



Community Development Department

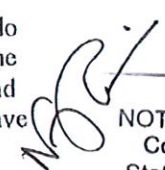
110 Academy Street, Canton, Georgia 30114
770-704-1500

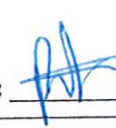
Public Hearing Application

Project # VAR2407-011

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, ROHAIL HADA, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, ROHAIL HADA, have received and thoroughly read the Public Hearing Procedures.


NJIWANI
NOTARY PUBLIC
Cobb County
State of Georgia
Comm. Expires January 27, 2027

Applicant:  This 30th day of July, 20 24
Print Name: ROHAIL HADA

Applicant Information:

Name: Rohail Hada
Address: 1400 Indian Trail Lilburn Road NW
City: Norcross
State: GA Zip Code: 30043
Telephone: 470-502-3434
Fax Number: _____
Email Address: office@ataiconstruction.com

Owner Information:

Name: 2020 Canton LLC
Address: 3125 Touchton Ct,
City: Duluth
State: GA Zip Code: 30097
Telephone: 404-610-6630
Fax Number: _____
Email Address: rohail@ataiconstruction.com

This Application For (Check Only One):

- ☐ A Annexation
- ☐ B Rezoning
- ☐ C Master Plans
- ☐ D Master Plan Revisions
- ☐ E Conditional Use Permit
- ☐ F Land Use Modification
- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance : Pre-Construction
- ☐ K Variance : Post-Construction
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#Acres _____ x \$50.00 = _____) = _____
Advertising Fee _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, MANSOOR DAMRUDDIN, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This _____ day of _____, 20____.

Owner Signature: _____

Print Name: MANSOOR DAMRUDDIN

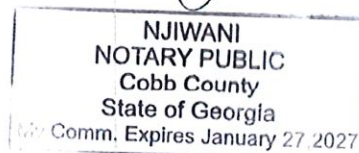
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Sworn To and Subscribed Before Me This 30th Day Of July, 20 24.

Notary Signature: _____

(Seal)





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, MANSOOR QAMRUDDIN, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 15 day of July, 2024.
Owner Signature: [Signature] Print Name: MANSOOR QAMRUDDIN

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Name of Authorized Applicant: Rohail Hada

Signature: [Signature]

Mailing Address: 1400 Indian Trail Lilburn Road NW
City: Norcross
State: GA Zip Code: 30093
Telephone: 470-502-3434
Fax Number: _____
E-mail: office@ataiconstruction.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☐ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☒ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 30th Day Of July, 2024.

Notary Signature: _____

NJIWANI
NOTARY PUBLIC
Cobb County
State of Georgia

(Seal)



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.

1. Name of Applicant/Opponent: Rohail Hada *Please Type Or Print All Responses*

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*

N/A

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

Description

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: 149 Prominence Point Parkway, Canton, GA

Land Lot(s): 159 & 160 District: 15th Section: 2nd Map #: Parcel #: 14823419 SPR

Existing Zoning Of Property: PD-MU Gas Station ☒ City ☐ County

Total Acreage Of Property: 1.064

Proposed Zoning Of Property: Same

Existing Use(s) Of Property: Gas Station

Directions to property from Main Street in downtown Canton:

Head east on E Main Street Towards Chamlee Ln (I-575 S) - Follow I-575 S to marietta Hwy; take exit 14 from I-575 S - Take Ash St and Ash Conn to Prominence Point Pkwy.

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	WalGreens Drug Store 101 Prominence Point Parkway	PD-MU	Drug Store
SOUTH	Dollar Tree 151 Prominence Point Parkway	PD-MU	Retail Store
EAST	2020 Canton LLC Vacant Parcel	PD-MU	Vacant Parcel
WEST	Wendys Daycare Center 260 Prominence Point Parkway 154 Prominence Point Parkway	PD-MU	Restaurant Daycare
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? Public Sewer

Proposed managing jurisdiction:

How will water be provided to the site? CCWSA

Proposed managing jurisdiction: Size Limit:



Community Development Department

110 Academy Street, Canton, Georgia 30114
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PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH N/A
MIDDLE _____
ELEMENTARY _____

TRAFFIC INFORMATION

Road/Street providing access: _____

Width at property: (Road) _____ (Right-of-way) _____

Distance to nearest major thoroughfare: _____ Thoroughfare Name: _____

Description of Road accessing property (Classification): _____

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☐ Boundary Survey
- ☐ Legal Description
- ☐ Letter of Intent
- ☐ Traffic Analysis Report

- ☐ Master Plan / Site Plan
- ☐ Location Map
- ☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- ☐ Board of Appeals Review Criteria Response
- ☐ Elevation Plans
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____



Community Development Department

110 Academy Street, Canton, Georgia 30114
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(Application Type A : ONLY)

Address of Property to be Annexed: _____

Land Lot(s): _____ District: _____ Section: _____ Map #: _____ Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- | | |
|--------------------------------------|--|
| ☐ Residential | ☐ Other (Specify) _____ |
| ☐ Commercial | ☐ Existing Structures _____ |
| ☐ Vacant | _____ |

2. Number of persons currently residing on the property: _____; Number 18 years or older: _____;
Number registered to vote: _____

3. The number of all residents occupying the property:

- | | |
|-------------------------------------|------------------------|
| _____ American Indian | _____ Alaskan Native |
| _____ Asian | _____ Pacific Islander |
| _____ Black, not of Hispanic Origin | _____ Hispanic |
| _____ White, not of Hispanic Origin | |

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex.
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature

Date

Property Owner's Printed Name

Sworn To and Subscribed Before Me This _____ Day Of _____, 20____.

Notary Signature: _____ (Seal)



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? _____

How will this proposal affect the use and value of surrounding properties? _____

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved? _____

What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request? _____

Provide a Letter of Intent, which provides the necessary information to support your application.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? Because of the existing structures on the property including canopy, curb, building and size of the existing driveway; there remains hardship to meet the corner-lot setback limit requirements

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? - This would result in issues with the visibility of price sign and circulation of the vehicle

Has the condition from which relief or variance is sought been a result from action by the applicant? Because of the limitation of the lot and the newly building convenience store with the gas pumps

Are there conditions peculiar to the subject property? Yes, since this is a corner-lot and due to the size of the building, driveway, canopy and the curb it is difficult to meet the setback requirement for the price sign

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? No, if the variance is granted; the proposed changes will not cause substantial detriment to the public good or impair the purpose or intent of the zoning code. Moreover, it would not impair an adequate supply of light and air to the adjacent property or increase unreasonable increase the congestion in the public street or increase the danger of fire, or in any other respect impair the health, safety, comfort, morals or general inhabitants of the City.

Provide a Letter of Intent, which provides the necessary information to support your application for Variance.

Letter of Intent

To whom it may concern

This letter of intent is provided to request for the variances mentioned below for the Price Sign at 149 Prominence Point Parkway, Canton, GA - 30114. This property is a corner lot and is zoned as PD-MU; and it is newly developed as a Gas Station with required infrastructure. We are proposing to install a Price Sign at this location. The property owner is 2020 Canton LLC.

This parcel is a corner lot and it is located at the corner of Prominence Point Parkway and Ash St Conn; it is 1.064 AC lot. There is an existing gas station building along with the gas canopy and required curb and drive-way. Considering the current structures on the property; there remains hardship to meet the corner lot requirement for the price sign per the code. This would impact the traffic circulation especially for the gas truck and other big trucks. Moreover, placing the sign closer to Ash Street would diminish the visibility of the price sign. Therefore, we are requesting for the variance; "sign located on a corner lot shall be no closer than 30 feet from the intersection of street right-of-way and shall be set back outside of the public or private right-of-way, or 15 feet from the back of the curb or edge of the pavement of the adjacent street, whichever is greater".

Currently, we can meet a 15 feet setback from the existing curb; the proposed sign is shown on the site plan. The proposed variance and addition to the site have the potential to greatly improve the site and its character for the surrounding area. In addition, if the proposed variance is granted, it will not create or cause substantial detriment to the public good or impair the purpose or intent of the zoning code. Moreover, it would not impair an adequate supply of light and air to the adjacent property or unreasonably increase the congestion in the public street or increase the danger of fire, or in any other aspect impair the health, safety, comfort or general welfare or inhabitant of the City.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,
Atai Construction

DEED BOOK:14581 PG:1558 Filed: 12/31/2020 12:49 PM Clerk File Number: 28-2020-063452
Rec: \$25.00 TRANSFER TAX \$590.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2610665932

Return Recorded Document to:
STELL, SMITH & MATTISON, P.C.
485 South Perry Street, Suite A
Lawrenceville, GA 30046
FILE #: L20-108

**LIMITED
WARRANTY DEED**

STATE OF NEW YORK
COUNTY OF MONROE

THIS INDENTURE made this 29th day of December, 2020, between James V. Philippone of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and 2020 Canton LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lots 159 & 160, 15th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described in Exhibits "A-1 and "A-2" attached hereto and made a part hereof.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

DEED BOOK:14581 PG:1559 Filed: 12/31/2020 12:49 PM Clerk File Number: 28-2020-063452
Rec: \$25.00 TRANSFER TAX \$590.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2610665932

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

JAMES E. PHILIPPONE
NOTARY PUBLIC, State of New York
No. 02PH4860611
Qualified in Monroe County
Commission Expires May 05, 2022

James V. Philippone
(SEAL)

DEED BOOK:14581 PG:1560 Filed: 12/31/2020 12:49 PM Clerk File Number: 28-2020-063452
Rec: \$25.00 TRANSFER TAX \$590.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2610665932

EXHIBIT "A" - 1

(Being Tax Parcel Nos. 15N13 007, 15N13 008P & 15N13 012A)

All that tract or parcel of land lying and being in Land Lots 159 & 160, 15th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at intersection of the southeasterly right of way of Prominence Point Parkway (140 foot right of way) and the southwesterly right of way of Marietta Highway (right of way varies) thence along said right of way of Marietta Highway, following a curve to the left, for an arc distance of 451.00 feet, said curve having a radius of 1,618.74 feet and being subtended by a chord of S35°37'36"E 449.54 feet to an iron pin set at the intersection of said right of way with the westerly right of way of Interstate 575 (right of way varies); thence along said right of way of Interstate 575 the following courses and distances: S45°30'41"W a distance of 246.24 feet to a concrete monument found; thence S22°56'45"E a distance of 197.20 feet to an iron pin set; thence S01°05'35"E a distance of 284.99 feet to an iron pin set at the intersection of said right of way and the northerly right of way of Ash Street Connector (60 foot right of way); thence along said right of way of Ash Street Connector the following courses and distances: N89°39'40"W a distance of 63.31 feet to a point; thence along a curve to the right, following the curvature thereof, for an arc distance of 247.35 feet, said curve having a radius of 420.00 feet and being subtended by a chord of N72°47'23"W 243.79 feet to a point; thence N55°55'07"W a distance of 98.67 feet to a point; thence N13°27'45"W a distance of 33.77 feet to a point at the intersection of said right of way with the easterly right of way of Prominence Point Parkway; thence along said right of way of Prominence Point Parkway following a curve to the left, for an arc distance of 354.14 feet, said curve having a radius of 430.00 feet and being subtended by a chord of N03°26'15"E 344.22 feet to an iron pin set; thence leaving said right of way N72°45'07"E a distance of 259.85 feet to an iron pin found; thence N17°46'08"W a distance of 227.23 feet to an iron pin set; thence N30°34'05"W a distance of 177.21 feet to an iron pin found on the southeasterly right of way of Prominence Point Parkway; thence along said right of way of Prominence Point Parkway the following courses and distances: along a curve to the right, for an arc distance of 12.83 feet, said curve having a radius of 280.00 feet and being subtended by a chord of N62°06'30"E 12.83 feet to a point; thence N63°27'39"E a distance of 107.96 feet to the POINT OF BEGINNING. Said tract contains 240,329 square feet or 5.517 acres.

DEED BOOK:14581 PG:1561 Filed: 12/31/2020 12:49 PM Clerk File Number: 28-2020-063452
Rec: \$25.00 TRANSFER TAX \$590.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2610665932

EXHIBIT "A" - 2

TOGETHER WITH those easement rights arising under that certain Detention Pond Easement Agreement by and between Donald T. Keeter and James V. Philippone, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, dated August 28, 2002, filed for record August 30, 2002 at 3:58 p.m., recorded in Deed Book 5485, Page 119, Records of Cherokee County, Georgia.

ALSO TOGETHER WITH those easement rights arising under that certain Sewer Easement Agreement by and between Donald T. Keeter and James V. Philippone, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, dated August 28, 2002, filed for record August 30, 2002 at 3:59 p.m., recorded in Deed Book 5485, Page 129, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between James V. Philippone as Trustee of the James V. Philippone, P.C. Profit Sharing Trust and Paradise Shoppes of Prominence Point, Ltd., a Florida limited partnership, dated August 29, 2002, filed for record August 30, 2002 at 4:01 p.m., recorded in Deed Book 5485, Page 145, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between MTW Canton, Ltd., a Florida limited partnership and James V. Philippone, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, dated July 16, 2005, filed for record August 5, 2005 at 3:54 p.m., recorded in Deed Book 8092, Page 338, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Access and Utility Easement Agreement by and between TBD, LLC, a Georgia limited liability company and James V. Philippone, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, dated December 5, 2007, filed for record January 2, 2008 at 10:49 a.m., recorded in Deed Book 10014, Page 69, aforesaid Records.

Printed: 07/23/2024 14:37:14 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023- 15773	15N13 008 P	LL 159,202 15TH DIST	\$6,571.84	\$0.00 Fees: \$0.00	\$0.00	\$6,571.84	\$0.00
Totals:			\$6,571.84	\$0.00	\$0.00	\$6,571.84	\$0.00

Paid Date: 11/21/2023

Charge Amount: \$6,571.84

2020 CANTON LLC
1134 GAVINWOOD PLACE
30033



Scan this code with your
mobile phone to view this
bill

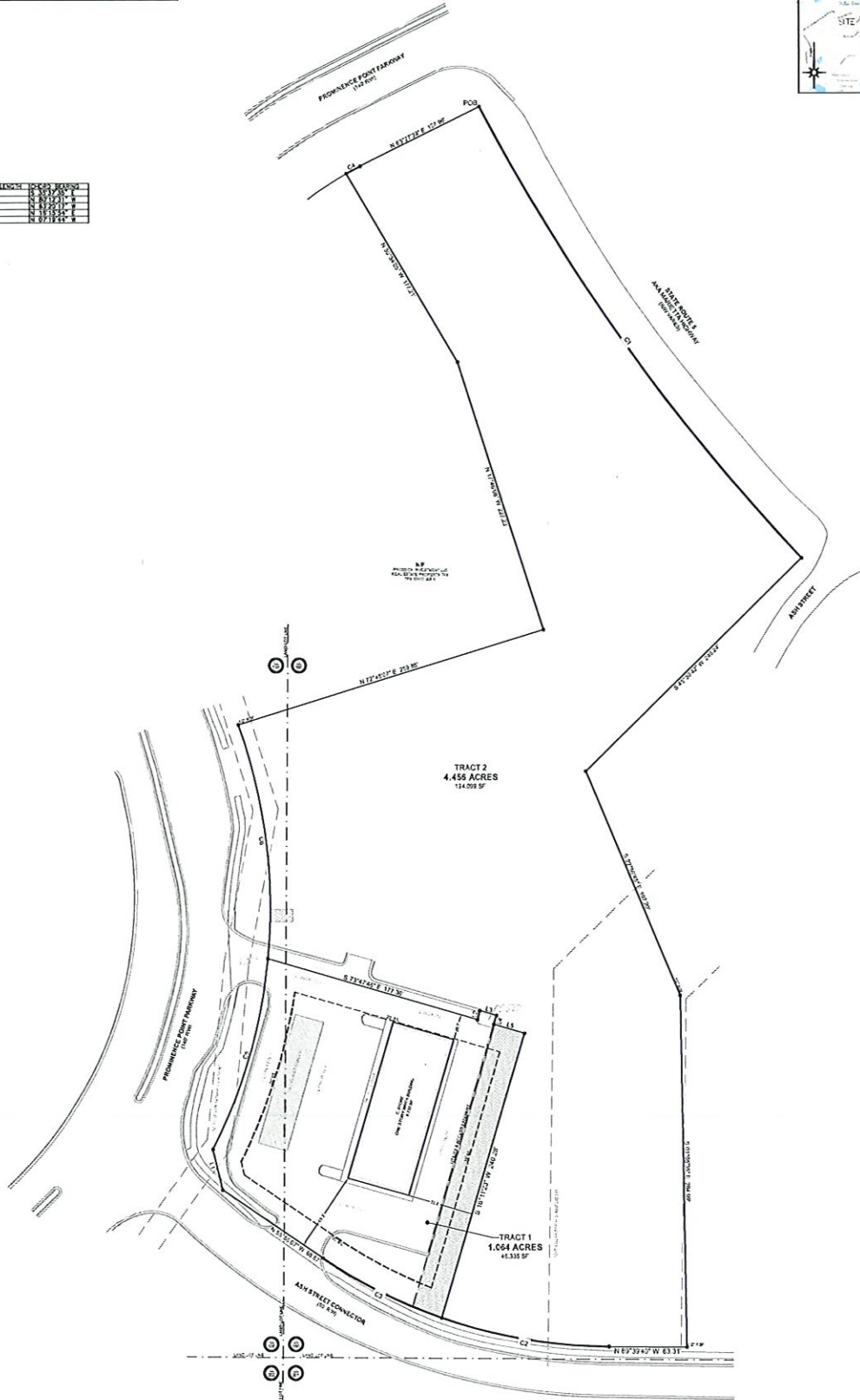
CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND
AN ANGLE ERROR OF 3 SECONDS PER HUNDRED
HOURS OF OBSERVATION.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
TYPE OF EQUIPMENT USED: LEICA 430 FOR TOTAL STATION.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
2	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
3	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
4	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
2	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
3	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00
4	N 11° 12' 00" E	177.00	S 11° 12' 00" W	177.00



LEGEND

RTW	RIGHT OF WAY
NF	NOISE DEFORMITY
BL	BUILDING LINE
PO	POWER POLE
POB	POINT OF BEGINNING
SDH	SEWAGE DISPOSAL HOLE
CO	CORNER
OT	OPEN TROUGH
PF	PERMANENT FENCE
BE	BENCH MARK
DI	DRAINAGE
CM	CORRUGATED METAL PIPE
CB	CATCH BASIN
WV	WATER VALVE
PC	PIPE CATCHMENT CONTROL
PI	PIPE INSULATOR
WM	WATER METER

PROPOSED IMPERVIOUS SURFACE:
BUILDING = 314 ACRES
SIDEWALKS = 0.04 ACRES
PARKING = 0.04 ACRES
TOTAL = 0.39 ACRES

NOTES:
1. REFERENCE PLAT BOOK 125 PAGE 1104 OF CHEROKEE COUNTY RECORDS
2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 220004010010
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
3. SURVEY IS VALID ONLY IF PRINTED IN ORIGINAL HANDWRITING OF SURVEYOR
4. ZONING: PD MIXED USE 543 (CITY OF CANTON, GEORGIA 2003 307)



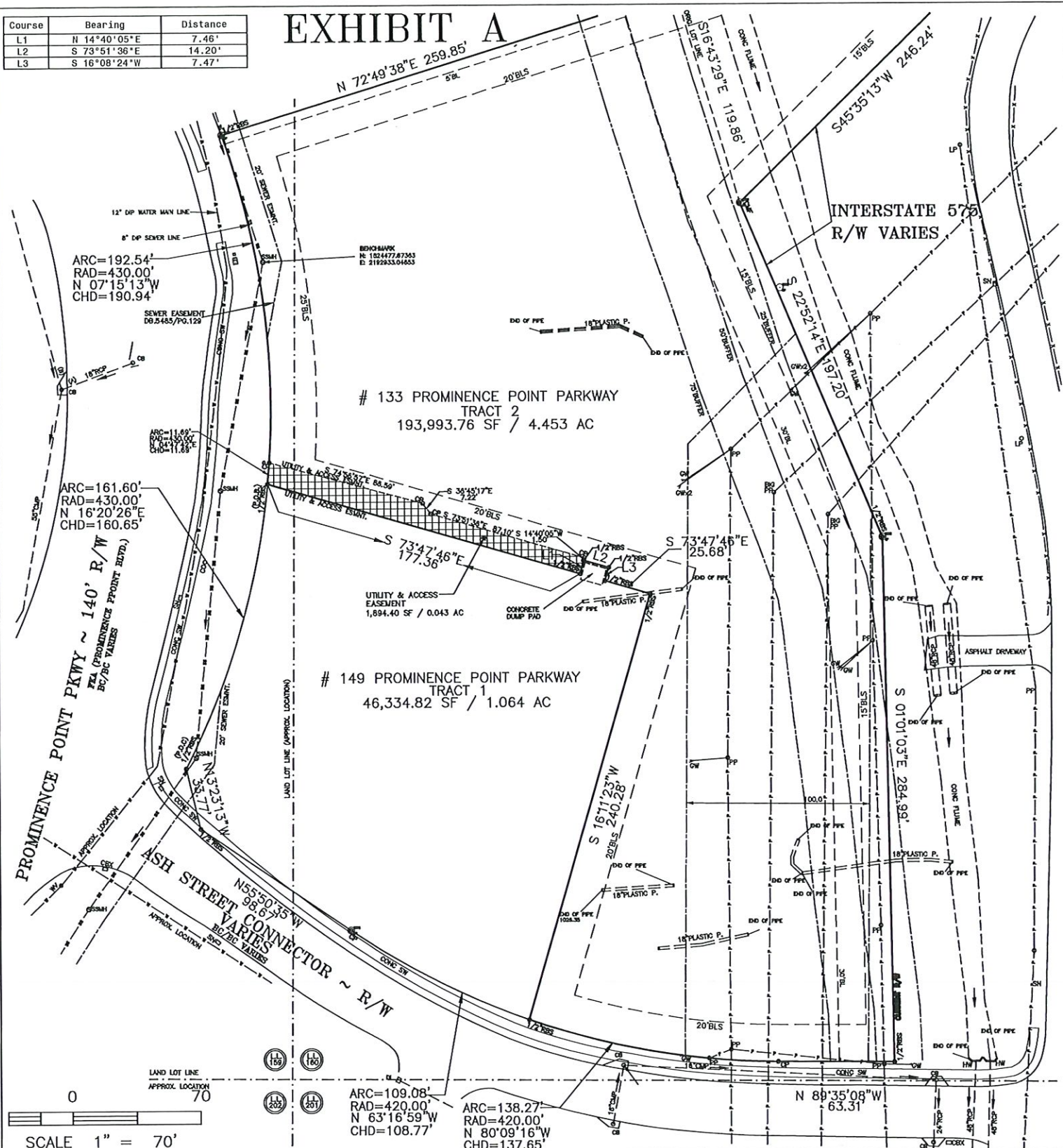
GERALD H. BERNHARD
GEORGIA REGISTERED LAND SURVEYOR No. 2008
2008 FAYETTEVILLE ROAD
GUTHRIE, GA 30033
770-731-3033
gbern@ghsurveying.com

FOUNDATION SURVEY FOR:
PROMINENCE POINT C-STORE
LAND LOT 159 & 160, 15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY - GEORGIA
TP# 14523419 SPR

PLAT DATE	5/05/2024	REVISIONS	
FIELD DATE	2/12/2024	No.	DESCRIPTION
ACREAGE	1.064	R-1	CITY COMMENTS
SCALE	1" = 40'	R-2	CITY COMMENTS
CRAWN	BAW		
CHECKED	QMB		
PROJECT	PPP_FND		
SHEET	1 of 1		

Course	Bearing	Distance
L1	N 14°40'05"E	7.46'
L2	S 73°51'36"E	14.20'
L3	S 16°08'24"W	7.47'

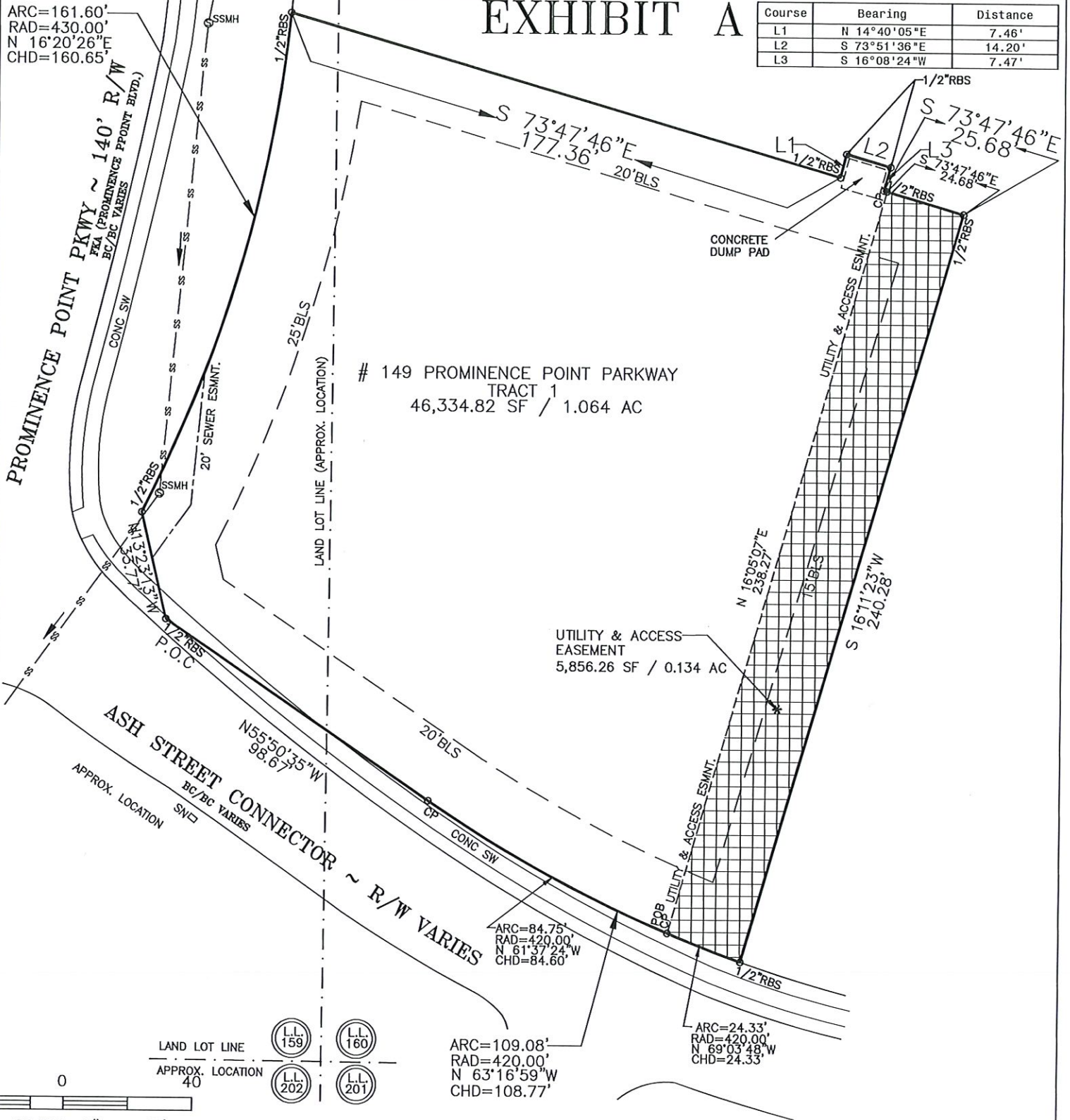
EXHIBIT A



TRACT 2		BLOCK		EASEMENT PLAT PREPARED FOR:		SHEET 1 OF 1	
JAMES V. PHILIPPONE SUBDIVISION				CITY VIEW DESIGN BUILD			
LAND LOTS 159 AND 160		15TH DISTRICT		2ND SECTION			
CITY OF CANTON, CHEROKEE COUNTY, GEORGIA				DB.12164/PG.450-451			
FIELD WORK DATE JULY 03, 2020		PRINTED/SIGNED JUNE 04, 2024		PROPERTY ADDRESS:			
				133 PROMINENCE POINT PARKWAY			
				CANTON, GA 30114			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 8.5" x 11"					
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.							
AU COORD #20201096 DWG #20201096							
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES				24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM			

EXHIBIT A

Course	Bearing	Distance
L1	N 14°40'05"E	7.46'
L2	S 73°51'36"E	14.20'
L3	S 16°08'24"W	7.47'

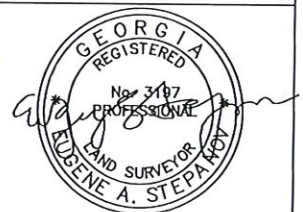


LOT	BLOCK
JAMES V. PHILIPPONE SUBDIVISION	
LAND LOTS 159 AND 160	15TH DISTRICT 2ND SECTION
CITY OF CANTON, CHEROKEE COUNTY, GEORGIA	DB.12164/PG.450-451
FIELD WORK DATE JULY 03, 2020	PRINTED/SIGNED JUNE 04, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 8.5" x 11"

EASEMENT PLAT PREPARED FOR: SHEET 1 OF 1

CITY VIEW DESIGN BUILD

PROPERTY ADDRESS:
149 PROMINENCE POINT PARKWAY
CANTON, GA 30114



AU
COORD #20201096
DWG #20201096

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

UTILITY & ACCESS EASEMENT

133 PROMINENCE POINT PKWY (TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160, 15TH DISTRICT, 2ND SECTION, CITY OF CANTON, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY (140 FEET RIGHT OF WAY) INTERSECTS WITH NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR (RIGHT OF WAY VARIES) NORTHERN METERED CORNER, THENCE RUN IN THE NORTHEASTERLY DIRECTION ALONG SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY 161.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 16 DEGREES 20 MINUTES 26 SECONDS EAST A DISTANCE OF 160.65 FEET TO A POINT AND THE TRUE POINT OF BEGINNING,

FROM THE TRUE POINT OF BEGINNING BEING ESTABLISHED THENCE RUN IN THE SAME DIRECTION 11.69 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 04 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 11.69 FEET TO A POINT,

THENCE LEAVING SAID RIGHT OF WAY OF PROMINENCE POINT PARKWAY SOUTH 74 DEGREES 56 MINUTES 57 SECONDS EAST A DISTANCE OF 86.59 FEET TO A POINT,

THENCE SOUTH 36 DEGREES 45 MINUTES 17 SECONDS EAST A DISTANCE OF 7.22 FEET TO A POINT,

THENCE SOUTH 73 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 87.10 FEET TO A POINT,

THENCE SOUTH 14 DEGREES 40 MINUTES 05 SECONDS WEST A DISTANCE OF 8.96 FEET TO A 0.5"RBS,

THENCE NORTH 73 DEGREES 47 MINUTES 46 SECONDS WEST A DISTANCE OF 177.36 FEET TO A 0.5"RBS, LOCATED ON THE SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY, AND THE TRUE POINT OF BEGINNING.

LAND AREA: 1,894.40 SF / 0.043 AC.

UTILITY & ACCESS EASEMENT

149 PROMINENCE POINT PARKWAY CANTON, GA 30114 (TRACT 1)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160, 15TH DISTRICT, 2ND SECTION, CITY OF CANTON, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY (140 FEET RIGHT OF WAY) INTERSECTS WITH NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR (RIGHT OF WAY VARIES), THENCE RUN IN THE SOUTHEASTERLY DIRECTION ALONG NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR SOUTH 55 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 98.67 FEET TO A POINT,

THENCE RUN IN THE SAME DIRECTION 84.75 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET AND BEING SUBTENDED BY A CHORD SOUTH 61 DEGREES 37 MINUTES 24 SECONDS EAST A DISTANCE OF 84.60 FEET TO A POINT AND THE TRUE POINT OF BEGINNING,

FROM THE TRUE POINT OF BEGINNING BEING ESTABLISHED THENCE LEAVING SAID RIGHT OF WAY OF ASH STREET CONNECTOR NORTH 16 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 238.27 FEET TO A POINT,

THENCE SOUTH 73 DEGREES 47 MINUTES 46 SECONDS EAST A DISTANCE OF 24.68 FEET TO A 0.5"RBS,

THENCE SOUTH 16 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 240.28 FEET TO A 0.5"RBS, LOCATED ON THE NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR,

THENCE RUN IN THE NORTHWESTERLY DIRECTION ALONG NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR 24.33 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 69 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 24.33 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

LAND AREA: 5,856.26 SF / 0.134 AC.

149 PROMINENCE POINT PKWY (TRACT 1)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 & 160, 15TH DISTRICT, 2ND SECTION, CITY OF CANTON, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY (140 FEET RIGHT OF WAY) INTERSECTS WITH NORTHWESTERN RIGHT OF WAY OF ASH STREET CONNECTOR (RIGHT OF WAY VARIES), THENCE RUN IN THE NORTHWESTERLY DIRECTION NORTH 13 DEGREES 23 MINUTES 13 SECONDS WEST A DISTANCE OF 33.77 FEET TO A 0.5"RBS,

THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY OF PROMINENCE POINT PARKWAY 161.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 16 DEGREES 20 MINUTES 26 SECONDS EAST A DISTANCE OF 160.65 FEET TO A 0.5"RBS,

THENCE LEAVING SAID RIGHT OF WAY SOUTH 73 DEGREES 47 MINUTES 46 SECONDS EAST A DISTANCE OF 177.36 FEET TO A 0.5"RBS,

THENCE NORTH 14 DEGREES 40 MINUTES 05 SECONDS EAST A DISTANCE OF 7.46 FEET TO A 0.5"RBS,

THENCE SOUTH 73 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 14.20 FEET TO A 0.5"RBS,

THENCE SOUTH 16 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 7.47 FEET TO A 0.5"RBS,

THENCE SOUTH 73 DEGREES 47 MINUTES 46 SECONDS EAST A DISTANCE OF 25.68 FEET TO A 0.5"RBS,

THENCE SOUTH 16 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 240.28 FEET TO A 0.5"RBS, LOCATED ON THE NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR,

THENCE RUN IN THE NORTHWESTERLY DIRECTION ALONG NORTHEASTERN RIGHT OF WAY OF ASH STREET CONNECTOR 109.08 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 63 DEGREES 16 MINUTES 59 SECONDS WEST A DISTANCE OF 108.77 FEET TO A POINT,

THENCE RUN IN THE SAME DIRECTION NORTH 55 DEGREES 50 MINUTES 35 SECONDS WEST A DISTANCE OF 98.67 FEET TO 0.5"RBS, AND THE TRUE POINT OF BEGINNING.

LAND AREA: 46,334.82 SF / 1.064 AC

133 PROMINENCE POINT PKWY (TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 & 160, 15TH DISTRICT, 2ND SECTION, CITY OF CANTON, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHERE SOUTHEASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY (140 FEET RIGHT OF WAY) INTERSECTS WITH SOUTHWESTERN RIGHT OF WAY OF MARIETTA HIGHWAY (RIGHT OF WAY VARIES), THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF MARIETTA HIGHWAY 451.00 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1618.74 FEET AND BEING SUBTENDED BY A CHORD SOUTH 35 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 449.54 FEET TO A 0.5"RBS, LOCATED ON THE INTERSECTION OF SAID SOUTHWESTERN RIGHT OF WAY OF MARIETTA HIGHWAY WITH WESTERLY RIGHT OF WAY OF INTERSTATE 575 (RIGHT OF WAY VARIES),

THENCE RUN SOUTHWESTERLY ALONG WESTERN RIGHT OF WAY OF INTERSTATE 575 THE FOLLOWING COURSES AND DISTANCES SOUTH 45 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 246.24 FEET TO A CONCRETE MONUMENT FOUND,

THENCE RUN SOUTH 22 DEGREES 52 MINUTES 14 SECONDS EAST A DISTANCE OF 197.20 FEET TO A 0.5"RBS,

THENCE RUN SOUTH 01 DEGREES 01 MINUTES 03 SECONDS EAST A DISTANCE OF 284.99 FEET TO A 0.5"RBS, LOCATED ON THE INTERSECTION OF WESTERN RIGHT OF WAY OF INTERSTATE 575 AND THE NORTHERN RIGHT OF WAY OF ASH STREET CONNECTOR (RIGHT OF WAY VARIES),

THENCE RUN IN THE NORTHWESTERLY DIRECTION ALONG SAID NORTHERN RIGHT OF WAY OF ASH STREET CONNECTOR THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 35 MINUTES 08 SECONDS WEST A DISTANCE OF 63.31 FEET TO A POINT,

THENCE RUN IN THE SAME DIRECTION 138.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 80 DEGREES 09 MINUTES 16 SECONDS WEST A DISTANCE OF 137.65 FEET TO A 0.5"RBS,

THENCE LEAVING SAID NORTHERN RIGHT OF WAY OF ASH STREET CONNECTOR RUN IN THE NORTHEASTERLY DIRECTION NORTH 16 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 240.28 FEET TO 0.5"RBS,

THENCE RUN NORTH 73 DEGREES 47 MINUTES 46 SECONDS WEST A DISTANCE OF 25.68 FEET TO A 0.5"RBS,

THENCE RUN NORTH 16 DEGREES 08 MINUTES 24 SECONDS EAST A DISTANCE OF 7.47 FEET TO A 0.5"RBS,

THENCE RUN NORTH 73 DEGREES 51 MINUTES 36 SECONDS WEST A DISTANCE OF 14.20 FEET TO A 0.5"RBS,

THENCE RUN SOUTH 14 DEGREES 40 MINUTES 05 SECONDS WEST A DISTANCE OF 7.46 FEET TO A 0.5"RBS,

THENCE RUN NORTH 73 DEGREES 47 MINUTES 46 SECONDS WEST A DISTANCE OF 177.36 FEET TO A 0.5"RBS, LOCATED ON THE EASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY;

THENCE RUN IN THE NORTHWESTERLY DIRECTION ALONG SAID EASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY 192.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 07 DEGREES 15 MINUTES 13 SECONDS WEST 190.94 FEET TO A 0.5"RBS

THENCE LEAVING SAID EASTERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY NORTH 72 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 259.85 FEET TO A 0.5"RBS,

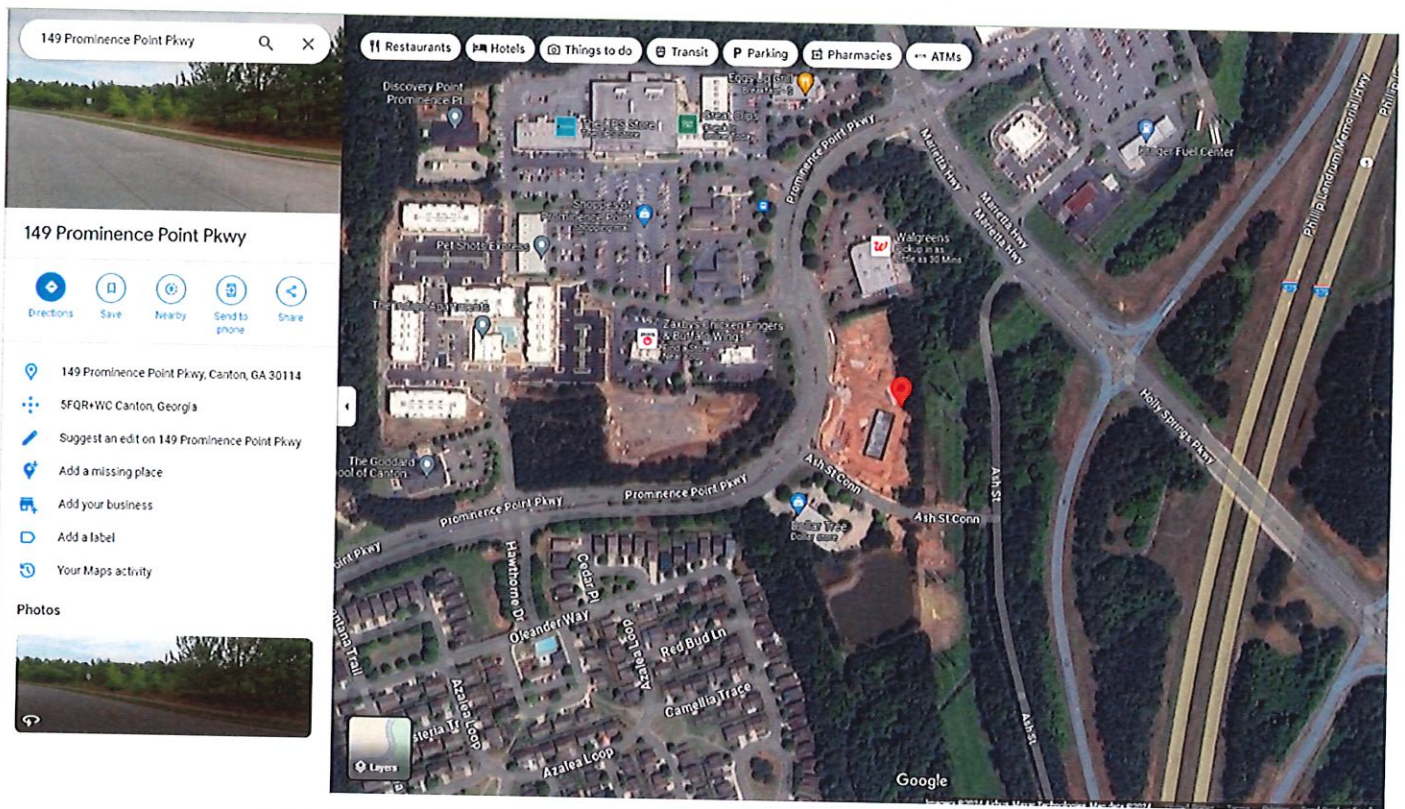
THENCE RUN NORTH 17 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 227.23 FEET TO A 0.5" RBS,

THENCE RUN NORTH 30 DEGREES 29 MINUTES 34 SECONDS WEST A DISTANCE OF 177.21 FEET TO A 0.5" RBS LOCATED ON THE SOUTHERN RIGHT OF WAY OF PROMINENCE POINT PARKWAY,

THENCE RUN ALONG SAID SOUTHERN RIGHT OF WAY PROMINENCE POINT PARKWAY IN THE NORTHEASTERN DIRECTION 12.83 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET AND BEING SUBTENDED BY A CHORD NORTH 62 DEGREES 11 MINUTES 01 SECONDS EAST 12.83 FEET TO A 0.5"RBS,

THENCE RUN IN THE SAME DIRECTION NORTH 63 DEGREES 32 MINUTES 11 SECONDS EAST A DISTANCE OF 107.96 FEET TO 0.5"RBS, AND THE TRUE POINT OF BEGINNING.

LAND AREA: 193,993.76 SF / 4.453 AC



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

CHRC.	ISALC	ARC LENGTH	CORD LENGTH	CORD BEARING
1	1	1.0000	1.0000	N 0° 0' 0" W
2	2	1.0000	1.0000	N 0° 0' 0" W
3	3	1.0000	1.0000	N 0° 0' 0" W
4	4	1.0000	1.0000	N 0° 0' 0" W
5	5	1.0000	1.0000	N 0° 0' 0" W
6	6	1.0000	1.0000	N 0° 0' 0" W
7	7	1.0000	1.0000	N 0° 0' 0" W
8	8	1.0000	1.0000	N 0° 0' 0" W
9	9	1.0000	1.0000	N 0° 0' 0" W
10	10	1.0000	1.0000	N 0° 0' 0" W
11	11	1.0000	1.0000	N 0° 0' 0" W
12	12	1.0000	1.0000	N 0° 0' 0" W
13	13	1.0000	1.0000	N 0° 0' 0" W
14	14	1.0000	1.0000	N 0° 0' 0" W
15	15	1.0000	1.0000	N 0° 0' 0" W
16	16	1.0000	1.0000	N 0° 0' 0" W
17	17	1.0000	1.0000	N 0° 0' 0" W
18	18	1.0000	1.0000	N 0° 0' 0" W
19	19	1.0000	1.0000	N 0° 0' 0" W
20	20	1.0000	1.0000	N 0° 0' 0" W
21	21	1.0000	1.0000	N 0° 0' 0" W
22	22	1.0000	1.0000	N 0° 0' 0" W
23	23	1.0000	1.0000	N 0° 0' 0" W
24	24	1.0000	1.0000	N 0° 0' 0" W
25	25	1.0000	1.0000	N 0° 0' 0" W
26	26	1.0000	1.0000	N 0° 0' 0" W
27	27	1.0000	1.0000	N 0° 0' 0" W
28	28	1.0000	1.0000	N 0° 0' 0" W
29	29	1.0000	1.0000	N 0° 0' 0" W
30	30	1.0000	1.0000	N 0° 0' 0" W
31	31	1.0000	1.0000	N 0° 0' 0" W
32	32	1.0000	1.0000	N 0° 0' 0" W
33	33	1.0000	1.0000	N 0° 0' 0" W
34	34	1.0000	1.0000	N 0° 0' 0" W
35	35	1.0000	1.0000	N 0° 0' 0" W
36	36	1.0000	1.0000	N 0° 0' 0" W
37	37	1.0000	1.0000	N 0° 0' 0" W
38	38	1.0000	1.0000	N 0° 0' 0" W
39	39	1.0000	1.0000	N 0° 0' 0" W
40	40	1.0000	1.0000	N 0° 0' 0" W
41	41	1.0000	1.0000	N 0° 0' 0" W
42	42	1.0000	1.0000	N 0° 0' 0" W
43	43	1.0000	1.0000	N 0° 0' 0" W
44	44	1.0000	1.0000	N 0° 0' 0" W
45	45	1.0000	1.0000	N 0° 0' 0" W
46	46	1.0000	1.0000	N 0° 0' 0" W
47	47	1.0000	1.0000	N 0° 0' 0" W
48	48	1.0000	1.0000	N 0° 0' 0" W
49	49	1.0000	1.0000	N 0° 0' 0" W
50	50	1.0000	1.0000	N 0° 0' 0" W
51	51	1.0000	1.0000	N 0° 0' 0" W
52	52	1.0000	1.0000	N 0° 0' 0" W
53	53	1.0000	1.0000	N 0° 0' 0" W
54	54	1.0000	1.0000	N 0° 0' 0" W
55	55	1.0000	1.0000	N 0° 0' 0" W
56	56	1.0000	1.0000	N 0° 0' 0" W
57	57	1.0000	1.0000	N 0° 0' 0" W
58	58	1.0000	1.0000	N 0° 0' 0" W
59	59	1.0000	1.0000	N 0° 0' 0" W
60	60	1.0000	1.0000	N 0° 0' 0" W
61	61	1.0000	1.0000	N 0° 0' 0" W
62	62	1.0000	1.0000	N 0° 0' 0" W
63	63	1.0000	1.0000	N 0° 0' 0" W
64	64	1.0000	1.0000	N 0° 0' 0" W
65	65	1.0000	1.0000	N 0° 0' 0" W
66	66	1.0000	1.0000	N 0° 0' 0" W
67	67	1.0000	1.0000	N 0° 0' 0" W
68	68	1.0000	1.0000	N 0° 0' 0" W
69	69	1.0000	1.0000	N 0° 0' 0" W
70	70	1.0000	1.0000	N 0° 0' 0" W
71	71	1.0000	1.0000	N 0° 0' 0" W
72	72	1.0000	1.0000	N 0° 0' 0" W
73	73	1.0000	1.0000	N 0° 0' 0" W
74	74	1.0000	1.0000	N 0° 0' 0" W
75	75	1.0000	1.0000	N 0° 0' 0" W
76	76	1.0000	1.0000	N 0° 0' 0" W
77	77	1.0000	1.0000	N 0° 0' 0" W
78	78	1.0000	1.0000	N 0° 0' 0" W
79	79	1.0000	1.0000	N 0° 0' 0" W
80	80	1.0000	1.0000	N 0° 0' 0" W
81	81	1.0000	1.0000	N 0° 0' 0" W
82	82	1.0000	1.0000	N 0° 0' 0" W
83	83	1.0000	1.0000	N 0° 0' 0" W
84	84	1.0000	1.0000	N 0° 0' 0" W
85	85	1.0000	1.0000	N 0° 0' 0" W
86	86	1.0000	1.0000	N 0° 0' 0" W
87	87	1.0000	1.0000	N 0° 0' 0" W
88	88	1.0000	1.0000	N 0° 0' 0" W
89	89	1.0000	1.0000	N 0° 0' 0" W
90	90	1.0000	1.0000	N 0° 0' 0" W
91	91	1.0000	1.0000	N 0° 0' 0" W
92	92	1.0000	1.0000	N 0° 0' 0" W
93	93	1.0000	1.0000	N 0° 0' 0" W
94	94	1.0000	1.0000	N 0° 0' 0" W
95	95	1.0000	1.0000	N 0° 0' 0" W
96	96	1.0000	1.0000	N 0° 0' 0" W
97	97	1.0000	1.0000	N 0° 0' 0" W
98	98	1.0000	1.0000	N 0° 0' 0" W
99	99	1.0000	1.0000	N 0° 0' 0" W
100	100	1.0000	1.0000	N 0° 0' 0" W



PROPOSED IMPERVIOUS SURFACE:

BUILDING - 0.74 ACRES
PAVING - 0.00 ACRES
PAVEMENT - 0.00 ACRES
TOTAL - 0.74 ACRES

NOTES:

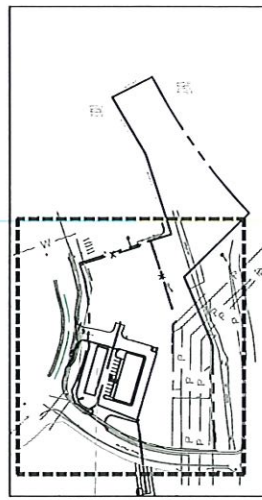
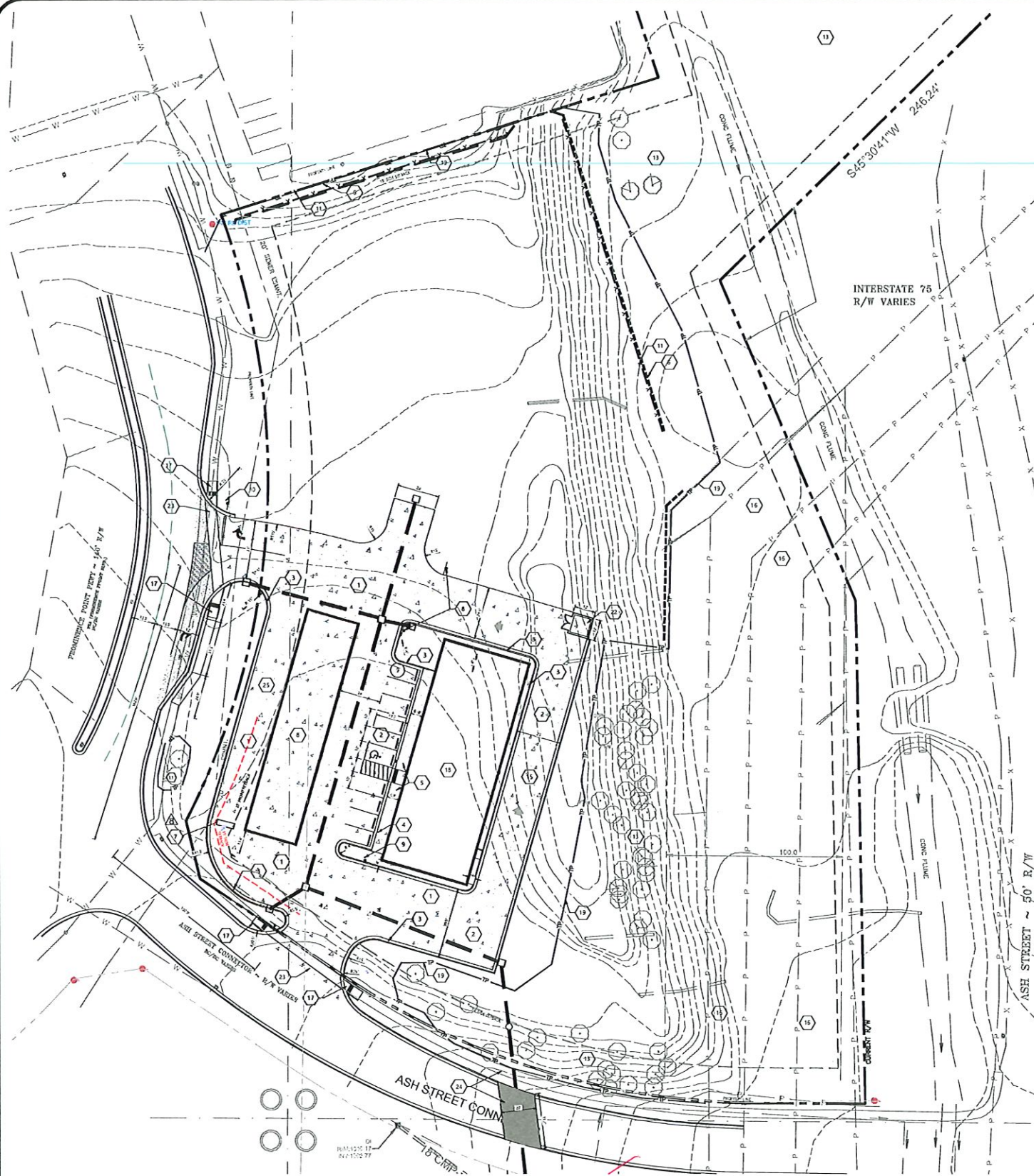
1. REFERENCE: PLAT BOOK 134, PAGE 134 OF CHESTER COUNTY RECORDS.
2. ACCORDING TO FIRM LIOB'S WITHDRAWAL STATEMENT, THIS PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA.
3. SURVEY IS VALID ONLY IF FIRST HAS ORIGINAL ILLINOIS JUDICIAL OF SURVEYOR.
4. JOHNNY POWERS LIVES AT 604 STATION CITY-OF DANION VILLAGE, #0000 561

LEGEND	
HW	RIGHT ON WAY
NH	NEW OR FORMERLY
PP	POWER POLE
PPR	POINT OF BEGINNING
CH	CHIMNEY
CD	CLEARING
OT	OPEN TOWER MANHOLE
GT	GLASS TOP
AS	ASBESTOS
W	WATER MAIN
DI	DRAINAGE DITCH
GP	GRAVEL
CP	CONCRETE PIPE
CL	CATCH BASIN
WV	WATER VALVE
WV	WATER VALVE
POV	POST INDICATION VALVE
FM	FIRE HYDRANT
WM	WATER METER

 **GERALD H. BERNHARD**
GEORGIA REGISTERED LAND SURVEYOR - No. 2500
2105 FAIRVIEW LANE
ALBANY, GA 31706
770-251-3803
adrian@hlandsurveying.com

FOUNDATION SURVEY FOR:
PROMINENCE POINT C-STORE
LAND LOT 159 & 160, 15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY - GEORGIA
TYP# 14823419 SPR

PLAT DATE: 5/30/2024		REVISIONS	
FIELD DATE: 2/12/2024	DESCRIPTION	No.	DATE
AGREAGE: 1.004	CITY COMMENTS	R-1	6/17/2024
SCALE: 1" = 40'	CITY COMMENTS	R-2	7/24/2024
DRAWN: MWR			
CHECKED: GHB			
PROJECT PPP_FNO			
SHEET # 1 OF 1			



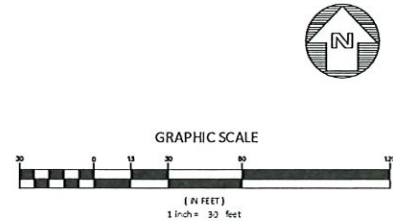
CONTEXT MAP
1"=200'

SITE SUMMARY TABLE

AREA	
PROPERTY AREA:	5.517 AC
DISTURBED AREA:	~2.7AC
DISTURBED AREA IN ROW:	10,660 SF
BUILDING AREA:	6,000 SF
IMPERVIOUS AREA:	0.88 AC
IMPERVIOUS ALLOWED (75%):	4.13 AC
ZONING	
PROPERTY ZONING:	PD-MU
ADJACENT ZONING:	PD-MU
BUILDING SETBACKS	
FRONT:	25'
SIDE/FRONT:	20'
SIDE:	15'
REAR:	15'
PARKING:	
MINIMUM:	1 PER 500 SF (12)
PROPOSED:	18 (10 AT STORE INCLUDING 1 HC SPACES AND 8 AT THE PUMPS)

KEYNOTES

1. HEAVY DUTY CONCRETE PAVEMENT (DARKER HATCH)
2. LIGHT DUTY CONCRETE PAVEMENT
3. 24" CURB AND GUTTER
4. CONCRETE SIDEWALK/PATIO - SEE DETAIL C8.0
5. ACCESSIBLE RAMP, (SEE SHEET C8.1 FOR DETAILS)
6. MODULAR BLOCK RETAINING WALL
7. MONUMENT SIGN (PERMIT BY OTHERS)
8. RS-1 "DO NOT ENTER" SIGN
9. RS-2R "ONE WAY" RIGHT SIGN
10. R1-1 "STOP" SIGN & R3-SR "RIGHT TURN ONLY" RIGHT SIGN
11. 4' TALL BLACK VINYL CLAD FENCE ALONG TOP OF WALL
12. PAINT TOP OF CURB YELLOW
13. TREE SAVE AREA
14. (NOT USED)
15. DRIVE THRU LANE
16. GA POWER EASEMENT
17. ADA RAMP PER CITY STANDARDS SEE DETAIL C8.0
18. 6000 SF CONVENIENCE STORE (1) STORY
19. LIMITS OF DISTURBANCE AND TREE SAVE FENCE
20. HEADWALL AND RIP RAP AT EASEMENT
21. DECEL LANE PER CANTON COMMENTS
22. BRICK WALL ENCLOSED DUMPSTER AREA WITHOUT ROOF TO MATCH BLDG AND MUST BE ONE FOOT TALLER THAN DUMPSTER.
23. CROSSWALK - PER CITY OF CANTON STANDARDS
24. REPLACE ASPHALT PAVEMENT, SIDEWALK AND CURB & GUTTER PER CITY OF CANTON STANDARDS.
25. 20' x 40' UNDERGROUND FUEL STORAGE TANK (PERMIT BY OTHERS)



SITE PLAN

FOR:
PROMINENCE POINT C-STORE
Prominence Point Pkwy, Canton Ga 30114
Tax Parcel 15N13 008 P



No.	Revision/Issue	Date
1	CITY OF CANTON COMMENTS	01/22/21
2	UNDERGROUND DETENTION	3/10/21
3	BLDG AND OFFSITE DETENTION	4/3/22
4	FUEL STORAGE TANK ADDED	4/10/23
5	MONUMENT SIGN LOCATION	5/24/24
6	MONUMENT SIGN LOCATION	6/3/24

RASK
CIVIL ENGINEERING
PO BOX 1390
JASPER, GA 30143
(404) 226-6795

DEVELOPER:
CITY VIEW DESIGN BUILD, LLC
3125 TOUCHTON CT
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CONTACT:
MUSTAQA MOOSA
404-704-6356

Project	200113	Sheet	
Date	9-18-2020		C4.0
Scale	1"=30'		