

REVISED SITE PLAN

for


REZONING(S):

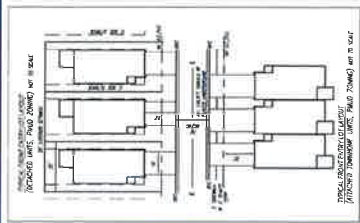
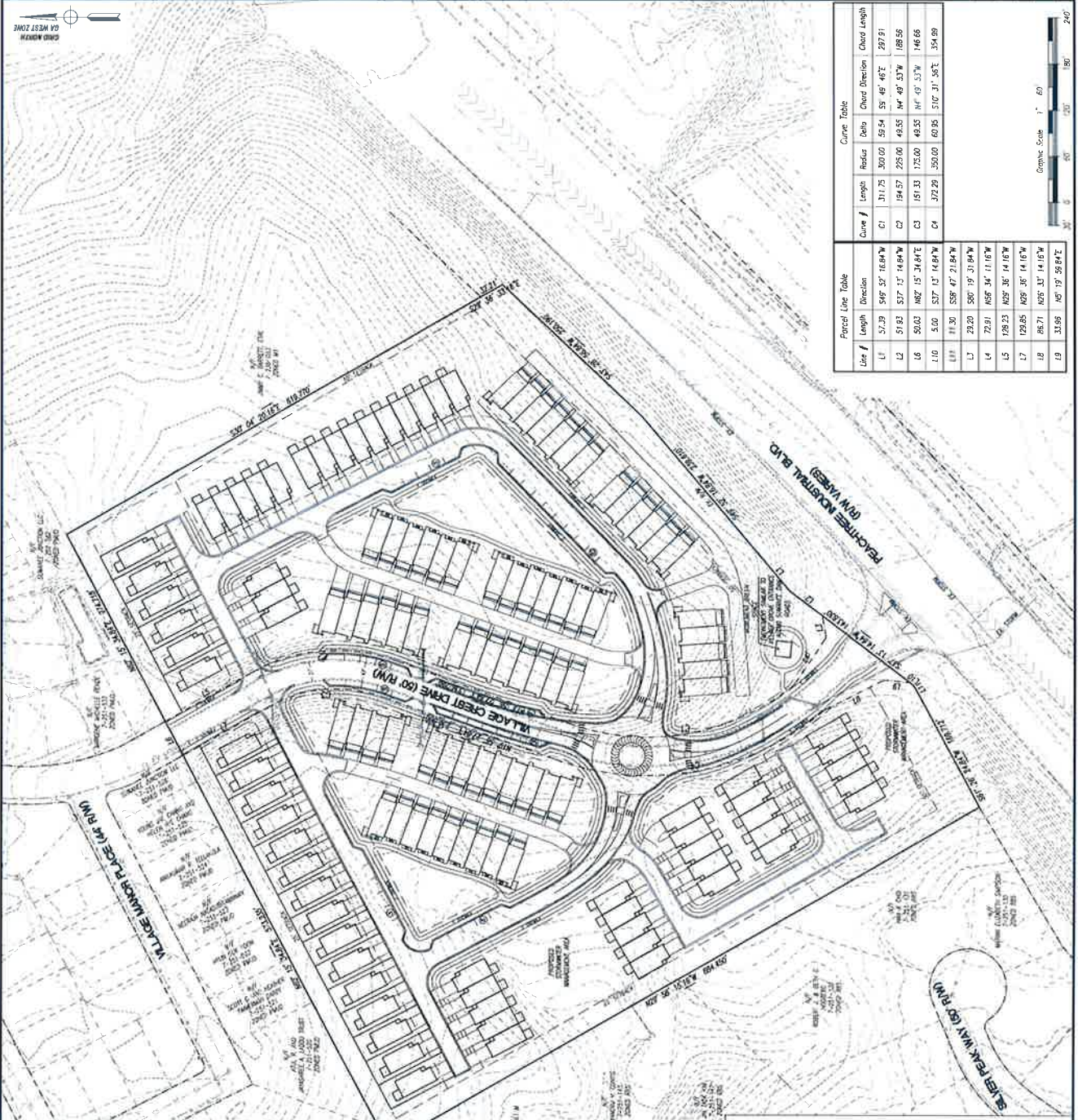
RZ-2017-004

and

RZ-2017-005

Revised "Exhibit A" (August 23, 2017)

		PREPARED FOR: HOMESOUTH COMMUNITIES 390 BRIGGON ROAD SUNAWEE, GA 30024		PROJECT NAME: 	
TASK: CONCEPTUAL REZONING EXHIBIT		PROJECT INFORMATION: Project Name: _____ Project Number: 16-077 Project Location: WILCOX CREEK DRIVE PROJECT MAP NO. 295 LAND LOT NO. 08 DISTRICT: SUNAWEE COUNTY: DEKALB COUNTY, GA COUNTY STATE: _____			



Parcel Line Table		Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Bearing	Chord Direction	Chord Length
L1	57.29	S46°57'16.84\"	C1	311.75	500.00	S5°49'46.7\"	S5°49'46.7\"	297.91
L2	51.83	S37°15'14.84\"	C2	194.57	225.00	N4°49'53.7\"	N4°49'53.7\"	188.55
L3	50.03	N67°15'14.84\"	C3	151.33	175.00	N4°49'53.7\"	N4°49'53.7\"	146.65
L4	51.00	S37°15'14.84\"	C4	172.25	350.00	S10°31'54.7\"	S10°31'54.7\"	354.89
L5	41.30	S58°47'21.84\"						
L6	29.20	S80°19'31.84\"						
L7	29.91	N55°34'11.16\"						
L8	129.23	N25°35'14.16\"						
L9	88.71	N25°35'14.16\"						
L10	31.98	N57°19'58.84\"						

- NOTES:**
- TOTAL PROPERTY AREA - 116.88 AC (PARCEL #1 7-51-01 & 7-51-51)
 - DATA NUMBER SHEET 1, 2
 - ATTACHED SURVEY MAPS
 - CONTRACT NO. 16-077
 - DATE: 8/23/17
 - PREPARED BY: [Name]
 - CHECKED BY: [Name]
 - APPROVED BY: [Name]
 - DATE: 8/23/17
 - SCALE: AS SHOWN
 - ALL LOTS TO BE SEPARATELY ZONED
 - ALL LOTS TO BE SEPARATELY ZONED BY DEKALB COUNTY
 - A 50' WIDE UNDEVELOPED BUFFER ADJACENT TO ALL BUNKING, STORAGE AND OFFICE BUILDINGS AND UTILITIES
 - STREET LOCATIONS SHOWN BASED ON DEKALB COUNTY GIS
 - DEKALB COUNTY GIS COORDINATE SYSTEM: NAD 83
 - BOUNDARY INFORMATION FROM DME FILE FOR WILCOX CREEK DRIVE BY RECORD EDITION CROSS-DATED 7/7/2009 AND RECORDED IN PLAT BOOK 115 PAGE 215
 - THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE CHECKED AGAINST ALL APPLICABLE REGULATIONS

RZ-2017-004 – Conditions Dated 8-25-17

If the Planning Commission/Mayor and Council chooses to approve the request as most recently revised by the applicant, revise original staff conditions as follows:

1. Develop in accordance with the concept plan (dated ~~June 29, 2017~~ **August 23, 2017**) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, planting, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, submit revised plans to the City that reflect the changes required herein by the conditions of zoning.
2. Use shall be limited to a maximum of ~~75~~ **62** attached or detached single family homes. **The total number of single family attached units shall not exceed 47.** However, the total number of units permitted by RZ-2017-004 and RZ-2017-005 shall not exceed ~~146~~ **131** units.
3. All units ~~adjacent~~ **-facing** to Village Crest Drive shall ~~face Village Crest Drive and~~ have rear-loaded garages.
4. A minimum of ~~50% of all~~ **22** units shall be served by rear-loaded garages. All units with rear-loaded garages shall access those garages via rear alleys.
5. The rear elevation of any unit may not face a street or the front of any other unit unless significantly screened. Provide screening of the rear elevations of units that back up to Peachtree Industrial Boulevard. Said screening shall be subject to the approval of the Planning Department.
6. The existing Village Crest Drive shall have a minimum 5 foot wide sidewalk on both sides of the street. Plant street trees at 40 feet on center within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Provide a pedestrian circulation plan for the project prior to the issuance of development permit. Plan is subject to the review and approval of the City and shall demonstrate from strong pedestrian connections from proposed residential units throughout the project to existing pedestrian transportation infrastructure. Final design of the roads, whether public or private, shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City Engineer.
7. Sidewalks shall be included in each corner park. All park spaces within the neighborhood shall be linked to each other and to the larger pedestrian network with sidewalks.
8. On-street parallel parking shall be provided along both sides of Village Crest Drive north of the first intersection coming from Peachtree Industrial Boulevard as shown on the

concept plan. Said on-street parking shall be delineated by bulb-outs at each intersection. No on street parking shall be allowed between Peachtree Industrial Boulevard and the first intersection off Peachtree Industrial Boulevard. A plan for providing the necessary markings and signage shall be subject to the review and approval of the City Engineer during the development review process. Any necessary marking and signage shall be provided by the developer.

9. Provide at least 2 roundabouts or other traffic calming measures along Village Crest Drive.
- ~~10. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets to the eastern property. Said connection shall be located within publicly dedicated right-of-way from Village Crest Drive to the adjacent property.~~
11. A 25-foot landscaped setback shall be maintained around the perimeter of the project where adjacent to existing residential. A plan for planting and grading the 25-foot setback shall be provided by the developer and approved by the City prior to issuance of a development permit. The approved planting plan for the 25 foot setback shall be implemented prior to approval of the final plat.
12. Any space indicated as Open Space on the concept plan shall be permanently protected open space. Water quality facilities may be include as open space provided they are “natural” detention/bmp ponds. If natural detention is not deemed feasible then the detention facilities may not count towards the open space requirement. The overall open space for the project may not fall below 20 percent.
13. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Gwinnett DOT. If a traffic signal is deemed necessary, the Owner will pay for the cost of regular street lights, with the City allowed to improve beyond that specification.
14. District Development Standards:
 - a) **Townhomes:**
 - i. Minimum unit size shall be 1,800 square feet.
 - ii. Townhomes shall be located on fee simple lots with a minimum width of 22 feet.
 - iii. Minimum distance between buildings shall be 15 feet.
 - iv. Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
 - v. Maximum building height shall be 3 stories.
 - vi. Driveways for front loaded units shall be a minimum of 22 feet deep.
 - vii. Setback from Peachtree Industrial Boulevard: 50 feet
 - viii. Setback from adjacent external property: 25 feet
 - b) **Single Family Detached**
 - i. **Minimum Lot size: 3,100 square feet.**

- ii. **Minimum Lot width: 35 feet.**
- iii. **Minimum Unit size: 1,800 square feet.**
- iv. **Minimum side yard setback: 5 feet.**
- v. **Minimum front yard setback: 5 feet.**
- vi. **Minimum rear yard setback: 5 feet.**
- vii. **Minimum building height: 35 feet.**
- viii. **Minimum driveway length: 22 feet.**

15. Provide landscaping to screen all rear-loaded driveways and alleys from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
16. Materials used for any necessary walls shall be subject to the approval of the Planning and Inspections Director.
17. Architecture shall be substantially similar to “Exhibit ‘B’ including covered stoops on all rear-loaded units and wraparound porches on corner rear-loaded units. Each stoop shall be elevated a minimum of 18” and a maximum of 6 feet above the grade of the sidewalk in front of the townhome. Buildings shall use high quality building materials, such as brick, on at least 3 sides of the building and front stoops. Wood or fiber cement materials may be used as trim. Windows on front and side elevations shall have simulated divided lites. Side elevations facing any street shall have a significant amount of windows. Railing materials may be wrought iron, wood, or steel. The City of Suwanee Planning and Inspections Director shall review and approve all architecture prior to the issuance of a development permit.
18. Prior to issuance of a development permit, the applicant shall submit a plan book that conveys the character and vision for the new neighborhood including proposed site plan, all building elevations, building materials and colors, illustrations of public spaces, location of the mail kiosk, and other relevant information. The Planning and Inspections Director shall have final approval of the plan book. Said plan book shall become a binding restriction on the structures within the development and may be amended or supplemented subject to the approval of the City.

RZ-2017-005 – Conditions Dated 8-25-17

If the Planning Commission/Mayor and Council chooses to approve the request as most recently revised by the applicant, revise original staff conditions as follows:

1. Develop in accordance with the concept plan (dated ~~June 29, 2017~~**August 23, 2017**) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, planting, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, submit revised plans to the City that reflect the changes required herein by the conditions of zoning.
2. Use shall be limited to a maximum of 75 attached or detached single family homes. **The total number of single family attached units shall not exceed 69.** However, the total number of units permitted by RZ-2017-004 and RZ-2017-005 shall not exceed ~~146~~ **131** units.
3. All units ~~adjacent~~ **facing** to Village Crest Drive shall ~~face Village Crest Drive and~~ have rear-loaded garages.
4. A minimum of ~~50% of all~~ **45** units shall have rear-loaded garages. All units with rear-loaded garages shall access those garages via rear alleys.
5. The rear elevation of any unit may not face a street or the front of any other unit unless significantly screened. Provide screening of the rear elevations of units that back up to Peachtree Industrial Boulevard.
6. The existing Village Crest Drive shall have a minimum 5 foot wide sidewalk on both sides of the street. Plant street trees at 40 feet on center within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Provide a pedestrian circulation plan for the project prior to the issuance of development permit. Plan is subject to the review and approval of the City and shall demonstrate from strong pedestrian connections from proposed residential units throughout the project to existing pedestrian transportation infrastructure. Final design of the roads, whether public or private, shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City Engineer.
7. Sidewalks shall be included in each corner park. Any portion of a corner park adjacent to the right-of-way shall include a 5-foot wide landscape strip between the sidewalk and back of curb. The purpose of this condition is to ensure that the park area or public space is well defined. All park spaces within the neighborhood shall be linked to each other and to the larger pedestrian network with sidewalks.

8. On-street parallel parking shall be provided along both sides of Village Crest Drive north of the first intersection coming from Peachtree Industrial Boulevard as shown on the concept plan. Said on-street parking shall be delineated by bulb-outs at each intersection. No on street parking shall be allowed between Peachtree Industrial Boulevard and the first intersection off Peachtree Industrial Boulevard. A plan for providing the necessary markings and signage shall be subject to the review and approval of the City Engineer during the development review process. Any necessary marking and signage shall be provided by the developer.
9. Provide at least 2 roundabouts or other traffic calming measures along Village Crest Drive.
10. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets to the eastern property. Said connection shall be located within publicly dedicated right-of-way from Village Crest Drive to the adjacent property.
11. A 25-foot landscaped setback shall be maintained around the perimeter of the project where adjacent to existing residential. A plan for planting and grading the 25-foot setback shall be provided by the developer and approved by the City prior to issuance of a development permit.
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 - iv. Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
 - v. Maximum building height shall be 3 stories.
 - vi. Driveways for front loaded units shall be a minimum of 22 feet deep.
 - vii. Setback from Peachtree Industrial Boulevard: 50 feet
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 - b) **Single Family Detached**
 - i. **Minimum Lot size: 3,100 square feet.**

- ii. **Minimum Lot width: 35 feet.**
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- vi. **Minimum rear yard setback: 5 feet.**
- vii. **Minimum building height: 35 feet.**
- viii. **Minimum driveway length: 22 feet.**

15. Provide landscaping to screen all rear-loaded driveways and alleys from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
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17. Architecture shall be substantially similar to “Exhibit ‘B’ including covered stoops on all rear-loaded units and wraparound porches on corner rear-loaded units. Each stoop shall be elevated a minimum of 18” and a maximum of 6 feet above the grade of the sidewalk in front of the townhome. Buildings shall use high quality building materials, such as brick, on at least 3 sides of the building and front stoops. Wood or fiber cement materials may be used as trim. Windows on front and side elevations shall have simulated divided lites. Side elevations facing any street shall have a significant amount of windows. Railing materials may be wrought iron, wood, or steel. The City of Suwanee Planning and Inspections Director shall review and approve all architecture prior to the issuance of a development permit.
18. Prior to issuance of a development permit, the applicant shall submit a plan book that conveys the character and vision for the new neighborhood including proposed site plan, all building elevations, building materials and colors, illustrations of public spaces, location of the mail kiosk, and other relevant information. The Planning and Inspections Director shall have final approval of the plan book. Said plan book shall become a binding restriction on the structures within the development and may be amended or supplemented subject to the approval of the City.

ORIGINAL ANALYSIS

for

REZONING(S):

RZ-2017-004

and

RZ-2017-005

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBERS: **RZ-2017-004 & RZ-2017-005**
REQUEST: C-2 (GENERAL COMMERCIAL) TO PMUD
(PLANNED MIXED USE DEVELOPMENT)

LOCATION: NORTHWEST AND NORTHEAST CORNERS
OF PEACHTREE INDUSTRIAL BOULEVARD
AND VILLAGE CREST DRIVE

TAX ID NUMBER: 7-251-001 and 7-251-531

ACREAGE: APPROXIMATELY 7.3 AND 7.6 ACRES

PROPOSED DEVELOPMENT: 146 SINGLE FAMILY TOWNHOMES

APPLICANT: HOMESOUTH COMMUNITIES
4480 COMMERCE DRIVE
BUFORD, GEORGIA 30518

OWNER: KUANG HU CHIEN
P.O. BOX 32667
SAN JOSE, CALIFORNIA 95152

CONTACT: MITCH PEEVY
PHONE: 770-614-6511

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a rezoning from C-2 (General Commercial) to PMUD (Planned Mixed Use Development District) to allow for development of a 146 lot townhouse neighborhood. The subject property is made up of 2 separate parcels containing a total of approximately 15 acres that flank Village Crest Drive, which connects Peachtree Industrial Boulevard (PIB) to the southern entrance of the Village Grove neighborhood. The properties front PIB and are currently undeveloped and wooded.

The applicant proposes to construct a total of 146 attached single family attached units (townhomes). The project would have an overall density of approximately 9 units per acre. Proposed townhomes would have front and side facades of primarily brick with cement siding accents. These units would be a minimum of 22 feet wide and 1,800 square feet.

The proposed development would be accessed by two new streets running east/west across Village Crest Drive, an existing public road running between PIB and the Village Grove mixed-use development. The existing road would be lined with rear loaded townhomes with covered front stoops on the front and 2 car garages accessed by alleys from the rear. A 5 foot wide

sidewalk and on-street parallel parking would be constructed between the new townhomes and the two existing travel lanes. The sidewalk would continue all the way to PIB to the south and Village Grove to the north. The remainder of the development would be primarily front loaded units with driveways and garages facing the street. All units are proposed to have brick on the front elevations.

In addition to providing a two car garage for each unit, the proposed development would include approximately 33 parallel on-street parking spaces along Village Crest Drive and 13 additional 90 degree spaces for a total of approximately 46 parking spaces within the development.

The applicant proposes a large open space at the entrance to the neighborhood off of PIB. A monument sign similar to the sign at the main entrance to Village Grove off of Suwanee Dam Road is proposed within this open space. Additionally, a series of small pocket parks would be located throughout the neighborhood. The proposed site plan also indicates 2 potential storm water facilities located along the western property line for RZ-2017-004.

ANALYSIS:

The subject property is heavily wooded. The parcels slope downhill from Village Grove down to Peachtree Industrial Boulevard. The property does not appear to contain any streams or wetlands that may inhibit development of the site. It would appear that the property could contain the proposed development.

The two subject parcels front Peachtree Industrial Boulevard to the south and are divided by an existing public road, Village Crest Drive, which leads to the southern entrance of the Village Grove planned mixed-use development, to the north of the property. RZ-2017-004 is located to the west of Village Crest Drive and RZ-2017-005 is located to the east of Village Crest Drive. The Stoneridge single family neighborhood, zoned R-85, is located to the west of the subject property for RZ-2017-004. The property to the east of RZ-2017-005 is zoned M-1 and is undeveloped and wooded. Further east is an existing commercial node that sits at the corner of PIB and Suwanee Dam Road. To the north of the subject property is a PMUD zoned for single family attached and detached residences located within the Village Grove neighborhood. Across PIB, to the south, there is existing commercial including a strip retail center, an auto repair shop, and office. These properties are zoned C-2, M-1, and C-2A.

The Future Land Use Plan envisioned a mixed-use center for the subject property. Mixed-use center allows for a mixture of commercial/office and more intensive residential uses. The proposed use of the property for attached residential units is consistent with this designation as it offers a transition from the more intensive Peachtree Industrial Boulevard to the Village Grove neighborhood. The subject property is in the PIB Suwanee Junction Character Area. The vision for this character area is “relatively intensive community-supportive retail” (2030 Comprehensive Plan p. 86). The Comprehensive Plan further states that “the corridor should also diversify to some degree in the future with additional office and residential uses, with residential development concentrated on parcels behind those with PIB frontage in the manner of Village Grove.” The PIB/Suwanee Dam Road intersection “should incorporate intensified retail on the PIB frontage parcels and TND neighborhoods like Village Grove on adjacent land.” (2030 Comprehensive Plan p. 86-87).

The proposed townhomes are located at the edge of the Village Grove neighborhood. Townhomes would be an appropriate use for the larger PMUD as a whole, which already has office, retail, and residential uses. Townhomes would serve as a transitional use between adjacent single family and more intense uses. Furthermore, townhomes would be complimentary to nearby commercial uses allowing those that live in the proposed development to walk to retail and offices. The 2030 Comprehensive Plan calls for a mixed-use center at this location, which is defined as “primarily commercial development that may include a variety of retail, commercial, and office uses as well as residences” (2030 Comprehensive Plan, p. 20). The plan states that these mixed-use centers may not necessarily be made up of mixed-use buildings but should be developments that are defined as mixed-use when viewed as a whole. The 2030 Comprehensive Plan illustrated a potential mixed-use development on the subject site. The illustration showed 3 story mixed-use buildings closer PIB with 2 story office buildings behind adjacent to the Village Grove PMUD. While the proposed development is reflective of this illustration, it is consistent with the mixed-use center designation when looked at in the context of the area, including the Village Grove neighborhood and the nearby commercial uses. Townhomes can contribute to the larger mixed-use node including Village Grove and the commercial node at the PIB/Suwanee Dam intersection.

The proposed project incorporates many of the design principles prescribed for the character area. The 2030 Comprehensive Plan states that new projects “should seek to have smaller, more dispersed parking; landscaped pedestrian walkways with intermittent plazas and pocket parks; areas of multilevel mixed-use; and buildings with quality materials and architectural detailing... and “every attempt should be made to promote parcel interconnectivity” (2030 Comprehensive Plan, p. 88).

The property is able to support the proposed development, however steep topography makes it difficult to provide alleys for rear loaded townhomes on all areas of the site, which are preferred. The proposed development includes 41 rear loaded townhomes and 105 front loaded townhomes. The challenges with developing the site due to topography are apparent, but the amount of front loaded units compromises the overall quality of the proposed neighborhood. Front loaded units and their corresponding frequent driveways reduce the opportunity for sidewalks and street trees in the neighborhood that create a higher quality pedestrian environment like that found in the adjacent Village Grove neighborhood. The number of front loaded units should be minimized and the number of rear loaded units maximized. The topography also makes retaining walls necessary throughout the site. Where publicly visible, these walls should be constructed or faced with high quality materials.

In conclusion, the requested rezoning is appropriate for this location. The addition of 146 townhome units is complementary to the adjacent Village Grove neighborhood and offers a less intensive transition from Peachtree Industrial Boulevard than the current commercial zoning designation. Collectively the area making up the southwest quadrant of the intersection of PIB and Suwanee Dam Road could function well as a mixed use center with the addition of townhomes on the subject parcels. Townhomes are a good transitional use between existing single family in adjacent neighborhoods and the more intense commercial located at intersection. While the 2030 Comprehensive Plan projected a more intense use of the subject property including 2-3 story, vertical mixed-use with office over retail, the proposed project does not compromise the goal of the Comprehensive Plan to create a mixed-use center. Townhomes are

also part of the vision for this mixed-use center node. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of both **RZ-2017-004 AND RZ-2017-005**.

Recommended Conditions

RZ-2017-004

The Planning Department recommends approval of the request for PMUD zoning subject to the following conditions:

1. Develop in accordance with the concept plan (dated June 29, 2017) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, planting, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, submit revised plans to the City that reflect the changes required herein by the conditions of zoning.
2. Use shall be limited to a maximum of 75 attached or detached single family homes. However, the total number of units permitted by RZ-2017-004 and RZ-2017-005 shall not exceed 146 units.
3. All units adjacent to Village Crest Drive shall face Village Crest Drive and have rear-loaded garages.
4. A minimum of 50% of all units shall be served by rear-loaded garages. All units with rear-loaded garages shall access those garages via rear alleys.
5. The rear elevation of any unit may not face a street or the front of any other unit unless significantly screened. Provide screening of the rear elevations of units that back up to Peachtree Industrial Boulevard. Said screening shall be subject to the approval of the Planning Department.
6. The existing Village Crest Drive shall have a minimum 5 foot wide sidewalk on both sides of the street. Plant street trees at 40 feet on center within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Provide a pedestrian circulation plan for the project prior to the issuance of development permit. Plan is subject to the review and approval of the City and shall demonstrate from strong pedestrian connections from proposed residential units throughout the project to existing pedestrian transportation infrastructure. Final design of the roads, whether public or private, shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City engineer.
7. Sidewalks shall be included in each corner park. All park spaces within the neighborhood shall be linked to each other and to the larger pedestrian network with sidewalks.
8. On-street parallel parking shall be provided along both sides of Village Crest Drive north of the first intersection coming from Peachtree Industrial Boulevard as shown on the concept plan. Said on-street parking shall be delineated by bulb-outs at each intersection.

No on street parking shall be allowed between Peachtree Industrial Boulevard and the first intersection off Peachtree Industrial Boulevard. A plan for provide the necessary markings and signage shall be subject to the review and approval of the City Engineer during the development review process. Any necessary marking and signage shall be provided by the developer.

9. Provide at least 2 roundabouts or other traffic calming measures along Village Crest Drive.
10. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets to the eastern property. Said connection shall be located within publicly dedicated right-of-way from Village Crest Drive to the adjacent property.
11. A 25-foot landscaped setback shall be maintained around the perimeter of the project where adjacent to existing residential. A plan for planting and grading the 25-foot setback shall be provided by the developer and approved by the City prior to issuance of a development permit. The approved planting plan for the 25 foot setback shall be implemented prior to approval of the final plat.
12. Any space indicated as Open Space on the concept plan shall be permanently protected open space. Water quality facilities may be include as open space provided they are “natural” detention/bmp ponds. If natural detention is not deemed feasible then the detention facilities may not count towards the open space requirement. The overall open space for the project may not fall below 20 percent. .
13. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Gwinnett DOT. If a traffic signal is deemed necessary, the Owner will pay for the cost of regular street lights, with the City allowed to improve beyond that specification.
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 - a) Minimum unit size shall be 1,800 square feet.
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 - c) Minimum distance between buildings shall be 15 feet.
 - d) Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
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 - g) Setback from Peachtree Industrial Boulevard: 50 feet
 - h) Setback from adjacent external property: 25 feet
15. Provide landscaping to screen all rear-loaded driveways and alleys from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
16. Materials used for any necessary walls shall be subject to the approval of the Planning and Inspections Director.

17. Architecture shall be substantially similar to “Exhibit ‘B’ including covered stoops on all rear-loaded units and wraparound porches on corner rear-loaded units. Each stoop shall be elevated a minimum of 18” and a maximum of 6 feet above the grade of the sidewalk in front of the townhome. Buildings shall use high quality building materials, such as brick, on at least 3 sides of the building and front stoops. Wood or fiber cement materials may be used as trim. Windows on front and side elevations shall have simulated divided lites. Side elevations facing any street shall have a significant amount of windows. Railing materials may be wrought iron, wood, or steel. The City of Suwanee Planning and Inspections Director shall review and approve all architecture prior to the issuance of a development permit.

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Recommended Conditions

RZ-2017-005

The Planning Department recommends approval of the request for PMUD zoning subject to the following conditions:

1. Develop in accordance with the concept plan (dated June 29, 2017) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, planting, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, submit revised plans to the City that reflect the changes required herein by the conditions of zoning.
2. Use shall be limited to a maximum of 75 attached or detached single family homes. However, the total number of units permitted by RZ-2017-004 and RZ-2017-005 shall not exceed 146 units.
3. All units adjacent to Village Crest Drive shall face Village Crest Drive and have rear-loaded garages.
4. A minimum of 50% of all units shall have rear-loaded garages. All units with rear-loaded garages shall access those garages via rear alleys.
5. The rear elevation of any unit may not face a street or the front of any other unit unless significantly screened. Provide screening of the rear elevations of units that back up to Peachtree Industrial Boulevard.
6. All new streets and existing Village Crest Drive shall have a minimum 5 foot wide sidewalk on both sides of the street. Plant street trees at 40 feet on center within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Provide a pedestrian circulation plan for the project prior to the issuance of development permit. Plan is subject to the review and approval of the City. Final design of the roads, whether public or private, shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City engineer.
7. Sidewalks shall be included in each corner park. Any portion of a corner park adjacent to the right-of-way shall include a 5-foot wide landscape strip between the sidewalk and back of curb. The purpose of this condition is to ensure that the park area or public space is well defined. All park spaces within the neighborhood shall be linked to each other and to the larger pedestrian network with sidewalks.
8. On-street parallel parking shall be provided along both sides of Village Crest Drive north of the first intersection coming from Peachtree Industrial Boulevard as shown on the concept plan. Said on-street parking shall be delineated by bulb-outs at each intersection. On-street parallel parking shall be allowed only in locations shown on the concept plan.

9. Provide at least 2 roundabouts or other traffic calming measures along Village Crest Drive.
10. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets to the eastern property. Said connection shall be located within publicly dedicated right-of-way from Village Crest Drive to the adjacent property.
11. A 25-foot landscaped setback shall be maintained around the perimeter of the project where adjacent to existing residential. A plan for planting and grading the 25-foot setback shall be provided by the developer and approved by the City prior to issuance of a development permit.
12. Any space indicated as Open Space on the concept plan shall be permanently protected natural open space. Encroachments may include walking trails and may include “natural” detention/bmp ponds. If natural detention is not deemed feasible then the detention facilities may not count towards the open space requirement. The overall open space for the project may not fall below 20 percent. Any detention/bmp pond that involves significant grading and removal of trees shall not be included in the open space calculation. Said open space shall be protected, or a plan shall be in place and approved by the City prior to issuance of a development permit.
13. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Gwinnett DOT. If a traffic signal is deemed necessary, the Owner will pay for the cost of regular street lights, with the City allowed to improve beyond that specification.
14. District Development Standards:
 - a) Minimum unit size shall be 1,800 square feet.
 - b) Townhomes shall be located on fee simple lots with a minimum width of 22 feet.
 - c) Minimum distance between buildings shall be 15 feet.
 - d) Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
 - e) Maximum building height shall be 3 stories.
 - f) Driveways shall be a minimum of 22 feet deep.
 - g) Front setback (along Peachtree Industrial Boulevard): 50 feet
 - h) Side setback (along Village Crest Drive): 0 feet
 - i) Side setback from adjacent property: 25 feet
 - j) Rear setback from adjacent property: 25 feet
15. Provide landscaping to screen all rear-loaded driveways and alleys from view of public or private streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
16. Materials used for any necessary walls shall be subject to the approval of the Planning and Inspections Director.

17. Architecture shall be substantially similar to “Exhibit ‘B’ including covered stoops on all rear-loaded units and wraparound porches on corner rear-loaded units. Each stoop shall be elevated a minimum of 18” and a maximum of 6 feet above the grade of the sidewalk in front of the townhome. Buildings shall use high quality building materials, such as brick, on at least 3 sides of the building and front stoops. Wood or fiber cement materials may be used as trim. Windows on front and side elevations shall have simulated divided lites. Side elevations facing any street shall have a significant amount of windows. Railing materials may be wrought iron, wood, or steel. The City of Suwanee Planning and Inspections Director shall review and approve all architecture prior to the issuance of a development permit.

18. Prior to issuance of a development permit, the applicant shall submit a plan book that conveys the character and vision for the new neighborhood including proposed site plan, all building elevations, building materials and colors, illustrations of public spaces, location of the mail kiosk, and other relevant information. The Planning and Inspections Director shall have final approval of the plan book. Said plan book shall become a binding restriction on the structures within the development and may be amended or supplemented subject to the approval of the City.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

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

The proposed rezoning for the construction of townhomes would permit a use that is suitable in view of nearby residential and commercial uses.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

Approval of the request would not adversely affect the existing uses or usability of nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

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 or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The City's 2030 Comprehensive Plan recommends mixed-use center for the subject property and projected the property be developed with mixed-use commercial and office. The proposed townhomes will not compromise the integrity of the Comprehensive Plan, which envisioned the PIB Suwanee Junction Character Area to include a mix of uses including residential, commercial and office within walking distance to one another.

- 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;

There are no 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 proposals.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>HomeSouth Communities</u>	NAME: <u>Kuang Hu Chien</u>
ADDRESS: <u>c/o Mitch Peevy 4480 Commerce Dr.</u> <u>Buford Ga 30518</u>	ADDRESS: <u>P.O. Box 32667 San Jose Ca. 95152</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-614-6511
 EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____



PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT PMUD
 PROPOSED DEVELOPMENT: Townhome Community
 TAX PARCELNUMBER(S): 7-251-001
 ADDRESS OF PROPERTY: Peachtree Industrial Blvd and Village Crest Drive
 TOTAL ACREAGE: 7.35 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>74</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>1,800 to 2,200</u>	TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

 Signature of Applicant* _____ Print Name* <u>STEPHEN O. PALMER</u> Signature of Notary  _____ Date <u>6/18/17</u>	Signature of Owner* _____ Print Name* _____ Signature of Notary _____ Date _____
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: 12-2017-004 Accepted By: _____

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>HomeSouth Communities</u>	NAME: <u>Kuang Hu Chien</u>
ADDRESS: <u>c/o Mitch Peevy 4480 Commerce Dr.</u> <u>Buford Ga 30518</u>	ADDRESS: <u>P.O. Box 32667 San Jose Ca. 95152</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-614-6511
 EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION


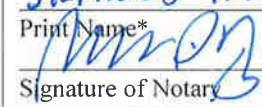
PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT PMUD
 PROPOSED DEVELOPMENT: Townhome Community
 TAX PARCELNUMBER(S): 7-251-531
 ADDRESS OF PROPERTY: Peachtree Industrial Blvd and Village Crest Drive
 TOTAL ACREAGE: 7.63 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: 73
 DWELLING UNIT SIZE (SQ. FT.): 1,800 to 2,200

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____
 TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

 Signature of Applicant* _____ Print Name* <u>STEPHEN D. PALMER, Mayor</u>  Signature of Notary _____	_____ Signature of Owner* _____ Date _____ _____ Print Name* _____ Date _____ _____ Signature of Notary _____ Date _____
---	---

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: RZ-2017-005 Accepted By: _____

ZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*

NAME: _____

ADDRESS: _____

PHONE: _____

OWNER INFORMATION*

NAME: K. Chien C/O Stephens Capital

ADDRESS: 241 West Meuca Rd Suite 210
Atlanta, GA 30342

PHONE: 404-845-0410

CONTACT PERSON: _____ CONTACT PHONE: _____

EMAIL ADDRESS: _____ FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____

PROPOSED DEVELOPMENT: _____

TAX PARCEL NUMBER(S): _____

ADDRESS OF PROPERTY: _____

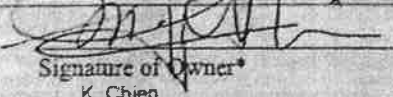
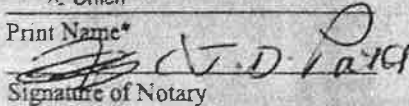
TOTAL ACREAGE: _____ PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLING UNITS: _____ DWELLING UNIT SIZE (SQ. FT.): _____

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: _____ TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Signature of Applicant* _____	Date _____	 Signature of Owner* _____	<u>06/06/17</u> Date
Print Name* _____	Date _____	Print Name* _____	Date _____
Signature of Notary _____	Date _____	 Signature of Notary _____	<u>6-6-17</u> Date

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT FROM
NOTARY PUBLIC

RZ-2017-004/005

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, HomeSouth Communities, requests a rezoning from C-2 to PMUD for 2 tracts of land at the intersection of Peachtree Industrial Boulevard and Village Crest Drive. The proposal is to build 74 townhomes on the western 7.35 acres and 73 townhomes on the eastern 7.63 acres with a minimum of 1,800 square feet of heated space that will be priced from the high \$300's and up. All of the homes will have at a minimum a two car garage and the building materials on the front will be a mixture of brick, stone and concrete siding with the sides and rear the same or of concrete siding. The mandatory Homeowners Association (HOA) will also maintain all the yards and common areas as well as the exterior of every building. This way there is no single unit or building that is not kept up to the highest standard at all times. The units that abut Village Crest Drive will all face the drive and have rear entry garages and with the sidewalk and street trees it will provide a very pleasant entry feature along Village Crest Drive. This property was zoned C-2 as part of Suwanee Village but since that time the retail world has changed dramatically and to develop this property commercially now would just mean that other retail in the area would close. It should also be noted that if retail was developed here and if it was successful there would be more daily traffic than that produced by the proposed townhomes.

The land use plan calls for the area to be Mixed Use Center and while the request is not totally in compliance with the plan, it does meet several of the goals of the plan. The immediate area is served by several struggling retail centers meaning that additional commercial is not needed. The proposed townhomes typically caters more to "Millennial's" and will be able to help the existing businesses in the area because of the added diversity of housing being provided. This buyer will also provide the local commercial properties with additional customers and make the entire area more viable while at the same time not really impacting the local schools.

RZ-2017-004 and
RZ-2017-005

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: The adjoining properties to the North and West are residential and the property to the East is zoned for M-1 Industrial use. The property is currently zoned C-2 and the proposed townhome community could provide a better transition to those residential properties than commercial does.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No, the existing C-2 zoning will have more of an adverse affect on adjacent properties than the proposed townhomes.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: No, there is no demand in the immediate area for any additional commercial or retail space.
- (D) 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: No, overall traffic will be reduced with the proposed request compared to the property being fully developed as a commercial retail center. Adequate utilities are available and townhomes typically have fewer children than single family homes.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes, the land use plan calls for the property to be part of a mixed use center and the proposed townhomes would add to the diversity of housing options in the immediate area.
- (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: See Letter of Intent

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

RZ-2017-004 and
RZ-2017-005

PRELIMINARY MASTER PLAN

VILLAGE GROVE

SUWANEE, GEORGIA

JULY 11, 2017



KEY	LEGEND	PRODUCTS	UNITS/LOTS	ACRES
●	T/H-A	TOWNHOMES (24 WIDE UNITS) (FRONT ENTRY) (TWO CAR GARAGE)	73	
●	T/H-B	TOWNHOMES (22 WIDE UNITS) (REAR LOADED ALLEY) (TWO CAR GARAGE)	73	
		TOTAL UNITS	146	
		TOTAL STREET PARKING ON SITE	62	
		LANDSCAPE OPEN SPACE		± 4.55 AC
		WATER QUALITY / STORM WATER MANAGEMENT AREA		
		TOTAL SITE ACRES		± 16.189 AC



Revised Exhibit A" (July 11, 2017)

PRELIMINARY MASTER PLAN

VILLAGE GROVE

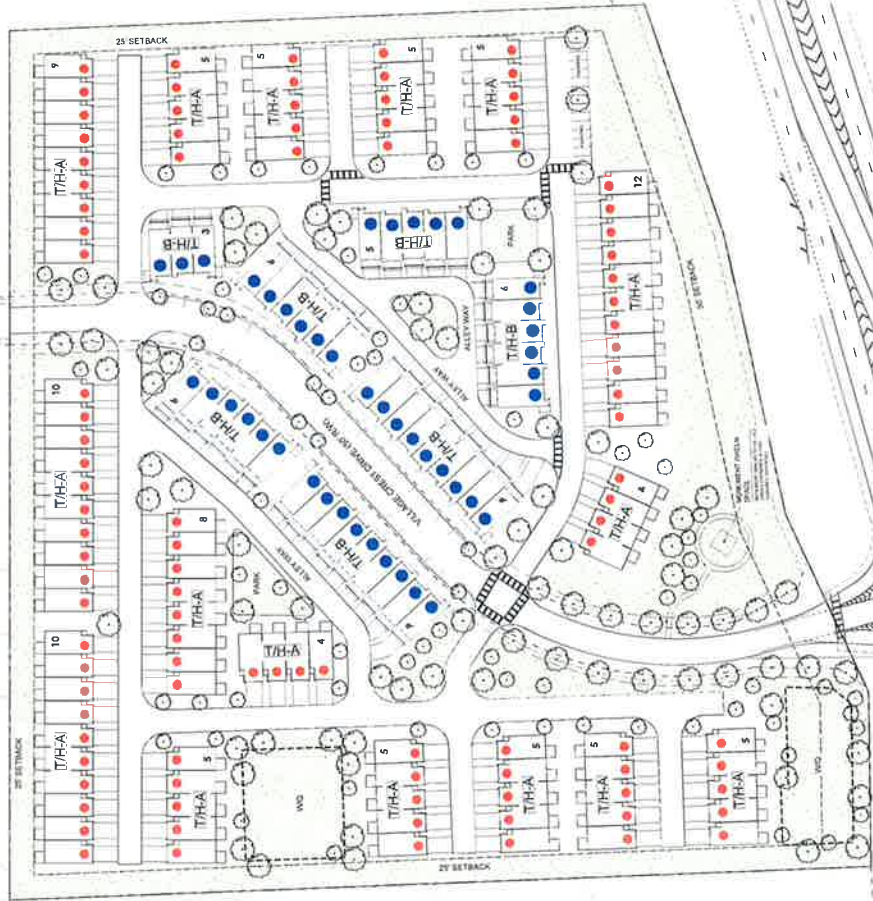
SUWANEE, GEORGIA

JUNE 28, 2017



TABULATION CHART

KEY	LEGEND	PRODUCTS	UNITS/LOTS	ACRES
	T/H-A	TOWNHOMES (24 WIDE UNITS) (FRONT ENTRY) (TWO CAR GARAGE)	102	
	T/H-B	TOWNHOMES (22 WIDE UNITS) (REAR LOANED ALLEY) (TWO CAR GARAGE)	44	
		TOTAL UNITS	146	
		LANDSCAPE OPEN SPACE		2.414 AC
		WATER QUALITY / STORM WATER MANAGEMENT AREA		4.16188 AC
		TOTAL SITE ACRES		6.57582 AC



Original "Exhibit A" (June 29, 2017)

R2-2017-004 + R2-2017-005

REAR ENTRY SLAB UNITS

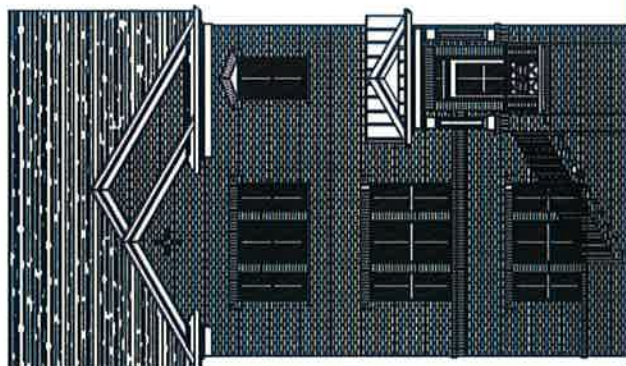
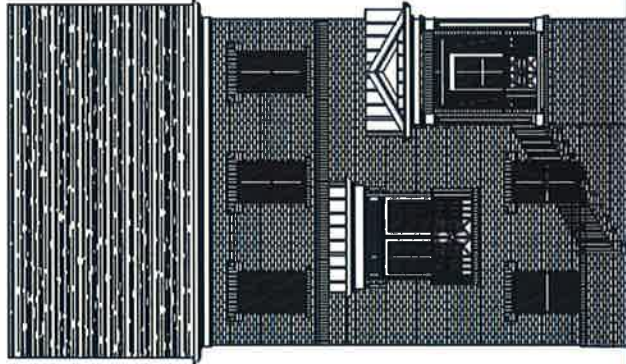
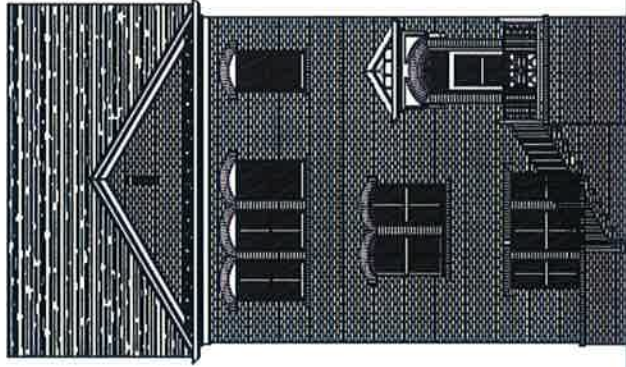
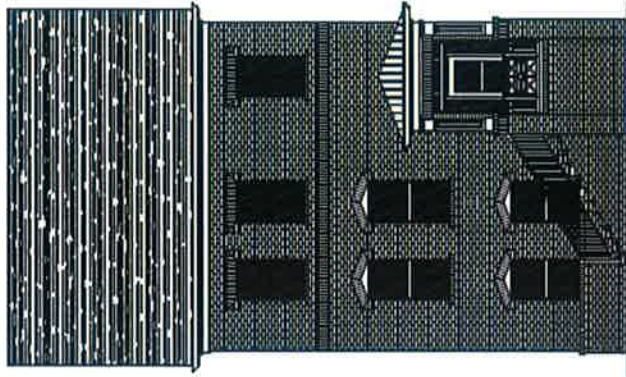


Exhibit B (1 of 9)

RZ-2017-004
RZ-2017-005



1. ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL BUILDING CODE (IBC).
2. THE DRAWING SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING.
3. THE DRAWING SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SUB-DIVISION
LOT #

ISSUED FOR:
 ESTIMATING
 REVIEW
 BIDDING
 PERMIT
 PROTOTYPE
 CONST.
REVISED

JOB NO. DRAWN TC
DATE 02-13-2017 CHECKED
SCALE: AS NOTED APPROV.

[GABLED ROOF]
SPLIT STAIR PLAN
RICHWOOD
SIDE ELEVATIONS
& REAR ELEVATION

SHEET NO.
A1.5
SHEET: 6 OF 10

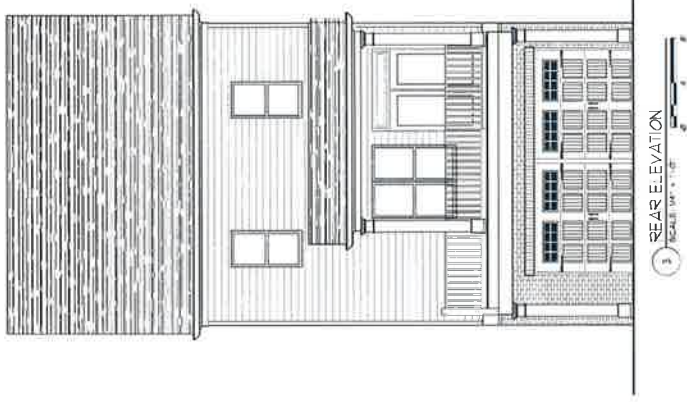
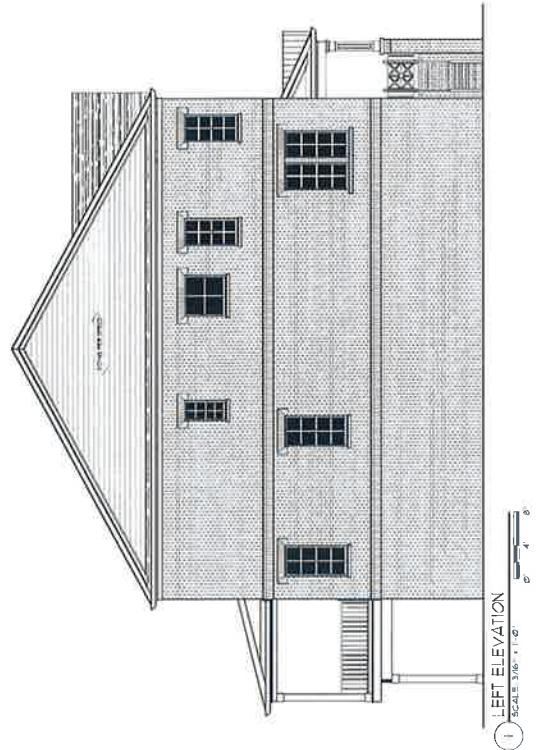
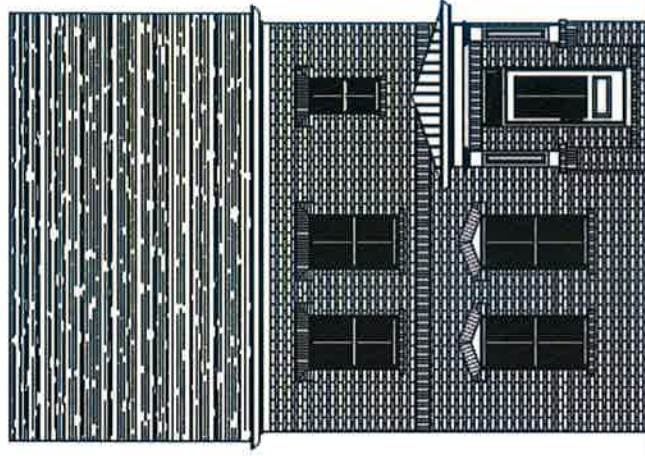
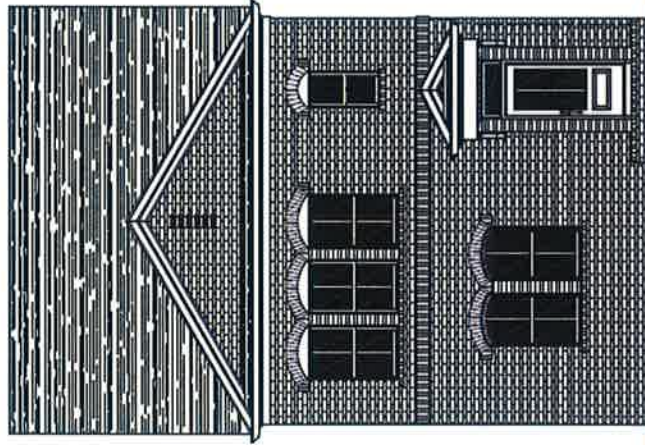
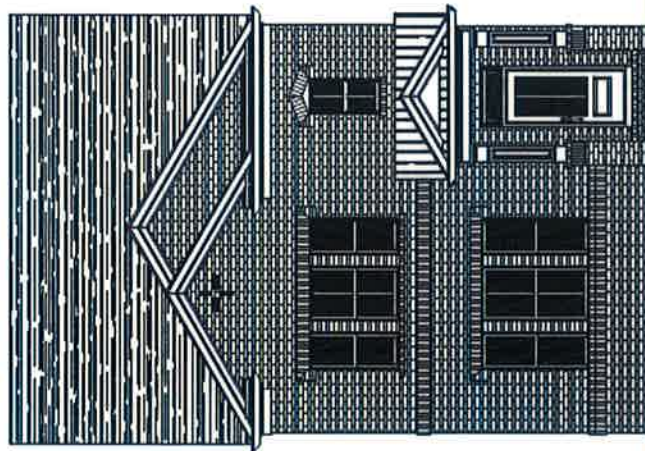
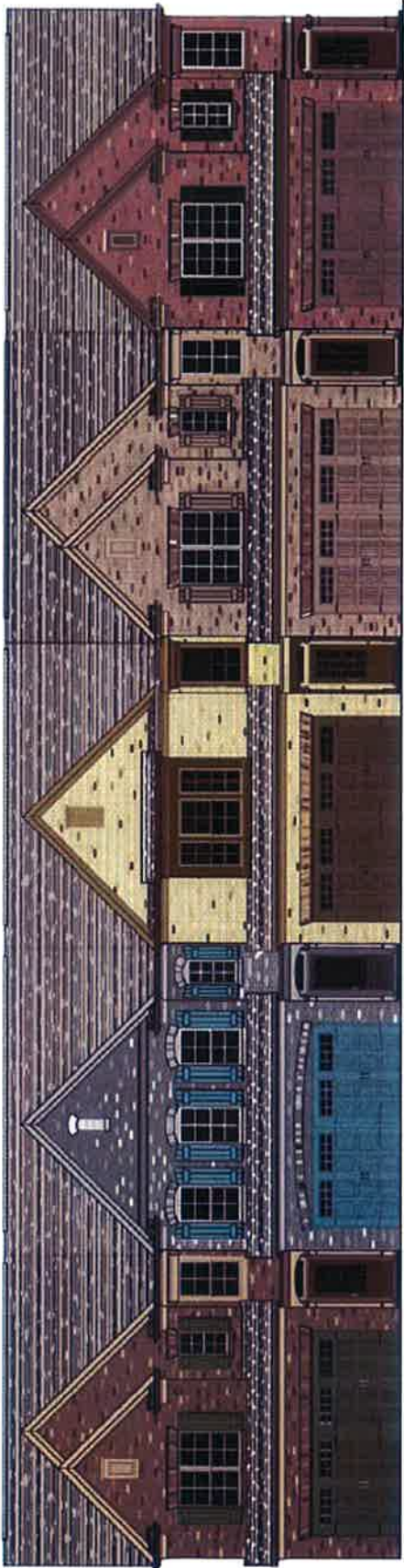


Exhibit B (2 of 9)

REAR ENTRY BASEMENT UNITS



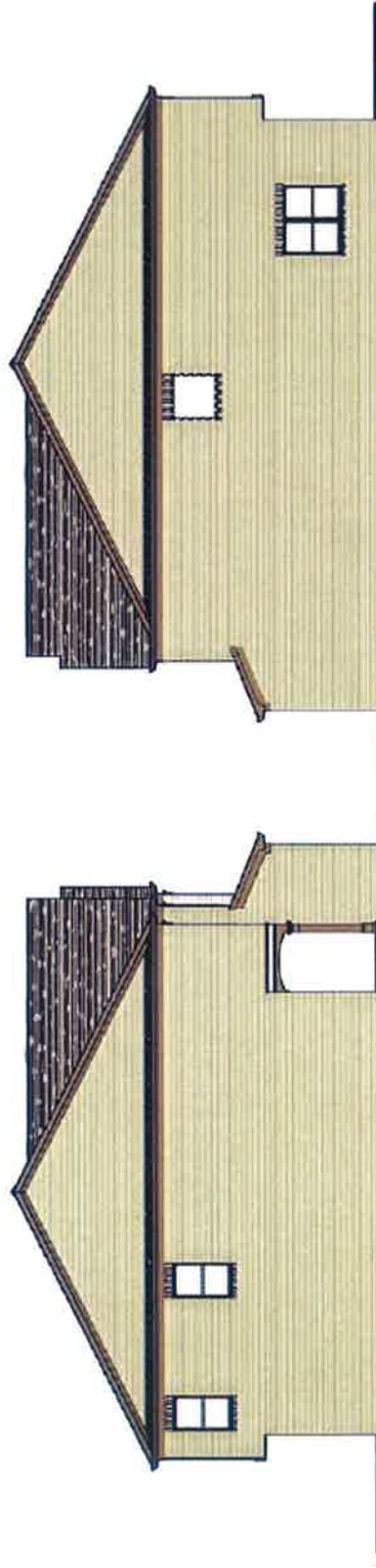
FRONT ENTRY UNITS



R2-2017-004 R2-2017-005

Exhibit B (4 of 9)

FRONT ENTRY SIDES & REARS



R2-2017-004

R2-2017-005



Exhibit B (6 of 9)

RZ-2017-004

RZ-2017-005



Exhibit B (7 of 9)

R2-2017-005

R2-2017-004



Exhibit B (8 of 9)

RZ-2017-004

RZ-2017-005



Exhibit B (9 of 9)

R2-2017-004

R2-2017-005

Exhibit C

Legend

RZ-2017-004/005

Streets

ZONING

- C1
- C2
- C2A
- C3
- GCA
- IRD
- M1
- OI
- OTCD
- PMUD
- R-75
- R-85
- R100
- R140
- RM6
- RM8

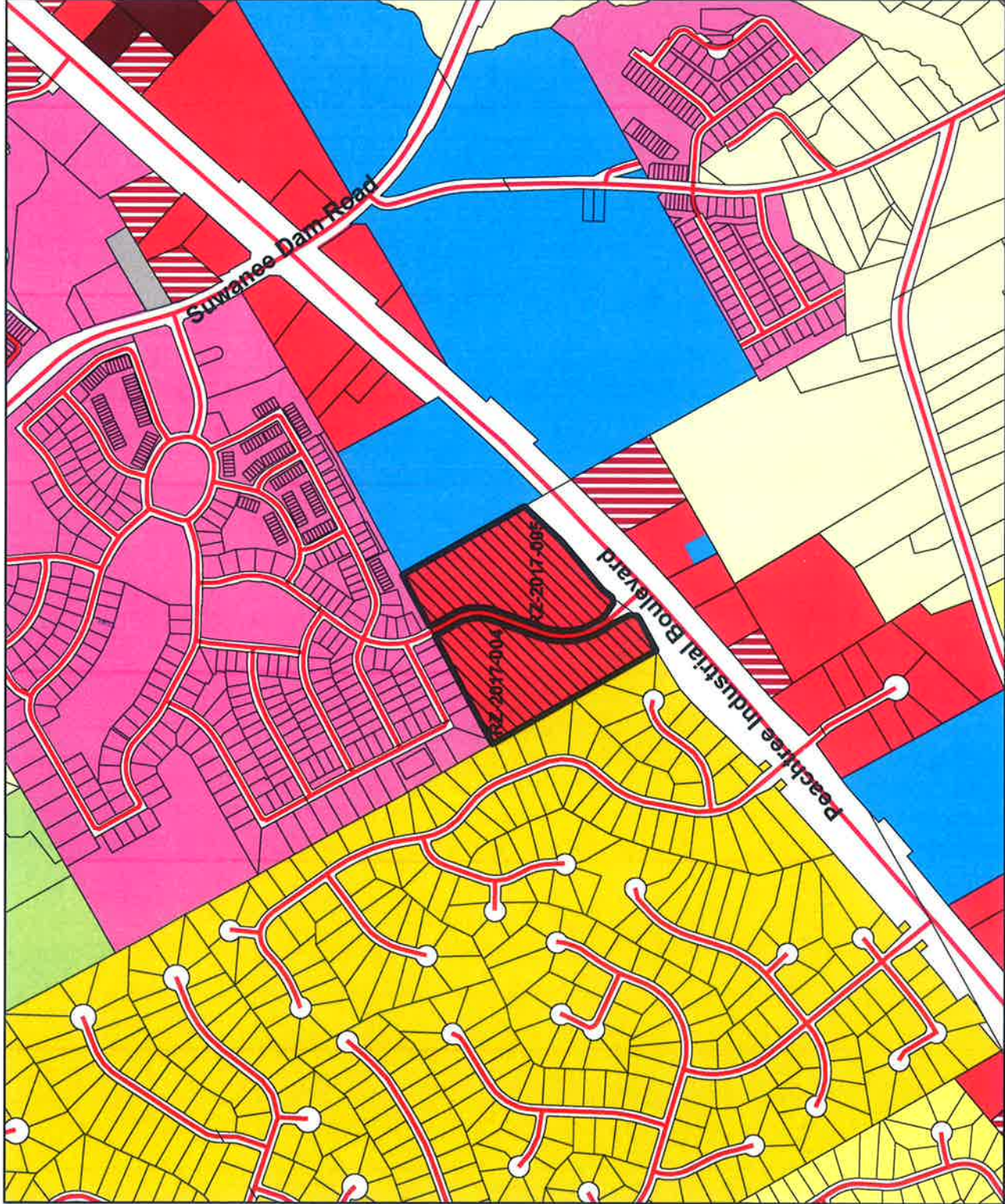




Exhibit D

Project Location Map

