Board of Appeals Meeting
Thursday, November 17, 2016
6:00 PM

1. Welcome And Introduction

2. Minutes - September 22, 2016

3. Election Of Officer - Vice Chairman

4. Old Business

4.I. 915 Custer Street - Variance Request
This item was tabled on September 22, 2016

5. New Business

5.I. 3118 Sylvan Road Variance Request

Documents:

PLANNERS REPORT - 3118 SYLVAN RD., SPACEMAX VARIANCE.PDF
3118 SYLVAN ROAD, SPACEMAX VARIANCE APPLICATION.PDF

6. Open Discussion

7. Adjourn

Department of Planning & Zoning

M E M O R A N D U M

TO: Billy Slocumb, Board of Appeals Chairman

FROM: Bill Johnston, City Planner

SUBJECT: **Variance to reduce perimeter landscaped area at 3118 Sylvan Road**

DATE: Tuesday, 1 November 2016

FINDINGS

Mr. Mitchell Taylor, Project Manager for CK Spacemax Hapeville LLC, has applied for a variance to allow a reduction in the perimeter landscaped area at 3118 Sylvan Road. The property is zoned C-2, General Commercial and is being developed in a self storage use. The variance would allow a minor reduction in the width of the required perimeter landscaping as stated below:

Location	Reduction in Landscaped Area
188 feet along the north property line	From 5 feet to 4 foot 10 inches
67 feet along the east property line	From 5 feet to 4 foot
85.5 feet along the south property line	From 5 feet to 4 foot

This property was previously developed as a hotel and remained vacant for decades. One factor driving the need for the variance is the requirement for fire apparatus access to a turnaround at the rear of the site. Such access was not present on the property in the past and has rendered the property “tight” in accommodating this access. The topography of the site virtually precludes such access from Springdale Road given the respective grades involved. This condition resulted in the desired fire access being met by a wide driveway through the entire property. While financial considerations, in this case the cost of a second wall on the property, are not ordinarily a justification for a variance, this does constitute evidence of the relative lack of space on the site to accommodate fire apparatus access.

Sec. 93-23-18. *Landscape requirements for vehicular use areas* establishes the following standard for perimeter landscaping: “Landscape requirements. All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

(1) Perimeter landscape requirements.

a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet.”

Site Context
The property is located in a commercial district of the city. The northern property boundary abuts a minor segment of a commercial parking lot and an airport parking lot, the eastern boundary abuts I-85, the southern boundary abuts an interstate ramp and the western boundary abuts a bus sales and service business. The sole residential lot in the vicinity at 3102 Springdale Road is not adjacent to the 3118 Sylvan Road property and is buffered from the property by a substantial tree canopy.

CONCLUSIONS
Sec. 87-3-3. - *Powers and duties*, subsection (a) establishes the authority of the Board of Appeals to hear and decide variance applications: "To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done." Variances may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that each of specified factors exist. These factors are listed below with an assessment of compliance of the application:

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
The extraordinary condition is, in part, the need to accommodate a substantial access drive in terms of width and a very large turnaround at the rear of the property. This requirement has made what would otherwise be a site in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas* a challenge in achieving full compliance. In addition, the topography of the site renders alternative emergency access via Springdale Road impractical. Site topography also created the need for a wall at the rear of the site and along the northern boundary to accommodate fire apparatus access.

The application of this chapter to this particular piece of property would create an unnecessary hardship;
The minor deviation from the 5-foot standard of Sec. 93-23-18, a reduction to 4-foot 10 inches along the majority of the perimeter of the paved area, indicates that the hardship would be unnecessary. In addition, the abutting properties are occupied by commercial parking lots. The 2-inch reduction will hardly be noticed by the affected owners. The other two perimeter landscaped areas face the Interstate within which is established a broad landscaped area abutting this property.

Such conditions are peculiar to the particular piece of property involved; and
The need for emergency vehicle access traversing the entire property may be unique in Hapeville. The location abutting the Interstate is peculiar to a small number of properties in Hapeville. Finally, the topography of the site, driving the need for two retaining walls to accommodate the construction, is peculiar to this property.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Given the uses the abutting properties, two of the three boundaries abut I-85 with the third abutting a commercial parking lots, the proposed variance will not cause substantial detriment to the public good or impair the purposes of the Ordinance. The bus sales property abutting to the west will not be affected by the reduction in the landscaped area. In addition, the reduction itself, two inches along 188 linear feet and one foot along 152.5 linear feet of the property that runs along Interstate 85, is a very minor deviation from the 5-foot standard. The natural area along that eastern and southern boundary means that a one-foot reduction in landscaping will hardly be noticed. As proposed, the minor deviation from the standards of Sec. 93-23-18 will not cause substantial detriment to the public good or impair the purposes of the Ordinance.

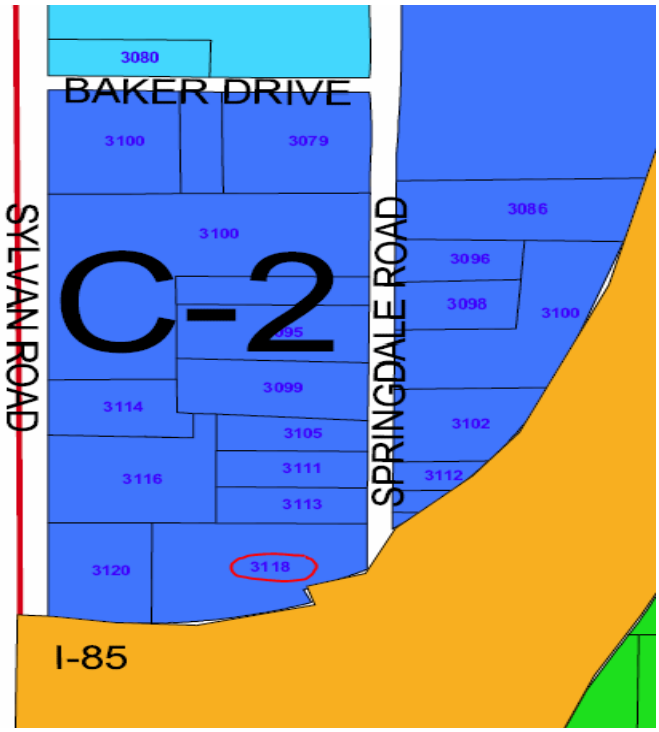
RECOMMENDATION

Based on the above findings and conclusions, approval of the variance that would allow a reduction in the perimeter landscaped area as indicated is appropriate.

c: Jan Bolien
Rod Mack
Gabriel Cojocarescu
Jeremy Hardy
Larry Martin
Adrienne Senter, Board of Appeals Secretary

Attachment: Location Map
Google Image

LOCATION MAP



GOOGLE IMAGE

BOARD OF APPEALS APPLICATION

REQUEST FOR VARIANCE

Community Service Department
3474 North Fulton Avenue
Hapeville, Georgia 30354
Phone - 404.669.2120 Fax – 404.669.2119

Rev. 02/12/15

City of Hapeville
Community Service Department
3474 North Fulton Avenue, Hapeville, Georgia 30354
404.669.2120 404.669.2119 (fax)

Submittal Checklist for

VARIANCE APPLICATION

- ☑ Submit complete **APPLICATION** with notarized signatures.
- ☑ Submit notarized **AUTHORIZATION(S) OF PROPERTY OWNER (S).**
- ☐ Submit **AUTHORIZATION OF ATTORNEY**, if an attorney is filing the application on behalf of a property owner.
- ☑ Submit a **WRITTEN SUMMARY** of the necessity for this action.
- ☑ Submit a copy of a **SURVEY PLAT** of the property to be considered.
- ☑ Submit a written **LEGAL DESCRIPTION** in metes and bounds.
- ☑ Submit a **SITE PLAN** drawn to scale depicting the proposed use of the property including:
    - A correct scale and north arrow;
    - The proposed land use and building outline as it would appear should the zoning map amendment application be approved;
    - The present zoning classification of all adjacent parcels;
    - The gross square footage of all proposed buildings
    - The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
    - The location of required off-street parking and loading spaces, including number of spaces and driveway dimensions
    - Required yard setbacks appropriately dimensioned;
    - The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required
    - Other information as requested by staff

- ☑ File application with the City of Hapeville Community Service Department
- ☑ Applicant must submit 12 copies of all requested information and documentation
- ☑ Pay application fee. **($350.00, add $50.00 for each additional Variance in the application)** Make check payable to the City of Hapeville
- ☐ The Planning and Zoning Department will not accept an incomplete application
- ☐ Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals agenda until the application is accepted as complete and the appropriate fee paid.

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
VARIANCE APPLICATION

POWERS AND DUTIES OF THE BOARD OF APPEALS TO HEAR VARIANCES

The Board of Appeals is authorized by code to hear those variances from the provisions of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of the chapter shall be observed, public safety and welfare secured and substantial justice done.

A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

b) The application of the ordinance to this particular piece of property would create an unnecessary hardship;

c) Such conditions are peculiar to the particular piece of property involved;

d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

A variance may not be granted for a use of land or building. Specifically, the board of appeals shall not have authority to permit by variance in any district a use of land or building not otherwise permitted in the district.

Further, the board of appeals shall not have authority to permit by variance an increase in the density on any lots as permitted in the district regulations.

Peculiar conditions or circumstances, which are the result of actions of the owner of property covered by the application, cannot be considered as grounds justifying a variance.

Financial loss to the applicant is not sufficient grounds by itself to justify a variance.

The Board of Appeals will hold a hearing after giving the public notice thereof. At the hearing, any party may appear in person, or by agent or attorney.

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
VARIANCE APPLICATION

Name of Applicant CK SPACEMAX HAPEVILLE, LLC

Mailing Address 300 GALLERIA PARKWAY SE, SUITE 200, ATLANTA GA 30339

Telephone 770.859.1223 Mobile# 770.364.3953

Email mitchell.taylor@childressklein.com

Property Owner (s) same as applicant information

Mailing Address " "

Telephone _____ Mobile # _____

Address/Location of Property: 3118 SYLVAN ROAD, HAPEVILLE GA 30354

Parcel ID #: 14-0099-0064-120-5

Square Foot of Property 60,549 Building Size 72,030 ± Zoning C-2

Present Land Use SELF STORAGE

Variance Requested REDUCTION IN LANDSCAPE STRIP: a) 188' along north property line, from 5' to 4'-10"
b) 67' along east property line, from 5' to 4'
c) 85.5' along south property line, from 5' to 4'

Applicable Code Section _____

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

Mitchell Taylor

Applicant's signature

Date: 10/24/16

Sworn to and subscribed before me

This 24 **day of** October, **20** 16.

Carolyn Sarrio

Notary Public

CAROLYN SARRIO NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA DEC 28, 2019

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

THE EXTRAORDINARY CONDITIONS ASSOCIATED WITH THIS PROPERTY THAT CONTRIBUTE TO NEED, AND QUALIFICATION, FOR VARIANCE INCLUDE:
1) PUBLIC SAFETY REQUIREMENT FOR 20' DRIVE LANE AND 70' DIA. TURNAROUND. THIS DISCRETIONARY COMMENT DURING ZONING WAS PUT FORTH BY FIRE MARSHAL AND ACCEPTED BY DEVELOPER DURING CONCEPT PLANNING.
2) TOPOGRAPHY OF SITE. TOPOGRAPHY PRECLUDES CONNECTION OF SYLVAN ROAD R.O.W. TO SPRINGDALE R.O.W., THUS REQUIRING A SIGNIFICANT TURNAROUND FOR FIRE EQUIPMENT. THIS WALL IS UP TO 18' IN HEIGHT.
3) CONSTRUCTION OF SITE WALL. COST AND FEASIBILITY OF WALL LED TO A MODULAR BLOCK SOLUTION WITH A 1" OFFSET / ROW OF BLOCK. THIS "BATTER", OR LAY BACK INCREASED WIDTH, OR FOOTPRINT OF WALL AT MAX HEIGHT TO 31" (12" CAP + 19 " BATTER)

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

IT WOULD CREATE A REQUIREMENT FOR AN EXPENSIVE, ALTERNATE WALL DESIGN THAT WOULD NOT LOOK AS GOOD TO THE PUBLIC.

Explain how these conditions are peculiar to the particular piece of property involved.

THE CONDITIONS AND RESULTING HARDSHIP DESCRIBED ABOVE ARE UNIQUE TO THIS PROPERTY.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

WE DO NOT SEE ANY DETRIMENT TO THE PUBLIC GOOD IN THAT PLANTING CAN STILL BE FACILITATED. ONLY 16.8% OF TOTAL BUFFER IS AFFECTED BY MORE THAN 2". PROPOSED REVISION TO CURB AT TURNAROUND WOULD INCREASE PLANTED AREA BY 38SF

CITY OF HAPEVILLE
COMMUNTY SERVICE DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3118 Sylvan Road
Hapeville, Ga 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant
CK Spacemax Hapeville, LLC

Address of Applicant
300 Galleria Parkway SE, Suite 200, Atlanta, GA 30339

Telephone of Applicant
770-859-1223 (Mitchell Taylor - Project Mgr)

CK Spacemax Hapeville, LLC
By: Childress Klein Properties, Inc, its Manager

Signature of Owner

Gordon A. Buchmiller, Jr
Vice President
Print Name of Owner

Personally Appeared Before Me this 24 day of October, 2016.

Carolyn Sarrio
Notary Public

CAROLYN SARRIO NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA DEC 28, 2019

CITY OF HAPEVILLE
COMMUNTY SERVICE DEPARTMENT
VARIANCE APPLICATION

Date

_____

AUTHORIZATION OF ATTORNEY

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

_____

_____

City of Hapeville, County of Fulton, State of Georgia

Name of Attorney

_____

Bar No.

_____

Address

_____

_____

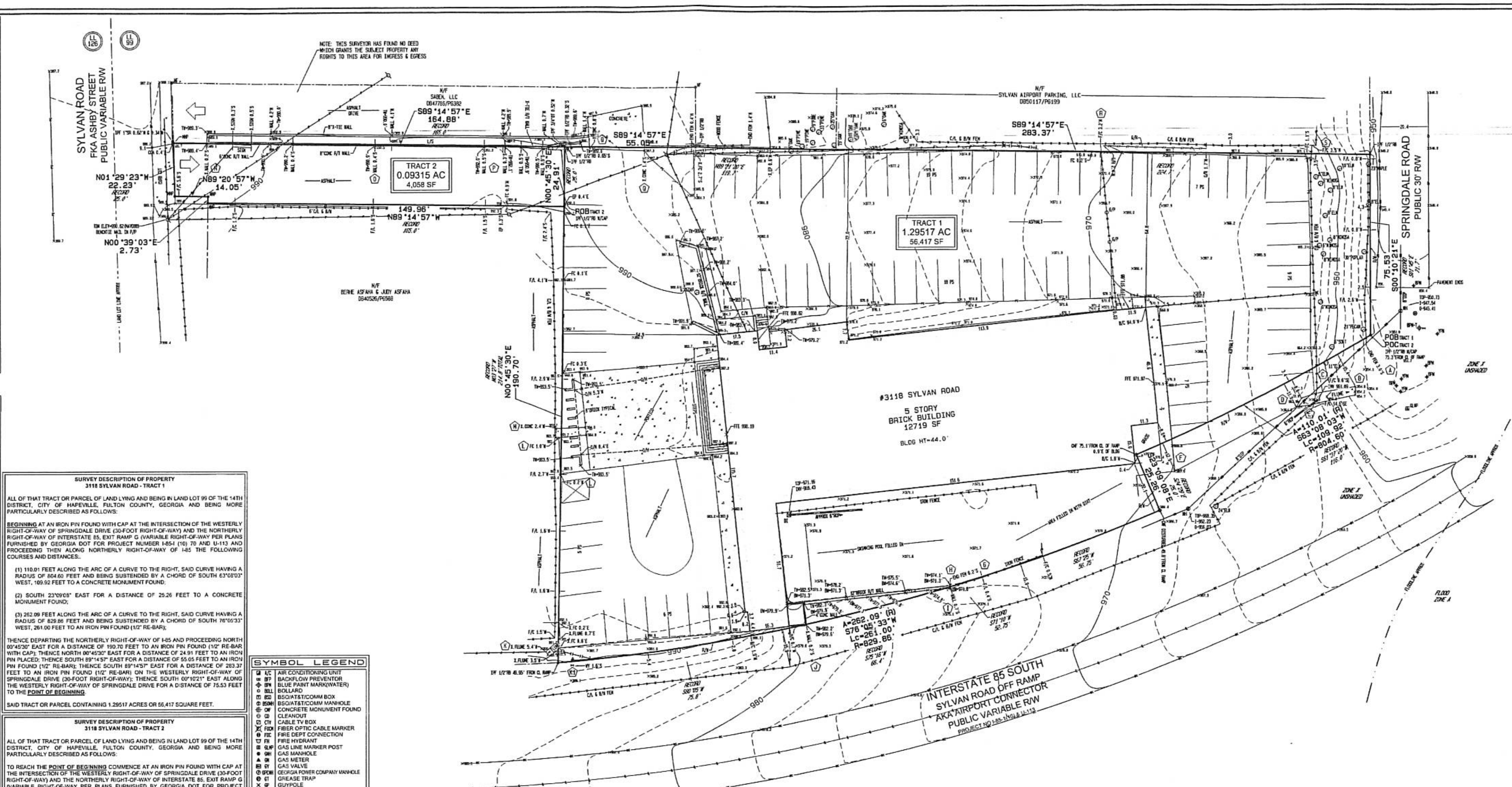
Telephone

_____

N/A

LEGEND

- A - ARC
- AC - ACRE(S)
- AE - ACCESS EASEMENT
- AGLC - ATLANTA GAS LIGHT COMPANY
- ASP - ASPHALT
- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- B/C - BUILDING CORNER
- B.F.E - BASE FLOOD ELEVATION
- BL - BUILDING SETBACK LINE
- BM - BENCHMARK
- BPF - BLUE PIN FLAG
- BPM - BLUE PAINT MARK
- BS - BOTTOM OF SLOPE
- BSO - BELLSOUTH TELEPHONE CO.
- BSOCM - BELLSOUTH CABLE MARKER
- BSOMH - BELLSOUTH MANHOLE
- BW - BOTTOM OF WALL
- B/W - BARBED WIRE
- CB - CATCH BASIN
- CCA - CORNER CONCRETE APRON
- CCW - CORNER CONCRETE WALK
- CI - CURB INLET
- CL - CENTERLINE
- C/L - CHAINLINK
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- COMM - COMMUNICATION
- CT - CRIMPED TOP PIPE
- CTV - CABLE TELEVISION
- C/W - CONCRETE WALK
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DNR - DEPT OF NATURAL RESOURCES
- DNRMS - DNR MONUMENT SET
- DR - DRIVE
- EB - ELECTRIC BOX
- EMC - ELECTRIC MEMBERSHIP CORP.
- EP - EDGE OF PAVEMENT
- FC - FACE OF CURB
- F/C - FENCE CORNER
- FDC - FIRE DEPARTMENT CONNECTION
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- F/L - FENCE LINE
- FOCM - FIBRE OPTIC CABLE MARKER
- FP - FENCE POST
- F/P - FLAG POLE
- GLMP - GAS LINE MARKER POST
- GM - GAS METER
- G/P - GATE POST
- GP - GUY POLE
- GPC - GEORGIA POWER COMPANY
- G/R - GUARD RAIL
- GV - GAS VALVE
- GW - GUY WIRE
- HDPE - HIGH DENSITY POLYETHYLENE
- H/C - HANDICAP PARKING SPACE
- HVP/P - HIGH VOLTAGE POWER POLE
- H/W - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- INV - INVERT
- IPF - IRON PIN FOUND
- IPP - IRON PIN PLACED
- IRF - INTERMEDIATE REGIONAL FLOOD
- JB - JUNCTION BOX
- (L) - CURVE TO THE LEFT
- L/A - LIMIT OF ACCESS
- Lc - LENGTH OF CHORD
- LLL - LAND LOT LINE
- L/P - LAMP POST/LIGHT POLE
- L/S - LANDSCAPED AREA
- M/B - MAILBOX
- MFE - MINIMUM FLOOR ELEVATION
- MFN - METROMEDIA FIBRE NETWORK
- MH - MANHOLE
- MNP - MAG NAIL PLACED
- MW - MONITORING WELL
- NF - NAIL FOUND
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- OPF - ORANGE PIN FLAG
- OPM - ORANGE PAINT MARK
- OT - OPEN TOP PIPE
- P - POWER LINE
- PB - PLAT BOOK
- P/B - POWER BOX
- PG - PAGE(S)
- PIV - POST INDICATOR VALVE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PM - POWER METER
- P/P - POWER POLE
- PS - PARKING SPACE(S)
- PVC - POLYVINYLCHLORIDE PIPE
- R - RADIUS
- (R) - CURVE TO THE RIGHT
- RB - RE-BAR
- RCP - REINFORCED CONCRETE PIPE
- RPF - RED PIN FLAG
- RPM - RED PAINT MARK
- RR - RAILROAD
- R/T - RETAINING
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- S/P - SERVICE POLE
- SR - SOLID ROD
- SS - SANITARY SEWER
- SSE - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- T - TELEPHONE LINE
- T/B - TRAFFIC SIGNAL BOX
- T/D - TRENCH DRAIN
- TBM - TEMPORARY BENCHMARK
- T/C - TOP OF CURB
- T/P - TELEPHONE POLE
- TP - TRAFFIC POLE
- TRANS - TRANSMISSION
- T/S - TRAFFIC SIGNAL
- TSI - TRAFFIC SIGN
- TW - TOP OF WALL
- T/W - TEST WELL
- U/G - UNDERGROUND
- VB - VALVE BOX
- VMP - VALVE MARKER POST
- W - WATER LINE
- WF - WETLAND FLAG
- WIF - WROUGHT IRON FENCE
- WM - WATER METER
- WV - WATER VALVE
- X - CORNER
- YI - YARD INLET
- YPF - YELLOW PIN FLAG
- YPM - YELLOW PAINT MARK



SITE ADDRESS
3118 SYLVAN ROAD
HAPEVILLE, GA

OVERALL AREA
1.38832 AC
60,475 SF

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

6. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

7. 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.

8. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

9. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

10. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

11. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

12. THE ZONING CLASSIFICATION AND BULK RESTRICTIONS FOR SAID ZONING CLASSIFICATION HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(A) AND 6(B) OF THE 2011 ALTA/ACSM MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ZONING CLASSIFICATION AND BULK RESTRICTIONS REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

13. THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2011 ALTA/ACSM MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

14. THE UNDERGROUND UTILITIES WAS NOT MARKED WHEN THIS SURVEY WAS CONDUCTED ON 09/16/2015.

15. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED: AIRPORT, L.P. TO UNIVERSAL CAPITAL, LLC DATED JULY 25, 2007 DEED BOOK 45451, PAGE 218 FULTON COUNTY RECORDS.

2. RIGHT-OF-WAY PLANS: STATE HIGHWAY DEPARTMENT OF GEORGIA, PROJECT NO. I-85-1(10) 70 AND U-113 FULTON CO. DATED AUGUST 1, 1959. (AIRPORT CONNECTOR)

3. PLAT: ALTA/ACSM LAND TITLE SURVEY FOR ASFAHA BERHE, ET AL; JUDY G. BERHE & FIRST AMERICAN TITLE INSURANCE COMPANY, LOCATED IN LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GEORGIA PREPARED BY McCLUNG SURVEYING SERVICES, INC. DATED 06/27/2005 REVISED 02/16/2007 JOB #219839B.

4. PLAT: ALTA/ACSM LAND TITLE SURVEY FOR RICHARD BOWERS & COMPANY, LOCATED IN LAND LOT 99, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA PREPARED BY VALENTINO & ASSOCIATES, INC. LAND SURVEYORS DATED 07/25/2009.

5. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. O-132/1356, EFFECTIVE DATE SEPTEMBER 10, 2015.

ZONING INFORMATION

CURRENT ZONING: C-2 (GENERAL COMMERCIAL DISTRICT) AS PER CITY OF HAPEVILLE ZONING MAP AMENDED JULY 10, 2010.

A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR AND THUS NO BULK, AREA, AND SETBACKS REGULATIONS ARE SHOWN HEREON.

EXISTING PARKING TABULATION BY WATTS & BROWNING ENGINEERS

REGULAR PARKING SPACES PROVIDED:	79
HANDICAP PARKING SPACES PROVIDED:	0
TOTAL PARKING SPACES PROVIDED:	79

PROJECT BENCHMARK: S 39, PID DG0709 - ELEVATION 996.85 (NAVD 88)

STANDARD MARTA BRASS DISK SET IN SIDEWALK ON THE SOUTH SIDE OF CENTRAL AVENUE ON A BRIDGE CROSSING I-85. ABOUT 0.8 MILE WEST-NORTHWEST FROM THE CENTRAL OF GEORGIA RAILROAD DEPOT AT HAPEVILLE, 18 FEET EAST OF TELEPHONE MANHOLE COVER AT THE WESTERLY END OF THE BRIDGE, 2.0 FEET SOUTH OF THE SOUTH CURB OF CENTRAL AVE.

SITE BENCHMARK: BENCHTIE NAIL PLACED IN POWER POLE, LOCATED 10.4 FEET SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER AND 5.5 FEET +/- EAST OF THE EDGE OF PAVEMENT ON SYLVAN ROAD.
ELEVATION 990.62 (NAVD 88)

EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND, MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS.

1. BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG) WATER LINE.
2. GPM (GREEN PAINT MARK) OR GPF (GREEN PIN FLAG): SANITARY SEWER LINE.
3. OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG): UNDERGROUND COMMUNICATION, ALARM, SIGNAL LINES, CABLES OR CONDUIT LINES.
4. PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG): IRRIGATION OR SLURRY LINES.
5. RPM (RED PAINT MARK) OR RPF (RED PIN FLAG): UNDERGROUND ELECTRIC POWER LINES OR CABLES.
6. YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG): GAS LINE.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0366F DATED SEPT 18, 2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEY DESCRIPTION OF PROPERTY
3118 SYLVAN ROAD - TRACT 1

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (30-FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85, EXIT RAMP G (VARIABLE RIGHT-OF-WAY PER PLANS FURNISHED BY GEORGIA DOT FOR PROJECT NUMBER I-85-I (10) 70 AND U-113 AND PROCEEDING THEN ALONG NORTHERLY RIGHT-OF-WAY OF I-85 THE FOLLOWING COURSES AND DISTANCES:.

(1) 110.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 804.60 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 63°08'03" WEST, 109.92 FEET TO A CONCRETE MONUMENT FOUND;

(2) SOUTH 23°09'08" EAST FOR A DISTANCE OF 25.26 FEET TO A CONCRETE MONUMENT FOUND;

(3) 262.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 829.86 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 76°05'33" WEST, 261.00 FEET TO AN IRON PIN FOUND (1/2" RE-BAR);

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF I-85 AND PROCEEDING NORTH 00°45'30" EAST FOR A DISTANCE OF 190.70 FEET TO AN IRON PIN FOUND (1/2" RE-BAR WITH CAP); THENCE NORTH 00°45'30" EAST FOR A DISTANCE OF 24.91 FEET TO AN IRON PIN PLACED; THENCE SOUTH 89°14'57" EAST FOR A DISTANCE OF 55.05 FEET TO AN IRON PIN FOUND (1/2" RE-BAR); THENCE SOUTH 89°14'57" EAST FOR A DISTANCE OF 283.37 FEET TO AN IRON PIN FOUND (1/2" RE-BAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (30-FOOT RIGHT-OF-WAY); THENCE SOUTH 00°10'21" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE FOR A DISTANCE OF 75.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.29517 ACRES OR 56,417 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY
3118 SYLVAN ROAD - TRACT 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (30-FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85, EXIT RAMP G (VARIABLE RIGHT-OF-WAY PER PLANS FURNISHED BY GEORGIA DOT FOR PROJECT NUMBER I-85-I (10) 70 AND U-113 AND PROCEEDING THEN ALONG NORTHERLY RIGHT-OF-WAY OF I-85 THE FOLLOWING COURSES AND DISTANCES:.

(1) 110.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 804.60 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 63°08'03" WEST, 109.92 FEET TO A CONCRETE MONUMENT FOUND;

(2) SOUTH 23°09'08" EAST FOR A DISTANCE OF 25.26 FEET TO A CONCRETE MONUMENT FOUND;

(3) 262.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 829.86 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 76°05'33" WEST, 261.00 FEET TO AN IRON PIN FOUND (1/2" RE-BAR);

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF I-85 AND PROCEEDING NORTH 00°45'30" EAST FOR A DISTANCE OF 190.70 FEET TO AN IRON PIN FOUND (1/2" RE-BAR WITH CAP) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED PROCEED THENCE NORTH 89°14'57" WEST FOR A DISTANCE OF 149.96 FEET TO A MAGNETIC NAIL PLACED ON THE EASTERLY RIGHT-OF-WAY OF SYLVAN ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SYLVAN ROAD THE FOLLOWING COURSES AND DISTANCES:

(1) NORTH 00°39'03" EAST FOR A DISTANCE OF 2.73 FEET TO A MAGNETIC NAIL PLACED;

(2) NORTH 89°20'57" WEST FOR A DISTANCE OF 14.05 FEET TO A MAGNETIC NAIL PLACED;

(3) NORTH 01°29'23" WEST FOR A DISTANCE OF 22.23 FEET TO A MAGNETIC NAIL PLACED;

THENCE DEPARTING THE EASTERLY OF SYLVAN ROAD (VARIABLE RIGHT-OF-WAY) AND PROCEEDING SOUTH 89°14'57" EAST FOR A DISTANCE OF 164.88 FEET TO AN IRON PIN PLACED; THENCE SOUTH 00°45'30" WEST FOR A DISTANCE OF 24.91 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.09315 OF AN ACRE OR 4,058 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY
3118 SYLVAN ROAD
OVERALL - INCLUDES TRACTS 1 & 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (30-FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85, EXIT RAMP G (VARIABLE RIGHT-OF-WAY PER PLANS FURNISHED BY GEORGIA DOT FOR PROJECT NUMBER I-85-I (10) 70 AND U-113 AND PROCEEDING THEN ALONG NORTHERLY RIGHT-OF-WAY OF I-85 THE FOLLOWING COURSES AND DISTANCES:.

(1) 110.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 804.60 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 63°08'03" WEST, 109.92 FEET TO A CONCRETE MONUMENT FOUND;

(2) SOUTH 23°09'08" EAST FOR A DISTANCE OF 25.26 FEET TO A CONCRETE MONUMENT FOUND;

(3) 262.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 829.86 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 76°05'33" WEST, 261.00 FEET TO AN IRON PIN FOUND (1/2" RE-BAR);

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF I-85 AND PROCEEDING NORTH 00°45'30" EAST FOR A DISTANCE OF 190.70 FEET TO AN IRON PIN FOUND (1/2" RE-BAR WITH CAP); THENCE NORTH 89°14'57" WEST FOR A DISTANCE OF 149.96 FEET TO A MAGNETIC NAIL PLACED ON THE EASTERLY RIGHT-OF-WAY OF SYLVAN ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SYLVAN ROAD THE FOLLOWING COURSES AND DISTANCES:

(1) NORTH 00°39'03" EAST FOR A DISTANCE OF 2.73 FEET TO A MAGNETIC NAIL PLACED;

(2) NORTH 89°20'57" WEST FOR A DISTANCE OF 14.05 FEET TO A MAGNETIC NAIL PLACED;

(3) NORTH 01°29'23" WEST FOR A DISTANCE OF 22.23 FEET TO A MAGNETIC NAIL PLACED;

THENCE DEPARTING THE EASTERLY OF SYLVAN ROAD (VARIABLE RIGHT-OF-WAY) AND PROCEEDING SOUTH 89°14'57" EAST FOR A DISTANCE OF 164.88 FEET TO AN IRON PIN PLACED; THENCE SOUTH 89°14'57" EAST FOR A DISTANCE OF 55.05 FEET TO AN IRON PIN FOUND (1/2" RE-BAR); THENCE SOUTH 89°14'57" EAST FOR A DISTANCE OF 283.37 FEET TO AN IRON PIN FOUND (1/2" RE-BAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (30-FOOT RIGHT-OF-WAY); THENCE SOUTH 00°10'21" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE FOR A DISTANCE OF 75.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.38832 ACRES OR 60,475 SQUARE FEET.

SYMBOL LEGEND

- AIR CONDITIONING UNIT
- BACKFLOW PREVENTOR
- BLUE PAINT MARK(WATER)
- BOLLARD
- BSO/AT&T/COMM BOX
- BSO/AT&T/COMM MANHOLE
- CONCRETE MONUMENT FOUND
- CLEANOUT
- CABLE TV BOX
- FIBER OPTIC CABLE MARKER
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- GAS LINE MARKER POST
- GAS MANHOLE
- GAS METER
- GAS VALVE
- GEORGIA POWER COMPANY MANHOLE
- GREASE TRAP
- GUYPOLE
- GUYWIRE
- IRRIGATION CONTROL VALVE
- IRON PIN FOUND
- LAMP POST/LIGHT POLE
- MAIL BOX/KIOSK
- MONITORING WELL
- ORANGE PAINT MARK(TELE/COMM)
- POWER/ELEC BOX
- POWER POLE
- POWER MANHOLE
- POWER METER
- RED PAINT MARK(POWER)
- SIGN
- TRAFFIC SIGNAL BOX
- TRAFFIC POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- UTILITY BOX
- UTILITY MANHOLE
- UTILITY POLE
- VALVE MARKER POST
- WATER LINE MARKER POST
- WATER MANHOLE
- WATER METER
- WATER VALVE
- CROSS WALK SIGNAL POLE
- YELLOW PAINT MARK(GAS)
- CABLE TV
- FENCE LINE
- POWER LINE
- POWER & TELEPHONE
- GAS LINE
- TELEPHONE LINE
- U/G POWER
- U/G TEL
- WATER LINE

LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 45451, PAGE 218

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN SIDE OF SPRINGDALE ROAD AT THE NORTHWESTERN RIGHT-OF-WAY LINE OF PROJECT # I-85(10) KNOWN AS AIRPORT CONNECTOR, AS ESTABLISHED BY DEED FROM NATHAN SMITH AND LEWIS SMITH TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED AUGUST 31, 1960, RECORDED IN DEED BOOK 3608, PAGE 584, FULTON COUNTY, GEORGIA, RECORDS; RUNNING THENCE ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 61 DEGREES 37 MINUTES 20 SECONDS WEST A DISTANCE OF 116.0 FEET TO A RIGHT-OF-WAY MARKER; THENCE ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 24 DEGREES 29 MINUTES EAST A DISTANCE OF 25.0 FEET TO A RIGHT-OF-WAY MARKER; THENCE ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 67 DEGREES 25 MINUTES WEST A DISTANCE OF 56.75 FEET TO A POINT; CONTINUING ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 71 DEGREES 10 MINUTES WEST A DISTANCE OF 52.75 FEET TO A POINT; CONTINUING ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 75 DEGREES 16 MINUTES WEST A DISTANCE OF 66.4 FEET TO A POINT; CONTINUING ALONG SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE SOUTH 80 DEGREES 05 MINUTES WEST A DISTANCE OF 75.8 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID AIRPORT CONNECTOR RIGHT-OF-WAY LINE AND RUNNING NORTH 03 DEGREES 27 MINUTES WEST A DISTANCE OF 214.8 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION, NOW OR FORMERLY OWNED BY EDWARD F. WHITE; THENCE ALONG SAID LINE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 119.7 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID LINE A DISTANCE OF 224.7 FEET TO AN IRON PIN FOUND ON THE WEST SIDE OF SPRINGDALE ROAD; THENCE ALONG THE WEST SIDE OF SPRINGDALE ROAD SOUTH 01 DEGREE 45 MINUTES EAST A DISTANCE OF 71.7 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF PARCEL 1 DESCRIBED ABOVE, AND THENCE RUNNING WESTERLY ALONG THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION, NOW OR FORMERLY OWNED BY EDWARD F. WHITE, A DISTANCE OF 165.0 FEET TO AN IRON PIN FOUND AT THE INTERSECTION OF SAID LINE WITH THE EASTERN SIDE OF SYLVAN ROAD; THENCE SOUTH ALONG THE EASTERN SIDE OF SYLVAN ROAD, WHICH LINE FORMS AN INTERIOR ANGLE OF 87 DEGREES 16 MINUTES WITH THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION, A DISTANCE OF 25.0 FEET TO A NAIL FOUND IN CONCRETE; THENCE NORTHEASTERLY ALONG A LINE RUNNING PARALLEL WITH THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION, WHICH PARALLEL LINE FORMS AN INTERIOR ANGLE OF 92 DEGREES 44 MINUTES WITH THE PRECEDING COURSE, A DISTANCE OF 165.0 FEET TO AN IRON PIN FOUND ON THE WESTERN LINE OF PARCEL 1; THENCE ALONG THE WEST LINE OF PARCEL 1, WHICH LINE FORMS AN INTERIOR ANGLE OF 87 DEGREES 16 MINUTES WITH THE PRECEDING COURSE, A DISTANCE OF 25.0 FEET TO AN IRON PIN FOUND AT THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION AND THE POINT OF BEGINNING, FORMING AN INTERIOR ANGLE OF 92 DEGREES 44 MINUTES WITH THE SOUTH LINE OF LOT 5 OF NORTH HAPEVILLE SUBDIVISION AT SAID POINT OF BEGINNING.

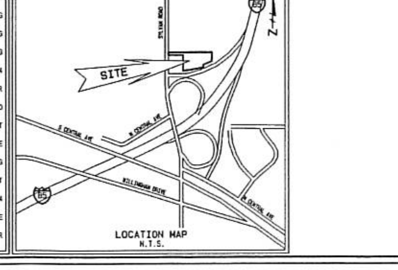
NOTES CORRESPONDING TO ITEMS IN SCHEDULE B - SECTION 2 OF REFERENCE MATERIAL ITEM NO. 5

7. RIGHTS OF ACCESS CONVEYED IN RIGHT OF WAY DEED IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED AUGUST 31, 1960, RECORDED IN DEED BOOK 3608, PAGE 584, FULTON COUNTY, GEORGIA RECORDS.
THIS ITEM ESTABLISHES THE RIGHT-OF-WAY ALONG INTERSTATE HIGHWAY NO. 85 AND SYLVAN ROAD WITH THE GRANTOR RELINQUISHES ALL RIGHTS OF ACCESS TO INTERSTATE HIGHWAY NO. 85 EXCEPT AT SUCH POINTS DESIGNATED BY THE STATE HIGHWAY DEPARTMENT.

8. MEMORANDUM OF LEASE BY G.P.S.S., INC. AND MAC-GRAY SERVICES, DATED SEPTEMBER 20, 1999, FILED OCTOBER 11, 1999, RECORDED IN DEED BOOK 27817, PAGE 303, AFORESAID RECORDS.
THIS ITEM IS NOT SHOWN HEREON BECAUSE IT IS BLANKET IN NATURE. HOWEVER, IT DOES APPEAR TO AFFECT THE SUBJECT PROPERTY.
THIS ITEM MAY HAVE EXPIRED SINCE THE MARK INN IS NO LONGER OPEN FOR BUSINESS.

ENCROACHMENTS OF SUBSTANTIAL VISIBLE IMPROVEMENTS

(A) SUBJECT PROPERTY FENCE ENCROACHES INTO R/W OF I-85 BY 3.0 FEET AT SOUTHEAST CORNER.
(B) SUBJECT PROPERTY FLUME ENCROACHES INTO R/W OF I-85 BY 15.4 FEET AT SOUTHEAST CORNER.
(C) SUBJECT PROPERTY FENCE ENCROACHES INTO R/W OF I-85 BY 8.6 FEET AT SOUTHEAST CORNER.
(D) SUBJECT PROPERTY FLUME ENCROACHES INTO R/W OF I-85 BY 11.0 FEET AT SOUTHEAST CORNER.
(E) SUBJECT PROPERTY FENCE ENCROACHES INTO R/W OF I-85 BY 14.6 FEET AT SOUTHEAST CORNER.
(F) SUBJECT PROPERTY PARKING LOT & SIDEWALK ENCROACHES INTO R/W OF I-85 BY 12.9 FEET NEAR SOUTHEAST CORNER OF BUILDING.
(G) SUBJECT PROPERTY FENCE ENCROACHES INTO R/W OF I-85 BY 0.4 FEET ALONG SOUTHERLY PROPERTY LINE.
(H) SUBJECT PROPERTY FENCE ENCROACHES INTO R/W OF I-85 BY 0.2 FEET ALONG SOUTHERLY PROPERTY LINE.
(I) SUBJECT PROPERTY WALL ENCROACHES INTO R/W OF I-85 BY 0.7 FEET ALONG SOUTHERLY PROPERTY LINE.
(J) SUBJECT PROPERTY WALL ENCROACHES INTO R/W OF I-85 BY 0.2 FEET ALONG SOUTHERLY PROPERTY LINE.
(K) SUBJECT PROPERTY FLUME ENCROACHES ONTO ADJOINERS BY 3.5 FEET & 5.4 FEET AT THE SOUTHWEST CORNER.
(K-1) SUBJECT PROPERTY WATER VALVE ENCROACHES 1.6 FEET INTO R/W OF I-85 NEAR THE SOUTHWEST PROPERTY CORNER.
(L) SUBJECT PROPERTY CURB ENCROACHES ONTO ADJOINERS BY 0.2 FEET AND 1.0 FEET ALONG THE WESTERLY PROPERTY LINE.
(M) SUBJECT PROPERTY CONCRETE ENCROACHES ONTO ADJOINERS BY 2.4 FEET ALONG THE WESTERLY PROPERTY LINE.
(N) ADJOINERS WALL ENCROACHES ONTO SUBJECT PROPERTY BY 0.2 FEET NEAR THE NORTHWEST PROPERTY CORNER.
(O) ADJOINERS WALL ENCROACHES ONTO SUBJECT PROPERTY BY 0.4 FEET ALONG THE NORTHERLY PROPERTY LINE.
(P) ADJOINERS WALL ENCROACHES ONTO SUBJECT PROPERTY BY 0.3, 0.5 & 0.9 FEET ALONG THE NORTHERLY PROPERTY LINE IN SEVERAL PLACES.
(Q) ADJOINERS CONCRETE ENCROACHES ONTO SUBJECT PROPERTY BY 0.8 & 1.4 FEET ALONG THE NORTHERLY PROPERTY LINE IN SEVERAL PLACES.
(R) SUBJECT PROPERTY FENCE ENCROACHES 3.2 FEET ONTO ADJOINERS ALONG THE NORTHERLY PROPERTY LINE.
(S) SUBJECT PROPERTY FENCE ENCROACHES ONTO ADJOINERS BY 3.5 FEET +/- NEAR THE NORTHEASTERLY PROPERTY CORNER.



LOCATION MAP
N.T.S.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 67,379 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,055 FEET.

A LEICA TS-06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

CONTOUR INTERVAL IS TWO (2) FEET
GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

PER REF ITEM #4
GRID NORTH-WEST ZONE
N

TO: CK SPACEMAX HAPEVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY; CHILDRESS KLEIN PROPERTIES, INC., A NORTH CAROLINA CORPORATION; 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS - 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17 & 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/16/2015.
DATE OF PLAT OR MAP: 09/22/2015.

VIRGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2554

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 13, 2010.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON NOVEMBER 15, 2010.

ALTA/ACSM LAND TITLE SURVEY FOR
CK SPACEMAX HAPEVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY; CHILDRESS KLEIN PROPERTIES, INC., A NORTH CAROLINA CORPORATION; AND FIRST AMERICAN TITLE INSURANCE COMPANY

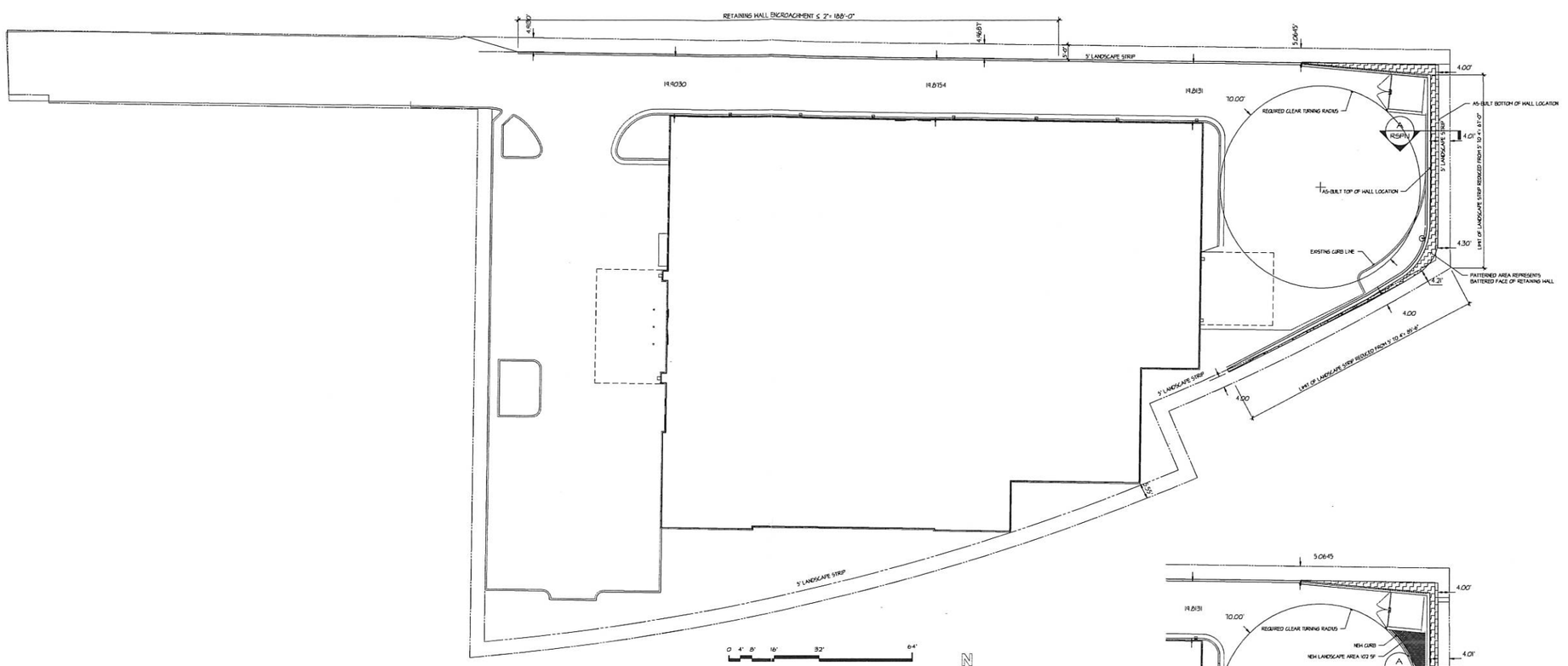
LOCATED IN
LAND LOT 99
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REVISIONS

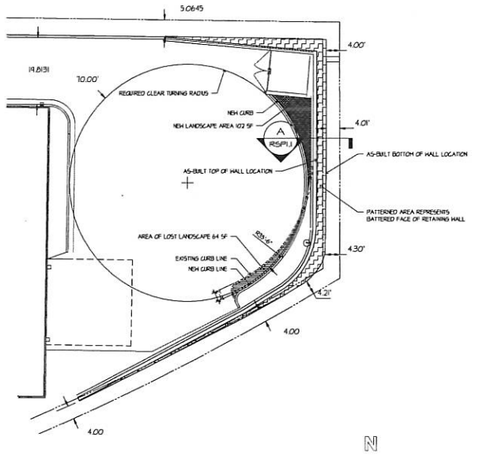
NO.	DATE	BY	DESCRIPTION
1	10/23/15	AMCH	ADD INFO RELATED TO CURRENT TITLE COMMITMENT. REVISE TITLE & CERT. ADDRESS ATTORNEY COMMENTS.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

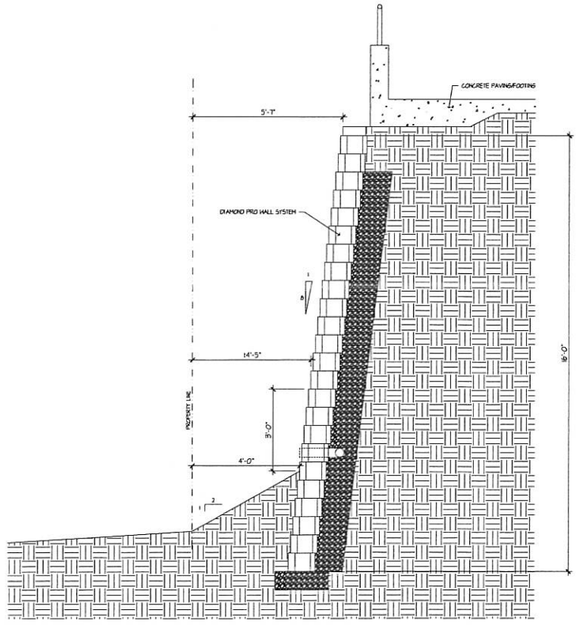
SCALE:	1" = 20'
DATE SURVEYED:	09/16/2015
DATE UPDATED:	N/A
SURVEYED BY:	AT
DATE DRAFTED:	09/22/2015
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	VTH, MH
FIELD BOOK #:	2527
JOB NUMBER:	150901
FOLDER NUMBER:	150901
COGO FILE:	N/A
DISC FILE:	150901
COUNTY/LL/D/S:	FULTON/99/14
PLAT FILE:	C
SHEET:	1 OF 1



1 EXISTING CONDITIONS
RSP1.1 1/16"=1'-0"



2 PROPOSED PLANTING AREA REVISIONS
RSP1.1 1/16"=1'-0"



A RETAINING WALL DETAIL
RSP1.1 1/2"=1'-0"

These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used by the Owner or others on other projects, additions to this project or completion of this project by others except by written agreement.

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Revisions

Seal:

Drawing Title:
PROPOSED SITE REVISIONS

Released for Construction Date: 2/16/16

Project Title:
SPACEMAX
3118 SYLVAN ROAD
HAPEVILLE, GA 30331

PH&A
Patrick Higgins & Associates
ARCHITECTS
605 Wayt Road
Roswell, Georgia 30076
(770)641-7583

Project No:

RSP1.1

Sheet ___of___

Shamrock Building Systems, Inc
5825 Gore Place
Austell, Georgia 30106
OFFICE - (770) 745-4822 FAX - (770) 745-4820