

AGENDA

Planning Commission Meeting
July 7, 2022
6:00 p.m.

Meeting Location:
Grantville City Hall – Council Chambers
123 LaGrange Street
Grantville, GA 30220

Audio Conference Number: 425-436-6364 Access Code: 336977#

CALL TO ORDER

ATTENDANCE

REVIEW & APPROVAL OF MINUTES

June 16, 2022 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Rezoning Application for Parcels G06-0002-008 – Holtzclaw Road at US Hwy 29, (0.73 Acres)

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville – General Commercial (GC)
- Conceptual Site Plan exhibit prepared by Contineo Group

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: March 16, 2022
Time: 6:00 p.m.
Location: Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220
and by Audio Conference Number: 425-436-6364 Access Code: 336977#

Mr. Ward, Vice Chairmen presided over the meeting because the Chairman attended by conference call.

Mr. Ward called the Planning Commission meeting to order at 6:00 p.m.

Attendance

Joe Ward, Vice Chairman
Tyree Raptis, Chairman (by conference call)
Brenda Maddox (by conference call)
Brennan Jones, Zoning Administrator

Public Attendance

Robi Higgins, City Clerk
Dewayne Cook
Richard Proctor
Kyle Willis

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from March 7, 2022

Planning Commission meeting minutes for the meeting held on March 7, 2022, were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mrs. Maddox to adopt the March 7, 2022, Planning Commission Meeting Minutes. The motion was seconded by Mr. Raptis. After discussion, Mr. Ward called for a vote and the motion passed unanimously.

Report of Committees

None

Unfinished Business

None

Hearing of Cases

None

New Business

Final Plat for Minor Subdivision for parcel 054 2239 002 (10.59 Acres)

Mr. Jones presented the application for a minor subdivision of the parcel 054 2239 002. Mr. Raptis made a motion to recommend approval of the Final Plat for parcel 054 2239 002. The motion was seconded by Mrs. Maddox. After discussion, Mr. Ward called for a vote and the motion passed unanimously.

Adjournment

Mr. Raptis made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Ward adjourned the Planning Commission Meeting at 6:07 p.m.

AGENDA

Planning Commission Meeting
June 16, 2022
6:00 p.m.

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123 LaGrange Street
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CALL TO ORDER

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REVIEW & APPROVAL OF MINUTES

March 7, 2022 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

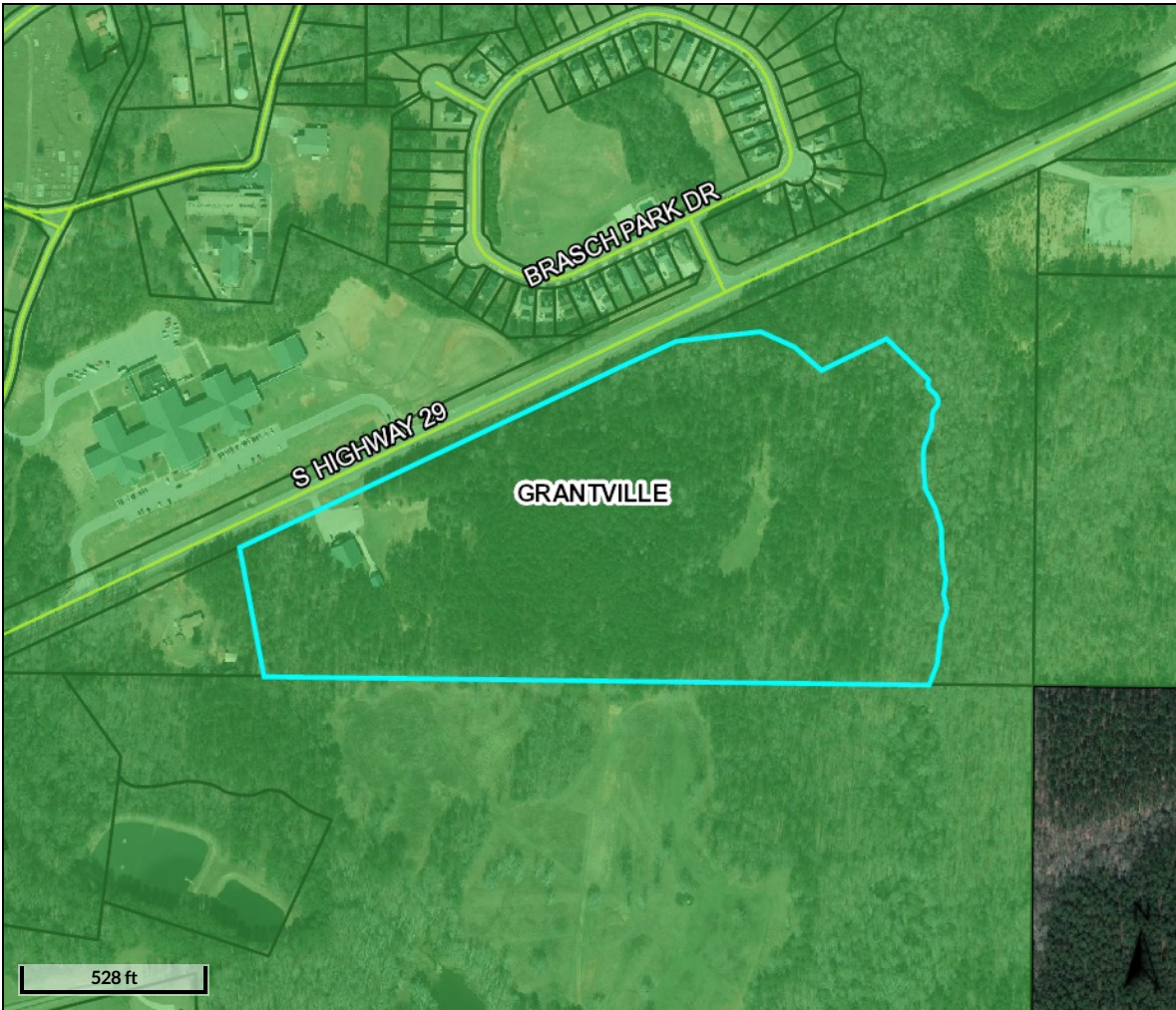
HEARING OF CASES

NEW BUSINESS

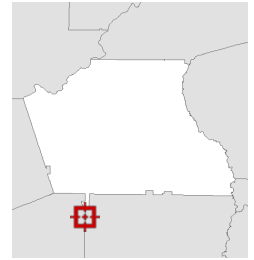
Final Plat for Minor Subdivision for Parcel G06 0001 005A (33.27 Acres)

An application for a minor subdivision of the Parcel G06 0001 005A was submitted by the property owner. The property will be subdivided into two tracts Tract 1 (6.16 Acres) and Tract 2 (27.11 Acres). A mushroom farm is being proposed on the Tract 2 portion of the property.








ADJOURNMENT



Overview



Legend

-  Parcels
-  Roads
- Municipalities**
-  CHATTAHOOCHE HILLS
-  GRANTVILLE
-  HARALSON
-  MORELAND
-  NEWNAN
-  PALMETTO
-  SENOIA
-  SHARPSBURG
-  TURIN

Parcel ID G06 0001 005A
 Class Code Residential
 Taxing District GRANTVILLE 04
 Acres 33.21

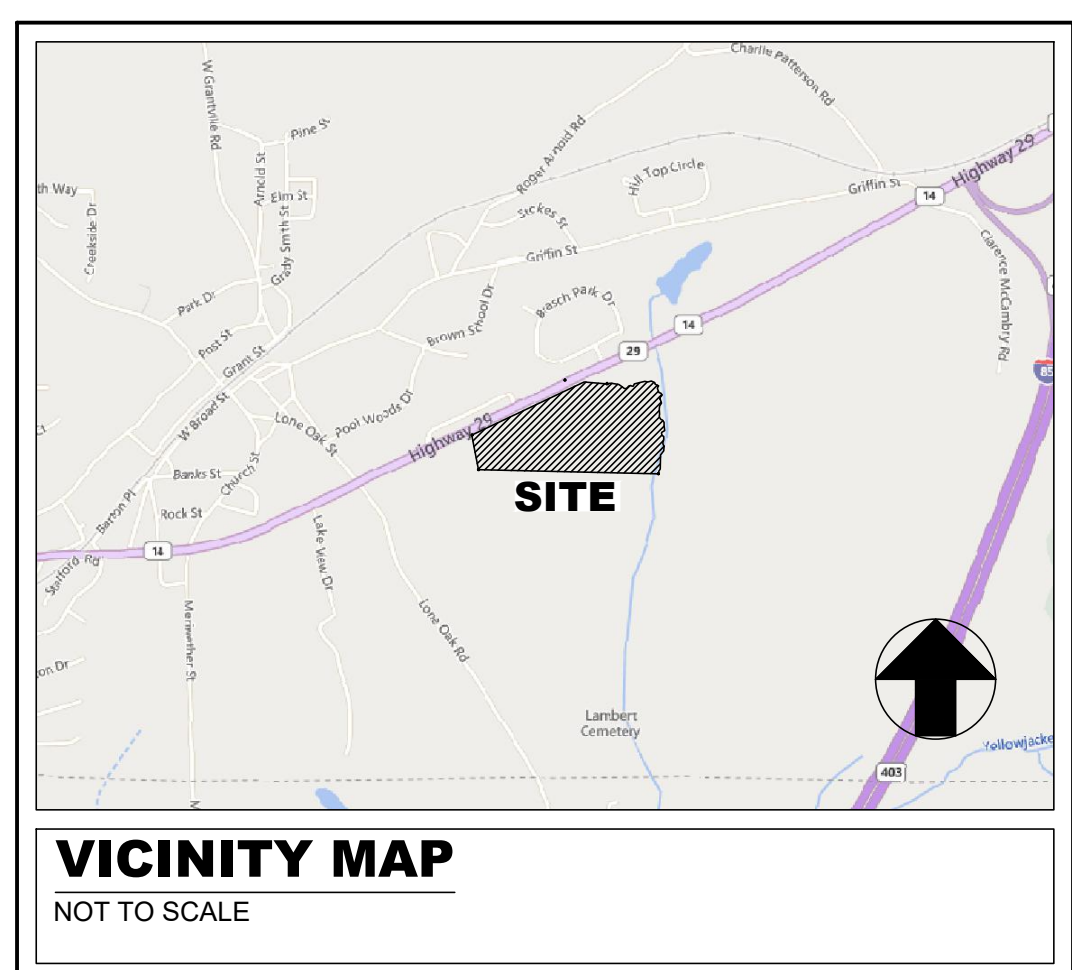
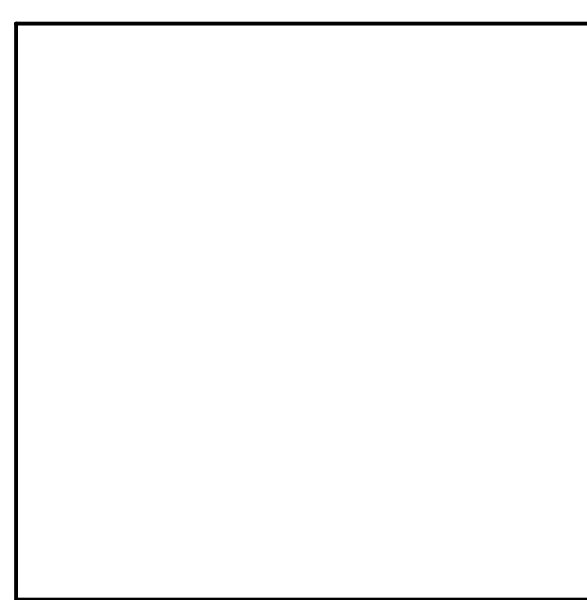
Owner COOK WILLIAM D
 5710 HIGHWAY 29
 GRANTVILLE, GA 30220
 Physical Address 5710 S HIGHWAY 29
 Assessed Value Value \$249360

Last 2 Sales			
Date	Price	Reason	Qual
3/2/2011	\$165000	12	U
7/6/2010	\$466202	16	U

(Note: Not to be used on legal documents)

Date created: 6/6/2022
 Last Data Uploaded: 6/6/2022 12:40:21 AM

Developed by 



VICINITY MAP

NOT TO SCALE

PROPERTY ADDRESS

5710 S. HIGHWAY 29
GRANTVILLE, GA

NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING THE NATIONAL GEODETIC SURVEY (NGS) GEOID 2012A.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE 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 STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13077C0352D, EFFECTIVE DATE 2/6/2013.

DEED/PLAT REFERENCES

- RECORD TITLE DB 3653 PG 318; PB 33 PG 197
- DB 3583 PG 553; PB 33 PG 197
- DB 13765 PG 23; PB 69, PG 1
- DB 552 PG 120
- DB 522 PG 117

ZONING

RD (RURAL DEVELOPMENT)
SETBACKS: FRONT: 40' SIDE: 20' REAR: 40'
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100'

SURVEYOR 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 HEREON. 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.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 87,839 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,545,534 FEET. EQUIPMENT UTILIZED: LEICA TS12 P 3".
Larry J. Seabolt 6/3/22
LARRY J. SEABOLT, P.L.S. GA 2135 DATE
INTEGRATED SCIENCE & ENGINEERING LSF000136

OWNER CERTIFICATION

WE, THE OWNER(S) OF SAID PROPERTY SURVEYED, DO HEREBY JOIN IN THE FOREGOING STATEMENT AND DO HEREBY CERTIFY THAT IT WAS AND IS OUR INTENTION TO DIVIDE SAID LAND INTO LOTS AS SHOWN BY SAID PLAT AND DO WARRANT THAT TITLE WAS VESTED IN US AS OF THE DATE OF THE CERTIFICATION.

OWNER _____ DATE _____
OWNER _____ DATE _____

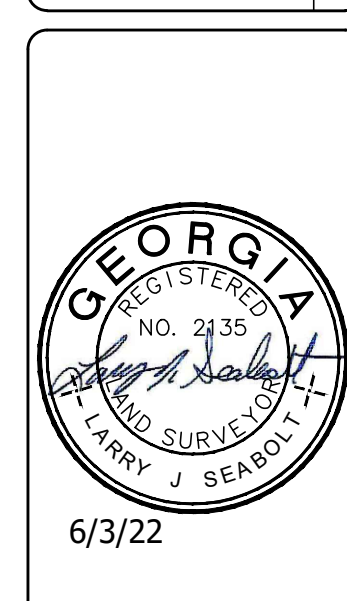
Date	Description
6/3/22	2. ISSUED FOR PLATTING
5/26/22	1. ISSUED FOR REVIEW

Drawn by:	Check by:
DKW	LS

Subdivision Plat for QIHE Mushroom Atlanta Tax Parcel G06 0001 005A

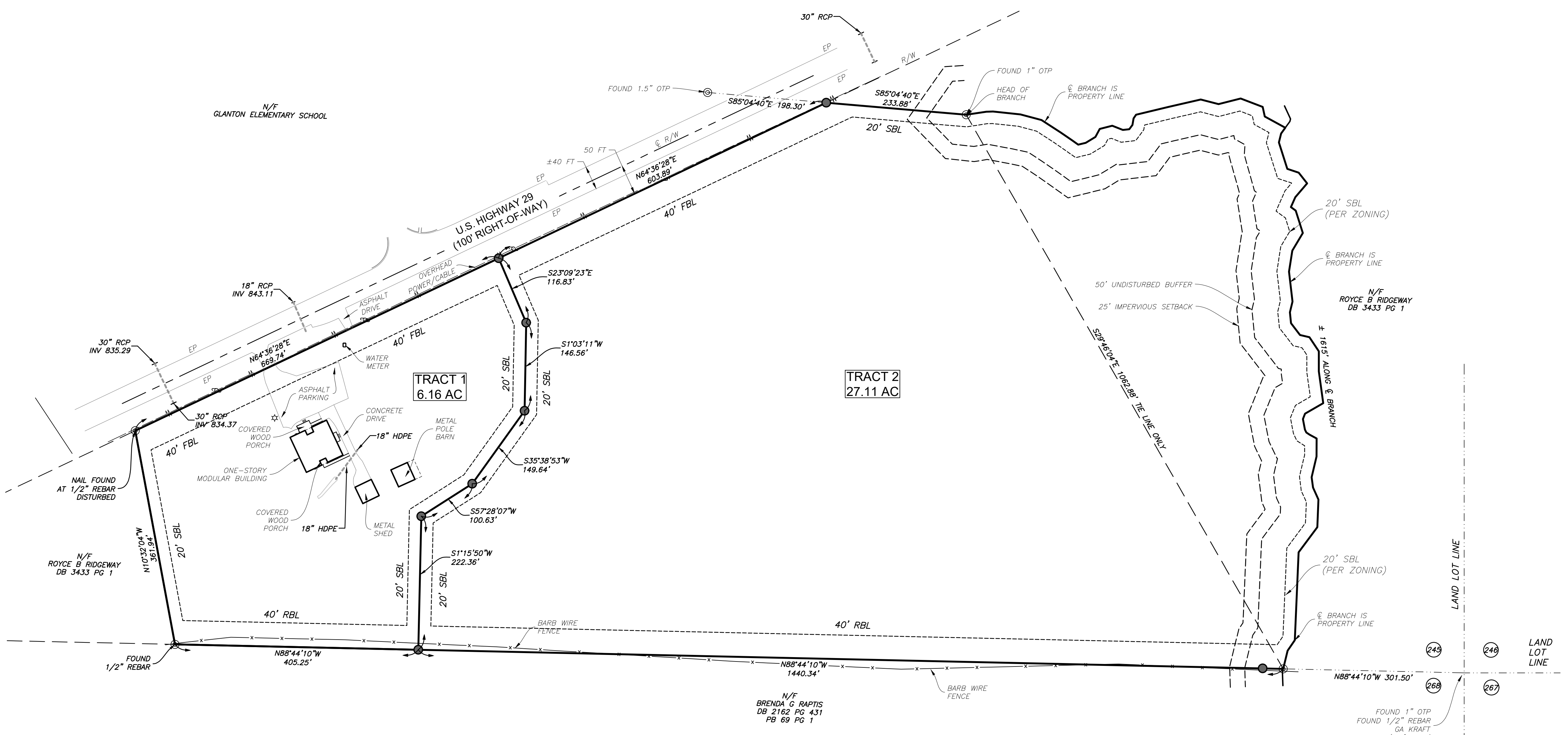
5710 S HIGHWAY 29
GRANTVILLE, GA
LAND LOT 245, 2ND DISTRICT, CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA

6/3/22



6/3/22

SHEET NO. 1 of 1



SITE AREAS

PARCEL 1
268,511.79 SQ FT
6.16 ACRES
PARCEL 2
1,180,860.39 SQ FT
27.11 ACRES
TOTAL AREA
1,449,372.18 SQ FT
33.27 ACRES

LEGEND

- PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- STORM LINE
- SANITARY SEWER LINE
- POWER LINE
- IRON PIN FOUND AS NOTED
- PROPERTY CORNER (HALF INCH REBAR & CAP SET)
- RBR HALF INCH REBAR
- IPS IRON PIN SET
- OTP OPEN TOP PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- RBC HALF INCH REBAR WITH CAP
- FBL FRONT BUILDING LINE
- SBL SIDE BUILDING LINE
- RBL REAR BUILDING LINE
- C CENTER LINE
- W WATER VALVE
- S SANITARY SEWER MANHOLE
- U UTILITY POLE
- L LIGHT STANDARD
- EP EDGE OF PAVEMENT
- RW RIGHT-OF-WAY
- T TITLE EXCEPTION ITEM

CITY OF GRANTVILLE

FINAL PLAT APPROVED BY CITY ENGINEER OR PERSON DESIGNATED BY THE MAYOR, CITY COUNCIL OR CITY MANAGER OF THE CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA.

DATE: _____ SIGNED: _____

APPROVED BY THE GRANTVILLE PLANNING COMMISSION.

DATE: _____ SIGNED: _____
PLANNING COMMISSION CHAIRMAN

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE
TAX PARCEL G06 0001 005A
INTO TWO TRACTS



- Legend**
- Parcels
 - Roads
 - Municipalities**
 - CHATTAHOOCHE HILLS
 - GRANTVILLE
 - HARALSON
 - MORELAND
 - NEWNAN
 - PALMETTO
 - SENOIA
 - SHARPSBURG
 - TURIN

Parcel ID G06 0002 008
 Class Code Residential
 Taxing District GRANTVILLE 04
 Acres 0.73

Owner SELLS JAMES O
 213 COLLIERSTOWN WAY
 PEACHTREE CITY, GA 30269
 Physical Address n/a
 Assessed Value Value \$4007

Last 2 Sales			
Date	Price	Reason	Qual
8/7/2017	\$7500	LM	Q
9/30/1984	0	09	U

(Note: Not to be used on legal documents)

Date created: 7/6/2022
 Last Data Uploaded: 7/6/2022 1:38:55 AM

Developed by Schneider
 GEOSPATIAL

RECEIVED
RA 6/6/22

CITY OF GRANTVILLE
REZONING APPLICATION

The undersigned hereby respectfully requests that the zoning district for referenced property and the City of Grantville Zoning Map be amended as described below:

1. Name of Property Owner / Applicant: Hendon Properties / c.o. Mark Tiller
2. Applicant Address: 3445 Peachtree Road NE, Suite 465, Atlanta GA 30326

3. Telephone No. (Day) 404.262.7400 Telephone No. (Evening) 404.271.0243
4. Email address of Applicant: mtiller@hendonproperties.com
5. Address of Property: US Highway 29, Grantville GA 30220, no address currently designated

6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04 (District 04), Tax Map Number G06
Parcel Number G06 0002 007, Area of subject property: 0.73 (Acres)
7. Current zoning district of the property: (Check One)
 Rural Development (RD)
 Single Family Residential (R20)
 Multi-family Residential (R-6)
 Neighborhood Unit Plan (NUP)
 Parks & Recreation (PR)
 Commercial Residential (CR)
 Office & Institutional (OI)
 General Commercial (GC)
 Light Industrial (LM)
 General Industrial (GI)
8. What new zoning district do you propose for this property? General Commercial (GC)
(Under item 13 explain your reason(s) for your rezoning request.)
9. Do you own all of the subject property proposed for this zoning change?
 Yes No (If no, then each property owner must sign an individual application.)
10. Is the property subject to the Historic Preservation Overlay District?
 Yes No
11. List the present use of property and any structures existing on the property.

Property is currently undeveloped and unused.

12. Intent of Rezoning: (Detailed Description of Proposed Development)
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

Property will be consolidated with adjacent tract, which is already zoned GC
in order to develop a retail shopping building, with associated parking.
a buffer reduction will also be required to reduce the residential buffer
from 100' to 25' in order to accommodate the detention pond.

13. Fee for Rezoning Application based on property acreage to be paid in advance.

Rezoning Application Fee Determination:

Property Size (Acres)	<u>1.27</u>	
Rezoning Fee / Ac	\$200 / Ac	
Total Rezoning Fee	<u>\$254.00</u>	(Maximum Fee \$10,000)

14. Does the proposed property use require Development of Regional Impact (DRI) Approval?

() Yes (X) No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

Development of Regional Impact (DRI) Fee Determination:

Base Charge	\$3,000.00	
Property Size (Acres)	<u>N/A</u>	
DRI Application Fee / Ac	\$20.00 / Ac	
Total DRI Fee	<u>N/A</u>	(Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: _____

Signature

Date 5-9-22

J. Charles Hendon Jr

Printed Name

Attach completed Rezoning Application Disclosure Form.

NOTE: The City will be responsible for posting the notice on the affected property in accordance with the CITY OF GRANTVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS.

All rezoning and or DRI fees must be paid in advance and are not refundable regardless of the final disposition of the application.

The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled voting meeting. After the application has been voted on and a recommended to Council, the property will be posted for public notice and to solicit comments from the public. Following public notice, the application must undergo two readings of Council.

Current Rezoning Fees and DRI fees are maintained by the City of Grantville. Information can be obtained by telephone at (770) 583-2289.

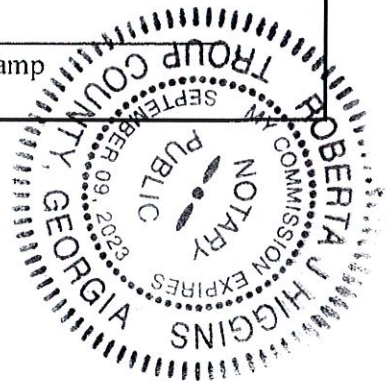
FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: 2022-RZ Posting Notice Issue Date: _____

Fees Paid by Applicant: _____

Receipt Number: _____

Date Completed Application and Fees were received: _____
Official Date Stamp




REZONING APPLICATION DISCLOSURE FORM

Conflict of Interest in Zoning Actions Act Disclosure of Financial Interests

Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any City Council Member. This is inclusive of immediate family members and you / they holding office positions in a business, firm or corporation.

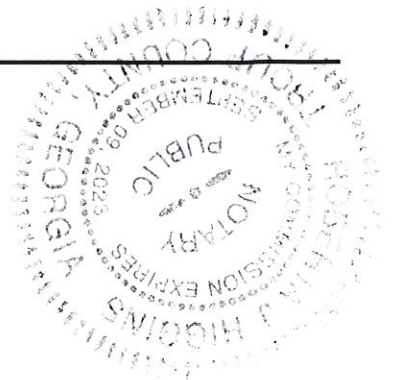
Contributions have been made to the following officials:

I have not made any contributions to City Officials.

By:  Date 5-9-22
Signature
J. Charles Hendon Jr
Printed Name

* Attach additional sheets if necessary to disclose or describe all contributions.

OFFICE USE ONLY
Date Received: 6/6/2022
File Number: 2022-RZ



CITY OF GRANTVILLE
REZONING APPLICATION



The undersigned hereby respectfully requests that the zoning district for referenced property and the City of Grantville Zoning Map be amended as described below:

1. Name of Property Owner / Applicant: James O. Sells
2. Applicant Address: 213 Collierstown Way, Peachtree City, GA 30269
3. Telephone No. (Day) 404.262.7400 Telephone No. (Evening) 404.271.0243
4. Email address of Applicant: mtiller@hendonproperties.com
5. Address of Property: US Highway 29, Grantville GA 30220, no address currently designated
6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04 (District 04), Tax Map Number G06
Parcel Number G06 0002 007, Area of subject property: 0.73 (Acres)
7. Current zoning district of the property: (Check One)
 - Rural Development (RD)
 - Single Family Residential (R20)
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 - Neighborhood Unit Plan (NUP)
 - Parks & Recreation (PR)
 - Commercial Residential (CR)
 - Office & Institutional (OI)
 - General Commercial (GC)
 - Light Industrial (LM)
 - General Industrial (GI)
8. What new zoning district do you propose for this property? General Commercial (GC)
(Under item 13 explain your reason(s) for your rezoning request.)
9. Do you own all of the subject property proposed for this zoning change?
 Yes No *(If no, then each property owner must sign an individual application.)*
10. Is the property subject to the Historic Preservation Overlay District?
 Yes No
11. List the present use of property and any structures existing on the property.

Property is currently undeveloped and unused.

12. Intent of Rezoning: (Detailed Description of Proposed Development)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

Property will be consolidated with adjacent tract, which is already zoned GC
in order to develop a retail shopping building, with associated parking.
a buffer reduction will also be required to reduce the residential buffer
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13. Fee for Rezoning Application based on property acreage to be paid in advance.

Rezoning Application Fee Determination:

Property Size (Acres)	<u>1.27</u>	
Rezoning Fee / Ac	\$200 / Ac	
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() Yes (X) No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

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Base Charge	\$3,000.00	
Property Size (Acres)	<u>N/A</u>	
DRI Application Fee / Ac	\$20.00 / Ac	
Total DRI Fee	<u>N/A</u>	(Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: James O. Sells
Signature

Date 6-6-2022

James O. Sells
Printed Name

Attach completed Rezoning Application Disclosure Form.

NOTE: The City will be responsible for posting the notice on the affected property in accordance with the CITY OF GRANTVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS.

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FOR PLANNING & ZONING DEPARTMENT USE ONLY

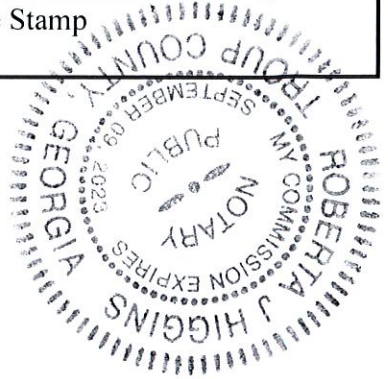
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Date Completed Application and Fees were received: _____

Official Date Stamp



REZONING APPLICATION DISCLOSURE FORM

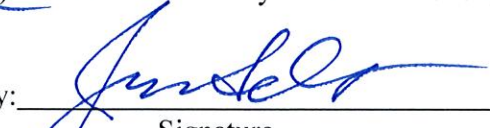
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Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any City Council Member. This is inclusive of immediate family members and you / they holding office positions in a business, firm or corporation.

Contributions have been made to the following officials:

NONE

I have not made any contributions to City Officials.

By: 
Signature
James O. Selks
Printed Name

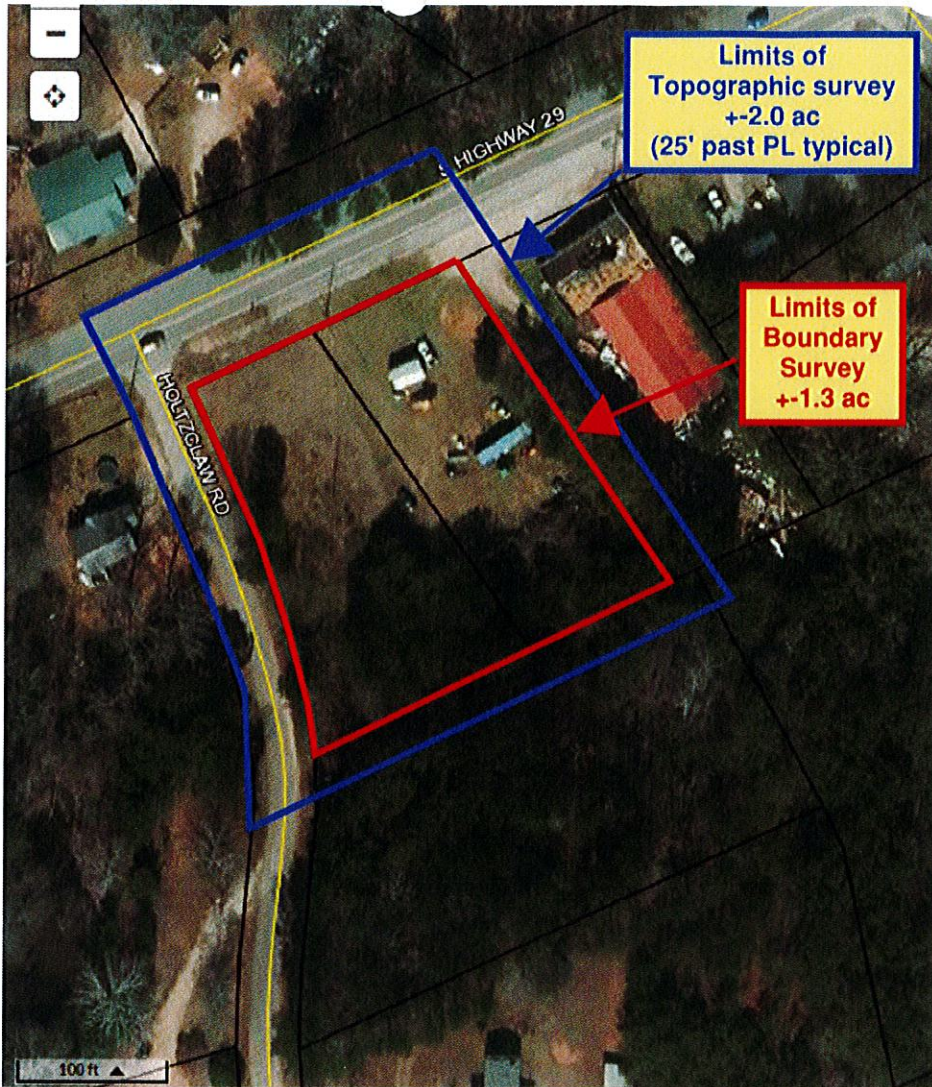
Date 6-6-2022

* Attach additional sheets if necessary to disclose or describe all contributions.

OFFICE USE ONLY

Date Received: 6/6/2022

File Number: _____



The proposal will be made out to:
Mark Tiller Jr.
Hendon Properties
3445 Peachtree Road NE
Suite 465
Atlanta, GA 30326
404-262-7400
mtiller@hendonproperties.com

We will need:
Alta Survey
Topo (1' contours)
Underground utilities
All above ground utilities (including guide-wires from power poles)

Thank you and please let me know if you have any questions or need any additional information.

Respectfully,

Erick Garcia Salas

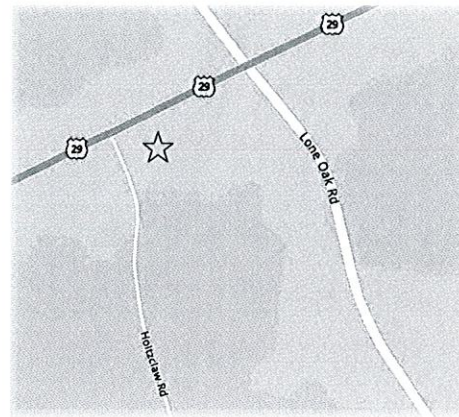
Owner

ErickG@TCG.Engineer



RESERVED FOR CLERK OF SUPERIOR COURT

VICINITY MAP



LEGEND

- ⊙ IRON PIN FOUND
- IRON PIN SET
- ⦿ PROPERTY CORNER
- ⊖ POWER POLE
- ⦿ FIRE HYDRANT
- ⊖ TELEPHONE PEDESTAL
- ⊖ WATER METER
- ⊖ DROP INLET
- ⊖ MANHOLE
- * LIGHT POLE
- ⊗ RW MONUMENT
- BC BACK OF CURB
- X BOLLARD
- ▭ EASEMENT
- - - OVERHEAD POWER LINE
- - - SANITARY SEWER

RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO IN COMMITMENT NUMBER 21000090601, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 10, 2021.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 269 OF THE 2ND DISTRICT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 30 AND 31

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF GRANTVILLE IN LAND LOT 269 OF THE 2ND LAND DISTRICT OF COWETA COUNTY, GEORGIA, BEING DESCRIBED ACCORDING TO PLAT OF SURVEY ENTITLED SURVEY FOR LESLIE TYPON BY BUSBEE SURVEYING CO., INC. DATED MARCH 18 2005 AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29, WHICH POINT IS LOCATED A DISTANCE OF 48.57 FEET SOUTH 36 DEGREES 40 MINUTES 20 SECONDS EAST OF A POINT IN THE CENTERLINE OF U.S. HIGH NO. 29, WHICH CENTERLINE POINT IS LOCATED A DISTANCE OF 322.23 FEET SOUTH 62 DEGREES 48 MINUTES 22 SECONDS WEST OF THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF LONE OAK ROAD, ALSO SOMETIMES KNOWN AS LUTHERSVILLE ROAD;

FROM SAID POINT OF BEGINNING, RUNNING SOUTH 36 DEGREES 40 MINUTES 20 SECONDS EAST A DISTANCE OF 257.21 FEET TO A POINT MARKED BY AN IRON PIN FOUND; THENCE RUNNING SOUTH 63 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT MARKED BY AN IRON PIN SET; THENCE RUNNING NORTH 36 DEGREES 48 MINUTES 12 SECONDS WEST A DISTANCE OF 253.59 FEET TO A POINT MARKED BY AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE NORTH 61 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY DEEDS RECORDED AT DEED BOOK 89 PAGE 206, DEED BOOK 1485 PAGES 390 AND 392, AND DEED BOOK 2527 PAGES 294 AND 297 COWETA COUNTY RECORDS.

TRACT 6

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA, IN LAND LOT 269 OF THE SECOND LAND DISTRICT CONTAINING .748 ACRES AND BEING IDENTIFIED AS TRACT 6 OF PLAT OF PROPERTY OF J.W. HOLTZCLAW ACCORDING TO MAP AND SURVEY BY JOHN R. CHRISTOPHER DATED 7/31/72, REVISED 8/23/72 AND FURTHER REVISED 9/13/72. A COPY OF WHICH SAID PLAT IS RECORDED IN PLAT BOOK 16, PAGE 247, COWETA COUNTY, GEORGIA RECORDS, AND REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF METES, BOUNDINGS, COURSES AND DISTANCES.

AS SURVEY LEGAL DESCRIPTION

THE LAND REFERRED TO IN COMMITMENT NUMBER 21000090601, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 10, 2021 IS THE SAME PROPERTY THAT WAS SURVEYED, AND PLOTTED HEREON, AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF GRANTVILLE IN LAND LOT 269 OF THE 2ND LAND DISTRICT OF COWETA COUNTY, GEORGIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29 (100 FOOT RIGHT-OF-WAY), WHICH POINT IS LOCATED A DISTANCE OF 318.00 FEET SOUTH 53 DEGREES 59 MINUTES 28 SECONDS WEST OF A POINT IN THE CENTERLINE OF U.S. HIGH NO. 29 WITH THE CENTERLINE OF LONE OAK ROAD, ALSO SOMETIMES KNOWN AS LUTHERSVILLE ROAD;

FROM SAID TRUE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY SOUTH 36 DEGREES 53 MINUTES 01 SECONDS EAST A DISTANCE OF 286.49 FEET TO A POINT; THENCE RUNNING SOUTH 62 DEGREES 54 MINUTES 17 SECONDS WEST A DISTANCE OF 99.86 FEET TO A POINT; THENCE RUNNING SOUTH 63 DEGREES 09 MINUTES 24 SECONDS WEST A DISTANCE OF 187.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOLTZCLAW ROAD (40 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 157.24 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 14 MINUTES 14 SECONDS WEST A DISTANCE OF 158.83 FEET AND A RADIUS OF 630.45 FEET) TO A POINT; THENCE RUNNING ALONG SAID RIGHT-OF-WAY NORTH 26 DEGREES 07 MINUTES 41 SECONDS WEST A DISTANCE OF 93.82 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE NORTH 62 DEGREES 43 MINUTES 43 SECONDS EAST A DISTANCE OF 96.78 FEET TO A POINT; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE NORTH 60 DEGREES 56 MINUTES 21 SECONDS EAST A DISTANCE OF 99.04 FEET TO A POINT, AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.29 ACRES.

NOTES CORRESPONDING TO TABLE A

- 6(a) and 6(b). NO ZONING INFORMATION WAS PROVIDED BY CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE. ZONING INFORMATION AND BUILDING SETBACK LINES WERE OBTAINED FROM THE CITY OF GRANTVILLE, AND ARE SHOWN HEREON GRAPHICALLY.
- 9. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.
- 11. UNDERGROUND UTILITY PLANS WERE NOT PROVIDED BY CLIENT. ONLY THOSE UTILITIES THAT ARE VISIBLE ABOVE GROUND OR LOCATED WITH SURFACE MARKINGS ARE PLOTTED HEREON.
- 16. NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- 17. NO PROPOSED CHANGES OF RIGHT-OF-WAY WERE PROVIDED, AND NO EVIDENCE OF STREET CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- 18. ALL EASEMENTS DISCLOSED OR OBTAINED THAT AFFECT SAID PROPERTY AND WERE ABLE TO BE PLOTTED ARE PLOTTED HEREON. NO OFFSITE EASEMENTS WERE DISCLOSED OR OBTAINED.

NOTES CORRESPONDING TO SCHEDULE B

- THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART 8, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 21000090601, EFFECTIVE DATE JULY 10, 2021.
- (A) DEED BOOK 50, PAGE 458 (LOTS 30 AND 31), DOES AFFECT PROPERTY AND IS PLOTTED HEREON.
 - (B) PLAT BOOK 16, PAGE 247 (TRACT 6), DOES AFFECT PROPERTY AND IS PLOTTED HEREON.

SURVEYOR NOTES

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF GEORGIA HEREBY CERTIFIES TO STEWART TITLE GUARANTY COMPANY OF THE DATE BELOW, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON 07.26.2021 IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, WITH ACCURACY AND PRECISION REQUIREMENT MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENT OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, EXCEPT AS SHOWN ON THIS SURVEY THAT:

- (i) THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS;
- (ii) THE LAND DESCRIBED HEREIN TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON (THE "PROPERTY") DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS/EGRESS UNLESS SHOWN;
- (iii) THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY;
- (iv) THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS;
- (v) ALL UTILITY SERVICES TO THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED;
- (vi) THE PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY;
- (vii) THE PROPERTY AN ONLY THE PROPERTY CONSTITUTES ONE OR MORE SEPARATE AND COMPLETE TAX LOTS; AND
- (viii) THERE ARE NO ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES UNLESS SHOWN, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND UNLESS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING OF ANY PART OF THE LAND UNLESS SHOWN.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE 21000090601, DATED JULY 10, 2021, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH RESPECT TO THE PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT PURSUANT TO THE ACCURACY STANDARD AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,868 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,873 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGED 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. FROM ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS ONLY AS SHOWN HEREON, ELECTRIC, GAS, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN A DEDICATED STREET OR EASEMENT.

FLOOD NOTES

THIS PROPERTY WAS FOUND NOT TO BE LOCATED WITHIN FLOOD ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1307703032D WHICH BEARS AN EFFECTIVE DATE OF 02/06/2013. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR AN APPLICATION FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



ALTA/NSPS LAND TITLE SURVEY
HENDON PROPERTIES, LLC

STEWART TITLE GUARANTY COMPANY

JAMES O. SELLS

COMMITMENT NUMBER: 21000090601

US HIGHWAY 29
PARCEL G06 0002 007 & G060002 008
GRANTVILLE, GEORGIA 30220
LAND LOT 269
2ND DISTRICT
COWETA COUNTY GEORGIA
CITY OF GRANTVILLE

SURVEYOR CERTIFICATION

TO: HENDON PROPERTIES, LLC, STEWART TITLE GUARANTY COMPANY, AND JAMES O. SELLS.

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 INCLUDE ITEMS 1, 2, 3, 4, 8, 13, 14, 18, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07.26.2021.

William G. Harbuck
SURVEYOR'S SIGNATURE

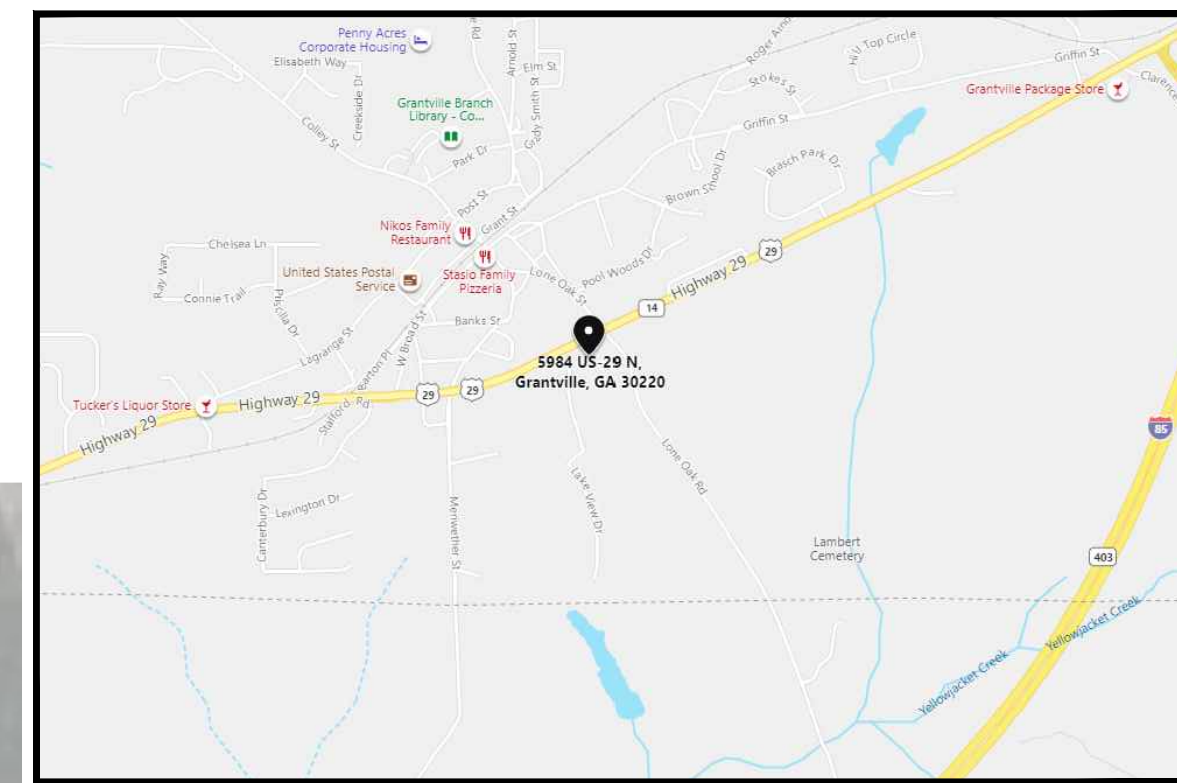
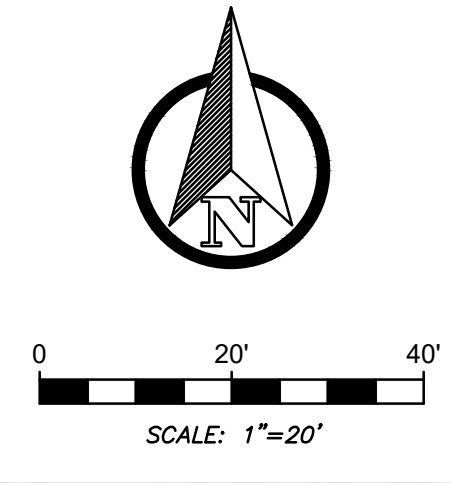
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3008



HARBUCK LAND SURVEYORS, INC.

LAND SURVEYOR FIRM NO. 959
TELEPHONE: 770-253-5585
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3008
HARBUCKLANDSURVEYORS@GMAIL.COM
53C JEFFERSON STREET
NEWNAN, GEORGIA 30263

D:\DROPOBOX (CONTINUED-MASTER)\DROPOBOX (CONTINUED-MASTER)\CONTINUED-MASTER(P-DRIVE) PROJECTS\2021\21-170 - HENDON - 225 LONE OAK RD GRANTVILLE COMETA CITY GA.DWG



VICINITY MAP

N.T.S.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP STALL
- DUMPSTER PAD LOCATION
- PARKING SPACE COUNT
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT

SITE DATA

LOCAL JURISDICTION	CITY OF GRANTVILLE
PRIMARY PARCEL ID	G06 0002 007
(EXISTING ZONING DESIGNATION)	(RESIDENTIAL) G06 0002 008 (GENERAL COMMERCIAL)
TOTAL PROPERTY ACREAGE	±1.20 ACRES
PROPOSED USE	RETAIL SHOPPING
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	100'
MAX. BUILDING HEIGHT	40'
FRONT LANDSCAPE BUFFER	35'
FRONT SETBACK	40'
SIDE SETBACK	15' / 25'
REAR SETBACK	15' / 30'
RESIDENTIAL BUFFER	100'
PARKING LOT LANDSCAPING REQUIREMENTS: 360-SF VEGETATED PARKING ISLAND PER 180-SF OF PARKING SPACE	

PARKING SUMMARY

	S.F.	REQUIRED	PROVIDED
RETAIL	±10,500-SF	53	50
TOTAL	±10,500-SF	53	50

- REQUIREMENTS BASED ON:
- MIN PARKING SPACE SIZE: 9' X 20'
 - RETAIL: ONE SPACE PER 200-SF ENCLOSED RETAIL FLOOR AREA AVAILABLE TO PUBLIC

VARIANCE REQUEST
1. RESIDENTIAL BUFFER REDUCTION FROM 100' TO 25' ABUTTING R-20 ZONING TO THE SOUTH

PRELIMINARY CONCEPT

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

DRAFT

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 600
DECATUR, GA 30030
770.335.9403
www.lcengineer.com



HENDON PROPERTIES
3445 PEACHTREE RD NE SUITE 465
DUNWOODY, GA 30326
PHONE: 404-282-7400

RETAIL DEVELOPMENT
ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF GRANTVILLE
LOCATION: 5984 US HWY 29, GRANTVILLE, GA 30220

#	DATE	REVISIONS

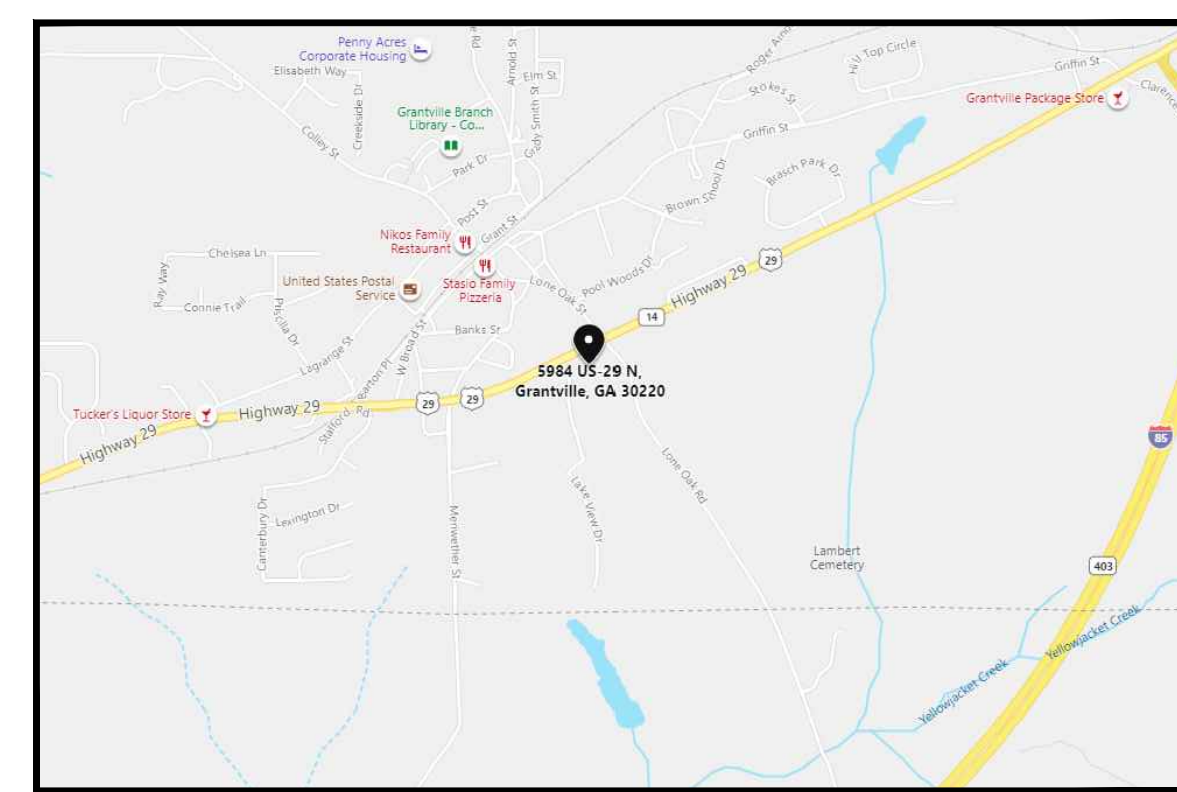
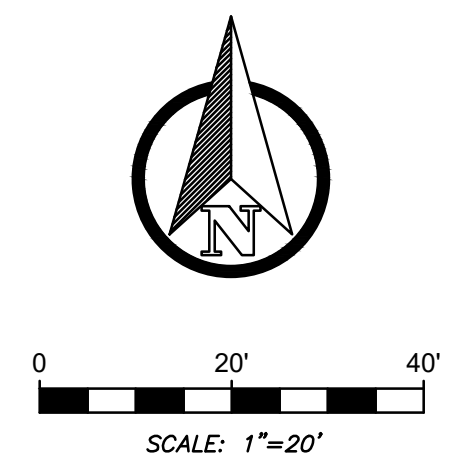
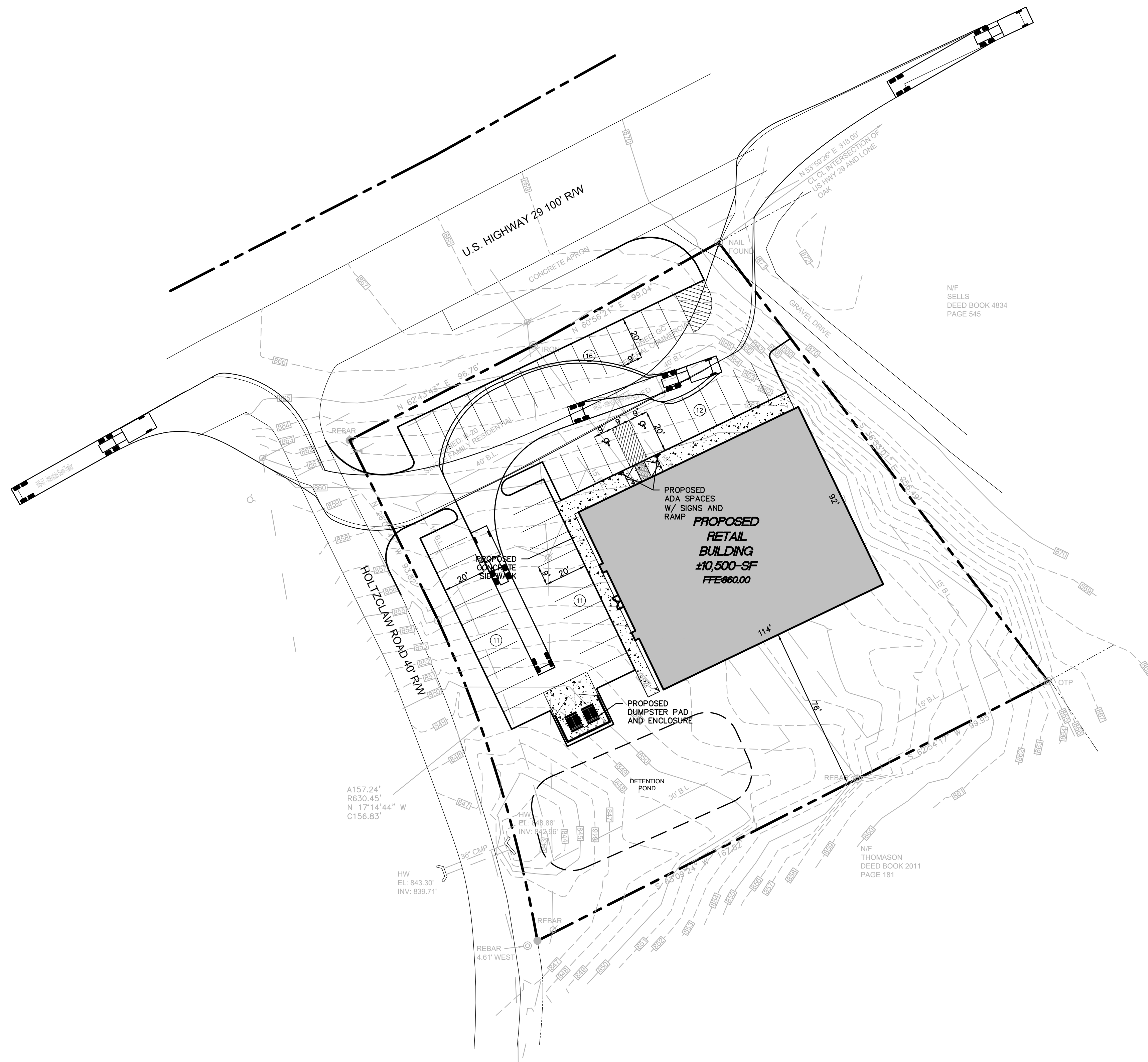
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CHECK: EGS
JOB NO: 21-170
DATE: 01/21/22

CONCEPT PLAN 5

SHEET C100

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VICINITY MAP

N.T.S.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP STALL
- DUMPSTER PAD LOCATION
- PARKING SPACE COUNT
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- STANDARD DUTY ASPHALT

SITE DATA

LOCAL JURISDICTION	CITY OF GRANTVILLE
PRIMARY PARCEL ID (EXISTING ZONING DESIGNATION)	G06 0002 007 (RESIDENTIAL) G06 0002 008 (GENERAL COMMERCIAL)
TOTAL PROPERTY ACREAGE	±1.20 ACRES
PROPOSED USE	RETAIL SHOPPING
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	100'
MAX. BUILDING HEIGHT	40'
FRONT LANDSCAPE BUFFER	35'
FRONT SETBACK	40'
SIDE SETBACK	15' / 25'
REAR SETBACK	15' / 30'
RESIDENTIAL BUFFER	100'
PARKING LOT LANDSCAPING REQUIREMENTS: 360-SF VEGETATED PARKING ISLAND PER 180-SF OF PARKING SPACE	

PARKING SUMMARY

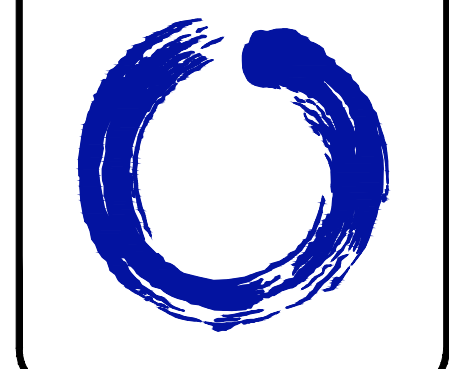
	S.F.	REQUIRED	PROVIDED
RETAIL	±10,500-SF	53	50
TOTAL	±10,500-SF	53	50

- REQUIREMENTS BASED ON:
- MIN PARKING SPACE SIZE: 9' x 20'
 - RETAIL: ONE SPACE PER 200-SF ENCLOSED RETAIL FLOOR AREA AVAILABLE TO PUBLIC

VARIANCE REQUEST
1. RESIDENTIAL BUFFER REDUCTION FROM 100' TO 25' ABUTTING R-20 ZONING TO THE SOUTH

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RETAIL DEVELOPMENT
ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF GRANTVILLE
LOCATION: 5984 US HWY 29, GRANTVILLE, GA 30220

#	DATE	REVISIONS

DRAWN: CE
CHECK: EGS
JOB NO: 21-170
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PRELIMINARY CONCEPT

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CONCEPT PLAN 5
SHEET C100