### **ZONING SYNOPSIS**

Petition Number(s): <u>Z23-04</u>

#### APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Windsong Properties Representative: **Brandon Bowen** Property Owner: Cartersville Land Holdings, LLC Property Location: 1001 N. Tennessee St. & 8 and 10 Mimosa Lane Tennessee St and Mimosa La. Access to the Property: Site Characteristics: Property Size: Acres: Lot 1: 2.16 +/- District: 4<sup>th</sup> Section: 3<sup>rd</sup> LL(S): 239 Lot 2: 0.72 +/- District: 4<sup>th</sup> Section: **3**<sup>rd</sup> LL(S): **239** Section:  $3^{rd}$  LL(S):  $\overline{239}$ Lot 3: 0.39 +/- District:  $\overline{4^{th}}$ Section: 3<sup>rd</sup> LL(S): 239/240 **Lot 4: 5.77** +/- District: 4<sup>th</sup> Lot 5: 0.29 +/- District: 4<sup>th</sup> Section: 3<sup>rd</sup> LL(S): 239/240 Total: 9.33 +/- (Application states 9.4 ac) Ward: 1 Council Member: Kari Hodge LAND USE INFORMATION Current Zoning: Lot 1: M-U\* (Multiple-Use w/ conditions) & RSL (Residential Senior Living) **Lot 2:** M-U (Multiple Use) Lot 3: M-U Lot 4: MU / RSL. Approx. 0.20 of 5.77ac is in the MU district Lot 5: MU/RSL. Approx. 0.03 of 0.29ac is in the MU district All Tracts Proposed Zoning: RSL (Residential Senior Living) Proposed Use: Single Family attached, 55+ age restricted community Remaining 0.69 acres of Lot 1 to maintain current zoning- M-U with conditions.

Current Zoning of Adjacent Property:

North: R-15 (Single Family Residential) & M-U (Multiple Use)

South: M-U

East:  $\underline{\text{M-U \& RSL}}$  West:  $\underline{\text{R-15 and M-U}}$ 

The Future Development Plan designates the subject property as: <u>Transitional Use Area & Tennessee St. Corridor.</u>

The Future Land Use Map designates the subject property as: <u>Low-Medium Density</u> <u>Residential & Commercial, Mixed-Use.</u>

### **ZONING ANALYSIS**

### **Project Summary:**

The applicant proposes to rezone three properties totaling approx. 3.5 acres from Multiple Use (M-U) to Residential Senior Living (RSL) for the development of a single family attached, 55+ age restricted community. The M-U portion (approx. 0.20 of 6.0ac) of two additional properties is also proposed to rezone from M-U to RSL. The 3.5 acres would be combined with the existing 5.8+/- acres to the east already zoned RSL to create a 9.4 +/- acre development (Site survey shows 9.33 acres). The existing 5.8 acre tract was rezoned to RSL per Z18-05.

Z18-05 also changed the lone zoning condition for the property identified as 1001 N. Tennessee St. by increasing the multi-family unit density from six (6) units/ ac to eight (8) units/ac. No changes to this condition are proposed on this application. If apartments were to be developed on this remaining 0.69 acre tract, the total number of units allowed would be limited to four (4) units under the current zoning condition.

Survey plats and a concept plan have been submitted with the application. The following are proposed:

- 73 units grouped in blocks containing 4 to 8 units.
- Proposed unit dimensions are approx. 28' x 50' (1,400sf)
- Single car garages.
- Clubhouse/ amenities area.
- Green space.
- One entry point on Wildwood Dr.
- An Owners Association will be required.

The original concept site plan from Z18-05 is included for reference.

# Zoning Ordinance. Article VI- Single Family Dwelling District Regulations Sec. 6.8. - RSL Residential Senior Living District Requirements

Sub- section	General Standard	Allowed	Droposed	Difference
section		<u> </u>	Proposed	
6.8.4	A concept plan shall be submitted with the application for rezoning to the RSL district, which shall include, but not be limited to:			
0.0.4	Shall melade, but i	lot be inneed to.	These items not addressed on concept, but space does exist to address these items and other review comments during plan review.	
	Parking			
	Utility Location			
	Setback Design			
	Reflective of			
	development			
	regulations			
6.8.5				
Α	Height	SF attached-35ft or 2.5 stories; SF	Concept	
	Regulations	Attached- 45ft or 3.5 stories.	elevation	
			meets requirement.	
В	Min. lot per	SF Detached- 3,000sf; SF	requirement.	
	dwelling unit	Attached 1,600sf.	N/A	
С	Maximum	SF Detached- (6) un/gross ac; SF	73 proposed	
	Density	Attached- (10) un/ gross ac.	(7.3 un/ac). 93	
			allowed (9.33	
_			ac x 10 un)	
D	Min. Lot	SF Detached- 35ft, except cul-de-		
	Frontage	sacs. Cul de sacs- 20ft. SF Attached (Other)- 20ft.		
_	NAC - 1 - 1 NAC - 111.	` '	NA	
E	Min. Lot Width	SF Detached- 35ft, except cul-desacs. Cul de sacs- 20ft. SF Attached		
		(Other)- 20ft.	NA	
F	Min. Lot Depth	80 ft.	NA	
G	Min. Dev. Area	5 Acres	9.33	+ 4.33
Н	Min. Heated	1,000 sf.	1,200sf	
	Floor Area		(estimated)	
1	Setbacks		,	
1	Front Yard	10 ft.	Per plan	
2	Side Yard	SF Detached- 2.5ft from any		
		portion of the building including		
		overhang. SF Attached- 10ft as		
		measured from the end of each	Dor plan	
		row.	Per plan	

Sub- section	General Standard	Allowed	Proposed	Difference
3	Rear Yard	20 ft.	Per Plan	
J	Landscape Buffer	10ft buffer around all property lines defining common space. Provide screen as needed per Sec. 4.17.	Per Plan.	
К	Accessory Use, Buildings and Structures	Per Sec. 4.9		
L	Other Standards			
1	A mandatory Owners Association	Declaration of CCRs, rules and regulations required.	To Be Provided	
2	Principal Structures	50% exterior finish to include bricks, stone, stucco, fiber cement siding	Plan Review	
3	Metal Panel Finish	Not allowed on buildings exceeding 150sf.	Plan Review	
4	Max. Attached Units	A Max. of (6) units side by side	4 to 6 unit groupings proposed	
5	Buffers	May be included within required setbacks; If required buffer is greater than setback, adhere to buffer dimension.	Per Plan	
6	Min. Dwelling Units	A min. of (3) dwelling units in a row.	ОК	
7	Parking	(2) spaces required per dwelling. Driveway parking counts as (1) space.	Space appears available	
8	Frontage, Roads and Driveways.	Lots must front a private or common driveway or public ROW; Common driveways may serve only (4) lots or (6) units; Common driveways must be a min 24 ft. wide	New street is proposed	
9	Open Space	Min. 10% of overall property.	Space appears available	

<u>City Departments Reviews</u>- A concept plan review with city departments was held on Sept. 26<sup>th</sup>.

**Electric:** Takes No Exception

**Fibercom:** No comments received

Fire: No comments received.

Gas: Takes No Exception

**Public Works:** Takes No Exception

**Water and Sewer:** Takes No Exception

**City School District:** No comments received

### **Public Comments:**

None received as of 10-31-23.

### STANDARDS FOR EXERCISE OF ZONING POWERS.

The existing land uses and zoning of nearby property.
 The zoning and land use of adjacent properties is generally a low impact commercial use in the M-U zoning or a residential use in the R-15 or M-U districts.

- 2. The suitability of the subject property for the zoned purposes.

  The 8 and 10 Mimosa Lane properties contain older homes used as residences. The 1001 N Tennessee St. property is undeveloped and appears to have been an agricultural field. A house was demolished between 1993 and 2000. As zoned the properties are suitable for the current use and many other uses under the M-U zoning.
- 3. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.Senior living communities seem to be in high demand. This will provide another
  - housing option within the city limits.
- 4. Whether the subject property has a reasonable economic use as currently zoned.

  Though underutilized, the existing properties do have a reasonable use under the current M-U zoning.

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
   The zoning proposal may permit a use that is suitable in view of the use of the adjacent residential and light-use commercial properties.
- 6. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

  The proposed zoning and use is not expected to negatively impact the adjacent properties. Six (6) of the 9.33 acres are already zoned RSL, per Z18-05.
- 7. Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.

  The zoning proposal does conform to the future development map and future land
  - The zoning proposal does conform to the future development map and future land use map.
- 8. Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.

  No adverse effects are anticipated. Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental
- 9. Whether the zoning 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 zoning proposal is not expected to create a burden on public facilities or utilities.
- 10. 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.

regulations.

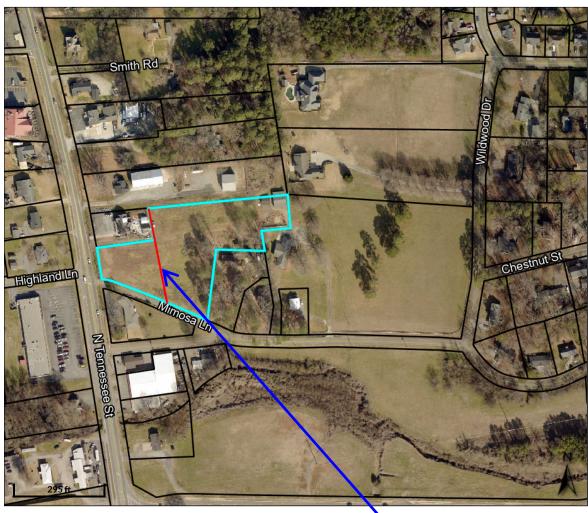
There are no other known conditions affecting the use or development of the property.

### **STAFF RECOMMENDATION:**

Based on review by city departments, staff does not oppose the proposed zoning for Residential Senior Living (RSL). The remaining 0.69 acres on Lot 1 and zoned M-U should maintain the 8 units/ ac condition for multi-family developments.



### **LOCATION MAP**



Alternate ID 49310

Residential

2.85

Class

Acreage

Overview



Legend

Parcels Roads

Parcel ID C029-0011-011 Sec/Twp/Rng

Property Address 1001 N TENNESSEE ST District

**Brief Tax Description** 

LL 239 LD 4 3RD SEC Tract 5 Plat 2021-108 (Note: Not to be used on legal documents)

Owner Address CARTERSVILLE LAND HOLDINGS LLC

PO BOX 262

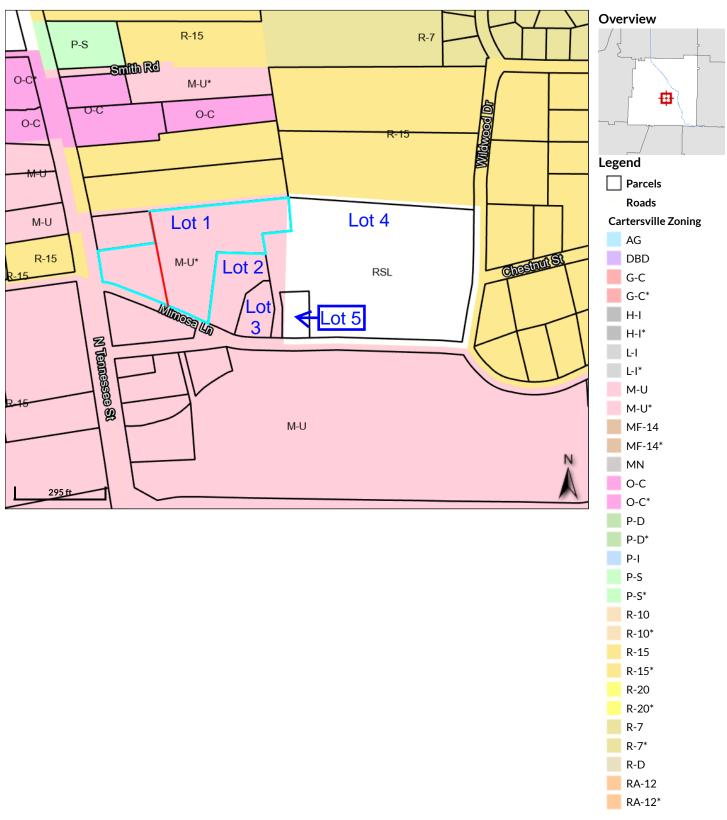
CARTERSVILLE, GA 30120

Proposed subdivision line

Date created: 11/1/2023 Last Data Uploaded: 10/31/2023 9:05:19 PM



## 



### JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

FRANK E. JENKINS, III BRANDON L. BOWEN ROBERT L. WALKER Erik J. Pirozzi ELLIOT T. NOLL C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE CARTERSVILLE, GEORGIA 30120-3350

**TELEPHONE** (770) 387-1373 **FACSIMILE** (770) 387-2396

September 20, 2023

www.jbwpc.com

Mr. David Hardegree City Planner City of Cartersville, Georgia

Rc:

Windsong Properties, rezoning application

Letter of Intent

Greetings David,

I am pleased to submit this Letter of Intent in association with the proposed rezoning application submitted contemporaneously on behalf of Windsong Properties. We are pleased to propose the development of an active adult residential community along the northern side of Mimosa Lane.

The properties involved are currently zoned either RSL or M-U. We would like for the entirety of the parcels shown on the attached site plan to be rezoned RSL to allow for the development of a premium fee-simple active adult community. This will be a 9.327-acre development of 73 single-family attached homes, age-targeted for 55 and over.

This application excludes a portion of parcel C029-0011-011, which will be a .691-acre tract at the corner of Mimosa Lane and N Tennessee Street, which will retain its M-U zoning. We will plan to subdivide this property promptly upon the successful conclusion of the rezoning.

Please let me know if you need anything further.

Very truly yours.

JENKINS, BOWEN & WALKER, P.C.

Brandon L. Bowen

**Enclosures** 

Application for Rezoning City of Cartersville	Case Number: $\frac{2304}{12(23)}$
Public Hearing Dates: Planning Commission    1st City Council   110   23   7:00pm   7:00pm	2 <sup>nd</sup> City Council 12/7/23
	-516-3409 470-540-3772 Yl@Windsonglife.Com >>0 387-1323 b bowen ejsupe.com
Notary Public No	expires: IIE J ELLIS Public, Georgia ow County nission Expires ary 03, 2026
*Titleholder Land Holding CCC Phone 720 - 2  Address Po Box 2 Company Commission  Signature Sign	nnantem.com
	RSL  arcel ID No. C079 -00 11 -011  C079 -0011 -012  C079 -0011 -009  (030 -0006 -001)  C030 -0006 -014

<sup>\*</sup> Attach additional notarized signatures as needed on separate application pages.

## CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

1.

2.

Date of Application:	9/20/23	
Date Two Years Prior to Appli		
Date Five Years Prior to Applic	cation: 9/20/12	
	ive (5) years preceding the filing of t s aggregating \$250.00 or more to an	_
Mayor: Matt Santini Council Member: Ward 1- Kari Hodge Ward 2- Jayce Stepp Ward 3- Cary Roth Ward 4- Calvin Cooley Ward 5- Gary Fox Ward 6- Taff Wren	YES	NO
Planning Commission Lamar Pendley, Chair Anissa Cooley Fritz Dent Greg Culverhouse Jeffery Ross Stephen Smith Travis Popham		
	ove is <b>Yes</b> , please indicate below to a of each campaign contribution, dur	
	Signature	1 20 23 Date
	Ron Gass	

Print Name

# CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 9/20/23

Mayor: Matt Santini Council Member: Ward 1- Kari Hodge		
Ward 1- Kari Hodge		
1101012 11011110000		
Ward 2- Jayce Stepp		
Ward 3- Cary Roth		
Ward 4- Calvin Cooley	,	
Ward 5- Gary Fox		
Ward 6- Taff Wren		
Planning Commission		
Lamar Pendley, Chair		
Anissa Cooley		
Fritz Dent		
Greg Culverhouse		
Jeffery Ross		
Stephen Smith		
Travis Popham		
If the answer to any of the above amount, date, and description of years.		

K:\Planning General Info\City Forms & Applications\Forms and Applications\Annexation Rezoning Special Use Variance apps\2023\Zoning application\_2023.doc

# CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

1.

2.,

Date of Application: 9	120/23			
Date Two Years Prior to Application	n: 9/20/21			
Date Five Years Prior to Application	1: 9/20/18			
Has the applicant within the five (5 made campaign contributions aggr		_		
	YES	NO		
Mayor: Matt Santini				
Council Member:				
Ward 1- Kari Hodge				
Ward 2- Jayce Stepp				
Ward 3- Cary Roth	2			
Ward 4- Calvin Cooley		- N. J.		
Ward 5- Gary Fox	<del></del> :			
Ward 6- Taff Wren	<del></del>			
Planning Commission		1		
Lamar Pendley, Chair				
Anissa Cooley	<del></del>			
Fritz Dent	<del> </del>			
Greg Culverhouse	<del></del> -	7		
Jeffery Ross	<del></del> -			
Stephen Smith				
Travis Popham				
If the answer to any of the above is <u>Yes</u> , please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5)				
years.				
	Signature	Date  Date		
	Dandon To	Bowen		

**Print Name** 

#### Tract 1

All that certain piece, parcel or lot of land lying and being in Land Lots 239 & 240 of the 4th District 3<sup>rd</sup> Section Bartow County, Georgia and being more fully shown having the following metes and bounds to wit.

Commencing at a #4 rebar found the intersection of the eastern right of way of North Tennessee Street (80' R/W) and the northern right of way of Mimosa Lane 40' R/W), thence S 68°58'35" E a distance of 216.11' to a #4 rebar set, being the point of beginning.

thence N 11°08'24" W a distance of 217.65' to a #4 rebar found; thence along the line of N/F Cartersville Holdings LLC (DB 3319 PG 319) N 11°08'24" W a distance of 101.43' to a #4 rebar found; thence along the line of N/F Bartow County (DB 2705 PG 631) N 84°51'55" E a distance of 446.48' to a #4 rebar found; thence along the line of N/F Holloway (DB 3216 PG 225) S 85°39'19" E a distance of 573.10' to a #4 rebar found on the western right of way of Mimosa Lane 40' R/W; thence along said right of way the following courses and distances:

S 00°54'58" W a distance of 232.83' to a point;

thence S 09°20'02" W a distance of 162.53' to a point #4 rebar set;

thence S 53°58'14" W a distance of 40.21' to a #4 rebar set;

thence N 87°38'39" W a distance of 307.73' to a point;

thence S 86°48'22" W a distance of 117.89' to a #4 rebar found;

thence N 87°42'35" W a distance of 22.96' to a #4 rebar found:

thence N 88°02'46" W a distance of 86.14' to a #4 rebar found:

thence N 87°20'39" W a distance of 14.78' to a point;

thence S 88°09'33" W a distance of 21.26' to a #4 rebar found;

thence S 87°38'25" W a distance of 10.02' to a point;

thence N 84°49'33" W a distance of 104.24' to a #4 rebar found:

thence N 63°56'55" W a distance of 89.69' to a #4 rebar found:

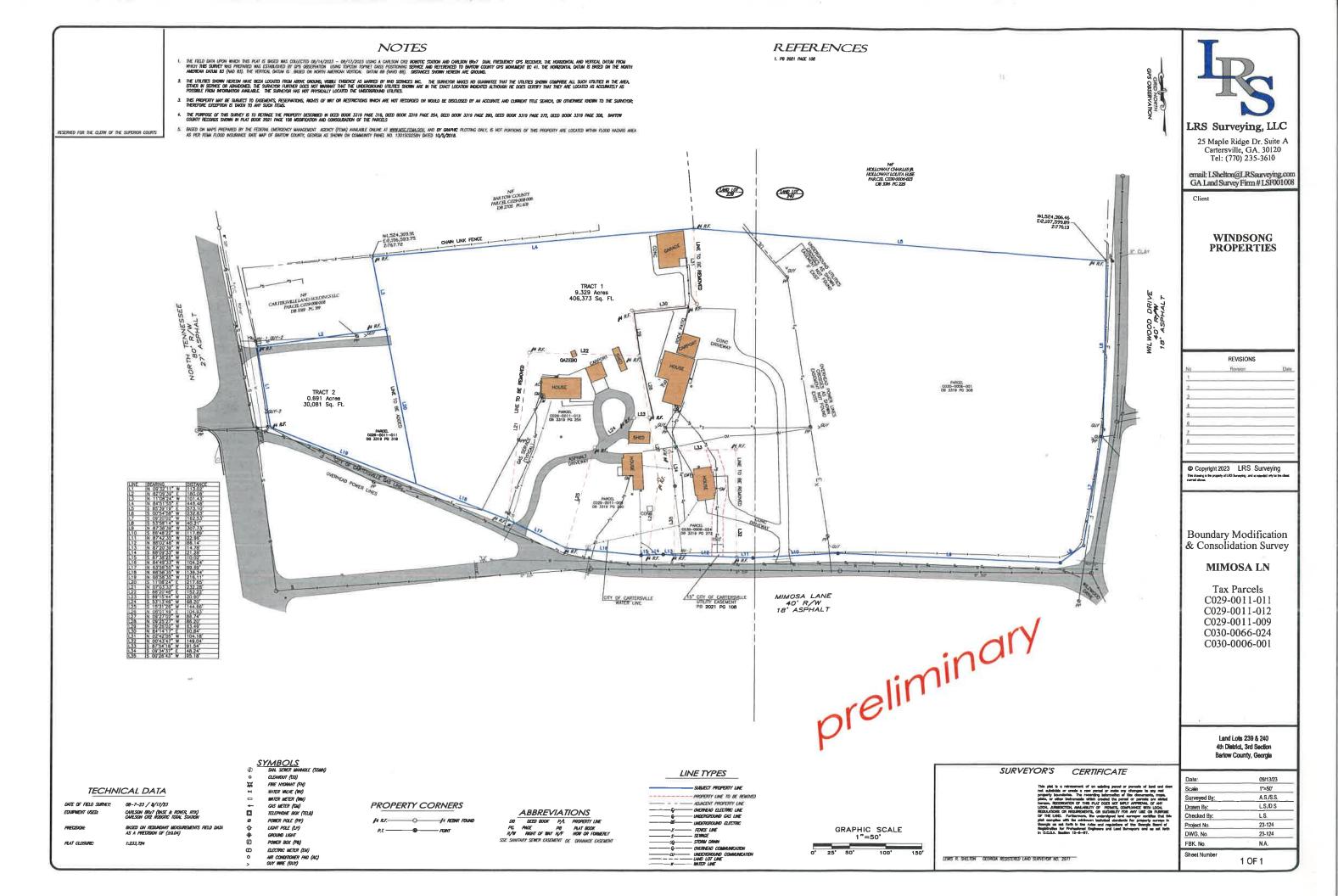
thence N 68°58'35" W a distance of 136.34' to the point of beginning and

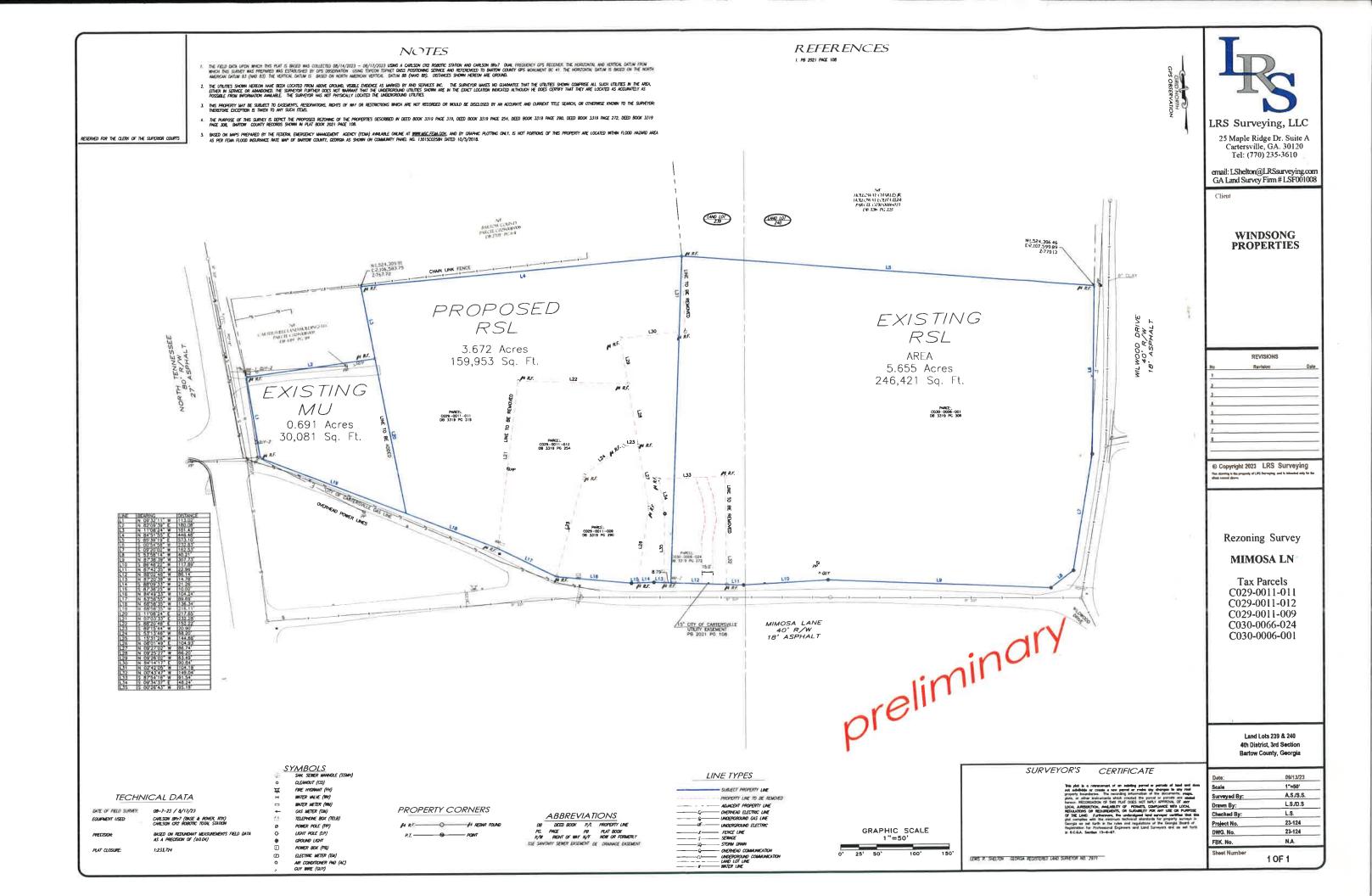
having an area of 9.329 acres (406,373 square feet)

#### Tract 2

All that certain piece, parcel or lot of land lying and being in Land Lots 239 & 240 of the 4th District 3<sup>rd</sup> Section Bartow County, Georgia and being more fully shown having the following metes and bounds to wit.

Beginning at a #4 rebar found the intersection of the eastern right of way of North Tennessee Street (80' R/W) and the northern right of way of Mimosa Lane 40' R/W), thence the eastern right of way of North Tennessee Street (80' R/W) N 09°32'11" W a distance of 113.02' to a #4 rebar found; thence N/F Cartersville Holdings LLC (DB 3319 PG 319) N 82°09'39" E a distance of 180.08' to a #4 rebar found; thence S 11°08'24" E a distance of 217.65' to a #4 rebar set; Thence N 68°58'35" W a distance of 216.11' to a the point of beginning and having an area of 0.691 acres (30081 square feet)





### **Utilities Protection Center, Inc.** PROPOSED DEVELOPMENT CONCEPT **Z23-04 YOU DIG GEORGIA CALL US FIRST!** 1-800-282-7411 It's The Law ! ENGINEERING, INC CIVIL ENGINEERING, 24 Hr Emergency Contact: LAND PLANNING & DEVELOPMENT CONSULTING Caleb Eyl 470-540-3772 CARTERSVILLE, GEORGIA 30120 (RANDY B. BERREY, AL: STEPHENSONENG@YAHOO.CO JOHN R. BECK & (0.58' WEST OF LINE) PHONE: (770)382-7877 STEVEN C. BECK) D. FAX: (770)382-3742 B. 1284-388 \*\*\* ELEVATION NOTE \*\*\* TOPOGRAPHIC INFORMATION PROVIDED BY LRS SURVEYING. IT IS THE CONTRACTORS N 09°13'48"W RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER. **3.028 ACRES** (BECKY JEAN BECK) EXISTING "R15" D. B., 2670-963 \*\*\* CAUTION \*\*\* THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. HOUSE (CHARLES HOLLOWAY, JR. & LOLITA ELISE HOLLOWAY) D.B. 3216-225 (BARTOW COUNTY) \*\*\* AS-BUILT NOTE \*\*\* A STORMWATER MANAGEMENT AS-BUILT MUST BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY. PROPOSED ASPHALT PAVED AREAS OPENSPACE/DOG PARK 40' R/W 0.29 ACRES AREA. PAVEMENT DETAIL FOR AREAS TRUCK OUTSIDE AMENITY AND 🛂 WITHIN DEVELOPMENT \*MAIL KIOSK AREA ENGINEERING INCORPORATED FOR AN NSTRUMENT OF SERVICE OF STEPHENS RETAINS ALL RIGHTS OF COMMON L STATUTE AND COPYRIGHT THERET — ASPHALT TYPE "B" − 2" COMPACTED GRADED \*\*\*INSTALLATION OF INFRASTRUCTURE \*\*\* THE OWNER/DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE NSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL CITY OF CARTERSVILLE MH AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS. THIS REQUIREMENT APPLIES TO ALL MATERIALS, INSPECTIONS, AND INSTALLATION PROCEDURES, REQUIRED FOR THIS PROJECT, BY ANY DEPARTMENT OF THE CITY OF CARTERSVILLE. THIS MAY INCLUDE REQUIREMENTS THAT <u>ARE NOT</u> SHOWN IN SPECIFIC DETAIL ON THIS PLAN, BUT ARE STILL REQUIRED BY THE CITY OF CARTERSVILLE. IF THERE IS ANY QUESTION PERTAINING TO THIS REOUIREMENT. THE OWNER/DEVELOPER AND CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT TO ENSURE ALL WORK IS DONE IN ACCORDANCE WITH ALL SPECIFICATIONS. \*\*\*GAS CROSSINGS NOTE\*\*\* ALL UTILITIES CROSSING THE EXISTING NATURAL GAS FACILITIES SHALL PROVIDE A MINIMUM OF 24" OF VERTICAL SEPARATION FROM THE EXISTING NATURAL GAS FACILITIES AND A MINIMUM HORIZONTAL SEPARATION OF 36" SHALL BE MAINTAINED FROM THE EXISTING AND PROPOSED NATURAL GAS FACILITIES. ALL EXISTING NATURAL GAS FACILITIES SHALL BE BACKFILLED WITH CLEAN, SELECT MATERIAL FREE FROM ROCKS AND STONES TO A POINT AT LEAST 12" SURROUNDING THE PIPE CIRCUMFERENCE. \*\*\*SANITARY SEWER INSTALLATION NOTE\*\*\* IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED SANITARY SEWER INVERTS, PRIOR TO CONSTRUCTION OR INSTALLATION. ALL INVERTS MUST BE VERIFIED TO ENSURE THAT PROPOSED SANITARY SEWER MANHOLES, CLEANOUTS, SERVICES, ETC. WILL BE INSTALLED TO MEET ALL REQUIREMENTS SET FORTH BY THE CITY OF CARTERSVILLE. IN.+/- 752 50 MIMOSA LANE 40' R/W TOP-759.00+/-\*\*\*STORMDRAIN NOTE\*\*\* IN (-6.75) ALL STORM DRAINAGE PIPES, LOCATED OUTSIDE THE RIGHT IN LATERAL(-5.60) OF WAY, HAVE A 20 FT. WIDE DRAINAGE EASEMENT. ALL STORM DRAINAGE IN THIS LOCATION, ON PRIVATE PROPERTY, IS TO BE MAINTAINED BY THE PROPERTY OWNER. \*\*\*WASTE DUMPSTER\*\*\* A DUMPSTER IS NOT PROPOSED FOR THIS DEVELOPMENT. INDIVIDUAL CURBSIDE PICKUP TRASH RECEPTACLES (CURBIES) WILL BE USED. SHEET TITLE Site Plan GRAPHIC SCALE ( IN FEET ) 1 inch = 50 ft.



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### Images Taken 10-20-23











