

U-03-09 PRIVATE SCHOOL

4449 NORTHSIDE DIRVE, N.W.



03-0 -0582

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-09
3-11-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-04.005(1)(l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Private School** is hereby approved. Said use is granted to **The Donnellan School, Inc.** and is to be located at **4449 Northside Drive, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 161 of the 17th District, **Fulton County**, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughon Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 18, 2003
AUG 21, 2003



7.28.03

CONDITIONS

THE DONNELLAN SCHOOL INC.

Special Use Permit (SUP)

Application No. U-03-09

ORIGINAL

1. **SITE PLAN** - The site plan entitled A Master Plan for the Donnellan High School prepared by CDH Partners, Inc. dated 2/24/03 and last revised 5/8/2003 (hereafter "Site Plan") shall be made a condition of Special Use Permit Application No. U-03-09. All development of the Property advertised for and subject to U-03-09 shall be fully consistent with said Revised Site Plan except as said Revised Site Plan may be amended in accordance with Paragraph 3 herein.

2. **LANDSCAPE PLAN** - The Landscape Plan for the Donnellan High School prepared by CDH Partners, Inc. identified as Drawing Number L-1 and last revised JULY 28th 2003 (hereafter "Landscape Plan") shall be made a condition of Special Use Permit Application No. U-03-09. All development of the Property shall be fully consistent with said Landscape Plan except as said Landscape Plan may be amended in accordance with Paragraph 3 herein. All elements located in the buffer zone of said landscape plan shall be completed and fully installed prior to the first use of any portion of the athletic fields for school purposes. Said Landscape Plan shall be in full compliance with the City of Atlanta Tree Ordinance and, in addition, shall comply with each of the following minimum requirements:

- (a) Except where there is an existing encroachment identified on the Site Plan, a sixty (60) foot continuous buffer zone (hereafter "buffer zone") shall be installed and properly maintained along: (i) the entire southeastern property boundary facing Northside Chase delineated as a side yard and half front yard on the Site Plan, and, (ii) the entire eastern property boundary delineated as a rear yard on the Site Plan. (Hereafter "residential boundaries.") No land disturbance or tree removal of any kind shall occur within this defined buffer zone, provided that: (i) additional trees, fencing, and wall materials shall be added to the buffer area as set forth in these conditions and in the approved Landscape Plan; (ii) dead or diseased trees and foliage, or debris, may be removed for safety and/or storm clean-up purposes; (iii) existing grassed buffer areas may be mowed; and (iv) fence maintenance and repair may be undertaken. The buffer zone shall be marked using stable orange construction fencing no less than 4 feet in height prior to and maintained during the life of construction. All areas shown on the Revised Site Plan lying between said buffer zone and the boundaries of the existing and proposed buildings and parking areas shown on the Revised Site Plan shall be landscaped in accordance with the revised Landscape Plan.
- (b) Leyland Cypress trees shall be installed within the buffer zone along the residential boundaries at the locations shown on the Landscape Plan. Said trees shall be a minimum of 3 inches in diameter at planting and shall be installed at eight (8) foot intervals. Where practical, in order to increase their elevation and



assist in noise reduction, said trees shall be mounted upon an earth bank for which a maximum budget of \$5,000 shall be provided. The Donnellan School is prepared to substitute alternate trees at the request of the NPA provided that the planted cost of such trees does not exceed the planted cost of the Leyland Cyprus. In addition to said buffer plantings, a maximum of 12 Leyland Cyprus trees shall be installed during the winter after construction is completed in such a location as is then mutually agreed between the Donnellan School and the NPA to provide shielding and noise buffering of Building #11 from the properties along the residential boundaries. Evergreen climbing plants shall be planted along those parts of the fencing bounding Northside Chase and Northside Drive that are not already shielded by existing evergreen trees, shrubs and / or other vegetation.

- (c) A 6 foot high black vinyl coated fence shall enclose all residential boundaries at the location shown on the Landscape Plan linking in with existing fencing so as to block all pedestrian and vehicular access along the residential boundaries
- (d) All trees and landscaping, especially within the buffer zone, shall be maintained by the Donnellan School on an annual basis in accordance with good landscape maintenance practices. Existing conditions shall be corrected as noted on the Landscape Plan.

3. AMENDMENTS - The Donnellan School, Inc. (hereafter "DS") will not request any administrative amendments that seek to change any of the specific conditions addressed in this document, including the Site Plan and Landscape Plan, unless prior written approval of the President of Northside/Chastain/Mt. Paran Neighborhood Preservation Association, Inc. (hereafter, "NPA") is secured by DS. DS shall be entitled to seek other administrative site plan amendments, such as minor engineering corrections, so long as such other amendments do not increase the size of the School or any of its facilities or violate any of the provisions of these conditions.

4. NUMBER OF STUDENTS – DS shall be limited to grades 6-12. The maximum number of students enrolled at DS shall be strictly limited to a total of 320 students. No more than 80 students shall be enrolled in any one grade. There shall be no further expansion of the student population on this or any contiguous site. The Donnellan School specifically agrees to cap the total student population at 320 students and to prohibit any future expansion of the student body, ever, on this site, or any contiguous property. Said maximum student population shall be incrementally phased in as follows:

First year of operation:	160 students maximum
Second year of operation:	220 students maximum
Third year of operation :	280 students maximum
Fourth year of operation and thereafter:	320 students maximum

5. PLAYING FIELDS – The existing playing fields located on the property (the existing baseball/softball fields and existing tennis courts on the southern portion of the property are referred to as "upper fields" and the existing soccer field closest to the rear yard is referred to



as the "lower field") may be used by Donnellan High School as a recreation area subject to each of the following restrictions:

a. **SIZE** - The defined fields of play of the playing fields shall not exceed those depicted on the Revised Site Plan. Areas beyond the defined flat surface playing areas shall be properly maintained as landscaped green space in accordance with the approved landscape plan set forth in Paragraph 2.

b. **LIGHTING** - The playing fields shall not be lighted in any manner.

c. **SEATING** - No permanent or temporary bleachers or elevated seating of any kind shall be established or used on or around the playing fields. Temporary use of portable lawn chairs is acceptable.

d. **SOUND DEVICES** - No loudspeakers, horns, or amplified sound system of any kind shall be used in connection with the playing fields. Starting guns shall only be used at formal track meets.

e. **HOURS AND USERS:**

(i) Restriction on both upper and lower fields. Except as otherwise specifically authorized by this condition 5.e., the playing fields may be used only by Donnellan School students enrolled at this site and absolutely no rental or borrowed or temporary use of the playing fields by any other party or entity or person(s) shall occur, including students enrolled at other Donnellan School sites and the Church of the Holy Spirit, save for the normal, incidental presence of visiting teams engaged in competition with the Donnellan School team. No fields shall be used for interscholastic football.

(ii) Restrictions on Other Donnellan School Use. Should Grades 6, 7 and 8 all be enrolled at this location, no use will be made of the athletic fields by Donnellan School students who are not enrolled at this location. Should one or more of Grades 6, 7 or 8 not be enrolled at this location and the total number of enrolled students is less than 320, the Donnellan School may make two minivan trips (equaling a total maximum number of 14 students) to this location on any one school day for each grade (6, 7 or 8) that is not so enrolled to facilitate use of the fields by such students, provided that the total number of such trips shall not exceed four on any one day (equaling a total maximum number of 28 students), and further provided that the total number of bussed and enrolled students on site never exceeds 320. This use shall be within the general hours permitted for use under these conditions .

(iii) Restrictions on Holy Spirit Church use. Holy Spirit Church may use the upper fields for its youth group and pre-school during the



hours of upper fields operation set forth below. Use of the lower field by Holy Spirit Church is prohibited. Use of the upper fields by Holy Spirit shall only be as set forth herein.

- (iv) Upper Fields. The upper fields may only be used by Donnellan School students between the hours of 8:00 a.m. and 6:30 p.m. Monday through Thursday; between the hours of 8:00 a.m. and 5:45 on Friday; and between the hours of 9:00 a.m. and 4:45 p.m. on Saturday. Signs stating these hours shall be posted at the fields. Holy Spirit Church may use the upper fields for their youth group and pre-school only during the times permissible for Donnellan School, and for use limited to the Holy Spirit parish members on Sunday only between the hours of 10:00 a.m. and 4:45 p.m. Said use of the upper fields by the Holy Spirit Church shall be limited to occasional, incidental use by individuals or small groups. Interscholastic and interparish league play, and other organized competitive sporting events, are prohibited. Non-organized sporting activities by said church on Sunday shall be limited to the hours of 10:00 a.m. and 2:00 p.m. Notwithstanding these restrictions, up to six (6) special events per year may be held on the upper fields by Holy Spirit Church between the hours of 10:00 a.m. and 7 p.m. on Sunday or between the above-restricted hours Monday through Saturday. The neighbors shall be notified of each said special event as soon as is practicable in advance of such event.
- (v) Lower Field. The lower field may be used only between the hours of 8:00 a.m. and 6:30 p.m. Monday through Thursday, 8:00 a.m. and 5:45 p.m. on Friday and 9:00 a.m. and 4:45 p.m. on Saturday. No use or activities shall occur on Sunday. No more than three interscholastic competitive games shall be scheduled on the lower field on Saturday and games and interscholastic sports events shall not start earlier than 10:00 a.m. on Saturday. No activities of any kind whatsoever shall occur on the lower field outside these designated hours of operation. Notwithstanding these restrictions, up to six (6) events per calendar year held Monday through Thursday may be extended beyond 6:30 p.m. but not exceeding 9:00 p.m. for rain delays, competition finals and similar occurrences. The neighbors shall be notified of each said special event as soon as is practicable in advance of such event. Signs stating these operating hours shall be posted at the lower field together with signs prohibiting spectators from standing on or atop the banks.

6. **STORMWATER DRAINAGE AND DETENTION** – Stormwater drainage engineering shall meet or exceed City of Atlanta and State of Georgia standards. No new



stormwater drainage or detention facilities or ponds shall be placed within the buffer zone unless the City determines that stormwater regulations mandate such encroachment and that no alternative location outside the buffer zone exists. In such event, disturbance shall be as limited as possible. If it continues to be used, the existing stormwater detention area located near the southeastern corner of the property shall be re-designed and repaired so as to render it effective, in compliance with all codes, and properly maintained. Should said existing stormwater detention area not be used, it shall be restored to a natural condition. Should pond fencing and/or walls be required, stone or brick veneer of a type and color to be chosen after good-faith consultation with homeowners from whose property any part of the pond is visible shall be used on the exterior side of all exposed walls which shall be capped in matching brick or stone. Should modifications to the location of existing or new stormwater detention or water quality ponds be required, under no circumstances shall they be re-located in the undisturbed buffer areas except as authorized above. All areas surrounding detention facilities and ponds shall be landscaped to minimize visibility.

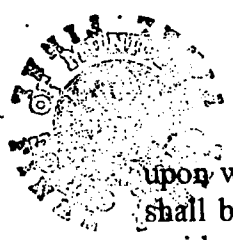
7. **NON-FIELD LIGHTING** – All new non-field lighting on the property (field lighting is prohibited by Condition 5.b.) shall be designed so as to prevent light spill onto any adjoining residential area.

8. **ACCESS** – No vehicular access to the Property shall be sought, constructed or utilized except as shown on the Revised Site Plan. No vehicular access to any adjoining property, except the adjacent 7± acre tract located at the intersection of Mt. Paran Road and Northside Drive that is currently used by Holy Spirit Church, shall be constructed or used. No new vehicular roads shall be constructed in the 60 foot buffer zone. Ingress and egress for faculty, students and staff on a daily basis shall be from Northside Drive only. A privately employed police officer shall be on site during all peak traffic hours to direct traffic entering or leaving the property on Northside Drive if necessary for safety or traffic control purposes.

9. **CONSTRUCTION** – Exterior construction shall be limited to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. The School shall not authorize construction staging and traffic on the eastern and Northside Chase sides of the property. No construction activity of any kind shall take place within the undisturbed buffer and setback areas identified on the Revised Site Plan. The School shall designate an authorized construction representative with seven day per week, 24 hour telephone and email contact numbers. Said representative shall be responsible for receiving and promptly responding to any complaints and inquiries regarding construction activities associated with this SUP.

10. **DOCUMENT REVIEW** – The School shall offer to make itself available to meet with the adjoining neighborhoods' homeowners (NPA, Inc.) and their professional representative(s) in advance of filing the application for a site disturbance permit and an application for a building permit. The School shall provide at the meeting the opportunity to review the applications for the site disturbance permit, the hydrology study and all hydrology documents, and the building permit, prior to submitting them to the City of Atlanta.

11. **BUILDING NO. 11** – Building No. 11 shall not exceed 24,000 square feet and shall not exceed 35 feet in height as measured from the now-existing grade of the tennis court



upon which said building will be placed to the highest point of the building. Said Building 11 shall be designed and constructed so as to limit interior lighting visibility from any adjoining residential property from its northeastern or southeastern elevations. Building 11 shall be oriented and designed so as to require that the main entry and exterior areas of student congregation shall not face in the direction of Allen Court or Northside Chase.

12. **OTHER STRUCTURES** – Structures and Buildings shall be located and configured only as shown on the Revised Site Plan. The combined total gross floor area of all buildings on this site shall not exceed 60,000 square feet. No Donnellan School buildings shall be constructed on any contiguous property. All such structures, except Building No. 11 (see Condition 11) shall remain at or below the size and height existing on the date of issuance of this SUP and may be replaced with updated buildings provided said updated buildings do not exceed pre-existing square footage and height and further provided that replacement buildings shall not be modular, metal construction (unless faced with an appropriate architectural cladding), portable buildings, or trailers of any kind. No additional buildings, or expansions, shall be constructed. No trailers or temporary modular buildings shall be used on site for school operations. Building number 4 shall be removed prior to the first occupancy of building #11 and shall not be replaced. Building No. 1, if renovated, shall not exceed its existing height.

13. **PARKING** – All required on-site parking spaces required by the City of Atlanta parking requirements shall be provided. No DS parking shall occur on adjacent residential streets or properties and the administration of the Donnellan School shall enforce this requirement.

14. **BLASTING** – Prior to any blasting activity, the School shall enter into indemnification and/or other appropriate agreements with all adjacent property owners in a form reasonably satisfactory to said residents, which agreements shall require that the School take all necessary and prudent precautions with respect to blasting activity and that the School shall be fully responsible for any and all damage caused by said blasting, including damage to residential structures as well as other structures such as pools and outbuildings.

15. **AIR CONDITIONING UNITS** – All new air-conditioning units shall be located on the western side of the buildings. They shall not be located on any roof unless said roof units are completely screened and the noise generated by the air-conditioning units is confined to the site and the adjacent Archdiocese property.

16. **DUMPSTERS** – All dumpsters and trash facilities on the Property shall be located at the location shown on the Revised Site Plan. All dumpsters and trash facilities shall be emptied and/or serviced on Monday through Friday and only between the hours of 7:00 a.m. and 6:00 p.m. All dumpster and trash facilities shall be screened.

17. **STUDENT DRIVING RESTRICTIONS** – The School shall develop and put in place a mandatory school policy restricting driving privileges to a limited number of students based upon parking availability.



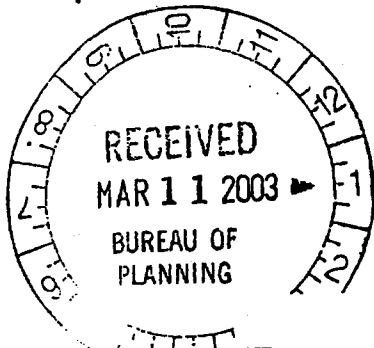
18. SCHOOL HOURS – Except for 10 special school events per academic year, no school activities shall extend beyond 9:00 p.m. For more restrictive playing field hours see Condition 5.

19. INTENT OF AGREEMENT – The School and neighbors agree to act in good faith to resolve any issues that may arise regarding these conditions. Meetings between the DS Headmaster and NPA shall occur no less frequently than twice a year. Said meetings shall occur in January and June at a mutually agreeable place and time.

EXHIBIT "A" TO A ... AGREEMENT

All that tract or parcel of land lying and being in Land Lot 161 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at an iron pin located at the common corner of Land Lots 137, 138, 161 and 162 of the 17th District, Fulton County, Georgia; running thence in a westerly direction along the northerly line of Land Lot 161 of the 17th District, Fulton County, a distance of 490.09 feet to an iron pin, continuing thence north 89° 34' 12" west along the northerly line of Land Lot 161 of the 17th District, Fulton County, Georgia, a distance of 590.79 feet to an iron pin, said iron pin being the true point of beginning; running thence south 0° 25' 48" west a distance of 94.24 feet to an iron pin; running thence south 60° 37' 34" west a distance of 38.20 feet to an iron pin; running thence in a southwesterly and southerly direction forming a curve to the left a distance of 111.03 feet to an iron pin, said distance having a chord of south 33° 15' 22" west a distance of 106.85 feet; running thence south 5° 53' 10" west a distance of 24.91 feet to an iron pin; running thence in a southwesterly direction forming a curve to the left a distance of 92.13 feet to an iron pin, said distance having a chord of south 12° 10' 16" west a distance of 91.94 feet; running thence south 19° 27' 22" west a distance of 179.18 feet to an iron pin; running thence in a southerly and southeasterly direction forming a curve to the left a distance of 66.60 feet to an iron pin, said distance having a chord of south 12° 37' 11" east a distance of 63.38 feet; running thence south 43° 41' 44" east a distance of 67.04 feet; running thence in a southwesterly and southeasterly direction and forming a curve to the left a distance of 47.96 feet to an iron pin, said distance having a chord of south 0° 33' 29" west a distance of 43.33 feet; running thence south 44° 48' 43" west a distance of 152.38 feet to an iron pin located on the northeasterly right-of-way line of Northside Drive (Northside Drive having a 50 foot right-of-way at said point); running thence north 45° 48' 17" west along the northerly right-of-way line of Northside Drive a distance of 260.47 feet to an iron pin; running thence in a northwesterly direction and forming a curve to the right along the northeasterly right-of-way line of Northside Drive a distance of 221.09 feet to an iron pin located on the southeasterly right-of-way line of Mt. Paran Road (Mt. Paran Road having a 40 foot right-of-way at said point) to an iron pin, said distance having a chord of north 28° 01' 38" west a distance of 217.56 feet; running thence north 27° 56' 55" east along the southeasterly right-of-way line of Mt. Paran Road a distance of 184.98 feet to an iron pin; running thence in a northerly and northwesterly direction and forming a curve to the left along the southeasterly right-of-way line of Mt. Paran Road a distance of 228.43 feet to an iron pin located at the point of intersection of the southeasterly right-of-way line of Mt. Paran Road with the northerly land lot line of Land Lot 161 of the 17th District, Fulton County, Georgia, said distance having a chord of north 19° 45' 23" east a distance of 177.11 feet; running thence south 89° 34' 12" east along the northerly line of Land Lot 161 of the 17th District, Fulton County, Georgia, a distance of 344.25 feet to an iron pin located on the northerly line of Land Lot 161 of the 17th District, Fulton County, Georgia, said iron pin being the TRUE POINT OF BEGINNING, 1 ... as Tract #1 consisting of 5.069 acres according to ... Survey for Paul J. Hallinan, Archbishop of The Roman Catholic ... of Atlanta, prepared August 12, 1975.



U-03-09

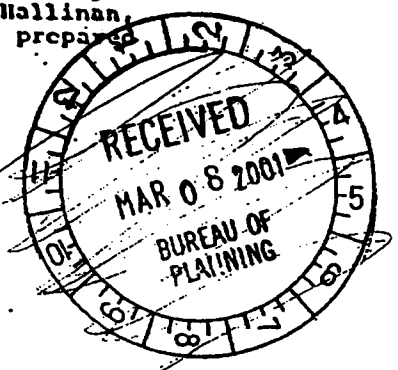
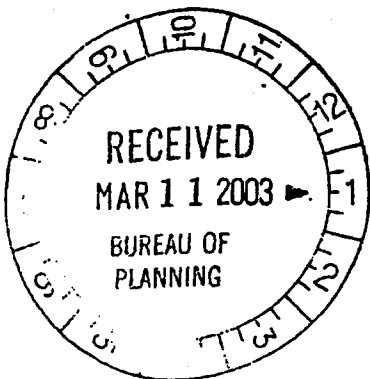


EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B" TO RECIPROCAL DRIVEWAY AND PARKING EASEMENT AGREEMENT

All that tract or parcel of land lying and being in Land Lot 161 of the 17th District and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at an iron pin found at the common corner of Land Lots 137, 138, 161 and 162 of the 17th District, Fulton County, Georgia; running thence in a westerly direction along the northerly line of Land Lot 161, 7th District, Fulton County, Georgia, a distance of 490.05 feet to an iron pin, said iron pin being the true point of beginning; running thence south 5° 18' 53" east, a distance of 189.17 feet to an iron pin; running thence south 36° 30' 14" east a distance of 429.01 feet to an iron pin; running thence south 65° 39' 36" west a distance of 25.54 feet to an iron pin, continuing thence south 65° 39' 36" west a distance of 9.50 feet to an iron pin; running thence north 47° 40' 09" west a distance of 99.97 feet to an iron pin; running thence in a southwesterly direction along the centerline of a creek a distance of 472 feet, more or less, said dimension having the following traverse lines and distances; south 65° 54' 41" west, 104.18 feet, south 67° 04' 00" west, 80 feet, south 45° 26' 00" west, 110.43 feet, south 55° 21' 44" west, 134.46 feet, south 70° 14' 40" west, 25.61 feet; thence south 61° 58' 36" west a distance of 455.92 feet to an iron pin located on the northeasterly right-of-way line of Northside Drive (Northside Drive having a 50 foot right-of-way at said point); running thence north 45° 48' 17" west along the northeasterly right-of-way line of Northside Drive a distance of 267.62 feet to an iron pin; running thence north 44° 43' 43" east a distance of 152.38 feet to an iron pin; running thence in a northeasterly and thence northwesterly direction following a curve to the left, a distance of 47.55 feet to an iron pin, said distance having a chord of north 3° 33' 29" east a distance of 43.33 feet; running thence north 43° 41' 44" west a distance of 67.04 feet to an iron pin; running thence in a northwesterly and northerly direction along a curve to the right a distance of 66.60 feet to an iron pin, said distance having a chord of north 12° 37' 11" west a distance of 63.38 feet; running thence north 18° 27' 22" east a distance of 179.18 feet to an iron pin; running thence in a northerly and northwesterly direction along a curve to the left a distance of 92.13 feet to an iron pin, said distance having a chord of north 12° 10' 16" seconds east a distance of 91.94 feet; running thence north 5° 53' 10" east a distance of 24.91 feet; running thence in a northerly and northeasterly direction forming a curve to the right a distance of 111.05 feet to an iron pin, said distance having a chord of north 33° 25' 12" east a distance of 106.85 feet; running thence north 60° 27' 34" east a distance of 38.20 feet to an iron pin; running thence north 60° 27' 34" east a distance of 94.24 feet to an iron pin located on the northerly line of Land Lot 161 of the 17th District of Fulton County; running thence south 89° 34' 12" east along the northerly line of Land Lot 161 of the 17th District of Fulton County a distance of 550.79 feet to an iron pin located on the northerly line of Land Lot 161 of the 17th District of Fulton County, said iron pin being the TRUE POINT OF BEGINNING, being a tract consisting of 13.715 acres according to Deed Book 1075, Page 1, J. Holliman, Archbishop of The Roman Catholic Diocese of Atlanta, by Hartrampf, Powell & Associates, Attorneys.



U-03-09

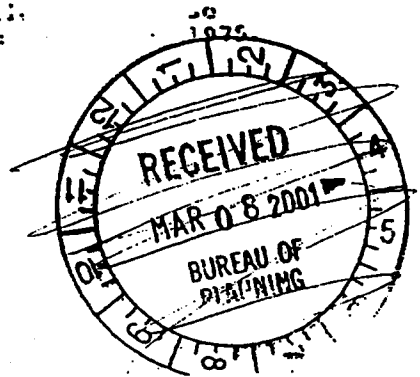
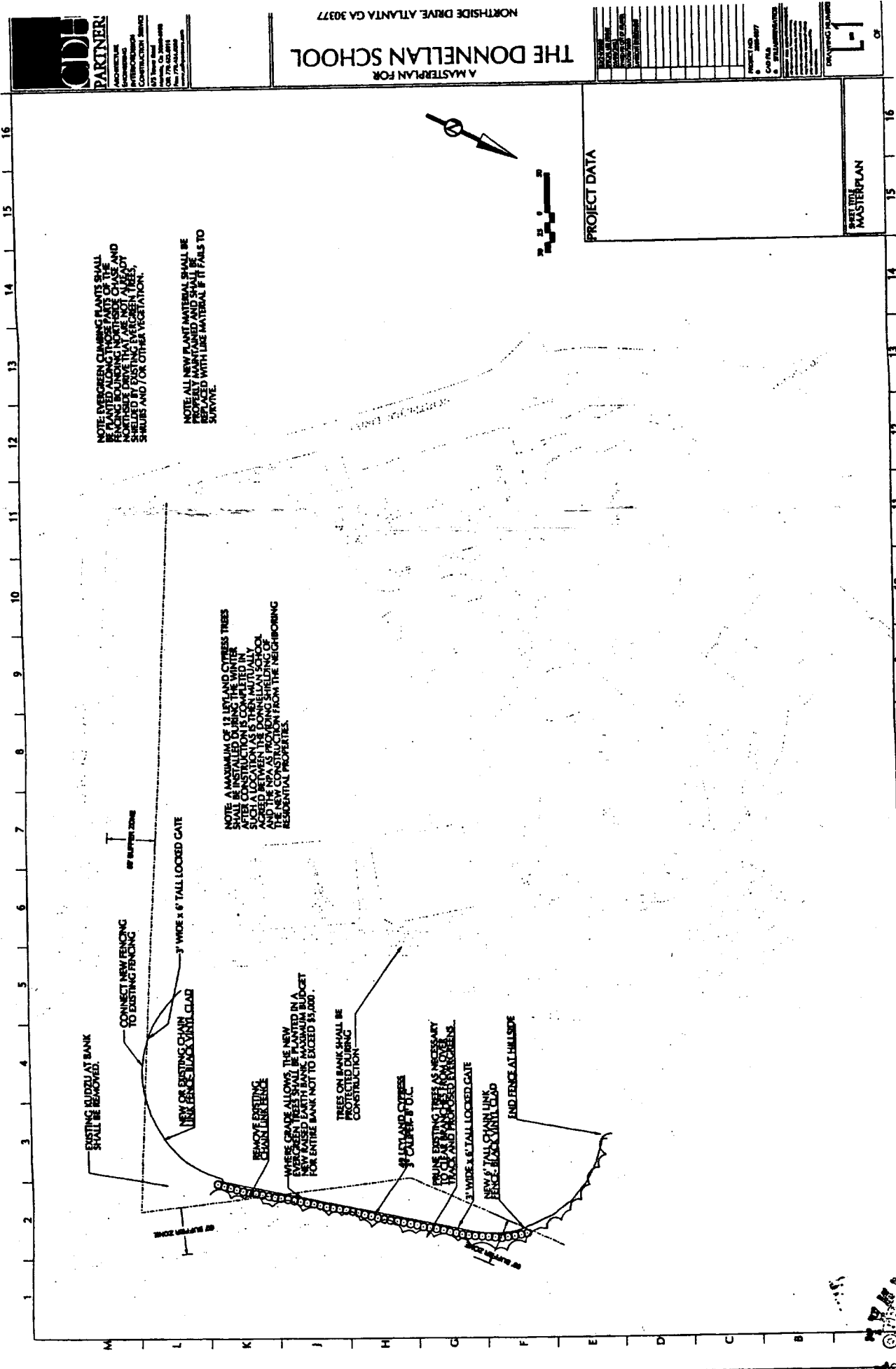


EXHIBIT "C"
LANDSCAPE PLAN



NOTE: EVERGREEN PLANTING BANKS SHALL BE INSTALLED DURING THE PERIOD OF CONSTRUCTION. ALL PLANTING SHALL BE PROTECTED DURING CONSTRUCTION. PLANTING SHALL BE REPLACED WITH LIKE MATERIAL IF IT FAILS TO SURVIVE.

NOTE: ALL NEW PLANT MATERIAL SHALL BE PROPERLY MAINTAINED AND SHALL BE REPLACED WITH LIKE MATERIAL IF IT FAILS TO SURVIVE.

NOTE: A MAXIMUM OF 12 LEVYLAND CYPRESS TREES SHALL BE INSTALLED DURING THE PERIOD OF CONSTRUCTION. ALL PLANTING SHALL BE PROTECTED DURING CONSTRUCTION. PLANTING SHALL BE REPLACED WITH LIKE MATERIAL IF IT FAILS TO SURVIVE.

MASS GRADE ALLOWS THE NEW EVERGREEN TREES TO BE PLANTED IN A NEW RAISED EARTH BANK MAXIMUM BUDGET FOR ENTIRE BANK NOT TO EXCEED \$3,000.

TREES ON BANK SHALL BE PROTECTED DURING CONSTRUCTION.

3' WIDE x 6' TALL LOCKED GATE

NEW 1/2" GALV. CHAIN LINK FENCE WITH CLAD

END FENCE AT HILLSIDE

A MASTERPLAN FOR
THE DONNELLAN SCHOOL
NORTHSIDE DRIVE ATLANTA GA 30377

CDP PARTNER
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
237 Peachtree Street
Atlanta, GA 30309
404.778.0200
www.cdp.com

PROJECT NO.	0000000000
PROJECT NAME	THE DONNELLAN SCHOOL
PROJECT ADDRESS	NORTHSIDE DRIVE ATLANTA GA 30377
PROJECT CONTACT	
PROJECT DATE	
PROJECT SCALE	
PROJECT STATUS	
PROJECT TYPE	
PROJECT PHASE	
PROJECT DESCRIPTION	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT ARCHITECT	
PROJECT LANDSCAPE ARCHITECT	
PROJECT ENGINEER	
PROJECT SURVEYOR	
PROJECT PHOTOGRAPHER	
PROJECT VIDEOGRAPHER	
PROJECT MODELER	
PROJECT RENDERER	
PROJECT ANIMATOR	
PROJECT PUBLISHER	
PROJECT DISTRIBUTOR	
PROJECT SALES	
PROJECT SERVICE	
PROJECT SUPPORT	
PROJECT TRAINING	
PROJECT RESEARCH	
PROJECT ANALYSIS	
PROJECT DESIGN	
PROJECT CONSTRUCTION	
PROJECT MAINTENANCE	
PROJECT DEMOLITION	
PROJECT REPAIR	
PROJECT RESTORATION	
PROJECT PRESERVATION	
PROJECT PROTECTION	
PROJECT PROMOTION	
PROJECT PUBLICITY	
PROJECT RECEPTION	
PROJECT SECURITY	
PROJECT TRAVEL	
PROJECT UPGRADE	
PROJECT VISIT	
PROJECT WORK	
PROJECT YIELD	
PROJECT ZONE	

PROJECT DATA

SHEET NO.
1-1
OF
16
MASTERPLAN



PROPERTY DESCRIPTION

Being that tract or parcel of land lying in Land Lot 161 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the common corner of Land Lots 137, 138, 161 and 162 of the aforesaid District; thence running in a westerly direction along the Northerly line of said Land Lot 161, 490.09 +/- feet to a point; thence, continuing along the said Land Lot Line, North 89° 34' 12" West, 590.79 feet; thence, leaving said line of Land Lot 161 and running South 00° 25' 48" West, 51.43 feet to THE TRUE POINT OF BEGINNING of the herein described tract or parcel of land; thence, leaving the said POINT OF BEGINNING and running

1. South 00° 25' 48" West, 42.81 feet; thence,
2. South 60° 37' 34" West, 38.20 feet; thence,
3. 111.02 feet along the arc of a curve deflecting to the left, having a radius of 116.21 feet and a chord bearing and distance of South 33° 15' 22" West, 106.85 feet; thence,
4. South 05° 53' 10" West, 24.91 feet; thence,
5. 92.12 feet along the arc of a curve deflecting to the right, having a radius of 419.92 feet and a chord bearing and distance of South 12° 10' 16" West, 91.94 feet; thence,
6. South 18° 27' 22" West, 179.18 feet; thence,
7. 66.60 feet along the arc of a curve deflecting to the left, having a radius of 61.39 feet and a chord bearing and distance of South 12° 37' 11" East, 63.38 feet; thence,
8. South 43° 41' 44" East, 67.04 feet; thence,
9. 47.96 feet along the arc of a curve deflecting to the right, having a radius of 31.05 feet and a chord bearing and distance of South 00° 33' 29" West, 43.33 feet; thence,
10. South 44° 48' 43" West, 148.88 feet; thence,
11. North 45° 11' 17" West, 12.50 feet; thence,
12. North 44° 48' 43" East, 30.00 feet; thence,
13. North 45° 48' 17" West, 211.50 feet; thence,
14. North 44° 11' 43" East, 19.00 feet; thence,
15. North 51° 24' 43" West, 70.44 feet; thence,
16. North 55° 06' 33" West, 37.00 feet; thence,
17. North 28° 36' 06" West, 41.42 feet; thence,
18. North 34° 50' 38" East, 23.99 feet; thence,
19. North 64° 04' 49" East, 21.21 feet; thence,
20. South 55° 07' 58" East, 46.00 feet; thence,
21. South 34° 53' 26" West, 13.51 feet; thence,
22. South 10° 12' 27" East, 7.07 feet; thence,
23. South 51° 47' 39" East, 44.99 feet; thence,
24. South 51° 47' 39" East, 44.99 feet; thence,
25. North 27° 07' 55" East, 13.63 feet; thence,
26. North 34° 52' 16" East, 142.01 feet; thence,
27. North 71° 00' 01" East, 78.58 feet; thence,
28. North 18° 27' 22" East, 62.34 feet; thence,
29. 88.18 feet along the arc of a curve deflecting to the left, having a radius of 401.92 feet and a chord bearing and distance of North 12° 10' 16" East, 88.00 feet; thence,
30. North 05° 53' 10" East, 24.91 feet; thence,

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page 1 of 2



31. 128.22 feet along the arc of a curve deflecting to the right, having a radius of 134.21 feet and a chord bearing and distance of North 33° 15' 22" East, 123.40 feet; thence,
32. North 63° 14' 21" East, 20.27 feet; thence,
33. North 01° 31' 13" East, 4.16 feet; thence,
34. 27.37 feet along the arc of a curve deflecting to the left, having a radius of 17.57 feet and a chord bearing and distance of North 43° 06' 40" West, 24.68 feet; thence,
35. North 87° 44' 33" West, 110.00 feet; thence,

36. South 70° 17' 28" West, 52.20 feet; thence,
37. 23.02 feet along the arc of a curve deflecting to the left, having a radius of 22.77 feet and a chord bearing and distance of South 41° 19' 49" West, 22.05 feet; thence,
38. South 12° 22' 10" West, 21.42 feet; thence,
39. 6.87 feet along the arc of a curve deflecting to the left, having a radius of 4.30 feet and a chord bearing and distance of South 33° 26' 33" East, 6.16 feet; thence,
40. South 79° 15' 15" East, 17.52 feet; thence,
41. South 10° 44' 36" West, 82.00 feet; thence,
42. North 79° 15' 25" West, 24.67 feet; thence,
43. South 79° 09' 18" West, 20.38 feet; thence,
44. North 12° 08' 25" West, 16.73 feet; thence,
45. North 79° 20' 24" West, 44.36 feet; thence,
46. South 10° 39' 26" West, 4.87 feet; thence,
47. North 76° 21' 04" West, 9.87 feet; thence,
48. South 10° 19' 01" West, 43.75 feet; thence,
49. South 50° 25' 52" West, 45.66 feet; thence,
50. 29.79 feet along the arc of a curve deflecting to the right, having a radius of 33.95 feet and a chord bearing and distance of South 75° 34' 32" West, 28.85 feet; thence,
51. North 79° 16' 47" West, 56.18 feet to a point on the Southeasterly right of way line of Mt. Paran Road; thence, running with the said line of Mt. Paran Road
52. North 27° 56' 55" East, 45.32 feet; thence,
53. 16.16 feet along the arc of a curve deflecting to the left, having a radius of 798.80 feet and a chord bearing and distance of North 27° 22' 09" East, 16.16 feet; thence, leaving the aforesaid right of way line of Mt. Paran Road and running
54. South 07° 48' 30" East, 12.91 feet; thence,
55. South 48° 59' 33" East, 34.47 feet; thence,
56. North 89° 12' 53" East, 13.40 feet; thence,
57. North 13° 12' 43" East, 70.70 feet; thence,
58. North 13° 12' 43" East, 70.70 feet; thence,
59. North 41° 06' 42" West, 33.79 feet to a point on the aforesaid right of way line of Mt. Paran Road; thence, running with the said line of Mt. Paran Road
60. 25.41 feet along the arc of a curve deflecting to the left, having a radius of 798.80 feet and a chord bearing and distance of North 15° 59' 02" East, 25.41 feet; thence, leaving the aforesaid right of way line of Mt. Paran Road and running
61. North 88° 16' 10" East, 264.28 feet; thence,
62. South 85° 41' 05" East, 69.18 feet; thence,
63. South 67° 17' 20" East, 23.83 feet to the POINT OF BEGINNING, containing 90,793 square feet or 2.0843 acres of land, more or less.

Property is subject to all easements and rights of way, recorded and unrecorded. The description above is prepared without the benefit of a up-to-date boundary survey.

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Page 2 of 2

RCS# 4952
8/18/03
2:23 PM

Atlanta City Council

Regular Session

03-O-0582

U-03-09, 4449 NORTHSIDE DRIVE
PRIVATE SCHOOL
ADOPT AS AMEND

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	B Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

03-O-0582

03-0 -0582

(Do Not Write Above This Line)

AN ORDINANCE U-03-09
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL
USE PERMIT FOR A PRIVATE SCHOOL
(SECTION 16-04.005(1)(I)), PROPERTY
LOCATED AT 44-49 NORTHSIDE DRIVE,
N.W. FRONTING APPROXIMATELY
260 FEET ON THE NORTHEASTERLY
SIDE OF NORTHSIDE DRIVE BEGINNING
AT THE NORTHEASTERLY CORNER OF
NORTHSIDE CHASE. DEPTH: VARIES;
AREA: 14.45 ACRES; LAND LOT 161,
17TH DISTRICT, FULTON COUNTY,
GEORGIA.

OWNER: CATHOLIC ARCHDIOCESE OF
ATLANTA
APPLICANT: THE DONNELLAN
SCHOOL, INC.
BY: DAVID J. MARMINS, ATTNY.
NPU-A COUNCIL DISTRICT 8

ADOPTED BY

AUG 1 8 2003

COUNCIL

As Amended

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 4/21/03
Referred To: ZHB i Zoning

First Reading

Committee Zoning
Date July 30 2003
Chair [Signature]

Committee Zoning
Date July 30 2003
Chair [Signature]
Actions AS AMENDED
Fav, Adv, Held (see rev. side)
Other
Members [Signature]
Refer To

Committee
Date
Chair
Actions
Fav, Adv, Held (see rev. side)
Other
Members
Refer To

COUNCIL ACTION

- 2nd Reading
- 1st & 2nd Reading
- 3rd Reading
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
AUG 1 8 2003
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
AUG 1 8 2003

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]