



Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Larry Martin
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 12, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Larry Martin
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of March 8, 2022

Documents:

1. Minutes - 03-08-2022_draft

4. New Business

4.I. 3347 Myrtle Street Final Plat Review

Background:

Don May is requesting final plat review for the property located at 3347 Myrtle Street, Parcel Identification Number 14-0098-0013-007-4. The property is zoned R-1, One Family Residential.

Documents:

1. Application - 3347 Myrtle Street_Final Plat_Redacted
2. Plans - 3347 Myrtle Street (1)
3. Engineer's Report - 3347 Myrtle St._Final Plat Review -1
4. Planner's Report - 3347 Myrtle Street_Final Plat

4.II. 3114 Sylvan Road Conditional Use Permit

Background:

Alex Grandoit is requesting a Conditional Use Permit to operate a car rental facility at 3114 Sylvan Road, Parcel Identification Number 14 0099-0004-127-0. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.

Documents:

1. Application - 3114 Sylvan Road_Conditional Use Permit_Redacted
2. Planners Report - 3114 Sylvan Rd._Conditional Use Permit

4.III. 3473 Harding Avenue Site Plan Review

Background:

Cortney Newmans is requesting site plan review to construct a single-family dwelling at

3473 Harding Avenue, Parcel Identification Number 14-0098-0002-007-7. The property is zoned U-V, Urban Village.

Documents:

1. Application - 3473 Harding Avenue_Site Plan_Redacted
2. Plans - 3473 Harding Avenue_Site Plan
3. Planners Report - 3473 Harding Ave._Site Plan
4. Arborist Report - 3473 Harding Avenue_1

4.IV. 556 Oak Drive Site Plan Review

Background:

Joseph A. Espinosa is requesting site plan review to construct an addition to a single-family dwelling located at 556 Oak Drive, Parcel Identification Number 14-0094-0002-023-8.

Documents:

1. Application - 556 Oak Drive_Site Plan_Redacted
2. Plans - 556 Oak Drive_Site Plan
3. Planners Report - 556 Oak Drive_Site Plan
4. Arborist Report - 556 Oak Drive_1

4.V. 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive Rezoning Request

Background:

Alex Popham of Epic Development is requesting to rezone the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, and 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Residential to PUD, Planned Unit Development.

Documents:

1. Application - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Rezoning_Redacted
2. Plans - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Rezoning
3. Planners Report - 325 Sunset, 376 King Arnold, 3394 Lavista_Rezoning

5. Next Meeting Date - May 10, 2022 at 6:00 PM

6. Adjourn



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

March 8, 2022 6:00 PM

MINUTES

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Larry Martin
Jeanne Rast
Cliff Thomas

1. Called to order at 6:01 p.m.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Larry Martin
Jeanne Rast, Absent
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of February 8, 2022

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the minutes of February 8, 2022. Motion Carried: 4-0.

4. Old Business

4.I. 609-627 College Street (Pod B)

Site Plan Review

Background:

Tiffany Hogan of D.R. Horton, LLC and representative for Theo Stone of Atwell, LLC requested approval of a revised site plan for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

The previous approval was subject to the Board of Appeals granting a variance to reduce the buffer requirement. The Board of Appeals denied the buffer variance request. Ms. Hogan stated the revised site plan includes the removal of several units to eliminate the buffer encroachment.

Findings:

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide detail for required continuous wall, fence, hedge or retaining wall.
3. Provide detail for required landscape area.

4. Provide required buffer between single family attached and single family detached (west of project).
5. Provide intervening driveway materials detail.
6. Provide heights for townhomes.
7. Provide location and parking for mail kiosk.
8. Address any outstanding issues with the Tree Conservation Ordinance as per City Arborist report.
9. Address any outstanding issues on the Engineer's Report.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the site plan request for 609-627 College Street (Pod B) subject to the conditions outlined in the Planner's Report. Motion Carried: 4-0.

4.II. 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Tiffany Hogan of D.R. Horton, LLC and representative for Theo Stone of Atwell LLC is requesting approval of a revised site plan for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, and 3637 Union Avenue, Parcel Identification Numbers 14- 0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Findings:

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide detail for required continuous wall, fence, hedge or retaining wall.
3. Provide required buffer between single family attached and single family detached (west of project).
4. Provide intervening driveway materials detail.
5. Provide heights for townhomes.
6. Provide location and parking for mail kiosk.
7. Address any outstanding issues with the Tree Conservation Ordinance as per City Arborist report.
8. Address any outstanding issues on the Engineer's Report.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Motion Item: Cliff Thomas made a motion, Larry Martin seconded to approve the site plan request for 3608-3622 Georgia Avenue and 3619-3637 Union Avenue (Pod D) subject to the conditions outlined in the Planner's Report. Motion Carried: 4-0.

4.III. 3636-3654 Union Avenue & 511-579 Chestnut Street (Pod F) Site Plan Review

Background:

Tiffany Hogan of D.R. Horton, LLC and representative for Theo Stone of Atwell LLC is requesting approval of a revised site plan for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-4, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, and 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Findings:

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape buffer area, specifically the fence/wall and enhanced landscaping as proposed at Board of Appeals.
6. Provide nearest setback dimensions for all vertical elements.
7. Provide intervening driveway materials detail.
8. Provide heights for townhomes.
9. Address any outstanding issues with the Tree Conservation Ordinance as per City Arborist report.
10. Address any outstanding issues on the Engineer's Report.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Motion Item: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 3636-3654 Union Avenue & 511-579 Chestnut Street (Pod F) subject to the conditions outlined in the Planner's Report. Motion Carried: 4-0.

5. New Business

5.I. 461 North Central Avenue

Final Plat Review

Background:

Joseph Latimer requested final plat review for a 2.642-acre property located at 461 N. Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village. The property has been redeveloped as the Dwarf House restaurant and associated parking.

Recommendation:

The final plat may be approved conditional upon the satisfaction of all the City Engineer's comments.

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to approve the final plat for 461 North Central Avenue subject to the deficiencies outlined in the Engineer's Report.
Motion Carried: 4-0.

5.II. 3112 Grove Circle

Site Plan Review

Background:

William Brooks Kay and Brett M. Reichert requested site plan review to construct a 3,241 single-family dwelling at 3112 Grove Circle, Parcel Identification Number 14-0094-0010- 061-8. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Discussion ensued regarding the proposed front driveway. Dr. Patterson stated that the Design Review Committee would consider a modification request related to the location of the driveway.

Recommendation:

The applicant should provide the following information:

- The north side setback should be provided and must include any roof overhang.
- The gravel guest parking must be removed.
- Gravel may not be used as a finishing material for the driveway and must be replaced with either porous concrete, asphalt, plain concrete, brick and concrete pavers, or other permeable pavements.
- Provide development schedule.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 3112 Grove Circle subject to the conditions outlined in the Planner's Report.

Motion Carried: 4-0.

5.III. 601 Coleman Street

Special Use Permit

Background:

Stacyann Wint-Barnes requested a Special Use Permit to operate a personal care home within an existing structure located at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-5 (Special uses) of the City of Hapeville Zoning Ordinance.

The structure has previously operated as a nursing home and is currently vacant. A hand drawn site plan, not to scale, shows the property has fourteen parking spaces. The parking lot may include two handicapped spaces; however, these are not shown on the site plan provided. The application refers to 7,500-square feet which is assumed to be the square footage of the building, but this is not clear.

Ms. Wint Barnes stated 24 beds will occupy the building. The residents will not have vehicles but there is a day program that will provide transportation to activities and events. The clients are more independent and do not require staff licensed physicians.

Dr. Patterson stated that should the facility be classified as a personal care home, and not a nursing home, then 1 space per dwelling unit is required. There are current 14 parking spaces on site. A

parking variance from the Board of Appeals is required to reduce the required number of required parking spaces.

Review:

Sec. 93-3.2-6. - Special use permit criteria and standards.

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;

Use of the property as a personal care home should have no negative impact on the use or development of adjacent properties or the surrounding area as concerns public health, safety or general welfare. The property was previously operated as a nursing home.

- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance; *The Code does not provide guidance for dimensional requirements placed on personal care homes. The minimum space per dwelling unit for personal care homes is mandated by state law as 80 square feet; the provided floor plan does not detail square footage. The use would occupy an existing structure and as such would not be required to meet the setback requirements of the Village district. The facility would provide 14 parking spaces, which is not sufficient to meet the minimum of one parking space per dwelling unit required by the Arts District overlay for residential uses.*

- (3) Compatibility with adjacent properties and other land uses in the vicinity;
Personal care homes are a residential use, which are compatible with the Village district and the Arts District Overlay.

- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
The applicant has not indicated the number of residents. The number of residents is limited to those imposed by State law and the occupancy load as determined by the fire marshal during his inspection of the facility.

- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
Sufficient parking is not provided off-street for the facility if classified as a personal care home. As the use is primarily residential, no buffers, protective screening, or additional lighting are recommended, nor are restrictions on the hours and manner of operation. Any proposed signs will need to comply with the city's sign ordinance.

- (6) Conformance of the special use to other requirements of the ordinance.
See below

Sec. 93-2-21. - Use regulations regarding personal care homes.

- (a) Personal care homes, as defined herein, may be permitted in any RMU, V, U-V, C-R, N-C, C-1 and C-R zone, subject to special use permit and the following conditions:

- (1) Any exterior modifications to an existing structure or construction of a new structure shall be consistent with the character of the surrounding area;

No exterior modifications have been proposed at this time.

DRAFT

- (2) The personal care home provides on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;

Per the provided floor plan and site plan, the site has 14 off-street parking spaces. This is not compliant with the requirements of the Arts District overlay for one parking space per dwelling unit. Further, per the applicant, the residents of the personal care home will generally not have their own vehicles, and the provided parking will mainly be used by staff, guests, and deliveries. The provided parking is adequate to meet the needs of the facility.

- (3) The personal care home provides to the Hapeville fire and police departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or other emergency within the home; and

The applicant must furnish this information to the Hapeville fire and police departments with every new admission to the facility.

- (4) The personal care home has obtained all federal and/or state permits or licenses required for its operation.

The applicant must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

Recommendation:

The proposed use may be more akin to that of a nursing home rather than a personal care home and should be clarified. In either case, the use is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. The special use application is recommended for approval with the following conditions:

1. The number of total residents should be provided and meet any limits imposed by State law.
2. The number of all occupants, including guests and staff, should be restricted by the occupancy load as determined by the fire marshal during his inspection of the facility pursuant to its acquisition of an Occupational Tax Permit.
3. The owner must furnish a list of all residents living in the facility with disabilities and special needs to the Hapeville Police and Fire Departments with every new admission to the facility.
4. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

MOTION ITEM: Cliff Thomas made a motion, Larry Martin seconded to recommend the Mayor and Council approve the Special Use Permit request to operate a personal care home at 601 Coleman Street subject to the conditions outlined in the Planner's report. Motion Carried: 4-0.

5.IV. 3309, 3319, and 3327 Dogwood Drive

Rezoning Request

Background:

Monte Hewitt and Briana Garcia of Green River Construction Georgia, LLC requested approval to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood

Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

Recommendation:

The proposed zoning is required for the assemblage and development of the project in its entirety. The difference between V, Village and U-V, Urban Village are negligible for single family attached dwellings. Staff recommends approval of the rezoning.

Commissioner Martin asked regarding the transition between V, Village and U-V, Urban Village. Dr. Patterson stated the existing zoning serves as a buffer between the U-V and V zoning designations. Further, Commissioner Martin expressed concern with setting a precedent for other areas within the city. Chairman Wismer stated each rezoning request is particular to a parcel and existing conditions.

MOTION ITEM: Lucy Dolan made a motion, Cliff Thomas seconded to recommend Mayor and Council approve of the request to rezone the properties located at 3309, 3319, and 3327 Dogwood Drive from V, Village to U-V, Urban Village. Motion Carried: 3-1; Larry Martin opposed.

6. Open Discussion

6.I. Parking Study Discussion

Dr. Patterson stated the survey for the Comprehensive Plan Update is active and the Atlanta Regional Commission is collecting the data. Dr. Patterson encourage the members to complete the online survey.

7. Next Meeting Date – Tuesday, April 12, 2022 at 6:00PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 7:17 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

22-PC-04-18

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant Don May

Mailing Address 3312 Myrtle St

Telephone [REDACTED] Mobile same

Email [REDACTED]

Property Owner (s) Don May and Cynthia May

Mailing Address 1327 Angel Falls Ln, Atlanta GA, 30311

Telephone 404 699-7703 Mobile [REDACTED]

Address/Location of Property:

3347 Myrtle St

Present Zoning Classification: R-1

Present Land Use: Residential

Parcel ID #: 14 009800130074

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 3-8-2022

Sworn to and subscribed before me

This 8th day of March, 2022.

[Signature]
Notary Public

FELISHA L HOLDER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Jan. 27, 2023

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

The owner wishes to subdivide the property into 2 distinct parcels for the purpose of selling the unimproved parcel.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3347 Myrtle St Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:

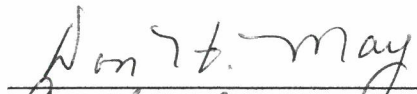
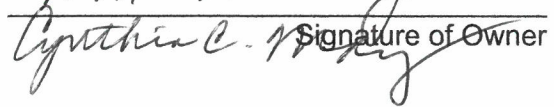
Don May

Address of Applicant:

3321 Myrtle St Hapeville, GA 30354

Telephone of Applicant:

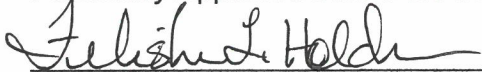
[REDACTED]


 Signature of Owner

Don May and Cynthia May

Print Name of Owner

Personally Appeared Before Me this 8th day of March, 2022.



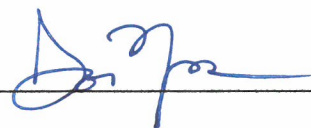
Notary Public

FELISHA L HOLDER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Jan. 27, 2023

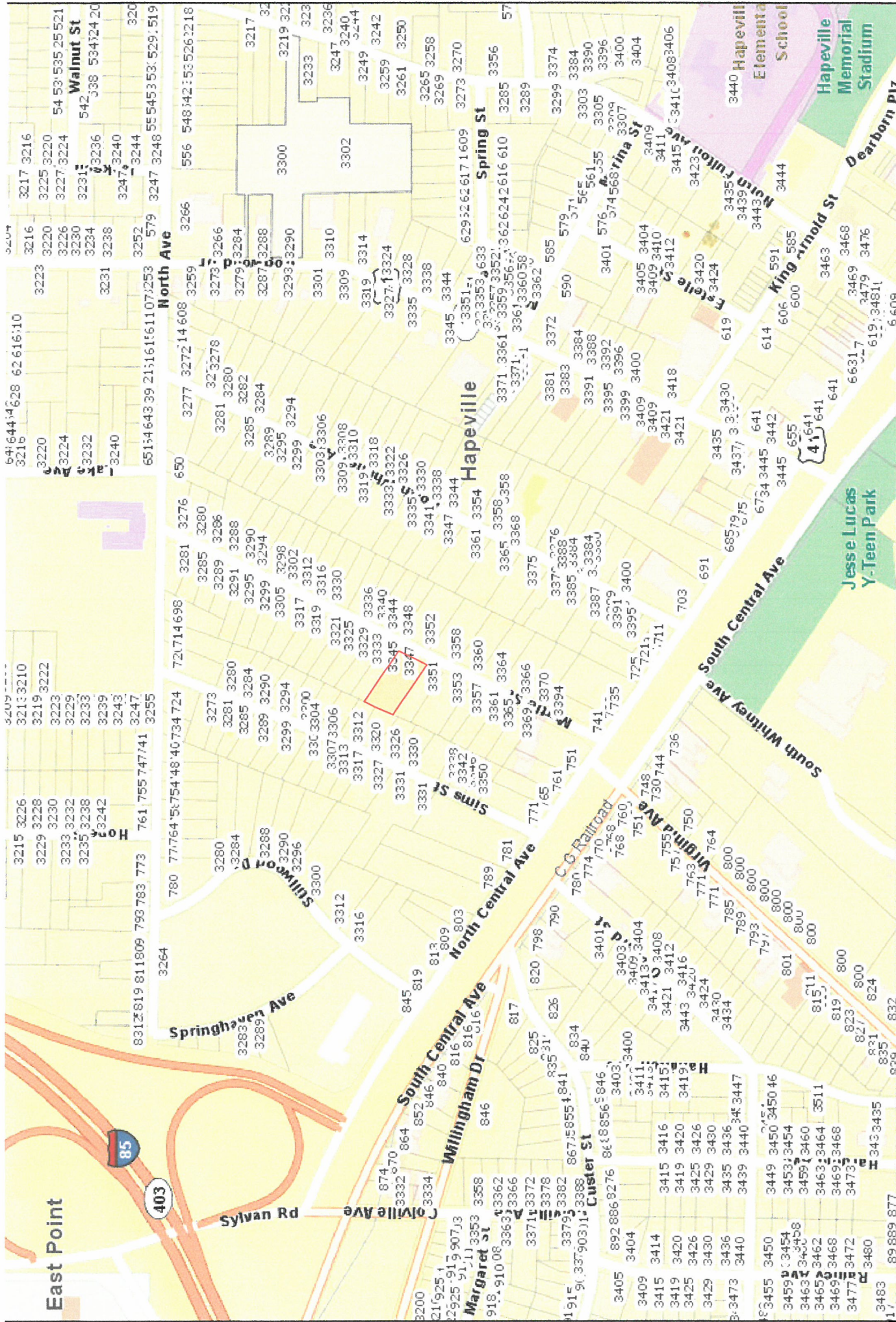
A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- Y The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- Y Date, approximate north point and graphic scale.
- Y The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- NA Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- NA The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- NA Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- Y The acreage of the land to be subdivided.
- Y Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: 

Date 3-9-2022



Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses or damages from this use of these data, even if caused by a third party.

Date: 2/23/2022
Map Size: 8.5x11 (LETTER)

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

TAX PARCEL: 14 009800130074
3347 MYRTLE STREET
HAPEVILLE, GEORGIA 30354
ZONED: R-1 (CITY OF HAPEVILLE)

NOW OR FORMERLY
KARL E. JACOBSON &
RUTH E. JACOBSON

NOW OR FORMERLY
DANIEL GRIFFIN
DB 6846 PG 335

NOW OR FORMERLY
B2 RENOVATIONS, LLC.
DB 57090 PG 554

NOW OR FORMERLY
JASON DORICK &
WILLIAM W. MORRIS, III
DB 34505 PG 1

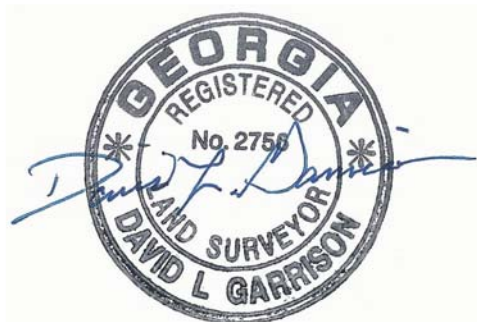
NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 95,413 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRx6+ AND A CARLSON RT-4 FIELD COMPUTER.
6. FIELD WORK COMPLETED ON FEBRUARY 7, 2022.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPENCIES.
8. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND SHOWN ON A PLAT OF THE CEDAR CREEK SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 58, FULTON COUNTY, GEORGIA RECORDS.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

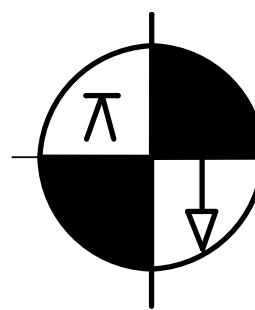
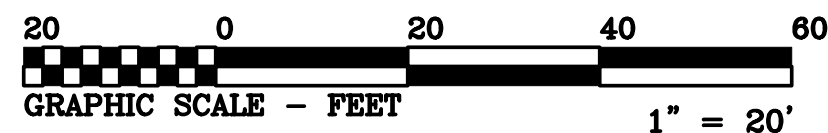
David L. Garrison



SUBDIVISION SURVEY FOR:
**DON MAY &
CYNTHIA MAY
SIMS PROPERTY
BLOCK B, LOT 12
DISTRICT 14, LAND LOT 98
FULTON COUNTY, GEORGIA**

DATE : FEBRUARY 5, 2022
JOB NO. : 3347 MYRTLE ST
FILE NO : 3347 MYRTLE ST

LEGEND	
CTF	CRIMP TOP FOUND
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
RBF	REBAR FOUND
	FIRE HYDRANT
	UTILITY POLE
	WATER METER
	UTILITY POLE
	GAS METER
	RIGHT OF WAY
	STORM WATER JUNCTION BOX
	SANITARY SEWER MANHOLE



DAVID L. GARRISON
LAND SURVEYING

969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

April 4, 2022

Ms. Adrienne Senter
Planning & Development
Project Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 3347 Myrtle Street
3347 Myrtle Street
Final Plat Review No. 1
K&W Ref. No. 221050.30

Dear Ms. Senter:

As requested, I have reviewed the final plat for 3347 Myrtle Street for the residential site located on two parcels totaling 0.43 acres Myrtle Street, within an R-1 Zoning District. This review is for compliance with the final plat requirements of Chapter 90 of the City ordinances. The initial submittal was received on March 22, 2022. The plans were prepared by David L. Garrison Land Surveying under the surveyor seal of David L. Garrison and dated February 5, 2022. My comments are as follows:

1. The zoning of the adjacent properties should be shown on the Final Plat.
2. The locations of existing water mains, sanitary sewers, and storm drains on the property or in adjacent rights of way should be shown on the plat.
3. The Final Plat should include a location map showing the site in relation to the area per 90-1-2.f.4.g of the City Code.
4. The Final Plat should include the certification statement showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use per 90-1-2.f.4.h of the City Code.
5. The Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way should be provided on the plat per 90-1-2.f.4.i of the City Code.
6. The applicant should provide the appropriate Final Surveyor's Certificate provided in Section 90-1-2.f.4.j of the City Code.
7. The applicant should provide the Certification of Final Plat Approval provided in Section 90-1-2.f.4.j of the City Code.
8. The plat states page 1 of 2 and a second page was not included in the submittal.
9. The side and rear building setback distances do not agree with the R-1 zoning ordinance requirements.
10. The surveyor's note indicating this plat does not subdivide or create a new parcel seems to be incorrect since the plat appears to divide one lot into two parcels.
11. It is not clear from the plat how each parcel will obtain public water and sanitary sewer services.
12. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DATE: April 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 3347 Myrtle St, Subdivision Plat

BACKGROUND

The City of Hapeville received a subdivision application from Don May to divide one parcel into two to form Parcel 1 0.23 acres (9,991 SF) and Tract 2 0.20 acres (9,032 SF) within the R-1, One Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

(4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

Street address not shown for Parcel 2.

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary

of curved streets.

Compliant

- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant
- d. Location and description of monuments.
Not shown
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant
- f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant
- g. Location map showing site in relation to area.
Not Shown
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
- i. ***Not Shown***

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

Sec. 90-1-3. - General requirements and minimum standards of design.

- (a) Streets.
 - (1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.
 - ***No changes proposed.***
 - (2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.
 - ***No changes proposed.***
 - (3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
 - a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
 - b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
 - d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- ***No changes proposed. Myrtle Street is shown with the required 50' R/W.***
- (4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- ***Not applicable***
- (5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.
- ***Not applicable.***
- (6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- ***Not applicable.***
- (7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.
- ***Not applicable.***
- (8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one-inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

- **Not applicable.**

(9) Intersections.

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

- **Not applicable.**

- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

- **Not applicable.**

(10) Tangents. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

- **Not applicable.**

(11) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be prohibited.

- **Not applicable.**

(12) Dead-end streets.

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- **Not applicable.**

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

- **Not applicable.**

(14) Street names. Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street,

avenue, boulevard, driveway, place or court.

- **Not applicable.**

(15) Alleys. Alleys shall be provided to the rear of lots used for business purposes and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

- **Not applicable.**

(b) Blocks.

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

- **Not applicable.**

(2) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

- **Not applicable.**

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

- **Compliant**

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

- **Parcels in R-1 must have a minimum of 50' of street frontage. Parcels 1 and 2 would have 50' frontage each and are compliant.**
- **Parcels in R-1 must be a minimum of 6,750 sf. Parcels are proposed as 9,991 SF and 9,032 SF and are compliant.**

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

- **Not applicable.**

- (3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.
- **Setback lines shown are not correct. The side setback is 5' and the rear setback is 25' for R-1 zoning. The front setback is correct of 15'. The two existing sheds are in the rear setback and would require Board of Appeals approval. Furthermore, only one accessory building per lot is allowed.**
- (4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.
- **Not applicable**
- (5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.
- **Not applicable.**
- (6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.
- **Not applicable.**
- (7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.
- **Not applicable.**
- (d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.
- (1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- **Not applicable.**
- (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are

proposed in the easement.

- **Not applicable.**

- (3) Community assets. In all subdivisions, due regard shall be shown for all-natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

- **Not applicable.**

- (e) Suitability of the land.

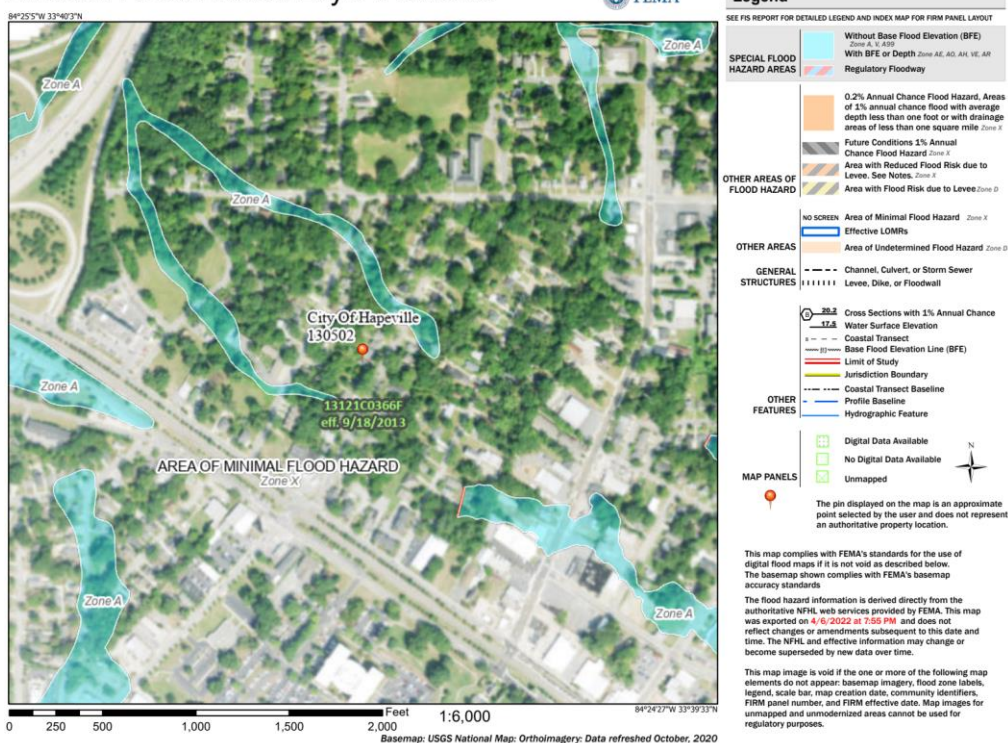
- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

- **No objection is present to prevent platting and development.**

- (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

- **The subject tracts are not shown in any flood zone.**

National Flood Hazard Layer FIRMette



- (f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.

- ***Not applicable.***

- (g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

- ***Not applicable.***

- (h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

- (i) Zoning or other regulations.

- (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
- (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Sec. 90-1-4. - Development prerequisite to final approval.

- (a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

- ***No sidewalk is shown on the plat, however, a sidewalk is present.***

- (1) Monuments.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

- ***Monuments should be shown on the plat.***

- (2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.

- a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all

trees not intended for preservation.

- b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
- c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

- ***Not applicable.***

- (3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all-natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

- ***Not applicable.***

- (4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches,

contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

- ***Not applicable.***

(5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:

- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
- b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
- c. For arterial streets and highways, as may be required.

- ***Not applicable.***

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

- ***Not applicable.***

(7) Sidewalks.

- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
- b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

- ***There is an existing sidewalk and should be shown on the plat.***

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

- ***Compliant***

- (9) Water supply system.
 - a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.
 - b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

- **Compliant**

- (10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

- (b) **Compliant**

- (c) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

- (1) Street trees.

- a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.
- b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

- **Street trees are required as a part of the development of each lot. The proposed plat does not show trees on on either parcel. A street tree should be planted to ensure compliance and should be a recommended tree per the Tree Ordinance.**

- (c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

- **Not applicable.**

RECOMMENDATION

Planning has the following comments for the proposed subdivision:

1. Street address not shown for lot 2.
2. Location map should be provided.
3. Concrete monument placements should be provided.
4. Certification of ownership block should be provided.
5. Trees should be planted in accordance with the City standards.

6. The existing sidewalk should be shown on the plat.
7. The setbacks should be corrected (rear and side).

A variance will be required for the sheds encroaching in the setback. Only 1 shed is allowed per lot.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved.



Location Map – 3347 Myrtle Street

22-PC-04-20

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Alex Grandoit

Mailing Address: 102 N Crossing Way Decatur GA 30033

Telephone [REDACTED] Mobile # _____ Email Algrandoit@icloud.com
grandoitalex@gmail.com

Property Owner (s) John Azar

Mailing Address 1695 Virginia Ave College Park GA 30337

Telephone 4047630002 Mobile # _____

Address/Location of Property: 3114 Sylvan Rd Atlanta GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099 0004 - 127-0

Present Zoning Classification: C2 Size of Tract: _____ acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

☐ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

AG
Applicant's signature

Date: 3-10-22

Sworn to and subscribed before me

This 10th day of March, 2022

Elizabeth Spears
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

GRAND Slam Exotics is one of the best car rental agencies here in the metro Atlanta area. We've managed a fleet of over 50 vehicles new, used, as well as luxury cars. We've catered to many companies and individuals who appreciate the highest quality of assistance and require a fast and professional car rental service, whether it be for business, personal use, or leisure. Our vehicles are regularly priced so clients can feel confident that they will be behind the wheel of a well maintained and up to date car rental. All of our car models that we provide are in excellent condition. One of our core values is providing quality customer service to our clients.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3114 Sylvan Rd S.W

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Alex Granjoit

Address of Applicant
102 N Crossing Way Decatur GA 30033

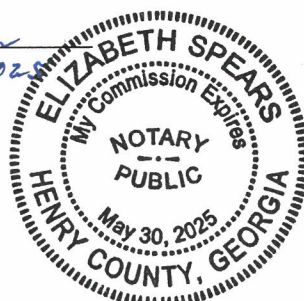
Telephone of Applicant
[REDACTED]

[Signature] AGENT FOR
VIRGINIA BARBER
Signature of Owner

VIRGINIA H. BARBER
Print Name of Owner

Personally Appeared Before Me this 10th day of March, 2022.

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

- _____ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
- _____ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.
- _____ The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.
- _____ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- _____ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- _____ The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- _____ Existing and proposed grades at an interval of five (5) feet or less.
- _____ The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- _____ A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- _____ The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- _____ The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- _____ The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

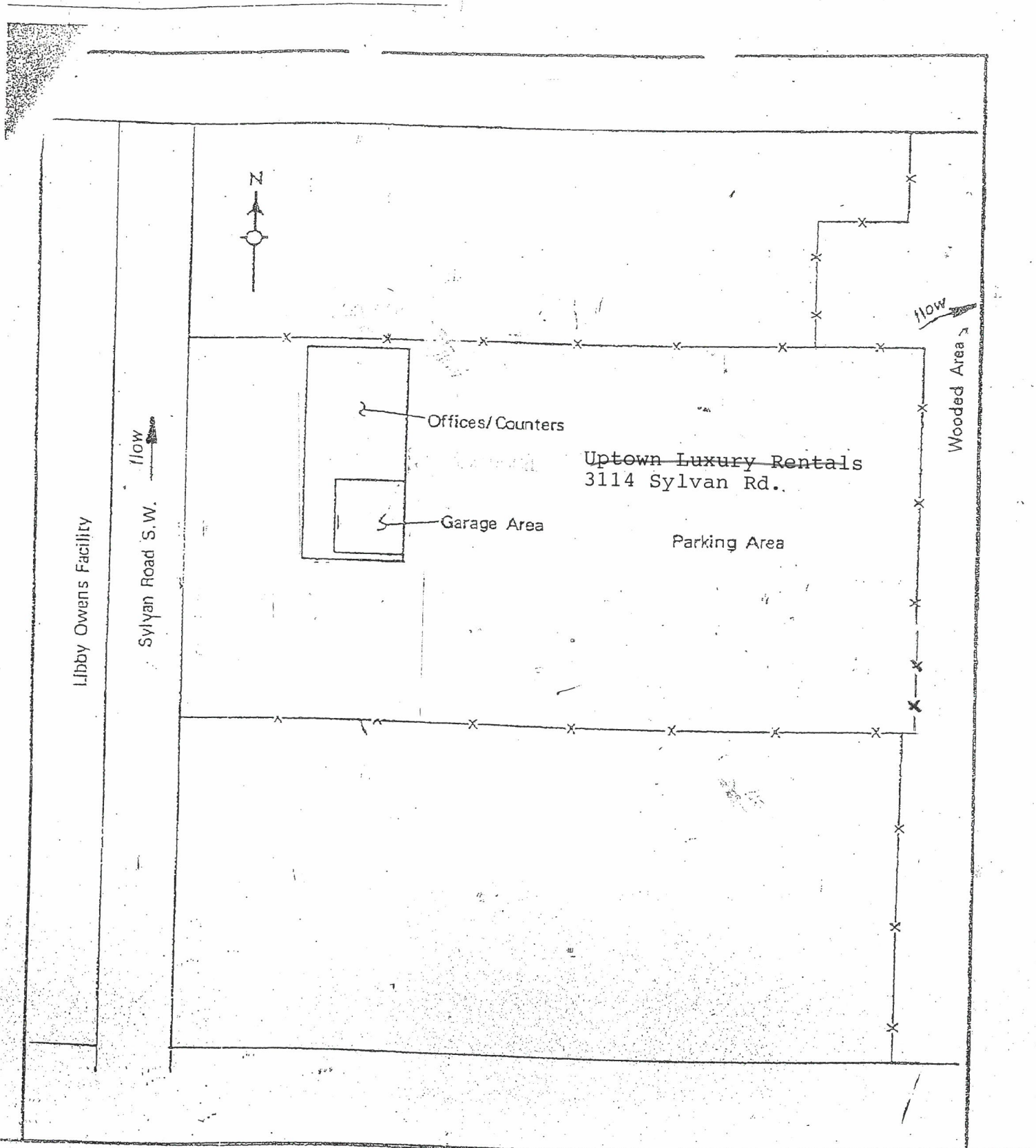
- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- _____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- _____ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- _____ Site area (square feet and acres).
- _____ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- _____ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- _____ Total floor area ratio and/or residential density distribution.
- _____ Number of parking spaces and area of paved surface for parking and circulation
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 3-21-22

EXHIBIT







DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: March 23, 2022
To: Adrienne Senter
From: Lynn M. Patterson
RE: **Conditional Use Permit – 3114 Sylvan Road, Grand Slam Exotics**

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Alex Grandoit with Grand Slam Exotics to operate a luxury vehicle rental car service from the property located at 3114 Sylvan Road. The property is 0.65-acres and is zoned C-2 General Commercial. The property was formerly used as a car rental facility.

Automobile rental agencies are permitted as a Conditional Use within the C-2 Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property for a car rental agency would not adversely affect the public health, safety or general welfare of the surrounding area.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The lot may be sufficient to accommodate the car rental agency use, however, more detail is required to determine the capacity required - specifically the number of vehicles that would be available for rental. All vehicles must be parked in striped spaces, no stacking is allowed nor is parking in non-designated areas. Any cleaning of vehicles must occur in the garage. No service of vehicles beyond simple cleaning may be allowed. The applicant should clarify how cleaning of vehicles will be conducted (e.g., waterless, etc.).
 - (3) Compatibility with adjacent properties and other land uses in the vicinity;
The surrounding properties are a long-term parking lot, a recently approved vehicle rental agency, and a long-term storage facility. The proposed use for car rental agency is compatible.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
The applicant states there will be 50 cars available, however, no detail for hours or security have been provided. Since 2018 (previous luxury car rental operation was approved), there have been 21 filed police reports ranging from criminal trespass to stolen cars to code violations.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
No details regarding lighting, hours, sign placement or access to the property have been provided, thus no evaluation can be made. Note: Barbed wire or razor wire is not permitted in the City.
 - (6) Conformance of the special use to other requirements of the ordinance.
See below regarding car rental agency standards.

The following additional standards are to be applied to applications for airport parking facilities, car rental agencies and commercial parking lots:

(c) *Car rental agency standards.*

- (1) Car rental agencies may only be established on properties zoned C-2.

The subject tract is zoned C-2.

- (2) Only minor mechanical repairs shall be conducted on-site; no body work shall be performed in association with a car rental agency.

The Application states the location would be used for luxury vehicle rentals. Only only minor mechanical repairs and routine cleaning of rental vehicles will be conducted on-site and they must be conducted within the building.

- (3) Perimeter landscaped areas abutting a public right of way shall be the lesser of ten percent of the linear feet of road frontage or 30 horizontal feet. Perimeter landscaping along the common boundary of any residential use shall have a minimum horizontal dimension of 30 feet. All perimeter landscaping shall conform to the landscaping requirements of the ordinance and evergreen tree and shrub species shall comprise one-half or more of the planting requirement.

A previous application included approval of limited perimeter landscaping. As the site was previously developed, there is not enough of a landscape strip to accommodate of the required perimeter landscaping and the four street trees required per Code. Based on the linear feet of road frontage (125'), the landscaped area abutting the Sylvan Street right-of-way should be no less than 12.5' in width. In order to meet this criteria, existing asphalt and subgrade would need to be removed to create a suitable planting area. A previous approval allowed for limited perimeter landscaping.

RECOMMENDATION

While the use as proposed is consistent with the Conditional Use Permit requirements, the application is missing key information for complete analysis of the conditional use requirements, namely security concerns to avoid a nuisance. The applicant should provide additional information as outlined above regarding the intended use of the property prior to approval of this request.

22-PC-04-15

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant CORTNEY NEWMANS

Mailing Address: 850 BETHEL CHURCH RD SE, SILVER CREEK, GA 30173

Telephone 706-237-7426 Mobile # [REDACTED] Email MARCIE@HARVESTHOMEBUILDING.COM

Property Owner (s) SAH REAL ESTATE HOLDINGS, LLC

Mailing Address 830 GLENWOOD AVE SE, ATLANTA, GA 30316

Telephone _____ Mobile # 478-957-1301

Address/Location of Property: 3473 HARDING AVE, HAPEVILLE, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800020077

Present Zoning Classification: UV Size of Tract: .17 acre(s)

Present Land Use: VACANT LOT

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 3-7-22

Sworn to and subscribed before me

This 7 day of March, 2022.

Mulinda Findley
Notary Public

**Mulinda Findley
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025**

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

THE ANTICIPATED DEVELOPMENT SCHEDULE IS EARLY MAY 2022 FOR CONSTRUCTION START DATE AND LATE FALL 2022 FOR PROJECT COMPLETION DATE.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3473 Harding Ave
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Sherry Ann Homes (Cortney Newmans)

Address of Applicant
269 Preston LN SW Atlanta, GA 30315

Telephone of Applicant
[REDACTED]



Signature of Owner
Cortney Newmans

Print Name of Owner

Personally Appeared Before Me this 7 day of March, 2022.

Melinda Findley
Notary Public

Melinda Findley
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Date

N/A

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED
BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY
LOCATED AT:

City of Hapeville, County of Fulton, State of Georgia

Name or Attorney

Bar No.: _____

Address

Telephone

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Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

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Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

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Site area (square feet and acres).

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Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

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Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

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Total floor area ratio and/or residential density distribution.

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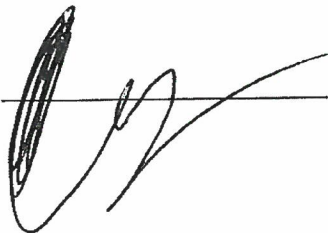
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Applicant Signature: _____

Date 3-7-22



STATE OF Georgia
COUNTY OF Way

PURCHASER'S AFFIDAVIT

Personally appeared before me, the undersigned officer, SAH REAL ESTATE HOLDINGS, LLC, who being duly sworn according to law, depose and say an oath as follows:

That they are the owners of real property with improvements located thereon being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 137, VIRGINIA PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGES 69-70, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

That there are no pending suits, proceedings, judgments, bankruptcies, liens, or executions against said owner either in the aforesaid County or any other county in the State of Georgia, or in any other court or jurisdiction.

That this Affidavit is made by Deponent to induce the title insurance company to issue an owner's title insurance policy insuring said loan.

Sworn to and subscribed before me this
1st day of February, 2021.

Notary Public Sherinda L. Patrick
My commission expires 01/04/2023

MEMBER



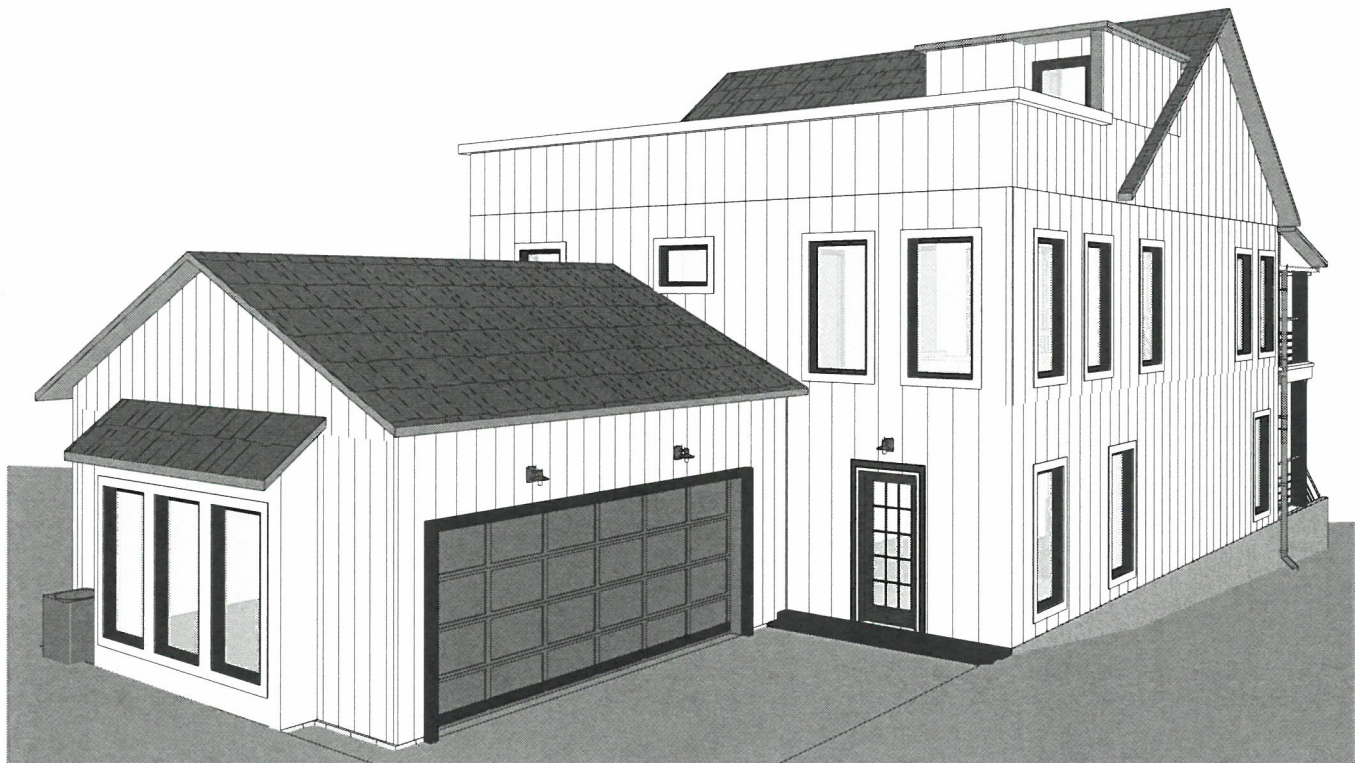
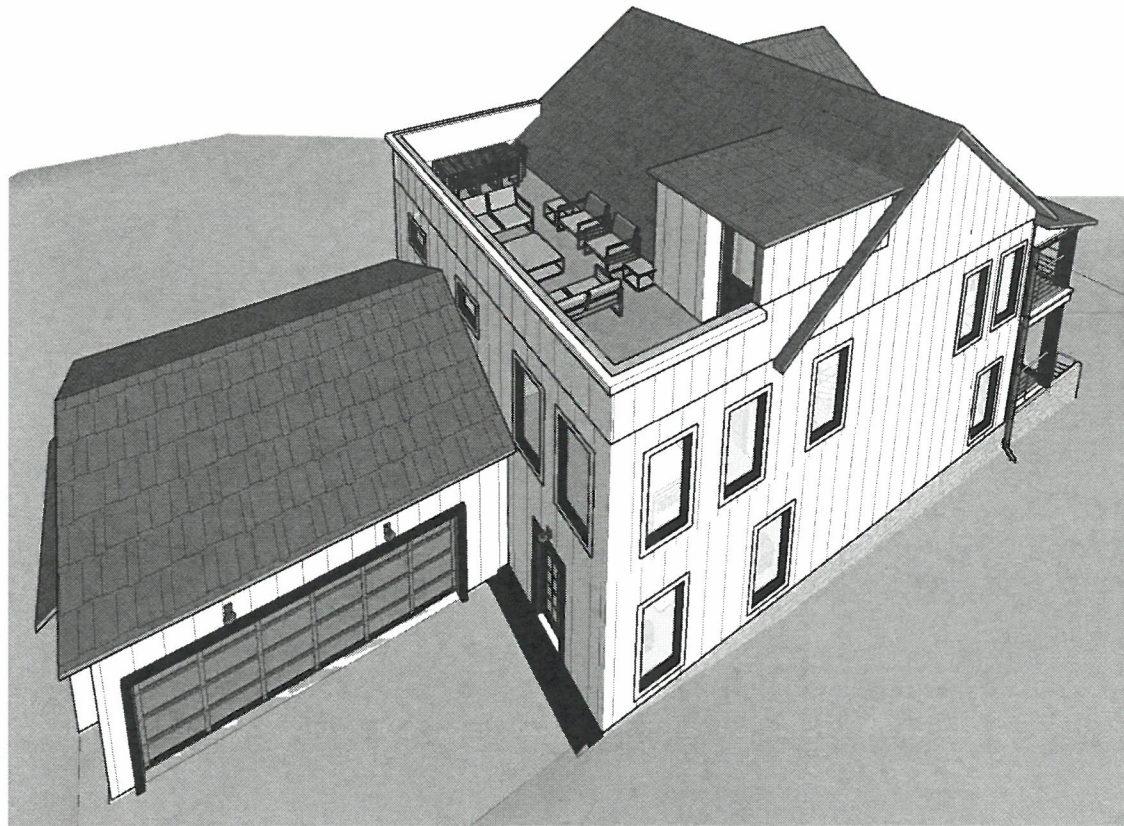
SAH REAL ESTATE HOLDINGS, LLC

BY SHERIDA NEWMIANS, ITS: SOLE

(Seal)

(Seal)

(Seal)



HARDING AVE PROJECT

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PERMIT IS TO BUILD A 2 LEVEL SINGLE FAMILY DWELLING WITH A ROOFTOP TERRACE ON A VACANT LOT IN HAPEVILLE, GA. PERMIT IS TO CONSTRUCT THIS WOOD FRAMED SINGLE FAMILY HOME WITH AN ATTACHED GARAGE, FRONT PORCH AND BALCONY ABOVE. THE TOTAL SQUARE FOOTAGE OF HEATED SPACE IS 2608, GARAGE IS 519, ROOF TERRACE IS 353 AND FRONT PORCH AND BALCONY TOTAL TO 512.

HEIGHT: 34'-6" (FROM LOWEST CRAWLSPACE POINT)
HEATED AREA: 2608 SF
UNHEATED AREA: 1384 SF

GENERAL NOTES

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THIS IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISE OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. MORGAN DESIGN STUDIO IS NOT RESPONSIBLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

BUILDING PERFORMANCE

N/A

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER: N/A
BUILDER: N/A
DESIGNER: MORGAN DESIGN STUDIO

APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL FUEL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2014 NATIONAL ELECTRICAL CODE W/ NO GEORGIA AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA AMENDMENTS (2011)(2012)

SHEET INDEX

A101 - TITLE PAGE
A104 - ARBORIST REPORT & SITE PHOTOS
C1 - SITE, UTILITY & LANDSCAPE PLAN
C2 - GRADING, EROSION CONTROL PLAN
C3 - SURVEY NOTES & DETAILS
A108 - FOUNDATION & FIRST FLOOR PLAN
A109 - SECOND FLOOR & ROOF PLAN
A110 - ELEVATIONS
A111 - ELEVATIONS
A113 - SECTIONS
A117 - WINDOW & DOOR SCHEDULE



www.morgandesignstudios.com

Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

TITLE

Project Number	2022-01
----------------	---------

Date 03/08/2022

Drawn By EAM

Checked By	EAM
------------	-----

A101

Scale

July 28, 2021

TO: Ira Campbell, Sr.

FOR: City of Hapeville
3468 North Fulton Avenue
Hapeville, GA 30354

The below screenshot is of the property located at 3473 Harding Avenue in Hapeville, GA.



I was asked to assess the following trees on-site; they should be considered in good condition unless otherwise noted.

Tree #	Tree DBH	Tree species	Condition	Notes
1	25"	White Oak	Poor	Multiple areas of decay evident
				
2	35"	Pin Oak	Good	
3	38"	White Oak	Good	
4	37"	Southern Red Oak	Good	

These findings are based on a Level 1 Visual Assessment of the property.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified
770-823-5374
Christie@speakingfortrees.com



www.morgandesignstudios.com

Morgan Design Studio, LLC

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NEWMANS MANAGEMENT
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3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

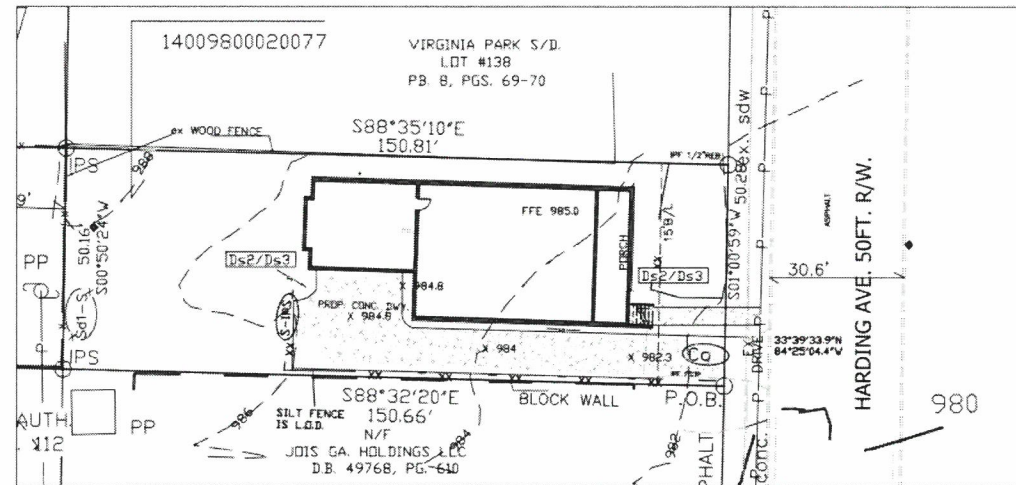
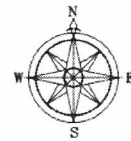
ARBORIST REPORT & SITE
PHOTOS

Project Number	2022-01
Date	03/08/2022
Drawn By	Author
Checked By	Checker

A104

Scale





HOUSE SETS ON A CRAWL SPACE AND THE EXISTING DRAINAGE PATTERN WILL REMAIN. NO PROPOSED GRADING WILL BE NEEDED THAT CHANGES THE EXISTING CONTOURS.

0.08 ACRES DISTURBED

SITE INFO
0.17 ACRES, 7,569 SF
ZONED UV



24HR CONTACT/DEVELOPER
OWNER
CORTNEY NEWMAN
3473 HARDING AVE
HAPEVILLE, GA 30354

Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

GRADING, EROSION CONTROL PLAN
FOR
3473 HARDING AVE
LOCATED AT
3473 HARDING AVE
LAND LOT 9B 14TH DISTRICT
HAPEVILLE, GA

GRADING PLAN

C2



DRAWN BY TLD
CHECKED BY TLD
APPROVED TLD
RELEASED FOR CON.

DAWSON ENGINEERING CONSULTANT, LLC
3487 CARLISLE COURT, SE
CONYERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: Tony@dawsonec.com



DATE	REVISED	REVISIONS	REVISIONS	DATE
3-2-22	2	REVISED PER COMMENTS	TD	
11-29-21	2	REVISED PER COMMENTS	TD	
8-3-21	1	REVISED LANDSCAPING	TD	
DATE	1	REVISED	TD	
SCALE: 1" = 20'		JOB NO. 21128CP	DATE: 4-19-21	

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "ENGINEER" at the bottom. Inside the ring, the text "No. 9895" is printed above the signature "Tony L. Dawson". The word "PROFESSIONAL" is printed below the signature. The seal is stamped in black ink on a white background.

3-2-22	2
11-23-21	2
8-3-21	1
DATE:	1

SCALE: 1" = 20'

FOC

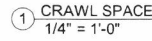
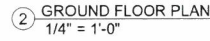
LOCATED AT

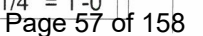
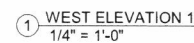
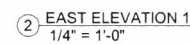
HAPEVILLE, GA.

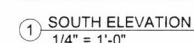
C3

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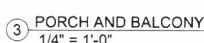
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③ PORCH AND BALCONY
1/4" = 1'-0"





To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

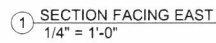
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SECTIONS

Project Number	2022-01
Date	03/08/2022
Drawn By	Author
Checked By	Checker

A113

Scale $1/4" = 1'-0"$





Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

NEWMANS MANAGEMENT
GROUP

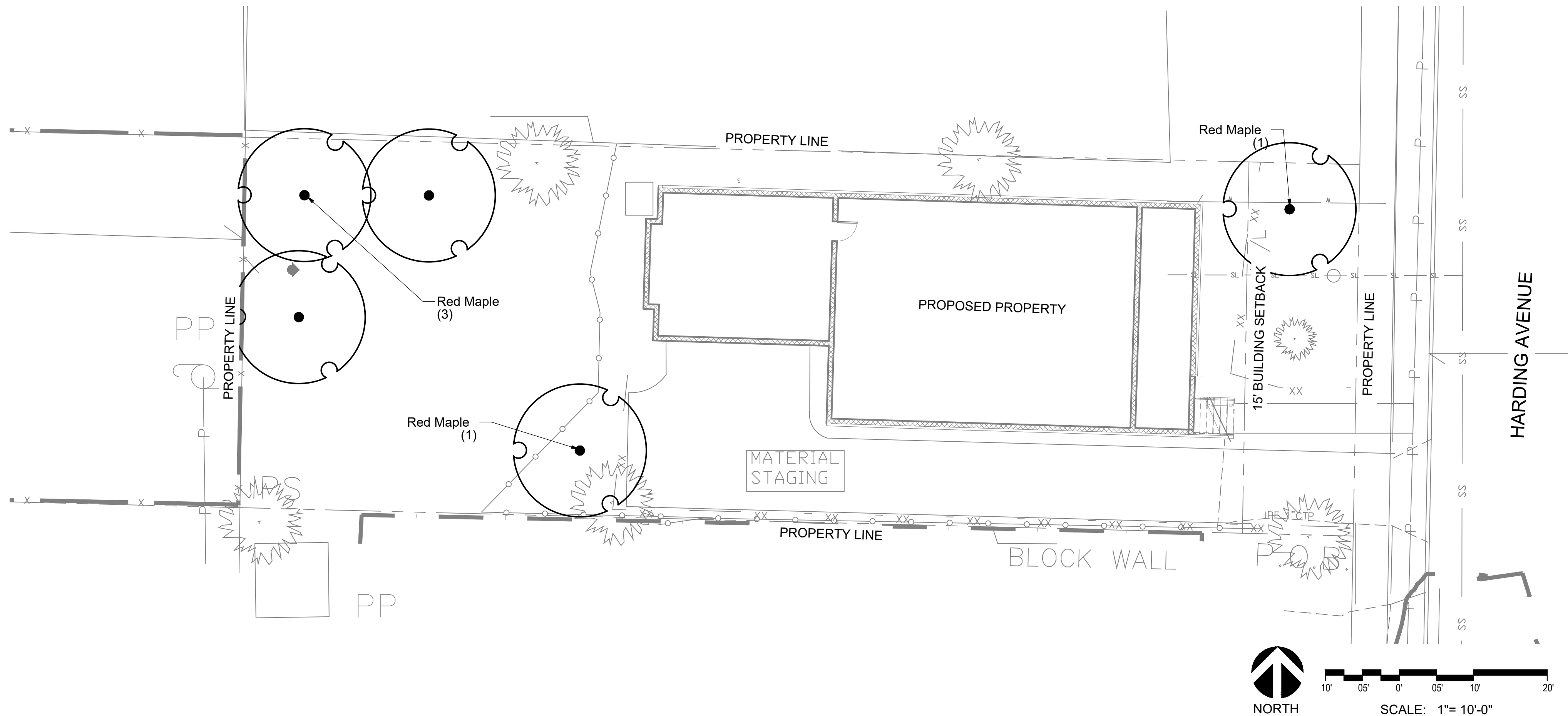
3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

TREE REPLACEMENT PLAN

Project Number	2022-01
Date	03/08/2022
Drawn By	JT
Checked By	EAM

Scale



PLANT SCHEDULE

OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	5	ACER RUBRUM	RED MAPLE	FG/BB	4" CAL	16' MIN		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED, DISEASE AND INSECT FREE

TREE DENSITY FACTOR CALCULATIONS:

SITE AREA		.17 ACRES TOTAL
(SITE AREA CALCULATION BASED OFF OF DISTURBED AREA OF SITE)		
REQUIRED TREE DENSITY FACTOR (.17 AC X 100" DBH ACRE)		17" DBH
EXISTING SPECIMEN TREE DENSITY FACTOR		172" DBH
EXISTING SPECIMEN TREE UNITS REMOVED/NOT COUNTED	-	172" DBH
EXISTING SPECIMEN TREE DENSITY FACTOR TO BE SAVED	=	0" DBH
<u>TREE REPLACEMENT CALCULATIONS:</u>		
TREE REPLACEMENT DENSITY: ACER RUBRUM (5) TREES @ 4" CALIPER EACH		20"
TOTAL PROPOSED TREE DENSITY:	=	20" DBH

TREE REPLACEMENT CALCULATIONS:

TREE REPLACEMENT DENSITY:		
ACER RUBRUM (5) TREES @ 4" CALIPER EACH		20"
TOTAL PROPOSED TREE DENSITY:	=	20" DBH

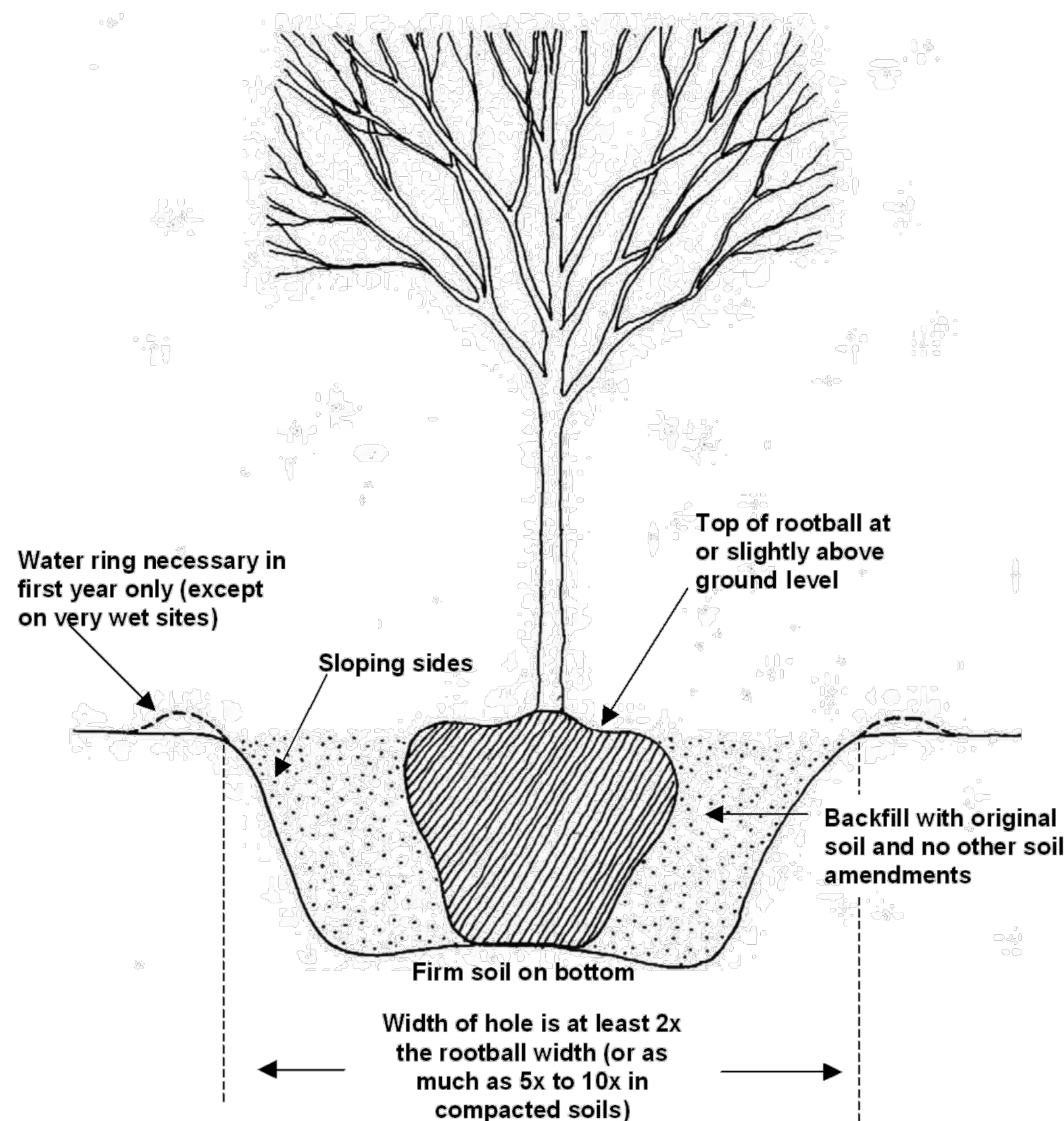
TREE BANK CONTRIBUTION TOTAL:

35" PINE OAK / 4' = 8.8 (9) REPLACEMENT TREES RECOMPENSE 35" X \$200 = \$7,000
38" WHITE OAK / 4' = 9.5 (10) REPLACEMENT TREES RECOMPENSE 38" X \$200 = \$7,600
37" SOUTHERN RED OAK / 4' = 9.3 (10) REPLACEMENT TREES RECOMPENSE 37" X \$200 = \$7,400

TREE BANK TOTAL: \$22,000 TOTAL

TREE CONSERVATION PLAN NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.



STANDARD TREE PLANTING DETAIL



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: April 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3473 Harding

BACKGROUND

The City of Hapeville has received a site plan application from Cortney Newmans to construct a new single-family dwelling at 3473 Harding Ave. The project is described as a 2 story Norfolk Style single family home with a rooftop terrace and an attached 2 car garage (2,608 SF). The dwelling has a front porch and a front balcony.

The property is zoned U-V, Urban Village and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Sec. 93-11.2-1 - Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

Sec. 93-11.2-3. - Permitted uses.

The following are permitted within the U-V zone:

- (14) Single-family detached dwellings, subject to the density restrictions.
- (23) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.2-7. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in [article 22.1](#). Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.
The lot has a frontage of 50.28' and is compliant.

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

The front setback has not been provided bt exceeds the 15' max build line. The Planning Commission would need to approve the increased setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.

Compliant

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.

(6) *Distance between buildings.* [Section 93-2-6](#) notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

Not applicable

(7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:

- a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
- b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
- c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
- d. The proposed development meets approval from the fire department and FAA.
- e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

(8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

- a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of [chapter 93, article 29](#). Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
- b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
- c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Not applicable

Sec. 93-11.2-8. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.
- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in [section 93-2-14\(k\)\(11\)](#), an average of 40 feet on-center as measured parallel to the front lot line.**
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.**

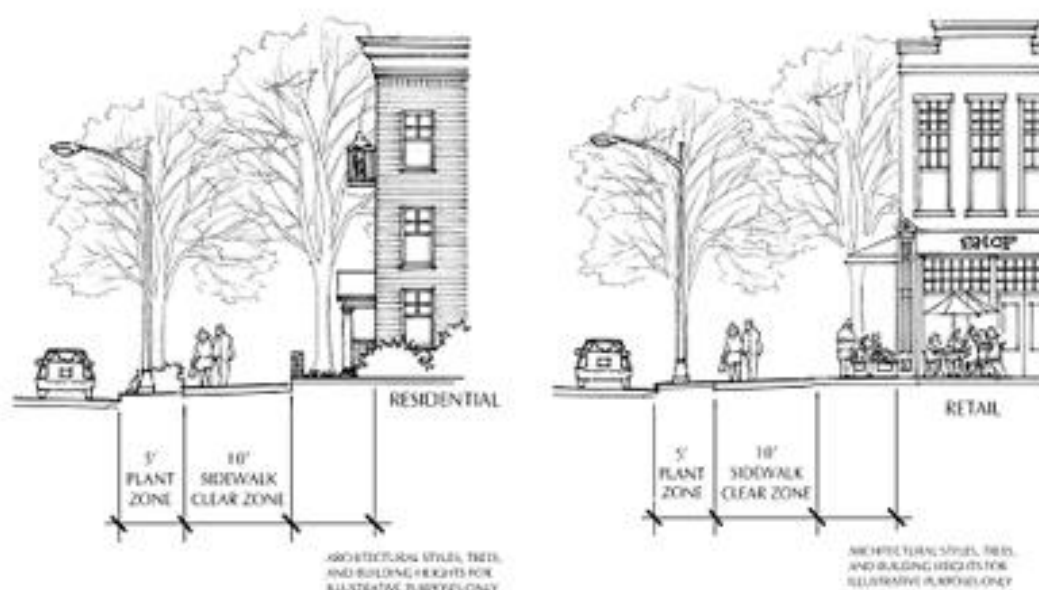
Not compliant with (c).

- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

Sec. 93-11.2-9. - Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.
 - b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.



c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of [chapter 93, article 29](#), shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which [chapter 93, article 29](#) was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.

e. The landscape area shall be maintained by the adjacent property owner.

(2) *Sidewalk clear area requirements.*

A. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.

d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.

e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

(3) Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

There is an existing sidewalk of 5' (6' required).

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **U-V Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	30	2400		N/A	1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***The lot is vacant.***
 - ***Front setback is 21.76' This is measured to the front façade and not the front porch. Front porch setback should be provided. Setback is 0/15 unless approved by Planning Commission.***
 - ***Rear setback is 55.62' which is compliant.***
 - ***Side setbacks of 5.5' and 13.36'.***
 - ***The proposed height is 34.5' which is compliant.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a 10' proposed concrete driveway.***
 - ***The plans show an existing 5' sidewalk.***
Code states where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.
 - ***The plans do include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided in an attached garage.***

- d. Existing and proposed grades at an interval of five feet or less.
- **Existing grades are not shown. Plans propose a crawl space.**
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **See arborist report for findings.**
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **See arborist report for findings.**
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **Not applicable.**
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
- k. Location and size of all signs.
- **Not applicable.**
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
- (4) *Project data.*
 - a. Site area (square feet and acres).
- **The minimum lot size is 2,400 SF. The proposed site area is 7,569 sf or .17 ac, which is compliant.**
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***The maximum lot coverage allowed is 90%, or 6,812 SF. The plans indicate that the total lot coverage will be 3755.5 or 49.%. Breakdown: house 1,332 SF, front porch 256 SF, driveway 1,022 SF, garage 519 SF, and walkway 100 SF.***

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***The plans show 5 bedrooms and 3.5 baths.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

e. Total floor area ratio and/or residential density distribution.

- ***The minimum required area is 1,000 SF.***

-

f. Number of parking spaces and area of paved surface for parking and circulation.

- ***Parking will be provided in the attached garage.***

(5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***The overall project appears to include the construction of a 2 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule has not been provided.***

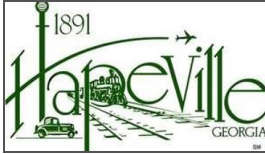
RECOMMENDATION

- The Planning Commission may consider approval of the increased front setback from 15' to 21.76'.
- Planning Commission may consider approval of the 5' existing sidewalk (6' is required).
- A continuous wall, fence, hedge, or retaining wall between six and 30 inches in height should be included behind the sidewalk.
- Existing and proposed grades should be shown.
- Address all deficiencies from the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and significant changes may be required which could affect the site plan.



Location Map – 3473 Harding Ave



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

4.1.22 - 1st Arborist Review - Not Approved
Teresa Eldredge teresa@tjschell.com

- ☒ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- ☒ 2. Site area, plan scale, and magnetic north arrow.
- ☒ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- ☒ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- ☒ 5. 24-hour emergency contact name and phone number.
- ☒ 6. Title block showing project name, Land Lot(s) and District locations.
- ☒ 7. Site location map.
- ☒ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ☒ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- ☒ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

Based on total
site acreage -
revise

- _____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- _____ 12. Other comments:
- _____
- _____

Tree Conservation Plan:

- _____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- _____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.
- _____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- _____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- _____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- _____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- _____ 9. Show tree protection fence detail.
- _____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).
- _____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- _____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)
- _____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

If there are
boundary
trees

Add your Arborist
report to the final
Tree plan

_____ 14. Other comments:

Tree Replacement Plan:

- _____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.
- _____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

Revise per
redlines on
plans

- _____ 3. Show calculations for total inch for inch landmark tree replacements
- _____ 4. Locations of all trees to be planted on site to meet density requirements.
- _____ 5. Locations of all tree protection areas and tree protection fencing.
- _____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
- _____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
- _____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:
- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
 - b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
 - c. All evergreen trees to be Full to Ground, Healthy, Good Form
- _____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
- _____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
- _____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
- _____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

Use City Details

_____ ✓

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Scale

PLANT SCHEDULE

TREE BANK TOTAL: \$22,000 TOTAL

TREE CONSERVATION PLAN NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHEN DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

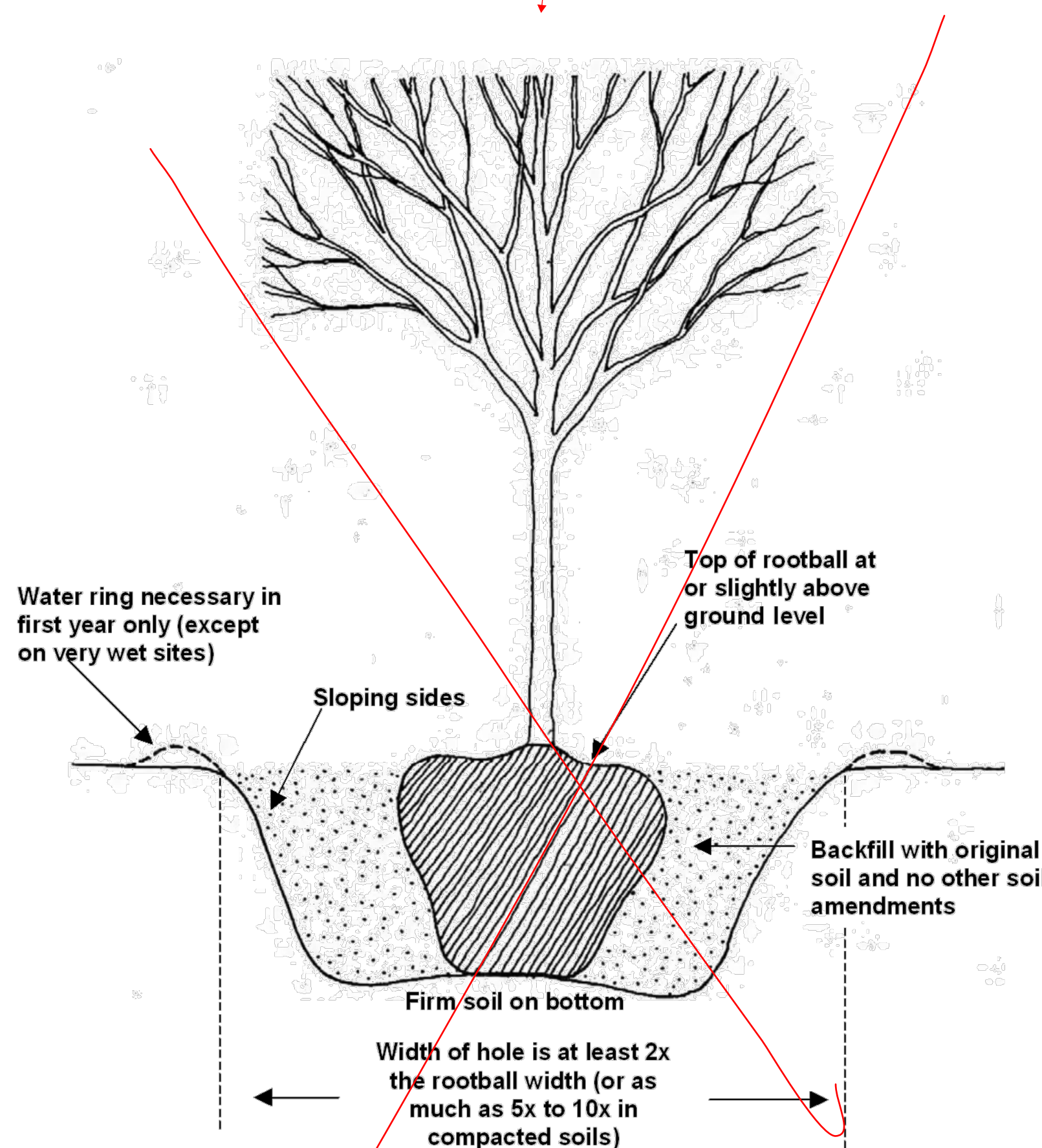
Recompense Calculations:

35+38+37 = 110 Inches total Recompense
110 - 3 = 107 In. (additional inches from density calculations)

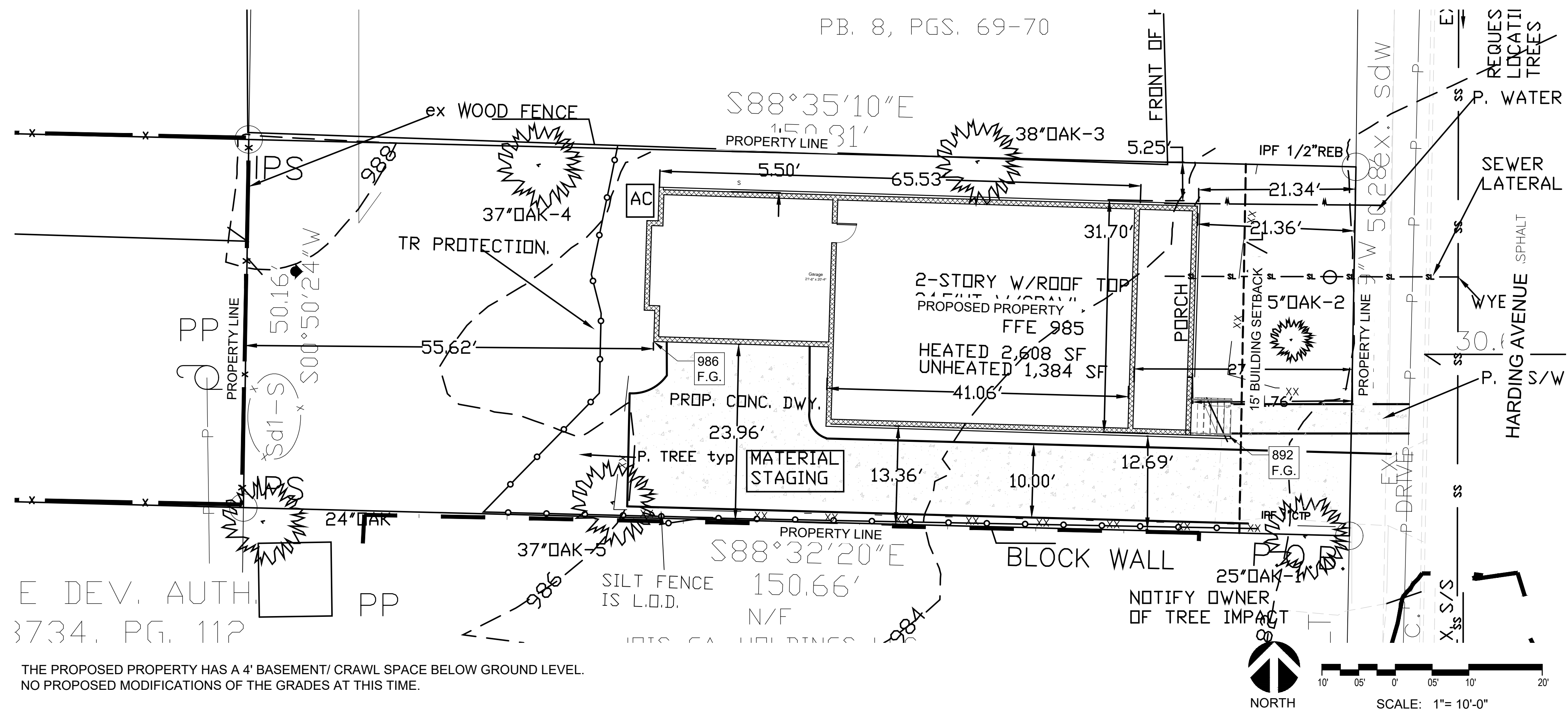
107 Inches x \$200.00 = \$21,400.00 Due to Tree Fund

Since you over planted by 3 Inches on the planting plan and they are 4" trees, the 3 inches can be deducted from the overall inches needed for recompense. It does not matter which tree, just pick one of the 3 - see example:

Also, per my earlier comments on this lot, it was suggested that the Planning Commission may give a variance for the recompense on Landmark Tree #2 since it is in the center of the lot which is the only ingress. Discuss with City to start the process. If approved, the cost for the 35" Pin Oak could be waived.



STANDARD TREE PLANTING DETAIL



www.morgandesignstudios.com

Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

EXISTING GRADING PLAN

Project Number	2022-01
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Date	03/08/2022
------	------------

Drawn By	JT
----------	----

Checked By	EAM
------------	-----

L03

Scale

22-PC-04-16

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Joseph A. Espinosa
Mailing Address: 556 OAK Dr. Hapeville, Ga. 30354

Telephone 404 630 9285 Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Joseph Espinosa

Mailing Address 556 OAK Dr Hapeville, Ga. 30354

Telephone _____ Mobile # 404 630 9285

Address/Location of Property: 556 OAK Dr. Hapeville, Ga. 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094-0002-023-8

Present Zoning Classification: R-SF Size of Tract: 0.2152 acre(s)

Present Land Use: Single Family house Residential

Please check the following as it applies to this application

- ☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) Addition. Review.

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

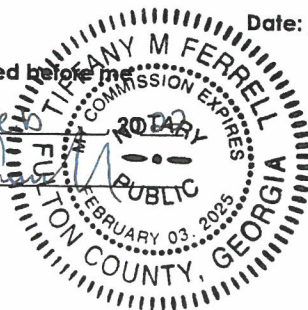
Joseph Espinosa
Applicant's signature

Date: 02-08-22

Sworn to and subscribed before me

This 8th day of Feb

Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Home addition to include front porch, rear sunroom and Master bedroom/bathroom addition with rear deck. Addition to be on main level with open space below. Project to include new asphalt shingles and hardy plank siding.

The construction schedule is 5-6 months as follows:

Foundation & Framing	1 month
Siding & new roof	1 month
Mechanicals HVAC, Plumbing & Electrical	1 month
Windows, drywall & flooring	1 month
Finishes & Painting	1 month
Inspections & Delays	1 month

Landscaping shall remain the same with the exception of removal of 2 trees. This addition is needed to provide space for family & extended family.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

556 OAK Dr.
Hapeville, Ga. 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Ryan Warner or Wynn Warner

Address of Applicant
3645 Habersham Rd NE. unit 407; Atlanta, Ga. 30305

Telephone of Applicant

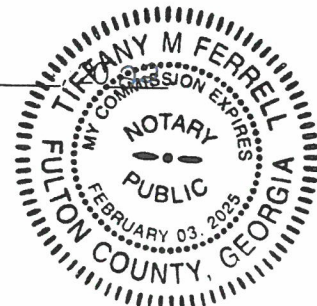


Joseph Thijssen
Signature of Owner

Joseph A. Espinosa
Print Name of Owner

Personally Appeared Before Me this 8th day of Feb

Tiffany M Ferrell
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

TE A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TE Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TE The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TE Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional siting of adjoining structures, etc).

7E The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

7F The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

7G Existing and proposed grades at an interval of five (5) feet or less.

7H The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

7I A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

7J The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

7K The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

7L The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- 72 Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- 72 Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- 72 Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- 72 Site area (square feet and acres).
- 72 Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- 72 Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- 72 Total floor area ratio and/or residential density distribution.
- 72 Number of parking spaces and area of paved surface for parking and circulation
- 72 At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 3-2-22

Joseph H. [Signature]

Record and Return to:
LAIRD & ASSOCIATES, PC
834 INMAN VILLAGE PARKWAY #130
ATLANTA, GA 30307
2014-3467/ST PAT, LLC

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID: 14009400020238

THIS INDENTURE, Made the 4th day of JUNE, 2020, between

ST. PAT, LLC,

of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JOSEPH A. ESPINOSA,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF HAPEVILLE LAND LOT 94 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOTS 38, 39 AND 40 IN BLOCK 5 OF FORREST HILL PARK, AS PER PLAT BY W. J. NALLEY, ENGINEER, DATED MARCH 19, 1917, AND RECORDED IN PLAT BOOK 7 PAGES 59 AND 60, FULTON COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF OAK DRIVE 125 FEET EAST FROM THE SOUTHEAST CORNER OF OAK DRIVE AND JACKSON STREET, WHICH POINT IS AT THE NORTHEAST CORNER OF LOT 10 IN SAID BLOCK; RUNNING THENCE EAST ALONG THE SOUTH SIDE OF OAK DRIVE 75 FEET TO THE NORTHWEST CORNER OF LOT 37 IN SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 125 FEET TO THE NORTHEAST CORNER OF LOT 13 IN SAID BLOCK; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 13, AND THE NORTH LINE OF LOTS 12 AND 11 IN SAID BLOCK, 75 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, THE EAST LINE OF LOTS 7, 8 AND 9 IN SAID BLOCK, AND THE EAST LINE OF LOT 10, HEREINABOVE REFERRED TO 125 FEET TO THE SOUTH SIDE OF OAK DRIVE AND THE POINT OF BEGINNING AND BEING KNOWN AS NO. 556 OAK DRIVE, HAPEVILLE, GEORGIA.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD.

SUBJECT to restrictive covenants and general utility easements of record.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

Notary Public
My Commission Expires: 9-18-21

ST. PAT, LLC

Joseph A. Espinosa [SEAL]
JOSEPH A. ESPINOSA, MANAGER/MEMBER

[SEAL]

[SEAL]



Profile

Sales

Residential

Commercial

Permits

OBY

Values

Values History

Land

Agricultural

Sketch

Pictometry Imagery

Map

Appeals

Appeals History

Personal Property

PP Value History

Tax Information

PARID: 14 009400020238

ESPINOSA JOSEPH A

556 OAK DR

Parcel

Parcel ID: 14 009400020238
 Property Location: 556 OAK DR
 Unit:
 City: HAPEVILLE
 Neighborhood: 1442
 Improvement Strata: R1
 Property Class: R3
 Land Use Code: 101-Residential 1 family
 Living Units: 1
 Acres: .2152
 Zoning: RSF-
 Location: 6
 Fronting: 9 - 9
 Parking Type: 3-ON AND OFF STREET
 Parking Quantity: 2
 Street 1/Street 2: 1-Paved/6-Sidewalk
 Topo 1/Topo2/Topo3: 1-LEVEL/-/-
 Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

Tax District 30

Owners

Owners: ESPINOSA JOSEPH A

Mailing Address

Address FUL Exmp Code ATL Exmp Code
 ESPINOSA JOSEPH A HF01
 556 OAK DR
 HAPEVILLE GA 30354

1 of 1

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Peachtree Center North Tower
(Main Office)
 235 Peachtree Street, NE Suite 1400
 Atlanta, GA 30303
 Hours of Operation:
 Monday-Friday 8am-4:30pm



Fulton County Govern
 141 Pryor Street, Suite 1
 Atlanta, GA 30303-3487

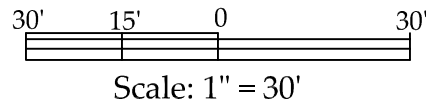
Alpharetta Service Cen
 11575 Maxwell Road
 Alpharetta, GA 30009

North Service Center
 7741 Roswell Road, N.E
 Atlanta, GA 30350

South Service Center
 5600 Stonewall Tell Roa
 College Park, GA 30349

RETRACEMENT & TOPOGRAPHIC SURVEY OF

556 Oak Drive, N.E., Atlanta, Ga. 30354
PIN 14 009400020238, Lots 38, 39 & 40, Block 5, Forrest Hill Park SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District,
9,376.31 SQ. FT. and 0.215 Acres of Land



ZONING INFORMATION

ZONING INFORMATION ON THIS PLAT WAS
TAKEN FROM MUNICODE, FULTON COUNTY GIS
AND CITY OF ATLANTA GIS WEBSITES AND IS
NOT GUARANTEED TO BE CORRECT OR
CURRENT.

ZONING - RSF

FOR RECORDING USE ONLY



SURVEY NOTES

- References:
(a) Deed Book 54572 Page 379, Plat Book7, Page 59.
(b) Adjoining deeds and records as shown on survey
- North and Bearings Shown are based on Survey Reference
- Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- Elevations was obtained from Fulton County GIS and are assumed.
- Referring to FIRM Map 13121C0366F Dated September 182013 this property lies within Zone "X" and "A" and IS in a Flood Hazard Area.
- Field Equipment used: Topcon GTS Total Station
- This plat has been calculated for closure and is found to be accurate to within one foot in 978,626 feet.
- Property Owner is St Pat LLC with a Tax Parcel PIN: 14 009400020238 at time of survey.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

ARTICLE 22.1. - DIMENSIONAL REQUIREMENTS (R-SF)

MINIMUM LOT SIZE 4,000 square feet

LOT AREA/DU Sq.Ft 4,000 square feet

FLOOR AREA/DU Sq.Ft. 1,000 Sq.Ft.

MAXIMUM LOT COVERAGE 70%

MINIMUM ROAD FRONTAGE
MINOR COLLECTOR I5 | MAJOR ARTERIAL I5

MINIMUM REAR SETBACK 20 FOOT

MINIMUM SIDE SETBACK 5 FEET

MAXIMUM STORIES/FEET 2 1/2 / 35 foot

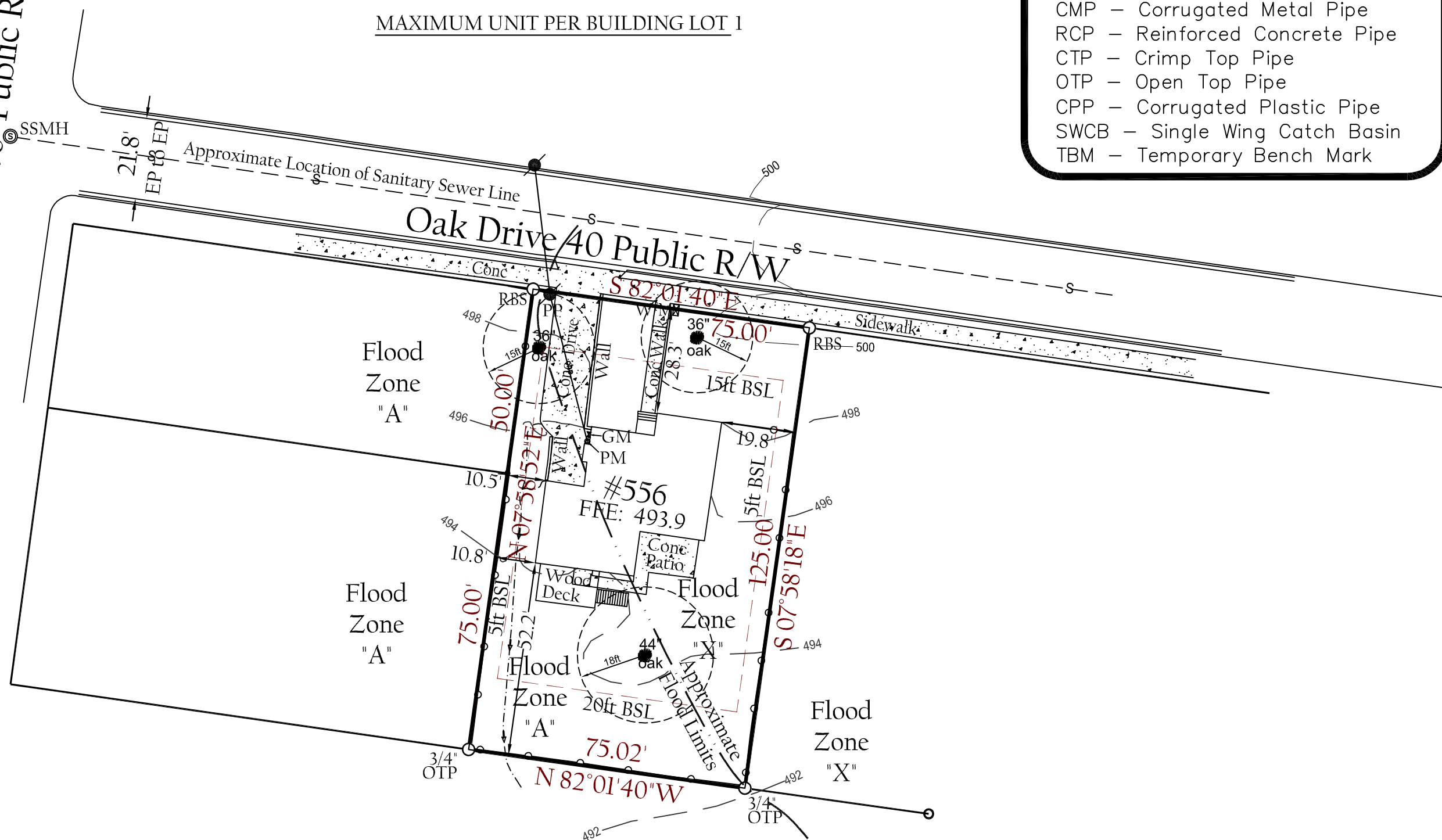
MINIMUM PARKING SPACES 2 DU

MAXIMUM UNIT PER BUILDING LOT 1

Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Irrigation Control Valve
- Gas Valve
- Gas Meter
- Electric Vault
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- CTP - Crimp Top Pipe
- OTP - Open Top Pipe
- CPP - Corrugated Plastic Pipe
- SWCB - Single Wing Catch Basin
- TBM - Temporary Bench Mark

JACKSON STREET 40' Public R/W



NOTE:
FIELD RUN TOPOGRAPHIC
TWO FOOT CONTOURS

SITE AREA
0.284 Acres
9,376.31 SQ. FT.

PLAT REVISED MAY 07, 2021 TO SHOW SETBACKS FROM MUNICODE ARTICLE 22.1.

SURVEY FOR:
Joeseeph Espinosa

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

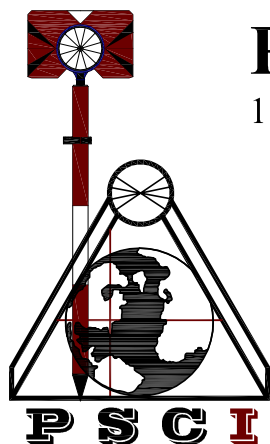


PLAT DATE 10/14/2020

Field Work 10/6/2020

Sheet 1 of 1

KENNETH L. NUTT R.L.S. SEAL #2104



Perimeter Surveying Co., Inc.

1065 Sandtown Road, SW Marietta, GA 30008

PHONE: (770) 425-6824

FAX: (770) 425-6768

kencoper@aol.com

KENNETH L. NUTT, GA., R.L.S. #2104

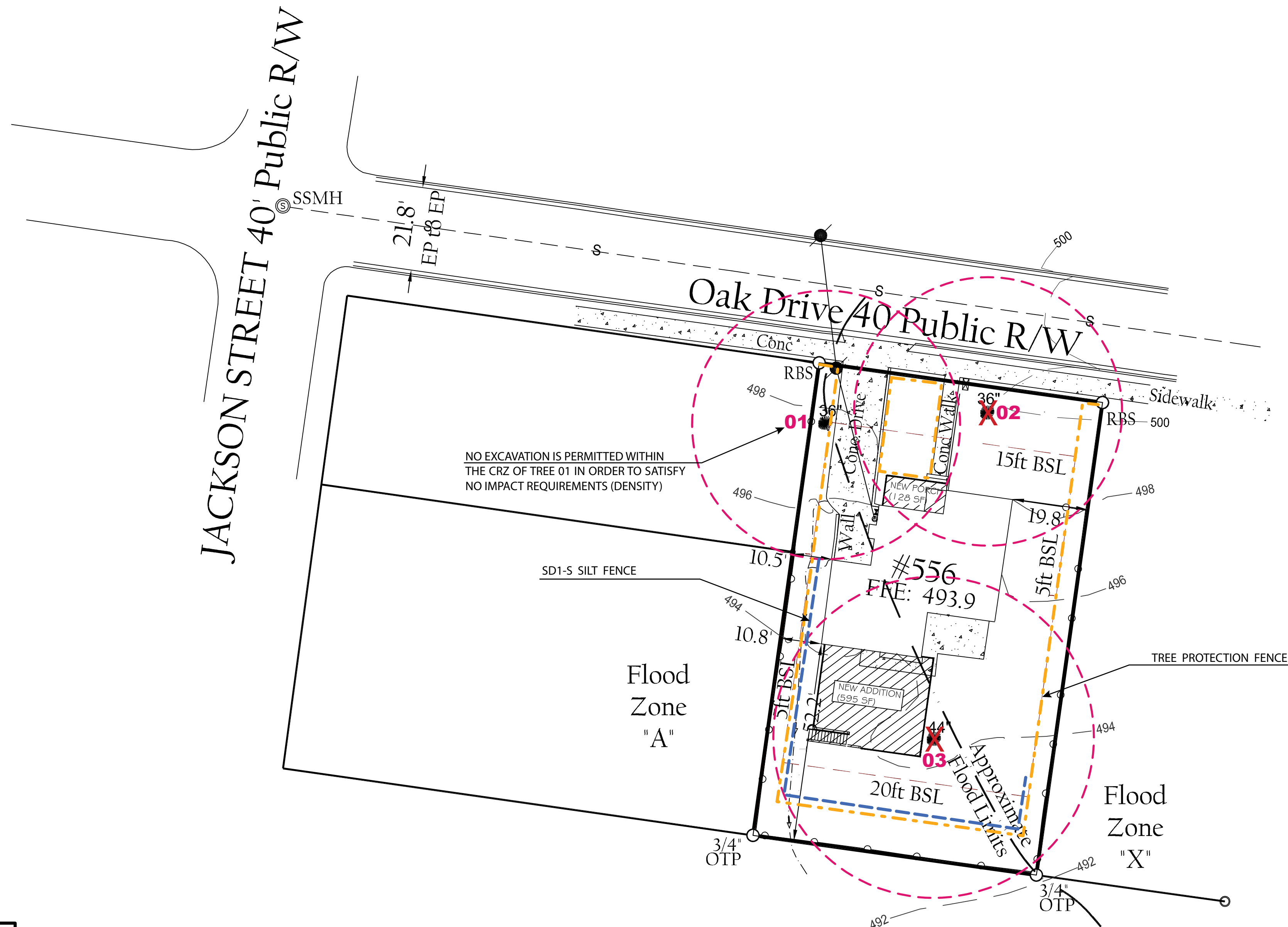
COA# LSF001223

Computed by: RW
Drawn by: RW & RN
Checked by: KN
CREW Chief: RED
Job #: 004520

SITE DENSITY REQUIREMENT MET WITH 14.5" SURPLUS

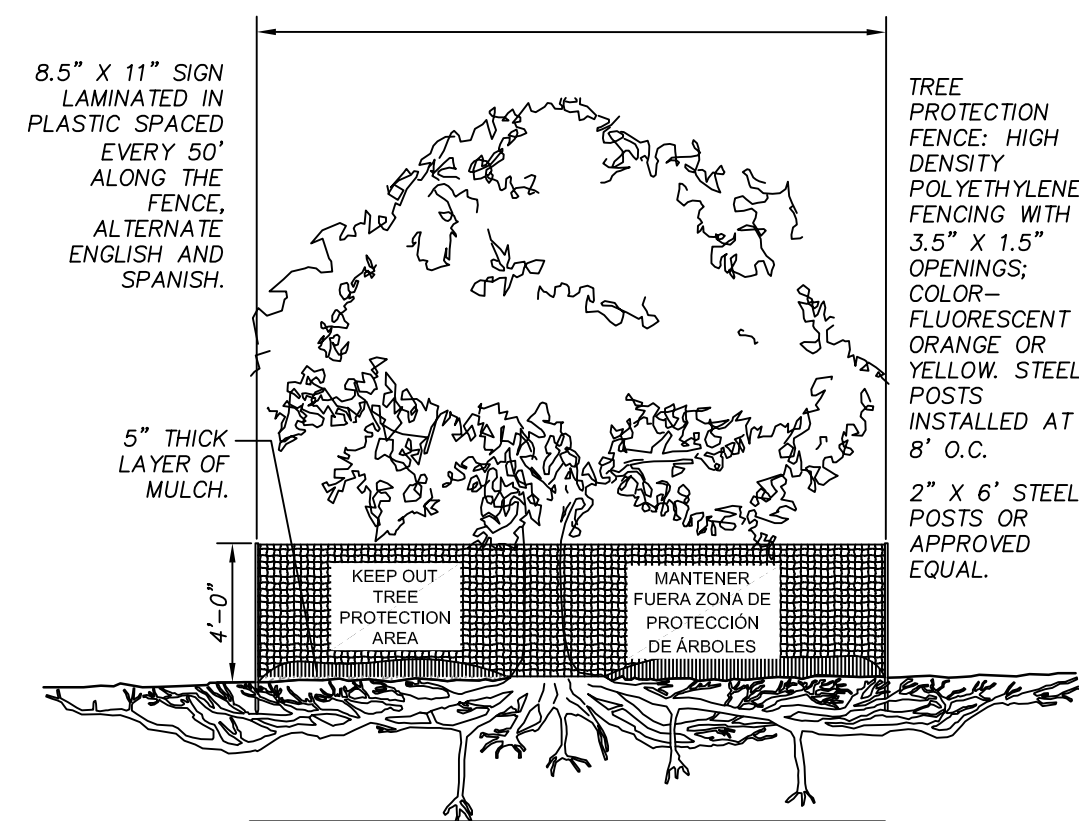
TREE #	DBH	SPECIES	CONDITION	COMMENTS	DISPOSITION
1	36	Southern Red Oak	GOOD		REMAIN
2	36	Post Oak	POOR	Fails sounding test, significant gall at root crown, lack or root flare, many large dead limbs	REMOVE
3	44	Southern Red Oak	POOR	Many large dead limbs throughout canopy, rot and decay present at past limb failures	REMOVE

FINAL LANDSCAPE LAYOUT WILL BE DESIGNED AND INSTALLED IN THE FIELD.



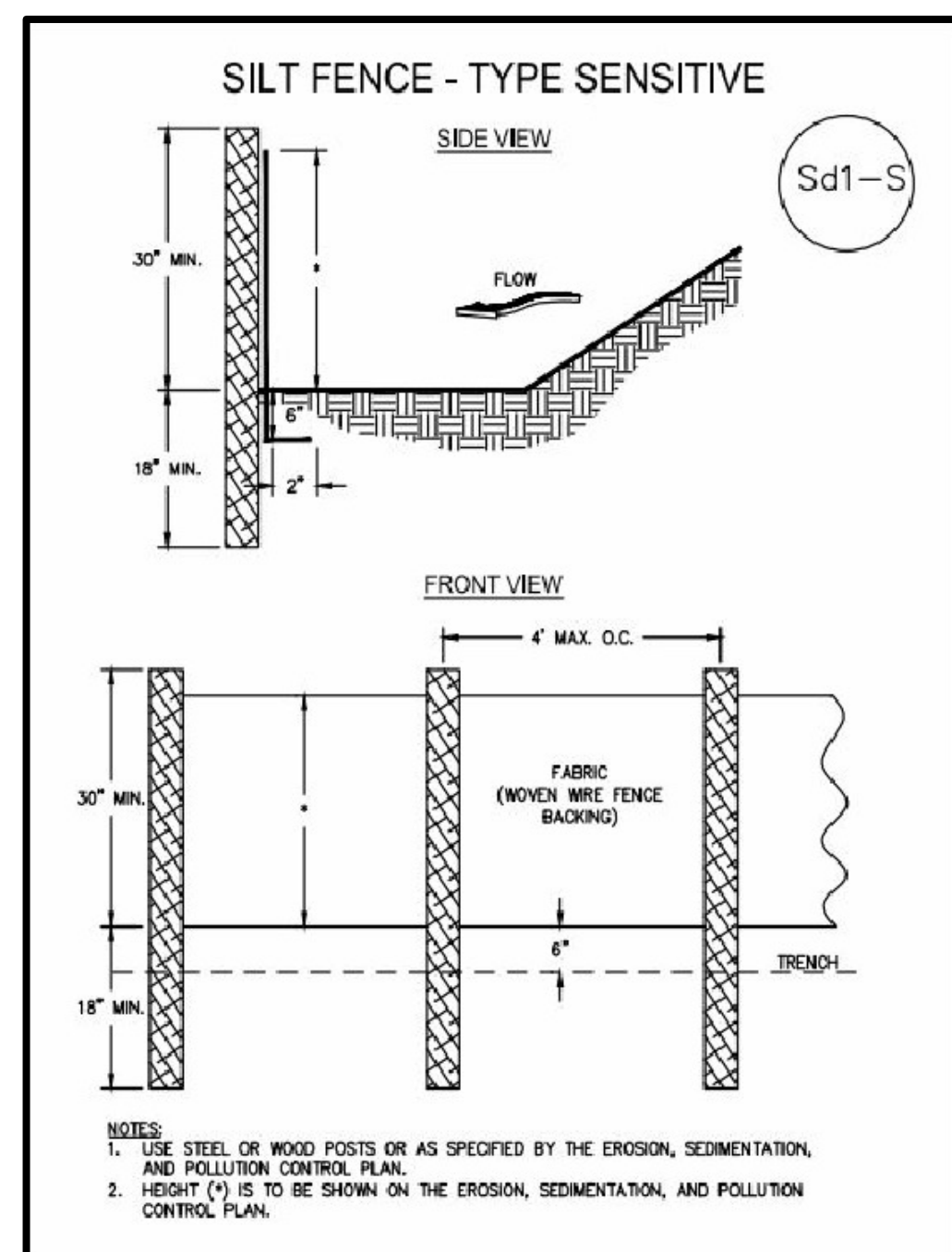
NOTES:

1. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED OR REPAIRED AS NEEDED. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY A CERTIFIED ARBORIST.
3. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION DURING FENCE INSTALLATION AND REMOVAL, AND NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
4. TRENCHING FOR SILT FENCE, UTILITIES OR IRRIGATION SHALL NOT BE MADE IN TREE PROTECTION AREAS, INCLUDING BY UTILITY COMPANIES. LINES MAY BE JACORED UNDERNEATH THE PROTECTIVE FENCING AT A MINIMUM DEPTH OF 4 FEET OR AS REQUIRED BY CITY BUILDING OFFICIAL.

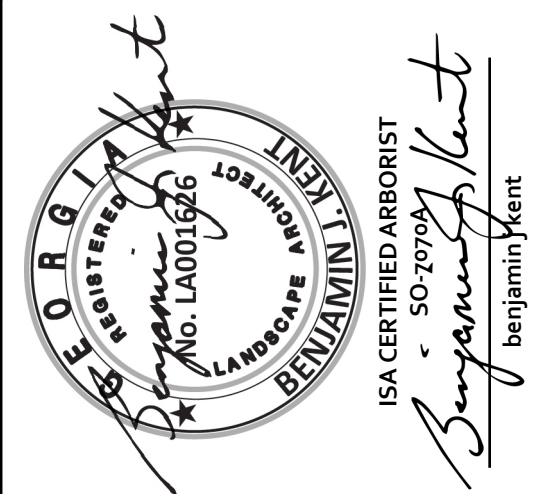


 TREE PROTECTION DETAIL

SCALE: N.T.S.



CREATED:



PIN 009400020238, LOTS 38, 39, & 40, BLOCK 5
FORREST HILL PARK SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District

[illegible]

DISC. LEAD:	DESIGNER:	CHECKER:
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TREE CONSERVATION PLAN

SHEET	TCP101
-------	--------

REVISIONS

Date MAY 21, 2021

JULY 2, 2021

JULY 20, 2021



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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WLW

Checked By: WLW

Date: P1 JANUARY 21, 2022

Job No.:

Drawing Number

EX01

of



RELEASED FOR CONSTRUCTION

KEY

- | | | | |
|---|---|---|--|
| ① | ELECTRIC PANEL
BRAND: GE
CAT #: TM32FCD
AMPS: 150 | ③ | WATER HEATER
MANUFACTURER: AMERICAN
SERIAL #: 0425115933
MODEL #: FG2J5040T3NOV |
| ② | AIR HANDLER
MANUFACTURER: GOODMAN
SERIAL #: 1505032766
MODEL #: CAPF3636B6DB | ④ | HEAT PUMP
MANUFACTURER: ICP
SERIAL #: X145065896
MODEL #: WCA3364GKC100 |

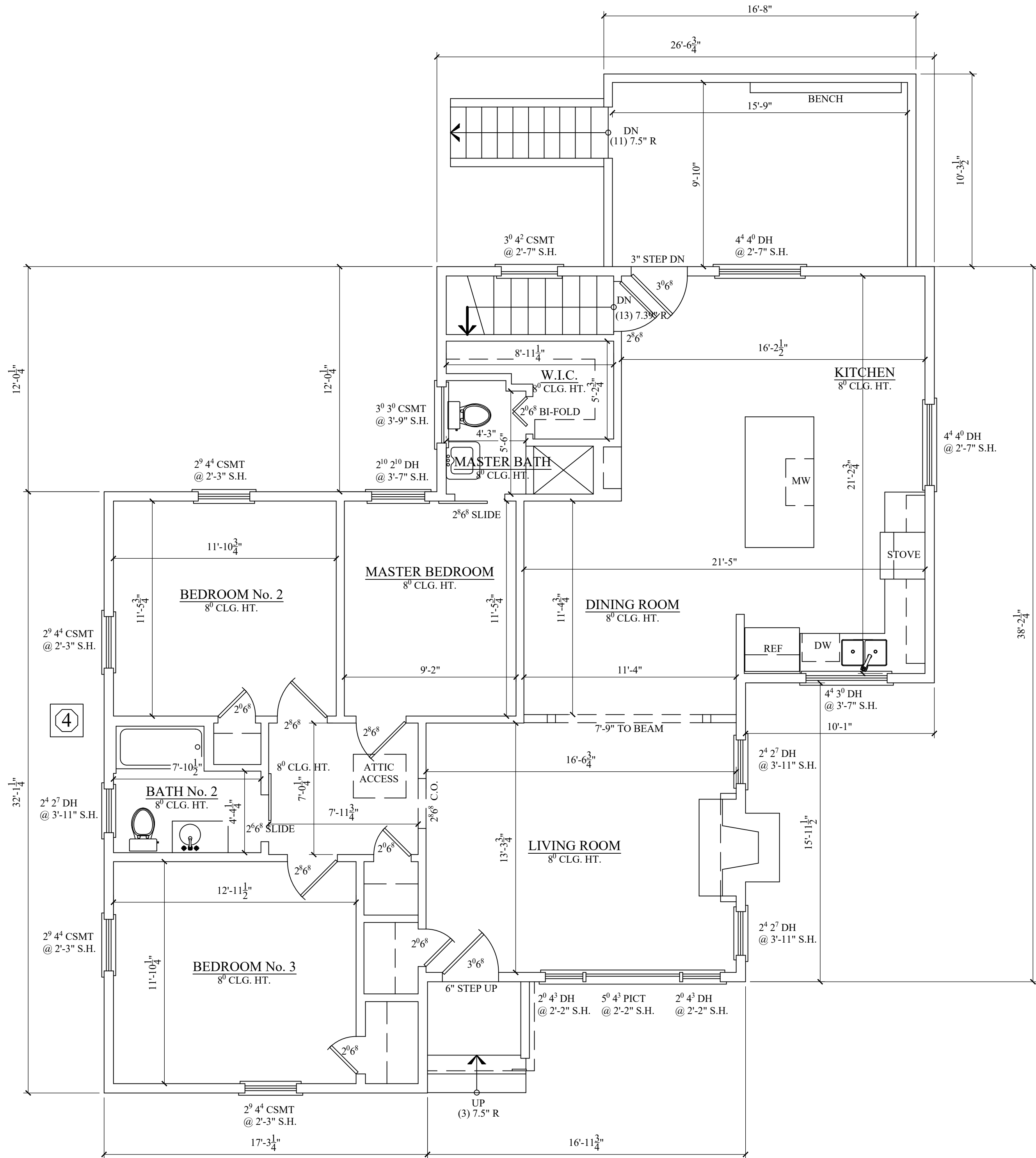
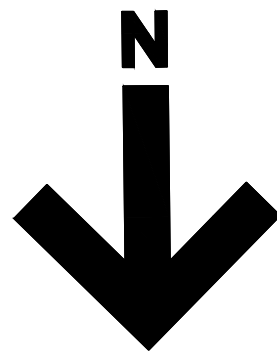
SQUARE FOOTAGE

HEATED

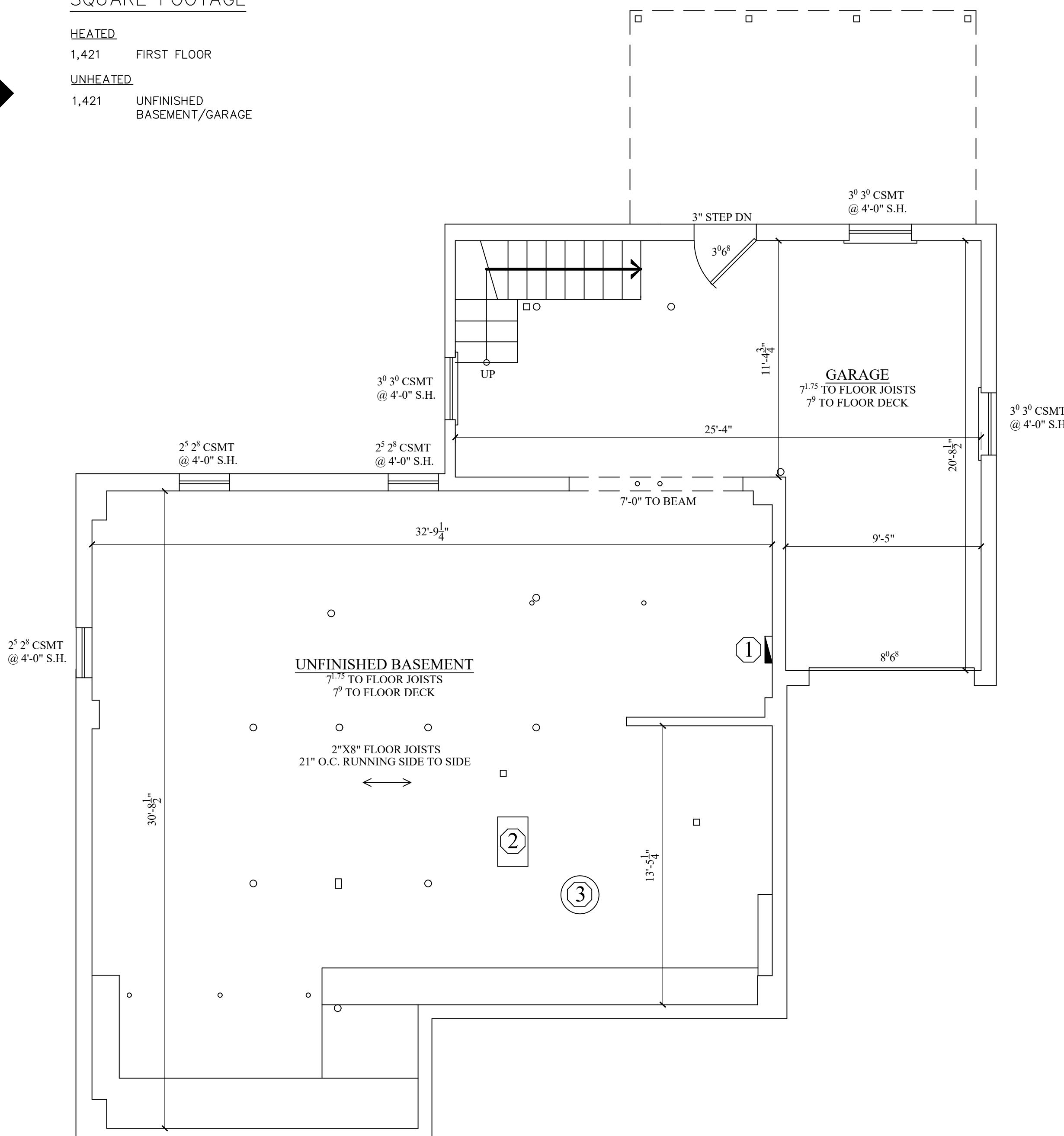
1,421 FIRST FLOOR

UNHEATED

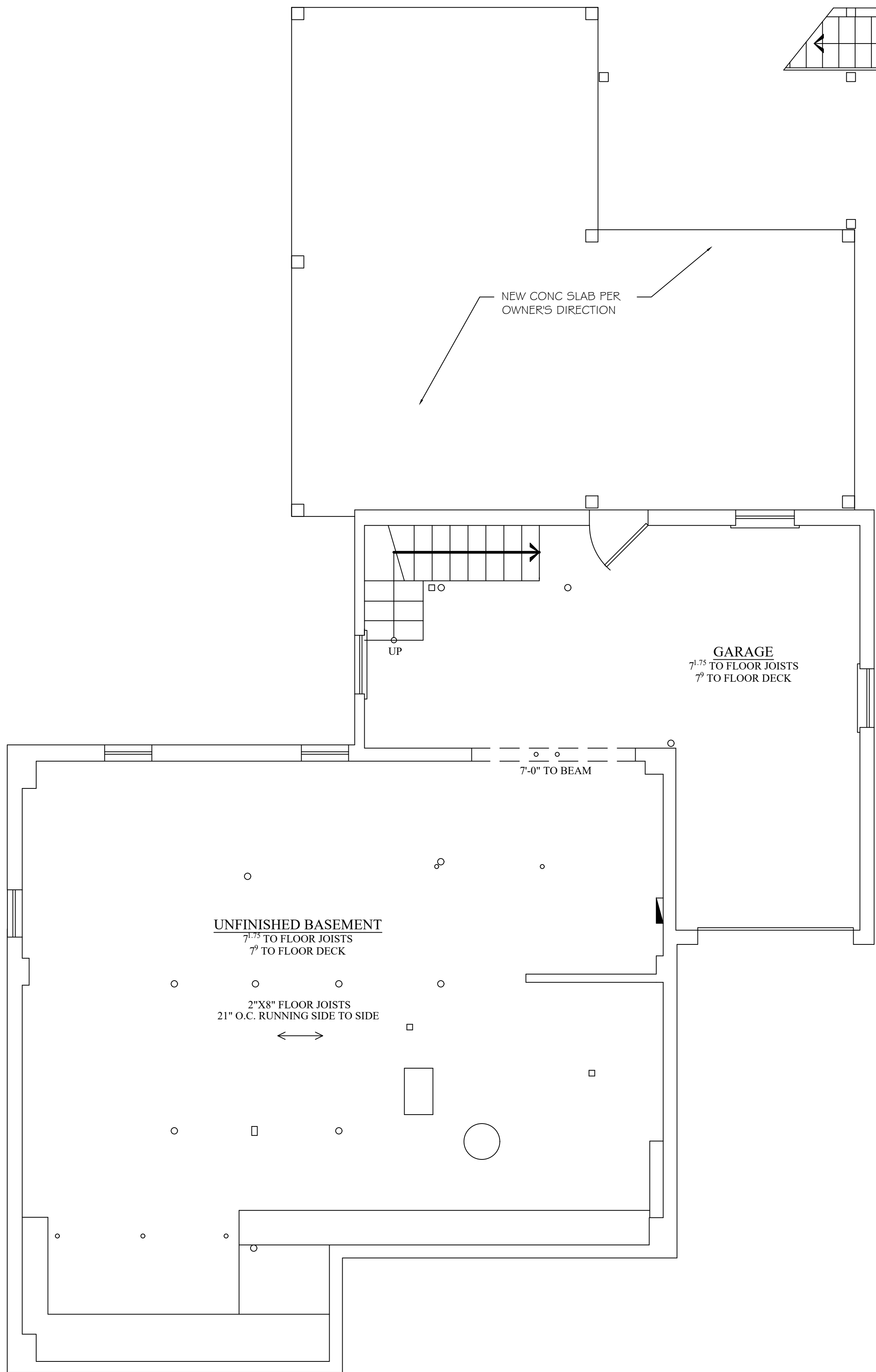
1,421 UNFINISHED
BASEMENT/GARAGE



① EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

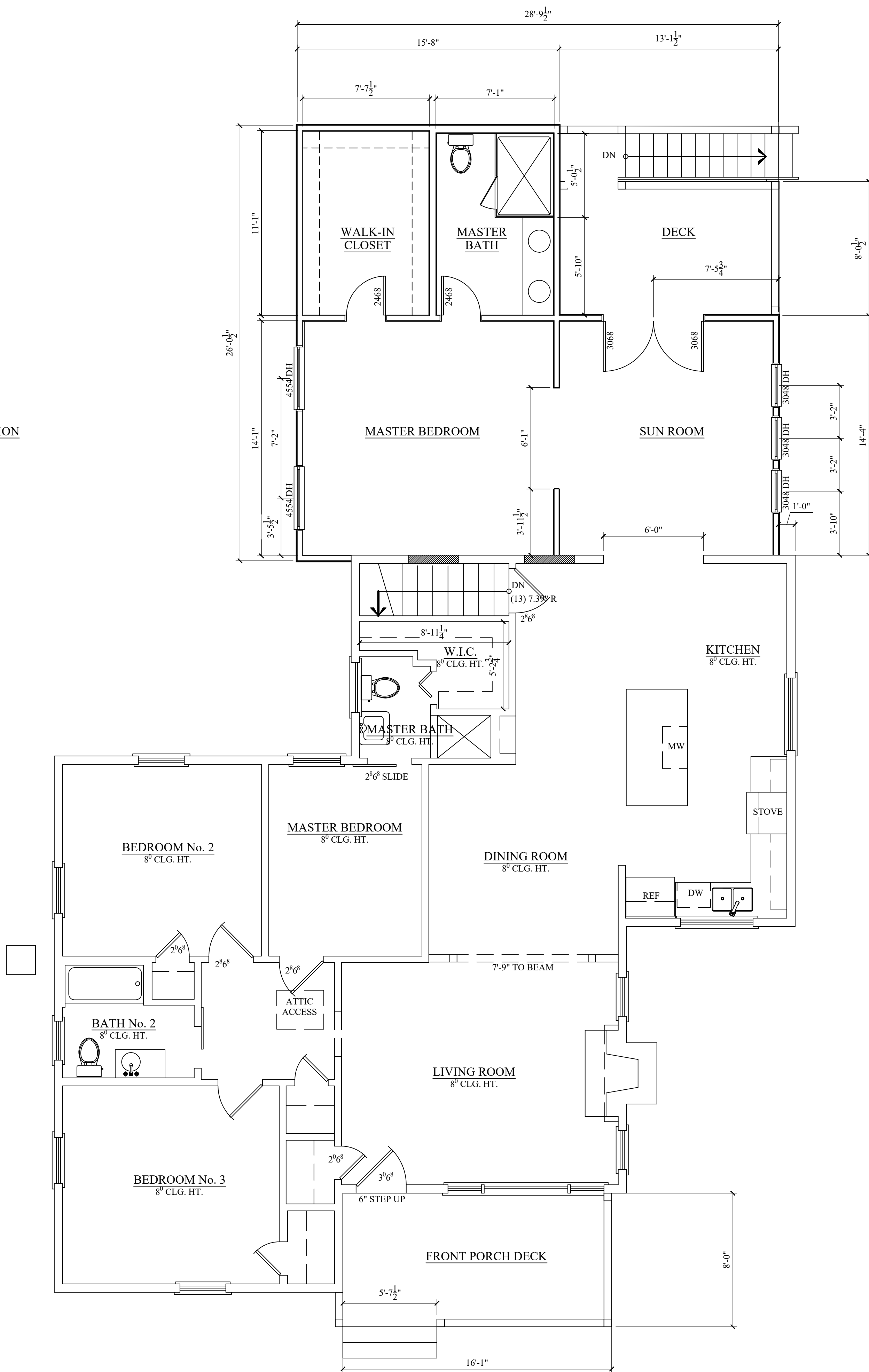


② EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A01 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 1/4"=1'-0"

595 SF ADDITION



1
A01 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



RELEASED FOR CONSTRUCTION

REVISIONS	
Date	
	
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WYNN L. WARNER ARCHITECT 5292 CAMDEN LAKE PARKWAY ACWORTH, GA 30101 (770)365-6638	
ESPINOSA RESIDENCE 556 OAK DRIVE ATLANTA, GEORGIA 30354	
Drawn By:	W/LW
Checked By:	W/LW
Date:	FEBRUARY 8, 2022
Job No.:	
Drawing Number	PA01

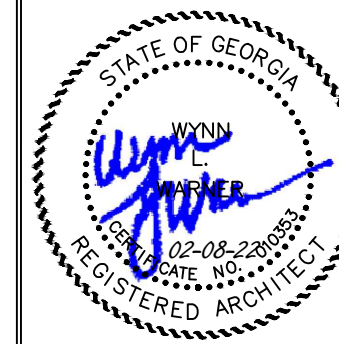
Architectural elevation drawing of a house. The drawing shows a gabled roof with a chimney on the right side. The roof pitch is indicated as 12/7. The house features horizontal siding on the left side and a brick chimney. There are several windows: two double-hung windows on the left, a single double-hung window in the center, and two more double-hung windows on the right. The drawing is a line art representation with no shading.

Architectural elevation drawing of a house. The drawing shows a gabled roof with a chimney on the left side. The siding is labeled "HARDI BOARD LAPPED SIDING (TYPICAL)". The roof pitch is indicated as 12/7. The front porch has a railing and a set of stairs leading down to the left. The foundation is shown as a stone wall. There are several windows, including a large double window on the porch and smaller windows on the main level. The drawing is a line art representation with no shading.

[illegible]

Diagram illustrating a Column Footing Detail. The footing is 2'-0" wide. It contains 24" SQ X 24" DEEP CONC FOOTING W/ (3) #4 BARS EA WAY. A strong-tie is shown at the top. The diagram is labeled "COLUMN FOOTING DETAIL" and "SCALE: 1" = 1'-0"

Date _____



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5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
770)365-6638

556 OAK DRIVE
ATLANTA, GEORGIA 30354

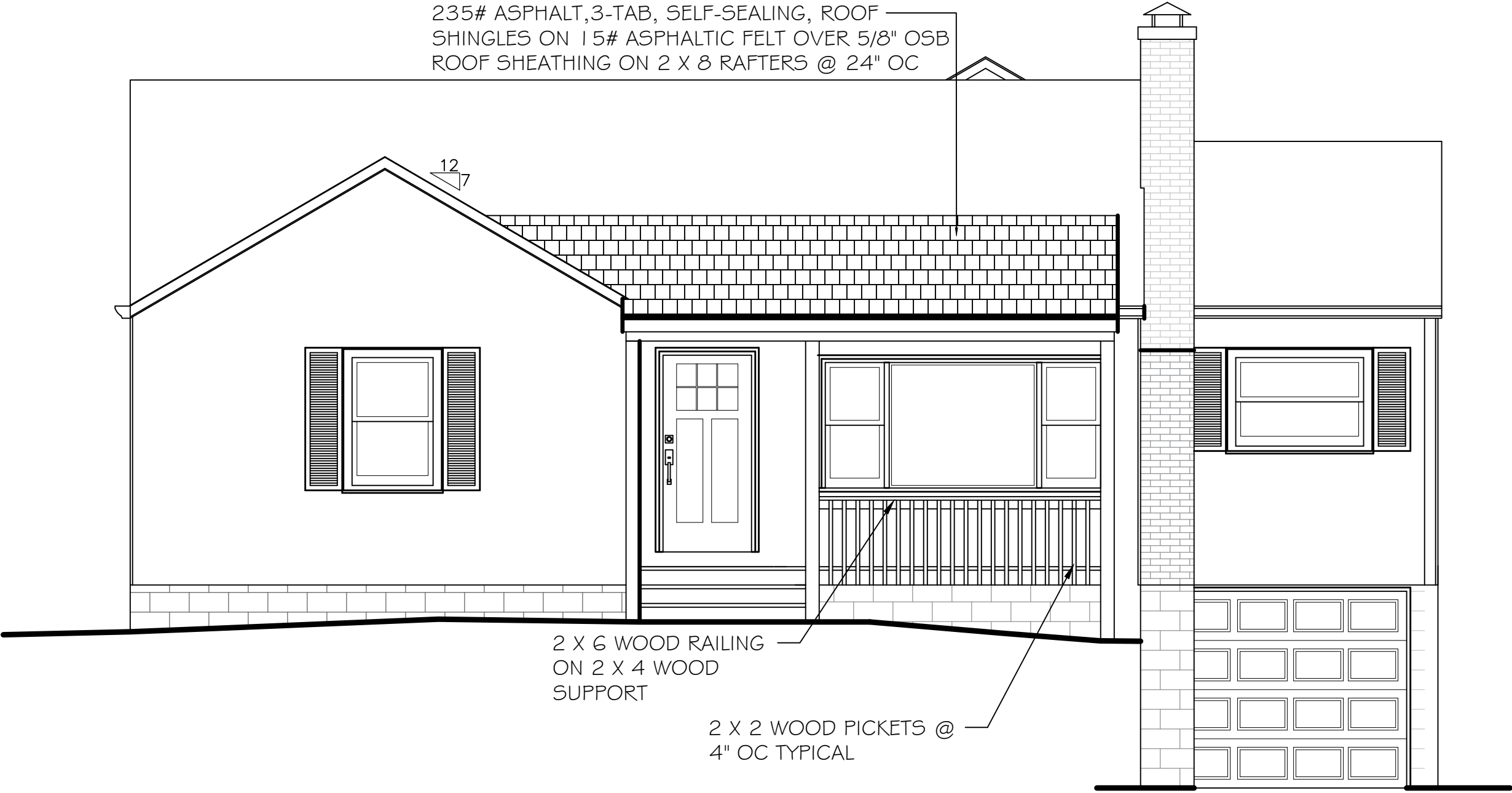
Drawing Number

PA02

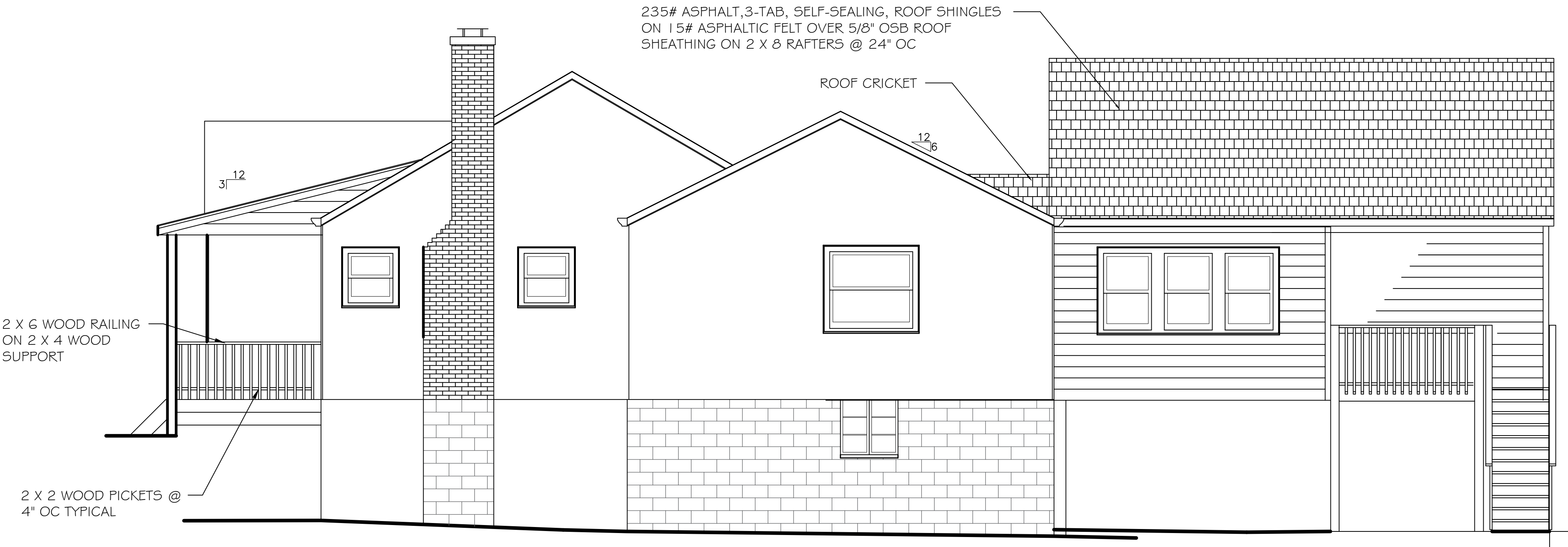
of



RELEASED FOR CONSTRUCTION



1 PROPOSED FRONT ELEVATION
PA03 SCALE: 1/4"=1'-0"



2 PROPOSED RIGHT ELEVATION
PA03 SCALE: 1/4"=1'-0"

REVISIONS

Date	MAY 21, 2021
	JULY 2, 2021
	JULY 20, 2021

STATE OF GEORGIA

WYNN L. WARNER ARCHITECT

REGISTERED ARCHITECT

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	W/LW
Checked By:	W/LW
Date:	FEBRUARY 8, 2022
Job No.:	
Drawing Number	PA03

of

CODE/ DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.

SECTION 16

ASCE 7-116

BUILDING CLASSIFICATION
RISK -OCCUPANCY CATEGORY - II (TABLE 1604.5)

OCCUPANCY CLASSIFICATION - R (RESIDENTIAL)

2. GRAVITY LOAD

2.1 UNIFORM ROOF LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

ROOF 20 PSF
GROUND SNOW LOAD 5 PSF
EXPOSURE FACTOR 1PSF
IMPORTANCE FACTOR 1.0

2.2 CONCENTRATED FLOOR LOADS - DISTRIBUTED OVER AN AREA OF 2.5 FEET SQUARE UNLESS NOTED OTHERWISE:

3. WIND LOADS:

ULTIMATE WIND SPEED: 106 MPH
NOMINAL WIND SPEED: 83 MPH
IMPORTANCE FACTOR = Iw = 1
EXPOSURE - B

EXPOSURE & INTERNAL COEFFICIENTS = +/- 0.18 (ASCE 7-16 TABLE 26.11-1)
DIRECTIONALITY (Kd) = 0.85 (ASCE 7-16, TABLE 26.6-1)

4. SEISMIC LOADS:

RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR: Ie = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS
Ss 0.186g
S1 0.085g
SITE CLASS: D

SPECTRAL RESPONSE COEFFICIENTS

SDS 0.199g
SD1 0.136g

SEISMIC DESIGN CATEGORY C

LIGHT FRAME - WOOD WITH WOOD SHEATHING & METAL SHEAR STRAPS.
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE ANALYSIS
RESPONSE MODIFICATION COEFFICIENT, R= 6.5
DEFLECTION AMPLIFICATION FACTOR, Cd = 4
BASESHEAR X = 1.0K
BASESHEAR Y = 1.2K

SOILS

- 1.THE DESIGN ALLOWABLE SOIL BEARING CAPACITY SHALL BE EQUAL TO OR GREATER THAN 2,000 PSF.
- 2.FROST DEPTH SHALL BE 12" BELOW FINISHED GRADE.
3. ALL STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95% PROCTOR SCALE.
4. ALL WALL FOOTINGS SHALL BE ON UNDISTURBED NATURAL SOILS OR STRUCTURAL FILL.
5. SOIL COMPACTION AND FILL SHALL BE MONITORED AND TESTED DURING PLACEMENT BY A LICENSED GEOTECHNICAL ENGINEER.

FOUNDATION

1. ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. STRUCTURAL TESTING/ INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM.
3. INDIVIDUAL SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUPPORTING 2000 PSF.
3.1 NO FOOTINGS SHALL BEAR ON ROCK. UNDERCUT ROCK A MINIMUM OF 2 FEET BELOW BOTTOM OF FOOTING AND REPLACE WITH STRUCTURAL FILL.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".
3. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS FOR VERTICAL WALL OR COLUMN REINFORCING UNLESS NOTED OTHERWISE.
4. PLACE REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:
4.1 CAST-IN-PLACE (NON-POST-TENSIONED) CONCRETE REINFORCEMENT

PERMANENTLY EXPOSED TO EARTH:

CAST AGAINST THE EARTH 3" COVER

EXPOSED TO EARTH OR WEATHER:

FOR BARS LARGER THAN A NO.5: 2" CLEAR
NO.5 BARS OR SMALLER: 1 1/2" CLEAR
COLUMN TIES 1 3/4" CLEAR

NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE EARTH:

WALLS 3/4" CLEAR
SLABS 3/4" CLEAR
COLUMN TIES 1 1/2" CLEAR
BEAM/ GIRDER STIRRUPS 1 1/2" CLEAR

5. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS EXCEPT FOR REINFORCEMENT MARKED "CONTINUOUS" WHICH CAN BE SPLICED AT LOCATIONS DETERMINED BY THE CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE		MASONRY	
BAR SIZE	LAP LENGTH (IN.)	BAR SIZE	LAP LENGTH (IN.)
3	22"	3	19"
4	29"	4	25"
5	36"	5	31"
6	43"	6	57"

6. PROVIDE EPOXY-COATED REINFORCEMENT IN AGGRESSIVE ENVIRONMENTS AS FOLLOWS:

6.1 EPOXY-COATED REINFORCING STEEL SHALL CONFORM TO ASTM A775.

6.2 EPOXY COAT THE FOLLOWING REINFORCEMENT:

TOP REINFORCING STEEL

SUPPORT BARS FOR TOP REINFORCEMENT

ALL REINFORCEMENT CROSSING CONSTRUCTION JOINTS

ALL REINFORCEMENT IN POUR STRIPS

CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ACI 318-14 AND CRSI STANDARDS.

2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM SPECIFIED 28-DAY COMPRESSIVE STRENGTH:
2.1 NORMAL WEIGHT STRUCTURAL CONCRETE (150 PCF):

FOOTINGS, PEDESTALS	3,000 PSI
SLABS-ON-GRADE	3,000 PSI

3. PIPES OR DUCTS SHALL NOT EXCEED ONE-THIRD THE SLAB OR WALL THICKNESS UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.

4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.

5. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

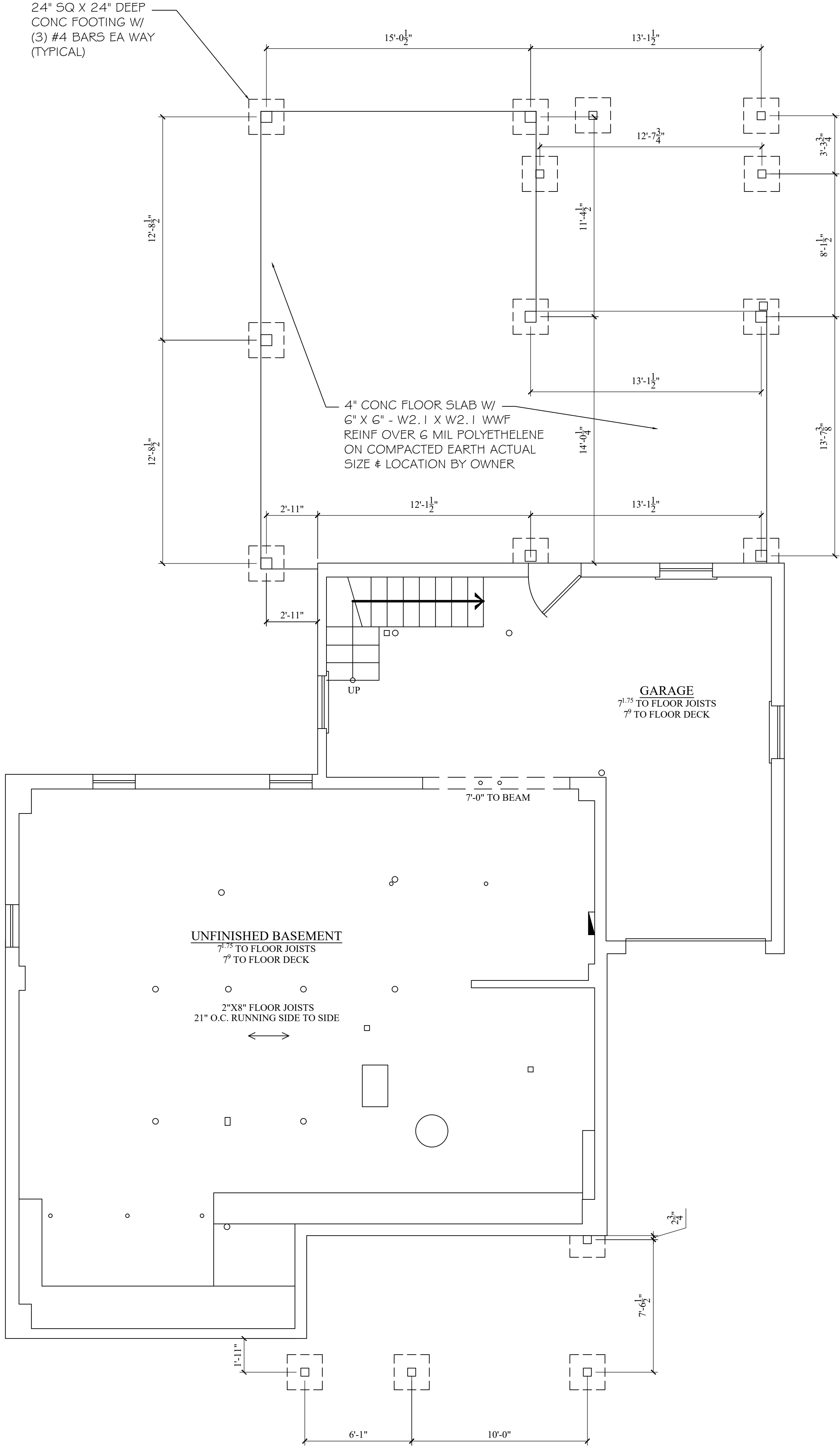
6. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE ARCHITECT/ ENGINEER.

7. PENETRATIONS OTHER THAN THOSE INDICATED ON THE DRAWINGS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT/ ENGINEER.

8. ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE.

9. WHERE ALUMINUM ANCHORS, SHAPES OR ELECTRICAL CONDUITS ARE EMBEDDED IN CONCRETE, ALL CONTACT SURFACES SHALL BE PAINTED WITH ZINC-CHROMATE PRIMER. PAINT SHALL BE ALLOWED TO DRY THOROUGHLY BEFORE ALUMINUM IS PLACED IN CONTACT WITH THE CONCRETE. ALUMINUM SURFACES TO BE PLACED IN CONCRETE, WOOD OR MASONRY CONSTRUCTION, EXCEPT WHERE ALUMINUM IS TO BE EMBEDDED IN CONCRETE SHALL BE GIVEN A HEAVY COAT OF AN ALKI-RESISTANT BITUMINOUS PAINT PRIOR TO INSTALLATION. PAINT SHALL BE APPLIED AS IT IS RECEIVED FROM THE MANUFACTURER WITHOUT THE ADDITION OF ANY THINNER.

24" SQ X 24" DEEP
CONC FOOTING W/
(3) #4 BARS EA WAY
(TYPICAL)



2 FOUNDATION PLAN
A01 SCALE: 1/4"=1'-0"



RELEASED FOR CONSTRUCTION

REVISIONS

Date MAY 21, 2021

JULY 2, 2021

JULY 20, 2021



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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: W/LW

Checked By: W/LW

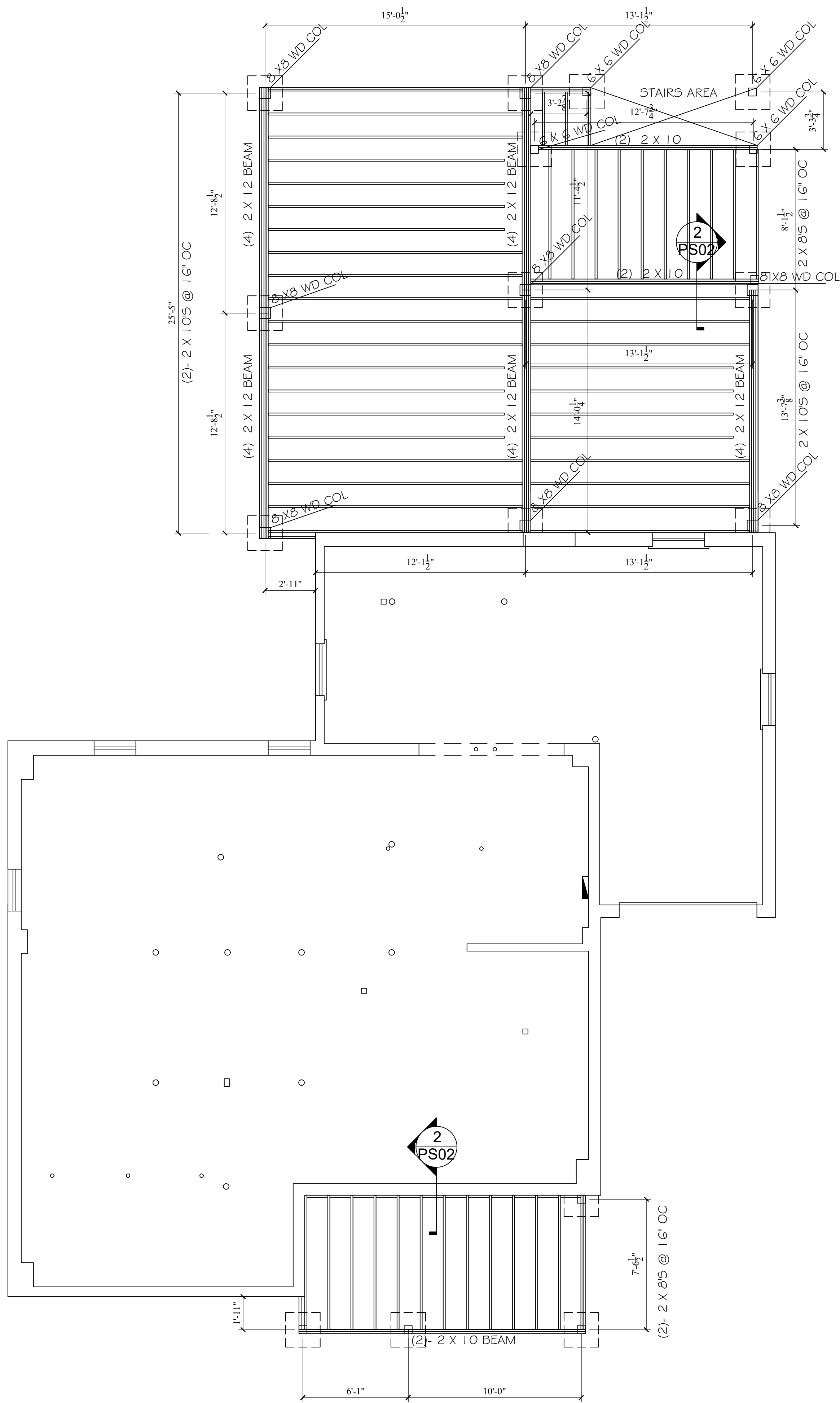
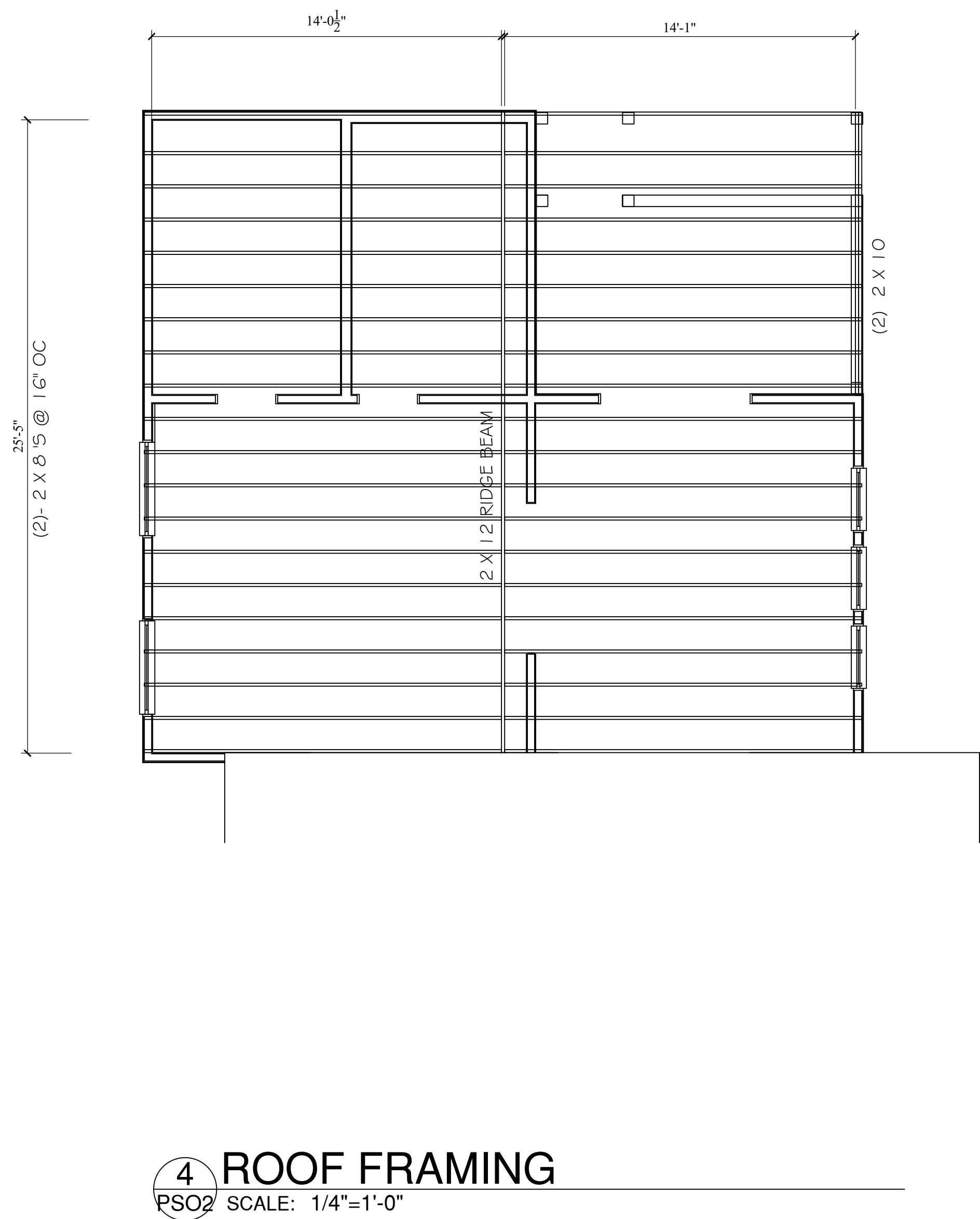
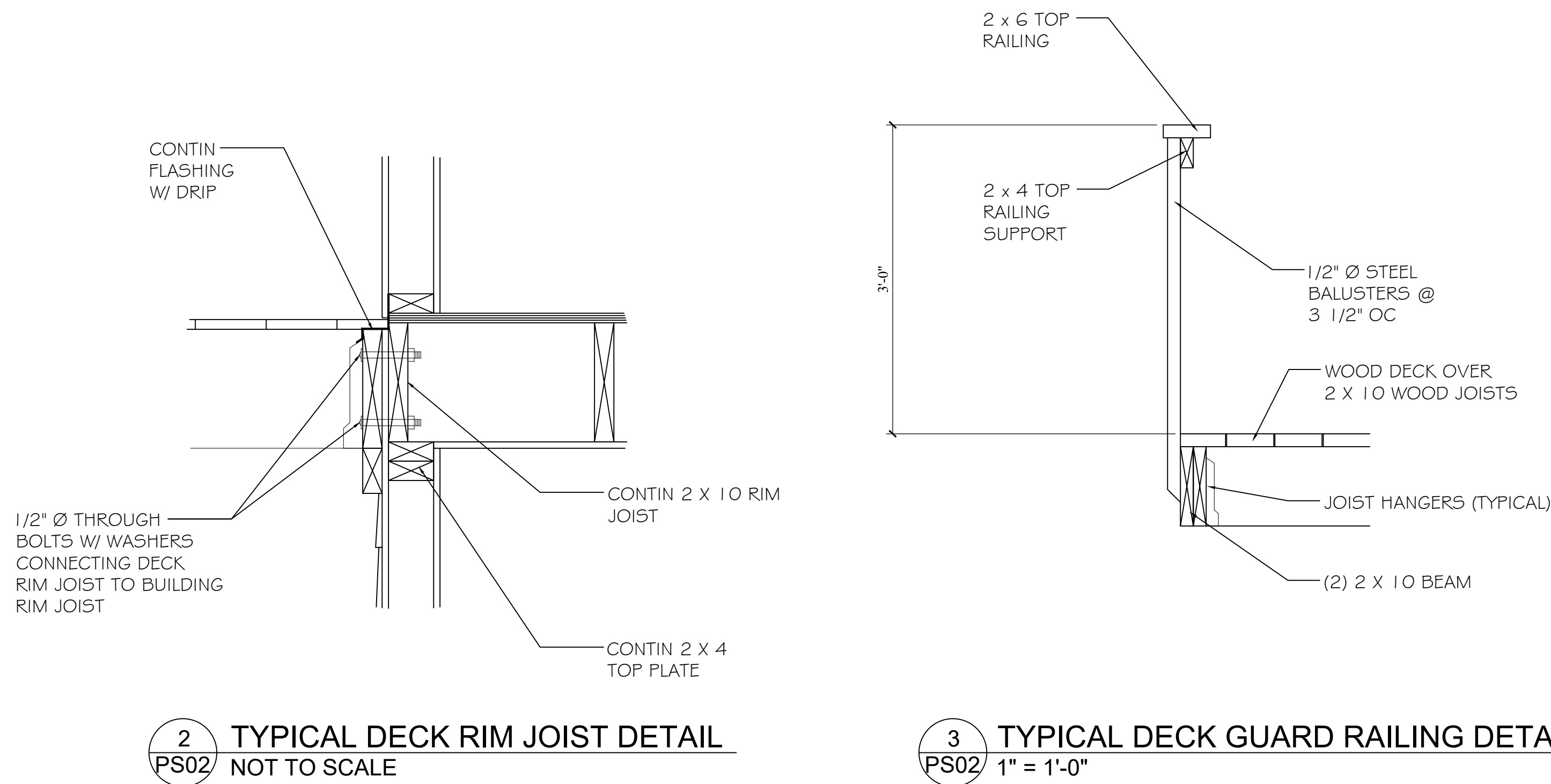
Date: P1 JANUARY 21, 2022

Job No.:

Drawing Number

PS01

of



REVISIONS	
Date	MAY 21, 2021
	JULY 2, 2021
	JULY 20, 2021

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	W/LW
Checked By:	W/LW
Date:	P1 JANUARY 21, 2022
Job No.:	
Drawing Number	PS02

of



RELEASED FOR CONSTRUCTION



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: April 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 556 Oak Drive, - rear addition and front porch

BACKGROUND

The City of Hapeville has received a site plan application from Joseph Espinosa for the construction of rear addition and front porch to an existing single family home located at 556 Oak Drive. The rear additional will include a master bedroom and bath, sunroom, rear deck. The existing home is 1,421 SF. With the rear addition and rear deck (736 SF) and front porch (130 SF), the home will be 2,287 SF. The lot is shown to be .248 acres or 9,376 SF.

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

The following uses are permitted in any R-SF zone:

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-SF Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (sq ft)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	20	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***Setback dimensions provided:***
 - ***New porch does not encroach, however, front setback has not been provided.***
 - ***Rear setback is 26.87'.***
 - ***East side setback is 19.8'. West side setback dimensions has not not provided.***
 - ***Building height is 20' 3"***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***No change to driveway proposed.***
 - c. The locations, area and number of proposed parking spaces.
 - ***No change proposed – existing driveway will be used.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing grades shown.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***2 trees in poor condition to be removed. See tree conservation plan.***
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
 - ***No detail has been provided.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***An existing retaining wall is shown adjacent to the existing driveway.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 4,000 SF. The proposed site area is .284 acres or 9,376 SF, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 70%, or 2,494 SF. The lot coverage should be detailed by type.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***Proposed addition will create a 4 br, 3 ba house with 2,287 SF which is compliant.***
- d. Floor area in nonresidential use by category.
- ***Not applicable for this application.***
- e. Total floor area ratio and/or residential density distribution.
- ***Not applicable***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Existing garage and driveway provide parking.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact,

environmental impact, stormwater and erosion control, etc. of the proposed development.

- **Compliant**

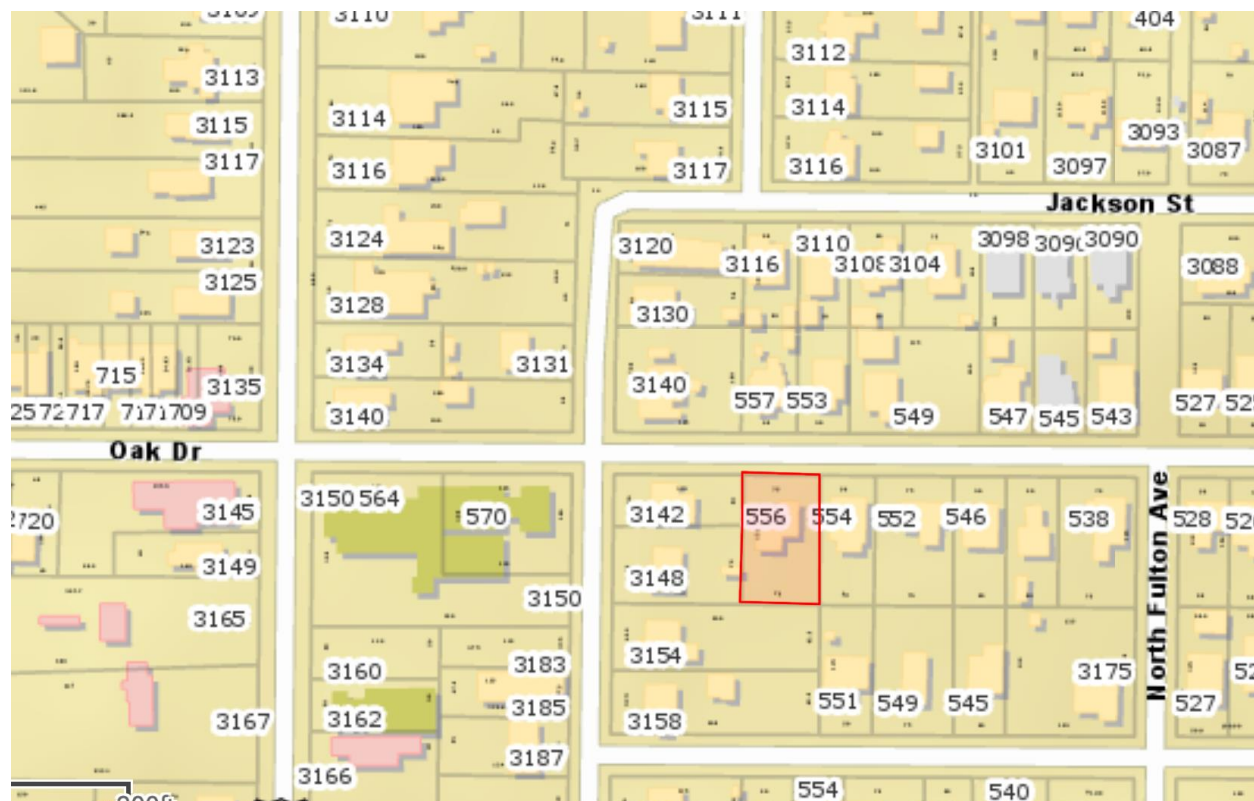
RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- *Provide front setback and west setback dimensions.*
- *Provide detailed lot coverage by type.*

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items, the variance, and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map 556 Oak Drive



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

4.1.22 - 1st Arborist Review - Not Approved
Teresa Eldredge teresa@tjschell.com

General Requirements:

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- _____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

Revise
per
redline
plan
notes

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12. Other comments:

Will this addition be 3' above flood

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

✓ _____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

✓ _____ 9. Show tree protection fence detail. **City details**

✓ _____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

✓ _____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

The chart shown is not sufficient - report must include the Arborist's ISA Certification number and specific photos of the deficiencies indicated.

_____ 14. Other comments:

Tree Replacement Plan:

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

If
applicable

✓
_____ 3. Show calculations for total inch for inch landmark tree replacements

✓
_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

✓
_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

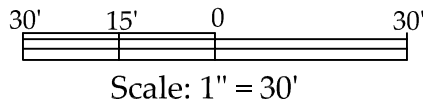
Tree Conservation Plan Notes:

Add these notes to plan

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

RETRACEMENT & TOPOGRAPHIC SURVEY OF

556 Oak Drive, N.E., Atlanta, Ga. 30354
PIN 14 009400020238, Lots 38, 39 & 40, Block 5, Forrest Hill Park SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District,
9,376.31 SQ. FT. and 0.215 Acres of Land



ZONING INFORMATION

ZONING INFORMATION ON THIS PLAT WAS
TAKEN FROM MUNICODE, FULTON COUNTY GIS
AND CITY OF ATLANTA GIS WEBSITES AND IS
NOT GUARANTEED TO BE CORRECT OR
CURRENT.

ZONING - RSF

SURVEY NOTES

- References:
(a) Deed Book 54572 Page 379, Plat Book7, Page 59.
(b) Adjoining deeds and records as shown on survey
- North and Bearings Shown are based on Survey Reference
- Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- Elevations was obtained from Fulton County GIS and are assumed.
- Referring to FIRM Map 13121C0366F Dated September 182013 this property lies within Zone "X" and "A" and IS in a Flood Hazard Area.
- Field Equipment used: Topcon GTS Total Station
- This plat has been calculated for closure and is found to be accurate to within one foot in 978,626 feet.
- Property Owner is St Pat LLC with a Tax Parcel PIN: 14 009400020238 at time of survey.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

ARTICLE 22.1. - DIMENSIONAL REQUIREMENTS (R-SF)

MINIMUM LOT SIZE 4,000 square feet

LOT AREA/DU Sq.Ft 4,000 square feet

FLOOR AREA/DU Sq.Ft. 1,000 Sq.Ft.

MAXIMUM LOT COVERAGE 70%

MINIMUM ROAD FRONTAGE
MINOR COLLECTOR I5 | MAJOR ARTERIAL I5

MINIMUM REAR SETBACK 20 FOOT

MINIMUM SIDE SETBACK 5 FEET

MAXIMUM STORIES/FEET 2 1/2 / 35 foot

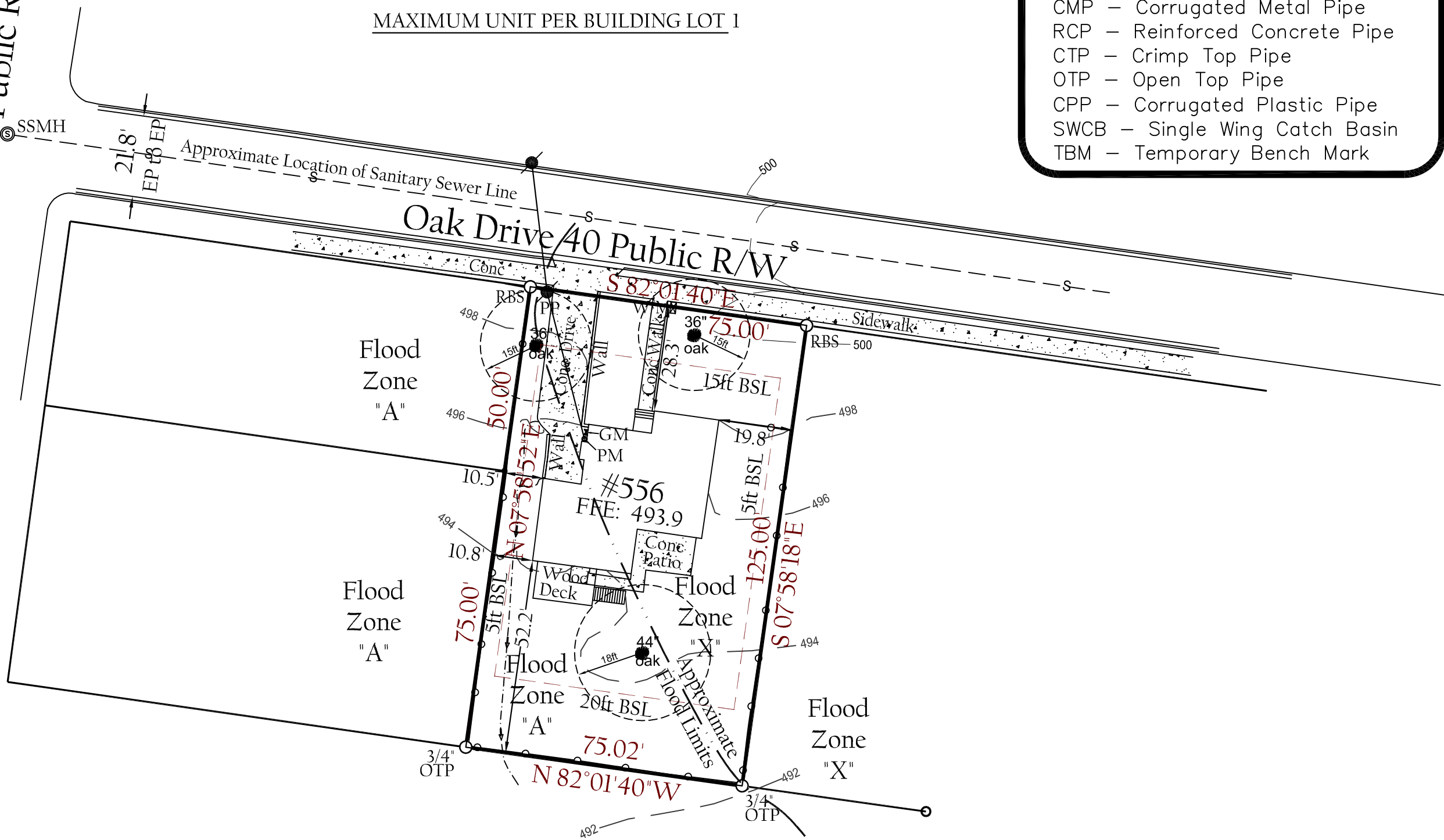
MINIMUM PARKING SPACES 2 DU

MAXIMUM UNIT PER BUILDING LOT 1

Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Irrigation Control Valve
- Gas Valve
- Gas Meter
- Electric Vault
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- CTP - Crimp Top Pipe
- OTP - Open Top Pipe
- CPP - Corrugated Plastic Pipe
- SWCB - Single Wing Catch Basin
- TBM - Temporary Bench Mark

JACKSON STREET 40' Public R/W



NOTE:
FIELD RUN TOPOGRAPHIC
TWO FOOT CONTOURS

SITE AREA
0.284 Acres
9,376.31 SQ. FT.

PLAT REVISED MAY 07, 2021 TO SHOW SETBACKS FROM MUNICODE ARTICLE 22.1.

SURVEY FOR:
Joeseeph Espinosa

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

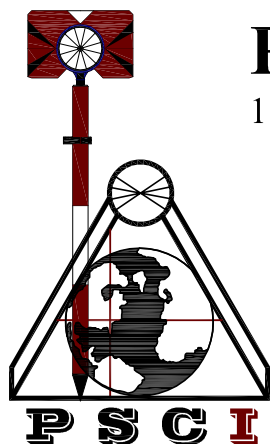


PLAT DATE 10/14/2020

Field Work 10/6/2020

Sheet 1 of 1

Page 106 of 158



Perimeter Surveying Co., Inc.

1065 Sandtown Road, SW Marietta, GA 30008

PHONE: (770) 425-6824

FAX: (770) 425-6768

kencoper@aol.com

KENNETH L. NUTT, GA., R.L.S. #2104

COA# LSF001223

Computed by: RW
Drawn by: RW & RN
Checked by: KN
CREW Chief: RED
Job #: 004520

KENNETH L. NUTT R.L.S. SEAL #2104

TREE DENSITY FACTOR CALCULATIONS:

LOT SIZE = 9,376.31 SQ.FT. OR 0.215 AC

TREE DENSITY REQUIREMENT PER ACRE = 100 INCHES

DENSITY REQUIREMENTS => 0.215 AC * 100 INCHES = 21.5 INCHES POST CONSTRUCTION

TREE 01 TO REMAIN POST CONSTRUCTION => 36" DBH

SITE DENSITY REQUIREMENT MET WITH 14.5" SURPLUS

TREE #	DBH	SPECIES	CONDITION	COMMENTS	DISPOSITION
1	36	Southern Red Oak	GOOD		REMAIN
2	36	Post Oak	POOR	Fails sounding test, significant gall at root crown, lack or root flare, many large dead limbs	REMOVE
3	44	Southern Red Oak	POOR	Many large dead limbs throughout canopy, rot and decay present at past limb failures	REMOVE

LANDSCAPE NOTES:

PROPOSED LANDSCAPE TO INCLUDE MINIMAL GRASS.

PLANTING BEDS FOR FOUNDATION SHRUBS WILL BE INCLUDED ALONG BASE OF FOUNDATION, TREE AND FENCE LINES.

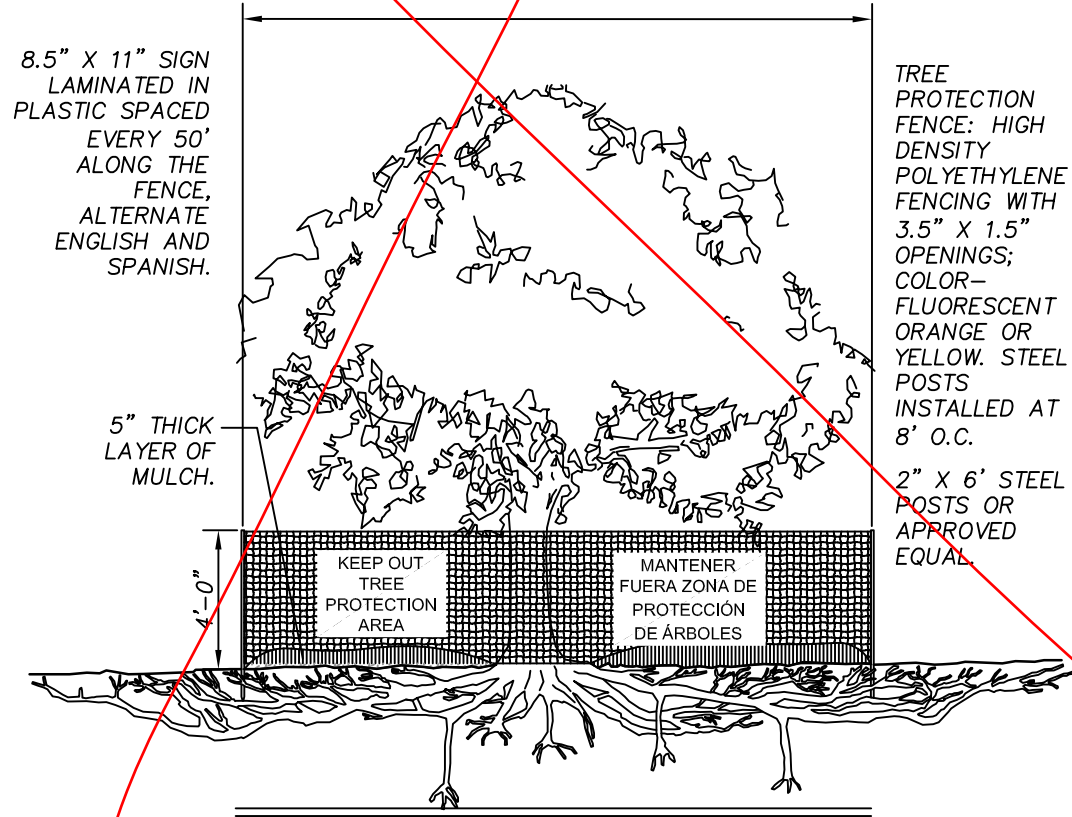
FINAL LANDSCAPE LAYOUT WILL BE DESIGNED AND INSTALLED IN THE FIELD.

If the Arborist Report shows that tree #1 is in Good Condition, it still can't be used for credit since there is disturbance in the CRZ. In addition, is the new porch in an area that is already paved? If not it will need to be moved out of the CRZ, recompensed, or, an Arborist will need to confirm that no roots are in the area to be disturbed.

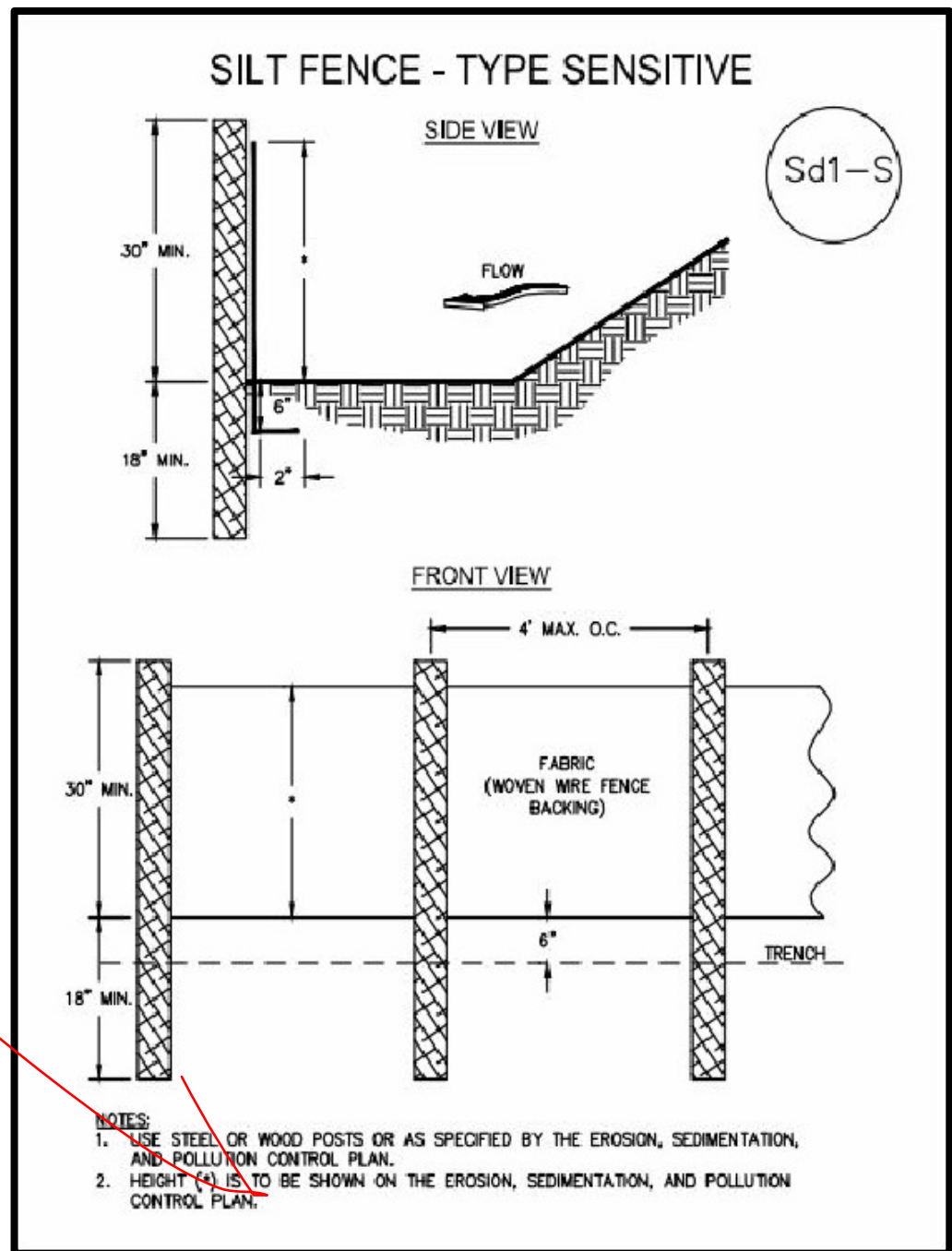
Planting plan must show 21" of new trees

Use City of Hapeville Details

- NOTES:
1. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED OR REPAIRED AS NEEDED. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 2. NO PRUNING SHALL BE PERFORMED EXCEPT BY A CERTIFIED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL AND NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 4. TRENCHING FOR SILT FENCE, UTILITIES OR IRRIGATION SHALL NOT BE MADE IN TREE PROTECTION AREAS, INCLUDING BY UTILITY COMPANIES. LINES MAY BE JACK AND BORED UNDER TREE PROTECTION AREAS AT A MINIMUM DEPTH OF 4 FEET OR AS REQUIRED BY CITY BUILDING OFFICIAL.



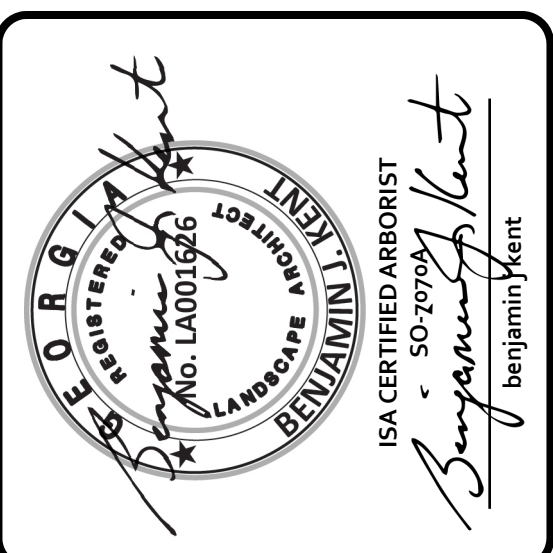
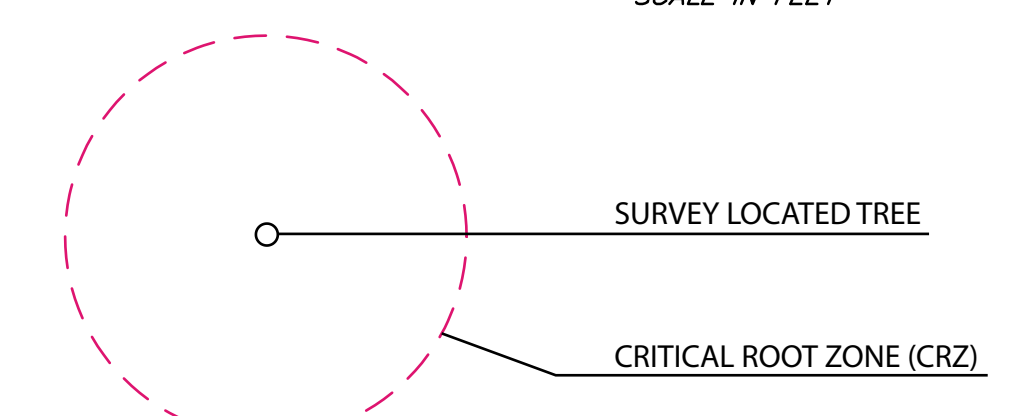
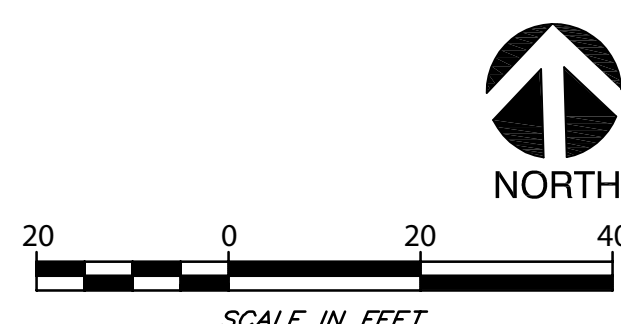
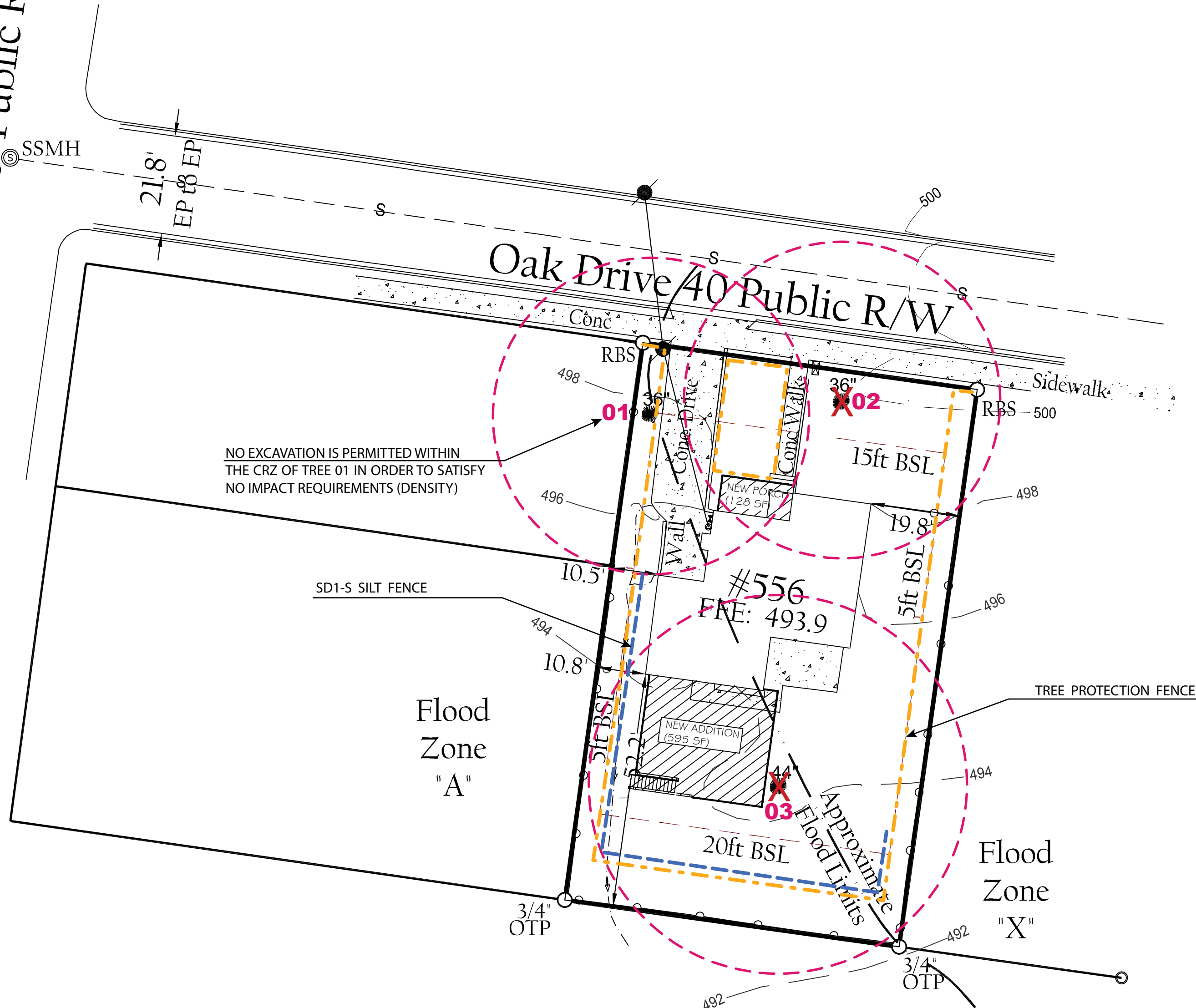
TREE PROTECTION DETAIL
SCALE: N.T.S.



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (4) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Who did this assessment?
- Include the name and ISA Certification number
The full report with photos showing the defects is/are required - this chart is not sufficient

JACKSON STREET 40' Public R/W



556 OAK DRIVE N.E.
PIN 009400020238, LOTS 38, 39, & 40, BLOCK 5
FORREST HILL PARK SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District

REV	DATE	REVISION DESCRIPTION

THIS LINE LONG WHEN PLOTTED FULL SCALE
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.
PROJECT NO: 556 Oak
DATE: 02/13/2022
DISC. LEAD: DESIGNER: CHECKER:

SHEET TITLE
TREE CONSERVATION PLAN
SHEET
TCP101

CREATED: LAST SAVED: BY: PLOT DATE:

REVISIONS

Date MAY 21, 2021

JULY 2, 2021

JULY 20, 2021



THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF WYNN L. WARNER ARCHITECT AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WYNN L. WARNER ARCHITECT

WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WLW

Checked By: WLW

Date: P1 JANUARY 21, 2022

Job No.:

Drawing Number

EX01

of



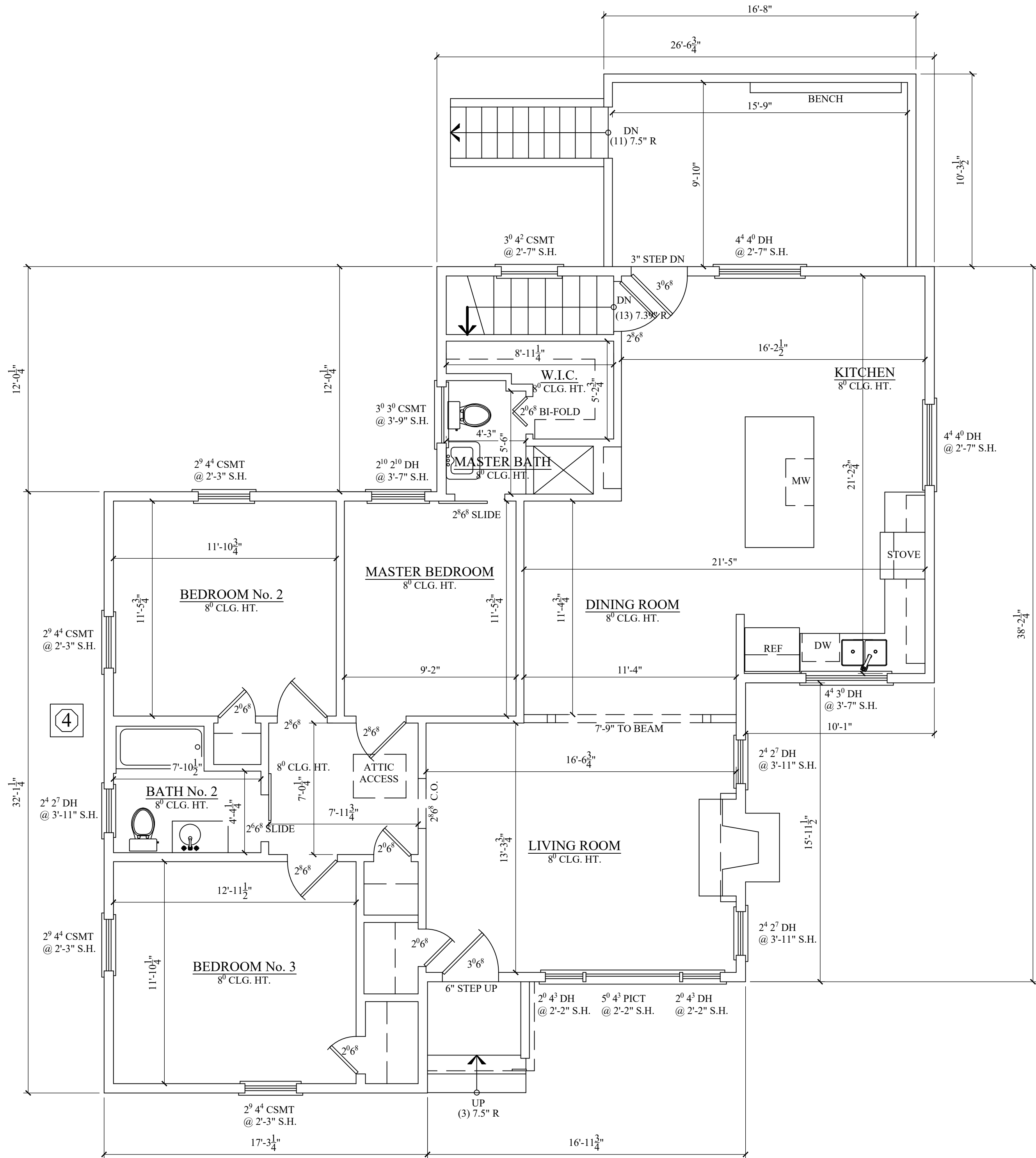
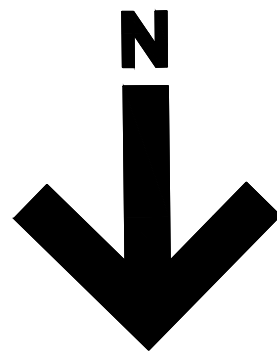
RELEASED FOR CONSTRUCTION

KEY

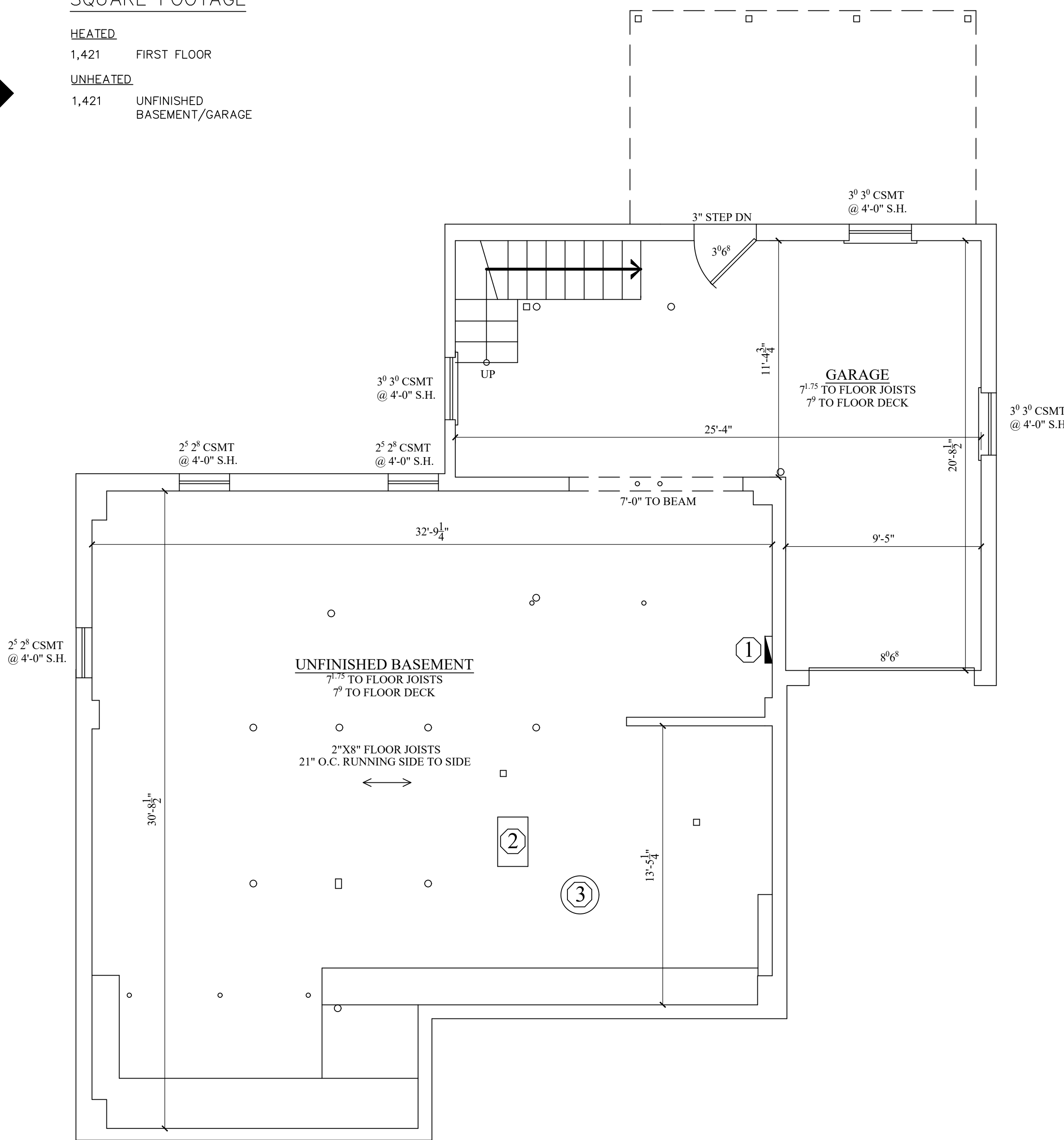
- | | |
|--|---|
| <p>① ELECTRIC PANEL
BRAND: GE
CAT #: TM32FCD
AMPS: 150</p> <p>② AIR HANDLER
MANUFACTURER: GOODMAN
SERIAL #: 1505032766
MODEL #: CAPF3636B6DB</p> | <p>③ WATER HEATER
MANUFACTURER: AMERICAN
SERIAL #: 0425115933
MODEL #: FG2J5040T3NOV</p> <p>④ HEAT PUMP
MANUFACTURER: ICP
SERIAL #: X145065896
MODEL #: WCA3364GKC100</p> |
|--|---|

SQUARE FOOTAGE

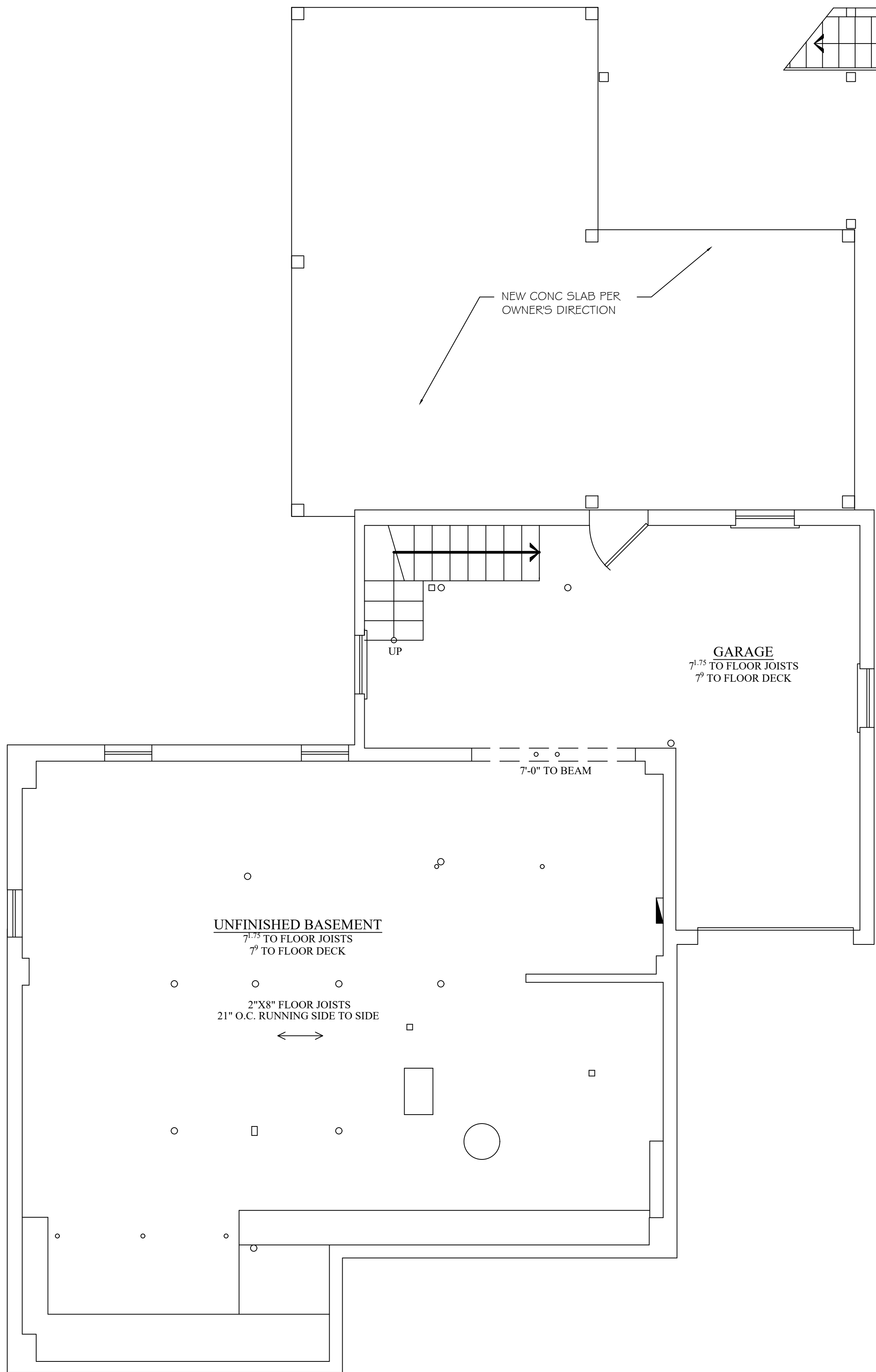
HEATED
1,421 FIRST FLOOR
UNHEATED
1,421 UNFINISHED BASEMENT/GARAGE



① EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

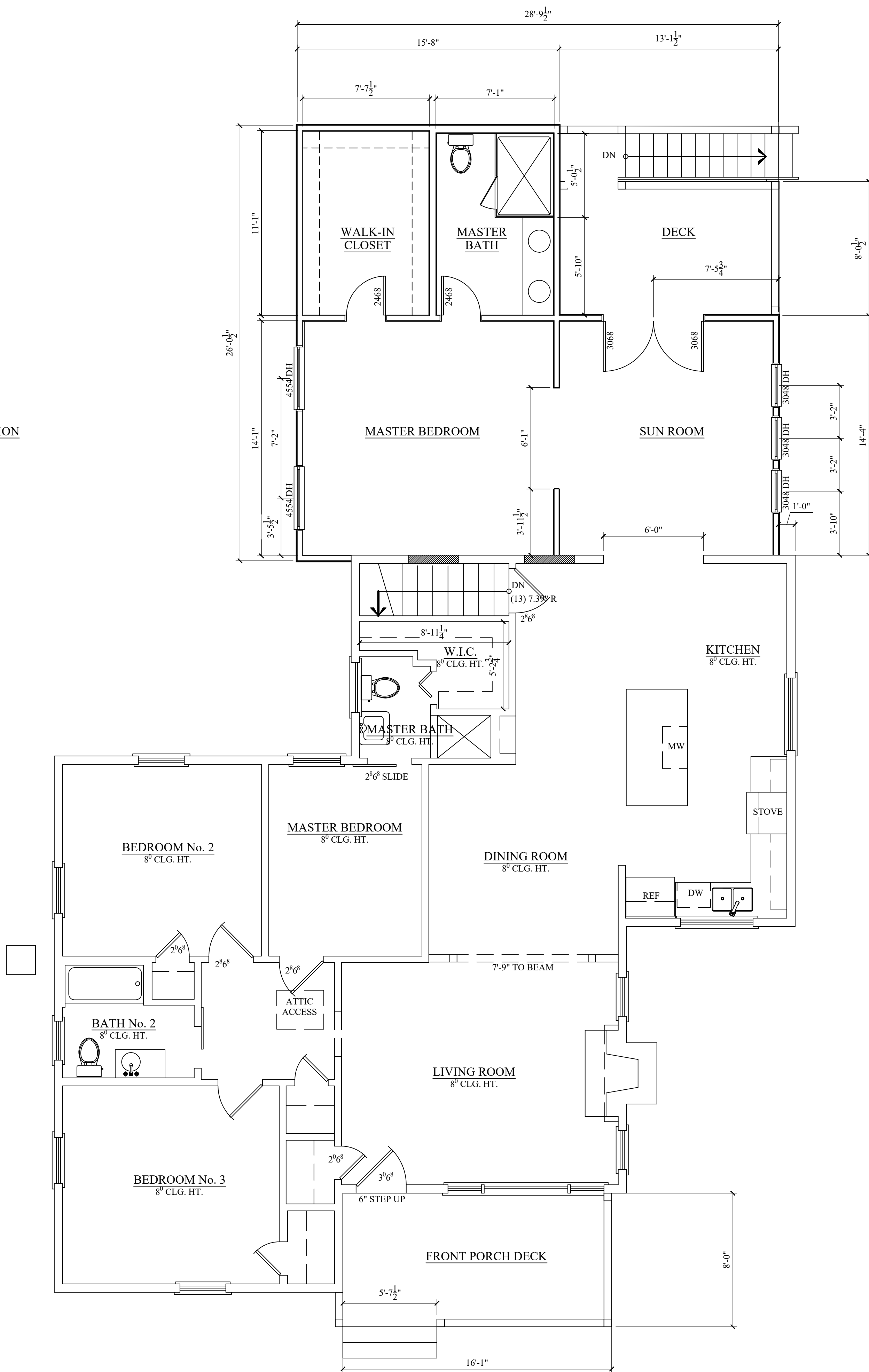


② EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
A01 SCALE: 1/4"=1'-0"

595 SF ADDITION



1 PROPOSED FIRST FLOOR PLAN
A01 SCALE: 1/4"=1'-0"



RELEASED FOR CONSTRUCTION

REVISIONS	
Date	

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	W/LW
Checked By:	W/LW
Date:	FEBRUARY 8, 2022
Job No.:	
Drawing Number	PA01

of

REVISIONS

Date

STATE OF GEORGIA

WYN L. WARNER ARCHITECT

02-08-2022

REGISTERED ARCHITECT

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WJW

Checked By: WJW

Date: FEBRUARY 8, 2022

Job No.:

Drawing Number

PA02

of



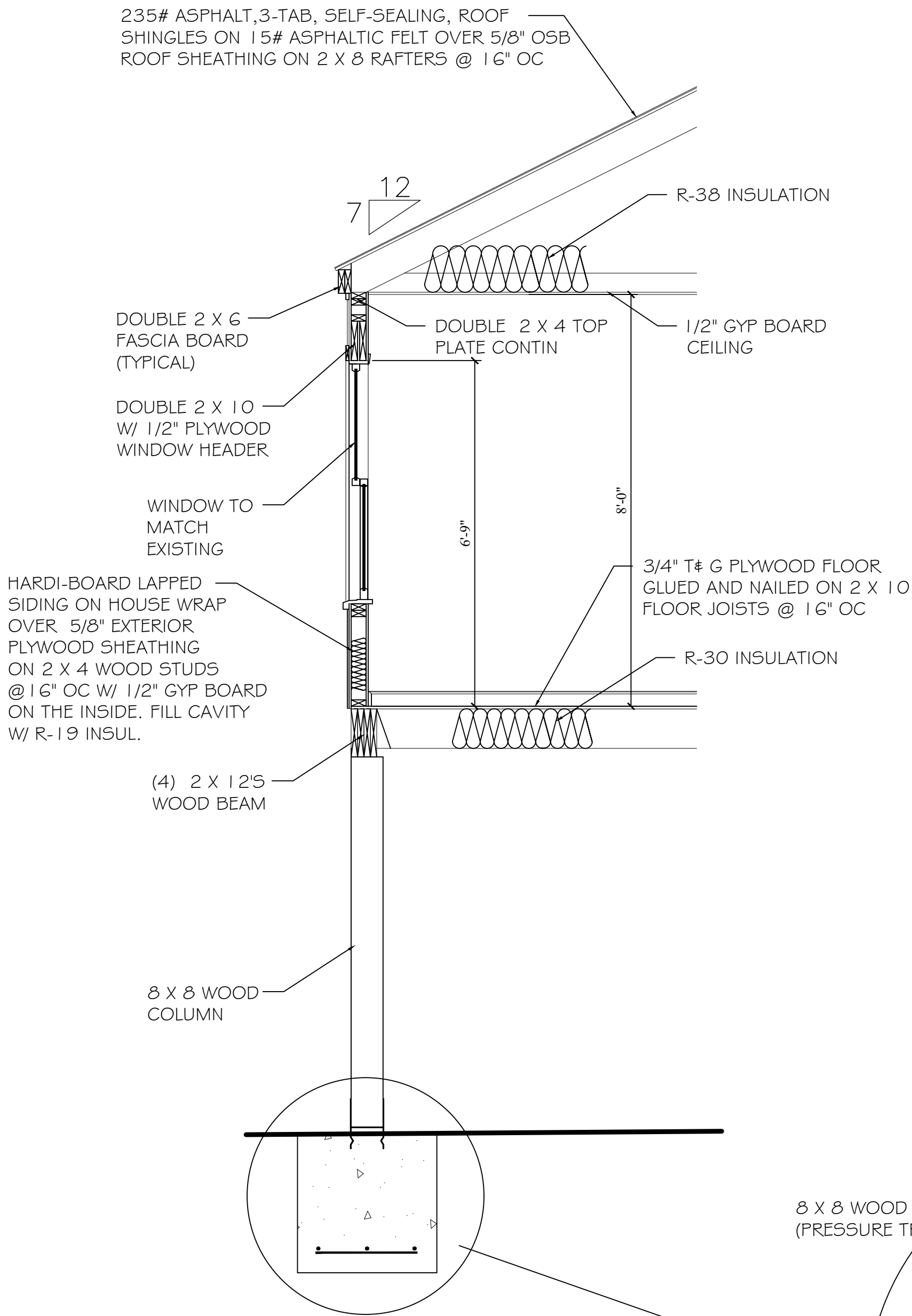
RELEASED FOR CONSTRUCTION



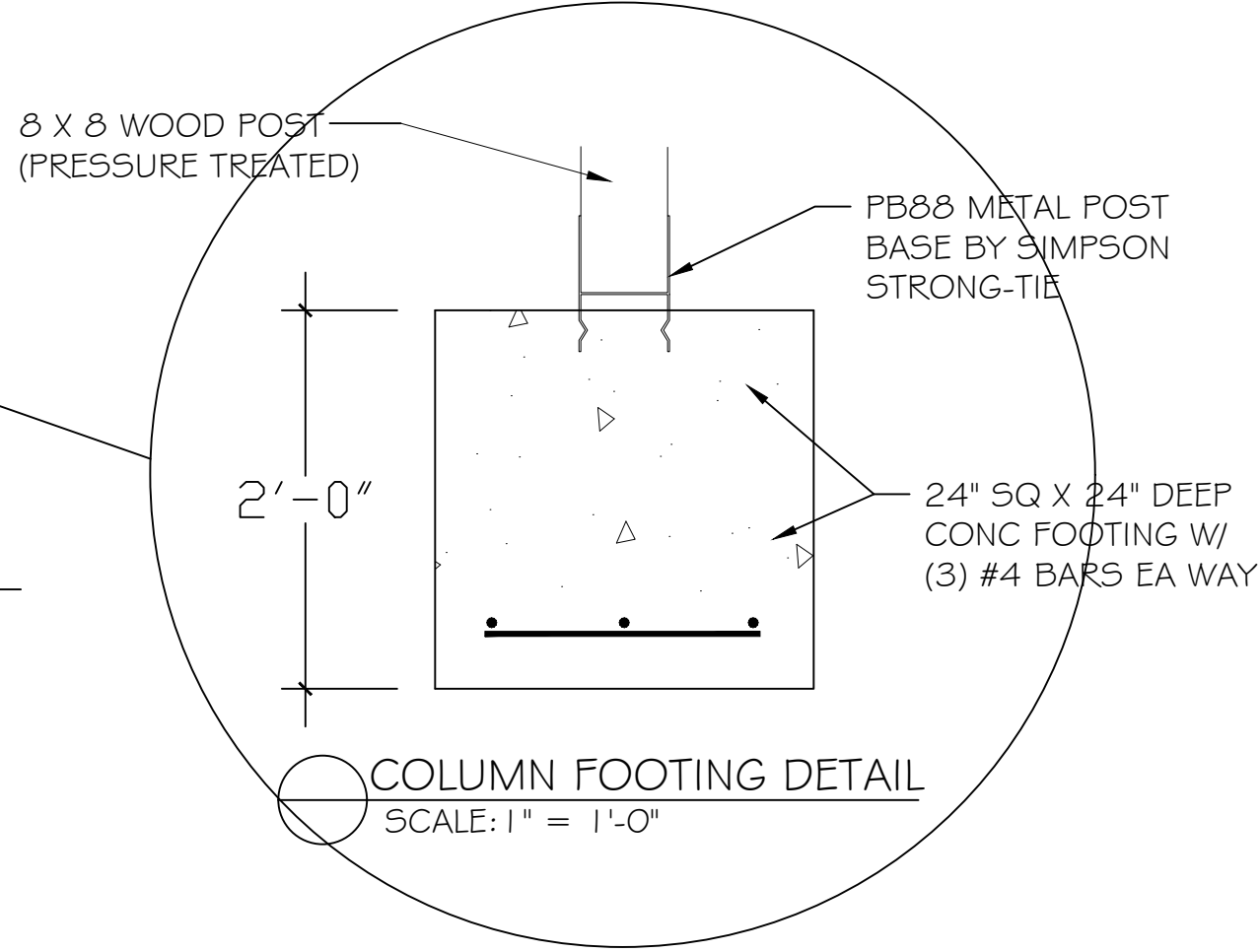
1 PROPOSED LEFT ELEVATION
PA02 SCALE: 1/4"=1'-0"



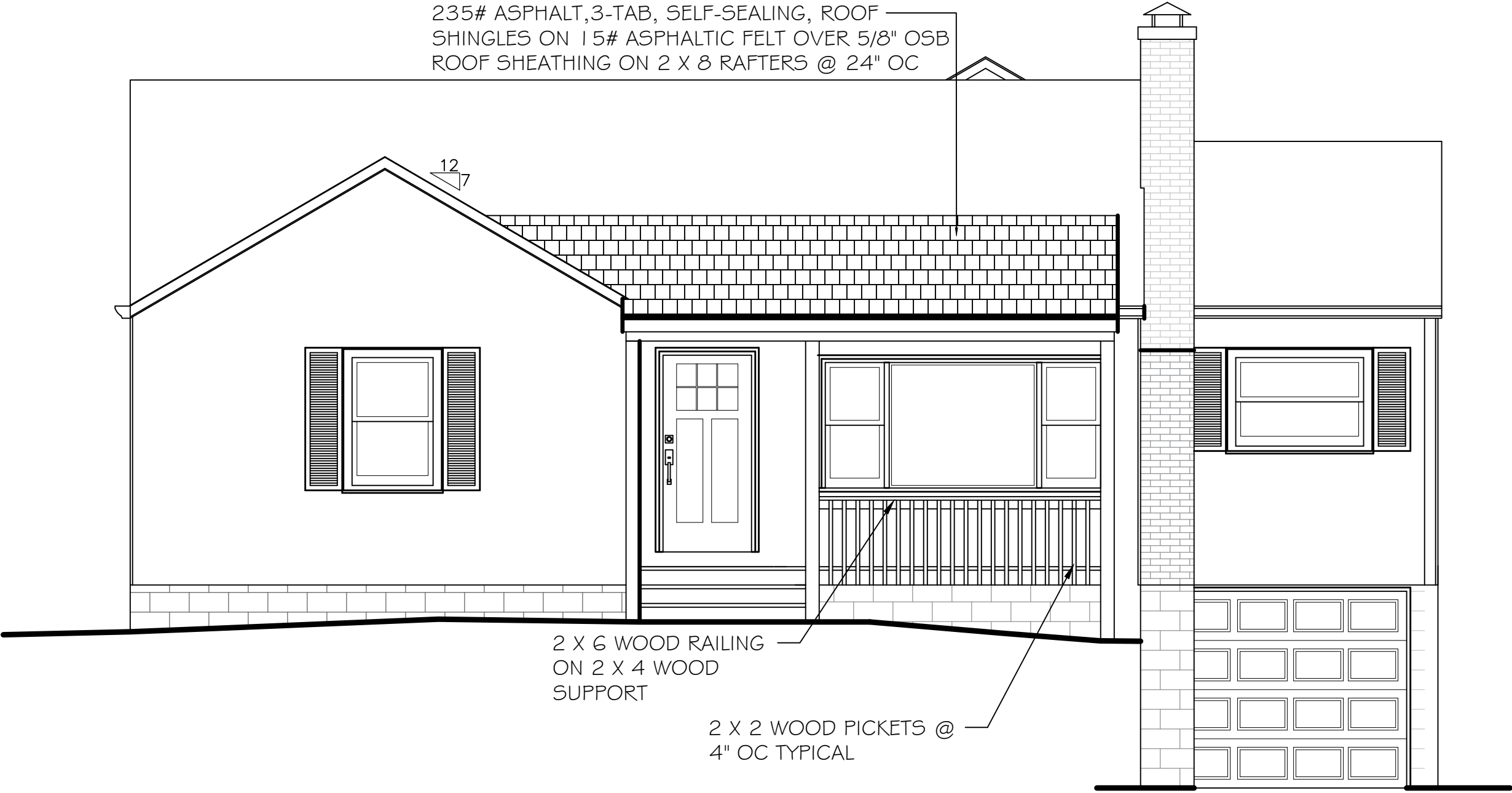
2 PROPOSED BACK ELEVATION
PA02 SCALE: 1/4"=1'-0"



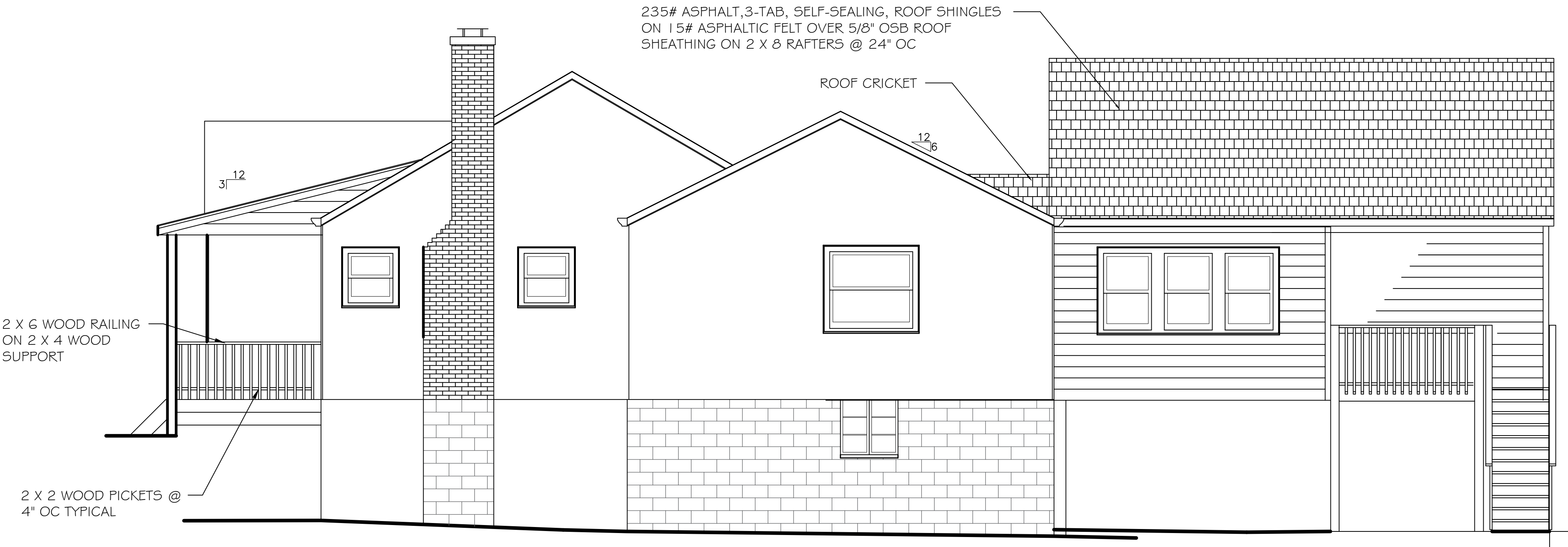
3 TYPICAL WALL SECTION
PA02 SCALE: 1/2"=1'-0"



COLUMN FOOTING DETAIL
SCALE: 1" = 1'-0"



1 PROPOSED FRONT ELEVATION
PA03 SCALE: 1/4"=1'-0"



2 PROPOSED RIGHT ELEVATION
PA03 SCALE: 1/4"=1'-0"

REVISIONS

Date	MAY 21, 2021
	JULY 2, 2021
	JULY 20, 2021

STATE OF GEORGIA

WYNN L. WARNER ARCHITECT

REGISTERED ARCHITECT

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

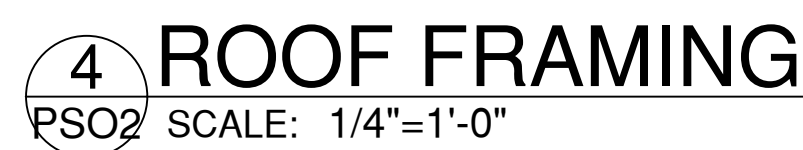
ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	WLW
Checked By:	WLW
Date:	FEBRUARY 8, 2022
Job No.:	
Drawing Number	PA03

of

Page 113 of 158



WYNN L. WARNER ARCHITECT

5202 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE
556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	WLW
Checked By:	WLW
Date:	P1 JANUARY 21, 2022
Job No.:	
Drawing Number	

PS02

22-PC-04-17

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

Name of Applicant Epic Development - Alex Popham

Mailing Address 430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone 404-500-6017 Mobile# [REDACTED]

Email Alex@EpicDevelopment.com

Property Owner (s) SCP Hapeville TH Owners LLC

Mailing Address _____

Telephone _____ Mobile# _____

Address/Location of Property: 325 Sunset, 376 King Arnold & 3394 LaVista

Parcel ID #: 14-009600060141, 14-009600060091, 14-006600010076

Square Foot of Property 105,851 Acres 2.43

Present Zoning Classification UV and R1 Proposed Zoning Classification PUD

Present Land Use Vacant land

Proposed Land Use SFH neighborhood

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

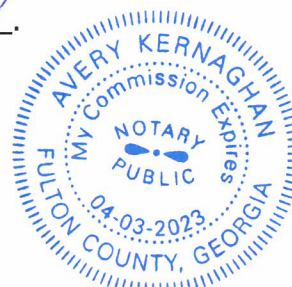
[Signature]
Applicant's signature

Date: 03/08/2022

Sworn to and subscribed before me

This 8th day of March, 2022.

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

New planned residential community with single family homes. The proposed configuration includes 25 homes. The design has front doors facing the public or private streets, 2 car parking for each unit either in a garage or driveway. Sidewalks on both the public and private streets connect the units. Guest parking is being added on King Arnold. Landscaping and a complimentary color palette to the development across the street will help create a village feel to the community. Private exterior spaces will be reserved for individual units use.

What are the reasons the property cannot be used in accordance with the existing regulations?

The PUD zoning allows the design to be reviewed and approved as a planned community. This limits the number of SFHs that can be built on the site to 25 SFH. The proposed site plan contemplates utilizing the abandoned street.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes_____No^x_____

If so, why should this property be placed in a different zoning district than all adjoining property?

The PUD allows the development of the site with SFHs to transition from the larger apartment development and commercial area into the existing single family neighborhood adjacent to the parcels.

How would the proposed zoning change impact on public facilities and services?

Discussions with city departments indicate the existing sewer and water services are adequate to accommodate the development.

What environmental impacts would the proposed project have?

The majority of the site is open with few trees. The history of the site was an apartment development that has been demolished.

No adverse impact.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The PUD zoning allows the site to be developed with SFHs versus a denser townhouse style development or commercial development, allowing a transition into the adjacent SFH neighborhoods. Impact should be positive as both a visual and noise barrier from the commercial zoning.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes_____No^x_____

Please list any written proffered conditions below.

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

Submitted Site Plan

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

376 King Arnold Street &

325 Sunset Ave

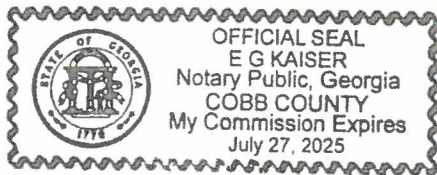
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Alex Popham

Address of Applicant
430 Plasters Ave NE, STE 100, Atlanta, GA 30324

Telephone of Applicant
404-500-6017



Signature of Owner

SCP Hapeville TH Owner, LLC

Print Name of Owner

Personally Appeared Before Me this 8 day of March, 2022.

Notary Public

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on March 08, 2022 for action by the City Council on the following requested rezoning:
PUD - Planned Unit Development

Address to be rezoned: 325 Sunset and 376 King Arnold and 3394 LaVista

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

SCP Hapeville TH Owner LLC

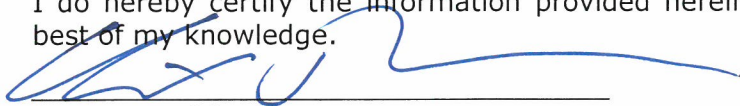
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
None		

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

Alex Popham

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 3/8/22

Signature of Notary Public

Date

(Affix Raised Seal Here)

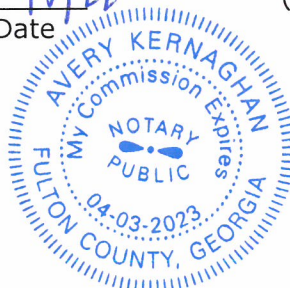


EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

Tract 2:

All that tract or parcel of land lying and being in Land Lot 96 & 65 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the westerly Right of Way of Sunset Avenue (50' R/W) and the northeasterly Right of Way of King Arnold Street (50' R/W); from point thus established and running along the northeasterly Right of Way of King Arnold Street North 74° 08' 39" West a distance of 194.57 feet to a 1/2" rebar found; thence North 74° 08' 39" West a distance of 238.49 feet to a 3/4" open top pipe found; thence leaving said Right of Way North 11° 39' 45" East a distance of 81.83 feet to a 1/2" rebar found on the southerly Right of Way of Arnold Street, unopened Road; thence running along said Right of Way South 88° 58' 44" East a distance of 217.91 feet to an iron pin set; thence South 88° 58' 42" East a distance of 189.84 feet to an iron pin set at the intersection of the southerly Right of Way of Arnold Street and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along the westerly Right of Way of Sunset Avenue South 02° 17' 23" West a distance of 191.35 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.301 Acres (56,674 Square Feet).

Tract 3:

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" open top pipe at the intersection of the northerly Right of Way of Arnold Street (not open) and the easterly Right of Way of Lavista Drive formerly known as Homestead Avenue (30' R/W); thence running along said easterly Right of Way of Lavista Drive North 33° 50' 06" East a distance of 99.87 feet to a 1/2" rebar found; thence leaving said Right of Way South 54° 53' 42" East a distance of 149.77 feet to an iron pin set; on the aforementioned northerly Right of Way of Arnold Street (not open); thence running along said Right of Way North 88° 58' 43" West a distance of 178.16 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.172 Acres (7,477 Square Feet).

25 Proposed Homes Hapeville, GA



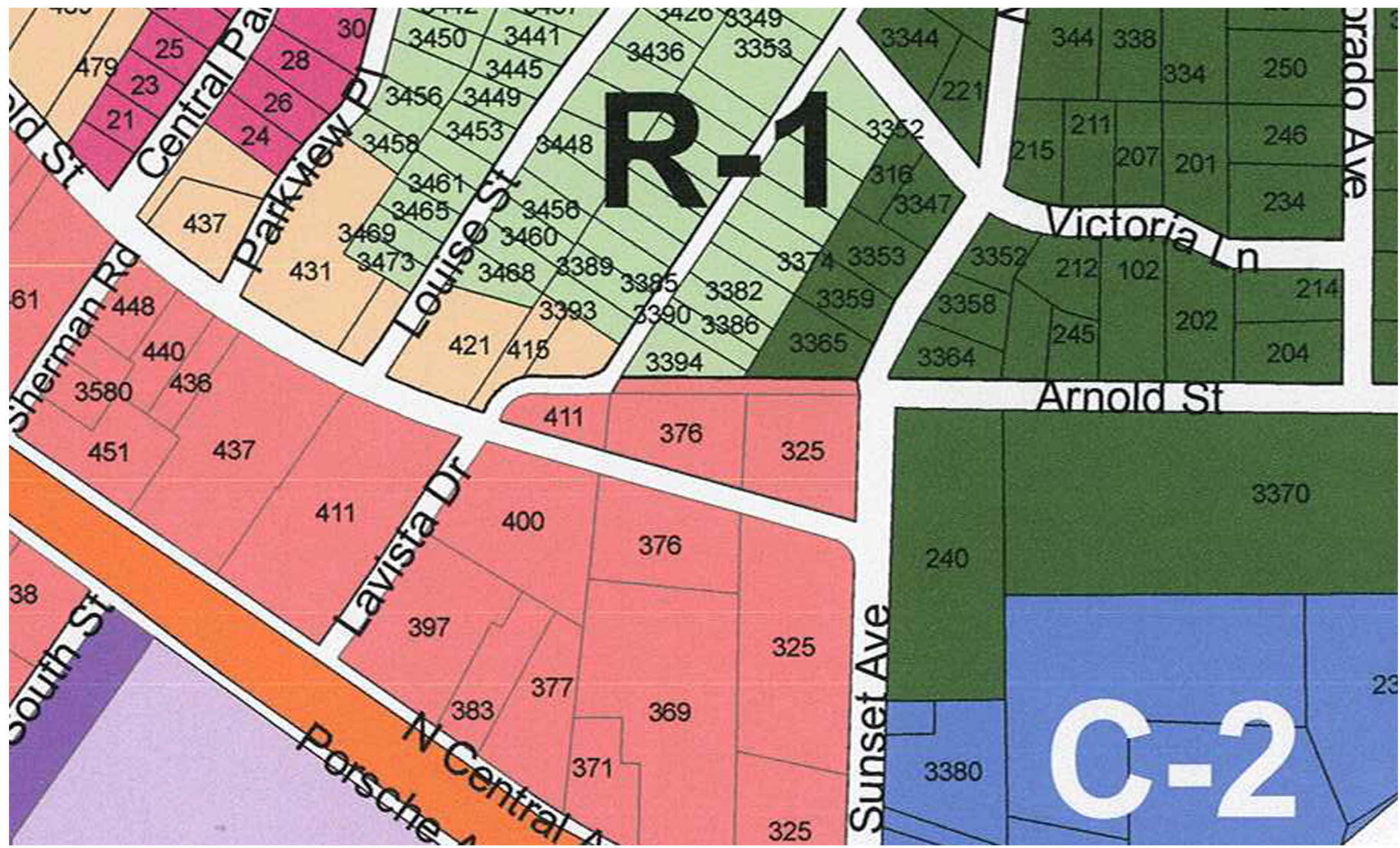
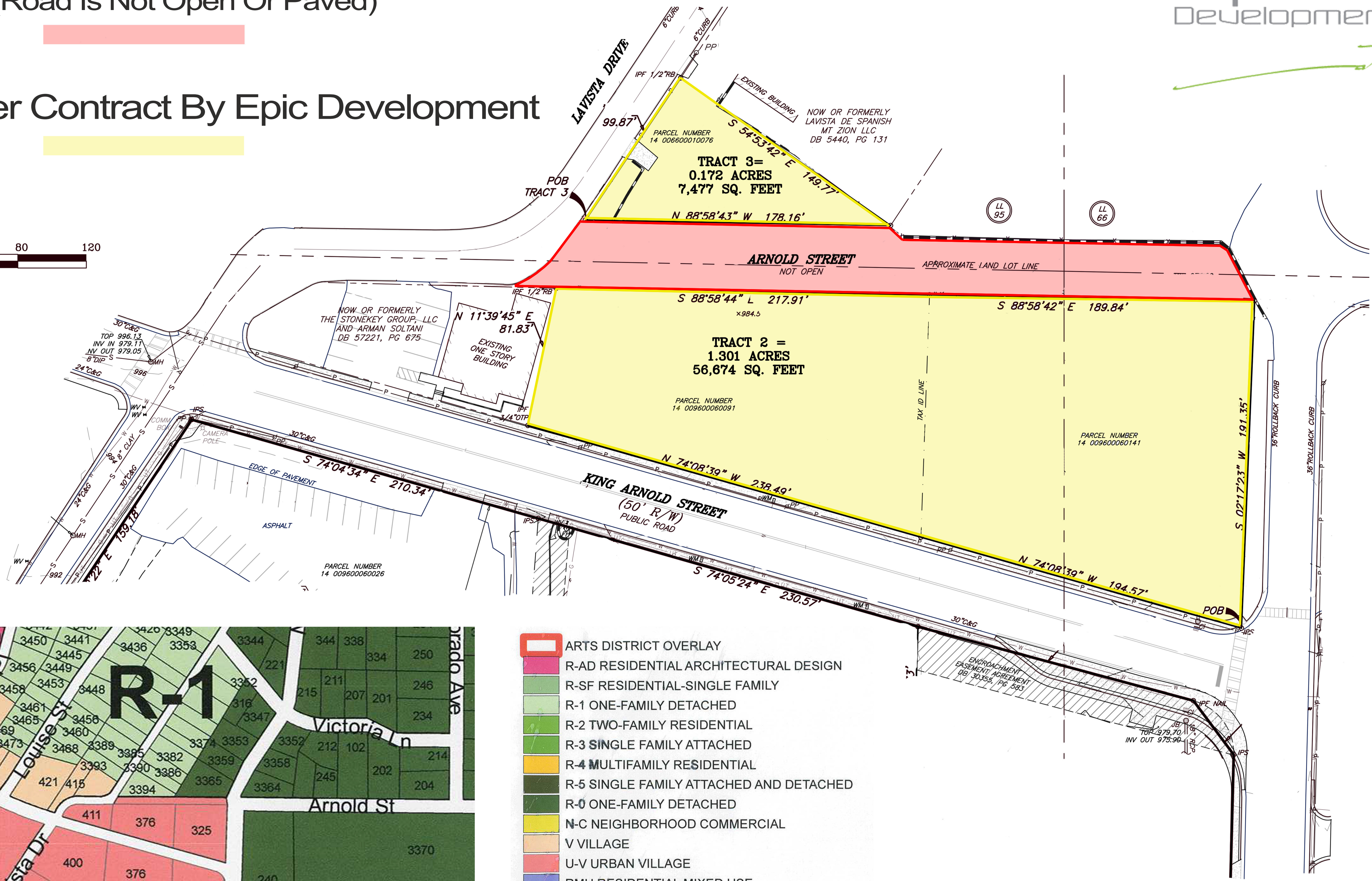
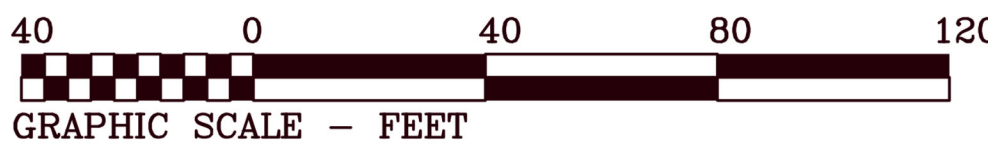
Location Map

Sunset Ave

Proposed Arnold Street Abandonment (Road Is Not Open Or Paved)



Lots Under Contract By Epic Development



- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-6 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

RECORDATION AREA

ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021.

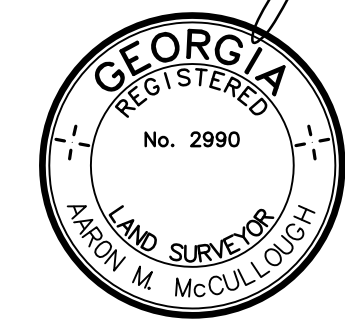
All those matters as shown on those certain plats filed and recorded in Fulton County, Georgia, records in (a) Plat Book 9, page 194; and (b) Plat Book 406, page 68, (Affects subject property, blanket in nature)

Right of Flight Agreement Consent Agreement to City of Atlanta, dated February 4, 1988, filed and recorded February 1988, in Deed Book 11342, page 259, aforesaid records, (Affects subject property, blanket in nature)

Right of Flight Agreement to City of Atlanta, dated February 9, 1988, filed and recorded February 1988, in Deed Book 11342, page 260, aforesaid records, (Affects subject property, blanket in nature)

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Aaron M. McCullough (Ga. L.S.# 2990) 2/24/22
DATE



PLEASE NOTE

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AARON M. MCCULLOUGH, L.S.
GA. REGISTRATION NO. 2990
6554 E. CHURCH STREET
DOUGLASVILLE, GA. 30134

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSFH 000462 EXPIRES 06/30/22

LEGEND

●	----- CALCULATED POINT	⬮	----- FLARED END SECTION
○	----- IRON PIN FOUND	⊗	----- WATER METER
○	----- IRON PIN SET (1/2" REBAR)	⊕	----- WATER VALVE
□	----- R/W MONUMENT	⊖	----- FIRE HYDRANT
P/L	----- PROPERTY LINE	○	----- SANITARY SEWER MANHOLE
R/W	----- RIGHT-OF-WAY	○	----- CLEANOUT
N/F	----- NOW OR FORMERLY	○	----- GREASE TRAP
B/L	----- BUILDING LINE	⊗	----- GAS METER
OTF	----- OPEN TOP PIPE	⊕	----- POWER METER
○	----- DOUBLE WING CATCH BASIN	⊖	----- GAS VALVE
⬮	----- HEADWALL	⊗	----- POWER POLE
⊗	----- JUNCTION BOX	⬮	----- GUY ANCHOR
⊕	----- DROP INLET	⬮	----- TRAFFIC SIGNAL POLE
⊖	----- CORRUGATED METAL PIPE	⬮	----- BOLLARD
RCP	----- REINFORCED CONCRETE PIPE	⬮	----- IRRIGATION CONTROL VALVE
⊗	----- LIGHT POLE (1 LAMP)	⬮	----- FIBER OPTIC MARKER
⊗	----- LIGHT POLE (2 LAMPS)	⬮	----- FIRE DEPT. CONNECTION
⊗	----- LIGHT POLE (3 LAMPS)	⬮	----- CONCRETE
⊗	----- LIGHT POLE (4 LAMPS)		
---	----- BOUNDARY LINE		
---	----- FENCE		
---	----- GAS LINE		
---	----- UNDERGROUND POWER LINE		
---	----- OVERHEAD POWER LINE		
---	----- SANITARY SEWER LINE		
---	----- STORM DRAIN LINE		
---	----- WATER LINE		

RECORD DESCRIPTION

PARCEL ONE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 & 65 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SUNSET AVENUE (50' R/W) AND THE NORTHEASTERLY RIGHT OF WAY OF KING ARNOLD STREET (6' R/W); FROM POINT THUS ESTABLISHED AND RUNNING ALONG THE NORTHEASTERLY RIGHT OF WAY OF KING ARNOLD STREET NORTH 74°08'39" WEST A DISTANCE OF 194.57 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 74°08'39" WEST A DISTANCE OF 238.49 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 11°39'45" EAST A DISTANCE OF 81.83 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF ARNOLD STREET; UNOPENED ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 88°58'44" EAST A DISTANCE OF 217.91 FEET TO AN IRON PIN SET; THENCE SOUTH 88°58'42" EAST A DISTANCE OF 189.84 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ARNOLD STREET AND THE WESTERLY RIGHT OF WAY OF SUNSET AVENUE (50' R/W); THENCE RUNNING ALONG THE WESTERLY RIGHT OF WAY OF SUNSET AVENUE SOUTH 02°17'23" WEST A DISTANCE OF 191.35 FEET TO THE TRUE POINT OF BEGINNING.
(7,477 SQUARE FEET).

NOTE: THE "TRACT DESCRIPTION" AND THE "RECORD DESCRIPTION" DESCRIBE THE SAME PROPERTY

RECORD DESCRIPTION

PARCEL TWO:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" OPEN TOP PIPE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF ARNOLD STREET (NOT OPEN) AND THE EASTERLY RIGHT OF WAY OF LAVISTA DRIVE FORMERLY KNOWN AS HOMESTEAD AVENUE (30' R/W); THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY OF LAVISTA DRIVE NORTH 33°50'06" EAST A DISTANCE OF 99.97 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 54°53'42" EAST A DISTANCE OF 149.77 FEET TO AN IRON PIN SET; ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF ARNOLD STREET (NOT OPEN); THENCE RUNNING ALONG SAID RIGHT OF WAY NORTH 88°58'43" WEST A DISTANCE OF 178.16 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 0.172 ACRES (7,477 SQUARE FEET).

NOTE: THE "TRACT DESCRIPTION" AND THE "RECORD DESCRIPTION" DESCRIBE THE SAME PROPERTY

TRACT DESCRIPTION

TRACT 1
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 65 & 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' PUBLIC R/W) AND THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE (50' PUBLIC R/W); SAID POINT BEING THE POINT OF BEGINNING.
THENCE, FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY, NORTH 74 DEGREES 10 MINUTES 25 SECONDS WEST, 238.49 FEET TO A 3/4" OPEN TOP PIPE;
THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 11 DEGREES 39 MINUTES 58 SECONDS EAST, 81.86 FEET TO A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF ARNOLD STREET (UNOPENED ROAD);
THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, 217.91 FEET TO A POINT;
THENCE, SOUTH 89 DEGREES 00 MINUTES 28 SECONDS EAST, 189.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE;
THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, 191.35 FEET TO THE POINT OF BEGINNING;
SAID TRACT OR PARCEL CONTAINING 1.30 ACRES, MORE OR LESS

TRACT DESCRIPTION

TRACT 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1/2" REBAR AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET (UNOPENED ROAD) AND THE EASTERLY RIGHT-OF-WAY OF LAVISTA DRIVE (30' PUBLIC R/W); SAID POINT BEING THE POINT OF BEGINNING.
THENCE, FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY, NORTH 33 DEGREES 49 MINUTES 58 SECONDS EAST, 99.94 FEET TO A 1/2" REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 54 DEGREES 53 MINUTES 42 SECONDS EAST, 149.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 88 DEGREES 58 MINUTES 23 SECONDS WEST, 178.15 FEET TO THE POINT OF BEGINNING;
SAID TRACT OR PARCEL CONTAINING 0.17 ACRES OR 7,475.03 SQUARE FEET, MORE OR LESS.

TRACT 1 AREA
1.30 ACRES

TRACT 2 AREA
0.17 ACRES
7,475 SQ. FT.

LOCATION MAP

SITE NARRATIVE

AREA SUMMARY:

TRACT 1 AREA: 1.30 ACRES

BUILDING HEIGHT RESTRICTION:

MINIMUM BUILDING HEIGHT: 24'

MAXIMUM BUILDING HEIGHT: 64'

ZONING & SETBACKS:

TRACT 1
CURRENT ZONING: U-V URBAN VILLAGE

ZONING RESTRICTIONS ARE TAKEN FROM THE CITY OF HAPEVILLE ZONING CODE.

SETBACKS = FRONT - 0'

SIDE - 0'

REAR - 0'

NO ZONING REPORT PROVIDED

SITE NARRATIVE

AREA SUMMARY:

TRACT 2 AREA: 0.17 ACRES

BUILDING HEIGHT RESTRICTION:

MAXIMUM BUILDING HEIGHT: 2 1/2 STORY/35'

ZONING & SETBACKS:

TRACT 2
CURRENT ZONING: R-1 ONE FAMILY DETACHED

ZONING RESTRICTIONS ARE TAKEN FROM THE CITY OF HAPEVILLE ZONING CODE.

MAX BUILDING COVERAGE: 40%

MINIMUM LOT FRONTAGE: 50'

MINIMUM LOT AREA: 6,750 SQ. FT.

SETBACKS = FRONT - 15'

SIDE - 5'

REAR - 25'

NO ZONING REPORT PROVIDED

GENERAL NOTES

- FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M 13121C0368F DATED SEPTEMBER 18, 2013 & 13121C0367F DATED SEPTEMBER 18, 2013 THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- ZONING AND SETBACK INFORMATION IS TAKEN FROM CITY OF HAPEVILLE ZONING CODE.
- THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021, HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND APURTENANCES AND THE DEVELOPMENT PLANS FOR THIS SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
- ADDRESS: PARCEL 1: 3394 LA VISTA DRIVE, HAPEVILLE, GEORGIA 30354
PARCEL 2: 325 SUNSET AVENUE AND 376 KING ARNOLD STREET, HAPEVILLE, GEORGIA 30354
- SUBJECT PROPERTY REFERENCES
A. BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ALTA CERTIFICATION

TO: SCP HAPEVILLE TH OWNER, LLC, THE MAYNARD LAW FIRM, LLC AND CHICAGO TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a) and (b), 7(a), (b) and (c), 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 2/22/22.

DATE: 2/24/22

Aaron M. McCullough, L.S., No. 2990
HUGHES-RAY COMPANY, INC.
6554 E. Church Street
Douglasville, Georgia 30134



30 0 30 60
SCALE: 1" = 30'

ALTA

PREPARED BY:
HRC
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com

ALTA/NSPS LAND TITLE SURVEY FOR
SCP HAPEVILLE TH OWNER, LLC, THE MAYNARD LAW FIRM, LLC AND CHICAGO TITLE INSURANCE COMPANY

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 24 FEBRUARY 2022

NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H22122

DRAWN BY: WAS

CHECKED BY: AMM

JOB NO.: H22122

SCALE: 1"=30'

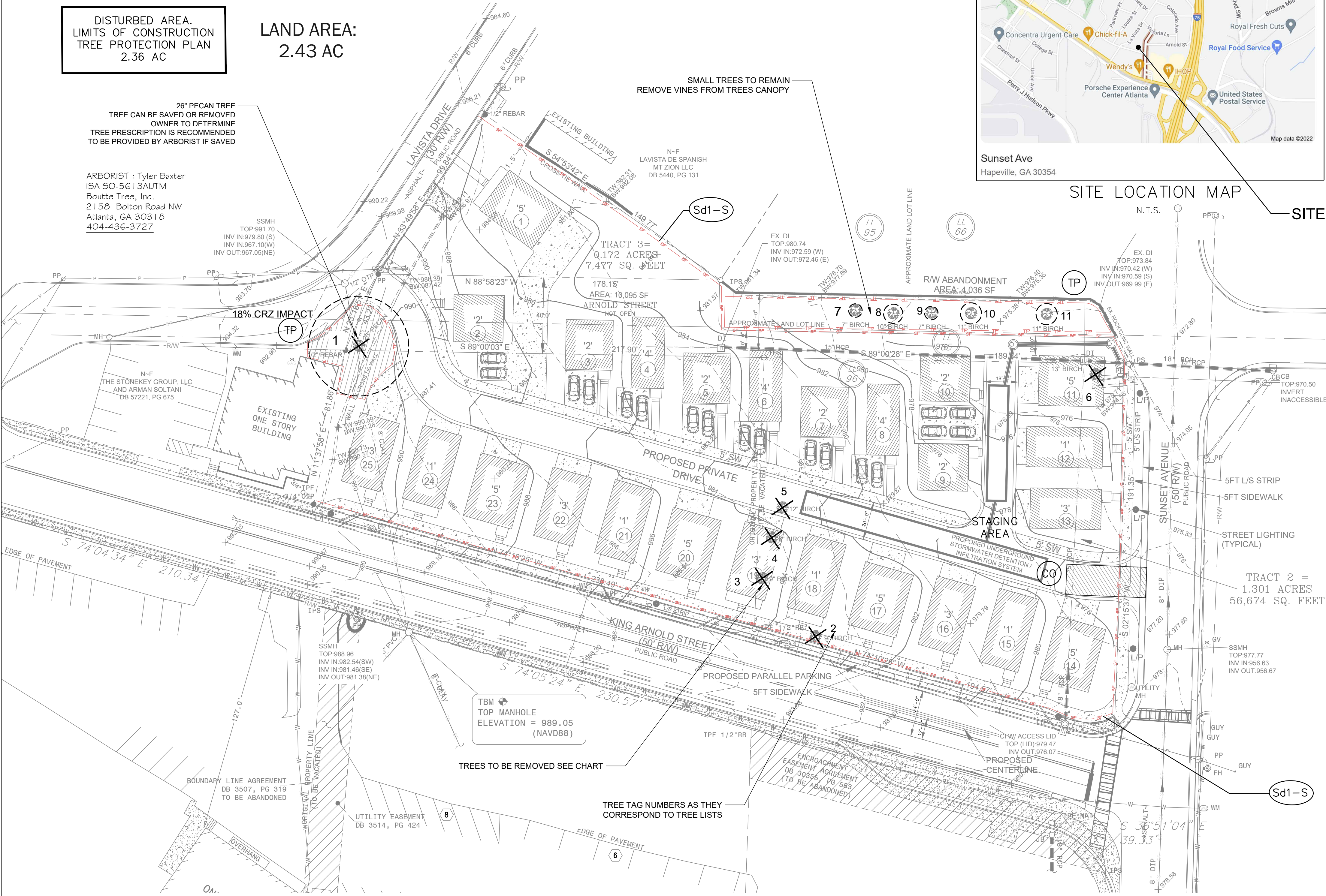
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THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM.
ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
2.36 AC

LAND AREA:
2.43 AC

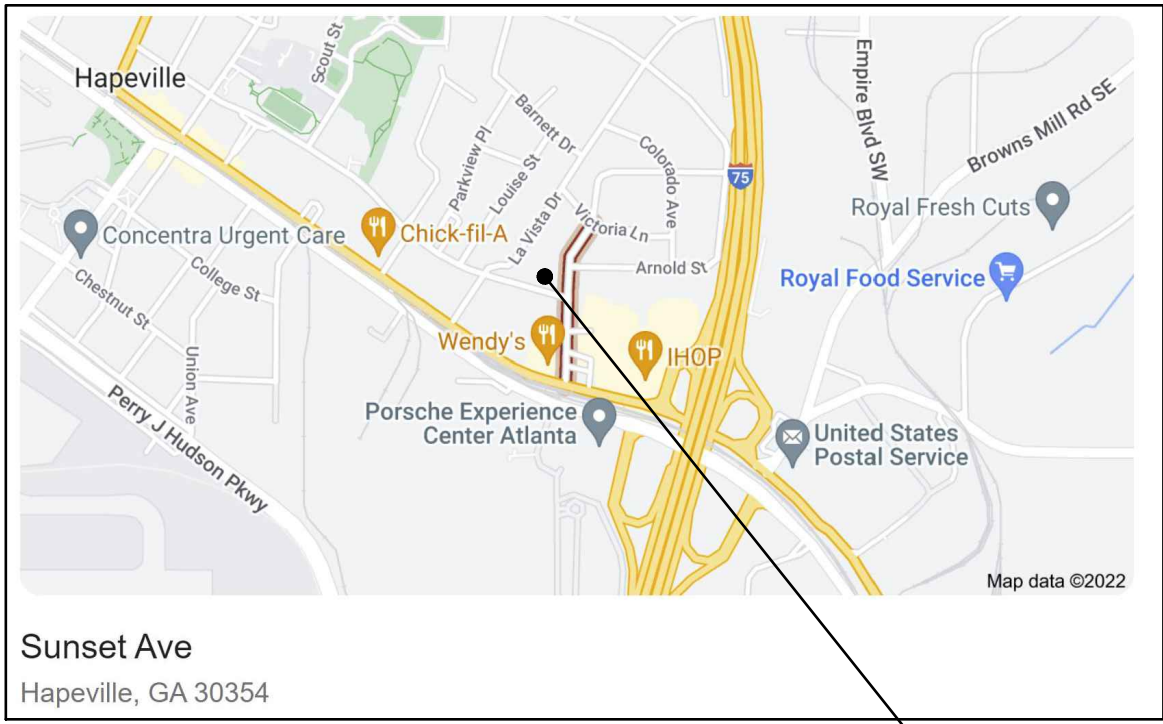
26" PECAN TREE
TREE CAN BE SAVED OR REMOVED
OWNER TO DETERMINE
TREE PRESCRIPTION IS RECOMMENDED
TO BE PROVIDED BY ARBORIST IF SAVED

ARBORIST : Tyler Baxter
ISA 50-5G 13AUTM
Boutte Tree, Inc.
2158 Bolton Road NW
Atlanta, GA 30318
404-436-3727

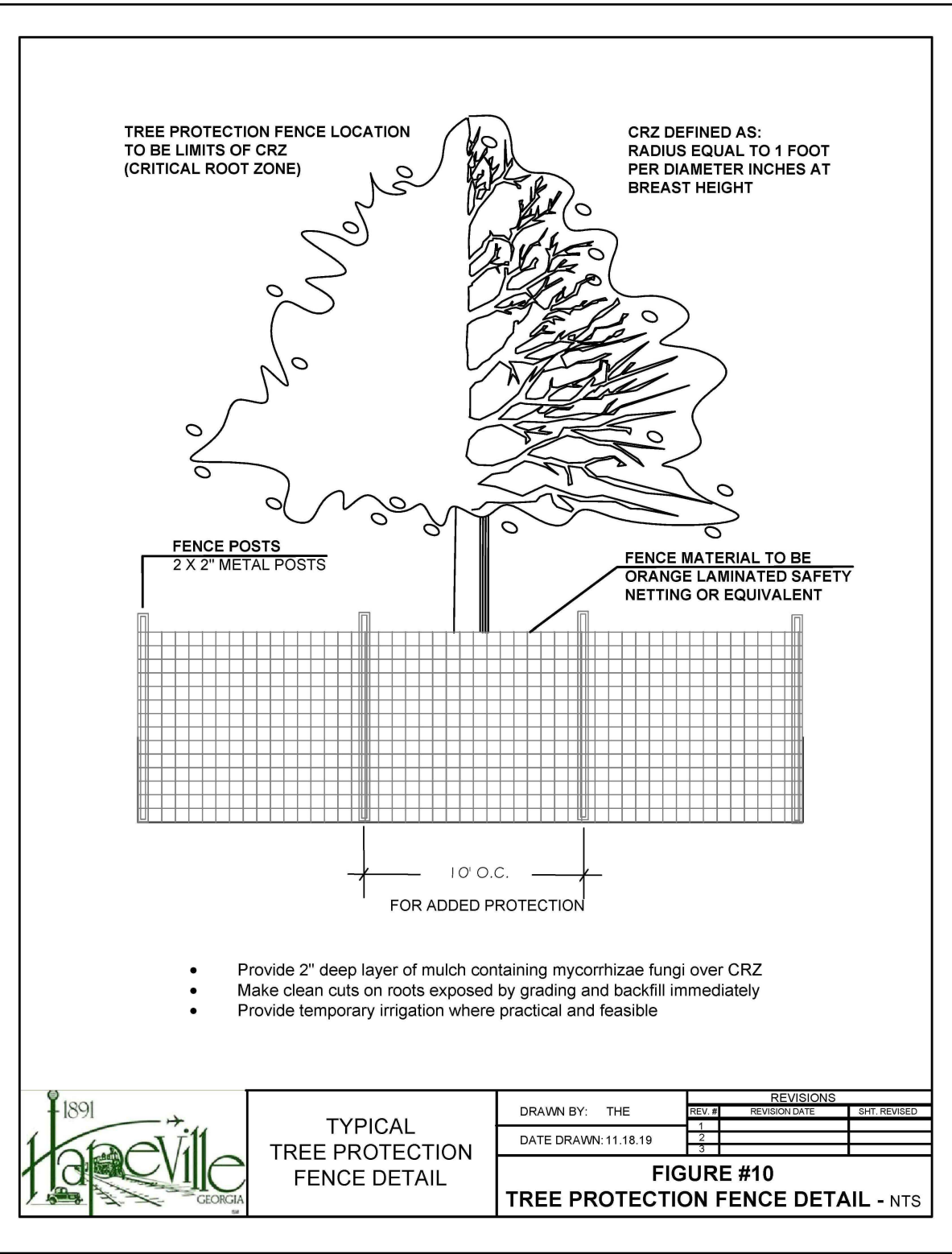


TREE TO BE REMOVED					
TREE #	Size/D.B.H inches	TYPE	AVERAGE RADUIS FT	Diseased or Dead	CRZ AREA IMPACT
1	26	PECAN	26'	To be saved	18%
2	9	Birch	32'	Lost /Grading	
3	9	Birch	16'	Lost /Grading	
4	6	Birch	16'	Lost /Grading	
5	12	Birch	16'	Lost /Grading	
6	16	Birch	16'	Lost /Grading	
TOTAL INCHES	78				

TREE TO BE SAVED					
TREE #	Size/D.B.H inches	TYPE	Canopy (S.F.)	CRZ AREA IMPACT	% OF CRZ DIST.
7	7	BIRCH	40 SF	0 SF	0%
8	10	BIRCH	78 SF	0 SF	0%
9	7	BIRCH	40 SF	0 SF	0%
10	11	BIRCH	95 SF	0 SF	0%
11	11	BIRCH	95 SF	0 SF	0%
Total inches	46				
Saved					
* AVERAGE					



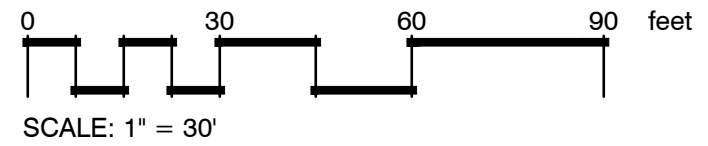
SITE LOCATION MAP



PHASE ONE: INSTALL TREE
FENCE AND TREE REMOVAL

LEGEND

- CRITICAL ROOT ZONES (CRZ)
- Sd1-S SEDIMENT BARRIER-SENSITIVE
- TP TREE FENCE
- CO LIMIT OF DISTURBANCE
- CO CONSTRUCTION EXIT
- X TREE TO BE REMOVED



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: HRC ENGINEERS - DATED 2/24/22 & THE TOPOGRAPHICAL
INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY:
HRC ENGINEERS - DATED 2/24/22
2. THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan
Phase 1
Tree removal
FOR

Village of Hapeville

SITE ADDRESS:
325 Sunset Ave,
Hapeville, GA 30354

L.L.96, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 30'

DATE: 3-04-22

JOB NO. 22-004

SHEET 1 OF 2

TP-1

Landscape and
Tree Conservation Plan
Phase 2
Tree Planting
FOR

Village of
Hapeville

SITE ADDRESS:
325 Sunset Ave,
Hapeville, GA 30354

L.L.96, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

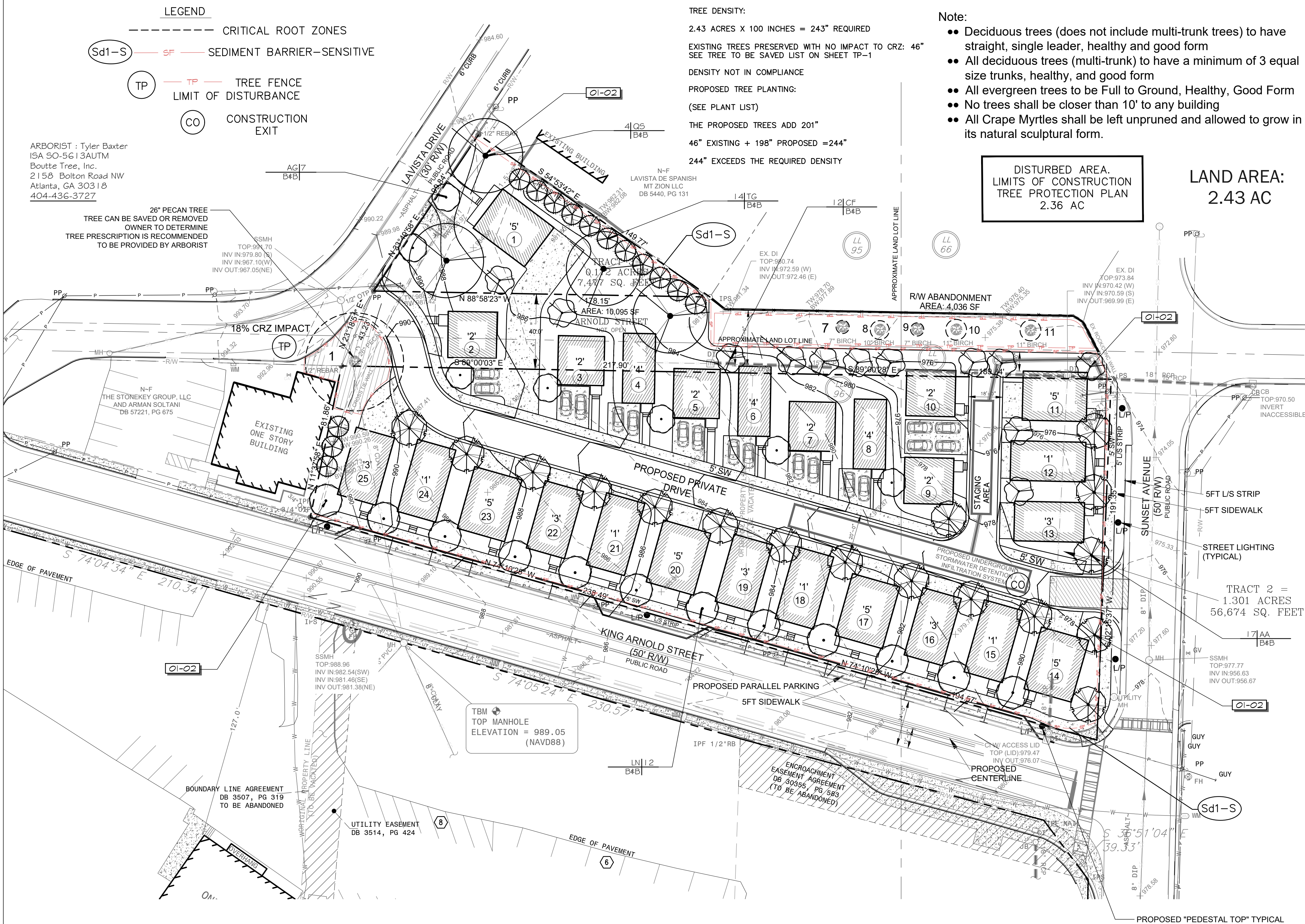
SCALE: 1" = 30'

DATE: 3-04-22

JOB NO. 22-004

SHEET 2 OF 2

TP-2



Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

PLANT SCHEDULE

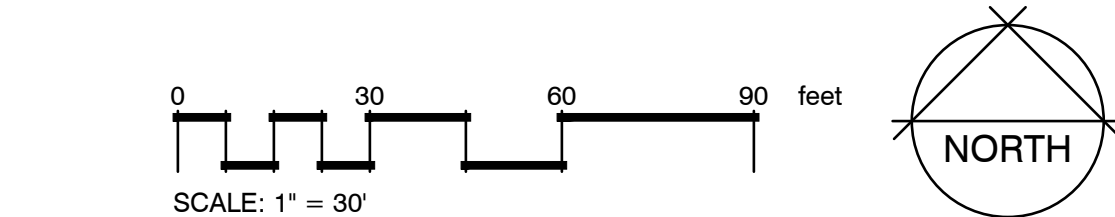
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	17	Acer buergerianum 'ABMTF' TM / Aeryn Trident Maple	B & B	3" Cal	10'-12' HT
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	3" Cal	8'-10' H
	12	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	3" Cal	10'-12' H
	12	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Standard Single Stem Only	B & B	3" Cal	8'-10' HT
	4	Quercus shumardii / Shumard Oak	B & B	3" Cal	10'-12' H
	14	Thuja plicata 'Green Giant' / Western Red Cedar	B & B	3" Cal	8' HT
INCHES PROPOSED					198"

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

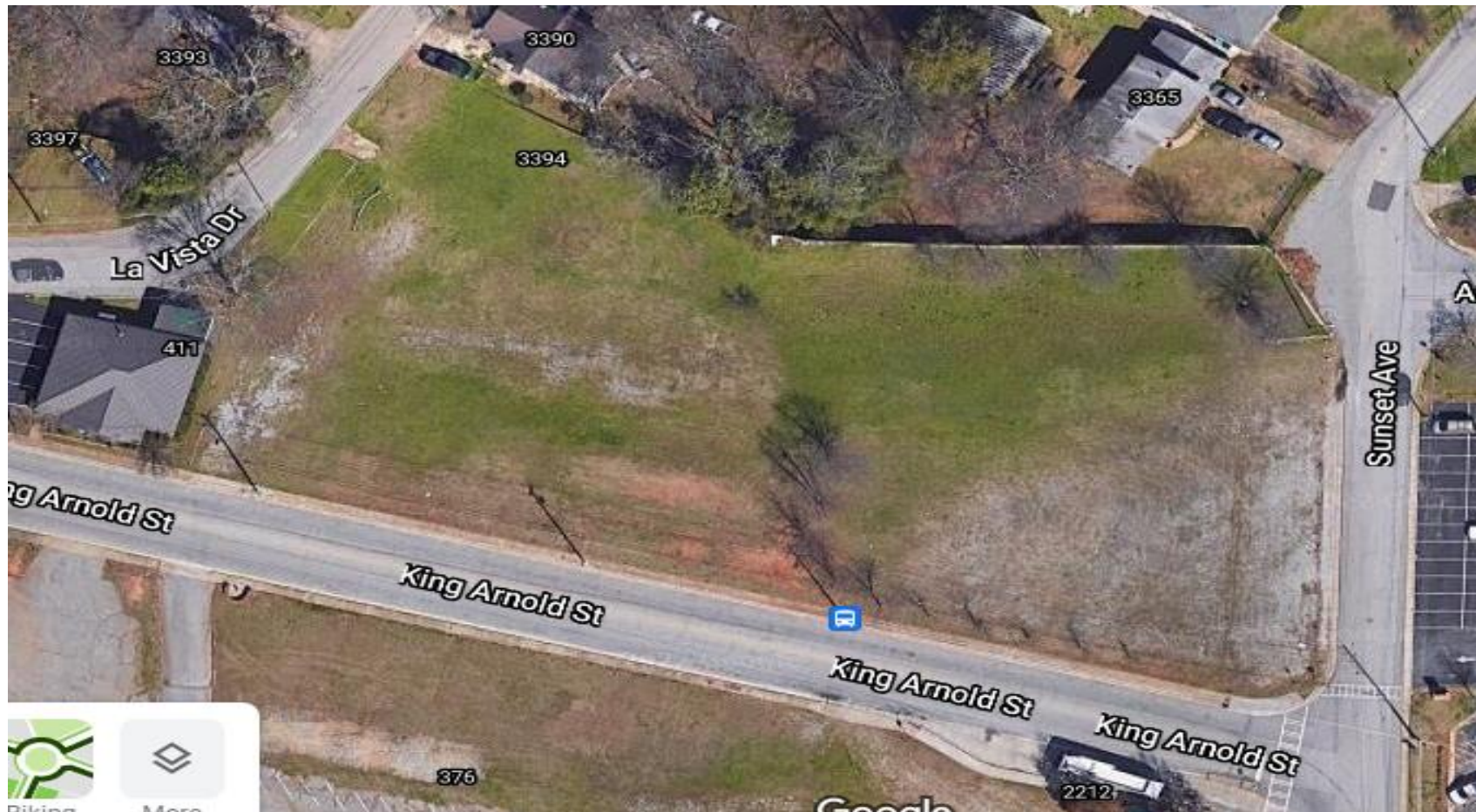
SYMBOL

01-02 TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Developer/Builder will maintain Tree Diapers (i.e. fill with water) weekly until homes are sold and HOA takes possession if automatic irrigation system is not installed



- Note:
- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: HRC ENGINEERS - DATED 2/24/22 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: HRC ENGINEERS - DATED 2/24/22
 - THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

Aerial View



Sunset View



King Arnold View



La Vista View



LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:

RELEASED:.



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

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TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

CLIENT INFORMATION:

Epic
Development

430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/25/22

SCALE:

1/8" = 1'-0" < 14"x17"

1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER:
21-1004

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

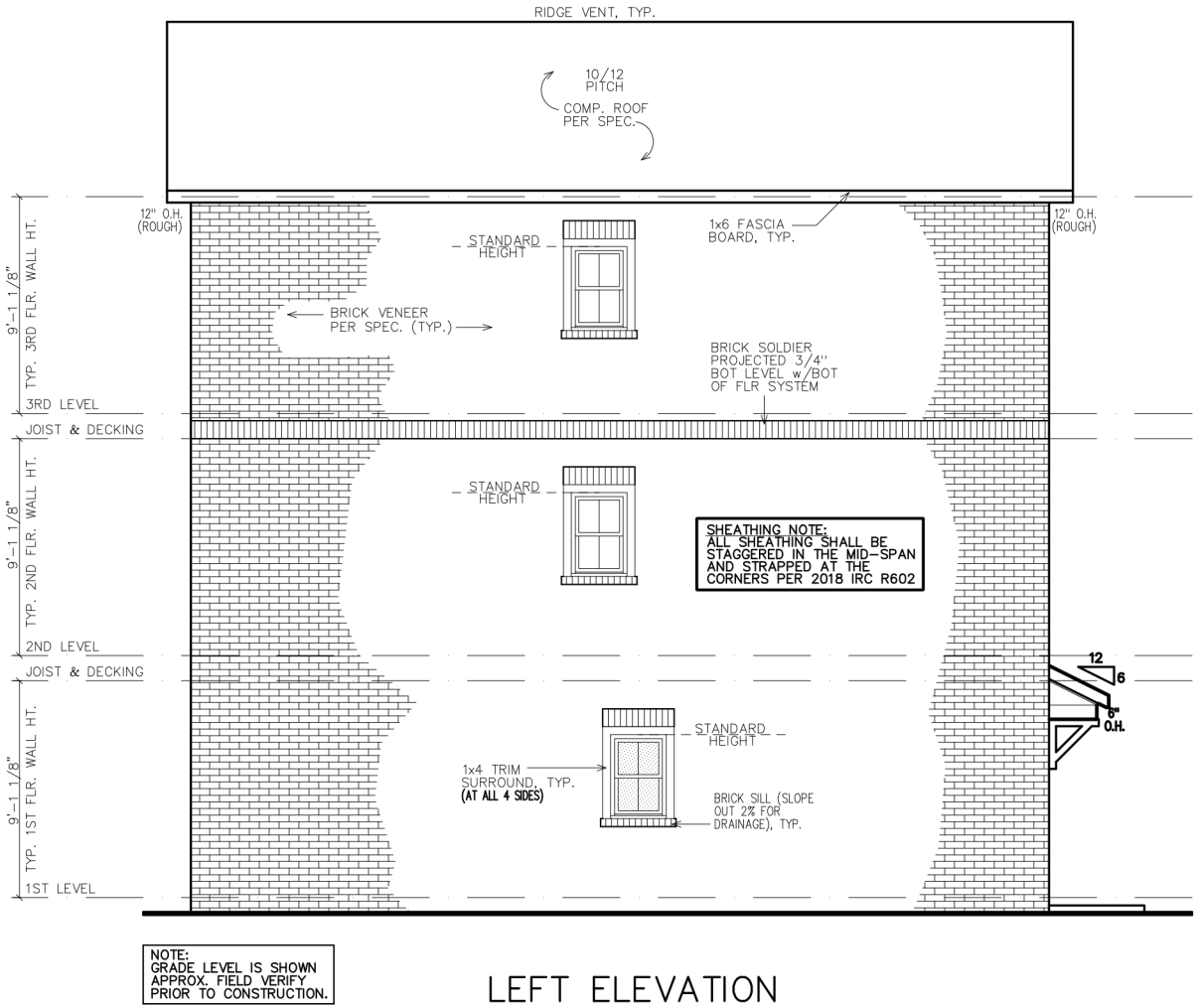
SHEET NUMBER:

1

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.



LEFT ELEVATION



FRONT ELEVATION

The logo for TCS Design Group, LLC features a stylized house icon with a chimney on the left. The letters 'TCS' are prominently displayed in a large, bold, sans-serif font, with the 'T' and 'C' partially overlapping the house icon. Below 'TCS', the words 'DESIGN' and 'GROUP, LLC' are stacked in a smaller, bold, sans-serif font.

CLIENT INFORMATION:

EPIC
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

HAPEVILLE PLAN#4-A

Side & Rear Elev.

DESIGNED BY: C SAMUDA 01/25/22

SCALE:

$$\frac{1}{8}'' = 1'-0'' < 11' \times 17''$$

$$\frac{1}{4}'' = 1'-0'' < 24' \times 36''$$

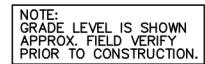
SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER:
21-1004

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

2

Page 132 of 140



ROOFING MATERIAL (PER SUBDV.) ON DECKING

2'-6"

FLASHING AS REQUIRED

2x6 RAFTERS AT 16" O.C.

6"

PER PLAN 12

DBL. 2x6's

2x6 JOISTS

2x6 NAILER

2x4 NAILER

1x6 FASCIA

3/8" SOFFIT

BED MOULD

1x8

DBL. 2x4's

3/8" SOFFIT

DECORATIVE BRACKET SEE DTL. 2, SHT. 2

FACE OF SIDING

VERIFY EXACT HEIGHT FROM FINISHED FLOOR

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



Architectural elevation drawing of a building facade showing three levels (1st, 2nd, 3rd) with various windows, doors, and structural details. The drawing includes a ridge vent at the top, a 10/12 pitch roof, and a 6/12 pitch roof. It also shows a brick soldier projected 3/4 inch below the floor system, a 1x6 fascia board, and a 1x4 trim surround. A sheathing note specifies that all sheathing shall be staggered in the mid-span and strapped at the corners per 2018 IRC R602. The drawing is labeled with dimensions and levels: 12 inch O.H. (ROUGH), 9'-1 1/8 inch TYP. 3RD FLR. WALL HT., 3RD LEVEL, JOIST & DECKING, 9'-1 1/8 inch TYP. 2ND FLR. WALL HT., 2ND LEVEL, JOIST & DECKING, 9'-1 1/8 inch TYP. 1ST FLR. WALL HT., 1ST LEVEL. A detail shows a 12 inch O.H. dimension from the top of the fascia to the finished floor, and a 6 inch O.H. dimension from the top of the fascia to the finished floor. A door is shown with a 6/12 pitch roof and a 6'-0 inch width. A window is shown with a 6/12 pitch roof and a 6'-0 inch width. A note indicates that the 6/12 pitch roof is a composite roof per specification.

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

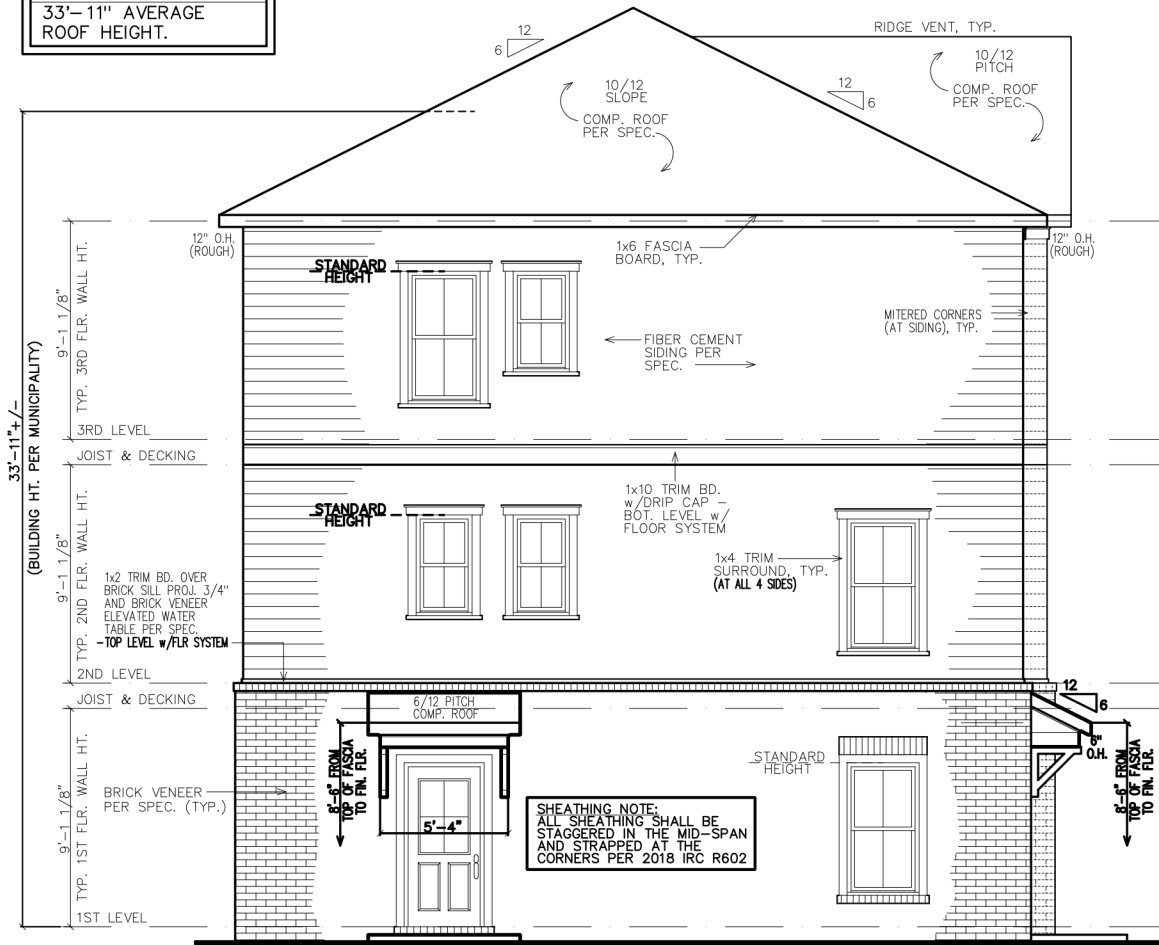
RIGHT ELEVATION

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

BUILDING HT. NOTE:
33'-11" AVERAGE
ROOF HEIGHT.



LEFT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/ GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

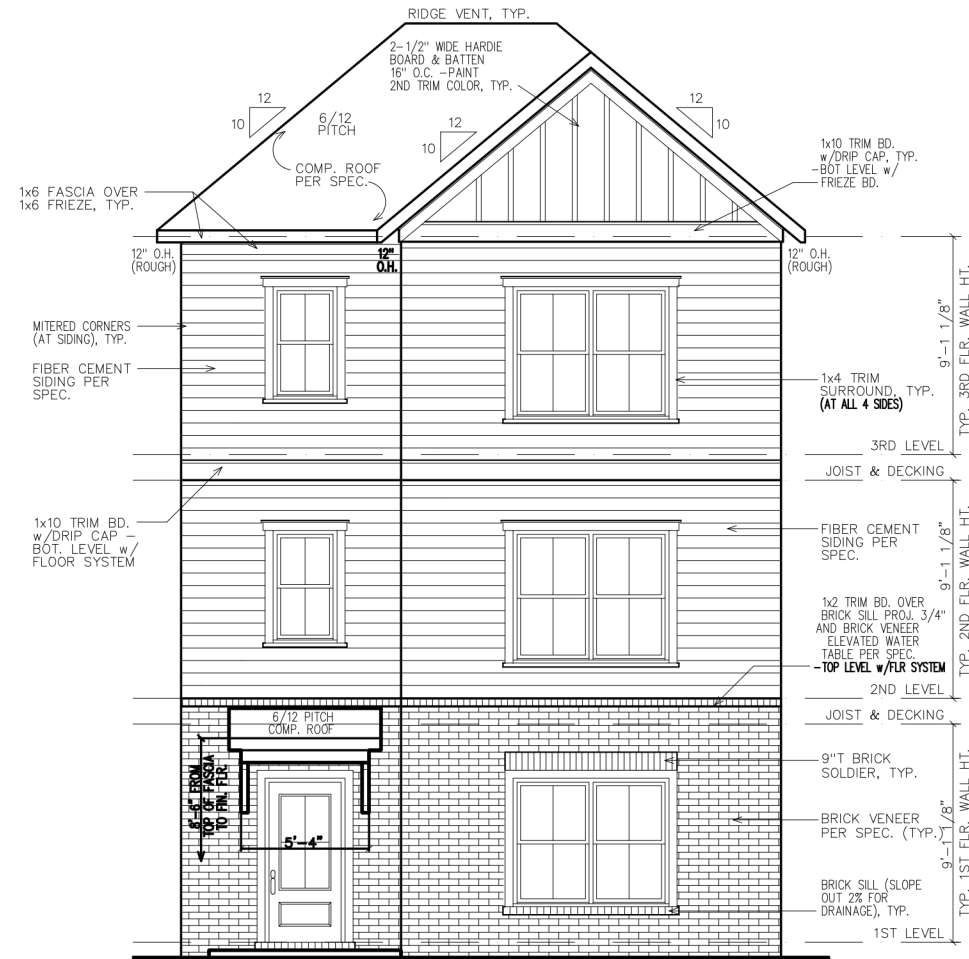
DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.

TABLE OF CONTENTS

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1	FRONT & SIDE ELEVATIONS
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FRONT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602



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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
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CHRIS@CSDESIGNGROUPLLC.COM

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CLIENT INFORMATION:

Epic
Development
430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 01/26/21
SCALE:
1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

1

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/21
SCALE:
1/8" = 1'-0" < 1 1/4" x 17"
1/4" = 1'-0" < 24' x 36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

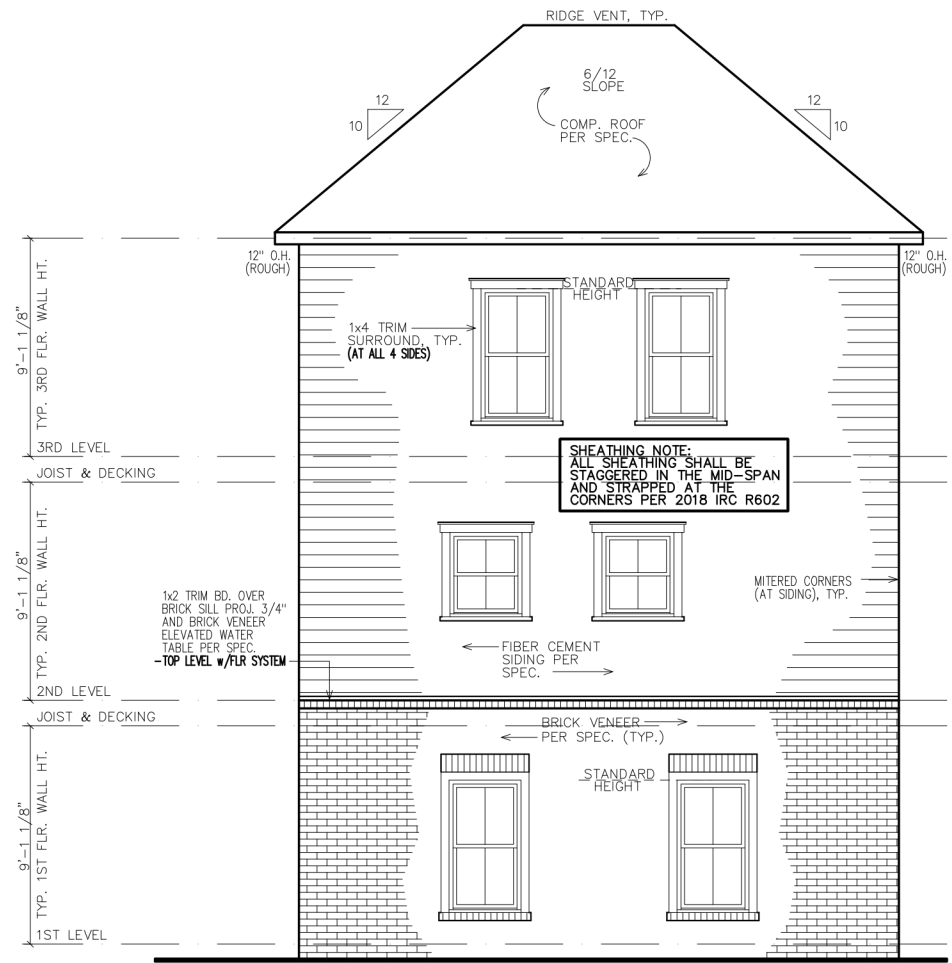
JOB NUMBER:
21-1005

REVISIONS:

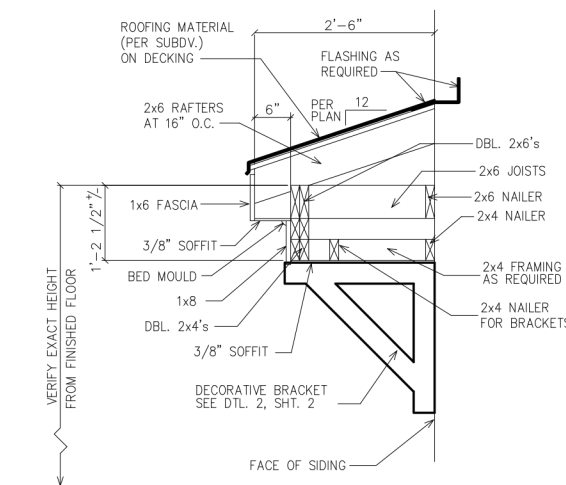
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SHEET NUMBER:

2

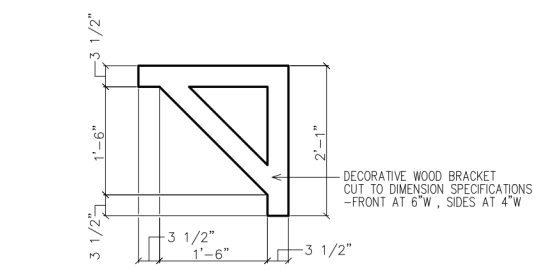


REAR ELEVATION



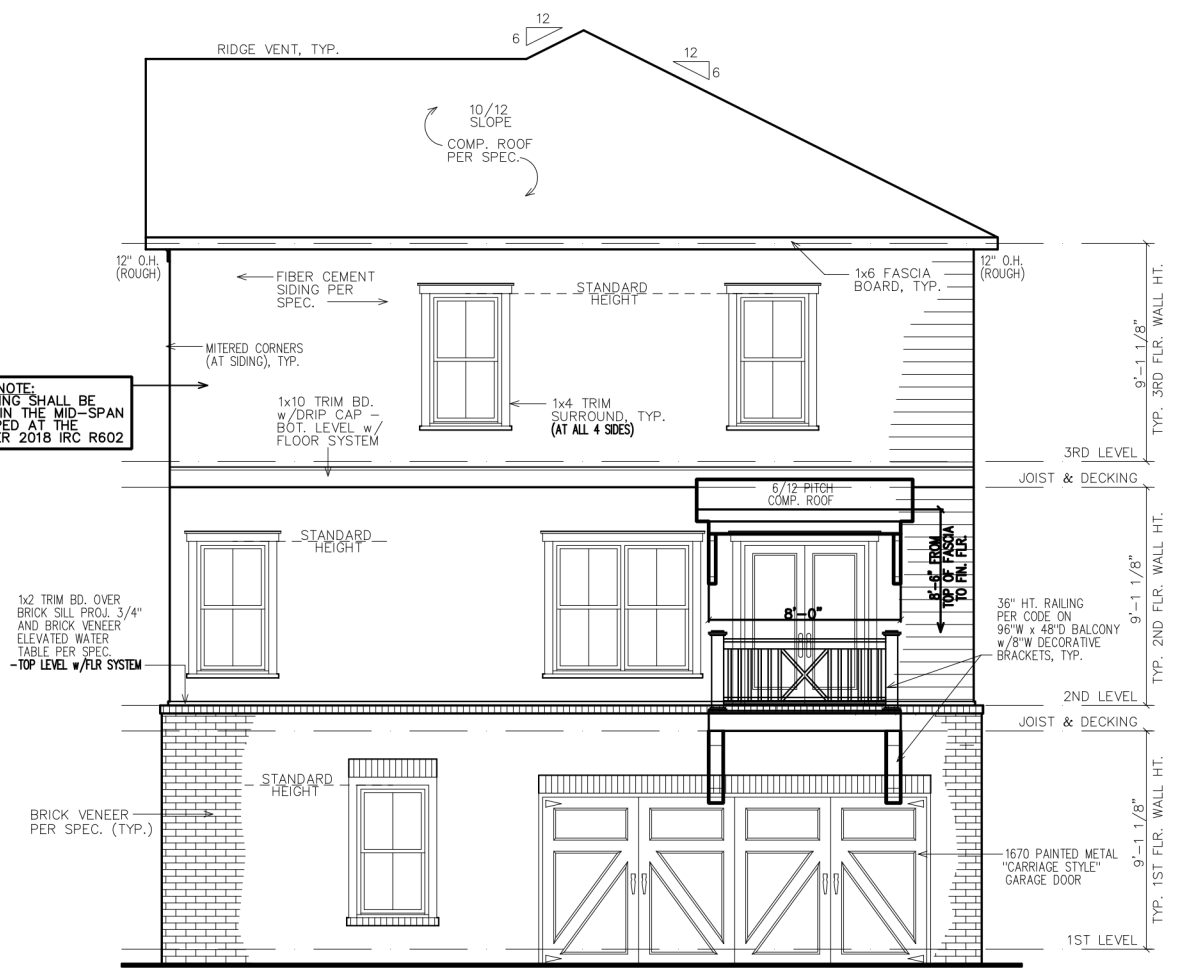
1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2 SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
HAPEVILLE

LOT #:

RELEASED:.



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CLIENT INFORMATION:

EpIc
Development

430 PLASTER AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:

1/8"=1'-0" < 14"x17"

1/4"=1'-0" < 24"x36"

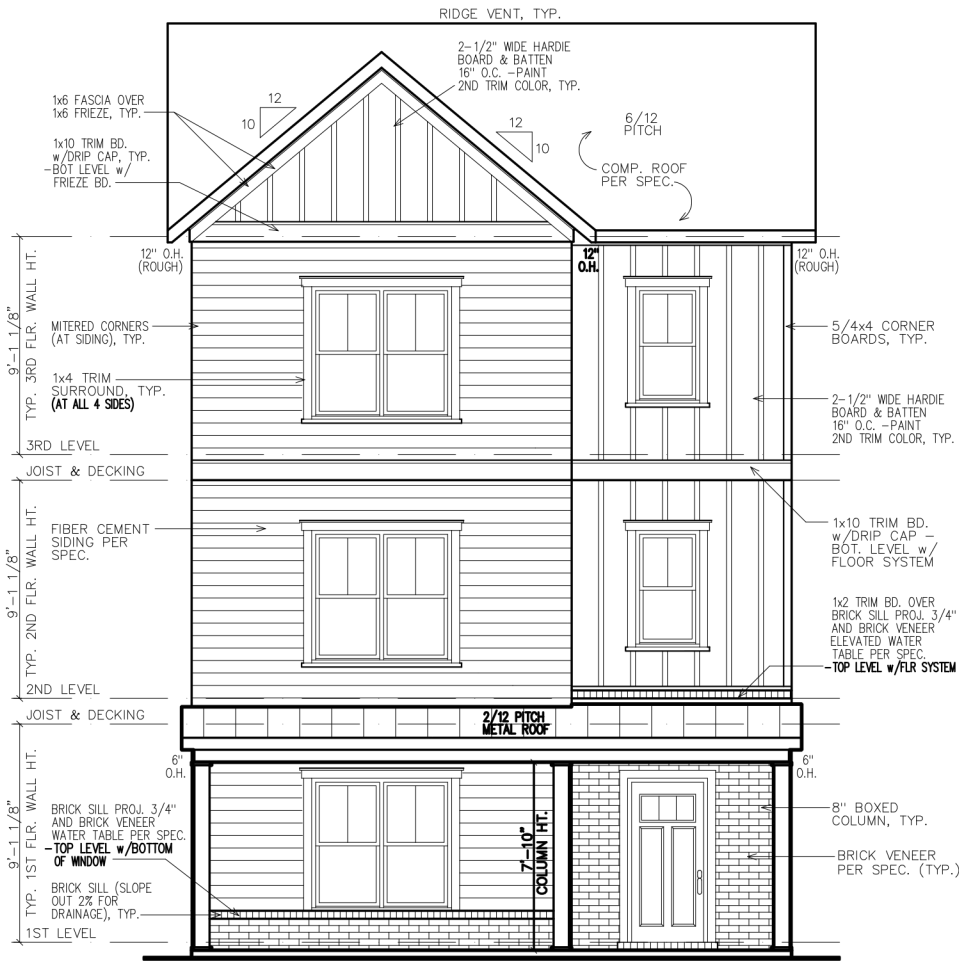
SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:			
No.	Date	Revisions	App.
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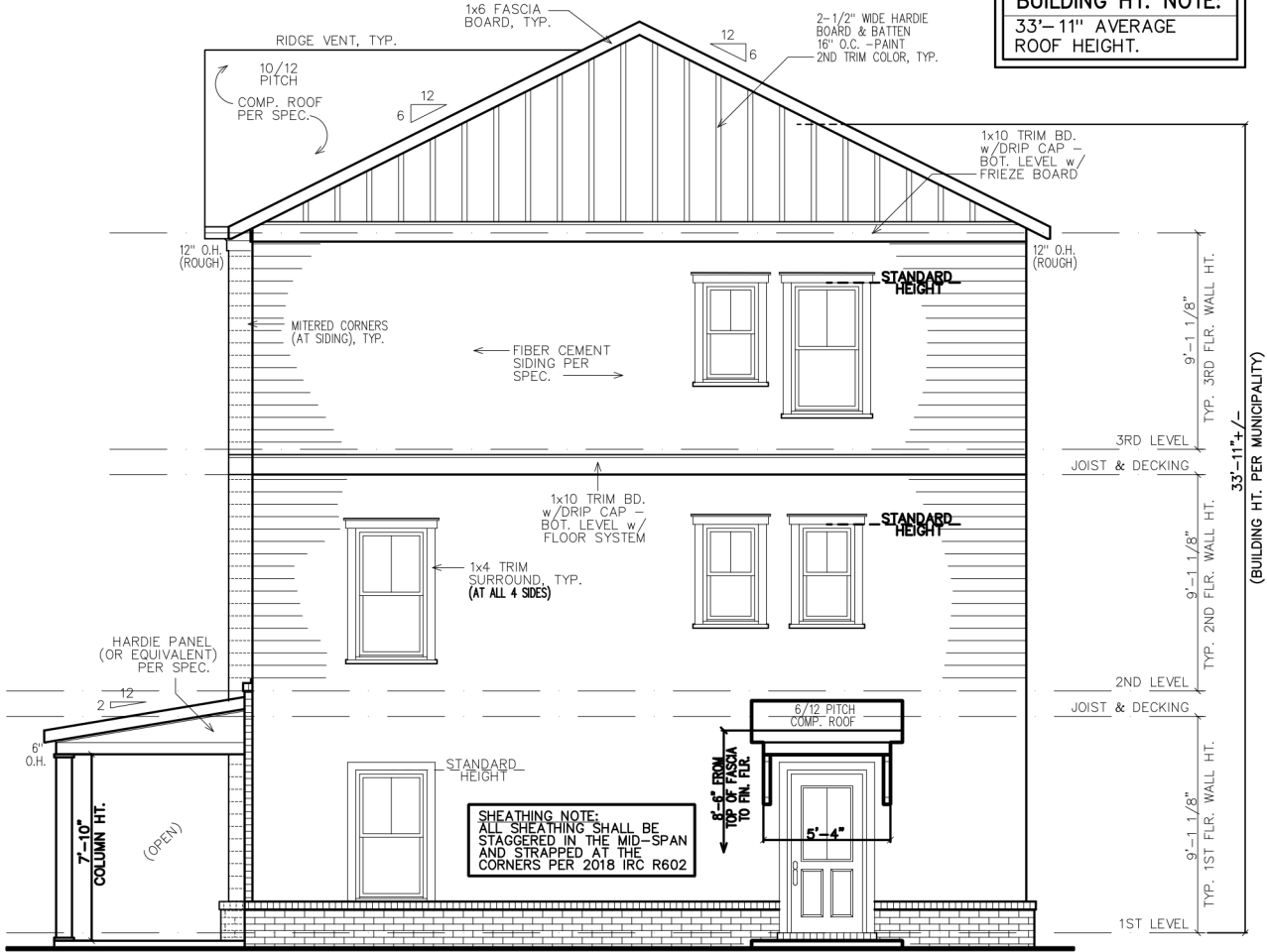
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SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

GOVERNING CODES & STANDARDS	
1.	2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2.	2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3.	2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4.	2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5.	2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6.	NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA	
ROOF LIVE LOAD:	20 PSF.
FLOOR LIVE LOAD:	40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)	
BASIC WIND VELOCITY:	90 MPH
SEISMIC DESIGN CATEGORY:	B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.	

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
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1/4" = 1'-0" < 24"x36"

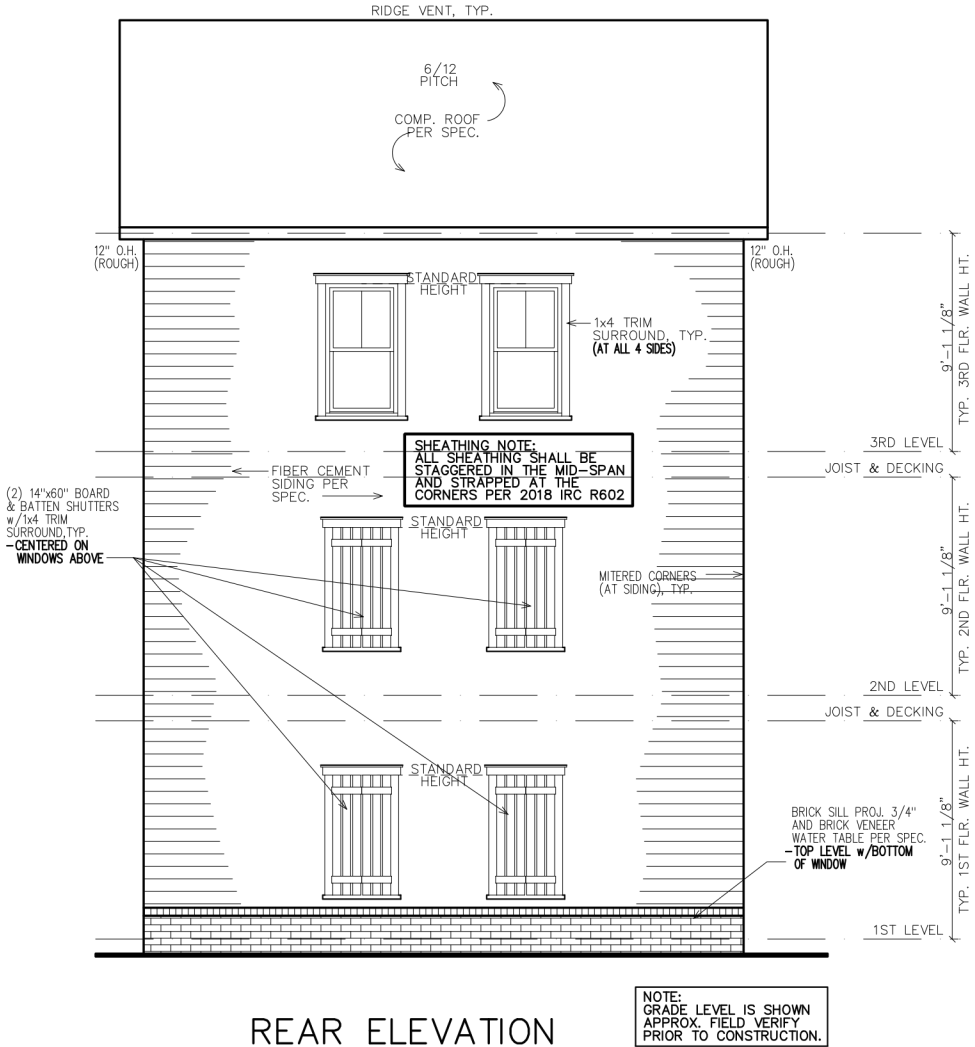
SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

2



REAR ELEVATION



LEFT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:

RELEASED:.



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ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:

1/8" = 1'-0" < 14"x17"

1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

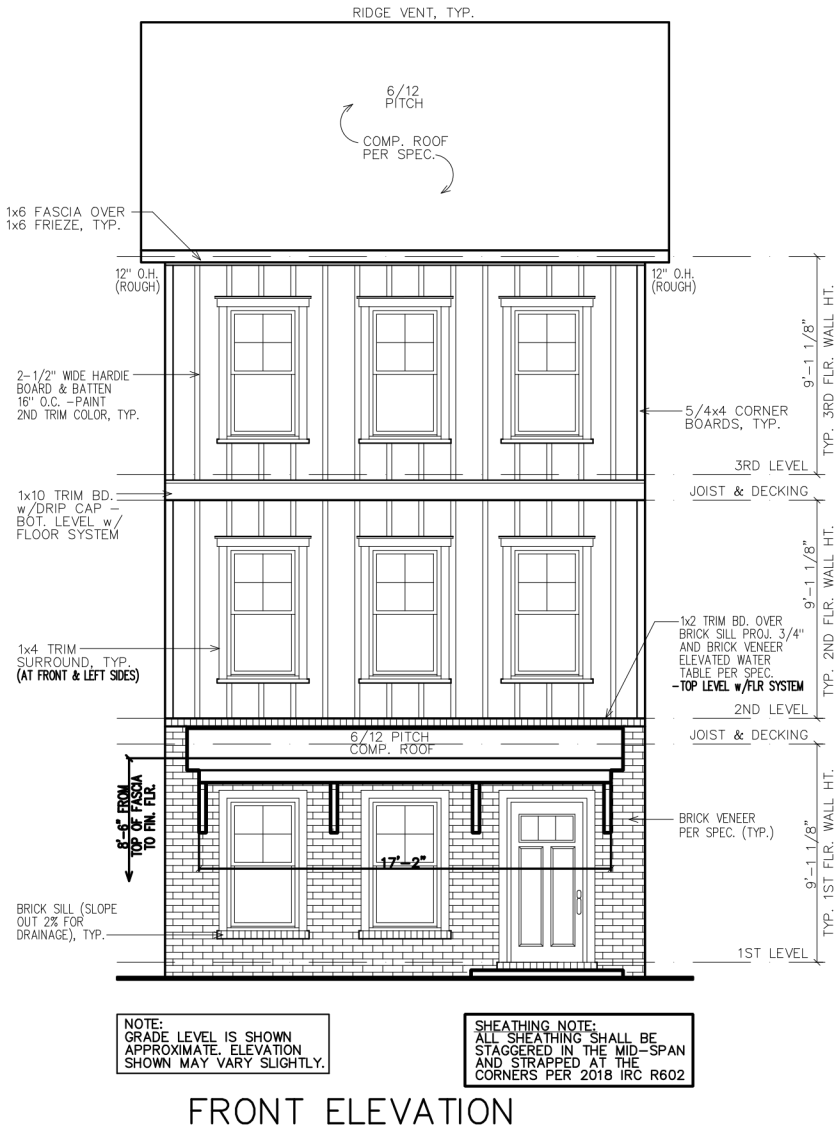
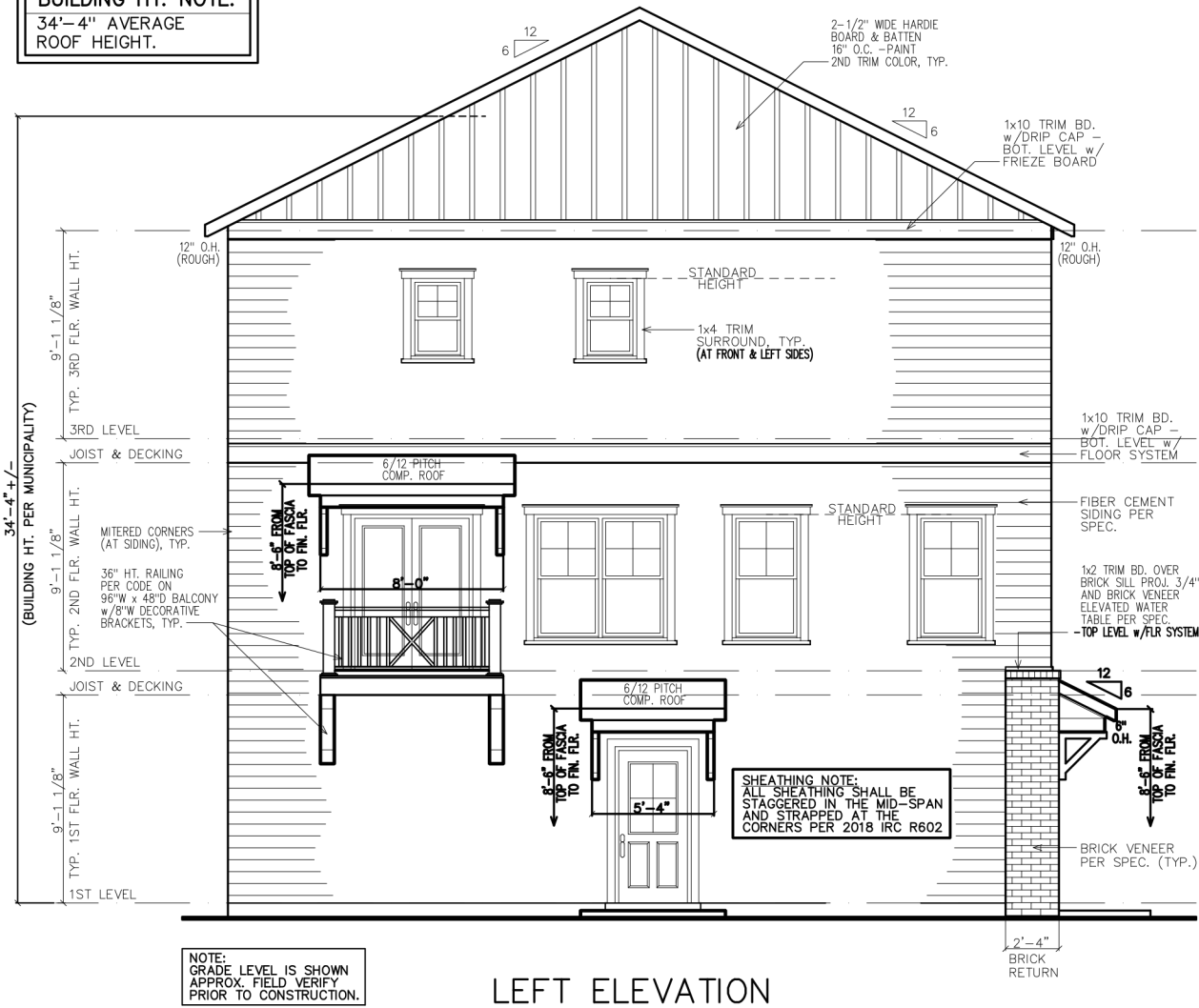
JOB NUMBER:

21-1003

REVISIONS:			
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5	.	.	.
6	.	.	.

SHEET NUMBER:

1



- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE,
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2. 2018 INTERNATIONAL PLUMBING CODE,
WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE,
WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE,
WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY
CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I.
SPECIFICATION FOR THE DESIGN,
MANUFACTURE AND HANDLING OF WOOD
TRUSSES.

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.
- FLOOR LIVE LOAD: 40 PSF.
- (INCLUDES DECKS, PATIOS, AND PORCHES)
- BASIC WIND VELOCITY: 90 MPH
- SEISMIC DESIGN CATEGORY: B
- BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.



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CLIENT INFORMATION:

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
1/8" = 1'-0" < 1 1/4"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

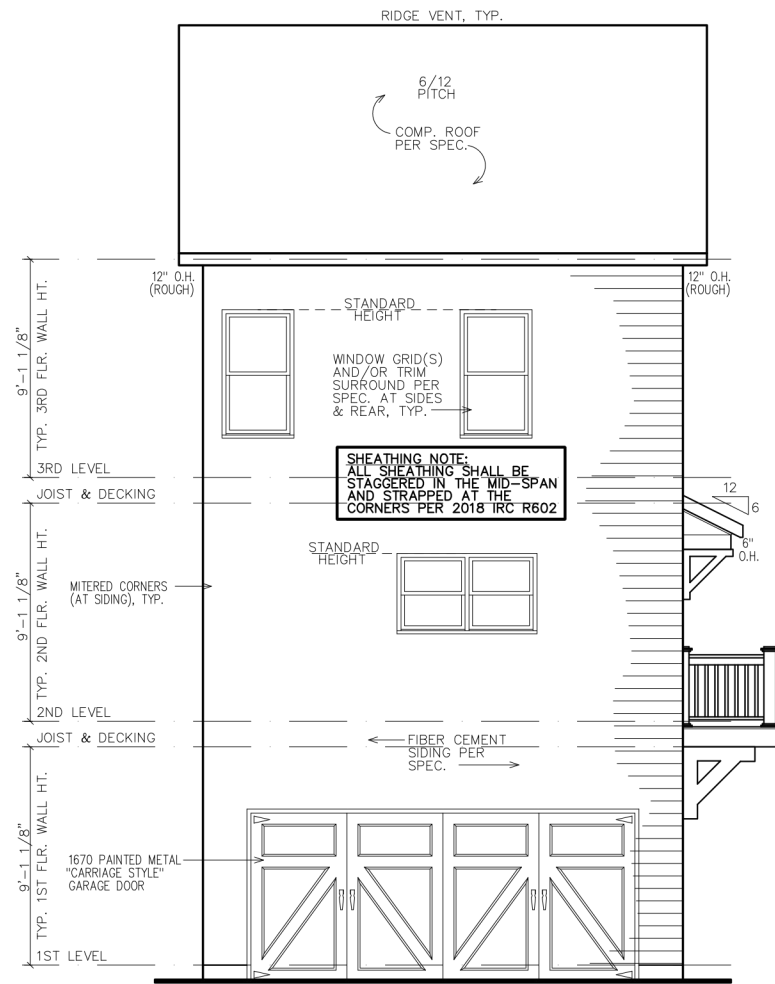
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

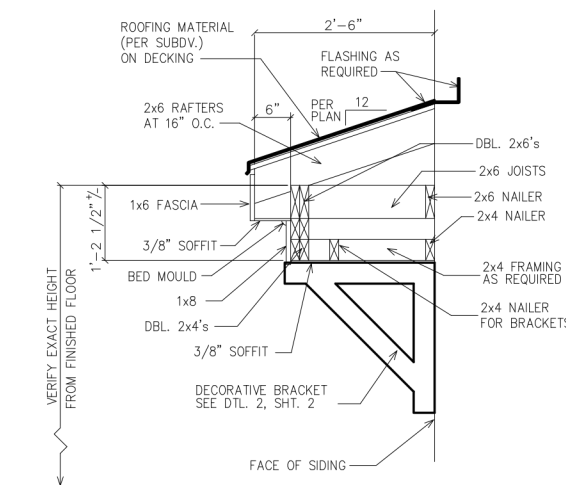
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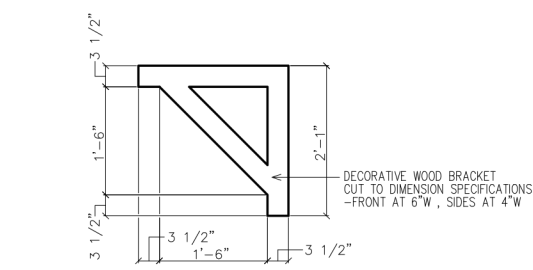
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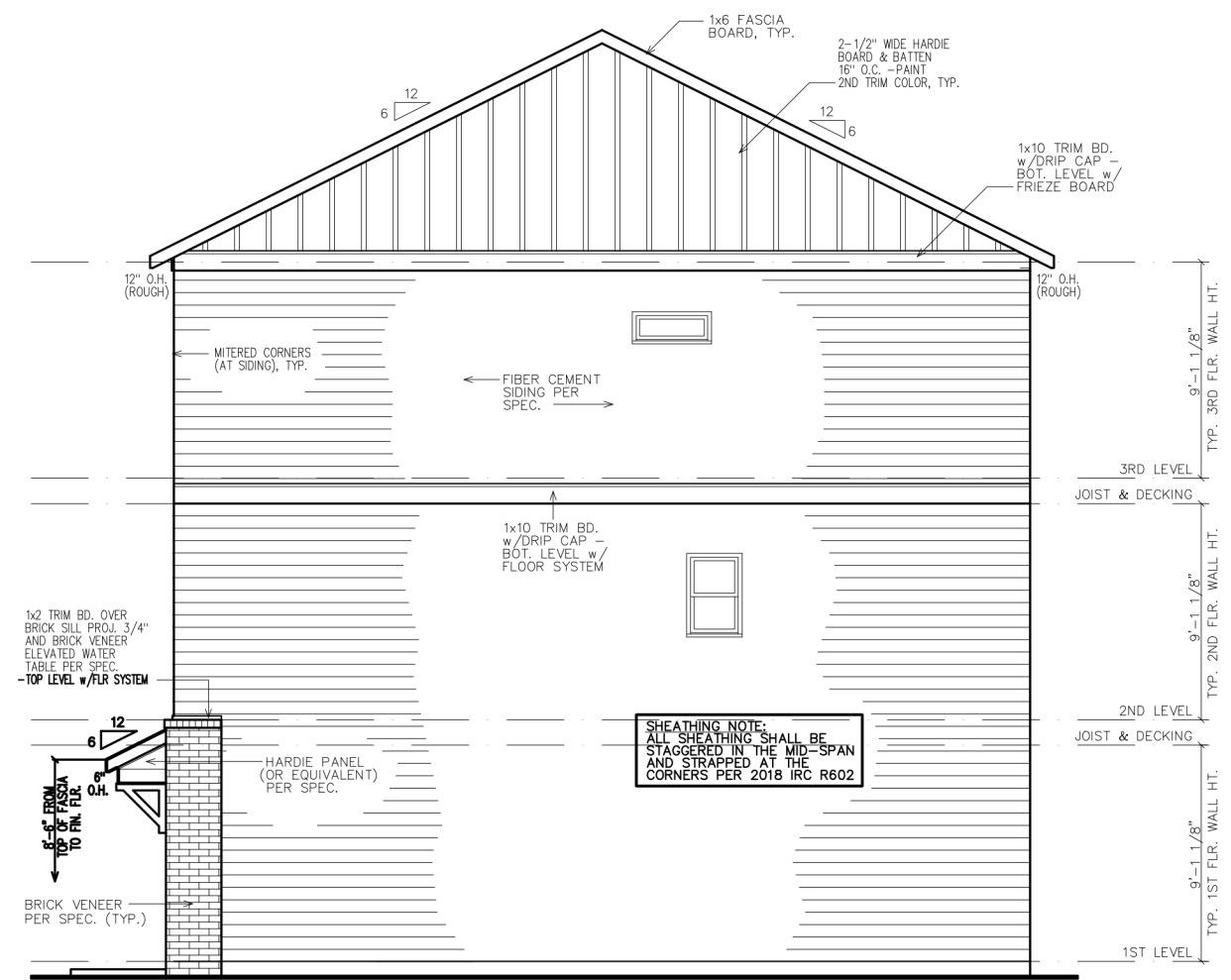
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2 SC: N.T.S.
(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-2" AVERAGE
ROOF HEIGHT.



LEFT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

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- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.

FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

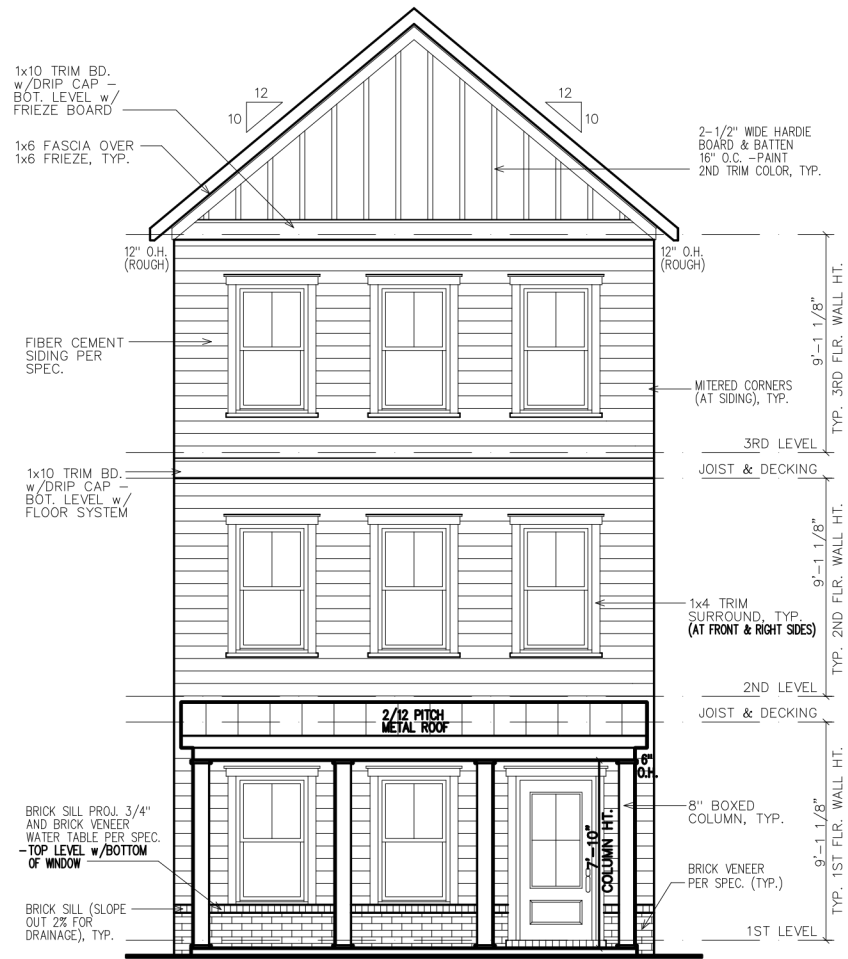
BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.

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4	SLAB & ROOF PLAN



FRONT ELEVATION

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CLIENT INFORMATION:

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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:
1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:			
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SHEET NUMBER:

1

SUBDIVISION:
HAPEVILLE
LOT #:
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
1/8" = 1'-0" < 1 1/4" x 17"
1/4" = 1'-0" < 24' x 36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

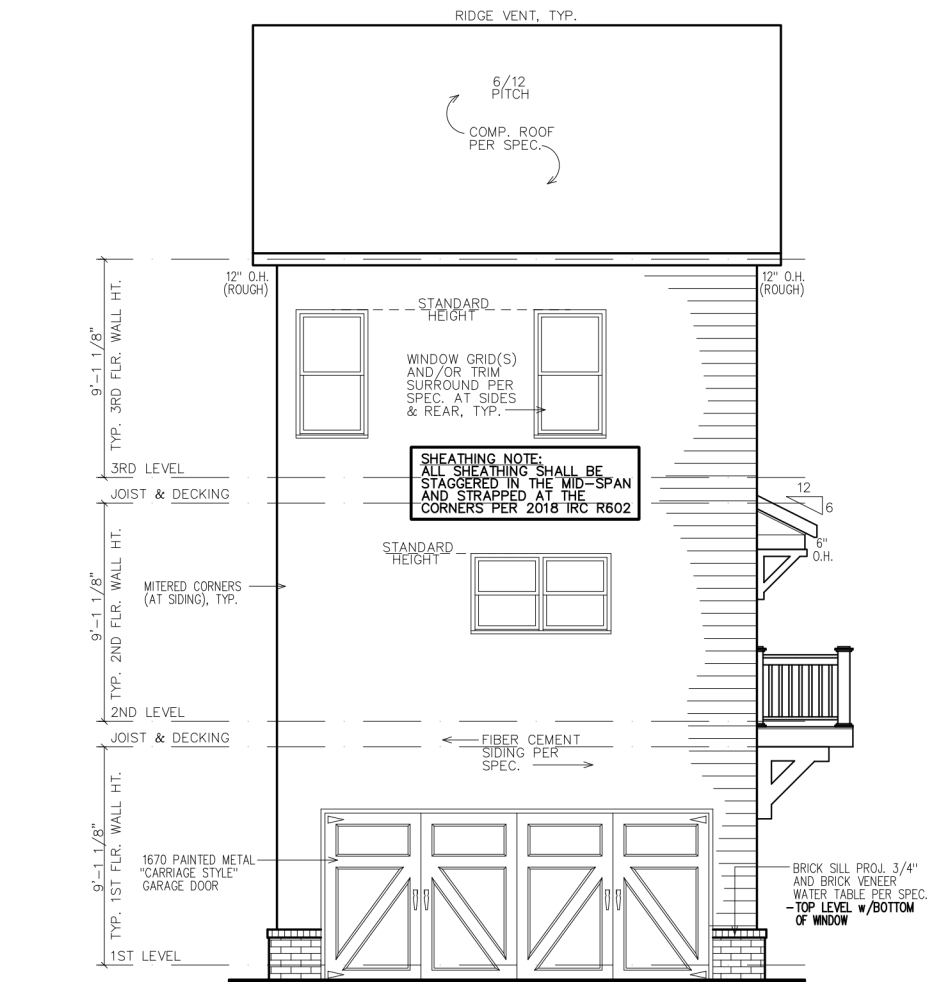
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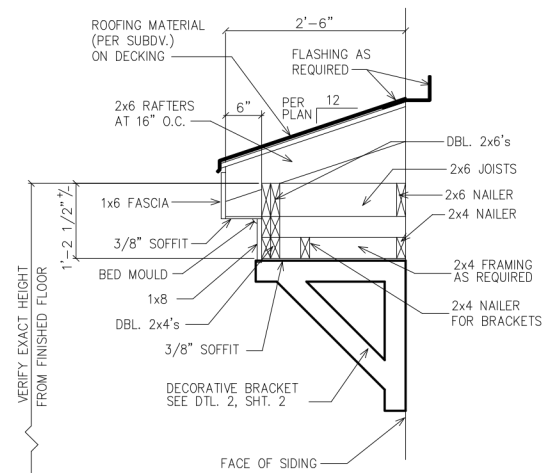
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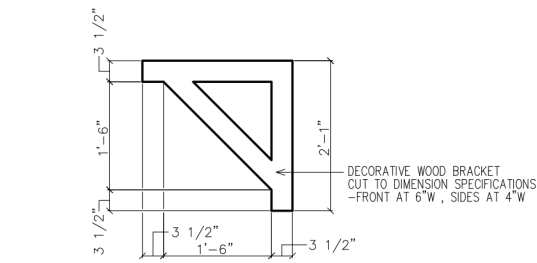
REAR ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

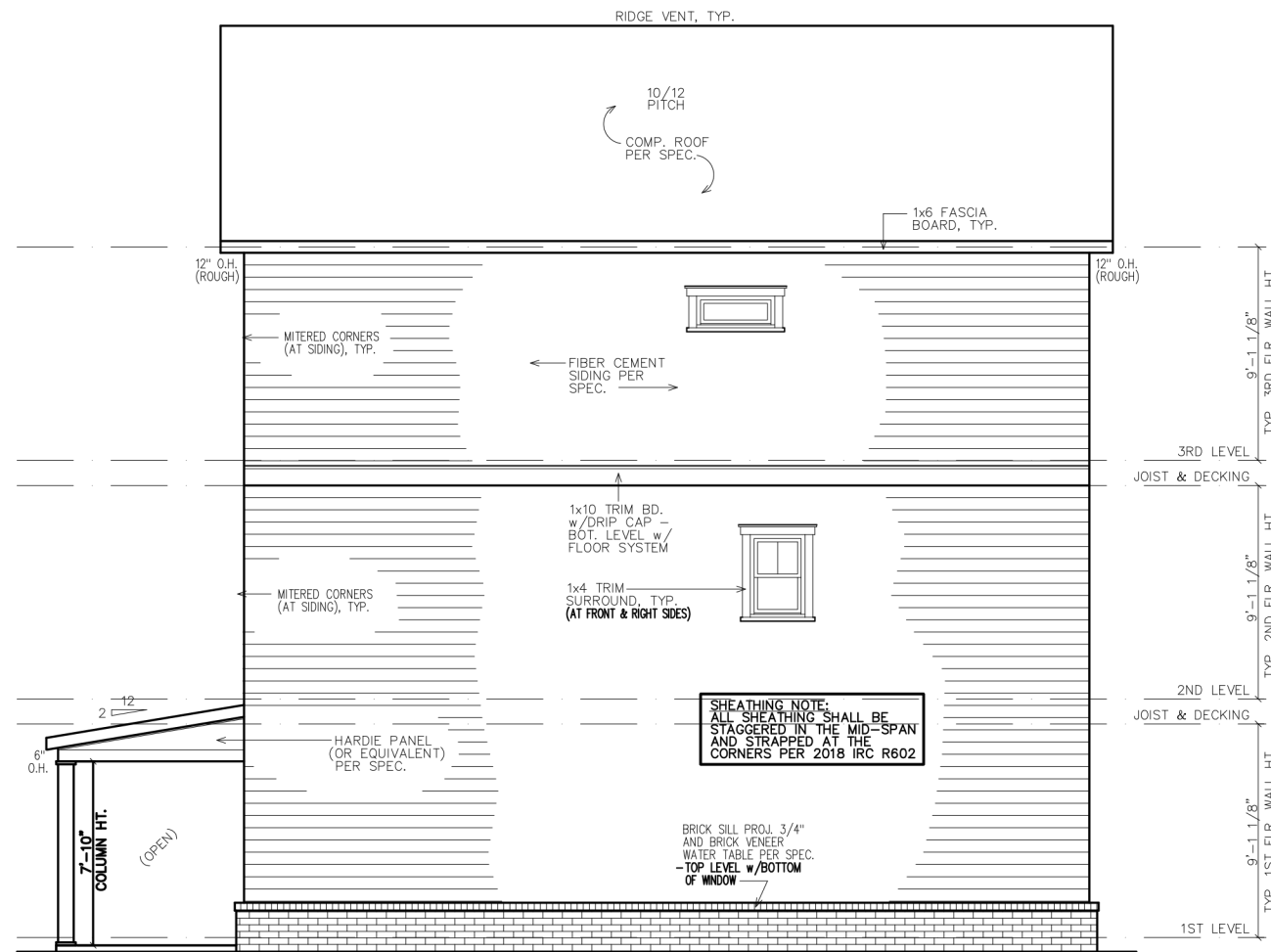


1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2 SC: N.T.S.
(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
HAPEVILLE

LOT #:

RELEASED:



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4	SLAB & ROOF PLAN

CLIENT INFORMATION:

Epilc
Development

430 PLASTER AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:

1/8" = 1'-0" < 14"x17"

1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

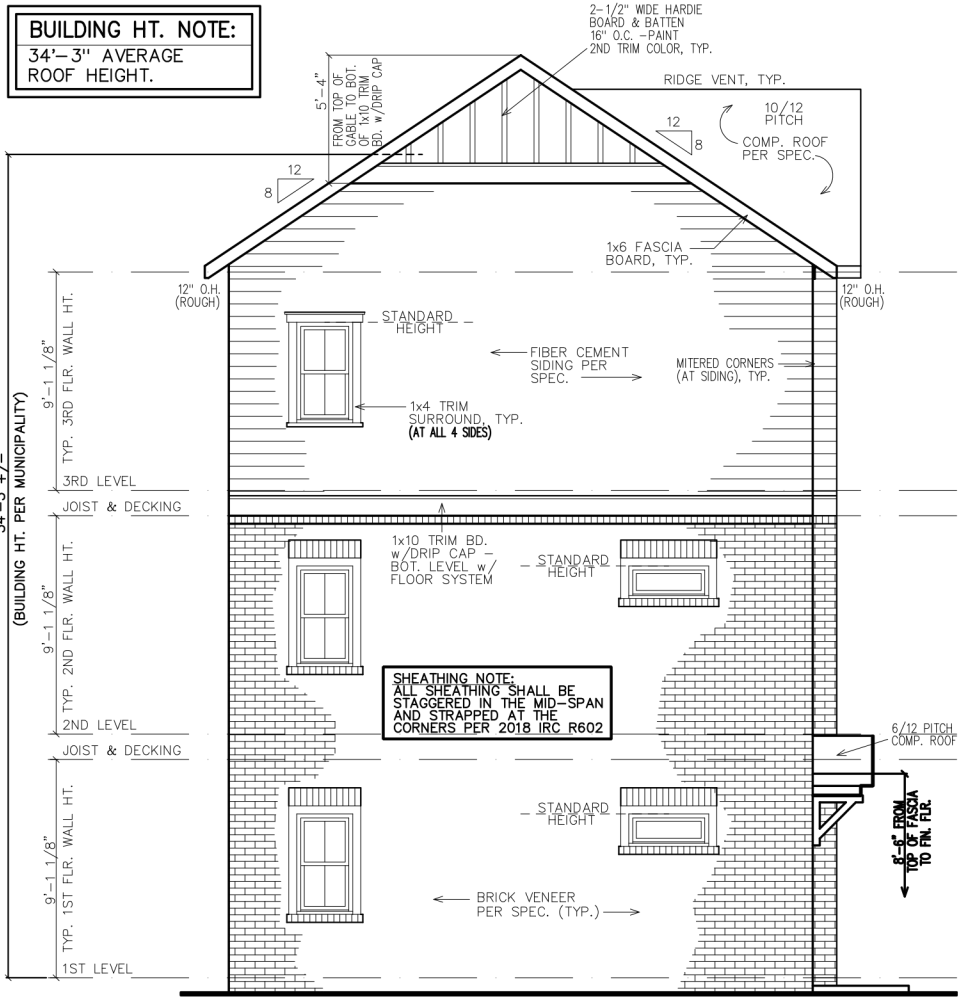
JOB NUMBER:
21-1002

REVISIONS:

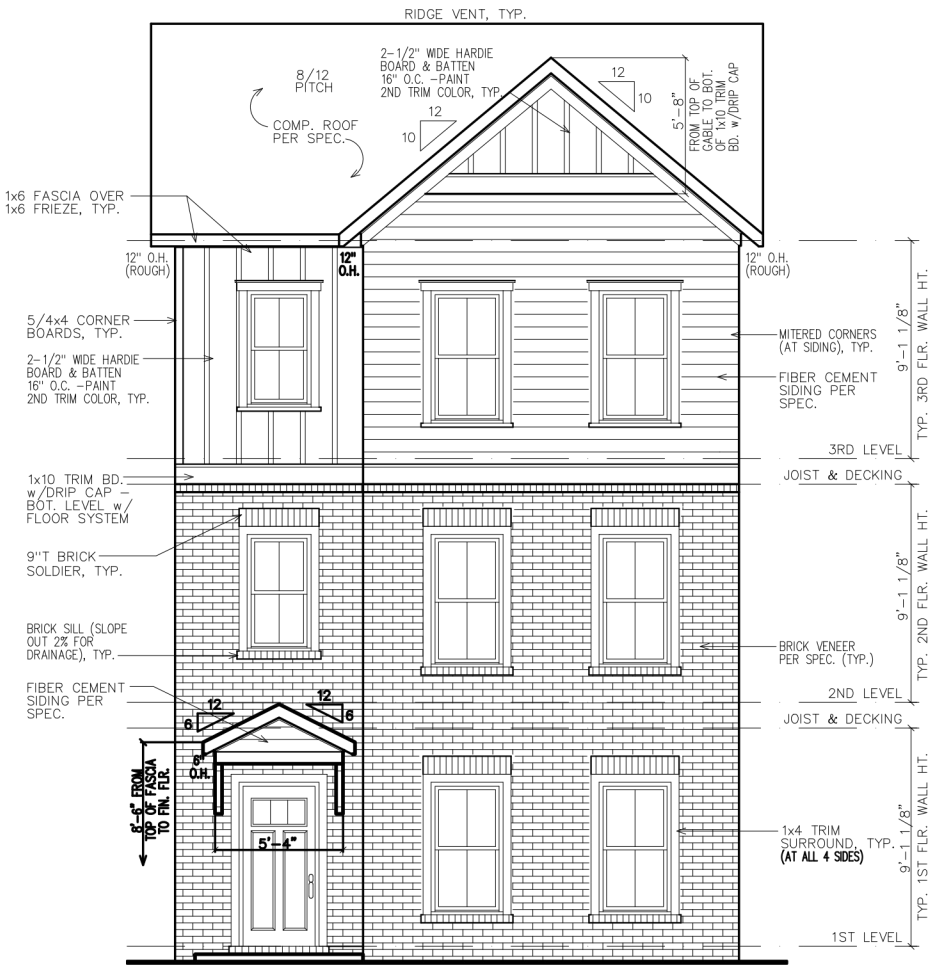
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4	.	.	.
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6	.	.	.

SHEET NUMBER:

1



LEFT ELEVATION



FRONT ELEVATION

- GOVERNING CODES & STANDARDS
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4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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- DESIGN CRITERIA
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FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.



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PROJECT INFORMATION:

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DESIGNED BY: C.SAMUDA 01/26/22
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1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 585
2ND FLR. 585
3RD FLR. 585
TOTAL 1755
GARAGE N/A

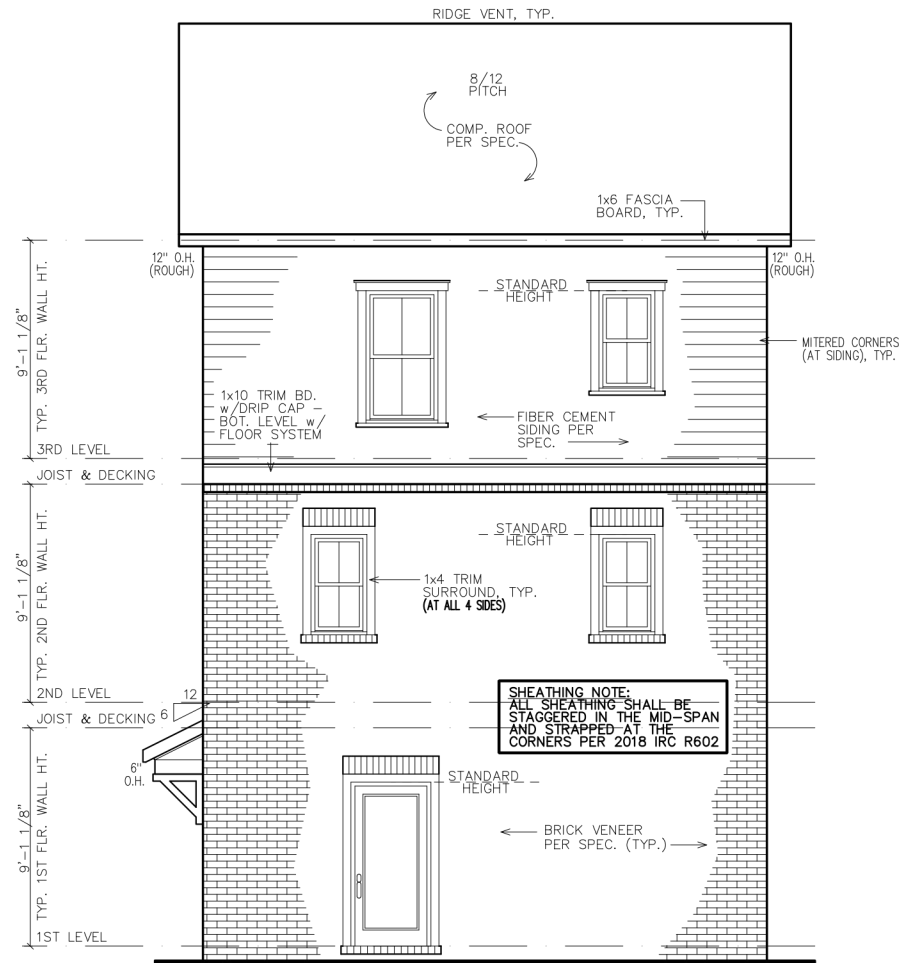
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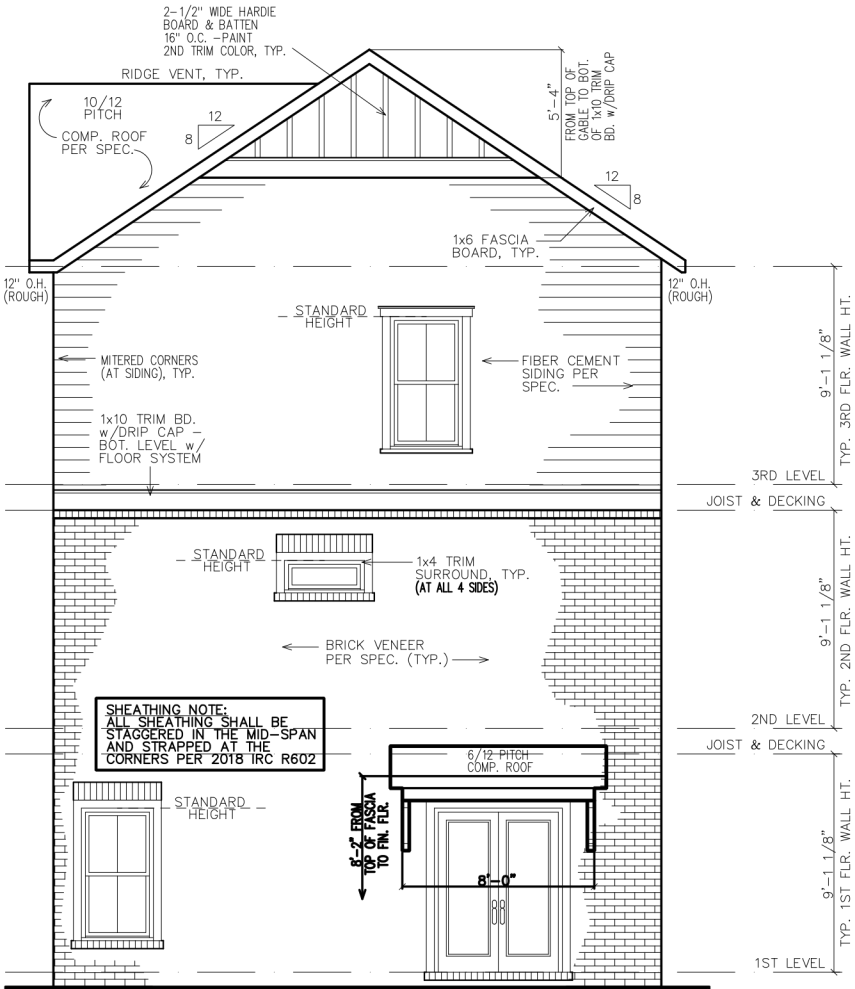
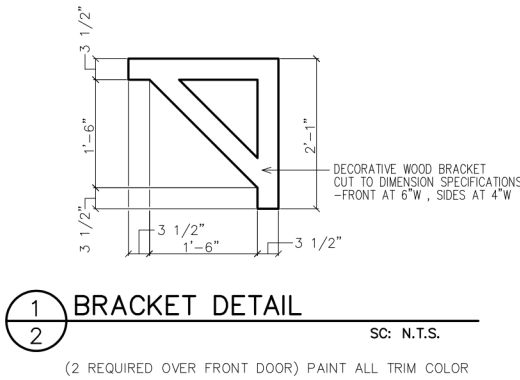
SHEET NUMBER:

2

Page 142 of 1



REAR ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:

RELEASED:



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

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CLIENT INFORMATION:

Epic

Development

430 PLASTER AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:

1/8" = 1'-0" < 14"x17"

1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

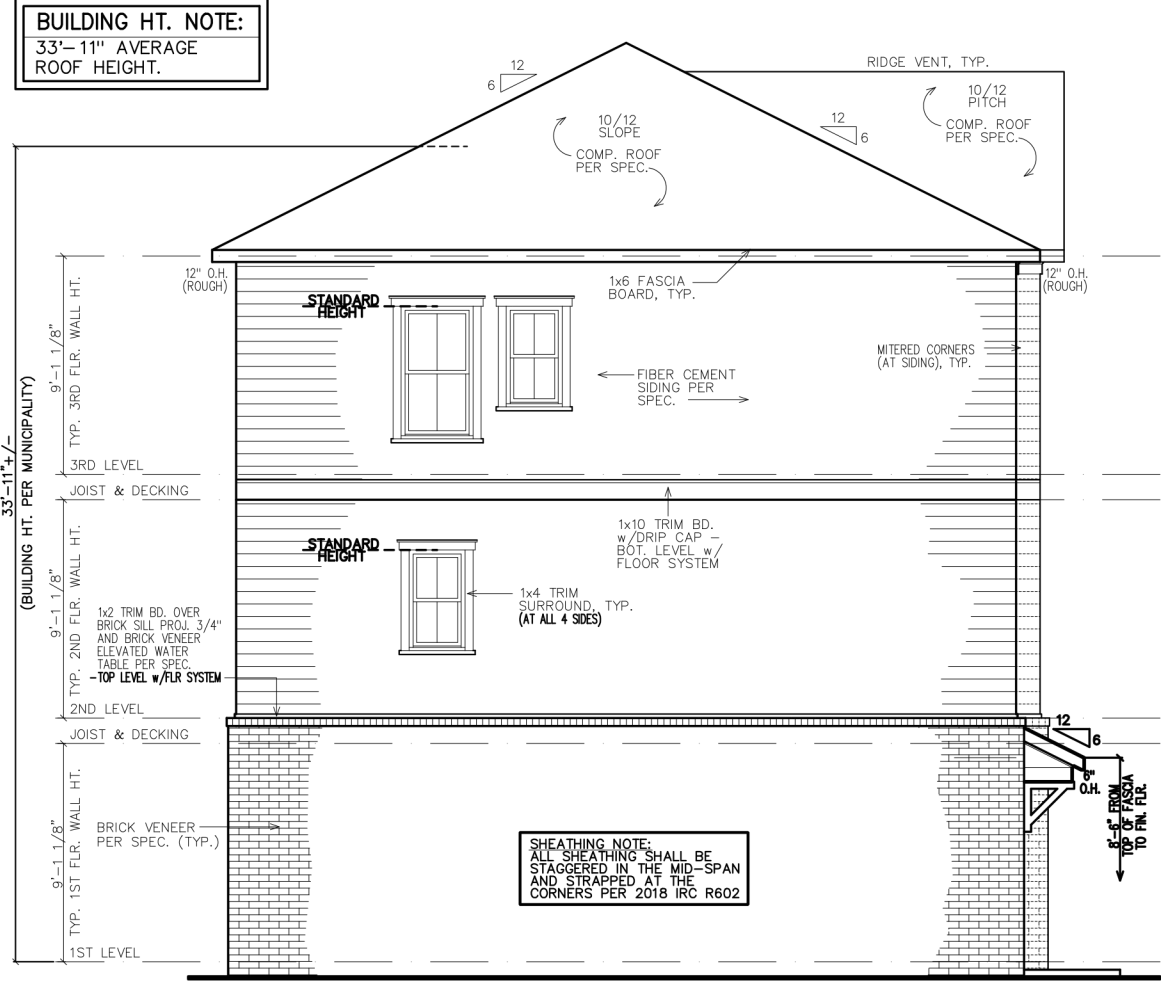
21-1005

REVISIONS:

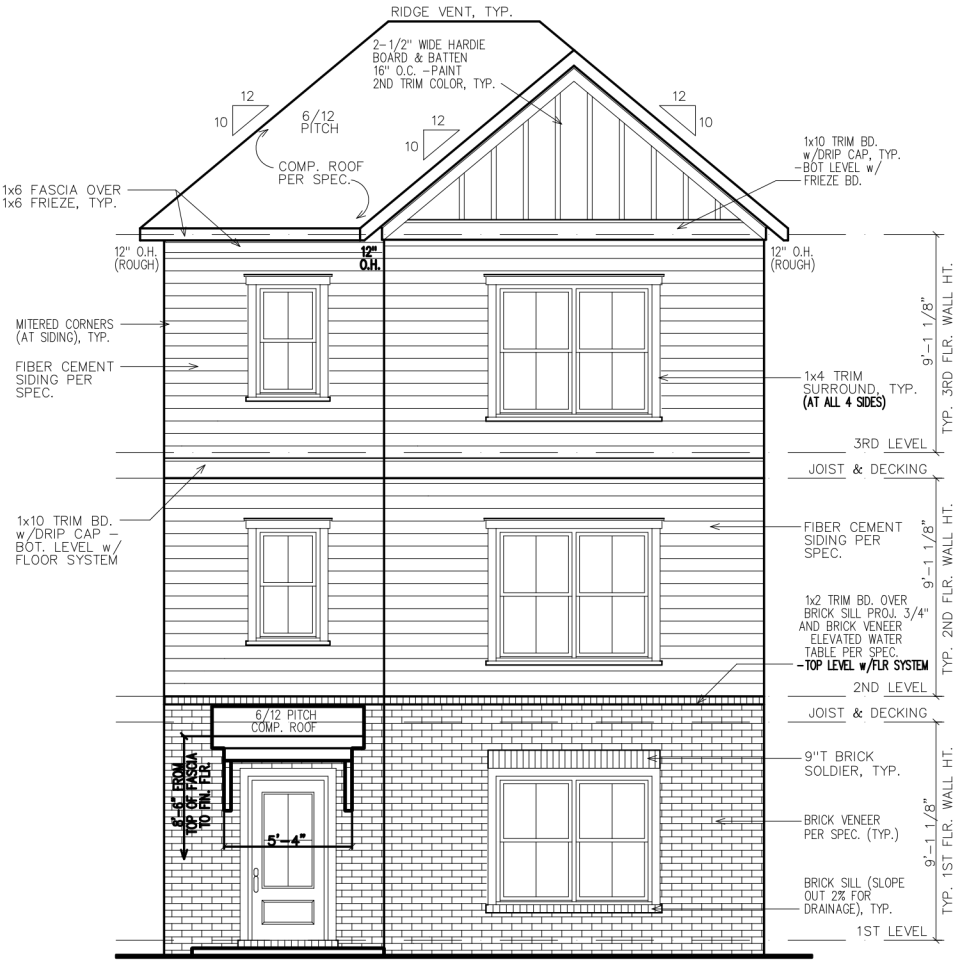
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SHEET NUMBER:

1



LEFT ELEVATION



FRONT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.
- FLOOR LIVE LOAD: 40 PSF.
- (INCLUDES DECKS, PATIOS, AND PORCHES)
- BASIC WIND VELOCITY: 90 MPH
- SEISMIC DESIGN CATEGORY: B
- BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:



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Development
430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
1/8" = 1'-0" < 1 1/4" x 17"
1/4" = 1'-0" < 24' x 36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

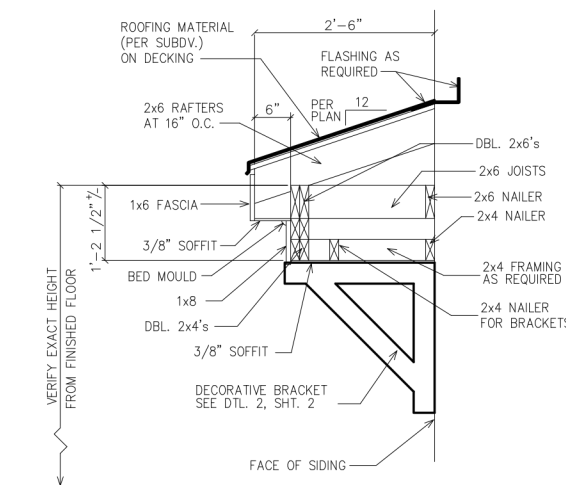
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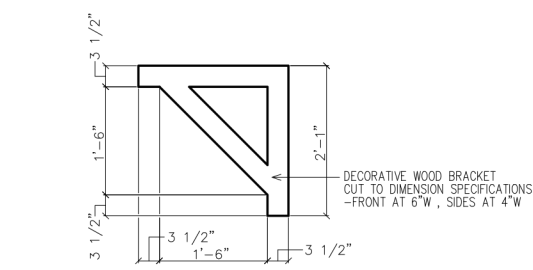
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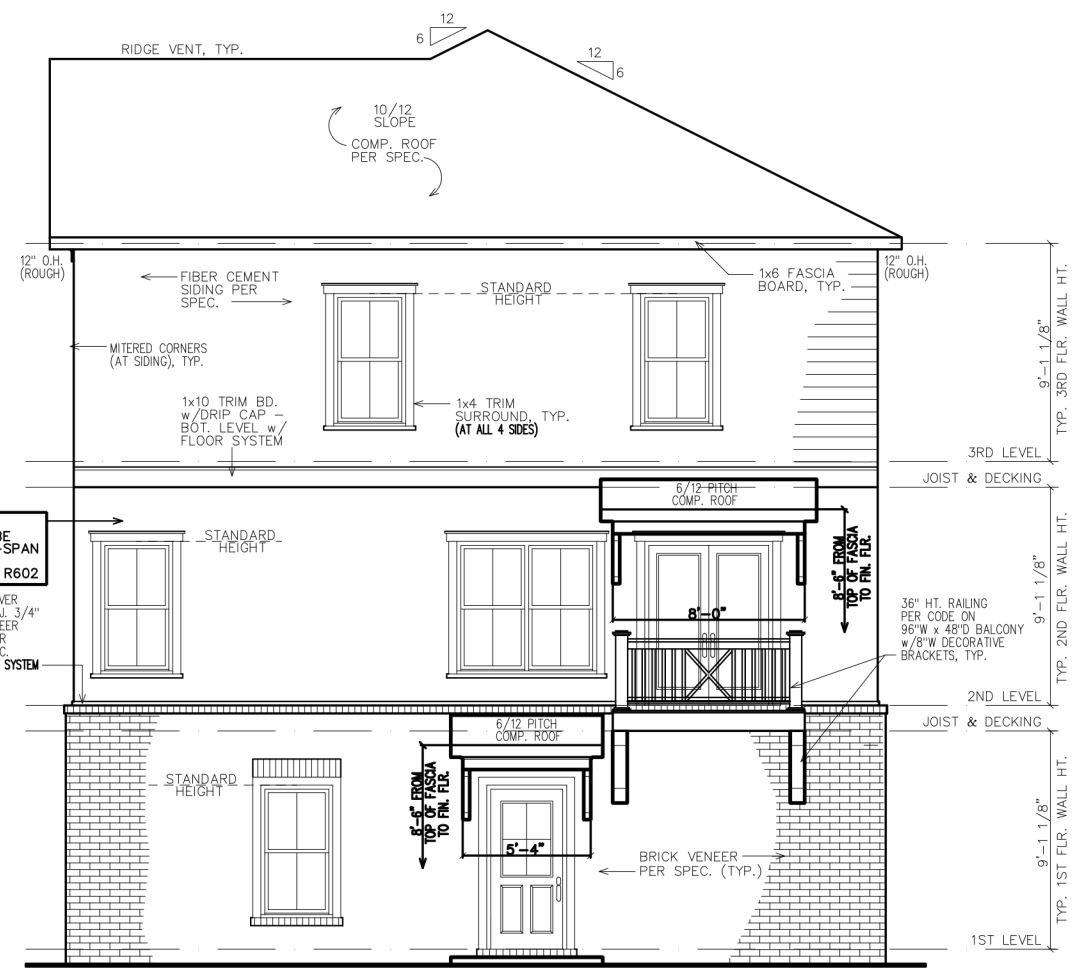
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
HAPEVILLE

LOT #:

RELEASED:.



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CLIENT INFORMATION:

Epilc
Development

430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:
1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

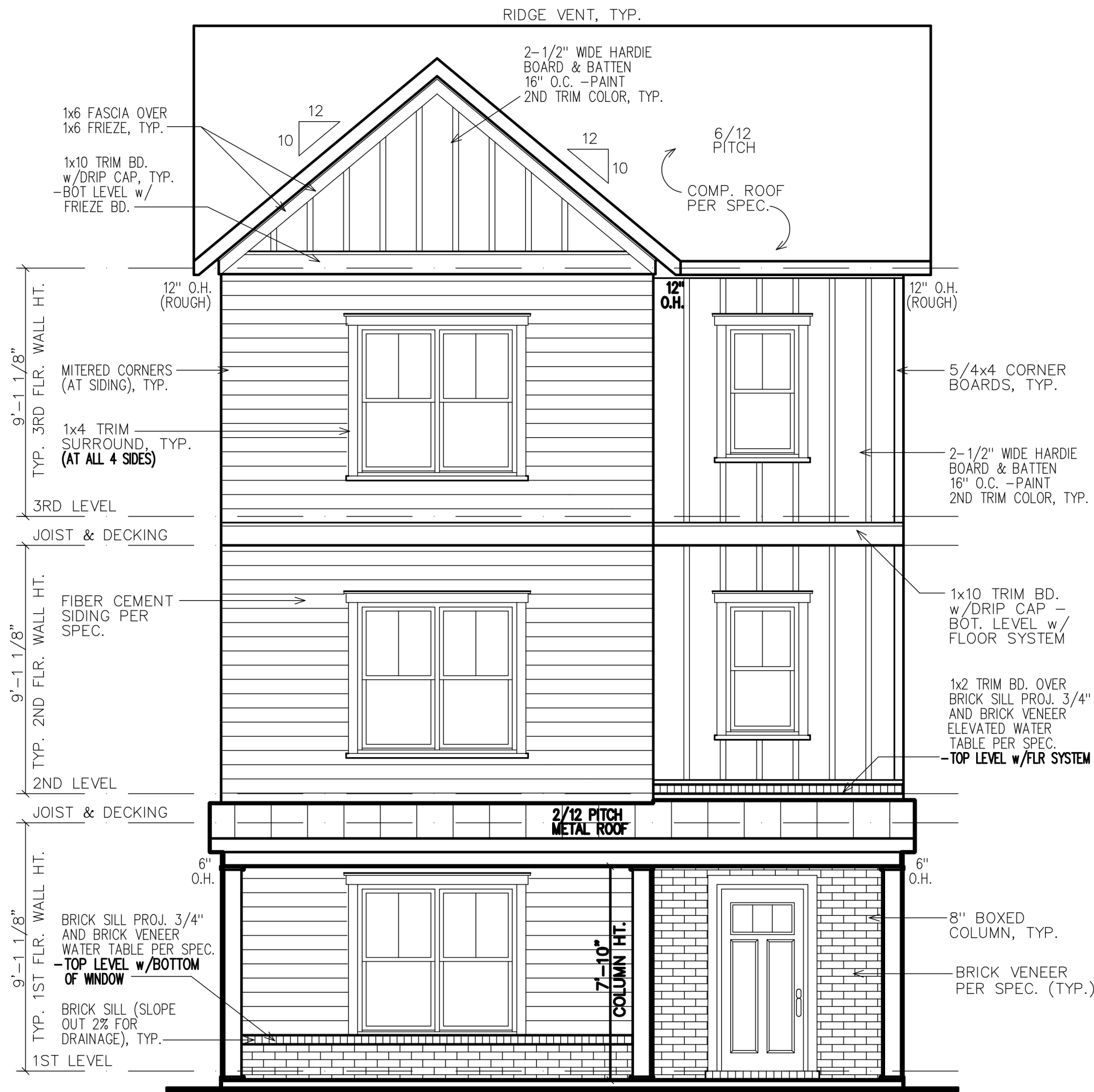
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21-1005

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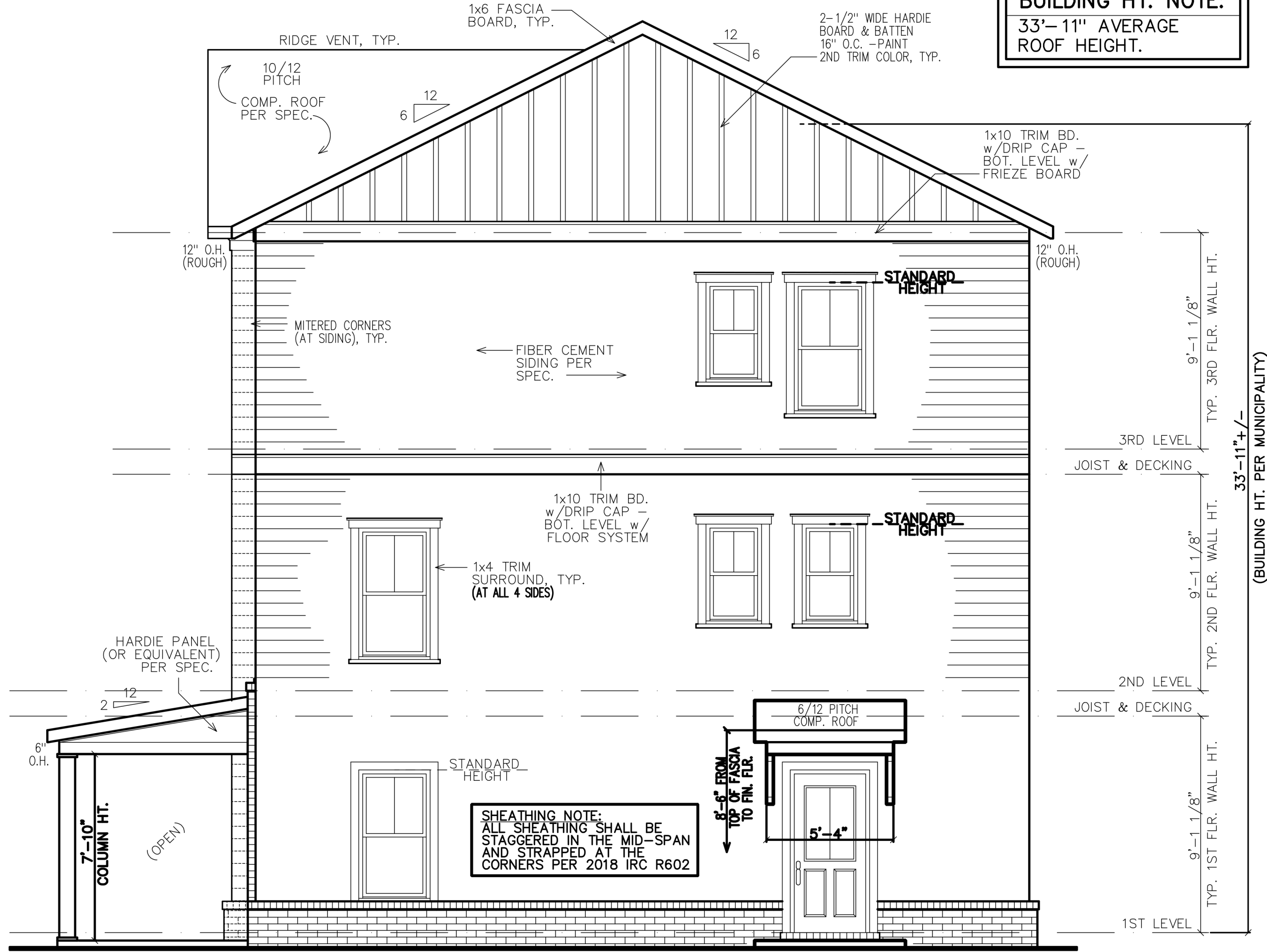
NEW HOME SITE ADDRESS: .



SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

GOVERNING CODES & STANDARDS	
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DESIGN CRITERIA	
ROOF LIVE LOAD:	20 PSF.
FLOOR LIVE LOAD:	40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)	
BASIC WIND VELOCITY:	90 MPH
SEISMIC DESIGN CATEGORY:	B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.	

SUBDIVISION:
HAPEVILLE
LOT #: _____
RELEASED: . _____



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
Side & Rear Elev.
DESIGNED BY: C SAMUDA 01/26/22

DESIGNED BY: C.SAMUDA 01/26/22
SCALE:

SCALE:

$1/8'' = 1'-0''$	$11'' \times 17''$
$1/4'' = 1'-0''$	$24'' \times 36''$

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:

No.	Date	Revisions	App.
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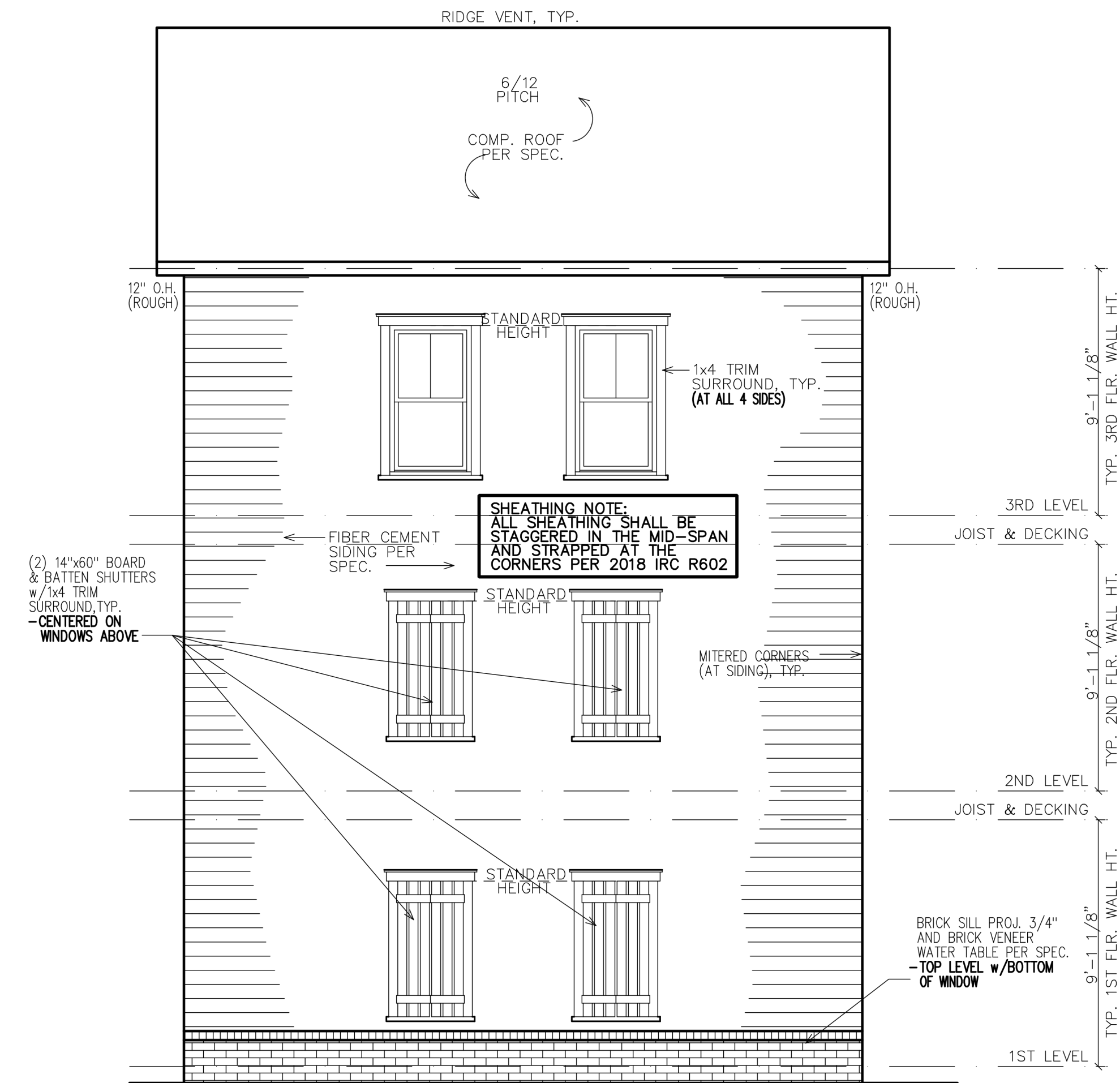
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NEW HOME SITE ADDRESS: .



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



REAR ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:

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430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 01/26/22

SCALE:
1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

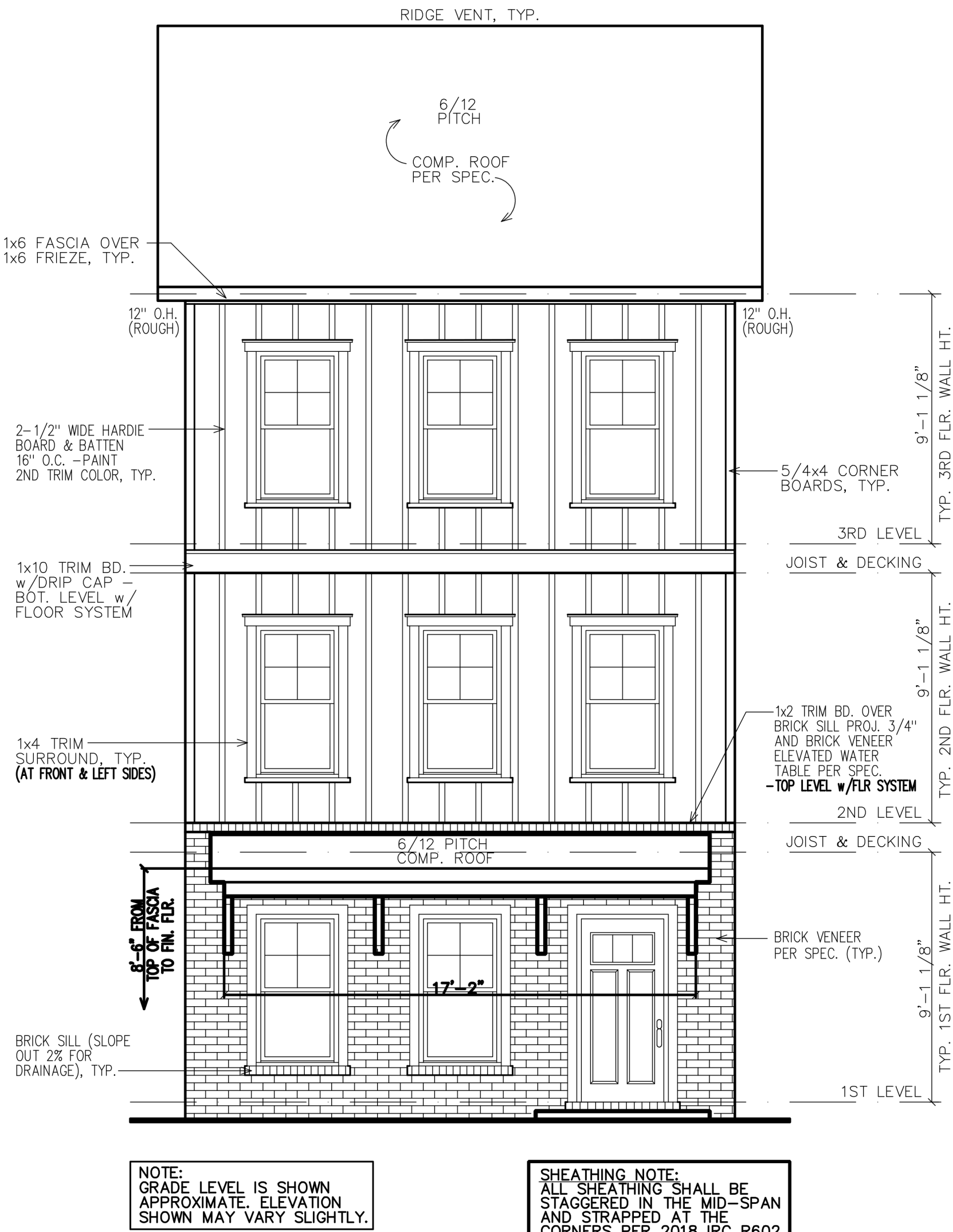
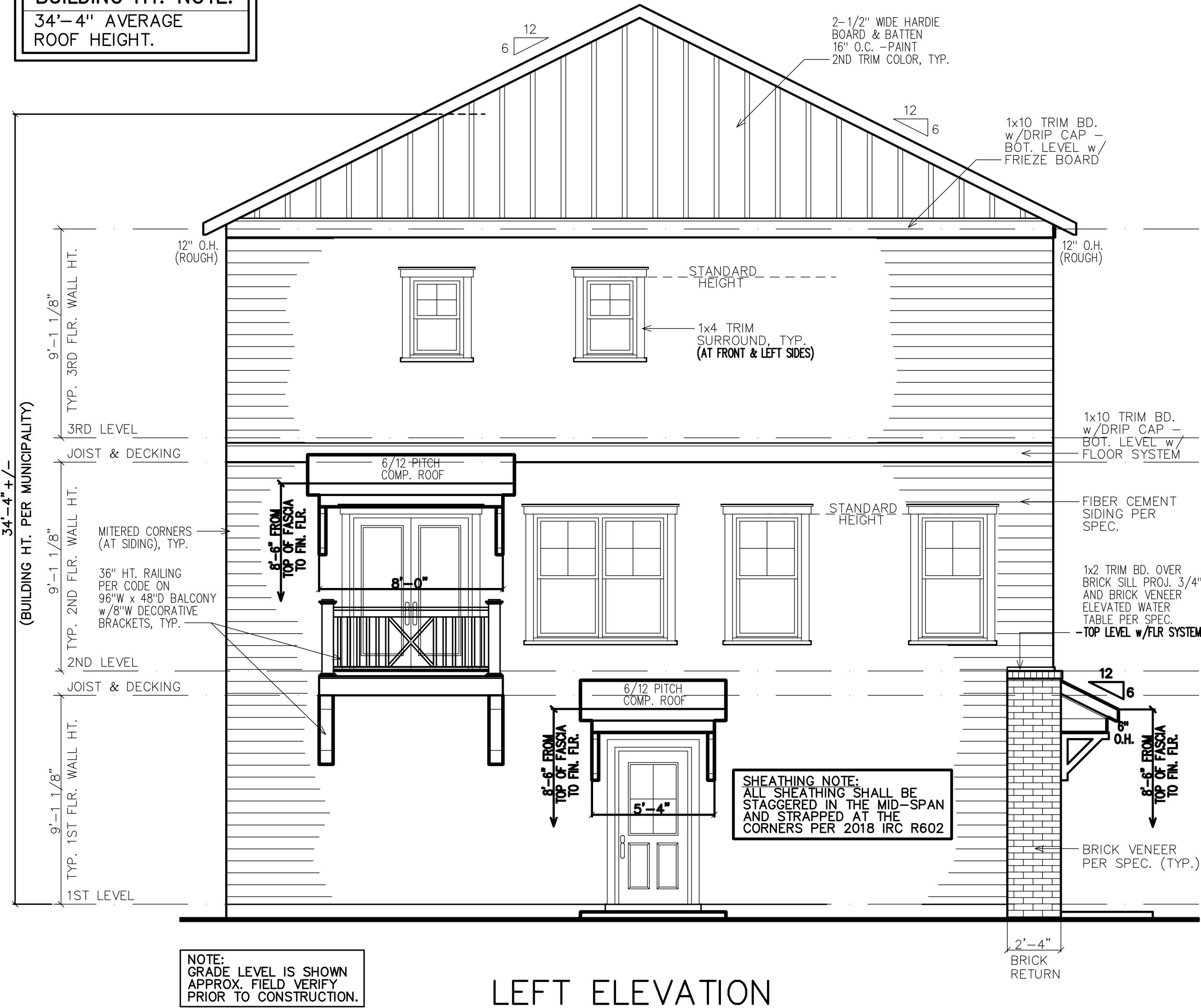
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SHEET NUMBER:

1

NEW HOME SITE ADDRESS: .

BUILDING HT. NOTE:
34'-4" AVERAGE
ROOF HEIGHT.



- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

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FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
1/8" = 1'-0" < 14"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 295
2ND FLR. 720
3RD FLR. 720
TOTAL 1735
GARAGE 425

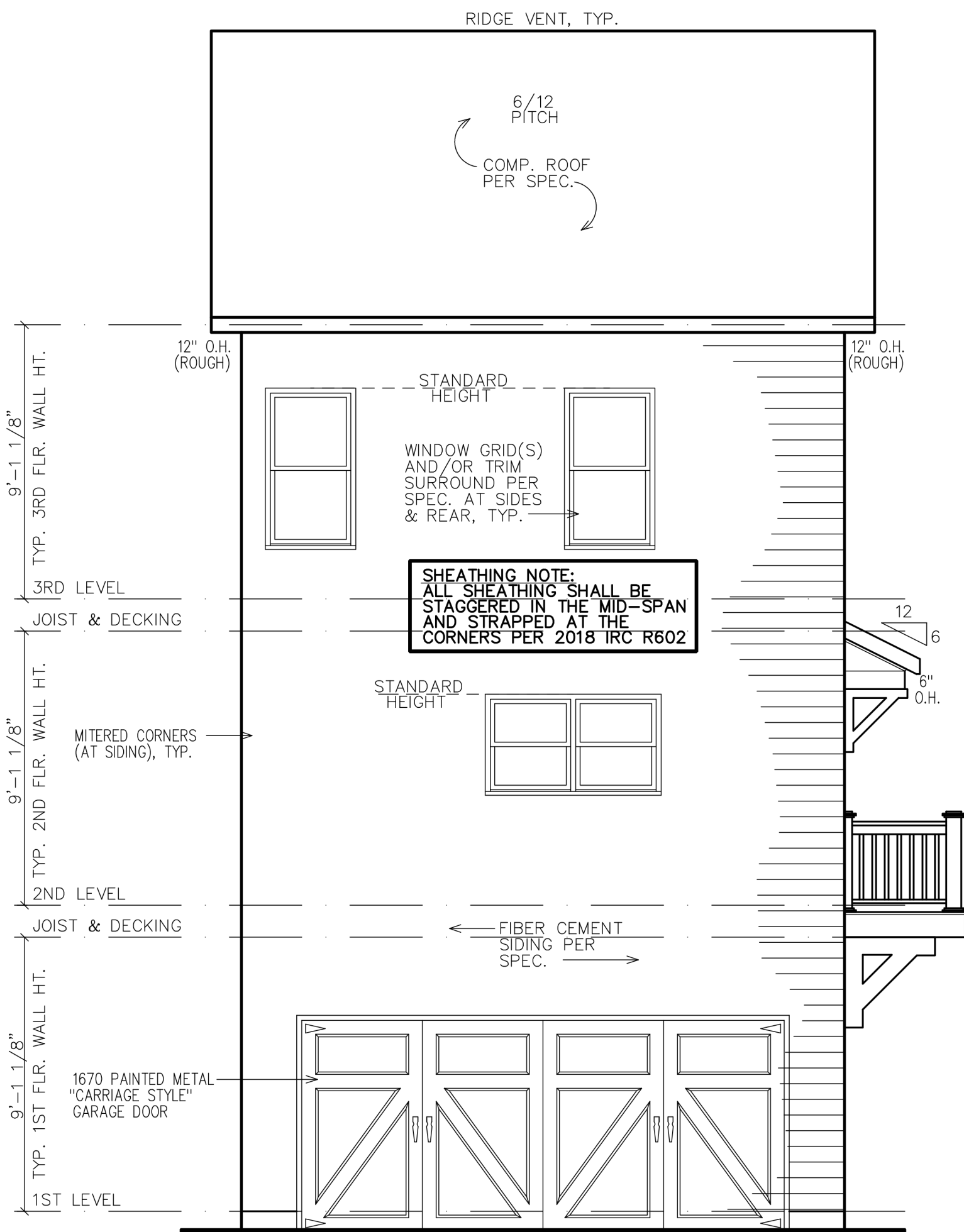
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21-1003

REVISIONS:

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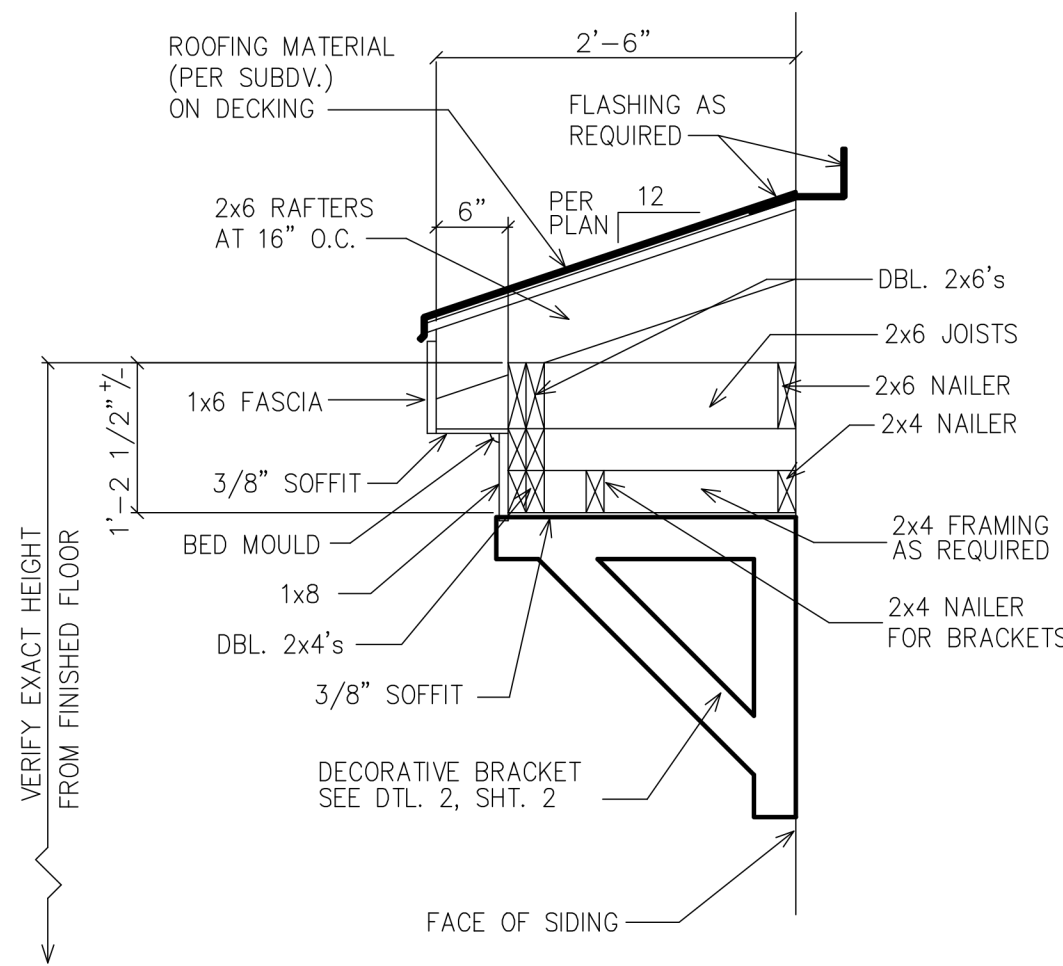
SHEET NUMBER:

2



REAR ELEVATION

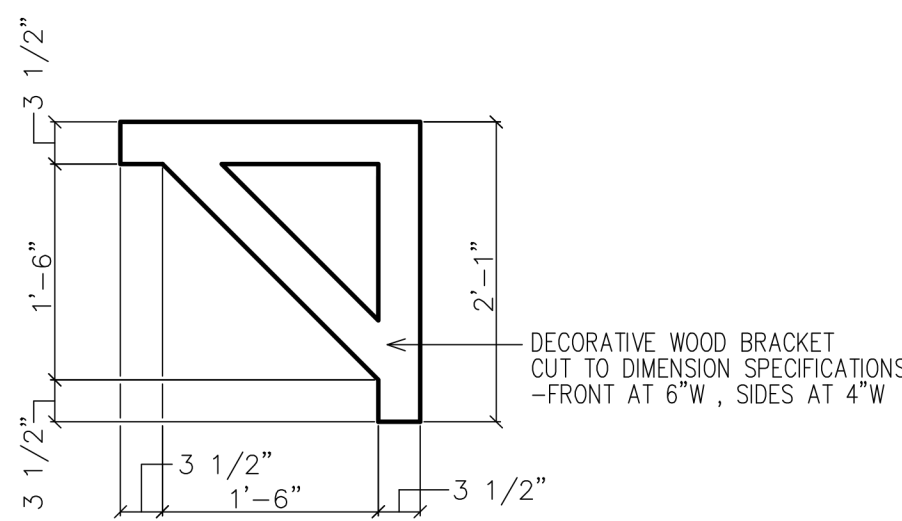
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.



1 ROOF WITH BRACKET DETAIL
2

SC: N.T.S.

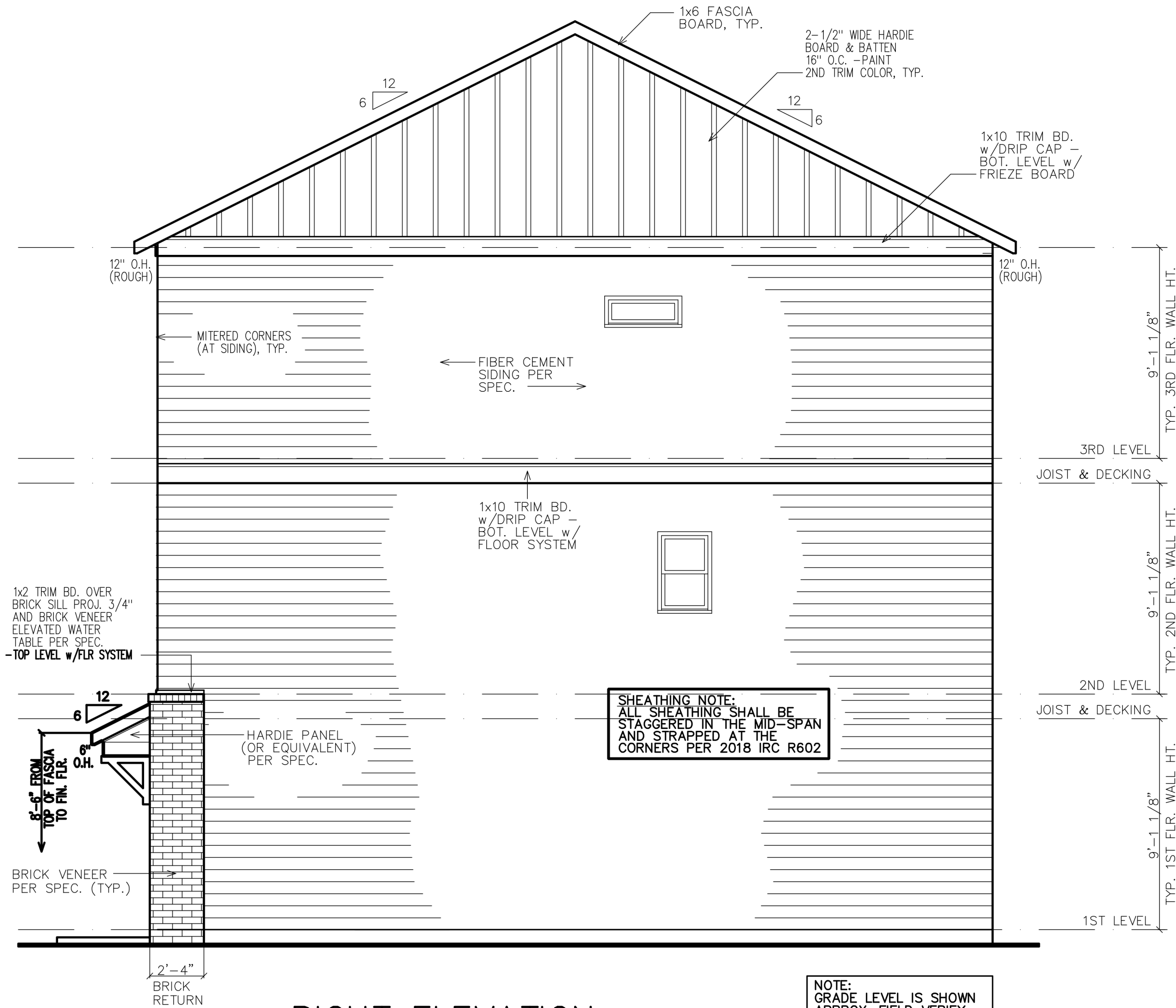
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
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APPROX. FIELD VERIFY
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PLANNER'S REPORT

DATE: April 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for King Arnold/Sunset/Lavista from U-V, Urban Village to P-D, Planned Unit Development

BACKGROUND

The City of Hapeville received a rezoning application from Epic Development (Alex Popham) to rezone three parcels, 325 Sunset (Parcel ID 14-009600060141), 376 King Arnold (Parcel ID 14-009600060091) and 3394 Lavista (Parcel ID 14-09600010076) from U-V, Urban Village to P-D, Planned Unit Development. The parcels are vacant.

The location of the proposed parcels are shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the properties are identified as Medium Intensity Mixed Use. A list of permitted uses under the U-V District (existing) and the dimensional requirements table for the U-V and R-1 Zoning District are provided at the end of the document.

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern are vacant lots in a mixed commercial and higher density residential area. The properties abut single family residential to the north and high density residential/ commercial / institutional to the east and south.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are zoned R-1, U-V, and V, Village. The area is designated as Medium Intensity Mixed Use in the Future Land Use Map.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

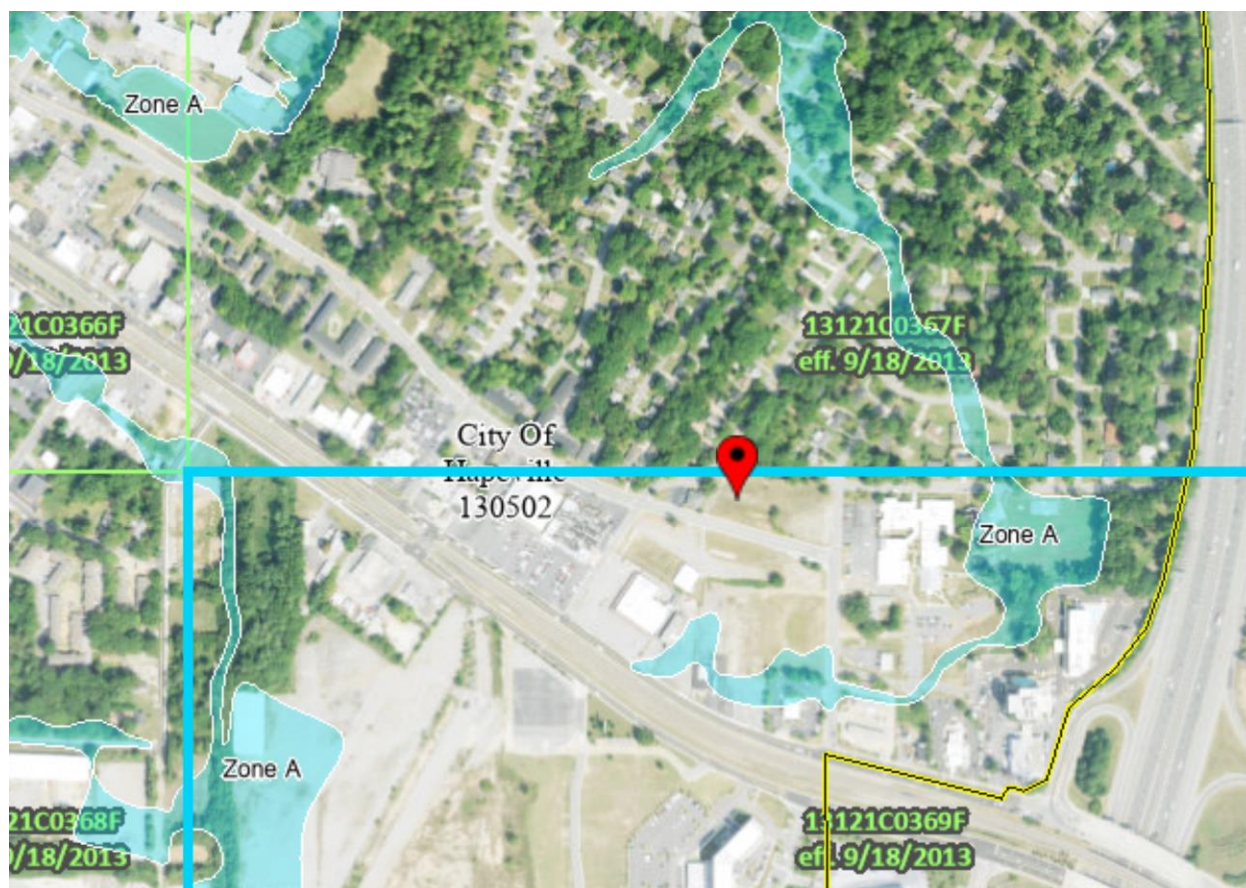
The proposed zoning would reduce the potential density of townhomes (maximum 40 units per acre).

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

No portions of the properties are located within the FEMA Flood Zone Map.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned R-1, One Family Residential and U-V, Urban Village.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

Should the property be developed under the current zoning, the minimum lot size would make it difficult for development of single family homes. The site would likely be developed as townhomes with up to 40 units per acre or commercial use. The desire for a lower intensity residential development transitioning between the multi-family on King Arnold/ N Central and the single family residential neighborhood to the north. The rezoning allows for a desired lower residential density and more control for the site planning for the property to ensure a smooth transition between zoning districts.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed zoning would limit development to the proposed site plan. Any significant change in the site plan would require review by the City Council. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the City's Architectural Design Standards.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The future land use plan designates the land use as medium intensity mixed use. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would create a smooth transition between the higher density uses along the south side of King Arnold and the single family residential neighborhoods to the north.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would restrict the use to the proposed site plan of 25 single family homes. No commercial or higher density would be allowed on the site.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A specific site plan was provided. As a P-D, Planned Unit Development, the development is bound to the submitted plan. Any significant change would require Council approval.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There is an adjacent single family residential neighborhood to the north. The proposed zoning change would create residential units.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

Not applicable.

Figure 1 City of Hapeville Current Zoning Map

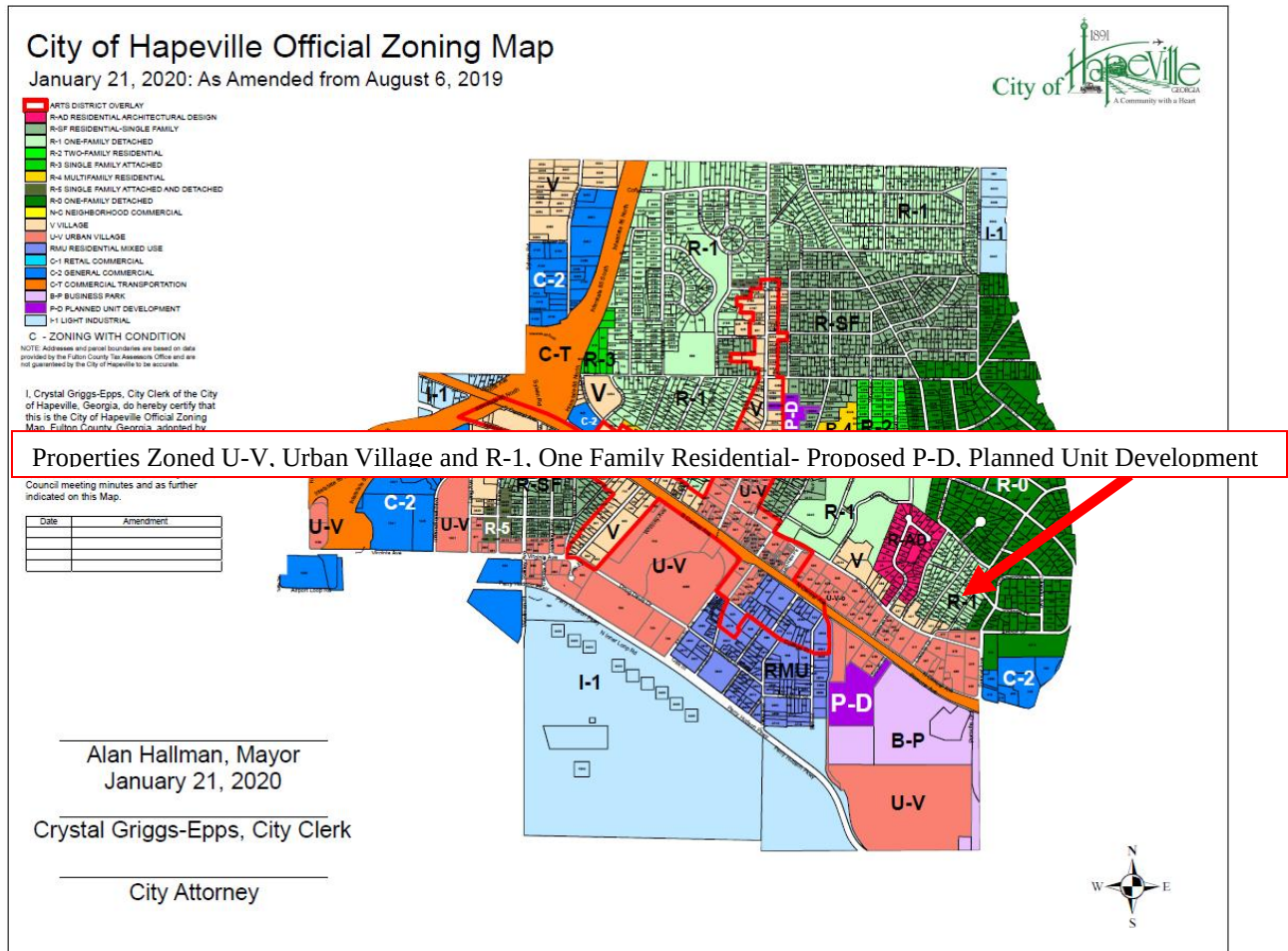
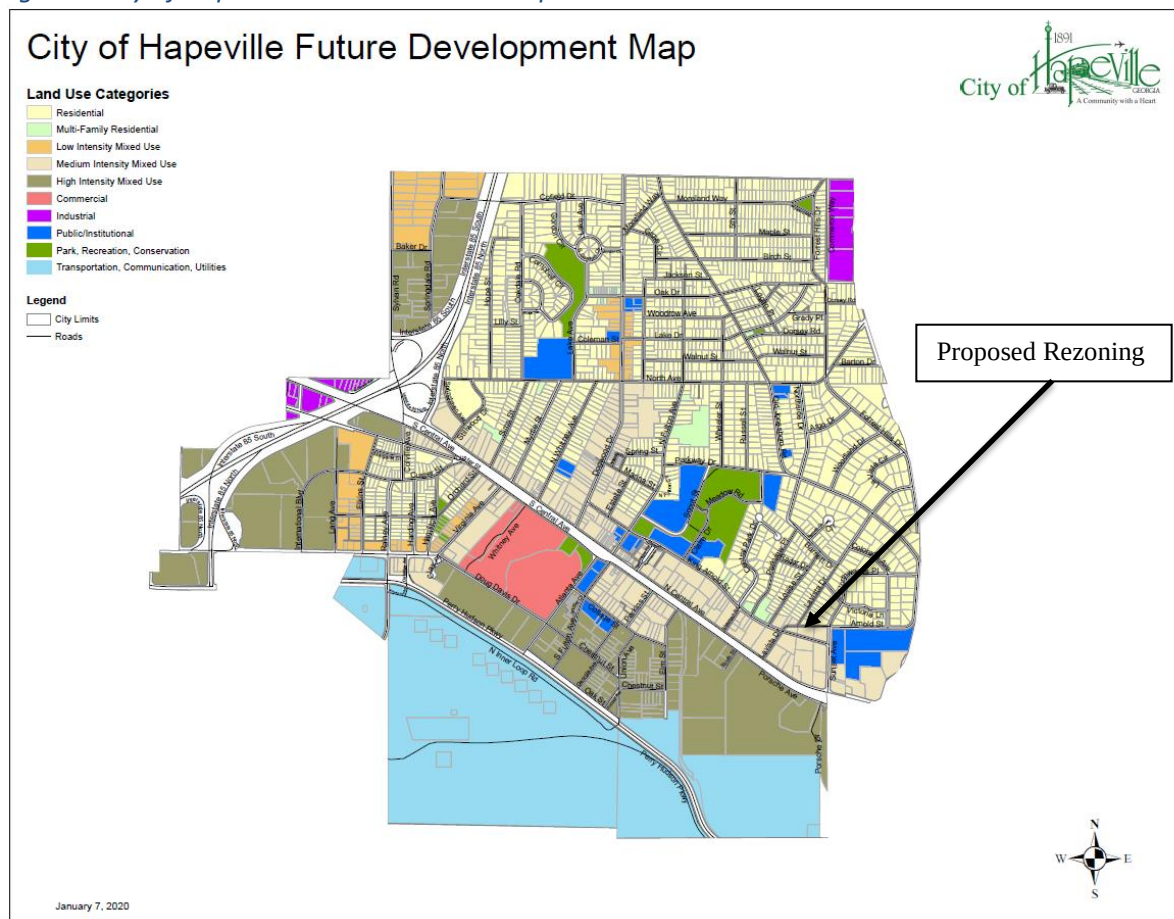


Figure 2 City of Hapeville Future Land Use Map



Sec. 93-11.2-3. - Permitted uses.

The following are permitted within the U-V zone:

- (1) Business and professional offices/agencies, including:
 - a. Architectural.
 - b. Dental.
 - c. Engineering.
 - d. Graphic arts.
 - e. Insurance.
 - f. Legal.
 - g. Manufacturers' representatives.
 - h. Medical clinic, medical or dental laboratory, medical or dental office, surgical center.
 - i. Real estate.
 - j. Banks and other financial institutions (not including pawnshops and check cashing businesses).
- (2) Institutional uses, including:
 - a. Art studios.
 - b. Business schools.
 - c. Colleges and universities.
 - d. Dance studios.
 - e. Libraries and other public buildings.
 - f. Professional schools (including music/dance studios).
 - g. Technical schools.
 - h. Playgrounds, parks, and buildings open on a noncommercial basis for recreation only. Uses of this nature are exempt from being within a completely enclosed building.
- (3) Retail; sales, with a maximum floor area of 6,000 square feet, including:
 - a. Antique shops.
 - b. Apparel shops (offering new merchandise).
 - c. Appliance, radio and television sales outlets and services, including incidental repairing where all repair is conducted out of customers' view and is limited to 25 percent of the business's floor area (offering new merchandise).
 - d. Baking shops.
 - e. Book, card and stationary stores.
 - f. Computer sales and repairs (offering new or refurbished merchandise). These uses are subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties nor negatively affect the character of the zone. For purposes of this subsection, refurbished shall mean merchandise intended for retail that has been tested

and certified by an authorized service center of the manufacturer or otherwise restored to like-new working condition and appearance and then re-packaged and labeled as a refurbished product. Such merchandise shall appear new and be free from all defects such as major scratches, dents or other forms of cosmetic damage.

- g. Florist shops.
 - h. Furniture stores (offering new merchandise).
 - i. Hobby shops (offering new merchandise).
 - j. Jewelry stores (offering new or used merchandise)
 - k. Opticians and optical stores.
 - l. Photography stores.
 - m. Printing shops.
- (4) Retail; drugstores, pharmacies and soda shops with a maximum floor area of 15,000 square feet.
 - (5) Retail; sales, with a maximum floor area of 20,000 square feet, including:
 - a. Department stores (offering new merchandise).
 - b. General merchandise stores (selling new merchandise).
 - c. Hardware stores.
 - d. Office supply stores.
 - (6) Retail; grocery stores with a minimum floor area of 30,000 square feet.
 - (7) Personal services, with a maximum floor area of 6,000 square feet, including:
 - a. Barbershops and beauty shops.
 - b. Data processing facilities.
 - c. Laundry and dry cleaning shops.
 - d. Tailor shops.
 - e. Travel agencies.
 - (8) Bed and breakfast inns without kitchens or cooking facilities in rooms used for guest occupancy.
 - (9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.
 - (10) Theaters (with a maximum size of 8,000 square feet) which do not provide entertainment as defined in section 11-2-1 of this Code, including adult films, adult stage productions, adult videos or other adult entertainment performances.
 - (11) Customary accessory buildings and uses.
 - (12) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.

- (13) Churches and other places of worship.
- (14) Single-family detached dwellings, subject to the density restrictions in subsection (19) of this section.
- (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.
- (16) Group homes, subject to the restrictions in section 93-2-19.
- (17) Adult daycare facilities.
- (18) Combination of residential and business applications within a single structure, provided that each use must have a separate entrance directly accessible from the required sidewalk or within a jointly used lobby.
- (19) Bail bond offices, subject to section 93-2-23.
- (20) Check cashing businesses, subject to section 93-2-23.
- (21) Pawnshops, subject to section 93-2-23.
- (22) Private probation offices, subject to section 93-2-23.
- (23) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.
- (24) Veterinarians and animal hospitals.

Sec. 93-11.2-5. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

- (1) SIC Code 5261, lawn and garden supplies with a maximum floor area of 20,000 square feet, provided:
 - a. No outdoor storage of merchandise in the supplemental area.
 - b. Outdoor storage in the rear yard, only, is permitted, provided storage areas are completely screened.
- (2) SIC Code 5411, grocery stores and food stores with a floor area less than 30,000 square feet;
- (3) SIC Code 7011, hotels and motels;
- (4) SIC Code 7641, reupholstery and furniture repair with a maximum floor area of 6,000 square feet;

- (5) Laundry and dry cleaning shops with a maximum floor area of 6,000 square feet;
- (6) Parking lots (except for municipal parking lots benefiting the U-V zone); and
- (7) Kindergarten schools as defined under section 93-1-2, and the following facilities as defined herein:
 - a. "Day care center" or "center" means any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for a group care, for fewer than 24 hours per day without transfer of legal custody, 19 or more children under 18 years of age.
 - b. "Group day care home" means any place operated by any person, partnership, association or corporation wherein are received for pay for group care not less than seven or more than 18 children under 18 years of age for less than 24 hours without transfer of legal custody.
 - c. "School-age group day care home" means a group daycare home, or part thereof with separate facilities and a separate license, which provides daytime care exclusively to school-age children before and/or after the normal school day. Such programs may operate a full-day program solely during the regular school year during those periods when school is not in session.
- (8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures and non-surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.
- (9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).
- (10) Research and development facilities that meet the following criteria:
 - a. Facility does not emit or produce designated hazardous waste or hazardous waste as defined in O.C.G.A. § 12-8-62.
 - b. Facility cannot conduct outside research or development activities or storage units.
 - c. The conditional use permit will be issued for the specific business and specific parcel that has applied; all new or subsequent business will have to reapply.

Table 1 Dimensional Requirements City of Hapeville

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max Unit Per Bldg Lot
R-1	Single-family detached	50	6,750	6,750	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25	2 DU	
UV	Single-family detached	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1
	Accessory structure(s)								0	0	2	25		
	Single-family attached - duplex	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family attached patio/town homes and live-work unit	20	1,200		1,000	90	0/15	0/15	0	0	3	45	1 DU	1.
	Accessory structure(s)								0	0	2	25		
	Multifamily	20	2,000		600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU	
	Nonresidential	20	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	