City of Newnan
Planning Commission

Agenda for December 19, 2023 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
   a. November 14, 2023 Minutes
3. Public Hearings
4. Other Business
   a. Certificate of Appropriateness - 701 Newnan Crossing Bypass
   b. Certificate of Appropriateness - 20 Celebrate Life Parkway
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.
Phone: 770-254-2354
E-mail: tdunnavant@newnanga.gov

CITY OF NEWNAN
Planning Commission
Meeting Minutes

November 14, 2023
7:00 p.m.

Commissioners Present: Proctor Smith, Joe Crain, Jr., Alton West, Chris Hunt, Robert Coggin, Fred Hamlin, Clay McEntire

Commissioners Absent:

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Chris Cole, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

Chairman Smith called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman Smith asked if everyone reviewed the October 10, 2023 meeting minutes. Commissioner Hunt made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Revised Certificate of Appropriateness – 31 Brown Street (Formerly 22 Jackson Street)

Chris Cole gave the staff report. He stated this item involves a revision of a previously approved certificate of appropriateness (COA) for 22 Jackson Street. Cole gave project specifics and reminded the Commission that they had approved the original application on November 9, 2021. He stated that since the initial COA approval, the applicant proceeded to complete the proposed buildings and when staff inspected the site for COA compliance, staff noticed changes had occurred that deviated from the original application.

Cole discussed the changes for each façade. He said Staff has reviewed the revised certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the Downtown Design Overlay district (DDO). Cole concluded by stating staff would recommend approval of the revised certificate of appropriateness request with the condition that the applicant provide revised building plans to the Building Department.

Mike Rayburn, applicant, stated that he should have brought the changes before the Board earlier and apologized for not doing so. Rayburn stated that the main change is the wall, which was amended to accommodate the walk-in cooler. Rayburn asked about the address change, stating that he was unaware of the new address. Tracy Dunnavant told him to reach out to Dean Smith.

Chairman Smith stated that if this application was submitted this way in the beginning, he felt it would have been approved. Rayburn stated that he would submit the updated plans to the Building Department in the morning.

A motion was made by Commissioner Crain to approve the COA at 31 Brown Street with the condition set by staff that updated building plans be submitted to the City Building Department. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

PUBLIC COMMENTS

None

OTHER BUSINESS

Tracy Dunnavant informed the Commission that as of right now, there are no cases for the December meeting; however, the deadline for COA requests has not passed.

ADJOURN

With no further business, the meeting adjourned at 7:16 p.m. on a motion from Commissioner Coggin and seconded by Commissioner Hunt.

MOTION CARRIED (7-0)

_____

Chairman Proctor Smith

City of Newnan, Georgia – Planning Commission

Date: December 19, 2023

Agenda Item: Certificate of Appropriateness – 701 Newnan Crossing Bypass

Prepared by: Dean Smith, Senior Planner

Purpose: This item involves a Certificate of Appropriateness request from Jeffrey Cropp with Mills Automotive Group. concerning a request for to use more than the allowed percentage of ACM panel materials on a new structure to be built at 701 Newnan Crossing Bypass.

Background:

Zoning District	*General Commercial District (CGN) and within a Quality Development Corridor Overlay district (QDC)*
Proposed Land Use	*New and used car dealership*
Current Parcel Size	*25.742+/- acres*

Jeffrey Cropp with Mills Automotive Group has submitted a Quality Development Corridor (hereinafter QDC) Certificate of Appropriateness application for a new Subaru dealership at 701 Newnan Crossing Bypass. The subject property falls within the QDC overlay district. The zoning ordinance provides for a development to submit a Certificate of Approval, synonymous with the Certificate of Appropriateness application/process when the proposed project does not meet the appropriate percentages or primary and secondary materials and/or proposes use of exterior building surface materials not specified in this ordinance primarily.

This COA request is two part: 1. The applicant's proposal exceeds the allowed percentages of Aluminum Composite Materials (ACM) and 2. The propose ACM panels are of a silver metallic finish. According to the Zoning Ordinance (hereinafter ordinance), Aluminum Composite Materials or Panels may be utilized as accent features if painted or covered in non-metallic finish and would be limited to no more than 10% of the total exterior building elevation.

The applicant is proposing ACM panels for approximately 19% of the building. The applicant has indicated that the Aluminum Composite Materials will not be painted or covered in non-metallic finish as is required. It should also be noted that the Glass Curtain Wall Panels are allowed in the QDC overlay district (and the various doors in the proposal are excluded from the façade requirements).

On August 15, 2018, the Planning Commission approved a Certificate of Appropriateness for a proposed Acura dealership from another applicant for 201 Bullsboro Drive (which was never developed). The Certificate of Appropriateness was required due to the applicant's desire to use silver metallic finish instead of the required non-metallic finish.

It should also be pointed out that no review of the proposed signage (including conformity to QDC signage standards) was done as part of this Certificate of Appropriateness review. The current Certificate of Appropriateness application only involves issues related to the proposed exterior building surface materials. The sign permit review is a separate process that is handled on the staff level.

There are certain automobile dealerships near the subject property that incorporate unique design elements (including some with aluminum or metallic finishes). Below is a summary of these locations that were either mentioned by the applicant or included by staff for comparison sakes.

- **Mike Fitzpatrick Ford** – This is an automobile dealership in the city limits of Newnan at 238 Bullsboro Drive. The building was most recently remodeled in 2011. During the remodel, the dealership did improvements to exterior walls (including installing Aluminum Composite Materials with metallic finish). However, the dealership did not cover more than 25% of the total wall area, making the project exempt from QDC review.

- **Southtowne Chevrolet Buick GMC** – This is an automobile dealership in unincorporated Coweta County at 695 Bullsboro Drive.

- **Toyota of Newnan** – This is an automobile dealership in unincorporated Coweta County at 2 Herring Road.

- **Nissan of Newnan** - This is an automobile dealership in the city limits of Newnan at 783 Bullsboro Drive. This building contains Aluminum Composite Panels. However, the exact design and building material features were a condition of annexation for the front facade when the property was brought into the city limits in 2013.

- **Honda of Newnan** - This is an automobile dealership in the city limits of Newnan at 391 Newnan Crossing Bypass. Honda of Newnan meets all the QDC requirements, but the implementation of additional ACM Panels was approved as a component of their Master Sign Plan approval from 2018.

- **Acura of Newnan** – In 2021, this automobile dealership at 8000 McIntosh Parkway was approved to use a higher percentage of ACM panels above the 10% and also were a proposed metallic finish.

Options:

A. Approve the certificate of appropriateness for 701 Newnan Crossing Bypass
B. Deny the certificate of appropriateness request
C. Other direction from the Planning Commission

Recommendation: Staff recommends Option A, to approve the certificate of appropriateness request. The request to exceed the percentages of ACM panels from 10% to 19% is not unreasonable. The metallic finish ACP are compatible with like businesses in the immediate vicinity.

Attachments: Certificate of Appropriateness Application and supporting documents

Previous Discussions with the Commission: None

CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 701 Newnan Crossing Bypass, Newnan GA 30265

Name of Applicant Jeffrey Cropp

Mailing Address 10724 Pineville Road, Pineville, NC 28134

Telephone (407) 883 - 1042

Property Owner (Use back if multiple names) MAGLC LLC.

Mailing Address 10724 Pineville Road. Pineville, NC. 28134

Telephone 803-396-1000

Map # N 086 Block # 5021 Parcel # 002 & 032 Land Lot 21

District/Section 5 Present Zoning Classification CGN - General Commercial

Present Land Use Undeveloped

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The **Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline *will not be accepted.***

NATURE OF PROPOSED WORK:

- ☒ New Construction
- ☐ Repairs or Alterations
- ☐ Demolition
- ☐ Relocation of Building
- ☐ Sign Erection or Placement
- ☐ Other

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary):

See project description letter attached

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of $150 per application.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application.

Jeffrey A. Cropp

Signature of Applicant

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

_____

_____

progressive | ae

Memo

To:	City of Newnan, GA
From:	Progressive AE on behalf of Mills Automotive Group
Date:	November 15, 2023
Re:	Application for Certificate of Appropriateness
Project No:	78630038

PROJECT DESCRIPTION

- **Location:** 701 Newnan Crossing Bypass, Newnan, Georgia, 30265
- **Site:** 25.74 AC undeveloped
- **Building Size:** Approximately 65,000 square feet

Community Engagement Areas
The project aims to contribute to the community through various engagement areas including a nature trail, dog park and community room.

Site and Landscaping
The onsite landscaping will be designed to meet the City of Newnan ordinance and includes perimeter landscape setbacks with a 15-foot landscape setback along Newnan Crossing Bypass and a 20-foot landscape setback along Lower Fayetteville Road. The future Lower Fayetteville Road right-of-way based on proposed road improvement plans has been included on the Site Plans.

All retaining walls will be designed to meet the QDC requirements by the retaining wall designer. Retaining wall plans will be submitted to and permitted through the City of Newnan.

Dealership Features
The new Subaru dealership is designed to provide a unique and inviting experience for customers. Project features include:

- Outdoor and indoor seating areas.
- Spacious and illuminated Showroom.
- Various indoor lounge configurations with retail/boutique areas.
- Large, fully conditioned Service Drive area with a twelve-vehicle capacity.
- Vehicle service area with forty-four dedicated bays for vehicle repair and maintenance, alignment, wash and detail
- Generous amenities for service technicians in lockers, restrooms and break room with multiple seating configurations.
- Operational areas include business development, sales breakroom, and administrative functions.
- A mechanical carwash, photobooth and parts storage are also included.

Architectural Design
The building exterior is thoughtfully designed with multiple planes, materiality, and volume shapes to mitigate massing and scale.

The building parapets will provide screening to the mechanical roof top units, especially at the front. Where needed the units will be screened with architectural screens that complement the building materiality and architecture.

Materiality
The exterior features a mix of primary and secondary high-quality materials in accordance with the QDC Design Standards. Detailed information on the materials is provided in the attached design package.

Special Consideration for ACM
The proposed ACM (Aluminum Composite Material) exceeds the allowable square footage by approximately 9 percent. The use of this material in a metallic finish aligns with the Subaru brand's recognition and complements the glass, stone and architectural concrete panels presented in the design. We kindly request the board's thoughtful consideration of this aspect.

Signage
Please note that the project signage details will be submitted at a later date under a separate submittal for review.

We appreciate your time and consideration of our submission. Should you have any questions or require additional information, please do not hesitate to contact us at yundaf@progressiveae.com

Thank you for your attention to this matter.

Sincerely,

Progressive AE on behalf of Mills Automotive Group.

Fernando Yunda, LEED AP, CDT
Senior Architectural Designer
Office 704.731.8052
Cell 704.277.3882

FY/tse
F:\78630038 Subaru Newnan GA\04 DELIVERABLES\01 PD\2023 11 15 Application for Certificate of App\Files\Newnan Subaru Narrative.docx

SUBARU OF NEWNAN

City of Newnan / Georgia

DESIGN PACKAGE
11-15-2023

SUBARU

The following content is for illustration purposes only.
The Architect's logo will neither be altered nor removed from the images without the Architect's written permission or without providing a credit line immediately adjacent to the image that reads "*Architectural Illustration © Progressive AE*."

MILLS AUTOMOTIVE GROUP

CHOATE CONSTRUCTION

progressive|ae

GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "GEORGIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG GEORGIA 811 AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM SURVEY MATTERS, DATED 02/08/2023.
12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN GEORGIA APPROVED LANDFILL.
13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF NEWNAN.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF NEWNAN STANDARD SPECIFICATIONS & DETAILS.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" SAWCUT JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., CITY OF NEWNAN, AND COWETA COUNTY REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

PARKING ANALYSIS

PARKING REQUIREMENTS
AUTOMOBILE SALES: 5/1000 SF INDOOR DISPLAY AREA + 1 PER SERVICE BAY
AUTOMOBILE SALES/CAR INVENTORY: 1/300 SF IMPERVIOUS SURFACE AREA

AUTOMOBILE SALES: 5/1,000 SF x 4,440 SF + 1 x 44 SERVICE BAYS = 66 SPACES
AUTOMOBILE SALES CAR INVENTORY: 1/300 SF x 246,663 SF = 822 SPACES

PROVIDED = 596 TOTAL STALLS

ADA PARKING PROVIDED
3 ADA SPACES PROVIDED FOR THE 66 REQUIRED SALES SPACES

9' x 18' STALLS	583
9' x 20' STALLS	10
8' x 20' ADA STALLS	3

SITE DATA TABLE:
SITE ADDRESS: 701 NEWNAN CROSSING BYPASS
PARCEL NUMBER: 0865021002
ZONING: CGN (GENERAL COMMERCIAL)

LOT SIZE:
MINIMUM AREA= 22,500 SF
AREA PROVIDED = 1,121,400 SF (25.74 AC)

MINIMUM LOT WIDTH AT BLDG LINE = 125'
LOT WIDTH PROVIDED = ±530' MIN
MINIMUM LOT DEPTH = 150'
MINIMUM LOT DEPTH PROVIDED = ±366'

FAR:
MAXIMUM = 50% (OVERLAY)
PROVIDED = 7%
BUILDING COVERAGE:
MAXIMUM = 35%
PROVIDED = 7%

BUILDING HEIGHT:
MAXIMUM = 40' (ZONING) / 85' (OVERLAY)
PROVIDED = 36'
ACCESSORY MAXIMUM = 14'
PROVIDED = 8'

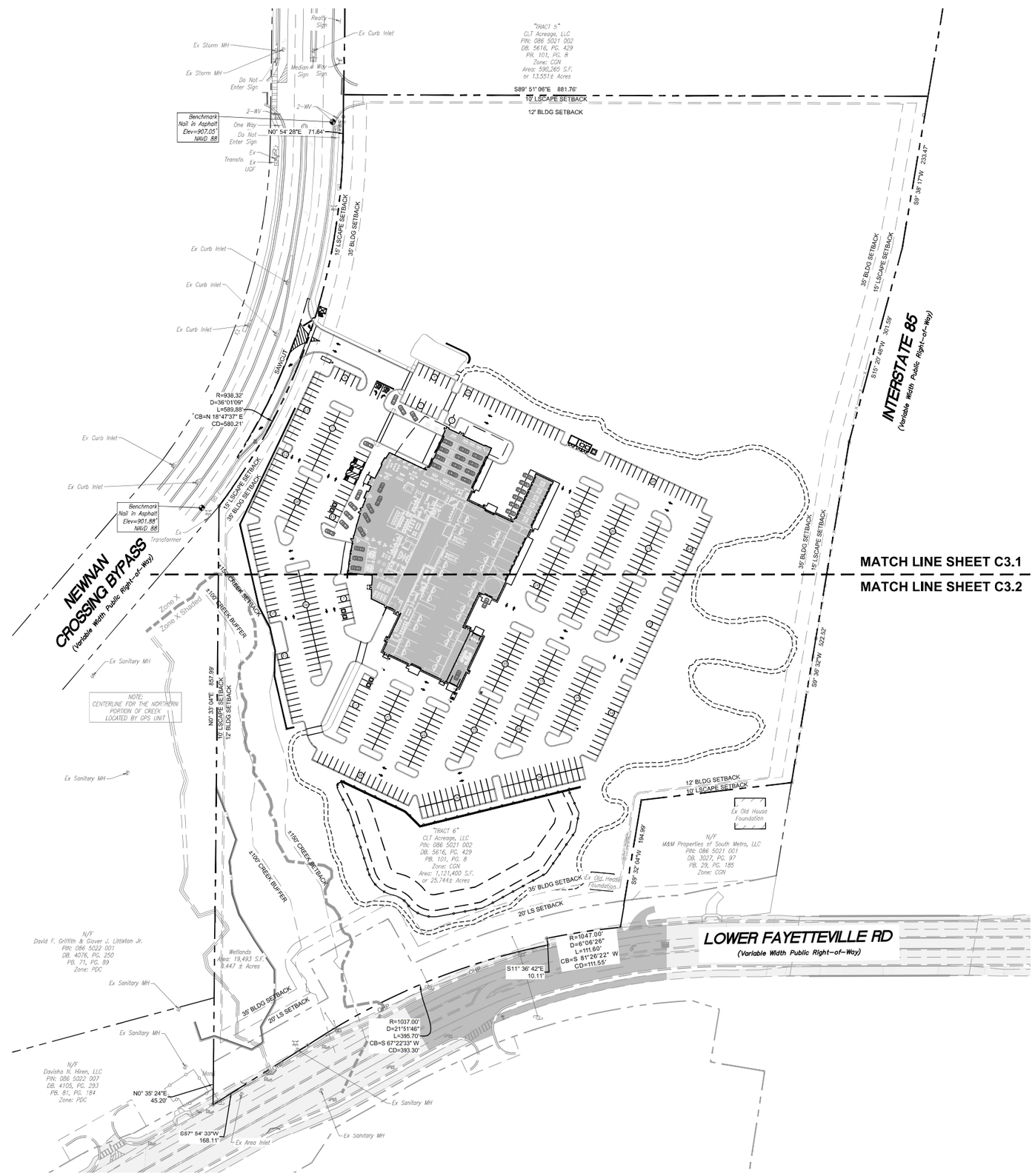
BUILDING SETBACKS:
STREET = 35' FROM R/W OR 85' FROM CENTER OF STREET
SIDE = 12'
REAR = 12'

LANDSCAPE SETBACKS/STRIPS:
LOWER FAYETTEVILLE ROAD = 20'
RIGHT-OF-WAY = 15'
ALL OTHER PROPERTY LINES = 10'

GEORGIA811 www.Georgia811.com

LEGEND

LANDSCAPE AREA L/S



COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-640-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
GA TBPE FIRM # PEF007686
PROFESSIONAL ENGINEERING SERVICES

NO.	DESCRIPTION	DATE	INIT

OVERALL SITE PLAN

SUBARU OF NEWNAN
701 NEWNAN CROSSING BYPASS
COWETA COUNTY
CITY OF NEWNAN, GEORGIA, 30265

PROJECT NO:	23-009
DATE:	11/10/23
SCALE:	1"= 80'
DRAWN:	ML
CHECKED:	RSM
APPROVED:	GM

Seal
GEORGIA REGISTERED No. PE45137 PROFESSIONAL ENGINEER GRAHAM MOORE
11/10/23 PEF007686

Sheet No.
C3.0

FILE PATH: C3.0 SITE PLAN.dwg PLOT DATE: 2023-11-10 SAVED BY: MARCO

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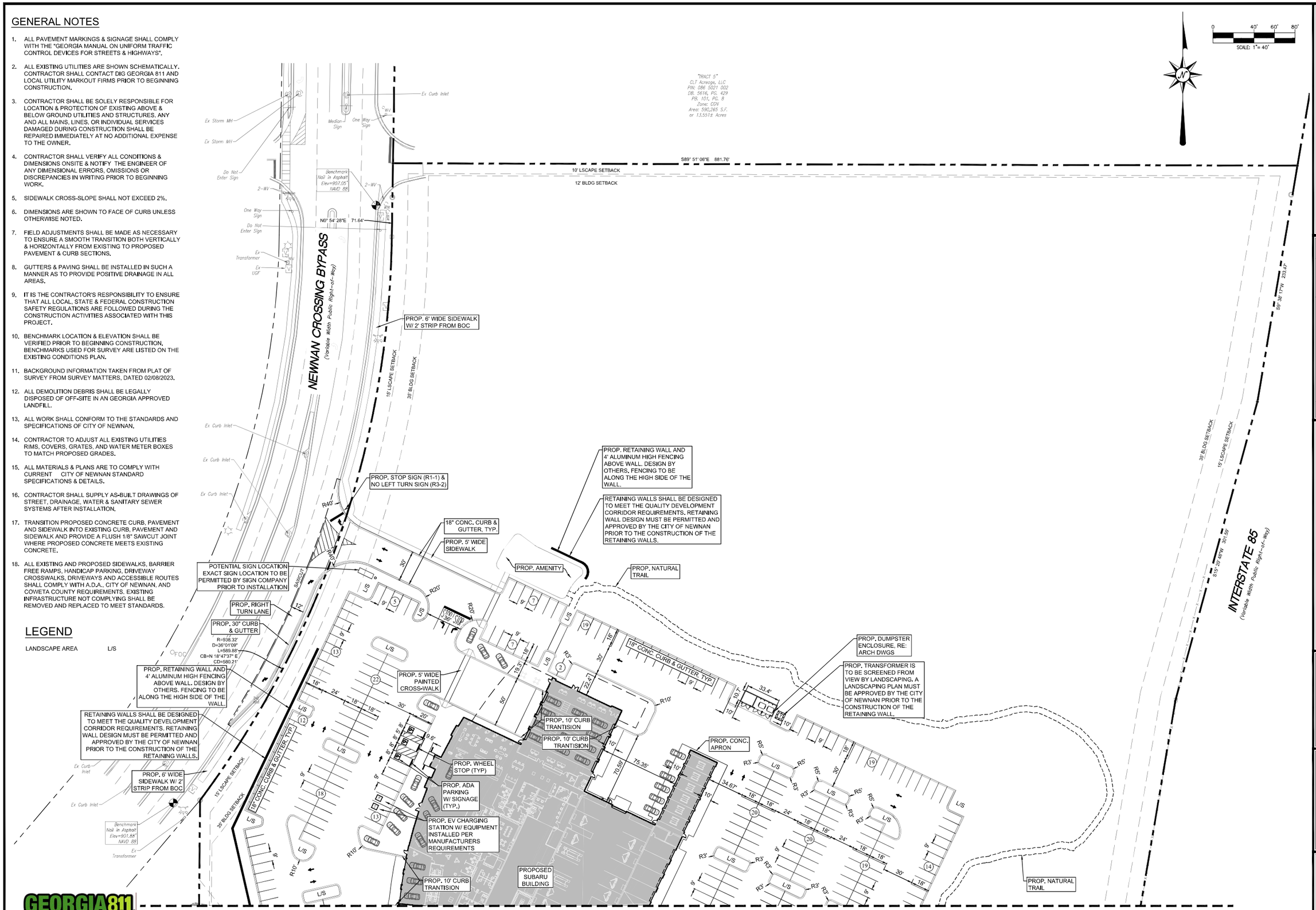
LEGEND

LANDSCAPE AREA L/S



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NO.	DESCRIPTION	DATE	INIT

SITE PLAN A

SUBARU OF NEWNAN
701 NEWNAN CROSSING BYPASS
COWETA COUNTY
CITY OF NEWNAN, GEORGIA, 30265

PROJECT NO:	23-009
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DRAWN:	M/L
CHECKED:	RSM
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Seal
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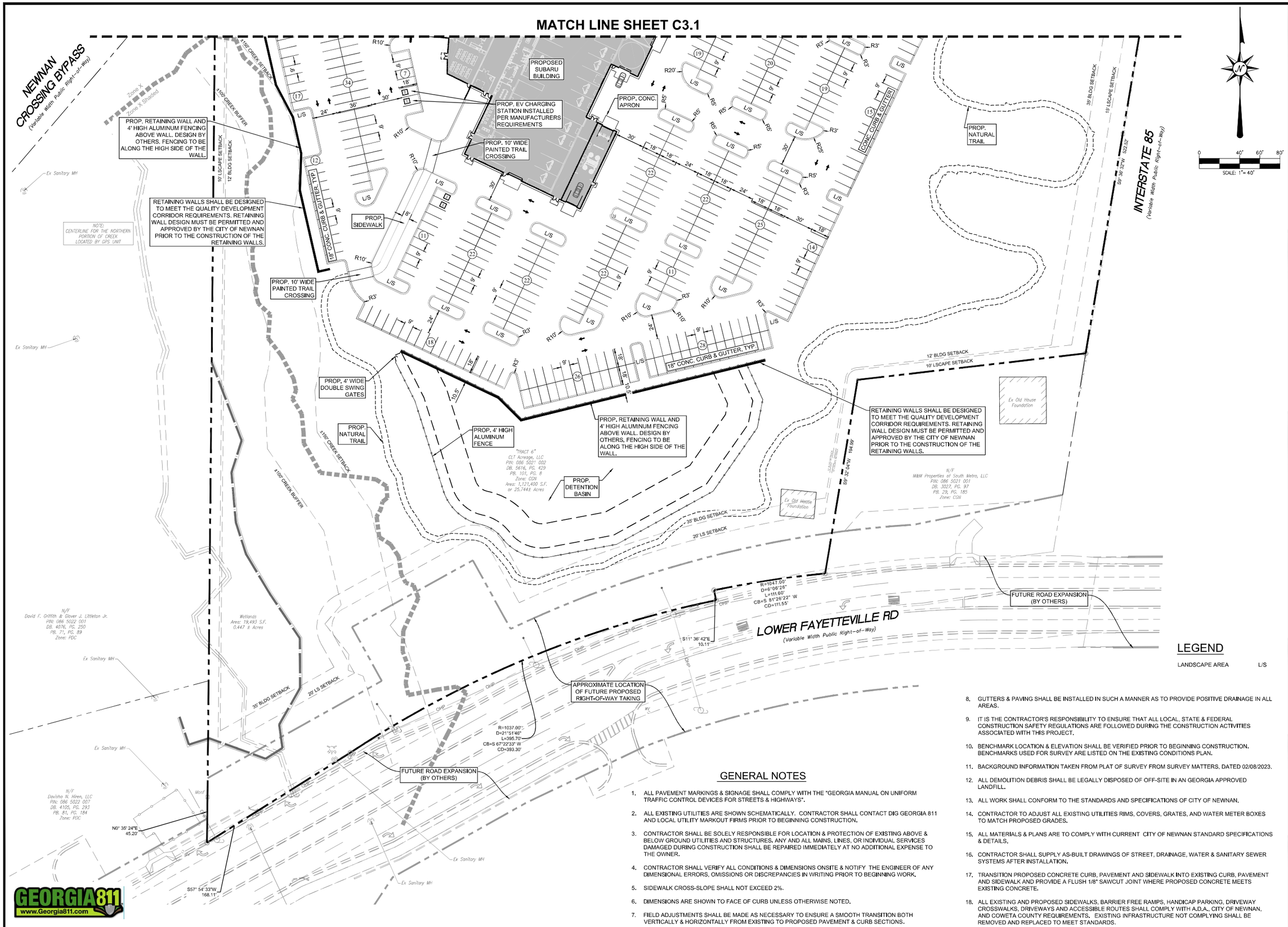

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14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF NEWNAN STANDARD SPECIFICATIONS & DETAILS.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" SAWCUT JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., CITY OF NEWNAN, AND COWETA COUNTY REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX. 77493
Phone: 832-640-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
GA TBPE FIRM # PEF007686
PROFESSIONAL ENGINEERING SERVICES

NO.	DESCRIPTION	DATE	INIT

SITE PLAN B

SUBARU OF NEWNAN
701 NEWNAN CROSSING BYPASS
COWETA COUNTY
CITY OF NEWNAN, GEORGIA, 30265

PROJECT NO:	23-009
DATE:	11/10/23
SCALE:	1"=40'
DRAWN:	ML
CHECKED:	RSM
APPROVED:	GM

Seal
GEORGIA REGISTERED No. PE45137 PROFESSIONAL ENGINEER GRAHAM MOORE
11/10/23 PEF007686

Sheet No.
C3.2

FILE PATH: C3.0 SITE PLAN.dwg PLOT DATE: 2023-11-10 SAVED BY: MARCO

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MILLS AUTOMOTIVE GROUP

SUBARU OF NEWNAN

CITY OF NEWNAN / GEORGIA

FLOOR PLAN - 01 | FP-01

11-15-2023 | PROJECT # 78630038

progressive | ae

PRIMARY MATERIALS:

1. TRANSLUCENT GLASS CURTAINWALL SYSTEM WITH ALUM. METAL CAP ACCENT BAND.
2. FULL VISION GLASS DOOR
3. SLATE STONE VENEER
4. TAKTL - ARCHITECTURAL ULTRA HIGH PERFORMANCE PRECAST CONCRETE PANELS. GRAPHITE COLOR.
5. TILT-UP PRECAST CONCRETE SANDWICH PANEL WITH INTEGRATED INSULATION. TEXTURED LIGHT GRAY COLOR FINISH WITH DECORATIVE FLUTED PATTERN TOP BAND CAST IN CONCRETE.
6. TRANSLUCENT STOREFRONT GLAZING SYSTEM
7. SOLID METAL DOOR/ PAINT TO MATCH ADJACENT WALL.

SECONDARY MATERIALS:

8. STUCCO FINISH.
9. SUBARU ACM SILVER ACCENT PANELS.

BUILDING FUTURES:

DIFFERENT ELEMENTS OF THE BUILDING ARE EMPHISIZED BY COLOR, ARRANGE OF FACADE ELEMENTS AND CHANGE OF MATERIALS.

10. VARIATIONS IN ROOF LINE AND BUILDING HEIGHT.
11. LARGE VOLUMES OF PLANES ARE BROKEN UP TO SMALLER ONES TO REDUCE THE VISUAL SCALE OF THE BUILDING.
12. LOADING AREA SCREEN WALL.

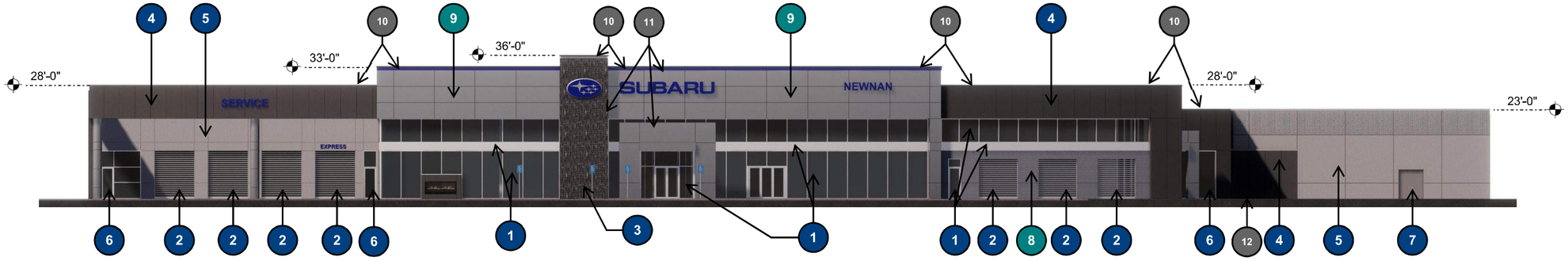
SCREENING AND BUFFERING

MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND ONCE IT'S SIZED AND LOCATED, WILL BE SCREENED FROM GROUND LEVEL VIEW BEHIND A PARAPET WALL OR ARCHITECTURAL SCREEN COMPATIBLE IN DESIGN AND INTEGRATED ARCHITECTURALLY WITH THE BUILDING

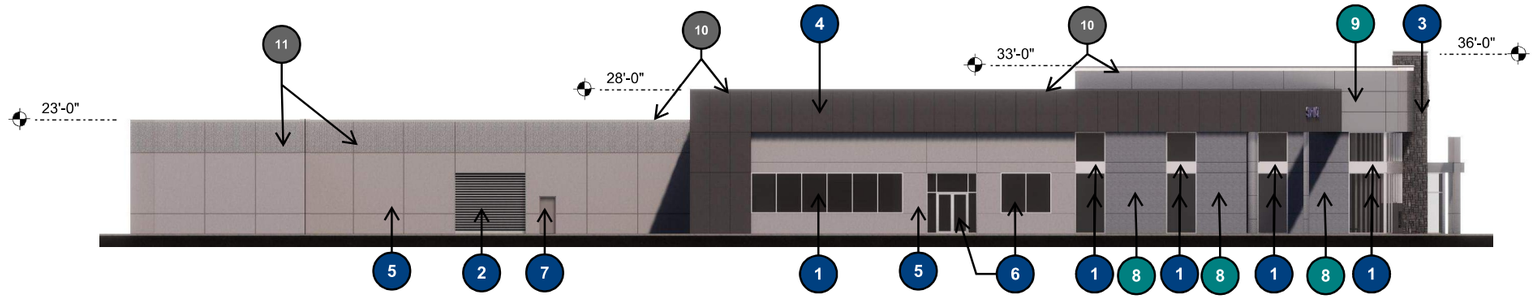
SIGNAGE:

BUILDING AND SITE SIGN PACKAGE WILL BE SUBMITTED AS SEPARATE PACKAGE.

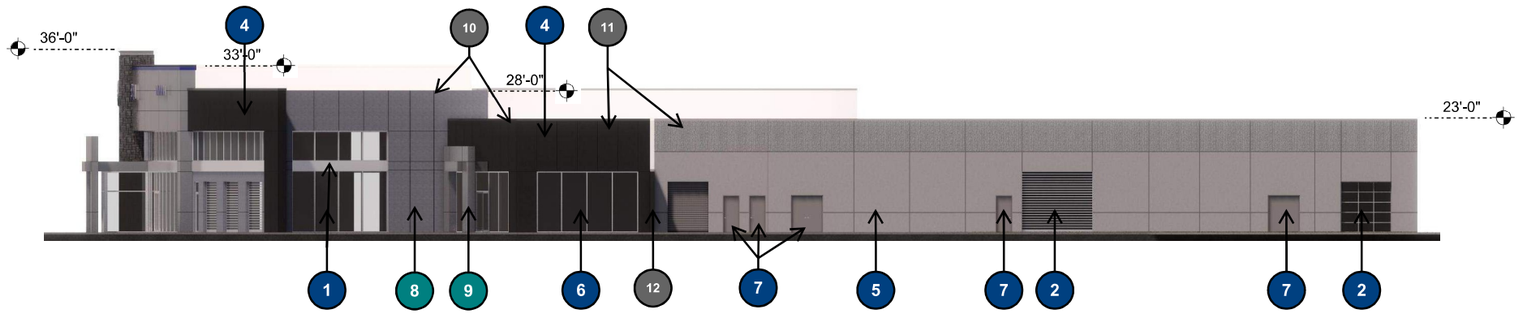
0' 5' 25' 50'



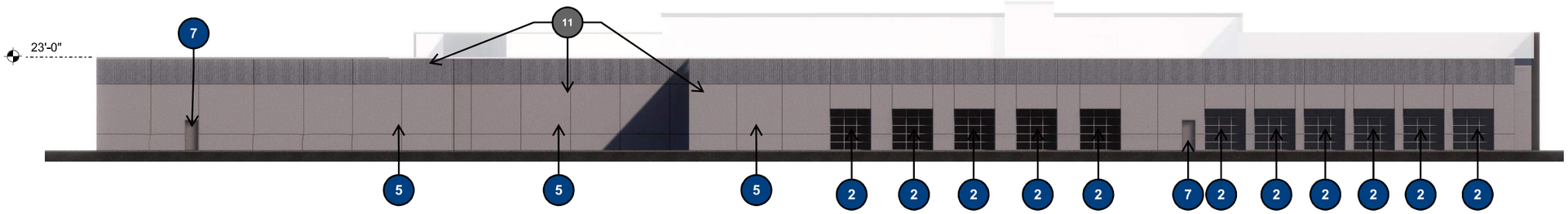
Front Elevation (West)



North Elevation



South Elevation



Back Elevation (East)

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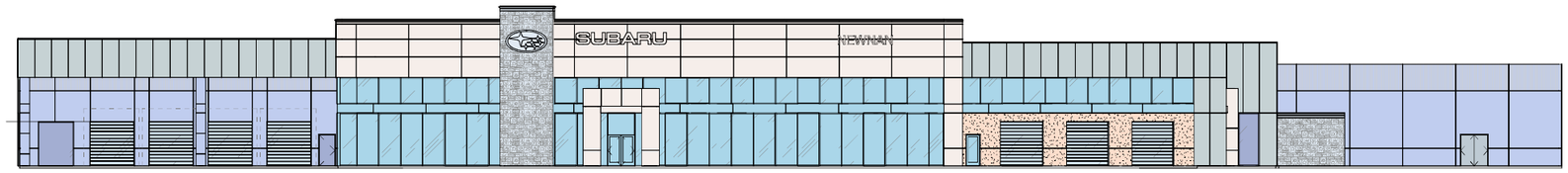
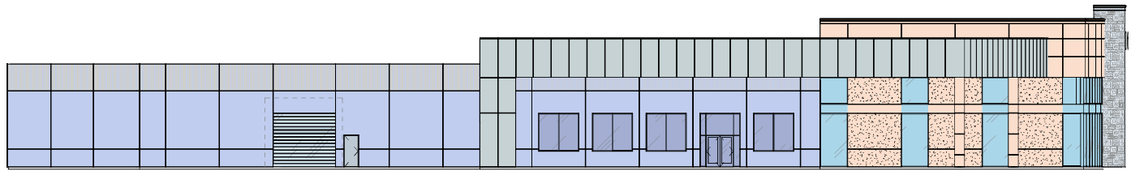
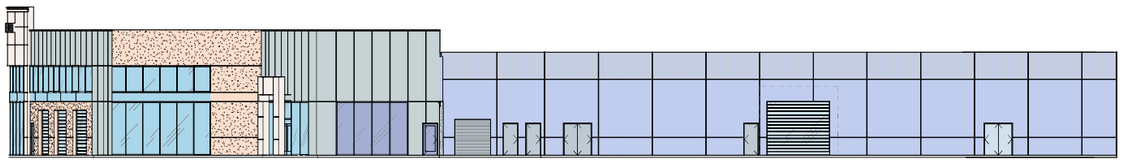


Front Elevation (West)

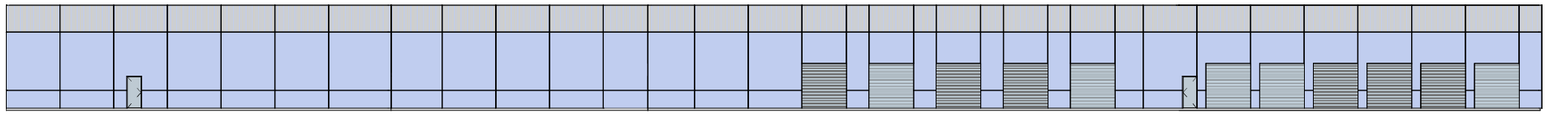
	WEST ELEVATION		NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION	
PRIMARY MATERIALS	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
1 TRANSLUCENT GLASS CURTAINWALL SYSTEM.	2,753 SF	27%	538 SF	8%	689 SF	11%		
2 FULL VISION GLASS DOOR	689 SF	7%	168 SF	2%	270 SF	4%	1,100 SF	14%
3 SLATE STONE VENEER	616 SF	6%	187 SF	3%	8 SF	1%		
4 TAKTL - ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE PANELS.	1,484 SF	14%	1,281 SF	18%	983 SF	16%		
5 TILT-UP PRECAST CONCRETE SANDWICH PANEL WITH INTEGRATED INSULATION.	2,180 SF	21%	3,183 SF	46%	3,075 SF	50%	6,743 SF	85%
6 TRANSLUCENT STOREFRONT GLAZING SYSTEM	165 SF	1.6%	414 SF	6%	216 SF	3%	47 SF	1%
7 SOLID METAL DOORS. PAINT TO MATCH ADJACENT WALL.	45 SF	0.4%	23 SF	1%	181 SF	3%		
PRIMARY SF / %	7,932 SF	77%	5,794 SF	84%	5,431 SF	88%		
SECONDARY MATERIALS								
8 STUCCO FINISH.	315 SF	3.5%	1,105 SF	16%	583 SF	9%		
9 SUBARU ACM SILVER ACCENT PANELS.	2,027 SF	19.5%			192 SF	3%		
TOTAL SF / %	10,274 SF	100%	6,899 SF	100%	6,206 SF	100%	7,890 SF	100%



North Elevation



South Elevation



Back Elevation (East)

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PRIMARY MATERIALS:

TRANSLUCENT GLASS CURTAINWALL SYSTEM WITH ALUM. METAL CAP ACCENT BAND.

Clear Anodized Coating. AAMA 611 Architectural Class 2. Insulated Glass. Outside lite: clear (gray as required for sun control) Inside lite: clear Low emissive coating: #3 surface.

SLATE STONE VENEER.

Shadow Grey/ 1/4" min. thickness/ natural cleft face, gauged back/ Pattern per Subaru specs. Recommended grout color 1 shade lighter than slate or Bostik Shadow H195 or Mapel 19 Pearl Gray.

TAKTL - ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE FACADE PANELS.

Concealed fasteners system.

Graphite 40 color - Cast finish.

TILT-UP PRECAST CONCRETE SANDWICH PANEL WITH INTEGRATED INSULATION.

Textured light gray color finish with decorative fluted pattern top band cast in concrete.

SECONDARY MATERIALS:

STUCCO FINISH.

Smooth Stucco Finish.
Color to match SW7071 Gray Screen

ACCENT MATERIAL:

SUBARU ACM PANELS.

Silver Metallic by Alpolic or Alcoa.

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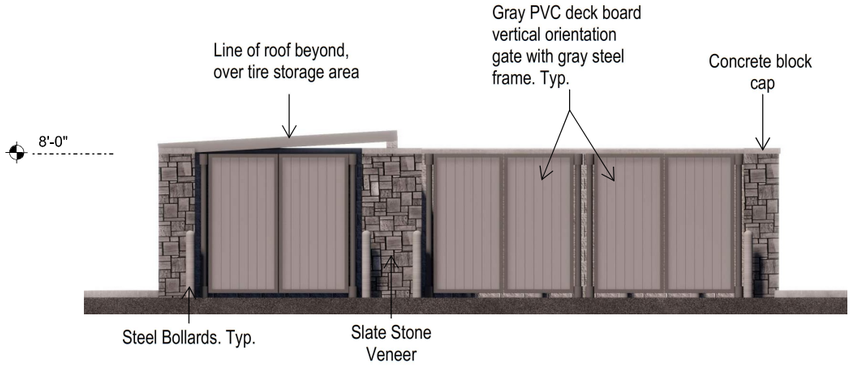
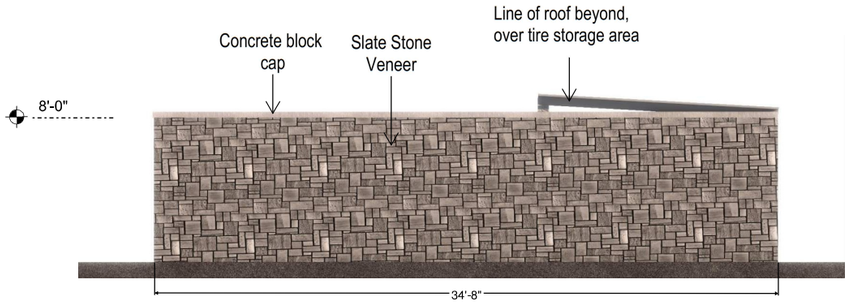
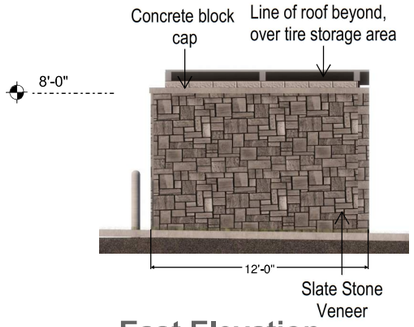


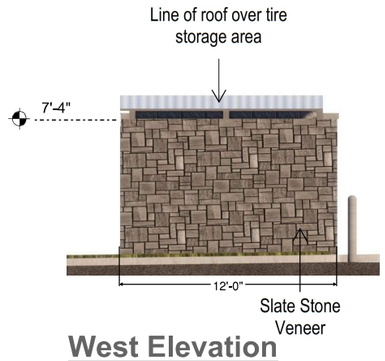
Front Elevation (South)



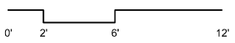
Back Elevation (Norh)



East Elevation



West Elevation



Exterior View

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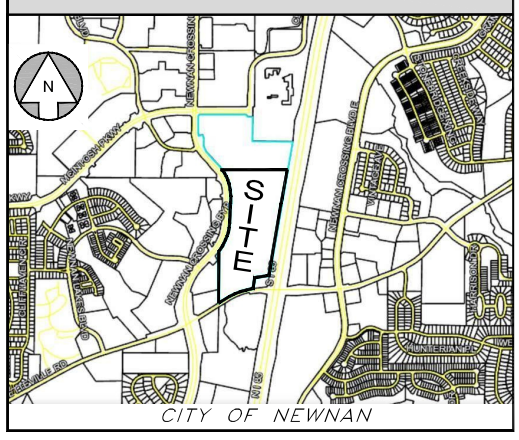
MINOR SUB-DIVISION PLAT
DIVISION OF TAX PARCEL ID: 086 5021 002
LAND LOT 21, 43 & 44, OF THE 5TH DISTRICT
CITY OF NEWNAN
COWETA COUNTY, GEORGIA
(THIS IS A REVISION OF)
(PB: 101, PG: 8)

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

Curve	Radius	Length	Chord	Chord Bear.
C1	938.32'	589.82'	580.15'	N 18°45'39" E
C2	1047.00'	111.56'	111.51'	S 81°18'09" W
C3	1037.00'	396.06'	393.66'	S 67°16'45" W
C4	669.29'	177.17'	176.66'	N 16°00'23" W

Course	Bearing	Distance
L1	S 89°59'24" E	19.24'
L2	N 01°01'13" E	65.46'
L3	N 88°59'44" W	19.62'
L4	N 00°39'50" E	66.97'
L5	N 01°26'29" E	107.00'

SITE LOCATION MAP



GENERAL SURVEY NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.

4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.

5. IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN (ZONE A/AE) SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #13077C0144D AND #13077C0232D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013. PORTIONS DO LIE WITHIN (ZONE X - SHADED) 500 YEAR SPECIAL FLOOD HAZARD AREA. OTHER FLOOD HAZARD AREAS SUCH AS THE CITY OF NEWNAN FUTURE FLOOD MAY EXIST AND ARE NOT SHOWN HEREON.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND **GASKINS + LECRAW** MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

7. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES, SHOWN HEREON, MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION, SHOWN HEREON, AS TO SUCH UNDERGROUND INFORMATION.

8. PROPERTY CURRENTLY ZONED CGN AND ALSO WITHIN QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT, LOWER FAYETTEVILLE ROAD COMMERCIAL LANDSCAPE CORRIDOR OVERLAY DISTRICT, AND I-85 BUILDING HEIGHT OVERLAY DISTRICT.

9. NO WETLANDS OR STATE WATERS REPORT PROVIDED TO THIS OFFICE. STATE WATERS, WETLANDS AND OTHER WATER FEATURES MAY EXIST ON THE PROPERTY. THOSE SHOWN HEREON ARE APPROXIMATE AND WERE NOT DELINEATED.

10. THIS SURVEY IS RELATED TO GEORGIA, WEST ZONE, STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM. HORIZONTAL CONTROL SET BY AVERAGING 180 NETWORK ROVER OBSERVATIONS CONNECTED TO THE EGPS GNSS REFERENCE NETWORK.

DRAINAGE EASEMENT NOTE:

THE FINAL PLAT SHALL HAVE THE FOLLOWING NOTE CLEARLY AND LEGIBLY PRINTED. THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF NEWNAN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREON. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF THE CITY OF NEWNAN. THE PUBLIC WORKS DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF NEWNAN NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF COWETA
I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

OWNER /DEVELOPER DATE

DIRECTOR OF THE PLANNING DEPARTMENT'S CERTIFICATE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN

FINAL APPROVAL ON October 25, 20 23.

10/25/23
DIRECTOR OF THE PLANNING DEPARTMENT DATE

SURVEY DATA:

PLAT CLOSURE:
E.O.C. PLAT: (TRACT 5) 1' IN 308,816 FEET
E.O.C. PLAT: (TRACT 6) 1' IN 700,142 FEET

FIELD CLOSURE:
E.O.C. FIELD: 1' IN 32,756 FEET
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: NETWORK LEAST SQUARES

EQUIPMENT USED:

1) GEOMAX ZOOM: 40 DIRECT TOTAL STATION
2) GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
3) CHAMPION PRO GPS RECEIVER

PLAT AND DEED REFERENCES:

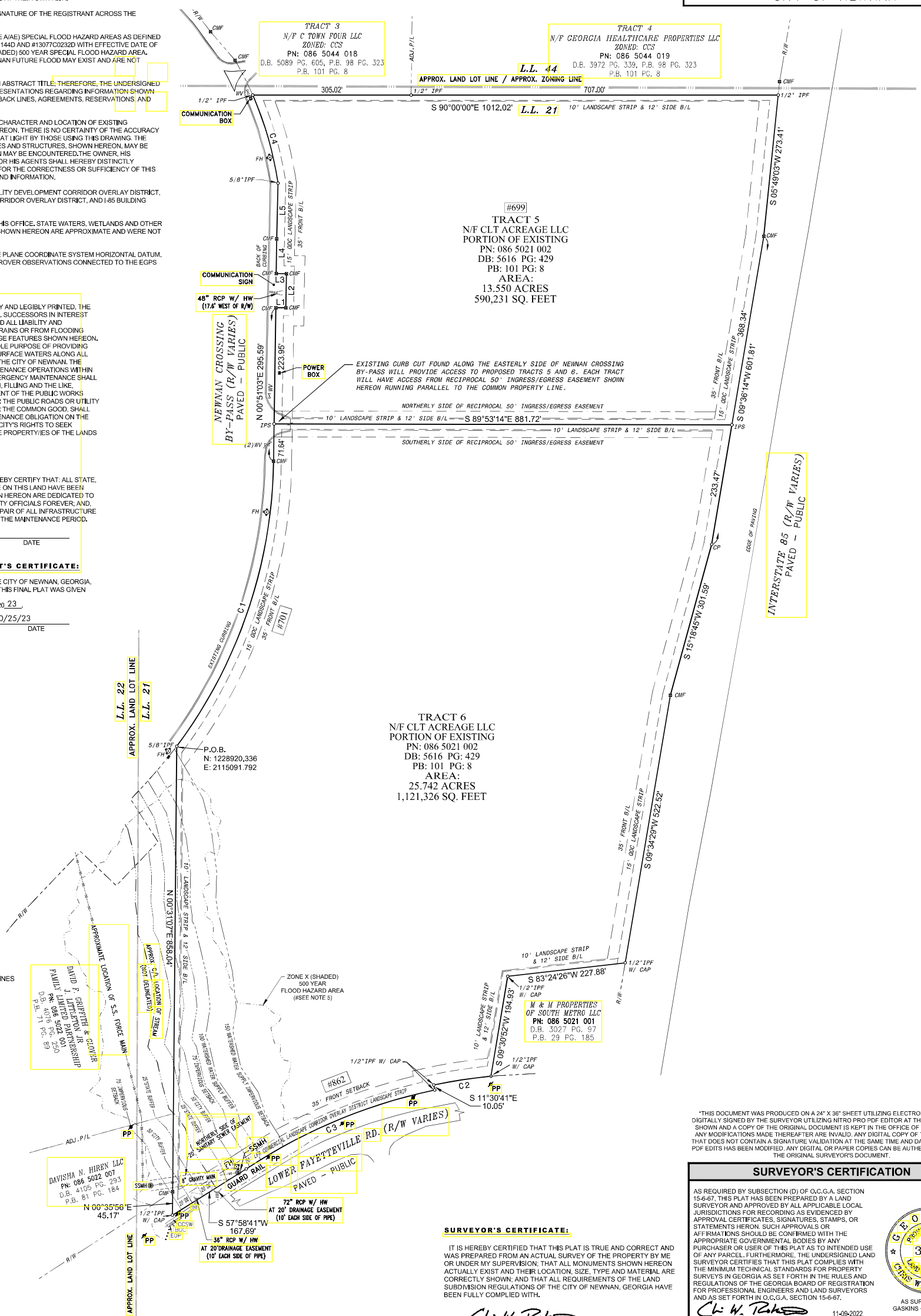
1) DEED BOOK: 3972 PAGE: 339
2) DEED BOOK: 5616 PAGE: 429
3) PLAT BOOK: 98 PAGE: 323
4) PLAT BOOK: 101 PAGE: 8

CURRENT PROPERTY ZONING AND SETBACK REQUIREMENTS:

PROPERTY ZONED:
CGN = GENERAL COMMERCIAL

PROPERTY CURRENTLY LIES WITHIN:
QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT, LOWER FAYETTEVILLE ROAD COMMERCIAL LANDSCAPE CORRIDOR OVERLAY DISTRICT AND I-85 BUILDING HEIGHT OVERLAY DISTRICT.

TRACTS 5 AND 6 REQUIRED SETBACKS:
FRONT SETBACK = 35'
STREET SIDE SETBACK = 35'
SIDE SETBACK = 12'
REAR SETBACK = 12'
LANDSCAPE STRIP = 10' ON ALL NON-STREET PROPERTY LINES



*THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT.

SURVEY LEGEND:
AC. = ACRES
SF. = SQUARE FEET
PB: = PLAT BOOK
DB: = DEED BOOK
PG: = PAGE
PN = PARCEL NUMBER
ADJ. P/L = ADJOINING PROPERTY LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
C/L = CENTER LINE
P/L = PROPERTY LINE
PP = POWER POLE
WV = WATER VALVE
FH = FIRE HYDRANT
SSMH = SANITARY SEWER MANHOLE
CCSW = CONCRETE SIDEWALK
E.O.P. = EDGE OF PAVING
B.O.C. = BACK OF CURB
P.O.B. = POINT OF BEGINNING
CP = COMPUTED POINT
CMF = CONCRETE R/W MONUMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

11-09-2022
CHRIS W. ROBERTSON GA RLS #3195 DATE:

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

11-09-2022
CHRIS W. ROBERTSON DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 3195

GEORGIA PROFESSIONAL 3195 LAND SURVEYOR CHRIS W. ROBERTSON

AS SURVEYOR FOR GASKINS + LECRAW, INC.

SHEET TITLE:
1 OF 1

SURVEY INFO:	
DRAWN BY: CAF	REVIEWED BY: CWR
FIELD DATE:	10-28-2022
OFFICE DATE:	11-09-2022
AJERA NUMBER:	2112048
NEWNAN XING BYP - BND (KATTEN MINOR SUB PLAT)	

GRID NORTH ARROW GEORGIA WEST ZONE (SEE NOTE #10)
0' 50' 100' 200'
SCALE: 1" = 100'
SCALE & NORTH ARROW:

811 Know what's below. Call before you dig.
CALL BEFORE YOU DIG

OWNER / DEVELOPER:
CLT ACREAGE LLC
ADDRESS:
400 N. MICHIGAN AVENUE, SUITE 900
CHICAGO, ILLINOIS 60611

CONTACT:
JON BILTON
PHONE: 1 (312) 262-5061
EMAIL: JON.BILTON@BLGCAP.COM

MINOR SUB-DIVISION SURVEY AND PLAT FOR:
CLT ACREAGE LLC
NEWNAN CROSSING BYPASS AND LOWER FAYETTEVILLE ROAD
PORTIONS OF EXISITING PARCEL NUMBER: 086 5021 002
AND PLAT OF RECORD: PLAT BOOK: 101, PAGE: 8

PROPERTY LOCATED IN:
LAND LOT 21, 5TH LAND DISTRICT
CITY OF NEWNAN, GEORGIA,
COWETA COUNTY, GEORGIA

REV. #	REVISION DESCRIPTION	DATE	DRAWN BY:	CHECKED BY:
3	PER CITY OF NEWNAN COMMENTS	10-18-23	CAF	CWR
2	PER CITY OF NEWNAN COMMENTS	08-16-23	CAF	CWR
1	REVISED AREA OF TRACT 6 - PER OWNER/DEVELOPER'S REQUEST	07-27-23	CAF	CWR

REVISIONS

PREPARED IN THE OFFICE OF:
© 2023 GASKINS + LECRAW, INC.
24 JACKSON STREET
NEWNAN, GA 30263
PHONE - 770.253.5195
www.gaskinslecraw.com
LSF 001371
GASKINS + LECRAW

City of Newnan, Georgia – Planning Commission

Date: December 19, 2023

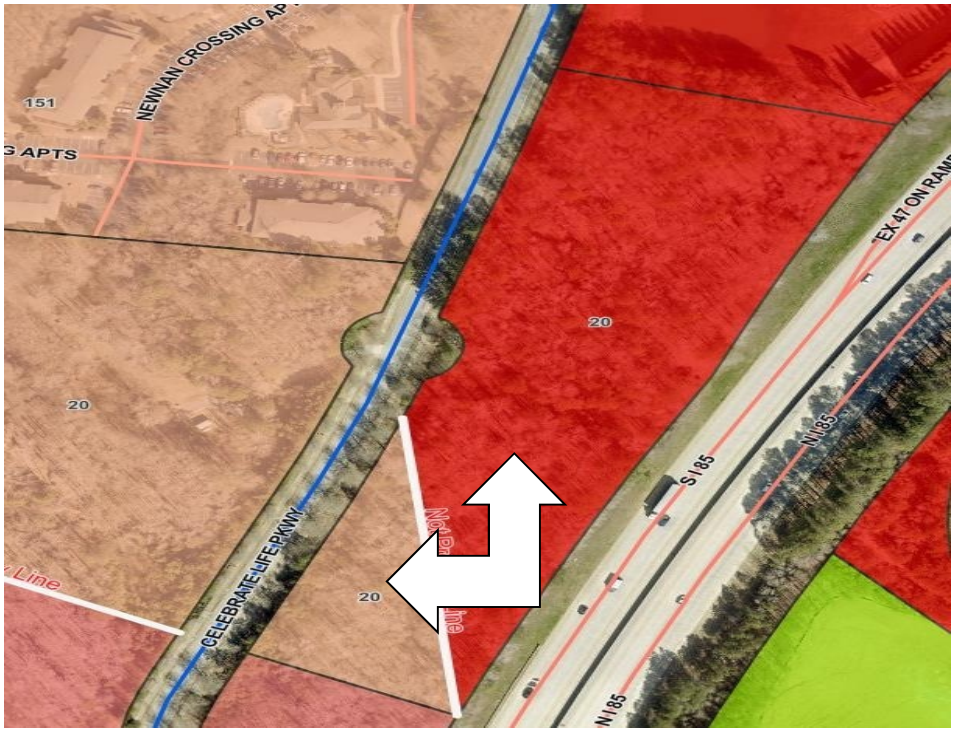
Agenda Item: Certificate of Appropriateness – 20 Celebrate Life Parkway

Prepared by: Dean Smith, Senior Planner

Purpose: This item involves a Certificate of Appropriateness request from Owen Berry with NF V ES-M Newnan, LLC concerning a request to use a lesser percentage of primary exterior materials on two side elevations for a new hotel project to be located on a portion of Tax Parcel #086-5053-002, to be hereby identified as 20 Celebrate Life Parkway.

Background:

Zoning District	*General Commercial District (CGN) and within a Quality Development Corridor Overlay district (QDC) and a portion zoned Residential Multiple Family Dwelling- Higher Density District (RMH)*
Proposed Land Use	*New and used car dealership*
Proposed Parcel Size	*6.516+/- acres*



Owen Berry with NF V ES-M Newnan, LLC has submitted a Quality Development Corridor (hereinafter QDC) Certificate of Appropriateness application for a new hotel development at 20 Celebrate Life Parkway. A portion of the subject property falls within the QDC overlay district.

The zoning ordinance provides for a development to submit a Certificate of Approval, synonymous with the Certificate of Appropriateness application/process when the proposed project does not meet the appropriate percentages or primary and secondary materials and/or proposes use of exterior building surface materials not specified in this ordinance primarily. The applicant states, in part, "...It is our team's opinion that as designed, the proposed elevations are complimentary to the rest of the building's design and adding additional masonry would detract from the design intent...."

This COA request proposes to incorporate 60.5% of primary material and 39.5% of secondary material on the two side elevations (North and south). The ordinance specifies that in the QDC, a new building should incorporate 67% of the exterior in an approved primary building material and 33% of the exterior in an approved secondary material. The applicant proposes to make up for the differences on the front (west) façade and the rear (east) façade. Proposed primary materials on the front (west) side will be 68.8% and proposed primary materials on the rear (east) side will be 80.5%,

The applicant has furnished information to the city that overall, the use of primary total will be 71% of approved primary and 29% of approved secondary material. The proposed site plan meets all other QDC criteria. Landscape Architect Mike Furbush has also been working with the developers and is satisfied with the applicant's proposed site plan and efforts to maintain a healthy tree save/landscape area between the proposed hotel and I-85.

Options:

A. Approve the certificate of appropriateness for 20 Celebrate Life Parkway
B. Deny the certificate of appropriateness request
C. Other direction from the Planning Commission

Recommendation: Staff recommends Option A, to approve the certificate of appropriateness request. The request to reduce the primary percentages on the two side elevations is not unreasonable. The overall project will exceed primary building material percentages.

Attachments: Certificate of Appropriateness Application and supporting documents

Previous Discussions with the Commission: None

CITY OF NEWNAN, GEORGIA
Planning and Zoning Department
25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

BUILDING EXTERIOR QUALITY DESIGN OVERLAY DISTRICT
APPLICATION FOR CERTIFICATE OF APPROVAL

Name of Applicant NF V ES-M Newnan, LLC

Address of Applicant 3424 Peachtree Road, N.E., Suite 2000, Atlanta, GA 30326

Telephone 404-682-1920 Fax _____

Property Owner (Use back if multiple names) Newnan Crossing Partnership c/o Glover & Davis PA

Mailing Address 10 Brown Street, Newnan, GA 30263

Telephone _____ Fax _____

Address or Description of Property Celebrate Life Parkway (Address Not Assigned), Parcel ID 086 5053 002

Type of Construction (check the box that applies):

☑ Building Construction ☐ Reconstruction ☐ Additions ☐ Alterations

☐ Accessory Buildings ☐ Site Improvements

Design Review:

All developments in the Building Exterior Quality Design Overly District shall submit an application for Certificate of Approval along with other submittal requirements as specified below to the Zoning Administrator. The application along with one (1) copy of the site plan, elevation drawings, and the landscape/tree protection plan will be transmitted to the Planning and Zoning Department for review and approval.

The following items are to be submitted along with this application to initiate the design review process:

- A concept plan illustrating that the proposed development meets the minimum requirements for development review as specified in Article 5, of the Zoning Ordinance.
- Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes, and other utility or mechanical equipment. Locations and screening materials shall be clearly noted. This shall apply both to structures and equipment at grade or placed on roof tops.

- The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset. For each elevation, the area covered by each finish material shall be given as a percent of the total area of the elevation.
- To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations, and other exterior features that clearly define the intent of the completed exterior of the structure.
- Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- Sign package which meets the requirements of the ordinance.
- Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Owen David Berry

Signature of Applicant

Owen D. Berry on behalf of NF V ES-M Newnan, LLC

12/1/2023

Date

Signature of Property Owner

Newnan Crossing Partnership,A Georgia General Partnership
By: Agave Investments, Ltd.,
Its Managing General Partner,
By Miguel Ferriz, President

12/01/2023

Date

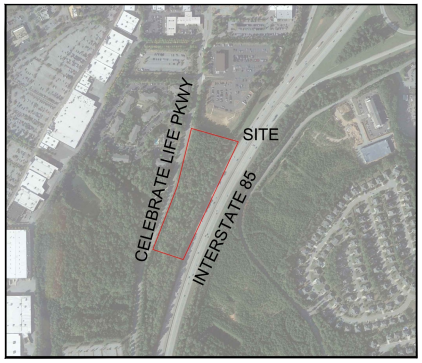
FOR OFFICIAL USE ONLY

DATE OF FILING: _____ APPROVAL DATE: _____

APPROVED BY: _____

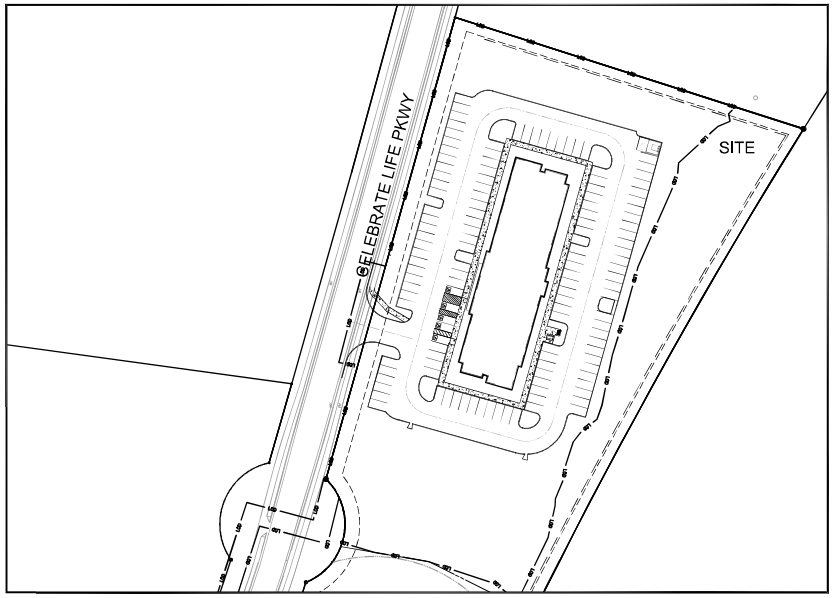
NEWNAN MARRIOTT STUDIORES

CELEBRATE LIFE PKWY
PIN: 2030001002
NEWNAN, COWETA COUNTY, GEORGIA



VICINITY MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
1" = 60'

SITE SUMMARY TABLE

SITE AREA		
	SITE AREA:	6.516± AC.
	DISTURBED AREA:	3.28± AC.
	IMPERVIOUS AREA:	1.56± AC. (23.9%)
	PERVIOUS AREA:	4.96± AC. (76.1%)
	TREE SAVE AREA (ALONG I-85 FRONTAGE):	31,969 SF
ZONING		
	JURISDICTION:	NEWNAN
	ZONING:	CGN
	FRONT SETBACK:	35'
	SIDE SETBACK:	12'
	REAR SETBACK:	N/A'
PARKING SUMMARY		
	REQUIRED PARKING:	1 SPACE / ROOM
		127 SPACES
	PROVIDED PARKING:	AT LEAST 1 SPACE / ROOM
		128 SPACES
	STANDARD STALL DIMENSION:	9' x 18'
	MIN. DRIVE WIDTH:	24'
	PROVIDED:	26'

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
SUR	SURVEY
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN
C7.1	LANDSCAPE PLAN

PROJECT TEAM

OWNER/DEVELOPER	SURVEYOR	CIVIL ENGINEER	LANDSCAPE ARCHITECT
NF V ES-M NEWNAN, LLC 3424 PEACHTREE ST. NE SUITE 2000 ATLANTA, GA 30326 OWEN BERRY OWEN.BERRY@NOBLEINVESTMENT.COM	GEOSURVEY 1660 BARNES MILL RD. CRAIG JENNINGS MARIETA, GA 30062 770-795-9900	BOWMAN 10130 PERIMETER PKWY CHARLOTTE, NC 28216 PAUL LAWLER, PE #043204 980-446-3336 PLAWLER@BOWMAN.COM	BOWMAN 4174 SILVER PEAK PARKWAY SUWANEE, GA 30024 DAVID PATTERSON PLA 770-932-6550 DPATTERSON@BOWMAN.COM

SITE NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY GEOSURVEY, DATED 06/30/2023.
2. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13077C0144D, DATED 02/06/2013.
3. THERE ARE WETLANDS OR STATE WATERS ON THIS SITE PER THE NATIONAL WETLANDS INVENTORY

PROJECT CONTACTS

ELECTRIC	NATURAL GAS	WATER/SEWER
NEWNAN UTILITIES ALEXIS BROOKS PHONE: 770-683-6118 EMAIL: ABROOKS@NEWNANUTILITIES.ORG	ATLANTA GAS LIGHT JUSTIN HANCOCK 404-558-5746 JUHANCOC@SOUTHERNCO.COM	NEWNAN UTILITIES SCOTT TOLAR PHONE: 770-683-6210 EMAIL: STOLAR@NEWNANUTILITIES.ORG

Bowman

Bowman

BOWMAN CONSULTING GROUP, LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7484
BOWMAN.COM
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NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

PLAN STATUS	
08/23	PRELIMINARY ENGINEERING
10/23	PROP. LINE REV
11/14	PRELIMINARY ENGINEERING

DATE	DESCRIPTION

BH, CM DESIGN	BH, CM DRAWN	BS, PL CHKD

JOB NO.: 150160-01-003

DATE: AUGUST, 2023

SHEET

Cad File Name:V:\150160 - Noble Investments Hotel\150160-01-003 (ENG) - Hotel Newnan GA Celebrate Life Pkwy\Engineering\Engineering Plans\Sheet Set\C0.0 - COVER.dwg

SITE PHOTOGRAPHS

SURVEY REFERENCES

1> SURVEY FOR BLERK ENTERPRISE, et al., PREPARED BY CHRISTOPHER UNDERWOOD SURVEYING, DATED MAY 19, 2004 AND BEING RECORDED IN PLAT BOOK 75, PAGE 46, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

2> SURVEY FOR NEWNAN LAKES POD 1, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED NOVEMBER 17, 2000 BEING RECORDED IN PLAT BOOK 75, PAGE 100, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

3> SURVEY FOR NEWNAN LAKES POD A, PREPARED BY DOUGLAS LAND SURVEYING COMPANY, INC., DATED AUGUST 24, 2004 AND BEING RECORDED IN PLAT BOOK 82, PAGE 66, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

4> SURVEY FOR SANDSPUR HOUSING PARTNERS, LTD., PREPARED BY MOORE BASS CONSULTING, DATED JANUARY 8, 2002 AND BEING RECORDED IN PLAT BOOK 77, PAGE 245, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

5> SURVEY FOR NEWNAN CROSSING PRUNEYARD BY MCCLUNG SURVEYING SERVICES, INC., DATED SEPTEMBER 10, 2004 AND BEING RECORDED IN PLAT BOOK 80, PAGE 94, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

6> SURVEY FOR SOUTHTOWNE MOTORS, PREPARED BY MULLAN SURVEYING, INC., DATED JUNE 15, 2003 AND BEING RECORDED IN PLAT BOOK 78, PAGE 277, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

7> SURVEY FOR SOUTHTOWNE MOTORS, PREPARED BY MULLAN SURVEYING, INC., DATED JUNE 11, 2003 AND BEING RECORDED IN PLAT BOOK 78, PAGE 278, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

8> SURVEY FOR LYMANS UNIVERSITY, INC. BY MCCLUNG SURVEYING SERVICES, INC. FEBRUARY 27, 2003 AND BEING RECORDED IN PLAT BOOK 78, PAGE 20, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

9> SURVEY FOR WILLIAM F. LEE AND ISA LEE ELLIS, PREPARED BY JOHN R. CHRISTOPHER, L.L. DATED MAY 28, 1981 AND BEING RECORDED IN PLAT BOOK 29, PAGE 33, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

10> SURVEY FOR NEWNAN LAKES BY SINGLETON LAND SURVEYING COMPANY, INC., DATED NOVEMBER 18, 2004.

11> SURVEY FOR TRILAND PROPERTIES, PREPARED BY LANDMARK SURVEYING COMPANY 17, 1987 AND BEING RECORDED IN PLAT BOOK 14, PAGE 84, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

12> SURVEY FOR HUNTER L. WHITLOW, PREPARED BY JOHN R. CHRISTOPHER DATED AUGUST 29, 1978 AND BEING RECORDED IN PLAT BOOK 24, PAGE 105, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

13> SURVEY FOR STEVE A. & WANDA C. CHILDERS, PREPARED BY WILLIAM D. COLLINS, DATED DECEMBER 14, 1981 AND BEING RECORDED IN PLAT BOOK 37, PAGE 206, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

14> SURVEY FOR CARL PIRATT, PREPARED BY NEWNAN ENGINEERING AND SURVEYING CO., INC. DATED NOVEMBER 20, 1981 AND BEING RECORDED IN PLAT BOOK 29, PAGE 165, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

15> SURVEY FOR NEWNAN CROSSING PARTNERSHIP, PREPARED BY MCCLUNG SURVEYING SERVICES, INC., DATED SEPTEMBER 10, 2004 AND BEING RECORDED IN PLAT BOOK 80, PAGE 87, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

16> SURVEY FOR W.M. SUTHERLIN III, et. al. PREPARED BY JOHN R. CHRISTOPHER, DATED JANUARY 15, 1981 AND BEING RECORDED IN PLAT BOOK 42, PAGE 116, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

17> SURVEY FOR NEWNAN LAKES, L.L.C. PREPARED BY JOHN R. CHRISTOPHER, DATED MARCH 27, 2000 AND BEING RECORDED IN PLAT BOOK 71, PAGE 90, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

18> SURVEY FOR NEWNAN LAKES, LLC. PREPARED BY JOHN R. CHRISTOPHER, DATED SEPTEMBER 21, 1987 AND BEING RECORDED IN PLAT BOOK 40, PAGE 80, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

19> SURVEY FOR COWETA COUNTY, SCHOOL OF LOCATION, PREPARED BY CRAWFORD & ASSOCIATES, INC., DATED DECEMBER 9, 2003 AND BEING RECORDED IN PLAT BOOK 79, PAGE 43, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

20> SURVEY FOR NEWNAN LAKES, LLC, PREPARED BY MOORE BASS CONSULTING DATED DECEMBER 17, 2002 AND BEING RECORDED IN PLAT BOOK 78, PAGE 208, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

21> SURVEY FOR NEWNAN LAKES, LLC, PREPARED BY SINGLETON LAND SURVEYING COMPANY, INC., DATED AUGUST 24, 2004 AND BEING RECORDED IN PLAT BOOK 80, PAGE 67, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

22> SURVEY FOR R. HARVEY LEWIS, et. al., PREPARED BY M. MATTOX, DATED MAY 8, 1971 AND BEING RECORDED IN PLAT BOOK 16, PAGE 157, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

23> SURVEY FOR STANLEY JOHNSON, PREPARED BY JOHN R. CHRISTOPHER DATED SEPTEMBER 21, 1987 AND BEING RECORDED IN PLAT BOOK 43, PAGE 151, PUBLIC RECORDS OF COWETA COUNTY, GEORGIA.

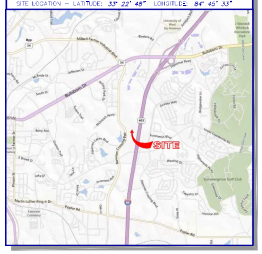
24> ROADWAY CONSTRUCTION PLAN FOR CITY OF NEWNAN, NEWNAN CROSSING WEST, STATE OF GEORGIA PROJECT NSPR-8531-00(773), LAST REVISED SEPTEMBER 20, 2002.

25> STATE HIGHWAY DEPARTMENT OF GEORGIA RIGHT OF WAY MAPS FOR FEDERAL AID PROJECT I-85-4(7)16, DATED AUGUST 11, 1965.

26> STATE HIGHWAY DEPARTMENT OF GEORGIA RIGHT-OF-WAY MAPS FOR FEDERAL AID PROJECT I-85-1(38)14, DATED APRIL 11, 1968.

VICINITY MAP

SITE LOCATION – LATITUDE: 33° 23' 48" LONGITUDE: 84° 45' 33"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PLAN CAN BE GIVEN TO OR BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. ZONE X NOT SHADED, AND SHADED. THE MAP NUMBER FOR THIS AREA IS 13077C0142D, AND THE DATE OF SAID MAP IS FEBRUARY 6, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983.

ZONING INFORMATION PROVIDED BY ZONING REPORT FROM ZONING INFO, INC. DATED 7/11/2022 (PRELIMINARY) AS PREPARED BY FNF WRATCHER.

THE PROPERTY IS ZONED CBS (COMMUNITY SHOPPING CENTER DISTRICT), R-MM (RESIDENTIAL MULTIPLE FAMILY HIGHER DENSITY DISTRICT), CON (GENERAL CONSERVATION DISTRICT) AND AS NEWNAN 2030 EQUITY DEVELOPMENT CORRIDOR OVERLAY) AND THE I-85 BUILDING HEIGHT OVERLAY DISTRICT

SETBACKS AND INFORMATION PROVIDED BELOW PROVIDED BY ABOVE REPORT CON
MINIMUM LOT AREA: 22,000 SF
MINIMUM LOT FRONTAGE: 125 FEET
MINIMUM LOT WIDTH: 150 FEET
MINIMUM LOT DEPTH: 150 FEET
MINIMUM FRONT SETBACK: 55 FEET FROM ROW OR 85 FEET FROM CENTERLINE
REAR SETBACK: 12 FEET
SIDE SETBACKS: 12 FEET
BUILDING SEPARATION: 20 FEET.

R-MM
MAXIMUM HEIGHT: 85 FEET
MINIMUM LOT DEPTH: 85 FEET
MINIMUM WIDTH (BUILDING: 50 FEET FROM ROW OR 80 FEET FROM CENTERLINE
REAR SETBACK: 20 FEET
SIDE SETBACK: 7 FEET
BUILDING SEPERATION: 10 FEET

I-85 IN-BOUNDARY SETBACKS VIL. (LOCATED WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID CITY)

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THE R/W SHOWN HEREON FOR NEWNAN CROSSING IS BASED UPON THE PROPOSED R/W AS SHOWN ON THE PLANS DEPICTED IN SURVEY PRUNEYARD NO. 24. THE CURRENT EXISTING DEDICATED R/W IS NOT SHOWN.

ALL PROPERTY CORNERS NOT DEFINED WILL BE 5/8" REBARS AND CAPS TO BE SET UPON COMPLETION OF GRADING ACTIVITIES, OR AS REQUESTED BY THE CLIENT, WHICHEVER OCCURS FIRST.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE DATE OF SURVEY.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES GIVEN CONSIDERATION FOR PROPOSAL.

AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT-OF-WAY, PARKWAY NORTH, A 60' RIGHT OF WAY. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE LEGAL APPROVAL OR PERMITS BY JURISDICTIONAL AUTHORITIES.

DURING THE COURSE OF THE SURVEY, NO ABOVE GROUND VISIBLE EVIDENCE WAS OBSERVED ON THE SITE INDICATING USE AS A SOLID WASTE DUMP, SANITARY LANDFILL OR QUARRY/GRAVEL GROUNDS.

ALL PROPERTY BOUNDARY LINES ON PREVIOUSLY ALONG A'S COMMON BOUNDARY LINES WITHOUT GAPS, GORES, GAPS OR OVERLAPS.

THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

ACQUISITION TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 13TH LAND DISTRICT IN COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF PARKWAY NORTH AND THE COMMON LAND LOT LINES OF LAND LOTS 44 AND 56 AND HOLDING RUN ALONG SAID NORTHERN RIGHT OF WAY LINE, NORTH 51 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 191.48 FEET TO A POINT; THENCE CONTINUE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 45.63 FEET WITH A RADIUS OF 686.06 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 14 DEGREES 55 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 45.62 FEET; THENCE CONTINUE NORTH 22 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 59.70 FEET TO A POINT; THENCE RUN ALONGSIDE SAID RIGHT OF WAY NORTH 68 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 80.22 FEET TO A 5/8-INCH REBAR SET AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND RUN ALONG THE LAST SOUTH OF SAID RIGHT OF WAY NORTH 22 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH REBAR SET; THE LINE BEGINNING CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE OF PARKWAY NORTH, SOUTH 67 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 238.33 FEET TO A 5/8 INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 177.31 FEET WITH A RADIUS OF 64.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 34 DEGREES 57 MINUTES 31 SECONDS EAST, A CHORD DISTANCE OF 127.28 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 15 DEGREES 39 MINUTES 16 SECONDS EAST, A DISTANCE OF 489.60 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 72 DEGREES 18 MINUTES 53 SECONDS EAST, A DISTANCE OF 174.04 FEET TO A 5/8-INCH REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 1146.41 FEET WITH A RADIUS OF 3879.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 1144.59 FEET TO A 5/8 INCH REBAR FOUND; THENCE NORTH 62 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 208.69 FEET TO A 5/8-INCH REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.516 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L16	N89°16'01"W	8.50'
L17	N61°37'04"E	52.61'
L18	S06°12'04"E	65.33'
L19	S07°57'35"W	40.27'
L20	S07°57'35"W	17.91'
L21	N82°55'35"W	50.35'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE
C6	78.00'	130.81'	120.50'	N66°45'28"W	96°03'03"
C8	31.82'	28.86'	27.86'	S37°14'43"E	52°28'34"
C7	242.88'	74.17'	73.88'	S02°26'41"W	17°29'29"
C9	73.26'	146.18'	124.49'	S51°17'09"W	115°08'28"
C10	130.00'	53.09'	52.47'	N46°22'06"W	23°23'06"
C13	70.00'	14.64'	14.61'	S06°16'43"E	12°00'10"
C11	220.74'	137.49'	134.90'	S02°34'32"W	43°22'05"
C12	32.82'	48.37'	45.13'	S31°42'55"E	73°12'13"

SURVEYOR CERTIFICATION

This site is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or move any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. "CERTIFICATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors, and O.C.G.A. Section 15-6-67.

Craig A. Jenkins
Georgia Registered
Land Surveyor #

GEORGIA REGISTERED No. 3045 PROFESSIONAL LAND SURVEYOR CRAIG A. JENKINS

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TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1178592-ATL, EFFECTIVE DATE MAY 15, 2023.

12. Matters shown on plat recorded in Plat Book 62, Page 23, Coweta County, Georgia records.
NO EASEMENTS CONTAINED ON DOCUMENT

13. Matters shown on plat recorded in Plat Book 91, Page 333, aforesaid records.
ALL EASEMENTS AND BUFFER ARE SHOWN ON SURVEY

14. Easement from J.A. Lee to Western of Georgia Railroad, dated February 3, 1910, filed for record April 18, 1911, and recorded in Deed Book 8, Page 303, aforesaid records.
MAY AFFECT SITE, DOCUMENT IS NOT LEGIBLE TO DETERMINE LOCATION, ADDITIONALLY THERE IS NO CURRENT RAILROAD TRACKS OR SPUR LINES LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY

15. Easement from J.A. Lee to Georgia Power Company, dated May 29, 1911, filed for record February 14, 1912, and recorded in Deed Book 8, Page 540, aforesaid records.
DOES NOT AFFECT SITE

16. Easement from J.A. Lee to Georgia Utilities Company, dated August 31, 1926, filed for record October 22, 1926, and recorded in Deed Book 25, Page 316, aforesaid records.
DOES NOT AFFECT SITE

17. Sewer Easement from William F. Lee, et al. to City of Newnan, Georgia-Facility to and through the Newnan Water and Light Commission, dated December 29, 1980, filed for record December 31, 1980, and recorded in Deed Book 474, Page 195, aforesaid records; as affected by Quitclaim Deed of Release from City of Newnan, Georgia, acting by and through the Newnan Water and Light Commission, otherwise known as Newnan Utilities to Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated January 12, 1999, filed for record March 22, 1999, and recorded in Deed Book 1360, Page 304, aforesaid records; as affected by Quitclaim Deed of Release from City of Newnan, a municipality of the State of Georgia to Fourth Quarter XIV, LLC, a Georgia limited liability company, dated January 17, 1999, filed for record March 22, 1999, and recorded in Deed Book 1360, Page 303, aforesaid records.
DOES NOT AFFECT SITE, EASEMENT HAS BEEN RELEASED.

18. Easement from Newnan Crossing Partnership, a Georgia general partnership having Sanlin Developments, Inc., as its managing partner to City of Newnan, a Georgia municipal corporation, dated June 15, 1995, filed for record July 27, 1995, and recorded in Deed Book 949, Page 20, aforesaid records; as affected by Quitclaim Deed of Release from City of Newnan, a municipality of the State of Georgia to Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated January 17, 1999, filed for record March 22, 1999, and recorded in Deed Book 1360, Page 300, aforesaid records.
DOES NOT AFFECT SITE, EASEMENT HAS BEEN RELEASED.

19. Easement from Newnan Crossing Partnership, a Georgia general partnership having Sanlin Developments, Inc., as its managing partner to City of Newnan, a Georgia municipal corporation, dated June 15, 1995, filed for record July 27, 1995, and recorded in Deed Book 949, Page 23, aforesaid records; as affected by Quitclaim Deed of Release from City of Newnan, a municipality of the State Georgia to Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated January 12, 1999, filed for record March 22, 1999, and recorded in Deed Book 1360, Page 302, aforesaid records.
DOES NOT AFFECT SITE, EASEMENT HAS BEEN RELEASED.

CONTINUED

20. Terms and provisions of Detention Pond and Drainage Easement Agreement by and between Newnan Crossing Partnership, a Georgia general partnership and Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated March 19, 1999, filed for record March 22, 1999, and recorded in Deed Book 1368, Page 180, aforesaid records; as amended by Amendment to Detention Pond and Drainage Easement Agreement, dated March 13, 1999, filed for record March 22, 1999, and recorded in Deed Book 1360, Page 420, aforesaid records; as amended by Quitclaim Pond and Drainage Easement Agreement Second Amendment by and among Newnan Crossing Partnership, a Georgia general partnership, Fourth Quarter Properties, XIV, LLC, a Georgia limited liability company, Fourth Quarter Properties, XI, LLC, a Georgia limited liability company, Newnan Crossing Apartment Partners, LLC, and Target Corporation (f/k/a/ Dayton Hudson Corporation), a Minnesota corporation, dated April 10, 2003, filed for record April 10, 2003, and recorded in Deed Book 2162, Page 496, aforesaid records.
DOES NOT AFFECT SITE, EASEMENT IS SHOWN ON SURVEY

21. Sanitary Sewer Easement Agreement by and between Newnan Crossing Partnership, a Georgia general partnership and Newnan Crossing Apartment Partners, Ltd, a Florida limited partnership, dated April 10, 2003, filed for record April 11, 2003, and recorded in Deed Book 2164, Page 168, aforesaid records; (one plat recorded in Plat Book 77, Page 244, aforesaid records)
AFFECTS SITE AS SHOWN ON SURVEY, BUT DOES NOT AFFECT REPRESENTATION OF EASEMENT

22. Terms and provisions of Easements with Covenants and Restrictions Affecting Land by and between Georgia Healthcare Properties, LLC, a Georgia limited liability company and Newnan Crossing Partnership, a Georgia general partnership, dated February 25, 2011, filed for record March 2, 2011, and recorded in Deed Book 3654, Page 157, aforesaid recording; as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land by and among Georgia Healthcare Properties, LLC, a Georgia limited liability company, Newnan Crossing Partnership, a Georgia general partnership and Coweta County Development Authority, dated June 25, 2013, filed for record June 27, 2013, and recorded in Deed Book 3972, Page 546, aforesaid records.
DOES NOT AFFECT SITE

24. Drainage Easement, Temporary Construction Easement from Newnan Crossing Partnership to The City of Newnan, Georgia, a municipal corporation, dated March 6, 2013, filed for record March 13, 2013, and recorded in Deed Book 3920, Page 190, aforesaid records.
AFFECTS SITE AS SHOWN ON SURVEY, TEMPORARY EASEMENT HAS TERMINATED

25. A portion of the west 60 ms of subject property from Henry Highway (U.S. 29) to a limited access Highway, with rights of access limited to those points designated by the Department Of Transportation.
LIMITED ACCESS IS SHOWN ON SURVEY

SURVEYOR CERTIFICATION

To: 1st V Acquisitions, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b) (1), 7(c), 8, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on June 30, 2023.

Date: June 30, 2023

Craig A. Jenkins
Georgia Registered
Land Surveyor # 3045

GRAPHIC SCALE

0 50 100 250 500
1" = 100'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,241 , AND WAS ADJUSTED USING THE EAST SQUARES METHOD. A TOPCON 8000 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THE FIELD DATA.

THIS PLAT WAS DRAWN ON GEORGIA STATE PLANE COORDINATES WITH A COMBINED GRID TO GROUND FACTOR OF 1.0000487, FEET "GRID", UNIT.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON "AS-BUILTS" PROVIDED FROM THE UTILITY OWNERS.

UTILITY NOTE

FILE UNDERGROUND UTILITIES SHOWN (BLUE) ARE, (MAIN) ON LANDMARK PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES CLOSEST THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNOLOGY. THIS TECHNOLOGY IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

FILE: MANHOLE MARKS NOT GUARANTEED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR IMPLICATION. UNDERGROUND UTILITIES NOT PRESENTED OR LOCATED, OR EXISTING THE TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT FILE UNDERGROUND UTILITIES SHOWN ARE IN FILE (ARE) LOCATION (REGARDLESS) ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

GeoSurvey

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Certificate of Authorization #LSF-000621

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CONDITIONED AIR UNIT
CPED	CONSTRUCTION PERIMETER
CTP	CORRUGED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
FNC	FOG/LAKE MAIN CATCH BASIN
FNC	FENCE
GM	GAS METER
GV	GAS VALVE
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OPT	OPEN TOP PIPE
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCP	REINFORCED CONCRETE PIPE
RBS	IRON RE-BAR/SET
RBF	IRON RE-BAR/FOUND
SS	SANITARY SEWER
TNCB	TRIBE NEW CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	SYOU ELEVATION
	POWER POLE
	GUY WIRE
	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VALVE
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	PHOTO POSITION INDICATOR
	TRUE POSITION INDICATOR

ALTA/NSPS LAND TITLE SURVEY OF

Newnan Crossing

FOR

NF V Acquisitions, LLC
First American Title Insurance Company

CS JOB NO:	20093709-18	DRAWING SCALE:	1" = 100'
FIELD WORK:	DW	CITY: NEWNAN	STATE: GEORGIA
FIELD MGR:	CAJ	COUNTY: COWETA	
REVIEWED:	DLH	LAND LOT: 53 & 44	
DWG FILE:	20093709-18.dwg	DISTRICT: 5th	

2018 STATE PLANE DATE: 06-30-2023

No.	Date	Description
1.	01/17/2023	Per Comments
2.	01/19/2023	Per Comments

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOSURVEY, DATED 06/30/2023, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE NEWNAN ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE NEWNAN SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE GDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SUMMIT DATED 05/23/2023 FOR PAVEMENT RECOMMENDATIONS.

SITE SUMMARY TABLE

SITE AREA	
SITE AREA:	6.516± AC.
DISTURBED AREA:	3.28± AC.
IMPERVIOUS AREA:	1.56± AC. (23.9%)
PERVIOUS AREA:	4.96± AC. (76.1%)
TREE SAVE AREA (ALONG I-85 FRONTAGE):	31,969 SF
ZONING	
JURISDICTION:	NEWNAN
ZONING:	CGN
FRONT SETBACK:	35'
SIDE SETBACK:	12'
REAR SETBACK:	N/A'
PARKING SUMMARY	
REQUIRED PARKING:	1 SPACE / ROOM
	127 SPACES
PROVIDED PARKING:	AT LEAST 1 SPACE / ROOM
	128 SPACES
STANDARD STALL DIMENSION:	9' x 18'
MIN. DRIVE WIDTH:	24'
PROVIDED:	26'

PROPOSED LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- 6" CONCRETE CURB
- PARKING SPACE COUNT

EXISTING LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SANITARY SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- STORM PIPE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- STORM INLET
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

(IN FEET)
1 INCH = 1+30 FT

Bowman

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SITE PLAN
NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

PLAN STATUS	
08/23	PRELIMINARY ENGINEERING
10/23	PROP. LINE REV
11/14	PRELIMINARY ENGINEERING

DATE	DESCRIPTION

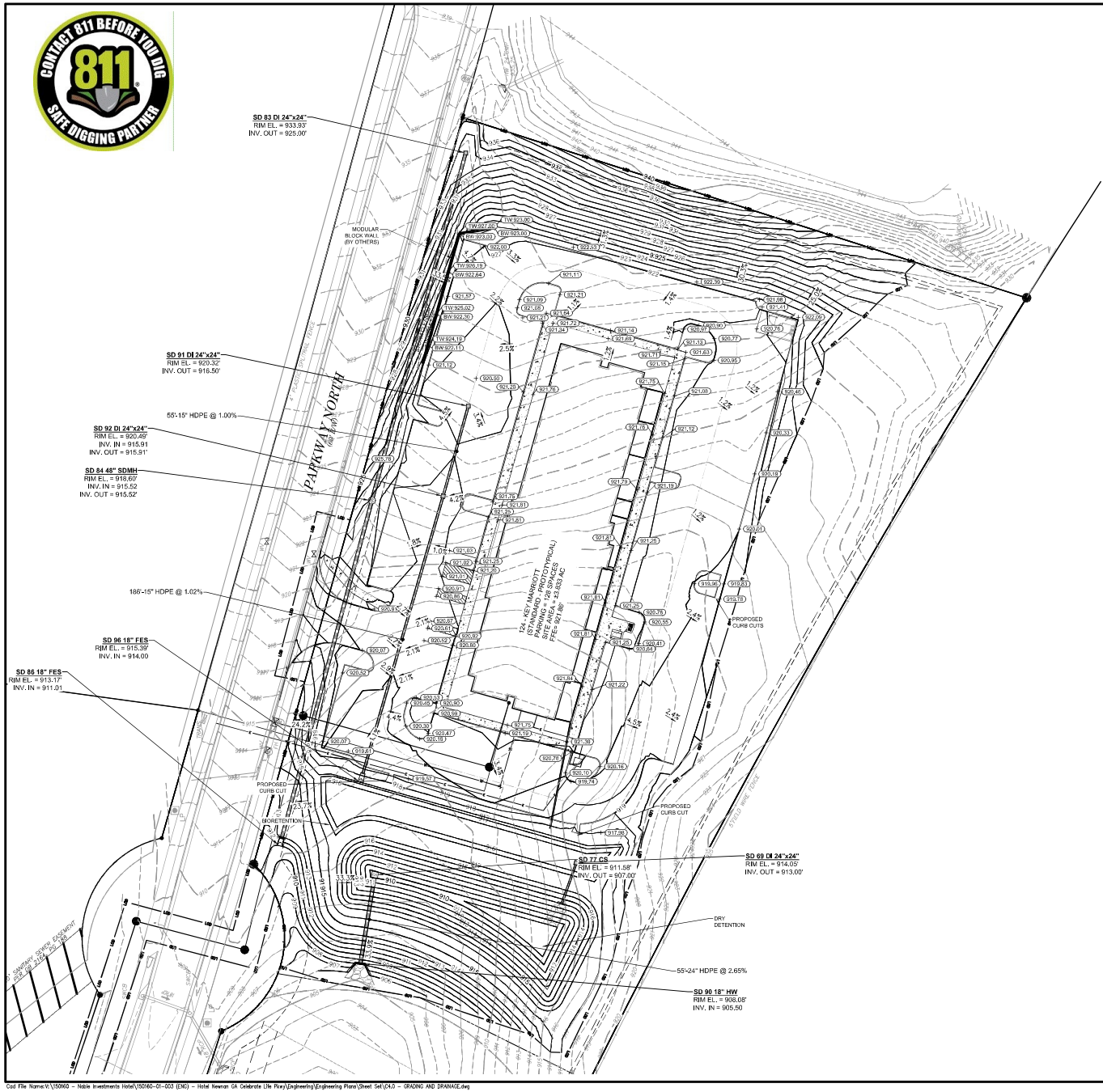
BH, CM DESIGN	BH, CM DRAWN	BS, PL CHKD

JOB NO.: 150160-01-003

DATE: AUGUST, 2023

SHEET C3.0

Cad File Name:V:\150160 - Noble Investments Hotel\150160-01-003 (ENG) - Hotel Newnan GA Celebrate Life Pkwy\Engineering\Engineering Plans\Sheet Set\C3.0 - SITE.dwg



ADA NOTES

1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
3. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
4. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A 20-30 TON LOADED DUMP TRUCK IS ALSO REQUIRED.
5. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6"-8" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 TEST METHOD (MODIFIED PROCTOR). THE UPPER 2' BENEATH SLABS AND PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 98% OF THE SAME CRITERIA.
6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
7. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
8. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
9. CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
10. PIPE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1' INCREMENT.
11. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDES RIGHTS-OF-WAY AND DRAINAGE EASEMENT, ARE TO BE FULLY SODDED
12. AN AS-BUILT SURVEY OF THE DETENTION POND, DIMENSIONS OF POND OUTLET STRUCTURE, AND A POND CERTIFICATION LETTER FROM THE ENGINEER OF RECORD WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
13. ALL SPOT ELEVATIONS ARE TO BOTTOM OF CURB, EDGE OF SIDEWALK, OR GRATE/THROAT OF STRUCTURE UNLESS NOTED OTHERWISE.

GRADING & DRAINAGE LEGEND

LIMITS OF DISTURBANCE	LOD
MAJOR CONTOUR	5
MINOR CONTOUR	1
SPOT ELEVATION (BOTTOM OF CURB)	+25.32
STORM SEWER PIPE	
STORM INLET	
STORM MANHOLE	SD
SLOPE / FLOW DIRECTION	1.3%

EXISTING LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
SANITARY SEWER	SS
WATER LINE	W
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
GAS LINE	G
STORM PIPE	
MAJOR CONTOUR	100
MINOR CONTOUR	99
WATER VALVE	
FIRE HYDRANT	
POWER POLE	
STORM INLET	
SANITARY SEWER MANHOLE	S

GRAPHIC SCALE

50 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT

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GRADING & DRAINAGE PLAN
NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

PLAN STATUS	
08/23	PRELIMINARY ENGINEERING
10/23	PROP. LINE REV
11/14	PRELIMINARY ENGINEERING

DATE	DESCRIPTION

BH, CM DESIGN	BH, CM DRAWN	BS, PL CHKD

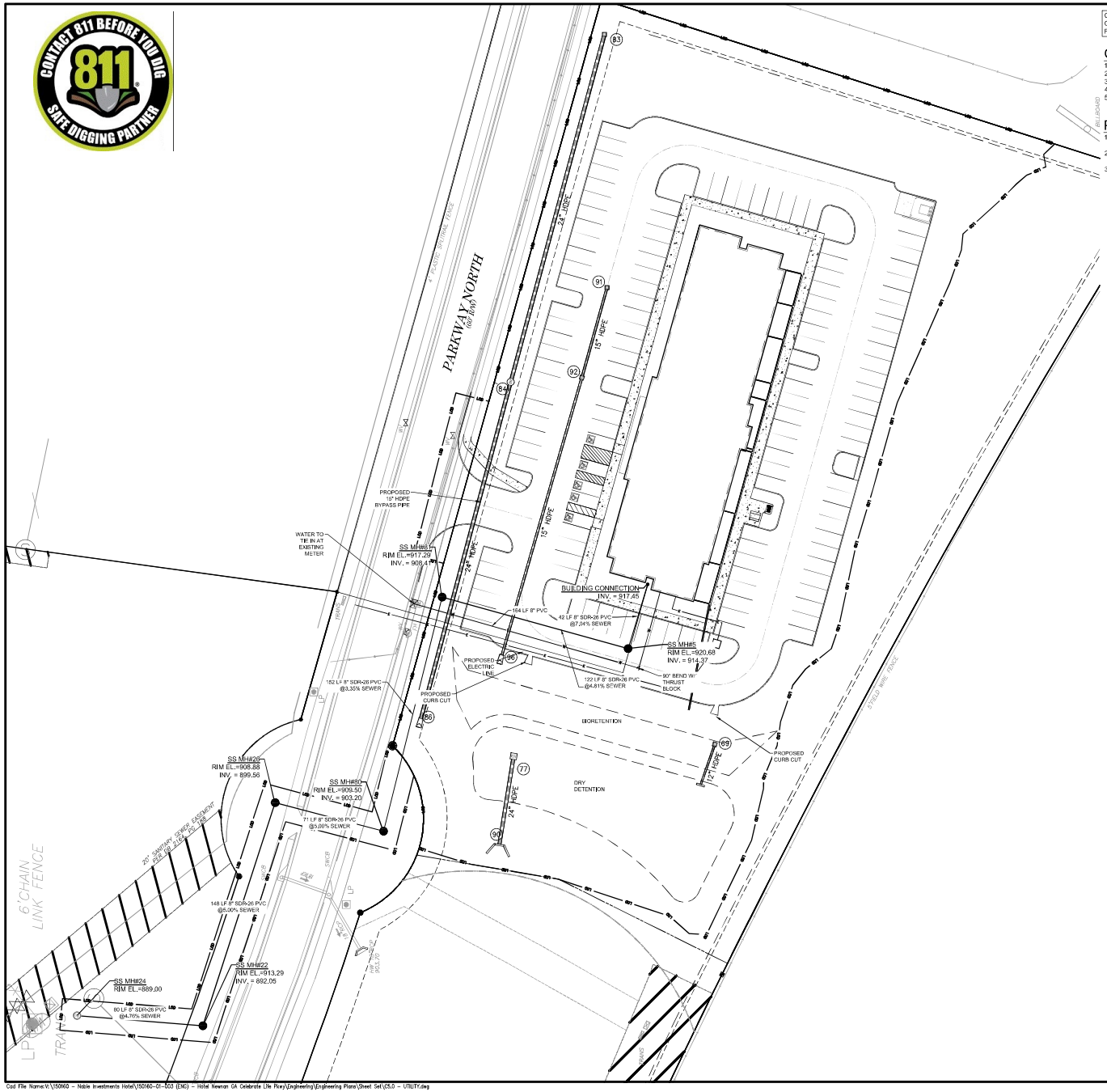
JOB NO.: 150160-01-003

DATE: AUGUST, 2023

SHEET C4.0

Cad File Name:V:\150160 - Noble Investments Hotel\150160-01-003 (ENG) - Hotel Newnan GA Celebrate Life Pkwy\Engineering\Engineering Plans\Sheet Set\C4.0 - GRADING AND DRAINAGE.dwg

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER



CONTRACTOR TO VERIFY IF FIRE PUMP WILL BE REQUIRED FOR FIRE SPRINKLER DESIGN. IF FIRE PUMP IS NOT REQUIRED, CONTRACTOR TO CONTACT ENGINEER ABOUT METER AND BACKFLOW CONFIGURATION PRIOR TO ORDERING AND INSTALLING FIRE LINE EQUIPMENT. CHANGES TO METER AND BACKFLOW CONFIGURATION MUST BE APPROVED BY THE NEWNAN.

GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF NEWNAN OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE.
2. ONLY NEWNAN PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN.
4. ALL RIGID GRAVITY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C12 AND BEDDING MATERIAL CLASS C.
5. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN GEORGIA, CURRENT EDITION, GOVERN THE CONSTRUCTION OF THIS PROJECT.

POST CONSTRUCTION SANITARY SEWER NOTES

1. ALL SEWER PIPE CONSTRUCTION WILL BE AIR TESTED, DEFLECTION TESTED, MANHOLE VACUUM TESTED, AND TELEVISED PER THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN GEORGIA.
2. LEAKAGE TESTING IS REQUIRED FOR NEW MANHOLES PER STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN GEORGIA.
3. THE CONTRACTOR SHALL NOTIFY THE NEWNAN UTILITIES AT LEAST 48 HOURS IN ADVANCE OF ANY CONNECTION TO, OR WORK ON, A NEWNAN UTILITIES COLLECTOR SEWER OR INTERCEPTOR SEWER AND WILL ONLY PERFORM THAT WORK IN THE PRESENCE OF A NEWNAN UTILITIES REPRESENTATIVE.

UTILITY LEGEND

WATER LINE	W
SANITARY SEWER LINE	
GAS LINE	G
UNDERGROUND ELECTRIC	E
STORM SEWER PIPE	
WATER MANHOLE	W
SANITARY SEWER MANHOLE	S
STORM MANHOLE	SD
STORM INLET	
TRANSFORMER	E
SANITARY SEWER CLEANOUT	
FIRE HYDRANT	

EXISTING LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
SANITARY SEWER	SS
WATER LINE	W
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
GAS LINE	G
STORM PIPE	
MAJOR CONTOUR	100
MINOR CONTOUR	99
WATER VALVE	
FIRE HYDRANT	
POWER POLE	
STORM INLET	
SANITARY SEWER MANHOLE	S

GRAPHIC SCALE

1"=30' 0 30' 1"=30' 60' 90' 120'

(IN FEET)
1 INCH = 1"=30' FT

Bowman

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CHARLOTTE, NC 28216
PHONE: (704) 412-7424
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UTILITY PLAN
NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

PLAN STATUS	
08/23	PRELIMINARY ENGINEERING
10/23	PROP. LINE REV
11/14	PRELIMINARY ENGINEERING

DATE	DESCRIPTION

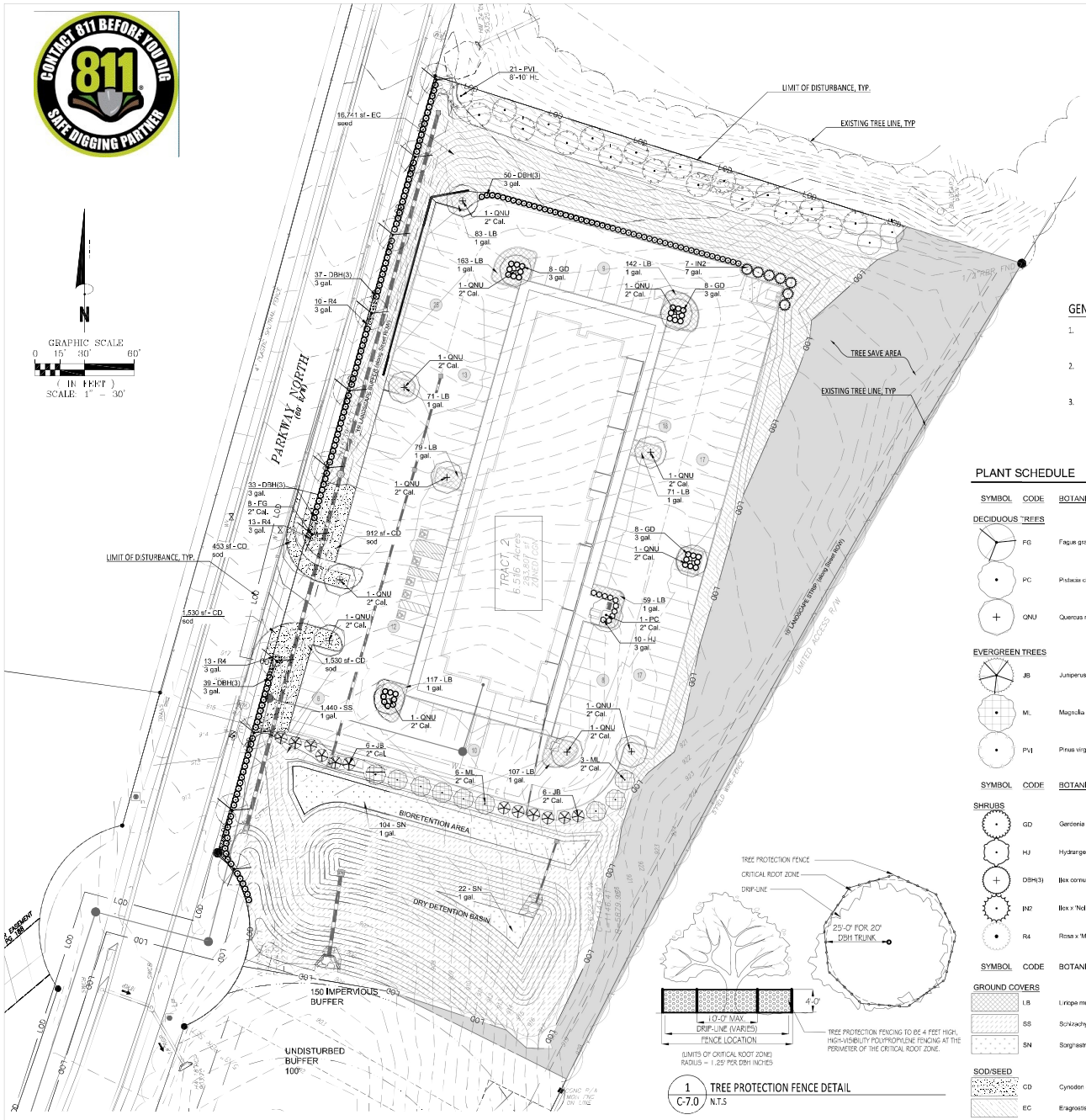
BH, CM DESIGN	BH, CM DRAWN	BS, PL CHKD

JOB NO.: 150160-01-003

DATE: AUGUST, 2023

SHEET C5.0

Cad File Name:V:\150160 - Noble Investments Hotel\150160-01-003 (ENG) - Hotel Newnan GA Celebrate Life Pkwy\Engineering\Engineering Plans\Sheet Set\C5.0 - UTILITY.dwg



1 C-7.0 TREE PROTECTION FENCE DETAIL
N.T.S

LEGEND

- SPECIMEN-SIZE TREE
- SPECIMEN TREE
- TYPICAL CRITICAL ROOT ZONE @ 1' X TREE DIAMETER OF INCHES
- TREE TO BE REMOVED
- LIMIT OF DISTURBANCE. INDICATES THE LOCATION OF TREE PROTECTION FENCING REFER TO DETAIL 1 / C 7.0.
- TREE SAVE AREA

PROJECT INFORMATION

ADDRESS:	CELEBRATE LIFE PKWY CITY OF NEWNAN, GA 30265
JURISDICTION	CITY OF NEWNAN, GA
ZONING:	CGN - GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT:	QUALITY DEVELOPMENT CORRIDOR (QDC)
TOTAL SITE AREA =	3.83 ACRES

OVERALL TREE DENSITY REQUIREMENT

MINIMUM REQUIRED TREE DENSITY UNITS = SITE ACREAGE X 12
= 3.83 X 12 = 45.96 UNITS REQUIRED
TREE SAVE AREA = 31,969 SF = 0.73 ACRES
TREE DENSITY UNITS IN TREE SAVE AREA = TBD
TOTAL OF 45 - 2"CAL. TREES PROVIDED
PROPOSED TREE UNIT = 22.5 UNITS

LANDSCAPE BUFFER / STRIP

15' LANDSCAPE STRIP - CELEBRATE LIFE PARKWAY NORTH ROW : 560 LF.
ENTRANCE DRIVEWAY WIDTH = 27 LF
REQUIRED TREE = (560 - 27) / 50 = 11 TREES
REQUIRED SHRUB = 10 X (560 - 27) / 35 = 152.3 SHRUBS
11 TREES AND 154 SHRUBS PROVIDED.
LANDSCAPE BUFFER / STRIP REQUIREMENT MET

PARKING LOT PLANTING REQUIREMENT

(1) LANDSCAPE ISLAND IS REQUIRED SO THAT NO MORE THAN (20)ADJACENT PARKING SPACES EXISTS WITHOUT A LANDSCAPE SEPARATION.
LANDSCAPE ISLAND TO BE MINIMUM 180 S.F., 10 FEET WIDE (BACK OF CURB TO BACK OF CURB), AND 100% LANDSCAPED
THE PARKING LOT PLANTING REQUIREMENT MET

GENERAL SITE NOTES

1. WHERE LANDSCAPING AREAS ADJOIN GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREAS FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS OF WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
2. IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWNAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANYTIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF UKE SIZE AND SPECIES.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	MIN. SIZE	CONTAINER	QTY	REMARKS
DECIDUOUS TREES						
	FG	Fagus grandifolia / American Beech	2" Cal.	B&B	11	Straight leader, no split leaders acceptable, free of disease and insects.
	PC	Pistacia chinensis / Chinese Pistache	2" Cal.	B&B	1	Single Stem, full, even crown, free of disease and insects.
	QNU	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B	12	Straight leader, no split leaders acceptable, free of disease and insects.
EVERGREEN TREES						
	JB	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	2" Cal.	B&B	12	Full to ground, free of disease and insects.
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	2" Cal.	B&B	9	Full to ground, free of disease and insects.
	PVI	Pinus virginiana / Virginia Pine	8'-10' Ht.	B&B	21	Full to ground, free of disease and insects.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
SHRUBS						
	GD	Gardenia augusta 'Radicans' / Dwarf Gardenia	3 gal.	Pot	32	Full in pot, free of weeds, disease and insects.
	HJ	Hydrangea paniculata 'Jane' TM / Little Lime Panicle Hydrangea	3 gal.	Pot	10	Full in pot, free of weeds, disease and insects.
	DBH(3)	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal.	Pot	159	Full in pot, free of weeds, disease and insects.
	IN2	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	7 gal.	Pot	7	Full in pot, free of weeds, disease and insects.
	R4	Rosa x 'Meiggili' TM - Peach Drift Rose	3 gal.	Pot	45	Full in pot, free of weeds, disease and insects.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	18" O.C.	932	Full in pot, no weeds, disease, or insects.
	SS	Schizachyrium scoperium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal.	48" O.C.	1,440	Full in pot, no weeds, disease, or insects.
	SN	Sorghastrum nutans / Indian Grass	1 gal.	60" O.C.	126	Full in pot, no weeds, disease, or insects.
SOD/SEED						
	CD	Cynodon dactylon x transvaalensis 'DT-1' TM / TifTuf Bermudagrass	sod		2,895 sf	
	EC	Eragrostis curvula / Weeping Lovegrass	seed		16,741 sf	

Bowman

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19'30 PERIMETER PARKWAY
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TREE PROTECTION AND REPLACEMENT PLAN
NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

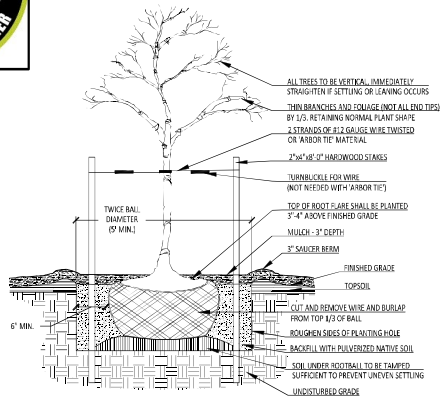
GEORGIA REGISTERED No. LA 001114 LANDSCAPE ARCHITECT DAVID JAMES PATTERSON

PLAN STATUS	
10/16/2023	LANDSCAPE SUBMITTAL
11/13/2023	LANDSCAPE SUBMITTAL

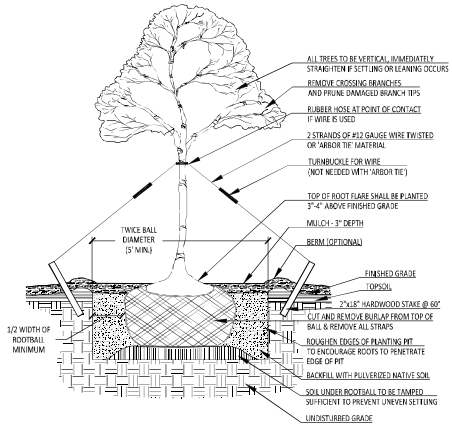
DATE	DESCRIPTION	
YW DESIGN	YW DRAWN	DP CHKD

JOB NO.: 150160-01-003
DATE: OCTOBER, 2023
SHEET C7.0

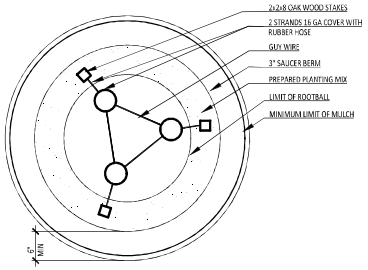
Cad File Name:



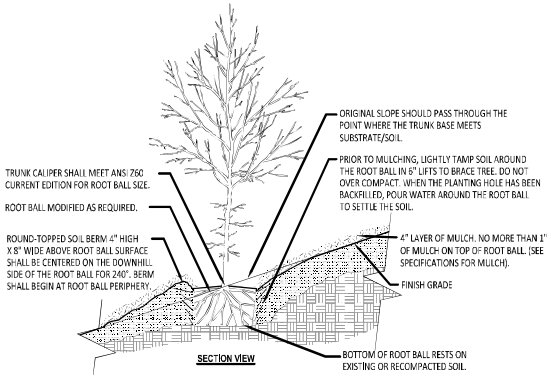
1 C7.0 TYPICAL TREE PLANTING LESS THAN 3" CALIPER
N.T.S



2 C7.0 TYPICAL TREE PLANTING 3" CALIPER OR GREATER
N.T.S

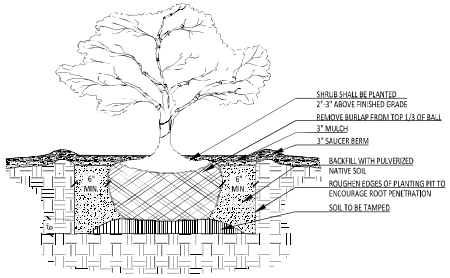


3 C7.0 TYPICAL TREE PLANTING STAKING PLAN
N.T.S



4 C7.0 TREE ON SLOPE
1/2" = 1'-0"

SLOPE 5% (20:1) TO 50% (2:1)



5 C7.0 TYPICAL SHRUB PLANTING (B&B OR CONTAINER)
N.T.S

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TREE PROTECTION AND REPLACEMENT DETAILS

NEWNAN MARRIOTT STUDIORES
CELEBRATE LIFE PKWY
NEWNAN, GA

GEORGIA REGISTERED No. LA 001114 LANDSCAPE ARCHITECT DAVID JAMES PATTERSON

PLAN STATUS

10/16/2023	LANDSCAPE SUBMITTAL
11/13/2023	LANDSCAPE SUBMITTAL

DATE	DESCRIPTION

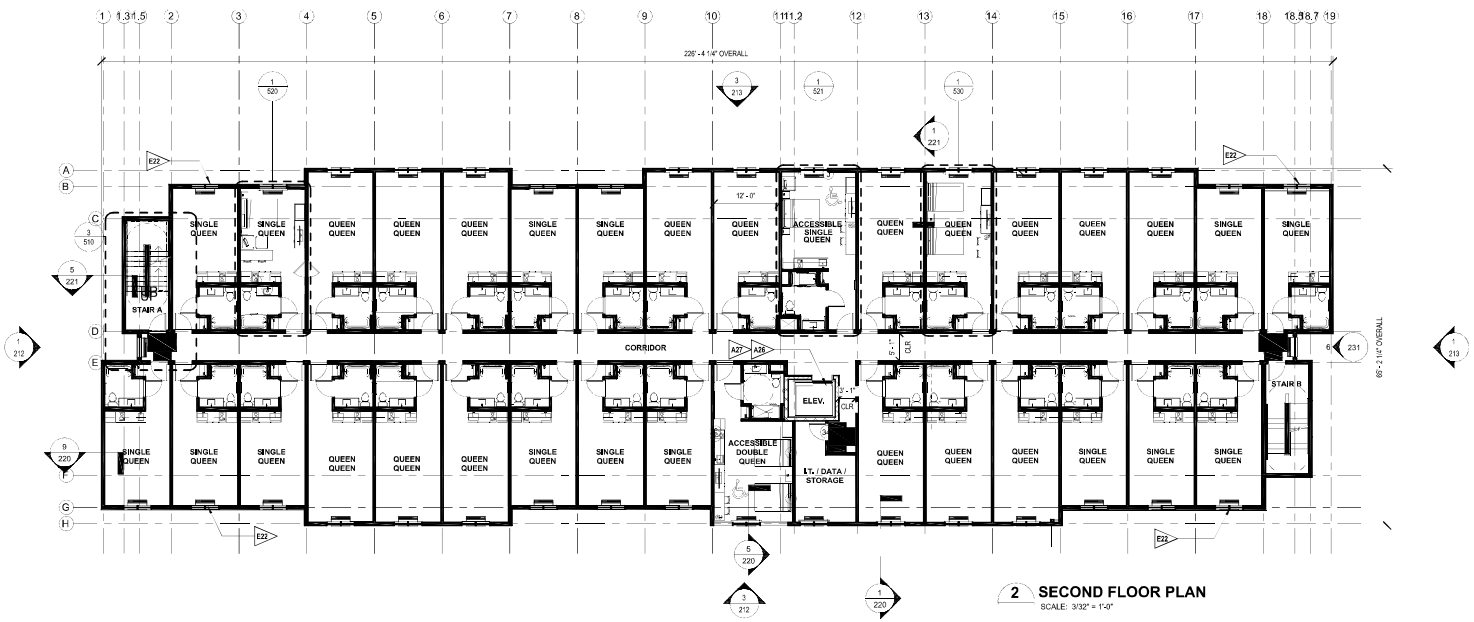
YW DESIGN	YW DRAWN	DP CHKD

JOB NO.: 150160-01-003

DATE: OCTOBER, 2023

SHEET C7.1

Cad File Name:



2 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS FOR REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

B. REFER TO DESIGN STANDARDS "ELEVATOR" CHAPTER FOR ELEVATOR PLANNING REQUIREMENTS INCLUDING ELEVATOR TYPE, SIZE, QUANTITY, PERFORMANCE CRITERIA AND FEATURES PER SPECIFIC PROJECT SIZE AND LAYOUT.

C. REFER TO 300 SERIES DRAWINGS FOR ENLARGED PUBLIC SPACE PLANS AND DETAILS.

D. REFER TO 500 SERIES FOR GUESTROOM PLANS AND DETAILS.

GENERAL NOTES

A. THE LOCATIONS OF ACCESSIBLE UNITS SHOWN ARE SUGGESTED AND MEET THE REQUIREMENTS FOR THE NUMBER OF ACCESSIBLE UNITS IN THE IBC. ACTUAL NUMBERS REQUIRED AND LOCATIONS FOR A SPECIFIC PROJECT ARE TO BE DETERMINED BY THE ARCHITECT OF RECORD.

B. DESIGN CONSULTANT MUST SUBMIT A COMPREHENSIVE INTERIOR GRAPHIC/SIGNAGE LAYOUT (INCLUDING ELEVATIONS), FULLY COORDINATED WITH ANY ELECTRICAL, ARTWORK OR OTHER WALL-MOUNTED ITEMS, FOR REVIEW AND ACCEPTANCE.

C. G.C. TO PROVIDE BLOCKING AND / OR STRAPING FOR ALL ITEMS ATTACHED TO WALLS OR MOUNTED TO CEILING. ARCHITECT OF RECORD TO REVIEW.

CRITERIA NOTES

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A0 ARCHITECTURAL

A25 THE CORRIDOR SEPARATION DOORS ARE REQUIRED TO MEET LOCAL NFPA CODES. DOORS IN OPEN POSITION WITH ELECTROMAGNETIC HOLD-OPEN TIED TO FIRE ALARM SYSTEM. DOORS TO HAVE PAINTED FINISH MATCHING ADJACENT WALL TO MINIMIZE VISUAL IMPACT.

A26 ELEVATOR, SEE DESIGN STANDARDS FOR REQUIREMENTS.

A27 ELEVATOR TO CONFORM TO ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS

E0 ENGINEERING

E7 MOP SINK.

E15 UTILITY SINK.

E22 PTAC FOR TYPICAL GUESTROOM HVAC.

E69 COORDINATE SIZE OF MECHANICAL ROOM WITH EQUIPMENT AND REQUIRED CLEARANCES.

E70 COORDINATE SIZE OF ELECTRICAL ROOM WITH EQUIPMENT AND REQUIRED CLEARANCES.

E87 EYE WASH STATION

ROOM DATA

FIRST FLOOR		
FIRST FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	1
FIRST FLOOR	DOUBLE QUEEN	10
FIRST FLOOR	SINGLE QUEEN	14
FF SECOND FLOOR		
FF SECOND FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF SECOND FLOOR	DOUBLE QUEEN	16
FF SECOND FLOOR	SINGLE QUEEN	15
FF THIRD FLOOR		
FF THIRD FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF THIRD FLOOR	DOUBLE QUEEN	16
FF THIRD FLOOR	SINGLE QUEEN	15
FF FOURTH FLOOR		
FF FOURTH FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF FOURTH FLOOR	DOUBLE QUEEN	16
FF FOURTH FLOOR	SINGLE QUEEN	15
		124

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Bethesda, MD 20814
(301) 380-3000

STUDIO RES

StudioRes

Design Guideline Drawings

ISSUE DATE: 10/01/2023
REVISION DATE:
GENERATION: GEN 1.0
DECOR: XXXXXX

FIRST FLOOR/ LOBBY LEVEL / SECOND FLOOR

200

NOT FOR CONSTRUCTION

FILE NAME: 04-01-200-T80-First Flr_Lobby Level_Second Flr Plns

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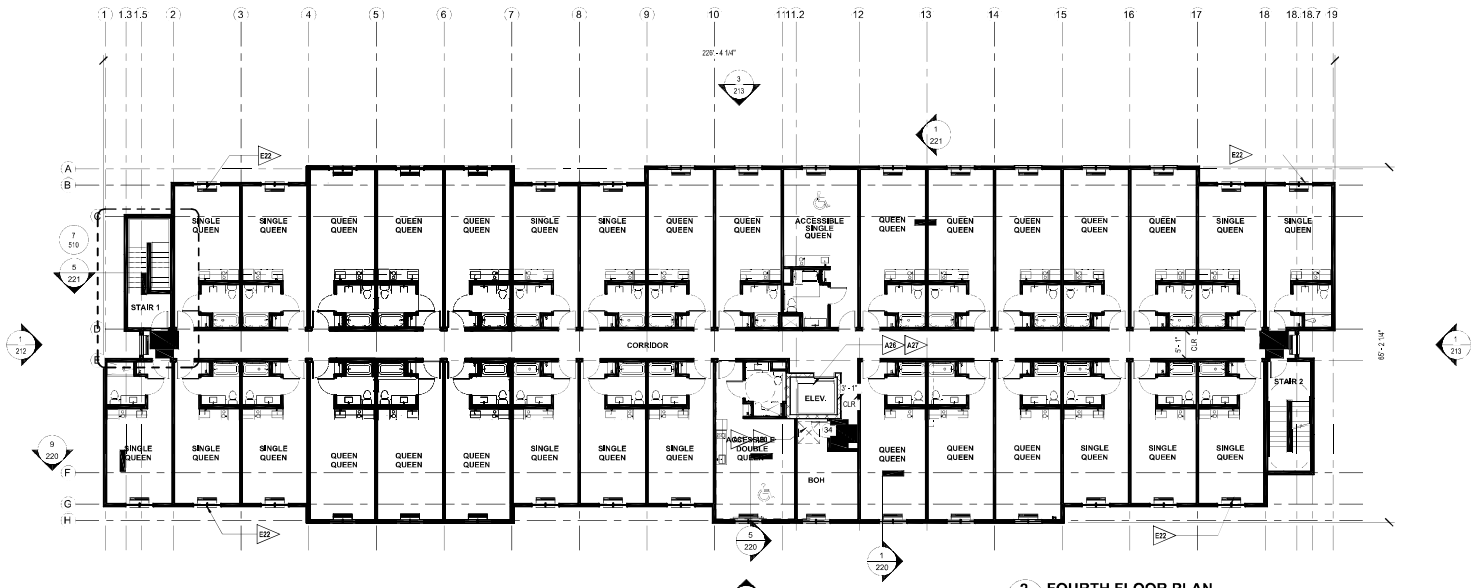
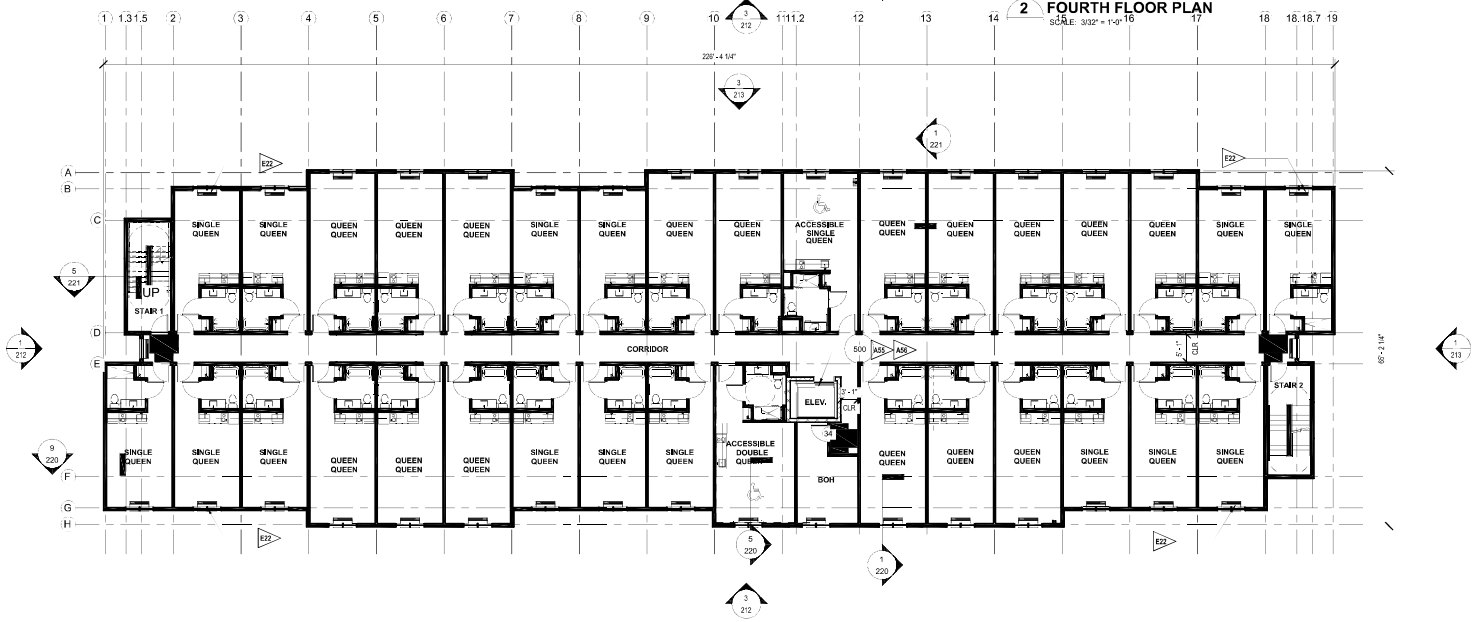


2 FOURTH FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

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A0 > ARCHITECTURAL

A26 ELEVATOR. SEE DESIGN STANDARDS FOR REQUIREMENTS.
A27 ELEVATOR TO CONFORM TO ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS
A30 PROVIDE ROOF ACCESS IN COMPLIANCE WITH LOCAL CODES.
A31 PROJECT ARCHITECT TO ENSURE ROOF ACCESS STAIRS OR ROOF ACCESS LADDER IS INACCESSIBLE TO GUESTS BY DESIGN.
A55 EMPLOYEE LOCKERS (3), TWO TIERED.
A56 LOCKERS: PROVIDE AT LEAST ONE ACCESSIBLE LOCKER (5%) WITH A SHELF BETWEEN 15" & 48" AFF

E0 > ENGINEERING

E22 PTAC FOR TYPICAL GUESTROOM HVAC.

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(301) 380-3000

ROOM DATA

FIRST FLOOR		
FIRST FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	1
FIRST FLOOR	DOUBLE QUEEN	10
FIRST FLOOR	SINGLE QUEEN	14
FF SECOND FLOOR		
FF SECOND FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF SECOND FLOOR	DOUBLE QUEEN	16
FF SECOND FLOOR	SINGLE QUEEN	15
FF THIRD FLOOR		
FF THIRD FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF THIRD FLOOR	DOUBLE QUEEN	16
FF THIRD FLOOR	SINGLE QUEEN	15
FF FOURTH FLOOR		
FF FOURTH FLOOR	ACCESSIBLE - QUEEN/2XQUEEN	2
FF FOURTH FLOOR	DOUBLE QUEEN	16
FF FOURTH FLOOR	SINGLE QUEEN	15
		124

STUDIO RES

StudioRes

Design Guideline Drawings

ISSUE DATE: 10/01/2023
REVISION DATE:
GENERATION: GEN 1.0
DECOR: XXXXXX

THIRD / FOURTH FLOOR PLANS

201

NOT FOR CONSTRUCTION

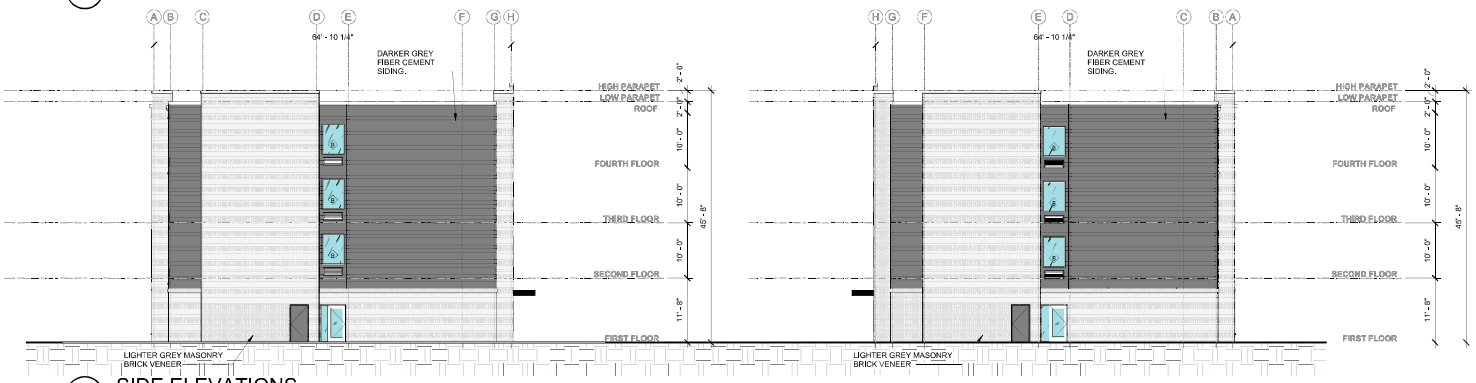
FILE NAME: 04-G1-202-TBD-Third_Fourth Flr Plns

TEMPLATE 2012.2 9/28/2023 5:48:02 PM

67% PRIMARY MATERIAL = REQUIRED PER ZONING (BRICK OR STONE) PLUS WINDOWS, PTACS, ETC. - SEE MATRIX

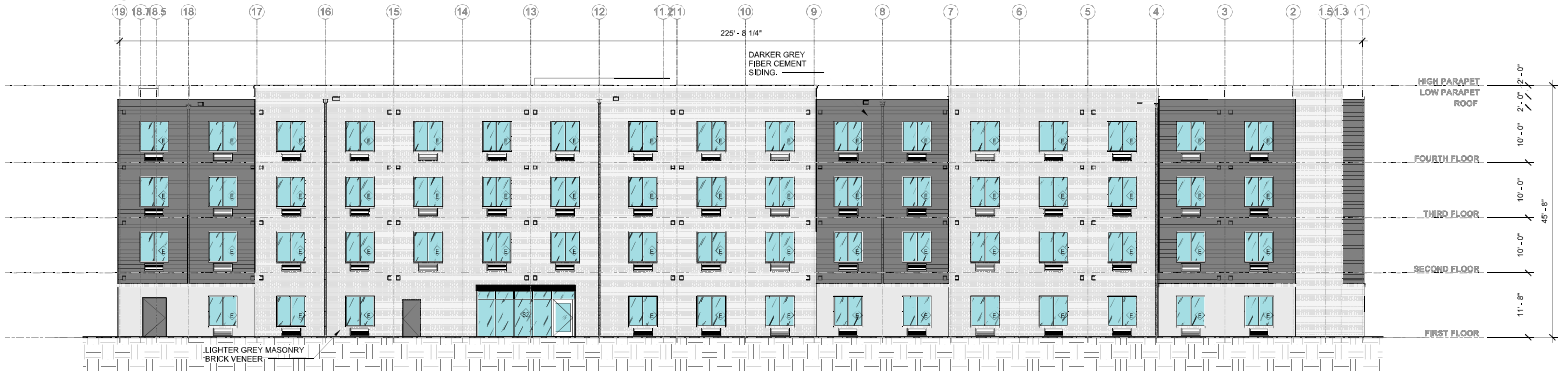
1 FRONT ELEVATION - Newnan, GA

SCALE : 3/32" = 1'-0"



2 SIDE ELEVATIONS

SCALE : 3/32" = 1'-0"



3 BACK ELEVATION

SCALE : 3/32" = 1'-0"

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
4454 Idea Center Blvd
Dayton, OH 45430-1500
937.461.5660
Fax: 937.461.0743

StudioRes_Marriott
Newnan, GA
Project Description
Street Address
City, State, ZIP

Revisions:

No:	Description:	Date:

Project No: ######
Date: MM/DD/YY
Designed by: X. XXXXX
Drawn by: Author
Checked by: X. XXXXX

Sheet Name:
NEWNAN, GA DESIGN OPTION

Sheet No:
ELEV-3

PROJECT STATUS

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11/30/2022 2:43:51 PM

	Front SF (West Facade)	Side SF (North Facade)	Rear SF (East Facade)	Side SF (South Facade)
Primary				
Cornice	233	74	233	74
Masonry	4,394	1,558	5,595	1,558
Overhang	50	4	17	4
Windows	2,003	121	2,055	121
PTAC Grilles	299	14	299	14
Subtotal	**6,979**	**1,771**	**8,199**	**1,771**
Secondary				
Fiber Cement Lap Siding	2,971	1,155	1,987	1,155
Fiber Cement Wood Accents	196	0	0	0
Subtotal	**3,167**	**1,155**	**1,987**	**1,155**
Total	**10,146**	**2,926**	**10,186**	**2,926**
Totals	**SF**	**% of Total SF**		
Primary Total	18,720	71%	*min 67% requirement	
Secondary Total	7,464	29%	*max 33% requirement	
Total Façade SF	26,184			

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4454 Idea Center Blvd
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937.461.5660
Fax: 937.461.0743

StudioRes_Marriott
Newnan, GA
Project Description
Street Address
City, State, ZIP

Revisions:
No: Description: Date:

Project No: ######
Date: MM/DD/YY
Designed by: X. XXXXX
Drawn by: Author
Checked by: X. XXXXX

Sheet Name:
NEWNAN, GA SF CALC'S

Sheet No:
MATRIX

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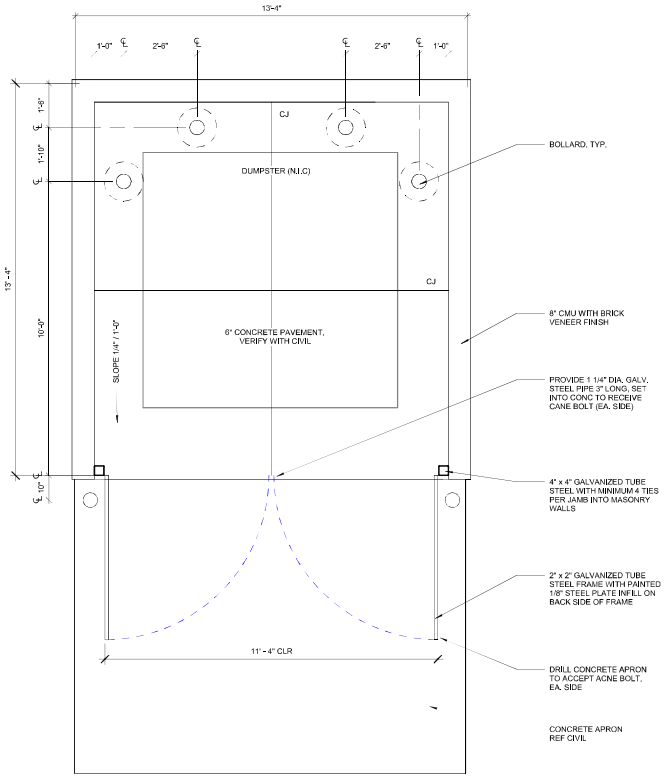
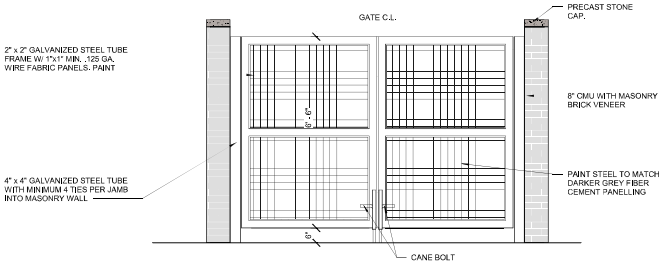
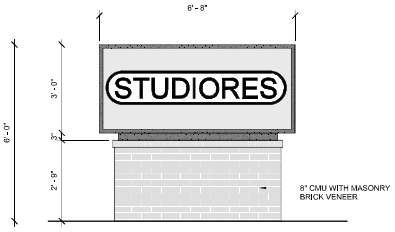


1 TRASH ENCLOSURE
SCALE : 1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATIONS
SCALE : 1/2" = 1'-0"



MONUMENT SIGN
SCALE : 1/2" = 1'-0"

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StudioRes_Marriott
Newnan, GA
Project Description
Street Address
City, State, ZIP

Revisions:

No:	Description:	Date:

Project No: ######
Date: MM/DD/YY
Designed by: X. XXXXX
Drawn by: Author
Checked by: X. XXXXX

Sheet Name:
NEWNAN, GA SITE ELEMENTS

Sheet No:
DETAILS

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1 SOUTHEAST REGIONAL MEDICAL CENTER (SOUTH OF PROPOSED DEVELOPMENT)

2 SOUTHTOWNE CORPORATE TRUCK SERVICE CENTER (NORTH OF PROPOSED DEVELOPMENT)

3 WOODSPRING SUITES EXTENDED STAY HOTEL (EAST OF PROPOSED DEVELOPMENT ACROSS I-85)

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Sheet Name:
NEWNAN, GA SF CALC'S

Sheet No:
REFERENCES

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