.94 feet to an iron pin set; thence run North 89 degrees 08 minutes 09 seconds East for a distance of 163.93 feet to an iron pin set; thence run North 89 degrees 37 minutes 50 seconds East for a distance of 183.51 feet to an iron pin set; thence run North 89 degrees 37 minutes 49 seconds East for a distance of 388.80 feet to an iron pin set; thence North 00 degrees 15 minutes 32 seconds East for a distance of 365.19 feet to an iron pin set; thence run North 89 degrees 08 minutes 30 seconds West for a distance of 18.73 feet to an iron pin set; thence run South 88 degrees 59 minutes 21 seconds East for a distance of 85.90 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 157.21 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 44.94 feet to an iron pin set; thence run North 89 degrees 08 minutes 09 seconds East for a distance of 163.93 feet to an iron pin set; thence run North 89 degrees 37 minutes 50 seconds East for a distance of 183.51 feet to an iron pin set; thence run North 89 degrees 37 minutes 49 seconds West for a distance of 388.80 feet to an iron pin set; thence North 00 degrees 15 minutes 32 seconds East for a distance of 365.19 feet to an iron pin set; thence run North 89 degrees 08 minutes 30 seconds West for a distance of 18.73 feet to an iron pin set; thence run South 88 degrees 59 minutes 21 seconds East for a distance of 85.90 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 157.21 feet to an iron pin set; thence run South 88 degrees 54 minutes 21 seconds East for a distance of 283.34 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said property contains 295,148 square feet (6.776 acres)

Permissible Utilities Area

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); run thence North 01 degrees 10 minutes 28 seconds West a distance of 1064.55 feet to an iron pin set on the line common to land lots 65 and 96, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run along said land lot line South 00 degrees 24 minutes 44 seconds West for a distance of 50.00 feet to a point; thence leave said land lot line and run North 90 degrees 00 minutes 00 seconds West for a distance of 1310.37 feet to a point; thence run North 00 degrees 24 minutes 44 seconds West for a distance of 614.99 feet to a point; thence run North 88 degrees 07 minutes 29 seconds West for a distance of 246.89 feet to a point on the northeasterly right-of-way of North Airport Loop Road (having a varied private right-of-way); thence run along the said northeasterly right of way of North Airport Loop Road North 18 degrees 46 minutes 17 seconds West for a distance of 129.84 feet to a point; thence continue to run along the said northeasterly right of way of North Airport Loop Road along a curve to the left an arc distance of 64.60 feet (said arc having a radius of 1050.72 feet and being subtended by a chord 64.58 feet in length lying to the southwest of said arc and bearing North 20 degrees 34 minutes 51 seconds West) to a point; thence leave the said northeasterly right of way of North Airport Loop Road and run North 01 degrees 07 minutes 50 seconds East for a distance of 153.42 feet to a point; thence run North 01 degrees 24 minutes 17 seconds East for a distance of 68.50 feet to a point; thence run South 88 degrees 15 minutes 22 seconds East for a distance of 9.48 feet to a point; thence run North 88 degrees 39 minutes 05 seconds East for a distance of 10.86 feet to a point; thence run North 01 degrees 12 minutes 10 seconds East for a distance of 318.91 feet to a point; thence run South 90 degrees 00 minutes 00 seconds East for a distance of 1715.78 feet to a point on the line common to Land Lots 65 and 96; thence run along said land lot line South 00 degrees 24 minutes 44 seconds West for a distance of 50.00 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the line common to Land Lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia; run thence North 88 degrees 49 minutes 32 seconds West a distance of 1806.55 feet to a point; said point also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 88 degrees 57 minutes 32 seconds West for a distance of 70.40 feet to a point; thence run North 01 degrees 07 minutes 49 seconds East for a distance of 327.30 feet to a point; thence run North 01 degrees 07 minutes 49 seconds East for a distance of 224.06 feet to a point; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 246.72 feet to a point; thence run South 00 degrees 24 minutes 44 seconds West for a distance of 518.17 feet to a point; thence run South 88 degrees 07 minutes 59 seconds West for a distance of 158.87 feet to a point; thence run South 06 degrees 13 minutes 32 seconds East for a distance of 28.46 feet to a point, said point also being THE TRUE POINT OF BEGINNING.

Said property contains 288,180 square feet (6.62 acres)

Reconfigured Combined Tract

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 65 and 96 of the 14th District, of Fulton County, Georgia and lying and being in Land Lots 11 and 12 of the 13th District, of Clayton County, Georgia, being more particularly described as follows:

Beginning at THE TRUE POINT OF BEGINNING, which is the point formed by the intersection of the county line dividing Fulton and Clayton Counties with the western right of way of Interstate Highway I-75 (R/W Varies) at a concrete monument found, proceed North 88 degrees 49 minutes 32 seconds West for a distance of 236.28 feet to an iron pin set; thence South 00 degrees 59 minutes 39 seconds West for a distance of 135.01 feet to a point; thence South 08 degrees 47 minutes 07 seconds West for a distance of 110.57 feet to a ½" rebar found; thence North 89 degrees 01 minutes 28 seconds East for a distance of 205.14 feet to a ½" rebar found on the northwestern right of way line of Interstate Highway I-75; thence along said right of way line the following three (3) courses and distances: (i) North 16 degrees 34 minutes 15 seconds West for a distance of 45.19 feet to a point; and (ii) South 19 degrees 14 minutes 13 seconds West for a distance of 228.78 feet to an iron pin set; thence leaving said right of way line and running North 89 degrees 37 minutes 50 seconds West for a distance of 183.51 feet to an iron pin set; thence North 89 degrees 37 minutes 49 seconds West for a distance of 388.80 feet to an iron pin set; thence North 00 degrees 15 minutes 32 seconds East for a distance of 365.19 feet to an iron pin set; thence North 89 degrees 08 minutes 30 seconds West for a distance of 18.73 feet to an iron pin set; thence North 00 degrees 01 minutes 12 seconds East for a distance of 44.94 feet to an iron pin set; thence North 88 degrees 59 minutes 21 seconds East for a distance of 85.90 feet to an iron pin set; thence North 00 degrees 51 minutes 50 seconds East for a distance of 157.21 feet to an iron pin set; thence run South 88 degrees 49 minutes 32 seconds East for a distance of 283.34 feet to an iron pin set; thence South 01 degrees 10 minutes 28 seconds East for a distance of 1064.55 feet to an iron pin set; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 1285.06 feet to an iron pin set; thence run South 00 degrees 24 minutes 44 seconds West for a distance of 1012.46 feet to an iron pin set; thence run North 35 degrees 19 minutes 11 seconds East for a distance of 379.13 feet to an iron pin set; thence run North 00 degrees 24 minutes 44 seconds East for a distance of 22.59 feet to an iron pin set on the southwestern right of way line of Henry Ford II Avenue (R/W varies); thence along said right of way line of Henry Ford II Avenue the following eight (8) courses and distances: (i) South 53 degrees 39 minutes 04 seconds East for a distance of 1536.61 feet to a point; (ii) thence along a curve to the left having a radius of 2437.76 feet and an arc length of 606.88 feet, said arc being subtended by a chord with a bearing of South 61 degrees 38 minutes 35 seconds East and a length of 805.32 feet, to a point; (iii) thence South 53 degrees 35 minutes 46 seconds East for a distance of 113.03 feet to a nail set; (iv) thence South 01 degrees 25 minutes 46 seconds East for a distance of 87.03 feet to a concrete monument found; (v) thence North 49 degrees 11 minutes 35 seconds East for a distance of 63.48 feet to a concrete monument found; (vi) thence South 74 degrees 58 minutes 05 seconds East for a distance of 215.00 feet to a concrete monument found; (vii) thence South 73 degrees 38 minutes 40 seconds East for a distance of 214.51 feet to a concrete monument found, said concrete monument found being located at the northeasterly corner of the mitered right-of-way of the intersection of the said southerly right of way of Henry Ford II Avenue and the westerly right-of-way of Interstate Highway I-75; (viii) thence run along the said mitered right-of-way South 25 degrees 08 minutes 14 seconds East for a distance of 87.02 feet to a concrete monument found, said concrete monument found being located at the southeasterly corner of said mitered right of way, and thence leave said mitered right-of-way and run along the said westerly right of way line of Interstate Highway I-75 the following nine (9) courses and distances: (i) thence South 14 degrees 38 minutes 38 seconds West for a distance of 462.64 feet to a point; (ii) thence along a curve to the left having a radius of 238.51 feet and an arc length of 182.21 feet said arc being subtended by a chord with a bearing of South 05 degrees 00 minutes 13 seconds East and a length of 158.05 feet, to a point; (iii) thence South 24 degrees 47 minutes 31 seconds East for a distance of 86.70 feet to a point; (iv) thence run South 23 degrees 28 minutes 55 seconds East for a distance of 203.39 feet to a concrete monument found; (v) thence run along a curve to the right having a radius of 676.20 feet and an arc length of 288.23 feet, said arc being subtended by a chord with a bearing of South 05 degrees 47 minutes 01 seconds East and a length of 286.01 feet, to a concrete monument found; thence run South 10 degrees 52 minutes 49 seconds West for a distance of 194.38 feet to a concrete monument found; thence run South 14 degrees 38 minutes 08 seconds West for a distance of 169.36 feet to a concrete monument found; thence run North 75 degrees 22 minutes 01 seconds West for a distance of 20.00 feet to a concrete monument found; thence run North 14 degrees 37 minutes 59 seconds West for a distance of 50.93 feet to a concrete monument found and the TRUE POINT OF BEGINNING.

Said tract contains 56.216 acres (2,448,769 square feet).

NO.	DESCRIPTION	DATE
	REVISIONS	

DESIGNED:
DRAWN: DE
CHECKED: SCN
APPROVED: SCN

LOWE ENGINEERS

SIX CONCOURSE PKWY
SUITE 1000
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

A PLAT OF
AEROTROPOLIS
TRACT E & RECONFIGURED OPTION TRACT
ATLANTA, GEORGIA 30312

AN ALTA/ACSM LAND TITLE SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,
AIRPORT STATION, L.L.C.,
AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 65	14th DISTRICT	CITY OF ATLANTA	FULTON COUNTY, GEORGIA
LAND LOT 96	14th DISTRICT	CITY OF HAPEVILLE	FULTON COUNTY, GEORGIA
LAND LOTS 11 & 12	13th DISTRICT		CLAYTON COUNTY, GEORGIA

JOB NO.: 12-0016
DATE: APRIL 16, 2012
SCALE: 1" = 100'
DWG. NO.: 3 OF 7

PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for 0 Porsche Drive Parcel IDs 14 0096 LL 0593, 14 0096 LL 0601, 14 0096 LL 0619
DATE: July 2, 2019

BACKGROUND

The City received a rezoning application from Porsche Cars North America Inc. to rezone three properties totaling 33.455 acres (1,457,299 sf) located at 0 Porsche Drive (Parcel 14 0096 LL 0593, 14 0096 LL 0601, 14 0096 LL 0619) from U-V, Urban Village (Figure 1) to B-P Business Park. The land is presently vacant.

Per the application, the proposed land use is an auto service center and future development area. The applicant has stated:

> Porsche proposes to rezone the Subject Property to Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposes a state of the art auto service center and repair facility on a portion of the Subject Property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of the Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the Subject Property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

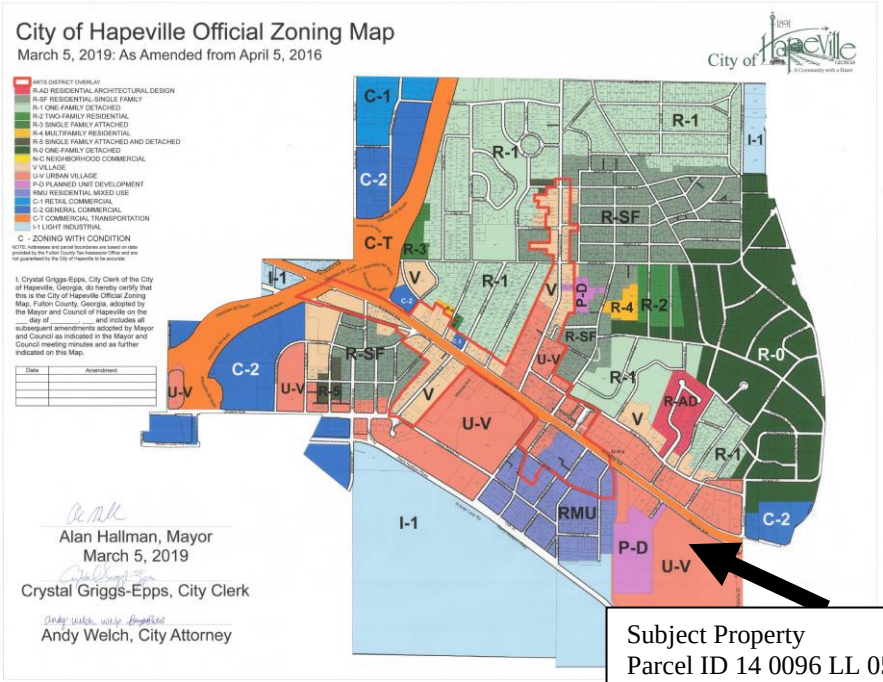


Figure 1

According to the City of Hapeville Future Land Use Map (Figure 2), the property is identified as High Intensity Mixed Use, consistent with the parcels to the East.

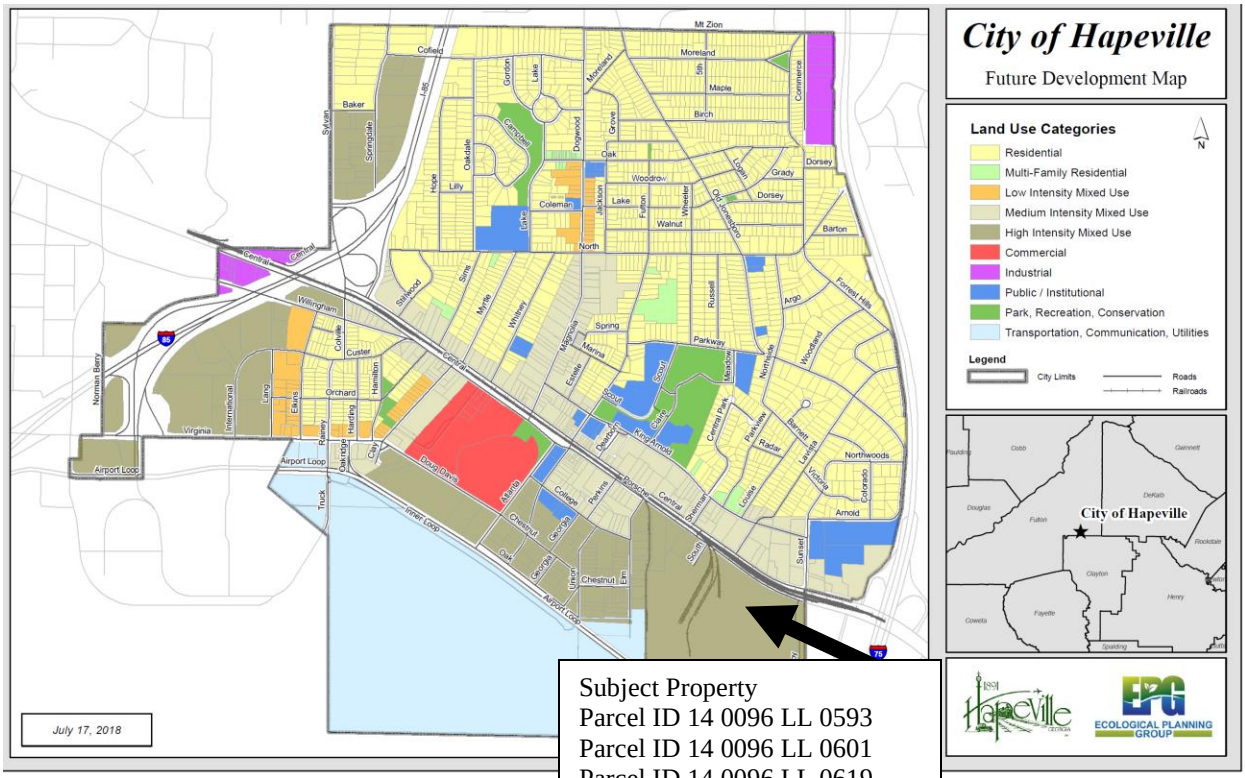


Figure 2

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is vacant/commercial.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are designated U-V which is a mixed-use designation and P-D intended for commercial (hotel and office use). The area is designated as high intensity mixed use in the Future Land Use Map and is part of the Eastern Gateway Corridor outlined in the 2017 Comprehensive Plan.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

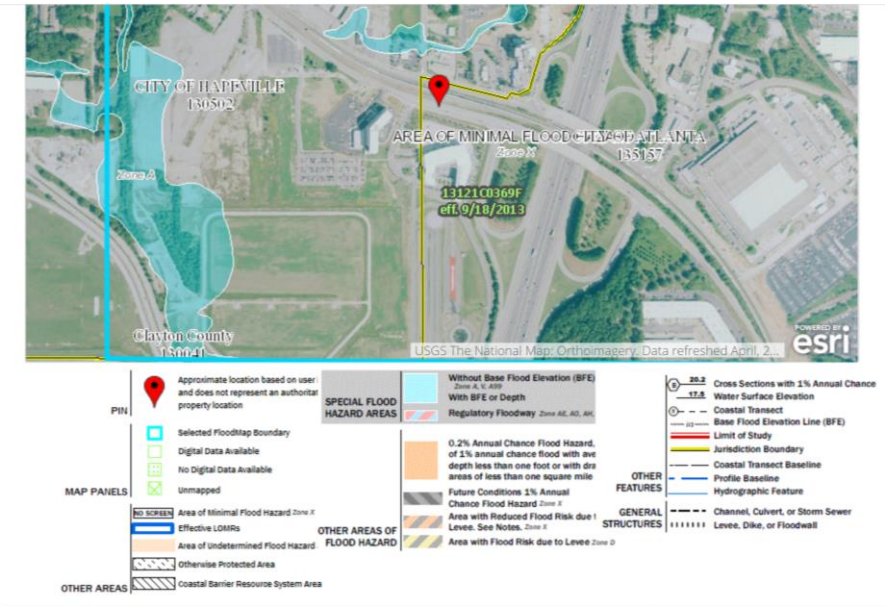
There is no foreseeable significant increase on public facilities such as schools, utilities or streets for the use proposed. The proposed site plan indicates internal circulation and utilization of existing curb cuts on Porsche Ave. There are no residential units on the plan so schools will not be impacted from increases in enrollment. Utility demands with the proposed uses are not expected to strain the system.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

The proposed project is not located within Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The change in zoning is not a deterrent to the value or improvement of adjacent property. The proposed amendment will allow for envisioned development of the corridor to support the Eastern Corridor with a corporate campus aesthetic and will attract visitors and jobs to Hapeville. Development of the vacant property may serve as a catalyst for adjacent property investment and development.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The U-V zoning district was originally designated for this property to create large mixed-use venue complete after the closing of the Hapeville Ford Plant. Development interests in the property have changed over the years and a campus to support a large corporate client is now desired. The B-P zoning district will allow for the integration of uses and corporate campus atmosphere far better than the U-V zoning district.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed zoning maintains the surrounding aesthetic by allowing for similar architectural design and site design as neighboring properties.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The zoning amendment is consistent with the future land use map for high intensity mixed use.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would allow for the proposed development and have no adverse effect on the character of the zoning district or area.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would support the purpose of the zoning regulations and zoning scheme of the Corridor.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A specific site plan was provided.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are no adjacent residential neighborhoods.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

N/A

RECOMMENDATION

The City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Ave.

Staff recommends this application for approval.

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

July 9, 2019 6:00PM

SUMMARY MINUTES

1. Welcome and Introduction
   Roll Call:
   Brian Wismer, Chairman
   Leah Davis
   Lucy Dolan
   Larry Martin
   Jeanne Rast, absent
   Charlotte Rentz
   Cliff Thomas

2. Minutes of June 13, 2019
   MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the minutes of June 13, 2019 as submitted. Motion Carried: 5-0.

3. New Business

   a. 0 Porsche Drive Rezoning Request

   Lee Galloway of Galloway Law Group and authorized representative of Porsche Cars North America, Inc. requested approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Number(s)14 0096 LL0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

   The applicant stated Porsche Cars North America, Inc. proposed to rezone the subject property to B-P, Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposed a state of the art auto service center and repair facility on a portion of the subject property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of the Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the subject property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

Commissioner Rentz asked if the vehicles serviced would include the test track vehicles and fleet vehicles and if there would be inter parcel access. Mr. Galloway stated the test track vehicles are currently serviced at the Porsche headquarters and the plan includes access through the main gate and include internal circulation.

Commissioner Dolan asked if the plan included a dealership. Mr. Galloway stated the current plan is for a service center.

Commissioner Martin asked about the ownership of the 3 properties that total 33.5 acres and the percentage of vacant parcels. Mr. Galloway stated the properties are owned by Porsche Cars North America and all are vacant.

Dr. Patterson stated the City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Avenue. Staff recommends the application for approval.

- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request at 0 Porsche Drive from U-V, Urban Village to B-P, Business Park. Motion Carried: 5-0.

b. Official Zoning Map Text Amendment

Consideration of an Ordinance to amend Chapter 93, Zoning, of the Code of Ordinances for the City of Hapeville, Georgia regarding the Zoning Map.

The B-P, Business Park rezoning district is a zoning category listed in the City's municipal code. There are currently no properties with the B-P zoning designation in Hapeville.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

Commissioner Martin expressed concern that other auto repair service centers cannot operate in that area. Dr. Patterson stated that the property located to the undeveloped property on the south is in a runway protection zone and cannot be developed.

- Public Comment – None.

Motion Item: Larry Martin made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the zoning map amendment dated August 6, 2019 as presented. Motion Carried: 5-0.

4. Old Business

   a. Proposed Zoning Code Amendments
      Open discussion regarding proposed zoning code amendments.
      - Residential Building Height Requirements
      - Proposed Zoning Amendments

      No action taken.

5. Next Meeting Date – August 13, 2019 at 6:00PM
6. Adjourn
   MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 8:14 p.m. Motion Carried: 5-0.

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 06/28/2019.

Subscribed and sworn to before me this June 28, 2019

K. MOSLEY NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APR. 22, 2022

NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, July 16, 2019** in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354 at 6:00 PM to consider the following:

Rezoning Request:
Rezoning request for the property located at 0 Porsche Drive on land lot 96 of the 14th District, Fulton County (City of Hapeville), Parcel Identification Number(s) 14 0096 LL0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.
Applicant: Porsche Cars North America, Inc.
#0000409753:6/28-1AS

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 11.2 ("U-V ZONE (URBAN VILLAGE")), SECTION 93-11.2-5 ("CONDITIONAL USES") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE U-V ZONE (URBAN VILLAGE) PERMITTED USES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and Council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and,

WHEREAS, the procedures required for amending the City's zoning ordinance have been satisfied, including, but not limited to, notice and public hearings; and,

WHEREAS, the governing authority of the City finds it desirable to amend and update the permitted uses in the U-V Zone.

BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA THAT:

Section One. Section 93-11.2-5 (Conditional uses) in Chapter 93 (Zoning), Article 11.2 (U-V Zone (Urban Village)) of the City Code of Ordinances is hereby amended by the addition of the following conditional use:

(10) Research and Development facilities that meet the following criteria:

a. Facility does not emit or produce designated hazardous waste or hazardous waste as defined in O.C.G.A. § 12-8-62.

b. Facility cannot conduct outside research or development activities or storage units.
c. The Conditional Use permit will be issued for the specific business and specific parcel that has applied; all new or subsequent business will have to reapply.

Section Two. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

ATTEST:

_____

City Clerk

APPROVED BY:

_____

City Attorney

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 06/17/2019.

Subscribed and sworn to before me this June 17, 2019



NOTICE

The City of Hapeville, Georgia will be considering an amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 11.2 (U-V Zone Urban Village), Section 93-11.2-3 (Permitted Uses), to update the City of Hapeville U-V Zone (Urban Village) permitted uses on **July 2, 2019 at 6:00 p.m.** in the Municipal Court Complex located at 700 Doug Davis Drive Hapeville Georgia 30354.
#0000407248:6/17-1AS

Planning & Zoning
Planner's Report

TO: **Adrienne Senter**
FROM: **Lynn M. Patterson, Planning Consultant for City of Hapeville**
RE: **Text Amendment for U-V Zoning District**
DATE: **June 6, 2019**

BACKGROUND

City Council has directed staff to present a text amendment to U-V, Urban Village zoning to allow for research and development facilities as a permitted use. The City of Hapeville Code (93-15-3) permits laboratories for industrial testing and research in the Light Industrial (I-1) zoning district. The Code does not address research and development laboratories in the U-V district. In the U-V district, the Code does exclude industrial uses such as manufacturing, processing and warehousing. Businesses and professional offices are allowed in the U-V District.

In addition to our Code, we researched metro Atlanta zoning codes and found that research and development laboratories are typically categorized as an industrial use. The zoning districts where they are allowed are typically light industrial, business park, or general commercial/heavy commercial. There are some instances, such as Decatur and Sandy Springs where the use is allowed in Mixed Use Zoning districts. These districts are located along major commercial corridors.

PROPOSED TEXT AMENDMENT

Section One. Section 93-11.2-3 (Permitted uses):

(20) Research and Development facilities.

RECOMMENDATION

Research and development facilities is a broad category. Given the mixed-use nature of the U-V district and desire to create commercial and residential activities at the pedestrian scale, staff recommends that the research and development facilities be allowed in U-V as a conditional use and/or with the caveat prohibiting uses that produce hazardous waste and noise levels incompatible with the intent of the zoning district.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 3.1 ("ZONES"), SECTION 93-3.1-2 ("ZONING MAP") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and Council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the mayor and council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and,

WHEREAS, the procedures required for amending the City's zoning ordinance have been satisfied, including, but not limited to, notice and public hearings; and,

WHEREAS, the governing authority of the City finds it desirable to amend and update the City of Hapeville Zoning Map.

BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA THAT:

Section One. Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is hereby amended by striking:

March 5, 2019

and inserting in lieu thereof the following language:

DRAFT

August 6, 2019

Section Two. The "zoning map" referred to in Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is attached hereto and incorporated herein by reference as:

Exhibit "A"

The zoning map attached as Exhibit "A" shall replace the zoning map adopted on March 5, 2019.

Section Three. Codification and Certify. This Ordinance and the Zoning Map adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Six. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

DRAFT

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

ATTEST:

_____

City Clerk

APPROVED BY:

_____

City Attorney

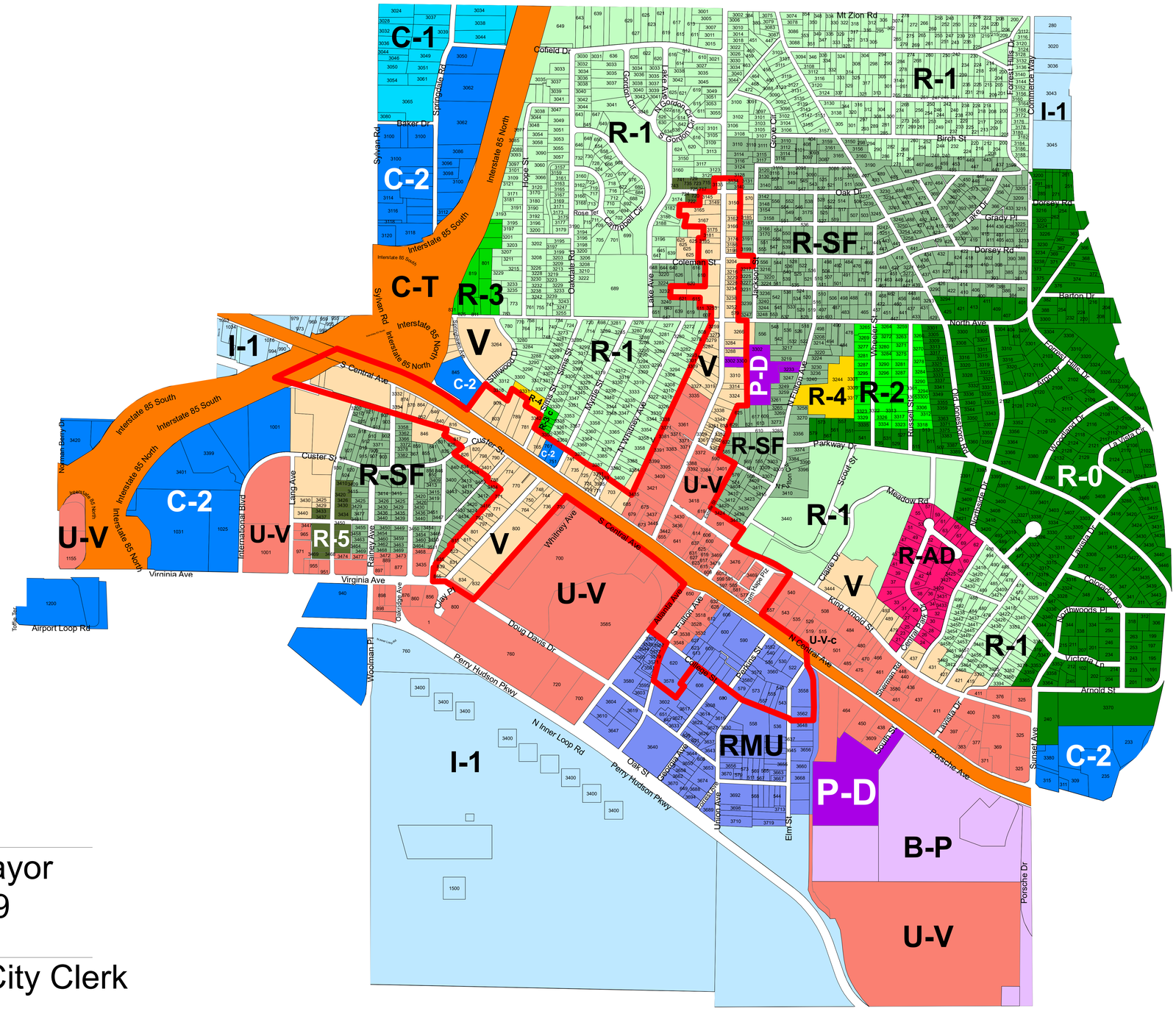
City of Hapeville Official Zoning Map

August 6, 2019: As Amended from March 5, 2019

- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.



I, Crystal Griggs-Epps, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ___ day of _____, ___ and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

Date	Amendment

Alan Hallman, Mayor
August 6, 2019

Crystal Griggs-Epps, City Clerk

City Attorney

N
W E
S

PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for Parcel ID 14 0096 LL0627
DATE: August 2, 2019

BACKGROUND

The City is initiating a zoning map amendment for Parcel ID 14 0096 LL0627 (3.98 acres), owned by the Development Authority of the City of Hapeville, from U-V Urban Village (Figure 1) to B-P Business Park. The land is presently a hotel (2 Porsche Drive).

There has been a request to rezone surrounding properties to B-P and this zoning map amendment would maintain consistency in the area with regard to zoning regulations as well as further the vision set forth in the 2017 City of Hapeville Comprehensive Plan for the Eastern Gateway Corridor.

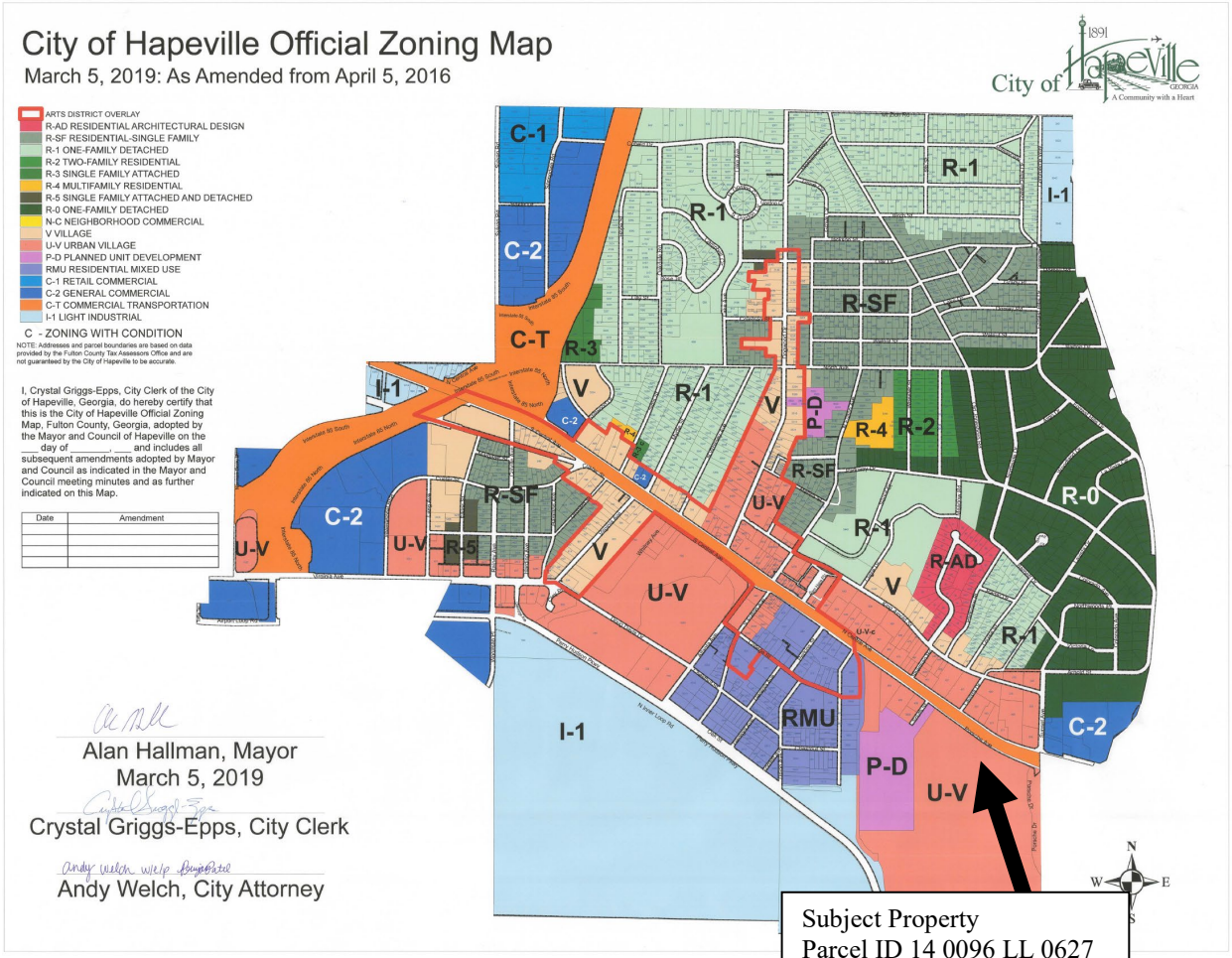


Figure 1

According to the City of Hapeville Future Land Use Map (Figure 2), the property is identified as High Intensity Mixed Use and Transportation, Communication and Utilities.

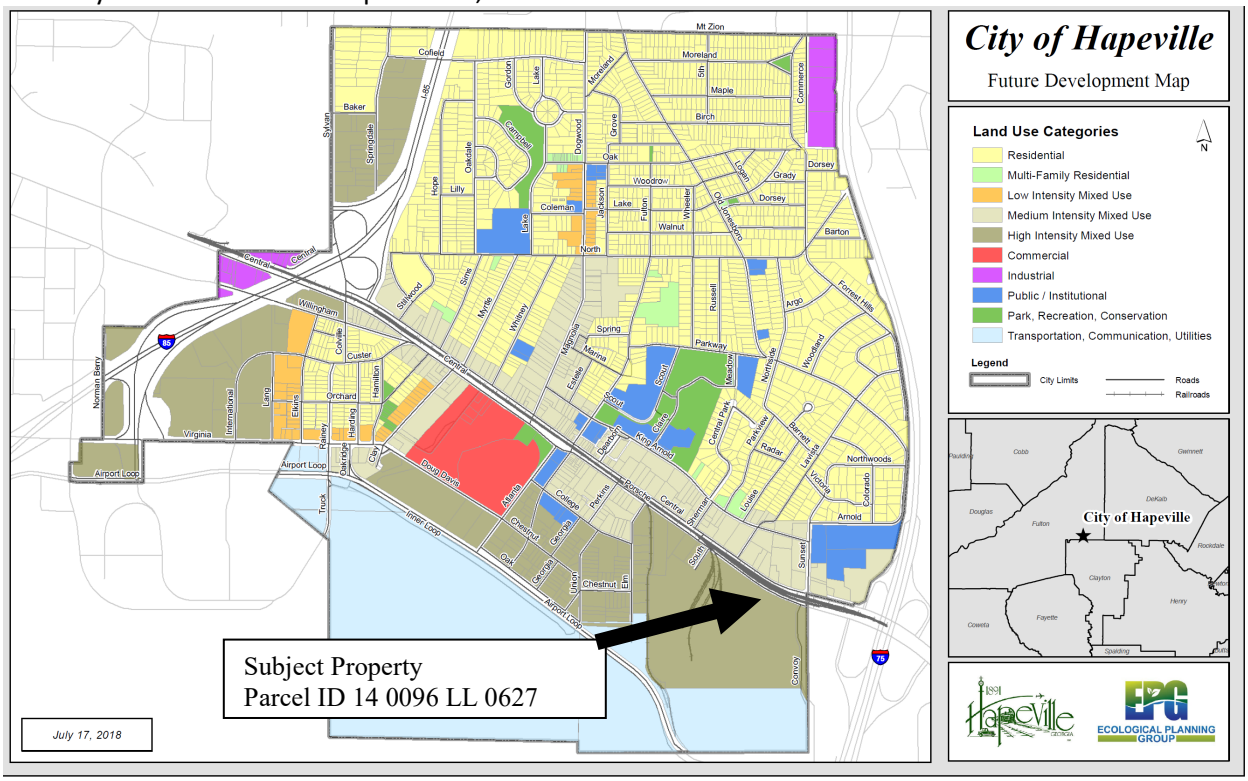


Figure 2

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a hotel.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are currently designated U-V but proposed as B-P. The area is designated as high intensity mixed use and transportation, communications, and utilities in the Future Land Use Map and is part of the Eastern Gateway Corridor outlined in the 2017 Comprehensive Plan.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

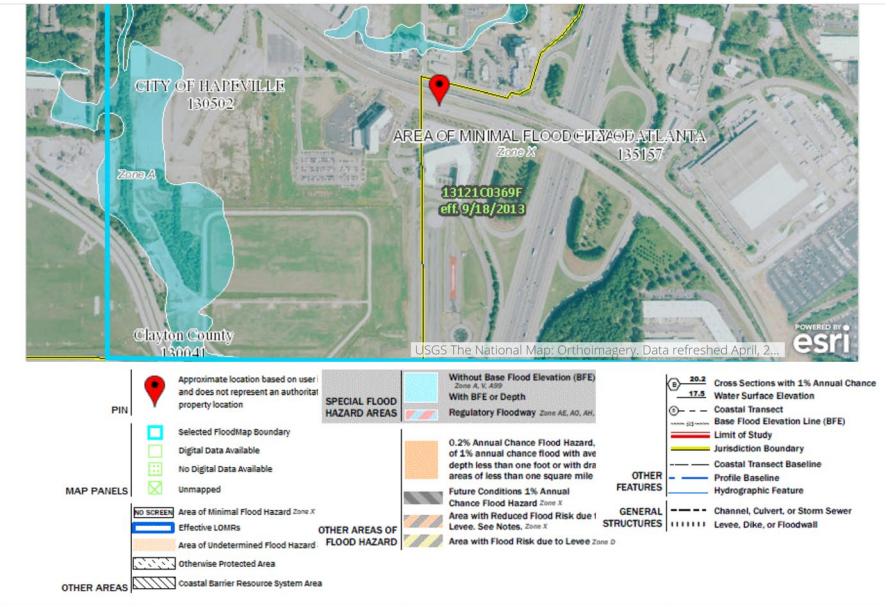
There is no foreseeable significant increase on public facilities such as schools, utilities or streets for the use proposed. There is an existing hotel at 2 Porsche Drive which would be linked to other properties in the B-P zoning district through internal circulation.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

The property at 2 Porsche Drive is not located within the Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The change in zoning is not a deterrent to the value or improvement of adjacent property. The proposed amendment will allow for envisioned development of the corridor to support the Eastern Corridor with a corporate campus aesthetic and will attract visitors and jobs to Hapeville.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The U-V zoning district was originally designated for this property to create large mixed-use venue complete after the closing of the Hapeville Ford Plant. Development interests in the property have changed over the years and a campus to support a large corporate client is now desired. The B-P zoning district will allow for the integration of uses and corporate campus atmosphere far better than the U-V zoning district.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed zoning maintains the surrounding aesthetic by allowing for similar architectural design and site design as neighboring properties.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The future land use plan designates the land use as high intensity commercial and transportation, communications and utilities. The zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would allow for the proposed development and have no adverse effect on the character of the zoning district or area.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would support the purpose of the zoning regulations and zoning scheme of the Corridor.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A specific site plan was not provided. The property at 2 Porsche Drive has been developed as a hotel.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are no adjacent residential neighborhoods.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

N/A

RECOMMENDATION

The City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Ave.

Staff recommends this application for approval.

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 06/28/2019.

Subscribed and sworn to before me this June 28, 2019



Notice

The City of Hapeville, Georgia will be considering an amendment to the Code of Ordinances, City of Hapeville, Georgia, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) of the Code of Ordinances, to update the City of Hapeville Zoning Map on **July 16, 2019 at 6:00 p.m.** in the Municipal Court Complex located at 700 Doug Davis Drive, Hapeville, Georgia 30354.
#0000409750:6/28-1AS

Administrative Services Department
3468 North Fulton Avenue
Hapeville, Georgia 30354
Phone: (404) 669-2100
Fax: (404) 669-3302

Event Request Form

All requests for the use of City staff, services, utilities or the placement of a banner on City property must be approved by the Mayor and Council, prior to the use of the same. Please submit this Request to the City Clerk's Office two weeks prior to the meeting of the Mayor and Council; being placed on the agenda does not ensure approval of request. The Mayor and Council may assess fees for the use of City staff, services, utilities, and property. The Mayor and Council meet the first and third Tuesdays of each month.

Date: July 15, 2019

CONTACT INFORMATION

Contact Person: Tamena Pettis

Name of Organization: Changin' Hearts Foundation, Inc.

Mailing Address: P.O. Box 841 Palmetto (City) Georgia (State) 30268 (Zip)

Telephone #: [redacted] Cell #: [redacted] Fax #:

E-mail address: admin@changinhearts.org or tamekapettis@changinhearts.org

EVENT INFORMATION

Name of the Event: Laps for Cratt Date of the Event: October 5, 2019

Start time: 9:00AM End time: 12:00PM

Location of the Event: Jess Lucas Park

How many attendees: 75

Banner: ☐ Yes ☑ No If yes, where is the banner to be placed:

If placing a banner on City property, provide a description of the banner (measurements, color, etc.):

N/A

Specify dates the banner will hang in the requested location:

* **Banners placed on the Jess Lucas Park fence facing S. Central Avenue must be placed to the left of the telephone pole of Christ Church.**
* **Attach a sample copy of the banner to this application.**

Will there be alcohol at this event? ☐ Yes ☑ No Will there be a DJ/Music at this event? ☑ Yes ☐ No

Additional information about this event: This is an annual charity walk to raise funds for Changin' Hearts Foundation Inc (formaly Chatlbox Foundation) We have a DJ and family-oriented fun (ie, hula hooping, gymnastics, raffles, cake walks etc.) We normally have anywhere from 75 to 100 guests.

CITY SERVICES: (check all that apply)

☐ Garbage Service ☐ Water ☑ Electricity ☐ Tables/Chairs How many: ____

☐ Staff please specify: _____ ☐ Road Closures

If requesting road closures, please specify which roads: N/A

* An application for temporary road closure will need to be filled out at the Hapeville Police Department located at 700 Doug Davis Drive, Hapeville.

OFFICE USE ONLY

Date Heard By Mayor and Council: _____ ☐ Approved ☐ Denied ☐ Tabled

Notice Sent to Applicant on: _____

MAULDIN & JENKINS

June 30, 2019

Honorable Mayor and Members of the
City Council
City of Hapeville, Georgia
3468 North Fulton Avenue
Hapeville, Georgia 30354

Attn: Randy Brewer, Finance Director and Tim Young, City Manager

We are pleased to confirm our understanding of the services we are to provide the City of Hapeville, Georgia (the "City") for the fiscal year ended June 30, 2019. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City of Hapeville, Georgia as of and for the fiscal year then ended. These statements will include the budgetary comparison information for the General Fund and each major special revenue fund. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).
2. Schedule of Changes in the City's Net Pension Liability and Related Ratios.
3. Schedule of City Contributions – Pension Plan.
4. Schedule of Changes in the City's Net OPEB Liability and Related Ratios.
5. Schedule of City Contributions – OPEB Plan.
6. Budgetary comparisons for the General Fund and Major Special Revenue Funds.
7. Schedule of Pension Investment Returns

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

1. Schedule of expenditures of federal awards.
2. Schedule of Projects Constructed with Transportation Special Purpose Local Option Sales Tax Proceeds.
3. Combining and individual fund statements.

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, we have no responsibility for determining whether such other information is properly stated, and our auditor's report will not provide an opinion or any assurance on that other information:

1. Introductory section
2. Statistical section

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on -

- Internal control over financial reporting and compliance with the provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on

compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to Mayor and Members of the City Council for the City of Hapeville, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements, schedule of expenditures of federal awards, and all accompanying information as well as all representations contained therein.

Management is responsible for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for

providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes): and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes): and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. You agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance

matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of Hapeville, Georgia's compliance with provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City of Hapeville's major programs. The purpose of these procedures will be to express an opinion on the City of Hapeville's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the City in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Audit Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City of Hapeville, Georgia; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

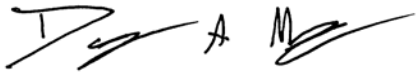
We expect to begin our audit on approximately October 21, 2019 and to issue our reports no later than December 31, 2019. Douglas A. Moses is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be $44,000 for the fiscal year ended June 30, 2019. This fee includes the audit of one major federal grant program (additional fee of $5,000 included in the $44,000). Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings to be prepared annually) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

We appreciate the opportunity to be of service to the City of Hapeville, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC



Douglas A. Moses

RESPONSE:

This letter correctly sets forth the understanding of the City of Hapeville, Georgia.

By: _____

Title: _____

PROPOSAL

TO THE:
City of Hapeville Fire Department
Attn: Chief D. Bloodworth
3468 N. Fulton Ave
Hapeville, GA 30354

DATE: July 2, 2019

We hereby propose and agree to furnish the following firefighting equipment upon your acceptance of this proposal:

One (1) Sutphen Heavy Duty Custom Pumper & Loose Equipment Allowance

Complete and Delivered for the Total Sum of $549,927.00

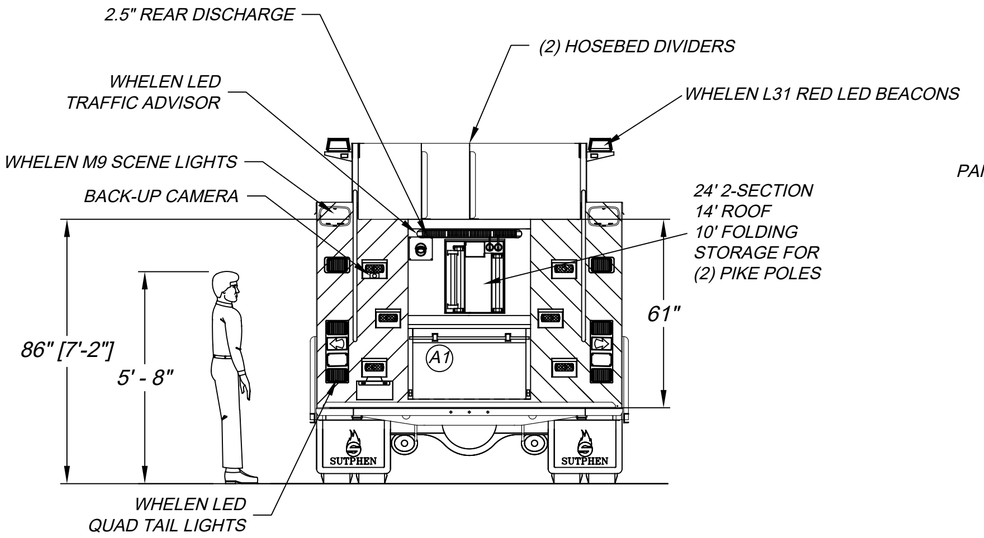
The unit shall be manufactured completely in accordance to the following proposal and delivered in approximately **12-14** months from the date of the contract signing or purchase order, subject to delays from all causes beyond our control.

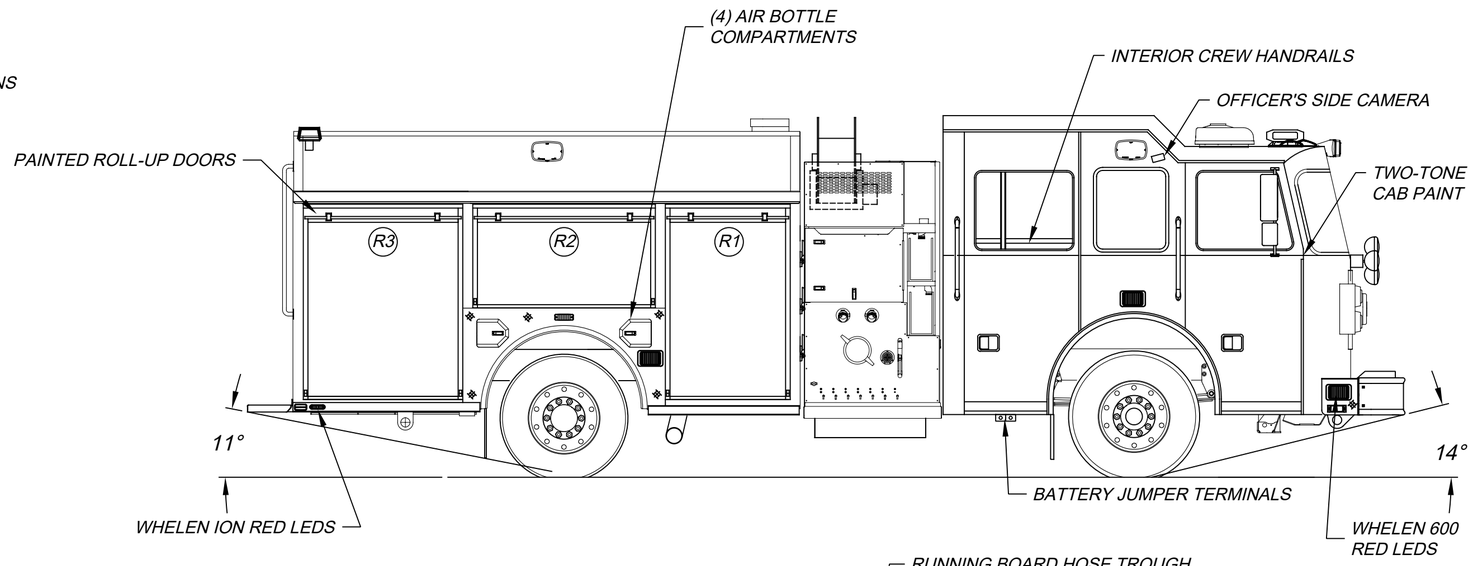
This proposal shall be valid for forty-five (**45**) days. If the contract or purchase order is not received within this proposed duration, we reserve the right to extend, withdraw, or modify our proposal, including pricing, delivery times, and prepayment discounts as applicable.

Respectfully submitted,

Jerry Harley

Jerry Harley
Authorized Representative for Sutphen Corporation



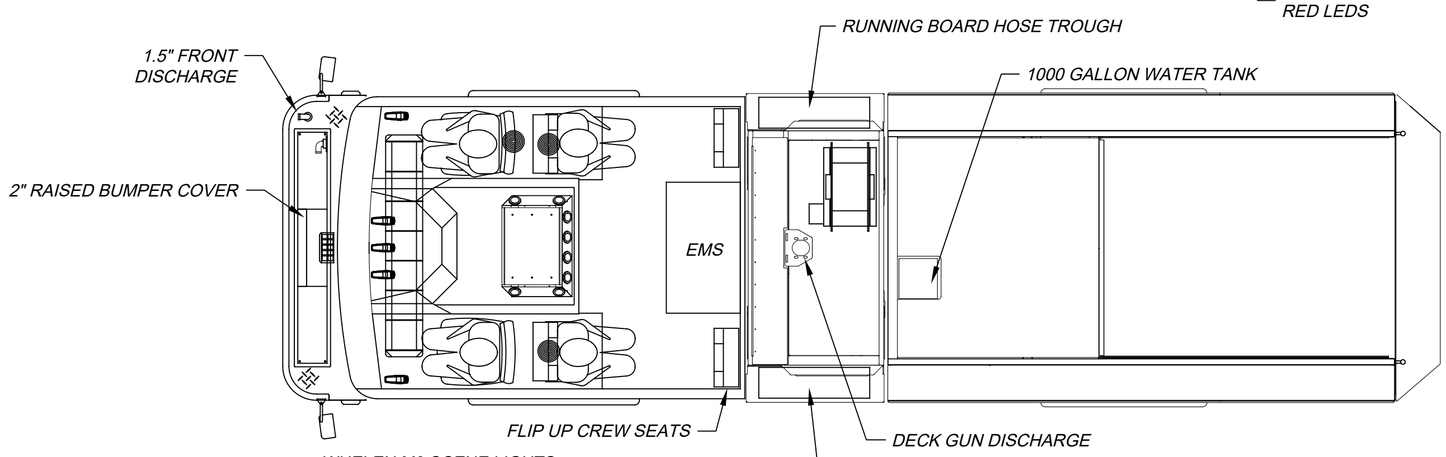


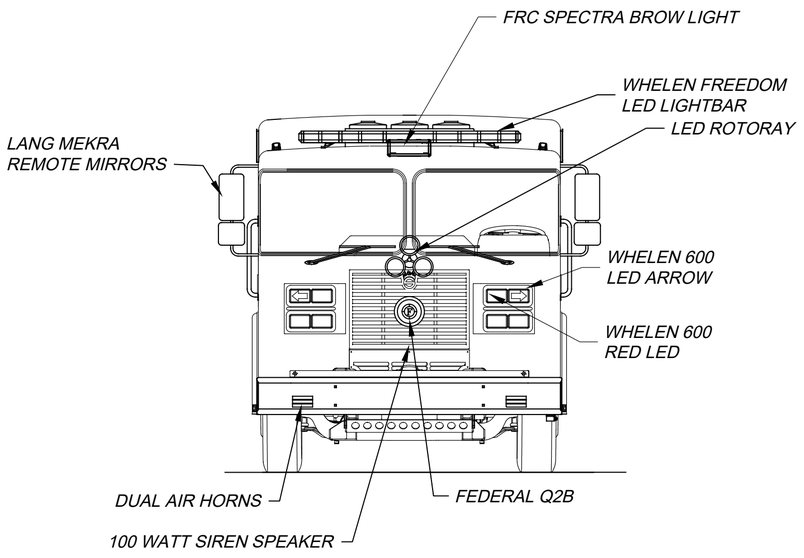
LEFT SIDE COMPARTMENTATION				
COMPT	DOORS	INSIDE DIMENSIONS	DOOR OPENING DIMENSIONS	VOLUME
L1	ROLL-UP	40"W X 66"H X 26"D	37 1/2"W X 56 1/2"H	37.4 CU. FT.
L2	ROLL-UP	59"W X 31 1/2"H X 26"D	56 1/4"W X 27"H	28.4 CU. FT.
L3	ROLL-UP	51 1/2"W X 66"H X 26"D	48 3/4"W X 56 1/2"H	47.4 CU. FT.

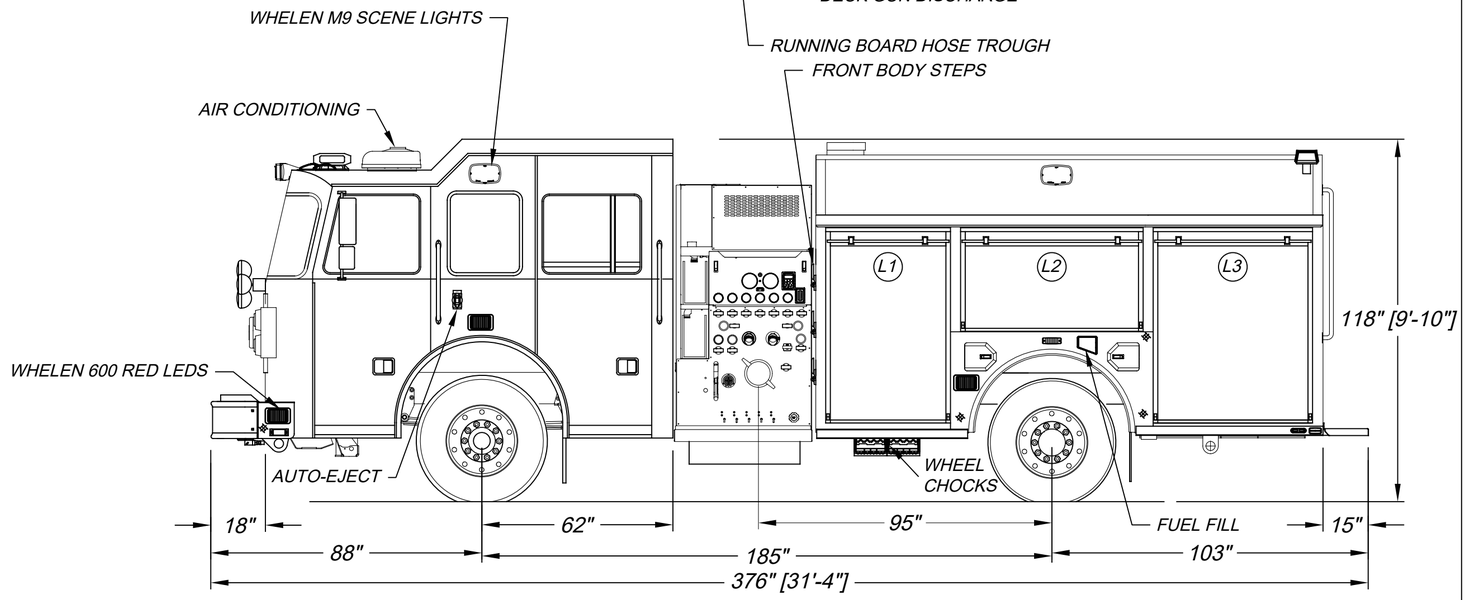
RIGHT SIDE COMPARTMENTATION				
COMPT	DOORS	INSIDE DIMENSIONS	DOOR OPENING DIMENSIONS	VOLUME
R1	ROLL-UP	40"W X 66"H X 26"D	37 1/2"W X 56 1/2"H	37.4 CU. FT.
R2	ROLL-UP	59"W X 31 1/2"H X 26"D	56 1/4"W X 27"H	28.4 CU. FT.
R3	ROLL-UP	51 1/2"W X 66"H X 26"D	48 3/4"W X 56 1/2"H	47.4 CU. FT.

REAR STEP COMPARTMENT				
COMPT	DOORS	INSIDE DIMENSIONS	DOOR OPENING DIMENSIONS	VOLUME
A1	ROLL-UP	39 1/2"W X 28"H X 31"D	36 3/4"W X 19"H	19.8 CU. FT.

BASE STORAGE: 246 CU. FT.







DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS DURING CONSTRUCTION.

IN THE EVENT OF A DISCREPANCY BETWEEN THE SUTPHEN SPECIFICATIONS AND DRAWING, THE SUTPHEN SPECIFICATIONS SHALL PREVAIL.

DRAWING IS FOR REFERENCE ONLY. SOME ITEMS PROPOSED MAY NOT BE SHOWN OR NOTED.

CUSTOMER APPROVAL

NAME: _____

TITLE: _____

DATE: _____

REV.	DESCRIPTION	BY	DATE
A	UPDATED DRAWING PER CUSTOMER CHANGES	JDH	07/02/19

THIS PRINT IS PROVIDED ON A RESTRICTED BASIS AND IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTEREST OF SUTPHEN CORPORATION.

DRAWN BY: J.HOWELL

DATE: 06/24/19

MFG. FACILITY: SPRINGFIELD

SUTPHEN

HAPEVILLE FIRE DEPARTMENT
HAPEVILLE, GA

PROGRAM 1 CUSTOM PUMPER

DWG. NO.: HAPEVILLE, GA (2019 G9).DWG

	Sutphen **Component Report** Dealership: Williams Fire Apparatus_3 (Moore)	**Hapeville, GA – 2019 Pumper (REV-A)** Contact: Position: Phone: Mobile: Email: Order#: SQB009051_2 Customer#: CTB003427

Bill To
Customer: Hapeville Fire Department Contact: , Address: 3468 N Fulton Ave Hapeville, GA 30354

Ship To
Customer: Same as Bill-to Contact: , Address: 3468 N Fulton Ave Hapeville GA 30354

Comments
Project Coordinator: Sales Person: Revision Level: Truck Type: Body Facility:

Line	Item #	Qty	Item Description/Comments
1	USA	1	USA
2	10000215	1	STD WIRING SCHEMATIC
3	10000300	2	~PRECONSTRUCTION CONFERENCE - PER PERSON, PER TRIP (2)
4	10000310	2	~INSPECTION TRIPS - PER PERSON, PER TRIP (2)
5	10010001	1	CHASSIS, CUSTOM
6	10200000	1	~METALS SURCHARGE - CHASSIS, CUSTOM
7	51070185	1	Wheelbase = 185
8	25010000	1	FRAME, 10" SINGLE RAILS, SINGLE AXLE (50K PSI)
9	45010001	1	FRONT TOW EYES, BELOW BUMPER
10	45010015	1	FRONT TOW EYE FINISH, PAINTED
11	46010000	1	REAR TOW EYES
12	40010250	1	STEERING - ROSS TAS-85

Line	Item #	Qty	Item Description/Comments
13	22010000	1	DRIVE LINE, SPICER, 1710 SERIES
14	23014130	1	ENGINE, CUMMINS L 9 450HP DOC-DPF-DEF-SCR OBD
15	23029100	1	ENGINE WARRANTY, 5 YEAR, 100,000 MILES FOR CUMMINS L9
16	23030006	1	AIR INTAKE/EMBER SEPARATOR
17	23031173	1	FUEL FILTER/WATER SEPARATOR, PRIMARY, FLEETGUARD, FS1098
18	23031210	1	FUEL FILTER, SECONDARY, FLEETGUARD, FF63009
19	47012430	1	TRANSMISSION, ALLISON GEN 5, EVS3000
20	23110005	1	JACOBS ENGINE BRAKE FOR CUMMINS L ENGINES
21	47024050	1	TRANSMISSION COOLER
22	47030000	1	ALLISON TOUCH PAD SHIFTER
23	21021200	1	COOLING SYSTEM
24	21030000	1	FAN CLUTCH
25	21030200	1	RADIATOR COOLANT RECOVERY, PRESSURIZED SYST
26	26010000	1	FUEL TANK, STEEL, 65 GALLON
27	26030000	1	FUEL FILL
28	26030100	1	FUEL COOLER
29	24040000	1	DIESEL EXHAUST FLUID TANK
30	13010205	1	ALTERNATOR, LEECE NEVILLE 320 AMP 4962PA
31	15010500	1	BATTERIES, INTERSTATE TYPE 31 MHD (4)
32	15031700	1	BATTERY JUMPER TERMINALS
33	15030430	1	120V SHORELINE INLET, KUSSMAUL SUPER 20 AUTO EJECT
34	15040100	1	120V OUTLET WIRED TO SHORELINE INLET - EA (1)
35	15031560	1	BATTERY CHARGER, KUSSMAUL LPC 40 W/REMOTE BAR GRAPH DISPLAY
36	14010524	1	FRONT AXLE, MERITOR MFS-20-133A 20,000 LB.
37	41010115	1	SUSPENSION FRONT 20,000 LBS. (3) 54" LEAFS

Line	Item #	Qty	Item Description/Comments
38	41030100	1	SUSPENSION, ENHANCED SYSTEM
39	41040510	1	STEER ASSIST
40	43010305	1	FRONT TIRES GOODYEAR 385/65R22.5 LRJ G296 22.5 x 12.25 WHEELS
41	14510530	1	REAR AXLE, MERITOR RS-26-185 27,000 LB.
42	14530100	1	TOP SPEED, 68 MPH
43	42010001	1	SUSPENSION REAR REYCO 27,000 LBS. LEAF
44	44010308	1	TIRES, REAR, GOODYEAR 12R22.5 X 8.25 LRH ENDURANCE RSA HIGHWAY 24,000 - 27,000 GVWR
45	42910200	1	TIRE PRESSURE MONITOR, REAL WHEELS, LED
46	44210100	1	WHEELS, ALUM, ACCURIDE (max 27K rear)
47	44270100	1	HUB COVERS, FRONT & REAR, POLISHED STS (Single Axle)
48	44270300	1	CHROME LUG NUT CAPS, FRONT & REAR (Single Axle)
49	44271100	1	MUD FLAPS, FRONT (PAIR)
50	44271200	1	MUD FLAPS, REAR (PAIR)
51	16010009	1	BRAKES MERITOR SCAM 6" FRONT, SCAM 7" REAR
52	18010041	1	AIR BRAKE SYST 4 TANKS WABCO 1200 DRYER
53	18030110	1	AIR OUTLET CONNECTION
54	18035110	1	AIR COMPRESSOR, KUSSMAUL AUTO PUMP AC, 100PSI
55	18036105	1	TIMER, KUSSMAUL AUTO PUMP
56	18220500	1	NO ELEC STABILITY CONTROL SYS
57	18110000	1	WABCO 4 CHANNEL ANTI-LOCK BRAKES
58	53510000	1	COMPRESSION FITTINGS ON AIR SYSTEM (CHASSIS)
59	54010000	1	MISCELLANEOUS ITEMS ON CHASSIS
60	11023292	1	CAB TSAL4K 62" 10" RR 1/2
61	11030025	1	CAB CERTIFICATION - STRUCTURAL INTEGRITY
62	11030950	1	CAB LOCKDOWN LATCHES

Line	Item #	Qty	Item Description/Comments
63	11031025	1	CAB TILT SYSTEM, AIR CONTROL VALVE
64	11031100	1	MANUAL BACK-UP TILT SYSTEM
65	11031350	1	CAB DOORS, FULL LENGTH
66	11031387	1	CAB STEPS, LOWER GRIP STRUT, INTERMEDIATE DIAMONDPLATE
67	11031395	1	CAB STEP LIGHTING, TECNIQ E41 LED STRIP LIGHTS
68	11031421	1	CAB DOOR WINDOWS, POWER
69	11031401	1	CAB SIDE WINDOWS, FIXED
70	11031460	1	NO WINDOWS, BACK WALL OF CAB
71	11031465	1	WINDOW TINTING (LIMO TINT 8%)
72	52010010	1	ELECTRIC INTERMITTENT WIPERS
73	38010015	1	MIRRORS LANG MEKRA 300 SERIES REMOTE
74	11024425	1	UPPER GRILLE, AMERICAN FLAG TUBULAR STYLE FACADE (L9)
75	11024500	1	FLAMING “S” LOGO, UPPER GRILLE, REFLECTIVE RED
76	11024615	1	LOWER GRILLE, POLISHED STAINLESS, LASER CUT LETTERING W/ BACKLIGHTING
77	20010080	1	BUMPER, 18" POLISHED STAINLESS STEEL
78	20029800	1	BUMPER SIDES, DIAMONDPLATE
79	20040105	1	STORAGE WELL, DEEP CENTER, FULL WIDTH (18" BUMPER)
80	20030100	1	STORAGE WELL COVER, TREADPLATE, 2" RAISE
81	12010500	1	AIR HORNS, DUAL, GROVER #2040 RECTANGULAR
82	12030205	1	AIR HORNS WIRED TO STEERING WHEEL BUTTON
83	12040010	1	MOMENTARY SWITCH ON DASH, OFFICER'S SIDE
84	12510109	1	ELEC SIREN, WHELEN 295HFSA7, REMOTE FLUSH MOUNT WITH REMOVABLE MIC
85	12530205	1	ELEC SIREN WIRED TO STEERING WHEEL BUTTON
86	12530350	1	MOMENTARY SWITCH ON DASH, OFFICER'S SIDE, FOR ELEC SIREN
87	12620100	1	SIREN SPEAKER, 100W, CAST PRODUCTS, SA4201-6B-A

Line	Item #	Qty	Item Description/Comments
88	12670110	1	SIREN SPEAKER(S) INSTALLED BEHIND CAB GRILLE
89	12710100	1	SIREN, FEDERAL Q2B, GRILLE MOUNT
90	12730305	1	FOOT SWITCH, DRIVER'S SIDE, FOR MECH SIREN
91	12730350	1	MOMENTARY SWITCH ON DASH, OFFICER'S SIDE, FOR MECH SIREN
92	32520620	1	HEADLIGHTS, LED, FIRETECH FT-4X6, STS COMBO HOUSINGS
93	48089500	1	FRONT TURN SIGNALS, WHELEN 600 SERIES LED, ARROW (2)
94	27022120	1	HANDRAILS, CAB EXTERIOR, KNURLED STAINLESS STEEL (4) SIDE
95	27030600	1	COAT HOOKS FOR GRAB HANDRAILS (4)
96	27030710	1	HANDRAILS, FRONT OF CAB, KNURLED STAINLESS STEEL (PAIR)
97	27025000	1	HANDRAILS, CAB INTERIOR, BLACK RUBBER COATED (2) FRONT ENTRY
98	27030120	1	HANDRAILS, REAR CAB INTERIOR DOOR, BLACK RUBERIZED (2) AND KNURLED STS AT WINDOW (2)
99	31010285	1	INTERIOR, MULTISPEC BLACK SPECKLE PAINT W/GRAY-BLACK DURAWEAR
100	11032929	1	DOOR PANEL, FULL STS
101	11032955	1	REFLECTIVE MATL, INTERIOR CAB DOORS, SCOTCHLITE CHEVRONS
102	31010291	1	CAB INTERIOR FLOOR COVERING, BLACK RUBBERIZED
103	22510110	1	ENGINE ENCLOSURE, SHORT LENGTH
104	22510530	1	ENGINE ENCLOSURE COVERING, SCORPION BLACK URETHANE BLEND
105	11031670	1	NO STORAGE ON ENGINE ENCLOSURE
106	22610050	1	ENGINE HOOD LIGHT, LED (1)
107	11031512	1	COMPUTER TRAY IN LIEU OF GLOVE BOX
108	11031702	1	GLOVE BOX HOLDERS IN UPPER CREW DOORS (FLAT BACK, RR)
109	29810100	1	CHASSIS ELECTRICAL DESCRIPTION
110	30010130	1	INSTRUMENTATION, AMETEK W/ CENTER & OVERHEAD CONSOLES
111	30010610	1	CAB PUMP SHIFT, ELECTRIC W/YELLOW KNOB
112	30031655	1	DOOR AJAR ALARM WITH SILENCE BUTTON

Line	Item #	Qty	Item Description/Comments
113	29930200	1	MAPBOOK SLOT ON BREAKER PANEL
114	29910100	1	PROGRAMMABLE LOAD MANAGER, CLASS-1 SUPERNODE II
115	30031100	1	HIGH IDLE SWITCH
116	30031775	1	12V POWER POINTS, (2)
117	30031802	1	12V DUAL PORT USB POWER POINTS, (2)
118	84541540	1	POWER & GROUND STUDS, UPPER COMMAND CONSOLE
119	84541545	1	POWER & GROUND STUDS, LOWER COMMAND CONSOLE
120	30110000	1	VEHICLE DATA RECORDER, AKRON/WELDON
121	33510030	1	INTERIOR CAB LIGHTS, WHELEN 6" ROUND RED/CLEAR LED (2)
122	34010030	1	INTERIOR CREW LIGHTS, WHELEN 6" ROUND RED/CLEAR LED (2)
123	28010750	1	DEFROSTER, HEATER & A/C-SEVERE CLIMATE
124	28090003	1	HEAT TO FEET
125	28030500	1	DEFROSTER DUCTWORK, ENTIRE WINDSHIELD
126	11031687	1	TOP HEAT/AC STORAGE, TOOL MOUNTING PLATE, 25” x 19.5”
127	38510105	1	DRIVER'S SEAT, BOSTROM SIERRA HIGH BACK ABTS AIR RIDE (DURAWEAR)
128	38320000	1	HELMET STORED IN COMPARTMENT
129	39010120	1	OFFICER'S SEAT, BOSTROM TANKER 450, ABTS SCBA (DURAWEAR)
130	39030010	1	OFFICER’S SEAT COMPT, OPEN FRONT
131	38320000	1	HELMET STORED IN COMPARTMENT
132	39521125	1	CREW SEAT 1, BOSTROM TANKER 450, ABTS SCBA (DURAWEAR)
133	38320000	1	HELMET STORED IN COMPARTMENT
134	39521126	1	CREW SEAT 2, BOSTROM TANKER 450, ABTS SCBA (DURAWEAR)
135	38320000	1	HELMET STORED IN COMPARTMENT
136	11031828	1	EMS CABINET, FORWARD FACING, DOUBLE ON CREW SEAT RISER (RAISED ROOF)
137	11032250	1	INTERIOR ACCESS, ROLL-UP DOOR, AMDOR

Line	Item #	Qty	Item Description/Comments
138	11032415	1	INTERIOR COMPARTMENT DOOR LOCK
139	11032312	1	ADJUSTABLE SHELVES, EMS COMPT (2)
140	39530400	1	CREW SEAT 5, FLIP UP JUMP SEAT (DURAWEAR)
141	38320000	1	HELMET STORED IN COMPARTMENT
142	39530401	1	CREW SEAT 6, FLIP UP JUMP SEAT (DURAWEAR)
143	38320000	1	HELMET STORED IN COMPARTMENT
144	39550200	1	SEAT COLOR, BLACK
145	39610000	3	SCBA BRACKETS, BOSTROM, SECURE ALL (3)
146	38410000	1	SEAT BELT WARNING SYSTEM, AKRON / WELDON
147	39710000	1	DOUBLE CREW SEAT COMPT, SIDE DOORS
148	30080150	1	HD STEREO, JENSEN, AM/FM/WB/BT
149	84561015	1	CAMERA SYSTEM, FRC, INVIEW TRUEVIEW, TWO CAMERAS (WIRED)
150	11088888	1	SPECIAL ITEM, INSTALLATION OF CUSTOMER SUPPLIED ANTENNA
151	60080020	1	PUMP, HALE XS QMAX 1500 GPM SINGLE STAGE
152	60025000	1	GEARBOX, HALE, G-SERIES, REAR MOUNTED
153	60026000	1	PUMP PACKING, HALE
154	60035121	1	PUMP TEST, MISTRAS GROUP, INC
155	61510000	1	AUXILIARY COOLER (HEAT EXCHANGER)
156	62010002	1	STAINLESS STEEL PIPING
157	66090010	1	3" TANK-TO-PUMP W/CHECK VALVE
158	61729120	1	VALVE, AKRON, HEAVY DUTY
159	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1
160	73090001	1	TANK FILL 2"
161	61729120	1	VALVE, AKRON, HEAVY DUTY
162	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1

Line	Item #	Qty	Item Description/Comments
163	61090003	1	PRESSURE GOVERNOR, CLASS 1 TPGJ1939
164	61290020	1	INTAKE PRESSURE CONTROL, TFT A1860
165	63021500	1	6" MAIN SUCTION, LEFT SIDE
166	65090000	1	2.5" LEFT SIDE INLET
167	61729120	1	VALVE, AKRON, HEAVY DUTY
168	61770905	1	ACTUATOR, VALVE, SWING CONTROL
169	60036010	1	THREADS, NST
170	63025500	1	6" MAIN SUCTION, RIGHT SIDE
171	64090000	1	2.5" RIGHT SIDE INLET
172	61729120	1	VALVE, AKRON, HEAVY DUTY
173	61770905	1	ACTUATOR, VALVE, SWING CONTROL
174	60036010	1	THREADS, NST
175	70525900	1	2.5" DISCHARGE, LEFT - POSITION 1
176	61729120	1	VALVE, AKRON, HEAVY DUTY
177	61770915	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1 W/ RACK & SECTOR
178	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
179	60036010	1	THREADS, NST
180	70525900	1	2.5" DISCHARGE, LEFT - POSITION 2
181	61729120	1	VALVE, AKRON, HEAVY DUTY
182	61770915	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1 W/ RACK & SECTOR
183	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
184	60036010	1	THREADS, NST
185	71025900	1	2.5" DISCHARGE, RIGHT - POSITION 3
186	61729120	1	VALVE, AKRON, HEAVY DUTY
187	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1

Line	Item #	Qty	Item Description/Comments
188	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
189	60036010	1	THREADS, NST
190	71025900	1	2.5" DISCHARGE, RIGHT - POSITION 4
191	61729120	1	VALVE, AKRON, HEAVY DUTY
192	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1
193	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
194	60036010	1	THREADS, NST
195	71590000	1	DISCHARGE, 2.5" LEFT REAR
196	61729120	1	VALVE, AKRON, HEAVY DUTY
197	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1
198	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
199	60036010	1	THREADS, NST
200	72290000	1	1.5" FRONT BUMPER DISCHARGE, 2" PLUMBING
201	61729120	1	VALVE, AKRON, HEAVY DUTY
202	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1
203	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
204	60036010	1	THREADS, NST
205	72590002	1	DECK GUN DISCHARGE 3"
206	61729160	1	VALVE, AKRON, SLOW CLOSE
207	61770900	1	ACTUATOR, VALVE, PUSH/PULL, CLASS 1
208	77090000	1	GAUGE, DISCH, CLASS 1 2.5"
209	72570100	1	DECK GUN TERMINATION, THREADED
210	72555845	1	MONITOR, TFT XFC-42 CROSSFIRE W/SAFETY FLOW, QUAD STACK TIPS AND STREAM SHAPER
211	72555810	1	TASK FORCE TIPS EXTEND-A-GUN
212	72890005	1	CROSSLAY, ONE 2.5" & SPEEDLAYS, TWO 2" W/SWIVELS & POLY LIFT-OUT TRAYS

Line	Item #	Qty	Item Description/Comments
213	61729120	3	VALVE, AKRON, HEAVY DUTY (3)
214	61770900	3	ACTUATOR, VALVE, PUSH/PULL, CLASS 1 (3)
215	77090000	3	GAUGE, DISCH, CLASS 1 2.5" (3)
216	60036010	3	THREADS, NST (3)
217	72910807	1	COVERS, ALUM/WEBBING FOR CROSSLAY/SPEEDLAY
218	84090003	1	BOOSTER REEL, LOW PRESSURE, W/150' OF 1" HOSE & NOZZLE, MTD IN DUNNAGE AREA
219	61729120	1	VALVE, AKRON, HEAVY DUTY
220	61770930	1	ACTUATOR, VALVE, AIR, W/ TOGGLE SWITCH
221	60036010	1	THREADS, NST
222	61742000	1	MASTER PUMP DRAIN, MULTIPORT
223	61790510	12	DRAIN VALVES, HALE, LIFT-UP (12)
224	74914130	1	PRG SM3 - SIDE MOUNT PUMP PANEL (CROSSLAY/SPEEDLAYS)
225	74928100	1	PUMP MODULE LENGTH, 44"
226	74929130	1	HALE PUMP MODULE CONFIGURATION, SIDE MOUNT, CROSSLAY W/ SPEEDLAYS
227	74930710	1	PANEL FINISH, BRUSHED STS 14 GAUGE (PRG)
228	74931055	1	COLOR CODING (PRG)
229	74931290	1	PUMP MODULE FRAMEWORK, NON-PAINTED
230	74931390	1	PUMP FINISH, PAINTED BY PUMP MFG
231	74931590	1	PLUMBING FINISH, NON-PAINTED
232	74931690	1	EXTERIOR DUNNAGE AREA PANEL, BRUSHED STS
233	75040215	1	TROUGH IN RUNNING BOARD, BOTH SIDES
234	75590010	1	PUMP OPERATOR LIGHTS, LED (PRG)
235	75590110	1	PUMP PANEL LIGHTS OFFICER'S SIDE, LED (PRG)
236	76090002	1	PUMP PANEL GAUGES & CONTROLS (PRG)
237	60090020	1	PUMP PRIMER, HALE, T-HANDLE

Line	Item #	Qty	Item Description/Comments
238	76025110	1	COMPRESSION FITTINGS ON AIR SYSTEM (PRG PUMP MODULE)
239	76031970	1	AIR OUTLET, DRIVER'S SIDE PUMP PANEL
240	76031900	1	AIR HORN PUSH BUTTON SWITCH ON PUMP PANEL
241	76590000	1	GAUGES, MASTER, CLASS 1 4.5" (PRG)
242	77590000	1	GAUGE, WATER LEVEL, CLASS 1, INTELLI-TANK ITL-4
243	83525100	1	WATER TANK BRAND, PRO-POLY
244	83590005	1	WATER TANK, 1000 GAL, POLY
245	80189590	1	BODY G9 - ALUM 40/51 LADDERS THRU TANK
246	10250130	1	~METALS SURCHARGE - BODY, G9
247	80089500	1	BODY SUBFRAME, PROGRAM 1 PUMPER
248	81165705	1	UNISTRUT TRACK IN COMPTS
249	80290012	1	COMPT DOORS, ROM ROLL-UP, PAINTED
250	80225000	1	REAR COMPT DOOR (A1) ROM ROLL-UP, SATIN FINISH
251	84531230	1	COMPT LIGHTING, AMDOR LED LIGHT STRIPS, 2 PER COMPT
252	81380000	1	HOSEBED W/REMOVABLE ALUMINUM FLOORING
253	81410600	1	COVER, WEBBING, MAIN HOSE BED
254	81440220	1	COVER FASTENERS, BLACK PLATIC BUCKLES
255	81330302	1	HOSE BED DIVIDERS, ADJ (2)
256	81910100	1	HANDRAILS, KNURLED STS
257	82290010	1	STEPS, FRONT BODY, IC FOLD DOWN W/LIGHT
258	82390000	1	STEPS, REAR BODY (8x8)
259	82510000	1	RUB RAILS, ANODIZED ALUM
260	83010050	1	ALUMINUM TREADPLATE (ALUM PPR, PRG1, C-SER, TANKER)
261	83030350	1	REAR STEP CORNERS, 45 DEGREE (PRG1)
262	80290013	1	4 SCBA CYLINDER COMPTS (2 RIGHT, 2 LEFT)

Line	Item #	Qty	Item Description/Comments
263	88520300	1	DELETE 6" SUCTION HOSE
264	88540550	1	DELETE STD SUCTION HOSE MTG
265	88550300	1	STRAINER NOT PROVIDED
266	89011500	1	ALCO-LITE PEL-24 24'2 SEC & PRL-14 14' ROOF & 10' FOLDING
267	89590007	1	LADDER CHUTE
268	84550110	1	LICENSE PLATE BRACKET W/ LIGHT, LED
269	84511100	1	BODY ELECTRICAL DESCRIPTION
270	84520000	1	BACK UP ALARM, ECCO SA917
271	85010300	1	TAILLIGHTS, WHELEN 600 SERIES, LED STOP/TAIL/TURN, HALOGEN REVERSE, QUAD HOUSING (PAIR)
272	85110100	1	ICC LIGHTS, LED
273	85510200	1	STEP LIGHTS, LED, WHELEN 2G AT PUMP PANEL & REAR BODY
274	85710010	1	UNDERCARRIAGE GROUND LIGHTS, LED
275	86528999	1	DELETE REAR WORK LIGHTS
276	86600000	1	OPTICAL WARNING SYSTEM, UPPER
277	86610100	1	UPPER WARNING LIGHTS, ZONE A (FRONT), WHELEN FREEDOM IV 72" LED LIGHT BAR, F4N7QLED, 8 MODULES
278	86699999	1	UPPER WARNING LIGHTS, ZONE B (OFFICER'S SIDE), COVERED BY ZONES A & C
279	86710105	1	UPPER WARNING LIGHTS, ZONE C (REAR), WHELEN LED BEACONS, L31 (PAIR)
280	86899999	1	UPPER WARNING LIGHTS, ZONE D (DRIVER'S SIDE), COVERED BY ZONES A & C
281	87100000	1	OPTICAL WARNING SYSTEM, LOWER
282	87110100	1	LOWER WARNING LIGHTS, ZONE A (FRONT), WHELEN 600 SUPER LED, 60*02F*R (QTY 2)
283	87811120	1	LOWER, ZONE A - MOUNTING LOCATION (COMBO HOUSINGS)
284	87210100	1	LOWER WARNING LIGHTS, ZONE B (OFFICER'S SIDE), WHELEN 600 SUPER LED, 60*02F*R (QTY 2), ION T-SERIES LED, TLI* (QTY 1)
285	87812110	1	LOWER, ZONE B - MOUNTING LOCATION (PUMPERS, TANKERS)
286	87310100	1	LOWER WARNING LIGHTS, ZONE C (REAR), WHELEN 600 SUPER LED, 60*02F*R (QTY 2)
287	87410100	1	LOWER WARNING LIGHTS, ZONE D (DRIVER'S SIDE), WHELEN 600 SUPER LED, 60*02F*R (QTY 2), ION T-SERIES TLI* (QTY 1)

Line	Item #	Qty	Item Description/Comments
288	87814110	1	LOWER, ZONE D - MOUNTING LOCATION (PUMPERS, TANKERS)
289	87537732	2	ADDITIONAL WARNING LIGHTS, WHELEN 600 SUPER LED, 60*02F*R (PAIR) (2)
290	87537505	1	WARNING LIGHT, ROTO-RAY, LED
291	87040000	1	TRAFFIC ADVISOR, WHELEN LED, TAL65 36"
292	88390902	1	LIGHT, FR SPECTRA, LED, BROW 20K LUMENS, 12V (1)
293	86537816	3	SCENE LIGHTS, WHELEN M9 LED, SURFACE MOUNT (PAIR) (3)
294	89910010	1	CORROSION REDUCTION PROGRAM (PROPOSALS)
295	90010020	1	PAINT SCHEME
296	90030010	1	TWO TONE CAB & BODY
297	90030154	1	PAINT FRAME RAILS & BODY REAR DROP - BLACK
298	90510000	1	3" LETTERING, 22K UP TO 40
299	90574100	1	INSTALL FIRE DEPT EMBLEMS (Pair)
300	90610200	1	6" SCOTCHLITE STRIPE AROUND TRUCK
301	90630405	1	MITER EDGED "Z" STRIPE
302	90630100	2	1" SCOTCHLITE STRIPE ABOVE OR BELOW - EACH (2)
303	90680120	1	CHEVRON STRIPING, REAR BODY OUTBOARD, REFLEXITE
304	91010000	1	MISC EQUIP - (1) PINT TOUCH-UP PAINT, STAINLESS STEEL NUTS & BOLTS
305	91030700	1	ZIAMATIC SAC-44 FOLDING WHEEL CHOCKS (PAIR) MTD W/ SQCH-44H HOLDERS
306	99010000	1	MANUALS (1-PRINTED & 1-USB) WITH DVD
307	99031195	1	DEALER DELIVERY
308	99040100	1	~TRANSPORTATION & FUEL CHARGES (1)
309	99040200	1	~DEALER PREP/INSPECTION
310	99510000	1	WARRANTY, ONE YEAR
311	99999100	1	NOTATIONS
312	PDB001096	1	DEALER SUPPLIED - SHELVING & TRAY ALLOWANCE

Line	Item #	Qty	Item Description/Comments
313	PDB001106	1	DEALER SUPPLIED - LOOSE EQUIPMENT ALLOWANCE
314	PDB000219	1	DEALER SUPPLIED - OTHER - (4) Stream light Hand-lights supplied and mounted in the cab
315	PDB000219	1	DEALER SUPPLIED - OTHER - Customer Appreciation plaque supplied and installed

Rubber Designs

Better for the earth. Better for you.

100 Rus Drive SE
Calhoun, GA 30701
Phone 706-383-7528

Date	7/11/2019	Estimate #	18226

Name / Address	Ship To
Hapeville Parks & Rec Dept 3444 N Fulton Ave Hapeville GA 30354 Lee 404-669-2120, ga	Jess Lucas Park 680 S Central Ave Hapeville GA 30354 Lee 404-669-2120

Prepared For:	Lee	Prepared By		Valid Until:
Terms	100% down payment	Justin Phipps		8/9/2019

Description
Supply, Deliver, And Install 5520 SF of Bonded Rubber Mulch (Color TBD) @ 1.5" Depth with Aromatic Binder for Trail 920' x 6' with turn down edge.
Site work to include level existing grade and geo textile fabric and nails.
Mulch Bagged 50# (Color TBD)
Aromatic Binder (D) MR-1165
Aromatic Binder (D) 44 lb Pail
Filter Fabric
Installation-Labor
Vehicle and Travel Expenses
Rental Equipment
Supplies
Dumpster/Disposal
PNP Freight

Project:		Total

Signature _____ Print Name/Title_____Date_____

I authorize Rubber Designs LLC to begin production of the order associated with this estimate and agree to the payment terms.

Upon acceptance of this proposal please sign above and initial the "Rubber Designs General Terms and Conditions" exhibit attached. Please return initialed copies to Rubber Designs.

Rubber Designs

Better for the earth. Better for you.

100 Rus Drive SE
Calhoun, GA 30701
Phone 706-383-7528

Date	7/11/2019	Estimate #	18226

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Prepared For:	Lee	Prepared By		Valid Until:
Terms	100% down payment	Justin Phipps		8/9/2019

Description

Installation Exclusions:
Permits/Licensing
Additionally Insured
Bonding
State or Federal Davis Bacon Wages
Union Fees
Fall Height Testing
Security/Fencing
Excavation and Site Work/Preparation
Demolition
Drainage
Dumpsters
Extended Warranties

Installation Inclusions:
Scope of work described in estimate only
Aromatic Binder Included unless noted in Scope of Work. Select colors may Amber.

Submittal of any order referencing this quote constitutes acceptance of the scope listed herein. Any deviation from the quote will require revision

Project:		Total	$42,316.71

Signature _____ **Print Name/Title**_____**Date**_____

I authorize Rubber Designs LLC to begin production of the order associated with this estimate and agree to the payment terms.

Upon acceptance of this proposal please sign above and initial the "Rubber Designs General Terms and Conditions" exhibit attached. Please return initialed copies to Rubber Designs.

105 US Hwy 411 NE
Ranger, GA 30734
Toll Free Phone - 866-957-2355 * Toll Free Fax - 866-957-2356

Play South
PLAYGROUND CREATORS

PO Box 492467
Atlanta, GA 30349
(770) 719-9005

Date:	7/31/2019
Quote #:	HPVLEtrail0619#4
Rep:	Peter Jezerinac
Direct:	**(470) 306-8653**

QUOTATION

	Bill to:		**Ship to:**	
Name	City of Hapeville		Downtown Park	
Address	3474 North Fulton Ave		650 South Central Ave	
City, State Zip	Hapeville, GA	30354	Hapeville, GA	30354
Contact & Phone	Lee Sudduth	404.669.2124	Lee Sudduth	404.669.2124
Email	lsudduth@hapeville.org		County: Fulton	

Qty	Model Number	Description	Unit Price	TOTAL AMOUNT
1	RUBBRTRAIL	4,375 square feet of poured rubber trail surface 50/50 red and black to include removal of spoils from existing trail and taken offsite.	46,976.00	46,976.00
				-

NOTES:

This quote is valid for 30 days. Please allow 5-6 weeks for delivery. Please return this signed quote along with the required 50% deposit to initiate the order. Your official PO number can be included in lieu of deposit. Colors must be filled in below. The balance is due in full within 15 days after delivery or installation. PlaySouth is not responsible for any damage done to landscaping during this project.

	SubTotal	$ 46,976.00
	Freight	
Sales Tax Rate	0.00%	
Installation Svcs.		
GRAND TOTAL		**$ 46,976.00**

COLORS:

Rubber Color 1 _____

Rubber Color 2 _____

Authorized signature & date:

A deposit payment of 50% deposit of the Grand Total amount is required before an order can be placed.
Your signature, date and color selections must be completed above for order acceptance.
Full payment is due within 15 days after completion. Standard rock clause will apply to installation services.

Thank you for considering PlaySouth Playground Creators!!

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 41 ("TRAFFIC AND MOTOR VEHICLES"), ARTICLE 1 ("IN GENERAL"), SECTION 41-1-6 ("DESIGNATION OF TRAFFIC ENGINEER; RESPONSIBILITIES") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the mayor and council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and

WHEREAS, the governing authority of the City finds it necessary to amend the role of the traffic engineer to provide for clarification.

BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA THAT:

Section One. Chapter 41 (Traffic and Motor Vehicles), Article 1 (In General), Section 41-1-6 (Designation of traffic engineer; responsibilities) of the City Code of Ordinances is hereby amended by adding the following subsection to Section 41-1-6:

(d) The Mayor and Council may make decisions regarding matters where the traffic engineer is the decision-making body. The decision by Mayor and Council will serve as a substitute to the decisions by the traffic engineer. If the Mayor and Council make a decision that conflicts with the role or decision of the traffic engineer, the Mayor and Council's decision will be final and in full force, so long as it is in compliance with state law and city code.

Section Two. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

ATTEST:

Crystal Griggs-Epps, City Clerk

APPROVED BY:

City Attorney

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 58 ("SURFACING AND MAINTENANCE OF DRIVEWAYS AND OFF-STREET PARKING AND LOADING FACILITIES"), SECTION 58-1-1 ("PURPOSE, INTENT, AND NONCONFORMING USE, AND GRACE PERIOD FOR COMPLIANCE WITH REGULATIONS") AND SECTION 58-1-3 ("SURFACING REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL DRIVEWAYS AND HARDSHIP EXEMPTIONS") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE U-V ZONE (URBAN VILLAGE) PERMITTED USES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and Council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and,

WHEREAS, the governing authority of the City finds it desirable to amend and update the regulations regarding the surfacing and maintenance of driveways.

BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA THAT:

Section One. Section 58-1-1 (Purpose, intent, and nonconforming use, and grace period for compliance with regulations) in Chapter 58 (Surfacing and maintenance of driveways and off-street parking and loading facilities) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

(a) In adopting this chapter, it is the intent of mayor and council to clarify the regulations regarding the surfacing and maintenance of residential driveways and commercial off-street parking and loading facilities.

Section Two. Section 58-1-3 (Surfacing requirements for single-family residential driveways and hardship exemptions) in Chapter 58 (Surfacing and maintenance of driveways and off-street parking and loading facilities) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

(a) The construction materials of single-family residential driveways shall consist of porous concrete, asphalt, plain concrete, brick and concrete pavers, or other permeable pavements. Loose gravel shall, in no event, be allowed as a finished surface for such driveways.

(b) Residential driveways that were constructed of a material other than hard-surfaced pavement, such as gravel, prior to August 20, 2019 shall be considered nonconforming properties and will not have to come into compliance with the regulations set for within section 58-1-3(a) of this chapter, unless one of the conditions below applies:

i. If a nonconforming property comes before site plan review for any reason, that property must be brought into full compliance with the regulations set forth within section 58-1-3(a) of this chapter within ninety (90) days.

Section Three. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to

the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Six. Effective Date. The effective date of this Ordinance shall be February 1, 2020.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____
Alan Hallman, Mayor

ATTEST:

_____
City Clerk

APPROVED BY:

_____
City Attorney

Community Services Department
3474 North Fulton Avenue
Hapeville, Georgia 30354
(404) 669 - 2120

Application Form for a Sign Permit

Approved_____ Denied_____

Date Submitted JUL 28 2019

Permit No. _____

Applicant: Henry Graphics Email: kwhiting@henrygraphics.com

Name of Business: Academy Theatre Suite Number: _____

Address of Building, structure or lot where the sign is to be attached or erected:
599 N. Central Avenue Hapeville, GA 30354 Zoning Classification: _____

Applicant's Mailing Address: 1030 Parkway Industrial Park Drive Buford, GA 30518

Phone: 404-443-4788 Do You Own this building? Yes _____ No ✓

(If you do not own the property, please submit a letter of authorization from the property owner)

Property Owner (s): City of Hapeville
(Please list a contact name for the company that owns the building)

Mailing Address: 3468 North Fulton Ave. Hapeville 30354 Phone: Lee Sudduth 404-669-2100

Name of person, firm, corporation, or association erecting the sign: Henry Graphics, Inc.

Address: 1030 Parkway Industrial Park Dr. Buford Phone: 404-443-4788

Email: kwhiting@henrygraphics.com Type of Sign Building ID

Type of Materials: _____ Linear Feet of Building or Tenant Frontage: 76'4" lf

Length of Sign 12'0" Height of Sign 1'3" Total Square Footage of Sign 15' sf

List and describe all other signs located on the lot:

Type of Sign	*Size of Sign*	*Placement of Sign*

Please submit with your application:

- ☐ Two sets of accurately scaled drawings of the plans, contents, specifications, and method of construction and attachment to the building or the ground for the sign must be submitted.
- ☐ A scaled drawing of the site showing drives, structures, setbacks from utility lines, property lines and street right of way and other site features must be submitted if you are requesting a pole or ground sign.
- ☐ A true colored picture or drawing of the proposed signage.
- ☐ Each application for a sign permit must be accompanied by a payment for the permit fee consisting of: **$100.00. Each permit for a mural is $50.00.**

I hereby make application for a Sign Permit to the City of Hapeville, Georgia. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

_____
Applicant's signature

Date: 06/28/19

Sworn to and subscribed before me

This_____ day of _____, 20_____.

_____
Notary Public

The issuance of a Sign Permit in no way allows the applicant to violate any regulation or ordinance of the City of Hapeville. Nor will the issuance of a sign permit be interpreted to allow for any violation of any ordinance or regulation of the City of Hapeville, Georgia.

Sign Application Review Sheet:

Comments and/or Conditions:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Property Address: _____ **; Property Zoning:** _____

Circle one: **Approved** **Approved with Conditions** **Not Approved**

Signatures Required for Approval:

_____, **Planning and Zoning Manager**

_____, **Date**

Once approved, applicant must proceed to the Community Services Department located behind City Hall to pull and pay for their sign permit(s).*

Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA



3 PLAN VIEW
01.00 Scale: 3/16"=1'-0"



1 FRONT ELEVATION
01.00 Scale: 3/16"=1'-0"

2 END VIEW
01.00 Scale: 3/16"=1'-0"

Square Footage:
Front: 108.7 sf
"THEATRE": 15 sf

Linear Business Front: 76' 4"

Qty: One (1) set

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

www.henrygraphics.com

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

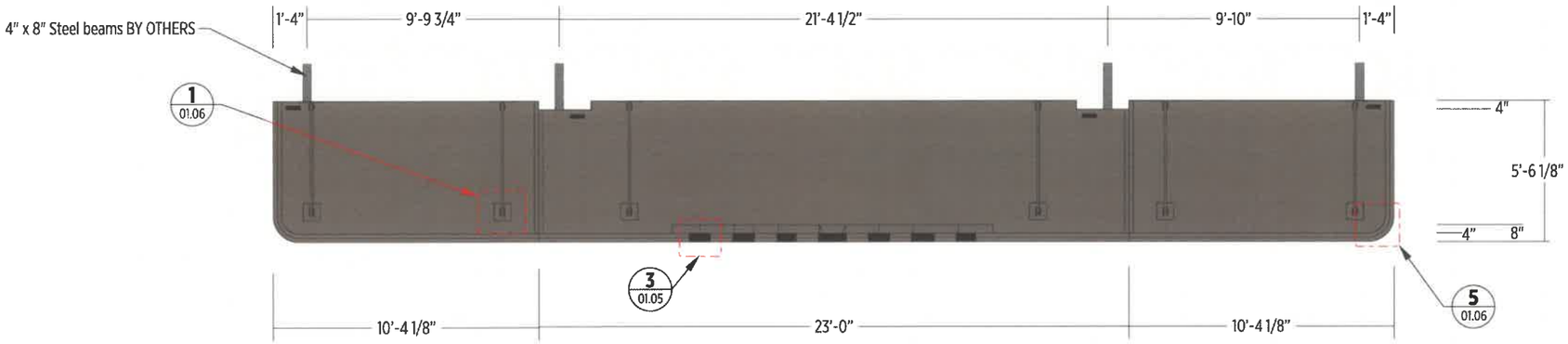
DATE	DESCRIPTION
09-07-18	Initial submittal
10-30-18	Revisions
02-07-19	Revisions
03-13-19	Revisions
3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

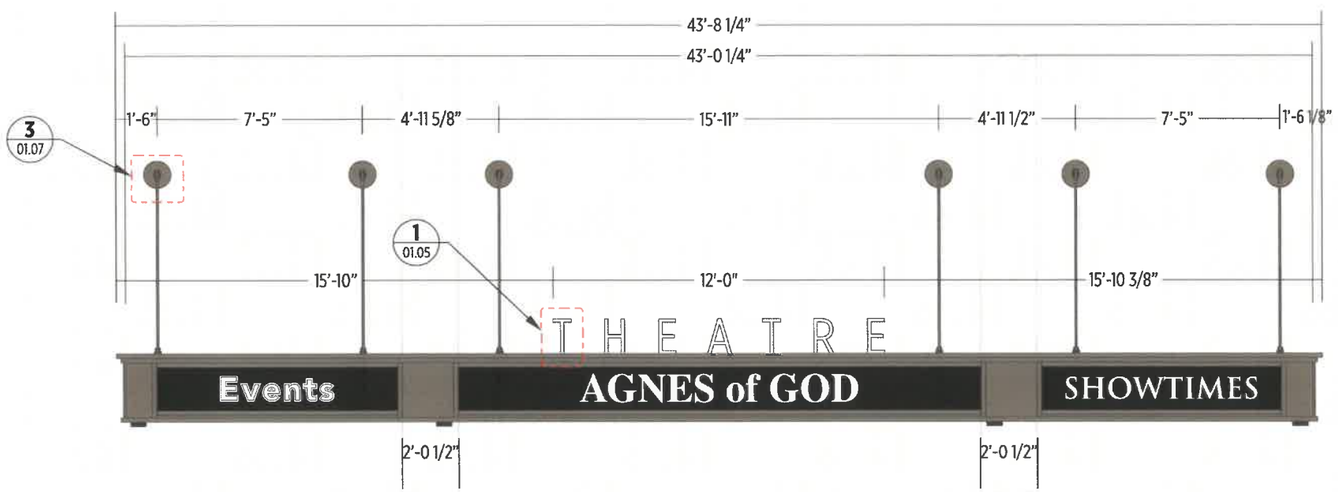
SCALE	SHEET
As noted	01.00

Sign Type A: Canopy

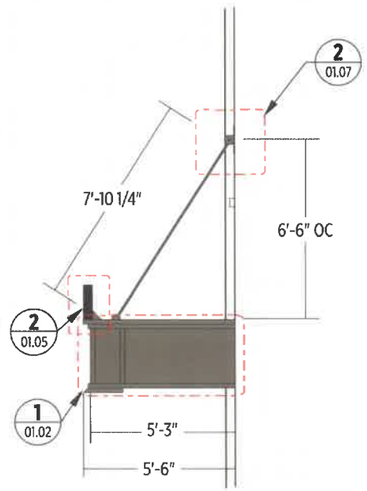
Hapeville - Academy Theatre, Atlanta GA



3 01.01 **PLAN VIEW @ Section Lengths**
Scale: 3/16"=1'-0"



1 01.01 **FRONT ELEVATION**
Scale: 3/16"=1'-0"



2 01.01 **END VIEW**
Scale: 3/16"=1'-0"

Qty: One (1) set

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518
T: 770-932-3222
F: 770-614-3056

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White	Bronze (To match building)	Black
	TBD	

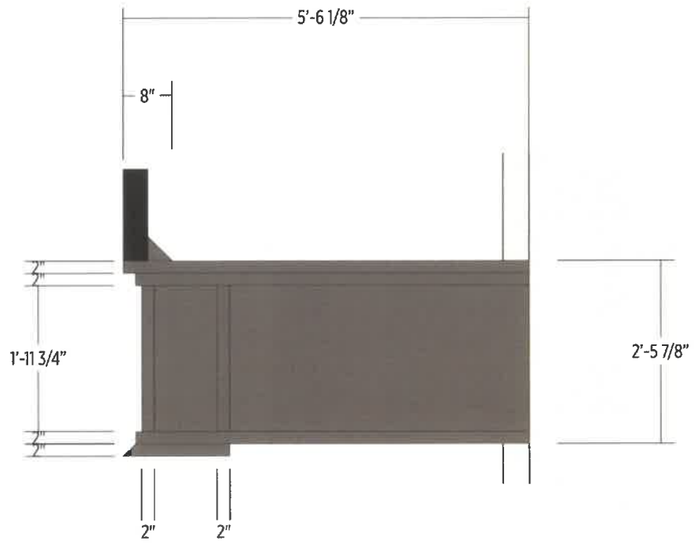
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05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

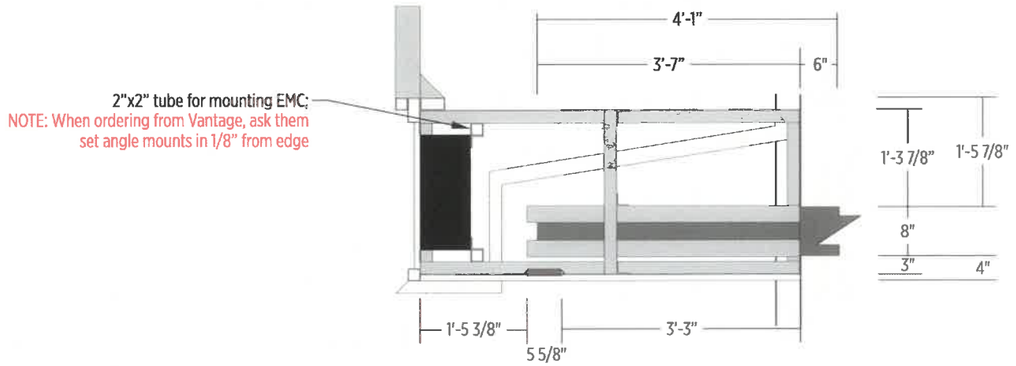
SCALE	SHEET
As noted	01.01

Sign Type A: Canopy

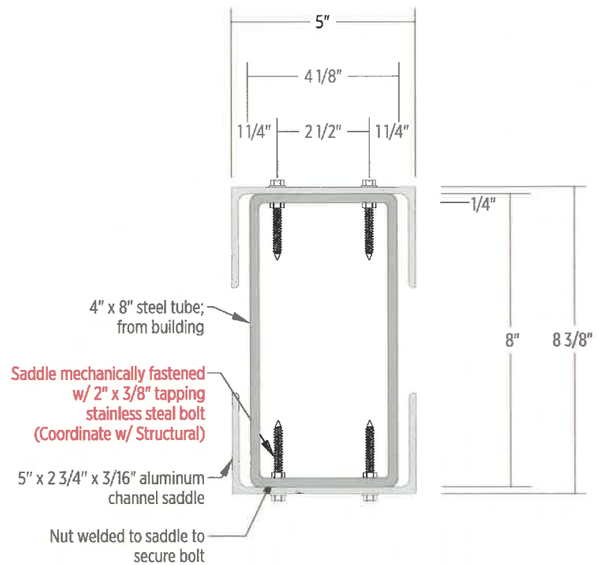
Hapeville - Academy Theatre, Atlanta GA



1 01.02 **CLOSE UP @ End View**
Scale: 1/2"=1'-0"



2 01.02 **DETAIL @ End View**
Scale: 1/2"=1'-0"



1 01.08 **DETAIL @ SADDLE**
Scale: 3"=1'-0"

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

www.henrygraphics.com

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

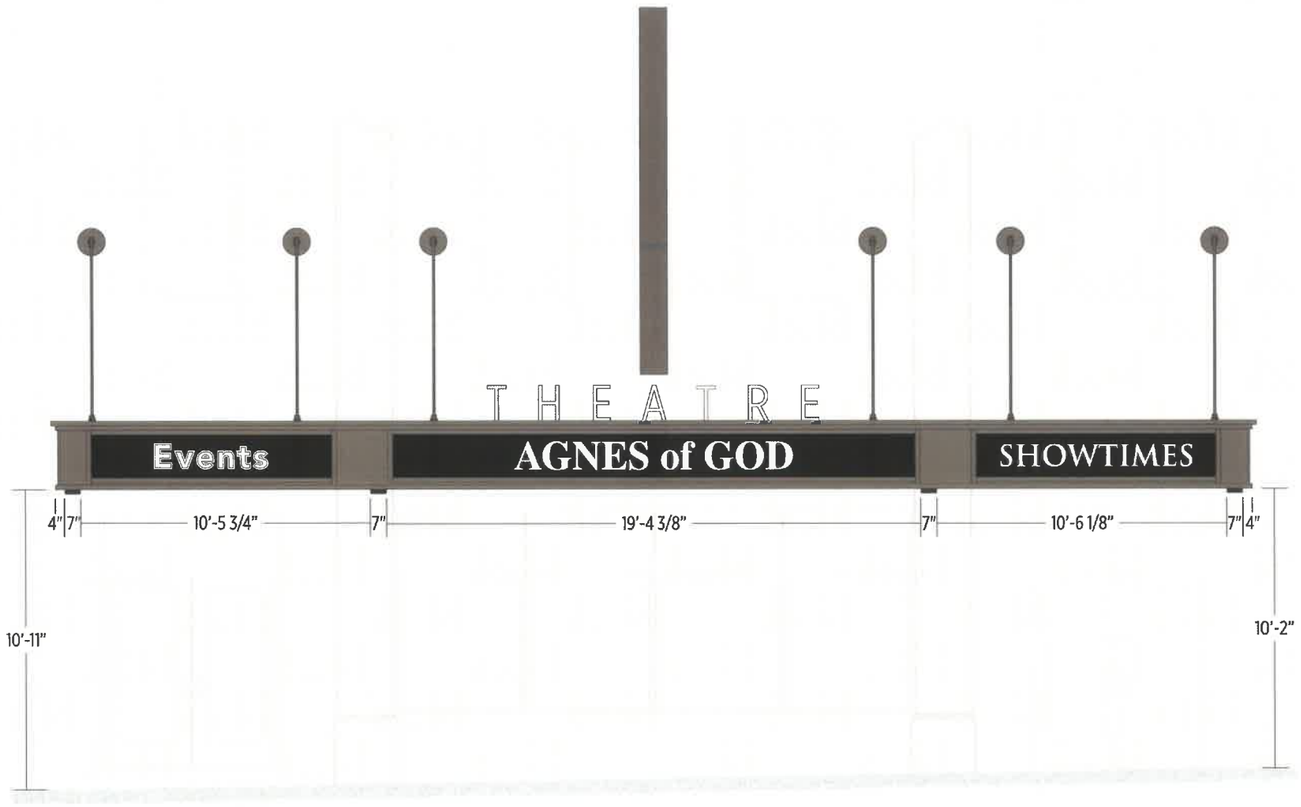
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06-21-19	Adding square footage

CLIENT APPROVAL / DATE

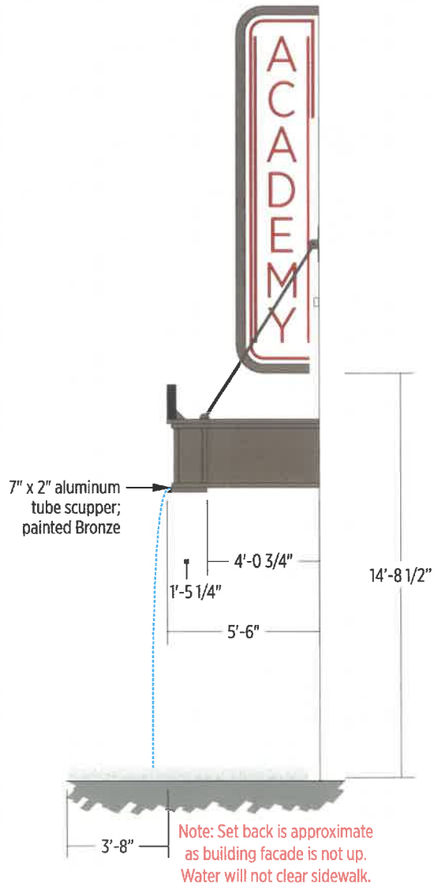
SCALE	SHEET
As noted	01.02

Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA



1 / 01.03 **DETAIL @ DOWN SPOUT**
Scale: 3/16"=1'-0"



HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

DATE	DESCRIPTION
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06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.03

Community Services Department
3474 North Fulton Avenue
Hapeville, Georgia 30354
(404) 669 - 2120

Application Form for a Sign Permit

Approved_____ Denied_____

Date Submitted JUL 28 2019

Permit No. _____

Applicant: Henry Graphics Email: kwhiting@henrygraphics.com

Name of Business: Academy Theatre Suite Number: _____

Address of Building, structure or lot where the sign is to be attached or erected:
599 N. Central Avenue Hapeville, GA 30354 Zoning Classification: _____

Applicant's Mailing Address: 1030 Parkway Industrial Park Drive Buford, GA 30518

Phone: 404-443-4788 Do You Own this building? Yes _____ No ✓

(If you do not own the property, please submit a letter of authorization from the property owner)

Property Owner (s): City of Hapeville
(Please list a contact name for the company that owns the building)

Mailing Address: 3468 North Fulton Ave. Hapeville 30354 Phone: Lee Sudduth 404-669-2100

Name of person, firm, corporation, or association erecting the sign: Henry Graphics, Inc.

Address: 1030 Parkway Industrial Park Dr. Buford Phone: 404-443-4788

Email: kwhiting@henrygraphics.com Type of Sign Canopy

Type of Materials: Aluminum, LED Display Linear Feet of Building or Tenant Frontage: 76'4" LF

Length of Sign 43'8 1/4" Height of Sign 2'5 7/8" Total Square Footage of Sign 108.7 SF

List and describe all other signs located on the lot:

Type of Sign	*Size of Sign*	*Placement of Sign*

Please submit with your application:

- ❑ Two sets of accurately scaled drawings of the plans, contents, specifications, and method of construction and attachment to the building or the ground for the sign must be submitted.
- ❑ A scaled drawing of the site showing drives, structures, setbacks from utility lines, property lines and street right of way and other site features must be submitted if you are requesting a pole or ground sign.
- ❑ A true colored picture or drawing of the proposed signage.
- ❑ Each application for a sign permit must be accompanied by a payment for the permit fee consisting of: **$100.00. Each permit for a mural is $50.00.**

I hereby make application for a Sign Permit to the City of Hapeville, Georgia. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

_____

Applicant's signature

Date: _____

Sworn to and subscribed before me

This_____ day of _____, 20_____.

_____

Notary Public

The issuance of a Sign Permit in no way allows the applicant to violate any regulation or ordinance of the City of Hapeville. Nor will the issuance of a sign permit be interpreted to allow for any violation of any ordinance or regulation of the City of Hapeville, Georgia.

Sign Application Review Sheet:

Comments and/or Conditions:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Property Address: _____ **; Property Zoning:** _____

Circle one: **Approved** **Approved with Conditions** **Not Approved**

Signatures Required for Approval:

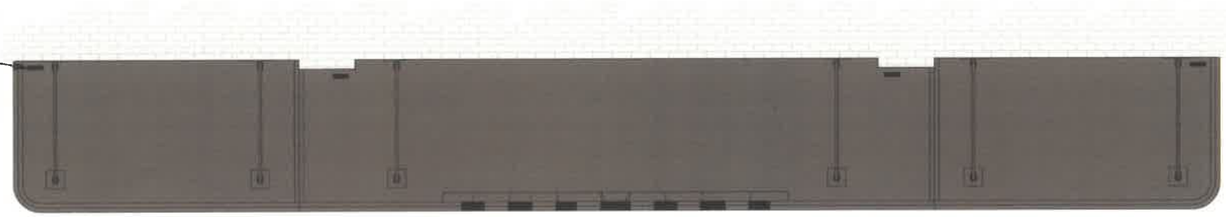
_____, **Planning and Zoning Manager**

_____, **Date**

Once approved, applicant must proceed to the Community Services Department located behind City Hall to pull and pay for their sign permit(s).*

Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA



3 / 01.00 **PLAN VIEW**
Scale: 3/16"=1'-0"



1 / 01.00 **FRONT ELEVATION**
Scale: 3/16"=1'-0"

2 / 01.00 **END VIEW**
Scale: 3/16"=1'-0"

Square Footage:
Front: 108.7 sf
"THEATRE": 15 sf

Linear Business Front: 76' 4"

Qty: One (1) set

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

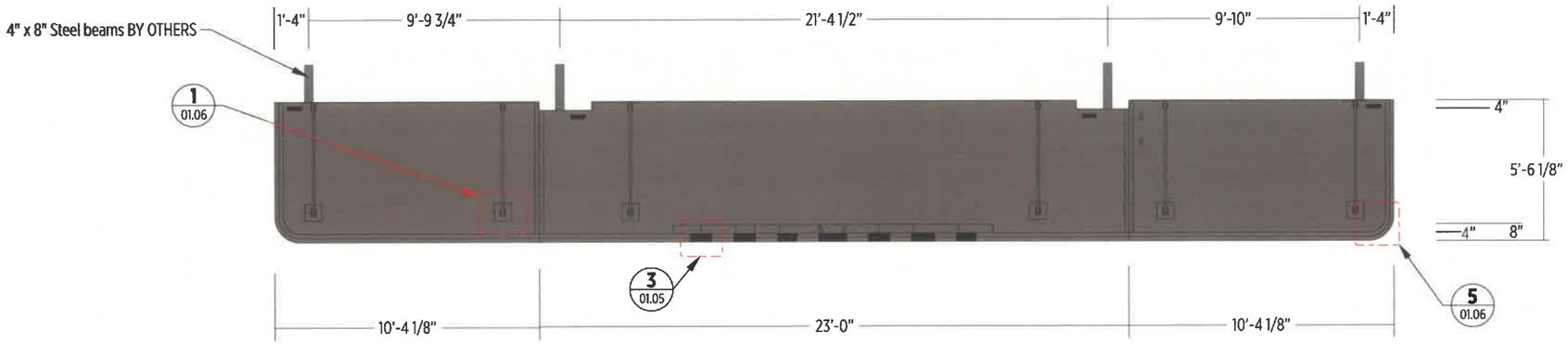
DATE	DESCRIPTION
09-07-18	Initial submittal
10-30-18	Revisions
02-07-19	Revisions
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3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

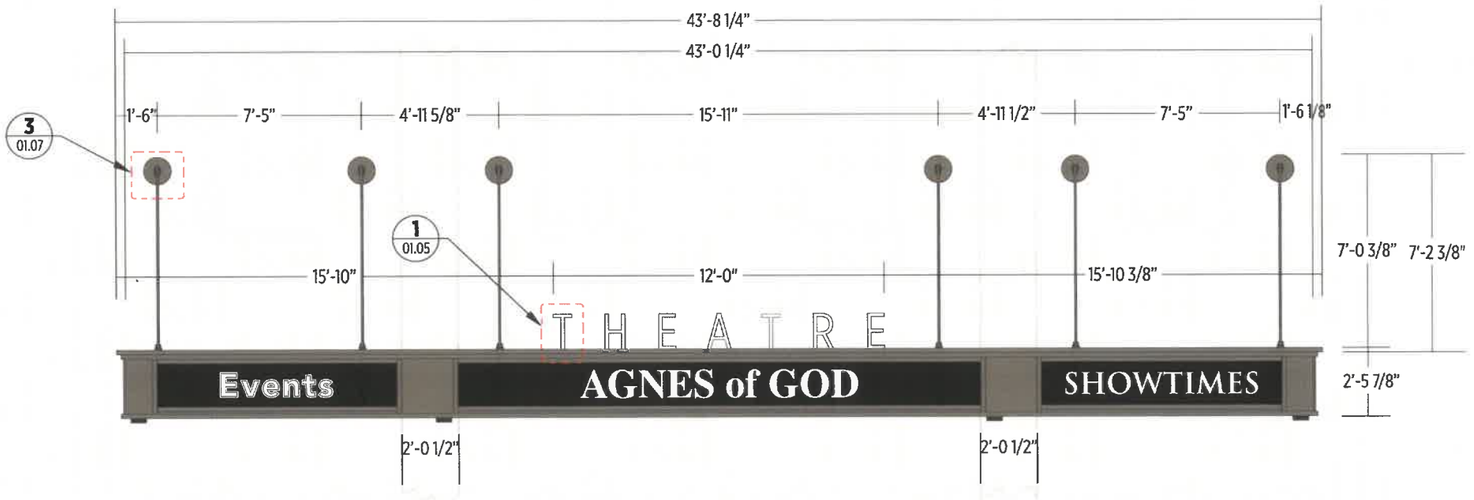
SCALE	SHEET
As noted	01.00

Sign Type A: Canopy

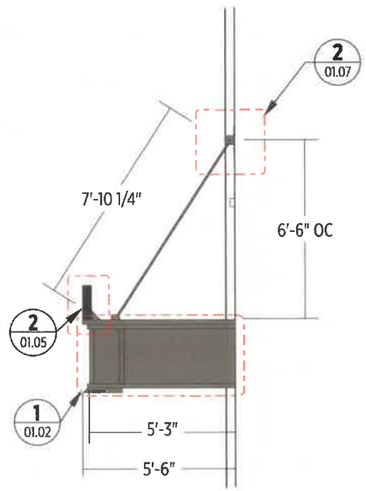
Hapeville - Academy Theatre, Atlanta GA



3 / 01.01 PLAN VIEW @ Section Lengths
Scale: 3/16"=1'-0"



1 / 01.01 FRONT ELEVATION
Scale: 3/16"=1'-0"



2 / 01.01 END VIEW
Scale: 3/16"=1'-0"

Qty: One (1) set

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White	Bronze (To match building)	Black
	TBD	

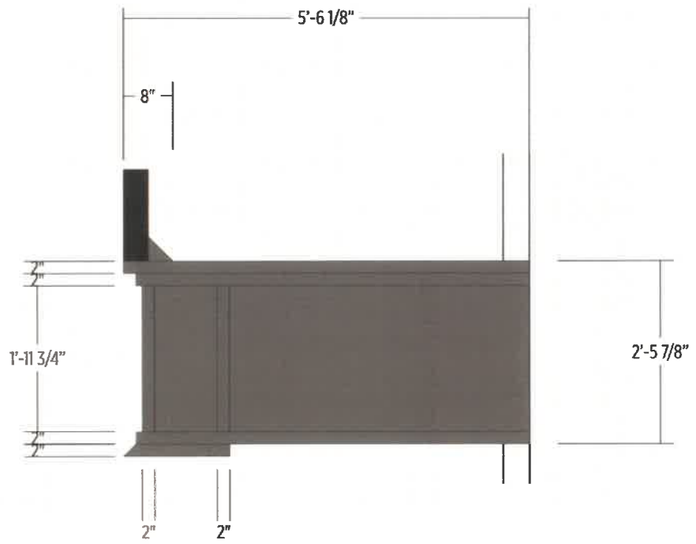
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06-21-19	Adding square footage

CLIENT APPROVAL / DATE

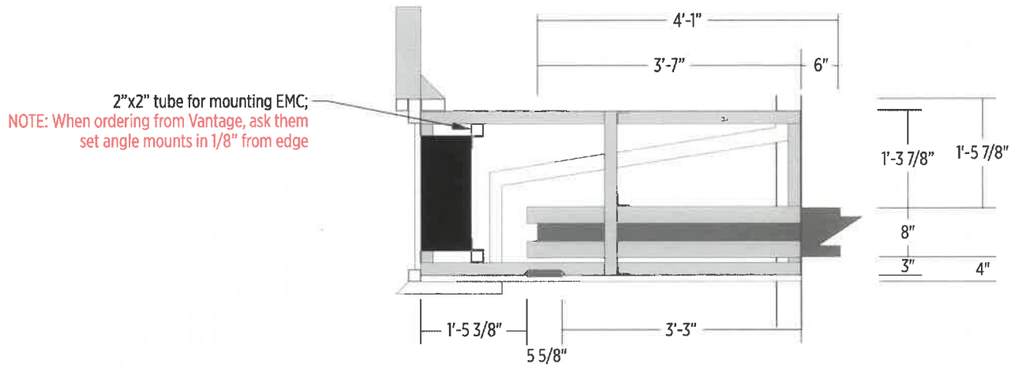
SCALE	SHEET
As noted	01.01

Sign Type A: Canopy

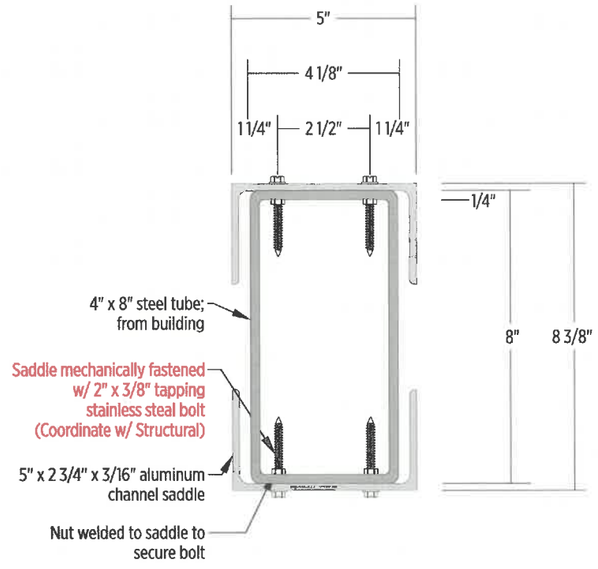
Hapeville - Academy Theatre, Atlanta GA



1 01.02 **CLOSE UP @ End View**
Scale: 1/2"=1'-0"



2 01.02 **DETAIL @ End View**
Scale: 1/2"=1'-0"



1 01.08 **DETAIL @ SADDLE**
Scale: 3"=1'-0"

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

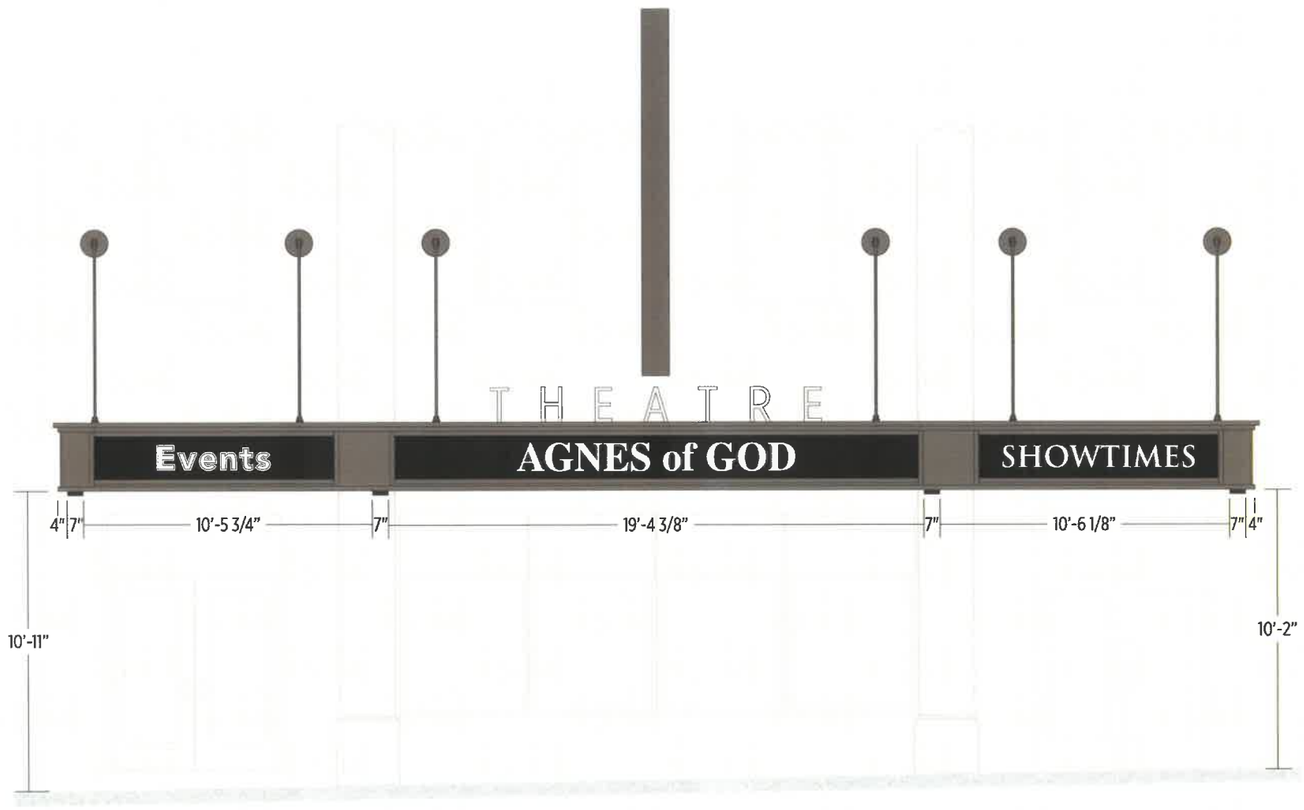
COLORS/FINISHES

White | Bronze (To match building) TBD | Black

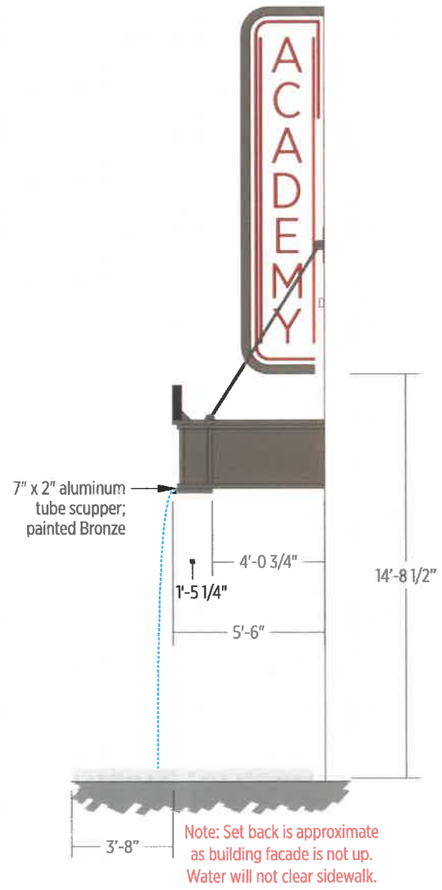
DATE	DESCRIPTION
09-07-18	Initial submittal
10-30-18	Revisions
02-07-19	Revisions
03-13-19	Revisions
3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.02



1 01.03 **DETAIL @ DOWN SPOUT**
Scale: 3/16"=1'-0"



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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

DATE	DESCRIPTION
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3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

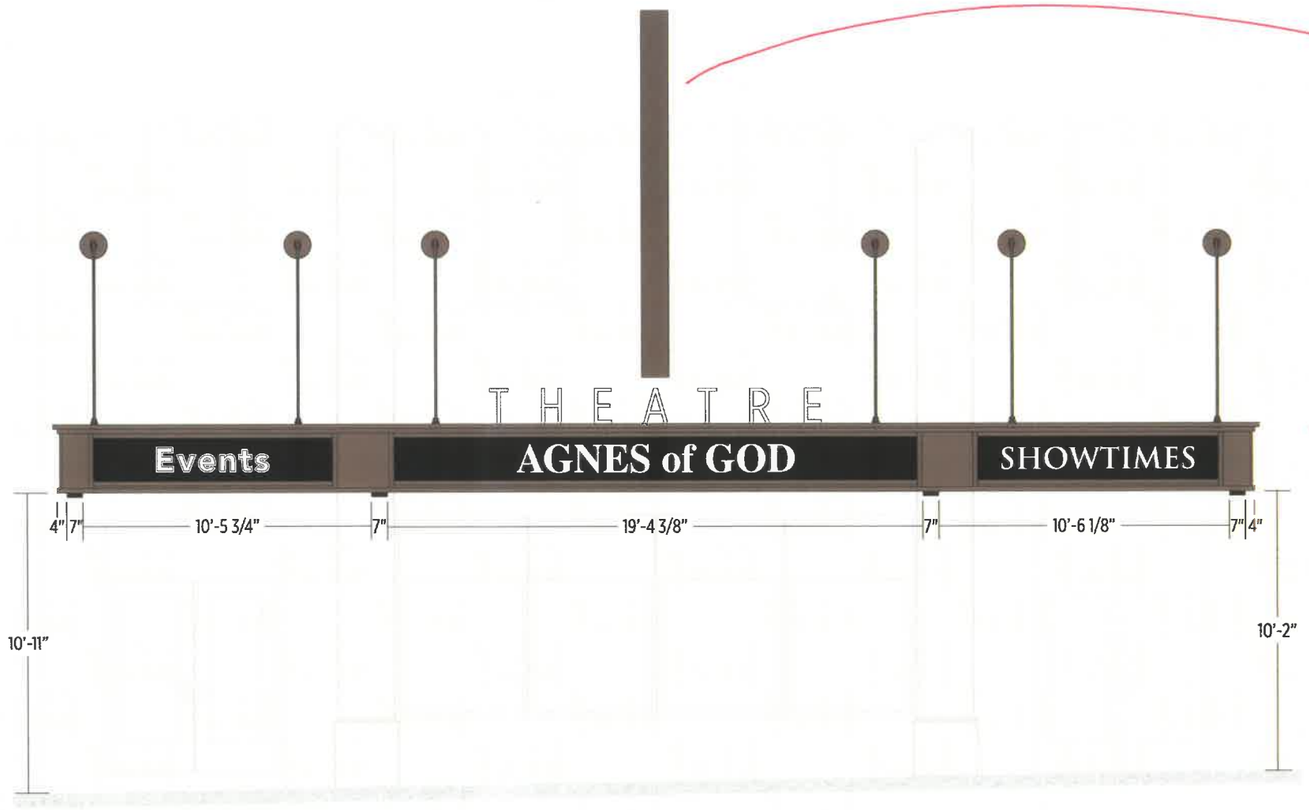
CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.03

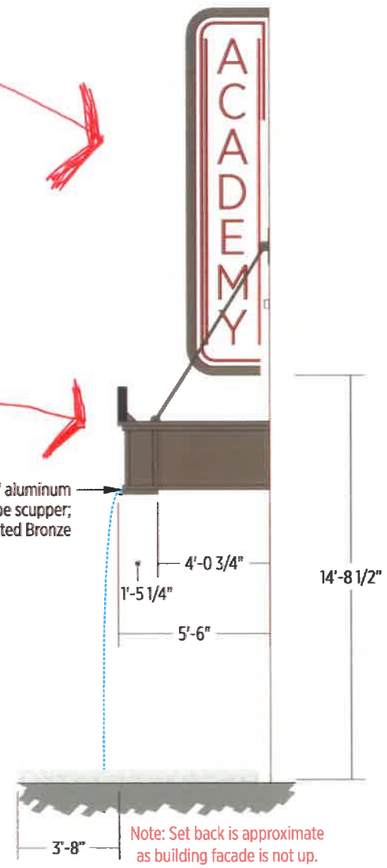
Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA

Looking at sign from front



View walking down sidewalk



1 / 01.03 **DETAIL @ DOWN SPOUT**
Scale: 3/16"=1'-0"

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

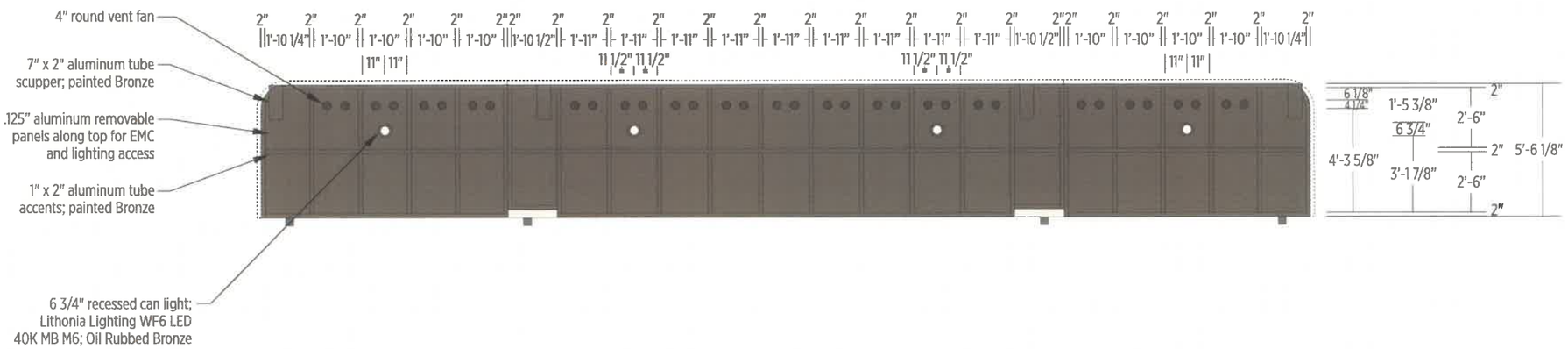
DATE	DESCRIPTION
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03-13-19	Revisions
3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage
06-25-19	Modifying blade mount

CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.03

Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA

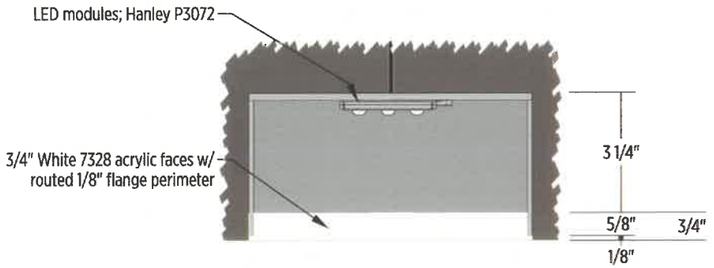

4" round vent fan
7" x 2" aluminum tube scupper; painted Bronze
.125" aluminum removable panels along top for EMC and lighting access
1" x 2" aluminum tube accents; painted Bronze
6 3/4" recessed can light; Lithonia Lighting WF6 LED 40K MB M6; Oil Rubbed Bronze
2" 2" 2"

Sign Type A: Canopy

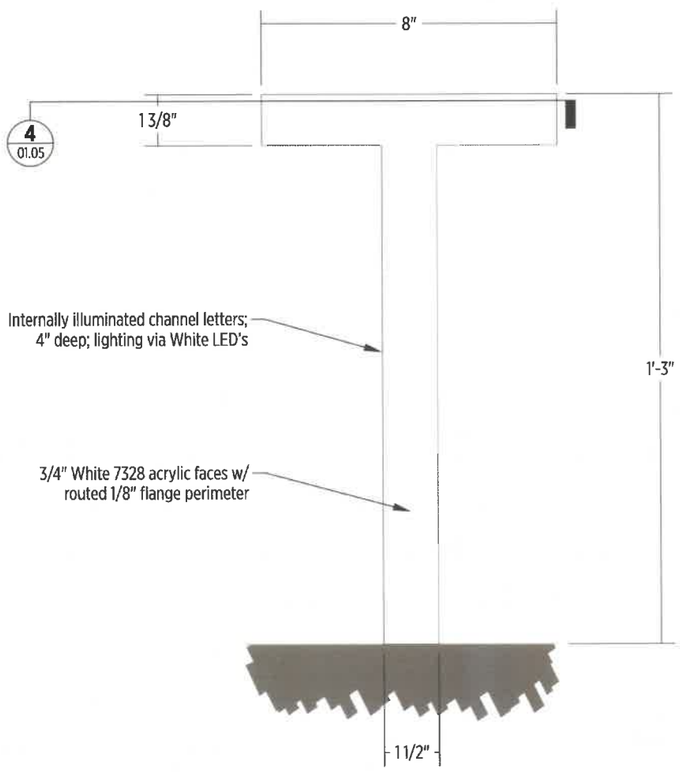
Hapeville - Academy Theatre, Atlanta GA



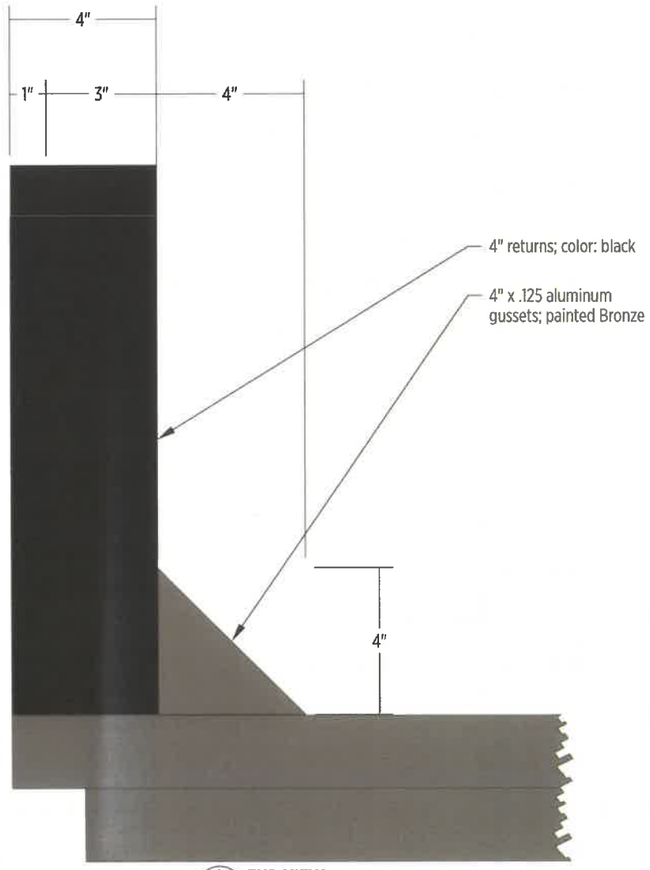
3 01.05 **PLAN VIEW @ LETTERS**
Scale: 3"=1'-0"



4 01.05 **INTERNAL LIGHTING DETAIL**
Scale: 1-1/2"=1'-0"



1 01.05 **DETAIL @ LETTERS**
Scale: 3"=1'-0"



2 01.05 **END VIEW**
Scale: 3"=1'-0"

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Black

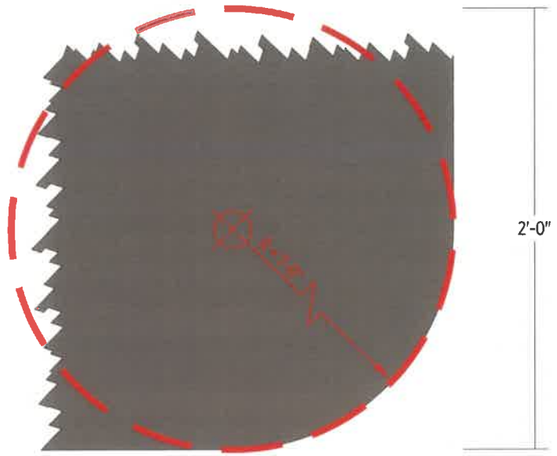
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06-21-19	Adding square footage

CLIENT APPROVAL / DATE

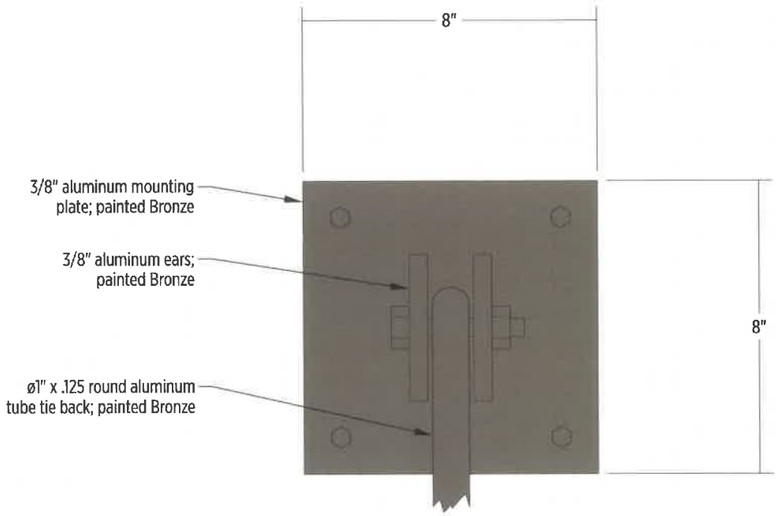
SCALE	SHEET
As noted	01.05

Sign Type A: Canopy

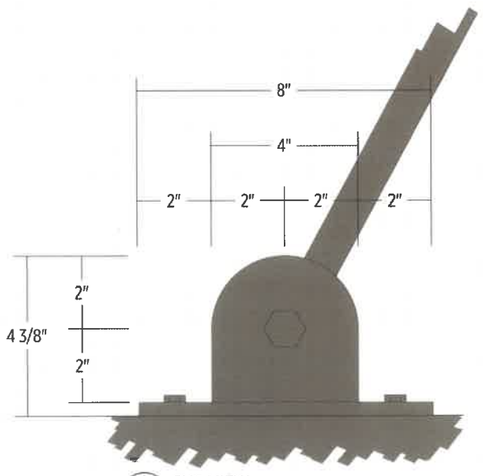
Hapeville - Academy Theatre, Atlanta GA



3 01.06 **DETAIL @ RADIUS**
Scale: 1-1/2"=1'-0"



1 01.06 **DETAIL @ TYPICAL MOUNTING PLATE**
Scale: 3"=1'-0"



2 01.06 **END VIEW**
Scale: 3"=1'-0"

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

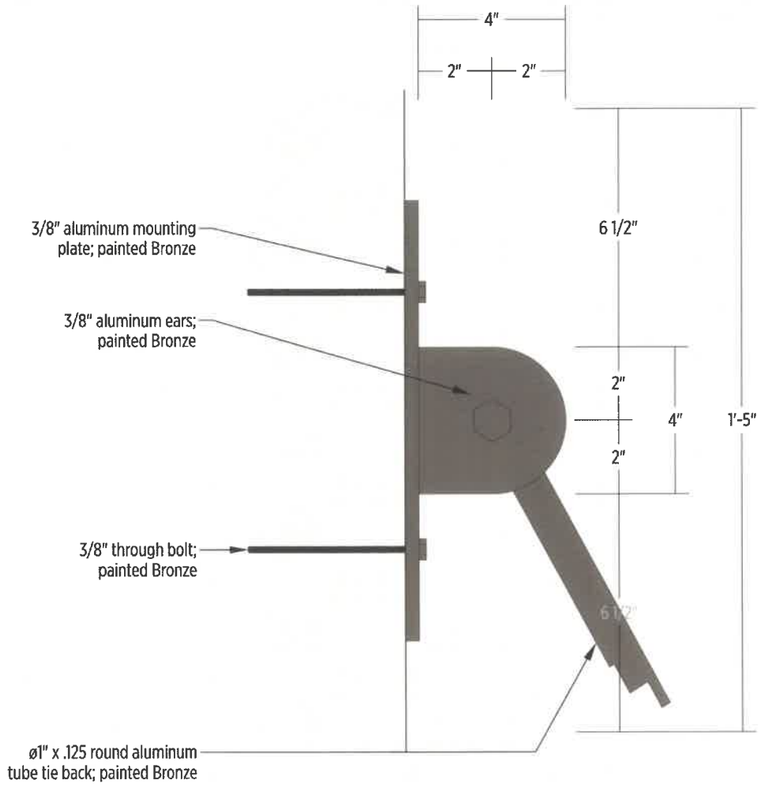
DATE	DESCRIPTION
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3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

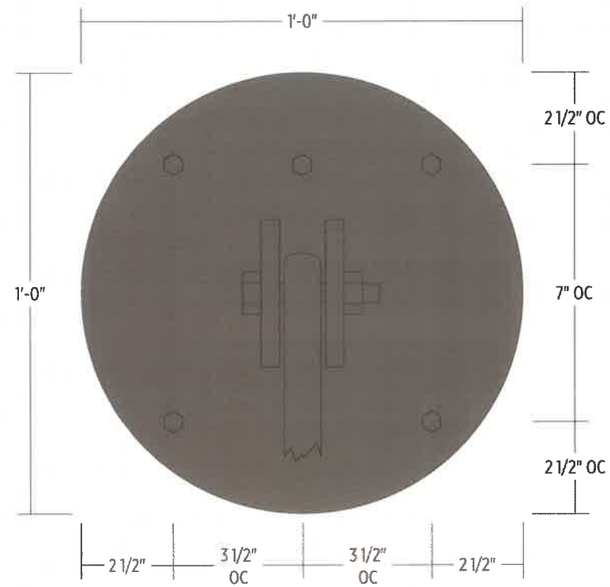
SCALE	SHEET
As noted	01.06

Sign Type A: Canopy

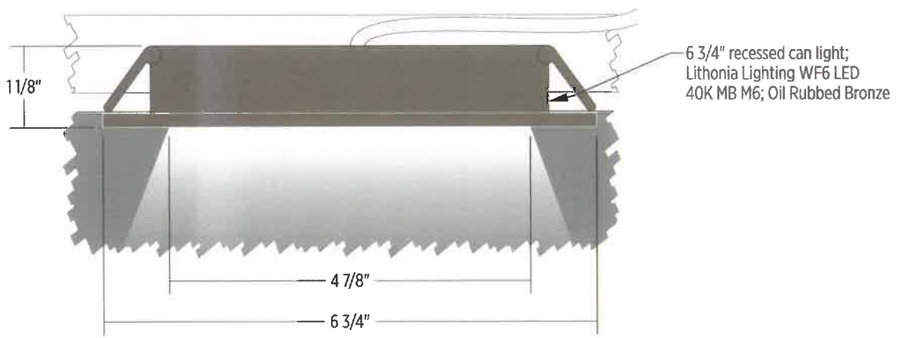
Hapeville - Academy Theatre, Atlanta GA



2 01.07 **DETAIL @ WALL MOUNTING PLATE**
Scale: 3"=1'-0"



3 01.07 **DETAIL @ WALL MOUNTING PLATE**
Scale: 3"=1'-0"



3 01.07 **DETAIL @ RECESSED LIGHTING**
Scale: Half Size

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

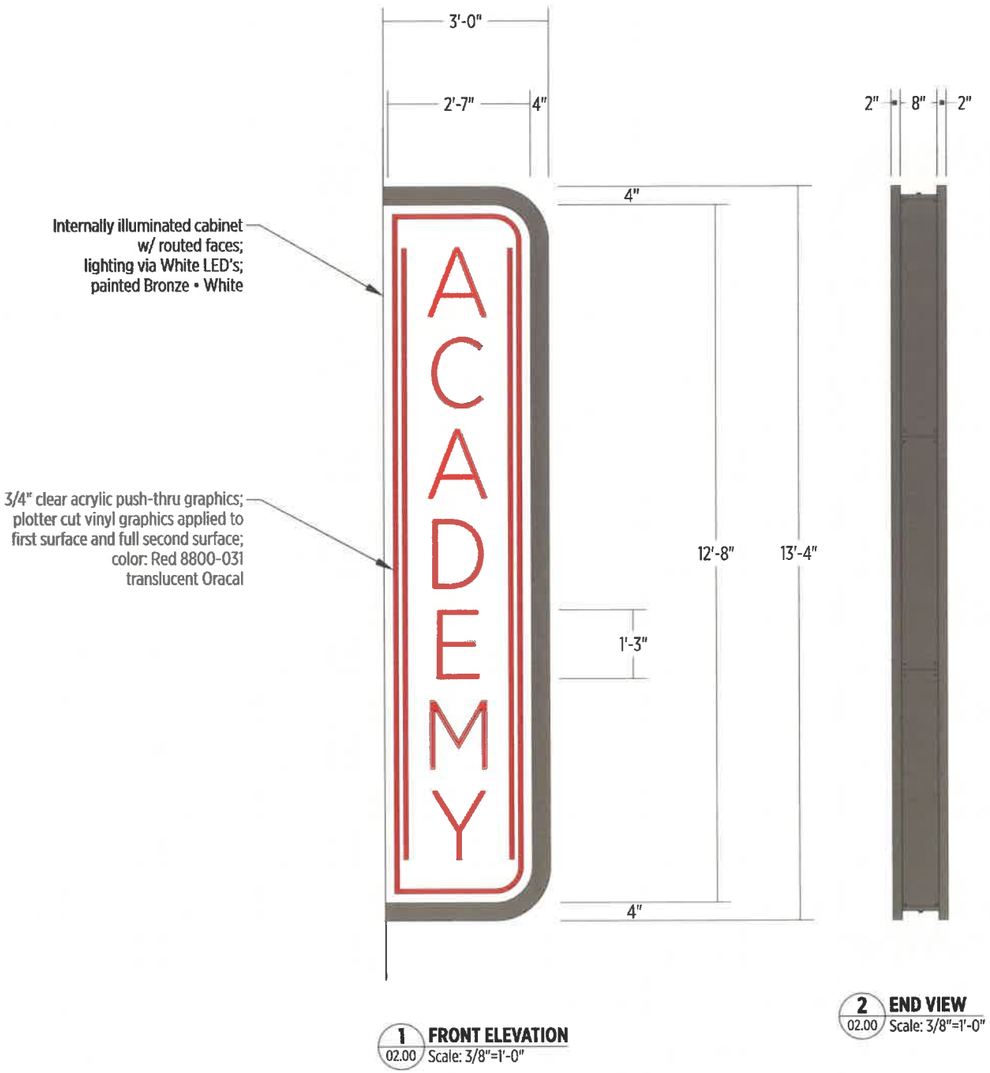
DATE	DESCRIPTION
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03-13-19	Revisions
3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.07

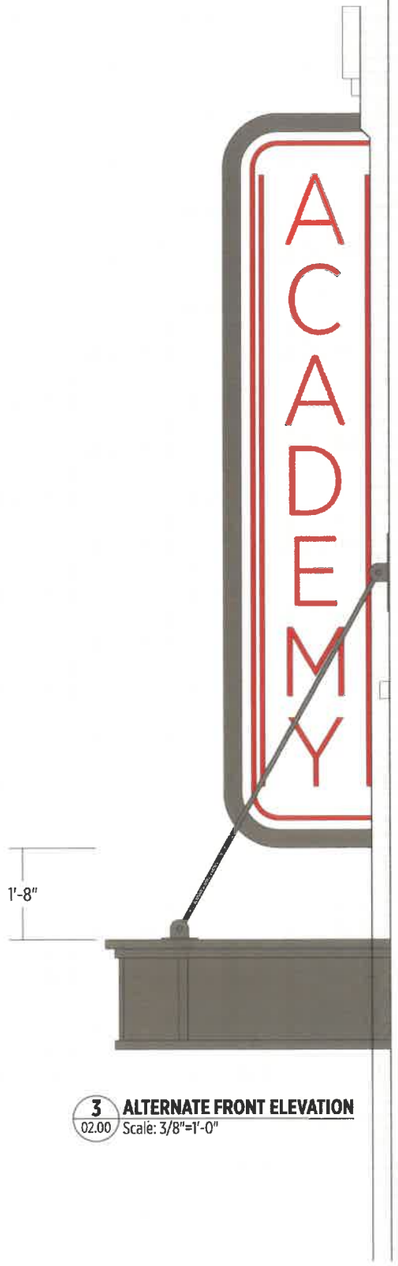
Sign Type B: Blade

Hapeville - Academy Theatre, Atlanta GA

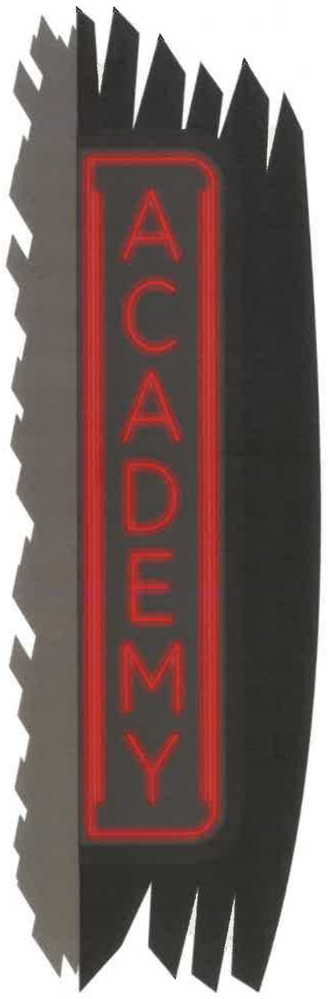


1 02.00 **FRONT ELEVATION**
Scale: 3/8"=1'-0"

2 02.00 **END VIEW**
Scale: 3/8"=1'-0"



3 02.00 **ALTERNATE FRONT ELEVATION**
Scale: 3/8"=1'-0"



4 02.00 **NIGHT VIEW**
Scale: 3/8"=1'-0"

Total Blade Area: 40 sf

Qty: One (1) D/F

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

Red 8800-031 translucent Oracal	Bronze	White

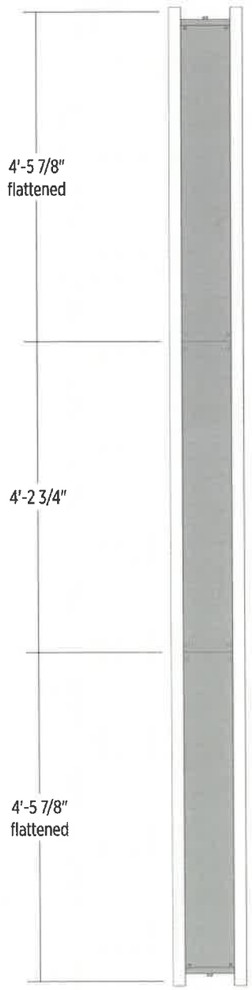
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06-21-19	Adding square footage

CLIENT APPROVAL / DATE

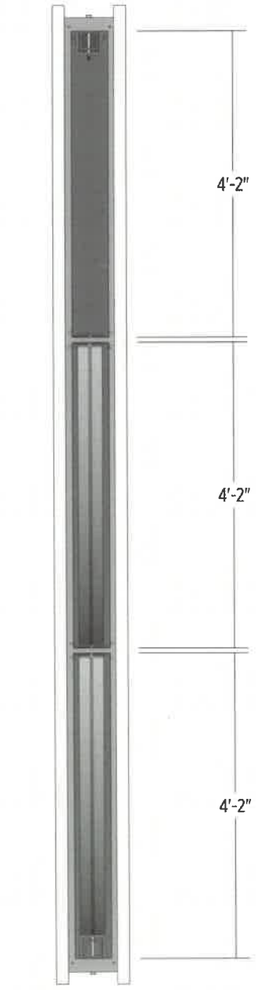
SCALE	SHEET
As noted	02.00

Sign Type B: Blade

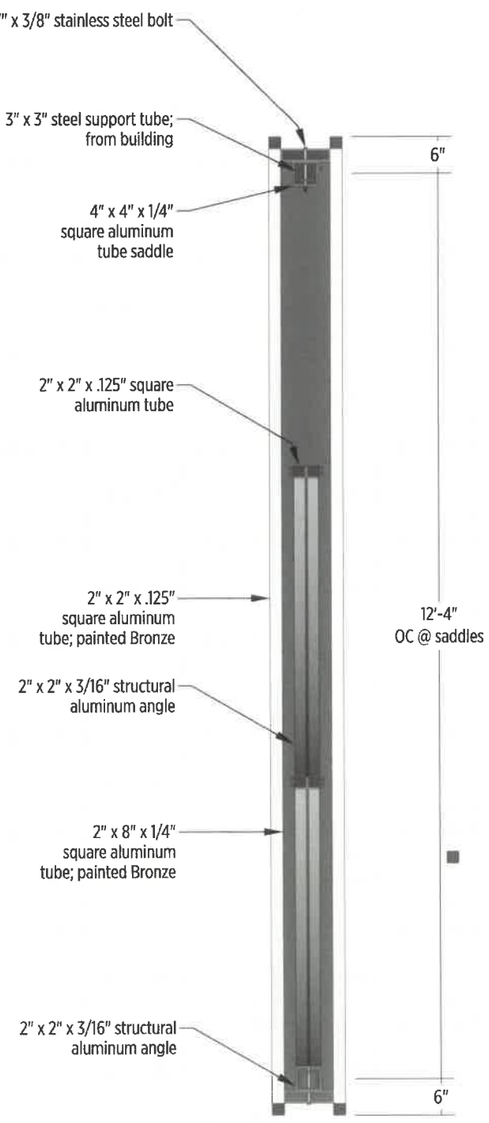
Hapeville - Academy Theatre, Atlanta GA



1 / 02.01 **FRAMING DETAIL**
Scale: 1/2"=1'-0"



1 / 02.01 **DETAIL @ Tube Opening**
Scale: 1/2"=1'-0"



2 / 02.01 **SECTION FRAMING DETAIL**
Scale: 1/2"=1'-0"

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

DATE	DESCRIPTION
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3-26-19	Mounting method revision
05-02-19	Revisions
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06-21-19	Adding square footage

CLIENT APPROVAL / DATE

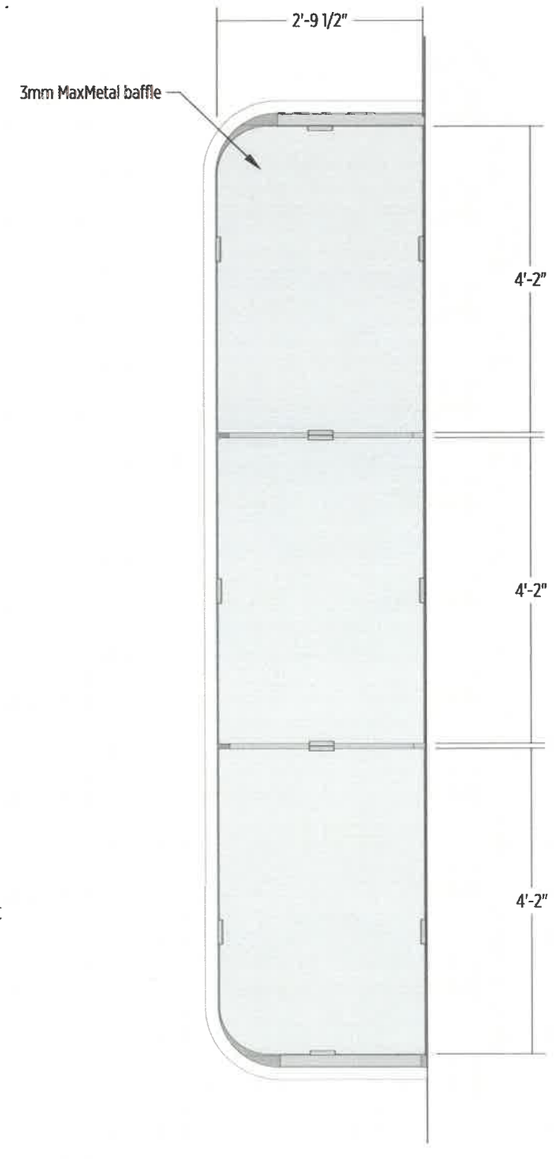
SCALE	SHEET
As noted	02.01

Sign Type B: Blade

Hapeville - Academy Theatre, Atlanta GA



1 02.02 **FRAMING DETAIL**
Scale: 1/2"=1'-0"



2 02.02 **DETAIL @ Internal LED Baffle**
Scale: 1/2"=1'-0"



3 02.02 **DETAIL @ Tube Opening**
Scale: 1/2"=1'-0"

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PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

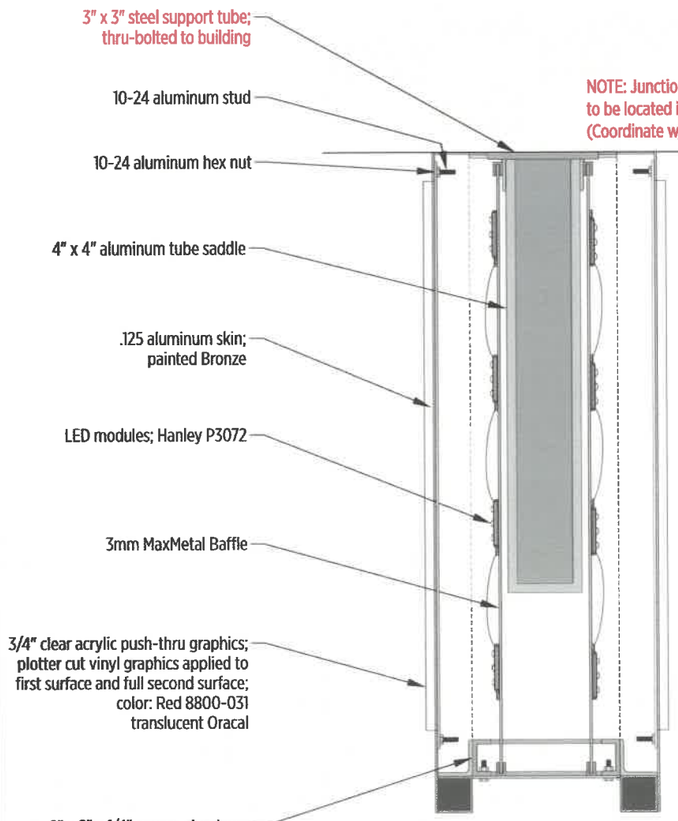
DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

DATE	DESCRIPTION
09-07-18	Initial submittal
10-30-18	Revisions
02-07-19	Revisions
03-13-19	Revisions
3-26-19	Mounting method revision
05-02-19	Revisions
06-18-19	Adding Height for Blade
06-21-19	Adding square footage

CLIENT APPROVAL / DATE

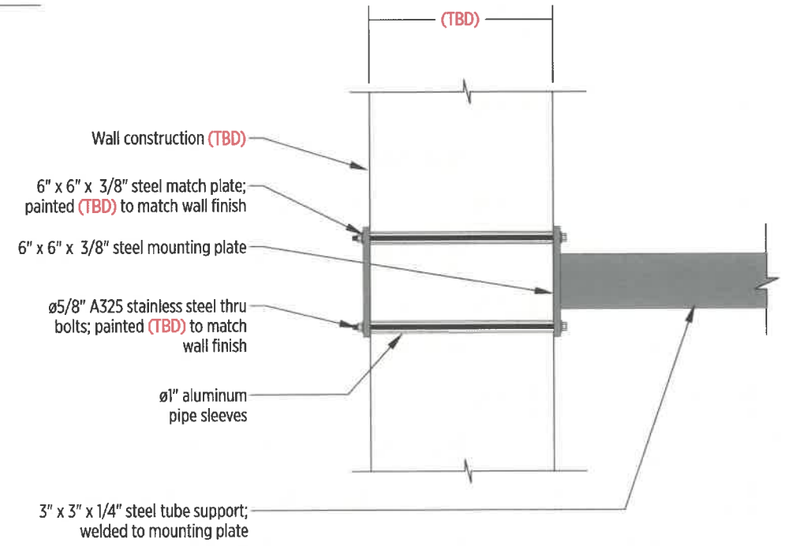
SCALE	SHEET
As noted	02.02



1 02.03 **INTERNAL LIGHTING DETAIL**
Scale: 1-1/2"=1'-0"



2 02.03 **FRAMING DETAIL**
Scale: 1-1/2"=1'-0"



3 02.03 **DETAIL @ Steel Support Poles**
Scale: 11/2"=1-0"

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

1030 Parkway
Industrial Park Drive
Buford, GA 30518

T: 770-932-3222
F: 770-614-3056

www.henrygraphics.com

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

Red 8800-031 translucent Oracal | Bronze | White

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06-25-19	Modifying blade mount

CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	02.03

Community Services Department
3474 North Fulton Avenue
Hapeville, Georgia 30354
(404) 669 - 2120

Application Form for a Sign Permit

Approved_____ Denied_____

Date Submitted JUL 28 2019

Permit No. _____

Applicant: Henry Graphics Email: kwhiting@henrygraphics.com

Name of Business: Academy Theatre Suite Number: _____

Address of Building, structure or lot where the sign is to be attached or erected:
599 N. Central Avenue Hapeville, GA 30354 Zoning Classification: _____

Applicant's Mailing Address: 1030 Parkway Industrial Park Drive Buford, GA 30518

Phone: 404-443-4788 Do You Own this building? Yes _____ No ✓

(If you do not own the property, please submit a letter of authorization from the property owner)

Property Owner (s): City of Hapeville
(Please list a contact name for the company that owns the building)

Mailing Address: 3468 North Fulton Ave. Hapeville 30354 Phone: Lee Sudduth 404-669-2100

Name of person, firm, corporation, or association erecting the sign: Henry Graphics, Inc.

Address: 1030 Parkway Industrial Park Dr. Buford Phone: 404-443-4788

Email: kwhiting@henrygraphics.com Type of Sign Blade

Type of Materials: Acrylic & Aluminum Linear Feet of Building or Tenant Frontage: 76'4" lf

Length of Sign 3'0" Height of Sign 13'4" Total Square Footage of Sign 40sf

List and describe all other signs located on the lot:

Type of Sign	*Size of Sign*	*Placement of Sign*

Please submit with your application:

- ❑ Two sets of accurately scaled drawings of the plans, contents, specifications, and method of construction and attachment to the building or the ground for the sign must be submitted.
- ❑ A scaled drawing of the site showing drives, structures, setbacks from utility lines, property lines and street right of way and other site features must be submitted if you are requesting a pole or ground sign.
- ❑ A true colored picture or drawing of the proposed signage.
- ❑ Each application for a sign permit must be accompanied by a payment for the permit fee consisting of: **$100.00. Each permit for a mural is $50.00.**

I hereby make application for a Sign Permit to the City of Hapeville, Georgia. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

_____

Applicant's signature

Date: _____

Sworn to and subscribed before me

This_____ day of _____, 20_____.

_____

Notary Public

The issuance of a Sign Permit in no way allows the applicant to violate any regulation or ordinance of the City of Hapeville. Nor will the issuance of a sign permit be interpreted to allow for any violation of any ordinance or regulation of the City of Hapeville, Georgia.

Sign Application Review Sheet:

Comments and/or Conditions:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Property Address: _____ **; Property Zoning:** _____

Circle one: **Approved** **Approved with Conditions** **Not Approved**

Signatures Required for Approval:

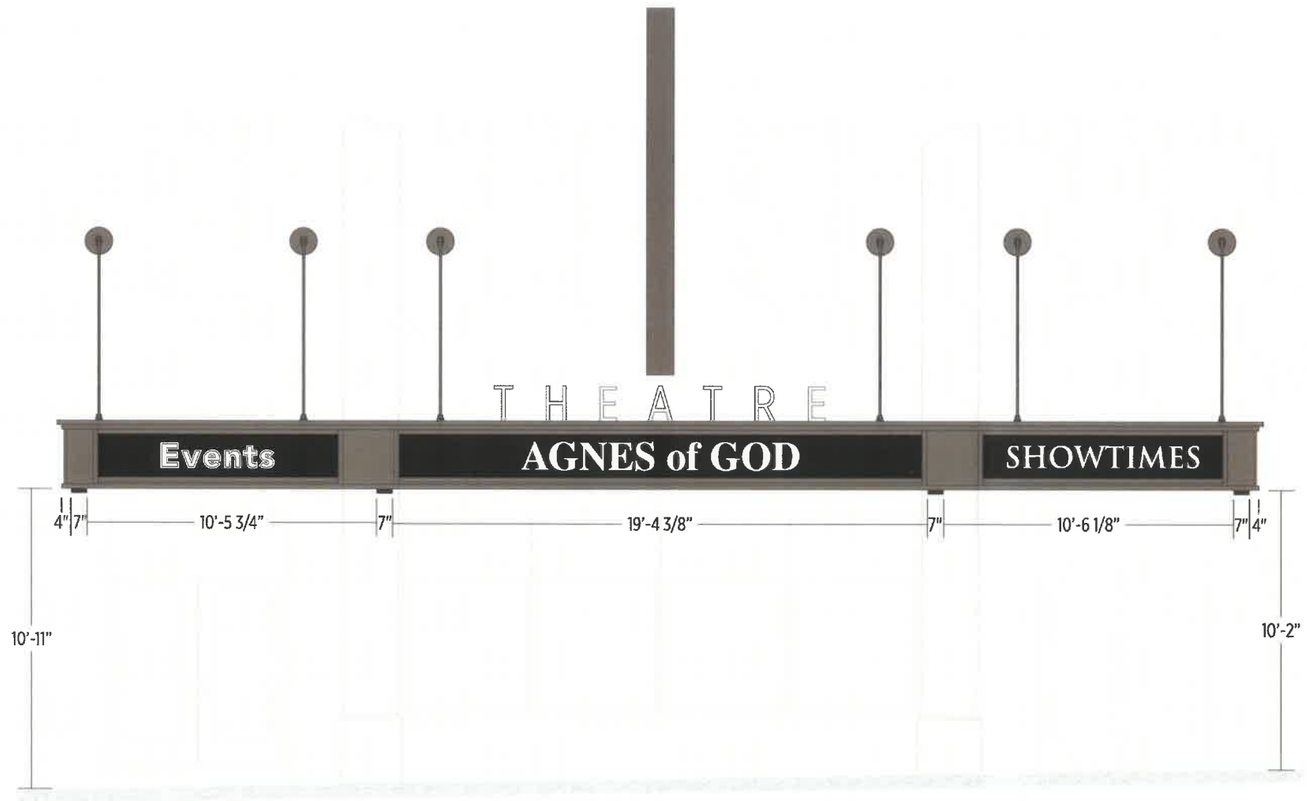
_____, **Planning and Zoning Manager**

_____, **Date**

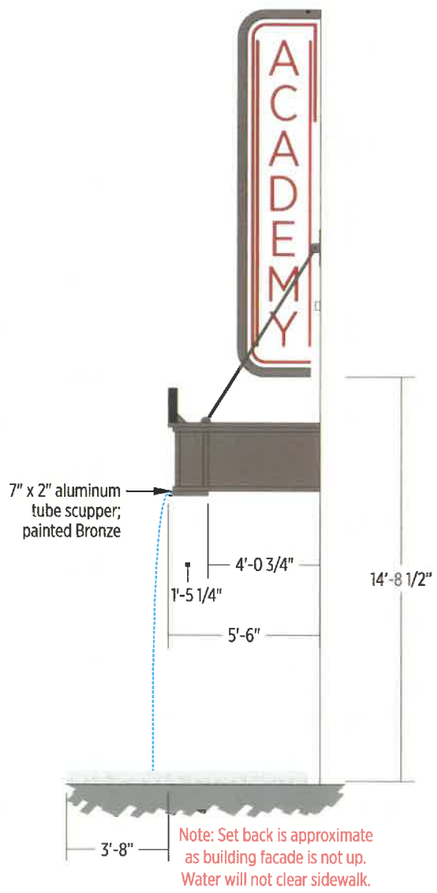
Once approved, applicant must proceed to the Community Services Department located behind City Hall to pull and pay for their sign permit(s).*

Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA



1 01.03 **DETAIL @ DOWN SPOUT**
Scale: 3/16"=1'-0"



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Buford, GA 30518

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CLIENT
Hapeville - Academy Theatre

PROJECT
Canopy & Blade Sign: LED Billboards & Building ID

PROJECT LOCATION
599 N Central Ave
Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

White | Bronze (To match building) TBD | Black

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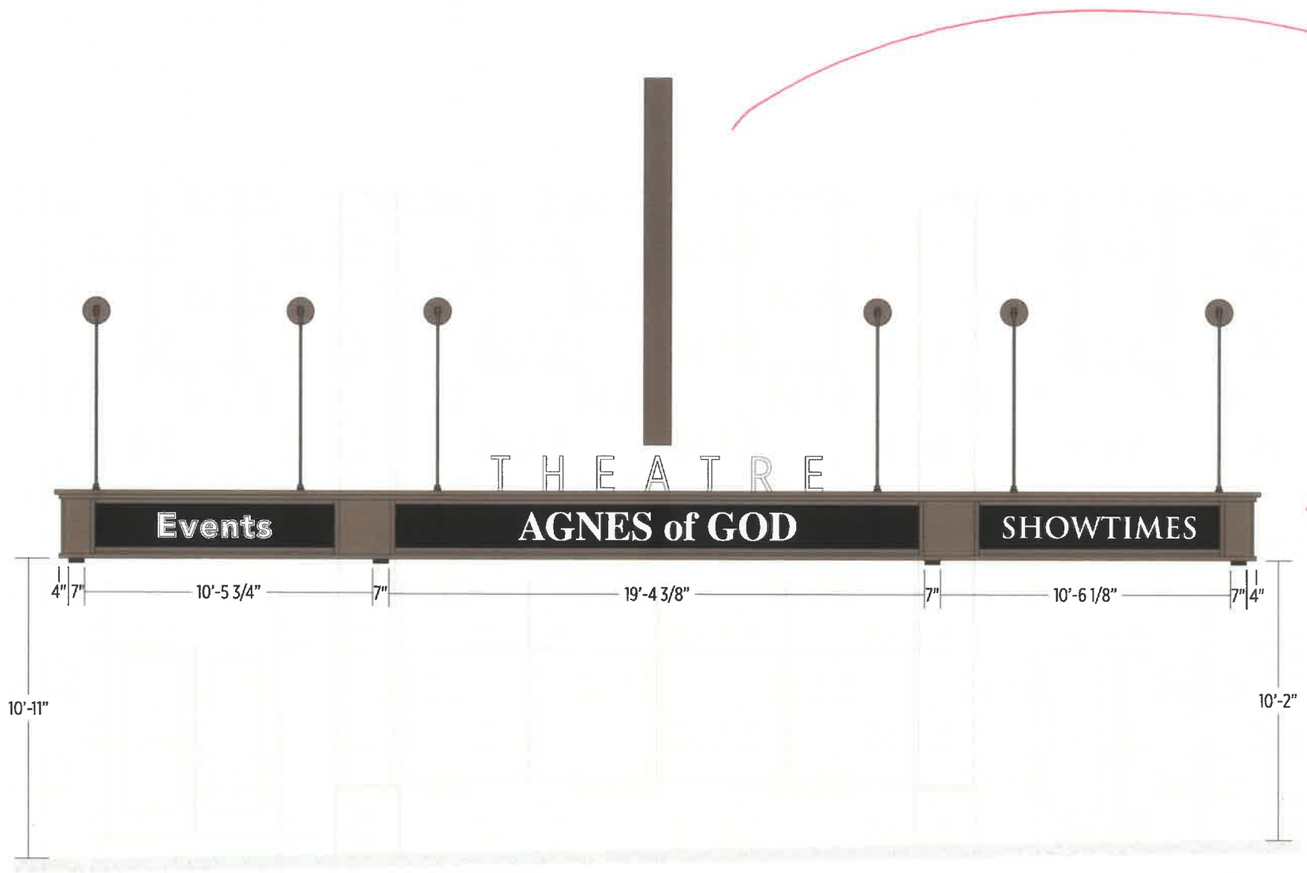
SCALE	SHEET
As noted	01.03

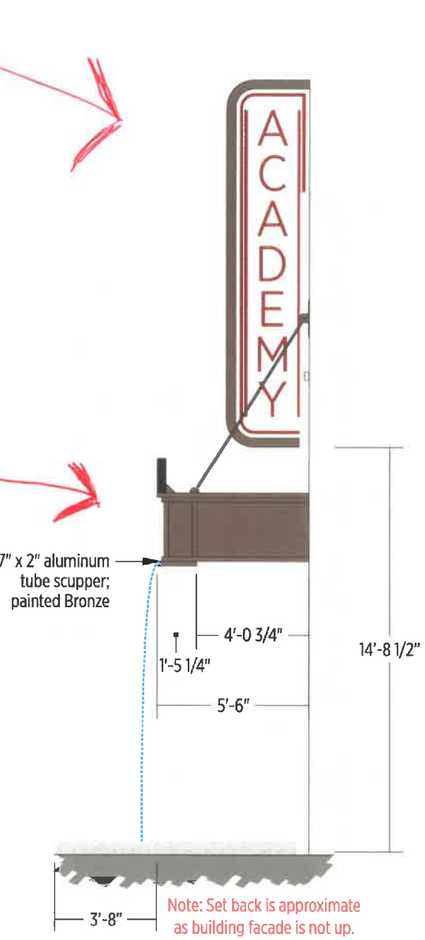
Sign Type A: Canopy

Hapeville - Academy Theatre, Atlanta GA

Looking at sign from Front

View Walking down sidewalk





1 01.03 **DETAIL @ DOWN SPOUT**
Scale: 3/16"=1'-0"

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COLORS/FINISHES

White	Bronze (To match building) TBD	Black

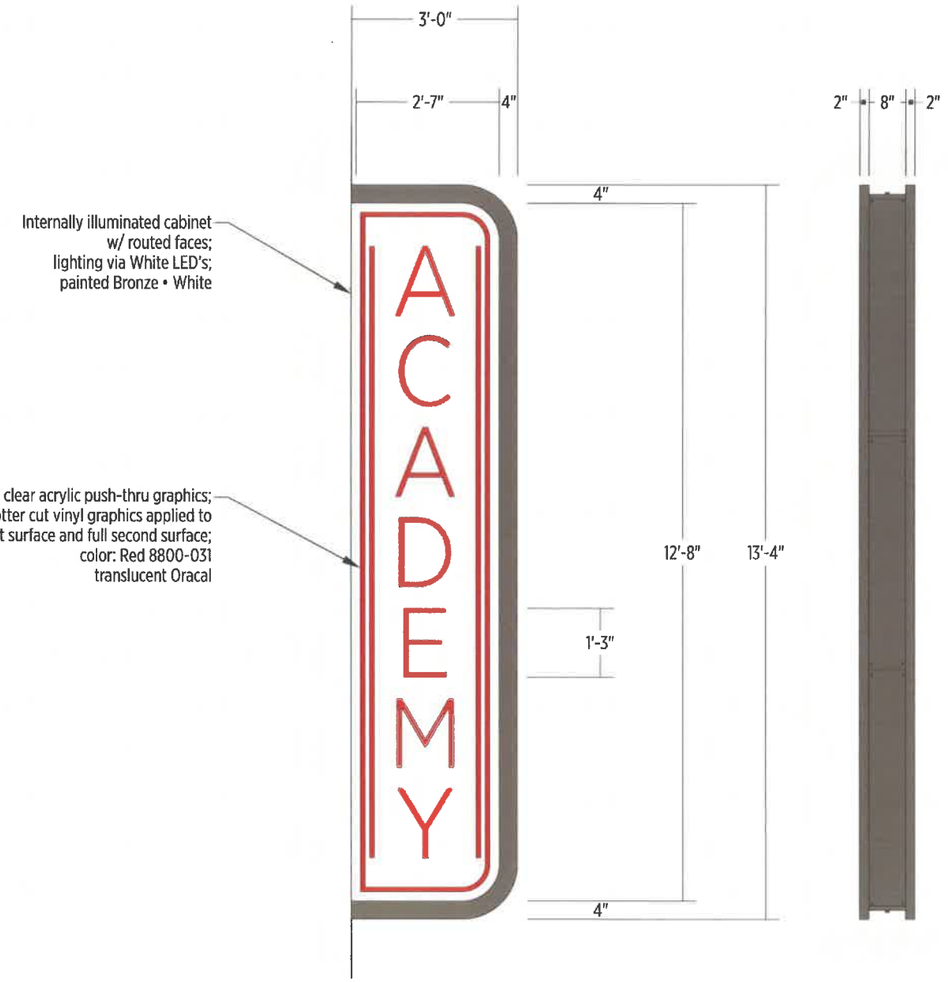
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CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	01.03

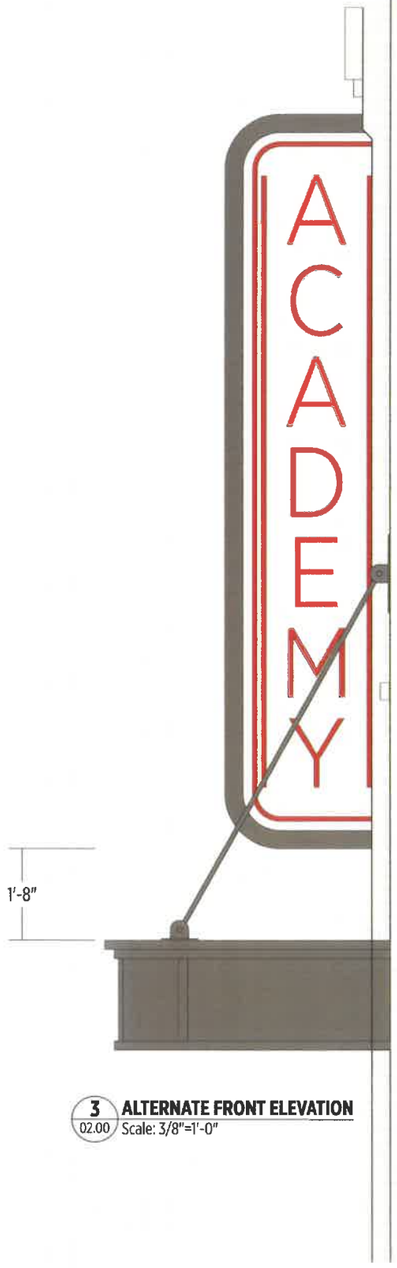
Sign Type B: Blade

Hapeville - Academy Theatre, Atlanta GA

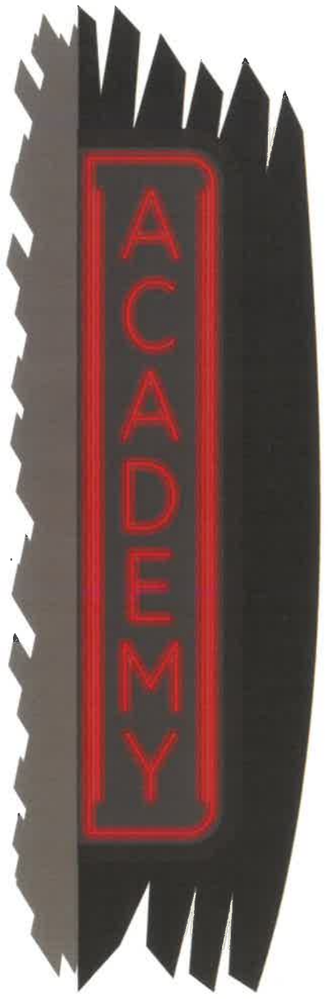


1 02.00 **FRONT ELEVATION**
Scale: 3/8"=1'-0"

2 02.00 **END VIEW**
Scale: 3/8"=1'-0"



3 02.00 **ALTERNATE FRONT ELEVATION**
Scale: 3/8"=1'-0"



4 02.00 **NIGHT VIEW**
Scale: 3/8"=1'-0"

Total Blade Area: 40 sf

Qty: One (1) D/F

HENRY GRAPHICS
ARCHITECTURAL SIGNAGE

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CLIENT
Hapeville - Academy Theatre

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PROJECT LOCATION
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Atlanta, GA 30354

DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

Red 8800-031 translucent Oracal	Bronze	White

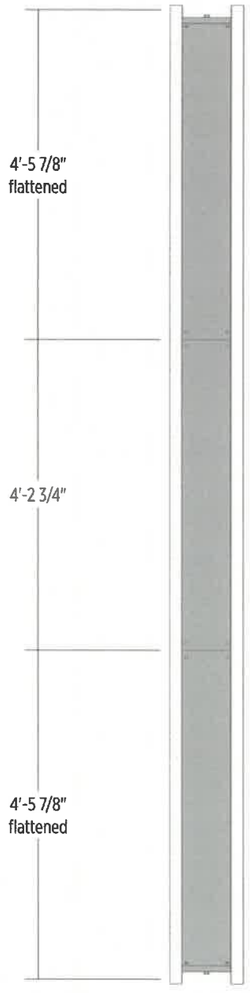
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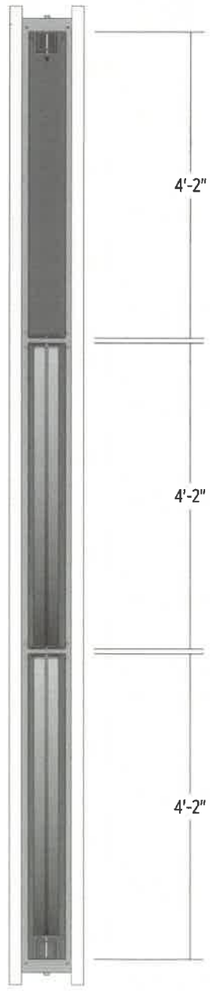
SCALE	SHEET
As noted	02.00

Sign Type B: Blade

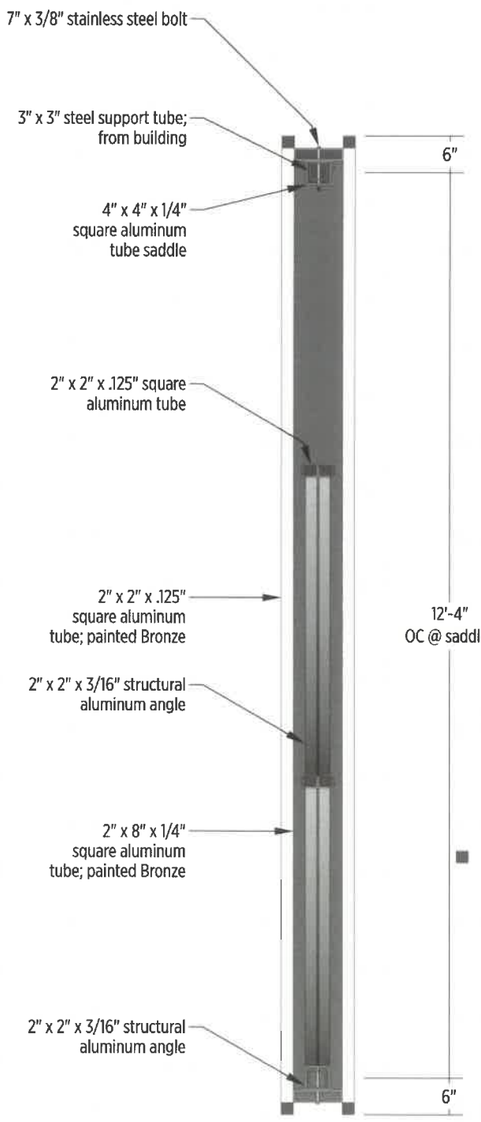
Hapeville - Academy Theatre, Atlanta GA



1 / 02.01 **FRAMING DETAIL**
Scale: 1/2"=1'-0"



1 / 02.01 **DETAIL @ Tube Opening**
Scale: 1/2"=1'-0"



2 / 02.01 **SECTION FRAMING DETAIL**
Scale: 1/2"=1'-0"

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ARCHITECTURAL SIGNAGE

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CLIENT
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DESIGNER	ACCOUNT REP
Chelsea Sunshine csunshine@henrygraphics.com	Shannon Henry shenry@henrygraphics.com

COLORS/FINISHES

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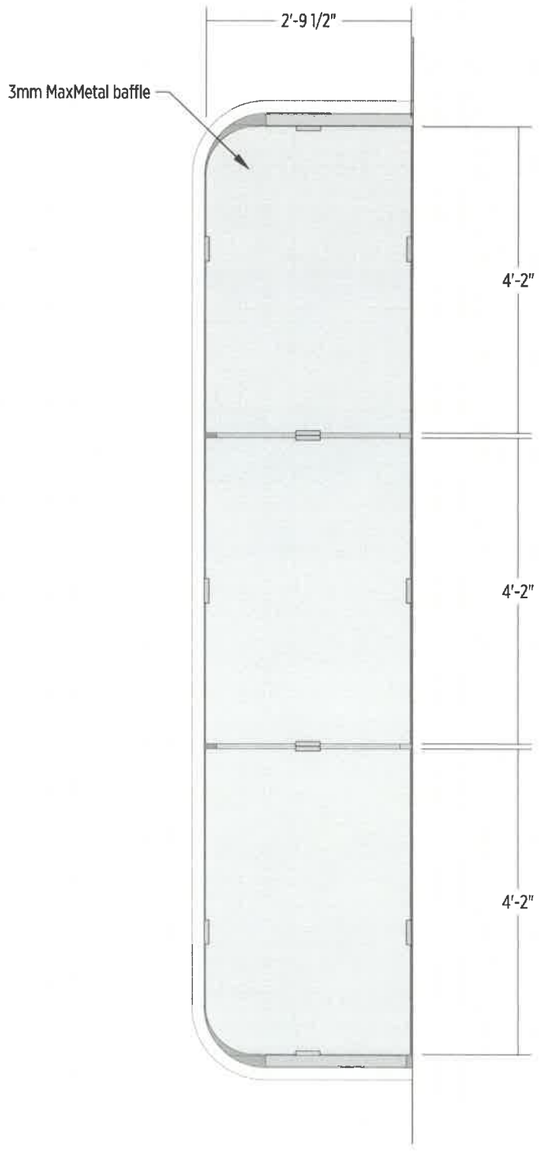
SCALE	SHEET
As noted	02.01

Sign Type B: Blade

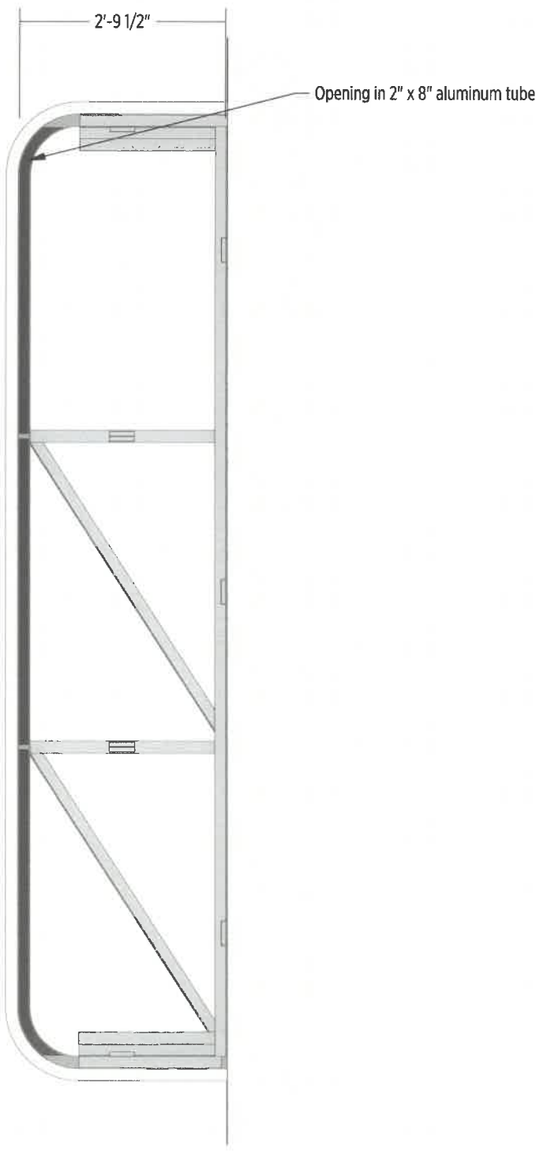
Hapeville - Academy Theatre, Atlanta GA



1 02.02 **FRAMING DETAIL**
Scale: 1/2"=1'-0"



2 02.02 **DETAIL @ Internal LED Baffle**
Scale: 1/2"=1'-0"



3 02.02 **DETAIL @ Tube Opening**
Scale: 1/2"=1'-0"

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ARCHITECTURAL SIGNAGE

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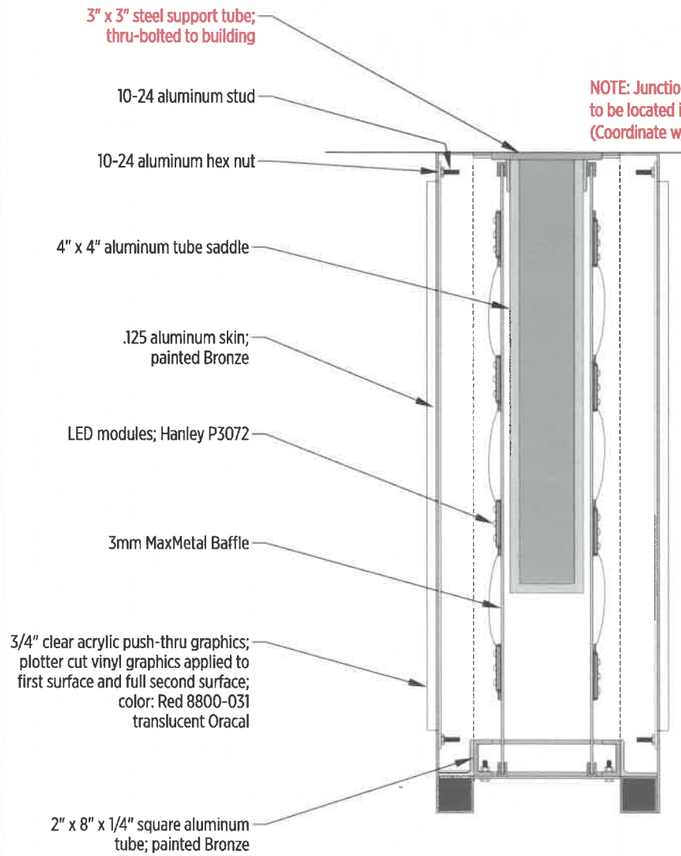
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Sign Type B: Blade

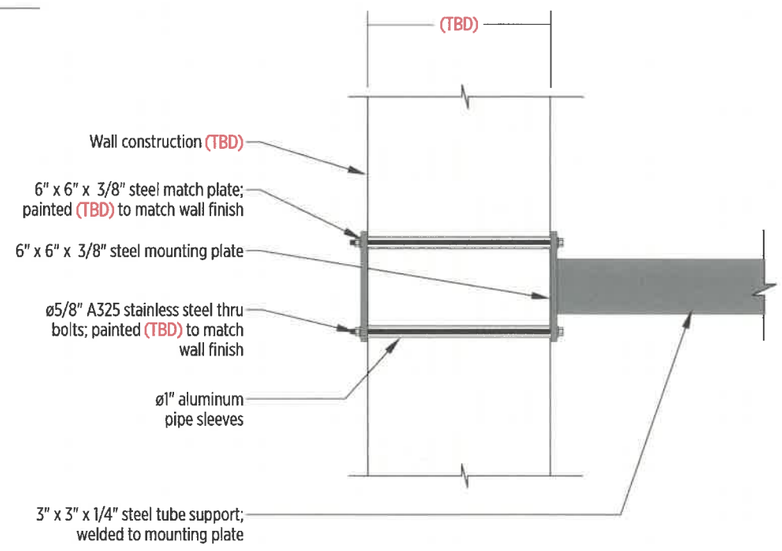
Hapeville - Academy Theatre, Atlanta GA



1 02.03 **INTERNAL LIGHTING DETAIL**
Scale: 1-1/2"=1'-0"



2 02.03 **FRAMING DETAIL**
Scale: 1-1/2"=1'-0"



3 02.03 **DETAIL @ Steel Support Poles**
Scale: 1 1/2"=1-0"

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CLIENT APPROVAL / DATE

SCALE	SHEET
As noted	02.03

DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: August 2, 2019
TO: Tonya Hutson
FROM: Michael Smith
VIA: Lynn Patterson
RE: Sign Permit Applications – 599 North Central Avenue

BACKGROUND

The City of Hapeville has received three Sign Permit applications from Henry Graphics for the installation of a collection of signs for the Academy Theatre located at 599 North Central Avenue.

The subject tract is located within the U-V Urban Village Zoning District and is subject to the provisions of the Downtown Historic District Sign Regulations.

The collective installation is a marquee sign for the theater, to be installed above the front entrance. It will be made of plastic and painted aluminum. It consists of several parts, including multiple awning signs attached to a large canopy and a projecting sign. The specifications for each are as follows:

- Lettering mounted on the top edge of the canopy: 12' wide x 1'-3" high (15 square feet)
- LED Lettering applied directly to the front of the canopy: 43'-8 ¼" wide x 2'-5 ⅞" high (108.7 square feet)
- Projecting sign above canopy: 3' deep x 13'-4" high (40 square feet), mounted 14'-8 ½" above the sidewalk

The canopy is 10'-1" above the sidewalk at its lowest point, 43'-8 ¼" wide, and 5'-6" deep. The linear horizontal footage of the façade is 76'-4", and the width of the sidewalk in front of the front façade will be approximately 9'-2".

CODE

Sec. 93-3.3-2. - Definitions.

Awning sign. Any sign applied directly to or attached directly to an awning.

Canopy sign. See "Awning sign."

Projecting sign. Any sign which is perpendicular to a building or other structure and extends more than 12 inches horizontally from the plane of the building wall.

Sec. 93-3.3-16. - Illumination.

(a) Internal illumination. The illumination of internally lit signs shall not exceed 20 foot-candles of incandescent light measured at a distance of ten feet from such signs.

Sec. 93-3.3-17. - Sign standards by sign district.

(d) Downtown district. Permitted sign types and regulations for signs in the downtown sign district include:

(1) Projecting signs, which shall not exceed a projection of either four feet from any building or one-third of the width of any sidewalk, whichever is less. Projecting signs must provide for a minimum of eight feet of space between the bottom of the sign and the sidewalk or ground.

(5) Awning signs.

(8) The total number of Signs in this district shall not exceed one sign of any allowed type for the primary building or tenant facade and one sign of any allowed type for each secondary building or tenant facade.

(9) All signs shall be setback a minimum of six feet from any public right-of-way and any electrical transmission line.

(10) The aggregate sign area for any lot shall not exceed one square foot for every linear foot of lot frontage, regardless of the construction, placement or type of sign or signs.

Downtown District

	Projecting Sign	Wall Sign	Window Signs	Awning Sign	Temporary Sign
Maximum Height	Not above roofline				6 feet
Maximum Width	4 feet	50% of façade width			8 feet
Maximum Area Primary Facade	12 square feet	1 SF/LF of building or tenant façade	50% of window area	50% of awning area	32 square feet
Maximum Area Secondary Facade	12 square feet	1 SF/LF of building or tenant façade	50% of window area		
Maximum Number	1/primary facade; 1/secondary facade	1/primary facade; 1/secondary facade	No Maximum	2	1

Sec. 93-3.3-18. - General sign regulations.

In addition to the limitations set forth in the other sections of this division, the following limitations shall apply to these specific types of signs:

(2) *Projecting signs.*

a. No projecting sign may be placed over any street, any alley, or any other public right-of-way available for vehicular traffic.

b. Any projecting sign located at a commercial business that is illuminated, either internally or externally, shall be illuminated between sunset and the close of business, on each side thereof, by lighting of at least five watts per square foot of sign surface, but in no case lighting that is less than 60 watts for each sign surface.

c. All projecting signs must be installed at a 90-degree angle to the building facade.

d. Projecting signs shall not project above the roofline or be installed above a height of 14 feet from the ground, whichever is lower.

e. Projecting signs must vertically clear sidewalks by at least eight feet and may project no more than four feet from a building or one-third of the width of the sidewalk, whichever is less.

(3) *Awning signs.*

a. An awning sign must be painted or installed directly on the awning.

b. The sign area of any awning sign shall not exceed 50 percent of the surface area of the awning.

c. Awnings must be a maximum of eight feet above the sidewalks and may extend to within one foot of the vertical plane formed by the curb or the public right-of-way line.

FINDINGS

The sign installation as proposed is not compliant with the City's Sign Ordinance, as demonstrated by the following deficiencies:

1. Awning signs must be installed directly on the awning. Lettering mounted to the top of the canopy is not compliant.
2. Only one sign of any allowed type is permitted. Two awning signs attached to one awning is not compliant.
3. Signs shall be setback a minimum of six feet from any public right-of-way. The canopy extends to within 3'-8" of the street, which is not compliant.
4. The aggregate sign area for the property may not exceed the linear horizontal footage of frontage, which is 76'-4". The total sign area for all proposed signs is 163.7 SF, which is 87.4 SF above the limit.
5. Awning signs may occupy up to 50% of the awning area. The proposed lettering above the awning would be compliant, but the LED lettering as described in the application would occupy the entirety of the canopy surface and would not be compliant.
6. Projecting signs may not be installed above a height of 14' measured from the sidewalk. The projecting sign begins 14'-8 ½" above the sidewalk and extends to 28' high.
7. Awnings must be a maximum of eight feet above the sidewalk. The canopy is 10'-1" above the sidewalk, which is not compliant.

The City has immunity from its own zoning code, meaning any failure to adhere to the requirements of the Sign Ordinance does not prevent the City from installing signs. Still, it is important to consider the intent of the ordinance when determining what kinds of signs are installed by the City. In the Downtown Historic district, the intent of our ordinance is to keep signs proportionate to the historic profile of downtown and to prevent them from dominating storefronts and the sidewalk. These signs, if installed, would alter the aesthetics of the street and overshadow neighboring businesses that must comply with the ordinance. In particular, the 28' high, 40 square foot projecting sign would tower over North Avenue and is 2 ½ times larger than what our code allows for projecting signs.

Sec. 93-2-14. - Tree conservation.

(a) *Purpose.*

(1) This section shall be known as the Hapeville Tree Conservation Ordinance. The overall purposes of this section are to promote tree conservation, the increase of tree canopy, and the protection of existing trees in the city. General provisions and regulations contained herein, along with the attached administrative standards and best management practices for Hapeville's urban forest, will guide practices to accomplish this purpose. It is the intent of this section to regulate tree conservation activities as part of the building construction, and land development process, protect landmark trees, and provide public safety within the city.

(2) Benefits derived from the conservation of trees and increased canopy include:

a. Improved air quality;

b. Energy conservation;

c. Reduced flooding and reduced storm water runoff;

d. Reduced soil erosion and improved water quality;

e. Improved habitat for desirable wildlife;

f. Reduced health risks;

g. Community aesthetics and improved quality of life;

h. Added economic value.

(b) *Applicability.*

(1) The terms, provisions and regulations of this section and the administrative standards and best management practices for Hapeville urban forest, Appendix A hereto, shall apply to any real property, public or private, within the corporate limits of the city:

a. For all activities which require a land disturbance, building construction, or demolition permit;

b. For external renovations of all properties resulting in the increase of total square footage, or the construction of accessory structures, which may impact landmark trees;

c. For the purpose of permitting the removal of landmark trees.

(c) *Definitions.* As used in this section, unless specifically stated otherwise, the following terms shall be defined as indicated and where any definition herein conflicts with another definition in this chapter, the more restrictive definition shall prevail.

Boundary tree. A tree on a property adjacent to a permitting property whose critical root zone or canopy extends into the permitting property.

Buildable area. The area of a lot within a given zoning district, located within the required setbacks.

Building permit. A permit issued by the city department of community services that authorizes the commencement of construction and building construction activity.

Caliper. The trunk diameter measurement of nursery stock trees measured at six inches above the ground for trees up to and including four inches caliper size, and measured at 12 inches above the ground for trees larger than four inches caliper size.

Canopy tree. A large or medium tree with a crown size and shape that will typically provide significant shade and beneficial effects on temperature, air quality, water quality, and other environmental conditions, at maturity. A canopy tree is also referred to as a shade tree.

Certified arborist. An arborist certified by the International Society of Arboriculture as possessing a minimum level of competency required to practice arboriculture.

Critical root zone. The minimum rooting volume of a tree necessary to sustain the tree's life, generally defined by the tree's drip line or a radius of one and one-fourth feet for every one inch dbh, whichever is greater, and from the surface to a depth of three feet.

Damaged tree. A harmful injury to a tree or any of its parts, including its roots, the root buttress area, the trunk and branches.

Destroyed tree. When any part of a tree is damaged to the point where that tree's survival beyond three full growing seasons is questionable, as determined by the city arborist.

Diameter at breast height (DBH). The diameter of a tree's trunk measured at four and one-half feet above the ground. For multi-trunk trees, the diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks.

Ecological compatibility. The suitability and functionality of a given tree species for its intended growing site, based on its potential size, structural characteristics, growth rate, and growing site attributes such as slope, exposure, soil type, and drainage.

City arborist. The individual authorized by the mayor and council of the City of Hapeville to advise the city on the administration of the requirements and standards as established in this section. The city arborist shall have the following minimum qualifications: A BS degree in urban forestry, horticulture or arboriculture with five years experience in development related tree conservation, or a MS degree in urban forestry, arboriculture or horticulture with three years experience in development related tree conservation.

Hazardous tree or portion of tree. A tree or part of a tree that is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.

Land disturbance permit. A permit issued by the city community services department that authorizes the commencement of alteration of development of a given tract of land or the commencement of any land disturbing activity.

Landmark tree. Any canopy tree 30 inch dbh or larger, or otherwise designated by the mayor and council as having significance to the community, or any understory tree eight inches dbh or larger, in fair or better condition, having a life expectation of greater than five years.

Site tree conservation plan (STCP). A plan documenting the location of all trees, boundary trees, structures, proposed utility locations, site grading and construction proposals, methods of tree protection, proposed tree planting, existing and proposed tree canopy, and associated details, as required in subsection 93-2-14(e).

Tree. A self-supporting wood plant capable of reaching a minimum height of 15 feet.

Tree protection zone. The area of a lot defined by the minimum required setbacks and the critical root zone of any protected tree.

Landmark tree removal permit. A permit issued by the city for the removal of a landmark tree.

Understory tree. Smaller growing and shade tolerant tree species which typically grow on sites trees underneath canopy trees.

Qualified professional. An individual possessing a degree in forestry, urban forestry, landscape architecture or horticulture, having been qualified by the city to submit plans in the implementation of this section and for tree protection in building construction. The city shall maintain a list of qualified professionals.

(d) *General requirements.*

(1) *Tree removal.*

a. No trees shall be removed or destroyed prior to issuance of a building construction or land disturbance permit. The issuance of a building construction or land disturbance permit shall constitute compliance with the tree conservation provisions of this section.

b. No landmark tree shall be removed from any real property within the corporate limits of the city without the issuance of a landmark tree removal permit.

(2) *Protected trees.*

a. All trees outside the footprint of a proposed building construction or land development project, eight inches dbh or larger, shall be considered protected trees.

b. No protected trees shall be damaged or destroyed.

(3) *Conditions for removal or destruction of trees.*

a. The removal or destruction of trees is subject to approval of the city arborist, only if all of the following conditions are met:

1. Unavoidable site modifications resulting from grading, utility work, and construction activities will result in destroying the tree;

2. Site plan modifications to prevent irreparable damage to the tree are impossible or not practical, based on cost benefit analysis;

3. Actions are taken to mitigate the removal of trees by way of replacing by meeting overall site canopy requiremen

b. Approval of the STCP by the city arborist shall constitute approval to remove protected trees.

c. Any decision of the city arborist relating to the removal or destruction of protected trees may be appealed as provided in subsection 93-2-14(i).

(4) *Trees that present a dangerous condition.*

a. It shall be unlawful for any person to allow to remain on their property any tree which presents a dangerous condition. Dangerous trees include:

1. A tree or any part of a tree that is likely to fail (fall) as a result of structural defects, root damage, disease, decay, decline or death; and where failure of a tree or any part of a tree would result in potential property damage or injury.

2. A tree that by its proximity interferes with traffic or pedestrian sight distance, drainage or utility lines and easements so as to create an unsafe condition on or off the site or easement.

3. A tree of any species or variety which, because of any other circumstances, poses a danger to public health or safety.

b. The city's department of community services (or agent of the department of community services) is authorized and empowered to enter upon any lot or parcel of land in the city for the purpose of inspecting and evaluating any tree which is suspected to present a dangerous condition. It shall be unlawful for any property owner to take any action to prevent or interfere with the inspection and evaluation of potentially dangerous trees.

c. The department of community services shall obtain the services of the city arborist for the purpose of inspecting and evaluating suspected dangerous trees.

d. If it is determined by the city's department of community services that a tree presents a dangerous condition, the city's department of community services shall serve the owner of record of the lot or parcel of land on which said tree is located, a written notice requiring such owner to take corrective action to remove the tree or its dangerous part(s) to eliminate the dangerous condition. This written notice shall include a time frame to complete the corrective action. When the corrective action includes tree removal, the tree shall be replaced. Replacement shall be based on a canopy replace for canopy lost basis.

e. Any notice by the city's department of community services to correct a dangerous condition or remove a tree which presents a dangerous condition may be appealed to the city's planning commission, provided a written notice is submitted no later than five days following receipt of the notice appealed from.

f. If a property owner fails, neglects, or refuses to trim or remove such tree within the stated time frame or following an adverse decision on appeal, the city's department of community services may proceed to take the corrective action and assess the resulting costs to the property owner. The amount of costs shall be paid by the owner to the city.

g. The assessment of the costs of work done by the city against the property owner shall include the actual cost of work performed, including tree replacement, in addition to the penalties imposed for any violation or noncompliance with any provision of this section, plus administrative fees.

h. If the property owner fails to pay the costs assessed by the department of community services, a lien shall be placed on the subject property for the cost of the work performed, penalties, and fees.

(5) *The removal or destruction of landmark trees.*

a. The removal or destruction of landmark trees from any property in the city is subject to the approval of the city arborist, and approval may only be granted if one of the following two conditions is met:

1. The tree threatens the property, safety or health of the property owner or the public.

2. Actions are taken to mitigate the tree's removal by way of planting a new tree of a comparable species and canopy. Payment may be made into the city tree bank in lieu of planting, calculated on a tree lost/replaced basis.

b. The issuance of a tree removal permit constitutes approval to remove a landmark tree.

c. Any decision of city arborist relating to the removal or destruction of landmark trees may be appealed as a provided

in subsection 93-2-14(g).

(6) *The removal or destruction of boundary trees.* No boundary trees shall be damaged, destroyed, or removed. Procedures for the protection of boundary trees are provided in subsection 93-2-14(e)(4).

(7) *Canopy requirements.*

a. All properties requiring the issuance of a demolition, building construction, remodeling or land disturbance permit shall meet the minimum canopy requirements as established in the administrative standards and best management practices for Hapeville's urban forest.

b. All new parking lots shall meet the minimum canopy requirements as established in the administrative standards and best management practices for Hapeville's urban forest.

c. Trees planted to meet canopy requirements shall be ecologically compatible with the intended growing site.

(8) *Establishment of the city tree bank.*

a. Where it is determined by the city arborist that it is impractical or impossible to fully meet the canopy requirements on a specific site, the cost for the balance (unmet portion) of the requirement will be paid into the city tree bank, prior to issuance of a demolition, building construction, or land disturbance permit. Calculation of costs shall be established in the administrative standards and best management practices for Hapeville's urban forest.

b. Funds in the city tree bank shall be administered by the mayor and council or their designee and shall be used exclusively for increasing, managing, maintaining tree canopy and tree safety in public space, the purchase of open space, and seasonal landscaping in the city. The mayor and council will establish a planned program for administration of these funds.

(e) *Procedures.*

(1) *Tree removal permits.*

a. All properties applying for a permit to remove landmark trees shall submit a permit application to the department of community services, indicating how the tree(s) present a dangerous condition pursuant to subsection 93-2-14(d)(4)a.

1. For properties requiring the issuance of demolition, building construction, or land disturbance permits, the removal of landmark trees is permitted under the procedures in subsection 93-2-14(e)(3).

2. The required STCP shall indicate how the how the tree(s) present a dangerous condition pursuant to subsection 93-2-14(d)(4)a.

(2) *Permits to remodel.*

a. Permits to remodel owner occupied single family houses shall have tree protection and replacement prescriptions prepared by the city arborist when both the following conditions are met:

1. The proposed remodeling alters the existing footprint of the house.

2. The proposed remodeling or construction related activities will encroach upon a landmark tree.

b. Replacement prescriptions shall be based on a canopy replace for canopy lost basis, for the loss of landmark trees. Payment may be made into the city tree bank when the city arborist determines that site constraints preclude the replacement of trees.

(3) *Demolition, building construction, land disturbance permits.*

a. A site/tree conservation plan (STCP) shall be submitted by a qualified professional for review by the city arborist and approval by the city development department prior to issuance of demolition, building construction or land disturbance permits. (Except for permits to remodel, see subsection 93-2-14(e)(2).)

1. The SCTP shall document tree species eight inches dbh or greater, including size, dbh, critical root zone and location, the species and caliper size of proposed trees, the location of all proposed site building construction and land development activities, including grading, drainage, proposed utility locations, and all proposed tree protection measures.

2. All proposed trees for removal must be indicated.

3. The exact location of any tree must be provided if encroachment is proposed with that tree's critical root zone.

4. Standard details for tree protection and tree planting shall conform to the administrative standards and best ma Hapeville's urban forest.
5. The following note shall be provided on the STCP in large letters: TREE PROTECTION FENCING SHALL BE MAINTAINED DURING THE ENTIRE PROJECT PERIOD.
6. The STCP shall include emergency 24-hour contact information.
7. The STCP shall document compliance with the canopy, parking, and landscape requirements established in the administrative standards and best management practices for Hapeville's urban forest, in addition to the city landscape requirements for vehicular use areas.

b. The STCP shall also include the location of landmark trees.
   1. The removal or destruction of landmark trees will be permitted only if the city arborist determines that no alternative construction or mitigating site or cultural practices will prevent destruction of the tree.
   2. Replacement of landmark trees shall be of comparable species with the size potential of the landmark tree, and shall be ecologically compatible with the intended growing site.
   3. Trees planted to replace a landmark tree shall have the grow out potential to fully mitigate loss of the entire measured canopy of the landmark tree.
   4. Canopy mitigation for loss of a landmark tree shall be in addition to the overall site canopy requirements.

(4) *Boundary trees.*

a. The STCP shall provide for the protection of boundary trees.

b. When building construction or land disturbance activities occur within the critical root zone of boundary tree(s) and the city arborist determines that the survival of the tree(s) is/are doubtful as a result of the proposed disturbance activities, a performance bond shall be established regarding the subject boundary tree(s). The bond amount shall cover the removal and replacement costs of the subject boundary tree(s) and the arborist fee for determination of the trees' survival at the end of the escrow period, and shall be approved by the city arborist.
   1. In establishing the bond amount, replacement trees specified shall be of comparable species and size potential to the subject boundary tree, shall be ecologically compatible with the intended growing site at maturity, and shall fully mitigate the lost canopy area of the subject boundary tree.
   2. Canopy credit will be granted to a permittee for the entire canopy area of successfully protected boundary trees, except for those trees located on public rights-of-way.
   3. The department of community services will administer the bonding of boundary trees through the department of finance.

c. Prior to a determination authorizing the return of the performance bond to the permittee, any property owner whose property contains an at risk boundary tree(s) for which the bond was held, may petition the department of community services for payment for the removal and replacement of the subject boundary tree(s), should any of the subject boundary tree(s) fail to survive or is determined to be in an irreversible decline as a result of the permitted disturbance activities, as determined by the city arborist.
   1. The permittee shall have the right to petition the mayor and council or their designee for the return of all escrow funds should the subject trees survive for a period of three full growing seasons, as determined by the city arborist. If the subject tree(s) has/have failed to survive or is in a reversible or irreversible decline as a result of the permitted disturbances, the escrow funds shall be paid pursuant to subsection 93-2-14(e)(4)b., for removal and replacement of the subject tree(s), or for arboricultural practices to reverse the decline as determined and prescribed by the city arborist.
   2. Any funds not collected by either an affected property owner or the permittee within a period of five years, or any interest accrued therein, shall be deposited in the city tree bank.

(5) *Field verification.*

a. The qualified professional preparing the STCP shall verify its accuracy with the city arborist prior to submittal.

b. The city arborist shall verify successful compliance to the STCP prior to issuance of a permit, and shall verify final field compliance prior to issuance of a certificate of occupancy.

c. Performance bonds may be accepted by the department of community services in lieu of required tree planting and la and weather conditions are inappropriate for the establishment and survival of plant material.

1. The bond amount shall be one and one-fourth times the amount of the documented landscape cost, including plant materials and installation.
2. The period of the bond shall be mutually agreed upon by the permittee and the department of community services.
3. The bond shall be returned when all of the landscape requirements are met, or cashed by the city when the bond period expired. The bond period may be extended if determined appropriate by the department of community services.

(f) *Enforcement.*

(1) *Authority.* The department of communities services or their designee has the responsibility to issue permits in conformance with and enforce compliance with this section.

(2) *Responsibility and inspection.*

a. Neither the issuance of a tree permit nor compliance with the conditions thereof, nor with the provisions of this section shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon city, its officers or employees, for injury or damage to persons or property.

b. The department of community services may cause periodic inspections of the work under permit in accordance with this section and shall make a final inspection following completion of the work. The permittee shall assist the city arborist or his designee in making such inspections. Agents of the permitting authority shall have the authority to conduct such investigations as he/she may reasonably deem necessary to carry-out his/her duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area. No person shall refuse entry or access to any authorized representative or agent of the department of community services who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his/her official duties.

c. Where it is deemed necessary, the department of community services or their designee shall require performance bonds to assure compliance to the terms, conditions, and standards of this section.

(3) *Violations and penalties.*

a. Any action or inaction which violates the provisions of this section or the requirements of an approved site plan or permit may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

1. *Notice of violation.* If the director community services determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved site plan or the provisions of this section, a written notice of violation shall be issued by code enforcement to such applicant or other responsible person. Where a person is engaged in activity covered by this section without having first secured the appropriate permit, code enforcement shall be serve a notice of violation on the owner or the responsible person in charge of the activity being conducted on the site.

   The notice of violation shall contain:

   A. The name and address of the owner or the applicant or the responsible person;
   B. The address or other description of the site upon which the violation is occurring;
   C. A statement specifying the nature of the violation;
   D. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved site plan or this section and the date for the completion of such remedial action;
   E. A statement of the penalty or penalties that may be assessed against the person to whom the notice of

violation is directed; and

F. A statement that the determination of violation may be appealed to the board of zoning appeals by filing a written notice of appeal within 15 days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient).

2. *Penalties.* In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the director community services shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except that in the event the violation constitutes an immediate danger to public health or public safety, as determined by the director of community services, 24 hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the city arborist may take any one or more of the following actions or impose any one or more of the following penalties.

A. *Stop work order.* The director of community services may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take necessary remedial measures to cure such violation or violations.

B. *Withhold certificate of occupancy.* The director of community services may refuse to authorize a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

C. *Suspension, revocation or modification of permit.* The director of community services works may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the director of community services may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.

D. *Penalties.* In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days (or such greater period as the city arborist shall deem appropriate) (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) after the city arborist has taken one or more of the actions described above, the city's designated code enforcement agent may issue a citation to the applicant or other responsible person, requiring such person to appear in municipal court to answer charges for such violation. Any violation of this article is punishable, upon conviction, according to the provisions the City Code. Each day any violation of this section shall continue shall constitute a separate offense.

(g) *Administrative appeal and judicial review.*

(1) *Administrative appeal.*

a. *Administrative appeal.* Any person aggrieved by a decision or order of the city arborist may appeal in writing within 15 days after the issuance of such decision or order to the board of zoning appeals of the city and shall be entitled to a hearing before the board of zoning appeals of the city within 60 days of receipt of the written appeal.

1. The board of zoning appeals shall hear and decide appeals when it is alleged an error in any requirement, interpretation, decision, or determination is made by the city arborist in the enforcement or administration of this section.

2. The board of zoning appeals shall consider the testimony of the city arborist, who shall be present at such hearin technical evaluations, relevant factors, field conditions, and all standards specified in this and other relevant sect
3. The board of zoning appeals after conducting a public hearing may affirm or reverse the decision or order by the city arborist.

(2) *Judicial review.* Any person aggrieved by a decision or order of the city arborist after exhausting all administrative remedies, shall have the right to appeal de novo to the Superior Court of Fulton County.

(Ord. No. 2010-08, § 1, 7-20-2010)

Editor's note— Ord. No. 2010-08, § 1, adopted July 20, 2010, amended section 93-2-14 in its entirety to read as herein set out. Formerly, section 93-2-14 pertained to tree preservation and derived from Ord. No. 2001-04, § 1(8-5-27), adopted April 3, 2001.

The administrative standards and best management practices (Appendix A) referenced in this section are not set out at length herein, but are on file in the offices of the city.