



Please use blue or black ink to fill out this form.

**PROJECT DATA SHEET
CHECKLIST**

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: \$250+\$10/acre

Receipt # _____
Date Filed ____ / ____ / ____
Case # _____
Office Use Only

Name of Proposed Project: Osmoste Distribution Warehouse Expansion

Name of Owner: South 74, LLC

Name of Developer: South-Tree Enterprises, LLC

Instructions: The applicant shall complete the following checklist of submittal requirements. If the applicant answers "No" to any of the questions, a written explanation must accompany the negative response to the checklist question. The City Planner shall include the applicant's checklist and written explanations, if any, along with the Project Data Sheet submittal to the Planning Commission.

The drawings are not intended to be a highly detailed site plan, but rather to provide enough information to officials to allow an accurate determination of the merits of a proposed project prior to beginning detailed planning work. Much of the information required at the conceptual planning stage can be conveyed in written form, although some generalized drawings will likely be required to comply with the following checklist.

SUBMITTAL REQUIREMENTS:

Do your packet and plans comply with or show the following?		YES	NO
1	Schematic Site Plan: Ten (10) full size 24" x 36" copies and one (1) 11" x 17" reduction. <u>All materials must be folded to fit into a 8.5" x 14" legal size folder labeled with the project name.</u> The plans should be clearly and accurately drawn by a design professional to include:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(a)	Name of the project, address, boundaries, date, north arrow, and scale of the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the schematic site plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Name, addresses, present zoning, land use, and parcel numbers of all abutting or contiguous parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Existing lot lines, easements, and rights-of-way, including area in acres or square feet, abutting land uses, proposed or existing driveways, and structures within 200 ft. of the boundary of the development site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	The general location of all existing and proposed streets adjacent to and within the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	A generalized summary of land use arrangements within the proposed project, showing types of uses and intensities proposed within areas of the development (tabulation of building square footages).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	The location of steep slopes, significant stands of trees; creeks, watercourses, stormwater detention and drainage ways, floodplains, and any environmentally sensitive features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	Zoning district boundaries adjacent to the perimeter of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i)	A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Schematic architectural elevations for all buildings or a set of design guidelines that includes the unifying elements that are to be incorporated within the overall project (including each outparcel);	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Identification of primary physical characteristics of each building including predominant color(s), exterior materials and architectural features, proposed building heights and lighting plans. (Sec 733)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Master signage program, including size, fonts, and colors. (Sec 66-15(14)) <u>No signage</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	One (1) copy of a certified plat of the property on which the project is to be built. <u>No trees</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	One (1) copy of a tree survey, prepared in accordance with the requirements of section 1104 of Peachtree City Code.	<input type="checkbox"/>	<input type="checkbox"/>
4	One (1) copy of a completed Peachtree City Project Data Sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	One (1) copy of the conceptual stormwater management plan prepared in accordance with the requirements of section 1011(f)(2) of Peachtree City Code.	<input type="checkbox"/>	<input type="checkbox"/>
6	One (1) copy of the full legal description of the boundaries of the property or properties to be included in the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	One (1) copy of the Proof of Ownership of property or properties on which the project is to be built.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	If the proposed project calls for construction over a period of years, a schedule showing the proposed time and sequence within which the applications for final approval of all sections of the developments are intended to be filed shall be submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Any additional information deemed necessary by the City Planner.	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are completed and included with your submission. Incomplete submissions will result in delays.

The planning commission meets regularly on the second Monday of each month. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at 770-487-5731



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PROJECT DATA SHEET APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: \$250+\$10\acre

Receipt # _____

Date Filed ____ / ____ / ____

Case # _____

Office Use Only

SITE LOCATION	Name of Project: <u>Osmore Distribution Warehouse Expansion</u> Address: <u>635 Highway 74 South, P'tree City, GA 30269</u> Proposed Use: <input checked="" type="checkbox"/> Conceptual Site Plan <u>Expanding distribution</u> <input type="checkbox"/> Concept Plat _____ Site in which Village: <input type="checkbox"/> Aberdeen <input type="checkbox"/> Braelinn <input type="checkbox"/> Glenloch <input type="checkbox"/> Kedron <input type="checkbox"/> Wilksmoor <input checked="" type="checkbox"/> Industrial	SITE INFORMATION	Parcel #(s) <u>06-12-001-L</u>
	Existing Zoning <u>GI</u> Current Use <u>Distribution</u> Property Size _____ <u>16.578 acres</u> <small>Square Feet Acres</small>		
APPLICANT	Name <u>South-Tree Enterprises, LLC</u> Address <u>1100 Commerce Drive, Suite A</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>770.631.0499</u> Email <u>cogletree@south-tree.com</u>	OWNER	Name <u>South 74, LLC</u> Address <u>1100 Commerce Drive, Suite A</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>770.631.0499</u> Email <u>cogletree@south-tree.com</u>

IMPACTED AREAS	Sq ft Acres	Total acres ± Impacted acres	LAND USE & ZONING	Please record all surrounding property within 200ft of site	
	Disturbed Area <u>14,567</u> _____ <small>Square Feet Acres</small>	_____ %		Land Use	Zoning
	Impervious Area <u>14,567</u> _____ <small>Square Feet Acres</small>	_____ %		North _____	<u>GI</u>
	Open Space & Greenbelts _____ _____ <small>Square Feet Acres</small>	_____ %		East _____	<u>GI</u>
				South _____	<u>N/A</u>
				West _____	<u>N/A</u>

LOCATION OF	Entrance to Site: <u>Enter property from Hwy 74 truck lane to West side of property.</u>
	Tree Save and Landscape Buffers: <u>No trees; N/A</u>
	Other Buffers: <u>N/A</u>
	Greenbelts (to be dedicated to the city): _____
	Multi-Use Path Connections: <u>N/A</u>
	Stormwater Retention: <u>Existing</u>

BUILDING INFORMATION	Building type: <u>Engineered metal</u>	Briefly describe proposed use of property: _____ _____ _____
	Hrs of operation: <u>7 am</u> to <u>6 pm</u>	
	# of stories: <u>One</u> Building height: <u>22'</u>	
	Floor Area (Sq ft) <u>15,000</u> <u>14,567</u> <small>Existing Proposed</small>	
# of dwelling units: _____ Units\acre: _____	Development impact Fees: \$ <u>\$5,870.50</u> <small>(see Appendix B – Section 307)</small>	
# of employees: _____ <u>No additional employees</u> <small>Existing Proposed</small>	Parking: <u>N/A</u> <u>224</u> <u>0</u> <u>0</u> <small># Required # Existing # Proposed # Pervious</small>	

TYPE OF CONSTRUCTION	Structural Material: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Other _____	SETBACKS	Required		Proposed	
	Roof Material: <input type="checkbox"/> Metal <input type="checkbox"/> Tar <input type="checkbox"/> Shingles <input type="checkbox"/> Slate <input checked="" type="checkbox"/> Other <u>TPO</u>		Front (Building)	<u>60</u> ft	_____ ft	
	Interior Finish: <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Other _____		Front (Parking)	_____ ft	_____ ft	
	Exterior Finish: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other _____		Side	<u>20</u> ft	<u>100</u> ft	
			Rear	<u>50</u> ft	<u>150</u> ft	

**Legal Description
Tract 1**

All that tract or parcel of land lying and being in Land Lot 47 of the 6th District of Fayette County, Georgia and being more particularly described as follows:

To arrive at the **POINT OF BEGINNING, COMMENCE** at 5/8" rebar found at the intersection of the Northeasterly right-of-way of CSX Railroad (100' right-of-way) and the Northeasterly right-of-way of Dividend Drive (80' right-of-way); THENCE along the Northeasterly right-of-way of CSX Railroad North 16 degrees 51 minutes 01 seconds West a distance of 219.25 feet to a 1/2" rebar and the **POINT OF BEGINNING**; THENCE continuing along the right-of-way of CSX Railroad North 16 degrees 51 minutes 01 seconds West a distance of 347.53 feet to a point; THENCE leaving the right-of-way of CSX Railroad North 78 degrees 31 minutes 30 seconds East a distance of 767.63 feet to a point of curve; THENCE along a curve to the right having a radius of 100.00 feet, a delta of 63 degrees 36 minutes 53 seconds, an arc length of 111.03 feet, and a chord which bears South 69 degrees 40 minutes 04 seconds East having a chord distance of 105.41 feet to a point of tangency; THENCE South 37 degrees 51 minutes 37 seconds East a distance of 84.35 feet to a point of curve; THENCE along a curve to the left having a radius of 100.00 feet, a delta of 63 degrees 36 minutes 53 seconds, an arc length of 111.03 feet, and a chord which bears South 69 degrees 40 minutes 04 seconds East having a chord distance of 105.41 feet to a point of tangency; THENCE North 78 degrees 31 minutes 30 seconds East a distance of 1.20 feet to a point on the Westerly right-of-way of Georgia State Route No. 74 (236' right-of-way); THENCE along said right-of-way South 11 degrees 26 minutes 01 seconds East a distance of 159.32 feet to a 1/2" rebar; THENCE leaving the right-of-way of Georgia State Route No. 74 South 78 degrees 31 minutes 30 seconds West a distance of 952.81 feet to a 1/2" rebar which is the **POINT OF BEGINNING**, and containing 7.229 acre(s) of land, more or less.

ANNUAL NOTICE OF ASSESSMENT

Fayette County Board of Assessors 140 Stonewall Ave West, Suite 108 Fayetteville, GA 30214 (770)305-5402	Notice Date: 05/02/2014
	This is not a tax bill Do not send payment
	Last Date To File Appeal: 06/16/2014
SOUTH 74 LLC 1100 COMMERCE DRIVE SUITE A PEACHTREE CITY GA 30269	County property records are available online at: maps.fayettedcountyga.gov OFFICIAL TAX MATTER - 2016 ASSESSMENT

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property#field_relatedd_links-4863

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at www.fayettedcountyga.gov/assessors_office

For further information on the proper method of filing an appeal, you may contact the Board of Tax Assessors which is located at 140 Stonewall Ave West, Suite 108 Fayetteville, GA 30214 and which may be contacted by telephone at: (770)305-5402. Your staff contact is Sonya B. Kennedy

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	06-12 -001-L	7.23	05 Peachtree City		NO
Property Description	I1 - Industrial Improvement NBHD - 05				
Property Address	625 -635 HWY 74				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value	
100% Fair Market Value		700,460	572,130		
40% Assessed Value		280,184	228,852		

REASONS FOR NOTICE

Annual Leasehold Adjustment

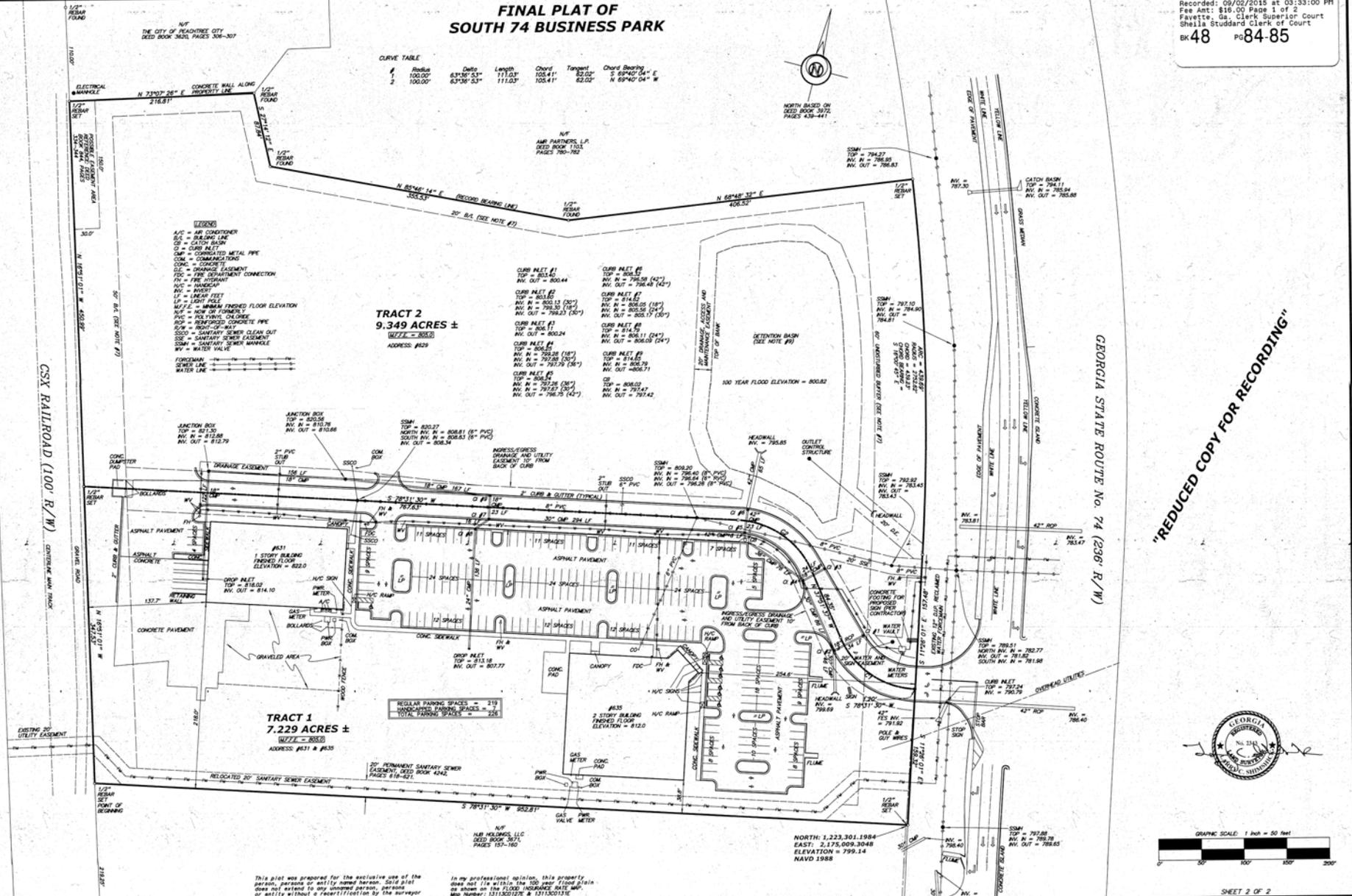
The estimate of your ad valorem taxes shown below is used for the 2016 year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
Fayette Oper			228,852	.005171	1,183.39
BOE Oper			228,852	.020000	4,577.04
BOE Bond			228,852	.001350	308.95
E911 Services			228,852	.000210	48.06
Total County Tax					6,117.44
PTC Oper			228,852	.006756	1,546.12
PTC Bond			228,852	.000314	71.86
Total City Tax					1,617.98
Georgia Oper			228,852	.000050	11.44
Total Estimate					7,746.86

FINAL PLAT OF SOUTH 74 BUSINESS PARK

CURVE TABLE

Curve #	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	100.00'	63°00' 53"	111.03'	105.41'	82.00'	S 69°40' 04" E
2	100.00'	63°00' 53"	111.03'	105.41'	82.00'	S 69°40' 04" W



"REDUCED COPY FOR RECORDING"

GEORGIA STATE ROUTE NO. 74 (296' R/W)

CSX RAILROAD (100' R/W)



SHEET 2 OF 2

LAND LOT: 47	DATE OF SURVEY: 06/11/14
8th DISTRICT	THRU 06/19/14, 07/15/15, 06/10/15, 07/14/15
CITY OF PEACHTREE CITY	DATE OF DRAWING: 06/20/14
FAYETTE COUNTY, GA.	REVISED: 06/24/14, 06/30/14, 12/03/14, 03/29/15, 06/11/15, 07/18/15, 08/08/15
SCALE: 1" = 50'	JOB NO. 1406002

W.D. Gray and Associates, Inc.
 LSP000701

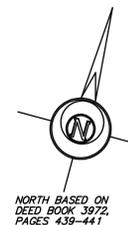
land surveyors - planners
 160 GREENCASTLE ROAD SUITE B TYRONE, GEORGIA 30290
 PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:
SOUTH 74, LLC

This plat was prepared for the exclusive use of the person, persons or entity named herein. Said plat does not extend to any unshown persons, persons or entity without a facsimile certification by the surveyor naming said person, persons or entity.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the attached FIRM map. Map Number: 1311300102E & 1311300131E Date: SEPTEMBER 26, 2008

AS-BUILT FOR THE CITY OF PEACHTREE CITY
(PER PEACHTREE CITY ENGINEERING DEPARTMENT
AS-BUILT DRAWING POLICY)



The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 86,405 ft. and an angular error of 1 second per angle point, and is UNADJUSTED. A TOPCON GGT-300SW was used to obtain linear and angular measurements. It is my professional opinion, that this plot is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 108,932 feet.

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

- NOTES:
1. THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 4218, PAGES 405-406, FAYETTE COUNTY, GEORGIA RECORDS.
 2. CURRENT OWNER: SOUTH 74, LLC.
 3. THIS SURVEY WAS AUTHORIZED BY CHUCK OGLETTREE, FAYETTE COUNTY, GEORGIA RECORDS.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 5. RECORD BEARING APPLIED TO NORTH PROPERTY LINE.
 6. THIS PROPERTY IS SUBJECT TO A BLANKET GEORGIA POWER COMPANY EASEMENT AS STATED IN DEED BOOK 3390, PAGES 313-315.
 7. BUILDING LINES AND BUFFERS SHOWN WERE TAKEN FROM CONSTRUCTION PLANS BY DAVID HOVEY, DATED 10/14/14. BUILDING LINES AND BUFFERS SHOULD BE VERIFIED BY THE CITY OF PEACHTREE CITY BUILDING DEPARTMENT.
 8. THIS PROPERTY IS SUBJECT TO AN AT&T EASEMENT RECORDED IN DEED BOOK 4272, PAGES 379-381. THE EXHIBIT CONTAINED IN THIS DEED IS ILLEGIBLE AND NOT PLOTTABLE.
 9. AT THE REQUEST OF SOUTH 74, LLC NO DETAILED SURVEY WAS DONE ON THIS DETENTION POND BY THIS OFFICE. A PREVIOUS AS-BUILT DONE BY OTHERS WAS SUBMITTED FOR VOLUME CERTIFICATION.
 10. FORCEMAIN (FM) AND WATER LINE (WL) ROUTES SHOWN WERE TAKEN FROM CONSTRUCTION PLANS BY DAVID HOVEY. ABOVE GROUND WATER VALVES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, WATER VALVES AND WATER METERS WERE FIELD LOCATED BY THIS OFFICE.
 11. M.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, ONLY ABOVE GROUND, VISIBLE UTILITIES AND STRUCTURES WERE LOCATED BY THIS OFFICE.
 12. HORIZONTAL DATUM - GEORGIA STATE PLANE WEST ZONE (NAD 83) VERTICAL DATUM - NAVD 88

NOTE: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

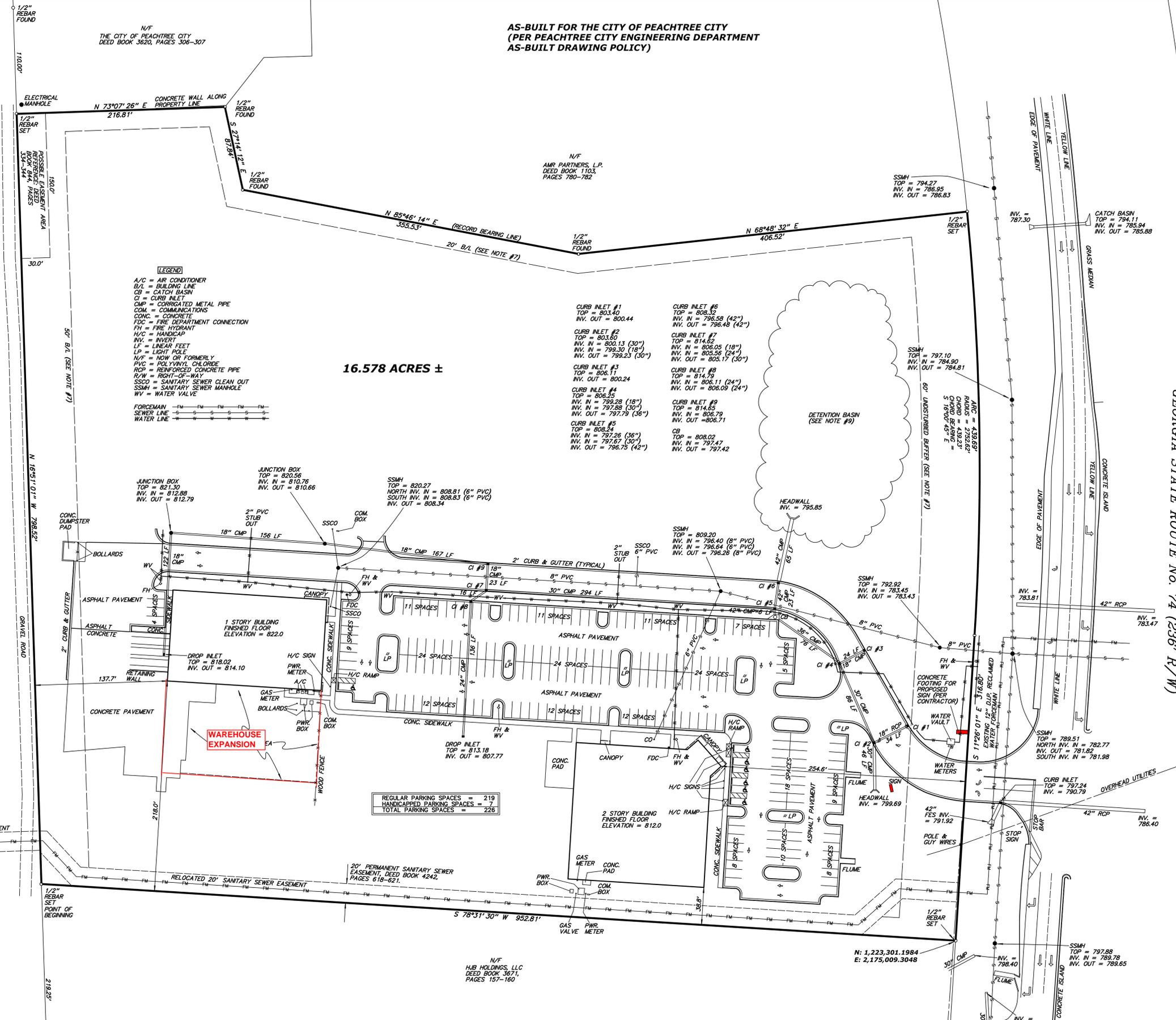
In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 1311300127E & 1311300131E Dated: SEPTEMBER 26, 2008

This plot was prepared for the exclusive use of the person, persons or entity named hereon. Said plot does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

GRAPHIC SCALE: 1 inch = 50 feet



LAND LOT: 47	DATE OF SURVEY: 06/11/14 THRU 06/19/14
6th DISTRICT CITY OF PEACHTREE CITY FAYETTE COUNTY, GA.	DATE OF DRAWING: 06/20/14
SCALE: 1" = 50'	REVISED: 06/24/14, 06/30/14, 12/03/14, 05/29/15, 06/11/15
	JOB NO. 1406002



16.578 ACRES ±

REGULAR PARKING SPACES = 219
HANDICAPPED PARKING SPACES = 7
TOTAL PARKING SPACES = 226

CSX RAILROAD (100' R/W)
CENTRAL MAIN TRACK

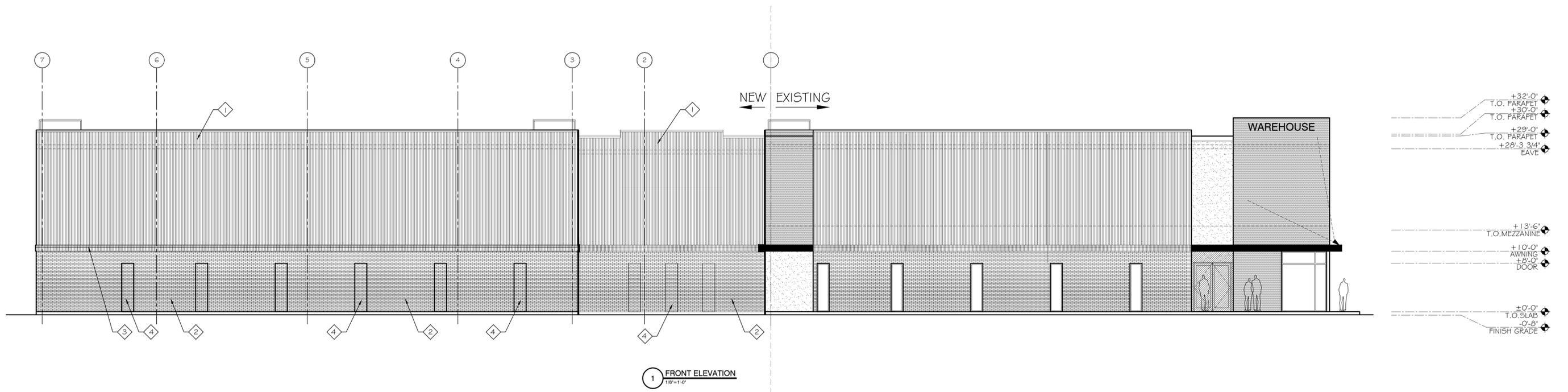
GEORGIA STATE ROUTE No. 74 (336' R/W)

W.D. Gray and Associates, Inc.
LSF000701

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:
SOUTH 74, LLC

POINT OF COMMENCEMENT: 5/8" REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY R/W OF CSX RAILROAD AND THE NORTHEASTERLY R/W OF DIVIDEND DRIVE (80' R/W)



1 FRONT ELEVATION
1/8"=1'-0"

- MATERIALS LEGEND
- 1. CORRUGATED METAL WALL PANELS TO MATCH EXISTING
 - 2. BRICK VENEER TO MATCH EXISTING
 - 3. BRICK ROWLOCK ABOVE BRICK VENEER TO MATCH EXISTING
 - 4. BRICK INSET (BRICK TO MATCH EXISTING)