



PLANNING & ZONING STAFF REPORT

To: Mayor and City Council
From: City Planner
Meeting Date: March 12, 2009
Subject: PUBLIC HEARING

CONDITIONAL USE PERMIT - A REQUEST TO CONSTRUCT A TWO-FAMILY DUPLEX AT 5904 CHURCH STREET IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) ZONED DISTRICT.

Project Location: 5904 Church Street (*see vicinity map*)
Applicant/Owner: Bill Roberts
7059 Belton Bridge Road
Lula, GA 30554

Background:

The applicant has filed a Conditional Use Permit (CUP) application for construction of a two family duplex on a .445 acre (19,379 sq ft) parcel at 5904 Church Street. Each unit of the proposed duplex will include two bedrooms and bathrooms, a two car garage and will have approximately 1,200 square feet of heated floor area. The subject property is located on a corner lot that includes frontage on the mitered intersection of Church Street and Mooney Drive (*see vicinity map*).

Surrounding Properties for Development:

Direction	Existing Land Use	Zone
North:	Single family dwelling	TND (Trad. Neighborhood Dev)
East:	Single family dwelling	TND (Trad. Neighborhood Dev)
South:	Mobile home	TND (Trad. Neighborhood Dev)
West:	Single family dwelling	TND (Trad. Neighborhood Dev)

VICINITY MAP



Source: Hall County GIS Map 2006

↑ N No Scale

Zoning Code:

The zoning designation for the subject property is TND (Traditional Neighborhood Development). A Conditional Use Permit (CUP) is required to allow construction of a two-family duplex within this zoning designation.

Analysis:

ARCHITECTURE & SITE DESIGN

As identified above, the applicant intends to construct a two family duplex on the subject property. Staff has reviewed the project elevations and site plan and identified several items that should be revised to assure that the project complies with the spirit and integrity of the design guidelines identified within the Comprehensive Plan and Zoning Code. Accordingly, staff is recommending that the following conditions be made part of the approval resolution for this project.

Staff Recommendation:

- Applicant to revise the building footprint and floor plan to recess the garages back 5'-0" from the building wall. Applicant shall maintain same roof pitch for the garage area as the remainder of the structure.
- Applicant to install carriage style garage doors and utilize hardi-plank board for exterior siding of duplex. Applicant to install shutters for all street facing windows. Garage door style shall be reviewed and approved by the Zoning Administrator, prior to installation.
- Applicant to revise site plan to indicate a 4'-0" wide concrete walkway from each dwelling unit to the adjoining roadway.
- Proposed driveway shall be poured of concrete and scored to provide a decorative appearance. Scoring design shall be reviewed and approved by the Zoning Administrator, prior to issuance of any building permits.

LANDSCAPING & RIGHT-OF-WAY IMPROVEMENTS

Many of the existing trees on the property were recently cut down and as a result stumps exist on the site as well as within much of the public right-of-way. Also, the parcel is at a slightly higher elevation than the property to the south and as a result appropriate stormwater patterns should be considered. Accordingly, staff is recommending the following conditions be made part of the approval resolution.

Staff Recommendation:

- Applicant shall remove all existing stumps visible from and located within the public right-of way. Following removal, applicant shall reshape and landscape the front yard and right-of-way areas with a combination of ground cover and grass. Applicant shall submit a landscape plan indicating compliance with this condition for review and approval by the Zoning Administrator, prior to installation. Applicant shall complete all necessary landscaping prior to certificate of occupancy issuance. Where possible, applicant shall preserve existing hardwood trees located outside of the development area.
- Applicant shall submit a grading plan or certification from an engineer that the proposed development will have no adverse impacts or damage to abutting properties or public streets as a result of the subject property's stormwater runoff.

UTILITY IMPROVEMENTS

Development of the property for a duplex will require connection to the City's water and sewer system. Accordingly, staff has included a condition addressing this issue.

Staff Recommendation:

- Applicant to include a utility plan with submittal of building plans. Plan shall indicate proposed connections to the existing utilities (i.e. water, sewer and power). Each unit must have an individual connection to the sanitary sewer system and a separate water meter. Utilities serving the development must be undergrounded. Utility plan shall also indicate size and location of all existing easements and utilities.

In addition to the conditions identified above, staff is recommending several general conditions of approval to be included into the approval resolution.

CUP Application No. 09-01
5904 Church Street
Page 5 of 5

Conclusion:

Staff recommends that the City Council approve the CUP application with the recommended conditions of approval listed above.

James A. Riker
City Planner

Attachments:
Draft Resolution No. 09-003
CUP Application

RESOLUTION NO. 09-003

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE CONSTRUCTION OF A TWO FAMILY DUPLEX FOR THE SUBJECT PROPERTY LOCATED AT 5904 CHURCH STREET. THE SUBJECT PROPERTY IS APPROXIMATELY .445± ACRES IN SIZE AND IS ZONED TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT). THE PROPERTY IS MORE SPECIFICALLY IDENTIFIED AS TAX PARCEL NO. 08118 006002A, AS SHOWN ON ATTACHED EXHIBIT “A” AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT “B”.

*

WHEREAS, the City Council of the City of Flowery Branch reviewed the Conditional Use Permit application and related aspects of the proposal as required by the Flowery Branch Zoning Ordinance at their meeting of March 12 and March 18, 2009; and

WHEREAS, the City Council held a public hearing at the meeting of March 12, 2009, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE BE IT RESOLVED by the City Council of Flowery Branch, Georgia, that:

SECTION 1. Pursuant to Article No. 34 of the Flowery Branch Zoning Ordinance, the City Council **FINDS** that a Conditional Use Permit application, to allow the construction of a two family duplex for the property referenced above and identified on Exhibit “A” and legally described on Exhibit “B”, is approved for the following reasons:

- A.** The proposal to construct a two family duplex on the subject property is suitable given the property’s current zoning, surrounding land uses and their corresponding zoning classifications. The adjoining properties are all zoned TND (Traditional Neighborhood Development) and are being used for residential purposes. Specifically, the property is bounded on three sides by existing single family homes and on the remaining side by a mobile home.
- B.** The proposal will not adversely affect the usability of surrounding properties, as the proposed use is for residential purposes. Use of the property for a residential duplex is consistent with the zoning district.
- C.** The subject property is currently zoned TND (Traditional Neighborhood Development) and as a result construction of a two family duplex is a

permitted use subject to a conditional use permit. Given that the request does not involve a modification of the property's zoning designation, the proposal does not diminish economic use of the property or surrounding properties.

- D.** The proposed duplex will not cause an excessive burdensome use of streets, transportation facilities, utilities or schools, given that the structure will only include two dwelling units. The units are 1,200 square feet and have two bedrooms and bathrooms. and also include a two car garage. Thus, any increase in vehicle trips, water/sewer capacity useage and or impacts to schools will be minimal.
- E.** The proposed duplex is consistent with goals identified in the City's Comprehensive Land Use Plan. The City's Comprehensive Plan encourages needed quality housing within the downtown area. The project is also consistent with the requirements of the Zoning Code as they relate to the TND (Traditional Neighborhood Development) zoned district, pending inclusion of recommended conditions of approval. Specifically, the applicant will be required to offset the garage from the front building wall, provide decorative garage doors and shutters and complete certain landscape improvements.
- F.** There are no existing and/or changing conditions affecting the property that support or conflict with the proposed project.
- G.** The subject property is surrounded by other residential properties. Thus, a proposal to construct a two family duplex is suitable given the property's current zoning, surrounding land uses and their corresponding zoning classifications. The adjoining properties are all zoned TND (Traditional Neighborhood Development) and are being used for residential purposes. Specifically, the property is bounded on three sides by existing single family homes and on the remaining side by a mobile home. The proposed duplex is consistent with goals identified in the City's Comprehensive Land Use Plan and Zoning Code.
- H.** The approval of a two family duplex on the subject property will likely increase its value and those of the surrounding properties. Prior to filing the conditional use permit application, the site was developed with a dilapidated mobile home. Approval of the site with a stick built two family duplex will improve the housing stock within the area.
- I.** The project does not involve a rezoning request and thus does not have the ability to create an isolated zoning district. The property is zoned Traditional Neighborhood Development (TND). Development of the site for residential

purposes is consistent with this zoning district and the site is surrounded by other residentially zoned properties.

- J.** The proposed application is consistent with goals identified in the City's Comprehensive Land Use Plan (Character Area Map). There will be no impact to the City's adopted Character Area Map. The proposed duplex is consistent with goals identified in the City's Comprehensive Land Use Plan as it encourages needed quality housing within the downtown area. The project is also consistent with the requirements of the Zoning Code as they relate to the TND (Traditional Neighborhood Development) zoned district, pending compliance with certain recommended conditions of approval. Specifically, the applicant will be required to offset the garage from the front building wall and provide decorative garage doors and shutters and complete certain landscape improvements.
- K.** The proposed project will not impact the environment as it relates to drainage, soil, erosion and sedimentation, flooding, air quality and water quality. Specifically, conditions have been included addressing drainage and flooding. Construction of the site will also require compliance with the adopted Zoning Ordinance and Subdivision Land development Ordinance. In addition, there are no identifiable streams or creeks on the property.
- L.** The proposed duplex is consistent with the City's adopted Comprehensive Plan and Zoning Ordinance.

SECTION 2. Accordingly, the City Council hereby **GRANTS** to the .445± parcel site located at 5904 Church Street as shown on Exhibit "A" and legally described on Exhibit "B" approval to construct a two family duplex subject to the following conditions:

1. Applicant shall construct the proposed duplex as identified on attached site plan, Exhibit "C", subject to the conditions identified below.

 - Applicant to revise site plan to indicate a 4'-0" wide concrete walkway from each dwelling unit to the adjoining roadway.
 - Proposed driveway shall be poured of concrete and scored to provide a decorative appearance. Scoring design shall be reviewed and approved by the Zoning Administrator, prior to issuance of any building permits.
2. Applicant shall construct the proposed duplex as identified on attached elevations, Exhibit "D", subject to the conditions identified below.

- Applicant to revise the building footprint and floor plan to recess the garage back 5'-0" from the building wall. Applicant shall maintain same roof pitch for the garage area as the remainder of the structure.
 - Applicant to install carriage style garage doors and utilize hardi-plank board for exterior siding of duplex. Applicant to install shutters for all street facing windows. Garage door style shall be reviewed and approved by the Zoning Administrator, prior to installation.
3. Applicant shall remove all existing stumps visible from and located within the public right-of way. Following removal, applicant shall reshape and landscape the front yard and right-of-way areas with a combination of ground cover and grass. Applicant shall submit a landscape plan indicating compliance with this condition for review and approval by the Zoning Administrator, prior to installation. Applicant shall complete all necessary landscaping prior to certificate of occupancy issuance. Where possible, applicant shall preserve existing hardwood trees located outside of the development area.
 4. Applicant shall submit a grading plan or certification from an engineer that the proposed development will have no adverse impacts or damage to abutting properties or public streets as a result of the subject property's stormwater runoff.
 5. Applicant to include a utility plan with submittal of building plans. Plan shall indicate proposed connections to the existing utilities (i.e. water, sewer and power). Each unit must have an individual connection to the sanitary sewer system and a separate water meter. Utilities serving the development must be undergrounded. Utility plan shall also indicate size and location of all existing easements and utilities.
 6. Applicant shall comply with all applicable standards as identified within the adopted Zoning Code and Subdivision Land Development Ordinance.
 7. Applicant to obtain all necessary approvals within twenty four (24) months of effective date of this grant, else this grant shall become null and void.

Approved this ___th day of March, 2009.

Diane C. Hirling, Mayor

Craig Lutz, Post 1

Chris Fetterman, Post 2

Pat Zalewski, Post 3

Allen J. Bryans, Sr., Post 4

Mary Jones, Post 5

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

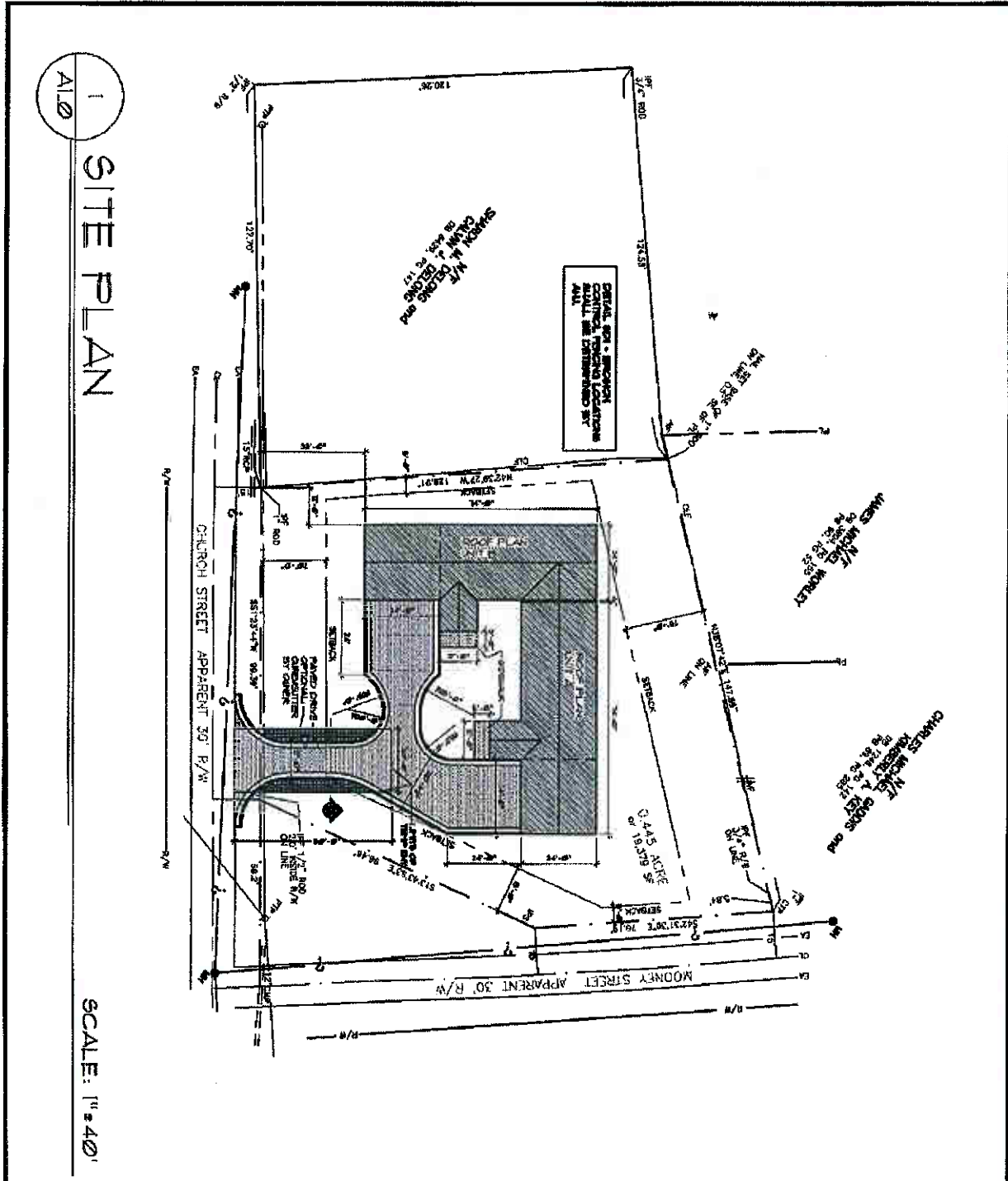
City Attorney

Exhibit "B"

All that tract or parcel of land, together with all improvements thereon, lying and being in the town of Flowery Branch, Hall County, Georgia, and being part of Lot 9 and part of Lot 10 of the John Tanner Subdivision, as shown on a plat of property of Kenneth Williams, prepared by Henry Grady Jarrard, and being more particularly described according to said plat as follows:

Beginning at the intersection of the westerly right of way of Church Street; thence along said right of way of Church Street South 50 Degrees 30 minutes west 101 feet to an iron pin corner; thence north 44 degrees 38 minutes west 134.51 feet to an iron pin corner; thence north 38 degrees 08 minutes east 150.0 feet to an iron pin corner on the southwest right of way of an unnamed street, said corner common to captioned property and property now or formerly owned by Mooney; thence along said right of way south 44 degrees 53 minutes east 75 feet to an iron pin corner; thence along said right of way of aforesaid unnamed, unopened street south 15 degrees 36 minutes east 100 feet to an iron pin corner and said point of beginning, and being the same property described and conveyed in a warranty deed from Buster Harris to Kenneth Williams, dated March 6, 1987 and recorded in deed book 346, pages 35-36 of the Hall County records, and being a portion of the property described and conveyed in a warranty deed from Buster Harris to Kenneth Williams, dated February 10, 1969, recorded in deed book 391, page 218 of the Hall County records, being improved property known as 5904 Church Street, Flowery Branch, according to the present system of numbering houses in Hall County, Georgia.

Exhibit "C"

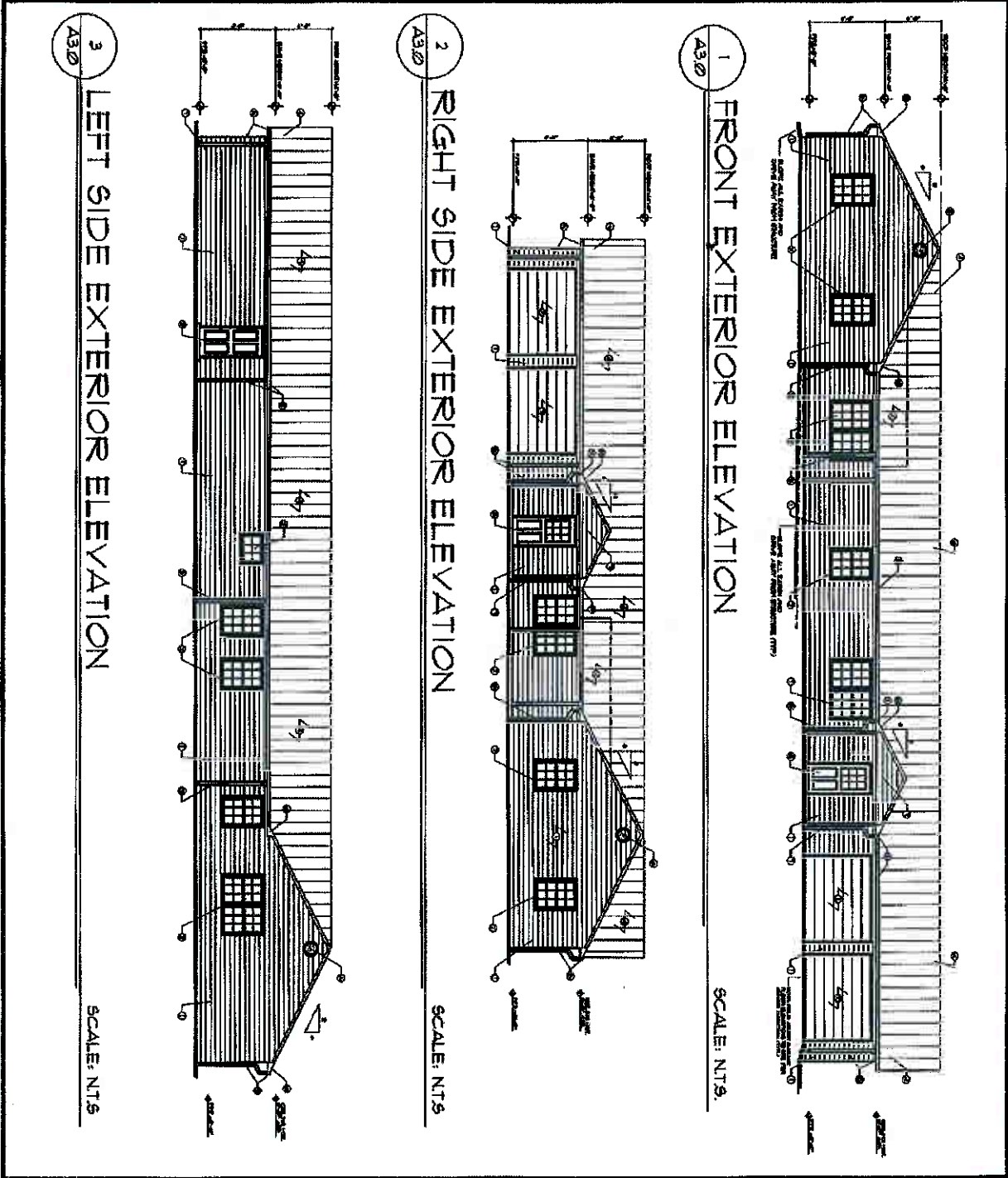


1
A10

SITE PLAN

SCALE: 1" = 40'

Exhibit "D"



William Roberts
7059 Belton Bridge Road
Lula, GA 30554
678-617-9315

To: City of Flowery Branch
5509 Main Street
P.O. Box 757
Flowery Branch, GA 30542

February 19, 2009

RE: Conditional Use Permit Application for
5904 Church Street

Honorable Council Members,

I William Roberts desire to construct a two-family duplex at 5904 Church Street. It is my desire to improve the site from its current state which had a recently removed burned out mobile home on it. Your consideration for approval of my proposed use is greatly appreciated.

Sincerely,



William "Bill" Roberts

Juzanne H. Moore
Notary - exp 9/8/09

CITY OF FLOWERY BRANCH
CONDITIONAL USE PERMIT APPLICATION

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

Owner:

Name (please print)

William Roberts
Name (please print)

Address

7059 Belton Bridge Road
Address

City, State, Zip Code

Lulu, GA 30554
City, State, Zip Code

Phone Number(s) Fax

678-617-9315
Phone Number(s) Fax

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

Contact Person: **William Roberts** Phone: **770-869-0370** Fax: **None**

Cell Phone: **678-617-9315** E-mail: **None**

Present Zoning Classification(s): **Traditional Neighborhood Development (TND)**

Proposed Use(s): **Two- Family Duplex**

Property Location: **5904 Church Street** District **8** Land Lot **118** Block **N/A** Lot **N/A**

Property Size: **0.445 Acres (19,379 s.f.)** Road Frontage **Approx. 150'+/-** (see site plan)

Check one each: Paved Road or Unpaved
 Public Water or Individual Well
 Public Sewer or Individual Septic Tank

As a minimum, the following items are required with submittal of this application.

- Payment of the application fee of \$350 Minimum. Make checks payable to City of Flowery Branch.
- A legal description of the property, including a survey. (Original or copy – NO FAX)
- A legal description of the property in electronic format.
- Seven (7) copies of the proposed site plan, and one (1) 8 ½ x 11" reduction of the plan, drawn to scale, showing: The title of the proposed development and the name, address and telephone number of the property owner; The name, address and telephone number of the architect, engineer or other designer of the proposed development; Scale, date, north arrow, and general location map showing relationship of the site to streets or natural landmarks; Boundaries of the subject property, all existing and proposed streets, including right-of-way and street pavement widths, buildings (submit complete elevations), water courses, parking and loading areas, and other physical characteristics of the property and proposed development; Identification of ownership of adjacent property; The location of all setbacks, buffers, greenspace or open space; The location of all existing and proposed utilities; If applicable, all information required by the Zoning Code or Subdivision and Land Development Regulations of the City of Flowery Branch.
- Letter of intent explaining what is proposed. All documents must be folded to 8 ½ x 11".
- Seven (7) stapled or bound copies of this application and all supporting documents, in addition to one (1) unbound application bearing original signatures. All documents must be folded to 8 ½ x 11".
- Applicant's and/or Owner's Certification (Attachment A).
- Completed "Statement of Facts" (Attachment B).
- The names and addresses of adjoining property owners. Names and addresses must be from current Hall County tax index and provided in mailing label form (contact staff for details).

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because the proposed use is for a two-family duplex which is consistent with adjacent and nearby rental property.

Would not be detrimental to property or persons in the area because the proposed use as a dwelling will be the same as nearby and adjacent properties and will not change from current approved zoning type.

Other Comments: **NONE**

CONFLICT OF INTEREST DISCLOSURE

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

(1) Have a property interest in the real property affected by this request

NONE

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NONE

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NONE

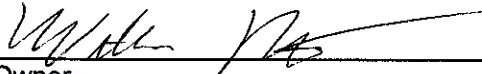
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
<u>NONE</u>	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.


Owner

Owner

Owner

Notary (required by Zoning Code)

HEARING DATE


This Application is scheduled to be heard by the Mayor and Council of the City of Flowery Branch at their meeting of 3/12, 2008, at 6:00 PM in the Council Chambers of Flowery Branch City Hall, 5517 Main Street, Flowery Branch, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee received from BILL ROBERTS
in the amount of \$ 350.00

City of Flowery Branch

BY: 
City Planner

Date: 2/12/07

ATTACHMENT A

City of Flowery Branch Community Development Department
Planning and Zoning Division

AGENT AUTHORIZATION FORM

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

Ownership Certification

State of Georgia
County of Hall

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Flowery Branch dated _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Hall County, in Deed Book _____, Page _____.

Owner's Printed/Typed Name _____

Other Owner's Printed/Typed Name _____

Owner's Signature _____ Date: _____

Other Owner's Signature _____ Date: _____

NOT REQUIRED

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature _____

Other Owner's Signature _____

I accept this authorization to act on behalf of the above ownership as Agent.

Planning and Zoning

Received by: _____ Date: _____

ATTACHMENT B

STATEMENTS OF FACT TO BE EXPLAINED BY THE APPLICANT:

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the Governing Body in the decision-making process. Accordingly, each applicant must submit a written response for each of the following criteria.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
The proposed use of the property is a two-family duplex in the TND district. The proposed use is for dwelling purposes which is consistent with adjacent and nearby property.
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
The proposed use is consistent with existing regulations under a conditional use permit.
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools
The proposed use should not have an excessive or burdensome impact on the existing streets, transportation facilities, utilities, or schools.
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.
The proposed use is consistent with existing regulations under a conditional use permit.
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal

To my knowledge there are no existing or changing conditions that would have a just cause for disapproval of the proposed use based on the existing neighborhood environment.

- (g) Existing use(s) and zoning of the subject property and nearby properties.
Residential and rental property dwellings.
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.
I purchased this property out of foreclosure which had a burned out mobile home structure on it. I am proposing to build a new two-family duplex which will add to the value of the property.
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
The conditional use of the property will be an improvement of the current property use.
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts
N/A
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.
None known.
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.
There should be no environmental impact issues other than roof area and paving impervious surfaces consistent with common residential dwellings.
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.
With the proposed conditional use of the property to remain a dwelling, the use is consistent with current Zoning Ordinances.

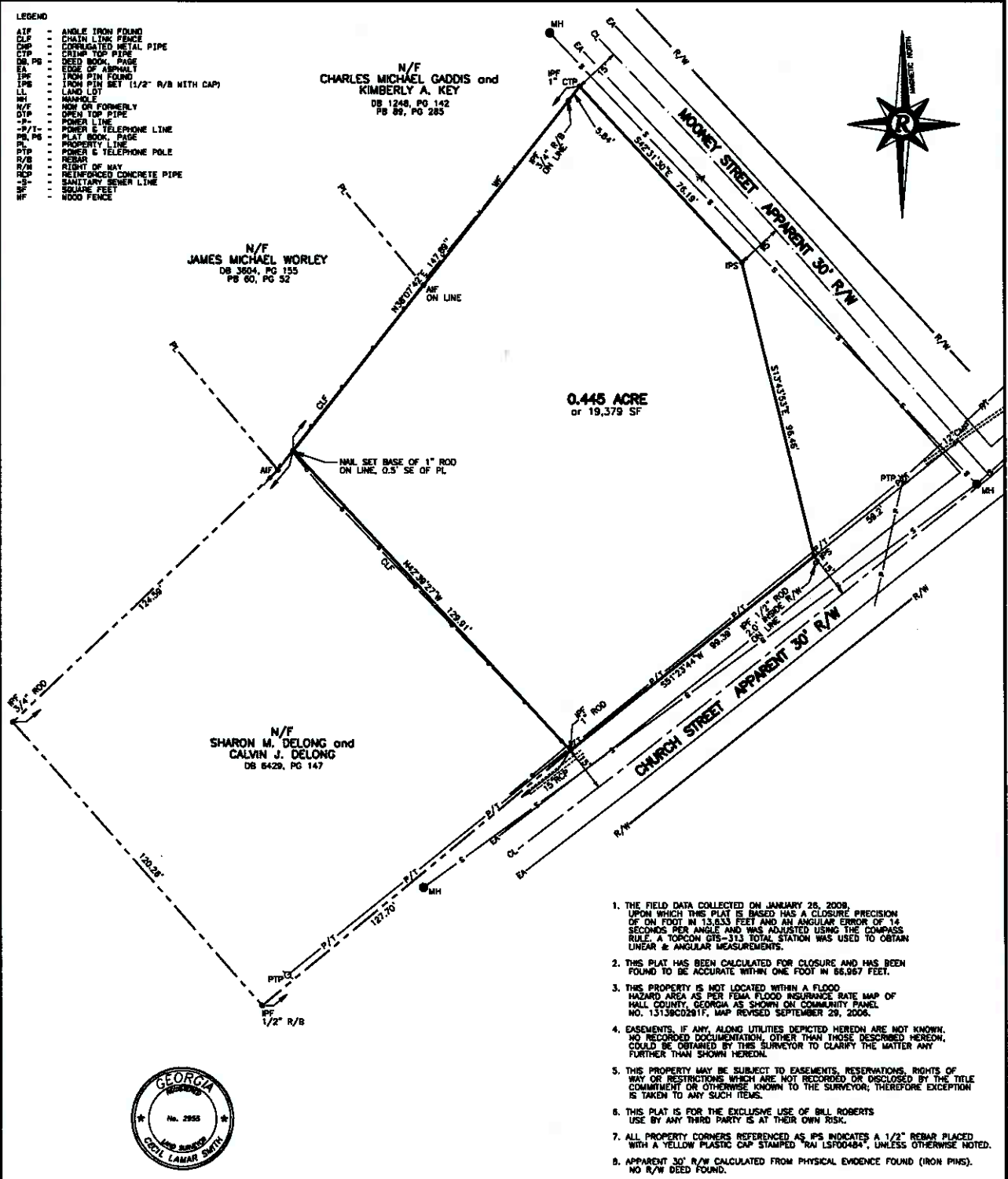
Legal Description

All that tract or parcel of land, together with all improvements thereon, lying and being in the town of Flowery Branch, Hall County, Georgia, and being part of Lot 9 and part of Lot 10 of the John Tanner Subdivision, as shown on a plat of property of Kenneth Williams, prepared by Henry Grady Jarrard, and being more particularly described according to said plat as follows:

Beginning at the intersection of the westerly right of way of Church Street; thence along said right of way of Church Street South 50 Degrees 30 minutes west 101 feet to an iron pin corner; thence north 44 degrees 38 minutes west 134.51 feet to an iron pin corner; thence north 38 degrees 08 minutes east 150.0 feet to an iron pin corner on the southwest right of way of an unnamed street, said corner common to captioned property and property now or formerly owned by Mooney; thence along said right of way south 44 degrees 53 minutes east 75 feet to an iron pin corner; thence along said right of way of aforesaid unnamed, unopened street south 15 degrees 36 minutes east 100 feet to an iron pin corner and said point of beginning, and being the same property described and conveyed in a warranty deed from Buster Harris to Kenneth Williams, dated March 6, 1987 and recorded in deed book 346, pages 35-36 of the Hall County records, and being a portion of the property described and conveyed in a warranty deed from Buster Harris to Kenneth Williams, dated February 10, 1969, recorded in deed book 391, page 218 of the Hall County records, being improved property known as 5904 Church Street, Flowery Branch, according to the present system of numbering houses in Hall County, Georgia.

LEGEND

- ATF - ANGLE IRON FOUND
- CLP - CHAIN LINK FENCE
- CMP - CORRUGATED METAL PIPE
- CTP - CRIMP TOP PIPE
- DB, PS - DEED BOOK, PAGE
- EA - EDGE OF ASPHALT
- IPF - IRON PIN FOUND
- IPB - IRON PIN SET (1/2" R/B WITH CAP)
- LL - LAND LOT
- MH - MANHOLE
- N/F - NOT OR FORMERLY
- OTF - OPEN TOP PIPE
- P- - POWER LINE
- P/T- - POWER & TELEPHONE LINE
- PL, PS - PLAY BOOK, PAGE
- PL - PROPERTY LINE
- PTP - POWER & TELEPHONE POLE
- R/B - REBAR
- R/W - RIGHT OF WAY
- RC - REINFORCED CONCRETE
- S- - SANITARY SEWER LINE
- SF - SQUARE FEET
- WF - WOOD FENCE



0.445 ACRE
or 19,379 SF

1. THE FIELD DATA COLLECTED ON JANUARY 26, 2009, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,833 FEET AND AN ANGULAR ERROR OF 14 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON SITE-313 TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 66,967 FEET.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13136002817, MAP REVISED SEPTEMBER 29, 2004.
4. EASEMENTS, IF ANY, ALONG UTILITIES DEPICTED HEREON ARE NOT KNOWN. NO RECORDED DOCUMENTATION, OTHER THAN THOSE DESCRIBED HEREON, COULD BE OBTAINED BY THIS SURVEYOR TO CLARIFY THE MATTER ANY FURTHER THAN SHOWN HEREON.
5. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE KNOWN TO THE SURVEYOR, THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. THIS PLAT IS FOR THE EXCLUSIVE USE OF BILL ROBERTS. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK.
7. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "RAI LSP00484", UNLESS OTHERWISE NOTED.
8. APPARENT 30' R/W CALCULATED FROM PHYSICAL EVIDENCE FOUND (IRON PINS). NO R/W DEED FOUND.



SHEET 1 OF 1
DATE: 01/29/2009
SCALE: 1" = 20'
FILED: 01/29/09
JOB#: 0200004.CHS
DRAWN BY: CLS

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

GRAPHIC SCALE
0' 10' 20' 40'

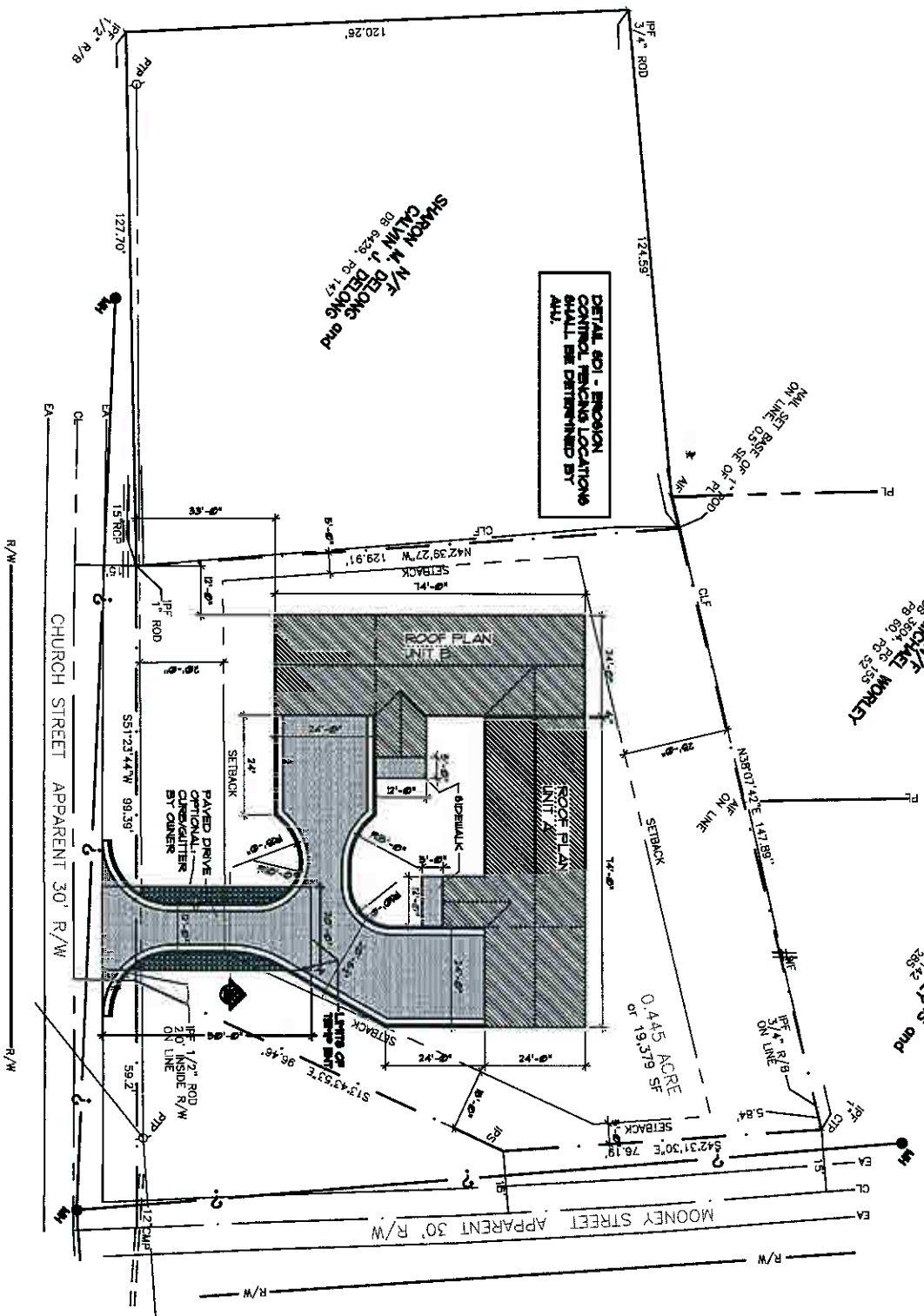
NO.	DATE	DESCRIPTION
1	2/2/09	REVISE BOUNDARY

SURVEY FOR
BILL ROBERTS
LOCATED IN
LAND LOT 11B, 8th DISTRICT
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W., Marietta, Georgia 30067
(770)718-5800 (770)718-5889 Fax - www.rochester-geo.com

A1.0

SITE PLAN



SHARON M. DELONG
 CIVIL & DESIGN
 DB 6428, PO 147

DETAIL FOR PROVISION
 CONTROL PANELS LOCATIONS
 SHALL BE DETERMINED BY
 AHJ

JAMES MICHAEL MORLEY
 DB 5804, PO 3523

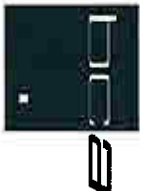
CHARLES MICHAEL A. KEY
 DB 1246, PO 3887

SCALE: 1" = 40'

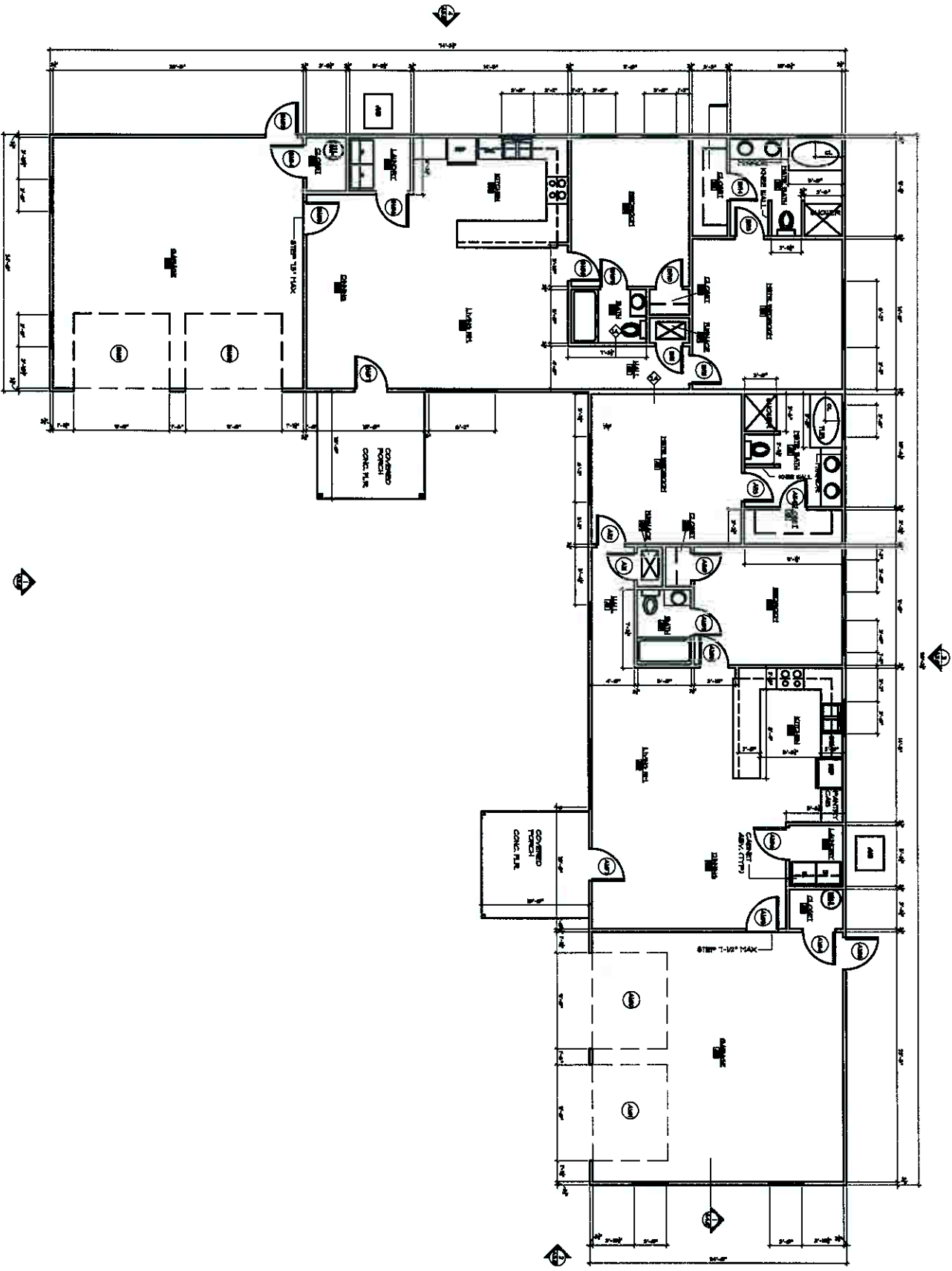
A NEW DUPLEX FOR:
**BILL'S RENTALS
 PROPERTY
 MANAGEMENT**
 5804 CHURCH STREET

*brewster • crocker
 architects*

340 Jesse Jewell Parkway, SE Suite 650
 Gainesville, Georgia 30501
 P - 770.536.9865



DATE	02/18/09	BY	JK
DRAWN		CHECKED	
SHEET NO.	A1.0	CONSTRUCTION DOCUMENTS	
SITE PLAN			



A2.0

OVERALL FLOOR PLAN

SCALE: N.T.S.

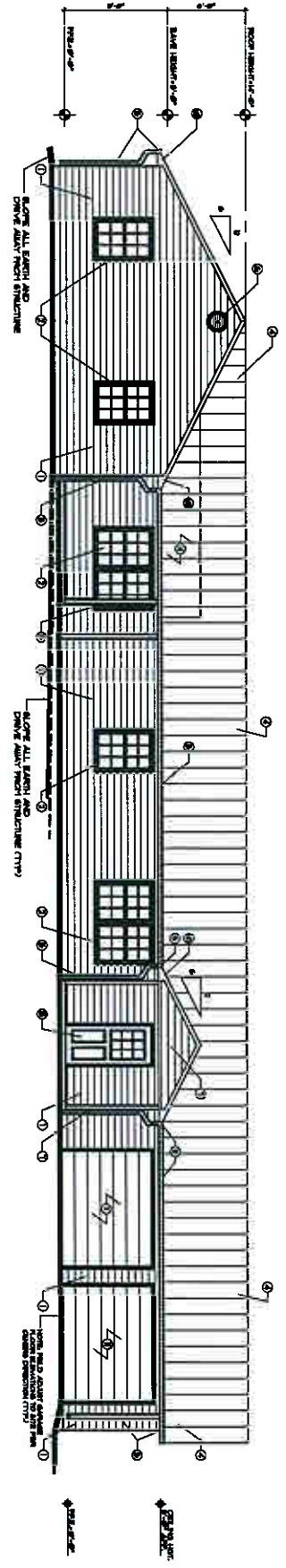
CONSTRUCTION DOCUMENTS
OVERALL FLOOR PLAN
 DRAWN: []
 CHECKED: []
 DATE: 02.16.09
 JOB NO.: 2009-02
 SHEET NO.: **A2.0**

A NEW DUPLEX FOR:
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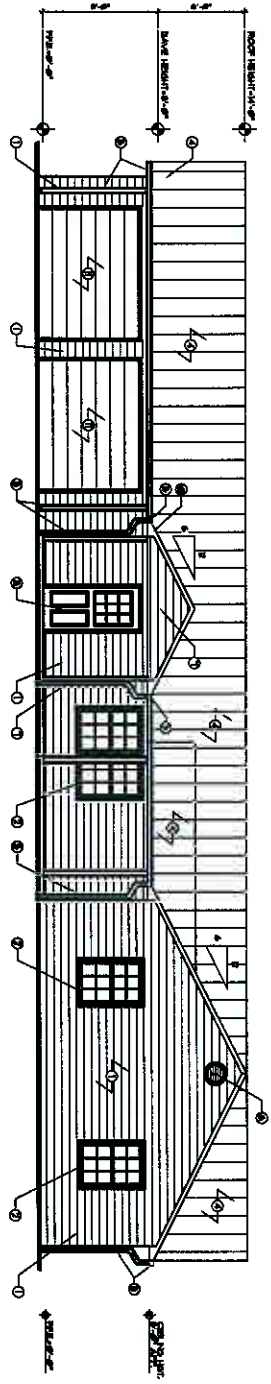
ARCHITECTURE
 PLANNING
 INTERIORS
 AIA
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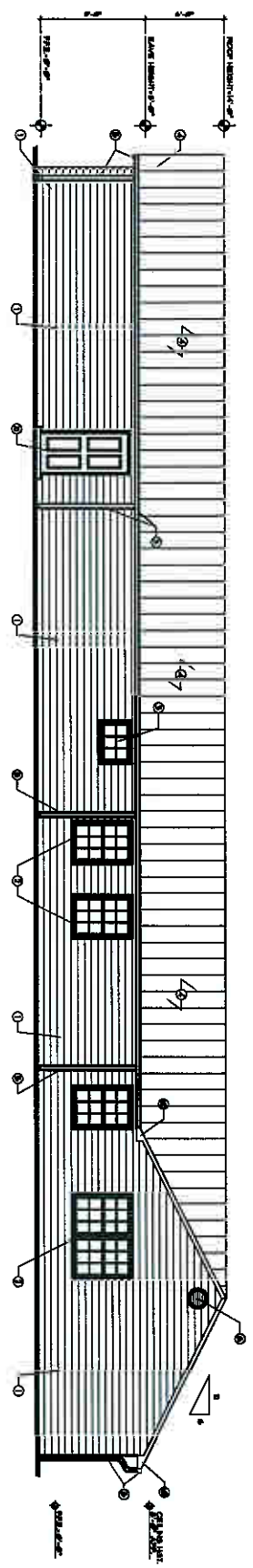
1 FRONT EXTERIOR ELEVATION

SCALE: N.T.S.



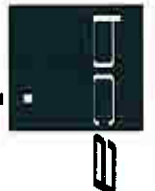
2 RIGHT SIDE EXTERIOR ELEVATION

SCALE: N.T.S.



3 LEFT SIDE EXTERIOR ELEVATION

SCALE: N.T.S.



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A NEW DUPLEX FOR:
**BILL'S RENTALS
PROPERTY
MANAGEMENT**
5904 CHURCH STREET

CONSTRUCTION
DOCUMENTS

EXTERIOR
ELEVATIONS

DATE	BY	CHECKED
02.16.09	AK	AK
2009-02		

A3.0