

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: July 5, 2012 for submission onto the July 17, 2012 City Council meeting

Agenda Item: **RZ12-006 8610 Roswell Road**, a request to rezone the subject property from CUP (Community Unit Plan District) conditional C-2 (Commercial District) to allow an Automotive Garage.

CMO (City Manager's Office) Recommendation:

APPROVAL CONDITIONAL of the request to rezone the subject property from CUP (Community Unit Plan District) conditional to C-2 (Commercial District) to allow an Automotive Garage.

Background:

The site is located on the west side of Roswell Road, about 865' north of the intersection of Hightower Trail and Roswell Road. The property is zoned CUP (Community Unit Plan District) conditional under Fulton County zoning case Z65-0020. The subject property is located within the Suburban District of the Sandy Springs Overlay District.

Discussion:

The applicant is requesting to rezone the subject property to C-2 (Commercial District) to allow a 4,900 square foot Automotive Garage.

Concurrent Review:

The staff held a Focus Meeting on May 2, 2012 at which the following city departments provided comments:

- Arborist
- Fire Department

In addition, the following external departments were contacted for comment:

- Atlanta Regional Commission
- Fulton County Board of Education
- Fulton County Department of Planning and Community Services (*comments received*)
- Fulton County Department of Public Works
- Fulton County Environmental Health Services (*comments received*)
- Sandy Springs Council of Neighborhoods
- Sandy Springs Revitalization Inc.
- Georgia Department of Transportation
- City of Atlanta Department of Watershed Management (*comments received*)
- U.S. Postal Service Address Management Systems
- MARTA
- Fulton County Emergency Management

Rezoning Petition No. RZ12-006/CV12-007

HEARING & MEETING DATES

Community Zoning Information Meeting	Design Review Board Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
April 24, 2012	April 24, 2012	May 31, 2012	June 21, 2012	July 17, 2012

APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner	Representative
Najco, Inc.	Christian Brothers Automotive Corporation	SDG Engineering

PROPERTY INFORMATION

Address, Land Lot, and District	8610 Roswell Road (SR 9) Land Lot 363, District 6
Council District	2
Frontage and Area	213 feet of frontage along the west side of Roswell Road (SR 9). The subject property has a total area of 0.56 acres (26,136 SF).
Existing Zoning and Use	CUP (Community Unit Plan District) conditional under Z65-020 and currently developed with a shopping center.
Overlay District	Suburban District
2027 Comprehensive Future Land Use Map Designation	Commercial (C), Node 14: Northeast Corner of Roswell Road and Dunwoody Place Intersection.
Proposed Zoning	C-2 (Commercial District)

INTENT

TO REZONE A PROPOSED OUTPARCEL (THE SUBJECT PROPERTY) FROM CUP (COMMUNITY UNIT PLAN DISTRICT) CONDITIONAL TO C-2 (COMMERCIAL DISTRICT), WITH CONCURRENT VARIANCES

The applicant intends to rezone the subject property from CUP (Community Unit Plan District) conditional to C-2 (Commercial District) to allow an Automotive Garage.

Additionally, the applicant is requesting three (3) concurrent variances as follows:

1. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots, and
2. Variance from Section 18.2.1. of the Zoning Ordinance to reduce the required off-street parking for an Automotive Garage from twenty-five (25) spaces to nineteen (19) spaces, and
3. Variance from Section 4.23.1 of the Zoning Ordinance to allow a retaining wall(s) within the required ten (10) foot landscape strip(s).

Note: Approval of the proposed outparcel would be contingent upon the Owner of Loehmann's Plaza Shopping Center being granted a Zoning Modification (ZM12-003/CV12-008) whereby the original approved CUP site plan would be revised to recognize not only the new outparcel, it would also recognize encroachment into a required ten (10) foot landscape strip adjacent to the newly formed northern property line of the proposed outparcel.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

**RZ12-006 - APPROVAL CONDITIONAL
CV12-007 #1 - ADMINASTRATIVELY WITHDRAWN
CV12-007 #2 - APPROVAL CONDITIONAL
CV12-007 #3 - APPROVAL CONDITIONAL**

DESIGN REVIEW BOARD ENDORSEMENT

**RZ12-006 - RECOMMENDED APPROVAL
CV12-007 #1 - RECOMMENDED APPROVAL
CV12-007 #2 - RECOMMENDED APPROVAL
CV12-007 #3 - RECOMMENDED APPROVAL**

At the April 24, 2012 meeting the Design Review Board Recommended Approval (3-1, Porter, Landeck, and Ealick-Anderson for; Richard Against; Mobley and Gregory absent; Lichtenstein not voting.)

PLANNING COMMISSION RECOMMENDATION

**RZ12-006 - RECOMMENDED APPROVAL
CV12-007 #1 - RECOMMENDED APPROVAL
CV12-007 #2 - RECOMMENDED APPROVAL
CV12-007 #3 - RECOMMENDED APPROVAL**

The petition was heard at the June 21, 2012 Planning Commission meeting. The Commission Recommendation for approval as presented by staff. Approved (4-0, Duncan, Pond, Maziar and Tart for; Frostbaum, Rubenstein and Squire absent).

Location Map

8610 Roswell Road (SR 9)



BACKGROUND

The site is located on the west side of Roswell Road, about 865' north of the intersection of Hightower Trail and Roswell Road. The property is zoned CUP (Community Unit Plan District) conditional under Fulton County zoning case Z65-0020. The subject property is located within the Suburban District of the Sandy Springs Overlay District.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ12-006/CV012-007	Requested Zoning	Proposed Use	Land Area (Acres)	Square Footage	Density (Square Footage per Acre)
	C-2	Automotive Garage	0.56	4,900 S.F.	8,750 S.F./Acre
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	CUP Z65-0020	Huntcliff Homes Association Office	3.43	1,200 s.f.	349.85 s.f./ac
East	C-2 Z90-0064	Commercial	3.45	30,000 s.f.	8,695.65 s.f./ac
East	C-2 Z74-0017	Children's Wish Foundation	1.65	21,500 s.f.	13,030.30 s.f./ac
South	CUP Z65-0020	Loehmann's Shopping Center	12.45	83,800 s.f.	6,730.92 s.f./ac
West	CUP Z65-0020	Loehmann's Shopping Center	12.45	83,800 s.f.	6,730.92 s.f./ac



Subject Property



Subject Property



Subject Property looking east



The subject property looking east

SITE PLAN ANALYSIS

The site plan submitted shows the proposed outparcel and the proposed 4,900 square foot Automotive Garage. The Automotive Garage is shown on the western side of the property. The site plan shows the entrance to the property on the northwest corner coming off the existing driveway of the Shopping Center. The property slopes from an elevation of 990 on the southwest corner to an elevation of 970 on the northeast corner.

PARKING

Section 18.2.1, *Basic Off-street Parking Requirements*, requires Service Stations and Automotive Repair Centers to have 5 spaces per 1,000 s.f. of floor area calculated as follows:

- $4,900/1000 = 4.9 \times 5 = 25$ spaces required.

The applicant is requesting a variance to reduce the required twenty-five (25) spaces to nineteen (19) spaces.

LANDSCAPE PLAN ANALYSIS

The applicant is requesting variance from Section 4.23.1. of the Zoning Ordinance to allow a retaining wall within a required ten (10) foot landscape strip along the proposed northern property line. The variance request for the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots was administratively withdrawn due to the change of the Zoning Ordinances at the May 15, 2012 Mayor and City Council meeting. The applicant is proposing to screen the parking lot from Roswell Road by installing a continuous evergreen screen and proposing to meet the streetscape standards of the Suburban Overlay District.

ENVIRONMENTAL SITE ANALYSIS

The Environmental Site Analysis Report is sufficient and satisfies the requirements of the Sandy Springs Zoning Ordinance. The reporting on all items of the analysis stated either positive, minimal, or no environmental issues. The report, in its entirety, is within the case file as a matter of record.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 2, 2012 at which the following departments commented:

Sandy Springs Landscape Architect/Arborist	<ul style="list-style-type: none"> ▪ If the MCC decides to approve the application it could be conditioned to install the trees that would have originally been installed in the parking lot in other areas to shade the parking lot and the landscape strip still meet the minimum tree and shrub requirements.
Sandy Springs Fire Protection Engineer	<ul style="list-style-type: none"> ▪ If the new building is larger than 5,000 it must be sprinkled per the sandy springs fire ordinance. A fire hydrant must be located within 600 feet of the most remote corner
Georgia Department of Transportation	<ul style="list-style-type: none"> ▪ There are no GDOT requirements that need to be addressed at this time.

The staff has not received any additional comments from the Fulton County Board of Education.

PUBLIC INVOLVEMENT

Required Meetings

The applicant attended the following required meetings:

- Community Zoning Information Meeting held April 24, 2012 at the Sandy Springs City Hall
- Community/Developer Resolution Meeting held May 31, 2012 at the Sandy Springs City Hall

Public Comments (no attached letters)

A Community/Developer Resolution Meeting held on May 31, 2012. Community input includes the following:

1. An Automotive use will lower property values in the area.

Notice Requirements

The petition was advertised on June 13, 2012 (Sandy Springs Neighbor) and June 15, 2012 (Sandy Springs Reporter). The applicant posted a sign issued by the Department of Community Development along the frontages of Roswell Road on May 11, 2012.

Public Participation Plan and Report

The applicant has met the Public Participation Plan requirements. The applicant was required to submit the Public Participation Report seven (7) days prior to the Mayor and City Council Hearing on July 17, 2012. The Public Participation Report was submitted on or before July 10, 2012.

ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Finding: The staff is of the opinion that the proposed use is suitable in view of the uses and development of adjacent and nearby properties. The surrounding area consists of: Commercial and Office uses. The proposal allows for a proper transition within and between these areas.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Finding: The staff is of the opinion that the proposal will not have an adverse impact on the use or usability of adjacent or nearby property.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Finding: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Finding: The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Finding: The staff is of the opinion that the proposed use is consistent with the Future Land Use Map, which designates the property as Commercial (C). This category includes retail, service and office uses which may be in single buildings or developed as a part of a shopping center. This category is limited in its geographic application. It is implemented by the C-1 and C-2 (Community Business) zoning districts.

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 zoning proposal.*

Finding: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Finding: The staff is of the opinion that the proposal will not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs.

VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,
- C. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

The applicant is requesting two (2) concurrent variances as follows:

1. Variance from the Tree Conservation Ordinance, Administrative Standards, & Best Management Practices - Landscape Strips, Buffers, and Parking (F.1) to relieve the requirement of planting a large shade tree every 6 parking spaces for all new parking lots- **ADMINISTRATIVELY WITHDRAWN**
2. Variance from Section 18.2.1. of the Zoning Ordinance to reduce the required off-street parking for an Automotive Garage from twenty-five (25) spaces to nineteen (19) spaces.

The applicant has indicated this variance will not result in any harm to the health and safety of the general public and that application of the requirement would place a hardship on the applicant. The applicant has indicated that this variance is in harmony with the area and in harmony with the general purpose and intent of the Zoning Ordinance.

*The applicant has a shared parking agreement with the adjacent Shopping Center to handle any potential overflow of parking. The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance and the proposal will not pose a detriment to the public. Therefore, based on these reasons, the staff recommends **APPROVAL** of the variance to reduce the required twenty-five (25) parking spaces to nineteen (19).*

3. Variance from Section 4.23.1. of the Zoning Ordinance to allow a retaining wall within a required ten (10) foot landscape strip along the proposed north property line.

The applicant has indicated this variance will not result in any harm to the health and safety of the general public and that application of the requirement would place a hardship on the applicant. The applicant has indicated that this variance is in harmony with the area and in harmony with the general purpose and intent of the Zoning Ordinance.

The proposed retaining wall, though considered an impervious, man-made surface, is also considered open space that would promote pedestrian activity by creating the an area to install a five (5) foot sidewalk onto the subject property. The proposed sidewalk satisfies the Overlay District's regulation that intra-parcel walkways are required. The staff is of the opinion the variance request is in harmony with the intent of the Zoning Ordinance

and the proposal will not pose a detriment to the public. Therefore, based on these reasons, the staff recommends APPROVAL of the variance to allow a retaining wall within a required ten (10) foot landscape strip along the proposed southern property line.

CONCLUSION TO FINDINGS

It is the opinion of the staff that the proposal is in conformity with the intent of the Comprehensive Plan Policies, as the proposal involves a use and density that is consistent with abutting and nearby properties and provides appropriate transition. Therefore, based on these reasons, the staff recommends APPROVAL CONDITIONAL of this petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from CUP (Community Unit Plan District) conditional to C-2 (Commercial District) the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to abide by the following:
 - a. To the site plans received by the Department of Community Development on April 4, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
2. Variance from Section 18.2.1. of the Zoning Ordinance to reduce the required off-street parking for an from twenty-five (25) spaces to nineteen (19) spaces (CV12-007)
3. Variance from Section 4.23.1 of the Zoning Ordinance to allow a retaining wall(s) within the required ten (10) foot landscape strip(s).

Attachments

Letter of Intent, Date Received April 4, 2012
 Site Plans, Date Received April 4, 2012
 Property Boundaries and Topographical Survey, Date Received April 4, 2012
 Minor Plat, Dated Received April 4, 2012
 Landscape Plan, Date Received April 4, 2012
 Elevation Drawing, Date Received April 4, 2012
 Rendering, Date Received April 4, 2012
 Letter Fulton County Dept. of Health Services received July 14, 2010



CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION

From: Christian Brothers Automotive Corporation
15995 N. Barkers Landing, #145
Houston, TX 77079

Received

APR 04 2012

To: City of Sandy Springs, Georgia

*City of Sandy Springs
Community Development
Department*

RE: Letter of Intent - Christian Brothers Automotive

It is our hope that following your review of our documents we will be granted permission to continue the development and rezoning process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

The artist's rendering below is an exact representation of our standard prototype.



12212-006



CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION

This finished store is 100% representative of our standard prototype.



Received

APR 04 2012

City of Sandy Springs
Community Development

Hours of Operation and Standard Procedures

Unlike most other light automotive repair facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. All vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire work or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, work designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 2% of all work performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In the majority of cases, the customer will be referred to a specialist auto repair facility.

The business is manned by 3 to 4 employees and the owner / franchisee.

The City of Sandy Springs will find that we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal and state compliant EPA containment vessels.

15995 N. Barker's Landing, Ste. 145 ♦ Houston, Texas 77079
(281) 870-8900 ♦ Fax: (281) 870-1200 ♦ www.cbac.com ♦ HomeOffice@cbac.com

RE12-006



CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION

Working Interior Photos



Received

APR 04 2012

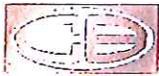
City of Sandy Springs
Community Development
Department



Office Interior

15995 N. Barker's Landing, Ste. 145 ♦ Houston, Texas 77079
(281) 870-8900 ♦ Fax: (281) 870-1200 ♦ www.cbac.com ♦ HomeOffice@cbac.com

12712-006



CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION



Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential. We truly believe our development brings a unique experience to the automotive repair arena. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and conditioning process becomes less threatening to people of all walks of life.

It is our hope that The City of Sandy Springs and its citizens will truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield
CBAC New Store Development

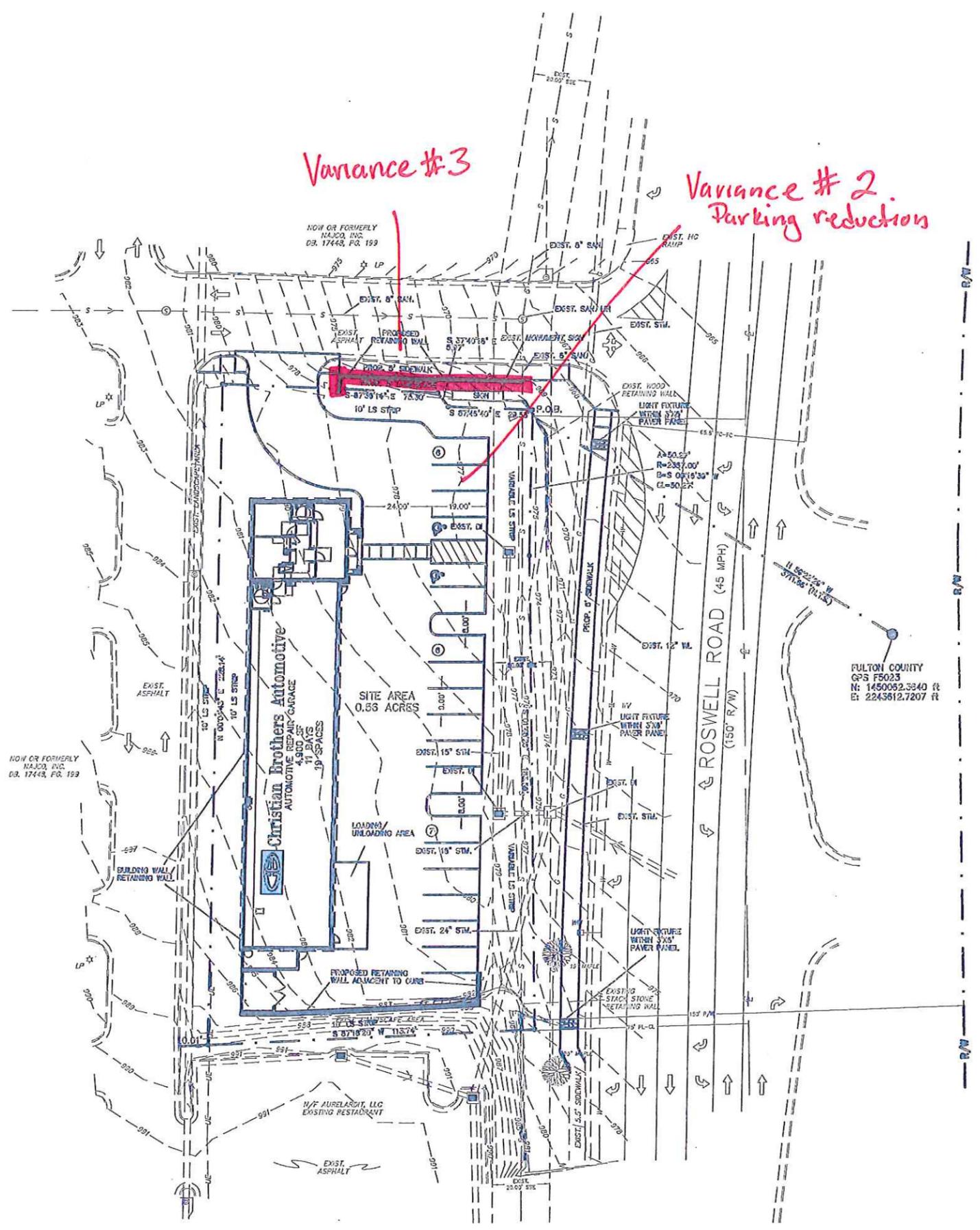
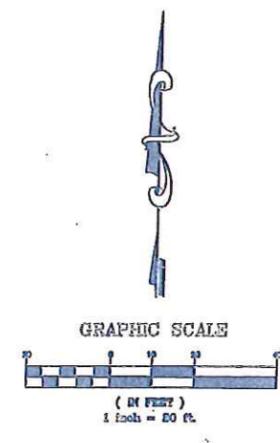
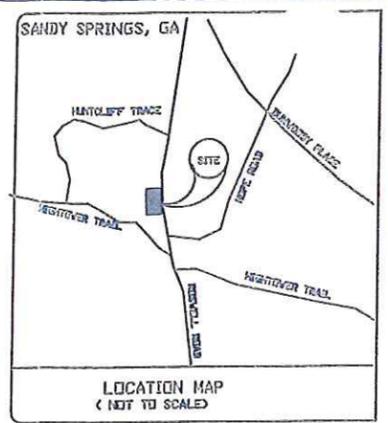
Received

APR 04 2012

*City of Sandy Springs
Community Development
Department*

RF12-006

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	
	PROPERTY LINE	



SITE SUMMARY:

PROPOSED USE: COMMERCIAL (AUTOMOTIVE REPAIR GARAGE)
 PROPOSED SITE AREA: 0.55 ACRES
 PROPOSED DISTURBED AREA: 0.55 ACRES
 TOTAL IMPERVIOUS AREA: 0.39 ACRES (70% OF SITE)
 TOTAL AREA AVAILABLE FOR LANDSCAPING: 0.17 ACRES (30%)
 PROPOSED BUILDING AREA: 4,900 SF (20% OF SITE)
 PROPOSED BUILDING HEIGHT: 24'
 PARKING:
 REQUIRED: 25 (5 SP/1000 SF X 4,900 SF = 24.5 SP)
 PROPOSED: 19 (INCLUDES 2 HC SPACES) (VARIANCE REQUIRED)
 ZONED:
 EXISTING: CUP
 PROPOSED: C-2
 PROPOSED SETBACKS:
 FRONT 40'
 SIDE 0'
 REAR 0'

NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0151F, DATED JUNE 18, 2010.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- THIS PROPERTY IS ZONED CUP. BUILDING SETBACK INFORMATION IS NOT SHOWN.
- TOPOGRAPHIC DATA IS DERIVED FROM FIELD SURVEY DATA AND BASED UPON THE NAVD 83 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
- CURRENT OWNER INFORMATION:
 MAJCO, INC.
 1470 RIVER GREEN PARKWAY
 DULUTH, GA 30088
- WATER SERVICE PROVIDED BY CITY OF ATLANTA
 SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY
- NO WETLANDS WITHIN 200'

VARIANCES REQUIRED:

- CONCURRENT VARIANCE REQUEST 1: ARTICLE IV SECTION 4.23.2 - DUE TO LOT SIZE CONSTRAINTS WITH REQUIRED LANDSCAPE STRIPS, REMOVE PARKING LOT LANDSCAPE REQUIREMENT TO ACHIEVE MINIMUM PRACTICAL NUMBER OF PARKING SPOTS FOR THIS FACILITY
- CONCURRENT VARIANCE REQUEST 2: ARTICLE XVII SECTION 18.2.1 - REDUCE NUMBER OF REQUIRED PARKING SPACES FROM 25 (5 PER 1000 SF) TO 19 WHICH IS THE MAXIMUM NUMBER OF SPACES FEASIBLE EVEN WITH VARIANCE REQUEST TO ELIMINATE PARKING LOT LANDSCAPE REQUIREMENT
- CONCURRENT VARIANCE REQUEST 3: ARTICLE IV SECTION 4.23.1 - RETAINING WALL IN REQUIRED LANDSCAPE STRIP

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 363 OF THE 6TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/4" DIAMETER IRON PIN SET ON THE WEST RIGHT-OF-WAY OF ROSWELL ROAD (A 150 FOOT RIGHT-OF-WAY AT THIS POINT) A DISTANCE OF 451.63 FEET SOUTH, AS MEASURED ALONG THE WEST RIGHT-OF-WAY OF ROSWELL ROAD, FROM THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF ROSWELL ROAD WITH THE SOUTH RIGHT-OF-WAY OF HUNTCLIFF TRACE (A 100 FOOT RIGHT-OF-WAY AT THIS POINT); THENCE RUNNING SOUTHERLY ALONG A CURVE TO THE LEFT AND THE WEST RIGHT OF WAY OF ROSWELL ROAD AND FOLLOWING THE CURVATURE THEREOF, WITH AN ARC LENGTH OF 50.27 FEET, WITH A RADIUS OF 2357.00 FEET, WITH A CHORD BEARING OF SOUTH 60 DEGREES 16 MINUTES 39 SECONDS WEST, WITH A CHORD LENGTH OF 50.27 FEET TO A 1/4" DIAMETER IRON PIN SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES 48 MINUTES 28 SECONDS EAST A DISTANCE OF 183.59 FEET TO A 1/4" DIAMETER IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87 DEGREES 18 MINUTES 20 SECONDS WEST A DISTANCE OF 113.74 FEET TO A 1/4" DIAMETER IRON PIN SET; THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS EAST A DISTANCE OF 228.14 FEET TO A 1/4" DIAMETER IRON PIN SET; THENCE SOUTH 87 DEGREES 28 MINUTES 14 SECONDS EAST A DISTANCE OF 75.30 FEET TO A 1/4" DIAMETER IRON PIN SET THENCE SOUTH 37 DEGREES 40 MINUTES 18 SECONDS EAST A DISTANCE OF 5.97 FEET TO A 1/4" DIAMETER IRON PIN SET; THENCE SOUTH 87 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 28.53 FEET TO A 1/4" DIAMETER IRON PIN SET ON THE WEST RIGHT-OF-WAY OF ROSWELL ROAD AND THE POINT OF BEGINNING; DESCRIBED PARCEL OR TRACT CONTAINING 0.5617 ACRES OR 24,470 SQUARE FEET MORE OR LESS.

REVISIONS

SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GEORGIA 30068-0017
 678-560-4161

CLIENT NAME
 CHRISTIAN BROTHERS
 AUTOMOTIVE CORPORATION
 15995 N. BARKERS LANDING,
 SUITE 145
 HOUSTON, TX 77079
 832-598-0420

PROJECT TITLE
 Christian Brothers Automotive
 LAND LOT 363, 6TH DISTRICT
 ROSWELL ROAD
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

DATE	03/27/12
PROJECT NO.	12401
DRAWN BY	MOR
SCALE	1"=20'
DRAWING TITLE	SITE PLAN (REZONING EXHIBIT)

Received
 APR 04 2012
 City of Sandy Springs
 Community Development
 Department

RZ12-006

OWNER/DEVELOPER
 CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
 15995 N. BARKERS LANDING, SUITE 145
 HOUSTON, TX 77079
 832-598-0420

SURVEYOR
 D&S LAND SURVEYING
 313 RED FOX DRIVE
 P.O. BOX 4988
 CANTON, GA 30114
 770-720-4443

CIVIL ENGINEER
 SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GEORGIA 30068
 678-560-4161

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREIN WERE MADE TO DEED BOOK 12088, PAGE 166 OF FULTON COUNTY RECORDS. HORIZONTAL INFORMATION WAS ORIENTED TO FULTON COUNTY GPS CONTROL MONUMENTATION No. F023. THEREFOR THE BEARINGS SHOWN HEREIN MAY VARY FROM REFERENCED DEEDS. HORIZONTAL DATUM IS NAD 83, GEORGIA WEST ZONE.
2. NO PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0151F, DATED JUNE 18, 2010.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREIN.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. THIS PROPERTY IS ZONED CUP. BUILDING SETBACK INFORMATION IS NOT SHOWN.
6. THE LAST DAY OF FIELD SURVEY WAS PERFORMED ON AUG. 21, 2011
7. TOPOGRAPHIC DATA IS DERIVED FROM FIELD SURVEY DATA AND BASED UPON THE NAVD 88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
8. CURRENT OWNER INFORMATION
NAJCO, INC.
1476 RIVER GREEN PARKWAY
DULUTH, GA 30088
9. WATER SERVICE PROVIDED BY CITY OF ATLANTA
SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY

SURVEY NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY A CLOSED TRAVERSE. THE CLOSURE PRECISION IS ONE FOOT IN 56,836 FEET, AND THE ANGULAR ERROR IS 69 SECONDS PER ANGLE POINT. THE DATA HAS BEEN ADJUSTED USING LEAST SQUARES METHOD.
- 2) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,444 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS NIKON 330 TOTAL STATION.
- 4) THE BEARING BASIS FOR THIS PLAN GEORGIA STATIC PLANE, WEST ZONE (NAD 83)
- 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6) THE TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAN ARE AT A ONE FOOT INTERVAL AND ARE BASED UPON A FIELD SURVEY. THE ELEVATION DATUM IS NAVD 1988.
- 7) ALL IRON PINS FOUND OR SET ARE 1/2" DIAMETER ROUND UNLESS OTHERWISE SPECIFIED.



Utility contacts:

- ATLANTA GAS LIGHT PEACHTREE GAS - STEVE FOWLER 404-427-1864
- CITY OF ATLANTA WATER WATER - BRUCE MAYHEW 404-624-0752 EXT 668
- ATT / D TELECOMMUNICATION - KEN RECTOR 404-216-7772
- COBB EMC ELECTRIC - APRIL MILLHOLLAN 678 355-3406
- COMCAST COMMUNICATIONS CATV - DISPATCH ANYONE 770-559-7200
- FIBERLIGHT LLC TELECOMMUNICATION - DELL MILLER 770-335-996
- FULTON COUNTY SEWER SEWER - KEITH BREVER 404-612-9411
- GEORGIA POWER ELECTRIC - CABLE LOCATING ANYONE 404-506-6539
- VERIZON BUSINESS (MCI FACILITIES) TELECOMMUNICATION
Dennis Rainey 478-471-1042
- COMMUNICATIONS TELECOMMUNICATION - BARRY LONG 678-444-4400
- ZAYO ZAYO FIBER SOLUTIONS TELECOMMUNICATION - NIC FLORES 678-666-2493

LEGEND	
	DRIP LINE
	ADJOINER PROPERTY LINE
	OVERHEAD POWER LINE
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	RIGHT OF WAY
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC AND UTILITIES
	SANITARY SEWER LINE
	WATER LINE

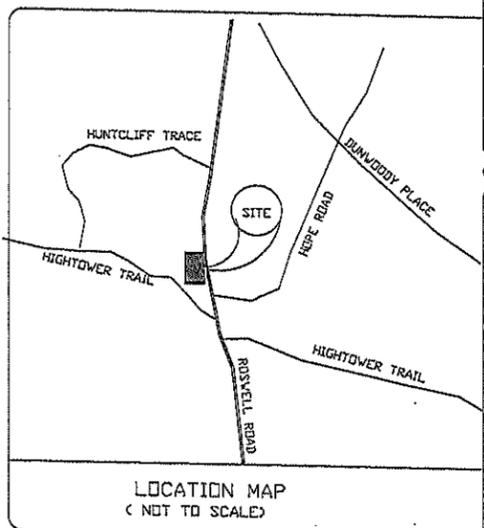
LEGEND	
SYMBOLS AND ABBREVIATIONS	
	IRON PIN FOUND
	RIGHT OF WAY
	DEED BOOK
	PLAT BOOK
	PLATE
	CONCRETE MONUMENT FOUND
	POINT OF BEGINNING
	ELECTRIC UTILITY POLE
	CONCRETE R/W MONUMENT
	LIGHT POLE
	TRAFFIC SIGNAL POLE
	PEDESTRIAN CROSSING SIGNAL
	WATER VALVE
	WATER METER
	SANITARY SEWER CLEAN OUT
	FIRE HYDRANT
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	BUILDING LINE
	PRESENT OR FORMER OWNER
	UNDERGROUND TELEPHONE CABLE
	GUY WIRE
	INVERT ELEVATION
	SANITARY SEWER MANHOLE
	REINFORCED CONCRETE PIPE
	GUY WIRE SUPPORT POLE
	JUNCTION BOX
	POLY VINYL CHLORIDE
	MANHOLE
	DUCTILE IRON PIPE

SURVEYOR'S CERTIFICATE
I certify to SDG Engineering and Christian Brothers Automotive Corporation that this Boundary and Topographic Plan of Survey is true and correct and was prepared from an actual survey of the property, made by me or under my supervision, that all monuments shown hereon actually exist, or are marked as "Future", and their location, size, type and material is correctly shown.

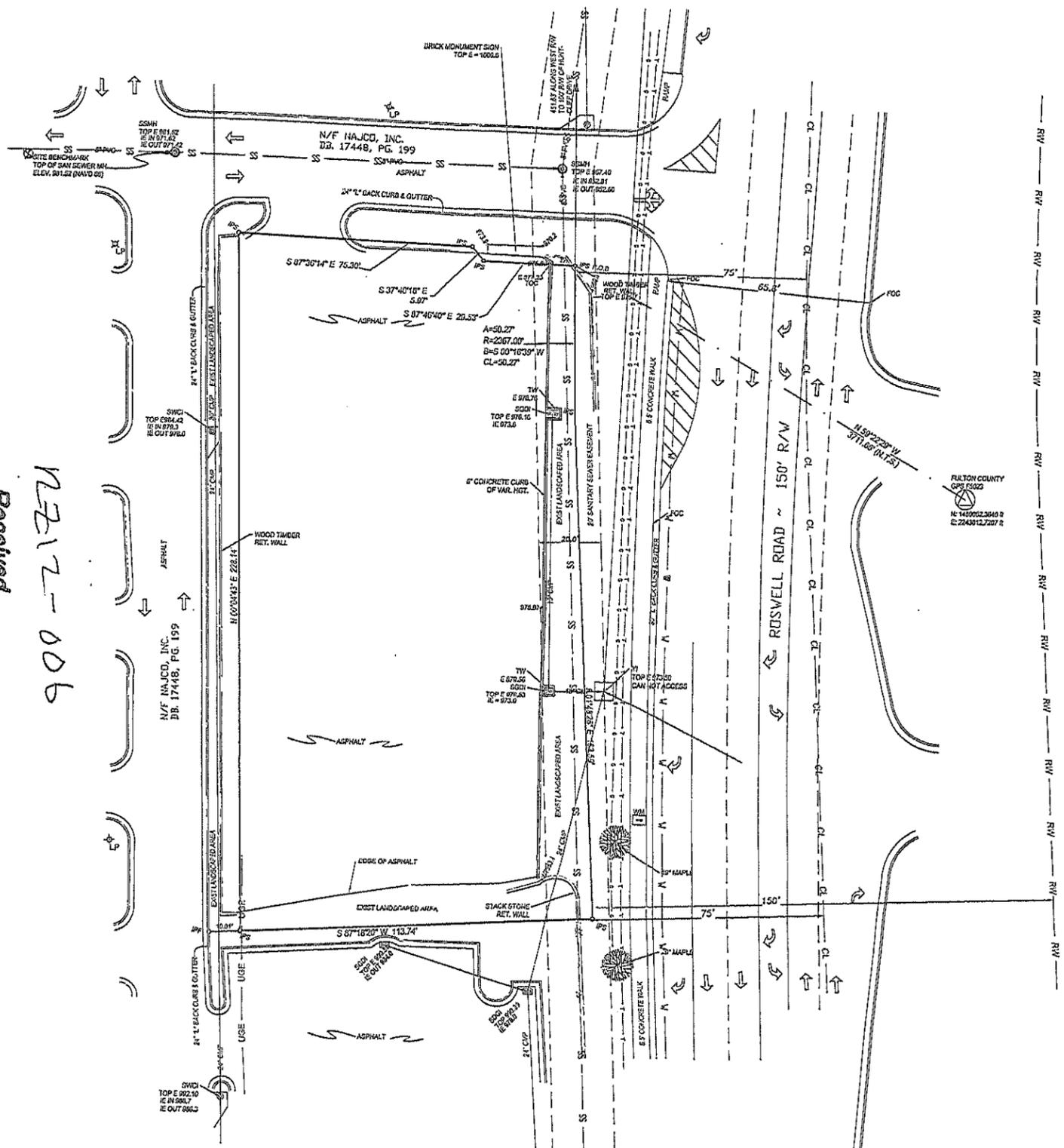
David W. Shirley,
Registered Georgia Land Surveyor Number 20270



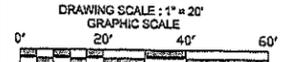
PLEASE NOTE:
THREE WORKING DAYS BEFORE YOU DIG IN GEORGIA CALL UTILITIES PROTECTION CENTER, INC. 1-800-282-7411 OR 611 IT'S THE LAW
UNDERGROUND OVERHEAD



AREA OF SUBJECT PARCEL
0.5617 ACRES or
24,470 SQ. FT.



Received
 APR 04 2012
 City of Sandy Springs
 Community Development
 Department
 12212-006



REVISIONS		
NO.	DATE	DESCRIPTION
0	02-14-12	FIRST ISSUE
1	03-22-12	ADDED SEWER EASEMENT
2	03-27-12	revised boundary

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SDG ENGINEERING,
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
 OUT PARCEL TO LOEHMANN'S PLAZA
 8610 ROSWELL ROAD

PROPERTY LOCATED IN
 LAND LOT 363 DISTRICT 6
 COUNTY: FULTON
 CITY OF SANDY SPRINGS
 STATE OF GEORGIA
 FIELD WORK: FEB. 08, 2012
 DRAWN: DS
 CHECKED: DWS



D&S LAND SURVEYING
 313 RED FOX DR., PO BOX 4808, CANTON, GA 30114
 770 720-4443 (Office) 678-264-2201 (Fax)
 DWS@CANTONSURVEYOR.COM
 THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.

LEGEND
SYMBOLS AND ABBREVIATIONS

C	PROPERTY CORNER WITH MONUMENT
O	PROPERTY CORNER WITHOUT MONUMENT
RI	GRATE INLET
CB	CATCH BASIN
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
FC	FACE OF CURB
POB	POINT OF BEGINNING
EP	ELECTRIC UTILITY POLE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
NTS	NOT TO SCALE
N/F	PRESENT OR FORMER OWNER
UGC	UNDERGROUND COMMUNICATION CABLE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
SSE	SANITARY SEWER EASEMENT
RCP	REINFORCED CONCRETE PIPE
SM	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE
GI	GRATE INLET
IPS	IRON PIN SET
IFP	IRON PIN FOUND
NLF	NAIL FOUND

LEGEND
LINE TYPES

---	ADJOINER PROPERTY LINE
---	UNDERGROUND ELECTRIC
---	SANITARY SEWER
---	OVERHEAD POWER LINE
---	WATER LINE
---	UNDERGROUND COMMUNICATION LINE
---	RIGHT OF WAY

Received

APR 04 2012

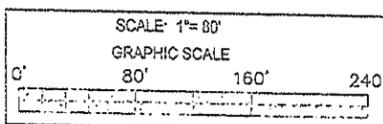
City of Sandy Springs
Community Development
Department

WRITTEN DESCRIPTION OF TRACT "B":
All that tract or parcel of land lying and being located in Land Lot 363 of the 6th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2" diameter iron pin set on the west right-of-way of Roswell Road (a 150 foot right-of-way at this point) a distance of 451.63 feet south, as measured along the west right-of-way of Roswell Road, from the intersection of the west right-of-way of Roswell Road with the south right-of-way of Huntcliff Trace (a 100 foot right-of-way at this point); thence running southerly along a curve to the left and the west right of way of Roswell Road and following the curvature thereof, with an arc length of 50.27 feet, with a radius of 2367.00 feet, with a chord bearing of south 00 degrees 16 minutes 39 seconds west, with a chord length of 50.27 feet to a 1/2" diameter iron pin set; thence continuing along said right of way south 01 degrees 48 minutes 26 seconds east a distance of 163.59 feet to a 1/2" diameter iron pin set; thence leaving said right of way south 87 degrees 19 minutes 20 seconds west a distance of 113.74 feet to a 1/2" diameter iron pin set; thence north 00 degrees 04 minutes 43 seconds east a distance of 228.14 feet to a 1/2" diameter iron pin set; thence south 37 degrees 36 minutes 14 seconds east a distance of 75.30 feet to a 1/2" diameter iron pin set; thence south 37 degrees 40 minutes 18 seconds east a distance of 5.97 feet to a 1/2" diameter iron pin set; thence south 87 degrees 46 minutes 40 seconds east a distance of 29.53 feet to a 1/2" diameter iron pin set on the west right-of-way of Roswell road and the POINT OF BEGINNING; described parcel or tract containing 0.5617 acres or 24,470 square feet more or less.

SURVEY NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A CLOSED TRAVERSE. THE CLOSURE PRECISION IS ONE FOOT IN 56,836 FEET, AND THE ANGULAR ERROR IS 05 SECONDS PER ANGLE POINT. THE DATA HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,246 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS NIKON 330 TOTAL STATION.
- 4) THE BEARING BASIS FOR THIS PLAT GEORGIA STATE PLANE, WEST ZONE (NAD 83).
- 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6) THE TOPOGRAPHIC CONTOURS, IF APPLICABLE, SHOWN ON THIS PLAT ARE AT A ONE FOOT INTERVAL AND ARE BASED UPON A FIELD SURVEY. THE ELEVATION DATUM IS NAVD 1982.
- 7) ALL IRON PINS FOUND OR SET ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.



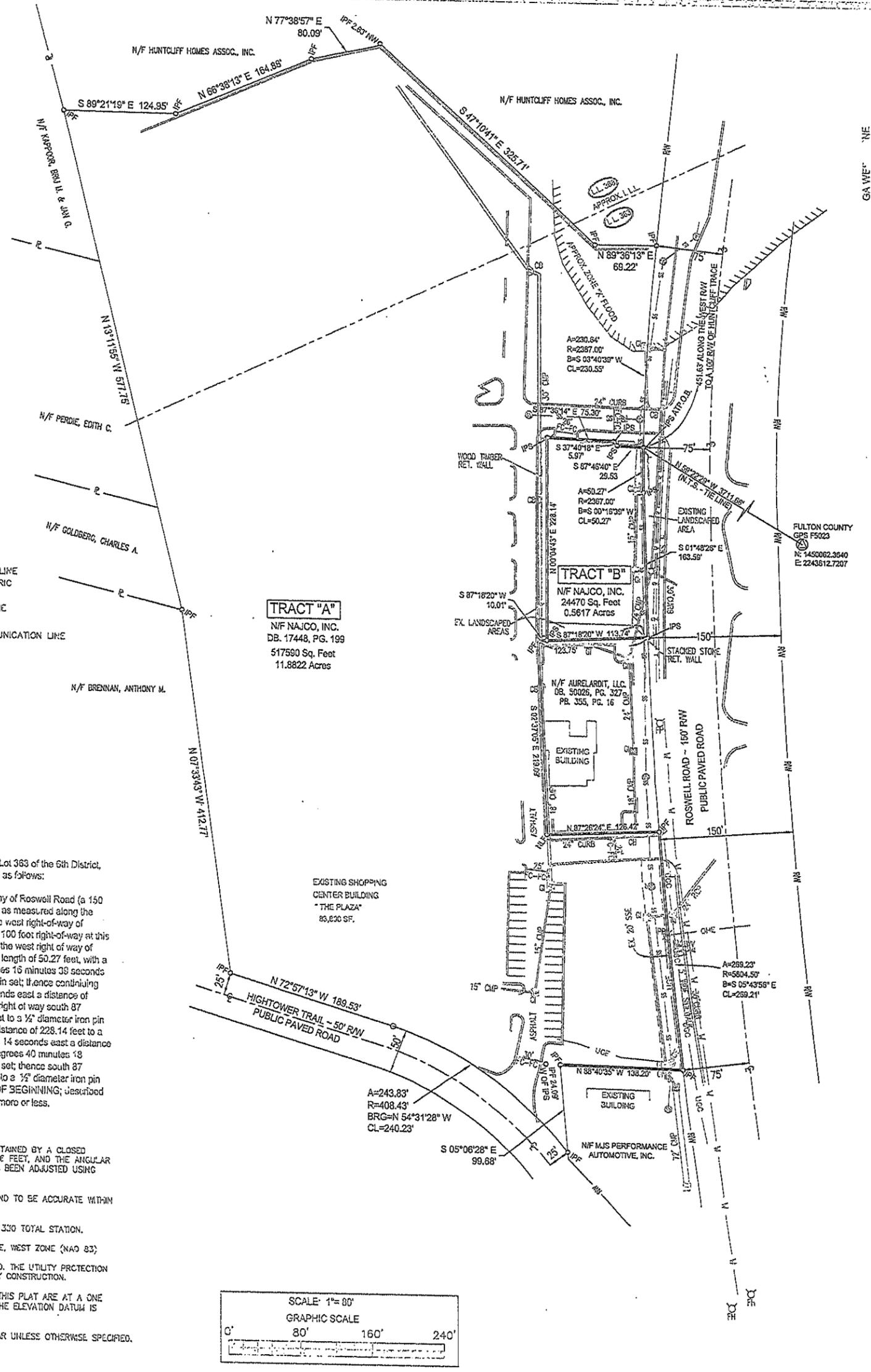
MINOR SUBDIVISION PLAT FOR:
**NAJCO, INC. &
CHRISTIAN BROTHERS AUTOMOTIVE**
3/26/2012

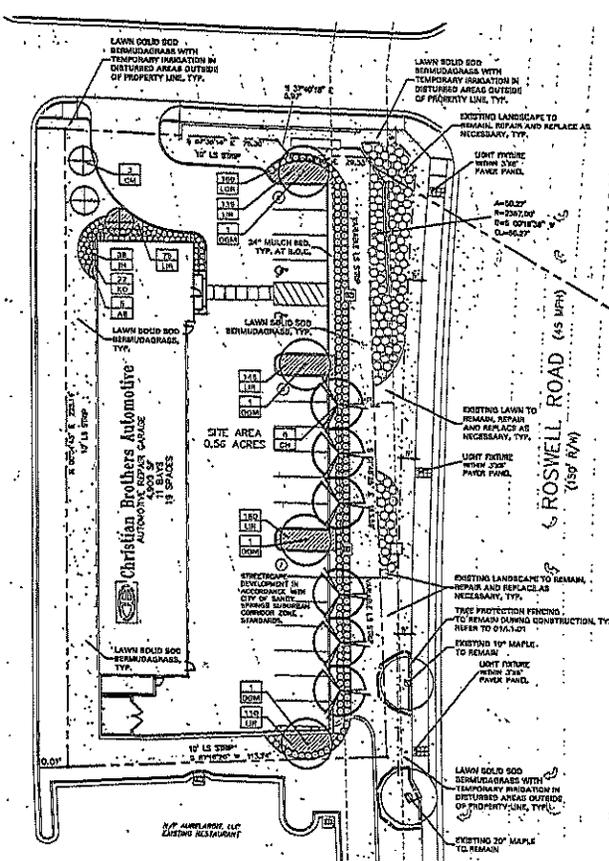
PROPERTY LOCATED IN:
LAND LOTS: 353 & 350 DISTRICT: 6
CITY OF SANDY SPRINGS
FULTON COUNTY
STATE OF GEORGIA
DATE OF FIELD WORK: 2/13/2012
DRAWN: JS CHECKED: DS



D&S LAND SURVEYING
310 RED FOX DR., PO BOX 4308, CANTON, GA 30114
770-720-4443 (Office) 678-294-2201 (Fax)
DWS@CANTONSURVEYOR.COM
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SHEET 2 OF 2





EXISTING TREE LEGEND

○ EXISTING TREE TO REMAIN

○ THIS PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01A.01

LANDSCAPE TABULATIONS

CITY OF SANDY SPRINGS, GEORGIA SUBURBAN CORRIDOR ZONE

STREETSCAPE REQUIREMENTS (SUBURBAN CORRIDOR ZONE)

- Street trees, 2" cal. min., 40' o.c.
- 10' landscape strip.
- 3' elevated strip between street and sidewalk.
- Plantation lights, 15' max. h., placed 90'-100' apart.

Revised Road = 74' AL

Required:

- 10' street trees, 2" cal.
- 10' landscape strip
- 3' elevated strip between street and sidewalk
- Plantation lights placed 90'-100' apart

PARKING LOT LANDSCAPING

- Continuous evergreen screen, 2' h. min., 5' min. width, between parking lot and public street.
- Conspicuous, manicured shrub materials shall be utilized in planting lot (landscape islands) no turf is permitted.
- One (1) parking island and one (1) tree type placed between each (5) parking spaces.

Parking Spaces = 19

Required:

- Continuous evergreen screen, 2' h. min., 5' min. width, One (1) tree in parking islands (5) trees, 2" cal.
- Conspicuous evergreen screen, 2' h. min., 5' min. width, One (1) tree in parking islands (5) trees, 2" cal.

EXISTING LANDSCAPE TO REMAIN, REPAIR AND REPLACE AS NECESSARY, TYP.

EXISTING TREE TO REMAIN

THIS PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP. REFER TO 01A.01

EXISTING 10" MAPLE TO REMAIN

EXISTING 20" MAPLE TO REMAIN

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND CONSTRUCTION OF SOIL UNDER AND AROUND TREE LEGS (CANOPY).
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL, GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN TO THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FIRE HAZARD ZONE WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES MUST BE DONE WITH LIGHT BACKHOPE EDOG AS A SOLOCAI OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEARED OR TOXIC SUBSTANCES OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, DR. INSECTICIDES, ASPHALT, CONCRETE, MORTAR, FERTILIZERS, ETC.
- NO WIRE, WIRE OR OTHER ATTACHMENTS, OTHER THAN TRUNK OF A PROTECTIVE TAPING, SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREE.
- DOING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE SORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM OF FOURTY-FOUR (44) INCHES.
- IRRIGATION TRENCHES WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE CUT BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF BUSH FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR DESIGN. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR REMOVE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAN AREAS TO RECEIVE TOPSOIL 4" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 12" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS, OR CURBS. CUT STEEL EDGING AS DESIRED ANGLE WHERE IT INTERSECTS WALLS AND CURBS.
- TOP OF MARCH SHALL BE 10" MINIMUM BELOW THE TOP OF WALLS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID EDOG RECOMMENDATIONS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FROSTZ SENSORS.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IN ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRUNK LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE REGION OF THE YEAR.
- ALL PLANT MATERIAL WHICH DOES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE SLOPES ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIATION TRENCHES COMPLETELY SETTLED AND FIRM GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLUMPS, STICKS, CONCRETE SPILLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CUTTING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

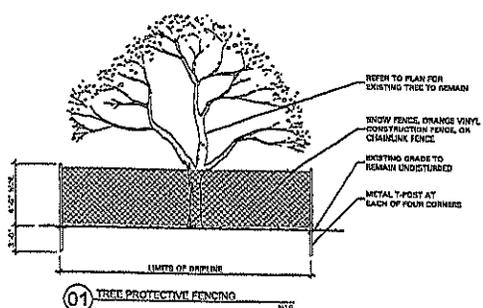
SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP EDGES JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNUSUAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER WHEATGRASS AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CH	<i>Cornus bicolor</i>	Common Hornbeam	8	2" cal.	erect shrub, 15' h., 6" spread, 8' branching h., matching
CM	<i>Laportea juncea "Tussock"</i>	Crewe Myrtle "Tussock"	3	20 gal.	erect shrub, 15' h., 6" spread, 8' branching h., matching
ODM	<i>Larrea tridentata "October Glory"</i>	October (Grey Red Maple)	4	2" cal.	erect shrub, 15' h., 6" spread, 8' branching h., matching
SHRUBS/BORDER/CORNER					
AS	<i>Abies grandis "Edward G. Fischer"</i>	Dwarf Abies "Edward G. Fischer"	8	5 gal.	container full, 24" spread, 28" cal.
SI	<i>Aspidistra elatior "White"</i>	India Fern "White"	28	5 gal.	container full, 20" spread, 24" cal.
RO	<i>Rosa hybrid "Redback"</i>	Double Knock Out Rose	72	5 gal.	container full, 20" spread, 24" cal.
LN	<i>Lilium "Big Star"</i>	Lilium "Big Star"	150	6" pots	container full top of container, 12" cal.
LDR	<i>Lonicera cilicarpa "Purple Diamond"</i>	Lonicera "Purple Diamond"	150	6" pots	container full, 24" spread, 20" cal.

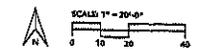
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDING ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MEASUREMENTS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



01 TREE PROTECTIVE FENCING

Received
APR 04 2012
City of Sandy Springs
Community Development
Department

RZIR-006



REVISIONS

SOC ENGINEERING
P.O. BOX 68093
MARIETTA, GEORGIA 30068-0017
678-560-4161

CLIENT NAME
CHRISTIAN BROTHERS
AUTOMOTIVE CORPORATION
15955 N. BARKERS LANE, RD.
HOUSTON, TX 77079
832-558-0430

PROJECT TITLE
Christian Brothers Automotive
LAW 107 363, 6TH DISTRICT
ROSWELL ROAD
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

DATE: 03/29/2012
PROJECT NO: 11462
DRAWN BY: LPS / KAH
SCALE: 1"=20'
DRAWING TITLE: CONCEPTUAL LANDSCAPE PLAN
L1.01



Nearby Automotive Businesses



Sandy Springs, Georgia

CHRISTIAN BROTHERS AUTOMOTIVE

March 2012

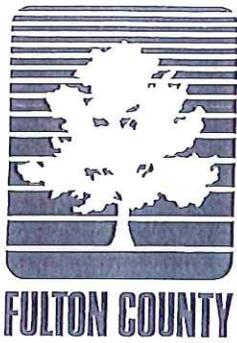
12712-006

Received

Belle D'Amico

APR 04 2012

City of Sandy Springs



Department of Planning and Community Services
Fulton County Government Service Center at Fulton Industrial
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

May 7, 2012

Patrice S. Dickerson, Manager of Planning & Zoning
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Dear Ms. Dickerson:

I am in receipt of your zoning package soliciting comments on the upcoming City of Sandy Springs zoning agenda for the June Planning Commission and July Mayor and City Council Meetings. I have reviewed all items within the package and find none of them have a significant impact on Unincorporated Fulton County. Thank you for the opportunity to review the requests.

Sincerely,

Randy Beck, Director
Planning and Community Services

RZ12-005

RZ12-006

ZM12-002

ZM12-003

ZM12-004

ZM12-005

Received

MAY 09 2012

*City of Sandy Springs
Community Development
Department*



MEMORANDUM

TO: Patrice S. Dickerson, Manager of Planning & Zoning
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health Services, Office of the Director

DATE: May 21, 2012

SUBJECT: Zoning Comments for June 2012

AGENDA ITEM	ZONING COMMENTS
RZ12-005/ CV12-005	<p>This existing kennel and proposed addition must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>The Fulton County Health Department recommends that the existing internal plumbing within this facility be inspected for adequacy for the capacity and the intended use.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
RZ12-006/ CV12-007	<p>The Fulton County Department of Health Services recommends that the applicant be required to connect the proposed automotive garage to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This proposed facility must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
ZM12-002/ CV12-006	<p>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed office building to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>The proposed facility must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse container be submitted for review and approval.</p>

AGENDA ITEM	ZONING COMMENTS
ZM12-004/ CV12-009	<p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>The Fulton County Health Department recommends that the existing internal plumbing within this facility be inspected for adequacy for the capacity and the intended use considering the proposed addition of office space.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
ZM12-005	<p>The Fulton County Department of Health Services does not anticipate any health problems with deleting the minimum heated floor area requirement provided that public water and public sanitary sewer are required to serve the site.</p>