



Planning and Zoning Commission AGENDA

Tuesday, July 12, 2022 ♦ 7:00 p.m.

➤ **Call to Order**

➤ **Determination of a Quorum**

➤ **Public Comments**

Comments to the Planning and Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the Director of Planning and Zoning for review. Responses will be provided at a later date.

➤ **Approval of the Meeting Agenda**

➤ **Approval of the June 7, 2022, Meeting Minutes**

➤ **Public Hearing**

➤ **Old Business**

➤ **New Business**

○ **Preliminary Plat 2022057 Vickers Point Subdivision**

Addresses: 0 Vickers Road (parcel # 09F170100742283, 09F170100742358, 09F170100742374, 09F170100742317, 09F170100742341)

Request: To approve the preliminary plat for the Vickers Point subdivision.

○ **Conceptual Site Plan 2022032 South Park Bldg. B**

Address: 1300 Whitewater Place

Request: To approve the conceptual site plan for the development of a 206,960 square feet warehouse.

➤ **Staff Report**

➤ **Commissioner Comments**

➤ **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, June 7, 2022
7:00 p.m.

Due to technical difficulties, the recording of the meeting is not available.

Elizabeth Echols, Chair
Anthony Stewart, Vice-Chair
Tony Smith
Jason Jones (*Absent*)
LaVone Deavers
Michelle James (*Absent*)

Director of Planning and Zoning: Tarika Peeks
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Echols.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Commissioner Smith made a motion to **APPROVE** the agenda. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the May 3, 2022, minutes. Commissioner Deavers seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:** None
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**
Concept Plat 2022053 Vickers Point Subdivision 0 Vickers Road (parcel # 09F170100742283, 09F170100742358, 09F170100742374, 09F170100742317, 09F170100742341) - A request to approve the Vickers Road single-family residential development concept plat {50 detached and 112 attached (townhouse) lots}.

Vice-Chair Stewart made a motion of **APPROVAL** for Concept Plat 2022053 Vickers Point subdivision. Commissioner Smith seconded. **THE MOTION CARRIED.**

Rezoning 2022044 Grind Capital Group 8125 Bohannon Drive (09F010000110654), 8145 Bohannon Road (09F010000110365), 0 Bohannon Road (09F010000110654), 8155 Bohannon Drive (09F010000114227) & 09F01000110100) - A request to rezone 32.3 acres from AG (Agriculture) to M-1 (Light Industrial) to develop a 273,000 square foot warehouse with future expansion totaling 401,000 square feet.

Vice-Chair Stewart made a motion of **DENIAL** for Rezoning 2022044 **Grind Capital Group**. Commissioner Smith seconded. **THE MOTION CARRIED.**

Rezoning 2022045 SCP Acquisitions, LLC with a Concurrent Variance 2022046 0 Renaissance Parkway (parcel # 09F020100121204) - A request to rezone 14.98 acres from C-2 (General Commercial District) to PD (Planned Development) to develop 288 multi-family units, 4,000 square feet of commercial space, and 5.1 acres of conservation open space with a concurrent variance to reduce the number of parking spaces from 2 spaces per unit to 1.50 spaces.

Vice-Chair Stewart made a motion of **APPROVAL CONDITIONAL** for Rezoning 2022045 SCP SCP Acquisitions, LLC 0 Renaissance Parkway (parcel # 09F020100121204). Commissioner Smith seconded. **THE MOTION CARRIED.**

- X. STAFF REPORT:** Ms. Peek asked the commission members to reschedule the July 5th meeting to July 12th due to the 4th of July holiday. Commissioner Deavers made a motion to reschedule the July 5th meeting to July 12th. Commissioner Smith seconded. **THE MOTION CARRIED.**

- XI. ADJOURNMENT:** Commissioner Deavers made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: The meeting adjourned at 8:15 p.m.

Approval Signatures	
Date Approved	
Elizabeth Echols, Chairwoman	
Tarika Peek, Recording Secretary	

**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

Date: Tuesday, July 12, 2022
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning Zoning
Agenda Item: **Preliminary Plat 2022057 Vickers Point:** A request to review the preliminary plat for Vickers Point subdivision

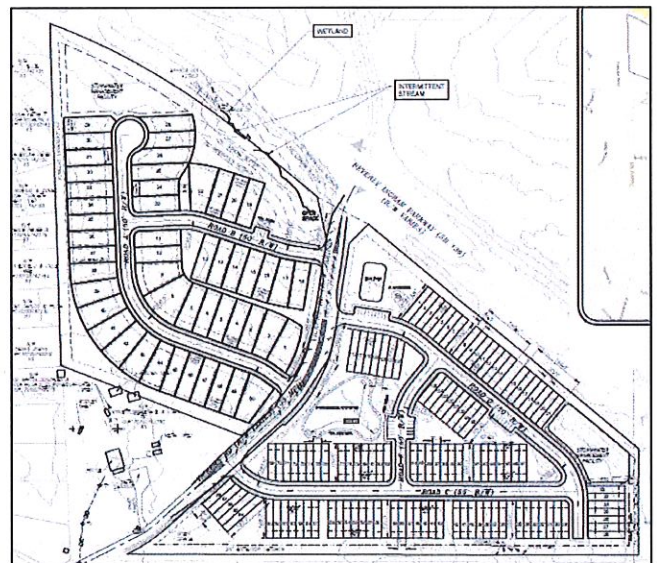
BACKGROUND: The rezoning request for the Vickers Point single-family residential development was reviewed by the Planning and Zoning Commission on December 7, 2021, and the recommendation of approval conditional was transmitted to the Mayor and Council on January 24, 2022, at which time it was approved with conditions. The concept plat was approved by the Planning and Zoning Commission on June 7, 2022.

DISCUSSION: The residential development consists of 50 detached lots and 112 attached (townhouse) lots with amenities including 5.33 acres of open space; a passive recreational park, walking trail, dog park, benches, and a playground. Staff has reviewed the concept plat and believes the plat meets the preliminary plat subdivision regulations and code of ordinances.

Aerial View



Site Map



STAFF RECOMMENDATION: For the Planning and Zoning Commission to approve the Vickers Point subdivision preliminary plat.

Attachment: Vickers Point Preliminary Plat

PRELIMINARY PLAT
FOR
VICKERS POINT

ZONED: R-CT
ADJACENT ZONINGS: R-3, R-5
PROPOSED LOTS: 162
MINIMUM LOT SIZES:
SINGLE FAMILY DETACHED: 4,200 SQ. FT.
SINGLE FAMILY ATTACHED: 1,800 SQ. FT.



OWNER:

AGNES SLACK VICKERS, LLC
1377 OLD RIVERSIDE RD
ROSWELL, GA 30076

DEVELOPER:

LENNAR GEORGIA, INC.
1000 HOLCOMB BRIDGE PKWY
BLDG 400, SUITE 450
ROSWELL, GA 30076
(470) 702-1439

ENGINEERING CONTACT:

ROCHESTER & ASSOCIATES, LLC.
KEDRICK C. SCOTT, PE, P.L.S.
(770) 718-0600
Email: kcscott@rochester-assoc.com

SURVEY CONTACT:

ROCHESTER & ASSOCIATES, LLC.
RICK MILLARD, P.L.S.
(770) 718-0600

- NOTE:
- 1) ENVIRONMENTAL ASSESSMENT WAS PERFORMED BY CORE BLUE TO LOCATE THE DENOTED STREAM AND WETLAND.
 - 2) THE ALTA SURVEY WAS PERFORMED BY ROCHESTER & ASSOCIATES, LLC. ON 6/17/21-6/18/21 WHICH LOCATED THE EXISTING UTILITIES. DURING THE SURVEY, NO EVIDENCE OF EXISTING HISTORIC RESOURCES OR CEMETERIES WERE OBSERVED.
 - 3) THE TOPOGRAPHY SHOWN IS A COMBINATION OF GIS DATA AND FIELD-RUN TOPOGRAPHY PERFORMED BY ROCHESTER & ASSOCIATES, LLC.
 - 4) NO KNOWN EXISTING OR PREVIOUS LANDFILLS ARE LOCATED ON THE SITE.
 - 5) THE SEWAGE IS TO BE DISPOSED BY A GRAVITY SEWER OUTFALL LINE WHICH CONNECTS TO THE NOTED EXISTING FAIRBURN UTILITIES SANITARY SEWER MANHOLE LOCATED SOUTH OF CAMPBELLTON FAIRBURN RD AND EAST OF THE SITE.

SUPPLEMENTAL INFORMATION:

SUMMARY:

THE PROPOSED SUBDIVISION IS SET TO CREATE 162 SINGLE-FAMILY RESIDENTIAL HOMES. THERE WILL BE 50 DETACHED RANCH STYLE HOMES ON THE WESTERN PORTION OF VICKERS ROAD. ON THE EASTERN SIDE OF VICKERS ROAD THERE WILL BE 112 TWO-STORY TOWNHOMES. THE DETACHED HOMES WILL HAVE A MINIMUM HEATED FLOOR AREA OF 1,400 SQUARE FEET, AND THE ATTACHED HOMES WILL HAVE A MINIMUM HEATED FLOOR AREA OF 1,200 SQUARE FEET. THE ANTICIPATED TRAFFIC GENERATION FOR THE SITE IS NOT EXPECTED TO INCREASE THE TOTAL TRAFFIC ON VICKERS RD. TO GREATER THAN 2,000 VEHICLES PER DAY.

UTILITY SYSTEMS:

THE PROPOSED SUBDIVISION IS PROJECTED TO HAVE THE FOLLOWING AVERAGE AND PEAK UTILITY SYSTEM DEMANDS:
POTABLE WATER - 43,740 GALLONS PER DAY AVERAGE & 64,800 GALLONS PER DAY PEAK
FIRE PROTECTION - AS REQUIRED BY EMERGENCY SERVICES
SEWERAGE - 43,740 GALLONS PER DAY AVERAGE & 64,800 GALLONS PER DAY PEAK
ELECTRICAL POWER - 218,700 KWH/MONTH AVERAGE & 328,050 KWH/MONTH PEAK
STORMWATER MANAGEMENT

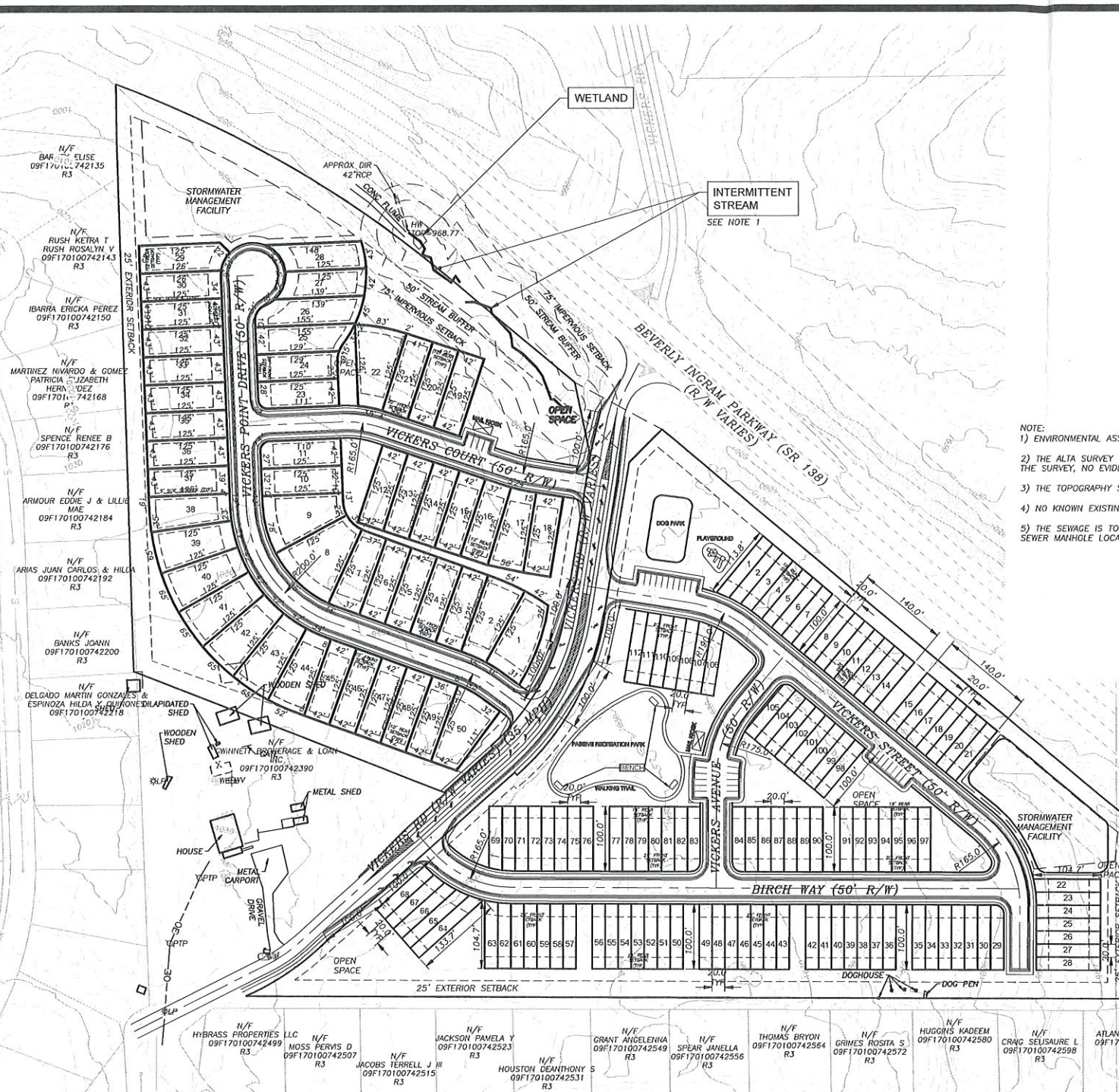
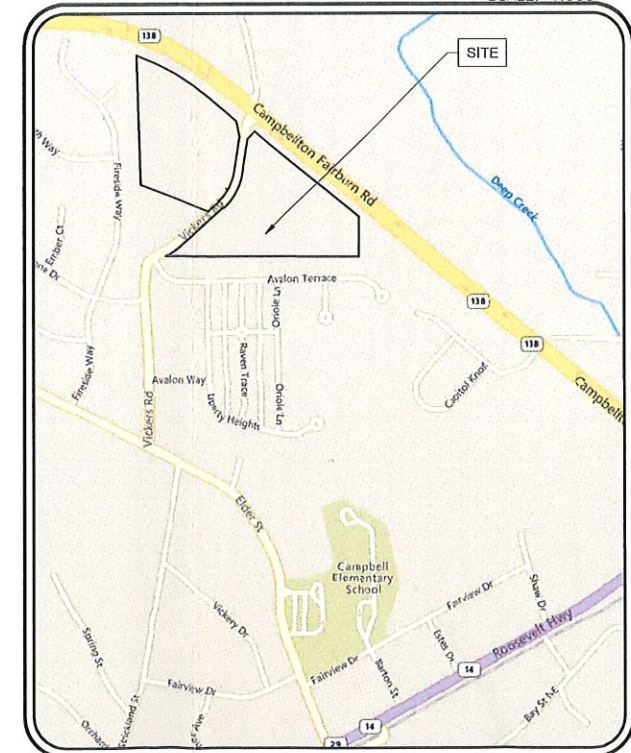
THE PROPOSED SUBDIVISION IS PREDICTED TO USE SEVERAL STORMWATER MANAGEMENT PRACTICES TO MEET THE STANDARDS SET FORTH IN THE GEORGIA STORMWATER MANAGEMENT MANUAL. SOME OF THESE MEASURES MAY INCLUDE: BIOTENTION AREAS, INFILTRATION PRACTICES, AND STORMWATER MANAGEMENT FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN INSPECTION AND MAINTENANCE AGREEMENT SHALL BE CREATED FOR ALL OF THE STORMWATER MANAGEMENT FACILITIES TO INSURE AN INSPECTION AND MAINTENANCE SCHEDULE IS CREATED AND UPHELD.

PROPOSED CONNECTION POINT TO EXISTING SANITARY SEWER

N/F NYDIA PINZON CORPORATION
09F170100740955
R3

VICINITY MAP

SCALE: 1:600



OWNER'S CERTIFICATION:

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS THE OWNER, OR HIS AUTHORIZED AGENT, OF ALL PROPERTY SHOWN THEREON.

SIGNATURE OF OWNER OR AUTHORIZED AGENT

DATE

DESIGNER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLANS FOR THE PROPOSED SUBDIVISION SHOWN ON THIS PRELIMINARY PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:

SIGNATURE

DATE

CONFORMANCE WITH CONCEPT PLAT:

I HEREBY SUBMIT THIS PROPOSED PRELIMINARY PLAT CONFORMS TO THE APPROVED CONCEPT PLAT AND THE REQUIREMENTS OF THE OTHER DEVELOPMENT CODES AND ORDINANCES OF THE CITY:

DEVELOPMENT COORDINATOR

DATE

CITY ENGINEER

DATE

APPROVAL:

ALL REQUIREMENTS OF THE CITY RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PRELIMINARY PLAT HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED. THIS APPROVAL EXPIRES IN 180 DAYS FROM THIS DATE IF THE OWNER/DEVELOPER FAILS TO SECURE THE FINAL PLAT APPROVAL BY THAT TIME.

MAYOR OR CITY ADMINISTRATOR

DATE

ACKNOWLEDGED BY:

OWNER/DEVELOPER

DATE

Rochester
& Associates, LLC.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718-0600 (770) 718-9090 Fax • www.rochester-assoc.com

PRELIMINARY PLAT
FOR:
VICKERS POINT

LAND LOT 74, 9TH DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	



SHEET	1
OF	2
DATE:	04/25/22
SCALE:	1"=100'
JOB NO.:	0221057.LMR
DWG NO.:	WORK.dwg
DRAWN BY:	CM

[illegible]

11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)

NOTES PERTAINING TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT POLICY NO. 189003-004542-GA
COMMITMENT DATE: APRIL 10, 2021 @ 5:00 P.M. SCHEDULE B, SECTION II:

4. Conveyance of Access Rights in favor of the Department of Transportation, dated April 28, 1986, filed for record April 30, 1986, recorded in Book 10076, Page 143, Fulton County, Georgia records: AFFECTS SUBJECT PROPERTY. LIMITS ACCESS TO HIGHWAY 138. UNABLE TO PLOT.

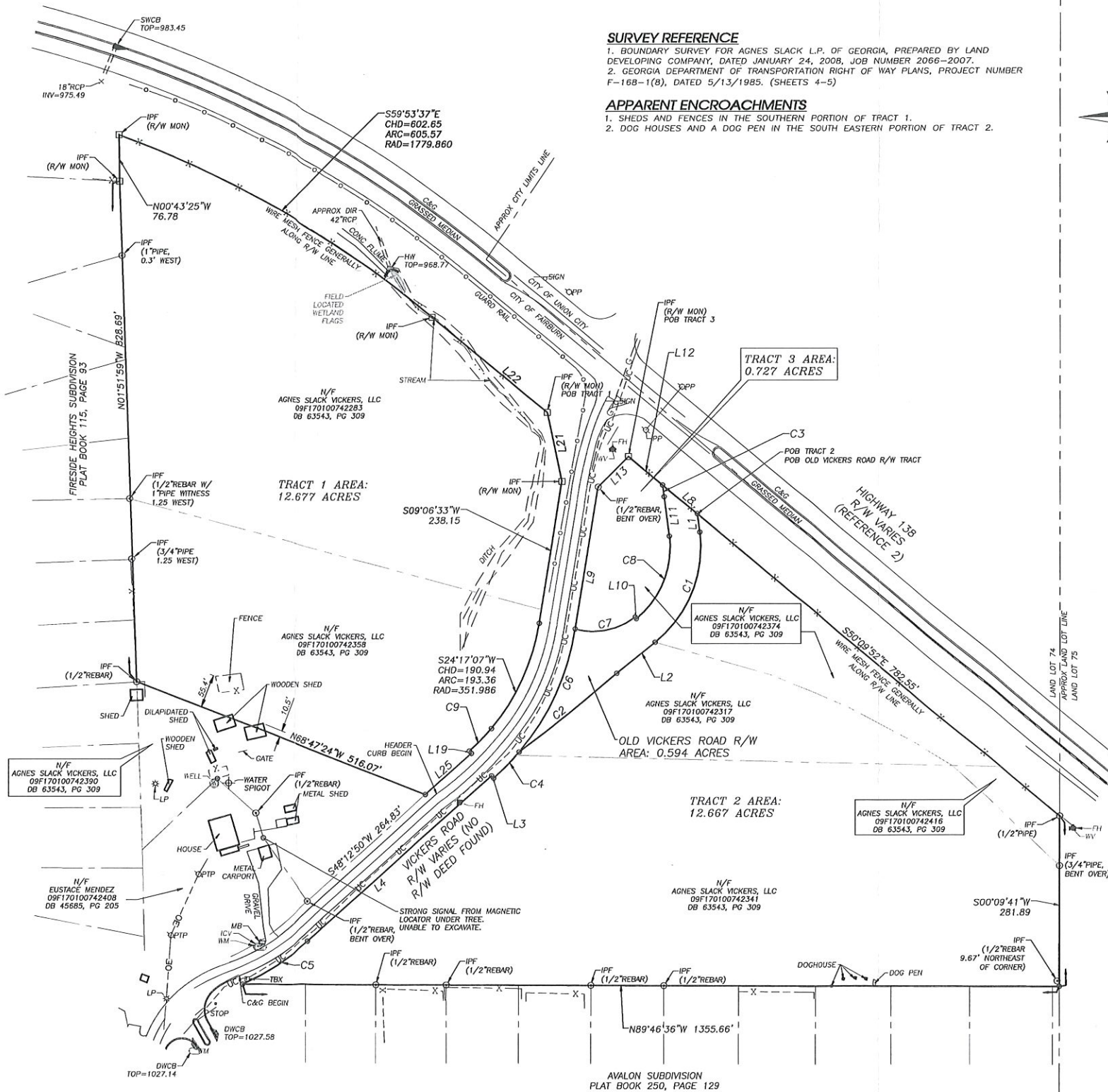
5. Conveyance of Access Rights in favor of the Georgia Department of Transportation, dated April 14, 1986, filed for record April 30, 1986, recorded in Book 10076, Page 148, Fulton County, Georgia records: AFFECTS SUBJECT PROPERTY. LIMITS ACCESS TO HIGHWAY 138. UNABLE TO PLOT.

6. Conveyance of Access Rights in favor of the Department of Transportation, dated May 7, 1986, filed for record June 23, 1986, recorded in Book 10177, Page 215, Fulton County, Georgia records: AFFECTS SUBJECT PROPERTY. LIMITS ACCESS TO HIGHWAY 138. UNABLE TO PLOT.

7. Conveyance of Access Rights in favor of the Department of Transportation, dated August 27, 1987, filed for record August 31, 1987, recorded in Book 11037, Page 172, Fulton County, Georgia records: AFFECTS SUBJECT PROPERTY. LIMITS ACCESS TO HIGHWAY 138. UNABLE TO PLOT.

8. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title described in this plat is shown in Plat Book 155, Page 80 and in Plat Book 161, Page 108, Fulton County, Georgia records: APPLICABLE MATTERS SHOWN HEREON.

CURVE/LINE TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L21	S12°03'24"E	116.48		
L22	S50°08'48"E	245.67		
L25	S48°12'50"W	101.89		



1. SHEDS AND FENCES IN THE SOUTHERN PORTION OF TRACT 1.
2. DOG HOUSES AND A DOG PEN IN THE SOUTH EASTERN PORTION OF TRACT 2.

BRANDON C. REGISTER, GEORGIA RLS # 3135
bregister@rochester-assoc.com
Rochester and Associates, Inc.
Certificate of Authorization LSF-000484
www.rochester-assoc.com



286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

AND LOT 74 OF THE 9TH DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

[illegible]

SHEET
2
OF
2

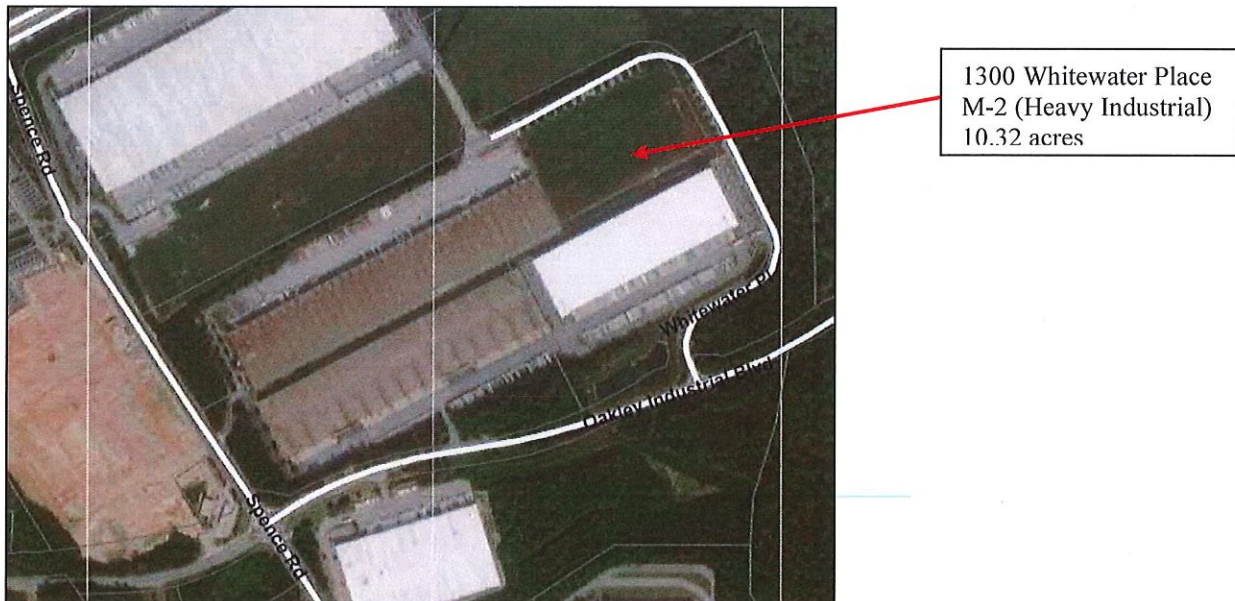
**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

Date: July 12, 2022
To: Planning and Zoning Commission
From: Tarika Peek, Director of Planning Zoning
Agenda Item: **Conceptual Site Plan 2022032 South Park Bldg. B:** A request to review the conceptual site plan for a 206,960 square-foot warehouse development on Whitewater Place.

BACKGROUND: The subject property is located on the southwest side of Whitewater Place [1300 Whitewater Place] and is zoned M-2 (Heavy Industrial). The site is approximately 10.32 acres.

DISCUSSION: The applicant is proposing to construct a 206,960 square foot warehouse with associated driveways, parking, utilities, and landscaping. The development consists of 107 vehicle parking spaces and 42 trailer parking spaces. The site has three (3) access points along Whitewater Place. Stormwater management is proposed by a regional detention system.

AERIAL VIEW OF THE SUBJECT PROPERTY:



STAFF RECOMMENDATION: APPROVAL CONDITIONAL of the conceptual site plan to construct a 206,960 square-foot warehouse. The staff has reviewed the conceptual site plan and has determined that the plan met the requirements for a conceptual review. The staff has recommended two (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit prior to the start of any construction. Additionally, any significant changes as

determined by staff to the approved conceptual plan would warrant a further review by the Planning and Zoning Commission.

Conditions:

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the conditions listed below. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

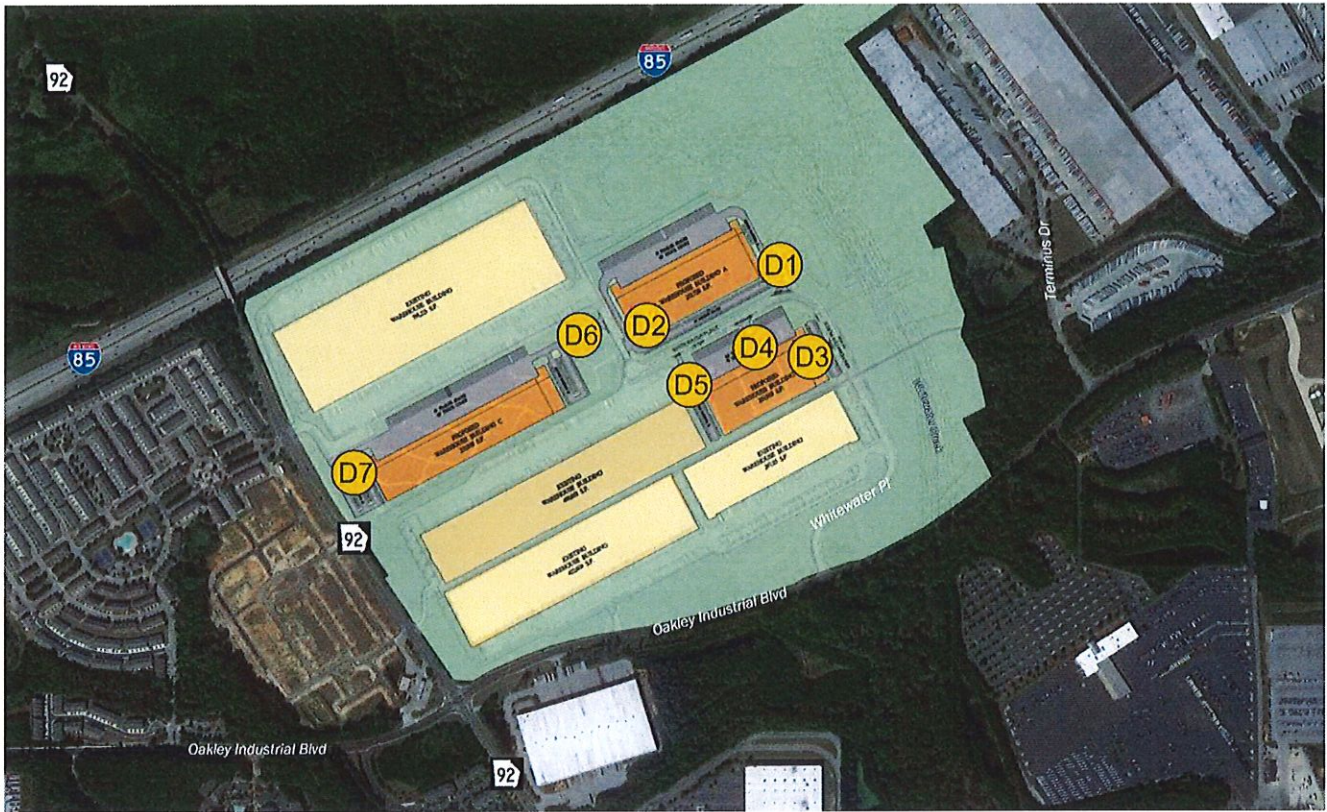
1. To the site plan submitted to the Department of Community Development received July 6, 2022. Said site plan is conceptual only and must meet or exceed the requirements of the city's regulations and ordinances prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy. Any major deviation from this conceptual site plan is subject to approval by the Planning and Zoning Director or designee.
2. Prior to construction, the city shall be provided with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter-parcel access ways, and sidewalks. All plans for road improvements shall be submitted, reviewed, and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.

Attachments:

Conceptual Site Plan
Building Elevations
South Park Industrial Properties Layout
Driveway Location Map

South Park Building B

Figure 2: Driveway Locations



All Building B site traffic is expected to travel along Oakley Industrial Boulevard to the south by way of Whitewater Place. Half of the site's personal vehicle traffic is expected to utilize D3, while the other half is expected to use D5. All truck traffic will enter and exit the site via a separate northern driveway (D4). Applying the driveway distributions, 124 vehicles are expected to utilize D3 and D5 each, while 120 trucks will use D4.

JUL 06 2022



1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING CURB OR WALL UNLESS OTHERWISE NOTED.

SITE DATA

ZONING USE: M-2
TOTAL ACREAGE: 10.32
DISTURBED ACREAGE: 10.5
FULTON COUNTY, GA
LAND LOT 33 & 34; 9F DISTRICT
PARCEL #: 09F060000340553, 09F060000340991
SETBACKS:
FRONT: 40 ft.
SIDE: 20 ft.
BACK: 30 ft.

BUILDING DATA
TOTAL BUILDING SQUARE FOOTAGE:
BUILDING B: 206,960 sq. ft.

PARKING DATA

REQUIRED PARKING

EMPLOYEE: $\frac{1}{1500 \text{ SF}} < 150,000 \text{ SF} = 60 \text{ SPACES}$
 $\frac{1}{1500 \text{ SF}} > 150,000 \text{ SF} = 8 \text{ SPACES}$
TOTAL SPACES = 68

OFF STREET LOADING: $1 + 4 + \frac{1}{1000 \text{ SF}} = 26 \text{ SPACES}$

TRUCK: $\frac{1}{1500 \text{ SF}} = 42 \text{ SPACES REQUIRED}$

PARKING PROVIDED:
EMPLOYEE: 107 TOTAL SPACES INCLUDING
5 VAN ADA SPACES
OFF STREET LOADING: 35 SPACES
TRUCK: 42 SPACES

UTILITY PROVIDERS
WATER: CITY OF FAIRBURN
SEWER: FULTON COUNTY

PAVING LEGEND

CONCRETE PAVING

L.D. ASPHALT

H.D. ASPHALT

CONCRETE S/W

FAIRBURN NOTE

ALL GATES SHALL BE HUNG SO AS THE SWING INSIDE
AND ON THE PROPERTY OF THE PERSON ERECTING THE
SAME OR OCCUPYING THE PROPERTY.

**OWNER/DEVELOPER
(PRIMARY PERMITTEE)**
SEEFRED INDUSTRIAL PROPERTIES
3333 RIVERWOOD PARKWAY SE
SUITE 200
ATLANTA, GA 30339
(404) 405-4052
MATTBRUNE@SEEFREDPROPERTIES.COM

ENGINEER
WESLEY REED
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 110
ATLANTA, GEORGIA 30341
(770) 452-7649
WREED@EBERLY.NET

24 HOUR CONTACT
MATT BRUNE
(404) 405-4052
MATTBRUNE@SEEFREDPROPERTIES.COM

GRAPHIC SCALE

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WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



LAND LOT 33 & 34
9F DISTRICT
1300 WHITEWATER PLACE, FAIRBURN,
FULTON COUNTY, GEORGIA

REVISIONS:

05/20/2022	CONCEPT REVISION
------------	------------------

LAYOUT AND STAKING PLAN

DATE:	1 st 5
DATE:	03/14/2013
DRAWN BY:	T. RAE

PROJECT NO. 22-010

SHEET NO.

C3.1

NOT ISSUED FOR
CONSTRUCTION

C:\Users\wraad\AppData\Local\Temp\AcPublish_40268\22-010 Base Building B.dwg June 10, 2022

GLASS SCHEDULE

A 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED FABRICATOR: VITRO ARCHITECTURAL GLASS STYLE: SOLARBAN 90 COLOR: SOLEXIA + CLEAR COATINGS: Low-E ON #2 SURFACE U-VALUE: .29 SHGC: .22	B 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: VITRO ARCHITECTURAL GLASS STYLE: SOLARBAN 90 COLOR: SOLEXIA + CLEAR COATINGS: Low-E ON #2 SURFACE U-VALUE: .29 SHGC: .22	C 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: VITRO ARCHITECTURAL GLASS STYLE: SOLARBAN 90 COLOR: SOLEXIA + CLEAR COATINGS: Low-E ON #2 SURFACE U-VALUE: .29 SHGC: .20
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NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. G.C. TO CONFIRM.

EXTERIOR FINISH SCHEDULE

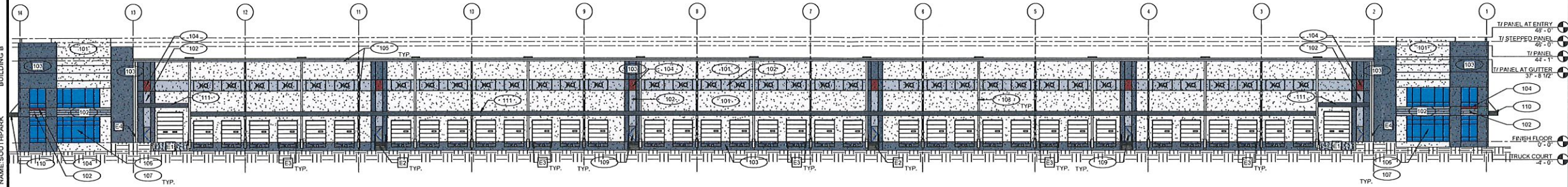
101 EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS CONPLEX XL OR EQUAL COLOR: TBD	107 JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM
102 EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS CONPLEX XL OR EQUAL COLOR: TBD	108 JOINT SEALER: S.C.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD
103 EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS CONPLEX XL OR EQUAL COLOR: TBD	109 EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ADJACENT COLOR: TBD
104 EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS CONPLEX XL OR EQUAL COLOR: TBD	110 PRE-ENGINEERED METAL CANOPY COLOR: TBD
105 PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	111 PRE-ENGINEERED BULLNOSE CANOPY COLOR: PAC-CLAD - TBD
106 ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED	

GENERAL NOTES

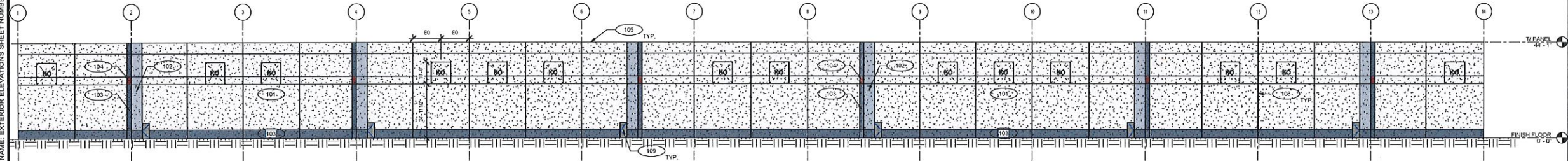
- ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
- ALL GLASS WITHIN 2' OF DOOR SILLING TO BE TEMPERED.
- KAWNEER TRIFAB VERSAGLATE 451 BASIS OF DESIGN FOR STOREFRONT.
- STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
- EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
- REVEALS SHALL WRAP EXPOSED PANEL EDGES AND EXPOSED BACK SIDES U.N.O.

KEYNOTES

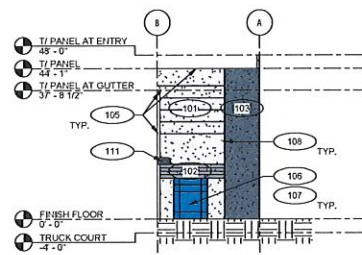
- E1** CONCRETE SERVICE RAMP, SEE 12A-401
- E2** STAIR AND GUARDRAIL, TYP. SEE 6A-401, 6A-401, 10A-401
- E3** DOCK BUMPER - SEE WALL SECTIONS
- E4** DOUBLE DOWNSPOUT CONNECTED TO HUB DRAIN OR PIPED UNDER RAMP AND DAYLIGHT TO TRUCK COURT WITH BIRD SCREEN. SEE CIVIL DRAWINGS.
- E5** LOUVER - SEE MECHANICAL DRAWINGS
- E6** LED WALL PACK - SEE ELECTRICAL DRAWINGS



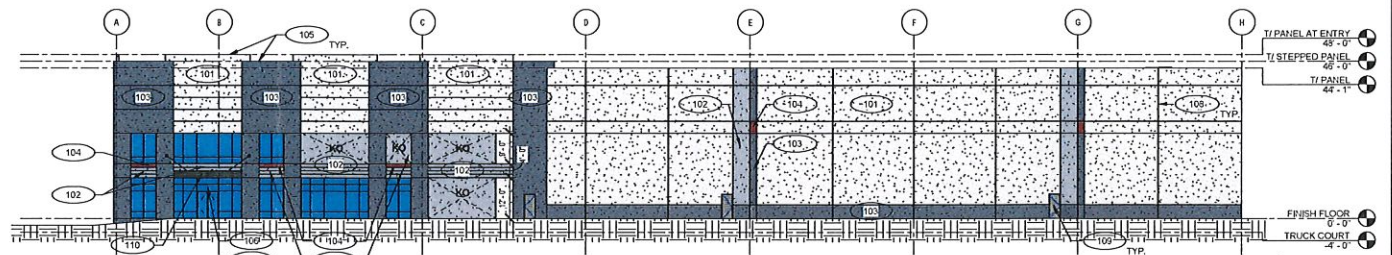
1 OVERALL NORTH ELEVATION
SCALE: 1" = 20'-0"



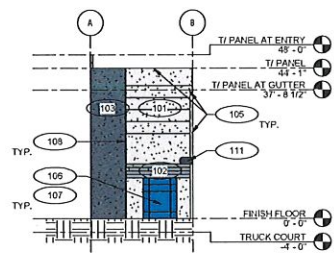
2 OVERALL SOUTH ELEVATION
SCALE: 1" = 20'-0"



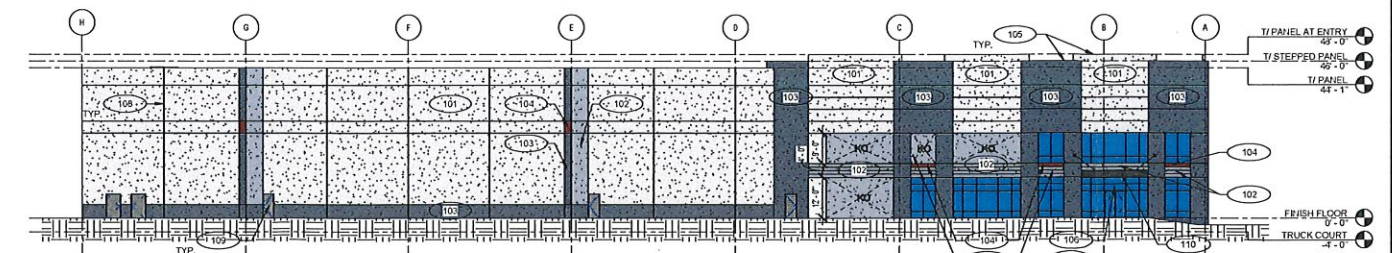
5 DOCK RETURN AT 2
SCALE: 1" = 20'-0"



3 OVERALL WEST ELEVATION
SCALE: 1" = 20'-0"

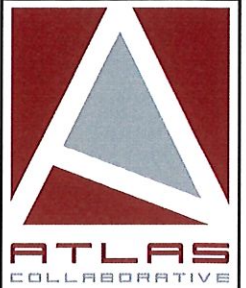


6 DOCK RETURN AT 13
SCALE: 1" = 20'-0"



4 OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"

FILE PATH: BM 302/220101 - SouthPark B and C - Seinfeld220101_SouthPark_B.w4



SOUTHPARK
BUILDING B

FULTON COUNTY, GA

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Print Record	
31 JANUARY 2022	DESIGN REVIEW
09 FEBRUARY 2022	DESIGN REVIEW
25 FEBRUARY 2022	60% DESIGN REVIEW

Revisions

Issue Date	Job No.
02/29/2022	22010001
Sheet Title	

EXTERIOR ELEVATIONS

Sheet No.

A-201

NOT ISSUED FOR CONSTRUCTION

SPENCE ROAD

OAKLEY INDUSTRIAL BOULEVARD

EXISTING WAREHOUSE BUILDING
798,225 S.F.

PROPOSED WAREHOUSE BUILDING A
252,720 S.F.

PROPOSED WAREHOUSE BUILDING C
253,800 S.F.

EXISTING WAREHOUSE BUILDING
498,050 S.F.

PROPOSED WAREHOUSE BUILDING B
206,960 S.F.

EXISTING WAREHOUSE BUILDING
422,000 S.F.

EXISTING WAREHOUSE BUILDING
297,115 S.F.

57 TRAILER SPACES
BY TRUCK COURT

16 TRAILER SPACES
BY TRUCK COURT

14 TRAILER SPACES
BY TRUCK COURT

WHITewater PLACE
70' R/W

16 TRAILER SPACES
BY TRUCK COURT

WHITewater PLACE
70' R/W

NORTH

GRAPHIC SCALE
1 inch = 120 feet

SPENCE ROAD

OAKLEY INDUSTRIAL BOULEVARD



GRAPHIC SCALE



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SOUTHPARK
SEEFRIED INDUSTRIAL PROPERTIES

3/11/22

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