



City of Riverdale Department of Community Development
Planning and Zoning Administration

STAFF REPORT
PLANNING COMMISSION MEETING
MEETING DATE: MAY 11, 2022

Date April 27, 2022

From: Angela Rambeau, Zoning Administrator

Petition #: PL2022-0001

Address: 6675, 6783, 6795, 6811 and 0 Powers Street, 6826 and 0 Church Street

Request: Approval of a recombination plat for the Hearthside Senior Housing development.

Background: The applicant is recombining seven parcels into one in order to create a 6.48 assemblage on the west side of Powers Street. The applicant plans on building the Hearthside Riverdale Senior Living community consisting of approximately 140 multifamily units.

Conclusion
Staff recommends approval of the plat.

Attachments: Copy of recombination plat.



RESERVED FOR CLERK OF COURT

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

BY: _____
 NAME: _____
 ADDRESS: _____
 PHONE #: _____

SURVEYOR'S NOTES

1. A TOPCON PS 105 ROBOTIC TOTAL STATION AND SPECTRA SP80 GPS RECEIVER WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,587 FEET, AN ANGULAR ERROR OF 17 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN A MINIMUM OF ONE FOOT IN 113,735 FEET.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH MAY REVEAL ENCUMBRANCES NOT SHOWN HEREON.
5. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)).
6. THE FIRM OF SEILER & ASSOCIATES, INC DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.
7. I.P.S. INDICATES A 1/2" REBAR SET WITH SURVEYOR'S CAP STAMPED "SEILER LSF 390" UNLESS OTHERWISE NOTED.
8. ACCORDING TO FEMA F.I.R.M. PANEL NUMBER 12062C00585, WITH EFFECTIVE DATE OF JUNE 7, 2017, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ZONE.

PURPOSE OF REPLAT

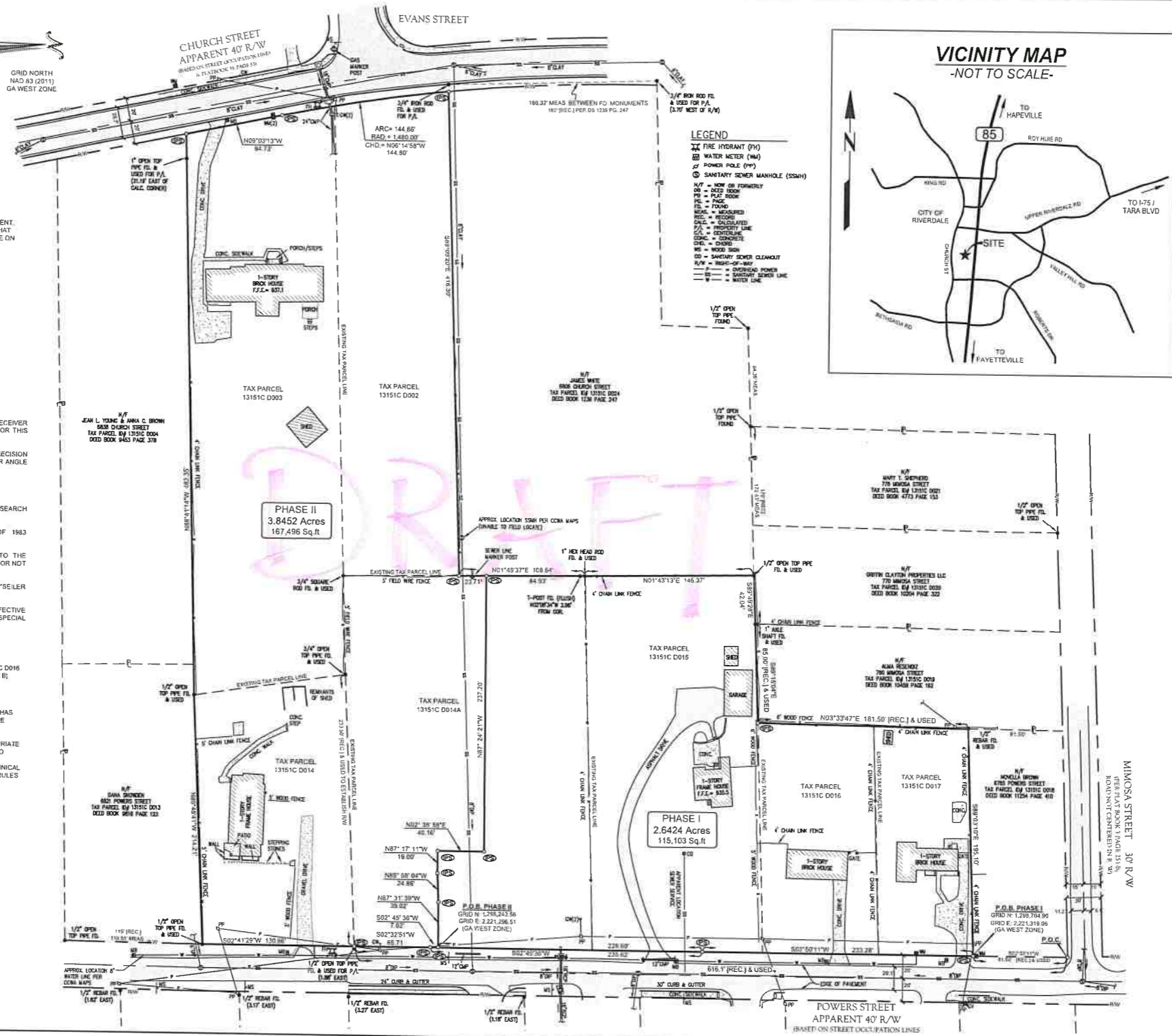
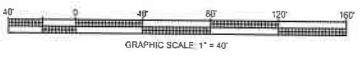
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE EXISTING TAX PARCELS 13151C D002, 13151C D003, 13151C D014, 13151C D016, 13151C D017 AND 13151C D018 INTO TWO NEW TAX PARCELS (A.K.A. PHASE I AND PHASE II).

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM B. KING, GA. RLS NO. 3132 DATE _____
 MEMBER, SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
 MEMBER, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)

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- LEGEND**
- PH FIRE HYDRANT (FH)
 - WM WATER METER (WM)
 - PP POWER POLE (PP)
 - SSM SANITARY SEWER MANHOLE (SSM)
 - N/F - NOW OR FORMERLY
 - DB - DEED BOOK
 - FD - FLD. BOOK
 - PL - PAGE
 - FL - FOUND
 - MEAS - MEASURED
 - CALC - CALCULATED
 - REC - RECORD LINE
 - CONC - CONCRETE
 - CHD - CHISEL
 - MS - WOOD SIGN
 - CS - SANITARY SEWER CLEANOUT
 - N/F - NOT FOUND
 - OV - OVERHEAD POWER
 - SS - SANITARY SEWER LINE
 - W - WATER LINE

SEILER & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 124 ANDREW DRIVE - STOCKBRIDGE - GA 30281 • 678-565-8200 • LSF 0390
 FIND US ON THE WEB AT WWW.SEILERASSOCIATES.COM

REPLAT FOR HEARTHSIDE RIVERDALE

DRAFT (FOR CLIENT REVIEW ONLY) DATE OF 05/26/22

DATE	NO.	DESCRIPTION	BY	DATE
05/26/22	1	ISSUED FOR REVIEW	W.B.K.	05/26/22
05/26/22	2	REVISED	W.B.K.	05/26/22
05/26/22	3	REVISED	W.B.K.	05/26/22
05/26/22	4	REVISED	W.B.K.	05/26/22
05/26/22	5	REVISED	W.B.K.	05/26/22
05/26/22	6	REVISED	W.B.K.	05/26/22
05/26/22	7	REVISED	W.B.K.	05/26/22
05/26/22	8	REVISED	W.B.K.	05/26/22
05/26/22	9	REVISED	W.B.K.	05/26/22
05/26/22	10	REVISED	W.B.K.	05/26/22
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05/26/22	16	REVISED	W.B.K.	05/26/22
05/26/22	17	REVISED	W.B.K.	05/26/22
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05/26/22	46	REVISED	W.B.K.	05/26/22
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05/26/22	100	REVISED	W.B.K.	05/26/22