



Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 14, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of April 12, 2022

4. Old Business

4.I. 397 N. Central Avenue Site Plan Review

Background:

SCP Hapeville Owner, LLC is requesting review of a revised site plan for the property located at 397 North Central Avenue, Parcel Identification Number is 4-0096-0006-003-4. The property is zoned U-V, Urban Village. *The Planning Commission approved this item on March 9, 2021.*

Documents:

1. Application - 397 North Central Avenue_V2_Site Plan_Redacted
2. Plans - 397 North Central Avenue_Rev. Site Plan
3. Planners Report - 397 N central Revised Entrances and Curb

4.II. 781-819 N. Central Avenue Site Plan Review

Background:

North & Central Venture Partners, LLC is requesting review of a revised site plan for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3. The properties are zoned V, Village. *The Planning Commission approved this item on January 11, 2022.*

Documents:

1. Application - 781-819 N. Central Avenue_Revised Site Plan_Redacted
2. Plans - 781-819 North Central_Rev. Site Plan

3. Planners Report - 781-819 N. Central_Revised unit moved

5. New Business

- 5.I. 330 Mt. Zion Road Site Plan Review

Background:

Thomas Davis III is requesting site plan review to construct a new single family dwelling at 330 Mt. Zion Road, Parcel Identification Number 14-0094-0010-091-5. The property is zoned R-1, One-Family Residential.

Documents:

1. Application - 330 Mt. Zion Road_Site Plan_Redacted
2. Plans - 330 Mt. Zion Road_Site Plan
3. Planners Report - 330 Mt Zion Rd_Site Plan
4. Arborist Report - 330 Mt. Zion Road_V1

- 5.II. 464 Porsche Avenue and 0 South Central Avenue Conditional Use Permit

Background:

SCP Acquisitions, LLC is requesting approval of a Conditional Use Permit to construct a multifamily development at 0 South Central Avenue (14 009600050183) and 464 Porsche Avenue (14 009600050118). The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Article 11.2 (U-V Zone, Urban Village), Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application-0 South Central Avenue and 464 Henry Ford II Avenue_Conditional Use Permit_Redacted
2. Plans - 0 South Central Avenue_CUP
3. Planners Report - 464 Porsche Ave and S. Central_Conditional Use Permit

- 5.III. 376 King Arnold St., 325 Sunset Ave., 3394 LaVista Rd. Preliminary Plat Review

Background:

Alex Popham is requesting preliminary plat review for the properties located at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-0001-007-6. The properties are zoned P-D, Planned Unit Development.

Documents:

1. Application - 325 Sunset, 376 King Arnold, 3394 LaVista_Preliminary Plat_Redacted
2. Plans - 325 Sunset Avenue_Preliminary Plat
3. Planners Report - 376 King Arnold 325 Sunset 3394 Lavista Subdivision
4. Engineer's Report - 325 Sunset Ave.V2

- 5.IV. 376 King Arnold St., 325 Sunset Ave., 3394 LaVista Dr. Site Plan Review

Background:

Alex Popham is requesting site plan review to construct 25 single family homes at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-0001-007-6. The properties are zoned P-D, Planned Unit Development.

Documents:

1. Application - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr_Redacted
2. Plans - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Site Plan_Reduced
3. Planners Report -325 Sunset, 376 King Arnold, 3394LaVista_Site Plan
4. Engineer's Report - 325 Sunset Ave.V2
5. Arborist Report - 325 Sunset Avenue_1

6. Next Meeting Date - July 19, 2022 at 6:00 PM

7. Adjourn



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

April 12, 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 6:06 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of March 8, 2022

Commissioner Davis asked to amend the minutes for item 5.3, 601 Coleman Street – Special Use Permit to include a question she asked regarding the applicants intended use of the facility.

MOTION ITEM: Leah Davis made a motion, Cliff Thomas seconded to approve the minutes of March 8, 2022 with noted corrections. Motion Carried 4-1; Jeanne Rast abstained.

4. Old Business

4.I. 3347 Myrtle Street

Final Plat Review

Background:

Don May requested final plat review to divide one parcel into two to form Parcel 1 (0.23 acres) and Parcel 2 (0.20 acres) 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.

There are two existing sheds are in the rear in the rear setback and would require Board of Appeals approval. Furthermore, only one accessory building per lot is allowed.

Staff also recommends the Planning Commission grant the applicant a variance to allow the use of the existing pins.

Staff 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.

Staff also recommends the Planning Commission grant the applicant a variance to allow the use of the existing pins.

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

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to approve the final plat request for 3347 Myrtle Street subject to the conditions outlined in the Engineer's and Planner's reports and grant a variance to allow the use of the existing pins. Motion Carried: 5-0.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Board of Appeals deny the variance request to allow two accessory structures on Tract 1.

Discussion:

Commissioner Martin commented that the Board of Appeals should consider public input and that the structures are existing. Commissioner Rast stated the existing accessory structures do not meet code and the subdivision process requires the properties are brought into compliance. Dr. Patterson explained the definition of legal nonconforming; however, any changes to the property, either by site plan or subdivision, must be brought into compliance with code or obtain a variance. Motion Carried: 4-1; Larry Martin opposed.

4.II. 3114 Sylvan Road

Conditional Use Permit

Background:

John Azar of Azar & Company and representative of Alex Grandoit requested a Conditional Use Permit to operate a luxury vehicle 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.

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.

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.

(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 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.

Staff 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.

Mr. Azar stated the rear parking area is striped to accommodate 47 vehicles. There is one handicap space in the front and four spaces for parking. The hours of operation will vary depending on flight schedules. The applicant will provide the hours of operation to staff. The

vehicles will be cleaned and serviced offsite. Security cameras and additional lighting will be installed to address security concerns.

Leah Davis asked if the fencing is screened? The applicant believed the fencing along the perimeter is screened. The fencing along the front of the property is not screened but will be replaced.

Mr. Grandoit stated the proposed hours of operation is 7 a.m. – 10 p.m. but may vary. Mr. Grandoit also stated the landscaping will be addressed to meet code.

Motion Item: Larry Martin made a motion, Lucy Dolan seconded to recommend Council approve the Conditional Use Permit request for 3114 Sylvan Road subject to the following conditions:

1. The applicant must provide a lighting plan.
2. The applicant must provide a landscape plan.
3. The applicant should work with staff to install an aesthetically pleasing fence.

Motion Carried: 5-0.

4.III. 3473 Harding Avenue

Site Plan Review

Background:

Erica Morgan on behalf of Cortney Newmans requested 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 and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

The proposed 2,608-sf, 2-story Norfolk Style home will feature a rooftop terrace and an attached 2 car garage. The dwelling has a front porch and a front balcony.

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.

The applicant stated all comments have been addressed and the revised plans were submitted to staff for review.

Motion Item: Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan request for 3473 Harding Avenue subject to the conditions outlined in the Planner's report. Motion Carried: 5-0.

4.IV. 556 Oak Drive

Site Plan Review

Background:

Joseph A. Espinosa requested site plan review to construct a rear addition and front porch to an existing single-family dwelling located at 556 Oak Drive, Parcel Identification Number 14-0094-0002-023-8. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

The rear addition will include a master bedroom and bath suite, front porch, sunroom, and 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.

Mr. Espinosa commented regarding the two comments listed in the staff report.

Dr. Patterson stated the plan must reflect the west and front setback dimensions. The lot coverage calculations are also required.

Recommendation

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

- o *Provide front setback and west setback dimensions.*
- o *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, and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 556 Oak Drive subject to the deficiencies outlined in the Planner's report.

Motion Carried: 5-0.

4.V. 325 Sunset Ave., 376 King Arnold St., and 3394 LaVista Drive Rezoning Request

Background:

Jim LaVallee of Epic Development and on behalf of Alex Popham requested approval to rezone three parcels 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. The parcels are currently vacant.

Mr. LaVallee stated the new residential community would feature 25 single family homes that would front public or private streets. Each home would include a private exterior space and the common areas would be maintained by a Homeowners Association. Guest parking would be added to King Arnold Street. The development contemplates utilizing the abandoned street known as Arnold Street.

Findings:

According to the City of Hapeville Future Land Use Map, the properties are identified as Medium Intensity Mixed Use. 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.

The P-D (Planned Unit Development) zoning district requires a minimum 2-acre land assemblage. The proposed development is 1.47 acres. The applicant has submitted a variance request to the Board of Appeals to reduce the required acreage.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to recommend Council approves the request to rezone the parcels located at 325 Sunset Avenue, 376 King Arnold Street, 3394 LaVista Drive from R-1, One Family Residential and U-V, Urban Village to P-D, Planned Unit Development as requested and recommend the Board of Appeals grant the variance request to reduce the minimum required acreage for P-D.

Motion Carried: 5-0.

7. Next Meeting Date – Tuesday, May 10, 2022 at 6:00PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 7:45 p.m. **Motion Carried: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

MAY 06 2022

22-PC-06-23

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

Name of Applicant SCP Hapeville Owner, LLC

Mailing Address: 3715 Northside Parkway NW, STE 1-310, Atlanta, GA 30327

Telephone 724-388-6586 Mobile # [REDACTED] Email dbivens@southcitypartners.com

Property Owner (s) SCP Hapeville Owner, LLC

Mailing Address 3715 Northside Parkway NW, STE 1-310, Atlanta, GA 30327

Telephone 724-388-6586 Mobile # [REDACTED]

Address/Location of Property: 397 North Central Avenue, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** See Exhibit A

Present Zoning Classification: U-V / Urban Village Size of Tract: 8.16 acre(s)

Present Land Use: Mixed Use Development

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) Site Plan Revisions

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.

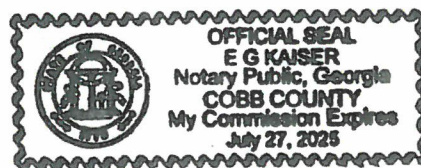
Applicant's signature

Date: 5/3/2022

Sworn to and subscribed before me

This 6 day of May, 2022

[Signature]
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.)

SCP Hapeville is submitting three site plan revisions to the previously approved mixed-use site plan. These changes include the following:

1. Main Entrance Revision as per GDOT standards and approval,

2. Future Commercial Entrance Revision as per GDOT standards and approval,

3. Reduced Curb Radius at the corner of LaVista and King Arnold as per City request.

Nothing else about this package has been altered from the previously approved version.

**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:

397 North Central Avenue

Hapeville, GA

City of Hapeville, County of Fulton, State of Georgia

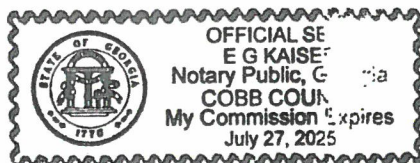
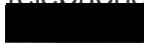
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant **SCP Hapeville Owner, LLC**

Address of Applicant

3715 Northside Parkway NW, STE 1-310, Atlanta, GA 30327

Telephone of Applicant




Signature of Owner

David Bivens, Authorized signer on behalf of SCP Hapeville Owner, LLC

Print Name of Owner

Personally Appeared Before Me this 3rd day of May, 2022.



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)

 X 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.

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

 X 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.

 X 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).

X

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.

X

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.

X

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

X

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).

X

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.

X

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.

X

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.

X

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.

- X Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- X Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- X 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.
- X Site area (square feet and acres).
- X 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.
- X Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- X Total floor area ratio and/or residential density distribution.
- X Number of parking spaces and area of paved surface for parking and circulation
- X 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 5/3/2022



Exhibit A

Parcel ID	Parcel Address	Acres
10 009600060125	369 NORTH CENTRAL AVE	2.0517
14 009600060133	325 SUNSET AVE	1.7052
14 099600060059	377 NORTH CENTRAL AVE	0.7820
14 009600060034	397 NORTH CENTRAL AVE	1.2070
14 009600060026	400 KING ARNOLD ST	1.1490
14 009600060091	376 KING ARNOLD ST - TRACT 5	0.7700
14 009600060041	383 NORTH CENTRAL AVE	0.4960
Total		8.1610

Legal Description
SCP Hapeville

Tract 1 (A & B)

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 northeasterly Right of Way of North Central Avenue, also known as U.S. Highway 41 and State Route 3 (Variable R/W) and the southeasterly Right of Way of Lavista Drive, formerly known as Rosser Street (40' R/W); from point thus established and running along the southeasterly Right of Way of Lavista Drive North 33° 36' 50" East a distance of 260.64 feet to a 1/2" rebar found; thence North 33° 39' 22" East a distance of 159.18 feet to an iron pin set at the intersection of the southeasterly Right of Way of Lavista Drive (40' R/W) and the southwesterly Right of Way of King Arnold Street (50' R/W) thence running along the southwesterly Right of Way of King Arnold Street the following courses: South 74° 04' 34" East a distance of 210.34 feet to an iron pin set; thence South 74° 05' 24" East a distance of 230.57 feet to a 1/2" rebar found; thence South 74° 57' 23" East a distance of 166.44 feet to a nail found at the northerly most mitered intersection of the southwesterly Right of Way of King Arnold Street (50' R/W) and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along said miter South 36° 51' 04" East a distance of 39.33 feet to an iron pin set; thence running along the westerly Right of Way of Sunset Avenue South 01° 28' 33" West a distance of 365.81 feet to an iron pin found; thence leaving said Right of Way North 77° 51' 05" West a distance of 193.16 feet to a 5/8" rebar found; thence South 01° 59' 48" West a distance of 198.77 feet to an iron pin set on the aforementioned northeasterly Right of Way of North Central Avenue (Variable R/W); thence running along said Right of Way the following courses: North 70° 23' 38" West a distance of 140.08 feet to a Right of Way monument found; thence South 24° 02' 31" West a distance of 1.17 feet to an iron pin set; thence North 66° 38' 21" West a distance of 21.18 feet to an iron pin set; thence leaving said Right of Way North 02° 05' 39" East a distance of 195.82 feet to a 1/2" rebar found; thence North 88° 15' 55" West a distance of 87.01 feet to a point; thence South 04° 18' 38" West a distance of 150.04 feet to a magnetic nail found on the aforementioned northeasterly Right of Way of North Central Avenue (Variable R/W); thence running along said Right of Way the following courses: North 56° 50' 17" West a distance of 200.81 feet to a magnetic nail found; thence North 55° 06' 39" West a distance of 82.77 feet to an iron pin set; thence North 55° 03' 13" West a distance of 191.14 feet to the TRUE POINT OF BEGINNING. Said tract contains 8.149 Acres (354,970 Square Feet).

HAPEVILLE, GA 30354

South City Partners | Hapeville
UNIT DATA May 28, 2021

SHEET		SHEET NAME	04-08-2023_PCA PACKAGE
GENERAL			
C5-00	COVER SHEET		•
SP-01	ARCHITECTURAL SITE PLAN		•
CIVIL			
C0-00	CIVIL COVER SHEET		•
C0-01	GENERAL NOTES		•
C0-02	GENERAL NOTES		•
C0-03	SURVEY		•
C0-08	EXISTING CONDITIONS PLAN		•
C1-00	DEMOLITION PLAN		•
C2-00	SITE PLAN		•
C2-30	FIRE PROTECTION PLAN		•
C3-00	OVERALL GRADING PLAN		•
C3-01	DETAILED GRADING PLAN		•
C3-02	DETAILED GRADING PLAN		•
C3-03	DETAILED GRADING PLAN		•
C3-04	DETAILED GRADING PLAN		•
C3-50	DRAINAGE PLAN		•
C3-60	STORM SEWER PROFILES		•
C3-61	STORM SEWER PROFILES		•
C3-62	STORM SEWER PROFILES		•
C3-63	STORM SEWER PROFILES		•
C3-80	STORMWATER MANAGEMENT PLAN		•
C4-00	UTILITY PLAN		•
C4-50	SANITARY SEWER PROFILES		•
C5-00	EROSION CONTROL NOTES		•
C5-01	EROSION CONTROL NOTES		•
C5-02	EROSION CONTROL NOTES		•
C5-03	EROSION CONTROL NOTES		•
C5-10	EROSION CONTROL PLAN PHASE 1		•
C5-20	EROSION CONTROL PLAN PHASE 2		•
C5-30	EROSION CONTROL PLAN PHASE 3		•
C5-80	EROSION CONTROL DETAILS		•
C5-81	EROSION CONTROL DETAILS		•
C6-00	CONSTRUCTION DETAILS		•
C6-01	CONSTRUCTION DETAILS		•
C6-02	CONSTRUCTION DETAILS		•
C6-03	CONSTRUCTION DETAILS		•
C6-04	CONSTRUCTION DETAILS		•
LANDSCAPE			
L1-00	POOL CRTYD WEST		•
L1-01	POOL COMPLIANCE PLAN		•
L1-10	SOUTH LAYOUT + MATERIALS		•
L1-20	EAST LAYOUT + MATERIALS		•
L1-30	EAST ENLARGEMENT LAYOUT + MATERIAL		•
L1-40	NORTH LAYOUT + MATERIALS		•
ARCHITECTURE			
A1-60	TRASH COMPACTOR ENCLOSURE		•
A4-10	OVERALL BLDG 100 & 200 - ELEVATIONS		•
A4-11	BLDG TYPE A - 100 - ELEVATIONS		•
A4-12	BLDG TYPE A - 100 - ELEVATIONS		•
A4-21	BLDG TYPE B - 300 - ELEVATIONS		•
A4-22	BLDG TYPE B - 300 - ELEVATIONS		•
A4-30	BLDG TYPE C - 600 - ELEVATIONS		•
A4-60	TRASH ENCLOSURE ELEVATIONS		•

LANDSCAPE
B + C Studio
1820 The Exchange, Suite 400
Atlanta, Georgia 30339
Contact: Joel Bowman
Tel. 678.990.7691

04-08-2022

**3715 Northside Parkway
Suite 1-310
Atlanta Georgia 30327
Contact: David Bivens
Tel: 404.400.1322**

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE APPLICABLE CODES OR STATUTES WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

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CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE APPLICABLE CODES OR STATUTES WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS (2020)
- 2020 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)
- 2018 NFPA 110 LIFE SAFETY CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS (2020)

A detailed map of the area around the proposed site. The site is marked with a grey polygon and the word "SITE" in the center. The map shows a network of streets including Main Street, Elm Street, and various residential streets. Key landmarks and facilities are labeled, such as the Kingston Overhead Water Tower, St. John's Catholic Church, and the Kingston Public Library. The map also shows the location of the proposed site relative to the Kingston Water Treatment Plant and the Kingston Sewerage Treatment Plant. The map is oriented with North at the top.

ISSUE	
DATE	02-09-2021
JOB NUMBER	2006307
SHEET TITLE	COVER SHEET
SHEET NUMBER	CS-00
COMMENTS	

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CLIENT

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Atlanta, Georgia 30327
Contact: David Bivens
Tel. 724.388.6586

CIVIL ENGINEER

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Tel. 404.419.8700

STRUCTURAL ENGINEER

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Contact: Brad Ellinwood
Tel. 404.262.0800

MEP ENGINEER

ENGR3
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Alpharetta, Georgia 30022
Contact: Trey Long
Tel. 404.860.1283

LANDSCAPE

B + C Studio
1820 The Exchange, Suite 400
Atlanta, Georgia 30339
Contact: Trae Adams
Tel. 678.990.7691

PROJECT DATA

TOTAL SITE ACERAGE:	8.15 ACRES (354,969 SF)
TOTAL NUMBER OF BUILDINGS:	9 (INCLUDING CARRIAGE UNITS, POOL HOUSE, & TRASH ENCLOSURE)
TOTAL NUMBER OF UNITS:	285 UNITS
TOTAL GROSS SF	328,303 SF
TOTAL NET RENTABLE SF	260,237 SF
CURRENT ZONING:	U-V (URBAN VILLAGE)
PERMITTED USES:	PROFESSIONAL OFFICES RESIDENTIAL - CONDITIONAL USE IN U-V ZONE LIMIT 40 UNITS / ACRE 285 UNITS / 8.15 ACRES = 35 UNITS / ACRE
RESIDENTIAL DENSITY:	
BUILD-TO-LINE:	0-15 FEET FROM PROPERTY LINE
HEIGHT REGULATIONS:	24' MINIMUM, 64' MAXIMUM. (4) STORIES MAXIMUM
SIDEWALK REQUIREMENTS:	5' LANDSCAPE STRIP MEASURED FROM THE BACK OF CURB STREET TREES PLANTED AT 50' ON CENTER SIDEWALKS UNOBSTRUCTED TO 8' CLEAR HEIGHT 10' WIDE ALONG NORTH CENTRAL AVENUE, 6' AT ALL OTHER STREETS

PARKING SCHEDULE		
SECURITY	PARKING TYPE	COUNT
SECURED	Parking - 9'-0" x 18'-0"	358
SECURED	Parking - HC 9'-0" x 18'-0"	8
UNSECURED ENTRANCE	Parking - 9'-0" x 18'-0"	4
UNSECURED ENTRANCE	Parking - HC 9'-0" x 18'-0"	1
UNSECURED KING ARNOLD	Parking - 22'-0" x 9'-0" - Parallel	22
UNSECURED LAVISTA	Parking - 12'-0" x 26'-0" - Angled	17
UNSECURED LAVISTA	Parking - HC 12'-0" x 26'-0" - Angled	2
UNSECURED PARKING EASEMENT	Parking - 9'-0" x 18'-0"	12

366 SECURED PARKING SPACES
9' (1 HC) TUCK UNDER PARKING SPACES
375 SECURED PARKING SPACES TOTAL

PARKING SPACE RATIO
RATIO PER UNITS: 375 SP/ 285 UNITS
1.32 SP/UNIT
RATIO PER BEDS: 375 SP/ 368 BEDS
1.02 SP /BEDS

PAVED SURFACE AREA FOR PARKING SPACES AND CIRCULATION: 136,631 SF

BUILDING DATA

BLDG TYPE A		BLDG TYPE B		BLDG TYPE C	
BLDG 1	4 STORIES	BLDG 3	3 STORIES	BLDG 6	2 STORIES
BLDG 2	4 STORIES	BLDG 4	4 STORIES	BLDG 7	2 STORIES
BLDG 5	4 STORIES				
68,284 GSF	53,110 NRSF	53,292 GSF	41,689 NRSF	4,202 GSF	4,200 NRSF
FLOOR AREA RATIO 78%	FLOOR AREA RATIO 80%	FLOOR AREA RATIO 78%	FLOOR AREA RATIO 78%	FLOOR AREA RATIO 100%	FLOOR AREA RATIO 100%
328,303 GSF		260,237 NRSF		285 UNITS	
				FLOOR AREA RATIO 79%	

REVISION 1 SUMMARY

A. ADDED MECH. CONDENSING UNIT SLAB
B. REMOVED ACCESSIBLE ROUTE
C. UPDATED PARKING COUNT
D. ADDED ACCESSIBLE ROUTE

REVISION 3 SUMMARY

A. EXTENDED GOLF CART ENCLOSURE TO ALLOW 2 RECYCLING BINS TO FIT INSIDE THIS ROOM
B. RELOCATED TRASH DROP OFF OPENING
C. EXTENDED SIDEWALK

ACCESSIBILITY SITE PLAN NOTES:

I. ACCESSIBILITY CODES:

- 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, EFFECTIVE MARCH 15, 2011.
- ANSI A117.1 - 2017
- D.C.A. GEORGIA STATE AMENDMENTS
- GEORGIA CHAPTER 120-3-20 (01-08), ACCESS TO AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS, EFFECTIVE JANUARY 1, 2015.
- FAIR HOUSING ACT DESIGN MANUAL, REVISED APRIL 1998.

II. PARKING (PER TABLE 208.2 - 2010 ADA STANDARDS)

- TOTAL NO. OF SECURED PARKING SPACES: 375 STALLS
- MIN. NO. OF REQ'D HC PARKING SPACES: 8 STALLS
- TOTAL PROVIDED HC PARKING SPACES: 9 STALLS
- TOTAL NO. OF UNSECURED PARKING SPACES: 58 STALLS
- MIN. NO. OF REQ'D HC PARKING SPACES: 3 STALLS
- TOTAL PROVIDED HC PARKING SPACES: 3 STALLS

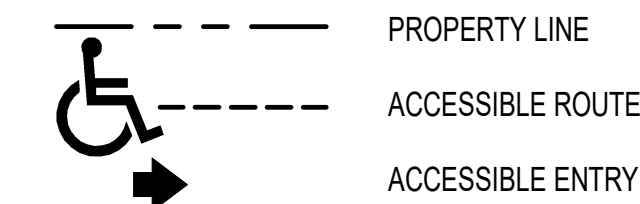
III. ACCESSIBLE ROUTES:

- 36" MIN. CLEAR ACCESS AISLE WITH 5'-0" CLEAR PASSING SPACE AT INTERVALS NOT EXCEEDING 200'-0".
- NO RUNNING SLOPES TO BE GREATER THAN 5% WITH CROSS SLOPE GREATER THAN 2%.
- CHANGE IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT. CHANGE IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- PROVIDE A NON-SKID SURFACE.
- PROTRUDING OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" & 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.

ACCESSIBLE ROUTE OUTSIDE THE BUILDING:

- SIDEWALK MAY NOT BE SLOPED MORE THAN 5% IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. STANDARD SLOPE AT SIDEWALK IS DESIGNED AS 1.75% MAX. AWAY FROM BUILDING, TYPICAL.

ACCESSIBILITY SITE PLAN LEGEND



SEAL

PROJECT

Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR: South City Partners



SHEET HISTORY

ISSUE	DATE
SCHEMATIC DESIGN	02/03/2021
PLANNING COMMISSION APPLICATION	02/09/2021
DESIGN DEVELOPMENT	03/10/2021
PROGRESS PRINT	04/28/2021
ISSUE FOR CONSTRUCTION SET (IFC)	05/28/2021
1. ASI 1	06/18/2021
3. ASI 3	10/20/2021
REVISED PCS PACKAGE	04/08/2022

ISSUE

DATE

10-20-2021

JOB NUMBER

2006301

SHEET TITLE

ARCHITECTURAL /
ACCESSIBILITY SITE PLAN

SHEET NUMBER

SP-01

COMMENTS

FOR CONSTRUCTION

© The Preston Partnership, LLC

BLDG TYPE B (BLDG 3)
RESIDENTIAL (R-2)
CONST. TYPE V-B
FULLY SPRINKLERED NFPA 13R
3 STORIES
"BUILDING HEIGHT: 40'-6"
17,764 GROSS SF x 3 STORIES =
53,292 TOTAL GROSS SF
47 UNITS
41,689 NET RENTABLE SF
FLOOR AREA RATIO =
41,689 NET RENTABLE SF / 53,292 GROSS SF = 78%

*NOTE: HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST ROOF SURFACE

BLDG TYPE C (BLDG 6)
RESIDENTIAL (R-2), UTILITY (U)
CONST. TYPE V-B
NON-SPRINKLERED
2 STORIES
"BUILDING HEIGHT: 21'-9"
2,101 GROSS SF x 2 STORIES =
4,202 TOTAL GROSS SF
2 UNITS/ 5 TUCK UNDER GARAGES
2,099 NET RENTABLE SF + 2,101 SF (GARAGES)
4,200 TOTAL NET RENTABLE SF
FLOOR AREA RATIO =
4,200 NET RENTABLE SF / 4,202 GROSS SF = 100%

*NOTE: HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST ROOF SURFACE

BLDG TYPE B (BLDG 400)
RESIDENTIAL (R-2)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13R
3 STORIES + BASEMENT
"BUILDING HEIGHT: 45'-0"
17,764 GROSS SF x 3 STORY + 8,463 SF BASEMENT
= **61,755 SF TOTAL GROSS SF**
55 UNITS
48,373 NET RENTABLE SF
FLOOR AREA RATIO =
48,373 NET RENTABLE SF / 61,755 GROSS SF = 78%

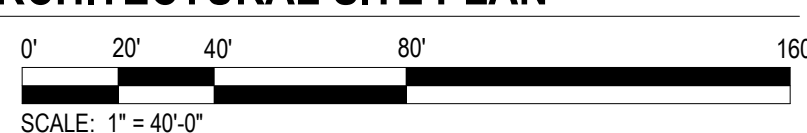
*NOTE: HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST ROOF SURFACE

BLDG TYPE A (BLDG 500)
RESIDENTIAL (R-2)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13R
4 STORIES
"BUILDING HEIGHT: 48'-3"
17,071 GROSS SF x 4 STORIES =
68,284 TOTAL GROSS SF
64 UNITS
54,350 NET RENTABLE SF
FLOOR AREA RATIO =
54,350 NET RENTABLE SF / 68,284 GROSS SF = 80%

*NOTE: HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST ROOF SURFACE

*NOTE: HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST ROOF SURFACE

ARCHITECTURAL SITE PLAN

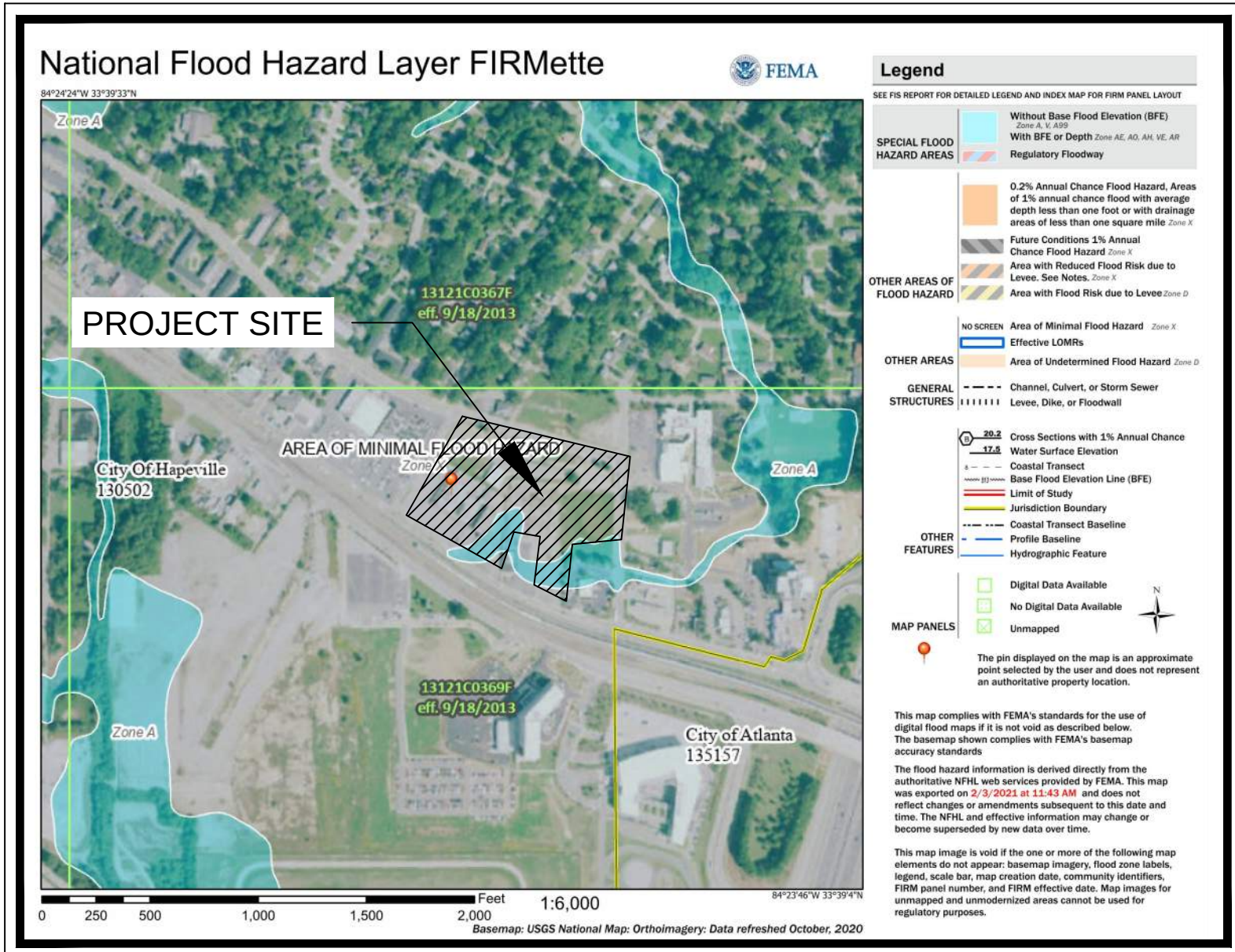


Drawing Name: K:\A\T CIVIL\02\7229003_Hapeville_NormCAD\Partnersheet\C0-00 - CIVIL COVER SHEET.dwg C0-00 - CIVIL COVER SHEET Apr 05, 2022 1:41pm by: Wes Biddle

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CIVIL DRAWINGS FOR HAPEVILLE NORTH

397,383, 377, 369, 400 N CENTRAL AVE, 376 KING ARNOLD ST,
325 SUNSET AVE HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0369F DATED 09/18/2013. SEE ATTACHED FLOODPLAIN MEMO
FOR RESPONSE TO UNMODELED MAPPING BOUNDARY SHOWN

PROJECT CONTACTS

OWNER: SOUTH CITY PARTNERS
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PHONE: 404-400-1322
CONTACT: WILL CASADAY

ARCHITECT: PRESTON PARTNERSHIP
115 PERIMETER CENTER PARKWAY NE
SUITE 1000
ATLANTA, GA 30346
PHONE: (770)396-7248
CONTACT: JIM FREDRICKSON, AIA

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
817 WEST PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
PHONE: (404) 419-8700
CONTACT: CONNOR R. GALLOWAY, P.E.

SURVEYOR: TECHNICAL SURVEY SERVICES
1641 AUTUMN BLVD, SW
CONYERS, GA 30012
PHONE: (770) 922-6391
CONTACT: R. BRANDON SPRAGGINS, RLS



VICINITY MAP

LAND LOT 96 - 14TH DISTRICT
PARCEL #: 14-009600060034, 026, 042, 059, 091, 125, 133
ZONING: U-V-c

FULTON COUNTY, GEORGIA

PROPERTY AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.70 ACRES
TOTAL IMPERVIOUS AREA = 5.04 ACRES

24-HOUR CONTACT
JOHN HELLEN
SOUTH CITY PARTNERS
PHONE: 770-616-6275
EMAIL: jhellen@southcitypartners.com

NOTES

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PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A REDEVELOPMENT OF APPROXIMATELY 8.11 ACRES BOUNDED BY NORTH CENTRAL AVENUE (GA-3), SUNSET AVENUE, KING ARNOLD STREET AND LAVISTA DRIVE IN HAPVILLE, GEORGIA. THE EXISTING SITE CONSISTS OF SURFACE PARKING LOTS AND COMMERCIAL BUILDINGS. THE PROPOSED PROJECT WILL CONSIST OF APARTMENT UNITS, OFFICE SPACE, RETAIL SPACE AND SURFACE PARKING.

NORTH CENTRAL AVENUE (GA 3) IS CLASSIFIED AS A MINOR ARTERIAL AND IS MAINTAINED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.

DRAWING INDEX

REV	SHEET NUMBER	SHEET TITLE
	C0-00	CIVIL COVER SHEET
	C0-01	GENERAL NOTES
	C0-02	GENERAL NOTES
	---	SURVEY (BY OTHERS)
	C0-80	EXISTING CONDITIONS PLAN
	C1-00	DEMOLITION PLAN
12	C2-00	SITE PLAN
	C2-30	FIRE PROTECTION PLAN
	C3-00	OVERALL GRADING PLAN
13	C3-01	DETAILED GRADING PLAN
	C3-02	DETAILED GRADING PLAN
12	C3-03	DETAILED GRADING PLAN
	C3-04	DETAILED GRADING PLAN
13	C3-50	DRAINAGE PLAN
	C3-60	STORM SEWER PROFILES
	C3-61	STORM SEWER PROFILES
	C3-62	STORM SEWER PROFILES
13	C3-63	STORM SEWER PROFILES
	C3-80	STORMWATER MANAGEMENT PLAN
11, 13	C4-00	UTILITY PLAN
	C4-50	SANITARY SEWER PROFILES
	C5-00	EROSION CONTROL NOTES
	C5-01	EROSION CONTROL NOTES
	C5-02	EROSION CONTROL NOTES
	C5-03	EROSION CONTROL NOTES
	C5-10	EROSION CONTROL PLAN - PHASE I
	C5-20	EROSION CONTROL PLAN - PHASE II
	C5-30	EROSION CONTROL PLAN - PHASE III
	C5-80	EROSION CONTROL DETAILS
	C5-81	EROSION CONTROL DETAILS
	C6-00	CONSTRUCTION DETAILS
	C6-01	CONSTRUCTION DETAILS
	C6-02	CONSTRUCTION DETAILS
	C6-03	CONSTRUCTION DETAILS
	C6-04	CONSTRUCTION DETAILS
	TPP 1.00	TREE SURVEY
	TPP 2.00	TREE REPLACEMENT PLAN
	TPP 3.00	TREE REPLACEMENT PLAN
	TPP 4.00	TREE REPLACEMENT PLAN
	TPP 5.00	TREE CALCULATIONS



REV	DATE	BY
16	04/05/2022	CRG
15	04/05/2022	CRG
14	02/22/2022	CRG
13	12/02/2021	CRG
12	12/02/2021	CRG
11	09/29/2021	CRG
10	06/16/2021	CRG
9	06/16/2021	CRG
8	06/16/2021	CRG

HAPEVILLE NORTH
397,383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE, HAPEVILLE, GA 30354
LAND LOT 96, 14TH DISTRICT



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003
TITLE	CIVIL COVER SHEET
SHEET NUMBER	C0-00

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PHONE: 404-400-1322

ABBREVIATIONS

DIMENSIONS AND MEASUREMENTS

AC	ACRES(S)
CF	CUBIC FOOT/FEET
CFS	CUBIC FEET PER SECOND
cm	CENTIMETERS(S)
cm/sec	CENTIMETERS PER SECOND
CY	CUBIC YARD(S)
DEG	DEGREE(S)
DIAØ	DIAMETER
ELEV	ELEVATION
FF	FINISHED FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
FT	FOOT/FEET
FT/SEC	FEET PER SECOND
GA	GAUGE
GAL	GALLON(S)
GPM	GALLONS PER MINUTE
GSSF	GROSS SQUARE FEET
H	HEIGHT
H-V	HORIZONTAL/VERTICAL
HORIZ	HORIZONTAL
in	INCHES(S)
in/hr	INCHES PER HOUR
km	KILOMETER(S)
LB	POUND
LF	LINEAR FOOT/FEET
m	METER(S)
mi	MILE(S)
MIN	MINIMUM
mm	MILLIMETER
mph	MILES PER HOUR
MSF	1,000 SQUARE FEET
MSL	MEAN SEAL LEVEL
NTS	NOT TO SCALE
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FEET
SY	SQUARE YARD
T	THICKNESS
VERT	VERTICAL
W	WIDTH
YR	YEAR

EROSION CONTROL AND WATER QUALITY

BMP	BEST MANAGEMENT PRACTICE
ØD	AVERAGE RIP-RAP STONE DIAMETER
Ømax	MAXIMUM RIP-RAP STONE DIAMETER
Ømin	MINIMUM RIP-RAP STONE DIAMETER
Tc	TIME OF CONCENTRATION

GENERAL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADA	AMERICANS WITH DISABILITIES ACT
ARCH	ARCHITECT/ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLDG	BUILDING
COA	CITY OF ATLANTA
C.O.	CERTIFICATE OF OCCUPANCY
DEMO	DEMOLISH
DNR	DEPARTMENT OF NATURAL RESOURCES
DOT	DEPARTMENT OF TRANSPORTATION
DRC	DEVELOPMENT REVIEW COMMITTEE
EIT	ENGINEER IN TRAINING
EPA	ENVIRONMENTAL PROTECTION AGENCY
EPD	ENVIRONMENTAL PROTECTION DIVISION
EX	EXISTING
EXT	EXTENSION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
FIS	FLOOD INSURANCE STUDY
GAB	GRADED AGGREGATE BASE
GOOT	GEORGIA DEPARTMENT OF TRANSPORTATION
GPS	GLOBAL POSITIONING SYSTEM
GRTA	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GSWCC	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
INV	INVERT
LDP	LAND DISTURBANCE PERMIT
LLC	LIMITED LIABILITY CORPORATION
LOD	LIMITS OF DISTURBANCE
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NPRI	NATIONAL FLOOD INSURANCE PROGRAM
NPFA	NATIONAL FIRE PROTECTION AGENCY
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
NOD	NOTICE OF DECISION
PE	PROFESSIONAL ENGINEER
PRO	PROPOSED
REV	REVISION
RLS	REGISTERED LAND SURVEYOR
SAP	SPECIAL ADMINISTRATIVE PERMIT
SLUP	SPECIAL LAND USE PERMIT
SPI	SPECIAL PUBLIC INTEREST
STD	STANDARD
TEMP	TEMPORARY
TRANS	TRANSITION
TYP	TYPICAL
USGS	UNITED STATES GEOLOGICAL SURVEY

ABBREVIATIONS

SITE, STAKING, AND SURVEY

BM	BENCH MARK
BOC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C	LENGTH OF CHORD
CH	CURVE NUMBER
C&G	CURB AND GUTTER
C/G	CURB AND GUTTER
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CONC	CONCRETE
E	EASTING
EOP	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FOC	FACE OF CURB
IPF	IRON PIN FOUND
IPS	IRON PIN SET
I	LENGTH OF BEARING
L	LENGTH OF CURVE
LN	LINE NUMBER
LL	LAND LOT
LLC	LAND LOT CORNER
LLL	LAND LOT LINE
MON	MONUMENT
N	NORTHING
NAD	NORTH AMERICAN DATUM
PN	POINT NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF CONTINUOUS CURVATURE
PL	PROPERTY LINE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R	RADIUS OF CURVE
R/W	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
SBL	SETBACK LINE
SR	STATE ROUTE
T	LENGTH OF TANGENT

SPOT ELEVATION/GRADING

BC	BOTTOM OF CURB
BG	BOTTOM GRADE AT WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TG	TOP GRADE AT WALL
TW	TOP OF WALL

STORM WATER

c	RUNOFF COEFFICIENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FB	FREEBOARD
FD	FRENCH DRAIN
FES	FLARED END SECTION
FPL	FLOODPLAIN F.W. FLOODWAY
HGL	HYDRAULIC GRADE LINE
HODI	HOODED DROP INLET
HW	HEADWALL
HWE	HIGH WATER ELEVATION
JB	JUNCTION BOX
MES	MITERED END SECTION
MH	MANHOLE
n	MANNING'S ROUGHNESS COEFFICIENT
OCS	OUTLET CONTROL STRUCTURE
Q	FLOW
Qr	# YEAR FLOW
Qmax	MAXIMUM FLOW
Qmin	MINIMUM FLOW
RD	ROOF DRAIN
SD	STORM DRAIN
ST	STORM SEWER
SWCB	SINGLE WING CATCH BASIN

UTILITY

ACMP	ALUMINUM COATED CORRUGATED METAL PIPE
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION C/ CAST IRON
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CPP	CORRUGATED PLASTIC PIPE
CV	CHECK VALVE
DDC	DOUBLE DETECTOR CHECK
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER SERVICE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FM	FORCE MAIN
FOC	FIBER OPTIC CABLE
FW	FIRE WATER SERVICE GV GATE VALVE
HP	HIGH DENSITY POLYETHYLENE
HYD	FIRE HYDRANT
LDPE	LOW DENSITY POLYETHYLENE
OHC	OVERHEAD CABLE TELEVISION LINE
OHP	OVERHEAD POWER LINE
OHT	OVERHEAD TELEPHONE LINE

UTILITY (CONT.)

PV	POST INDICATOR VALVE
PP	POWER POLE
PT&C	POWER, TELEPHONE, AND CABLE TELEVISION LINE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY SEWER
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
UGC	UNDERGROUND CABLE TELEVISION LINE
UGP	UNDERGROUND POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
VCP	VITRIFIED CLAY PIPE
TSB	TRAFFIC SIGNAL BOX

LINETYPES

CONTOURS

————— 998 —————	1' OR 2' CONTOUR
————— 1000 —————	5' OR 10' CONTOUR

FENCES

—○—○—○—	FENCE LINE
—□—□—□—	FENCE LINE/GUARDRAIL
—○—○—○—	FENCE LINE
—X—X—X—	SILT FENCE

GAS & FUEL

————— 3-G —————	3" NATURAL GAS LINE
————— 4-G —————	4" NATURAL GAS LINE
————— 3-G —————	3" DIAMETER NATURAL GAS LINE
————— 4-G —————	4" DIAMETER NATURAL GAS LINE
————— FUEL —————	FUEL LINE
————— DIESEL —————	DIESEL FUEL LINE

SANITARY SEWER

————— SS —————	SANITARY SEWER LINE
————— 4-SS —————	4" DIAMETER SANITARY SEWER LINE
————— 6-SS —————	6" DIAMETER SANITARY SEWER LINE
————— 8-SS —————	8" DIAMETER SANITARY SEWER LINE
————— 10-SS —————	10" DIAMETER SANITARY SEWER LINE
————— 12-SS —————	12" DIAMETER SANITARY SEWER LINE
————— ST/SS —————	COMBINED SANITARY SEWER LINE
————— FM —————	FORCE MAIN

WATER

————— 2-W —————	2" DIAMETER WATER LINE
————— 3-W —————	3" DIAMETER WATER LINE
————— 4-W —————	4" DIAMETER WATER LINE
————— 4-DW —————	4" DIAMETER DOMESTIC WATER LINE
————— 4-FW —————	4" DIAMETER FIRE WATER LINE
————— 6-W —————	6" DIAMETER WATER LINE
————— 6-DW —————	6" DIAMETER DOMESTIC WATER LINE
————— 6-FW —————	6" DIAMETER FIRE WATER LINE
————— 8-W —————	8" DIAMETER WATER LINE
————— 8-DW —————	8" DIAMETER DOMESTIC WATER LINE
————— 8-FW —————	8" DIAMETER FIRE WATER LINE
————— 10-W —————	10" DIAMETER WATER LINE
————— 10-DW —————	10" DIAMETER DOMESTIC WATER LINE
————— 10-FW —————	10" DIAMETER FIRE WATER LINE
————— 12-W —————	12" DIAMETER WATER LINE
————— 12-DW —————	12" DIAMETER DOMESTIC WATER LINE
————— 12-FW —————	12" DIAMETER FIRE WATER LINE
————— 42-W —————	42" DIAMETER WATER LINE

WATER RELATED

————— STORM —————	STORM SEWER LINE
————— CHW —————	CHILLED WATER LINE
————— HW —————	HOT WATER LINE
————— FD —————	FRENCH DRAIN
————— IRR —————	IRRIGATION LINE
————— RD —————	ROOF DRAIN
————— RW —————	RAW WATER LINE
————— STEAM —————	STEAM LINE

UTILITIES

————— CATV —————	CABLE TELEVISION
————— DB —————	DUCT BANK
————— FOC —————	FIBER OPTIC CABLE
————— OHP —————	OVERHEAD POWER
————— OHT —————	OVERHEAD TELEPHONE
————— OHP-OHC —————	OVERHEAD POWER & CABLE
————— OHP-OHT —————	OVERHEAD POWER & TELEPHONE
————— OXY —————	OXYGEN SUPPLY
————— P —————	POWER
————— PT&C —————	POWER, TELEPHONE, & CABLE
————— T —————	TELEPHONE
————— UGC —————	UNDERGROUND CABLE TELEVISION
————— UGP —————	UNDERGROUND POWER
————— UGP-UGT —————	UNDERGROUND POWER & TELEPHONE
————— UGT —————	UNDERGROUND TELEPHONE

MISCELLANEOUS

————— XC —————	CROSS COUNTRY PATH
————— C —————	CUT LINE
————— F —————	FILL LINE
————— ~~~ —————	MULCH BERM
————— —————	PROPERTY LINE
————— —————	SETBACK LINE
————— SOIL BERM —————	SOIL BERM
————— TPF —————	TREE PROTECTION FENCE

SYMBOLS

GRADING AND DRAINAGE/SPOT ELEVATION

—————	DRAINAGE DIRECTIONAL ARROW
—————	SLOPE DIRECTIONAL ARROW
————— X 945.00 —————	SPOT ELEVATION (ELEVATION AT INTERSECTION OF LINES)

SITE ITEMS

—————	RIGHT TURN TRAFFIC DIRECTIONAL ARROW
—————	THROUGH TRAFFIC DIRECTIONAL ARROW
—————	LEFT TURN TRAFFIC DIRECTIONAL ARROW
—————	THROUGH/RIGHT TURN TRAFFIC DIRECTIONAL ARROW
—————	THROUGH/LEFT TURN TRAFFIC DIRECTIONAL ARROW
—————	HANDICAP PARKING
—————	NUMBER OF PARKING SPACES
—————	LAND LOT NUMBER(S)
—————	HANDICAP RAMP

STORM WATER

—————	DROP INLET
—————	HOODED DROP INLET
—————	DROP INLET WITH 2' x 3' GRATE
—————	SQUARE WEIR TYPE DROP INLET
—————	ROUND WEIR TYPE DROP INLET
—————	SINGLE WING CATCH BASIN
—————	DOUBLE WING CATCH BASIN
—————	HEADWALL
—————	FLARED END SECTION
—————	JUNCTION BOX

SANITARY SEWER

—————	SANITARY SEWER MANHOLE
—————	SANITARY SEWER CLEANOUT
—————	GREASE TRAP/GREASE TRAP CHAMBER

WATER

—————	FIRE HYDRANT
—————	FIRE DEPARTMENT CONNECTION/SIAMESE CONNECTION
—————	CHECK VALVE
—————	GATE VALVE
—————	IRRIGATION VALVE/WATER VALVE
—————	POST INDICATOR VALVE
—————	WATER VALVE
—————	WATER METER
—————	WATER METER/DOUBLE DETECTOR CHECK VALVE/BACK FLOW PREVENTER (REFER TO PLAN LABELS)

UTILITY

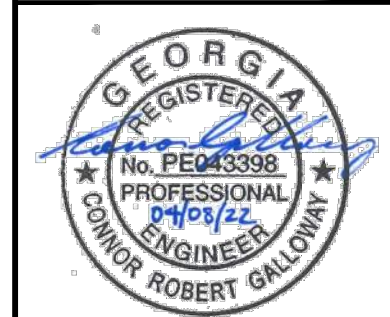
—————	GAS METER
—————	POWER MANHOLE
—————	POWER POLE/LIGHT POLE
—————	UTILITY POLE
—————	TELEPHONE/TELECOMMUNICATIONS MANHOLE

GENERAL

—————	GRAPHIC SCALE
—————	NORTH DIRECTIONAL ARROW
—————	REVISION NUMBER

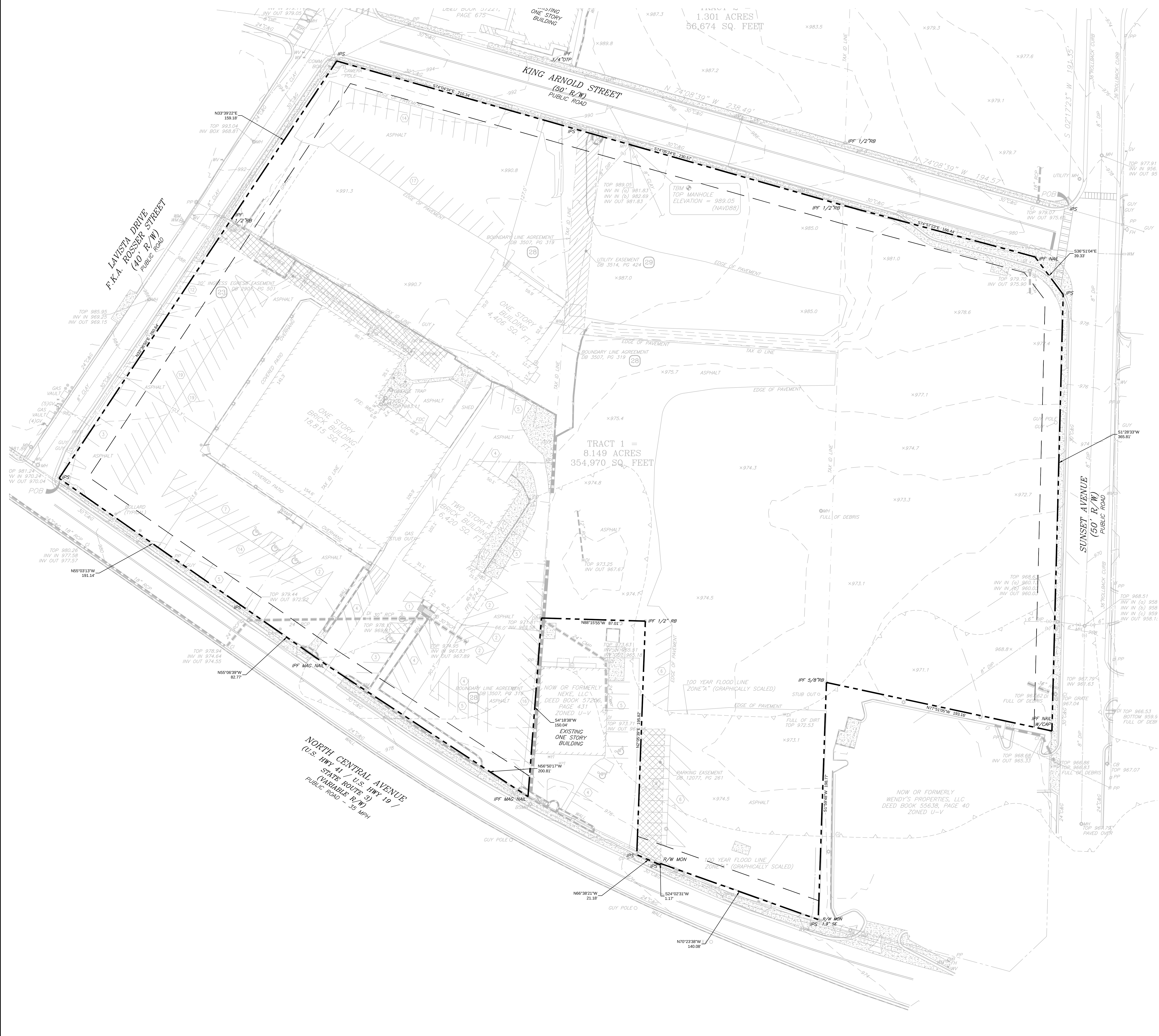
CLIENT	DATE	BY
16 REVISED PCA PACKAGE	04/05/2022	
15 REF 009 - POOL HOUSE SANITARY STUB	04/05/2022	
14 STREET SCAPE REVISION	02/22/2022	
13 AND DRAINAGE & GRADING REVISIONS	12/02/2021	
12 AS 03 - IRRIGATION METER	09/29/2021	
11 REF 013 - IRRIGATION METER	06/10/2021	
10 AS 01	06/10/2021	
9 CLIENT REVIEW SET	06/22/2021	
8 LDP RESUBMITTAL	06/10/2021	

PROJECT	HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE, 376 KING	
ARNOLD ST, 265 SUNSET HWY, HATFIELD DISTRICT	
LAND LOT 06, 24TH DISTRICT	

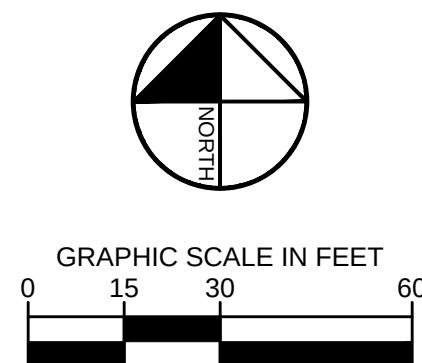


GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003

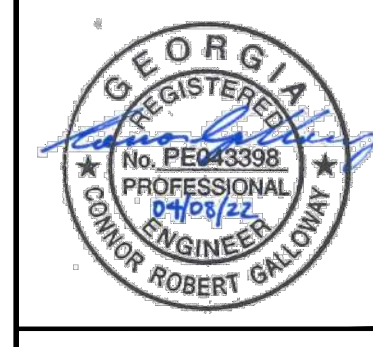
TITLE	GENERAL NOTES
SHEET NUMBER	C0-02



- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES DATED 12/08/2020.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
 - LOT CONSOLIDATION TO BE FILED, EXISTING INTERIOR PROPERTY LINES HAVE BEEN REMOVED FOR CLARITY.



HAPEVILLE NORTH
387,383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE HAPEVILLE, GA 30654
LAND LOT 86, 4TH DISTRICT



GSWCC CERT. (LEVEL 9) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS

DATE 03/15/2021
PROJECT NO. 017029003
TITLE **EXISTING CONDITIONS PLAN**
SHEET NUMBER **C0-80**

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 059 - POOL HOSE SANITARY STUB	04/05/2022	CRG
14	STREET SCALE REVISION	02/22/2022	CRG
13	AS 03 - DRIVE AND DRIVEWAY & GRADING REVISIONS	12/02/2021	CRG
12	AS 03 - DRIVE AND DRIVEWAY & GRADING REVISIONS	12/02/2021	CRG
11	REF 035 - IRRIGATION MEETER	09/29/2021	CRG
10	AS 03 - IRRIGATION MEETER	09/29/2021	CRG
9	CLIENT REVIEW SET	06/23/2021	CRG
8	LOP RESUBMITAL	06/10/2021	CRG

CLIENT

PROJECT

DATE

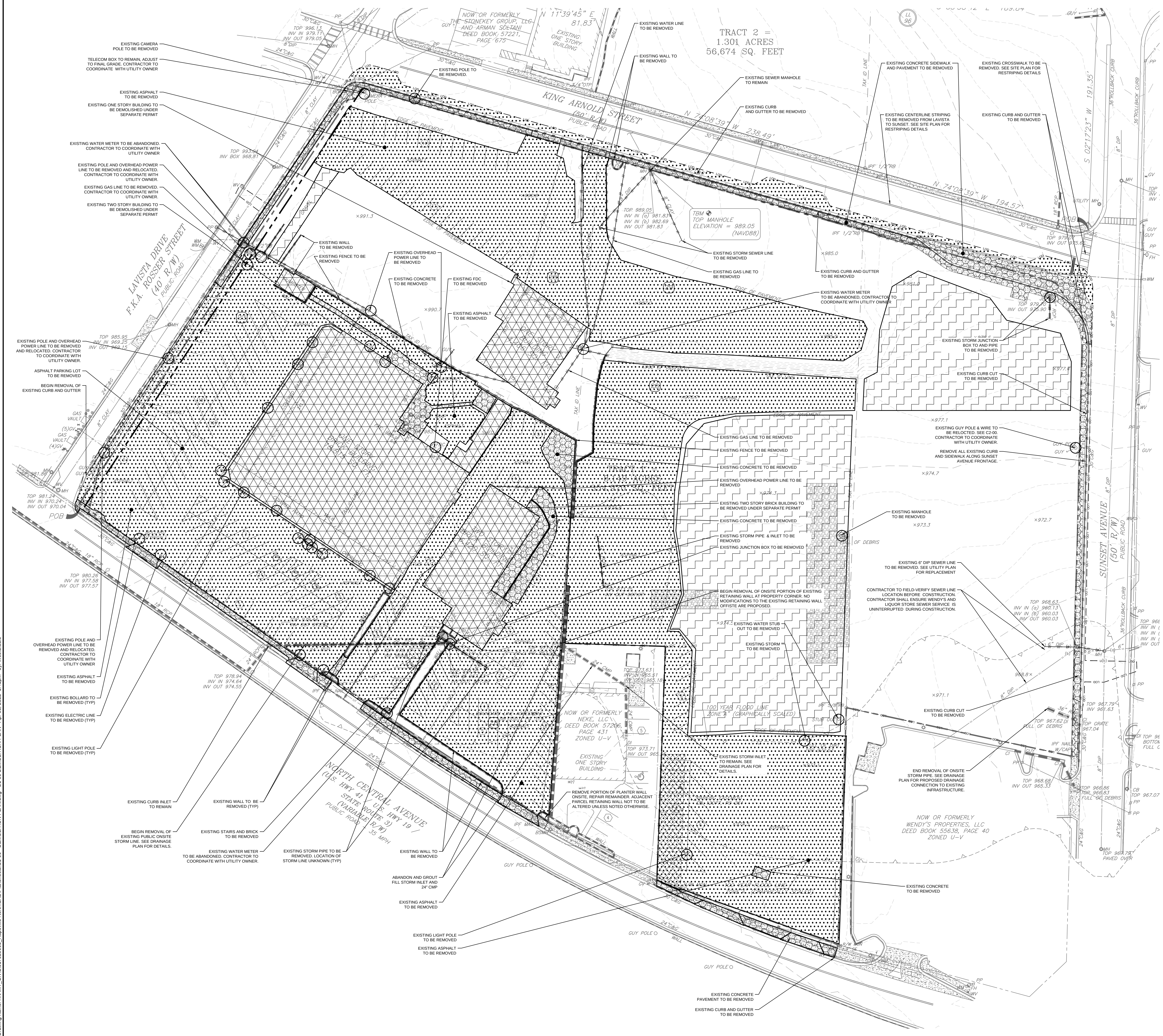
BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM

south city
PARTNERS

3715 NORTHSIDE PARKWAY, SUITE 1-310
ATLANTA, GA 30322
PHONE 404-485-1522



DEMOLITION NOTES:

- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
- EXISTING SOIL SERIES IS U6 FOR ENTIRE DISTURBED AREA.
- TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
- CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
- CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0389F DATED 09/18/2013.
- CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
- CONTRACTOR SHALL PREPARE A PROJECT NOTIFICATION FOR ASBESTOS RENOVATION, ENCAPSULATION, OR DEMOLITION FORM AND SUBMIT TO THE EPD ASBESTOS PROGRAM 10 DAYS PRIOR TO DEMOLITION ACTIVITIES. FORM SHALL BE PREPARED AND ASBESTOS STUDY COMPLETED TO MEET EPD AND LOCAL REQUIREMENTS.

DEMOLITION LEGEND:

- REMOVE EXISTING OBJECT
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING UTILITIES, FENCING, CURB & GUTTER, & WALLS
- REMOVE EXISTING TREES / BUSHES

DEMOLITION DEBRIS:

TYPE	VOLUME (CY)
CONCRETE	10.825
ASPHALT	67.262
BUILDING SLAB	16.313
TOTAL	94.400

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 059 - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	REVISIONS TO DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS 03 - IRRIGATION METER	10/02/2021	CRG
11	REF 013 - IRRIGATION METER	09/29/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

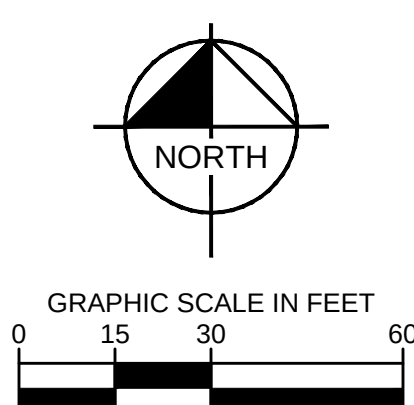
HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET HWY. LE, GA 30554
LAND LOT 06, 4TH DISTRICT

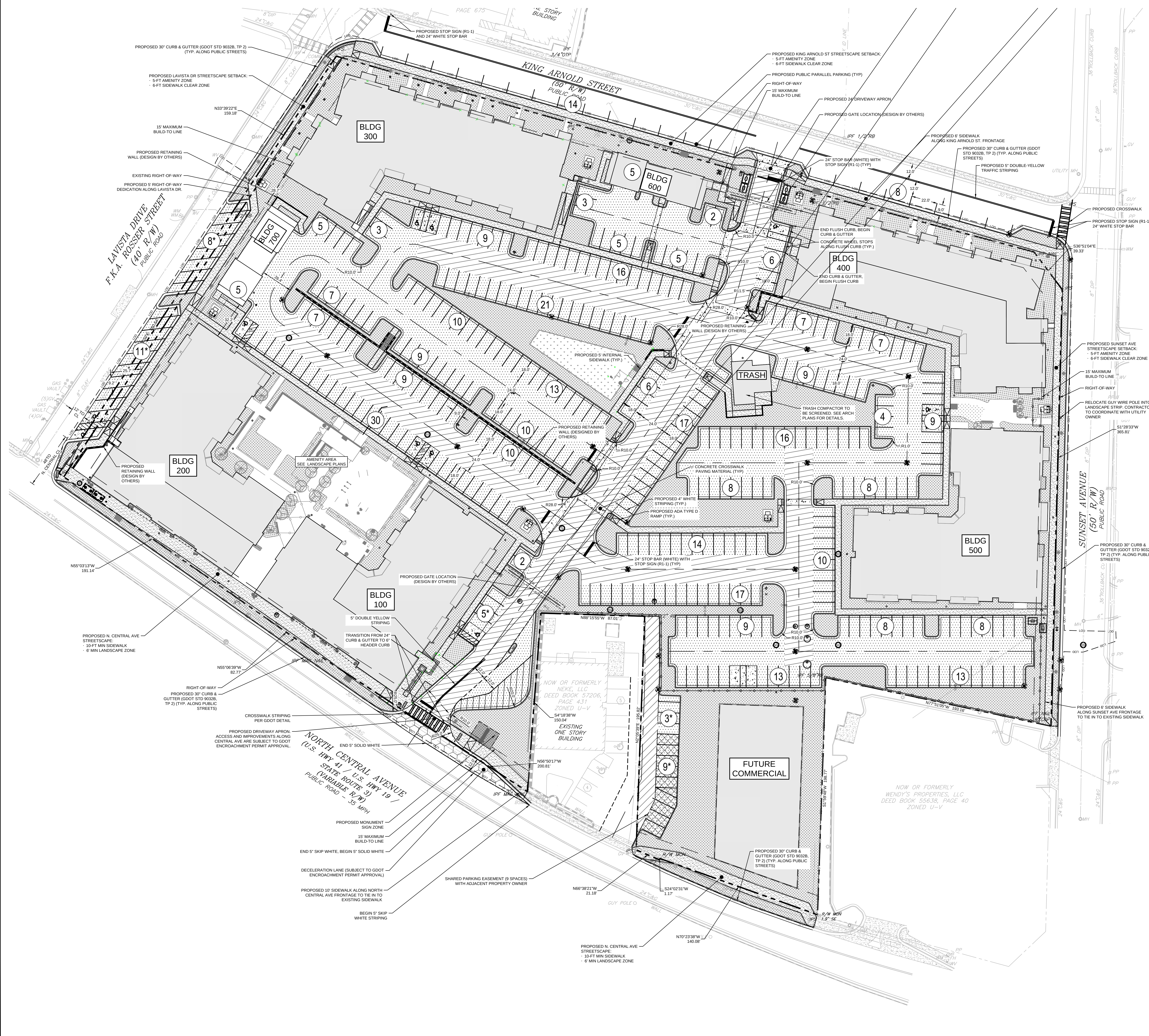


GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY: CRG
DESIGNED BY: CRG
REVIEWED BY: BWS
DATE: 03/15/2021
PROJECT NO.: 017029003

TITLE
DEMOLITION PLAN

SHEET NUMBER
C1-00





SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY PRESTON PARTNERSHIP, DATED 02/24/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 12/08/2020.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL LANDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- 15-FT BUILD TO LINE
- # PARKING COUNT

DEVELOPMENT SUMMARY:

SITE SUMMARY:

TOTAL SITE AREA:	354,969 SF (8.15 AC)
BUILDING COVERAGE:	95,449 SF (2.19 AC)
PARKING AREA:	63,504 SF (1.46 AC)
LOADING AND DRIVEWAY AREA:	114,960 SF (2.64 AC)
TOTAL OPEN SPACE AREA:	81,055 SF (1.86 AC)
TOTAL RESIDENTIAL UNITS:	285 UNITS
TOTAL RETAIL SPACE:	4,544 SF

PROPOSED PARKING SUMMARY:

ONSITE SECURED PARKING*:	375 SPACES (366 SPACES, 9 HC)
ONSITE UNSECURED PARKING*:	36 SPACES (33 SPACES, 3 HC)
PARALLEL STREET PARKING:	22 SPACES
PROVIDED TOTAL PARKING:	433 SPACES

*NOTE: ALL ONSITE PARKING SPACES ARE COMPACT

NOTE: ADA SPACES TO BE PROVIDED WITHIN CONCRETE PAVEMENT EXTENTS AND TO COMPLY WITH ADA SLOPE REQUIREMENTS

SITE PAVING LEGEND:

- [Pattern] LIGHT DUTY ASPHALT PAVEMENT
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] LIGHT DUTY CONCRETE SIDEWALK
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] GDOT ASPHALT PAVING

TEMPORARY TRAFFIC CONTROL NOTE:

TWO-WAY TRAFFIC FLOW IS TO BE MAINTAINED AT ALL TIMES ON PUBLIC STREETS DURING CONSTRUCTION. ANY TEMPORARY RESTRICTION OF TRAFFIC FLOW MUST BE APPROVED IN ADVANCE BY THE CITY OF HAPEVILLE. TEMPORARY TRAFFIC CONTROL PLANS AND DETAILS WILL BE REQUIRED FOR APPROVAL.

GEORGIA811
Utility Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

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south city PARTNERS
3715 NORTHSIDE PARKWAY, SUITE 1310
ATLANTA, GA 30326
PHONE 404-493-1322

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISION PCA PACKAGE	04/05/2022	CRG
15	REF. DSD - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	STREETSCAPE AND DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS.03 -	10/02/2021	CRG
11	REF. 013 - IRRIGATION METER	09/29/2021	CRG
10	AS.01 -	06/10/2021	CRG
9	CLIENT REVIEW SET	06/10/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET HWY. LE, GA 30554
LAND LOT 16, 14TH DISTRICT

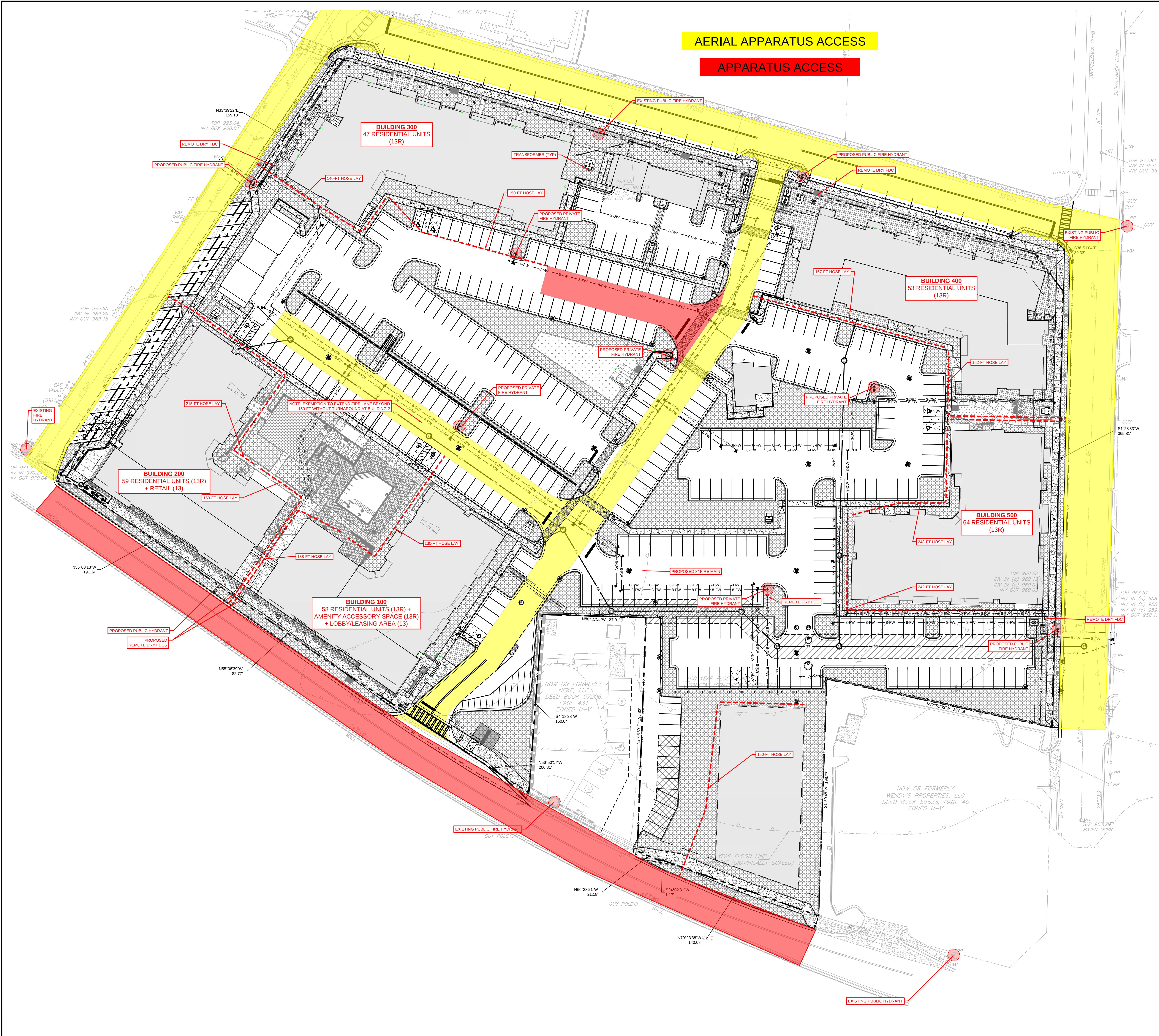
PROJECT

GEORGIA REGISTERED PROFESSIONAL ENGINEER
ROBERT GALVIN

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/15/2021
PROJECT NO. 017029003
TITLE

SITE PLAN

SHEET NUMBER
C2-00



SITE PLAN LEGEND:

FIRE HYDRANT

FDC, REMOTE

FDC, WALL MOUNTED

400' HOSE LAY LENGTH

DESIGN FIRE TRUCK:

Aerial Fire Truck

Width

: 8.50

Track

: 8.50

Lock to Lock Time

: 6.0

Steering Angle

: 33.3

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF DES - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	REVISIONS TO DRIVEWAYS AND DRIVEWAYS & GRADING REVISIONS	12/02/2021	CRG
12	AS 03 - IRRIGATION METER	10/02/2021	CRG
11	RE 03 - IRRIGATION METER	09/29/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

HAPEVILLE NORTH
387.883.377, 389.400 N CENTRAL AVE, 376 KING
ARNOLD ST, 265 SUNSET PATH, DISTRICT
LAND LOT 26, 4TH DISTRICT

GSWCC CERT. (LEVEL II)

0000078213

DRAWN BY

CRG

DESIGNED BY

CRG

REVIEWED BY

BWS

DATE

03/15/2021

PROJECT NO.

017029003

TITLE

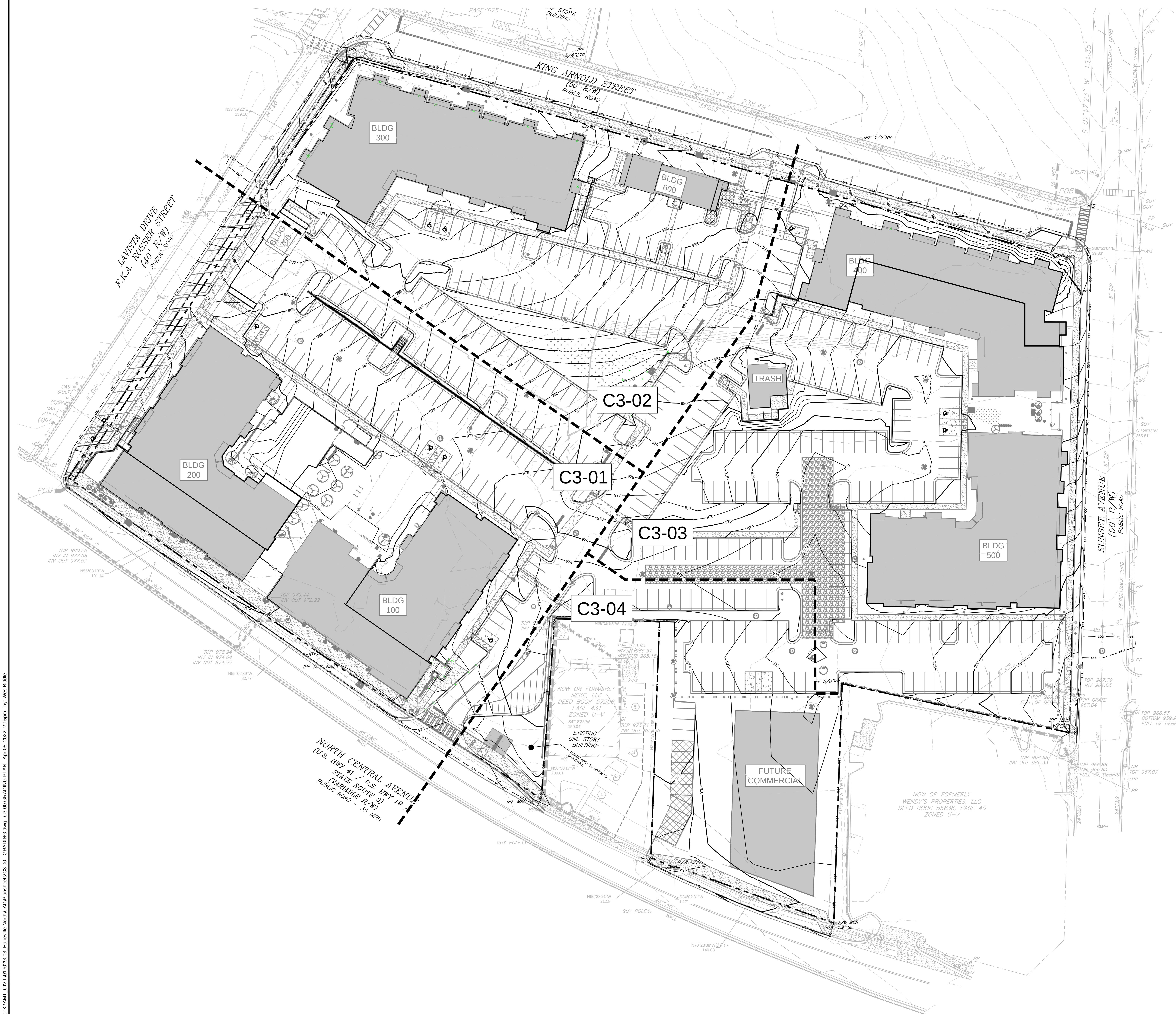
FIRE PROTECTION PLAN

SHEET NUMBER

C2-30

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. BUCKLEBOURNE HWY
ATLANTA, GEORGIA 30338
PHONE (404) 438-8700
WWW.KIMLEY-HORN.COM

3715 NORTHSIDE PARKWAY, SUITE 1.310
ATLANTA, GA 30322
PHONE 404-493-1322



- ### GRADING & DRAINAGE NOTES:
1. SITE AREA: 8.11 ACRES
DISTURBED AREA: 8.70 ACRES
 2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
 8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 10. NO GRADED SLOPE SHALL EXCEED 2H:1V
 11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL REFERENCE LANDSCAPE PLANS FOR DETAILS.
 13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

- ### GRADING LEGEND:
- | | |
|-------------|--------------------------------|
| — 950 — | EXISTING MAJOR CONTOUR |
| — 948 — | EXISTING MINOR CONTOUR |
| — 945 — | PROPOSED MAJOR CONTOUR |
| — 944 — | PROPOSED MINOR CONTOUR |
| × 945.00 | PROPOSED SPOT GRADE |
| × TG 945.00 | PROPOSED TOP GRADE AT WALL |
| × BG 945.00 | PROPOSED BOTTOM GRADE AT WALL |
| × TS 945.00 | PROPOSED TOP OF STAIR GRADE |
| × BS 945.00 | PROPOSED BOTTOM OF STAIR GRADE |
| × HP 945.00 | PROPOSED HIGH POINT GRADE |
| × LP 945.00 | PROPOSED LOW POINT GRADE |
| × TC 945.00 | PROPOSED TOP OF CURB GRADE |
| × BC 945.00 | PROPOSED BOTTOM OF CURB GRADE |
| → | DRAINAGE FLOW ARROW |

GEORGIA811
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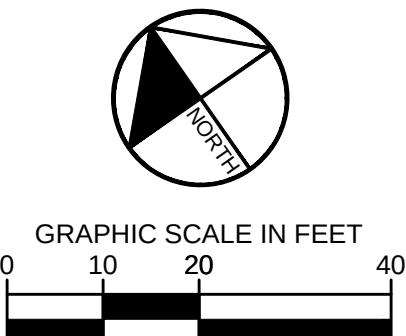
GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 817 W. BUCKLEBOURNE DRIVE, SUITE 600 ATLANTA, GEORGIA 30388 PHONE (404) 438-7000 WWW.KIMLEY-HORN.COM	south city PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1.310 ATLANTA, GA 30326 PHONE 404-480-3222	CLIENT	DATE	BY
		16 REVISED PCA PACKAGE	04/05/2022	CRC
HAPEVILLE NORTH 387.883, 377.369, 400 N CENTRAL AVE. 376 KING ARNOLD ST. 245 SUNSET PARKWAY, SUITE 600 LAND LOT 26, 24TH DISTRICT		15 REF 005 - POOL HOUSE SANITARY STUB	02/22/2022	CRC
		14 STREETSCAPE REVISION	12/02/2021	CRC
		13 REVISIONS - GRADING & DRAINAGE REVISIONS	12/02/2021	CRC
		12 AS/03 - IRRIGATION & GRADING REVISIONS	09/20/2021	CRC
		11 REVISIONS - IRRIGATION METER	08/10/2021	CRC
		10 AS/01	06/24/2021	CRC
		9 CLIENT REVIEW SET	06/24/2021	CRC
		8 LOP RESUBMITTAL	06/10/2021	CRC
		7 LOP RESUBMITTAL	06/10/2021	CRC
		6 LOP RESUBMITTAL	06/10/2021	CRC
PROJECT				
GSWCC CERT. (LEVEL II) 0000078213				
DRAWN BY CRG				
DESIGNED BY CRG				
REVIEWED BY BWS				
DATE 03/15/2021				
PROJECT NO. 017029003				
TITLE				
OVERALL GRADING PLAN				
SHEET NUMBER				
C3-00				



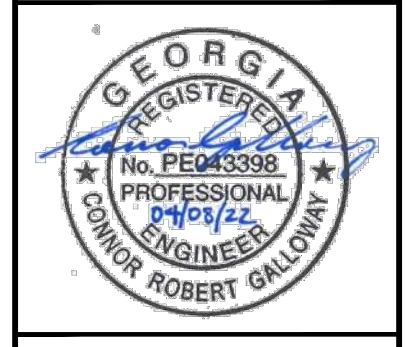
NORTH CENTRAL AVENUE
(U.S. HWY 41 / U.S. HWY 19 /
STATE ROUTE 3)
(VARIABLE R/W)
PUBLIC ROAD - 35 MPH

GRADING LEGEND:	
— 950 —	EXISTING MAJOR CONTOUR
— 948 —	EXISTING MINOR CONTOUR
— 945 —	PROPOSED MAJOR CONTOUR
— 944 —	PROPOSED MINOR CONTOUR
x 945.00	PROPOSED SPOT GRADE
x TC 945.00	PROPOSED TOP GRADE AT WALL
x BG 945.00	PROPOSED BOTTOM GRADE AT WALL
x TS 945.00	PROPOSED TOP OF STAIR GRADE
x BS 945.00	PROPOSED BOTTOM OF STAIR GRADE
x HP 945.00	PROPOSED HIGH POINT GRADE
x LP 945.00	PROPOSED LOW POINT GRADE
x TC 945.00	PROPOSED TOP OF CURB GRADE
x BC 945.00	PROPOSED BOTTOM OF CURB GRADE
→	DRAINAGE FLOW ARROW



REVISION DESCRIPTIONS	
NO.	DATE
16	04/05/2022
15	04/05/2022
14	02/22/2022
13	10/20/2021
12	10/20/2021
11	09/29/2021
10	06/22/2021
9	06/22/2021
8	06/10/2021

HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNDT ST. 265 SUNSET HWY. HUNTSVILLE, GA 35894
LAND LOT 18, 14TH DISTRICT



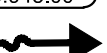
GSWCC CERT. 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/15/2021
PROJECT NO. 017029003

DETAILED GRADING PLAN
SHEET NUMBER
C3-01

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817 W. BEACON HILL DRIVE, SUITE 600
ATLANTA, GEORGIA 30308
PHONE (404) 438-7000
WWW.KIMLEY-HORN.COM

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, SUITE 1-310
PHONE 404-493-1322

GRADING LEGEND:

— 950 —	EXISTING MAJOR CONTOUR
— 945 —	EXISTING MINOR CONTOUR
— 945 —	PROPOSED MAJOR CONTOUR
— 944 —	PROPOSED MINOR CONTOUR
× BS(945.00)	PROPOSED SPOT GRADE
⊕ TG(945.00)	PROPOSED TOP GRADE AT WALL
⊕ BG(945.00)	PROPOSED BOTTOM GRADE AT WALL
⊕ TS(945.00)	PROPOSED TOP OF STAIR GRADE
⊕ BS(945.00)	PROPOSED BOTTOM OF STAIR GRADE
⊕ HP(945.00)	PROPOSED HIGH POINT GRADE
⊕ LP(945.00)	PROPOSED LOW POINT GRADE
⊕ TC(945.00)	PROPOSED TOP OF CURB GRADE
⊕ BC(945.00)	PROPOSED BOTTOM OF CURB GRADE
	DRAINAGE FLOW ARROW



TA DRIVE
SSER STREET
, R/W)



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THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

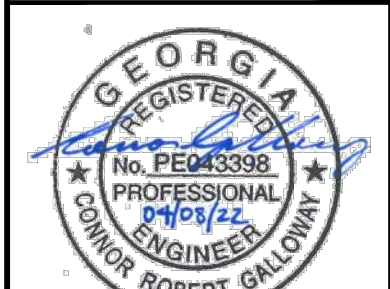


SOUTH CITY
PARTNERS

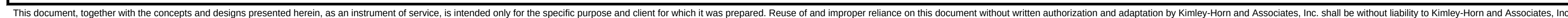
3715 NORTHSIDE PARKWAY, SUITE 1-310
ATLANTA, GA 30327
PHONE: 404-400-1322

CLIENT	DATE	BY
16 RENISED PCA PACKAGE	04/06/2022	CHS
15 RFI 059 - POOL HOUSE SANITARY TUB	04/06/2022	CHS
14 STREETScape REVISION	03/22/2022	CHS
13 RFI 010 AND DRAINAGE & GRADING REVISIONS	10/20/2021	CHS
12 ASI 03	10/20/2021	CHS
11 RFI 013 - IRRIGATION METER	09/29/2021	CHS
10 ASI 01	06/18/2021	CHS
9 CLIENT REVIEW SET	06/22/2021	CHS
8 LDP RESUBMITAL	06/10/2021	CHS
7 LDP REVISION DESCRIPTIONS	06/10/2021	CHS

HAPEVILLE NORTH
397.383, 377.369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE, HAPEVILLE, GA 30354
LAND LOT 96, 14TH DISTRICT

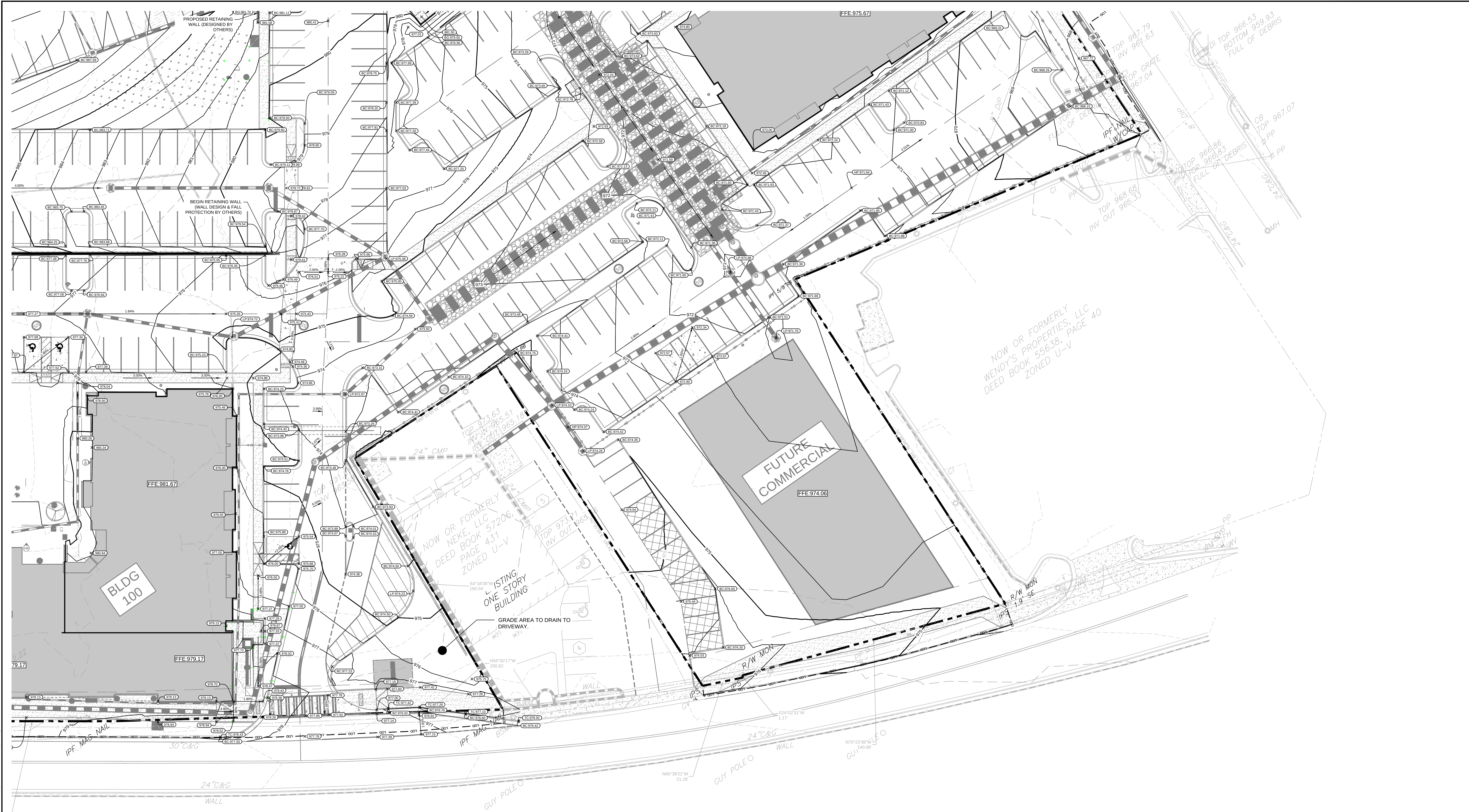


GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003
TITLE	
DETAILED GRADING PLAN	
SHEET NUMBER	
C3-02	



PROJECT		HAPEVILLE NORTH 397-383.377, 390-400 N CENTRAL AVE, 376 HING HARDING, HUNTER, HUNTER & ASSOCIATES, P.C. LAND LOT 95, 14TH DISTRICT HUNTER, HUNTER & ASSOCIATES, P.C. 10000078213	
			
GSWCC CERT. (LEVEL I)		0000078213	
DRAWN BY		CRG	
DESIGNED BY		CRG	
REVIEWED BY		BWS	
DATE		03/15/2021	
PROJECT NO.		017029003	
TITLE DETAILED GRADING PLAN			
SHEET NUMBER C3-03			

Drawing Name: K:\AUT_CIVIL\07292003_Hapeville\NorthCAD\Platt\sheet\C3-04 - GRADING.dwg CS-04 DETAILED GRADING PLAN Apr 05, 2022 1:43pm by: Wes Bidde



NORTH CENTRAL AVENUE
(U.S. HWY 41 / U.S. HWY 19 /
STATE ROUTE 3)
(VARIABLE R/W)
PUBLIC ROAD - 35 MPH

GRADING LEGEND:	
— 950 —	EXISTING MAJOR CONTOUR
— 948 —	EXISTING MINOR CONTOUR
— 945 —	PROPOSED MAJOR CONTOUR
— 944 —	PROPOSED MINOR CONTOUR
x 945.00	PROPOSED SPOT GRADE
x TC 945.00	PROPOSED TOP GRADE AT WALL
x BC 945.00	PROPOSED BOTTOM GRADE AT WALL
x TS 945.00	PROPOSED TOP OF STAIR GRADE
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x HP 945.00	PROPOSED HIGH POINT GRADE
x LP 945.00	PROPOSED LOW POINT GRADE
x TC 945.00	PROPOSED TOP OF CURB GRADE
x BC 945.00	PROPOSED BOTTOM OF CURB GRADE
→	DRAINAGE FLOW ARROW

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0 10 20 40

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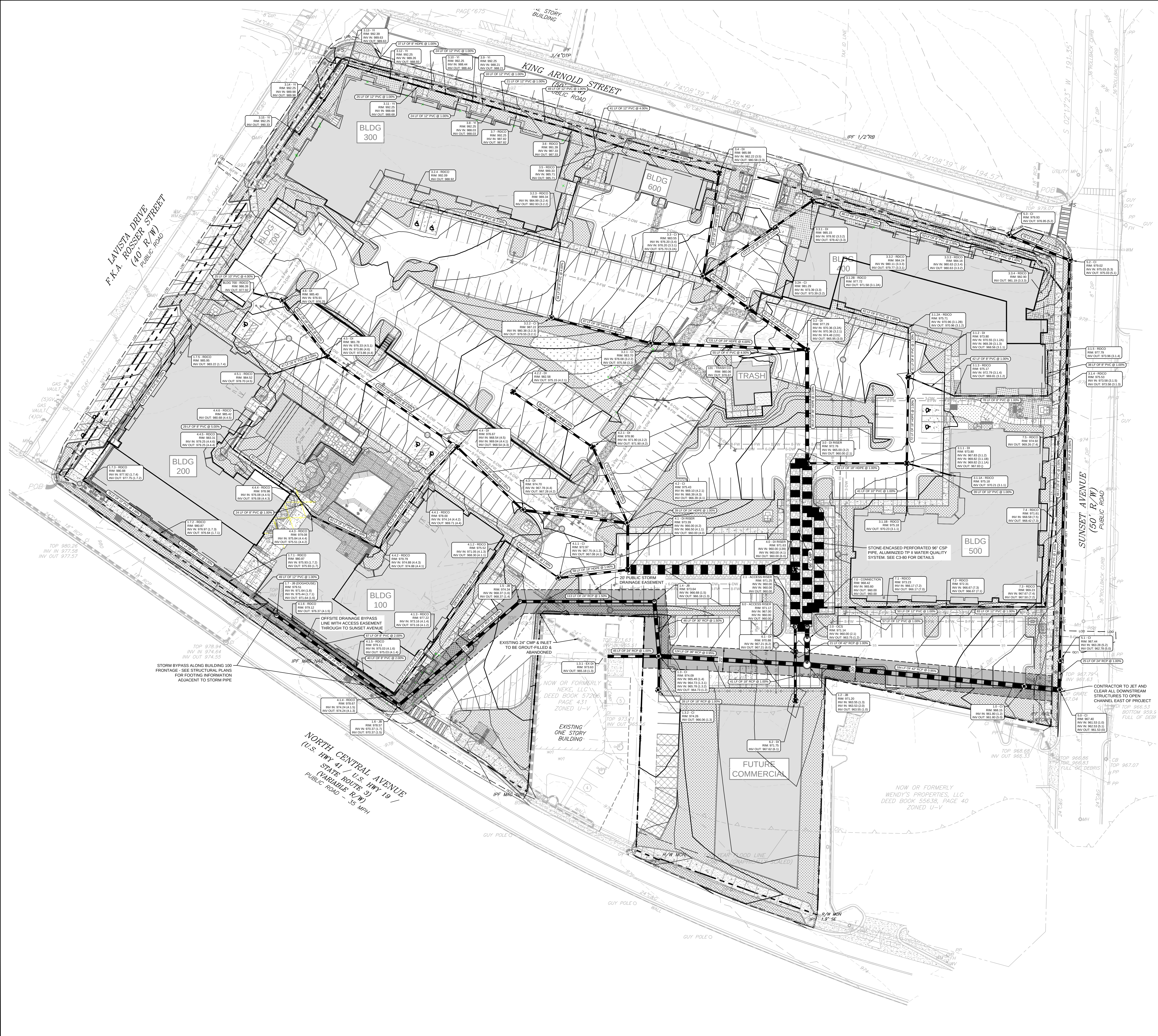
SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, SUITE 130
ATLANTA, GA 30305
PHONE 404-483-1222

DATE	BY	REVISION DESCRIPTIONS
04/05/2022	CRG	16 REVISED PCA PACKAGE
04/05/2022	CRG	15 REF 059 - POOL HOUSE SANITARY STUB
02/22/2022	CRG	14 STREETScape REVISION
02/22/2022	CRG	13 REVISIONS TO EXISTING AND DRAINAGE & GRADING REGIONS
12/02/2021	CRG	12 AS 03 - IRRIGATION METER
09/29/2021	CRG	11 REVISIONS TO EXISTING AND DRAINAGE & GRADING REGIONS
06/10/2021	CRG	10 AS 01 - CLIENT REVIEW SET
06/10/2021	CRG	8 LOP RESUBMITTAL

HAPEVILLE NORTH
387.883.377, 389.400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET AVE. HUNTSVILLE, AL, GA 35894
LAND LOT 26, 4TH DISTRICT

ROBERT GALVIN
PROFESSIONAL ENGINEER
No. 14444

GSWCC CERT. (LEVEL II)
0000078213
DRAWN BY: **CRG**
DESIGNED BY: **CRG**
REVIEWED BY: **BWS**
DATE: 03/15/2021
PROJECT NO.: 017029003
TITLE: **DETAILED GRADING PLAN**
SHEET NUMBER: **C3-04**

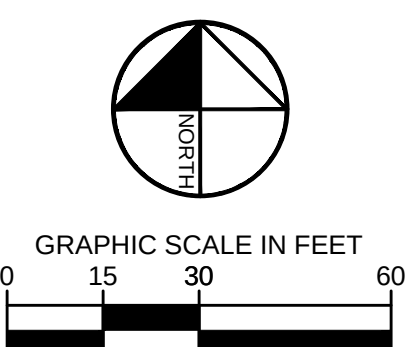


GRADING & DRAINAGE NOTES:

1. SITE AREA: 8.11 ACRES
DISTURBED AREA: 8.70 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
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7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
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9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SYSTEM CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2:1V.
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED. PRE-CONSTRUCTION IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

STORM DRAINAGE LEGEND:

- | | | |
|------|--|--|
| JB | | JUNCTION BOX |
| CI | | HOODED GRATE CURB INLET (GDOT 1019A, TYPE E) |
| GI | | GRATE INLET (GDOT 10191A, TYPE A) |
| SWCB | | SINGLE WING CATCH BASIN (GDOT 1033D) |
| DWCB | | DOUBLE WING CATCH BASIN (GDOT 1034D) |
| YD | | YARD DRAIN (NDS CATCH BASIN OR COMPARABLE) |
| CO | | CLEAN OUT |
| WQ | | WATER QUALITY DEVICE (CONTECH CDS4040-8-C) |
| OCS | | OUTLET CONTROL STRUCTURE (CAST-IN-PLACE) |
| TD | | TRENCH DRAIN |
| | | PROPOSED ROOF DRAIN PIPE |
| | | PROPOSED STORM PIPE |



Kimley»Horn

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817 W. CUMBERLAND AVE., SUITE 600
ATLANTA, GEORGIA 30308
PHONE (404) 438-7000
WWW.KIMLEY-HORN.COM

south city
PARTNERS



3715 NORTHSIDE PARKWAY, SUITE 1.310
ATLANTA, GA 30305
PHONE (404) 493-1322

NO.	REVISION DESCRIPTIONS	DATE	BY
15	REVISED PCA PACKAGE	04/05/2022	CRG
14	REVISED PCA PACKAGE	04/05/2022	CRG
13	STREETSCAPE REVISION	02/22/2022	CRG
12	STREETSCAPE REVISION	12/01/2021	CRG
11	STREETSCAPE REVISION	12/01/2021	CRG
10	STREETSCAPE REVISION	09/29/2021	CRG
9	STREETSCAPE REVISION	06/10/2021	CRG
8	STREETSCAPE REVISION	06/10/2021	CRG
7	STREETSCAPE REVISION	06/10/2021	CRG
6	STREETSCAPE REVISION	06/10/2021	CRG
5	STREETSCAPE REVISION	06/10/2021	CRG
4	STREETSCAPE REVISION	06/10/2021	CRG
3	STREETSCAPE REVISION	06/10/2021	CRG
2	STREETSCAPE REVISION	06/10/2021	CRG
1	STREETSCAPE REVISION	06/10/2021	CRG

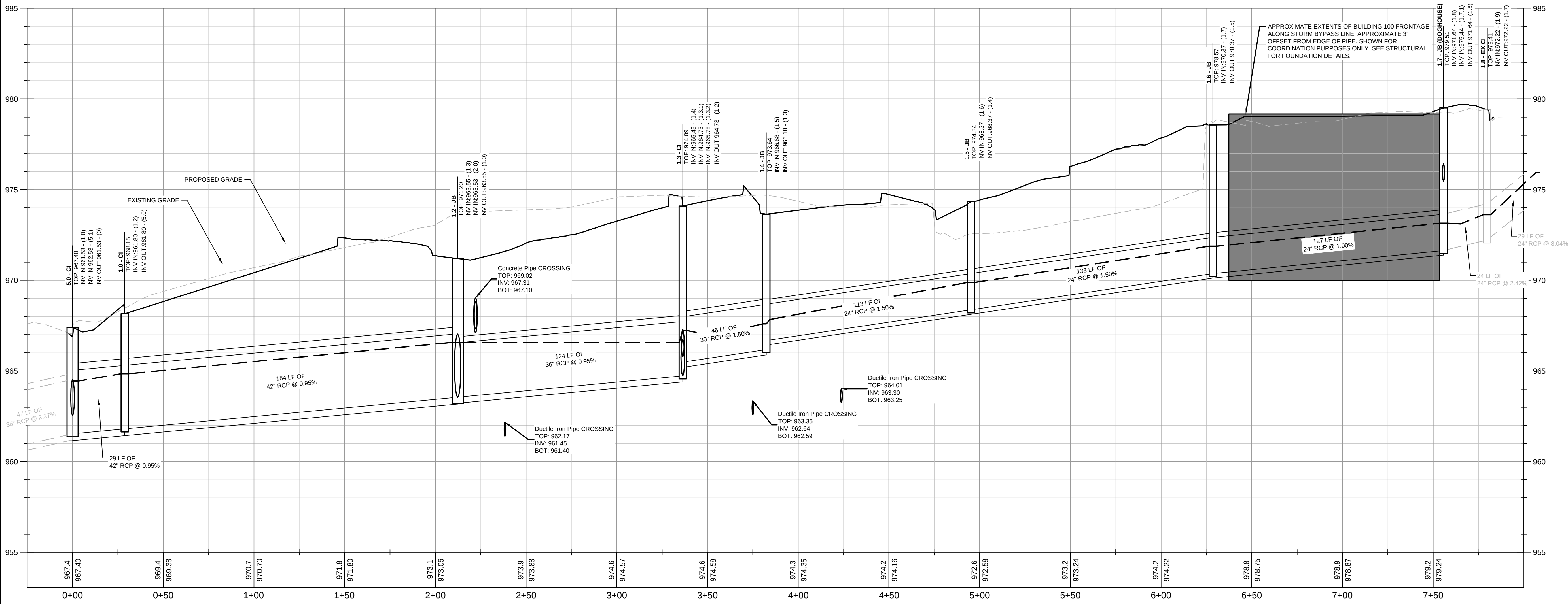
HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET HWY. 14TH DISTRICT
LAND LOT 26, 14TH DISTRICT



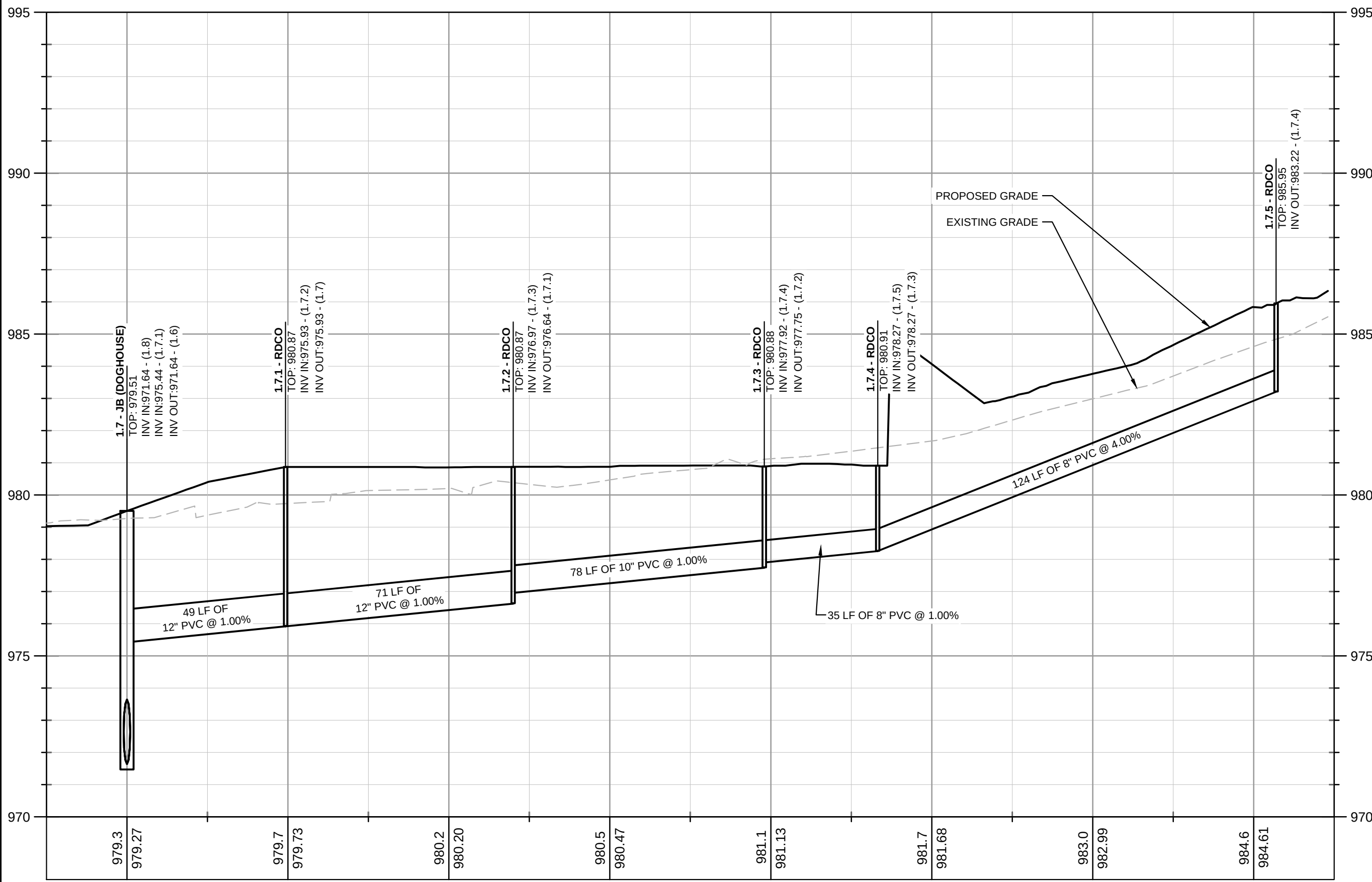
GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003
TITLE	DRAINAGE PLAN

SHEET NUMBER
C3-50

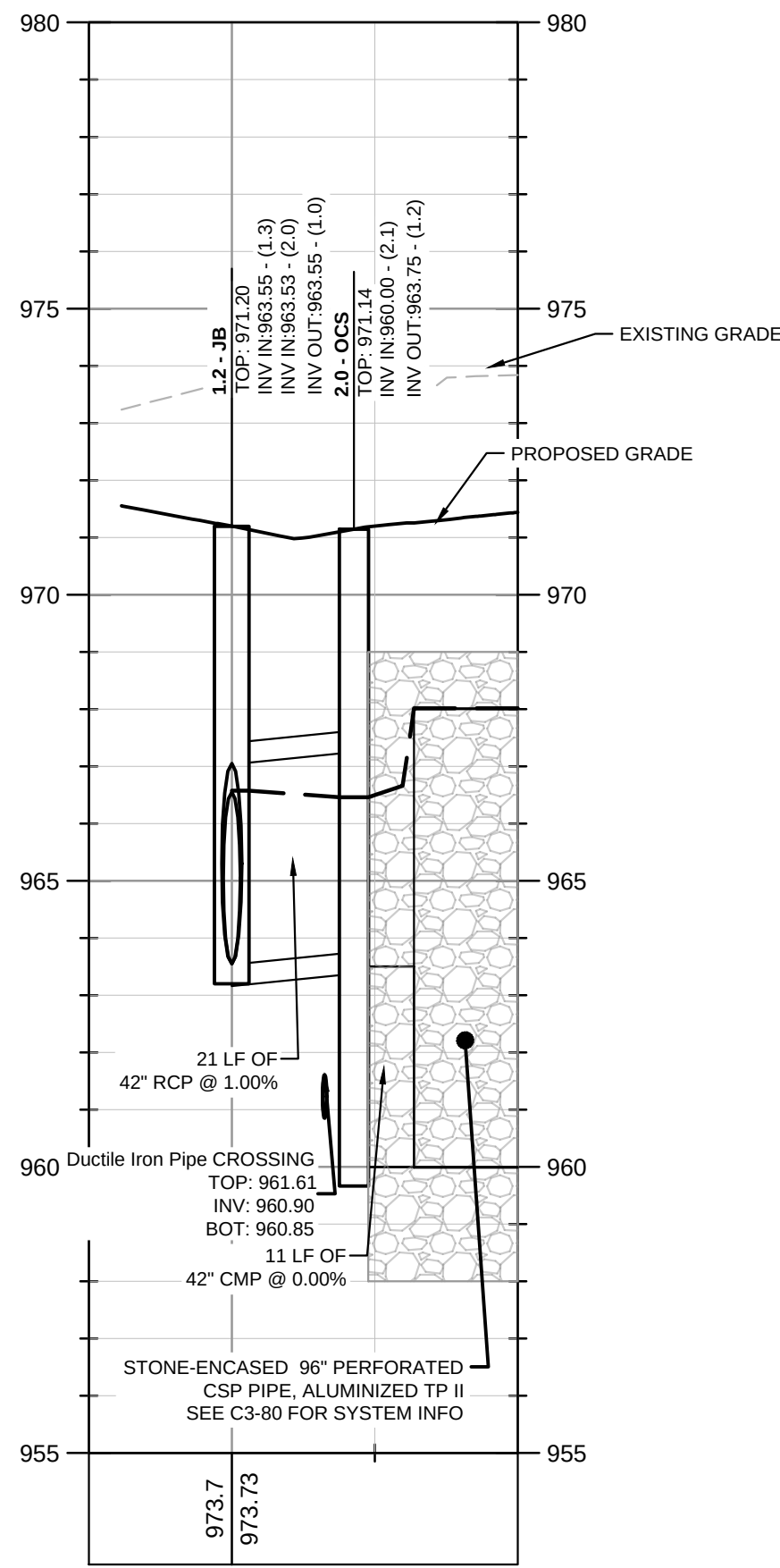
Drawing Name: K:\AMT_CIVIL\07292003_Hapeville_Norm\CAD\PlatSheet\C3-60 - STORM SEWER PROFILES.dwg C3-60 - STORM SEWER PROFILES Apr 05, 2022 2:16pm by: Wes Biddle



PROFILE VIEW
STORM 1
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
STORM 1.7
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
STORM 2
1" = 30' HORZ.
1" = 3' VERT.

STORM DRAINAGE PROFILE NOTES:

1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
3. ALL STORM PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
4. ALL STORM PIPING TO BE RCP UNLESS OTHERWISE NOTED. SEE CHART FOR PIPE CLASS.
5. RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR STRUCTURE THROAT / RIM ELEVATIONS.
6. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
7. ALL STORM JOINTS TO BE WATER TIGHT.

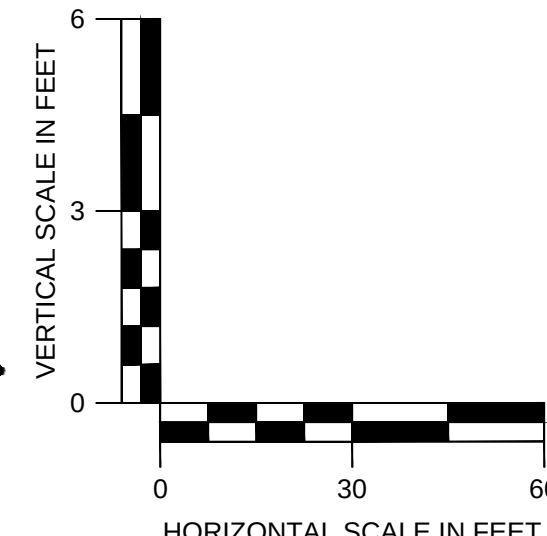
PROFILE LINE LEGEND:

- PROPOSED GRADE LINE
- - - EXISTING GRADE LINE
- - - 100-YR HYDRAULIC GRADE LINE

RCP PIPE CLASSIFICATION CHART:

1'-15' CLASS III
15'-20' CLASS IV
20'-30' CLASS V
ALL CONCRETE PIPE SHALL BE A MINIMUM CLASS III WITH 12" MINIMUM COVER.
REFERENCE GDOT DETAIL 1030D FOR ADDITIONAL GUIDANCE.

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16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 059 - POOL HOUSE SANITARY SUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	AND DRAINAGE & GRADING REVISIONS	10/20/2021	CRG
12	AS NOTED	10/20/2021	CRG
11	REV 013 - IRRIGATION METER	09/29/2021	CRG
10	AS NOTED	06/10/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

HAPEVILLE NORTH
387.883.377, 389.400 N CENTRAL AVE. 376 KING
ARNOLD ST. 265 SUNSET PARK HIGHLAND, GA 30354
LAND LOT 26, 24TH DISTRICT

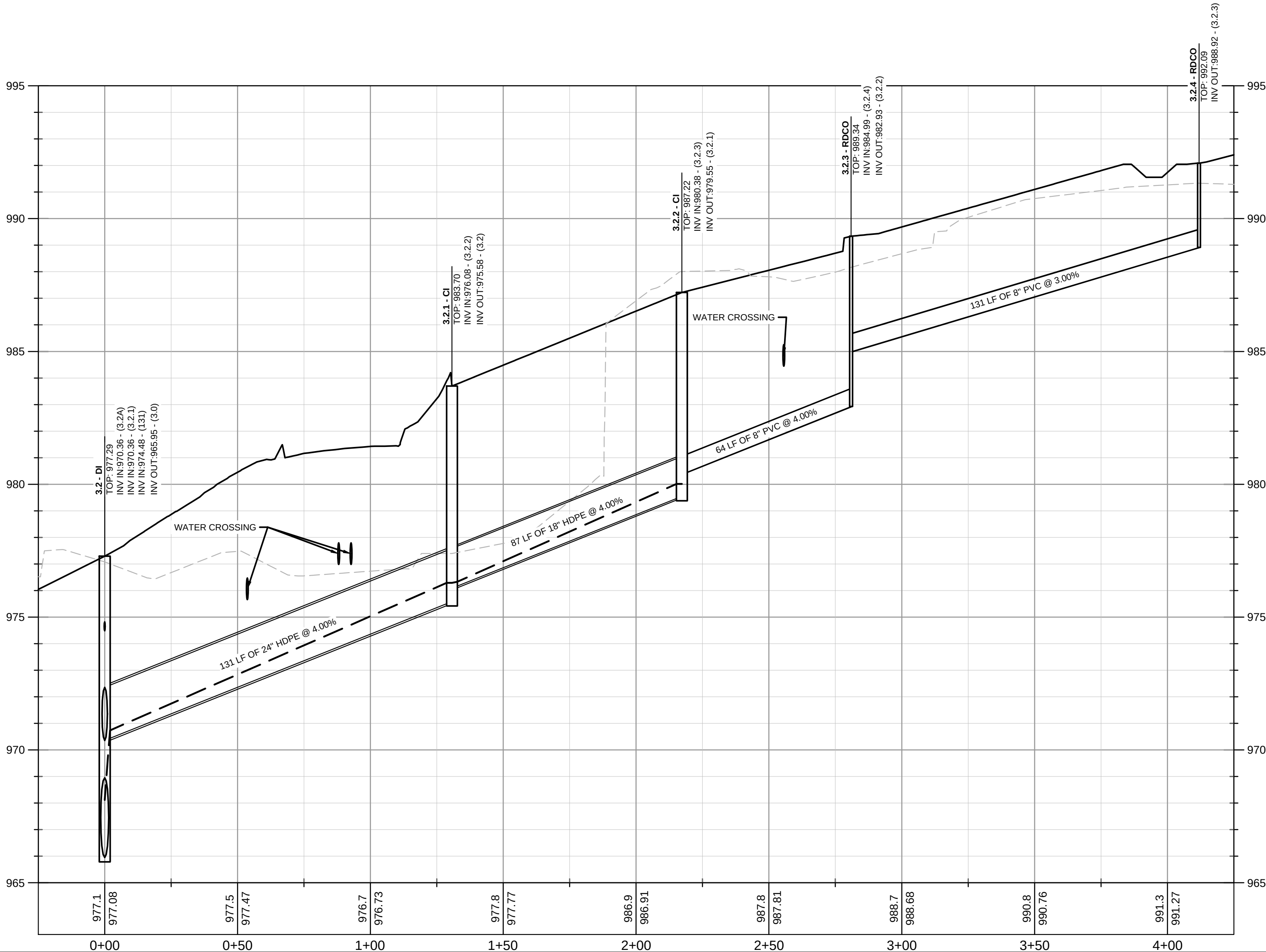
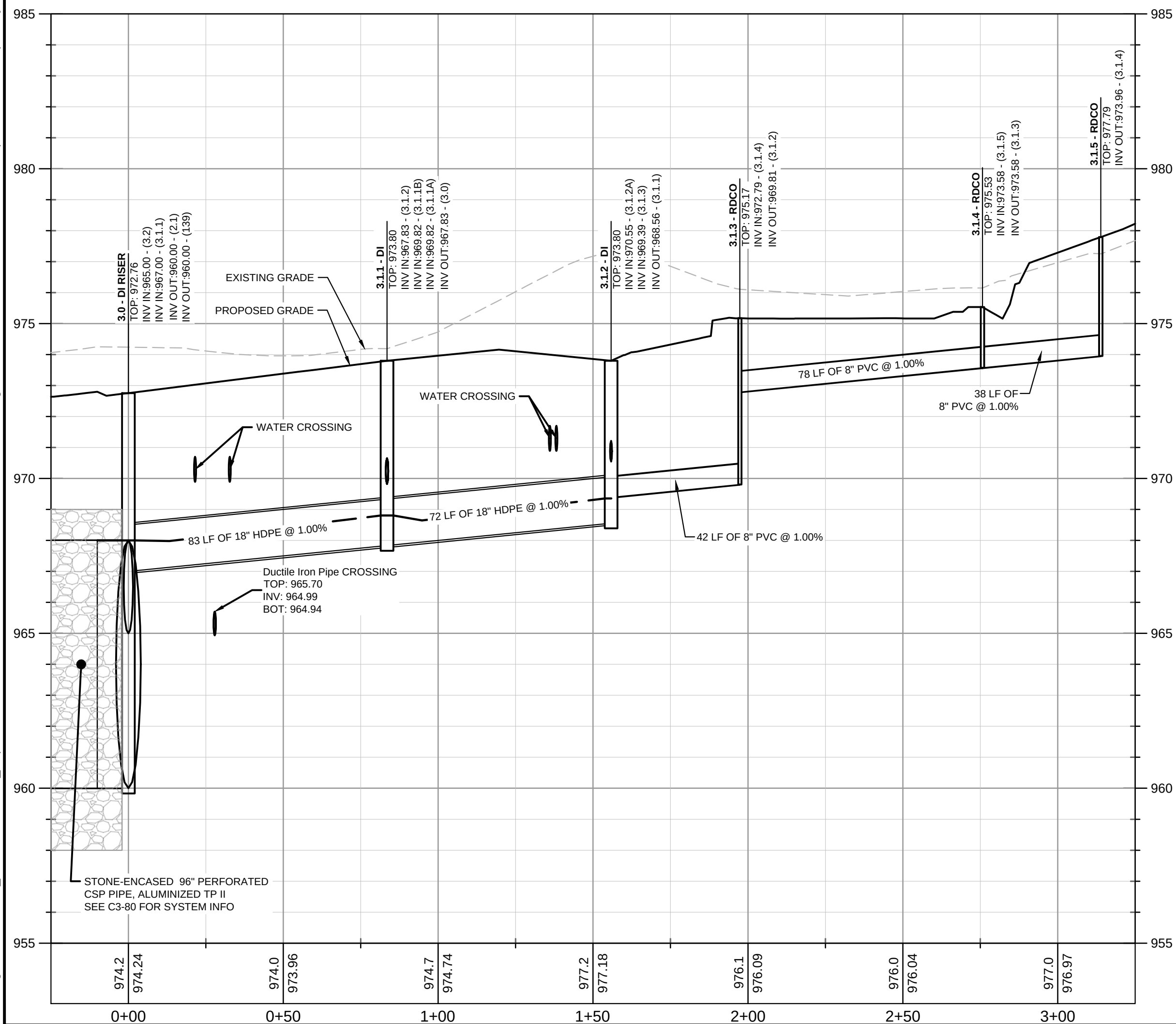


GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003
TITLE	STORM SEWER PROFILES
SHEET NUMBER	C3-60

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ATLANTA, GA 30326
PHONE 404-532-1222

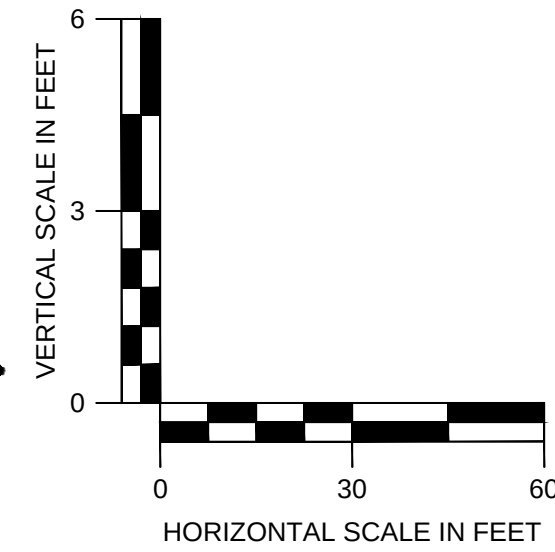
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PROFILE LINE LEGEND:		
	PROPOSED GRADE LINE	
	EXISTING GRADE LINE	
	100-YR HYDRAULIC GRADE LINE	

RCP PIPE CLASSIFICATION CHART:	
1-15'	CLASS III
15'-20'	CLASS IV
20'-30'	CLASS V

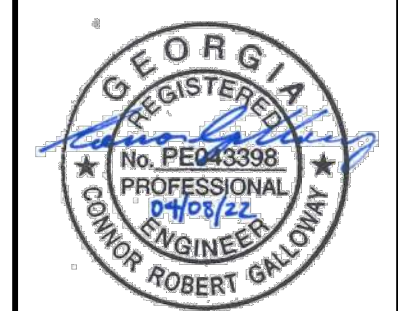
ALL CONCRETE PIPE SHALL BE A MINIMUM CLASS III WITH 12" MINIMUM COVER. REFERENCE GDOT DETAIL 1030D FOR ADDITIONAL GUIDANCE.



PROFILE VIEW
STORM 3.0
1" = 30' HORIZ.
1" = 3' VERT.

NO.	REVISION DESCRIPTIONS	DATE	BY
10	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 009 - POOL HOSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	REVISIONS TO GRADING AND DRAINAGE & GRADING REVISIONS	02/22/2022	CRG
12	AS 03 -	10/20/2021	CRG
11	REF 013 - IRRIGATION METER	09/29/2021	CRG
10	AS 01 -	06/10/2021	CRG
9	CLIENT REVIEW SET	06/02/2021	CRG
8	LOP RESUBMITTAL	06/01/2021	CRG

HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNDT ST. 365 SUNSET AVE. HENRICH, GA 30554
LAND LOT 26, 24TH DISTRICT

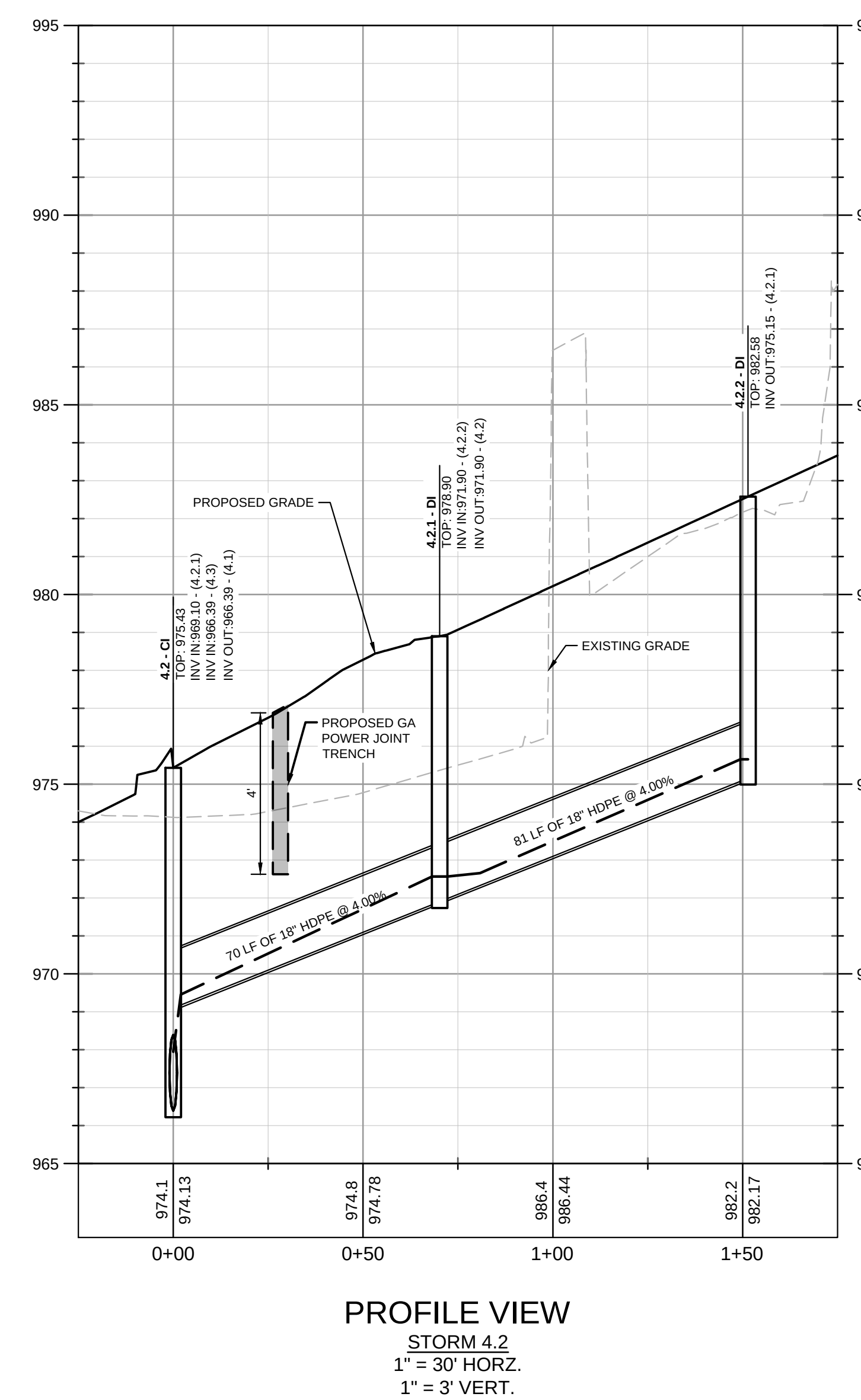
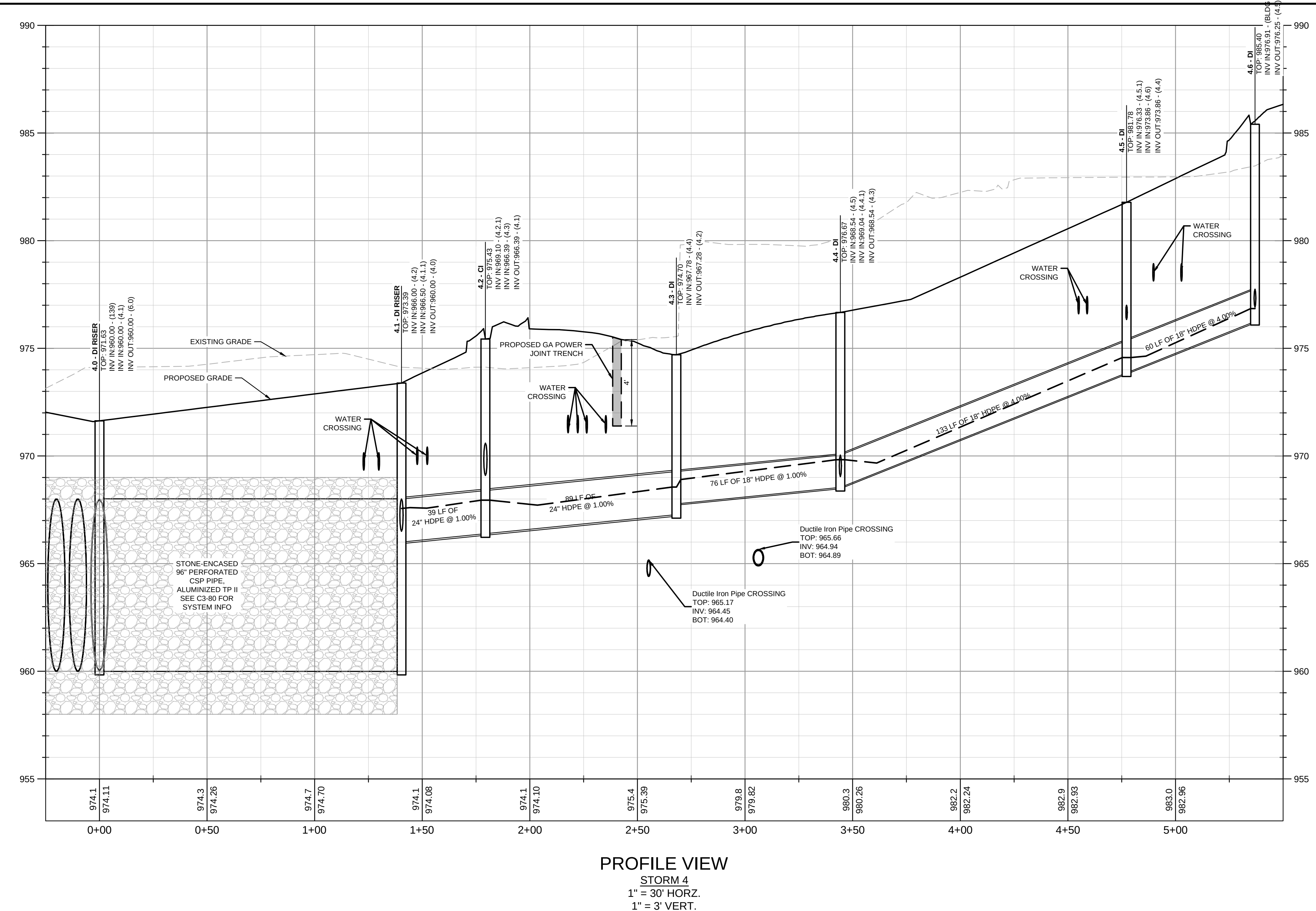
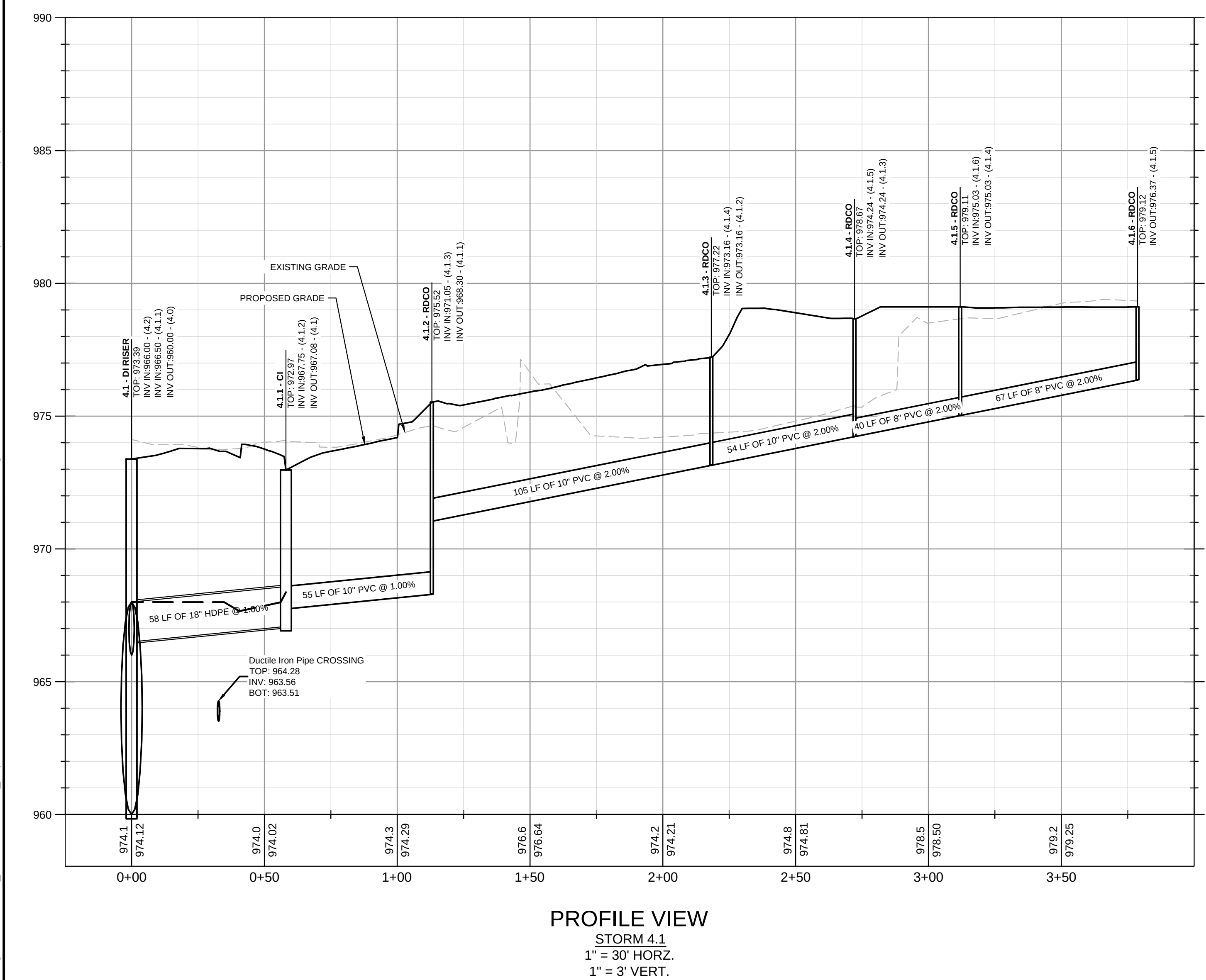
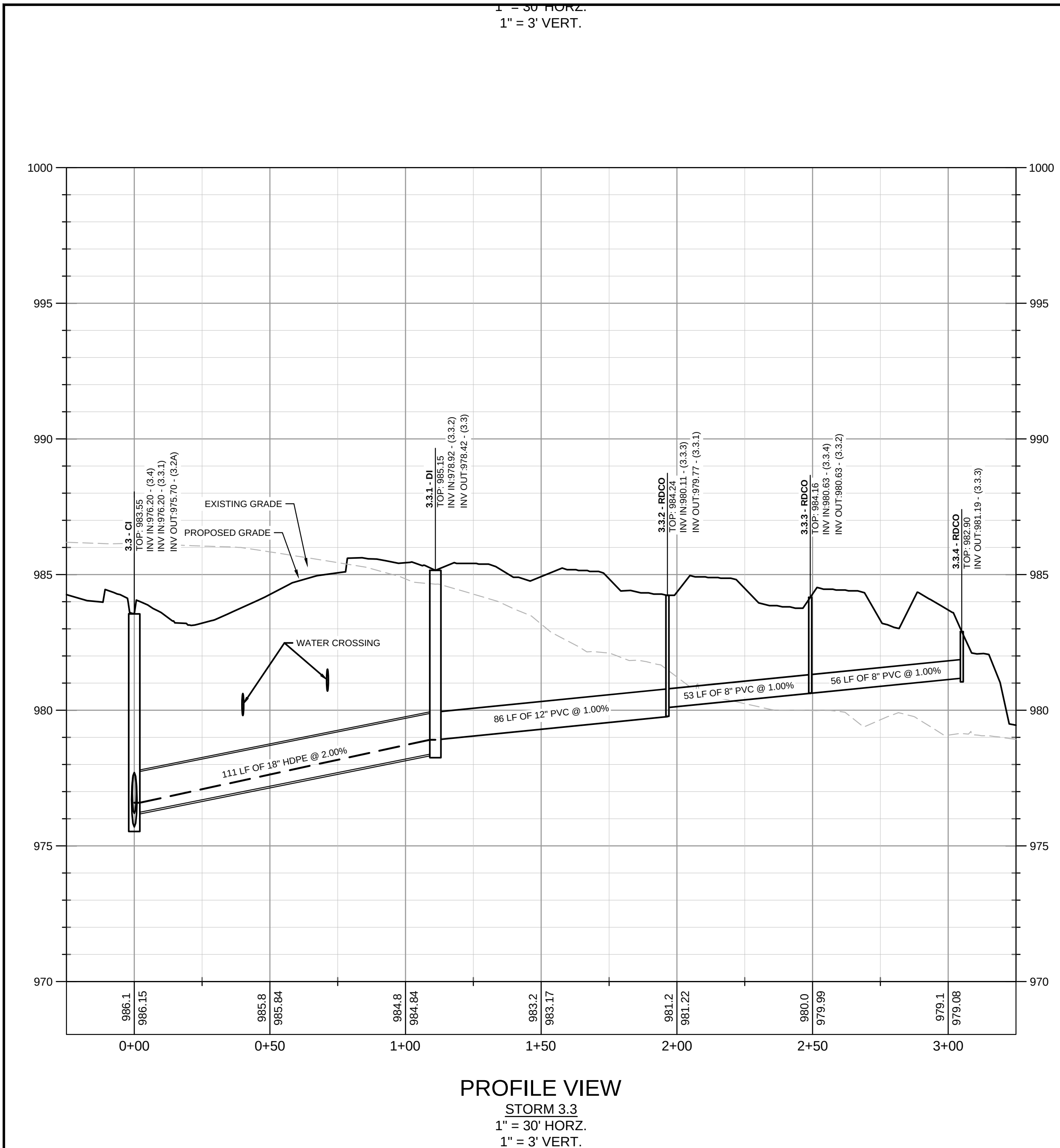


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DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003

TITLE
STORM SEWER PROFILES
SHEET NUMBER
C3-61



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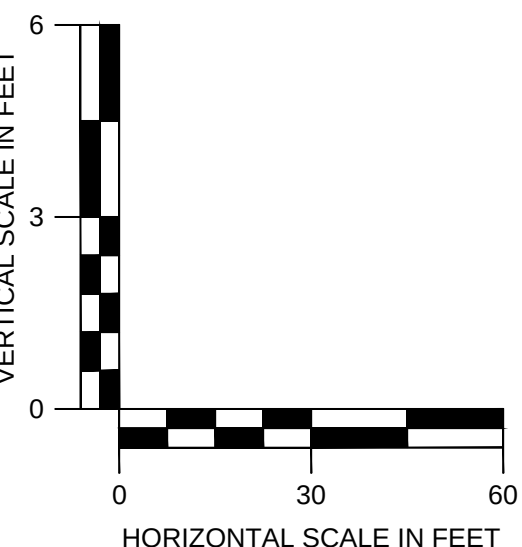
PROFILE LINE LEGEND:

- PROPOSED GRADE LINE
- EXISTING GRADE LINE
- 100-YR HYDRAULIC GRADE LINE

RCP PIPE CLASSIFICATION CHART:

1-15' CLASS III
15'-20' CLASS IV
20'-30' CLASS V

ALL CONCRETE PIPE SHALL BE A MINIMUM CLASS III WITH 12" MINIMUM COVER. REFERENCE GDOT DETAIL 1030D FOR ADDITIONAL GUIDANCE.



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ATLANTA, GA 30322
PHONE (404) 493-1222

PROJECT

HAPEVILLE NORTH
387.883, 377.389, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET PATH HUNTSVILLE, GA 30854
LAND LOT 06, 4TH DISTRICT

CLIENT

15 REVISED PCA PACKAGE
14 STREETScape DESIGN
13 STREETScape DESIGN
12 STREETScape DESIGN
11 STREETScape DESIGN
10 STREETScape DESIGN
9 CLIENT REVIEW SET
8 LDP RESUBMITTAL

DATE

04/05/2021

BY

CRG

GSWCC CERT. (LEVEL II)

0000078213

DRAWN BY

CRG

DESIGNED BY

CRG

REVIEWED BY

BWS

DATE

03/15/2021

PROJECT NO.

017029003

TITLE

STORM SEWER PROFILES

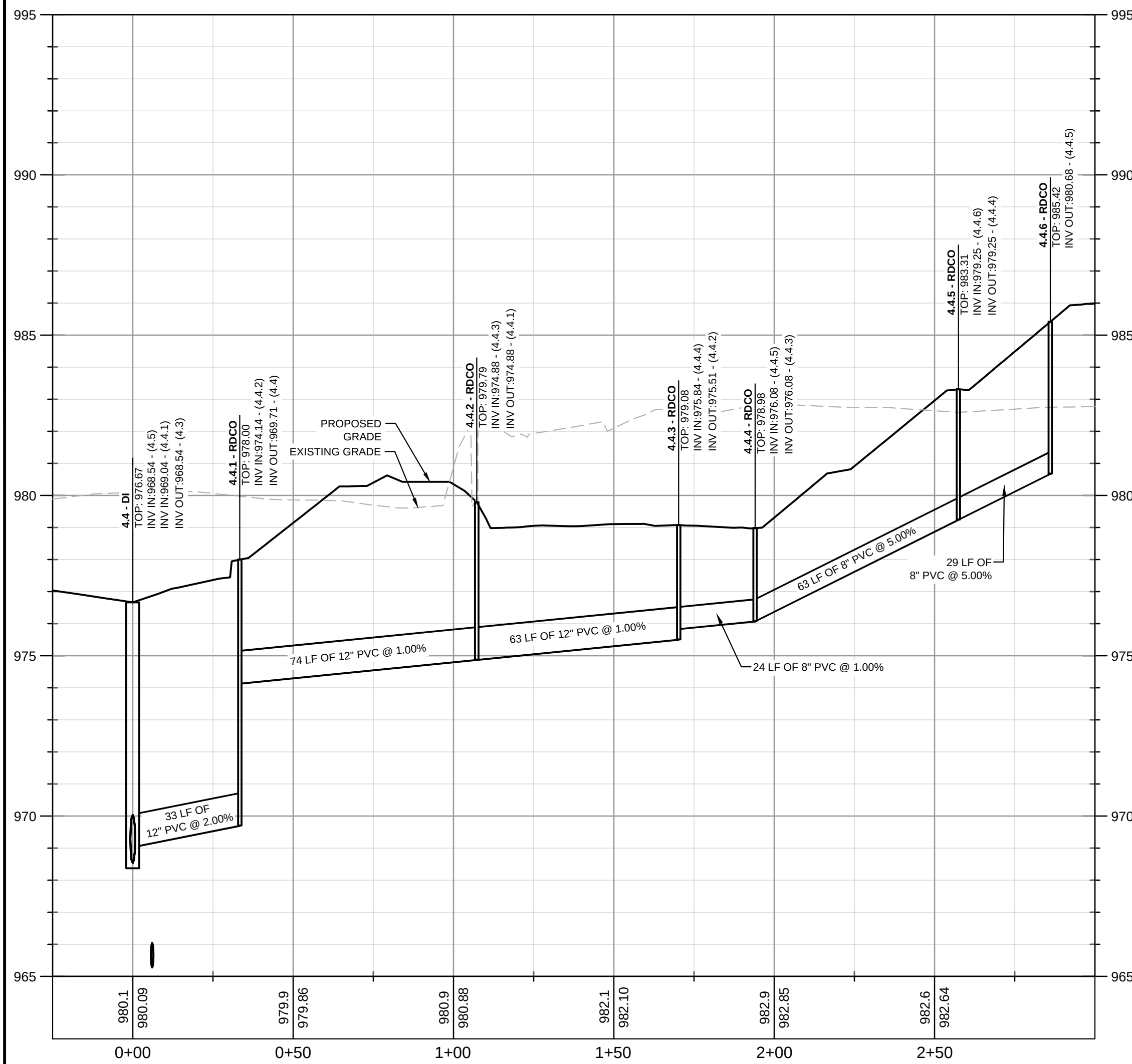
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C3-62

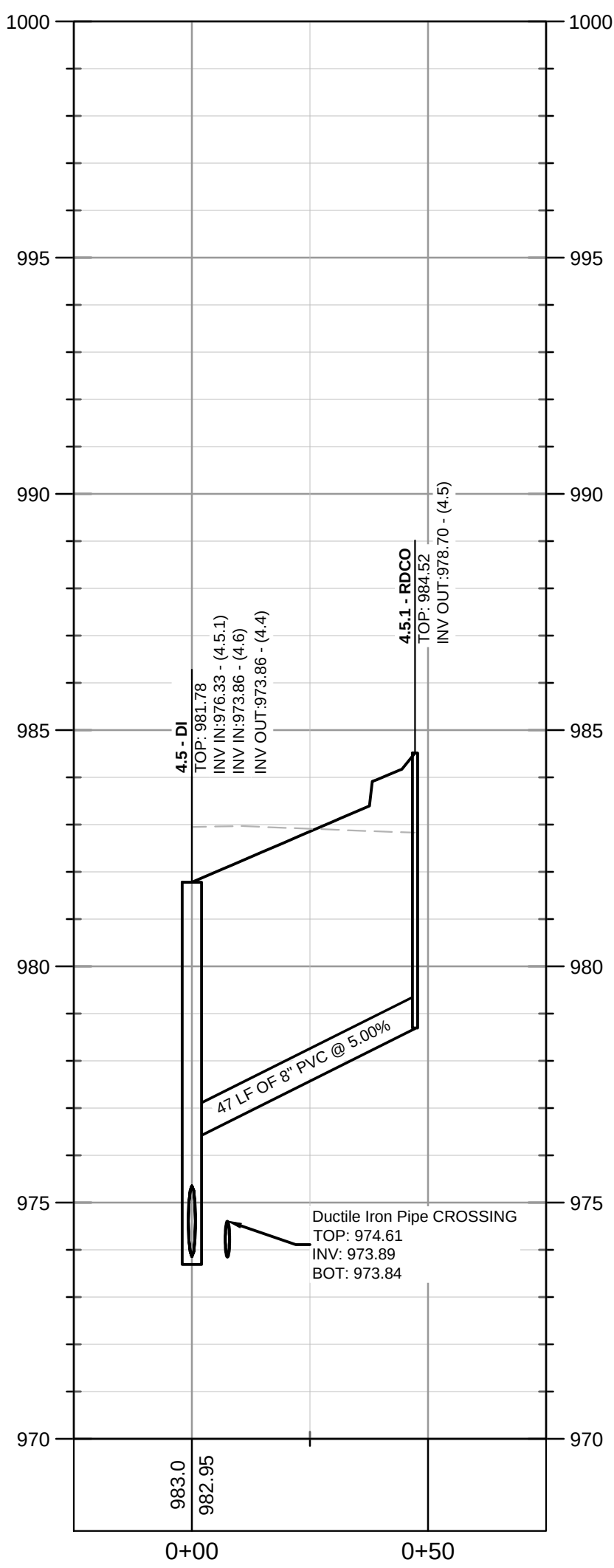
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Page 37 of 192

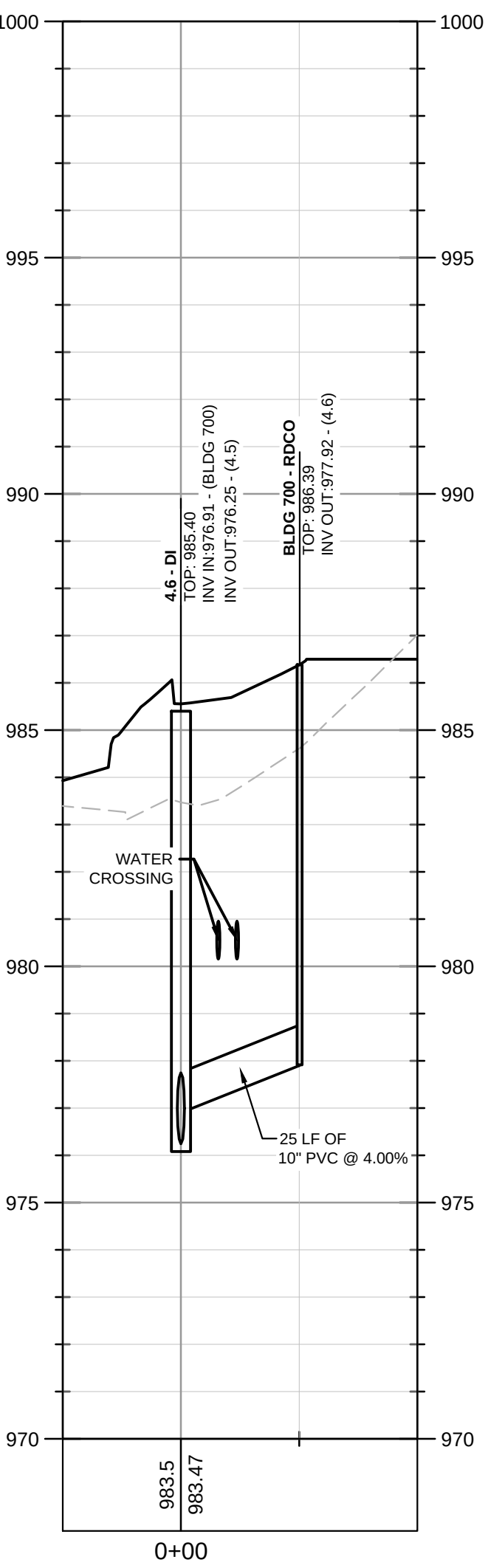
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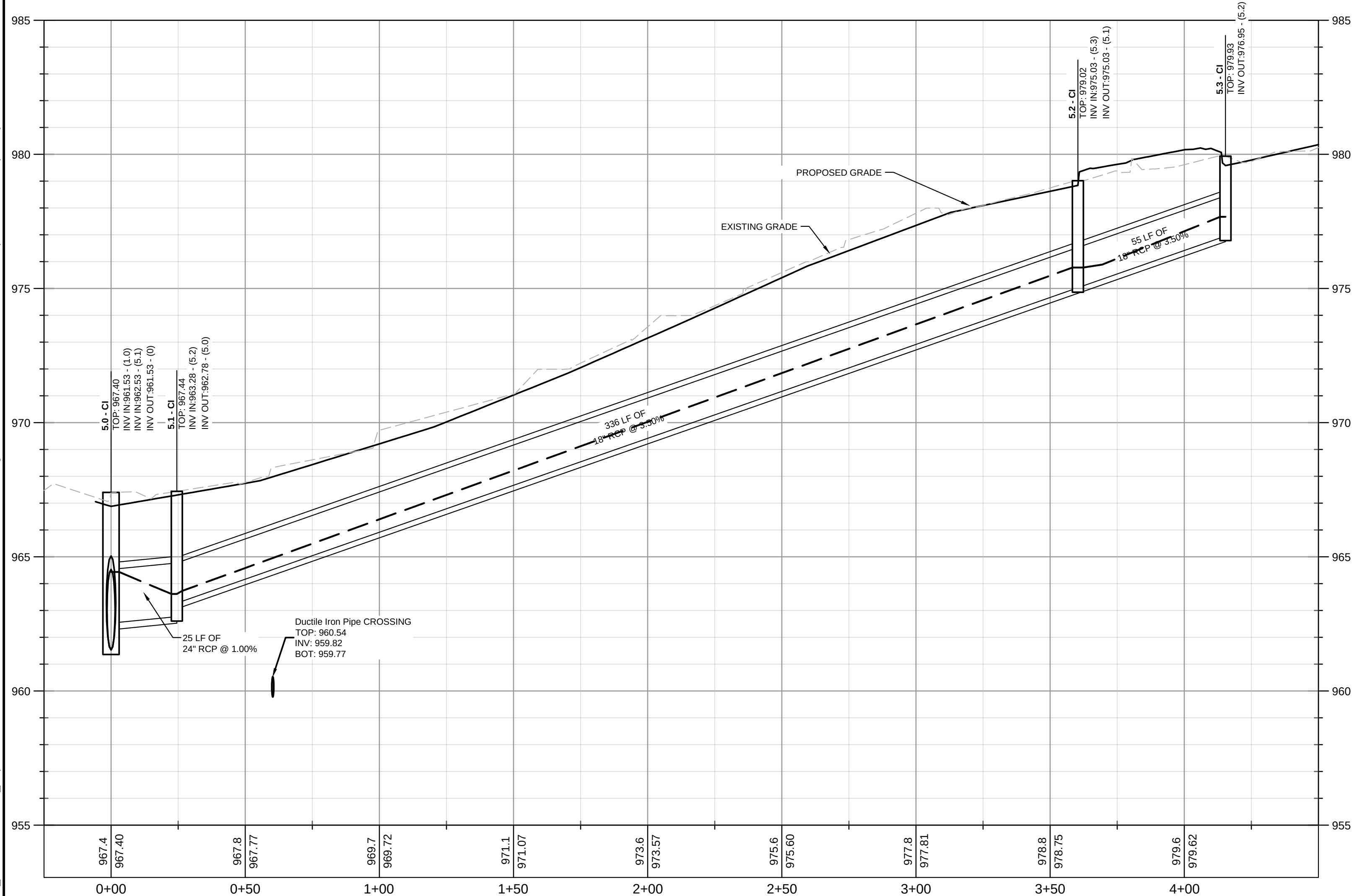
PROFILE VIEW
STORM 4.4
1" = 30' HORIZ.
1" = 3' VERT.



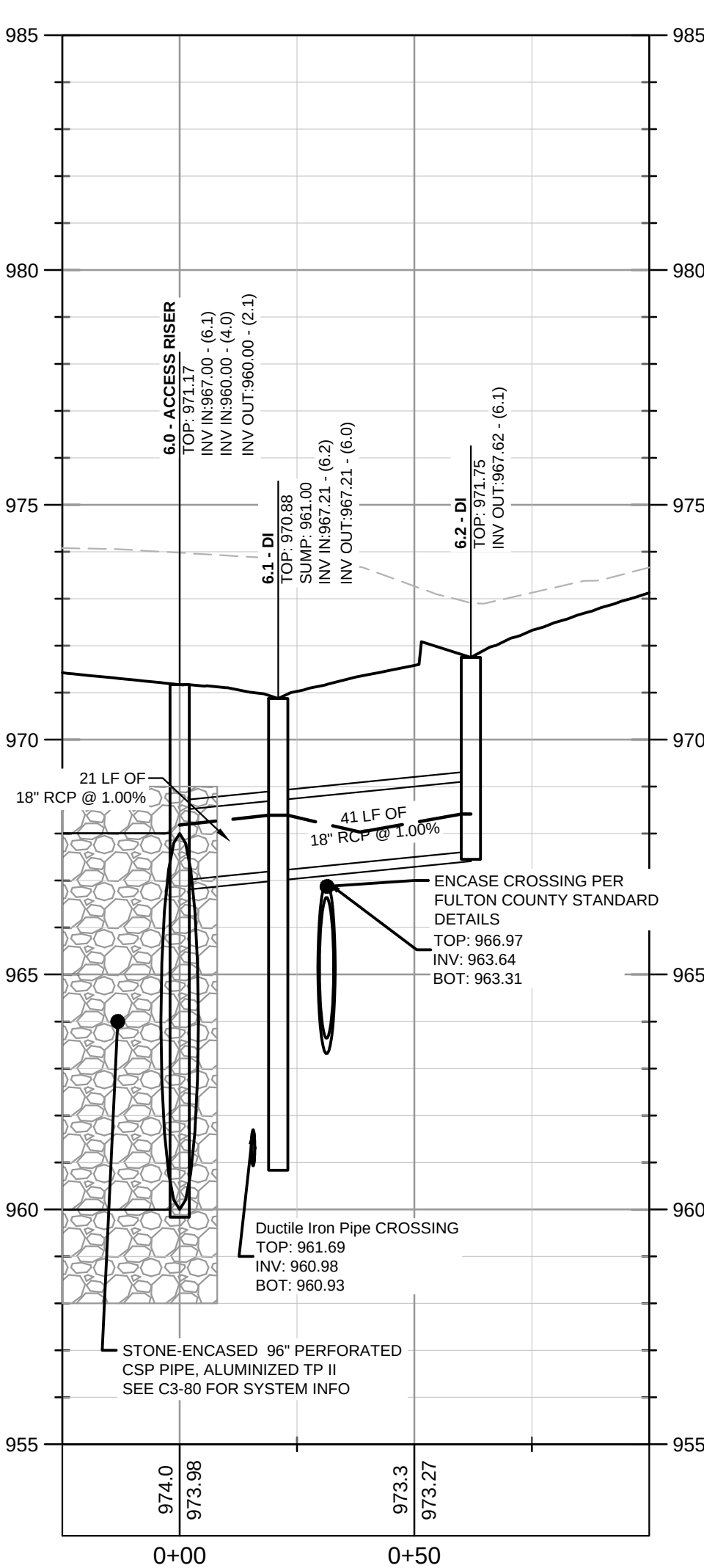
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STORM 4.5
1" = 30' HORIZ.
1" = 3' VERT.



PROFILE VIEW
STORM 4.6
1" = 30' HORIZ.
1" = 3' VERT.



PROFILE VIEW
STORM 5
1" = 30' HORIZ.
1" = 3' VERT.

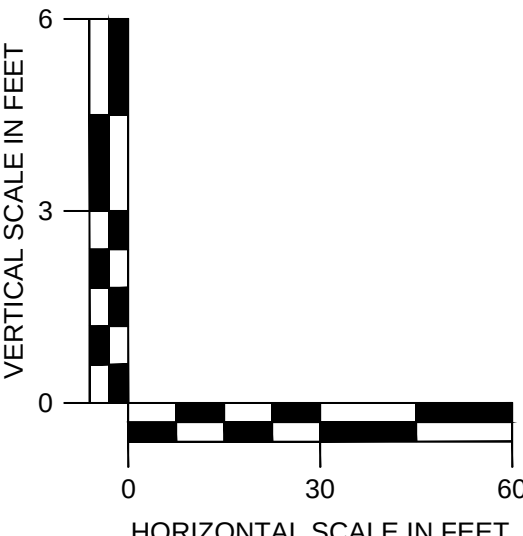


PROFILE VIEW
STORM 6.0
1" = 30' HORIZ.
1" = 3' VERT.

PROFILE LINE LEGEND:	
	PROPOSED GRADE LINE
	EXISTING GRADE LINE
	100-YR HYDRAULIC GRADE LINE

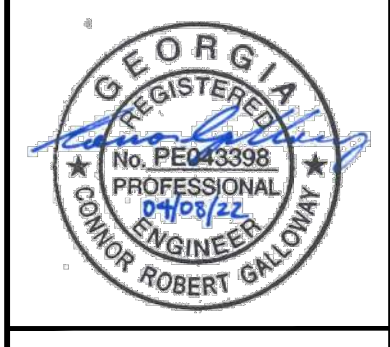
RCP PIPE CLASSIFICATION CHART:	
1-15' CLASS III	15'-20' CLASS IV
20'-30' CLASS V	

ALL CONCRETE PIPE SHALL BE A MINIMUM CLASS III WITH 12" MINIMUM COVER. REFERENCE GDOT DETAIL 1030D FOR ADDITIONAL GUIDANCE.



NO.	REVISION DESCRIPTIONS	DATE	BY
10	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 009 - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	AND DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS 03	10/02/2021	CRG
11	REF 013 - IRRIGATION METER	09/20/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

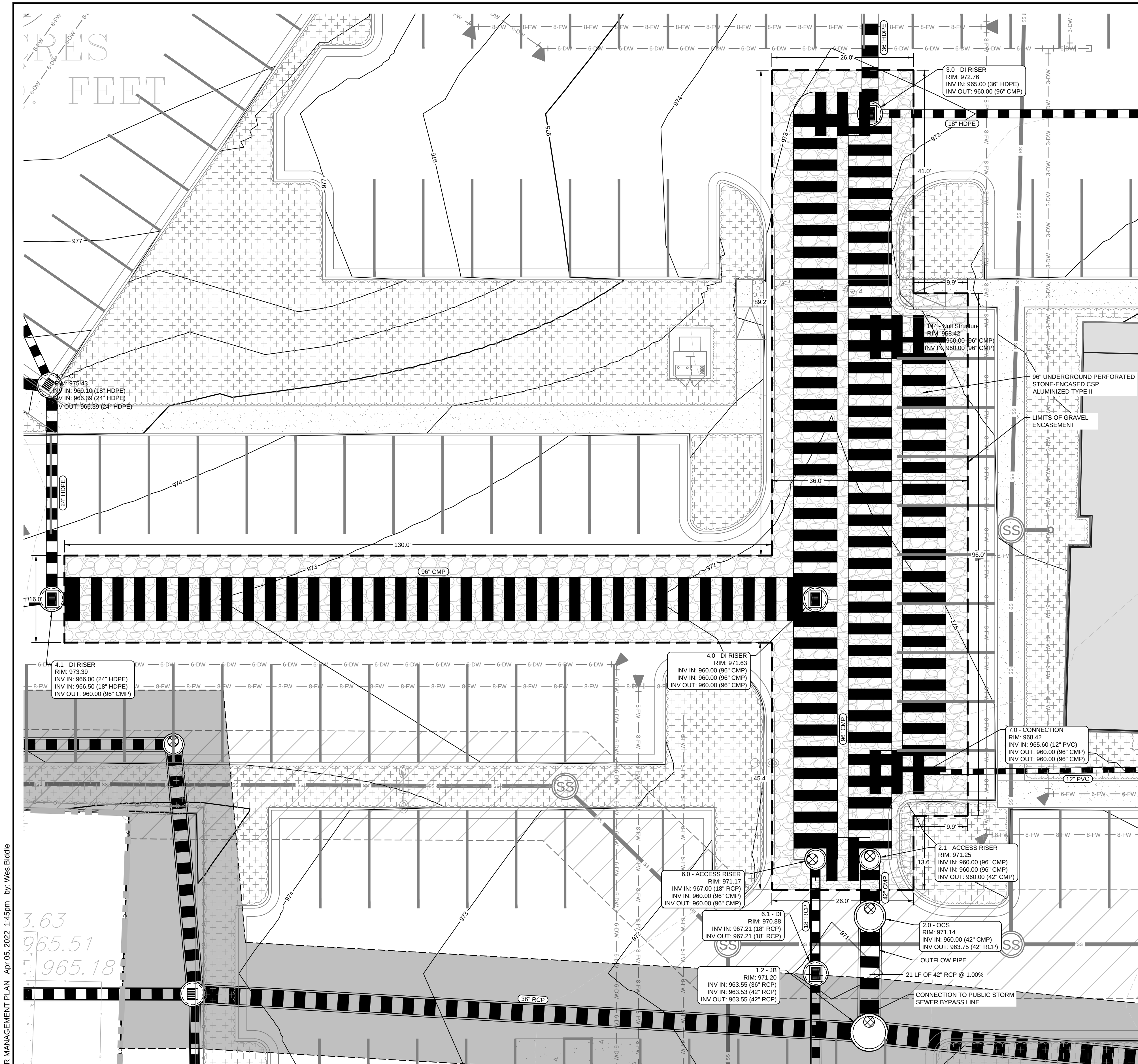
HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 265 SUNSET PATH HT DISTRICT
LAND LOT 26, 24TH DISTRICT



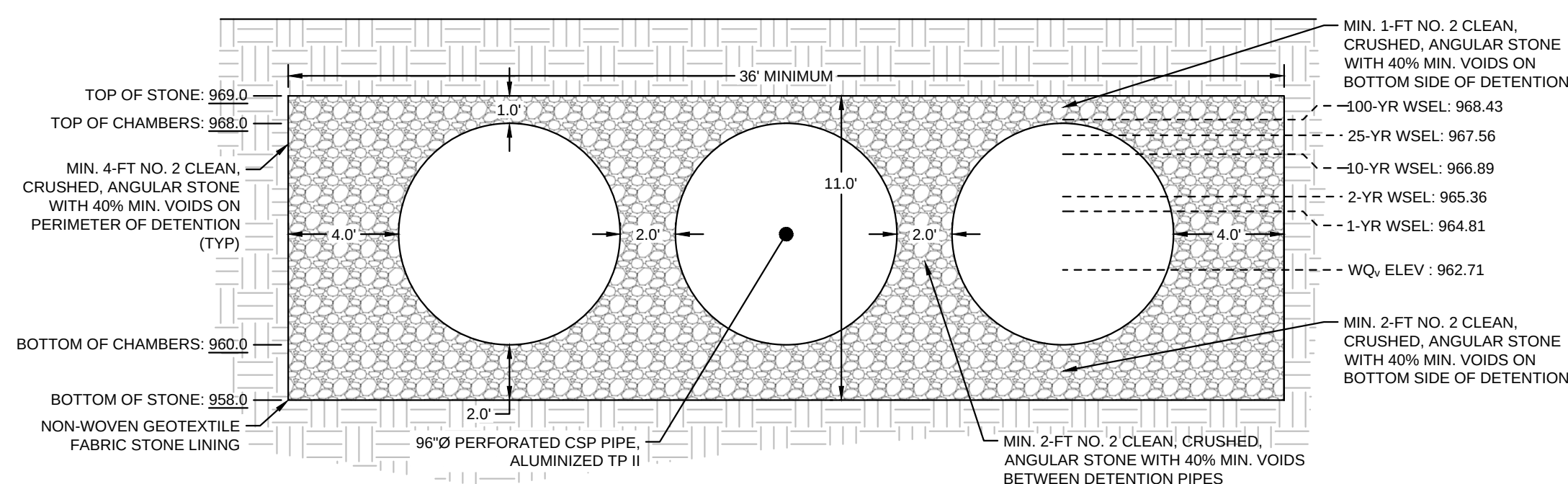
GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003
TITLE	STORM SEWER PROFILES
SHEET NUMBER	C3-63

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PHONE 404-493-1322

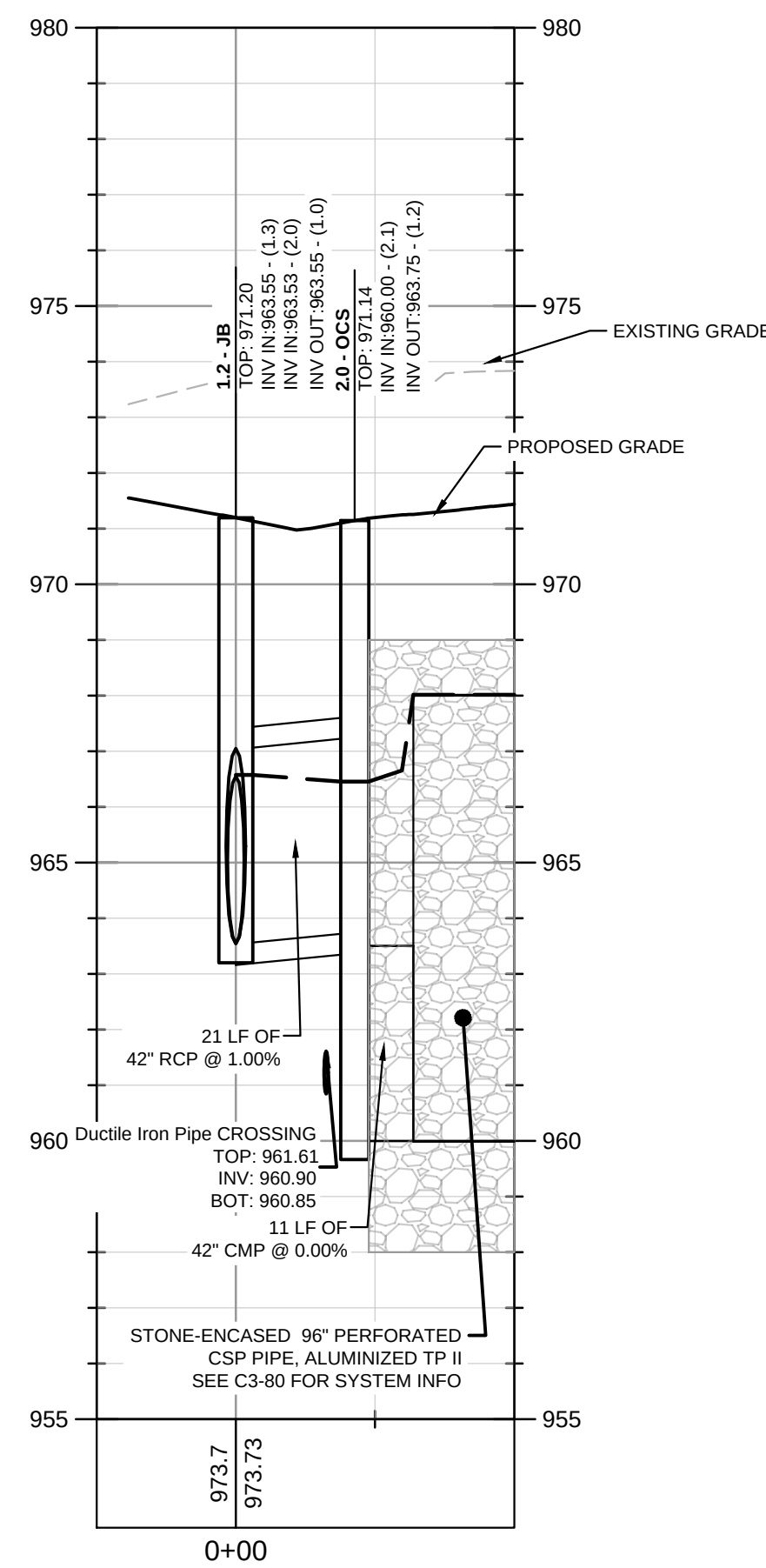


STORMWATER MANAGEMENT FACILITY - PLAN VIEW
SCALE 1" = 10'



DETENTION SYSTEM - SECTION
NTS

WATER QUALITY SUMMARY:	
TOTAL AREA	8.15 AC
IMPERVIOUS AREA	5.04 AC
P (RAINFALL, IN INCHES)	1 IN
I (PERCENT IMPERVIOUS)	61.8%
WEIGHTED VOLUMETRIC RUNOFF COEFFICIENT	
$R_v = 0.05 + 0.009(I)$	0.61 IN
RUNOFF VOLUME	
Q_v (WATERSHED INCHES)	0.61 IN
WATER QUALITY VOLUME	
WQ_v (REQUIRED) = $\frac{Q_v \times 4.35}{24} \times \left(\frac{1.0 - 0.05}{0.95} \right)$	17,941 CF (@ ELEV 962.71)
WQ_v (PROVIDED)	23,525 CF (@ ELEV 963.25)



PROFILE VIEW
STORM 2
1" = 30' HORIZ.
1" = 3' VERT.

STORMWATER MANAGEMENT
NOTES:

- THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

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16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF DES - POOL HOSE SANITARY STOP	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	AND DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS 03	12/02/2021	CRG
11	REF 013 - IRRIGATION METER	09/29/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP REVISIONS	06/10/2021	CRG

HAPEVILLE NORTH
387.883, 377, 369, 400 N CENTRAL AVE. 376 KING
ANGOLD ST. 365 SUNSET AVE. HATFIELD, LE, GA 30354
LAND LOT 26, 24TH DISTRICT

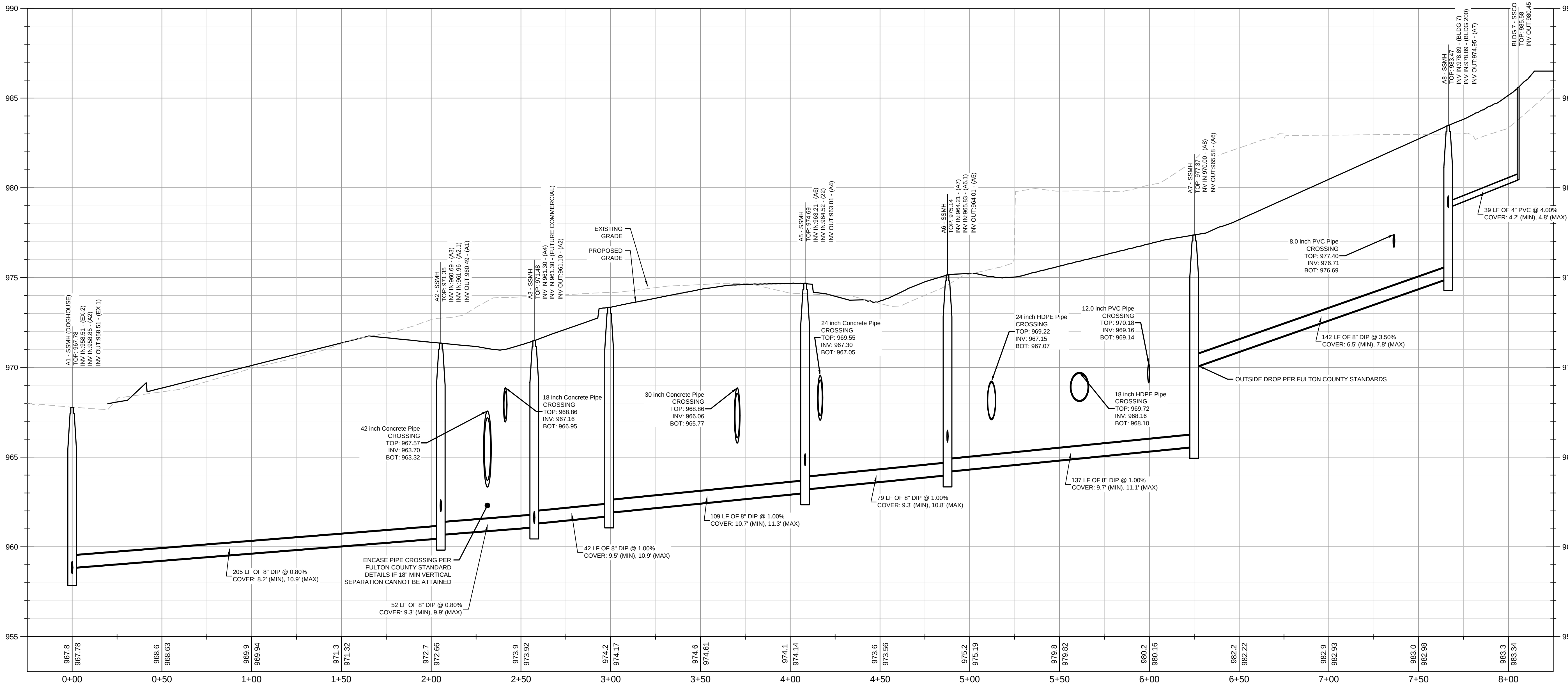


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DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003

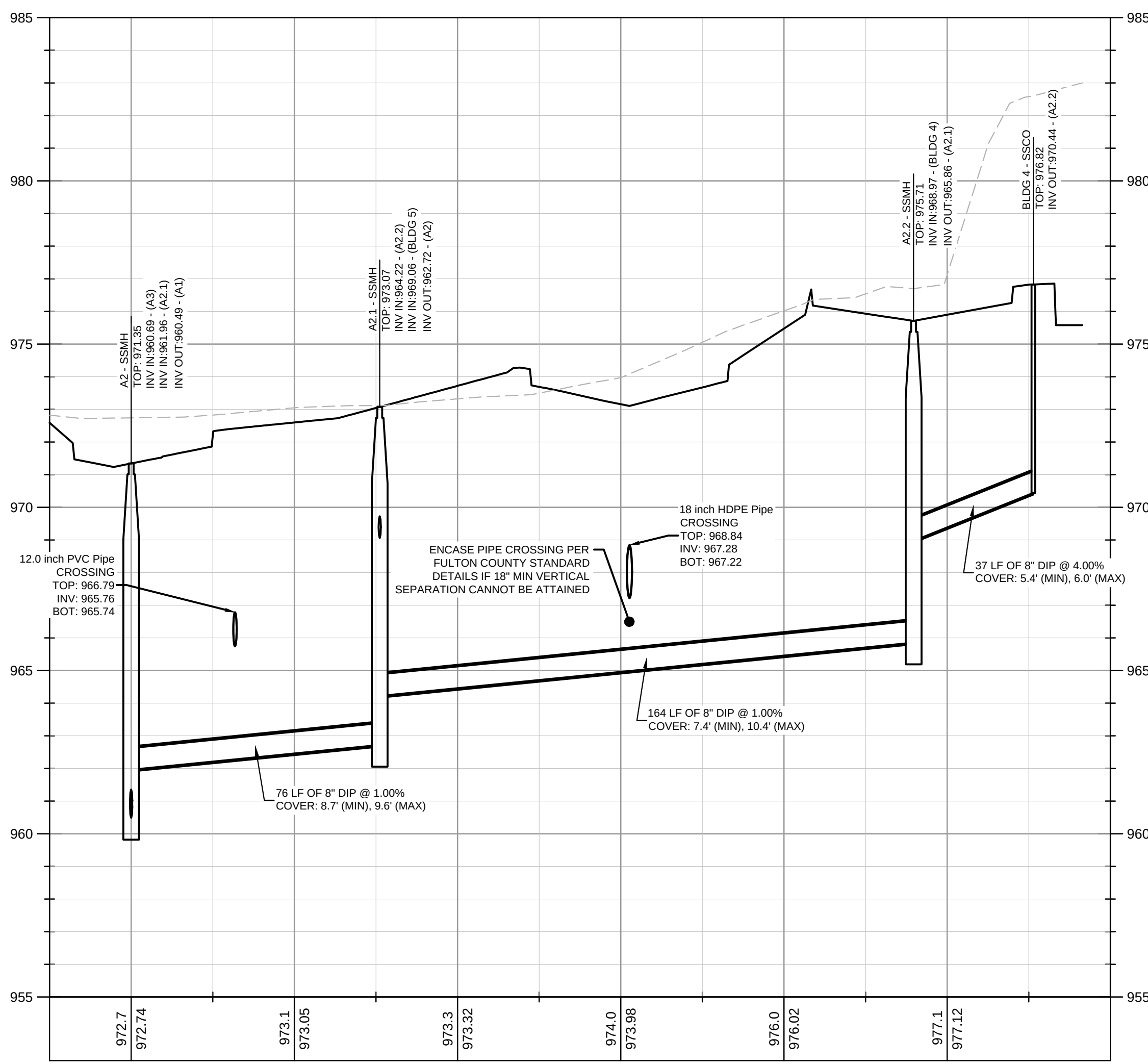
TITLE
**STORMWATER
MANAGEMENT
PLAN**

SHEET NUMBER
C3-80

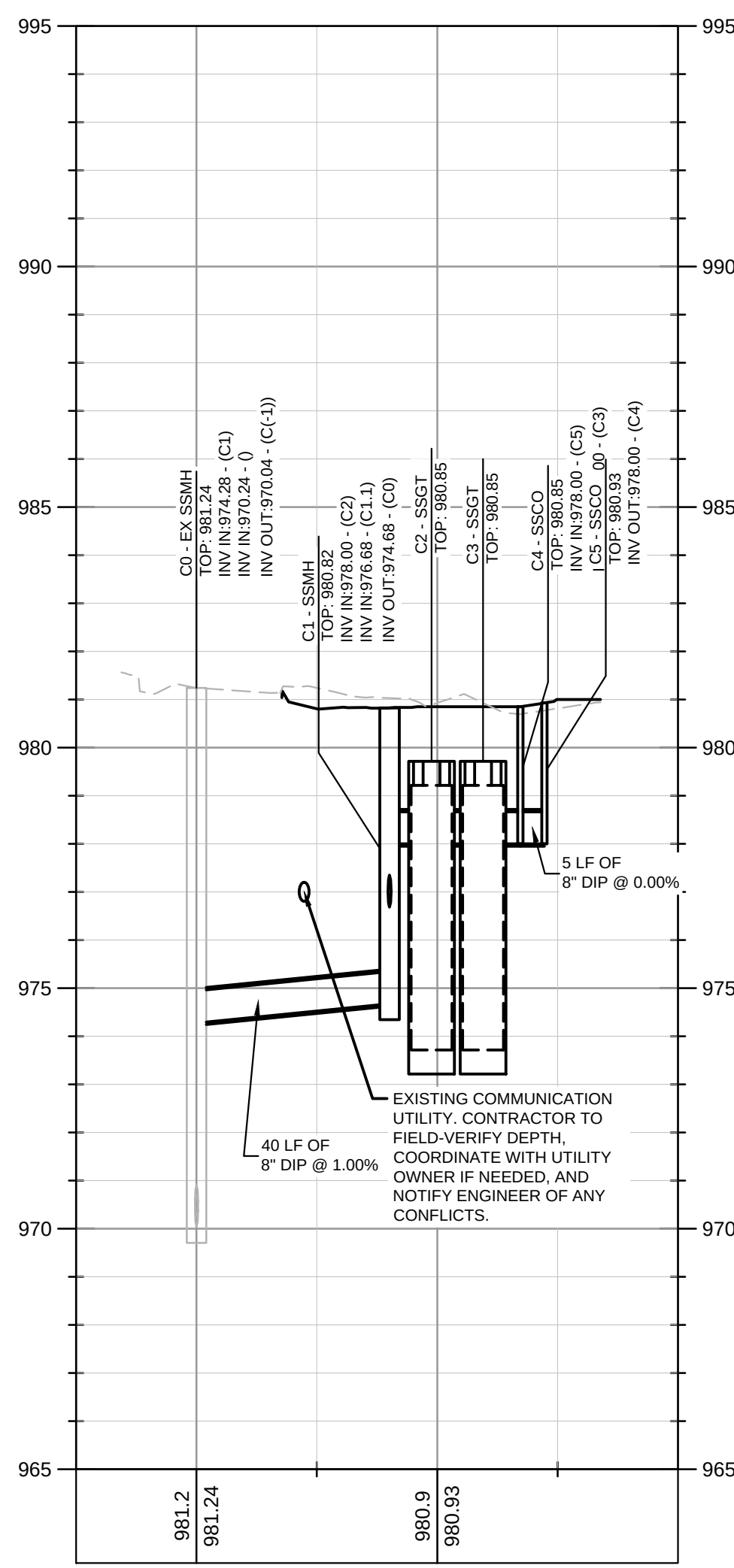
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PROFILE VIEW
SSWR A
1" = 30' HORIZ.
1" = 3' VERT.



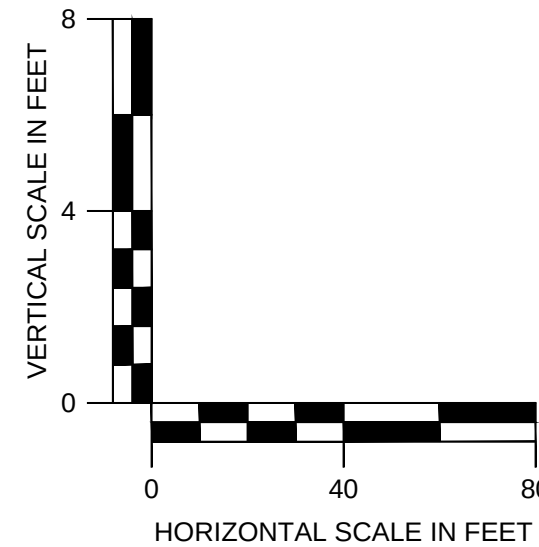
PROFILE VIEW
SSWR A2
1" = 30' HORIZ.
1" = 3' VERT.



PROFILE VIEW
SSWR C
1" = 30' HORIZ.
1" = 3' VERT.

- SANITARY SEWER PROFILE NOTES:**
1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 3. ALL SANITARY SEWER PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
 4. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

- PROFILE LINE LEGEND:**
- PROPOSED GRADE LINE
 - - - - - EXISTING GRADE LINE



NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 009 - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	REVISIONS TO SANITARY AND DRAINAGE & GRADING REVISIONS	12/01/2021	CRG
12	AS 03 - IRRIGATION METER	10/03/2021	CRG
11	REF 013 - IRRIGATION METER	09/29/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/02/2021	CRG
8	LOP RESUBMITTAL	06/01/2021	CRG

HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE, 376 KING
ARNOOLD ST, 2425 SUNSET AVE, HATFIELD, GA 30354
LAND LOT 18, 24TH DISTRICT



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
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REVIEWED BY	BWS
DATE	03/15/2021
PROJECT NO.	017029003

SANITARY SEWER PROFILES
SHEET NUMBER
C4-50

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ATLANTA, GA 30305
PHONE 404-493-1322

2



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

CONNOR R GALLOWAY

Level II Certified Design Professional

0000078213

ISSUED: 8/30/2019 EXPIRES: 08/30/2022

1

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST																					
STAND ALONE CONSTRUCTION PROJECTS																					
SWCD: REGION 1 (FULTON)																					
Project Name: <u>HAPEVILLE NORTH</u> Address: <u>397,383, 377, 369, 400 N CENTRAL AVE, 376 KING ARNOLD ST, 325 SUNSET AVE, HAPEVILLE, GA 30354</u>																					
City/County: <u>HAPEVILLE, FULTON COUNTY</u> Date on Plans: <u>4/28/2021</u>																					
Name & email of person filling out checklist: <u>CONNOR R. GALLOWAY, P.E. (CONNOR.GALLOWAY@KIMLEY-HORN.COM)</u>																					
Plan	Included			TO BE SHOWN ON ES&PC PLAN																	
Page #	Yes																				
CS-00	Y		1.	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)																	
CS-00-03, CS-10-30, CS-80-81	Y		2.	Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)																	
N/A	N		3.	Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.* (A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)																	
C0-00, CS-03, CS-10-30	Y		4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.																	
C0-00, CS-03, CS-10-30	Y		5.	Provide the name, address, email address and phone number of primary permittee.																	
C0-00, CS-10-30	Y		6.	Note total and disturbed acreage of the project or phase under construction.																	
CS-10-30	Y		7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.																	
C0-00, CS-10-30	Y		8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.																	
CS-02	Y		9.	Description of the nature of construction activity.																	
C0-00, CS-03	Y		10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.																	
CS-02, CS-10-30	Y		11.	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.																	
CS-01	Y		12.	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.																	
CS-01	Y		13.	Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit.*																	
CS-02, CS-10-30	Y		14.	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV A.5 page 25 of the permit.*																	
CS-02, CS-10-30	Y		15.	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of westered vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."																	
N/A	N		16.	Provide a description of any buffer encroachments and indicate where a buffer variance is required.																	
CS-02, CS-10-30	Y		17.	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."																	
CS-02, CS-10-30	Y		18.	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."																	
CS-02, CS-10-30	Y		19.	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."																	
CS-02, CS-10-30	Y		20.	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."																	
CS-02, CS-10-30	Y		21.	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."																	
N/A	N		22.	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biotas Impaired Stream Segment must comply with Part III C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*																	
N/A	N		23.	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*																	
CS-10-30, CS-81	Y		24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.*																	
CS-02	Y		25.	Provide BMPs for the remediation of all petroleum spills and leaks.																	
CS-01	Y		26.	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*																	
CS-03	Y		27.	Description of the practices to provide cover for building materials and building products on site.*																	
CS-01	Y		28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*																	
CS-03	Y		29.	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).																	
CS-02	Y		30.	Provide complete requirements of inspections and record keeping by the primary permittee.*																	
CS-02	Y		31.	Provide complete requirements of sampling frequency and reporting of sampling results.*																	
CS-02	Y		32.	Provide complete details for retention of records as per Part IV F. of the permit.																	
CS-02	Y		33.	Description of analytical methods to be used to collect and analyze the samples from each location.*																	
N/A	N		34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*																	
CS-10-30	Y		35.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*																	
CS-10-30	Y		36.	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.																	
CS-10-30	Y		37.	Graphic scale and North arrow.																	
CS-10-30	Y		38.	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: <table><tr><td>Map Scale</td><td>Ground Slope</td><td>Contour Intervals, ft.</td></tr><tr><td>1 inch = 100 ft or larger scale</td><td>Flat 0% - 2%</td><td>0.5 or 1</td></tr><tr><td></td><td>Rolling 2% - 8%</td><td>1 or 2</td></tr><tr><td></td><td>Sloped 8% +</td><td>2.5 or 10</td></tr></table>						Map Scale	Ground Slope	Contour Intervals, ft.	1 inch = 100 ft or larger scale	Flat 0% - 2%	0.5 or 1		Rolling 2% - 8%	1 or 2		Sloped 8% +	2.5 or 10
Map Scale	Ground Slope	Contour Intervals, ft.																			
1 inch = 100 ft or larger scale	Flat 0% - 2%	0.5 or 1																			
	Rolling 2% - 8%	1 or 2																			
	Sloped 8% +	2.5 or 10																			
N/A	N		39.	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gswcc.org .																	
N/A	N		40.	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion and Sediment Control in Georgia 2016 Edition.*																	
N/A	N		41.	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.																	
N/A	N		42.	Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.																	
CS-10-30	Y		43.	Delineation and acreage of contributing drainage basins on the project site.																	
SEE HYDRO	Y		44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*																	
CS-02	Y		45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.																	
CS-80	Y		46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.																	
CS-10-30	Y		47.	Soil series for the project site and their delineation.																	
CS-10-30	Y		48.	The limits of disturbance for each phase of construction.																	
CS-10-30, CS-82	Y		49.	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining the decision must be included in the plan.																	
CS-10-30, CS-03	Y		50.	Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.																	
CS-80-82	Y		51.	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.																	
CS-80	Y		52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.																	
*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.																					
Effective January 1, 2019																					



GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/15/2021
PROJECT NO. 017029003

TITLE
EROSION CONTROL NOTES
SHEET NUMBER
C5-00

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF 009 - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	REVISIONS TO EROSION AND DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS 03	10/02/2021	CRG
11	REF 013 - IRRIGATION METER	09/29/2021	CRG
10	AS 01	06/10/2021	CRG
9	CLIENT REVIEW SET	06/23/2021	CRG
8	LDP RESUBMITTAL	06/10/2021	CRG

CLIENT



south city
PARTNERS

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Drawing name: E:\CADD\DWG\17262003_Hapeville_NormCAD\PlanSheets\CS-05 - EROSION CONTROL NOTES.dwg CS-05 - EROSION CONTROL NOTES Apr 05, 2022 1:46pm by: Wes Bialdo

c. OTHER CONTROLS.

(1). WASTED DISPOSAL. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES TO MINIMIZE TRAFFIC ON DISTURBED SOILS. THE PLAN SHOULD INCLUDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FURTHER MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGES. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(2). OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHAL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR CONSTRUCTION ACTIVITY.

(3). NOTHING IN THIS PERMIT RELIEVES A PERMITTEE FROM ANY OBLIGATION TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS OF WASTE DISPOSAL, SANITARY SEWER, SEPTIC AND PETROLEUM STORAGE SYSTEMS.

(4). THE PLAN SHALL INCLUDE BEST MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AS APPROPRIATE.

(5). THE PLAN SHALL INCLUDE BEST MANAGEMENT PRACTICES FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. ADDITIONAL INFORMATION ABOUT BEST MANAGEMENT PRACTICES FOR CONCRETE WASHOUT IS AVAILABLE AT WWW.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF.

(6). ALL PERMITTEES ARE REQUIRED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING TRENCHES AND EXCAVATIONS. DISCHARGES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.

4. INSPECTIONS.

a. PERMITTEE REQUIREMENTS.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CONTROL ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVIEWED AS APPROPRIATE AFTER SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5), OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED IN THIS PERMIT. AFTER, ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST,

5. MAINTENANCE.

THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.

6. SAMPLING REQUIREMENTS.

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIRE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1). A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR CUTLASS SAMPLING LOCATIONS, WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP,

(2). A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN, EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED). THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(1) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3) LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(4) MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. SAMPLING POINTS.

(1.) FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(a) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(b). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(c). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

(d). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

(e). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(f). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(g). PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANTING LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(h). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY.

(1). THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(a). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION,

(b). IN ADDITION TO (a) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOTICE OF TERMINATION, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST,

(c). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (a) AND (b) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLING SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS' UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(d). WHERE SAMPLING PURSUANT TO (a), (b) OR (c) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR

NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (a), (b) OR (c) ABOVE; AND

(e). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (a) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (b). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (b) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (c) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (a) AND (b) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

7. NON-STORMWATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER LISTED IN PART III.A.2 OF THE PERMIT THAT ARE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

E. REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART I.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

- a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
- b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
- c. THE DATE(S) ANALYSES WERE PERFORMED;
- d. THE TIME(S) ANALYSES WERE INITIATED;
- e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
- f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
- g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
- h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
- i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

F. RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI:

- a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
- b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
- c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
- d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
- e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV .D.4.A. OF THIS PERMIT;
- f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART II.D.2. OF THIS PERMIT; AND
- g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDS FOR CONTINUOUS MONITORING) OR INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

PROJECT DESCRIPTION

PROJECT SUMMARY AND NATURE OF CONSTRUCTION ACTIVITY:

THE PROJECT IS A REDEVELOPMENT OF APPROXIMATELY 8.11 ACRES BOUNDED BY NORTH CENTRAL AVENUE (GA-3), SUNSET AVE, KING ARNOLD ST, AND LAVISTA DR IN HAPEVILLE, GEORGIA. THE EXISTING SITE CONSISTS OF SURFACE PARKING LOTS AND COMMERCIAL BUILDINGS. THE PROPOSED PROJECT WILL CONSIST OF APARTMENTS, OFFICE SPACE, RETAIL SPACE AND SURFACE PARKING.

THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH CREEK.

PRE DEVELOPED RUNOFF COEFFICIENT: 91

POST DEVELOPED RUNOFF COEFFICIENT: 93

(THE PROPOSED PROJECT AREA WILL BE ROUTED INTO EXISTING PUBLIC UNDERGROUND STORMWATER CONVEYANCE SYSTEM WHICH OUTFALLS INTO AN UNNAMED TRIBUTARY OF SOUTH CREEK TO THE EAST OF THE PROJECT SITE).

POST-CONSTRUCTION MEASURES FOR CONTROLLING POLLUTANTS IN STORMWATER AND STORMWATER DISCHARGES (SITE SPECIFIC):...

TMDL IMPLEMENTATION PLAN COMPLIANCE (IF APPLICABLE)

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

1. COMPREHENSIVE:

(A) THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENT AND PERIMETER CONTROL BMPs AND WITHIN 7 DAYS AFTER INSTALLATION.

(B) NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

(C) AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

(D) WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(E) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING

ACTIVITIES.

F. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

H. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION, AND HAPEVILLE, FULTON COUNTY CODES GOVERNING EROSION AND SEDIMENTATION CONTROL. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, CURRENT EDITION, AND HAPEVILLE, FULTON COUNTY STANDARDS.

J. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

K. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

L. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT, ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES OFF-SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT, OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.

M. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

N. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION.

O. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.

P. SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, CURRENT EDITION, THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION, AND HAPEVILLE, FULTON COUNTY STANDARDS.

Q. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. DURING CONSTRUCTION:

A. ON-SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

B. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDE, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

C. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

D. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORMWATER OR GRASS/SEED, OR TO STORE STONE FOR RIP-RAP, THE PUMPED WATER MUST MEET THE TURBIDITY REQUIREMENTS OUTLINED IN THE SITE SPECIFIC EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN UNTIL IT MEETS THE TURBIDITY REQUIREMENTS. WHEN TURBIDITY REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM. AS A MINIMUM TURBIDITY TESTS SHOULD BE PERFORMED AS DESCRIBED IN THE PERMIT. THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORMWATER DISCHARGES UNDER THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD) GENERAL PERMIT NO. GAR 100001. AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. SOIL CLEANUP AND CONTROL PRACTICES REGARDING PETROLEUM SPILLS AND LEAKS

A. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA. MATERIALS AND EQUIPMENT INCLUDE, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

C. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

D. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

E. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

F. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

G. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

H. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

I. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ON SITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY A LICENSED PROFESSIONAL.



Georgia Soil and Water Conservation Commission

CONNOR R GALLOWAY

Level II Certified Design Professional

0000078213

Expires: 08/30/2022



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EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES (continued)

4. PRODUCT SPECIFIC PRACTICES

- A. PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHOD WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
- B. PAINTS, FINISHES, AND SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCTS, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
- C. CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE.
- D. FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.
- E. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

5. WASTE MATERIALS

- A. NO WASTE WILL BE DISPOSED OF INTO STORMWATER INLETS OR WATERS OF THE STATE.
- B. ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
- C. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

6. HAZARDOUS WASTES

- A. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOBSITE. CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
- B. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOBSITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

7. SANITARY WASTES

- A. A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE (1) TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
- B. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORMWATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPs MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIFICALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORMWATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, SHEET C-48, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
- C. SANITARY SEWER WILL BE PROVIDED BY FULTON AT THE COMPLETION OF THIS PROJECT.

8. BUILDING MATERIALS

- A. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (e.g. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

9. OFFSITE VEHICLE TRACKING

- A. A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEETS C5-10-30, C5-80 FOR CONSTRUCTION EXIT LOCATIONS AND DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.

EROSION CONTROL LEGEND

VEGETATIVE MEASURES:

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION
Ds1	DISTURBED AREA STABILIZATION: (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION: (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION: (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION: (WITH SODDING)
Du	DUST CONTROL ON DISTURBED AREAS
Fl-Co	FLOCCULANTS COAGULANTS
Sb	STREAMBANK STABILIZATION: (USING PERMANENT VEGETATION)
Ss	SLOPE STABILIZATION
Sp	SAMPLING POINT
Tac	TACKIFIERS AND BINDERS

STRUCTURAL MEASURES:

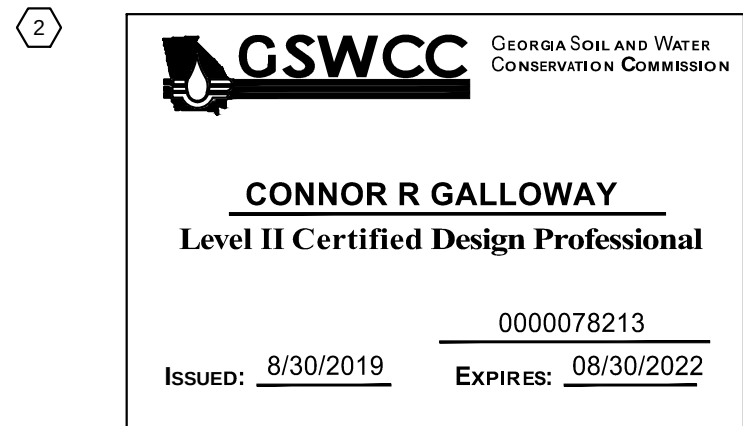
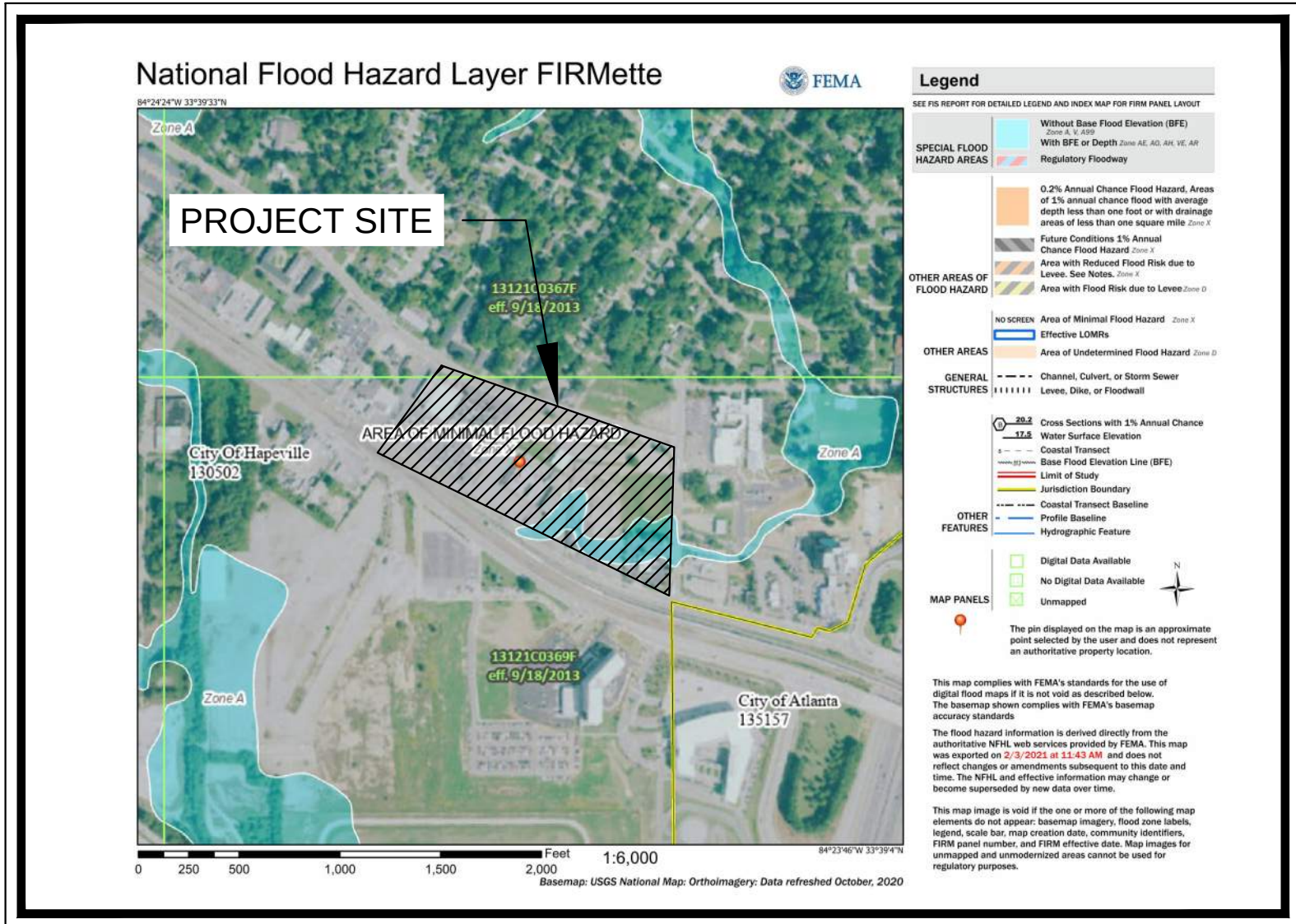
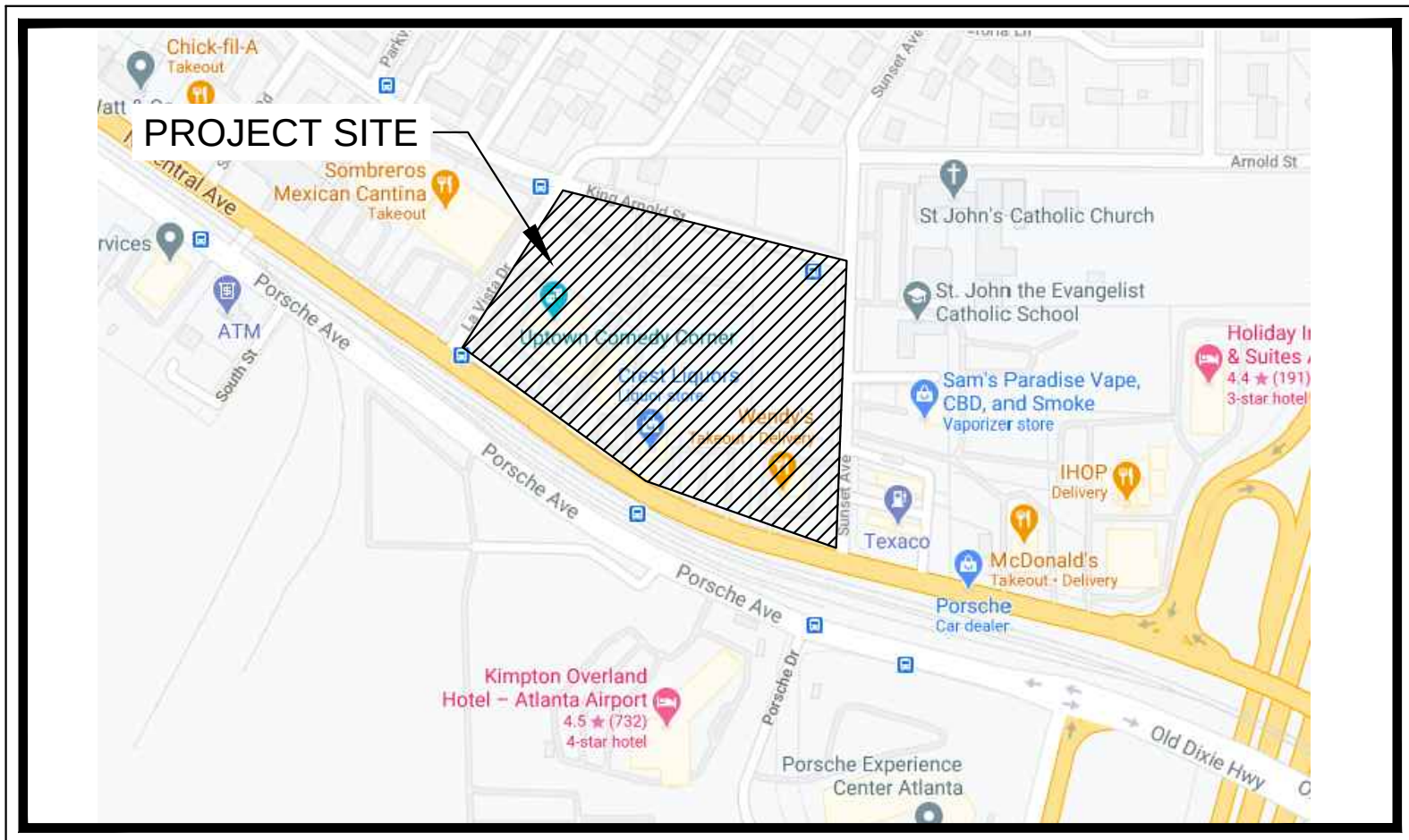
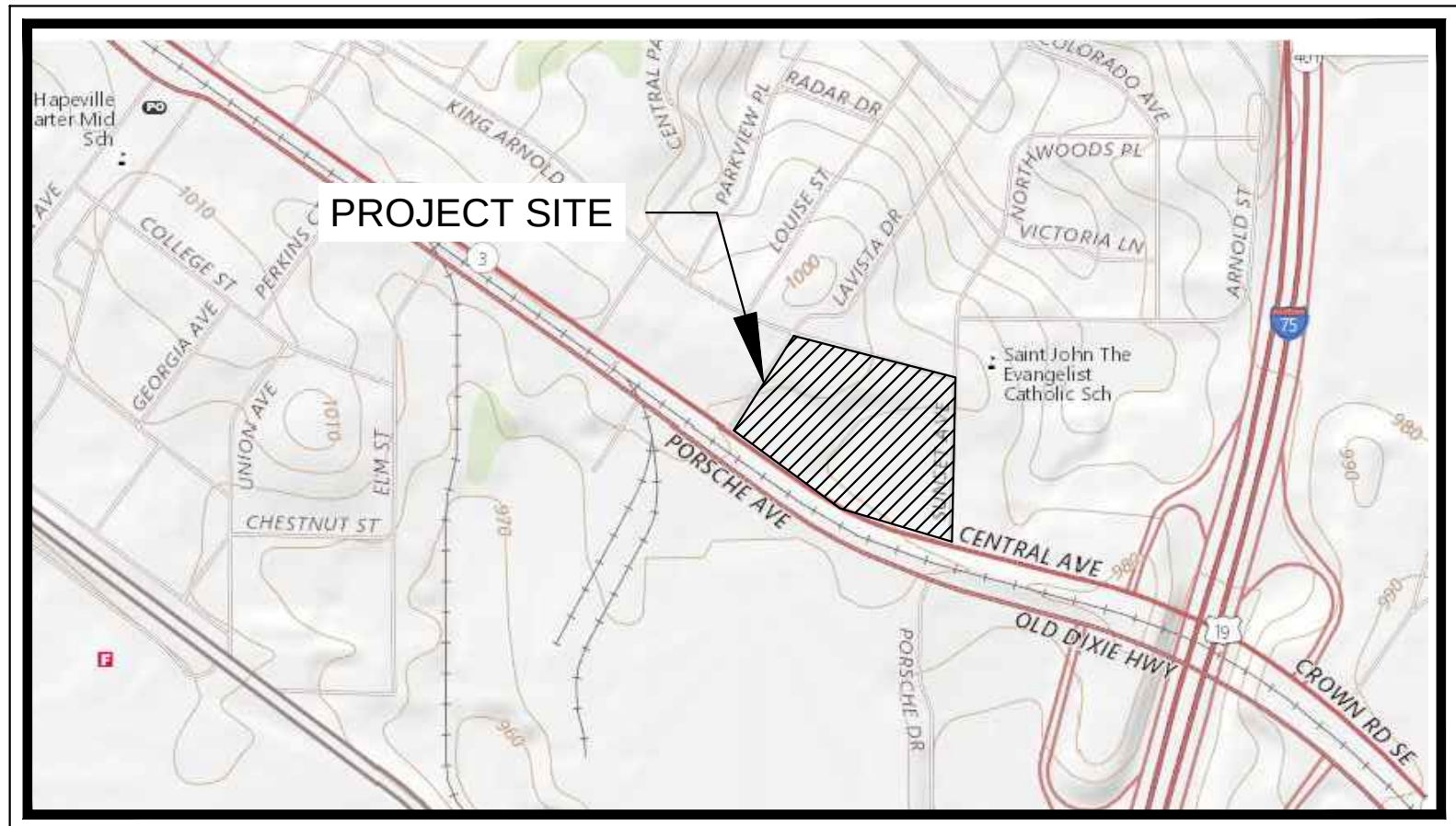
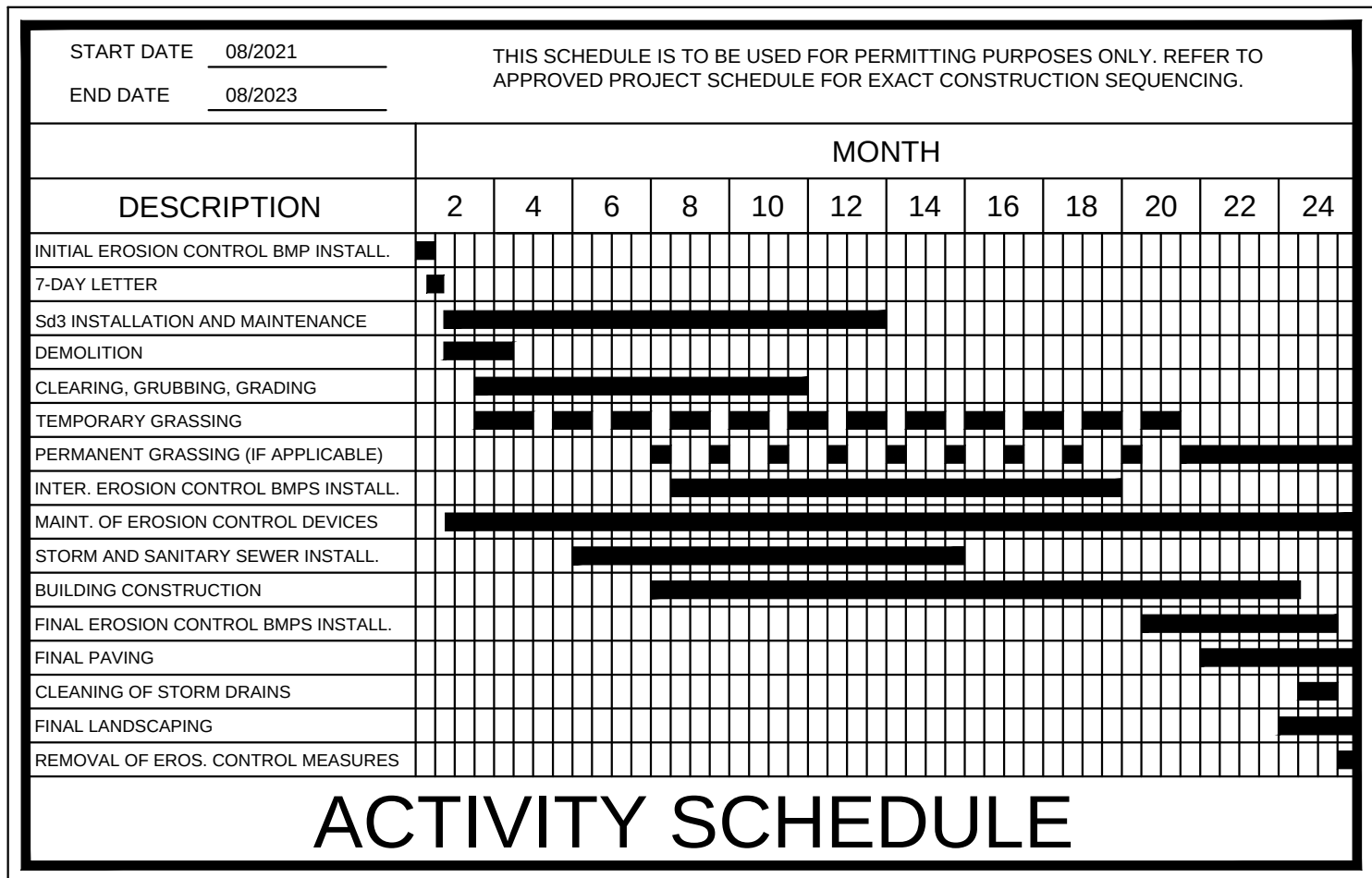
Cd-S	STONE CHECK DAM
Cd-Hb	STRAW-BALE CHECK DAM
Cd-Fs	STRAW-BALE CHECK DAM
Ch-1	CHANNEL STABILIZATION: VEGETATED LINING
Ch-2	CHANNEL STABILIZATION: ROCK RIP-RAP LINING
Ch-3	CHANNEL STABILIZATION: CONCRETE LINING
Co	CONSTRUCTION EXIT
Cr	CONSTRUCTION ROAD STABILIZATION
Dc	STREAM DIVERSION CHANNEL
Di	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Fr	FILTER RING
Ga	GABION
Gr	GRADE STABILIZATION STRUCTURE
Lv	LEVEL SPREADER
Rd	ROCK FILTER DAM
Re	RETAINING WALL
Rt-P	RETROFITTING: PERFORATED HALF-ROUND PIPE WITH STONE FILTER
Rt-B	RETROFITTING: SLOTTED BOARD DAM WITH STONE OR FILTER FABRIC
Sd1-S	SEDIMENT BARRIER - SENSITIVE AREAS
Sd1-NS	SEDIMENT BARRIER - NON SENSITIVE AREAS
Sd1-BB	SEDIMENT BARRIER - BRUSH BARRIER

STRUCTURAL MEASURES (continued):

Sd2-P	INLET SEDIMENT TRAP: FILTER FABRIC WITH SUPPORTING FRAME
Sd2-B	INLET SEDIMENT TRAP: BAFFLE BOX
Sd2-Bp	INLET SEDIMENT TRAP: BLOCK-AND-GRAVEL DROP INLET PROTECTION
Sd2-G	INLET SEDIMENT TRAP: GRAVEL DROP INLET PROTECTION
Sd2-S	INLET SEDIMENT TRAP: SOD INLET PROTECTION
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
Sd3	TEMPORARY SEDIMENT BASIN
Sd4-A	TEMPORARY SEDIMENT TRAP: OVERFLOW
Sd4-B	TEMPORARY SEDIMENT TRAP: COMBINATION STRAW BALE & SILT FENCE OUTLET
Sd4-C	TEMPORARY SEDIMENT TRAP: ROCK OUTLET
Sk	FILTER SURFACE SKIMMER
SpB	SEEP BERM
Sr	TEMPORARY STREAM CROSSING
St	STORM DRAIN OUTLET PROTECTION
Su	SURFACE ROUGHENING
Tc	TURBIDITY CURTAIN
Tp	TOPSOILING
Tr	TREE PROTECTION
Wl	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL

EROSION CONTROL LINETYPES / SYMBOLS

---	TREE PROTECTION FENCE
---	SOIL TYPE DELINEATION
---	FLOW ARROW
---	LIMITS OF DISTURBANCE



24-HOUR CONTACT:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-615-6275

PRIMARY PERMITTEE:
NAME: WILL CASADAY
COMPANY: SOUTH CITY PARTNERS
ADDRESS: 3715 NORTHSIDE PARKWAY
SUITE 1-310
ATLANTA, GA 30327
PHONE: 404-400-1322

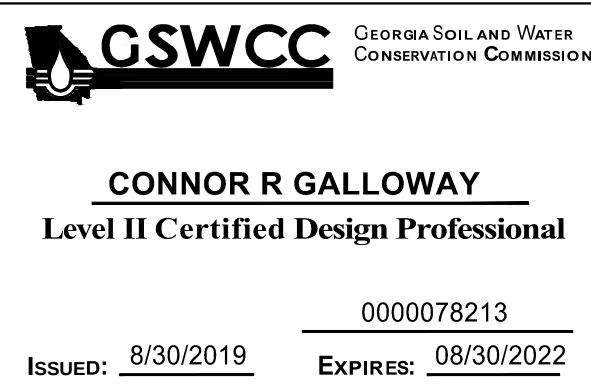
SITE AREA SUMMARY:
TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.70 ACRES

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT 1.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINT 1 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. I SEQUENCING:

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL & INLET PROTECTION DEVICES.
3. COMPLETE S04 GRADING.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION.



PRIMARY PERMITTEE:
NAME: JOHN HELLEN
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PHONE: 770-616-6275
EMAIL: jhellen@southcitypartners.com

24-HOUR CONTACT:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-616-6275

SITE AREA SUMMARY:
TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.10 ACRES

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE HAPEVILLE EROSION AND SEDIMENT CONTROL REGULATIONS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL FOR GEORGIA".
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE DISTURBED SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. SALT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
6. ANY OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
8. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
9. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1. FILL AREAS - 2:1.
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
11. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
12. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
13. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
14. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
15. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
16. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/NOSSSEEDING.
17. SEE DETAILS FOR D2 AND D3 SEEDING AND MULCHING REQUIREMENTS.
18. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
19. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
20. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0389F, DATED 09/18/2013.
21. WETLANDS DO NOT EXIST ON SITE.
22. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
23. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
24. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
25. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
26. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
27. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT DOES NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
28. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSH AND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
29. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
30. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR, 1000L.
32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

EROSION CONTROL LEGEND:

- HAY BALES
- SILT FENCE - TYPE S
- CONSTRUCTION EXIT
- INLET SEDIMENT TRAP: CURB INLET PROTECTION
- INLET SEDIMENT TRAP: SILT SAVER
- TEMPORARY SEDIMENT BASIN
- DIVERSION BERM
- FLOATING SURFACE SKIMMER
- DISTURBED AREA STABILIZATION
- DISTURBED AREA STABILIZATION
- DUST CONTROL
- SAMPLING POINT
- SOIL TYPE: URBAN LAND
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- DRAINAGE BASIN DELINEATION

HYDROLOGIC SOIL GROUPS:

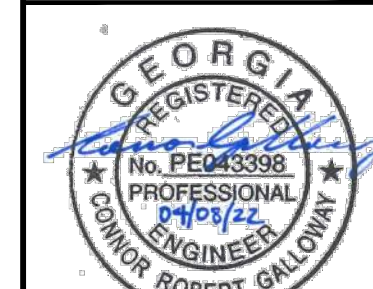
Ub URBAN LAND

Kimley»Horn
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south city PARTNERS
3715 NORTHSIDE PARKWAY, SUITE 1-310
ATLANTA, GA 30327
PHONE (404) 483-3222

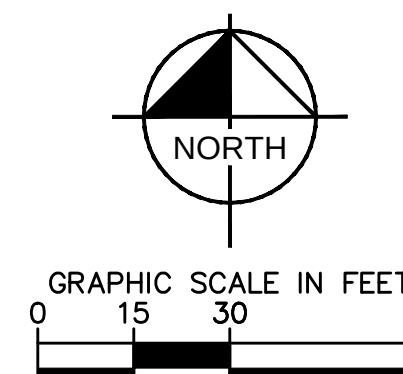
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12	REVISED PCA PACKAGE	04/05/2022	CRG
13	REVISED PCA PACKAGE	04/05/2022	CRG
14	REVISED PCA PACKAGE	04/05/2022	CRG
15	REVISED PCA PACKAGE	04/05/2022	CRG
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17	REVISED PCA PACKAGE	04/05/2022	CRG
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31	REVISED PCA PACKAGE	04/05/2022	CRG
32	REVISED PCA PACKAGE	04/05/2022	CRG
33	REVISED PCA PACKAGE	04/05/2022	CRG

HAPEVILLE NORTH
387.883, 377.369, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 265 SUNSET PARK HIGHWAY, LE, GA 30354
LAND LOT 26, 24TH DISTRICT

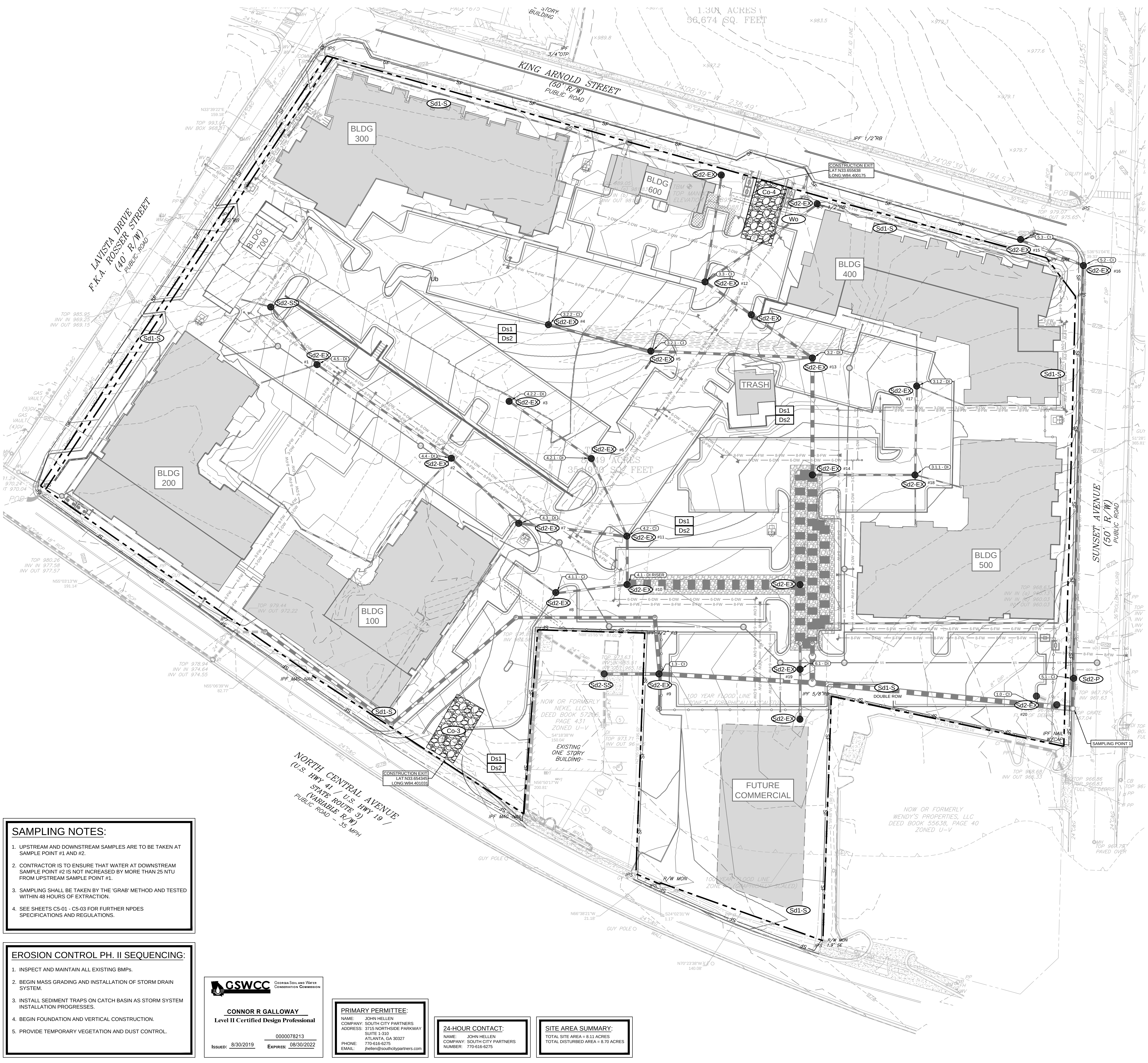


GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY: CRG
DESIGNED BY: CRG
REVIEWED BY: BWS
DATE: 03/15/2021
PROJECT NO.: 017029003
TITLE: EROSION CONTROL PLAN - PHASE I
SHEET NUMBER: C5-10

GEORGIA811.
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Drawing Name: K:\AUT CIVIL\2022\2023\Hapeville\NormCAD\Plan\Hapeville\Hapeville North\Hapeville North C5-20 EROSION CONTROL PH II PLAN.dwg C5-20 EROSION CONTROL PH II PLAN - PHASE II Apr 05, 2022 1:42pm by Wes Biddle



SAMPLING NOTES:

1. UPSTREAM AND DOWNSTREAM SAMPLES ARE TO BE TAKEN AT SAMPLE POINT #1 AND #2.
2. CONTRACTOR IS TO ENSURE THAT WATER AT DOWNSTREAM SAMPLE POINT #2 IS NOT INCREASED BY MORE THAN 25 NTU FROM UPSTREAM SAMPLE POINT #1.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. II SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMPs.
2. BEGIN MASS GRADING AND INSTALLATION OF STORM DRAIN SYSTEM.
3. INSTALL SEDIMENT TRAPS ON CATCH BASIN AS STORM SYSTEM INSTALLATION PROGRESSES.
4. BEGIN FOUNDATION AND VERTICAL CONSTRUCTION.
5. PROVIDE TEMPORARY VEGETATION AND DUST CONTROL.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R GALLOWAY
Level II Certified Design Professional

0000078213
ISSUED: 8/30/2019 EXPIRES: 08/30/2022

PRIMARY PERMITTEE:

NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
ADDRESS: 3715 NORTHSIDE PARKWAY
SUITE 1-310
ATLANTA, GA 30327
PHONE: 770-618-6275
EMAIL: jhellen@southcitypartners.com

24-HOUR CONTACT:

NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-618-6275

SITE AREA SUMMARY:

TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.10 ACRES

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF XXXXX EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC100 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR D&G SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON SITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 131101009P, DATED 09/09/03.
22. WETLANDS DO NOT NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
29. NON-EMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAS 100001.
33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

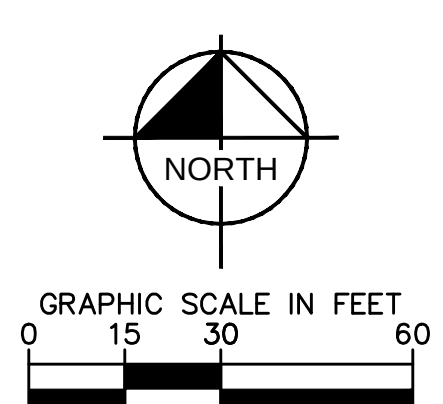
EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE NS
Sd1-S	SILT FENCE - TYPE S
Co	CONSTRUCTION EXIT
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
Sd2-EX	INLET SEDIMENT TRAP: EXCAVATED INLET
Sd3	TEMPORARY SEDIMENT BASIN
Di	DIVERSION BERM
Sk	FLOATING SURFACE SKIMMER
Ds1	DISTURBED AREA STABILIZATION
Ds2	DISTURBED AREA STABILIZATION
Du	DUST CONTROL
Sp	SAMPLING POINT
Ub	SOIL TYPE: URBAN LAND
---	LIMITS OF DISTURBANCE
---	TREE PROTECTION FENCE
---	DRAINAGE BASIN DELINEATION

HYDROLOGIC SOIL GROUPS:

Ub URBAN LAND

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south city PARTNERS

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HAPEVILLE NORTH

387.883, 377, 389, 400 N CENTRAL AVE. 376 KING
ARNOLD ST. 365 SUNSET PATE HIGH DISTRICT
LAND LOT 06, 4TH DISTRICT

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/15/2021
PROJECT NO. 017029003
TITLE EROSION CONTROL PLAN - PHASE II
SHEET NUMBER C5-20

Drawing Name: K:\AUT CIVIL\02702903_Hapeville_NormCAD\Plat\et\CS-01 - EROSION CONTROL PLAN.dwg CS-01 - EROSION CONTROL PLAN - PHASE III Apr 05, 2022 1:47pm by: Wes Biddle

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT 1.

2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINT 1 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-99 SQ. MILE DRAINAGE AREA).

3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.

4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. III SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMPs.

2. BUILDING CONSTRUCTION WILL CONTINUE VERTICALLY.

3. ONCE BUILDING CONSTRUCTION IS ABOVE ADJACENT STREET GRADE, MINIMAL SITE DISTURBANCE WILL OCCUR.

4. MAINTAIN SILT FENCE UNTIL ENTIRE SITE IS PERMANENTLY STABILIZED.

5. PROVIDE PERMANENT VEGETATION MEASURES ONSITE.

6. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.



Georgia Soil and Water Conservation Commission

CONNOR R GALLOWAY

Level II Certified Design Professional

0000078213

ISSUED: 8/30/2019 EXPIRES: 08/30/2022

PRIMARY PERMITTEE:

NAME: JOHN HELLEN

COMPANY: SOUTH CITY PARTNERS

ADDRESS: 3715 NORTHSIDE PARKWAY SUITE 1-310 ATLANTA, GA 30327

PHONE: 770-616-6275

EMAIL: jhellen@southcitypartners.com

24-HOUR CONTACT:

NAME: JOHN HELLEN

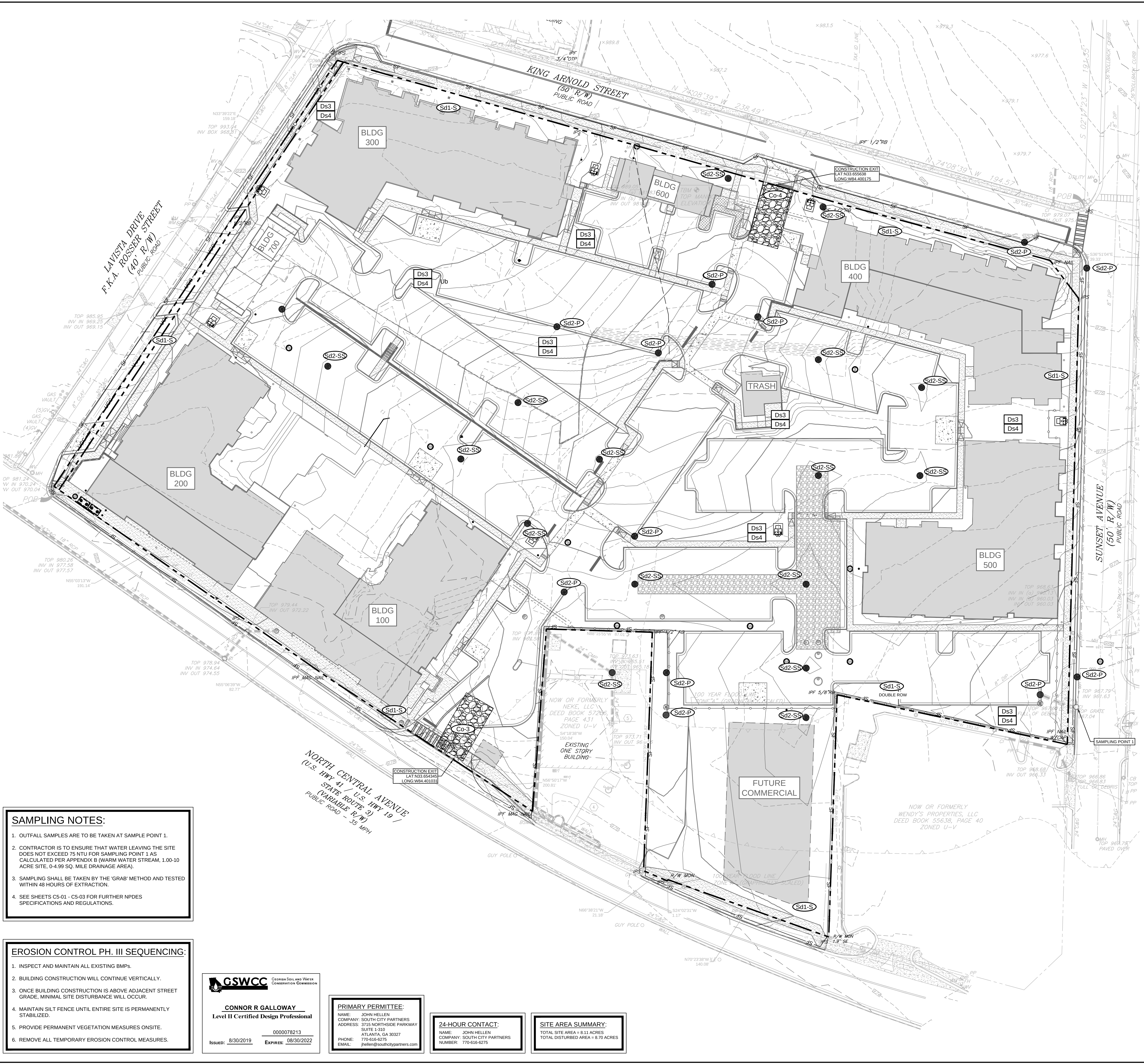
COMPANY: SOUTH CITY PARTNERS

NUMBER: 770-616-6275

SITE AREA SUMMARY:

TOTAL SITE AREA = 8.11 ACRES

TOTAL DISTURBED AREA = 8.10 ACRES



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF XXXXX EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.

2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.

6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.

9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.

10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.

11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.

12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.

14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.

15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.

16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.

17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC100 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.

18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.

19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.

20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.

21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 133100369F, DATED 09/08/2013.

22. WETLANDS DO NOT NOT EXIST ON SITE.

23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.

24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

25. AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.

28. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.

29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 75 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.

32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAS 10000.

33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

EROSION CONTROL LEGEND:

Sd1-NS

SILT FENCE - TYPE NS

5'

Sd1-S

SILT FENCE - TYPE S

5'

Sd2-P

INLET SEDIMENT TRAP:

CURB INLET PROTECTION

Sd2-SS

INLET SEDIMENT TRAP:

SILT SAVER

Ds3

DISTURBED AREA

STABILIZATION

Sp

SAMPLING POINT

Ub

SOIL TYPE: URBAN LAND

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

DRAINAGE BASIN

DELINEATION

HYDROLOGIC SOIL GROUPS:

Ub

URBAN LAND

GEORGIA811.

Utilities Protection Center, Inc.

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NORTH

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GRAPHIC SCALE IN FEET



Kimley-Horn

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south city PARTNERS

3715 NORTHSIDE PARKWAY, SUITE 1-310

ATLANTA, GA 30322

PHONE 404-583-3222

PROJECT

HAPEVILLE NORTH

387.883, 377.389, 400 N CENTRAL AVE. 376 KING

ARNOLD ST. 265 SUNSET PARK HIGH RISE, LE, GA 30354

LAND LOT 06, 4TH DISTRICT

CLIENT

HAPEVILLE NORTH

387.883, 377.389, 400 N CENTRAL AVE. 376 KING

ARNOLD ST. 265 SUNSET PARK HIGH RISE, LE, GA 30354

LAND LOT 06, 4TH DISTRICT

REVISIONS

NO.	REVISION DESCRIPTIONS	DATE	BY
16	REVISED PCA PACKAGE	04/05/2022	CRG
15	REF DES - POOL HOUSE SANITARY STUB	04/05/2022	CRG
14	STREET SCALE REVISION	02/22/2022	CRG
13	REVISED EROSION AND DRAINAGE & GRADING REGIONS	12/02/2021	CRG
12	AS 03 - 100' R/W	12/02/2021	CRG
11	REVISED EROSION AND DRAINAGE & GRADING REGIONS	09/29/2021	CRG
10	AS 01 - 100' R/W	09/29/2021	CRG
9	CLIENT REVIEW SET	06/22/2021	CRG
8	LOP RESUBMITTAL	06/10/2021	CRG

GSWCC CERT. (LEVEL II)

0000078213

DRAWN BY

CRG

DESIGNED BY

CRG

REVIEWED BY

BWS

DATE

03/15/2021

PROJECT NO.

017029003

TITLE

EROSION CONTROL PLAN - PHASE III

SHEET NUMBER

C5-30

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MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
CUTBACK ASPHALT (SLOW CURING)	1200 GAL. / ACRE (1/4 GAL. / SQ.YD.)
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION					
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)	
COOL SEASON GRASSES	FIRST	6-12-12	1500	-	
	SECOND	10-10-10	1000	-	
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50	
	SECOND	10-10-10	1000	-	
GROUND COVERS	FIRST	6-12-12	1500	-	
	SECOND	10-10-10	1000	-	
PINE SEEDLINGS	FIRST	20-30-5	ONE 21-GRAM PELLETT PER SEEDLING PLACED IN THE PLANTING HOLE	-	
SHRUB	FIRST	6-10-10	700	-	
LESPEDEZA	MAINTENANCE	6-10-10	1000	-	
TEMPORARY GROUND COVER CROPS SEEDED ALONE	FIRST	10-10-10	1500	50-100	
WARM SEASON GRASSES	FIRST	6-12-12	800	50-100	
	SECOND	10-10-10	1000	-	
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50	
	SECOND	10-10-10	1000	-	

Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
BARLEY	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15	10/1-12/31
COATS	2.9 LBS.	4 BU.	9/15-11/15	9/15-11/15	9/15-11/15
TRITSCALE	3.3 LBS.	3 BU.	-	-	10/15-12/15
RYEGRASS, ANNUAL	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31
RYE LESPEDEZA,	0.6 LBS.	0.5 BU.	8/15-10/31	9/15-11/30	10/1-12/31
ANNUAL	0.9 LBS.	40 LBS.	3/1-3/31	3/1-3/31	2/1-2/28
WEeping LOVEGRASS	0.1 LBS.	4 LBS.	4/1-5/31	4/1-5/31	3/1-5/31
SUDANGRASS	1.4 LBS.	60 LBS.	4/1-8/31	4/1-8/31	3/1-7/31
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/30	4/15-6/30
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/1-7/31	4/15-8/15
WHEAT	4.1 LBS.	3 BU.	9/15-11/30	10/1-12/15	10/15-12/31

1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF PLANTED TOO HEAVILY.

2. REDUCE SEEDING RATES BY 50% WHEN DRILLED.

3. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

4. SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES & VALLEYS MLRAS.

P REPRESENTS THE SOUTHERN PIEDMONT REGION MLRA.

C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.

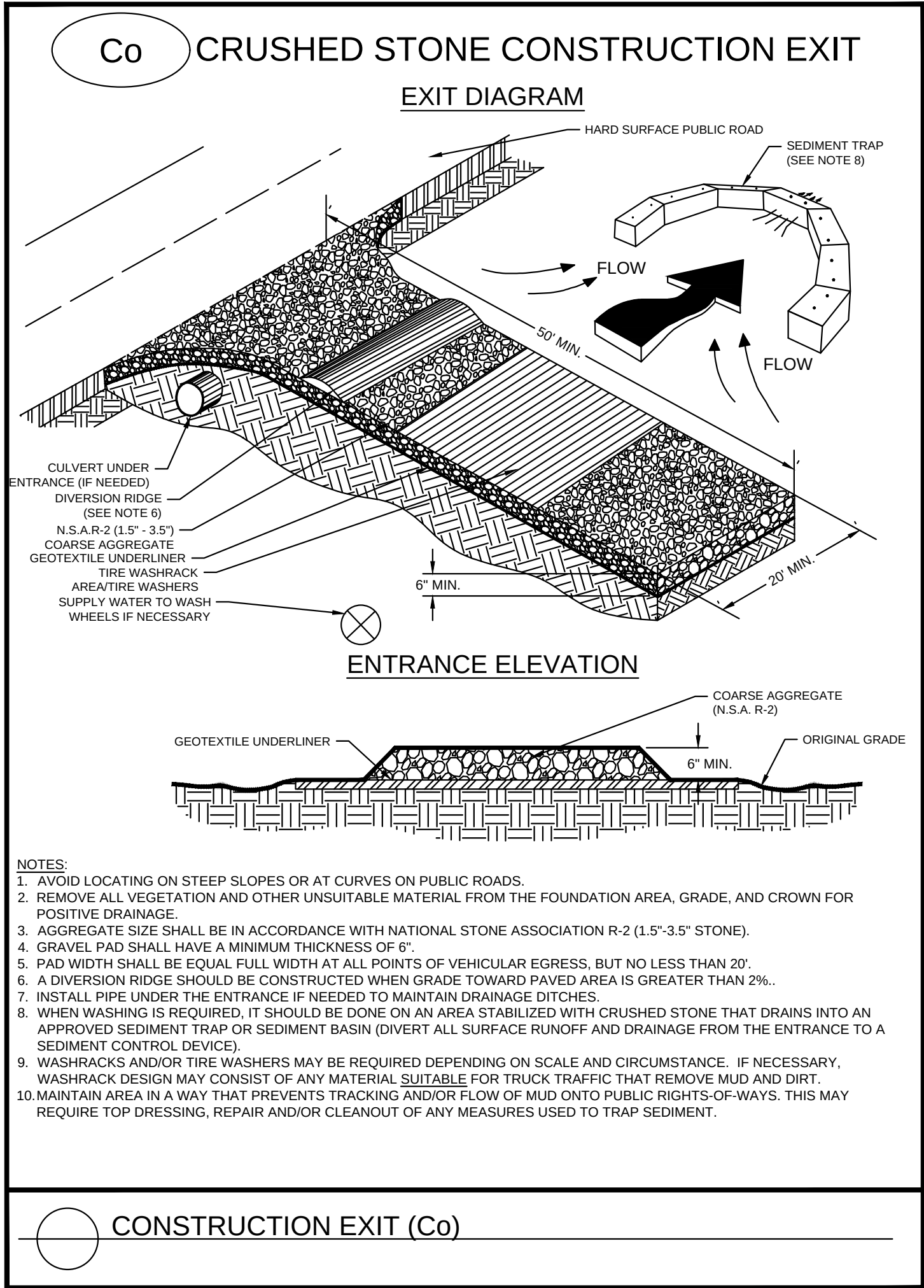
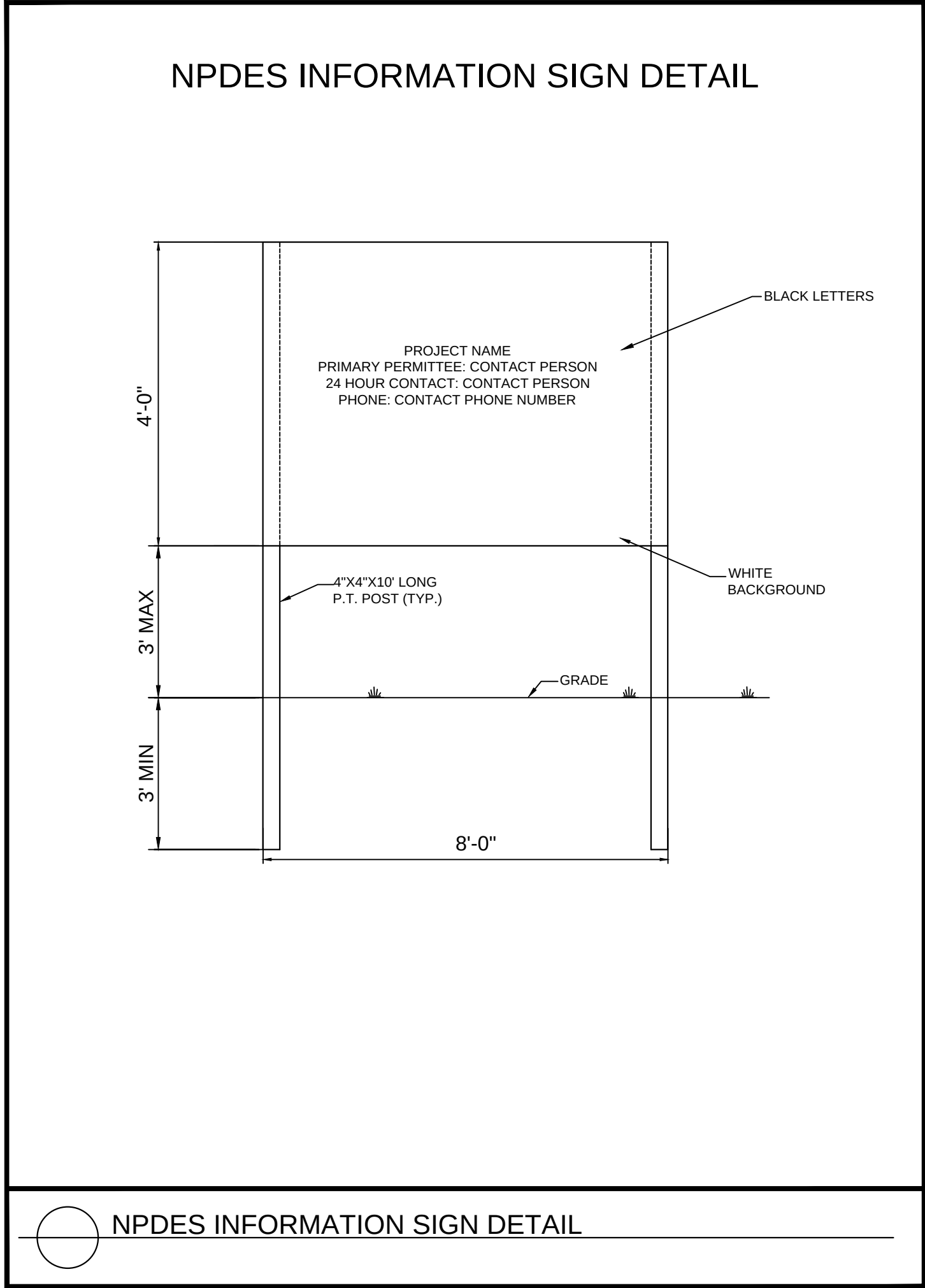
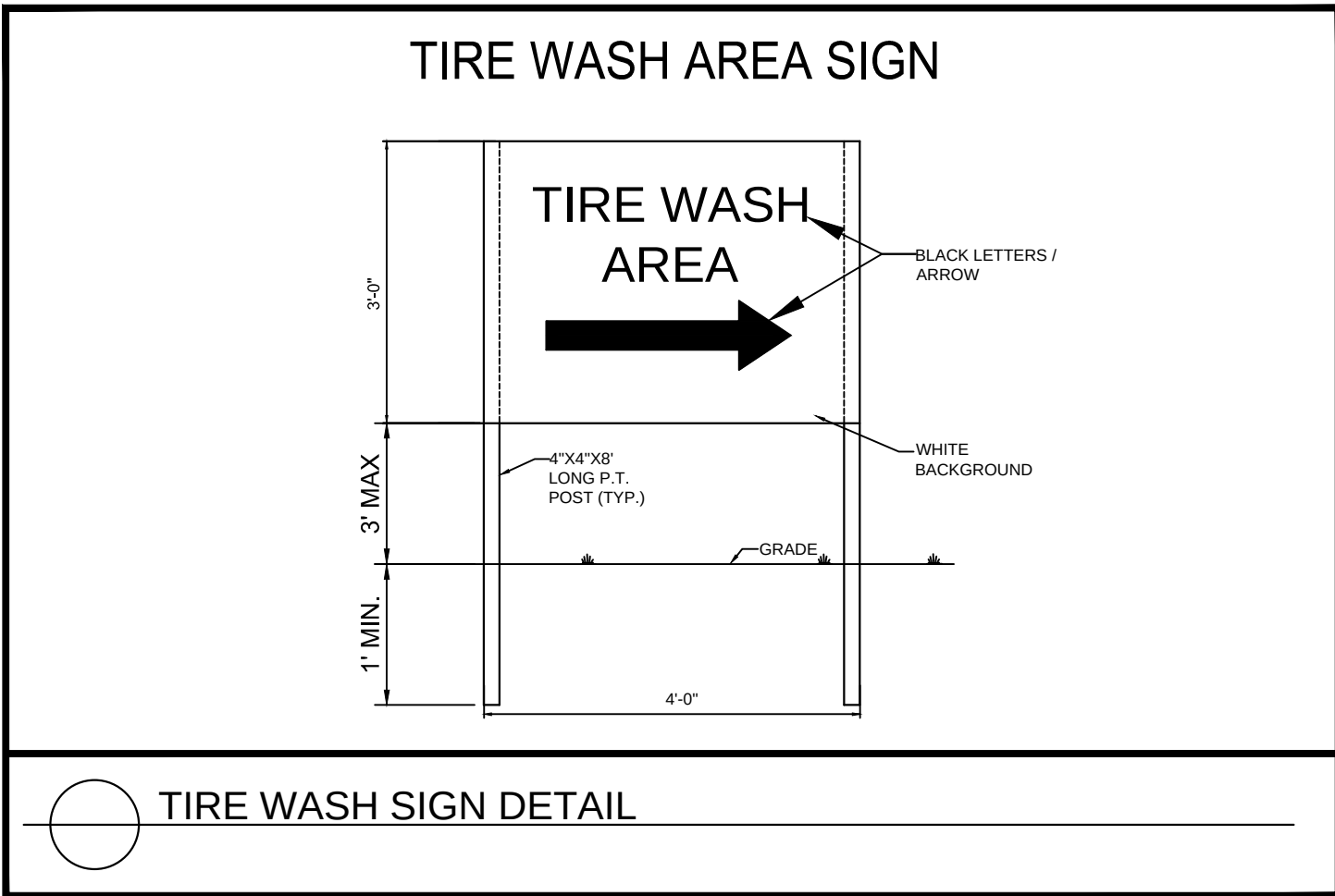
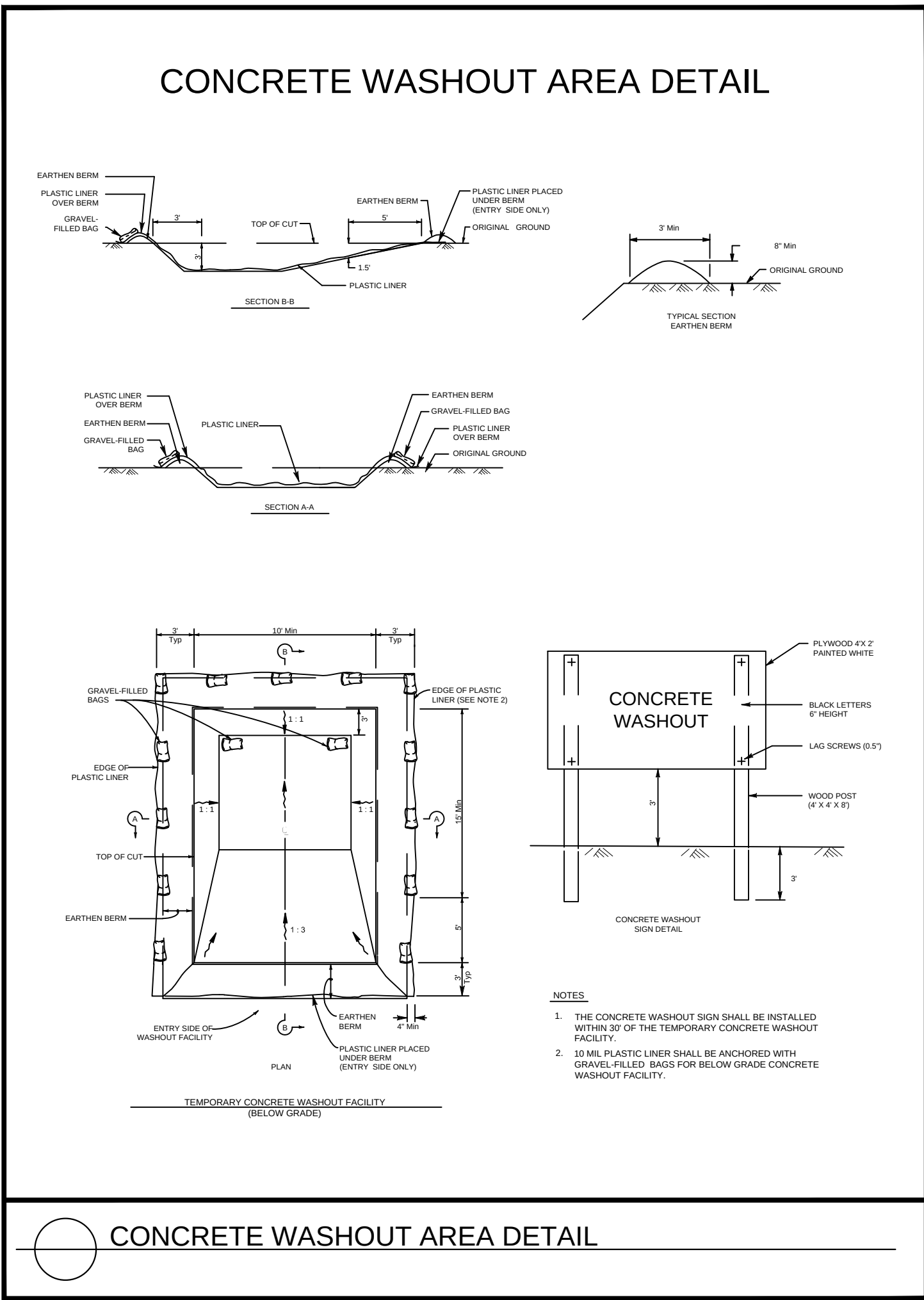
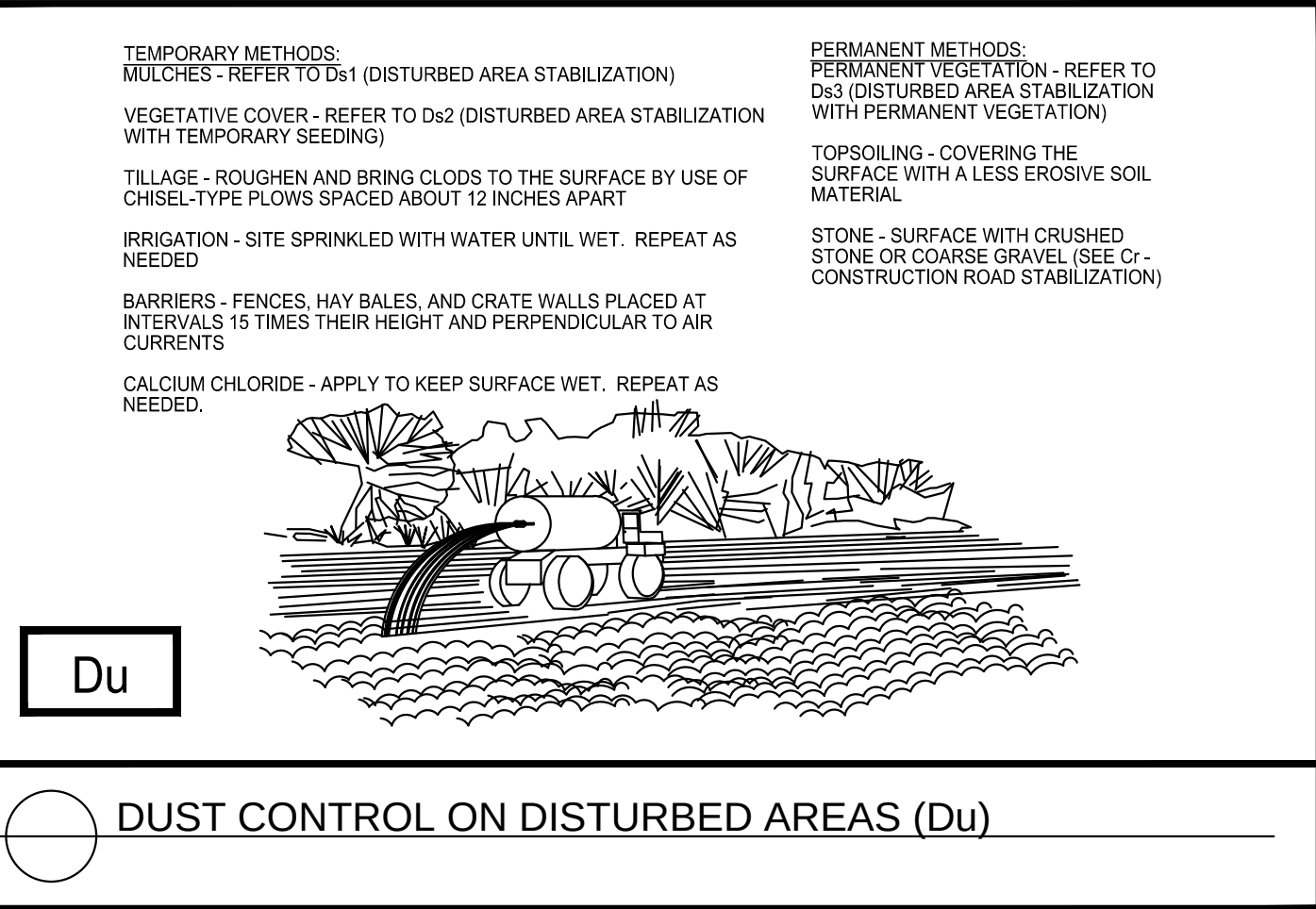
FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION					
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)	
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100	
	SECOND	10-10-10	1000	-	
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50	
	SECOND	10-10-10	1000	-	
TEMPORARY COVER CROPS	FIRST	10-10-10	500	30	
SEEDED ALONE	FIRST	6-12-12	1500	50-100	
WARM SEASON GRASSES	SECOND	10-10-10	400	30	

Ds2 TEMPORARY SEEDING

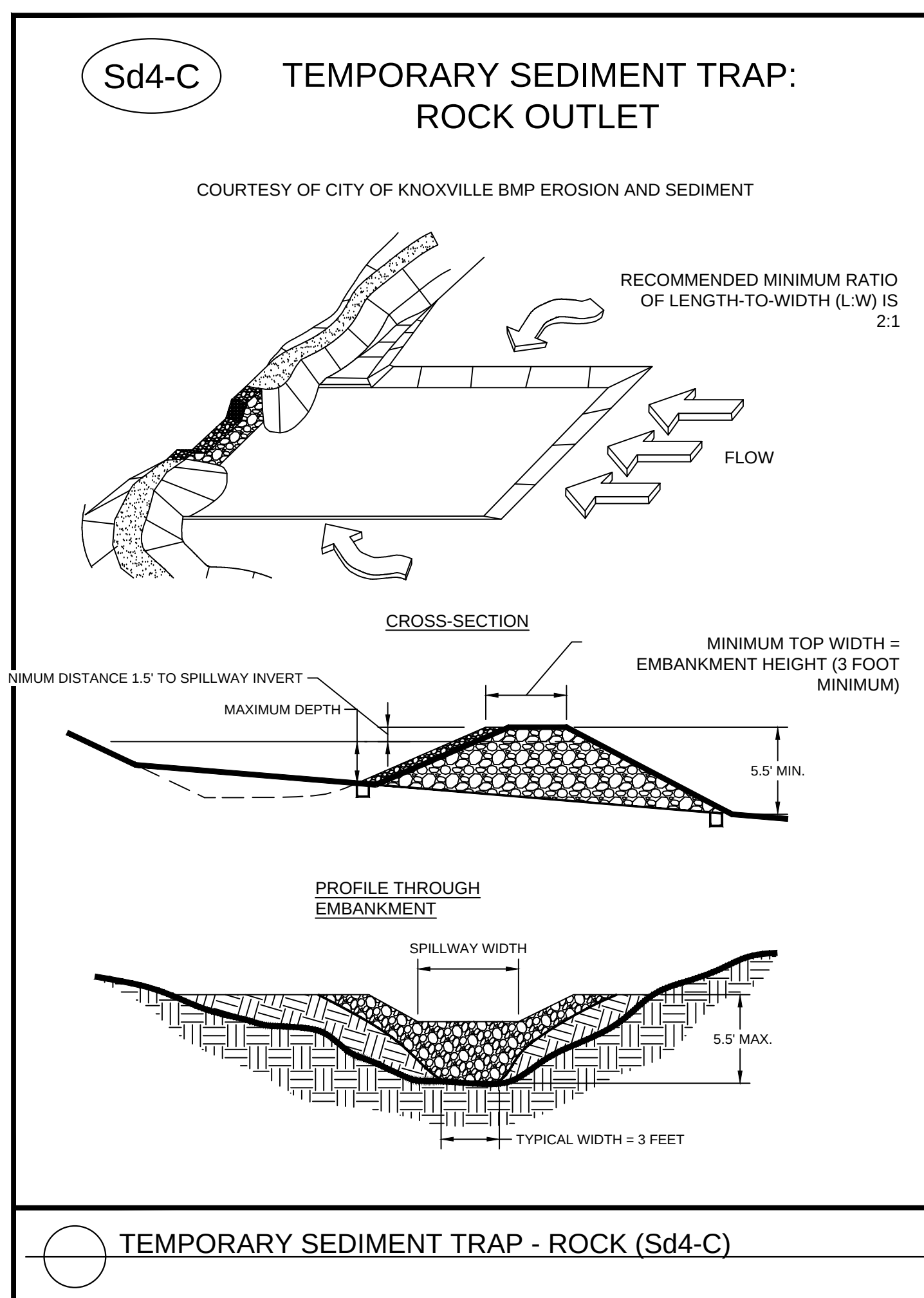
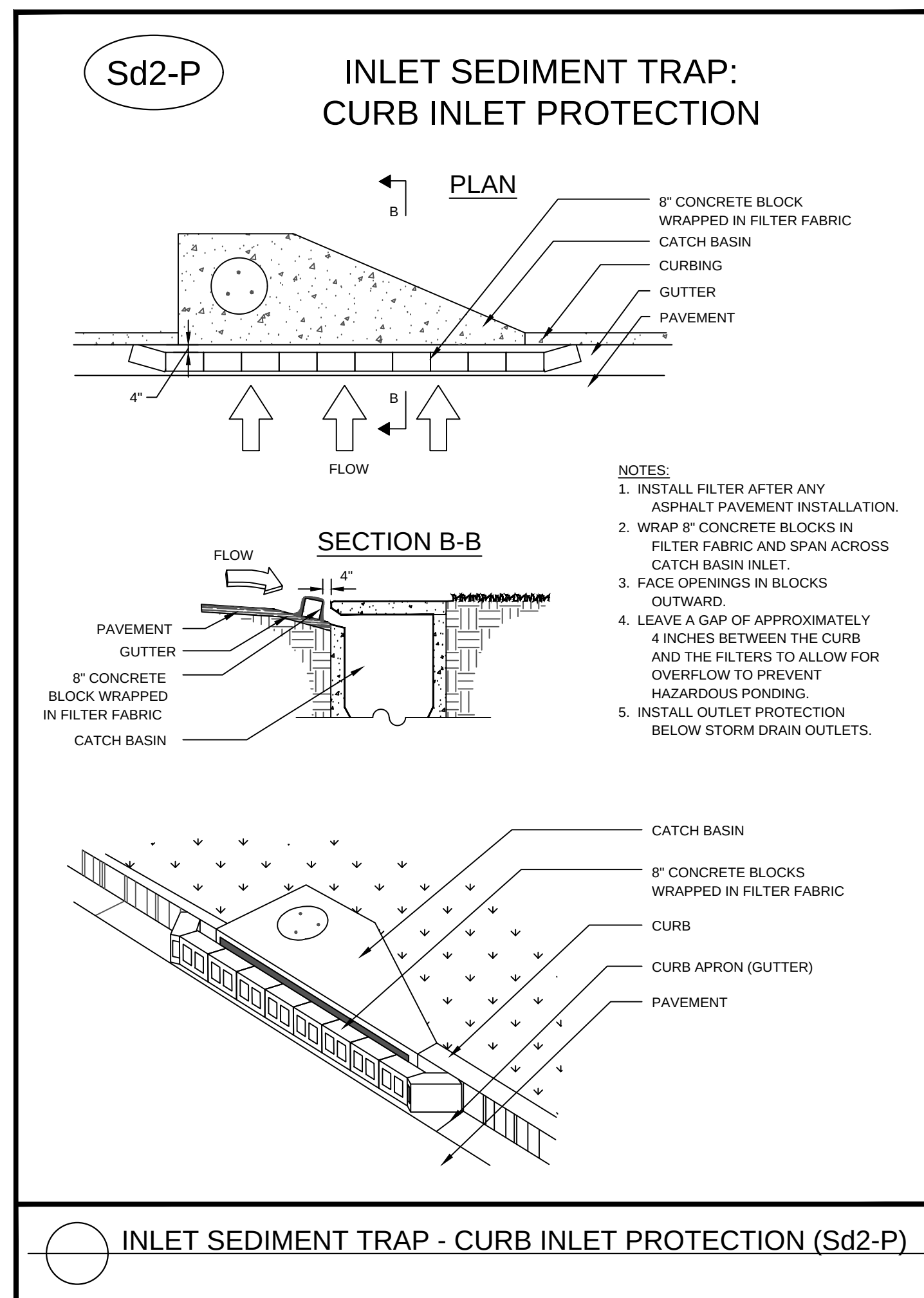
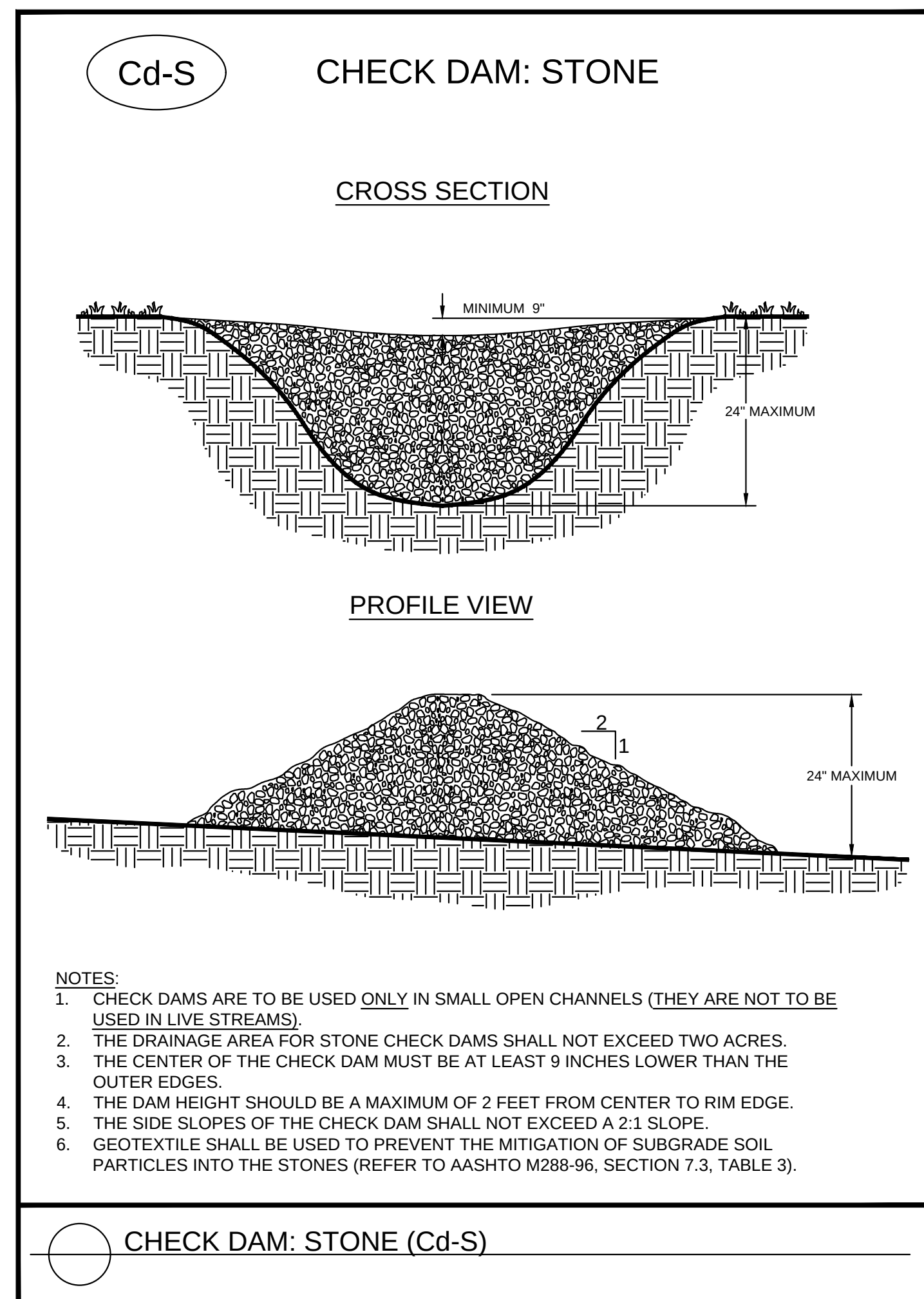
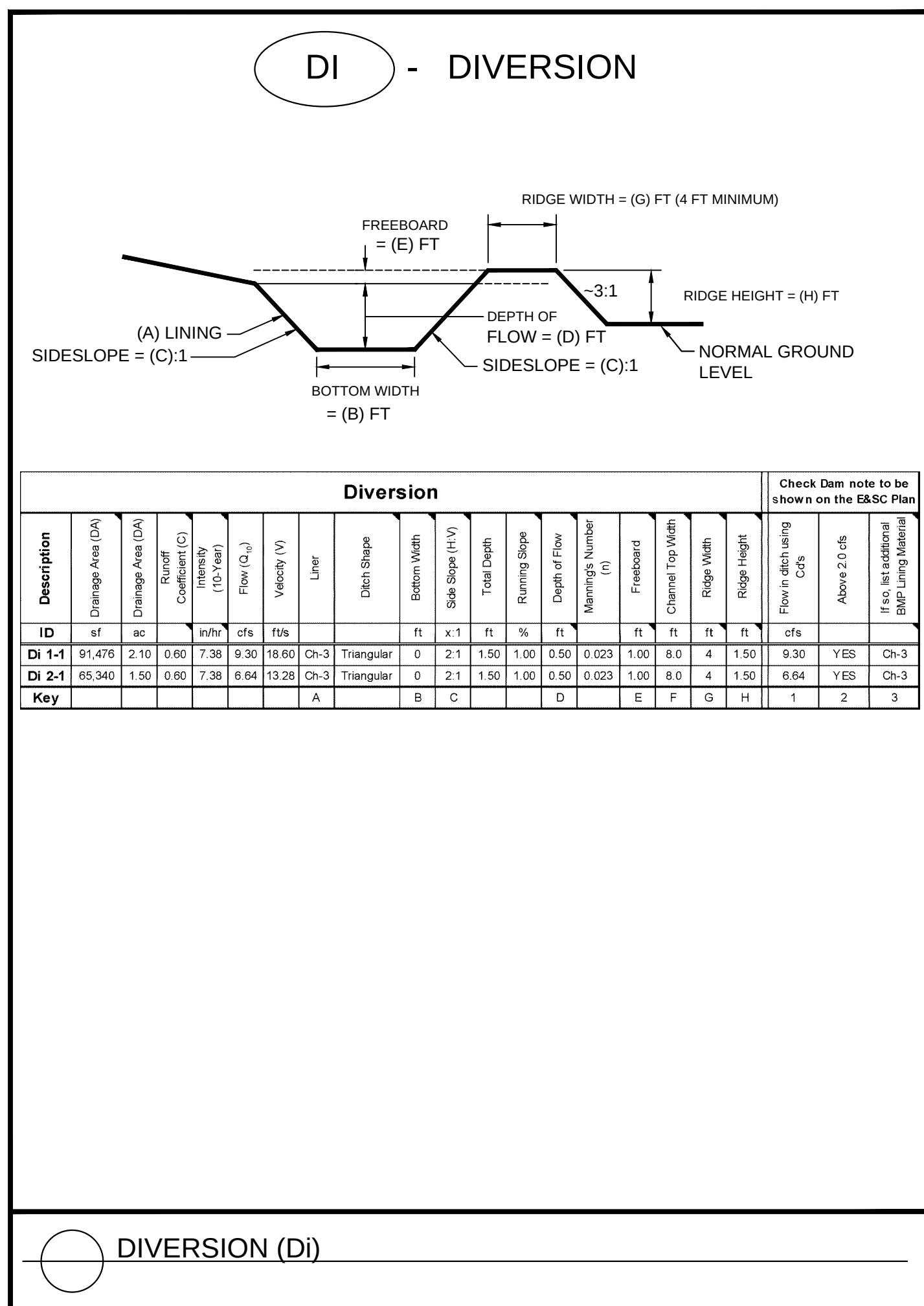
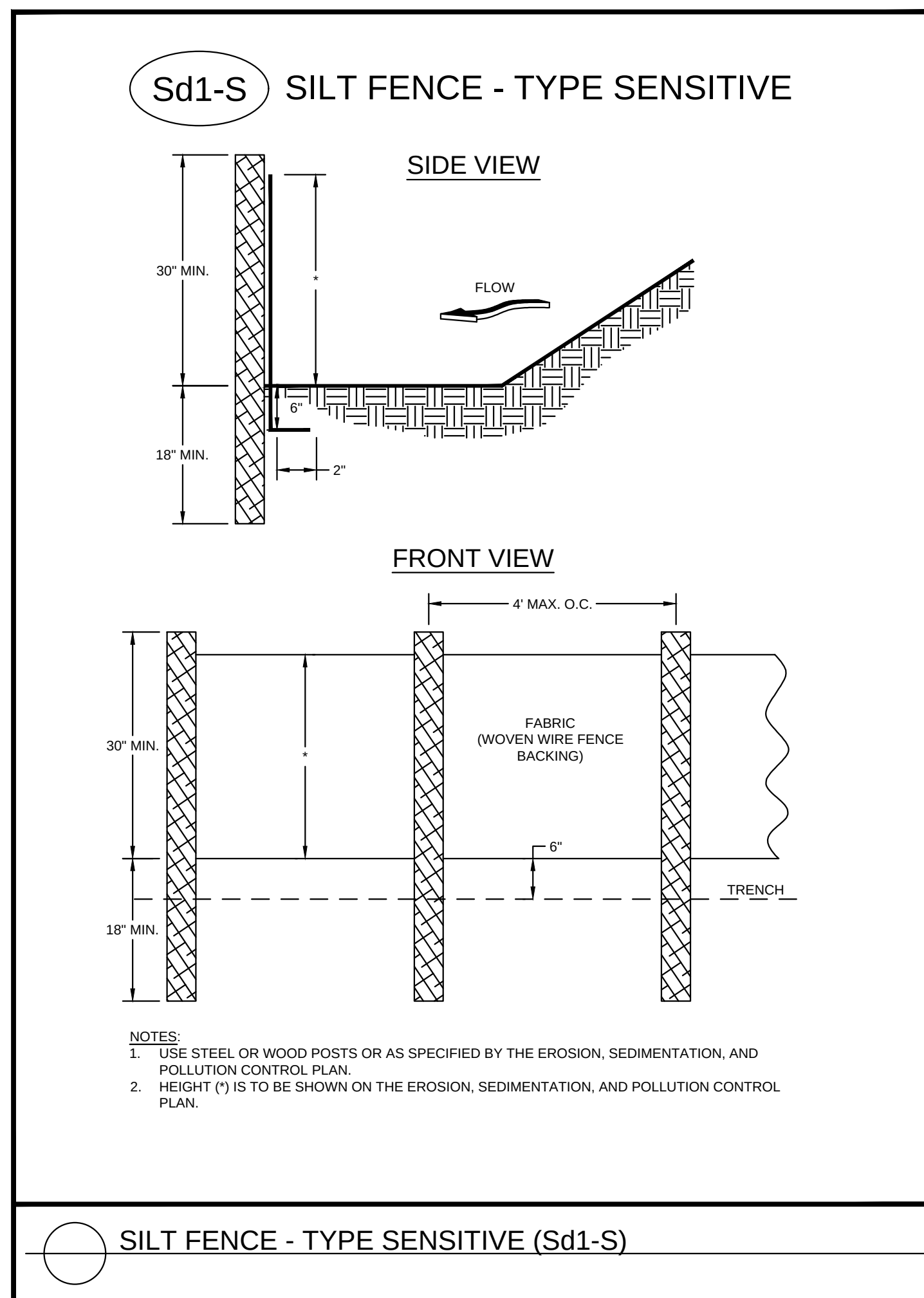
PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER					
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SF	PLANTING DATES BY REGION		
			M-L	P	C
BAHIA, PENSACOLA	60 LBS.	1.4 LBS.	-	4/1-5/31	3/1-5/31
	30 LBS.	0.7 LBS.	-	-	-
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS					
BAHIA, WILMINGTON	60 LBS.	1.4 LBS.	3/15-5/31	3/1-5/31	-
	30 LBS.	0.7 LBS.	-	-	-
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS					
BERMUDA, COMMON (HILLED SEED)	10 LBS.	0.2 LBS.	-	4/1-5/31	3/15-5/31
	6 LBS.	0.1 LBS.	-	-	-
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS					
BERMUDA, COMMON (UNHILLED SEED)	10 LBS.	0.2 LBS.	-	10/1-2/28	11/1-1/31
	6 LBS.	0.1 LBS.	-	-	-
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS					
BERMUDA SPRIGS	40 CF	0.9 CF	4/15-6/15	4/1-6/15	4/1-5/31
	SOD PLUGS 3" X 3"	-	-	-	-
TEMPORARY COVER					
CENTPEDE	BLOCK SOD ONLY	-	11/1-5/31	11/1-5/31	-
CROWN VETCH	15 LBS.	0.3 LBS.	9/1-10/15	9/1-10/10	-
WITH WINTER ANNUALS OR COOL WINTER GRASSES					
FESCUE, TALL	50 LBS.	1.1 LBS.	3/1-4/1- OR -	9/1-10/15- OR -	-
	30 LBS.	0.7 LBS.	8/15-10/15	2/15-4/15	-
ALONE WITH OTHER PERENNIALS					
LESPEDEZA, SERICEA	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/1-5/15
	30 LBS.	0.7 LBS.	-	-	-
SCARIFIED UNSCARIFIED SEED-BEARING HAY					
LESPEDEZA, AMBRO VIRGETA OR APPALOW	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28
	3 TONS	138 LBS.	10/1-2/28	10/1-1/31	9/15-1/15
SCARIFIED UNSCARIFIED					
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/15-5/15
	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28
LOVEGRASS, WEEPING					
MAIDENCANE SPRIGS	4 LBS.	0.1 LBS.	4/1-5/31	3/15-5/31	3/1-5/31
	2 LBS.	0.05 LBS.	-	-	-
ALONE WITH OTHER PERENNIALS					
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LBS.	-	3/1-4/30	3/1-4/30
	30 LBS.	0.7 LBS.	-	-	-
REED CANARY GRASS					
SUNFLOWER, AZTEC MAXIMILLIAN	50 LBS.	1.1 LBS.	6/15-10/15	9/1-10/15	-
	30 LBS.	0.7 LBS.	-	-	-
ALONE WITH OTHER PERENNIALS					
SUNFLOWER, AZTEC MAXIMILLIAN	50 LBS.	1.1 LBS.	4/15-5/31	4/15-5/31	4/1-5/31
	30 LBS.	0.7 LBS.	-	-	-
MIX WITH WEEPING LOVEGRASS, LEGUMES, OR OTHER LOW GROWING GRASSES.					

Ds3 PERMANENT GRASSING

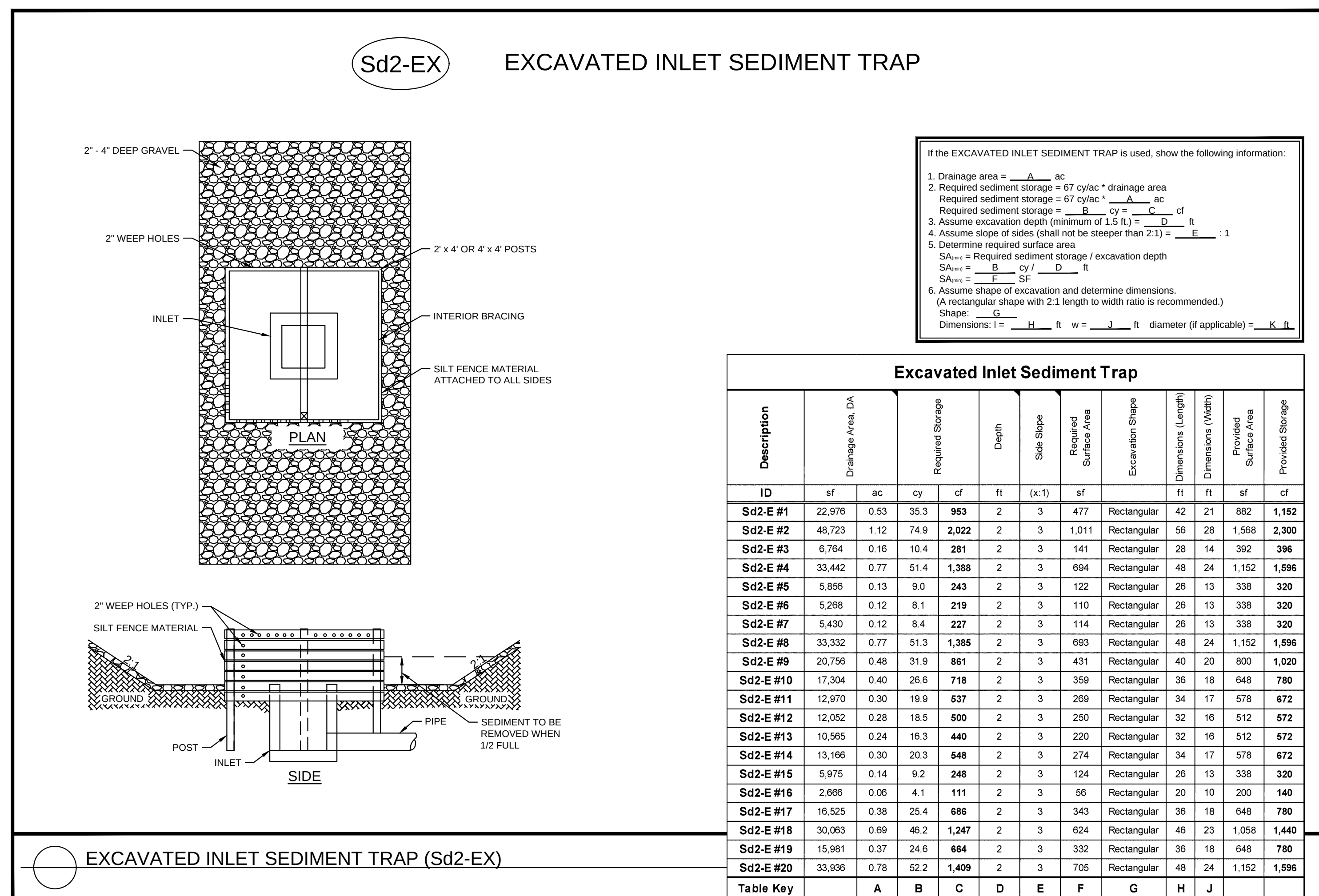
DISTURBED AREA STABILIZATION



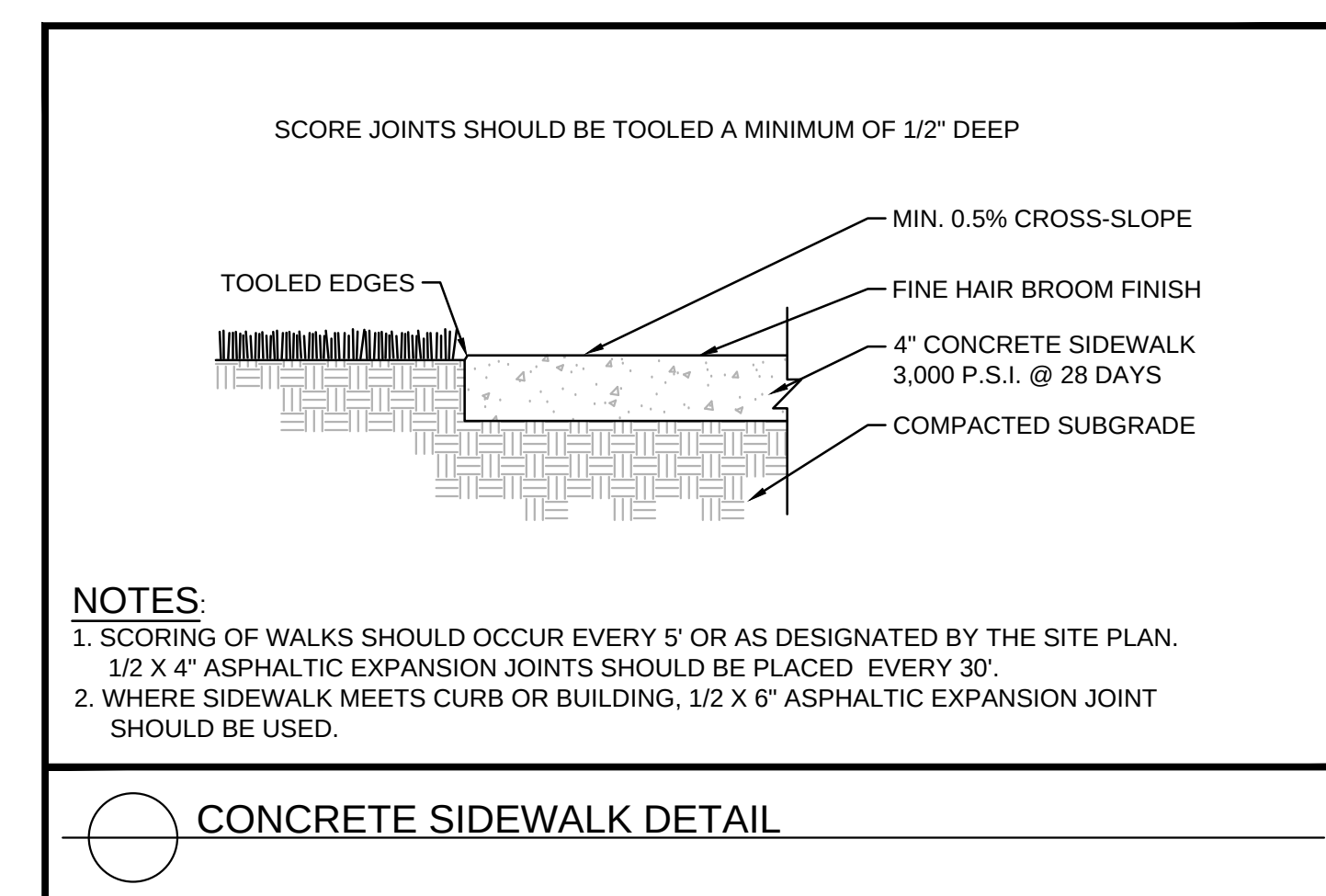
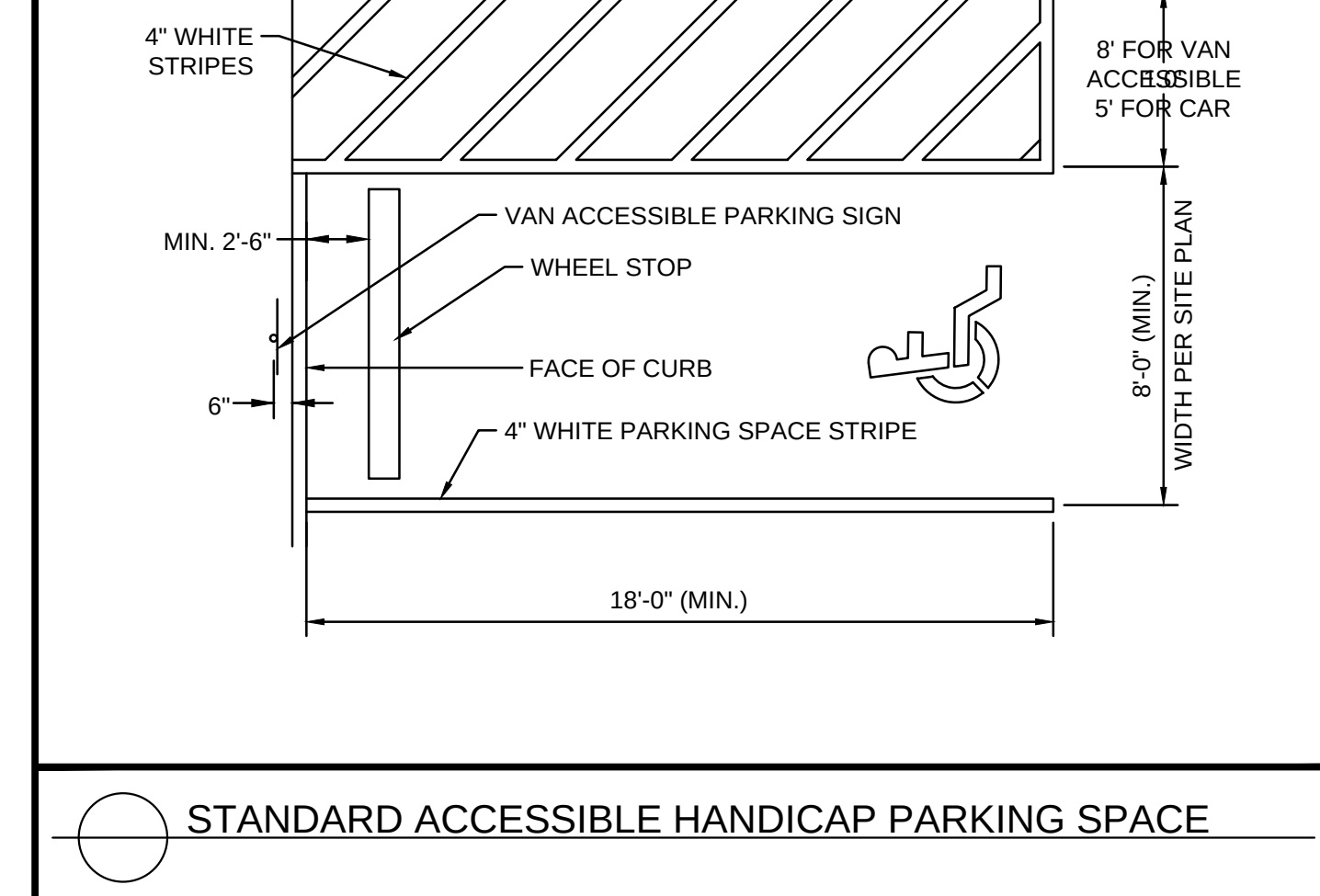
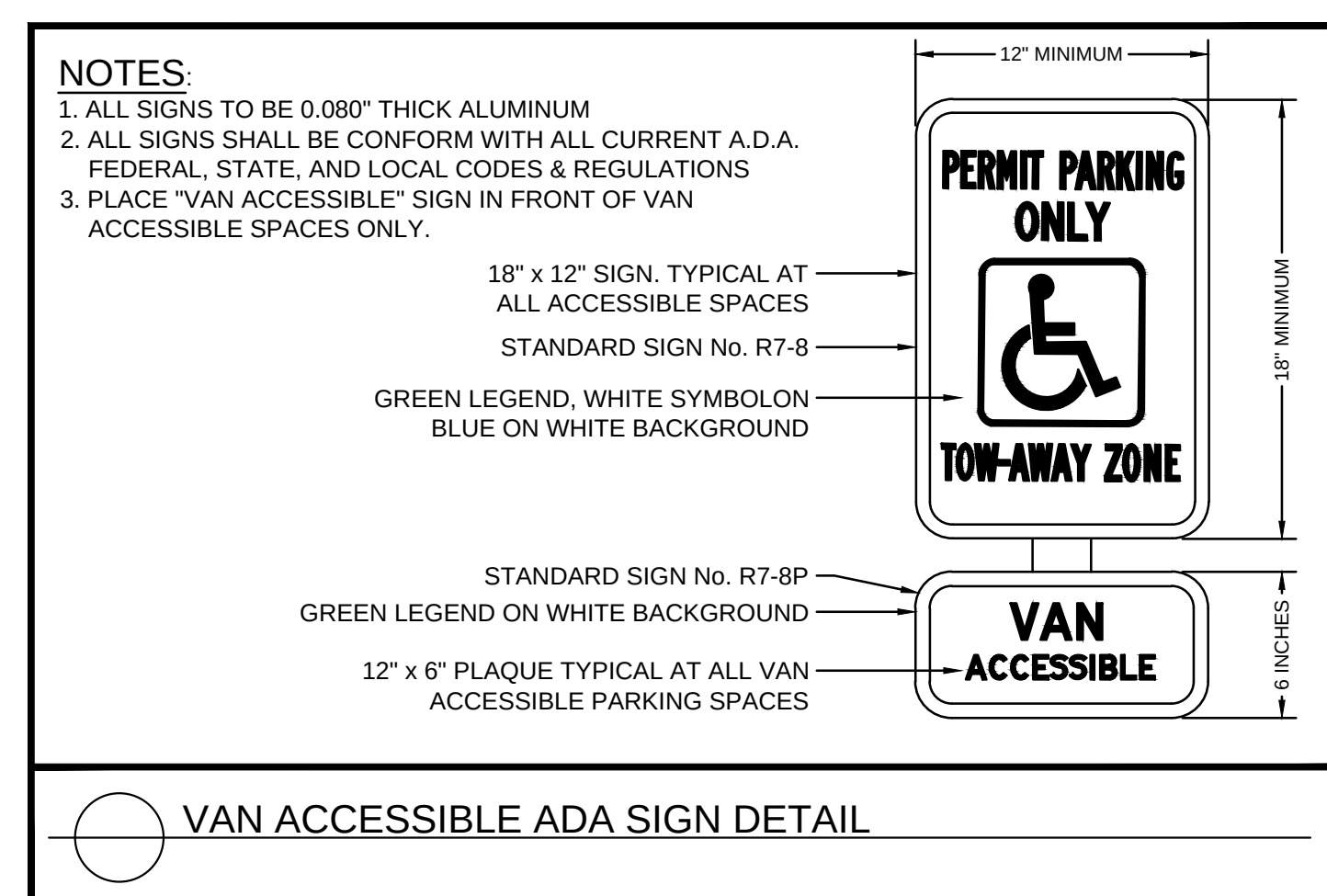
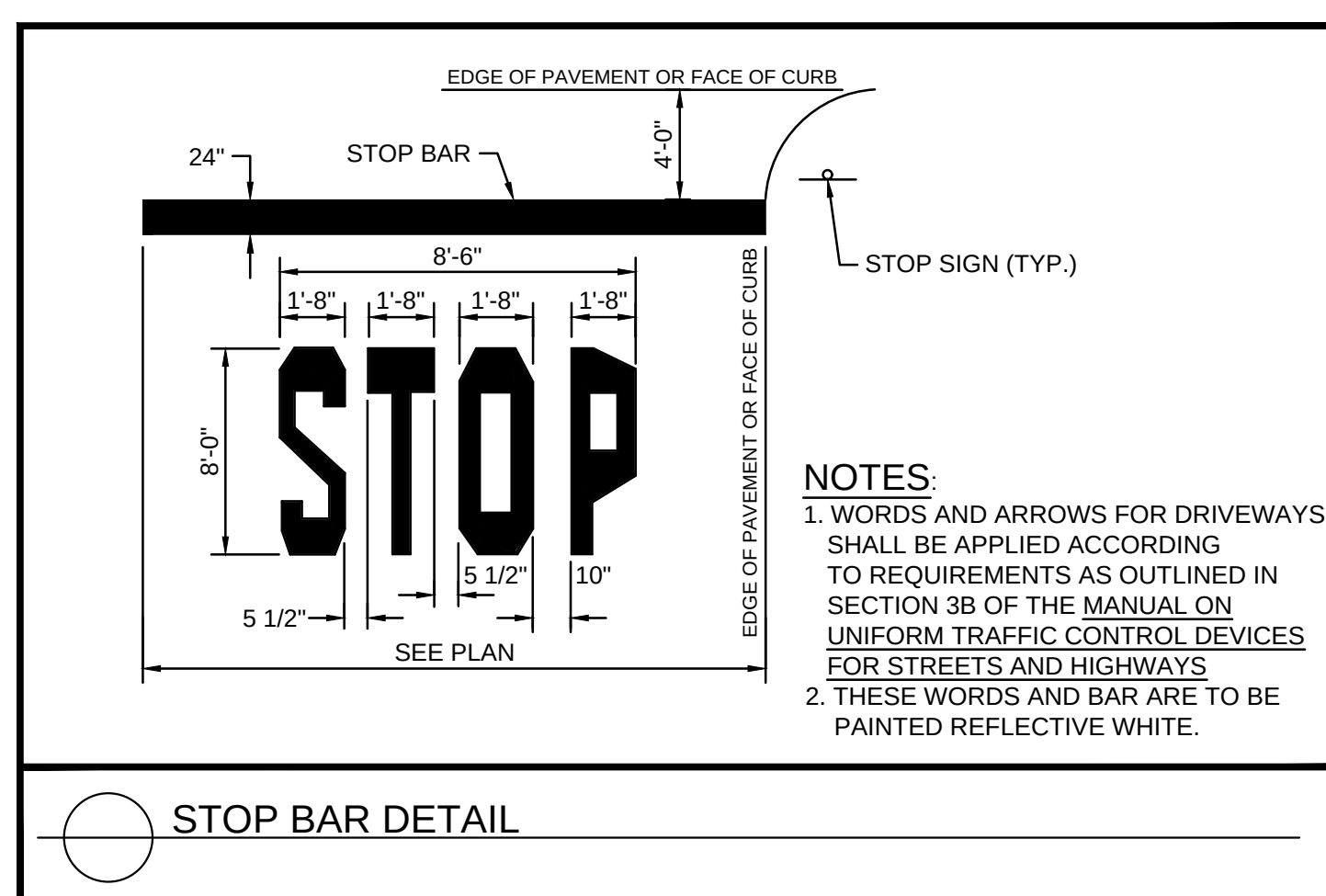
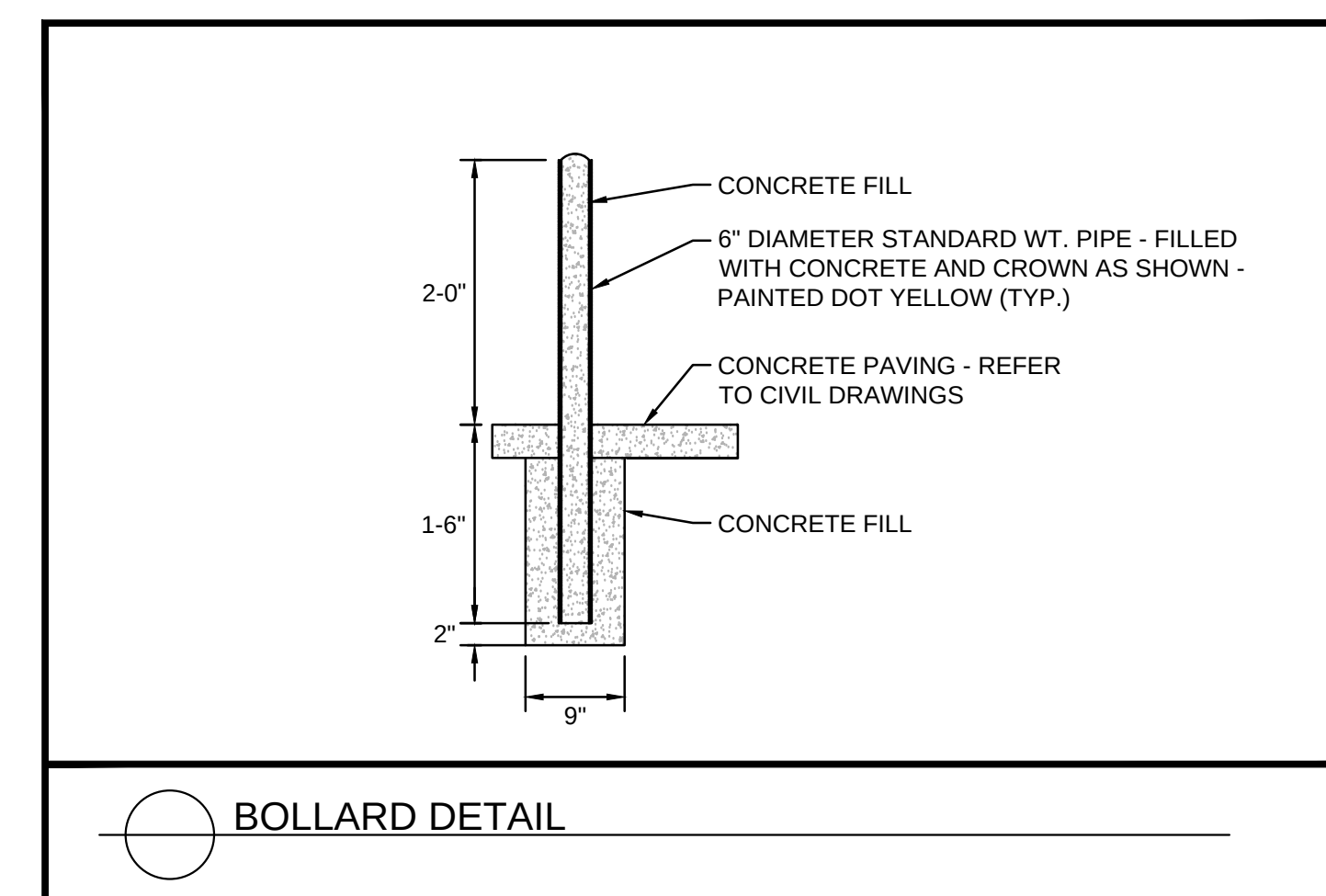
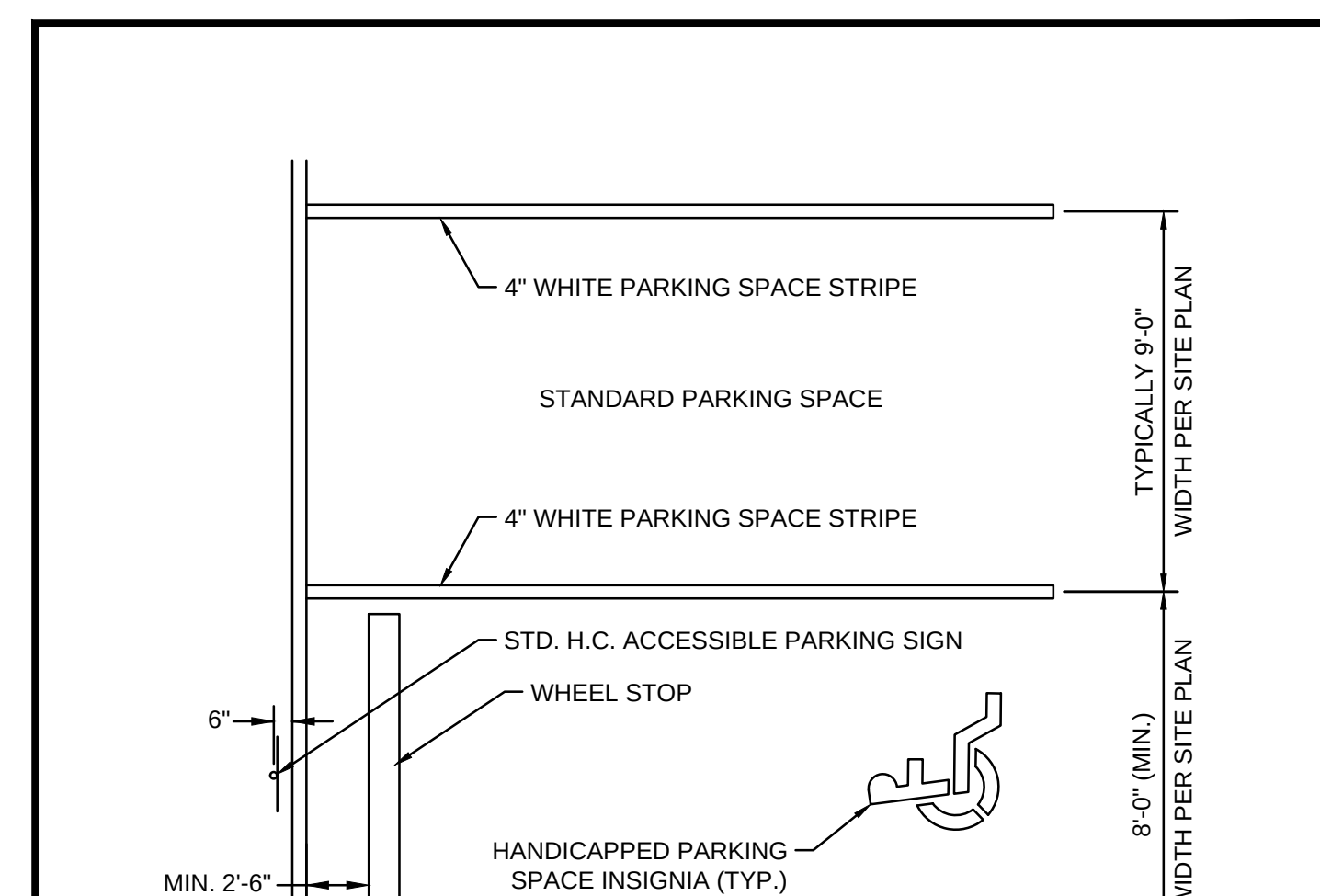
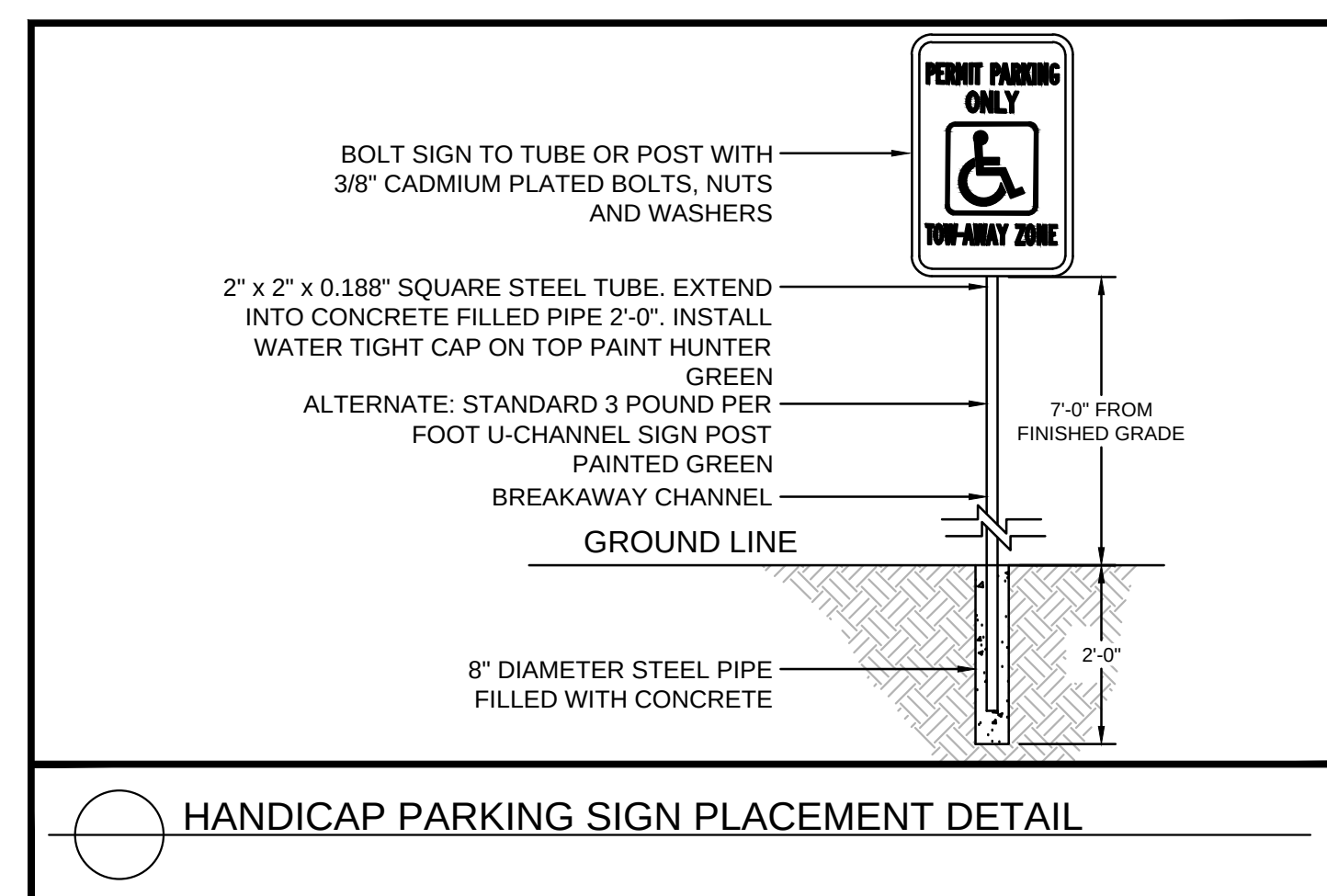
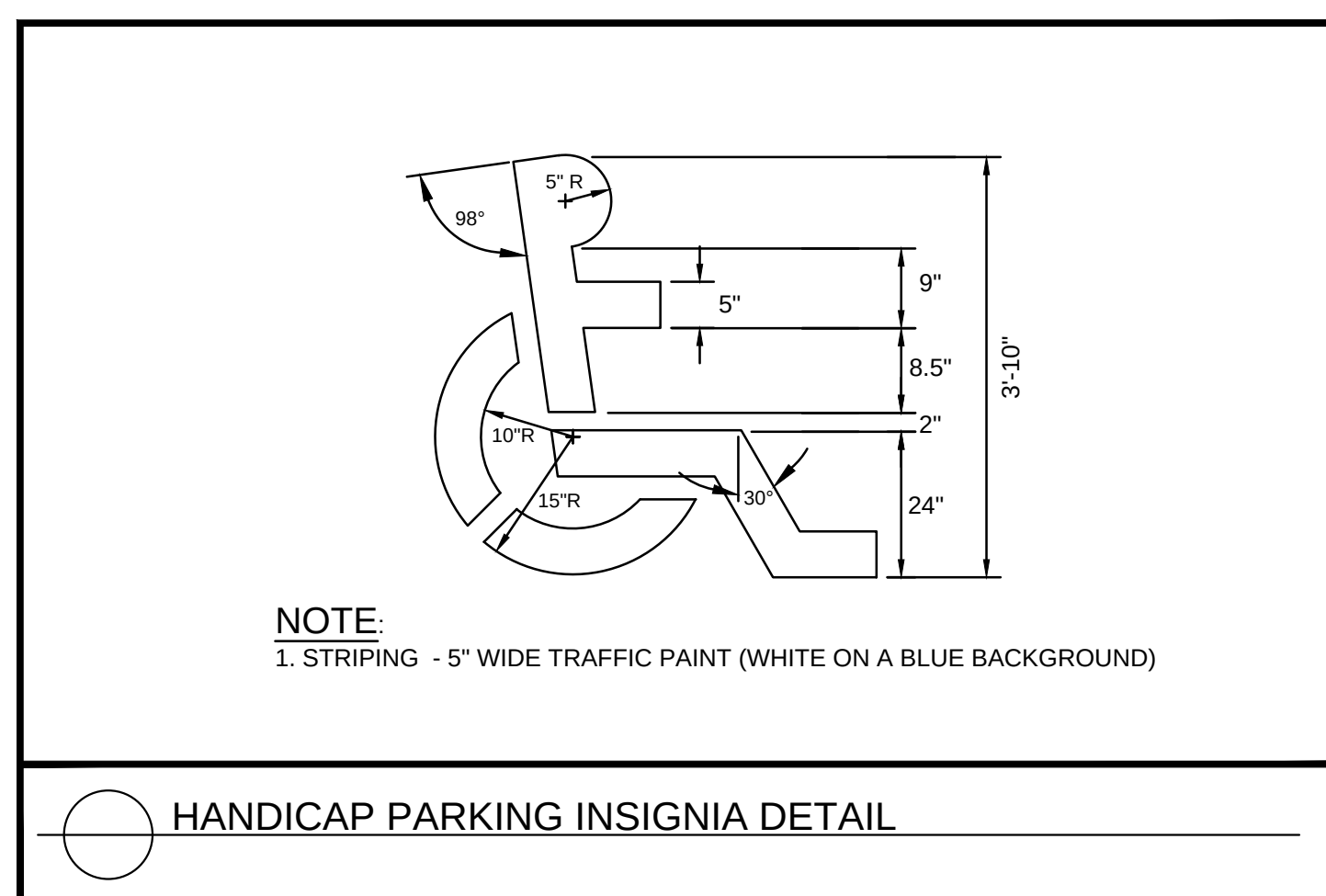
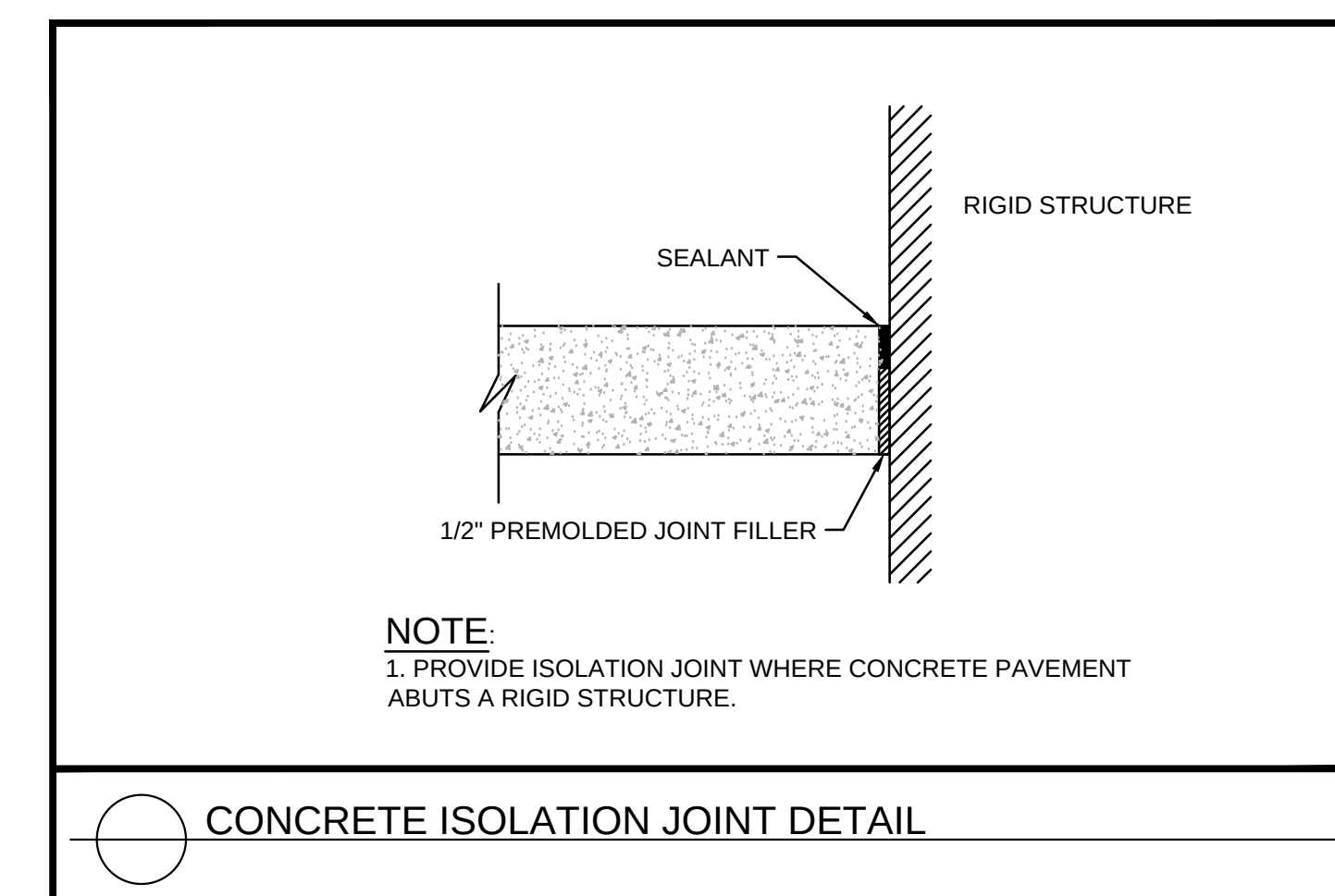
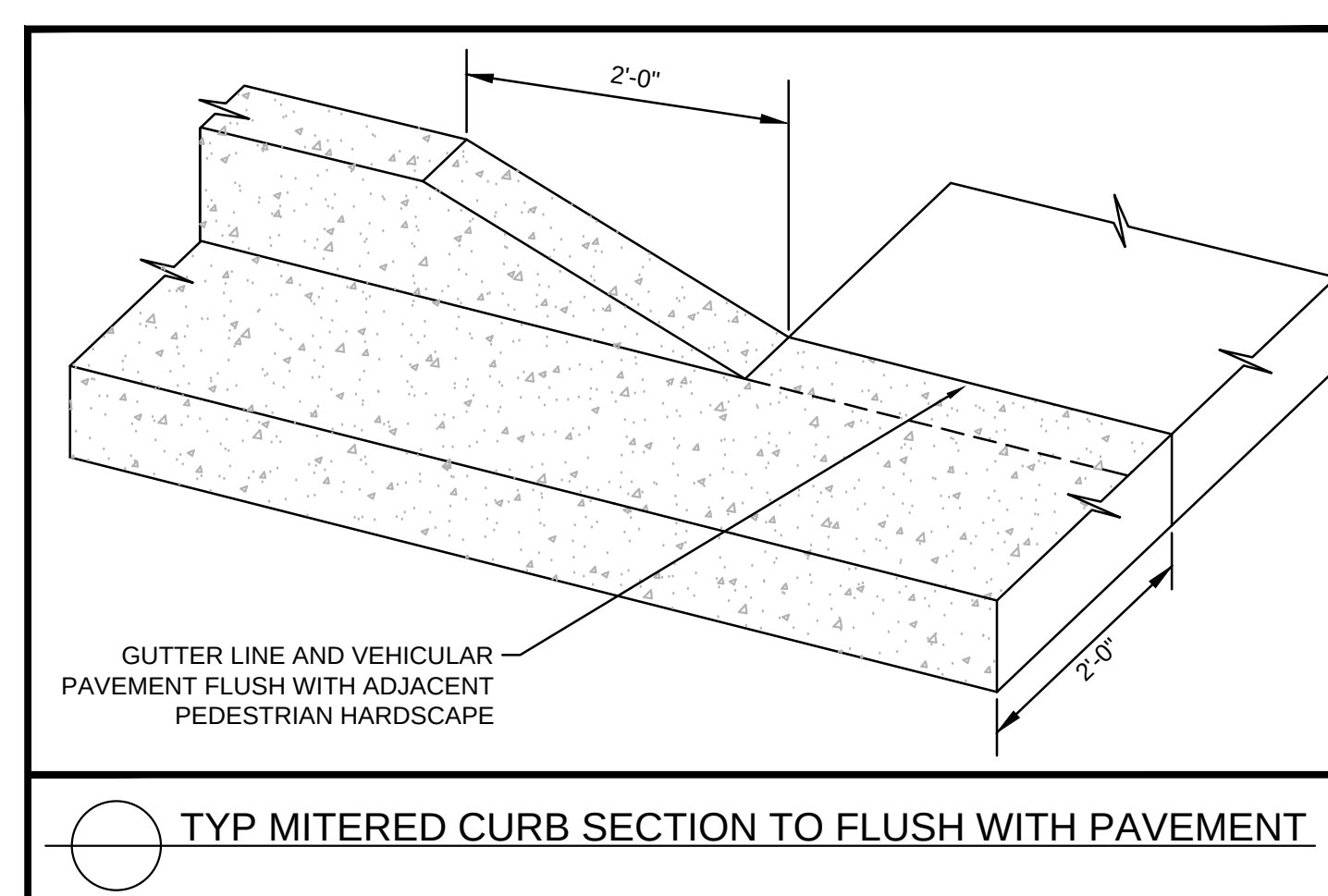
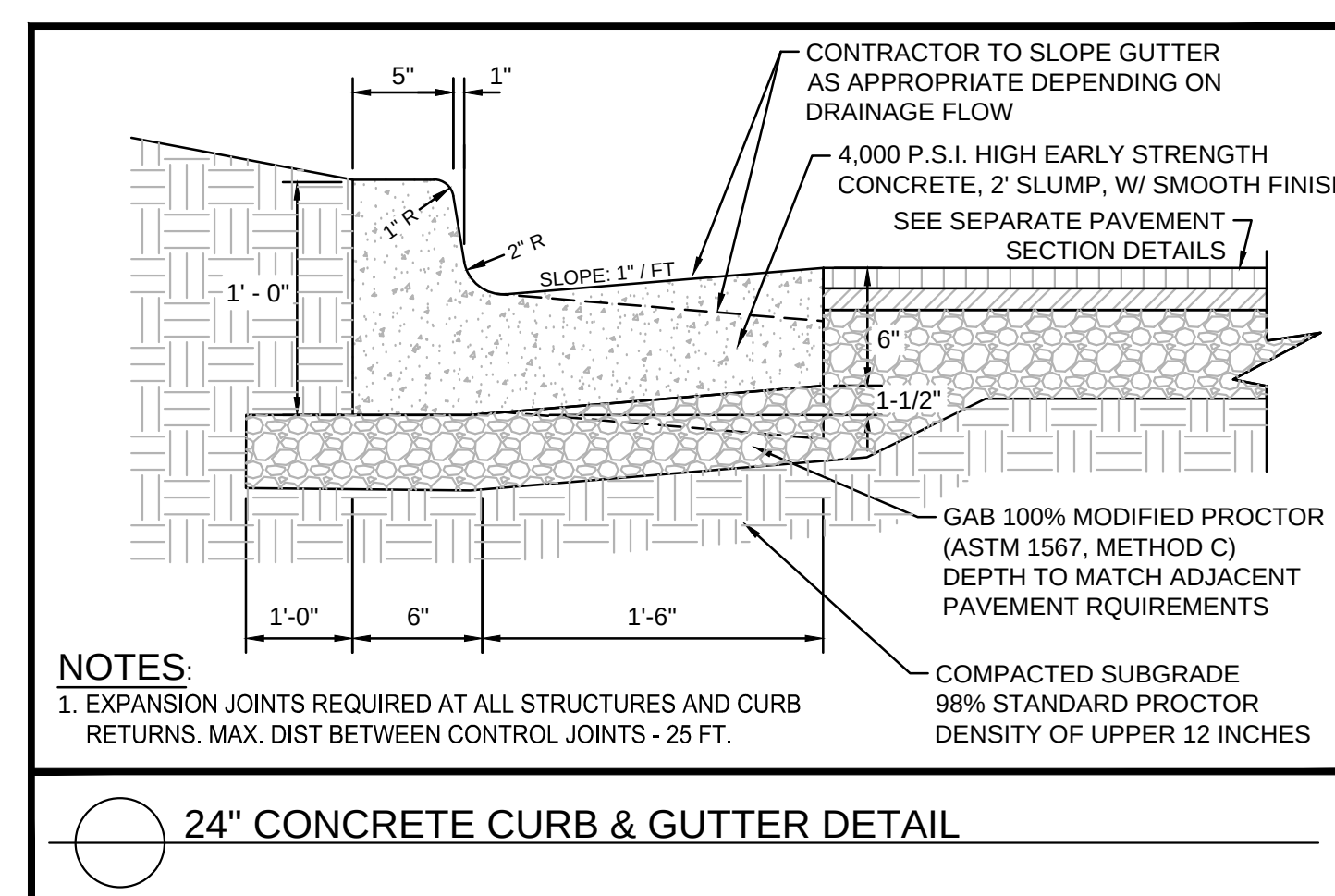
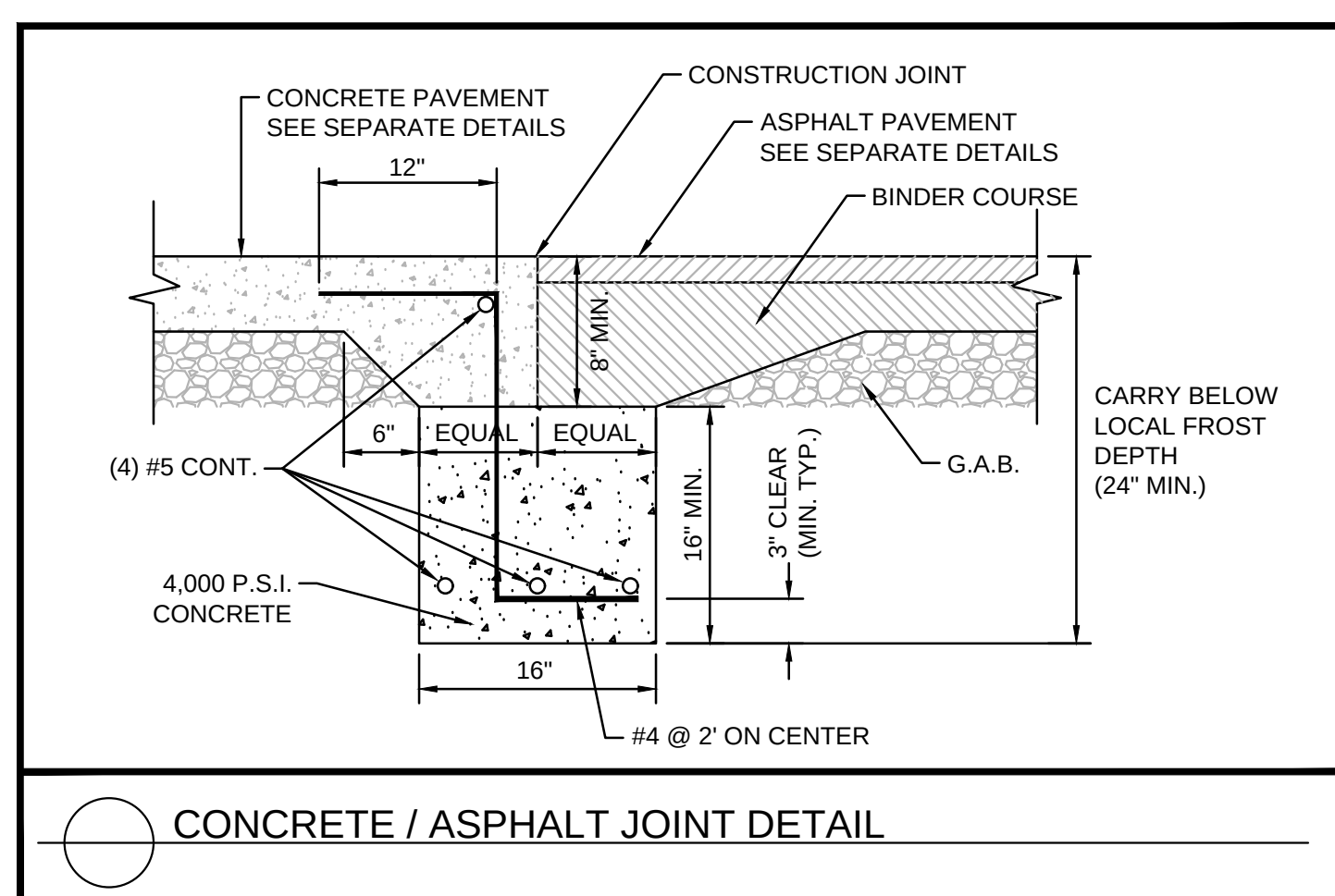
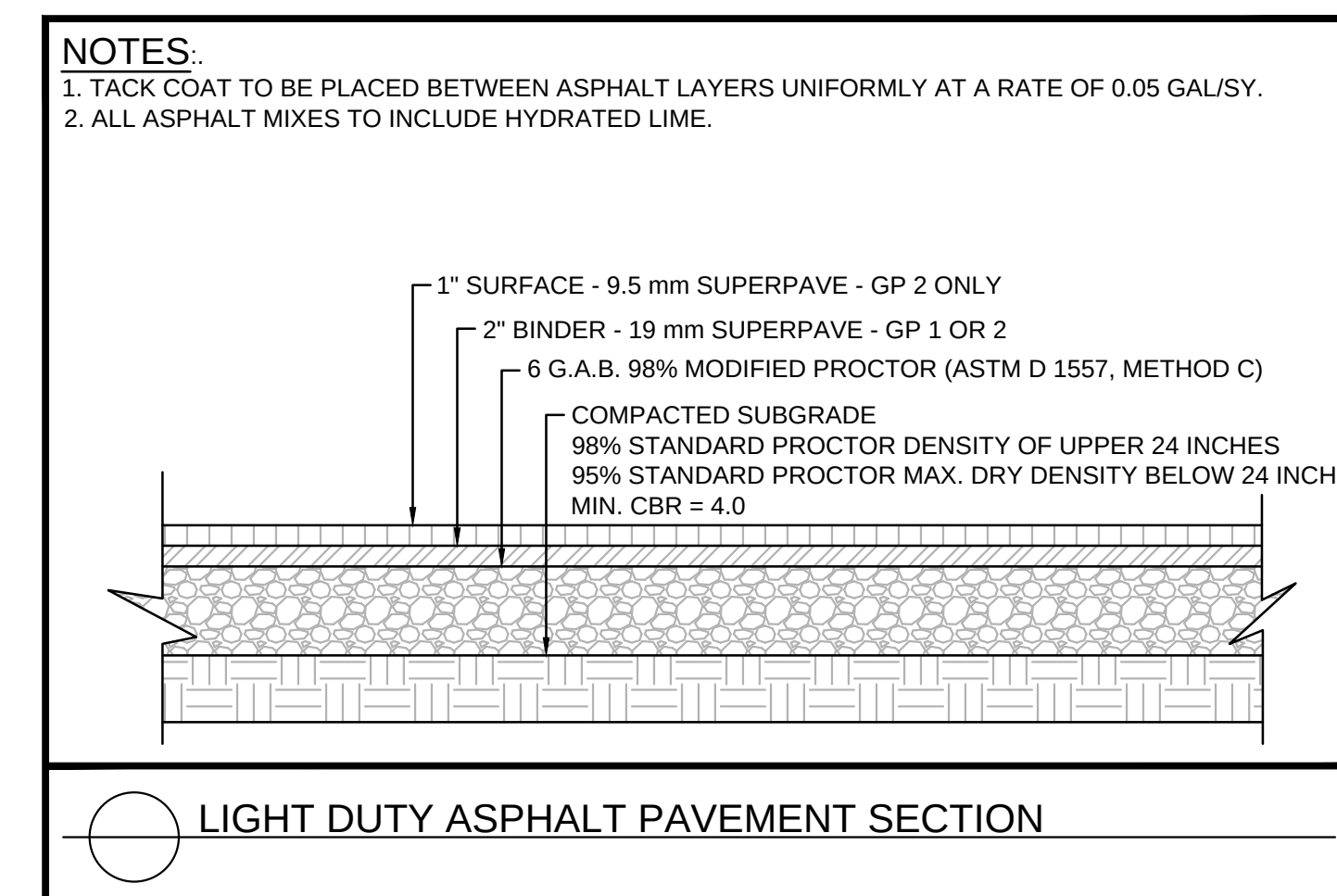
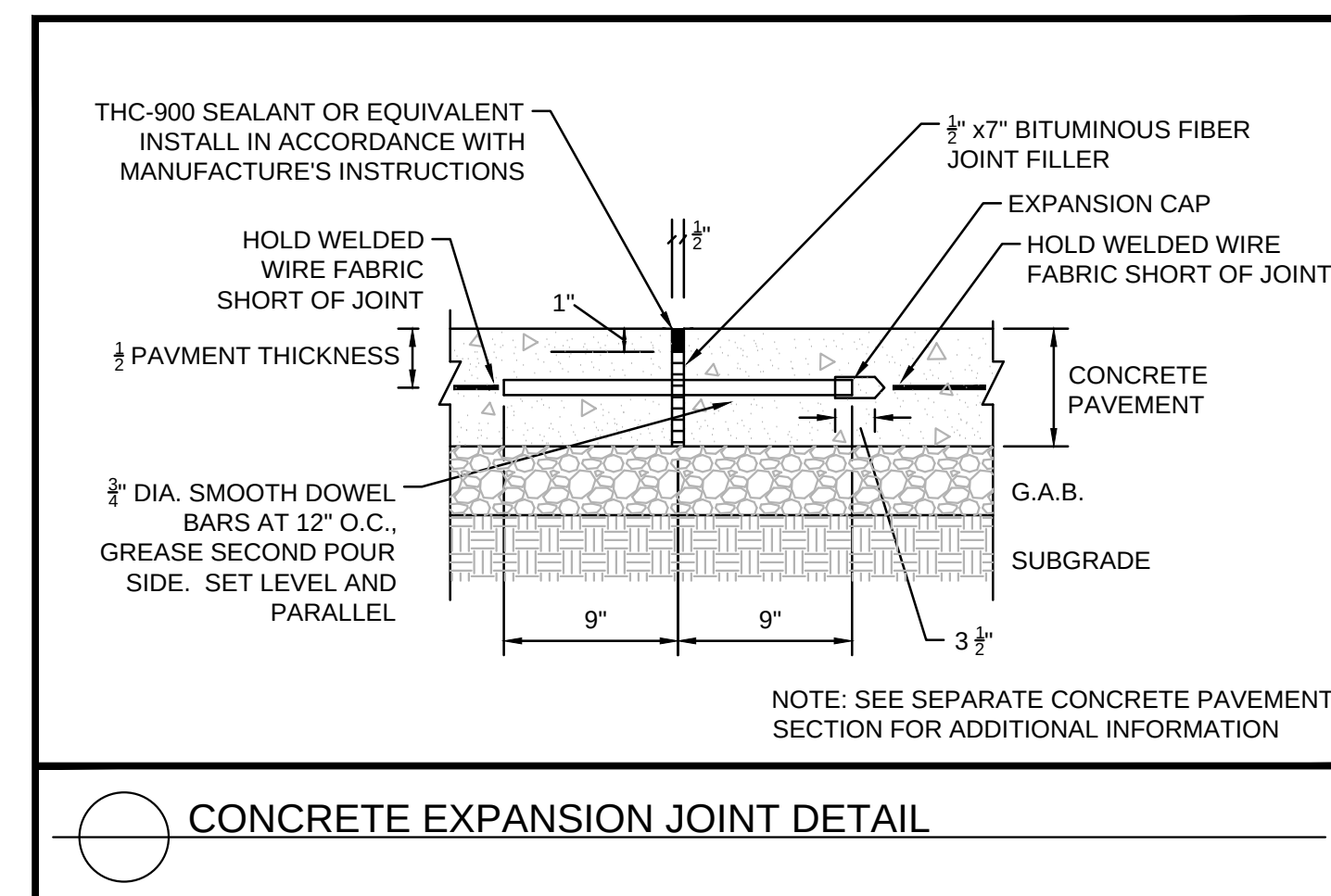
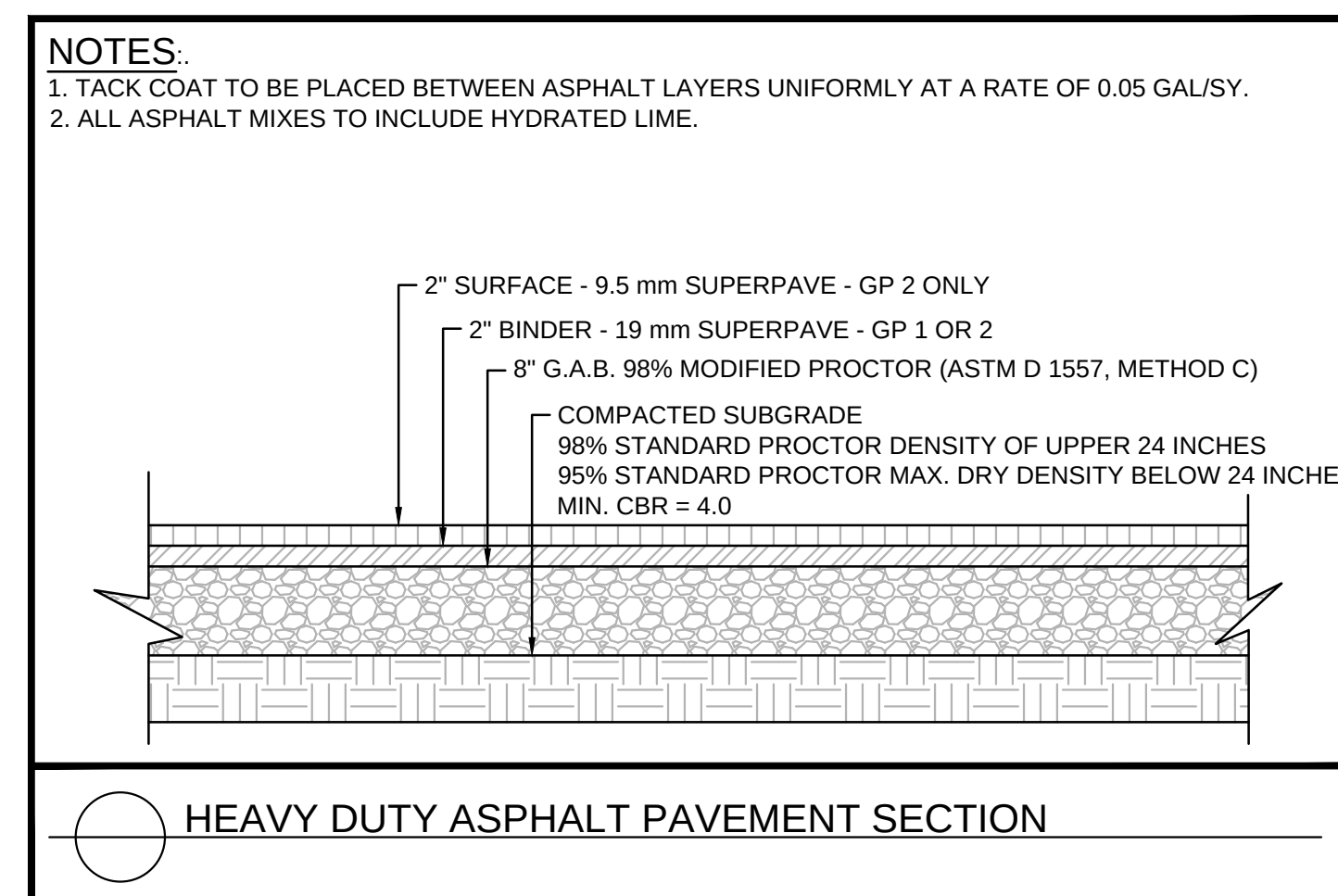
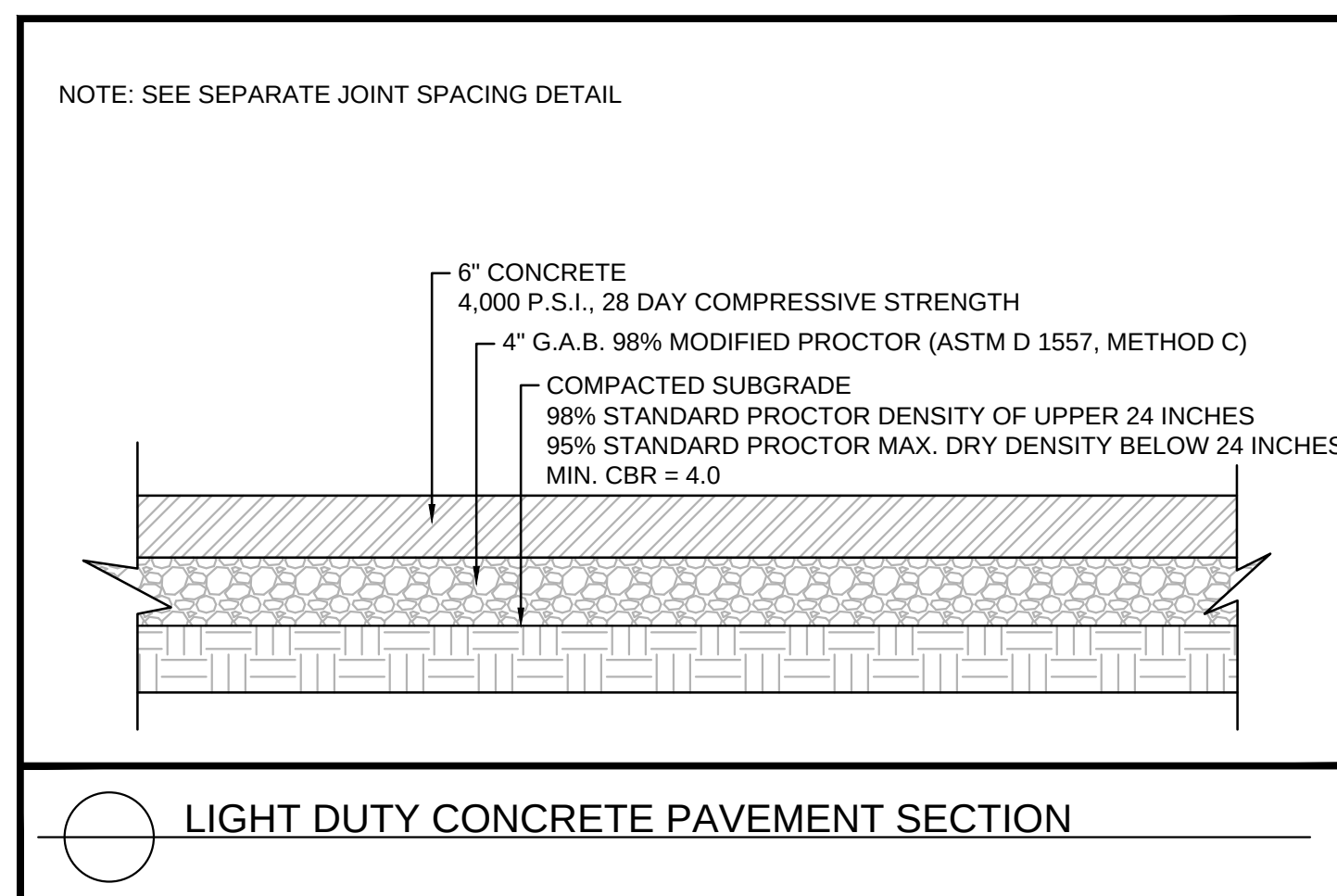
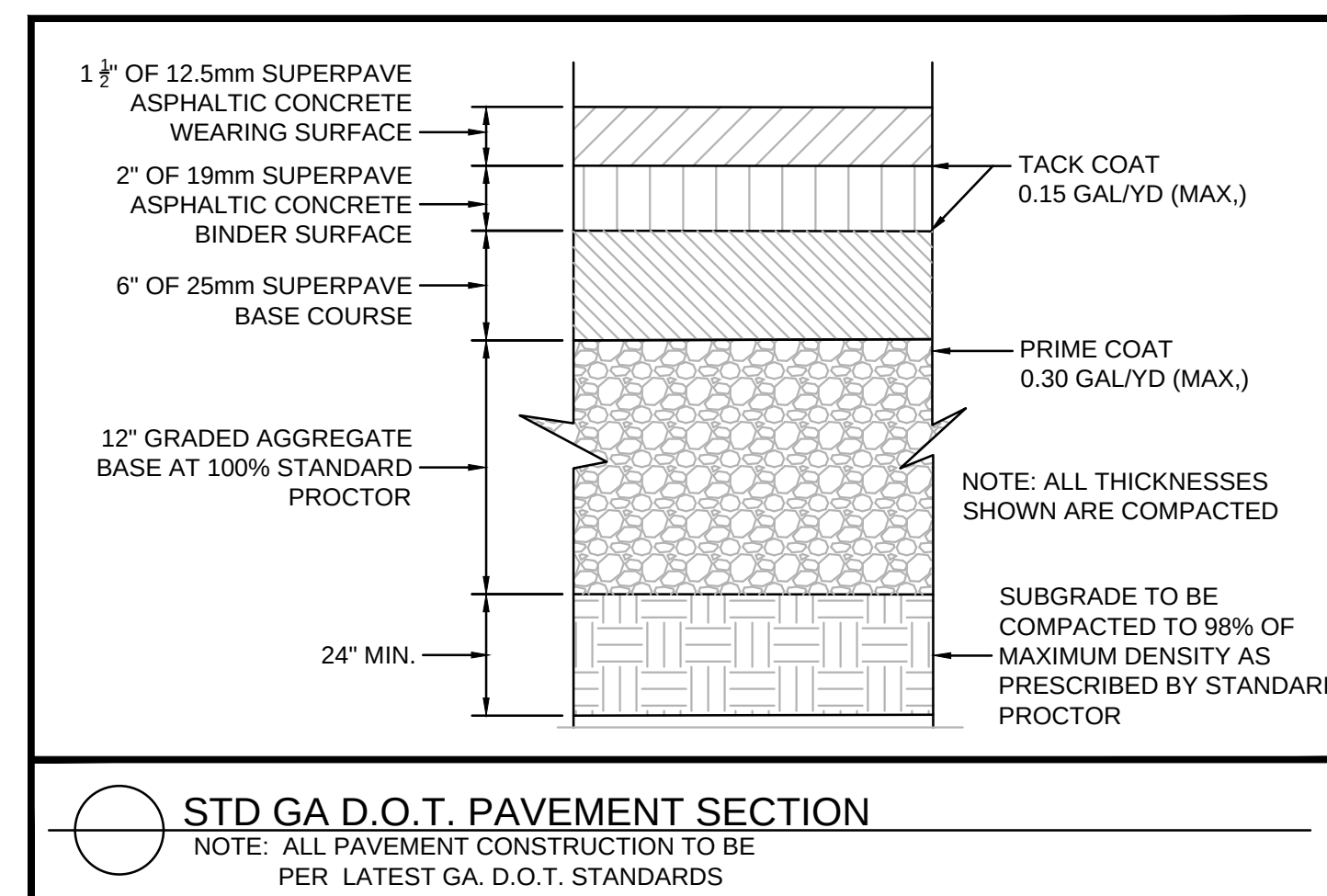
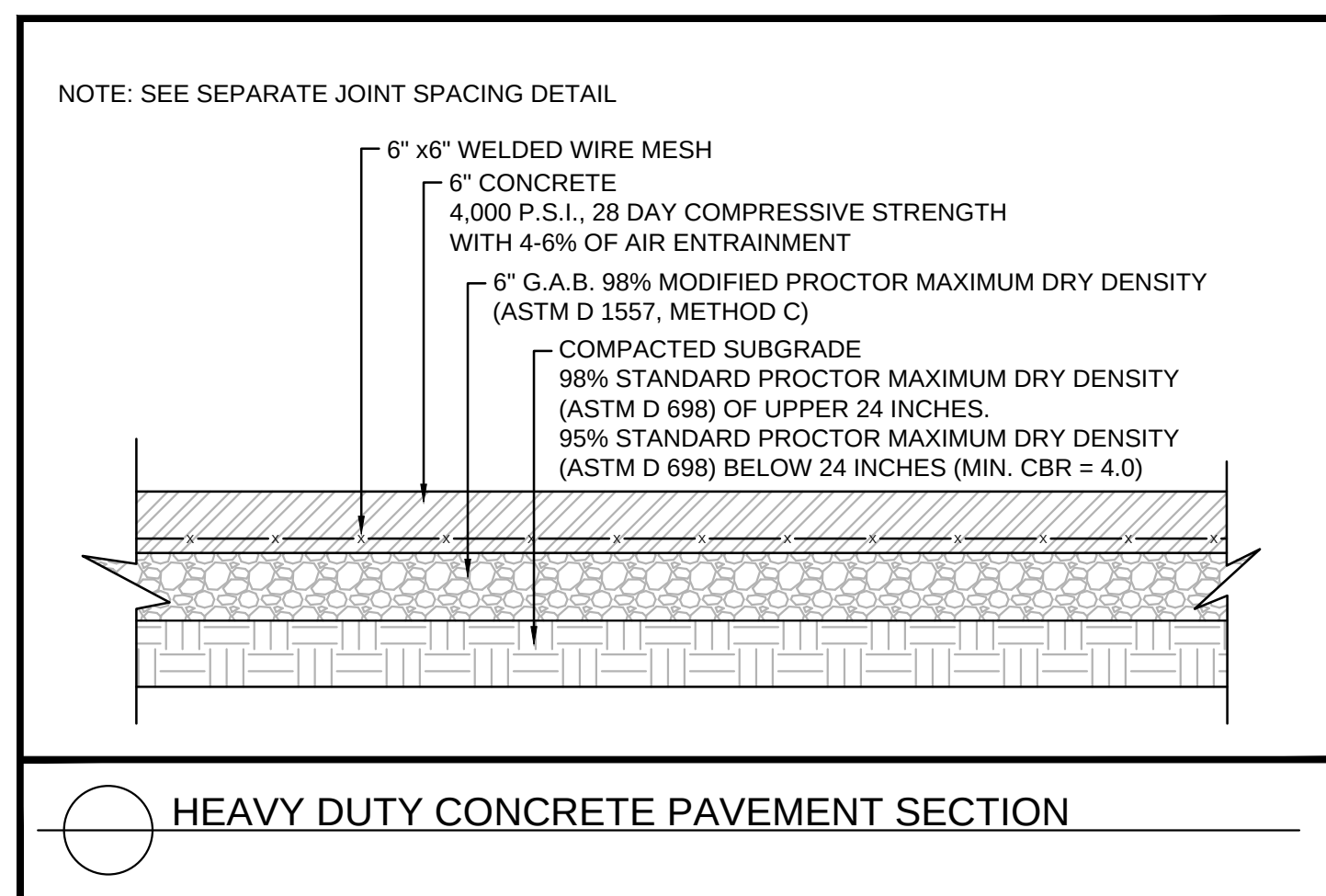
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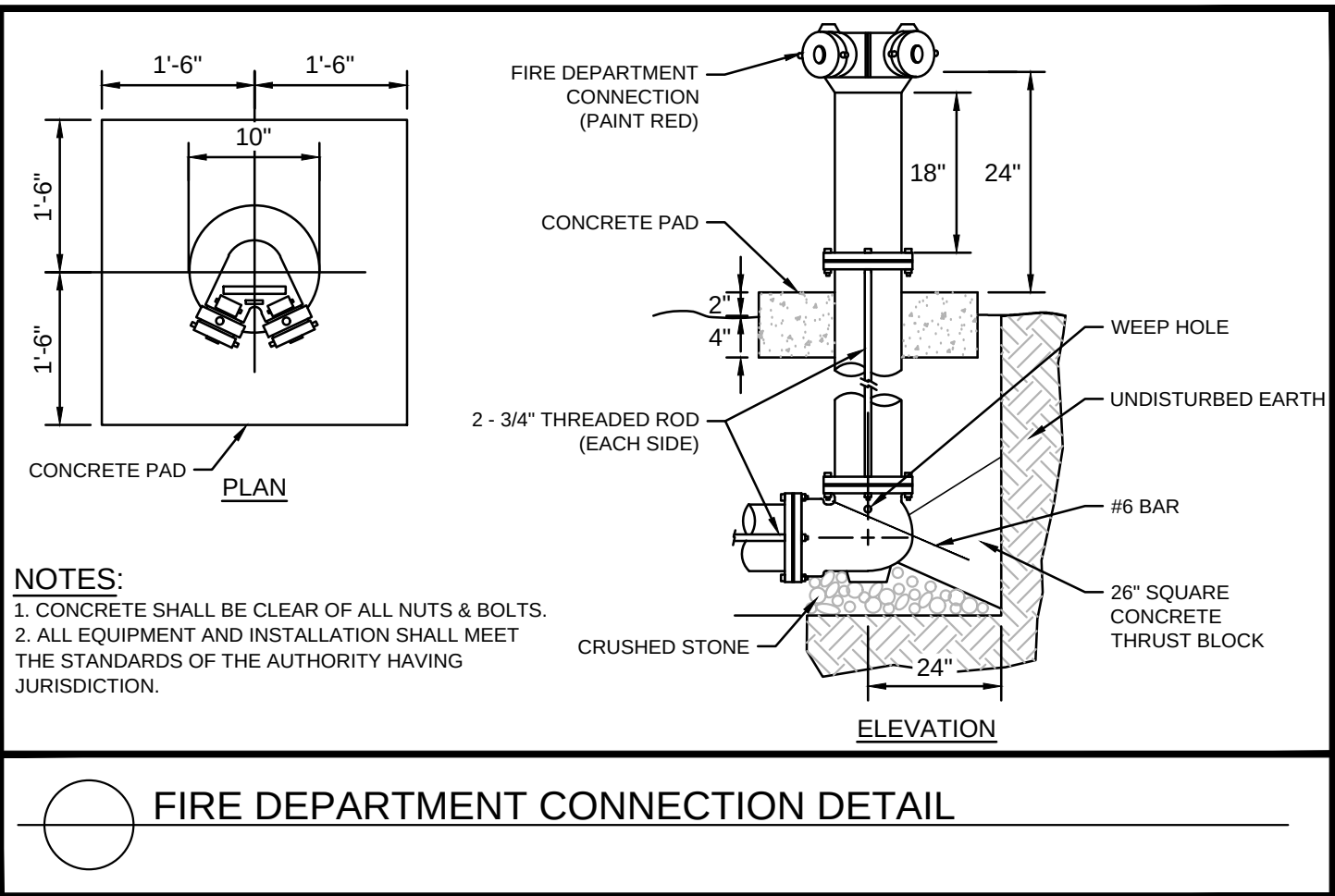
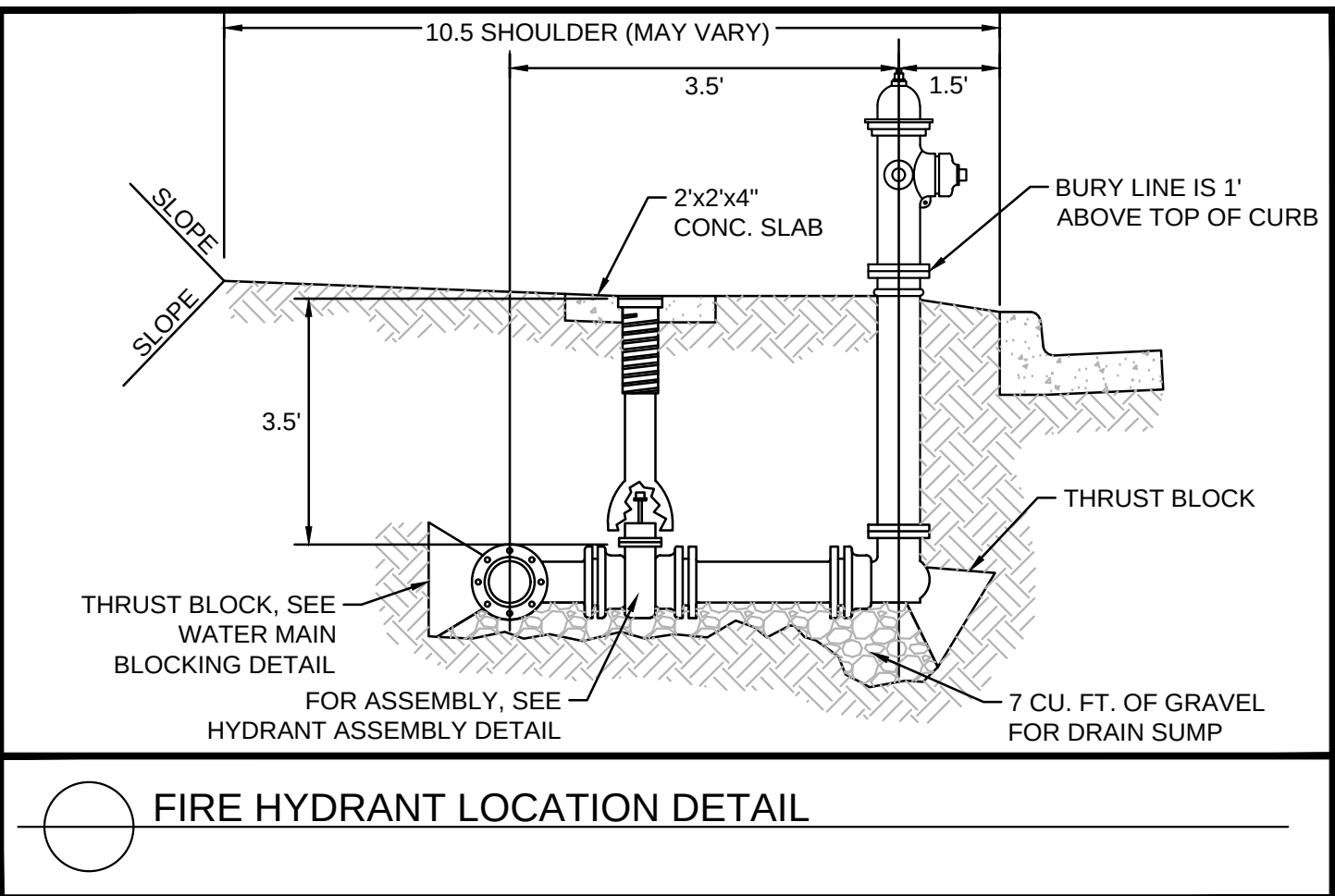
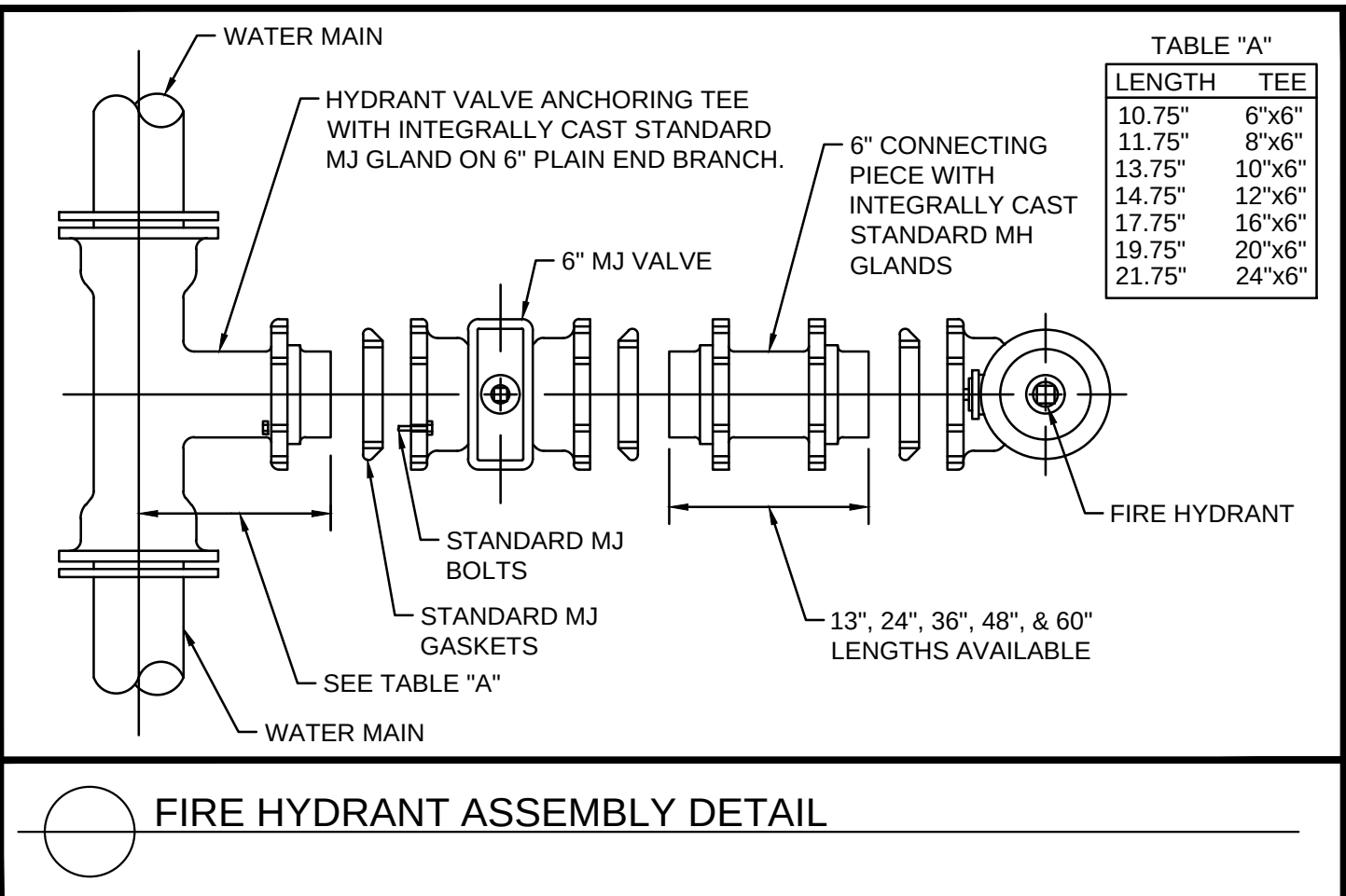
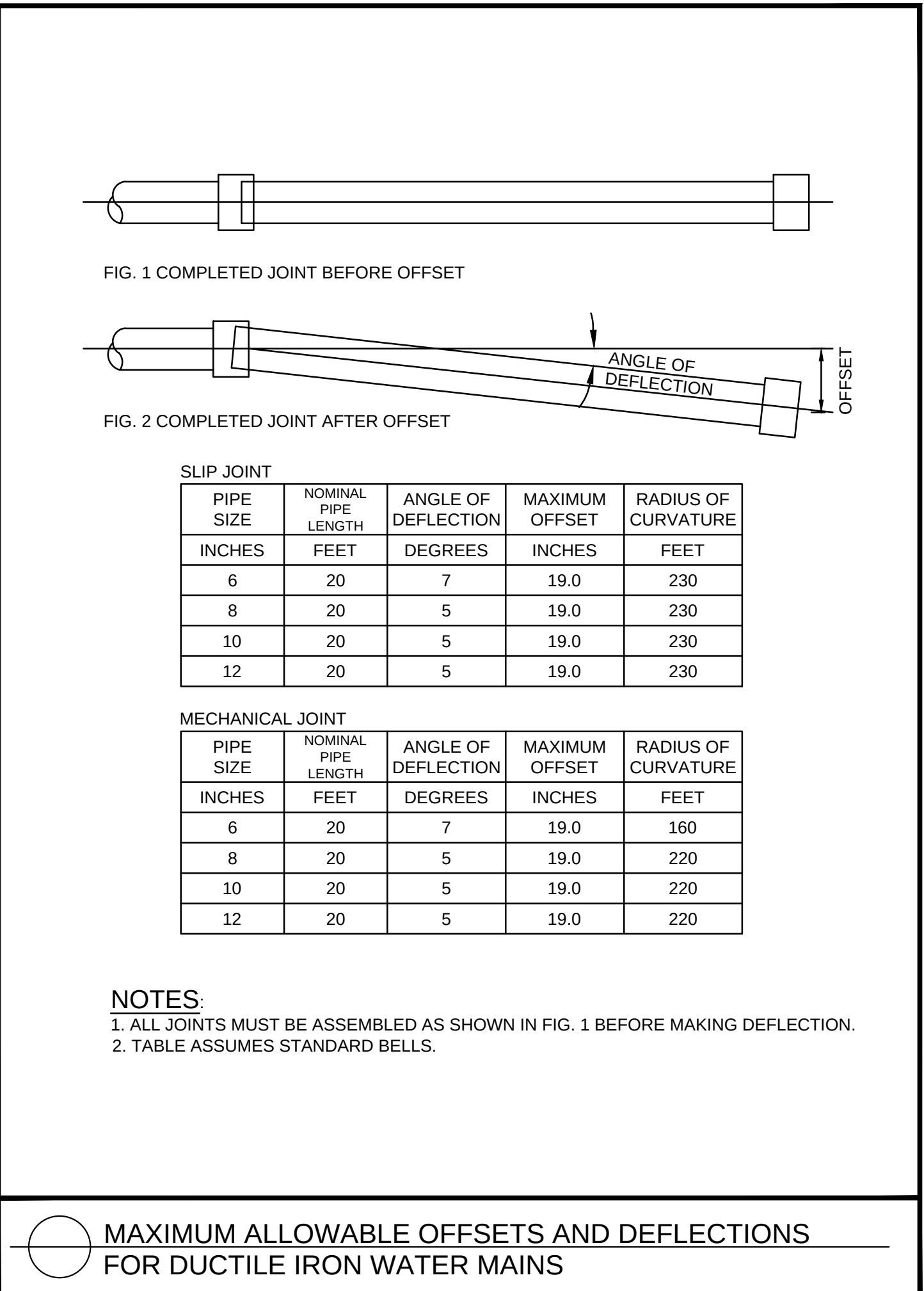
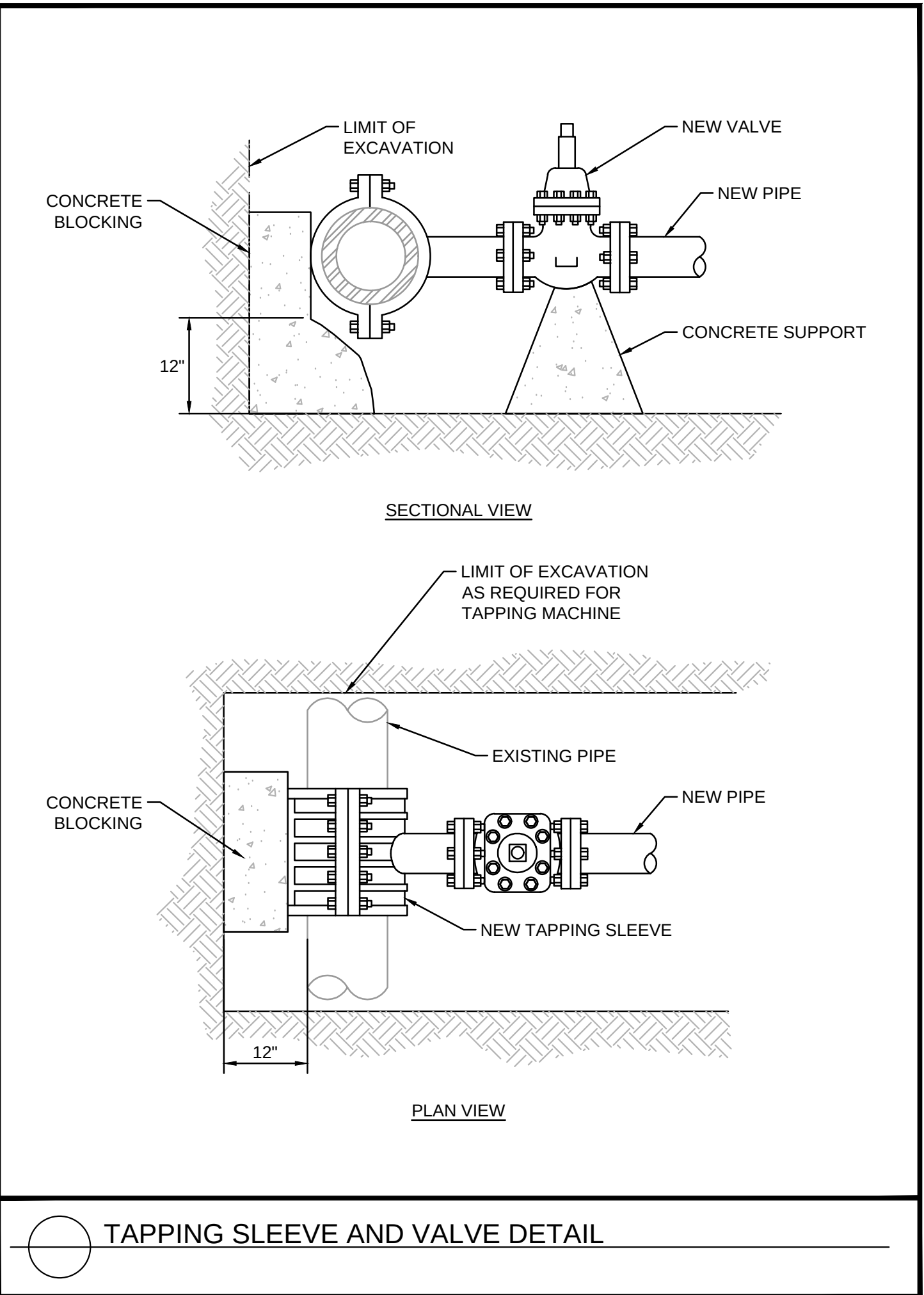
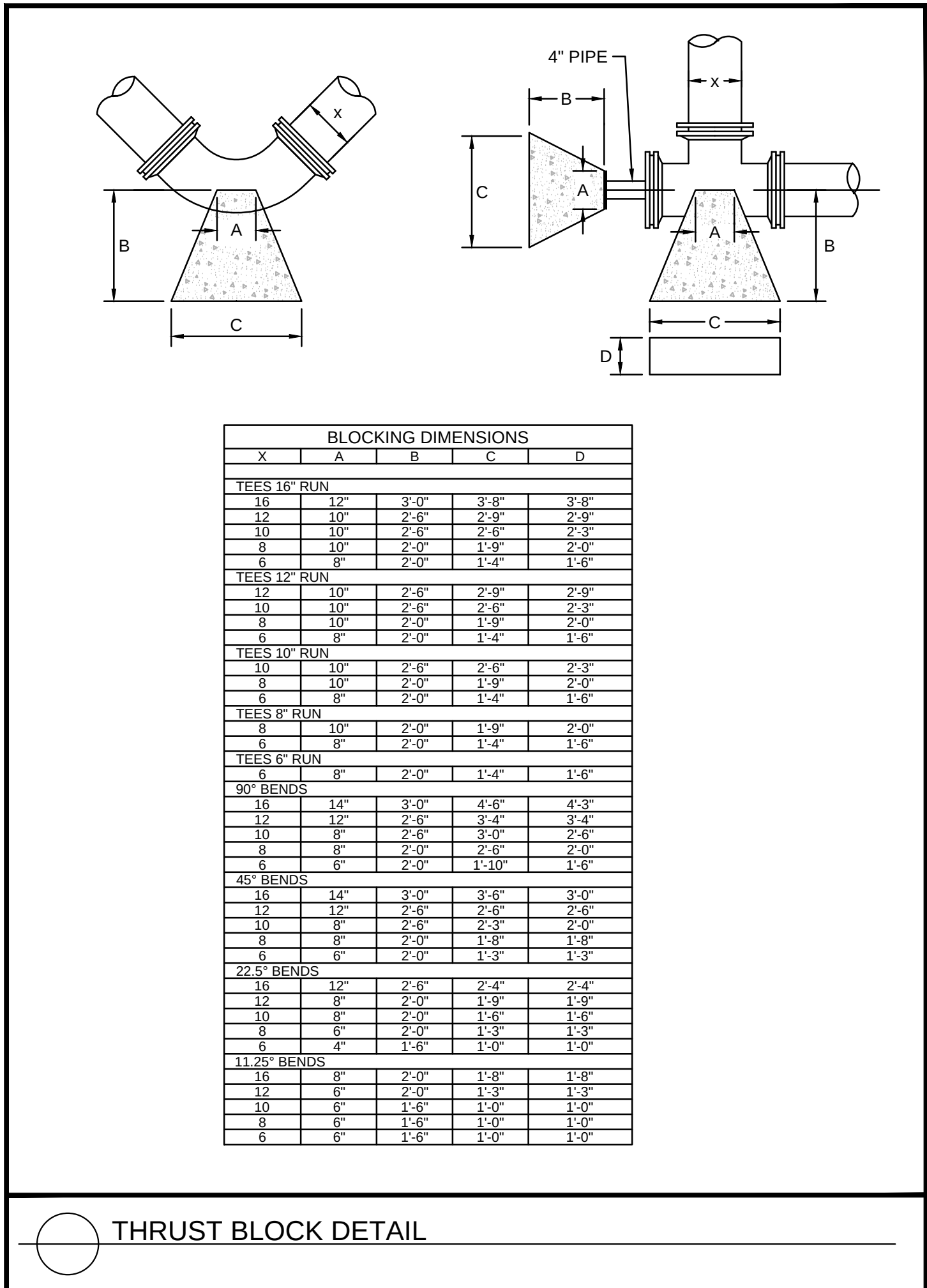
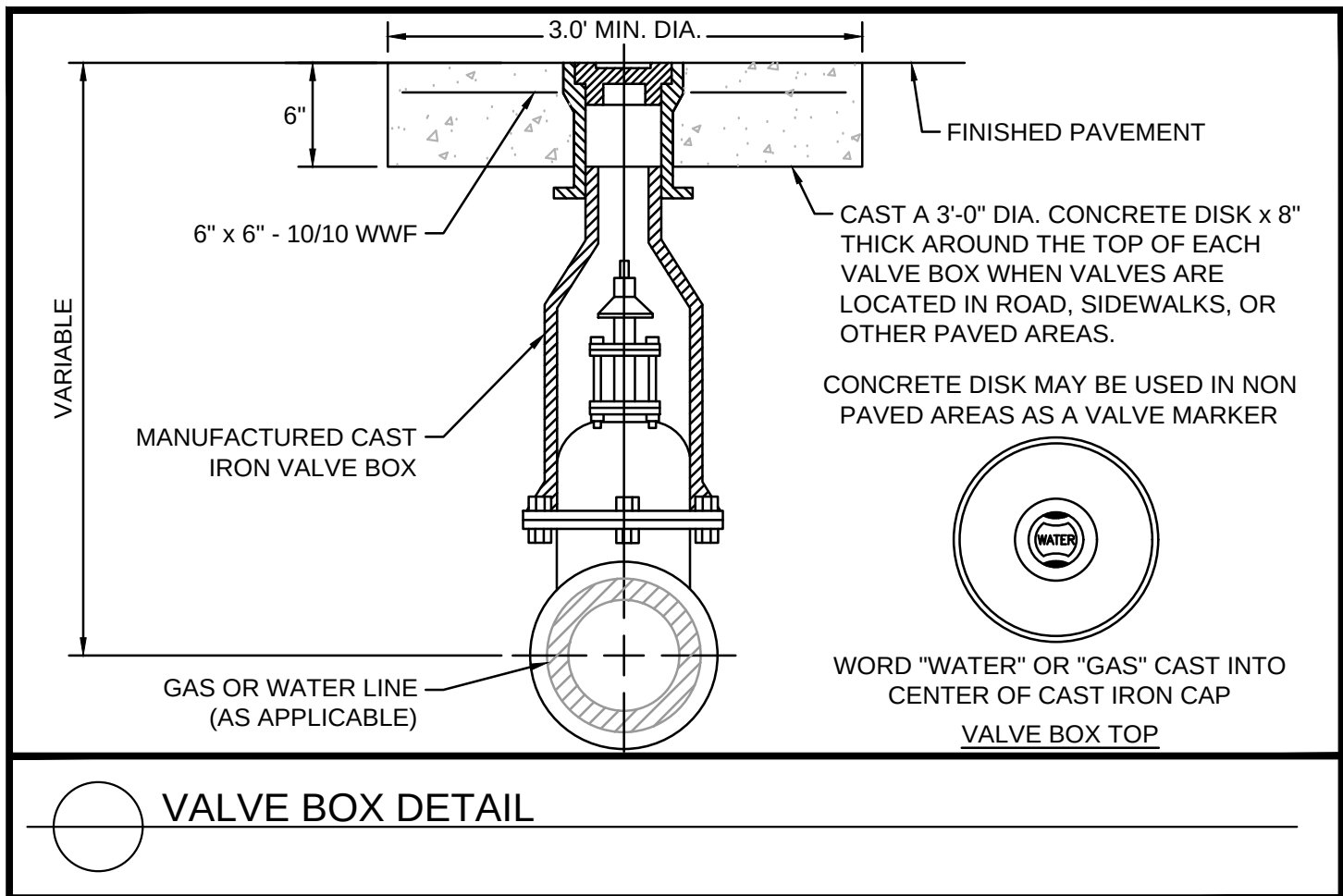
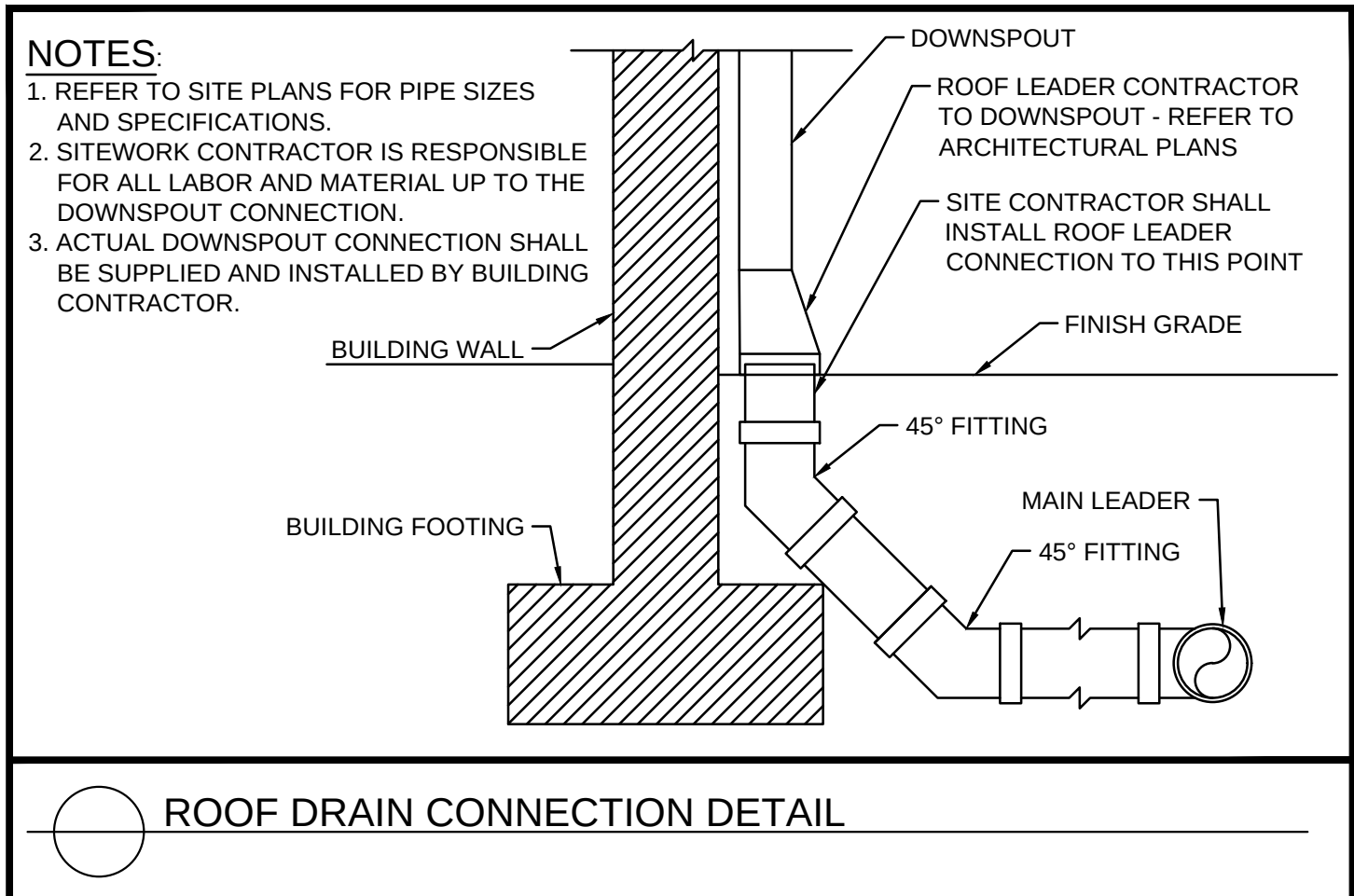
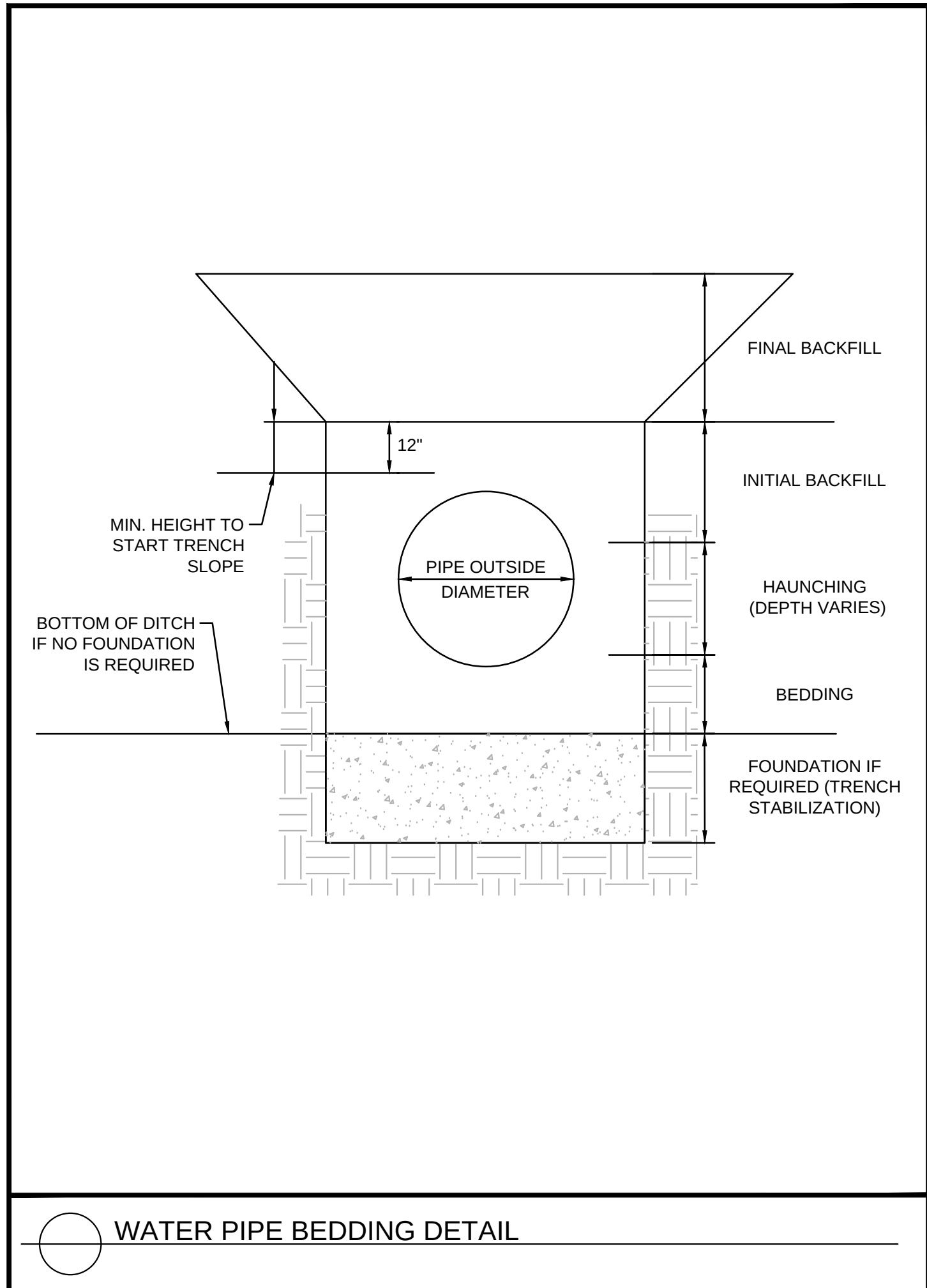
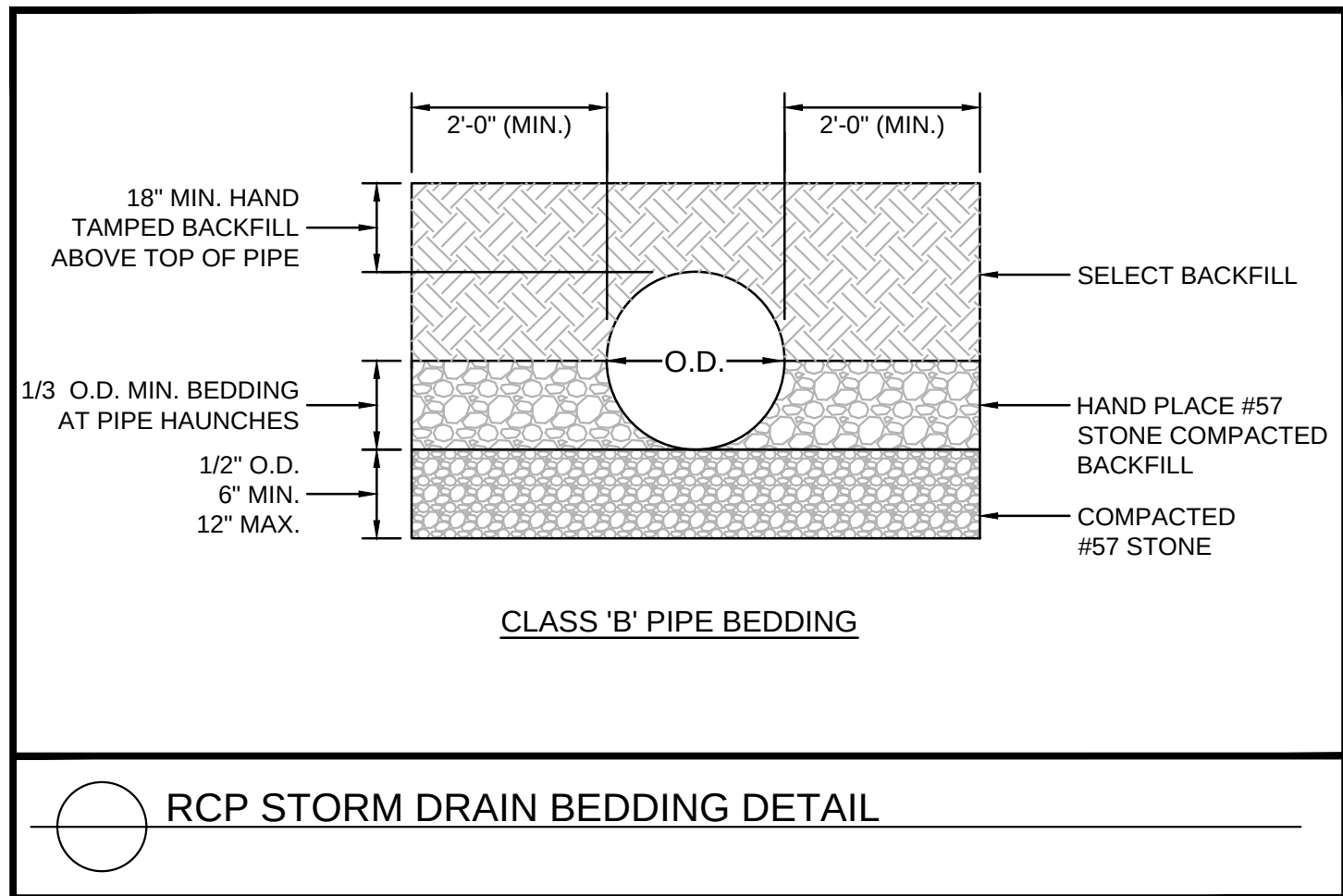
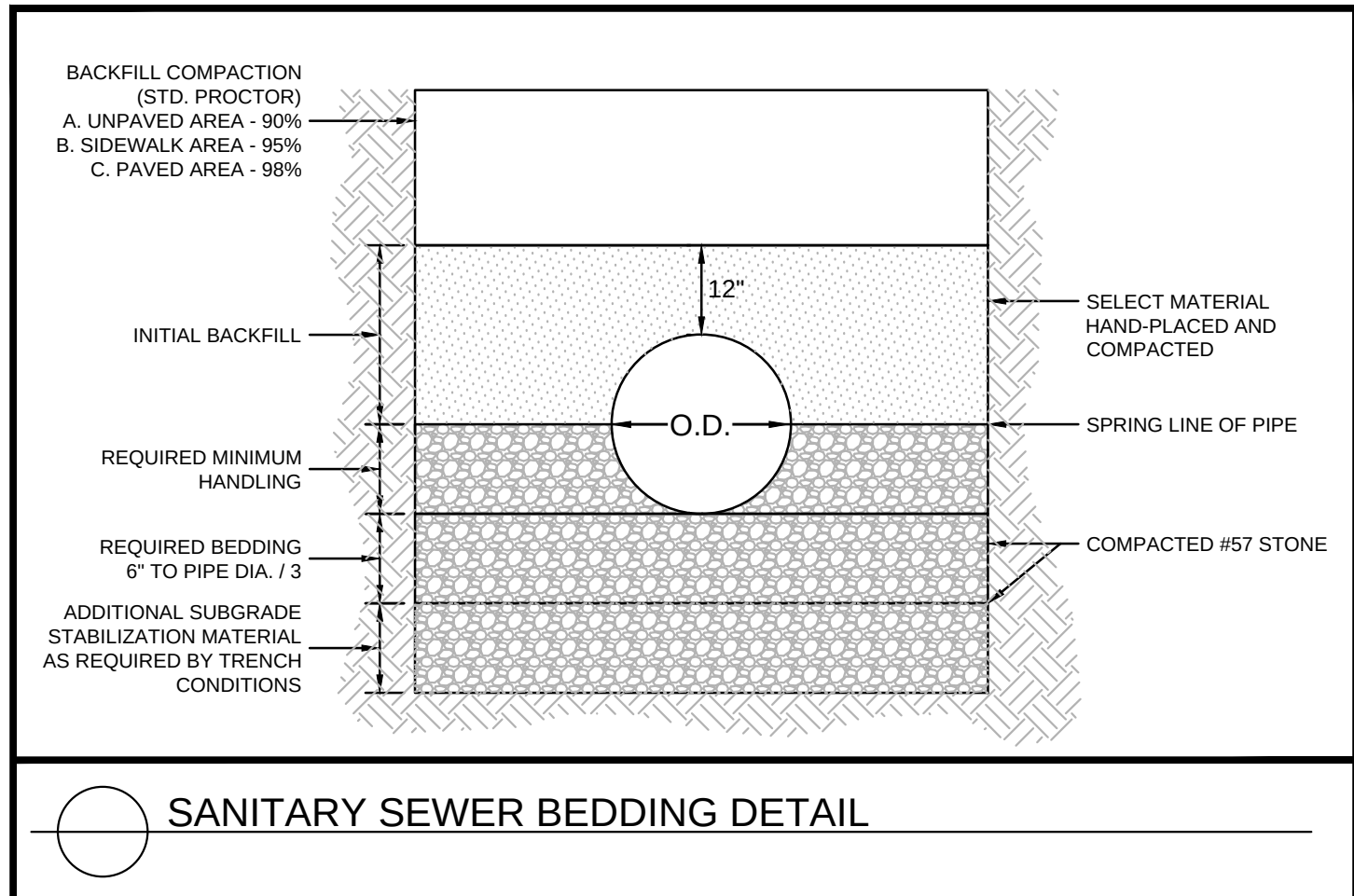


Temporary Sediment Trap												
Description	Drainage Area, DA			Required Storage, V_{req}	Excavation Depth, D	Side Slope	Excavation Shape	Dimensions (Length)		Dimensions (Width)		
ID	sf	ac	cy	cf	ft	(x:1)		ft	ft	Are Sediment Removers?	Provided Storage, V_{prov}	Does V_{prov} exceed V_{req} ?
Sdd-1	182,952	4.20	281.4	7,598	4	3	Rectangular	84	42	NO	9,216	YES
Sdd-2	196,020	4.50	301.5	8,141	4	3	Rectangular	84	42	NO	9,216	YES



Excavated Inlet Sediment Trap														
Description	Drainage Area, A _d			Required Storage	Depth	Silt Slope	Revised Surface Area	Excavation Shape	Dimensions (Length)		Dimensions (Width)		Provided Surface Area	Provided Storage
	sf	ac	cy						cf	ft	sf	ft		
Sd2-E #1	22.976	0.53	353	953	2	3	477	Rectangular	42	21	862	1,152		
Sd2-E #2	48.723	1.12	74.9	2,022	2	3	1,011	Rectangular	56	28	1,568	2,300		
Sd2-E #3	6.784	0.16	10.4	281	2	3	141	Rectangular	28	14	392	396		
Sd2-E #4	33.442	0.77	51.4	1,388	2	3	694	Rectangular	48	24	1,152	1,596		
Sd2-E #5	5.656	0.13	9.0	243	2	3	122	Rectangular	26	13	336	320		
Sd2-E #6	5.258	0.12	8.1	219	2	3	110	Rectangular	26	13	336	320		
Sd2-E #7	6.430	0.12	8.4	227	2	3	114	Rectangular	26	13	336	320		
Sd2-E #8	33.332	0.77	51.3	1,385	2	3	693	Rectangular	48	24	1,152	1,596		
Sd2-E #9	20.768	0.45	19.9	861	2	3	431	Rectangular	40	20	800	1,020		
Sd2-E #10	17.304	0.40	25.6	719	2	3	359	Rectangular	38	18	648	710		
Sd2-E #11	12.970	0.30	19.9	537	2	3	268	Rectangular	34	17	576	672		
Sd2-E #12	12.052	0.28	18.5	500	2	3	250	Rectangular	32	16	512	572		
Sd2-E #13	10.565	0.24	16.3	440	2	3	220	Rectangular	32	16	512	572		
Sd2-E #14	13.166	0.30	20.3	548	2	3	274	Rectangular	34	17	576	672		
Sd2-E #15	5.975	0.14	9.2	246	2	3	124	Rectangular	26	13	336	320		
Sd2-E #16	2.686	0.06	4.1	111	2	3	56	Rectangular	20	10	200	140		
Sd2-E #17	16.525	0.38	25.4	686	2	3	343	Rectangular	36	18	648	780		
Sd2-E #18	30.063	0.69	46.2	1,247	2	3	624	Rectangular	46	23	1,058	1,440		
Sd2-E #19	15.981	0.37	24.6	664	2	3	332	Rectangular	36	18	648	780		
Sd2-E #20	33.936	0.78	52.2	1,409	2	3	705	Rectangular	48	24	1,152	1,596		
Table Key	A	B	C	D	E	F	G	H	J					



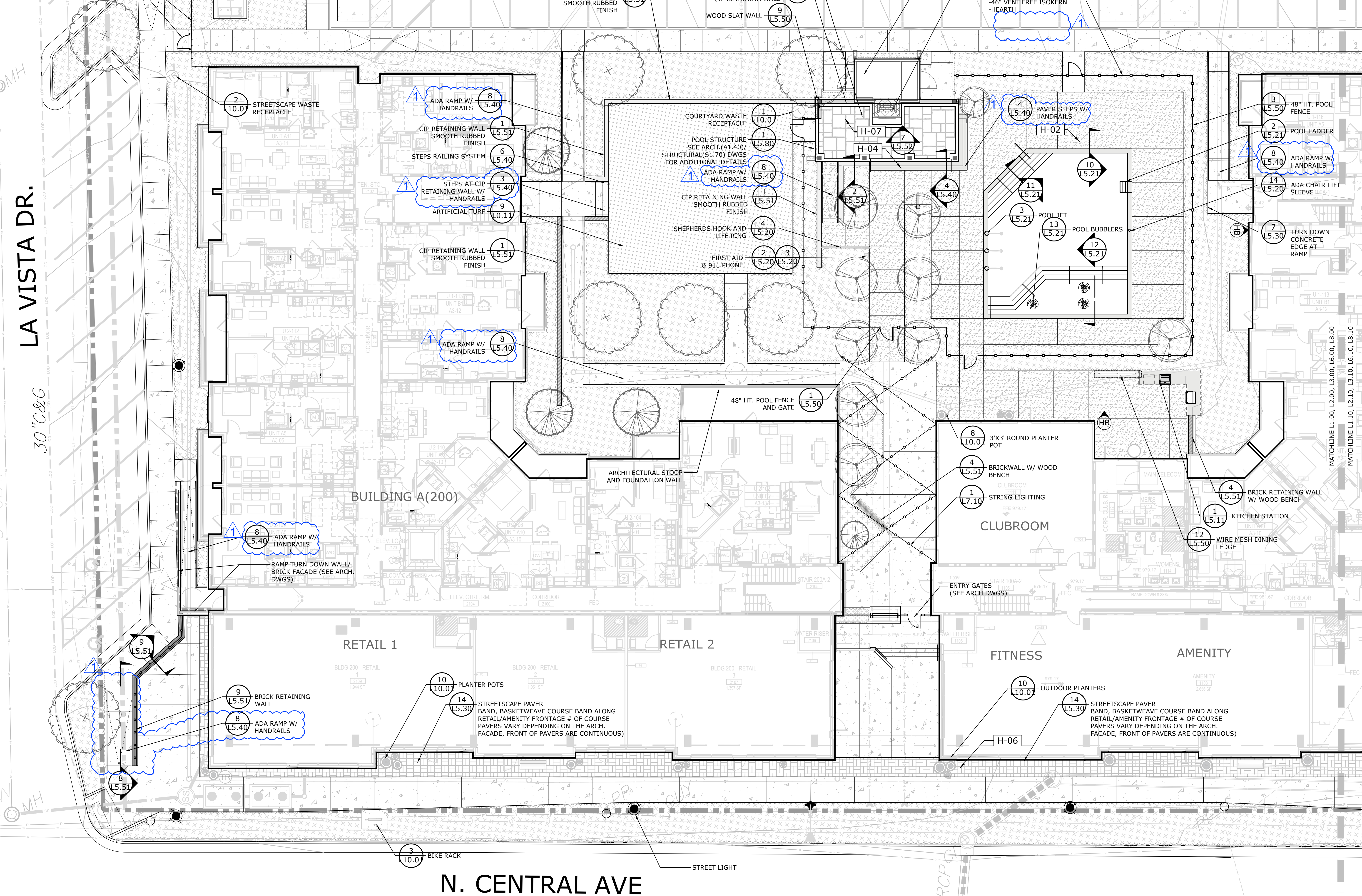


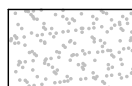
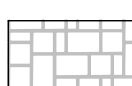
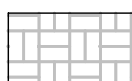
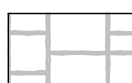
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15	RPT 059 - POOL HOUSE SANITARY SUB	04/05/2022	CRG
14	STREETSCAPE REVISION	02/22/2022	CRG
13	STREETSCAPE AND DRAINAGE & GRADING REVISIONS	12/02/2021	CRG
12	AS 03 - IRRIGATION METER	10/20/2021	CRG
11	RPT 033 - IRRIGATION METER	09/20/2021	CRG
10	AS 01	06/01/2021	CRG
9	CLIENT REVIEW SET	06/02/2021	CRG
8	LOP RESUBMITTAL	06/01/2021	CRG



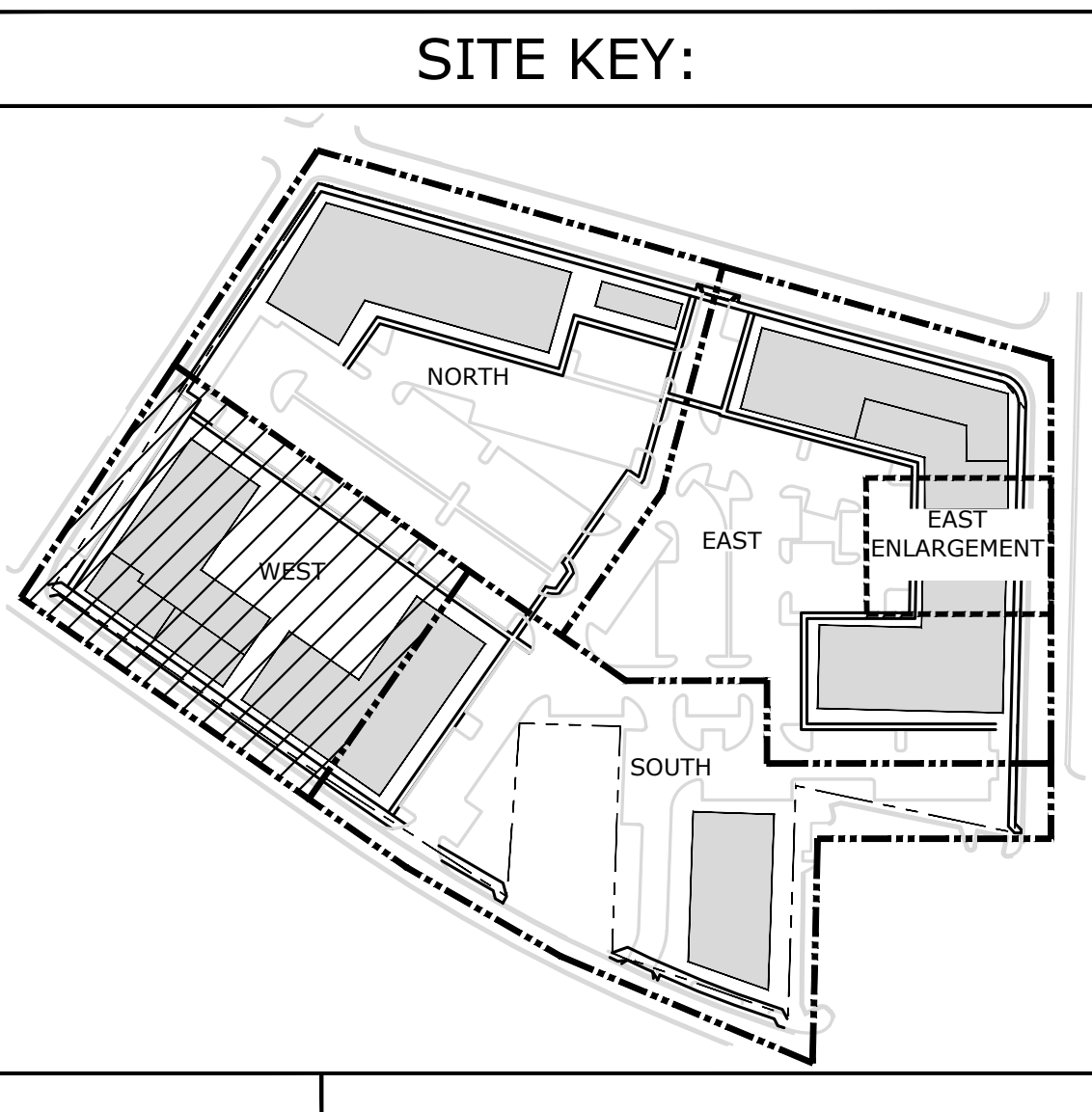


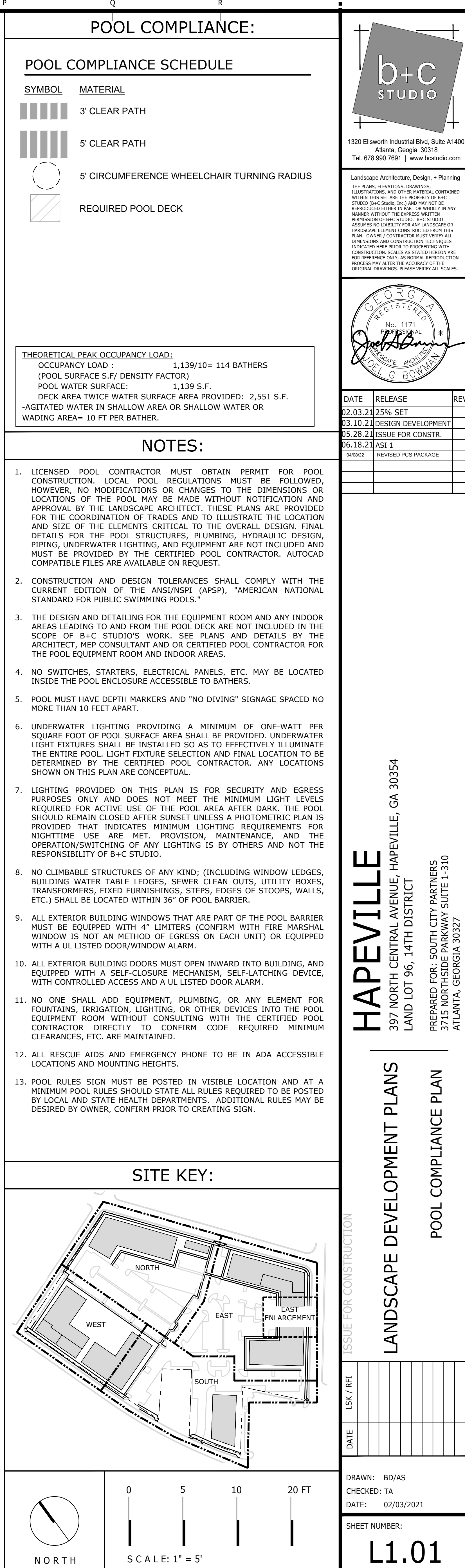
PROJECT UNIT MIX																			
South City Partners Hapeville																			
UNIT DATA May 28, 2021																			
UNIT	SF GOAL	UNIT NAME	UNIT DESCRIPTION	UNIT QTY GOAL	UNIT QTY ACTUAL	BEDS GOAL	BEDS ACTUAL	HEATED AREA GOAL (UNITS)	HEATED AREA ACTUAL (UNITS)	BALCONY AREA ACTUAL PER UNIT	TOTAL HEATED AREA GOAL	TOTAL HEATED AREA ACTUAL	TOTAL GROSS AREA ACTUAL	PERCENTAGE GOAL	PERCENTAGE ACTUAL	ONE BED PERCENTAGE BREAKDOWN			
B15	A1	1 Bed/1 Bath	20	35	20	35	015 SF	623	SF 78	SF	12,300	SF	21,805	SF	24,535	7.43%	12.28%		
B42	A2	1 Bed/1 Bath	6	6	50	6	302 SF	667	SF 114	SF	32,100	SF	4,730	SF	4,730	18.59%	2.25%		
	A3	1 Bed/1 Bath	12	12				667	SF 94	SF		SF	8,004	SF	9,132		2.25%		
	A4	1 Bed/1 Bath	3	3				667	SF 50	SF		SF	22,976	SF	24,576		11.23%		
F10	A5	1 Bed/1 Bath	75	55	75	55	710 SF	724	SF 63	SF	53,250	SF	39,820	SF	43,285	27.88%	19.30%		
	A6	1 Bed/1 Bath						724	SF 106	SF		SF	5,180	SF	5,922		2.46%		
F25	A7	1 Bed/1 Bath	17	17				725 SF	SF 103	SF	12,325	SF	5,299	SF	6,020	6.32%	2.46%		
	A8	1 Bed/1 Bath	9	9				799	SF 40	SF		SF	6,831	SF	7,191		3.16%		
	A9	1 Bed/1 Bath Carriage House	2	2				789	SF 65	SF		SF	1,536	SF	1,656		0.70%		
	A10	1 Bed/1 Bath Carriage House	24	24				792	SF 63	SF		SF	19,008	SF	21,240		8.42%		
F50	A11	1 Bed/1 Bath Den	22	12	22	12	850 SF	881	SF 80	SF	16,700	SF	10,572	SF	11,532	8.18%	4.21%		
	A12	1 Bed/1 Bath		1		1		853	SF 0	SF		SF	853	SF	853		0.35%		
TOTAL 1 BEDRMS				184	202	184	202	721	SF		128,675	SF	145,670	SF	160,422	SF	68.40%	70.88%	
1255	B1	2 Bed/2 Bath	20	28	40	50	1,200 SF	1,176	SF 72	SF	24,000	SF	39,400	SF	31,200	SF	7.43%	8.77%	
1350	B2	2 Bed/2 Bath	37	33	74	66	1,050 SF	1,188	SF 56	SF	38,850	SF	39,204	SF	41,052	SF	11.58%	2.66%	
	B3	2 Bed/2 Bath	8	6	16	12	1,150 SF	1,233	SF 50	SF	9,200	SF	7,398	SF	7,698	SF	2.0%	2.47%	
1150	B3	2 Bed/2 Bath	8	6	16	12	1,150 SF	1,233	SF 50	SF	9,200	SF	7,398	SF	7,698	SF	2.0%	2.47%	
1275	B4	2 Bed/2 Bath	20	10	40	20	1,275 SF	1,277	SF 40	SF	25,500	SF	12,770	SF	13,170	SF	7.43%	3.51%	
	B5	2 Bed/1 Bath (Carriage Unit)	2	2	0	4	0 SF	1,331	SF 66	SF	0	SF	2,662	SF	2,794	SF	0.00%	0.70%	
TOTAL 2 BEDRMS				85	83	170	166	1,202	SF		97,550	SF	99,750	SF	104,769	SF	31.60%	29.12%	
TOTAL				269	285	354	368	841	SF	861	SF	226,225	SF	245,420	SF	265,191	SF	100.00%	100.00%



HARDSCAPE MATERIALS:		
SYMBOL	DESCRIPTION	DETAIL
	H-01 CONCRETE 'A' STANDARD CONCRETE	1/L0.11
	H-02 CONCRETE 'B' INTEGRAL COLOR, TOPCAST 5	2/L0.11
	H-03 CONCRETE 'C' INTEGRAL COLOR, TOPCAST 25 W/ #89 STONE AGGREGATE _ SAW CUT DIAMOND JOINTS	3/L0.11
	H-04 POOL COPING AND STEP TREAD_HARTSTONE	4/L0.11
	H-05 PAVER 'A' DUBLIN COBBLE	5/L0.11
	H-06 PAVER 'B' HOLLAND STONE, BASKET WEAVE	6/L0.11
	H-07 PAVER 'C' LAFITT RUSTIC SLAB	7/L0.11
	H-09 SOD	
	H-11 SYNTHETIC LAWN	9/L0.11
	H-13 LANDSCAPE AREA	

- ## NOTES:
1. CONTRACTOR MUST LAY OUT ALL MAJOR SITE ELEMENTS WITH STAKES AND FLAGGING TAPE, SHOWING LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
 3. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
 4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
 5. ALL ADA COMPLIANT WALLS SHALL HAVE A MAXIMUM CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%).
 6. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS AND/OR WALLS). ALL CURVES SHALL TRANSITION SMOOTHLY INTO STRAIGHT PORTIONS OF WALLS AND/OR WALLS.
 7. SAW CUT PAVEMENTS, WALLS, AND CURBS TO NEAR STRAIGHT LINES.
 8. ALL RETAINING WALLS AND CHEEK WALLS ARE TO HAVE FRENCH DRAINS AND POLY MEMBRANES BETWEEN SOIL AND WALL TO PROTECT FROM WATER INTRUSION. INSTALL MIN. 6MIL. BLACK POLY LINER AGAINST THE BACK OF WALL (ON THE SIDE TO BE FILLED). THE LINER IS TO EXTEND FROM ONE INCH BELOW THE TOP OF WALL TO 12" BELOW THE FINISHED FLOOR (AT THE EXPOSED FACE), OR AS DEEP AS POSSIBLE IF LESS THAN 12". ALL FRENCH DRAINS ARE TO BE 4" MIN. PERFORATED FLEXIBLE PLASTIC PIPE WITH A SOCK FILTER. SLOPING MIN 2% TO DRAINPIPE INTO DRAIN SYSTEM OR DAYLIGHT TERMINUS AT PROPOSED / L.A. PRE-APPROVED LOCATION. PROVIDE POSITIVE DRAINAGE FOR ALL SECTIONS OF DRAINPIPE.
 9. ALL FINISHED MASONRY MORTAR AND GROUT JOINTS ARE TO BE TOOLED CLEAN UNLESS OTHERWISE NOTED ON PLANS.
 10. CONSOLIDATE GROUT IN FORMS WITH A MECHANICAL VIBRATOR TO REDUCE VOIDS.
 11. DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETE WALLS WITH PLASTIC OR WATERPROOF TARP AT THE END OF EACH WORKDAY AND DURING WET WEATHER. THE TARP MUST BE DONE UNTIL WALLS ARE COMPLETE AND THE MORTAR AND GROUT HAVE SET. THIS IS TO REDUCE THE AMOUNT OF WATER IN THE WALLS AND EFFLORESCENCE.
 12. DO NOT SCALE DRAWINGS, UTILIZE DIMENSIONS SHOWN.
 13. CONTRACTOR MUST STAKE ALL MAJOR SITE ELEMENTS AND ASSOCIATED ELEVATIONS, FOR FIELD APPROVAL BY THE OWNER. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR POURING FOOTINGS ASSOCIATED WITH MAJOR ELEMENTS.
 14. TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS.
 15. SURVEY INFORMATION PROVIDED BY OTHERS.

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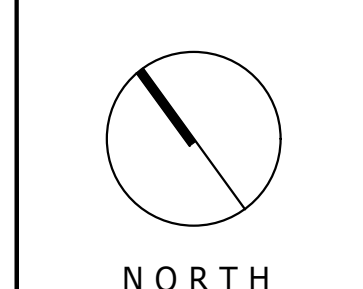




	<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>DETAIL</u>
	H-01	CONCRETE 'A' STANDARD CONCRETE	1/L/0.11
	H-02	CONCRETE 'B' INTEGRAL COLOR, TOPCAST 5	2/L/0.11
	H-03	CONCRETE 'C' INTEGRAL COLOR, TOPCAST 25 W/ #89 STONE AGGREGATE_ SAW CUT DIAMOND JOINTS	3/L/0.11
	H-04	POOL COPING AND STEP TREAD_HARTSTONE	4/L/0.11
	H-05	PAVER 'A'_DUBLIN COBBLE	5/L/0.11
	H-06	PAVER 'B'_HOLLAND STONE_BASKET WEAVE	6/L/0.11
	H-07	PAVER 'C'_LAFITT RUSTIC SLAB	7/L/0.11
	H-09	SOD	
	H-11	SYNTHETIC LAWN	9/L/0.11
	H-13	LANDSCAPE AREA	

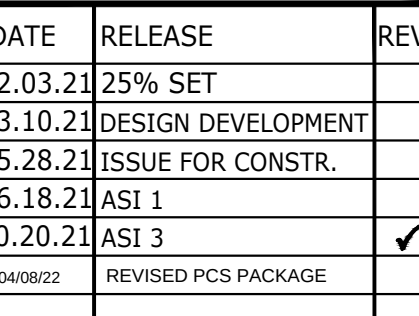
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3. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
5. ALL ADA COMPLIANT WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5% - 1.9%).
6. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS AND CURBS). ALL CURVES SHALL TRANSITION SMOOTHLY INTO STRAIGHT PORTIONS OF WALLS AND/OR WALKS.
7. SAW CUT PAVEMENTS, WALKS, AND CURBS TO NEAT STRAIGHT LINES.
8. ALL RETAINING WALLS AND CURBS WALLS ARE TO HAVE FRENCH DRAINS AND POLYMER MEMBRANE LINER AND WALL TO PROTECT FROM WATER INTRUSION. INSTALL MIN. 6 MIL. BLACK POLY LINER AGAINST THE BACK OF WALL (ON THE SIDE TO BE FILLED). THE LINER IS TO EXTEND FROM ONE INCH BELOW THE TOP OF THE WALL TO ONE INCH BELOW THE FINISHED FLOOR (AT THE EXPOSED FACE), OR AS DEEP AS POSSIBLE IF LESS THAN 12". ALL FRENCH DRAINS ARE TO BE A MIN. PERFORATED FLEXIBLE PLASTIC PIPE WITH A SOCK FILTER, SLOPING MIN 2%. THE DRAINPIPE INTO DRAIN SYSTEM OR DAYLIGHT DRAINAGE AT PROPOSED I.P.A. PRE-APPROVED LOCATION. PROVIDE POSITIVE DRAINAGE FOR ALL SECTIONS OF DRAINPIPE.
9. ALL FINISHED MASONRY MORTAR AND GROUT JOINTS ARE TO BE TOOLED CONCAVE UNLESS OTHERWISE NOTED ON PLANS.
10. CONSOLIDATE GROUT IN FORMS WITH A MECHANICAL VIBRATOR TO REMOVE VOIDS.
11. DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETE WALLS WITH PLASTIC OR WATERPROOF TARP AT THE END OF EACH WORKDAY AND DURING WET WEATHER. THIS SHOULD BE DONE UNTIL WALLS ARE COMPLETE AND GROUT HAS SET. THE INTENT IS TO REDUCE THE AMOUNT OF WATER IN THE WALLS AND EFFLORESCENCE.
12. DO NOT SCALE DRAWINGS, UTILIZE DIMENSIONS SHOWN.
13. CONTRACTOR MUST STAKE ALL MAJOR SITE ELEMENTS AND ASSOCIATED ELEVATIONS, FOR FIELD APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR POURING FOOTINGS ASSOCIATED WITH MAJOR ELEMENTS.
14. TOPOGRAPHIC, BOUNDARY, AND UTILITY DIMENSIONS WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS.
15. SURVEY INFORMATION PROVIDED BY BELOW.

The site plan shows a large, irregularly shaped building footprint divided into four main wings: North, West, East, and South. The North wing is at the top, the West wing is on the left, the East wing is on the right, and the South wing is at the bottom. An 'EAST ENLARGEMENT' is shown as a separate rectangular structure to the right of the main East wing. The building is surrounded by a dashed line representing the property boundary. The plan also shows internal courtyards and parking areas.



Landscape Architecture, Design, + Planning

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HAPEVILLE

397 NORTH CENTRAL AVENUE, HAPEVILLE, GA 30354
LAND LOT 96, 14TH DISTRICT

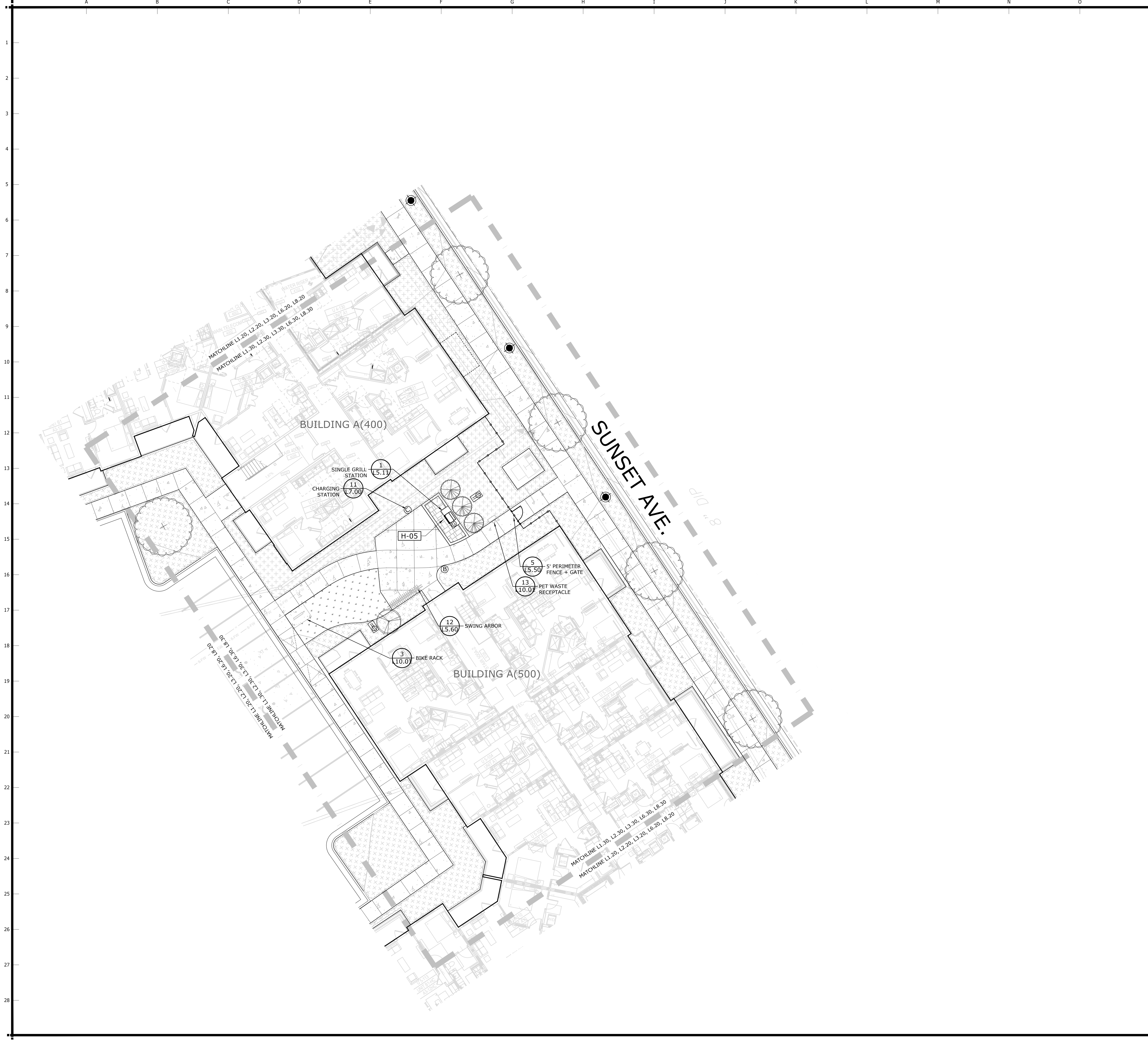
PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GEORGIA 30327

LANDSCAPE DEVELOPMENT PLANS

EAST LAYOUT + MATERIALS

DRAWN: BD/AS
CHECKED: TA
DATE: 02/03/2021

L1.20



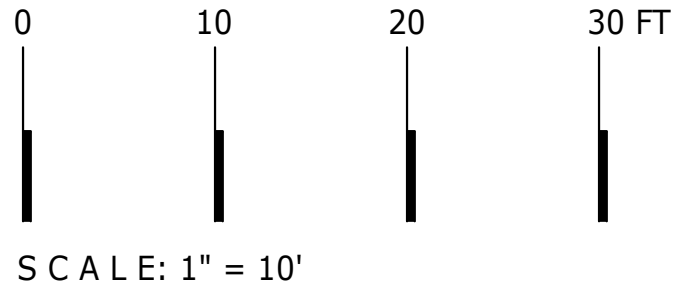
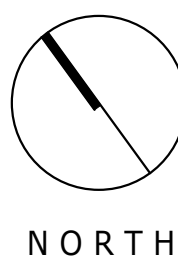
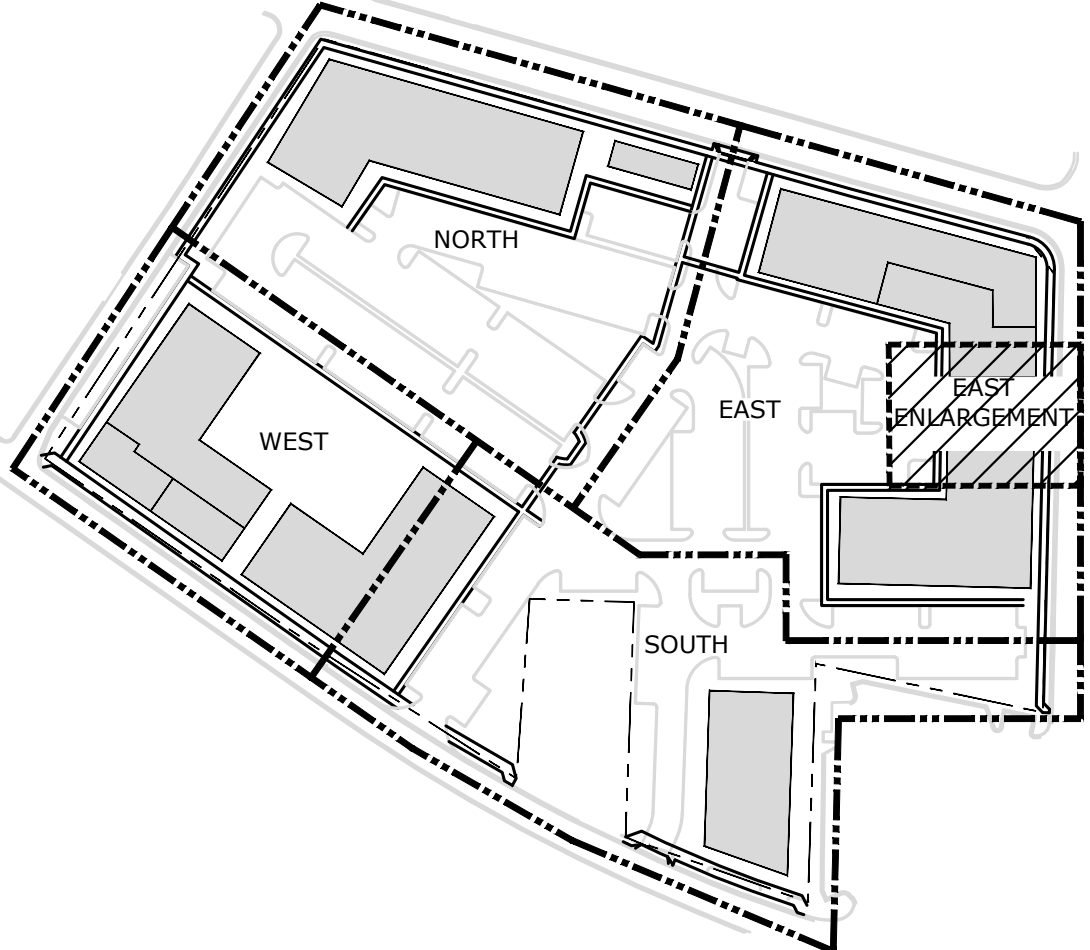
HARDSCAPE MATERIALS:

SYMBOL	DESCRIPTION	DETAIL
	H-01 CONCRETE 'A' STANDARD CONCRETE	1/L0.11
	H-02 CONCRETE 'B' INTEGRAL COLOR, TOPCAST 5	2/L0.11
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	H-04 POOL COPING AND STEP TREAD_HARTSTONE	4/L0.11
	H-05 PAVER 'A'_DUBLIN COBBLE	5/L0.11
	H-06 PAVER 'B'_HOLLAND STONE_BASKET WEAVE	6/L0.11
	H-07 PAVER 'C'_LAFITT RUSTIC SLAB	7/L0.11
	H-09 SOD	
	H-11 SYNTHETIC LAWN	9/L0.11
	H-13 LANDSCAPE AREA	

NOTES:

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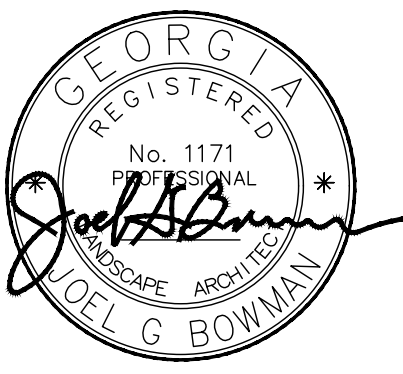
SITE KEY:



b+c
STUDIO

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Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcastudio.com

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05.28.21	ISSUE FOR CONSTR.	
06.18.21	ASI 1	
04/06/22	REVISED PCS PACKAGE	

HAPEVILLE
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LAND LOT 96, 14TH DISTRICT
PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GEORGIA 30327

LANDSCAPE DEVELOPMENT PLANS

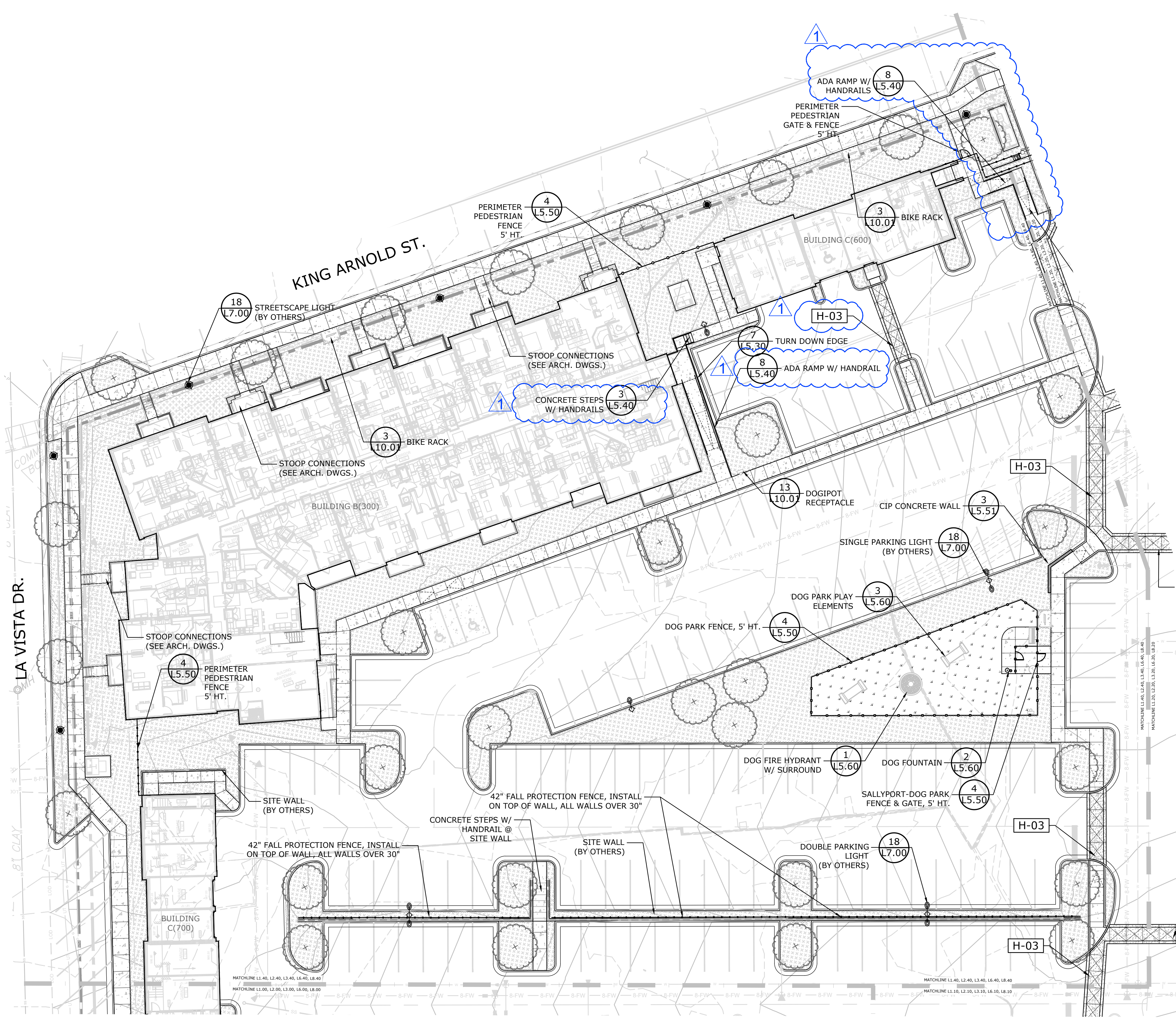
EAST ENLARGEMENT LAYOUT + MATERIALS

ISSUE FOR CONSTRUCTION

DATE	LSK / RFI

DRAWN: BD/AS
CHECKED: TA
DATE: 02/03/2021

SHEET NUMBER:
L1.30



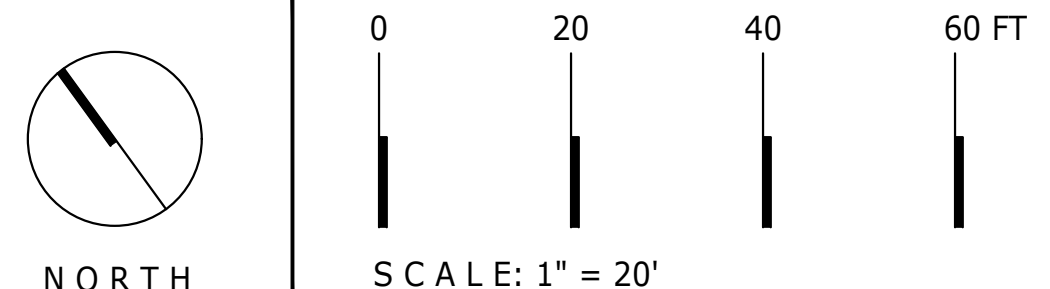
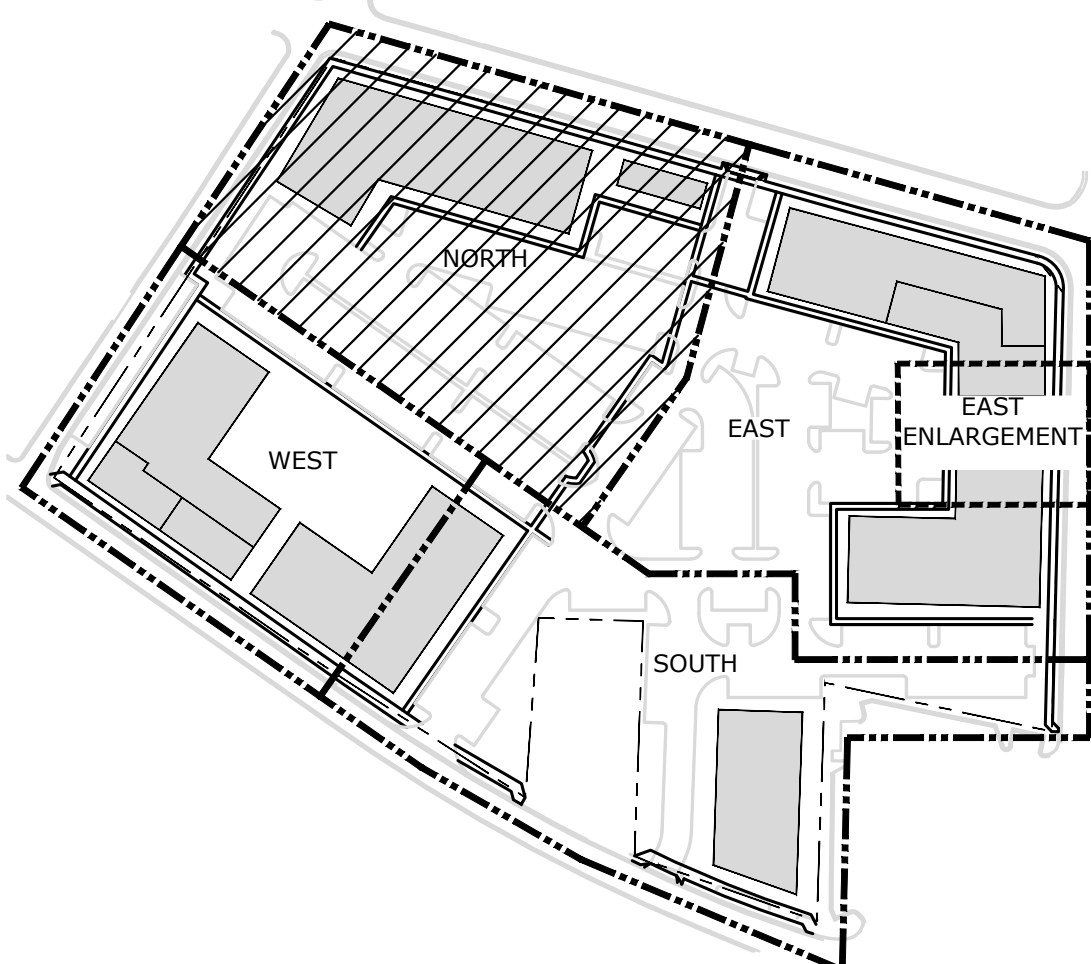
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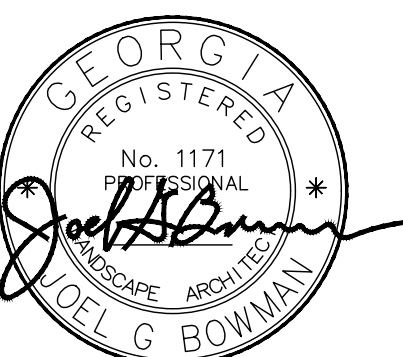


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05.28.21	ISSUE FOR CONSTR.	
06.18.21	ASI 1	
04/06/22	REVISED PCS PACKAGE	

HAPEVILLE

397 NORTH CENTRAL AVENUE, HAPEVILLE, GA 30354

LAND LOT 96, 14TH DISTRICT

PREPARED FOR: SOUTH CITY PARTNERS

3715 NORTHSIDE PARKWAY SUITE 1-310

ATLANTA, GEORGIA 30327

LANDSCAPE DEVELOPMENT PLANS

NORTH LAYOUT + MATERIALS

ISSUE FOR CONSTRUCTION

DATE	LSK / RFI

DRAWN: BD/AS
CHECKED: TA
DATE: 02/03/2021

SHEET NUMBER:
L1.40

ARCHITECT
The Preston Partnership, LLC
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Atlanta, Georgia 30346
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Tel. 770.481.5119

CLIENT
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Atlanta, Georgia 30327
Contact: David Bivens
Tel. 724.388.6596

CIVIL ENGINEER
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Atlanta, Georgia 30308
Contact: Connor Galloway
Tel. 404.419.8700

STRUCTURAL ENGINEER
Ellinor + Machado Consulting Engineers
800 Lambert Drive, Suite H
Atlanta, Georgia 30324
Contact: Brad Ellinor
Tel. 404.262.0800

MEP ENGINEER
ENGR3
100 North Point Center East, Suite 200
Alpharetta, Georgia 30022
Contact: Trey Long
Tel. 404.860.1283

LANDSCAPE
B + C Studio
1820 The Exchange, Suite 400
Atlanta, Georgia 30339
Contact: Trae Adams
Tel. 678.990.7691

SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR: South City Partners



SHEET HISTORY

ISSUE	DATE
SCHEMATIC DESIGN	02/03/2021
PLANNING COMMISSION APPLICATION	02/09/2021
DESIGN DEVELOPMENT	03/10/2021
PROGRESS PRINT	04/26/2021
ISSUE FOR CONSTRUCTION SET (IFC)	05/26/2021
1 ASI 1	06/18/2021
REVISED PCS PACKAGE	04/08/2022

ISSUE

DATE

JOB NUMBER

2006301

SHEET TITLE

OVERALL BLDG 100 & 200 - ELEVATIONS

SHEET NUMBER

COMMENTS

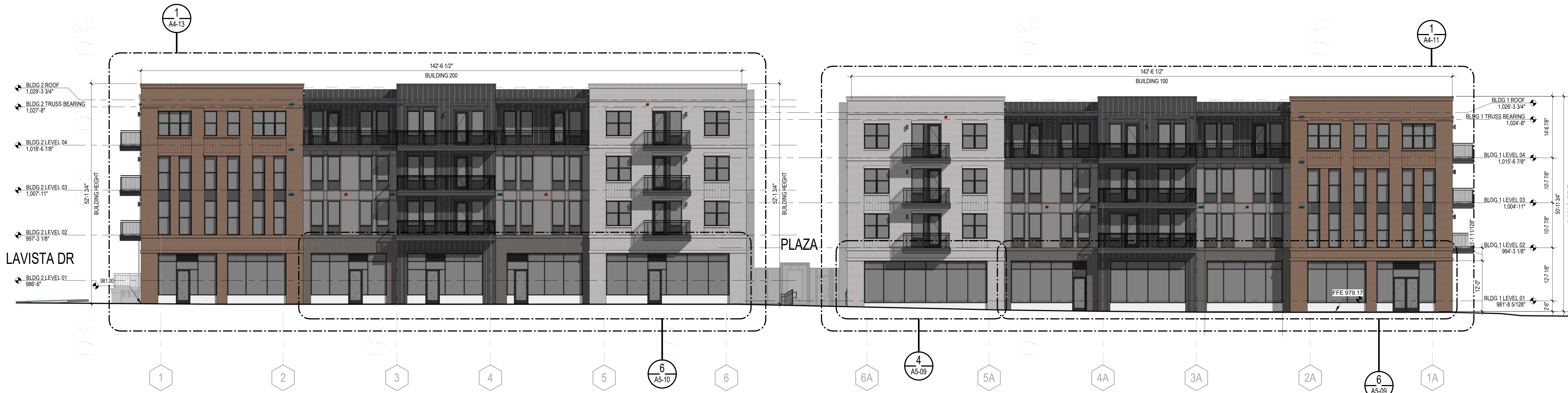
FOR CONSTRUCTION

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REVISION 1 SUMMARY

A REVISED BRICK COLOR

8 ADDED TRIM FINISHES



2 BLDG 100 & 200 - OVERALL SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



1 BLDG 100 & 200 - OVERALL NORTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

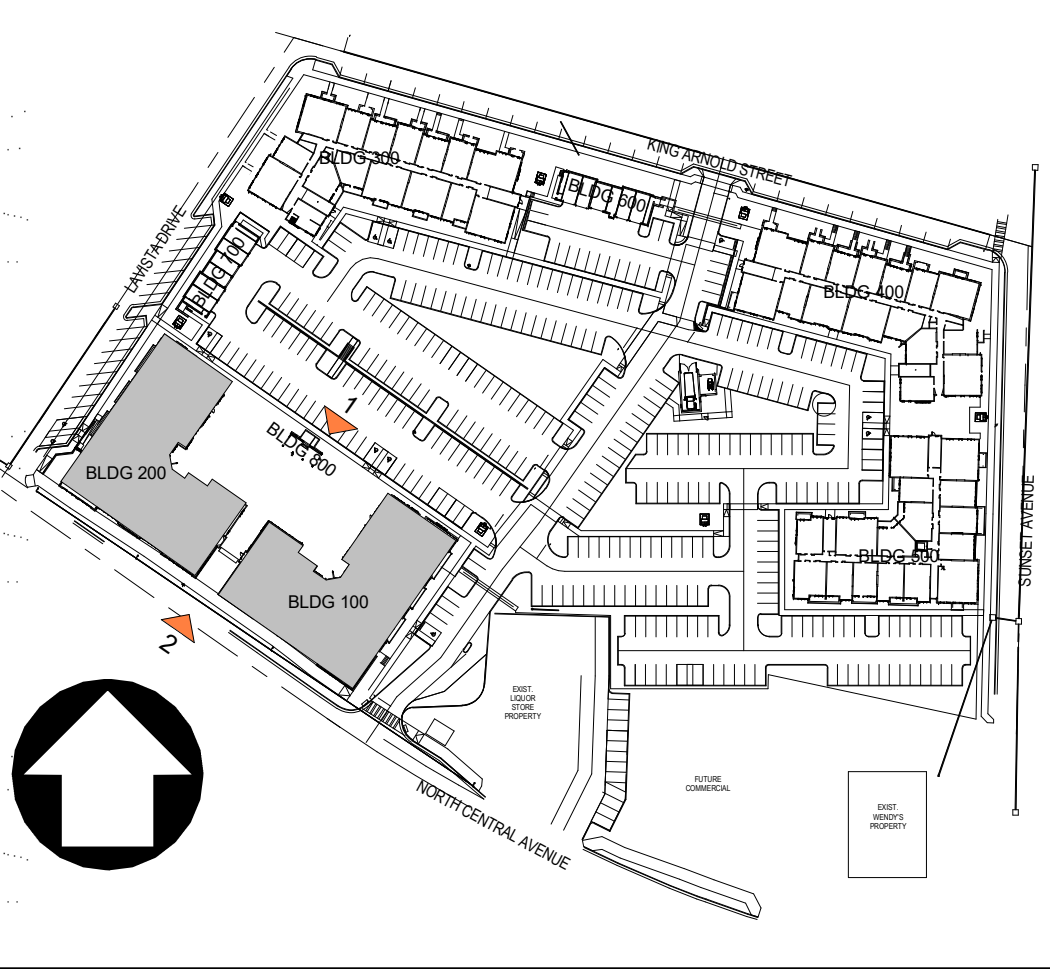
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4"/10"	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-9	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-10	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-11	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-12	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 08	GL-1	1" INSULATED TINTED LOW'E TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAIN	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAIN	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAIN	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAIN	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAIN	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 16W6, UNLESS NOTED OTHERWISE
2. BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK, MATCH ADJACENT FINISH
3. LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA, REFER TO 8/A8-17 FOR DETAILS

KEY PLAN



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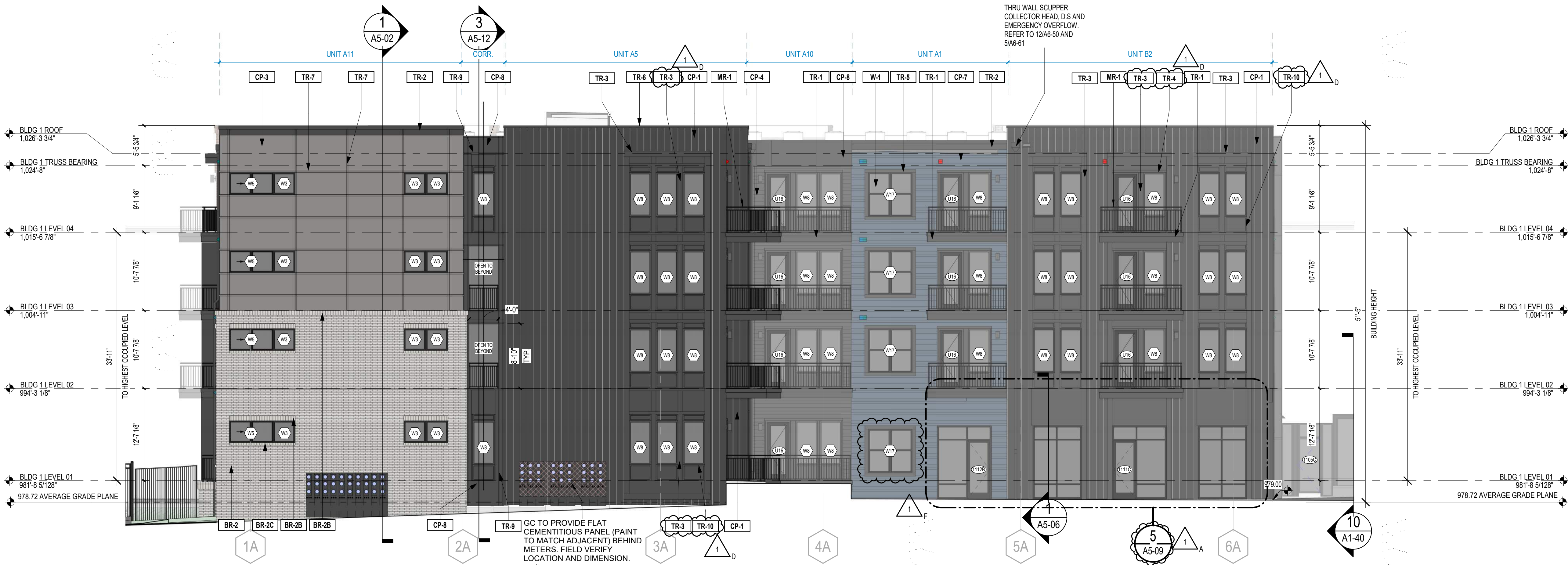
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Contact: Brad Ellinwood
Tel. 404.262.0800

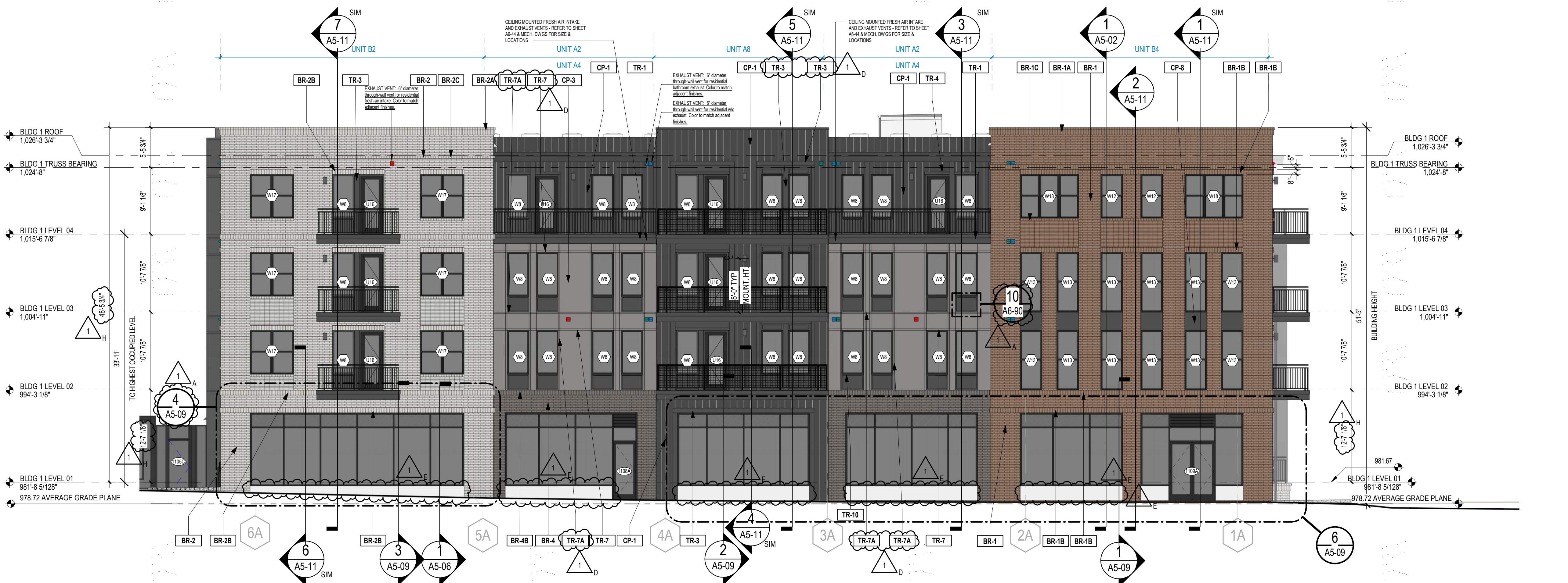
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LANDSCAPE
B + C Studio
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Atlanta, Georgia 30339
Contact: Trae Adams
Tel. 678.990.7691

REVISION 1 SUMMARY
A. ADDED DETAIL
B. ADDED TRIM FINISHES
C. REVISED BRICK COLOR
D. ADDED FINISH TAG
E. UPDATED STOREFRONT ELEVATION
F. REVISED WINDOW TYPE
G. REVISED DIMENSION



2 BLDG TYPE A - 100 - NORTH ELEVATION
SCALE: 1/8\"/>



1 BLDG TYPE A - 100 - SOUTH ELEVATION
SCALE: 1/8\"/>

EXTERIOR FINISHES

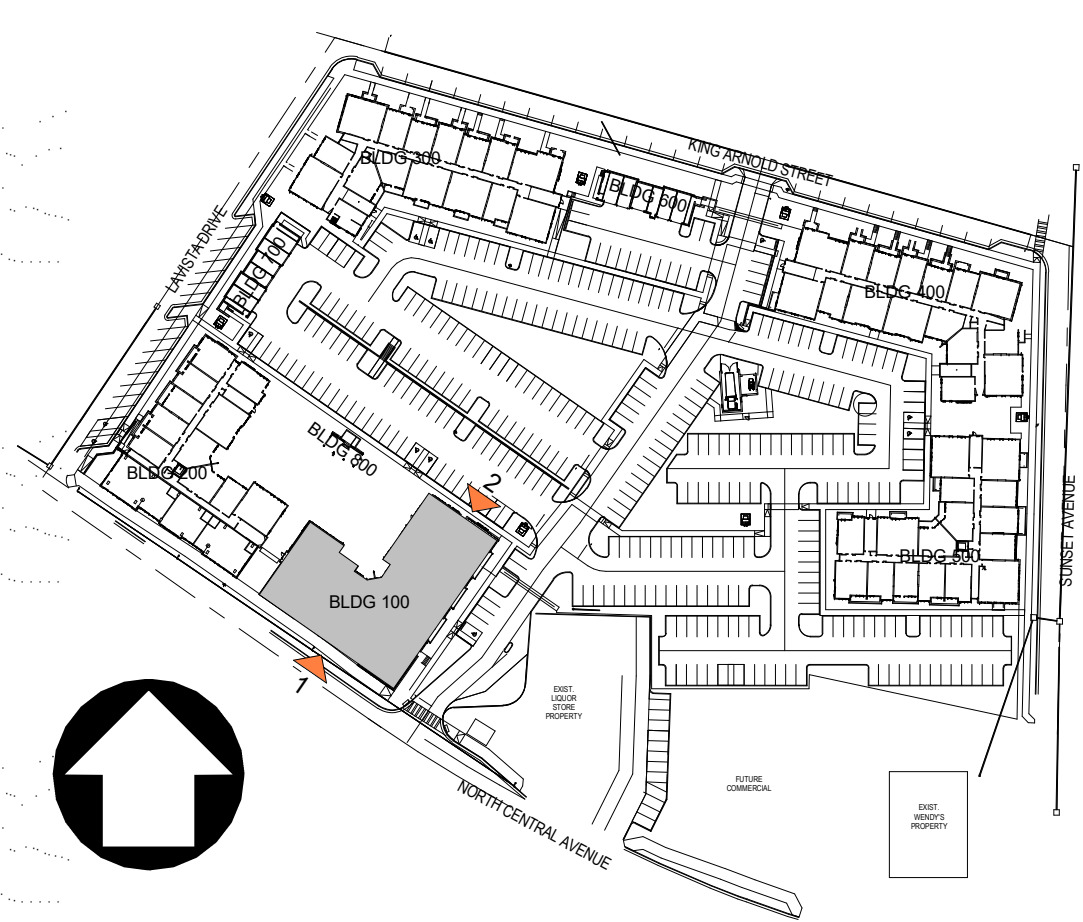
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6561 TANBRICK
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING ALTERNATING EXPOSURE 4:10:12	TBD	PAINT SW7020 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-9	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-10	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-11	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-12	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 08	GL-1	1" INSULATED TINTED LOW E TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

- ALL EXTERIOR WALLS TO BE 1W46, UNLESS NOTED OTHERWISE.
- BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK. MATCH ADJACENT FINISH.
- LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA. REFER TO 8/A8-17 FOR DETAILS.

KEY PLAN



ISSUE
DATE
JOB NUMBER
SHEET TITLE
SHEET NUMBER
COMMENTS

06-18-2021
2006301
BLDG TYPE A - 100 - ELEVATIONS
A4-11
FOR CONSTRUCTION

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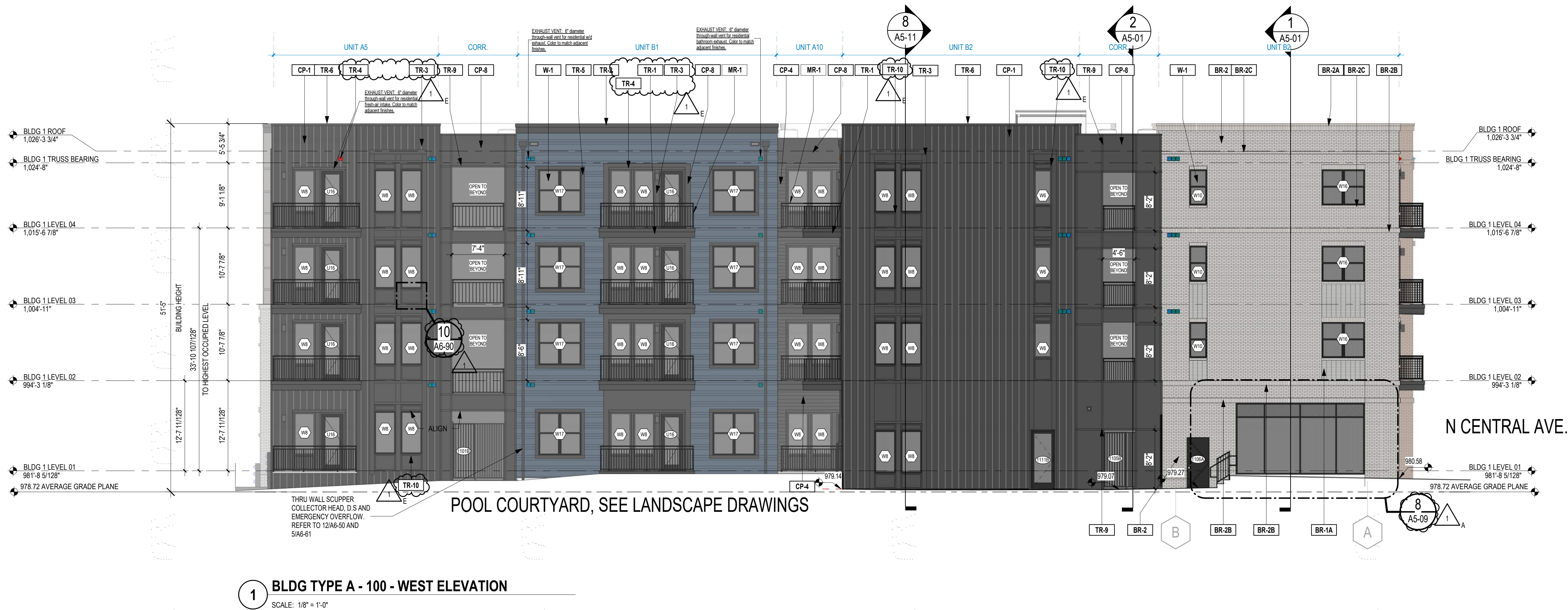
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Tel. 404.860.1283

LANDSCAPE
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Contact: Trae Adams
Tel. 678.990.7691

REVISION 1 SUMMARY
A. ADDED DETAIL
B. REVISED THIN BRICK SCOPE
C. ADDED TRIM FINISHES
D. REVISED BRICK COLOR
E. ADDED FINISH TAG
F. REVISED BALCONY WINDOW AND DOOR
G. UPDATED STOREFRONT ELEVATION



2 BLDG TYPE A - 100 - EAST ELEVATION
SCALE: 1/8\"/>



1 BLDG TYPE A - 100 - WEST ELEVATION
SCALE: 1/8\"/>

EXTERIOR FINISHES

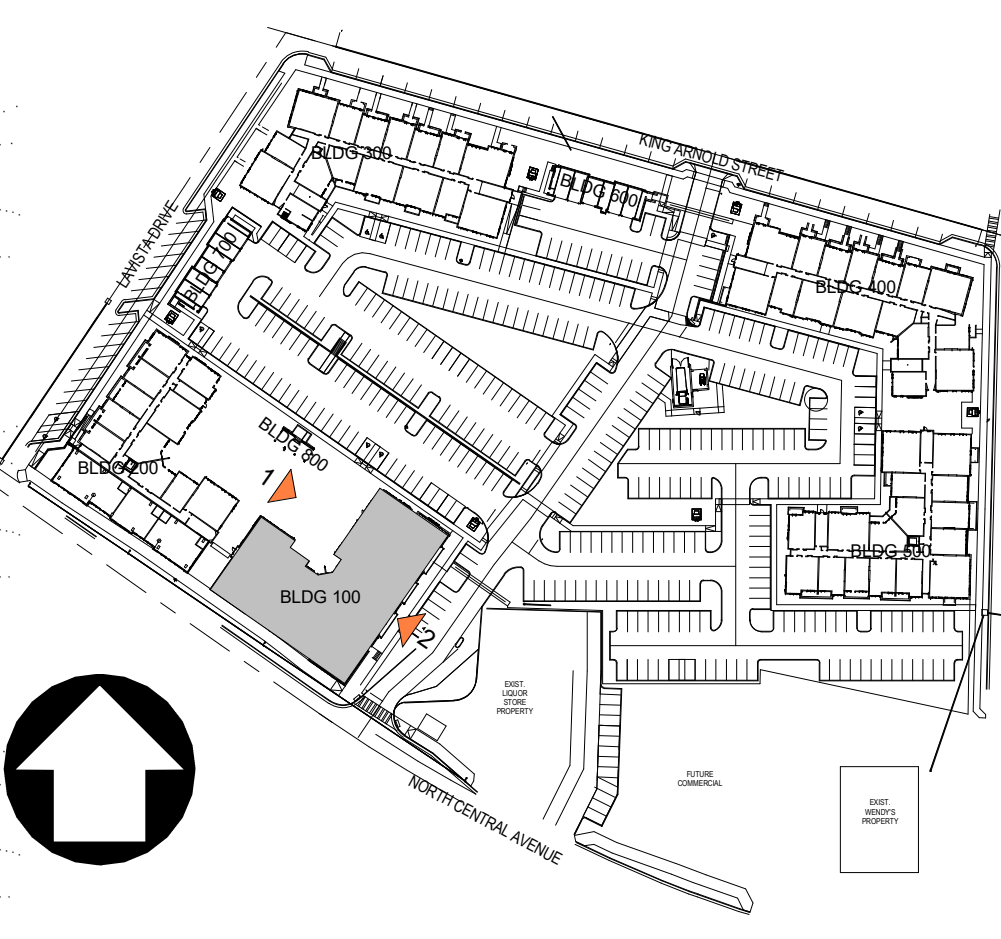
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" W/IDH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" W/IDH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" W/IDH	TBD	PAINT SW6861 TANBRICK
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING / ALTERNATING EXPOSURE 4"10"12	TBD	PAINT SW7024 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRM	TBD	PAINT SW7020 BLACK FOX

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-9	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-10	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-11	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-12	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 08	GL-1	1" INSULATED TINTED LOW E TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW6724 SLATE TILE

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 1W46, UNLESS NOTED OTHERWISE
2. BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK, MATCH ADJACENT FINISH
3. LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA. REFER TO 8A8-17 FOR DETAILS

KEY PLAN



PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



SHEET HISTORY

ISSUE	DATE
PROGRESS PRINT	04/28/2021
ISSUE FOR CONSTRUCTION SET (IFC)	05/28/2021
1 ASI 1	06/18/2021
REVISED PCS PACKAGE	04/08/2022

ISSUE

DATE 06-18-2021

JOB NUMBER 2006301

SHEET TITLE BLDG TYPE A - 100 - ELEVATIONS

SHEET NUMBER A4-12

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SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30554
FOR: South City Partners



SHEET HISTORY		DATE
ISSUE	DESIGN DEVELOPMENT	03/10/2021
ISSUE	PROGRESS PRINT	04/28/2021
ISSUE	FOR CONSTRUCTION SET (IFC)	05/28/2021
1	AS1	06/18/2021
	REVISED PCS PACKAGE	04/08/2022

ISSUE

DATE
06-18-2021

JOB NUMBER
2006301

SHEET TITLE
BLDG TYPE B - 300 -
ELEVATIONS

SHEET NUMBER
A4-21

COMMENTS
FOR CONSTRUCTION

© The Preston Partnership, LLC

LAVISTA DR

2 BLDG TYPE B - 300 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 BLDG TYPE B - 300 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

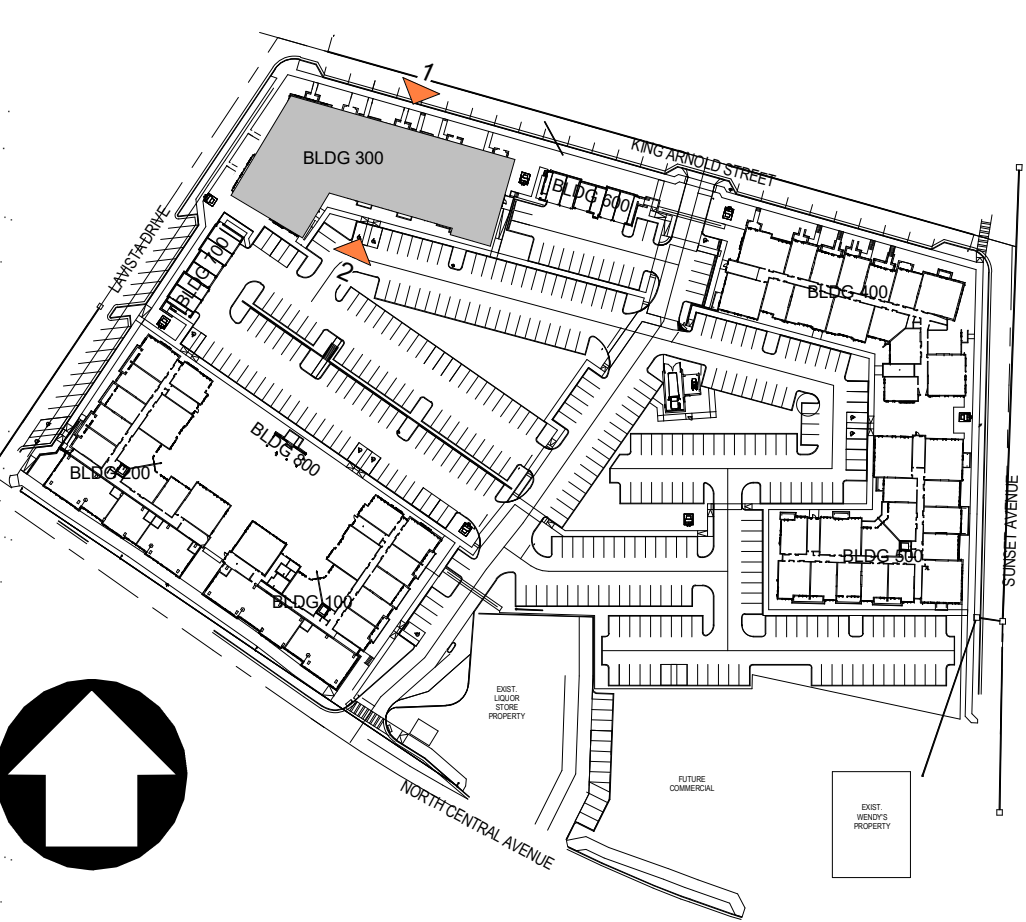
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4"/10"12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-9	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-10	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-11	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-12	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 08	GL-1	1" INSULATED TINTED LOW'E TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
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DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

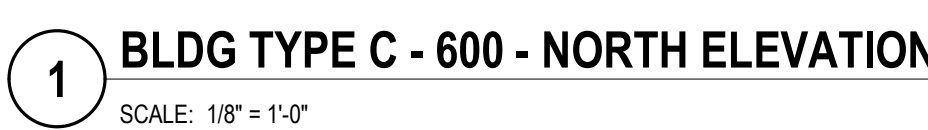
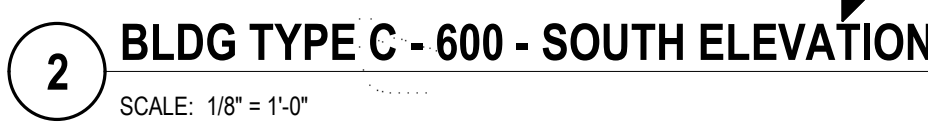
GENERAL NOTES

- ALL EXTERIOR WALLS TO BE 11W6, UNLESS NOTED OTHERWISE
- BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK, MATCH ADJACENT FINISH
- LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA. REFER TO 8/A8-17 FOR DETAILS

KEY PLAN



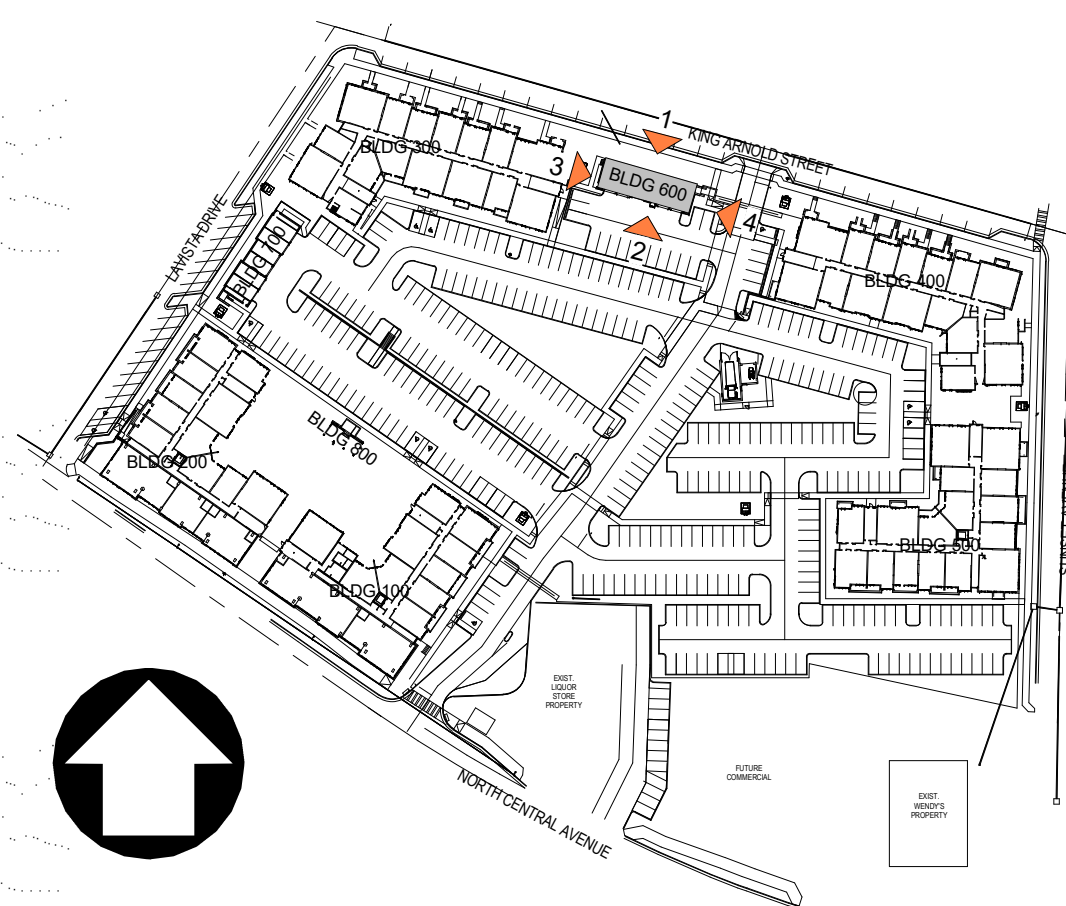
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Atlanta, Georgia 30339
Contact: Trae Adams
Tel. 678.990.7691



KEY PLAN

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS BATTEN TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7016 DOVETAIL
DIVISION 07	TR-9	CEMENTITIOUS TRIM - SPANDREL	TBD	CHARCOAL GRAY
DIVISION 07	TR-10	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-11	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-12	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 08	GL-1	1" INSULATED TINTED LOW E* TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7016 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW6724 SLATE TILE

1. ALL EXTERIOR WALLS TO BE 1WH6, UNLESS NOTED OTHERWISE.
2. BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK, MATCH ADJACENT FINISH.
3. LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA. REFER TO 8/A6-17 FOR DETAILS.

[illegible]

ARCHITECT
The Preston Partnership, LLC
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Contact: Jim Fredrickson
Tel. 770.481.5119

CLIENT
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Contact: David Bivens
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Atlanta, Georgia 30308
Contact: Connor Galloway
Tel. 404.419.8700

STRUCTURAL ENGINEER
Ellinwood + Machado Consulting Engineers
800 Lambert Drive, Suite H
Atlanta, Georgia 30324
Contact: Brad Ellinwood
Tel. 404.262.0800

MEP ENGINEER
ENGR3
100 North Point Center East, Suite 200
Alpharetta, Georgia 30022
Contact: Trey Long
Tel. 404.860.1283

LANDSCAPE
B + C Studio
1820 The Exchange, Suite 400
Atlanta, Georgia 30339
Contact: Trae Adams
Tel. 678.990.7691

SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



SHEET HISTORY	
ISSUE	DATE
1 ISSUE FOR CONSTRUCTION SET (IFC)	05/28/2021
1 ASI 1	06/18/2021
3 ASI 3	10/20/2021
REVISED PCS PACKAGE	04/08/2022

ISSUE

DATE
10-20-2021

JOB NUMBER
2006301

SHEET TITLE
TRASH ENCLOSURE
ELEVATIONS

SHEET NUMBER
A4-60

COMMENTS
FOR CONSTRUCTION

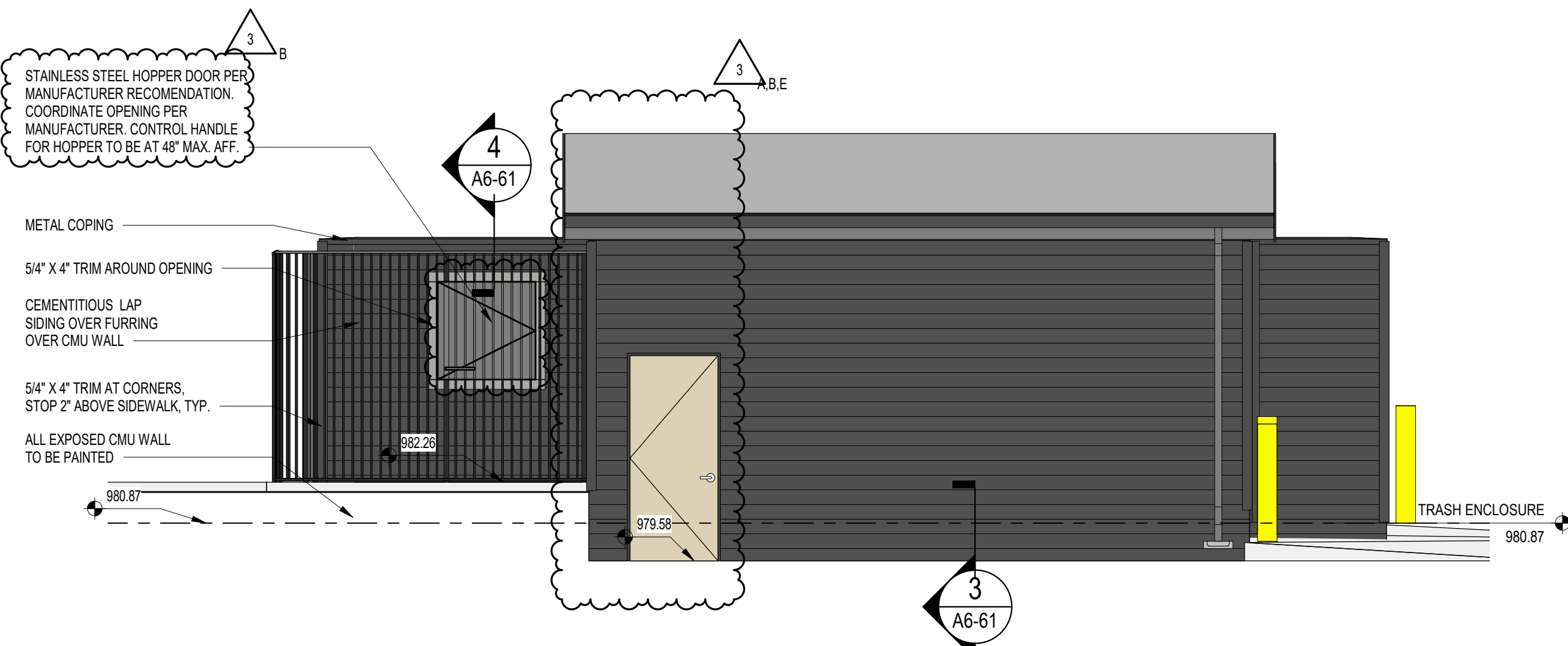
© The Preston Partnership, LLC

REVISION 3 SUMMARY

- A. EXTENDED GOLF CART ENCLOSURE TO ALLOW 2 RECYCLING BINS TO FIT INSIDE THE ROOM
- B. RELOCATED TRASH DROP OFF OPENING
- C. UPDATED NOTES
- D. ADDED HOPPER AND HOPPER DOOR
- E. EXTENDED ROOF OVERHANG

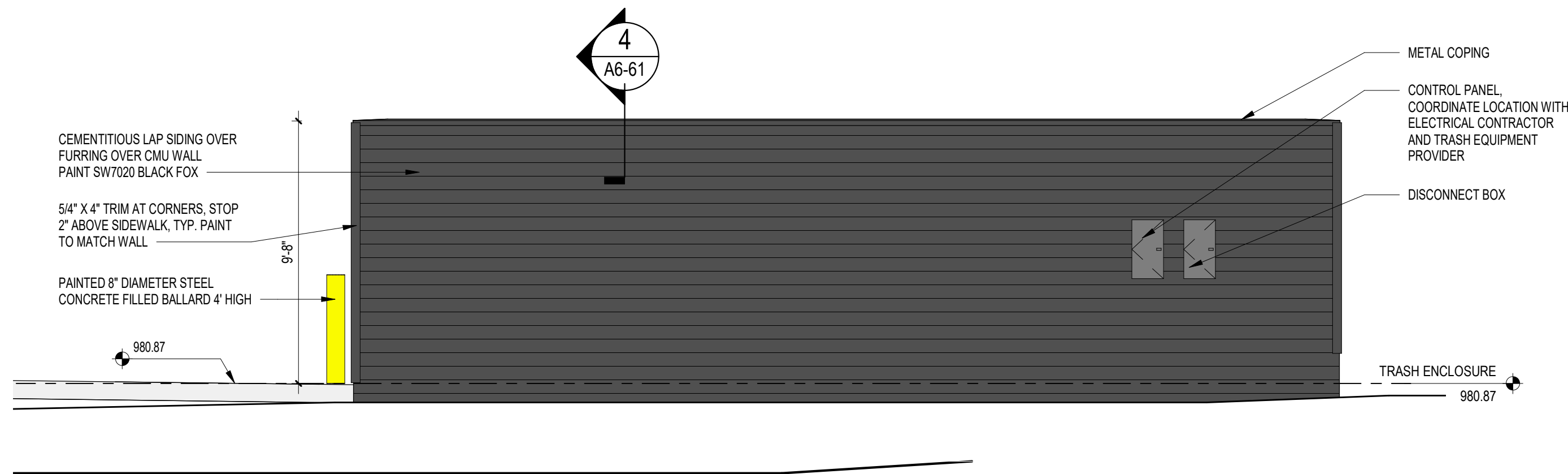
REVISION 1 SUMMARY

- A. REMOVED SHADOW
- B. ADDED TRIM FINISHES
- C. REVISED BRICK COLOR
- D. REVISED ELEVATION



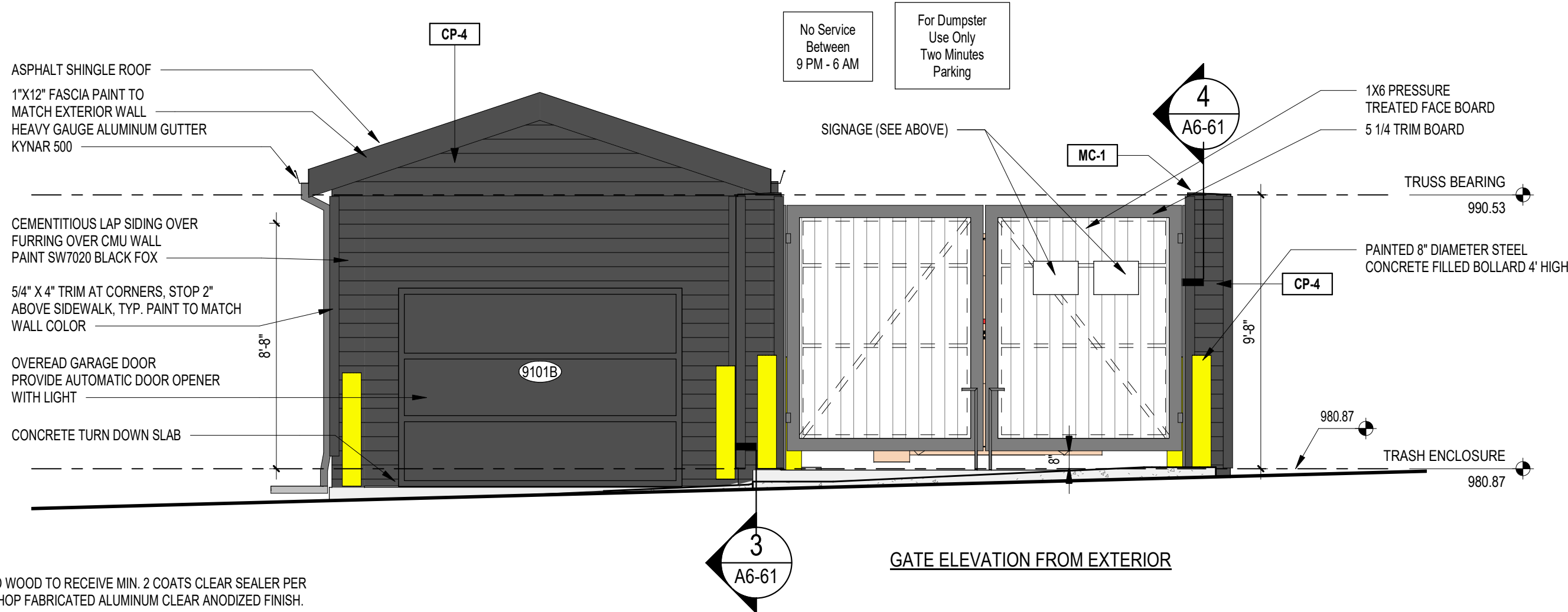
TRASH ENCLOSURE ELEVATION D

SCALE: 1/4" = 1'-0"



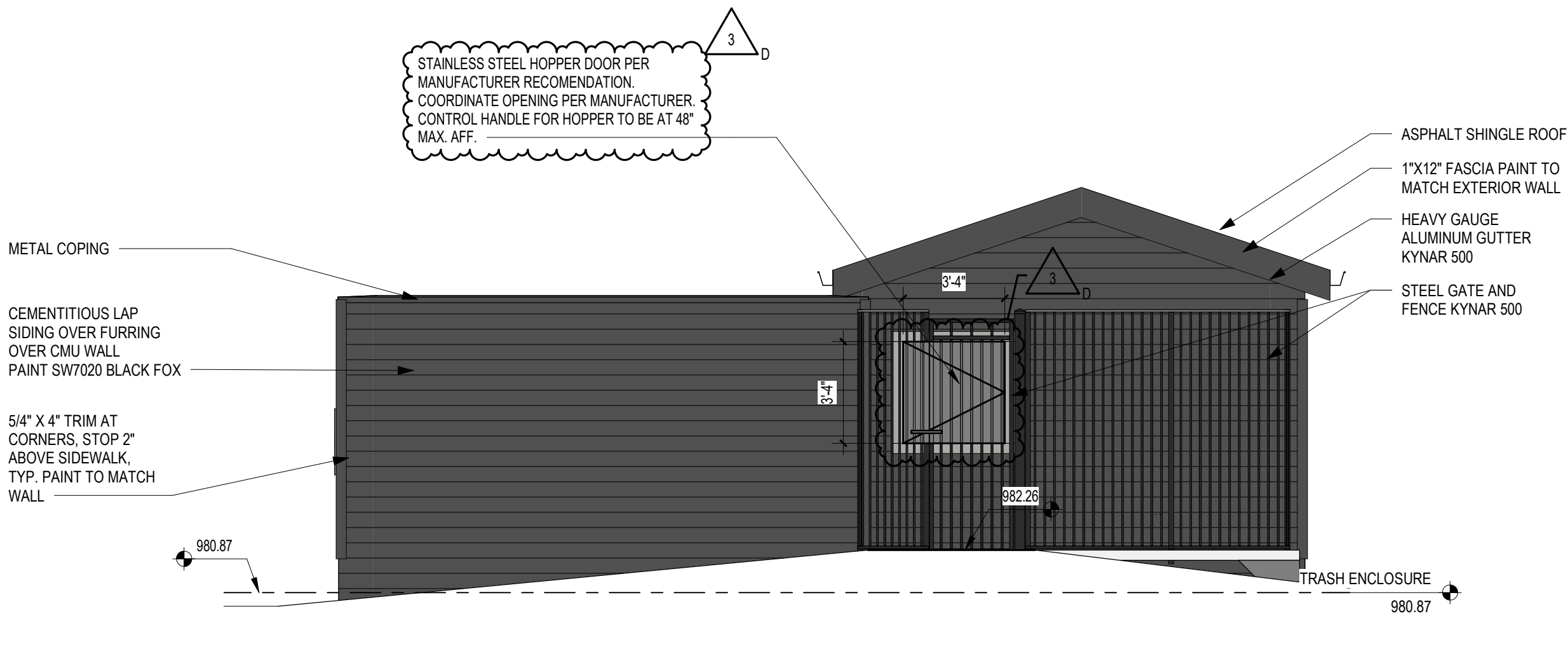
TRASH ENCLOSURE ELEVATION B

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION C

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION A

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

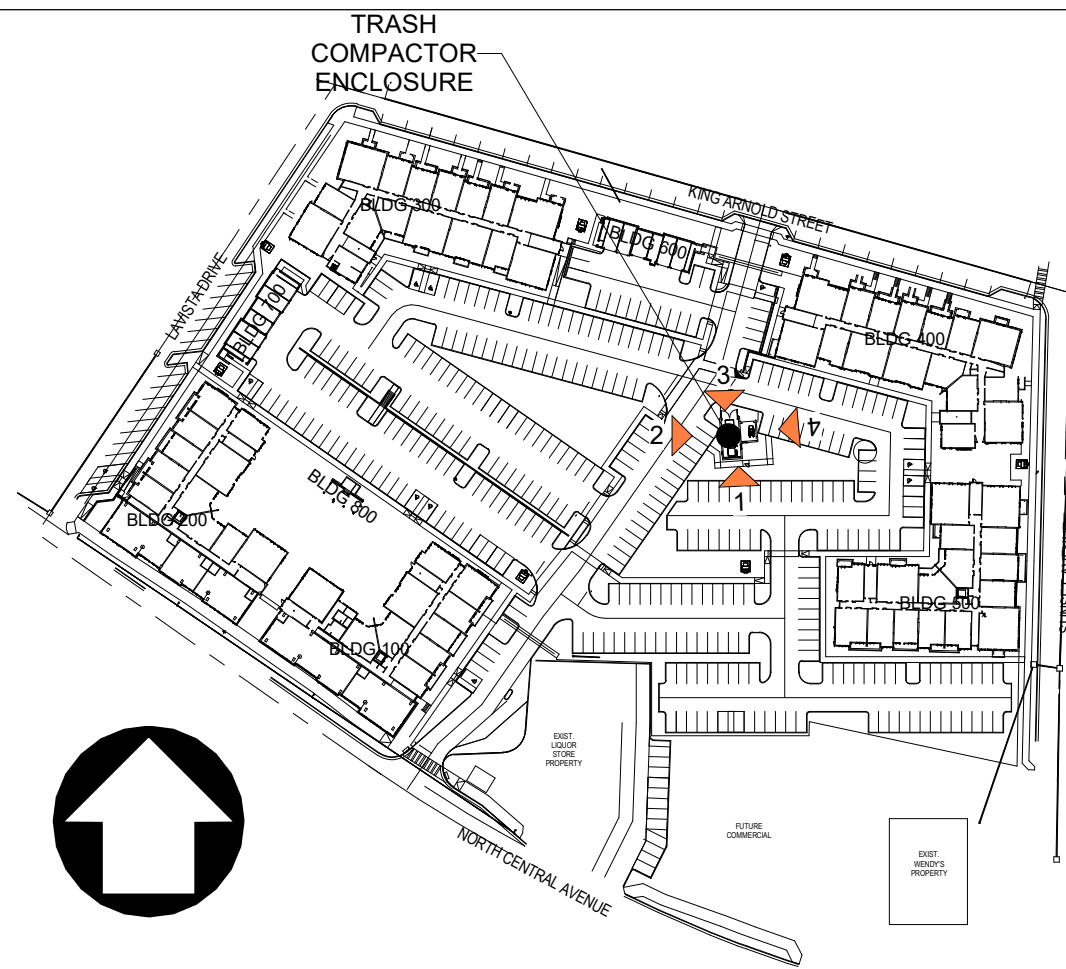
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	ARTIC MIST WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4"/10 1/2"	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
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DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
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DIVISION 09	PT-3	PAIN	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAIN	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAIN	TBD	SW7624 SLATE TILE

GENERAL NOTES

- 1. ALL EXTERIOR WALLS TO BE 11W6, UNLESS NOTED OTHERWISE
- 2. BRICK RETURNS AT PARAPET WALLS TO BE THIN BRICK, MATCH ADJACENT FINISH
- 3. LOCATIONS OF THIN BRICK REFER TO DOTTED HATCHED AREA. REFER TO 8/A8-17 FOR DETAILS

KEY PLAN





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

DATE: June 9, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review Revised 397 N Central Ave**

BACKGROUND

The City of Hapeville has received a revised site plan application from SCP Hapeville Owner LLC to modify an approved site plan at 397 N Central Ave. The site plan was previously approved by the Planning Commission in 2020. The site plan modifications are based upon requirements from the City of Hapeville and the Georgia Department of Transportation. These site plan modifications include: (1) main entrance modification per GDOT standards and approval, (2) future commercial entrance revision per GDOT standards and approval, and (3) reduced curb radius at the corner of Lavista Road and King Arnold Street per City of Hapeville request for improved vehicular turns.

The property is zoned U-V, Urban Village and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

FINDINGS

As these modifications have been requested by GDOT and the City of Hapeville to meet regulatory standards and increase safety, staff recommends approval of the revised site plan.

22-PC-06-26

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

Name of Applicant North & Central Venture Partners, LLC

Mailing Address: 1954 Airport Road, Suite 242, Chamblee, GA 30341

Telephone [REDACTED] Mobile # [REDACTED] Email scott@harrisonatl.com

Property Owner (s) W.E. Norton Sr.

Mailing Address 790 South Central Avenue, Hapeville, GA 30354

Telephone _____ Mobile # _____

Address/Location of Property: 781- 819 North Central Avenue, Hapeville (see attached)

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** See attached

Present Zoning Classification: V (Village) Size of Tract: 3.942 acre(s)

Present Land Use: Residential & Office

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.

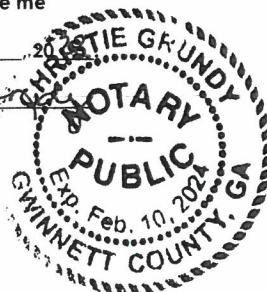
Applicant's signature _____

Date: 05.31.2022

Sworn to and subscribed before me

This 31st day of May, 2022

Christie Grundy
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.)

781-819 North Central Avenue represents the opportunity for the redevelopment of the parcel

fronting North Central Avenue between Stillwood Avenue and Sims Street into a thoughtfully-crafted luxury rental townhome community. This sought-after combination of walkable location, elevated architecture and impeccable amenities is an ideal offering for current and future Hapeville residents.

The community includes 68 townhomes with a mixture of 2 bedrooms, 3 bedrooms, and 4 bedroom units. These homes range in size from 1,250 – 1,900 sf. and the total square footage of the development is approximately 110,000 sf.

Each townhome is three stories in height with 2-car garages/office/bedrooms at the ground level, living/dining/kitchen at the 2nd level and bedrooms at the 3rd level. All townhomes include chef kitchens with large islands, expansive living and dining areas, and master bedrooms equipped with double vanities and large walk-in closets. Select townhomes include balconies or private ground-level terraces.

Resident amenities include a dog park, landscaped courtyard gathering areas, fire pits and a community bocce ball court.

The development is anticipated to commence in the second quarter of 2022 with project completion anticipated for the third quarter of 2023.

This application is to request a change to the approved site plan to shift one unit from building 4 to building 6. Building 4, front North Central, would change from 6 units rather than 7 units. Building 6 units would expand to 8 units rather than 7 units. The total number of townhome units will remain at 68 as previously approved.

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:

781-819 North Central Avenue

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 NORTH & CENTRAL VENTURE PARTNERS, LLC

Address of Applicant 1954 AIRPORT ROAD, SUITE 242, CHAMBERLAIN, GA 30341

Telephone of Applicant [REDACTED]

W E Norton

Signature of Owner

W E NORTON Sr

Print Name of Owner

Personally Appeared Before Me this 27 day of May, 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)

sh

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.

sh

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

sh

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.

sh

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).

sh

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.

sh

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.

sh

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.

sh

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.

- sh 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.
- sh Site area (square feet and acres).
- sh 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.
- sh Total floor area ratio and/or residential density distribution.
- sh 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 05.26.2022



	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	3,934	0.090	2%	
PRIVATE DRIVEWAYS	3,450	0.079	2%	29%
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	
PLANTED SURFACE DETENTION	3,016	0.069	2%	43%
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	56,938	1.307	33%	
TOTAL HEATED AREA (SF)	110,000	% OF TOTAL	# UNITS	PARKING (2 PER MIN.)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOM (F UNITS)	15,000	14%	8	16
EXTERIOR TH UNIT PARKING	NA	NA	NA	15
VISITOR DEDICATED PARKING	NA	NA	NA	20
				171

 RETAINING WALLS
 SETBACKS

LANDSCAPED OPEN SPACE

	36,936	#
TOTAL HEATED AREA (SF)	110,000	% OF TOTAL
2-BEDROOM (B&D UNITS)	37,000	34%
3-BEDROOM (E UNITS)	58,000	53%
4-BEDROOM (F UNITS)	15,000	14%
EXTERIOR TH UNIT PARKING	NA	
VISITOR DEDICATED PARKING	NA	

COLOR

FALL PROTECTION RAILING OR WALLS WITH GRADE DROPS EQUAL TO OR GREATER THAN 4 FEET

15' REAR YARD AND LANDSCAPE BUFFER ADJACENT TO 3316 STILLWOOD.

MORTAR SET PAVEMENT AT ENTRANCE. EXACT LAYOUT TBD. PAVEMENT WILL SUPPORT EQUAL OR GREATER LOAD AS THE ASPHALT AND CONCRETE PAVING.

2. MAILBOX SPACES 5 MINUTE PARKING WITH SIGNS

MAILBOX CONCRETE PAD.

DOG PARK

SITE WALL

5" WHITE STRIPE

STEPS DOWN TO DOG PARK

3 VISITOR PARKING SPACES WITH PERMEABLE PAVERS (470 SF).

STORMWATER DETENTION FACILITY

OPAQUE FENCE

NEW HEAVY DUTY ASPHALT DRIVEWAY

2" SIDE FLARE

MORTAR SET PAVEMENT AT ENTRANCE. EXACT LAYOUT TBD. PAVEMENT WILL SUPPORT EQUAL OR GREATER LOAD AS THE ASPHALT AND CONCRETE PAVING.

STRIPED CROSSWALK AT DRIVEWAY. THE CROSSWALK IS LEVEL WITH THE SIDEWALK. NO RAMPS REQUIRED.

24" WIDE CURB CUT (APRON) WITH 6" THICK CONCRETE OVER 6" GAB

FENCE AND AUTO GATE W/ KNOX BOX

DETECTIBLE WARNING STRIPS SECONDARY MONUMENT SIGNAGE.

15' SETBACK (NO VARIANCE)

TYPICAL, NEW CONCRETE STAIRS TO UNIT

RIGHT OF WAY

TYPICAL, NEW 4" WIDE SIDEWALK TO UNIT

TYPICAL, NEW 5" WIDE PUBLIC SIDEWALK WITH 24" GRASS STRIP.

NEW 6" HEADER CURB

15' SETBACK (NO VARIANCE)

OPAQUE FENCE

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, NEW 5" WIDE PUBLIC SIDEWALK WITH 24" GRASS STRIP.

PRIMARY MONUMENT SIGNAGE.

NEW 6" HEADER CURB

NEW ADA RAMP

EXISTING CURB & GUTTER TO REMAIN

NEW CURB & GUTTER AT LOCATION OF EXISTING DRIVEWAY

EXISTING SIDEWALK TO REMAIN

RIGHT OF WAY

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, NEW 4" WIDE PUBLIC SIDEWALK CONNECTION.

NEW CURB & GUTTER AT LOCATION OF EXISTING DRIVEWAY

EXISTING SIDEWALK TO REMAIN

RIGHT OF WAY

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, NEW 4" WIDE PUBLIC SIDEWALK CONNECTION.

NEW CURB & GUTTER AT LOCATION OF EXISTING DRIVEWAY

EXISTING SIDEWALK TO REMAIN

RIGHT OF WAY

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, NEW 4" WIDE PUBLIC SIDEWALK CONNECTION.

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EXISTING SIDEWALK TO REMAIN

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EXISTING SIDEWALK TO REMAIN

RIGHT OF WAY

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, NEW 4" WIDE PUBLIC SIDEWALK CONNECTION.

NEW CURB & GUTTER AT LOCATION OF EXISTING DRIVEWAY

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EXISTING SIDEWALK TO REMAIN

GRAPHIC SCALE

15 30 60

1 inch = 30 ft.

STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT 781-819 NORTH CENTRAL AVE, CITY OF HARVEILLE, FULTON COUNTY, GA. THESE DRAWINGS ARE NOT RELEASED FOR CONSTRUCTION PURPOSES. THESE DRAWINGS OR PORTIONS OF THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND CIVIL ENGINEER AND SHALL NOT BE DISPLAYED BY OTHERS IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

NORTH & CENTRAL VENTURE PARTNERS, L.P.
1954 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
470.486.7996

Professional Engineer Seal for Georgia, No. 29068, Paul T. Flippo, dated 020608.

FLIPPO
CIVIL DESIGN

PAUL FLIPPO
1197 PEACHTREE ST NE,
ATLANTA, GEORGIA 30309
C: 404.259.3940
E: PAUL@FLIPPCCIVIL.COM

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC SUBMITTAL
2	12/06/2021	REVISION
3	01/24/2022	LDP
4	03/02/2022	LDP RESUBMIT
5	03/16/2022	LDP RESUBMIT
6	05/26/2022	PLANNING COMMISSION REV

SITE PLAN

RELEASED FOR
CONSTRUCTION

C-03



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

DATE: June 9, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review Revised 781 N Central Ave**

BACKGROUND

The City of Hapeville has received a revised site plan application from North & Central Venture Partners, LLC to modify an approved site plan at 781-819 N Central Ave. The site plan was previously approved by the Planning Commission in 2022. The site plan modification is to shift one unit from Building 4 to Building 6 to accommodate the side balconies on the site. The total number of townhome units will remain at 68.

The property is zoned V, Village Village and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

FINDINGS

The proposed modification to shift one unit from Building 4 to Building 6 will allow for the desired side balconies and will reduce the massing along North Central. The unit will be relocated within the center of the site. All other previous conditions for the site requested by Planning Commission have been incorporated. Staff recommends approval of the revised site plan.

MAY 09 2022

22-PC-06-24

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Thomas Davis III

Mailing Address: 268 Maple St. Hapeville, GA 30354

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) 3ELKS Design, LLC

Mailing Address 101 Honeysuckle Lane, Peachtree City GA 30269

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 330 Mt.Zion Rd Hapeville GA

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0094-0010-091-5

Present Zoning Classification: R-1 Size of Tract: .20 acre(s)

Present Land Use: Vacant Lot

Please check the following as it applies to this application

☒ X 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.

Thomas Davis III
Applicant's signature

Date: 5/4/2022

Sworn to and subscribed before me

This 6th day of May, 2022.

Sherby Love
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.)

Proposed Single Family Detached 2036 heated square foot home with 3 Bedrooms and 2.5 bathrooms. Bungalow style home with upper bedrooms under roof and an accent chimney on front elevation. Fiber cement lap siding with board and batten accent areas in upper gables. Detached 2 car garage is optional

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:

330 Mt. Zion Rd.

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 Thomas Davis III

Address of Applicant
266 Maple St. Hapeville Ga 30354

Telephone of Applicant [REDACTED]



[Signature]
Signature of Owner
3 ELKS Design LLC
Print Name of Owner

Personally Appeared Before Me this 6th day of May, 2022.

Shelby Love
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)

TD 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.

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

TD 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.

TD 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).

TD 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.

TD 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.

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

TD 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).

TD 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.

TD 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.

TD 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.

TD 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.

TD Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

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

TD 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.

TD Site area (square feet and acres).

TD 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.

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

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

TD Number of parking spaces and area of paved surface for parking and circulation

TD 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: Thomas Davis
Date 5/4/2022

After Recording Return To:
McMichael & Gray, P.C.
2300 Camp Creek Parkway, Suite 100
College Park, GA 30337

Order No.: CAM-211554-PUR

Property Appraiser's Parcel I.D. Number:
14-0094-0010-091-5

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 13th day of October, 2021, between

330 Mt. Zion Rd LLC, a Georgia Limited Liability Company

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

3ELKS Design, LLC, a Georgia limited liability company

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

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

All that tract or parcel of land lying and being in the City of Hapeville. in Land Lot 94 of the 14th District, Lot 12, Moreland Park, Block A of Fulton County, Georgia, as per plat recorded in Plat Book 19, Page 68, being more particularly described as follows:

Beginning at a point marked by an iron pin on the south side of Mount Zion Avenue 472.8 feet east of the southeast corner of Mount Zion Avenue and Jonesboro Road; running thence south 165.9 feet to an iron pin; thence east 52 feet to an iron pin; thence north 165.8 feet to the south side of Mount Zion Avenue; thence west along the south side of Mount Zion Avenue 52.2 feet to the Point of Beginning. Less and except any portion of the property lying within the bounds of the right-of-way.

Parcel No.: 14-0094-0010-091-5
Known as: 330 Mount Zion Avenue, Hapeville, GA

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 the presence of:

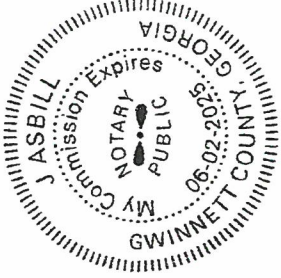
[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: 6/2/2025
[Notary Seal]

330 Mt. Zion Rd LLC, a Georgia Limited Liability Company
By: The Real Estate Group Partners, LLC, a Georgia
Limited Liability Company, its Manager

By: [Signature] (Seal)
David M. Anderson, Sr., Manager



OWNER / BUILDER	
COMPANY	3 ELK DESIGN, LLC
ADDRESS	101 HONEYSUCKLE LANE, PEACHTREE CITY, GA 30269
PHONE	(404) 247-9281
24 HOUR CONTACT	
DANIEL LOVE	(678) 207-6939
CIVIL ENGINEER / SURVEYOR	
NAME	MOORE BASS CONSULTING, INC.
ADDRESS	1350 KEYS FERRY CT. MCDONOUGH, GA 30253
PHONE	PH: (770) 914-9394 FAX: (770) 914-9596
TERTIARY PERMITTEE	
NAME	3 ELK DESIGN, LLC
ADDRESS	101 HONEYSUCKLE LANE, PEACHTREE CITY, GA 30269
PHONE	(404) 247-9281
CONSTRUCTION EXIT COORDINATES	
32°45'00.10"N 83°36'36.57"W	

SITE DATA	
SITE AREA - 8,678 SF.	0.20 AC.
TOTAL DISTURBED - 0.15 AC.	
TOTAL IMPERVIOUS - 3,490 SF.	40% OF SITE

GRAPHIC SCALE

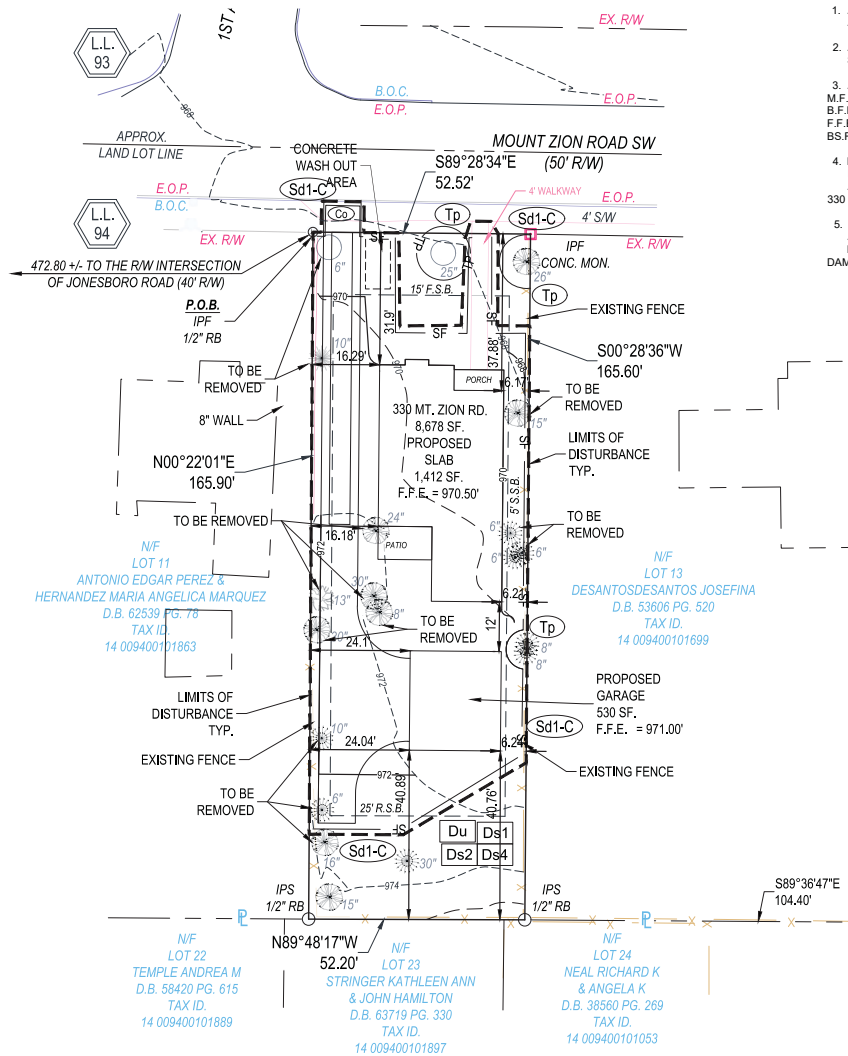


1 inch = 30 ft.

LEGEND	
— 740 —	PROPOSED CONTOUR
- - - 740 - - -	EXISTING CONTOUR
— SF —	SILT FENCE
- - - - -	LIMITS OF DISTURBANCE
	DOGWOOD TREE
	OAK TREE
	CRATE MYRTLE TREE
	PRIVET TREE
	BRADFORD PEAR TREE

ESPC PLANS FOR 330 MOUNT ZION ROAD

LOCATED IN:
LAND LOT 94 - 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

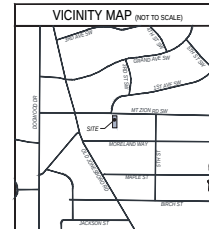


FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF HAPEVILLE, GEORGIA COMMUNITY PANEL NUMBER 13121C0367E EFFECTIVE DATE SEPTEMBER 18TH, 2013, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

NOTES:

- ALL AREAS OUTSIDE OF PROPOSED LIMITS OF CLEARING ARE TO REMAIN UNDISTURBED.
- ALL SLOPES SHALL BE NO STEEPER THAN 3:1 UNLESS SPECIFICALLY IDENTIFIED ON THESE PLANS.
- ABBREVIATIONS FOR ELEVATIONS ARE AS FOLLOWS:
M.F.F.E. - MINIMUM FINISH FLOOR ELEVATION (IF REQUIRED)
B.F.F.E. - BASE FLOOD ELEVATION
F.F.F.E. - FINISH FLOOR ELEVATION
BS.F.F.E. - BASEMENT FLOOR ELEVATION
- MINIMUM FINISH FLOOR ELEVATIONS PER THE FINAL PLAT FOR MORELAND PARK AND BASE FLOOD ELEVATIONS ARE AS FOLLOWS:
330 MT. ZION RD. (LOT 12): - M.F.F.E. N/A - B.F.F.E. N/A
- TREE PROTECTION PLAN:
A) CONTRACTOR WILL PROTECT AREAS MARKED.
B) CONTRACTOR WILL REPLACE ANY SPECIES TREE IF DAMAGED OR REMOVED.



EROSION CONTROL LEGEND

Co	CONSTRUCTION EXIT		A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
Sd1	SEDIMENT BARRIER		A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, SALES OF STRAW OR HAY, GRAVEL OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Ds1	DISTURBED AREA STABILIZATION (MULCHING ONLY)		APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)		THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.
Ds3	DISTURBED AREA STABILIZATION (PERMANENT SEEDING)		THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.
Mb	EROSION CONTROL MATTING		A PROTECTIVE COVERING (BLANKET) OR SOIL STABILIZATION MAT USED TO ESTABLISH PERMANENT VEGETATION ON STEEP SLOPES, CHANNELS, OR SHORELINES.
Du	DUST CONTROL ON DISTURBED AREAS		CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.
Sd2	SEDIMENT TRAP TEMPORARY		AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
Re	RETAINING WALL		A WALL, INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Fr	STONE FILTER RING		A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS.

PROJECT NAME
E.S.P.C. PLAN FOR
330 MOUNT ZION ROAD,
FULTON COUNTY, GA

CLIENT NAME
3 ELK DESIGN, LLC
101 HONEYSUCKLE LANE
PEACHTREE CITY, GEORGIA 30269

REVISIONS

NO.	DATE	DESCRIPTION
1	03/02/2022	ISSUED PER CLIENT COMMENTS 03/02/22

330 Mt Zion Rd.dwg

ARCHIVE

DATE 03/02/2022

FILE #

CONTRACT #

DRAWN BY LUV

CHECKED BY

DATE 03/02/2022

LEVEL 2 CERTIFICATION

SHEET 0000000047 EXP. 11/01/2022

SHEET TITLE

330 MT. ZION RD.

SHEET 1

24. SOD TO BE INSTALLED TO CONTROL POLLUTANTS IN STORMWATER POST CONSTRUCTION.

25. APPROVED HYDRO FOR THIS PROJECT IS NOT AVAILABLE.

C:\Users\Williams\AppData\Local\Temp\AcPublish 37017\330 Mt Zion Rd.dwg, S3, Williams, Apr 29, 2022 - 9:35:50am

INITIAL INSPECTION

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

MISC. STATEMENTS

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

AMENDMENTS /REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE APPLICABLE PORTION OF THE PRIMARY PERMITTEES ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

THE PROPOSED CONSTRUCTION SITE DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT, NOR IS THE SITE WITHIN 1 LINEAR MILE OF OR IN THE SAME WATERSHED AS A BIOTA IMPAIRED STREAM SEGMENT.

PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHELL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINT/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

WATER QUALITY CONTROL

AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY DEVICES) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

WATER QUALITY DEVICES TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY DEVICES.

CONTRACTOR TO SPOT RAIN GARDEN AT POINT OF CONCENTRATED FLOW BASED ON FIELD GRADING.

NATURE OF CONSTRUCTION ACTIVITY

THE NATURE OF ACTIVITY PROPOSED FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON A SITE WHICH IS MOSTLY CLEARED. STORMWATER IS TO FLOW INTO THE CONSTRUCTED STORMWATER CONVEYANCE SYSTEM FOR MT. ZION RD.

PROJECT RECEIVING WATERS:

RECEIVING WATERS FOR THIS PROJECT IS A TRIBUTARY OF SOUTH RIVER.

RETENTION OF RECORDS PART IV.F

- (1). THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI: A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT; C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT; D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT; E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT; F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
- (2). EACH SECONDARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI: A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT; C. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B. OF THIS PERMIT; AND D. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.
- (3). EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI: A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT; C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT; D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT; E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT; F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.
- (4). COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
- A. STORMWATER DISCHARGES ASSOCIATED WITH AND INDUSTRIAL ACTIVITY THAT ORIGINATES FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
- B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.6 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
- C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
- D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. #12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802.
- PART III.B.1
- THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ONSITE SPILL. PART III.B.2

WATER QUALITY COMPLIANCE PART I.C.4

ALL DISCHARGES AUTHORIZED BY THIS PERMIT SHALL NOT CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03.

SILT STORAGE REQUIREMENTS

DRAINAGE AREA: 0.16 AC. (SEE NOTE #3, SHEET 3)
REQUIRED STORAGE: 67 CY / AC 0.16 AC = 10.72 CY

SILT STORAGE PROVIDED

AVAILABLE STORAGE (SILT FENCE): 244 LF
10.72 CY / 0.14 CY/LF SILT FENCE = 78 LF REQUIRED

CONSTRUCTION SCHEDULE																			
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19/20
INITIAL PERIMETER AND SEDIMENT STORAGE BMP'S																			
CLEARING & GRUBBING																			
EROSION CONTROL DEVICES																			
GRADING																			
TEMPORARY VEGETATION																			
INFRASTRUCTURE CONSTRUCTION (INCL. UTILITIES)																			
CONSTRUCTION																			
FINE GRADING & LANDSCAPING																			
PERMANENT VEGETATION																			

NOTE:
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND-DISTURBING ACTIVITIES.



PROJECT NAME
E.S.P.C. PLAN FOR
330 MOUNT ZION ROAD,
FULTON COUNTY, GA

CLIENT NAME
REBEL DESIGN, LLC
1014 HESPERIA LANE
PEACHTREE CITY, GEORGIA 30269

REVISIONS	DATE	DESCRIPTION
1	03/10/2022	ISSUED PER CLIENT COMMENTS 03/02

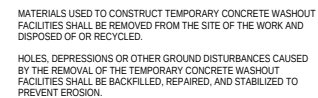
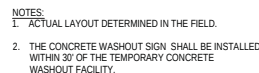
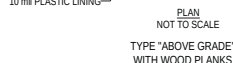
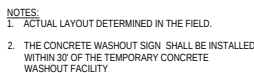


330 Mt Zion Rd.dwg
ARCHIVE
DATE 03/10/2022
FILE #

CONTRACT #
DRAWN BY LUN
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LEVEL 2 CERTIFICATION
CERT. #00000000047 EXP. 11/01/2024
SHEET TITLE
330
MT. ZION RD.
SHEET
5.0



DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATAGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKS DESIGN
CONTACT: DANIEL LOVE
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD. 1412 SF
2nd FLOOR HTD. 624 SF
TOTAL HEATED 2036 SF
FRONT STOOP 60 SF
REAR PATIO 104 SF
TOTAL UNHEATED 164 SF

SHEET INDEX

A.0 COVER
A.1 FRONT ELEV
A.2 LEFT ELEV
A.3 REAR ELEV
A.4 RIGHT ELEV
A.5 1st FLOOR PLAN
A.6 2nd FLOOR PLAN
A.7 FOUNDATION PLAN
A.8 ROOF PLAN
E.1 1st FLOOR ELECTRICAL
E.2 2nd FLOOR ELECTRICAL
D.1 WALL SECTION DTL
D.2 STAIR DETAIL

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE.
ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE.
GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

CUSTOM RESIDENCE
330 MT. ZION RD.
HAPEVILLE, GA 30354

REVISIONS

SHEET

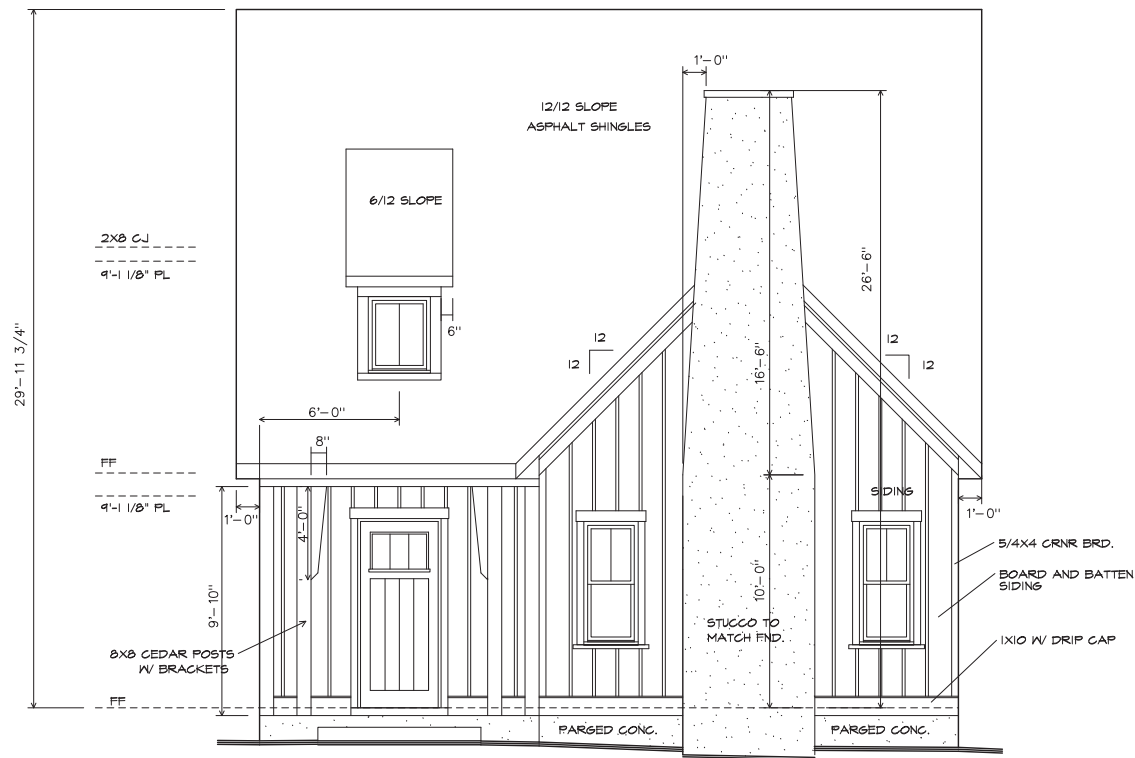
COVER SHEET

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#	DATE	DESCRIPTION
1	01.08.22	CONCEPT
2	01.21.22	REVS
3	02.02.22	ELEVS
3	02.14.22	PERMIT SET

PLOT DATE:02.14.22





FRONT ELEVATION

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

CUSTOM RESIDENCE
330 MT. ZION RD.
HAPEVILLE, GA 30354

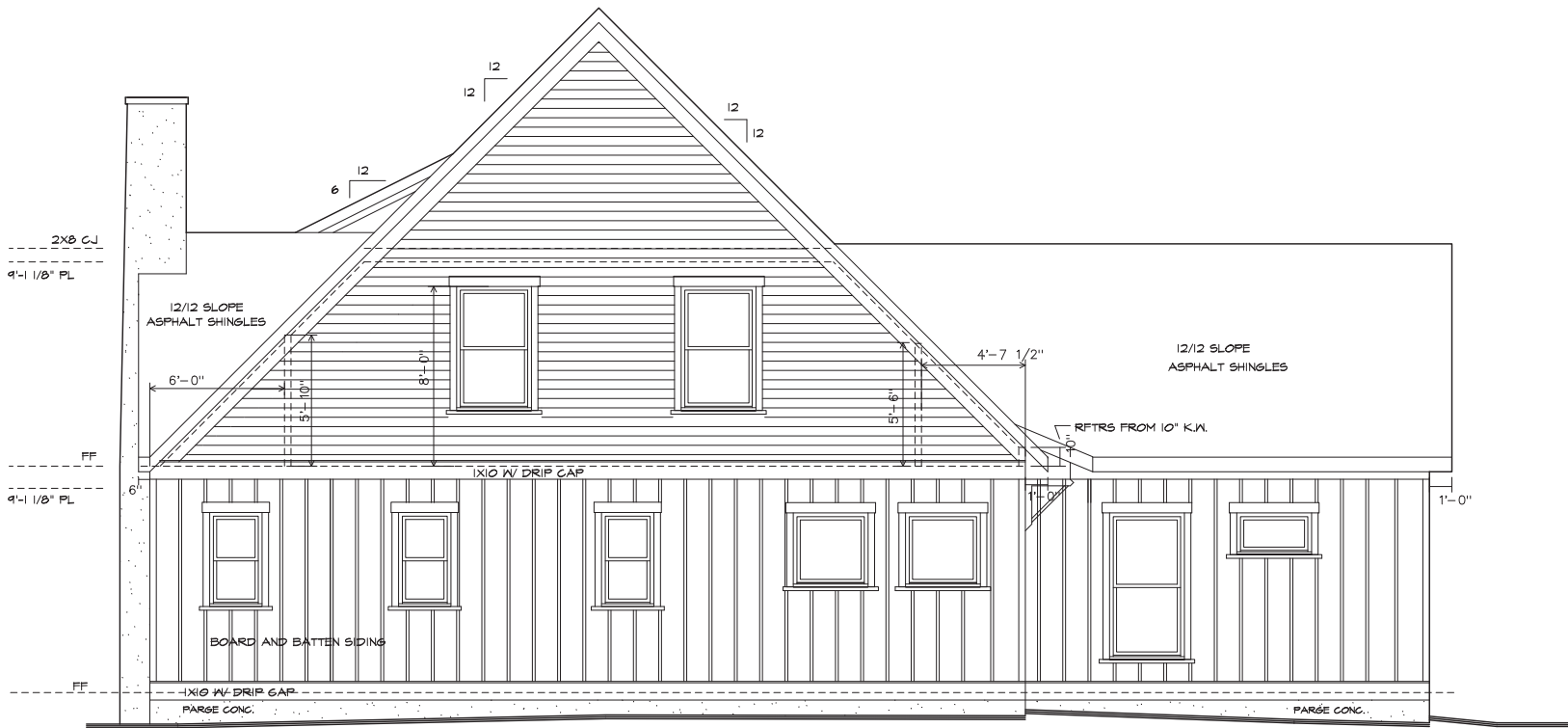
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3	02.14.22	PERMIT SET

A.1

PLOT DATE: 02.14.22

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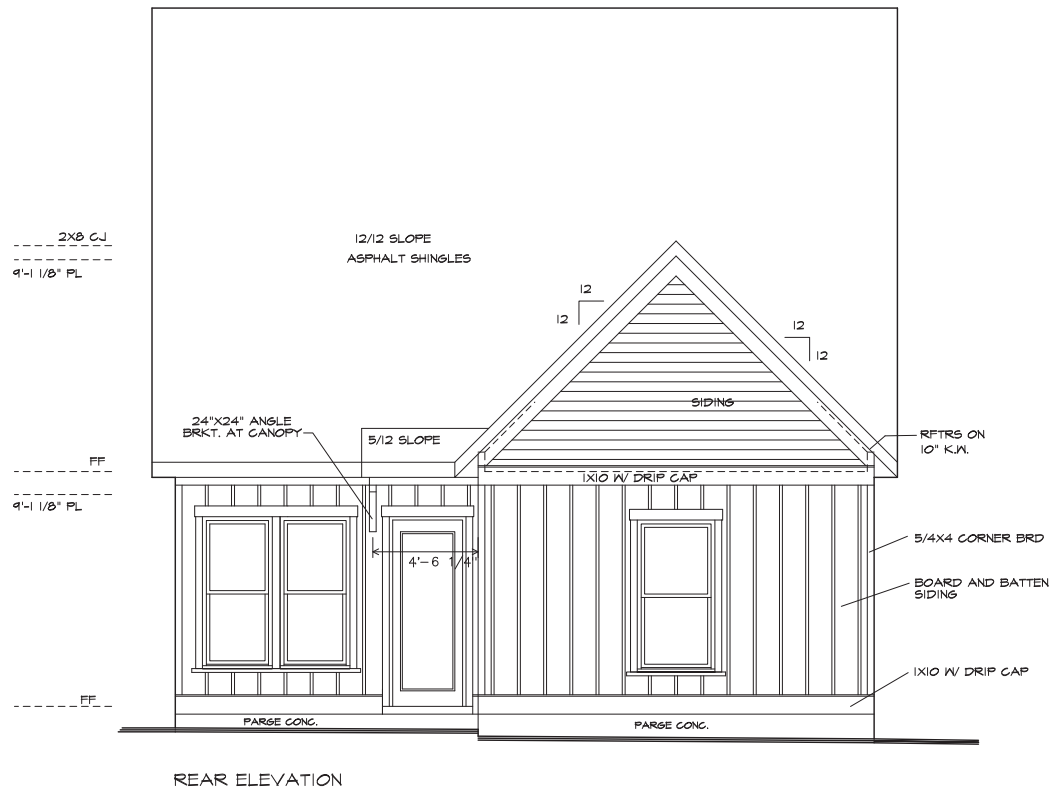
RIGHT ELEVATION



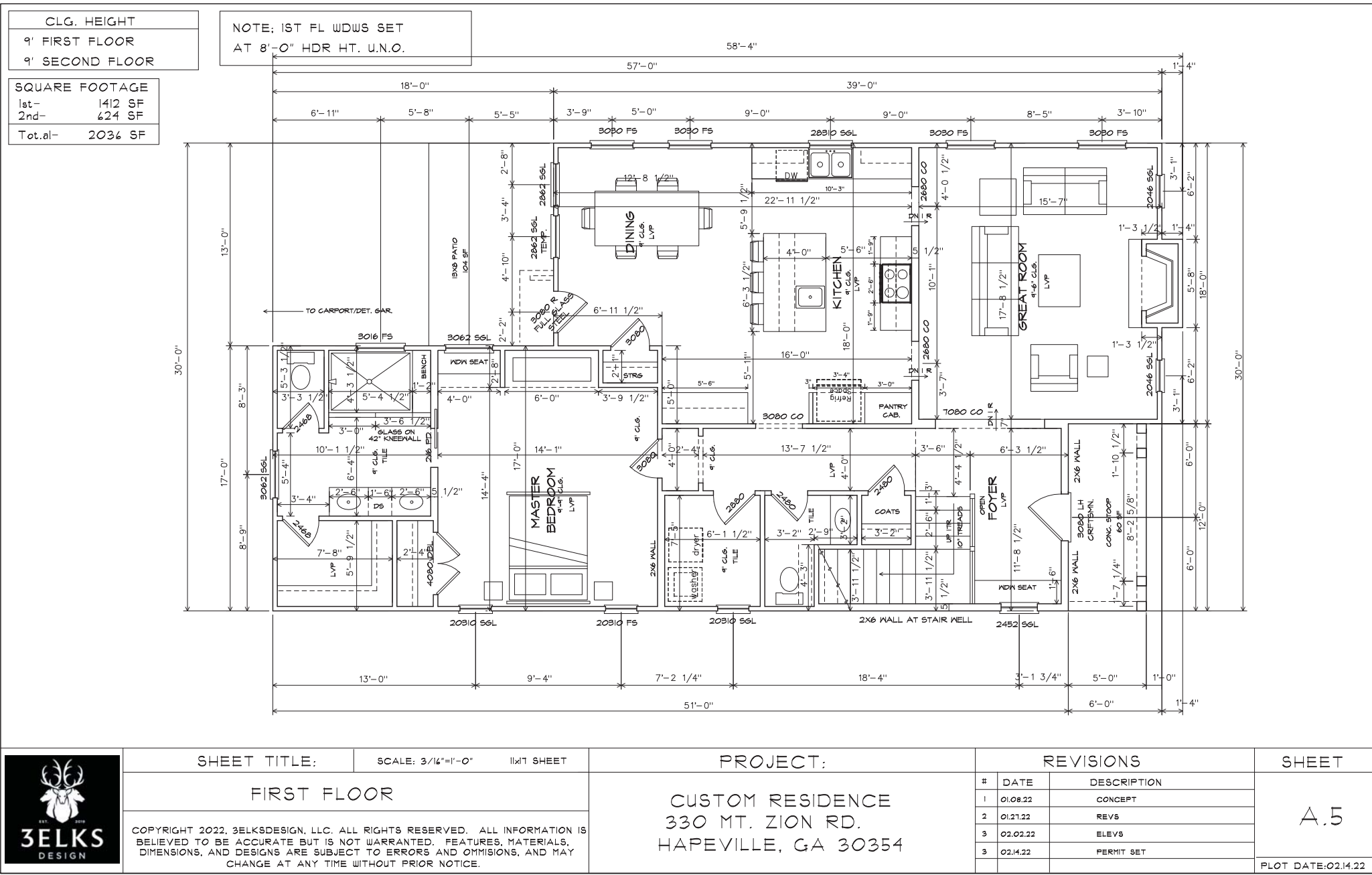
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CUSTOM RESIDENCE
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REVISIONS			SHEET
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			PLOT DATE:02.14.22



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				2	01.21.22	REVS	
				3	02.02.22	ELEVS	
				3	02.14.22	PERMIT SET	PLOT DATE:02.14.22



SHEET TITLE:

FIRST FLOOR

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SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

CUSTOM RESIDENCE
330 MT. ZION RD.
HAPEVILLE, GA 30354

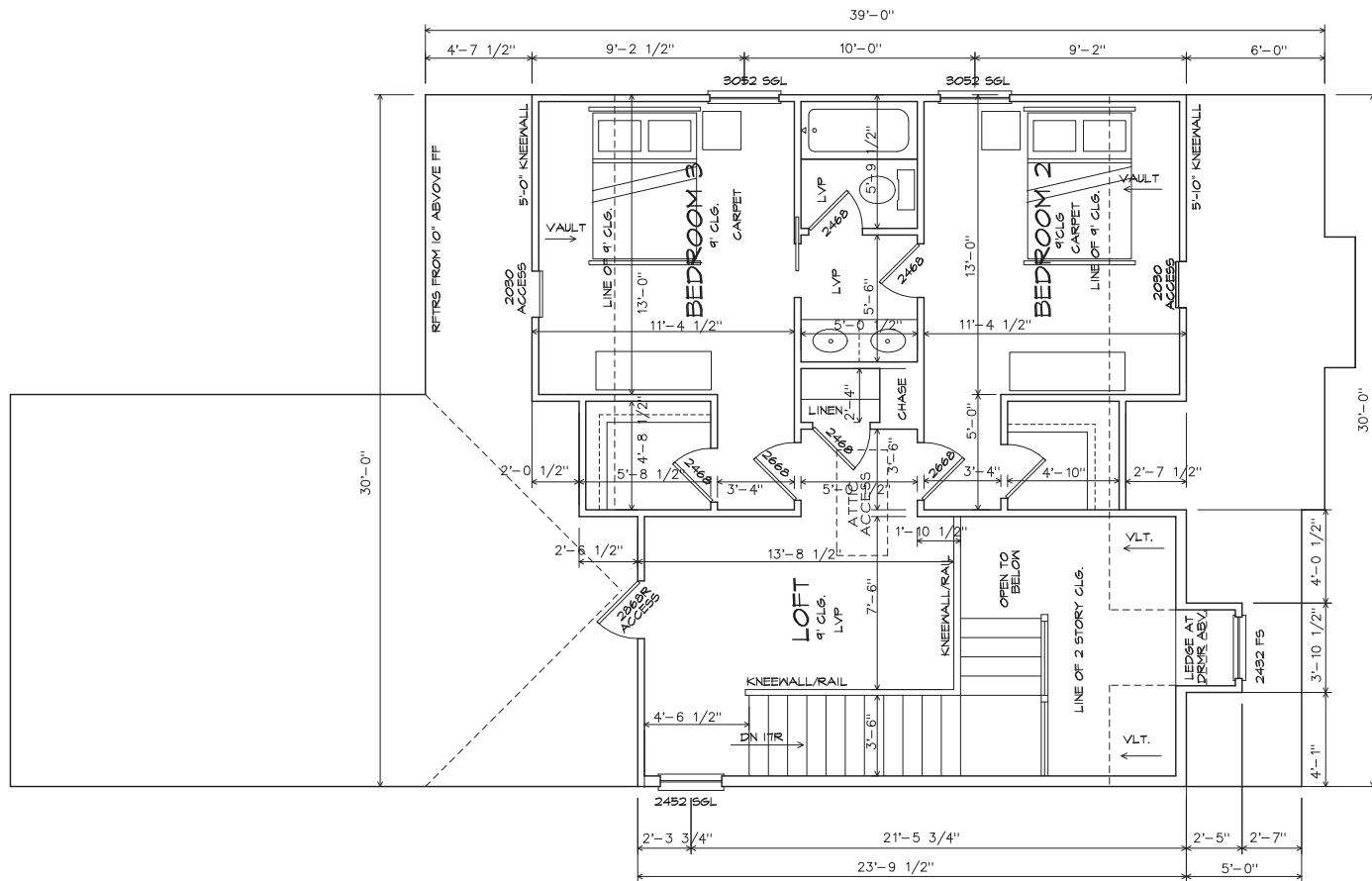
REVISIONS

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3	02.02.22	ELEVS
3	02.14.22	PERMIT SET

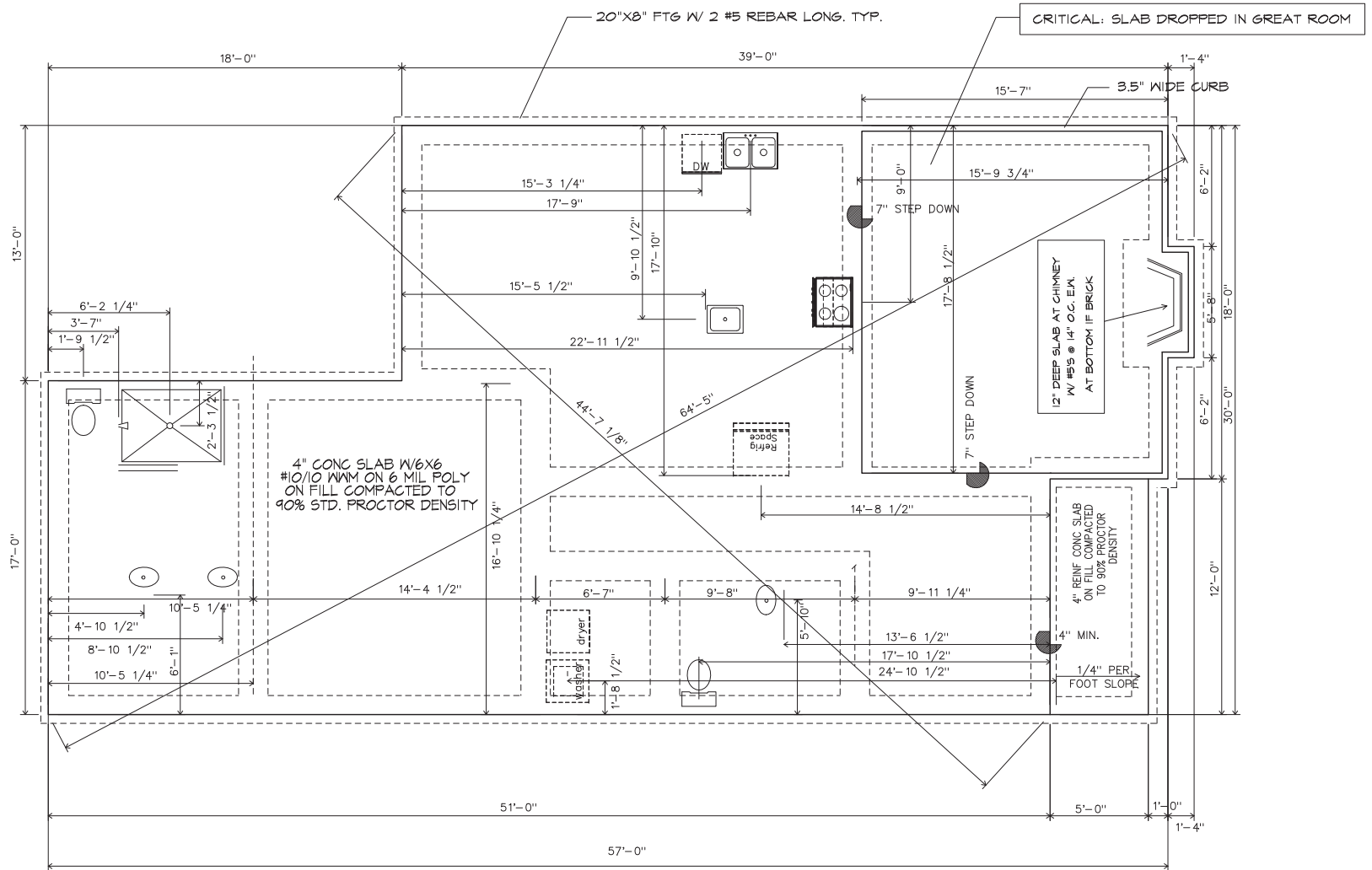
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A.5

PLOT DATE: 02.14.22

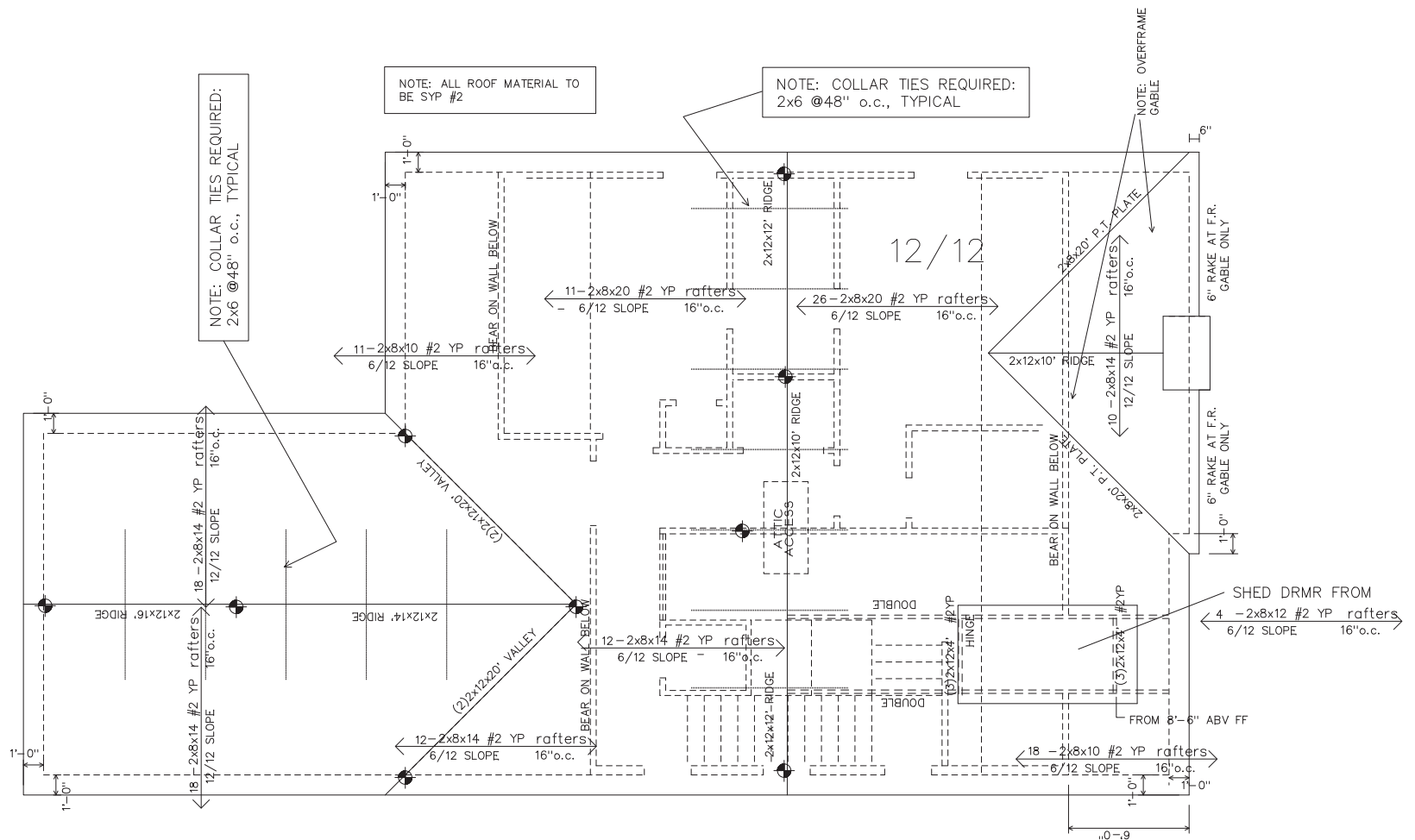


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								PLOT DATE: 02.14.22		



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							3	02.14.22	PERMIT SET	
									PLOT DATE:02.14.22	

⊕ : BRACE POINT BEARING LOCATIONS FOR ROOF BRACING.
TO WALLS OR BEAMS BELOW. MIN. (3)2x4 @2YP.



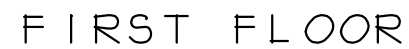
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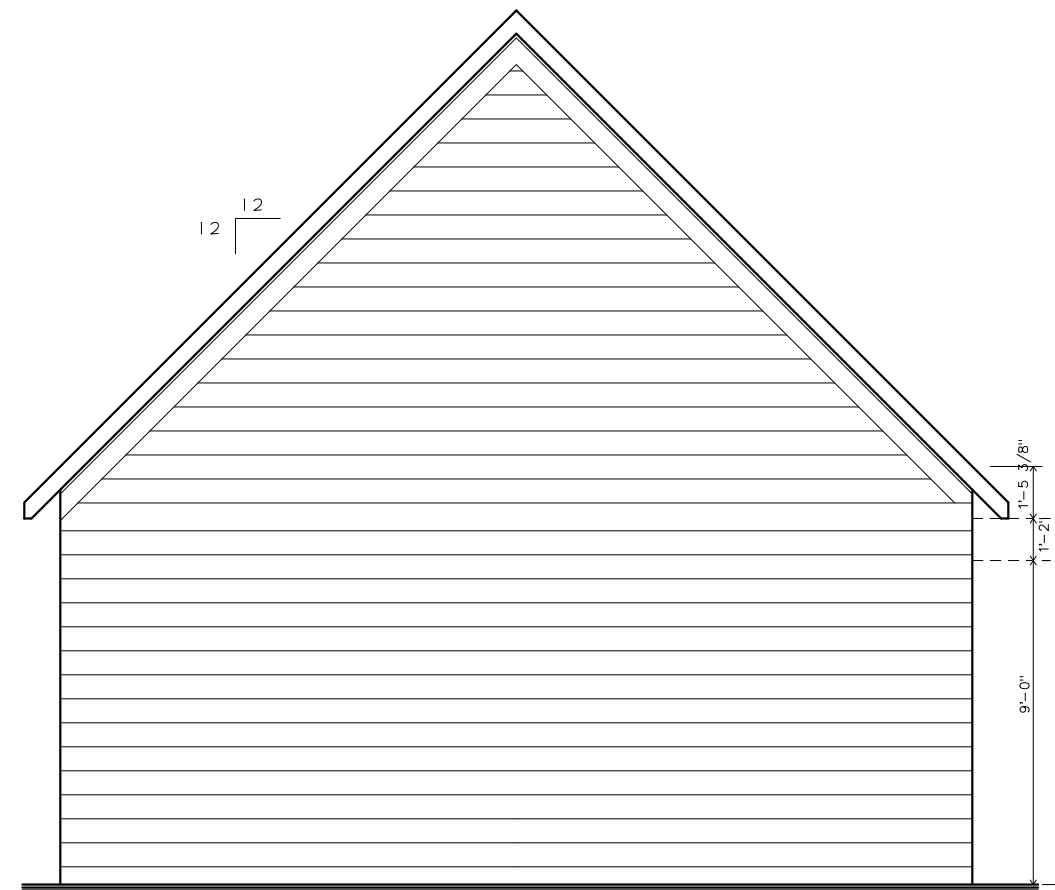
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PLOT DATE:02.14.22





REAR





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

DATE: June 9, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 330 Mt Zion Road**

BACKGROUND

The City of Hapeville has received a site plan application from Thomas Davis III to construct a new single 2,036 SF, 3 bedroom 2.5 bathroom single-family dwelling with an optional detached garage to be located at 330 Mt Zion Rd. The building height, including foundation is listed as 29' 11.75". An optional 530 SF detached garage is also shown at the rear of the property.

The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

REVIEW

ARTICLE 6. - R-1 ZONE (ONE FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings;

REQUIREMENTS

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

Dimensional Requirements for **R-1 Zoning** are as follows:

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Blde. Lot
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

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 plans show the location of a new two story, 2,036 SF single-family dwelling.***
- ***NOTE: Project data sheet A.0 should be updated with correct project address.***
- ***Per the project data, the structure will be 29' 11 ¾". The garage is shown as 24' 3 3/8" high.***
- ***Setback dimensions of the new primary structure are as follows:***
 - ***Front setback is 25'***
 - ***Side setbacks are 6.17' and 16.18' and 6.24' to the detached garage.***
 - ***Rear setback is 73" to the rear of the dwelling and 40.76' to the detached garage***
 - ***The distance between the dwelling and the detached garage is 12'.***
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***The width of the driveway should be provided.***
- ***The plans show an existing sidewalk.***
- ***The plans show a proposed walk to the front entrance.***
- ***Design cross sections have been included.***
- c. The locations, area and number of proposed parking spaces.
- ***A driveway will provide access to an existing rear detached two-car garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at two-foot intervals.***
- 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 Landscape Plan/arborist report.***
- 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 Landscape Plan/arborist report.***
- 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.
- ***None shown***
- 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.
- ***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.
- ***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 total site area is 8,678 SF or ..20 acres. The minimum lot size is 6,750 SF.***
- 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.
- ***Proposed lot coverage is 3,490 SF or 40% of site. Breakdown of impervious surface by type should be provided. Maximum lot coverage allowed is 40%.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***The proposed dwelling will have 3 bedrooms and 2.5 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 2,036 SF.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***The plans indicate an optional detached two car garage for parking. The driveway is sufficient for parking if the optional garage is not built.***
- (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.

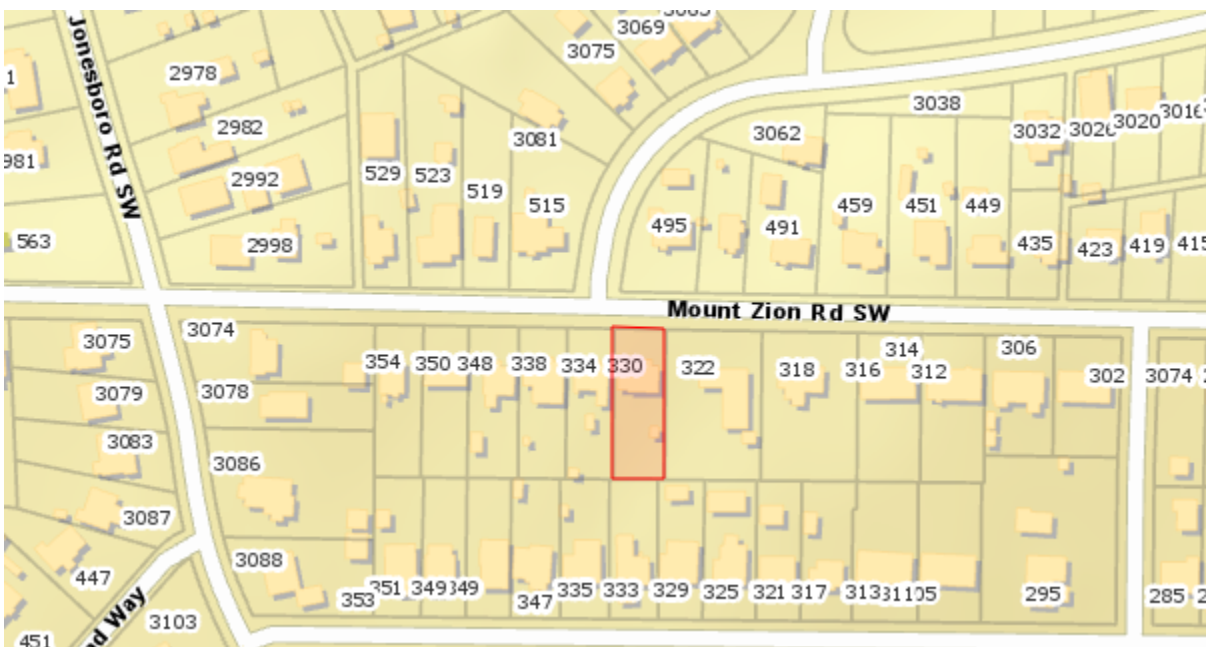
- ***Development schedule has been provided.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

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

- Correct project data sheet A.0.
- Provide driveway width.
- Provide breakdown of impervious surface.
- Address any outstanding issues in the arborist report.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.



Location Map – 330 Mt Zion Road



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.

Arborist 1st Review - 6.3.22 - Not Approved
No Tree Plan Provided - Resubmit after completing checklist - including submitting Arborist Report for any Landmark Trees

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

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:

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.

_____ 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

_____ 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.

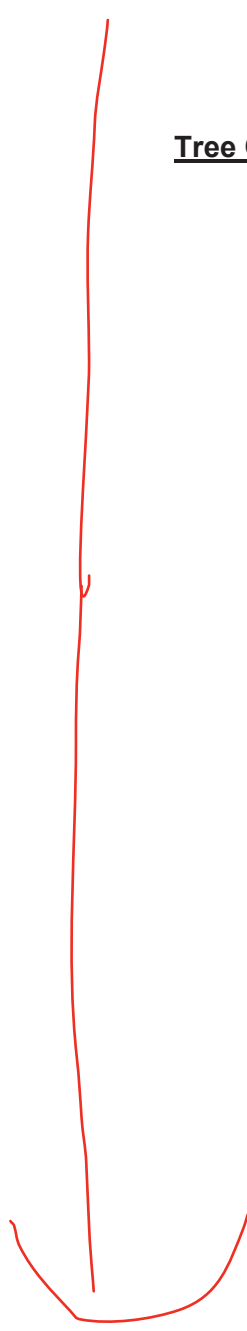
_____ 22. Show planting and staking details.

_____ 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:

- 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.

OWNER / BUILDER	
COMPANY	3 ELK DESIGN, LLC
ADDRESS	101 HONEYSUCKLE LANE, PEACHTREE CITY, GA 30269
PHONE	(404) 247-9281
24 HOUR CONTACT	
DANIEL LOVE	(678) 207-6539
CIVIL ENGINEER / SURVEYOR	
NAME	MOORE BASS CONSULTING, INC.
ADDRESS	1550 KEYS FERRY CT., MC DONOUGH, GA 30253
PHONE	PH: (770) 914-9394 FAX: (770) 914-9596
TERTIARY PERMITTEE	
NAME	3 ELK DESIGN, LLC
ADDRESS	101 HONEYSUCKLE LANE, PEACHTREE CITY, GA 30269
PHONE	(404) 247-9281
CONSTRUCTION EXIT COORDINATES	
32° 45'00.10"N 83° 36'36.57"W	

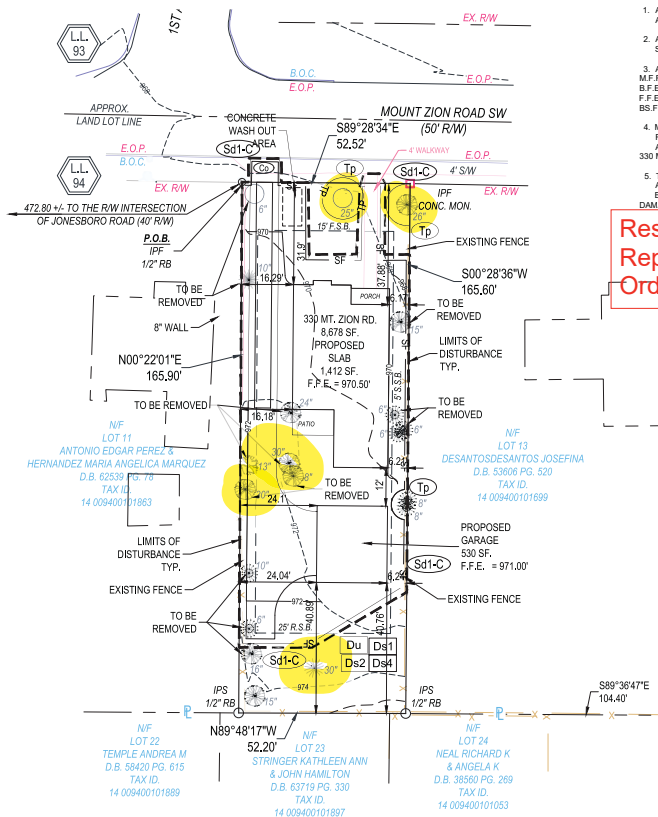
SITE DATA	
SITE AREA	- 8,678 SF. 0.20 AC.
TOTAL DISTURBED	- 0.15 AC.
TOTAL IMPERVIOUS	- 3,490 SF. 40% OF SITE

GRAPHIC SCALE



LEGEND	
	740
	740
	SILT FENCE
	LIMITS OF DISTURBANCE
	DOGWOOD TREE
	OAK TREE
	CRATE MYRTLE TREE
	PRIVET TREE
	BRADFORD PEAR TREE

ESPC PLANS FOR 330 MOUNT ZION ROAD LOCATED IN: LAND LOT 94 - 14th DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

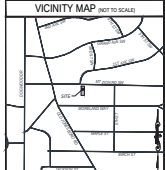


FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF HAPEVILLE, GEORGIA COMMUNITY
PANEL NUMBER: 13322C0202P EFFECTIVE DATE SEPTEMBER 18TH, 2013. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

NOTES:

- ALL AREAS OUTSIDE OF PROPOSED LIMITS OF CLEARING ARE TO REMAIN UNDISTURBED.
- ALL SLOPES SHALL BE NO STEEPER THAN 3:1 UNLESS SPECIFICALLY IDENTIFIED ON THESE PLANS.
- ABBREVIATIONS FOR ELEVATIONS ARE AS FOLLOWS:
M.F.F.E. - MINIMUM FINISH FLOOR ELEVATION (IF REQUIRED)
B.F.E. - BASE FLOOD ELEVATION
F.F.E. - FINISH FLOOR ELEVATION
BS.F.E. - BASEMENT FLOOR ELEVATION
- MINIMUM FINISH FLOOR ELEVATIONS PER THE FINAL PLAN FOR MORELAND PARK AND BASE FLOOD ELEVATIONS ARE AS FOLLOWS:
330 MT. ZION RD. (LOT 12) - M.F.F.E. N/A - B.F.E. N/A
- TREE PROTECTION PLAN:
A) CONTRACTOR WILL PROTECT AREAS MARKED.
B) CONTRACTOR WILL REPLACE ANY SPECIES TREE IF DAMAGED OR REMOVED.



Resubmit with Tree Preservation and Replacement Plan per Tree Ordinance and attached checklist

EROSION CONTROL LEGEND

	CONSTRUCTION EXIT		A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
	SEDIMENT BARRIER		A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, SALES OF STRAW OR ANY OTHER MATERIALS. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
	DISTURBED AREA STABILIZATION (MULCHING ONLY)		APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS PRODUCED ON THE SITE IF POSSIBLE TO THE SOIL SURFACE.
	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)		THE ESTABLISHMENT OF TEMPORARY VEGETATION COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR GRADED AREAS.
	DISTURBED AREA STABILIZATION (PERMANENT SEEDING)		THE PLANTING OF PERMANENT VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS TO ACHIEVE PERMANENT STABILIZATION. PERMANENT PERMANENT VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.
	DISTURBED AREA STABILIZATION (WITH SODDING)		A PERMANENT VEGETATIVE COVER USING SOGS ON HEAVILY ERODIBLE OR CRITICALLY ERODED LANDS.
	EROSION CONTROL MATTING		A PROTECTIVE COVERING (BAMBOO) OR SOIL STABILIZATION MAT USED TO ESTABLISH PERMANENT VEGETATION ON STEEP SLOPES, CANYONS, OR EROSIONS.
	DUST CONTROL ON DISTURBED AREAS		CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROAD, AND DEMOLITION SITES.
	SEDIMENT TRAP		AN ENCLOSING AREA LOCATED BY LOCATING TWO ADJACENT STORM DRAIN INLETS. THE ENCLOSED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
	RETAINING WALL		A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE HUMAN PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
	STONE FILTER RING		A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS.

PROJECT NAME
330 MOUNT ZION ROAD,
FULTON COUNTY, GA
CLIENT NAME
3 ELK DESIGN, LLC
101 HONEYSUCKLE LANE,
PEACHTREE CITY, GEORGIA 30269

REVISIONS

NO.	DATE	DESCRIPTION
1	09/20/2022	ISSUED FOR CLIENT COMMENTS

330 Mt. Zion Rd. desc
ARCHITECT
DATE
09/20/2022
CONTRACT #
101
DRAWING BY
LST
SEAL
LEVEL 2 CERTIFICATION
DATE: 09/20/2022, EXP.: 11/20/2025
SHEET TITLE
330 MT. ZION RD.
SHEET
1

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CLEARING PHASE NOTES

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH-OUT AREAS, OR DEBRIS BURNING AND BURNING HOLES SHALL BE LOCATED WITHIN 50 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL, AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
3. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT PROFESSIONAL APPROVES THE INSTALLATION OF AND REPORTS ON EROSION CONTROL MEASURES. IF UNFAVORABLE CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.

UPON GENERAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES, AS CLEARING PERMITS. THE CONTRACTOR SHALL CONSTRUCT SEDIMENT POND(S) AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BERM SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ALL SIX FENCES MUST MEET THE REQUIREMENTS OF SECTION 170, TEMPORARY SIX FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1995 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEEDMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE PROPER FUNCTIONING.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

Spill Cleanup and Control Practices

- Leak, spill, and manufacturer's recommended methods for spill cleanup will be clearly posted and personnel will be made available to site personnel.
- Materials and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment include, but is not limited to, buckets, shovels, rakes, high pressure, grease, oil, oil, sand, sawdust and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, state, and federal regulations.
- FOR SPILLS THAT IMPACT SURFACE WATER (E.G., A DRAIN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-9373.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-9373.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the nearest professional who prepared this Plan if more than 1320 gallons of petroleum is spilled onsite (this includes quantities of equipment) or if any one piece of equipment has a capacity greater than 800 gallons. The contractor will meet a Spill Prevention Containment and Containment Measures that prepared by the nearest professional.

GRADING PHASE NOTES

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND TO TEST THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION, OUT AND FILL SLOPES SHALL NOT EXCEED 3:1.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPTH OF THE BASIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

SEEDMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.

SEEDMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON PLANS.

Product Specific Practices

Petroleum Based Products - Containers for products such as fuels, lubricants, and oils will be inspected daily for leaks and spills. This includes onsite vehicles and machinery. Daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from State Highways, natural drains, and storm water drainage ditches. In addition, temporary fueling tanks shall have a secondary containment berms to prevent leaks or spills. Discharge of oil, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposed as required by local and State regulations.

Paints/Finishes/Coatings - All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used and when products, and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Truck Washing - No concrete trucks will be allowed to wash out or discharge surplus concrete or drain water water onsite.

Fertilizers/Herbicides - These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the CDNRCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building Materials - No building or construction materials will be burned or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.

INSPECTIONS

- TERTIARY PERMITTEE.
- (1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT (A) ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT, AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE'S SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
 - (2) MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT YET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
 - (3) CERTIFIED PERSONNEL, PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT AT LEAST THE FOLLOWING ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE, (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AND (C) STRUCTURAL CONTROL MEASURES, EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
 - (4) CERTIFIED PERSONNEL, PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (E.G., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPO) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
 - (5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
 - (6) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAMES OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATES OF EACH INSPECTION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
 - (7) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAMES OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATES OF EACH INSPECTION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
 - (8) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAMES OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATES OF EACH INSPECTION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE, PART II.C.1.4.
2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORMWATER EXCEPT AS PROVIDED IN PART II.C.2 AND PART II.A.2 OF THE PERMIT. PART II.A.1.
3. AUTHORIZED MIXED STORMWATER DISCHARGES: PART II.C.2
 - A. THE INDUSTRIAL SOURCE OF ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
 - B. THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
 - C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
4. AUTHORIZED NON-STORMWATER DISCHARGES: PART II.A.2
 - A. FIRE FIGHTING ACTIVITIES
 - B. PRE-HARVEST FLOWING
 - C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
 - D. IRRIGATION DRAINAGE
 - E. AIR CONDITIONING CONDENSATE
 - F. SPRINGS
 - G. UNCONTAMINATED GROUND WATER
 - H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

CERTIFICATION STATEMENTS

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

Wade T. Stroud 3/23/22
WADE T. STROUD, MD 034220 DATE
LEVEL 2 REGISTERED ENGINEER (wstroud@moorebass.com)

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003."

Wade T. Stroud 3/23/22
WADE T. STROUD, MD 034220 DATE
LEVEL 2 REGISTERED ENGINEER (wstroud@moorebass.com)

Moore Bass
CONSULTING
INCORPORATED
ATLANTA, GEORGIA

PROJECT NAME: E.S.P.C. PLAN FOR 330 MOUNT ZION ROAD, MOUNTAIN VIEW COUNTY, GA
CLIENT NAME: 3 ELK DESIGN, LLC
3 ELK DESIGN, LLC
10000 W. PEACHTREE CITY, GEORGIA 30089

REVISIONS
1. REVISED PER CLIENT COMMENTS 2022

MB

330 Mt. Zion Rd. dwg
4/20/2016
DATE: 09/03/2022
FILE #
CONTRACT #
SHEET TITLE
LEVEL 2 CERTIFICATION
DATE: 09/03/2022
SHEET 1 OF 1

330
MT. ZION RD.
SHEET
4.0

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

AMENDMENTS / REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE APPLICABLE PORTION OF THE PRIMARY PERMITTEES ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

THE PROPOSED CONSTRUCTION SITE DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT, NOR IS THE SITE WITHIN 1 LINEAR MILE OF OR IN THE SAME WATERSHED AS A BIOTA IMPAIRED STREAM SEGMENT.

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINT/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY DEVICES) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

WATER QUALITY DEVICES TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY DEVICES.

CONTRACTOR TO SPOT RAIN GARDEN AT POINT OF CONCENTRATED FLOW BASED ON FIELD GRADING.

THE NATURE OF ACTIVITY PROPOSED FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON A SITE WHICH IS MOSTLY CLEARED. STORMWATER IS TO FLOW INTO THE CONSTRUCTED STORMWATER CONVEYANCE SYSTEM FOR MT. ZION RD.

RECEIVING WATERS FOR THIS PROJECT IS A TRIBUTARY OF SOUTH RIVER

(1) THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART V.A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPC TO: E.A. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION NOTICES GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; E.A. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; E.A. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION NOTICES GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; AND G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART V.D.4.A(2) OF THIS PERMIT.

(2) EACH SECOND PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART V.A. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION NOTICES GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; E.A. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; E.A. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION NOTICES GENERATED IN ACCORDANCE WITH PART V.D.4.A OF THIS PERMIT; AND G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART V.D.4.A(2) OF THIS PERMIT.

THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.A. A COPY OF THE NOTICES OF SUBMITTAL, THE EROSION CONTROL PLAN, THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT, THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION AND REPORTS IN ACCORDANCE WITH PART VI.B. SHALL BE SUBMITTED TO THE AGENCY. A COPY OF ALL INSPECTION REPORTS, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT: A. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART VI.D.4.C OF THIS PERMIT; B. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART VI.D.4.C OF THIS PERMIT; AND, C. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART VI.D.4.C.2.D. OF THIS PERMIT.

REPORTS, SAMPLING RECORDS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTS), AND RECORDS OF DATA FOR EPI EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO HAS BEEN ISSUED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE PERMITTEE SUBMITTALS ACCORDANCE WITH PART V OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST AND GRANTED AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

1. THE FOLLOWING STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:

A. STORMWATER DISCHARGES ASSOCIATED WITH AND INDUSTRIAL ACTIVITY THAT ORIGINATES FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.6 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.

C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.

D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §12-14-2, ET SEQ.) ON CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802.

PART III.B.1

THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN
ON-SITE SPILL. PART III.B.2

ALL DISCHARGES AUTHORIZED BY THIS PERMIT SHALL NOT CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03.

DRAINAGE AREA: 0.16 AC. (SEE NOTE #3, SHEET 3)
REQUIRED STORAGE: 67 CY / AC 0.16 AC = 10.72 CY

AVAILABLE STORAGE (SILT FENCE): 244 LF
10.72 CY / 0.14 CY/LF SILT FENCE = 78 LF REQUIRED

NOTE:
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND-DISTURBING ACTIVITIES.

PROJECT NAME	E.S.P.C. PLAN FOR 330 MOUNT ZION ROAD, FULTON COUNTY, GA
CLIENT NAME	3 ELK DESIGN, LLC 101 HONEYSUCKLE LANE, PEACHTREE CITY, GEORGIA 30268

[illegible]

DRIVEWAY/INTERSECTION USE

MIN. IN FEET	MIN. MAX.	MIN. RADII IN FEET	
RESIDENTIAL DRIVEWAY (1-3 UNITS)	14	18	10' (MINIMUM OF 14')
RESIDENTIAL DRIVEWAY (4-6 UNITS)	18	22	14'
COMMERCIAL DRIVEWAY	24	30	20'
DRIVEWAY/INTERSECTION	30	36	24'
DRIVEWAY/INTERSECTION	36	42	30'
DRIVEWAY/INTERSECTION	42	48	36'
DRIVEWAY/INTERSECTION	48	54	42'
DRIVEWAY/INTERSECTION	54	60	48'
DRIVEWAY/INTERSECTION	60	66	54'
DRIVEWAY/INTERSECTION	66	72	60'
DRIVEWAY/INTERSECTION	72	78	66'
DRIVEWAY/INTERSECTION	78	84	72'
DRIVEWAY/INTERSECTION	84	90	78'
DRIVEWAY/INTERSECTION	90	96	84'
DRIVEWAY/INTERSECTION	96	102	90'
DRIVEWAY/INTERSECTION	102	108	96'
DRIVEWAY/INTERSECTION	108	114	102'
DRIVEWAY/INTERSECTION	114	120	108'
DRIVEWAY/INTERSECTION	120	126	114'
DRIVEWAY/INTERSECTION	126	132	120'
DRIVEWAY/INTERSECTION	132	138	126'
DRIVEWAY/INTERSECTION	138	144	132'
DRIVEWAY/INTERSECTION	144	150	138'
DRIVEWAY/INTERSECTION	150	156	144'
DRIVEWAY/INTERSECTION	156	162	150'
DRIVEWAY/INTERSECTION	162	168	156'
DRIVEWAY/INTERSECTION	168	174	162'
DRIVEWAY/INTERSECTION	174	180	168'
DRIVEWAY/INTERSECTION	180	186	174'
DRIVEWAY/INTERSECTION	186	192	180'
DRIVEWAY/INTERSECTION	192	198	186'
DRIVEWAY/INTERSECTION	198	204	192'
DRIVEWAY/INTERSECTION	204	210	198'
DRIVEWAY/INTERSECTION	210	216	204'
DRIVEWAY/INTERSECTION	216	222	210'
DRIVEWAY/INTERSECTION	222	228	216'
DRIVEWAY/INTERSECTION	228	234	222'
DRIVEWAY/INTERSECTION	234	240	228'
DRIVEWAY/INTERSECTION	240	246	234'
DRIVEWAY/INTERSECTION	246	252	240'
DRIVEWAY/INTERSECTION	252	258	246'
DRIVEWAY/INTERSECTION	258	264	252'
DRIVEWAY/INTERSECTION	264	270	258'
DRIVEWAY/INTERSECTION	270	276	264'
DRIVEWAY/INTERSECTION	276	282	270'
DRIVEWAY/INTERSECTION	282	288	276'
DRIVEWAY/INTERSECTION	288	294	282'
DRIVEWAY/INTERSECTION	294	300	288'
DRIVEWAY/INTERSECTION	300	306	294'
DRIVEWAY/INTERSECTION	306	312	300'
DRIVEWAY/INTERSECTION	312	318	306'
DRIVEWAY/INTERSECTION	318	324	312'
DRIVEWAY/INTERSECTION	324	330	318'
DRIVEWAY/INTERSECTION	330	336	324'
DRIVEWAY/INTERSECTION	336	342	330'
DRIVEWAY/INTERSECTION	342	348	336'
DRIVEWAY/INTERSECTION	348	354	342'
DRIVEWAY/INTERSECTION	354	360	348'
DRIVEWAY/INTERSECTION	360	366	354'
DRIVEWAY/INTERSECTION	366	372	360'
DRIVEWAY/INTERSECTION	372	378	366'
DRIVEWAY/INTERSECTION	378	384	372'
DRIVEWAY/INTERSECTION	384	390	378'
DRIVEWAY/INTERSECTION	390	396	384'
DRIVEWAY/INTERSECTION	396	402	390'
DRIVEWAY/INTERSECTION	402	408	396'
DRIVEWAY/INTERSECTION	408	414	402'
DRIVEWAY/INTERSECTION	414	420	408'
DRIVEWAY/INTERSECTION	420	426	414'
DRIVEWAY/INTERSECTION	426	432	420'
DRIVEWAY/INTERSECTION	432	438	426'
DRIVEWAY/INTERSECTION	438	444	432'
DRIVEWAY/INTERSECTION	444	450	438'
DRIVEWAY/INTERSECTION	450	456	444'
DRIVEWAY/INTERSECTION	456	462	450'
DRIVEWAY/INTERSECTION	462	468	456'
DRIVEWAY/INTERSECTION	468	474	462'
DRIVEWAY/INTERSECTION	474	480	468'
DRIVEWAY/INTERSECTION	480	486	474'
DRIVEWAY/INTERSECTION	486	492	480'
DRIVEWAY/INTERSECTION	492	498	486'
DRIVEWAY/INTERSECTION	498	504	492'
DRIVEWAY/INTERSECTION	504	510	498'
DRIVEWAY/INTERSECTION	510	516	504'
DRIVEWAY/INTERSECTION	516	522	510'
DRIVEWAY/INTERSECTION	522	528	516'
DRIVEWAY/INTERSECTION	528	534	522'
DRIVEWAY/INTERSECTION	534	540	528'
DRIVEWAY/INTERSECTION	540	546	534'
DRIVEWAY/INTERSECTION	546	552	540'
DRIVEWAY/INTERSECTION	552	558	546'
DRIVEWAY/INTERSECTION	558	564	552'
DRIVEWAY/INTERSECTION	564	570	558'
DRIVEWAY/INTERSECTION	570	576	564'
DRIVEWAY/INTERSECTION	576	582	570'
DRIVEWAY/INTERSECTION	582	588	576'
DRIVEWAY/INTERSECTION	588	594	582'
DRIVEWAY/INTERSECTION	594	600	588'
DRIVEWAY/INTERSECTION	600	606	594'
DRIVEWAY/INTERSECTION	606	612	600'
DRIVEWAY/INTERSECTION	612	618	606'
DRIVEWAY/INTERSECTION	618	624	612'
DRIVEWAY/INTERSECTION	624	630	618'
DRIVEWAY/INTERSECTION	630	636	624'
DRIVEWAY/INTERSECTION	636	642	630'
DRIVEWAY/INTERSECTION	642	648	636'
DRIVEWAY/INTERSECTION	648	654	642'
DRIVEWAY/INTERSECTION	654	660	648'
DRIVEWAY/INTERSECTION	660	666	654'
DRIVEWAY/INTERSECTION	666	672	660'
DRIVEWAY/INTERSECTION	672	678	666'
DRIVEWAY/INTERSECTION	678	684	672'
DRIVEWAY/INTERSECTION	684	690	678'
DRIVEWAY/INTERSECTION	690	696	684'
DRIVEWAY/INTERSECTION	696	702	690'
DRIVEWAY/INTERSECTION	702	708	696'
DRIVEWAY/INTERSECTION	708	714	702'
DRIVEWAY/INTERSECTION	714	720	708'
DRIVEWAY/INTERSECTION	720	726	714'
DRIVEWAY/INTERSECTION	726	732	720'
DRIVEWAY/INTERSECTION	732	738	726'
DRIVEWAY/INTERSECTION	738	744	732'
DRIVEWAY/INTERSECTION	744	750	738'
DRIVEWAY/INTERSECTION	750	756	744'
DRIVEWAY/INTERSECTION	756	762	750'
DRIVEWAY/INTERSECTION	762	768	756'
DRIVEWAY/INTERSECTION	768	774	762'
DRIVEWAY/INTERSECTION	774	780	768'
DRIVEWAY/INTERSECTION	780	786	774'
DRIVEWAY/INTERSECTION	786	792	780'
DRIVEWAY/INTERSECTION	792	798	786'
DRIVEWAY/INTERSECTION	798	804	792'
DRIVEWAY/INTERSECTION	804	810	798'
DRIVEWAY/INTERSECTION	810	816	804'
DRIVEWAY/INTERSECTION	816	822	810'
DRIVEWAY/INTERSECTION	822	828	816'
DRIVEWAY/INTERSECTION	828	834	822'
DRIVEWAY/INTERSECTION	834	840	828'
DRIVEWAY/INTERSECTION	840	846	834'
DRIVEWAY/INTERSECTION	846	852	840'
DRIVEWAY/INTERSECTION	852	858	846'
DRIVEWAY/INTERSECTION	858	864	852'
DRIVEWAY/INTERSECTION	864	870	858'
DRIVEWAY/INTERSECTION	870	876	864'
DRIVEWAY/INTERSECTION	876	882	870'
DRIVEWAY/INTERSECTION	882	888	876'
DRIVEWAY/INTERSECTION	888	894	882'
DRIVEWAY/INTERSECTION	894	900	888'
DRIVEWAY/INTERSECTION	900	906	894'
DRIVEWAY/INTERSECTION	906	912	900'
DRIVEWAY/INTERSECTION	912	918	906'
DRIVEWAY/INTERSECTION	918	924	912'
DRIVEWAY/INTERSECTION	924	930	918'
DRIVEWAY/INTERSECTION	930	936	924'
DRIVEWAY/INTERSECTION	936	942	930'
DRIVEWAY/INTERSECTION	942	948	936'
DRIVEWAY/INTERSECTION	948	954	942'
DRIVEWAY/INTERSECTION	954	960	948'
DRIVEWAY/INTERSECTION	960	966	954'
DRIVEWAY/INTERSECTION	966	972	960'
DRIVEWAY/INTERSECTION	972	978	966'
DRIVEWAY/INTERSECTION	978	984	972'
DRIVEWAY/INTERSECTION	984	990	978'
DRIVEWAY/INTERSECTION	990	996	984'
DRIVEWAY/INTERSECTION	996	1002	990'
DRIVEWAY/INTERSECTION	1002	1008	996'
DRIVEWAY/INTERSECTION	1008	1014	1002'
DRIVEWAY/INTERSECTION	1014	1020	1008'
DRIVEWAY/INTERSECTION	1020	1026	1014'
DRIVEWAY/INTERSECTION	1026	1032	1020'
DRIVEWAY/INTERSECTION	1032	1038	1026'
DRIVEWAY/INTERSECTION	1038	1044	1032'
DRIVEWAY/INTERSECTION	1044	1050	1038'
DRIVEWAY/INTERSECTION	1050	1056	1044'
DRIVEWAY/INTERSECTION	1056	1062	1050'
DRIVEWAY/INTERSECTION	1062	1068	1056'
DRIVEWAY/INTERSECTION	1068	1074	1062'
DRIVEWAY/INTERSECTION	1074	1080	1068'
DRIVEWAY/INTERSECTION	1080	1086	1074'
DRIVEWAY/INTERSECTION	1086	1092	1080'
DRIVEWAY/INTERSECTION	1092	1098	1086'
DRIVEWAY/INTERSECTION	1098	1104	1092'
DRIVEWAY/INTERSECTION	1104	1110	1098'
DRIVEWAY/INTERSECTION	1110	1116	1104'
DRIVEWAY/INTERSECTION	1116	1122	1110'
DRIVEWAY/INTERSECTION	1122	1128	1116'
DRIVEWAY/INTERSECTION	1128	1134	1122'
DRIVEWAY/INTERSECTION	1134	1140	1128'
DRIVEWAY/INTERSECTION	1140	1146	1134'
DRIVEWAY/INTERSECTION	1146	1152	1140'
DRIVEWAY/INTERSECTION	1152	1158	1146'
DRIVEWAY/INTERSECTION	1158	1164	1152'
DRIVEWAY/INTERSECTION	1164	1170	1158'
DRIVEWAY/INTERSECTION	1170	1176	1164'
DRIVEWAY/INTERSECTION	1176	1182	1170'
DRIVEWAY/INTERSECTION	1182	1188	1176'
DRIVEWAY/INTERSECTION	1188	1194	1182'
DRIVEWAY/INTERSECTION	1194	1200	1188'
DRIVEWAY/INTERSECTION	1200	1206	1194'
DRIVEWAY/INTERSECTION	1206	1212	1200'
DRIVEWAY/INTERSECTION	1212	1218	1206'
DRIVEWAY/INTERSECTION	1218	1224	1212'
DRIVEWAY/INTERSECTION	1224	1230	1218'
DRIVEWAY/INTERSECTION	1230	1236	1224'
DRIVEWAY/INTERSECTION	1236	1242	1230'
DRIVEWAY/INTERSECTION	1242	1248	1236'
DRIVEWAY/INTERSECTION	1248	1254	1242'
DRIVEWAY/INTERSECTION	1254	1260	1248'
DRIVEWAY/INTERSECTION	1260	1266	1254'
DRIVEWAY/INTERSECTION	1266	1272	1260'
DRIVEWAY/INTERSECTION	1272	1278	1266'
DRIVEWAY/INTERSECTION	1278	1284	1272'
DRIVEWAY/INTERSECTION	1284	1290	1278'
DRIVEWAY/INTERSECTION	1290	1296	1284'
DRIVEWAY/INTERSECTION	1296	1302	1290'
DRIVEWAY/INTERSECTION	1302	1308	1296'
DRIVEWAY/INTERSECTION	1308	1314	1302'
DRIVEWAY/INTERSECTION	1314	1320	1308'
DRIVEWAY/INTERSECTION	1320	1326	1314'
DRIVEWAY/INTERSECTION	1326	1332	1320'
DRIVEWAY/INTERSECTION	1332	1338	1326'
DRIVEWAY/INTERSECTION	1338	1344	1332'
DRIVEWAY/INTERSECTION	1344	1350	1338'
DRIVEWAY/INTERSECTION	1350	1356	1344'
DRIVEWAY/INTERSECTION	1356	1362	1350'
DRIVEWAY/INTERSECTION	1362	1368	1356'
DRIVEWAY/INTERSECTION	1368	1374	1362'
DRIVEWAY/INTERSECTION	1374	1380	1368'
DRIVEWAY/INTERSECTION	1380	1386	1374'
DRIVEWAY/INTERSECTION	1386	1392	1380'
DRIVEWAY/INTERSECTION	1392	1398	1386'
DRIVEWAY/INTERSECTION	1398	1404	1392'
DRIVEWAY/INTERSECTION	1404	1410	1398'
DRIVEWAY/INTERSECTION	1410	1416	1404'
DRIVEWAY/INTERSECTION	1416	1422	1410'
DRIVEWAY/INTERSECTION	1422	1428	1416'
DRIVEWAY/INTERSECTION	1428	1434	1422'
DRIVEWAY/INTERSECTION	1434	1440	1428'
DRIVEWAY/INTERSECTION	1440	1446	1434'
DRIVEWAY/INTERSECTION	1446	1452	1440'
DRIVEWAY/INTERSECTION	1452	1458	1446'
DRIVEWAY/INTERSECTION	1458	1464	1452'
DRIVEWAY/INTERSECTION	1464	1470	1458'
DRIVEWAY/INTERSECTION	1470	1476	1464'
DRIVEWAY/INTERSECTION	1476	1482	1470'
DRIVEWAY/INTERSECTION	1482	1488	1476'
DRIVEWAY/INTERSECTION	1488	1494	1482'
DRIVEWAY/INTERSECTION	1494	1500	1488'
DRIVEWAY/INTERSECTION	1500	1506	1494'
DRIVEWAY/INTERSECTION	1506	1512	1500'
DRIVEWAY/INTERSECTION	1512	1518	1506'
DRIVEWAY/INTERSECTION	1518	1524	1512'
DRIVEWAY/INTERSECTION	1524	1530	1518'
DRIVEWAY/INTERSECTION	1530	1536	1524'
DRIVEWAY/INTERSECTION	1536	1542	1530'
DRIVEWAY/INTERSECTION	1542	1548	1536'
DRIVEWAY/INTERSECTION	1548	1554	1542'
DRIVEWAY/INTERSECTION	1554	1560	1548'
DRIVEWAY/INTERSECTION	1560	1566	1554'
DRIVEWAY/INTERSECTION	1566	1572	1560'
DRIVEWAY/INTERSECTION	1572	1578	1566'

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

Name of Applicant SCP Acquisitions, LLC

Mailing Address: 3715 Northside PKWY, STE 1-310, Atlanta, GA 30327

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Southern Region Industrial Realty, Inc. & Central of Georgia Railroad Company, Harold S. Stamey

Mailing Address 464 Porsche Avenue, Hapeville GA 30354, 1200 Peachtree Street NW, Atlanta, GA 30309

Telephone N/A Mobile # N/A

Address/Location of Property: 0 South Central Avenue, 464 Henry Ford II Avenue

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009600050183, 14 0096LL0502, 14 009600050118

Present Zoning Classification: U-V Urban Village Size of Tract: 6.706 acre(s)

Present Land Use: Vacant Land & Light Industrial Use

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.

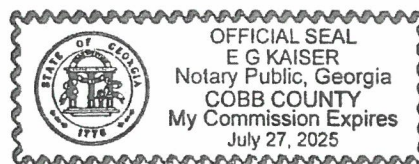
[Signature]
Applicant's signature

Date: 5/19/2022

Sworn to and subscribed before me

This 19 day of May, 2022

[Signature]
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.)

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 220 luxury apartments and 2,000-4,000 SF of retail/restaurant space

[illegible]

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:

0 Porsche Avenue

(Parcels 14-0096-00050183 and 14-0096-LL0502)

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 SCP Acquisitions, LLC

Address of Applicant

[REDACTED]

Telephone of Applicant

[REDACTED]

[Signature]

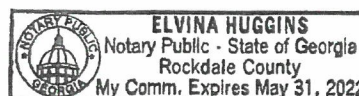
Signature of Owner

Southern Region Industrial Realty, Inc.
Central of Georgia Railroad Company

Print Name of Owner

Personally Appeared Before Me this 17th day of May, 2022.

[Signature]
Notary Public



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:

464 Porsche Avenue

(Parcels 14-0096-00050-118)

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 SCP Acquisitions, LLC

Address of Applicant

[REDACTED]

Telephone of Applicant

[REDACTED]


Signature of Owner

Harold Stamey Jr.

Print Name of Owner

Personally Appeared Before Me this 17 day of May, 2022.

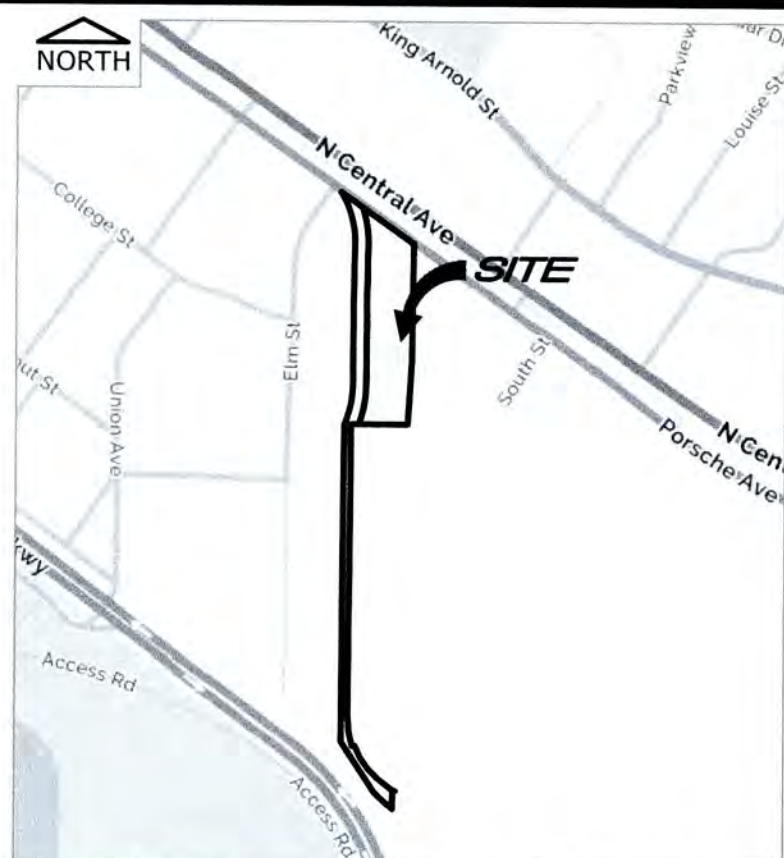

Notary Public



CURVE TABLE					
CURVE	ARC LEN.	RADIUS	DELTA	CHORD	DIRECTION
C1	139.83'	408.64'	19°36'19"	139.15'	N 08°44'34" W
C2	150.61'	442.34'	19°30'29"	149.68'	N 10°17'49" E
C3	92.79'	573.92'	9°15'48"	92.69'	N 47°58'54" W
C4	153.64'	392.34'	22°26'13"	152.66'	S 11°45'41" W
C5	203.85'	358.64'	32°34'00"	201.12'	N 15°13'24" W

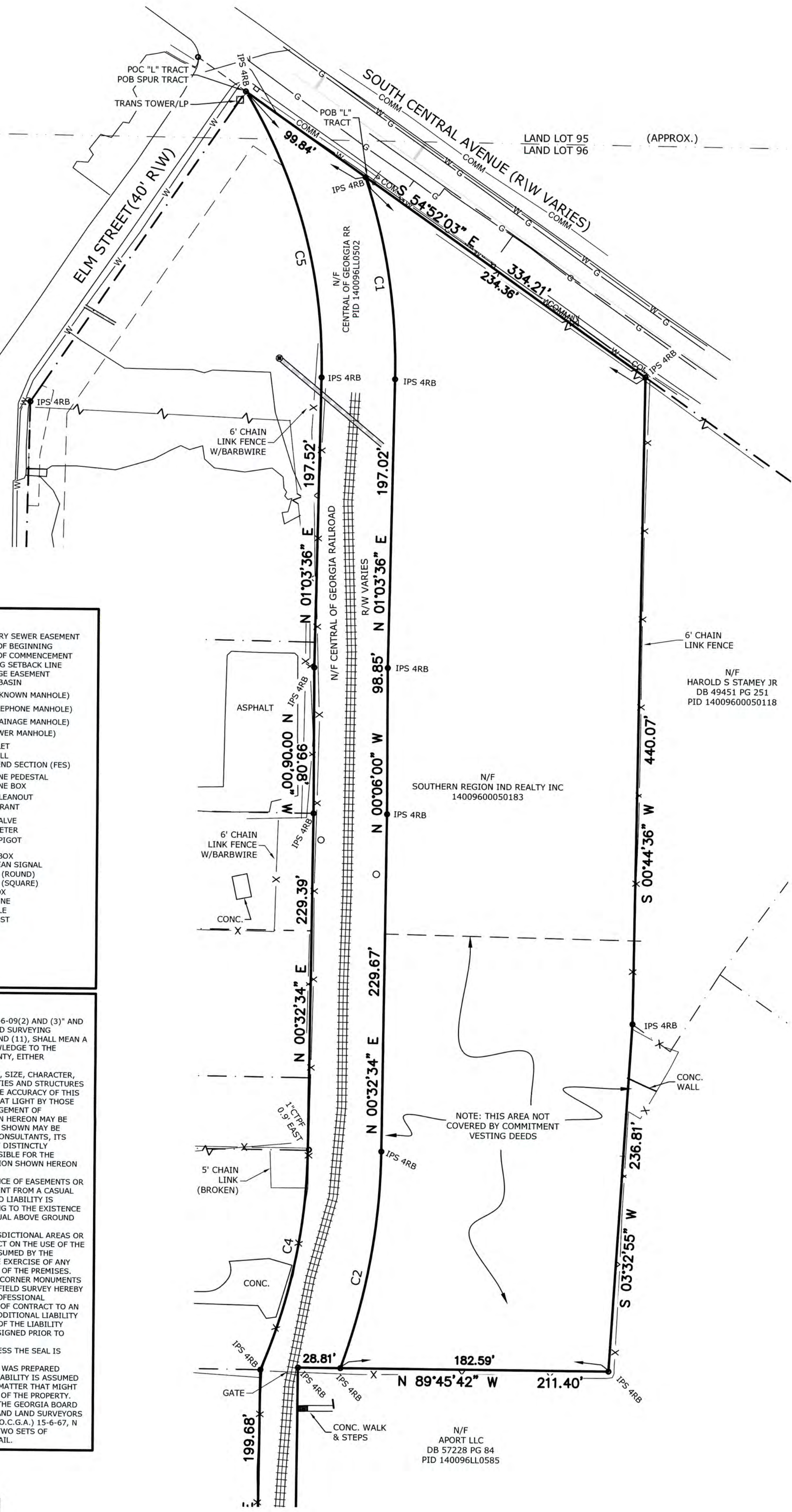
I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC
PLOTING ONLY, THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

13121C0367F
MAP ID: 13121C0369F EFFECTIVE DATE: 09-18-13 ZONE: "A" & "X"



VICINITY MAP (N.T.S.)

OVERALL AREA
TRACT "L" 2.889 ACRES
SPUR TRACT 1.918 ACRES



LEGEND:

RBS	REINFORCING BAR	SS	SANITARY SEWER EASEMENT
RBS	REINFORCING BAR SET	PSE	POINT OF BEGINNING
CR	CROWN	PC	POINT OF COMMENCEMENT
CR	CRIMP TOP	BSL	BUILDING SETBACK LINE
STP	STORM	DL	DRAINAGE EASEMENT
CMP	CONCRETE PIPE	CCB	CATCH BASIN
CL	CENTERLINE		
R/W	RIGHT-OF-WAY	U	UMH (UNKNOWN MANHOLE)
LL	LAND LOT	U	UMH (TELEPHONE MANHOLE)
LL	LAND LOT LINE	DMH	DMH (DRAINAGE MANHOLE)
ARC	ARC	SW	SW (SEWER MANHOLE)
ARC	ARC	D	DROP INLET
CH	CHORD	H	HEAD WALL
C	CURVE	17	FLARED END SECTION (FES)
C	CURVE	TE	TELEPHONE REESTER
GUY	GUY WIRE	TS	TELEPHONE BOX
G	GUY WIRE	CS	SEWER CLEANOUT
GV	GAS VALVE	F	FIRE HYDRANT
G	GAS METER	WV	WATER VALVE
G	GAS MARKER	WV	WATER METER
L	LAMP POLE	W	WATER SPIGOT
PO	POWER POLE	T	TRAFFIC
IC	IRIGATION CONTROL VALVE	TS	TRAFFIC SIGNAL
M	MONITORING WELL	B	BOLLARD (ROUND)
MR	MISCELLANEOUS RELEASE VALVE	B	BOLLARD (SQUARE)
PVC	PVC SUST	C	CABLE BOX
PS	POWER SUB	C	CENTERLINE
E	ELECTRIC METER	B	BORER HOLE
P	WETLAND FLAG	F	FENCE POST
CMP	CORRUGATED METAL PIPE		
CC	CONCRETE CONCRETE PIPE		
CC	CROSS DRAIN		
SS	SANITARY SEWER		
F	FENCE		
Z	OVERHEAD UTILITY LINE(S)		

GENERAL NOTES:

- [illegible]

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 03°54'09" E	11.58'
L2	S 04°07'43" E	51.36'
L3	S 13°53'10" E	53.09'
L4	N 88°31'00" E	10.45'
L5	S 24°54'39" E	49.91'
L6	S 34°29'52" E	49.80'
L7	S 44°37'12" E	49.89'
L8	S 52°01'57" E	54.86'
L9	S 56°16'45" E	17.12'
L10	S 66°52'52" E	10.65'
L11	N 89°29'09" W	9.45'
L12	S 01°11'00" W	66.40'

CURRENT ZONING: NOT PROVIDED.

ALTA/NSPS CERTIFICATION

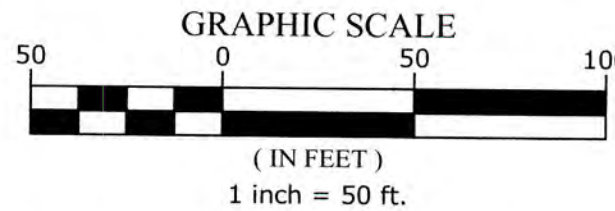
TO FIRST AMERICAN TITLE INSURANCE COMPANY, MAIN STREET PARTNER GROUP, LLC,
JEM INVESTMENT GROUP HAPEVILLE FUND 1, LLC. & APCC LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6a,7b1,8,9,10a,11,13,14,16,17,18,19 & 20 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/21/18

DATE OF PLAT OR MAP: 05/24/18

DOUGLAS P. CRUSE RLS# 2937



GEORGIA SURVEYOR 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 herein. 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.

05/24/18
DATE



Project No.: 1110-18-066.04

Surveyed By: C. SELLARS

RECEIVED

Field Date: 04-21-2018

1 OF 6

[illegible]

PLAT INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 65,989 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 200,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

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ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN:

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

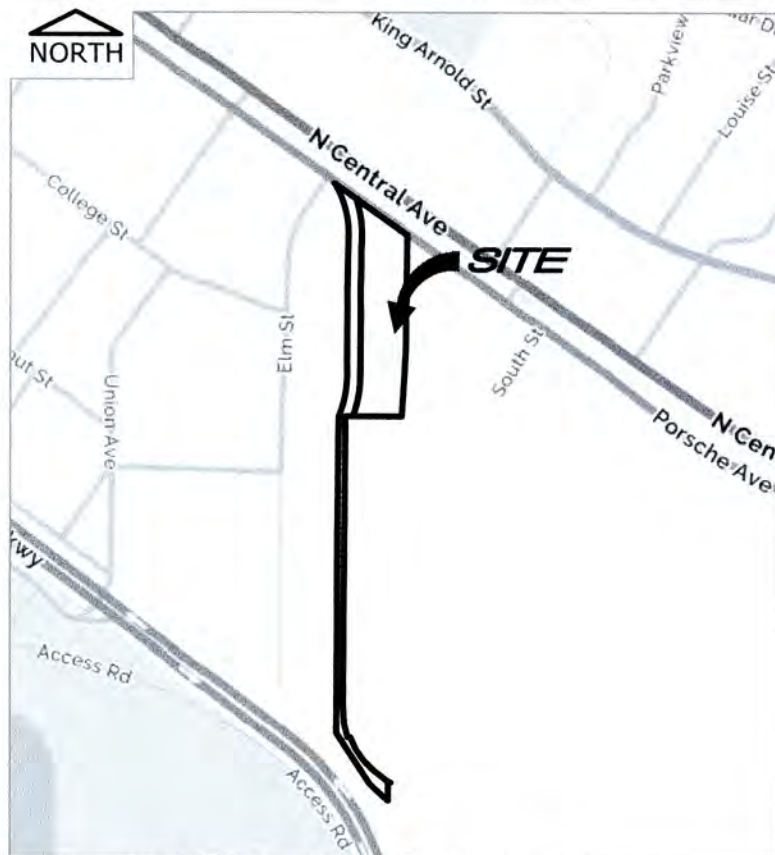
THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



OVERALL AREA
2.97 ACRES
(APPROXIMATE)

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM
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FLOOD HAZARDS.

13121C0367F
MAP ID: 13121C0369F EFFECTIVE DATE: 09-18-13 ZONE: "A" & "X"



VICINITY MAP (N.T.S.)

ALTA NOTES:

VESTING DEEDS

TRACT 1
DB 3258 PG 681
DB 3266 PG 476

TRACT 2
DB

SURVEYORS COMMENTS ON SCHEDULE B, SECTION II ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GA18004681
COMMITMENT DATE: MAY 10, 2018

Note: Items 1-11 are Standard Title Company Exceptions and are not addressed by the Surveyor.

12. Easements, restrictions and right of reversion as contained in that certain Warranty Deed from the City of Atlanta, a municipal corporation of the State of Georgia to Central of Georgia Railway Company, a Georgia corporation, dated July 26, 1965, filed August 12, 1965 and recorded in Deed Book 4462, Page 309, records of the Superior Court of Fulton County, Georgia

LEGEND:

RFBS	REINFORCING BAR FOUND	P58	SANITARY SEWER EASEMENT
RF	REINFORCING BAR SET	POB	POINT OF BEGINNING
RF	OPEN JOINT	POC	POINT OF COMMENCEMENT
CR	CRIMP TOP PIPE	BSL	BUILDING EASEMENT
CTP	CONCRETE CONDUIT	DBS	DRAINAGE EASEMENT
CMF	CONCRETE MOUND	CS	CATCH BASIN
CL	CENTERLINE	UMH	UMH (UNKNOWN MANHOLE)
R/L	RIGHT-OF-WAY	TMH	TMH (TELEPHONE MANHOLE)
LL	LAND LOT LINE	DMH	DMH (DRAINAGE MANHOLE)
LL	LAND LOT LINE	SEW	SEWER (SEWER MANHOLE)
A	ARC	DP	DROP INLET
CH	CHORD	HW	HEAD WALL
C	CURVE	FE	FIELD EASEMENT SECTION (FES)
CP	CURB	PH	PHONE RECESSED
<	GUY WIRE	SP	SEWER BOX
<	GUY WIRE	SE	SEWER CLEANOUT
GW	GUY WIRE NETTER	FW	FIRE HYDRANT
GW	GUY WIRE NETTER	WM	WATER VALVE
☆	GUY MARKER	WM	WATER METER
☆	LAMP POLE	WS	WATER SPIGOT
☆	POWER POLE	TR	TRAFFIC
☆	IRIGATION CONTROL	TS	TRAFFIC SIGNAL
☆	MONITORING WELL	B	BOLLARD (ROUND)
☆	SEWAGE RELEASE VALVE	B	BOLLARD (SQUARE)
☆	PVC STUB	C	CABLE BOX
☆	POWER STUB	C	CENTERLINE
☆	ELECTRIC METER	B	BONE HOLE
☆	WETLAND FLAG	F	FENCE POST

CMP ===== CORRUGATED METAL PIPE
 RCP ===== REINFORCED CONCRETE PIPE
 CD == == CROSS DRAIN
 -----SS----- SANITARY SEWER
 ---X-X--- FENCE
 ---Z-Z--- OVERHEAD UTILITY LINE(S).

GENERAL NOTES:

- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-90(2)" AND "(3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DESCRIBED IN O.C.G.A. 43-15-26 (1) AND (11), SHALL MEAN A STATEMENT BASED ON THE SURVEYOR'S PERSONAL KNOWLEDGE THAT THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPLICIT OR IMPLIED.
2. INFORMATION CONCERNING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES OF ANY PERSON, HEREON, THERE, OR ELSEWHERE, IS NOT CERTAINTY OF THE ACCURACY OF THIS INFORMATION. THE SURVEYOR'S OBLIGATION IS LIMITED TO THE INFORMATION RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES MAY NOT BE ACCURATE AND UTILITIES AND STRUCTURES NOT KNOWN HEREON MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND ITS AGENTS SHALL BE RESPONSIBLE TO INVESTIGATE AND UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON OR ON ANY OTHER INSTRUMENT.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL VISUAL INSPECTION OF THE SURVEYED AREA SHALL BE CONSIDERED ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VISUAL INSPEXES.
4. UNLESS OTHERWISE STATED, HOWEVER, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT OCCUPY THE USE OF THE SURVEYED AREA, BUT NOT LOCATED BY THE SURVEYOR, SHALL BE CONSIDERED UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. THE SURVEYOR'S OBLIGATION TO LOCATE AND MARK THE UTILITIES FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE TO THE AMOUNT OF THE FEE CHARGED FOR THE SURVEY, BUT NOT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERED FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY COVERED SHALL BE PAID BY THE CLIENT TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS PRESENT AND THE SIGNATURE IS VERIFIED.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS OR DAMAGE TO THE PROPERTY THAT MAY BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS AND THE RULES OF THE PROFESSIONAL ENGINEERING AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-7, N. THE SURVEYOR HAS NO OBLIGATION TO INVESTIGATE OR DISCOVER ANY DISCREPANCY OR CONFLICT EXISTS BETWEEN TWO (2) SETS OF SPECIFICATIONS.

SUBSURFACE UTILITIES MARKED BY
UTILITSURVEY, LLC. SEE GENERAL NOTE 2

DATUM

HORIZONTAL DATUM IS STATE PLANE GRID (NAD83-2011) AND VERTICAL DATUM IS SEA LEVEL (NAVD88), BOTH OF WHICH WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING A CHAMPION TKO GPS RECEIVER ON THE eGPS NETWORK.

GEORGIA SURVEYOR CERTIFICATION

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05/24/18
DATE

DATE _____

MAPPING SOCIETY OF GEORGIA (SA)

Project No.: 1110-18-066

2 OF 6

GRAPHIC SCALE

50 0 50 100



(IN FEET)
1 inch = 50 ft.

ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN:

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

© COPYRIGHT 2018 | MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)

[illegible]

PLAT INFORMATION

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ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN:

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



Project No.: 1110-18-066.04

Surveyed By: C. SELLARS

Field Date: 04.31.2018

Field Date:	04-21-2018
Drafted By:	J. GOULD

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



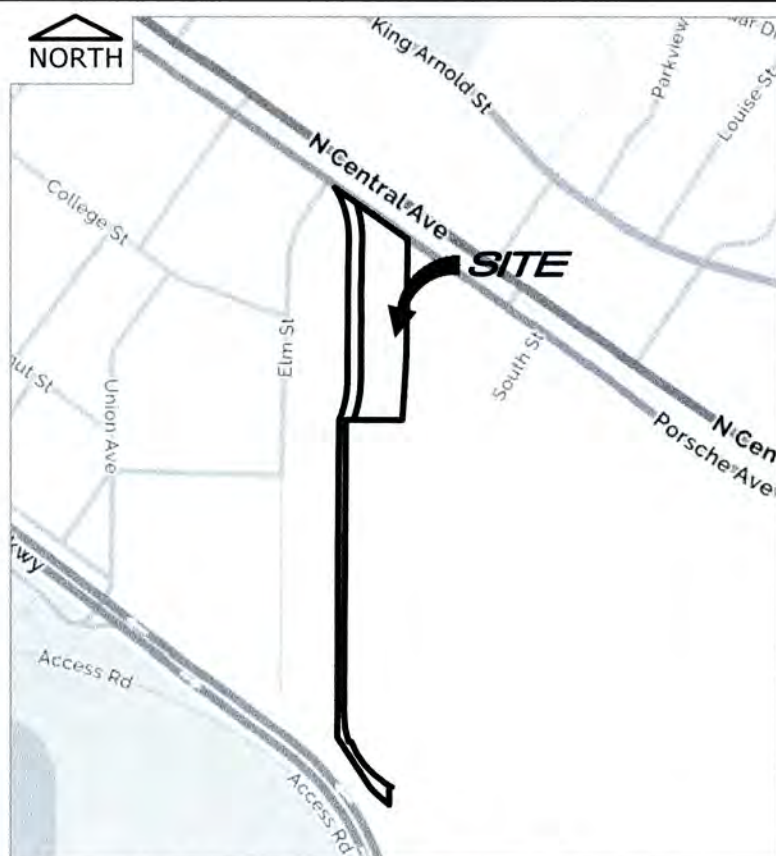
OVERALL AREA
2.97 ACRES
(APPROXIMATE)

N/F
CITY OF ATLANTA
PID 140096LL0544
DB 50440 PG 492

N/F
PORSCHE CARS NORTH
AMERICA INC
PID 140096LL0619
DB 55732 PG 537

I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC
PLOTING ONLY, THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

13121C0367F
MAP ID: 13121C0369F EFFECTIVE DATE: 09-18-13 ZONE: "A" & "X"



VICINITY MAP (N.T.S.)

ALTA NOTES:

VESTING DEEDS

TRACT 1
DB 3258 PG 681
DB 3266 PG 476

TRACT 2
DB

SURVEYORS COMMENTS ON SCHEDULE B, SECTION II ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: GA18004681
COMMITMENT DATE: MAY 10, 2018

Note: Items 1-11 are Standard Title Company Exceptions and are not addressed by the Surveyor.

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LEGEND:

RB	REINFORCING BAR SET	SE	SANITARY SEWER EASEMENT
RS	REINFORCING BAR FOOT	SBE	POINT OF BEGINNING
RT	REINFORCING TIE	PC	POINT OF COMMENCEMENT
CTP	CRIMP TOP	SB	SHOULDER SETBACK LINE
SL	SOLID IRON BAR	DE	DRAINAGE EASEMENT
CMF	CONCRETE MOUNTMENT FLOW	CB	CATCH BASIN
CL	CENTERLINE	UM	UNKNOWN MANHOLE
R/W	RIGHT-OF-WAY	TM	TRUNK (TELEPHONE MANHOLE)
LL	LAND LOT	DM	DRAINAGE MANHOLE
LLL	LAND LOT LINE	SM	SEWER MANHOLE
A	ARC		DROP INLET
R	RADIUS		HEAD WALL
CH	CHORD		FLARED END SECTION (FES)
C	CURVE	U	UTILITY
CONC	CONCRETE		TELEPHONE PEDESTAL
GW	GW GUYE		TELEPHONE BOX
GA	GAS VALVE		SEWER CLEANOUT
GM	GAS METER		FIRE HYDRANT
MA	MAS MARKER		WATER VALVE
L	LAMP POLE		WATER METER
MP	POWER POLE		WATER SPIGOT
FO	FIBER OPTIC MARKER		SIGN
IC	IRRIGATION CONTROL VALVE		TRAFFIC BOX
MON	MONITORING WELL		PEDESTRIAN SIGNAL
PRV	PRESSURE RELEASE VALVE		BOLLARD (ROUND)
PC	PVC STUB		BOLLARD (SQUARE)
PS	POWER STUB		CABLE BOX
EL	ELECTRIC METER		CENTERLINE
W	WETLAND FLAG		BORE HOLE
CMF	CONCRETE MOUNTMENT FLOW		FENCE POST
RC	REINFORCED CONCRETE PIPE		
CD	CROSS DRAIN		
SS	SANITARY SEWER		
X	FENCE		
OH	OVERHEAD UTILITY LINE(S)		

GENERAL NOTES:

1. THE TERM "CERTIFICATION" AS USED IN RULE "180-0-69(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING, AS DESCRIBED IN O.C.G.A. §43-15-26(a) and (1), SHALL MEAN A WRITTEN CERTIFICATION BY THE SURVEYOR THAT THE SURVEYOR HAS REVIEWED THE REGISTRATION AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. UNLESS OTHERWISE STATED HEREON, THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. THE EXISTENCE OF ANY UTILITIES OR STRUCTURES NOT SHOWN OR RELYING ON THIS PLAN, THE LOCATION AND ARRANGEMENT OF ANY UTILITIES OR STRUCTURES, AND ANY UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND THE SURVEYOR SHALL NOT BE RESPONSIBLE. THE SURVEYOR UNDERSTANDS THAT THE SURVEYOR IS NOT RESPONSIBLE FOR DETERMINING THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON. THE SURVEYOR IS NOT GUARANTEEING THE ACCURACY OF THIS INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL SURVEY ABOVE GROUND AND VISIBLE TO THE SURVEYOR SHALL BE SHOWN HEREON. THE SURVEYOR ASSUMES BY THE UNDERSIGNED FOR LOSS RESULTING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND SURVEY.
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6. REPRODUCTIONS OF THIS PLAN ARE NOT VALID UNLESS THE SEAL IS SIGNED BY THE SURVEYOR.
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SUBSURFACE UTILITIES MARKED BY
UTILITSURVEY, LLC. SEE GENERAL NOTE 2

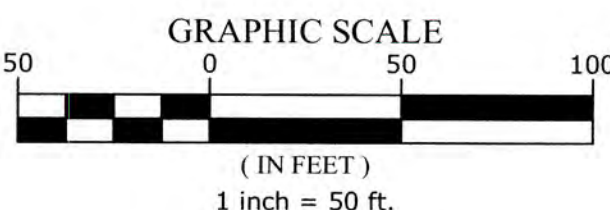
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05/24/18
DATE

[illegible]

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ALTA / NSPS LAND TITLE SURVEY

ASBURY TOWN CENTER

LOCATED IN

LAND LOTS 95 & 96 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



Project No.: 1110-18-066.04

Project No.: 1110-10-00

Field Date: 04-21-2018

Drafted By:	L.GOULD
Issue Date:	05-24-18

3 OF 6



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

To: Adrienne Senter
From: Lynn M. Patterson
Date: June 9, 2022
RE: Conditional Use Permit – 0 South Central Avenue, 464 Henry Ford II Avenue (South Central, Porsche Avenue), Parcel IDs 14 009600050183, 14 0096LL0502, 14 009600050118

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from SCP Acquisitions, LLC to construct a mixed use apartment (247 units), retail development (2,000 to 4,000 SF) with a greenway trail on Parcel IDs 14 009600050183, 14 0096LL0502, and 14 009600050118. Prior to submission of the site plan and required approvals, the property will be replatted such all parcels will be consolidated. The properties are zoned U-V, Urban Village. The properties are developed with multiple structures which will be demolished as part of the project.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

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:

- (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).

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

- (19) 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.

The proposed project (including all 3 parcels) is approximately 6.706 acres with a maximum allowed residential density of 268 units across all parcels. The proposed multi-family project will have approximately 259 units and include 2,000 to 4,000 SF of retail and a greenway trail.

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 vertically and horizontally mixed use (apartments, retail and commercial space) would not adversely affect the public health, safety or general welfare of the surrounding area. The density of the apartments supports the goals for more transit oriented development, creates a more substantial demographic base to help attract retail operations. The proposed greenway along the former rail spur provides public amenity access between South Central/Porsche Avenue and Loop Road to the City of Atlanta future development site. The location of the project along the City's eastern gateway is consistent with the adopted 2017 LCI plan.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The consolidated lots can accommodate the proposed density while satisfying the dimensional requirements of the Ordinance. The building setbacks will have to be adjusted to accommodate the large transmission lines running along South Central Avenue.

- (3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as high intensity mixed use in the future land use map. This encourages higher densities and multi-family developments. To the east is the future Atlanta Postal Credit Union development (130,000 SF of office) and the Porsche service center, classic car restoration facility, track, and North American headquarters. To the east are vacant, undeveloped parcels zoned mixed use (RMU) parcels. The proposed use for a multifamily development is compatible and proposed as part of the 2017 LCI.
- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
Mixed-use / multi-family housing units are neither a nuisance nor do they create hazardous conditions. Individuals projected to use the property are future residents and customers visiting the retail sites.
- (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
As with a development, particularly higher density development, there will be an increase in traffic. The proximity of the development to South Central Avenue and Interstate 75 lessens the impact. Proposed on-street parking (not impeding the current street) will accommodate some of the retail and provide traffic calming. Parking requirements are 1 space per dwelling unit (259) and 3 spaces per 1,000 sf of retail (12 spaces). The proposed interior parking and on street parking (312) is more than adequate for the site and will require a variance. The number of curb cuts from South Central is 2. A traffic impact study is recommended.
- (6) Conformance of the special use to other requirements of the ordinance.
The conceptual site plan has been designed to meet the requirements of the U-V District as well as the Architectural Design Standards.

RECOMMENDATION

The proposed use of mixed use apartment, retail and commercial development is compatible with the U-V Zoning District and meets the intent of the district, the LCI Plan and the Comprehensive Plan. The proposed greenway offers an additional amenity to the property and the City at-large. The conditional use application is recommended for approval with a traffic study.

22-PC-04-21

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

Name of Applicant Alex Popham

Mailing Address 430 Plasters Ave NE STE 100 Atlanta GA 30324

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:

376 King Arnold St; 325 Sunset Ave; 3394 L.Vista

Present Zoning Classification: UV and R1

Present Land Use: Vacant

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

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: 2-28-2022

Sworn to and subscribed before me

This 20th day of February, 2022.

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

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.

Epic Development is under contract with SCP Hapeville TH Owners LLC to purchase the property. Once re-zone and site is approved, Epic will submit the LD set for review. Site construction will commence on LDP issuance.

**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

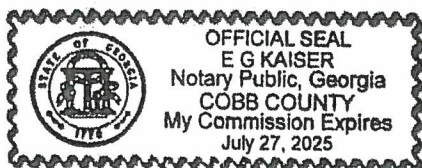
City of Hapeville, County of Fulton, State of Georgia

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



A handwritten signature in black ink, appearing to read 'Alex Popham', written over a horizontal line.

Signature of Owner

SCP Hapeville TH Owner, LLC

Print Name of Owner

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

A handwritten signature in black ink, appearing to read 'E G Kaiser', written over a horizontal line.
Notary Public

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:

AP

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.

AP
AP

Date, approximate north point and graphic scale.

AP

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.

AP

Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

AP

The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

AP

Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

AP

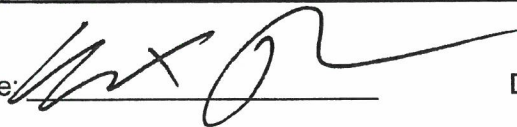
The acreage of the land to be subdivided.

AP

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

2-28-2022

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

- _____ The lines of all streets and roads, alley lines, 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.
- _____ Sufficient data to determine readily 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 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.
- _____ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- _____ Location and description of monuments.
- _____ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- _____ Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

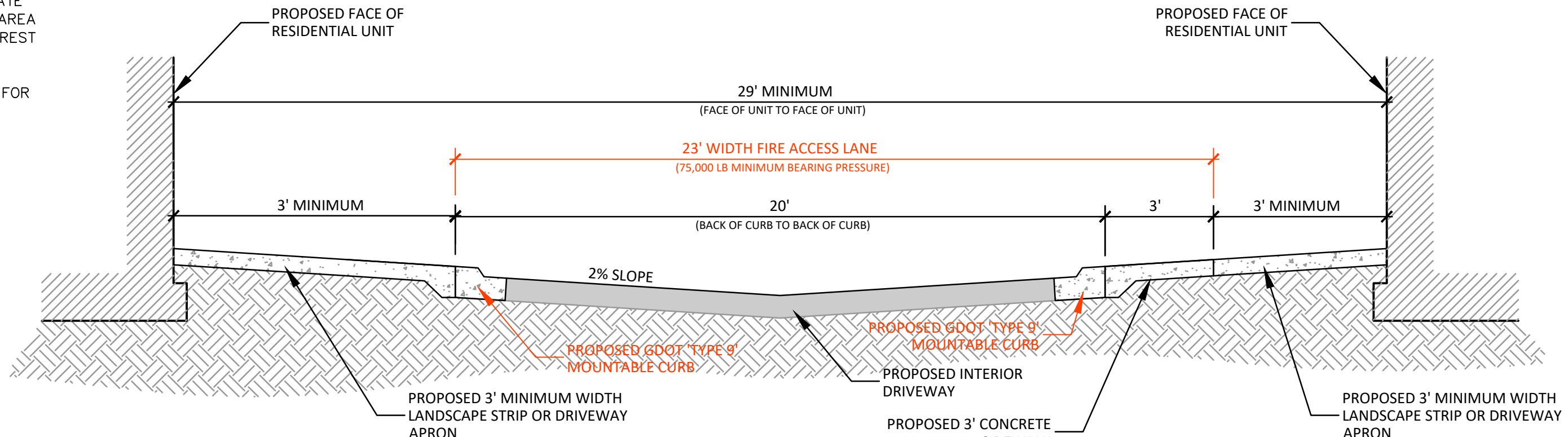
Applicant Signature: _____

Date _____

- SHADED AREAS REPRESENT DRIVEWAY TO BE INSTALLED UNDER THE PROPOSED CONDITIONS.
- HATCHED AREAS REPRESENT HARDSCAPE PAVEMENT TO BE INSTALLED UNDER THE PROPOSED CONDITIONS.

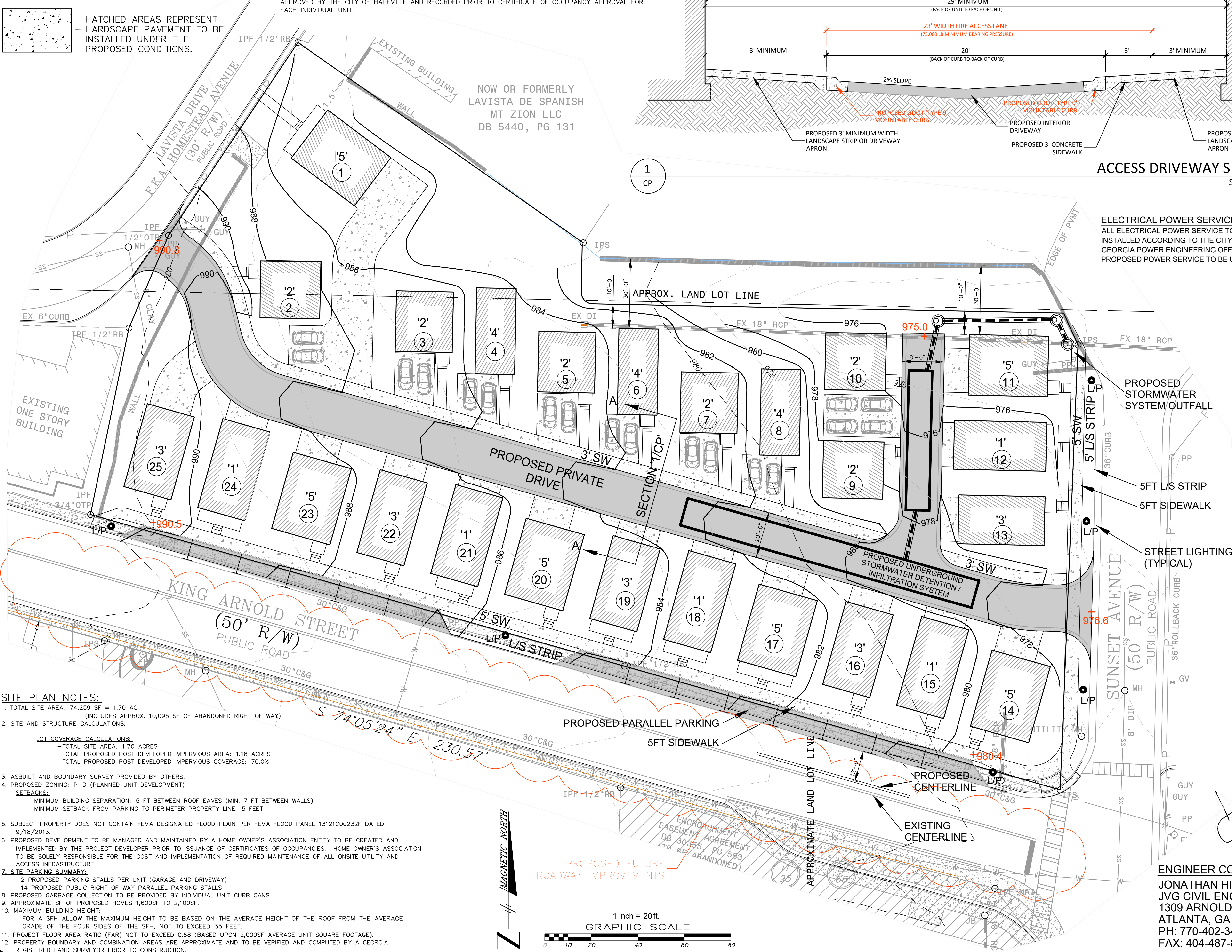
PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES. FEE SIMPLE PROPERTY AREAS WILL BE RECORDED AND CONVEYED THROUGH FINAL PLAT PREPARED BY PROJECT SURVEYOR OF RECORD. FINAL PLAT SHALL BE APPROVED BY THE CITY OF HAPEVILLE AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL FOR EACH INDIVIDUAL UNIT.

NOW OR FORMERLY
LAVISTA DE SPANISH
MT ZION LLC
DB 5440, PG 131



ACCESS DRIVEWAY SECTION A-A
SCALE: NTS

ELECTRICAL POWER SERVICE NOTE:
ALL ELECTRICAL POWER SERVICE TO BE DESIGNED AND INSTALLED ACCORDING TO THE CITY OF HAPEVILLE AND GEORGIA POWER ENGINEERING OFFICE REQUIREMENTS. ALL PROPOSED POWER SERVICE TO BE UNDERGROUND.



SITE PLAN NOTES:

- TOTAL SITE AREA: 74,259 SF = 1.70 AC (INCLUDES APPROX. 10,095 SF OF ABANDONED RIGHT OF WAY)
- SITE AND STRUCTURE CALCULATIONS:

LOT COVERAGE CALCULATIONS:

- TOTAL SITE AREA: 1.70 ACRES
- TOTAL PROPOSED POST DEVELOPED IMPERVIOUS AREA: 1.18 ACRES
- TOTAL PROPOSED POST DEVELOPED IMPERVIOUS COVERAGE: 70.0%

- ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
- PROPOSED ZONING: P-D (PLANNED UNIT DEVELOPMENT)
SETBACKS:
 - MINIMUM BUILDING SEPARATION: 5 FT BETWEEN ROOF EAVES (MIN. 7 FT BETWEEN WALLS)
 - MINIMUM SETBACK FROM PARKING TO PERIMETER PROPERTY LINE: 5 FEET

- SUBJECT PROPERTY DOES NOT CONTAIN FEMA DESIGNATED FLOOD PLAIN PER FEMA FLOOD PANEL 13121C00232F DATED 9/18/2013.

- PROPOSED DEVELOPMENT TO BE MANAGED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION ENTITY TO BE CREATED AND IMPLEMENTED BY THE PROJECT DEVELOPER PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCIES. HOME OWNER'S ASSOCIATION TO BE SOLELY RESPONSIBLE FOR THE COST AND IMPLEMENTATION OF REQUIRED MAINTENANCE OF ALL ONSITE UTILITY AND ACCESS INFRASTRUCTURE.

7. SITE PARKING SUMMARY:

- 2 PROPOSED PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
 - 14 PROPOSED PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS
- PROPOSED GARBAGE COLLECTION TO BE PROVIDED BY INDIVIDUAL UNIT CURB CANS
 - APPROXIMATE SF OF PROPOSED HOMES 1,600SF TO 2,100SF.
 - MAXIMUM BUILDING HEIGHT:

FOR A SFH ALLOW THE MAXIMUM HEIGHT TO BE BASED ON THE AVERAGE HEIGHT OF THE ROOF FROM THE AVERAGE GRADE OF THE FOUR SIDES OF THE SFH, NOT TO EXCEED 35 FEET.

- PROJECT FLOOR AREA RATIO (FAR) NOT TO EXCEED 0.68 (BASED UPON 2,000SF AVERAGE UNIT SQUARE FOOTAGE).

- PROPERTY BOUNDARY AND COMBINATION AREAS ARE APPROXIMATE AND TO BE VERIFIED AND COMPUTED BY A GEORGIA REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION.

SITE PLAN

FOR THE

THE VILLAGE AT HAPEVILLE

325 SUNSET AVENUE (ET AL)

PARCEL ID'S: 14 009600060141, 14 009600060091, 14 006600010076

LAND LOT 96, 14TH DISTRICT,

THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	3/13/22
2	REVISED TRACT DESIGNATIONS	4/7/22
3	REVISED TRACT BASE	4/12/22
4	REVISED TRACT BASE	4/21/22
No.	Revision/Issue	Date

JVG
Civil Engineering

1309 Arnold Avenue
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

EPIC DEVELOPMENT ATLANTA LLC
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324

CONTACT:

770-228-2000
ALEX@EPICDEVELOPMENT.COM

Sheet 211118

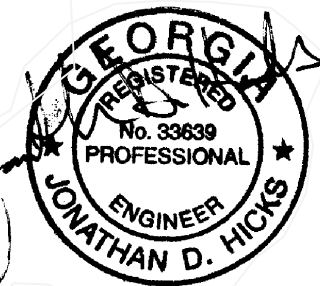
Date 11/18/2021

Scale 1"=20'

CP

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982





Department of Planning & Zoning
PLANNER'S REPORT

DATE: June 9, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 376 King Arnold, 325 Sunset Ave, 3394 Lavista Road

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from Alex Popham with Epic Development to combine 3 parcels into 1 parcel north of King Arnold Street between Sunset Avenue and Lavista Road for the purpose of developing 25 single family homes into a Planned Unit Development. The properties have been rezoned to P-D.

The parcels are:

Address	Parcel Number	Acres
376 King Arnold Street	14 009600060141	1.30
325 Sunset Avenue	14 009600060091	(included above)
3394 Lavista Road	14 006600070076	.17
Abandoned Right of Way	Portion of former Arnold Street	.23
Total		1.70

The parcels are zoned V, Village. *The abandoned right of way has yet to be formally acquired, however, the City has provided permission to the applicant to move forward.

Preliminary Plat

- (1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*
- (2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:
 - a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.

An address has not been provided for the new tract.

- b. Date, approximate north point and graphic scale.

Meets Requirements

- c. 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 of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report

- d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

- e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

See Engineer report

- f. Contours at vertical intervals of not more than five feet.

Meets Requirements

- g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

- h. Location map showing the relationship of subdivision to area.

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.
- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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.

Using existing streets.

- (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.

Not applicable

(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.

Lavista right of way is 30'. Requirement is 50'. Director of Community Services has waived the need for additional right of way. Planning Commission can grant the variance for the additional right of way.

- 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.

(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.

See above.

(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.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

- (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.
- (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.
- (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.
 - 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.
- (10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.
- (11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- (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.
- (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.
- (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.

- (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.

(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.
- (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.

Block Section 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.

Internal lots have frontage on private driveway. Planning Commission to provide waiver.

- (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.
- 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.

Meets Requirements

- (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.

Planned Unit Development

- (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.

Meets Requirements

- (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.
- (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, along side 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.
- (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.

- (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.

(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 resubdivision.

Meets Requirements

(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.

Meets Requirements

(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.

Waivers requested: Lavista right of way to be maintained at 30'; internal frontage on driveway allowed.

(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.

Not Applicable

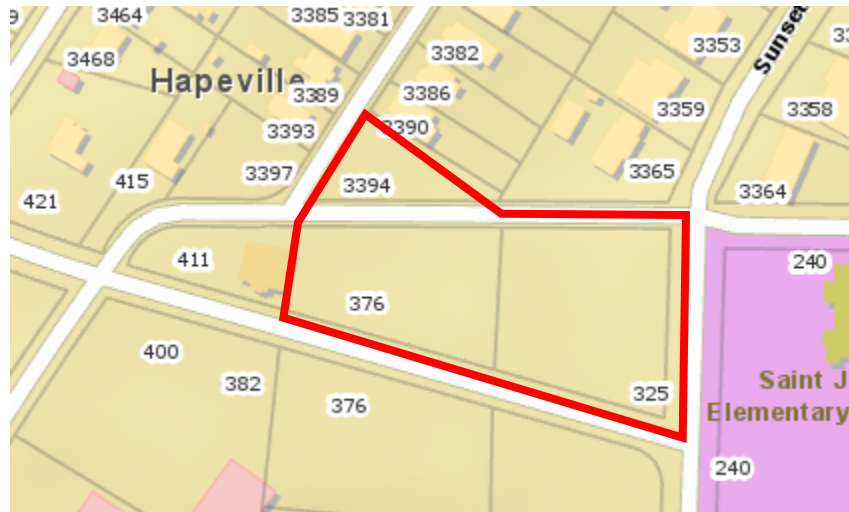
FINDINGS

The applicant should provided information for the property owner and the new tract should be assigned a new address.

The applicant should address any outstanding issues raised in the Engineer's report.

Once the necessary revisions are made, the preliminary plat may be approved by the Planning Commission with the following waivers: allow for the existing right of way along Lavista Road to remain and allow for internal lots to have frontage on the private driveway. Any approval includes

the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

June 1, 2022

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

Re: The Village at Hapeville
325 Sunset Ave
Preliminary Plat and Concept Site Plan Review No. 2
K&W Ref. No. 221050.40

Dear Ms. Senter:

As requested, I have reviewed the submitted plans for The Village at Hapeville Site to be located on two tracts of 1.30 and 0.17 acres and abandoned right of way of Arnold Street located at 325 Sunset Avenue. Portions of the parcels are shown with a current zoning of R-1 and another portion as U-V. Proposed zoning of P-D appears to be shown. This review is for compliance with the site plan review requirements of Section 93-2-16 and the preliminary plat requirements of Section 90-1-2 of the City ordinances. The re-submittal was received on May 25, 2022. The plans were prepared by JVG Civil Engineering, under the engineering seal of Jonathan D. Hicks. With regard to my review letter dated April 5, 2022, my comments are as follows:

1. Comment addressed by the re-submittal. The Site Plan drawing CP is considered to be the concept site plan.
2. Comment can be considered addressed when the City approves the rezoning application along with conditions that are shown on the drawing cover sheet.
3. Comment not addressed and remains. The zoning of adjacent properties should be provided on the plans.
4. Comment not addressed and remains. The Lavista Drive side of the development shows a street right of way of 30 feet that does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 10 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
5. Comment can be considered addressed when abandonment of existing Arnold Street right of way of 10,095 and 4,036 square feet is approved by the City. The date and the City's approval action on the abandonment should be shown on the drawings.
6. Comment not addressed and remains. A minimum 5 feet wide sidewalk should be shown along Lavista Drive.
7. Comment not addressed and remains. The dimensions of the proposed parallel parking spaces should be shown to verify compliance with Section 93-23-11.
8. Comment not addressed and remains. Existing 15-inch storm drain piping is shown within the Arnold Street right of way and on private property parallel to Sunset Avenue. The disposition of these pipes for the development is not shown. Drain piping conveying offsite drainage through the property must be shown within a minimum 20 feet easement.
9. Comment not addressed and remains. The disposition of the existing cross tie wall on the west side of the tracts and the existing rock concrete wall on the north side of the tracts for the development should be shown on the drawings.
10. Comment not addressed and remains. An existing 8-inch sanitary sewer line along the west portion of Tract 1 should be shown within a minimum 20 feet wide sewer easement.

11. Comment can be considered addressed when detectable warning strips and ADA ramps per US DOT and Department of Justice standards along with pedestrian pavement striping are shown at sidewalks intersecting driveways at Lavista Drive and Sunset Avenue during the LDP review and permitting process.
12. Comment addressed by the re-submittal.
13. Comment can be considered addressed if the City approves the driveway widths shown of 20 feet and 18 feet rather than the recommended 24 feet wide.
14. Comment can be considered addressed when the paving thicknesses are included on the drawings during the LDP review and permitting process.
15. Comment addressed by the re-submittal.
16. Comment addressed by the re-submittal.
17. Comment can be considered addressed when a utility plan indicating how the development will tie to existing utilities and provide utility services to each proposed residence is provided during the LDP review and permitting process.
18. Comment not addressed and remains. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
19. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

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.

22-PC-04-19

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION 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 I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009600060141, 14-009600060091, 14-006600010076

Present Zoning Classification: UV and R1 Size of Tract: 2.43 acre(s)

Present Land Use: Vacant land

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.

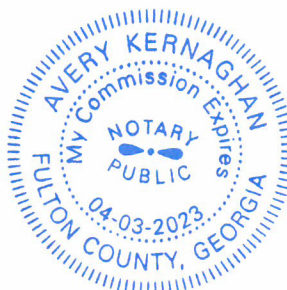
[Signature]
Applicant's signature

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
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

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.

Epic Development is under contract with SCP Hapeville TH Owners LLC to purchase the property. Once re-zone and site is approved, Epic will submit the LD set for review. Site construction will commence on LDP issuance.

**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

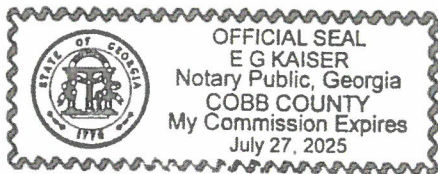
City of Hapeville, County of Fulton, State of Georgia

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

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)

AP

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.

AP

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

AP

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.

AP

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).

AP

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.

AP

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.

AP

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

AP

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).

AP

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.

AP

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.

AP

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.

AP

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.

- AP Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- AP Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- AP 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.
- AP Site area (square feet and acres).
- AP 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.
- AP Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- AP Total floor area ratio and/or residential density distribution.
- AP Number of parking spaces and area of paved surface for parking and circulation
- AP 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.

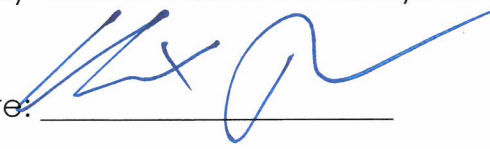
Applicant Signature: 
Date 03/08/2022

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



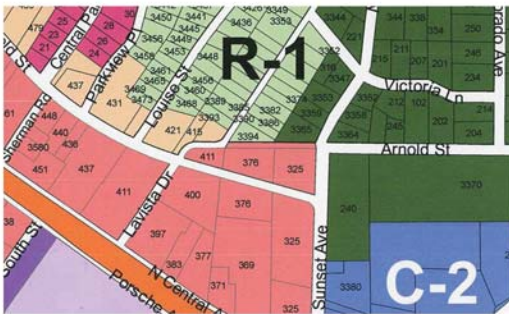
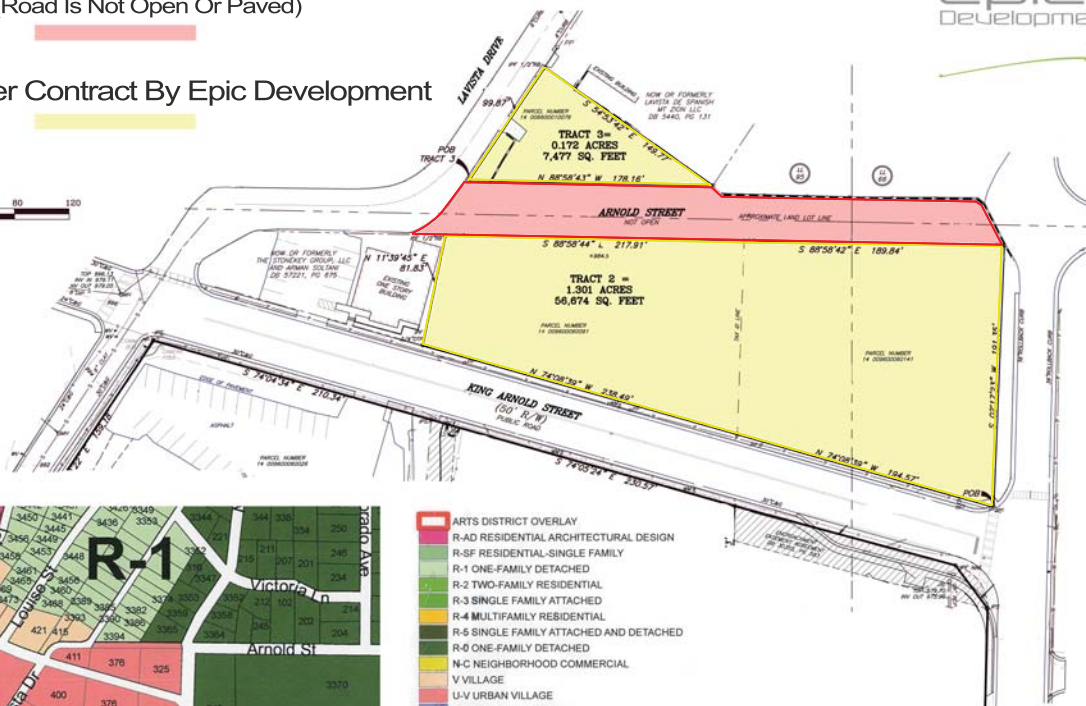
Location Map

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

Lots Under Contract By Epic Development



GRAPHIC SCALE - FEET



- 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

Page 160 of 192

LAND

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LAND PLANNING
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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 Phanton Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

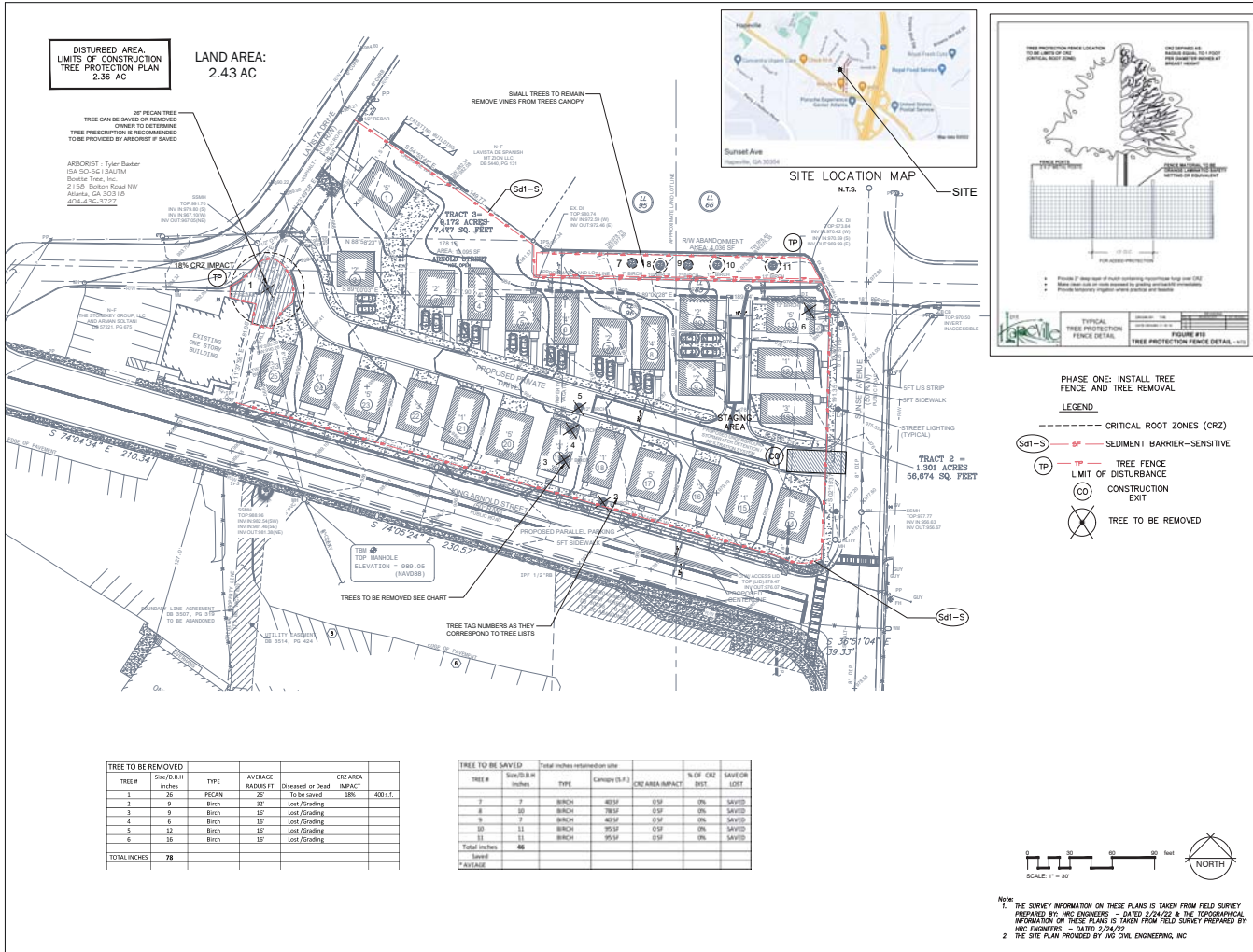
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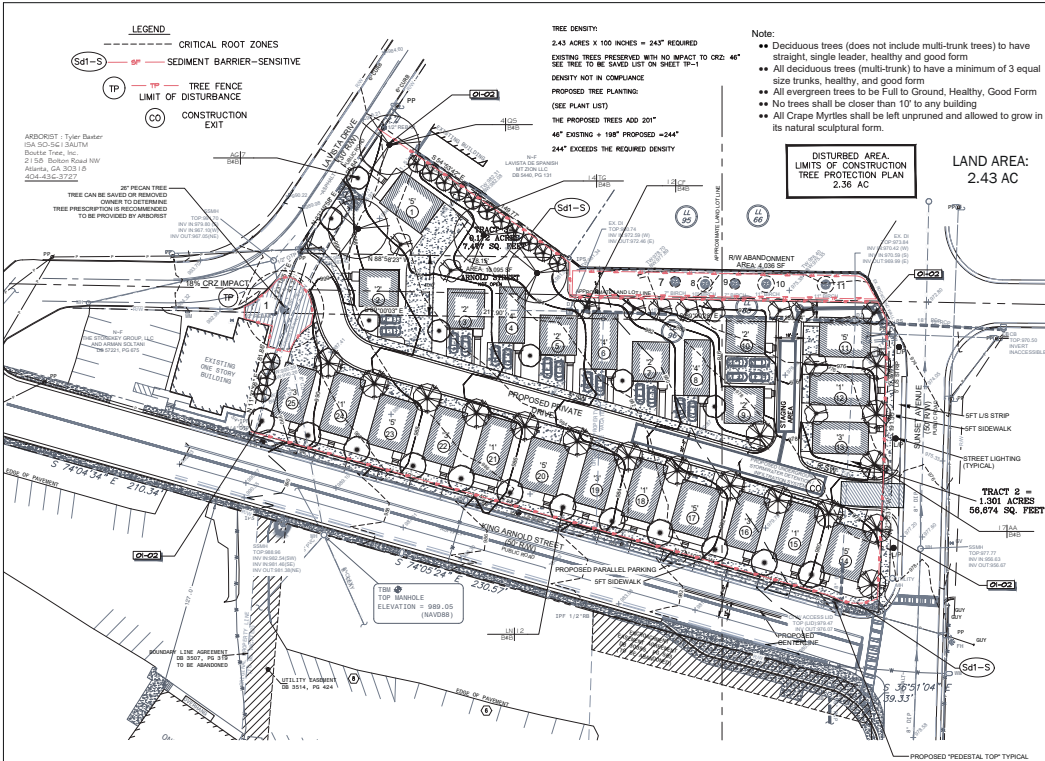
DATE: 3-04-22

JOB NO: 22-004

SHEET 1 OF 2

TP-1



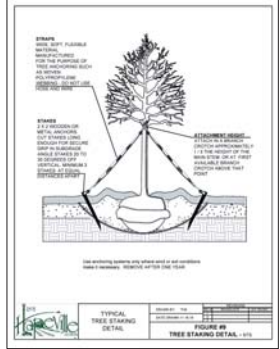
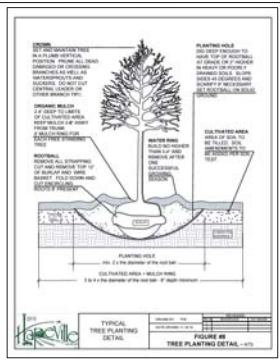


- Tree Conservation Plan Notes:
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-469-2100 to arrange a Site Inspection.
 - All Tree Protection Devices must be installed 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	CORR	CAL	SIZE	
	17	Acer buergerianum 'AEMT' TM / Aeryn Trident Maple	B4B	5' Cal	10'-12' HT	51"
	1	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B4B	5' Cal	8'-10' H	21"
	12	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B4B	5' Cal	10'-12' H	36"
	12	Lagerstroemia indica x 'Natchez' / Natchez Crape Myrtle	B4B	5' Cal	8'-10' HT	36"
	4	Quercus shumardii / Shumard Oak	B4B	5' Cal	10'-12' H	12"
	14	Thuja plicata 'Green Giant' / Western Red Cedar	B4B	5' Cal	8' HT	42"
					INCHES PROPOSED	198"

- Note:
- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
 - All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
 - All evergreen trees to be Full to Ground, Healthy, Good Form
 - No trees shall be closer than 10' to any building
 - All Crape Myrtles shall be left unpruned and allowed to grow in its natural sculptural form.



NOTE: TYPE OF IRRIGATION
REFERENCE NOTES SCHEDULE

SYMBOL: OF GENERAL DESCRIPTION

(C-02) TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPERS AT EACH TREE
www.treedepaper.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

SCALE: 1" = 30'

North arrow pointing up.

LAND
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defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN
ONE WEST COURT SQUARE
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DECATUR, GA 30030
PHONE: (404) 502-9605
FAX: (404) 377-4885
www.landarchitectstudio.com
joe@landarchitectstudio.com

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 Pleasant Avenue, NE, Suite 100
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24 HR CONTACT:
Alex Popham
404-509-6017



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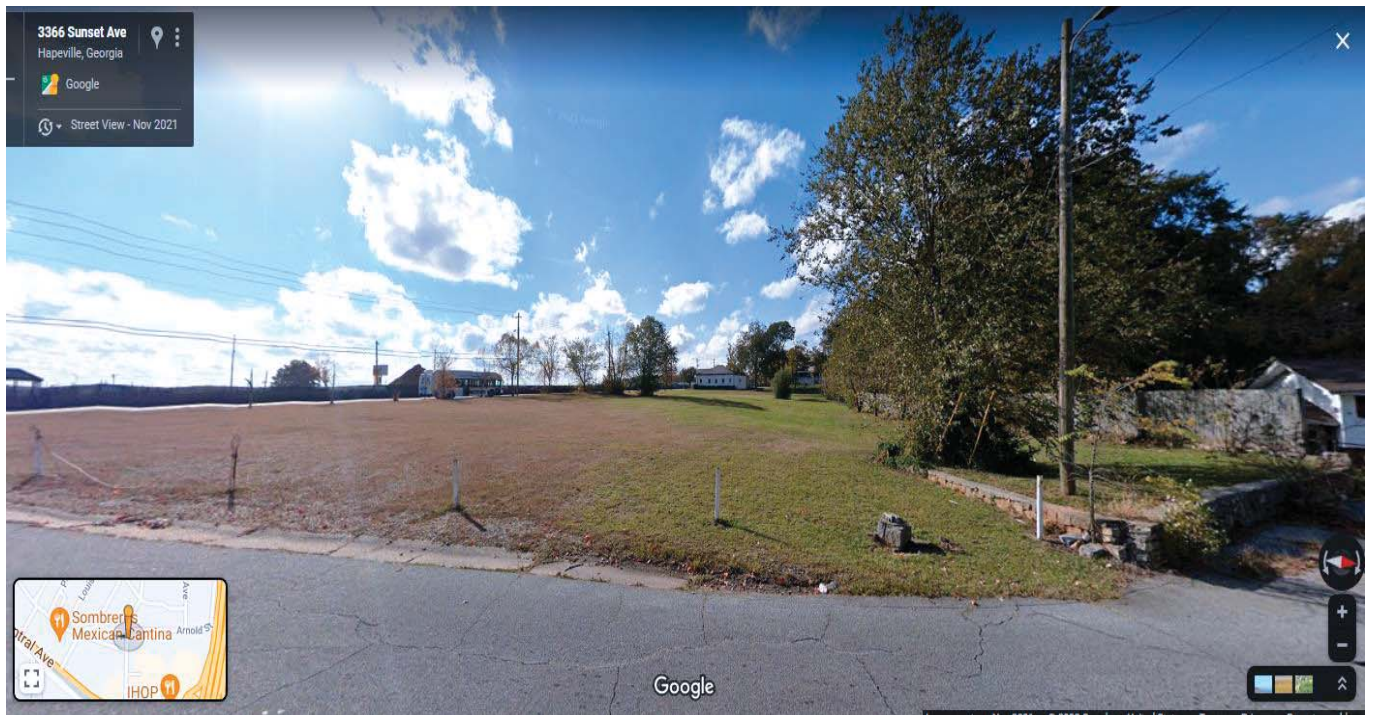
REVISIONS		
MARK	DATE	COMMENT

DESIGNED BY: JLH
CHECKED BY: JLH
SCALE: 1" = 30'
DATE: 3-04-22
JOB NO: 22-004
SHEET 2 OF 2
TP-2

Aerial View



Sunset View



King Arnold View



La Vista View





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

DATE: June 9, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 376 King Arnold – The Village at Hapeville**

BACKGROUND

The City of Hapeville has received a site plan application from Stillwood Development for a planned unit development to be located on 1.70 acres. The site includes 25 single family dwellings fronting on the adjoining streets or a common interior drive.

The property is zoned P-D, Planned Unit Development. As such, site specific standards were set by the Design Review Committee at their March 16, 2022 meeting (see below). The single family dwellings to be located on the site are subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

Note: the site plan application incorrectly lists the acreage as 2.43 acres. The correct acreage is 1.70 acres.

REVIEW

The following code sections are applicable to this application:

ARTICLE 21. - P-D ZONE (PLANNED UNIT DEVELOPMENT)

Sec. 93-21-1. - Intent.

The purpose of this district is to provide flexibility in the development of certain types of intense land uses, and to insure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments.

Sec. 93-21-2. - Permitted uses.

The planned unit development (P-D) district recognizes and allows mixed uses. Mixed uses that are in the same structure are permitted. P-D district uses are regulated hereinbelow and as the same are submitted and approved in a planned unit development application. No nonpermitted use shall be approved in a plan.

Sec. 93-21-4. - Application procedure.

Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication conference will be scheduled with the applicant and the DRC. Upon completion of this process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article.

Sec. 93-21-5. - Application review.

- (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met:
- (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land uses of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities.
 - (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes.
 - (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust, and fumes.
 - (4) Planted buffers, solid walls and setbacks provide sufficient separation between different types of land use, such as between attached and detached residential developments, or residential and commercial facilities to guarantee compatibility of the mixed land uses.
 - (5) Accessory uses and their required parking do not occupy more than 30 percent of the land area of the property, nor more than 25 percent of the total floor area of the combined floor area of all buildings.
 - (6) All buildings maintain a compatible architectural style.
 - (7) Any traffic generated by such a use will not present problems of safety or unduly impede normal traffic movement on adjacent streets.
 - (8) Landscaping, screening, open space, building location, parking and loading areas, services areas, lighting and signs and overall layout is adequate and appropriate and has a reasonable spatial and functional relationship within each development and to exterior structures, spaces and circulation elements.
 - (9) The vehicular circulation system is so located and designed as to provide an efficient, safe and convenient transportation system and accommodates various transportation modes.
 - (10) The pedestrian circulation system is so located and designed as to provide safe, pleasing and efficient movement, convenient linkages among land uses and facilities and generally encourages pedestrian travel.
 - (11) Reservation of greenspace shall be a minimum of ten percent per plan.

- (12) The establishment of all uses at the requested locations are in accordance with the aforementioned intent section in establishing this zone and meets all applicable requirements of this chapter.
- (13) The minimum land assemblage requirements of two acres of contiguous land are met and that such land is under a single ownership.
- (b) Once an application is determined to meet the criteria listed above the application shall be treated like a request for rezoning pursuant to article 25 of this chapter.

Sec. 93-21-6. - Dimensional chart applicability.

Section 93-22.1-1, chart of dimensional requirements, shall not apply to this article. Dimensional requirements applicable to the P-D district shall be generated by the application, as approved in the plan.

- 1) Street facing facades of any house should have additional design elements.

Assessed during Design Review.

- 2) Tree conservation plans to follow city-wide tree ordinances.

See arborist report.

- 3) Sidewalks are required along public rights of way.

Sidewalk is not shown along Lavista Road

- 4) Plans must be approved by Fire Marshal and City Engineer

See reports

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

- 1. Curb breaks shall not be more than 20 feet for one way entrances, 24 feet for two way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the City of Hapeville Community Services department. Aprons may be flared up to an additional two feet on either side.

The internal driveway is 20' with a 3' mountable curb or driveway on either side of the driveway per request of the Fire Marshall to allow for the City's fire vehicles to access single family dwelling on the interior of the site. The driveway widths are compliant at 20'.

2. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear area. Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk.

Paving materials should be continued across intervening driveway.

3. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.

Compliant.

4. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.

Compliant.

5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Not applicable.

6. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Not applicable.

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Not applicable.

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Compliant.

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

Not applicable.

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Not applicable.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Not applicable.

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

Not applicable.

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 plans show the location of 25 single family dwellings enfronting King Arnold, Lavista or Sunset with 8 interior units enfronting the driveway.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

One 20' asphalt driveway.

A 5' sidewalk is shown along the perimeter of the project along all King Arnold and Sunset but not along Lavista.

- c. The locations, area, and number of proposed parking spaces.

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Fourteen (14) parallel parking spaces have been provided along King Arnold.

- d. Existing and proposed grades at an interval of five feet or less.

Compliant.

- 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.

- 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.

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.).

Provided.

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Compliant.

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual cans will be used. Community Services Director will coordinate to determine whether City garbage or private garbage collection will be required.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

See engineer's report.

- k. Location and size of all signs.

Monument signage will be reviewed at a later date.

- (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.

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.

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 total site area is 1.70 acres or 74,259 SF.

- 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.

Total impervious surface has been provided (1.18 acres /70%). Allocation by site area should be included.

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

Total dwelling units: 25 single family dwelling units with a minimum square footage of 1,735 SF.

- d. Floor area in nonresidential use by category.

Not applicable.

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

Not provided.

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

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Fourteen (14) parallel parking spaces have been provided along King Arnold.

- (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.

FINDINGS

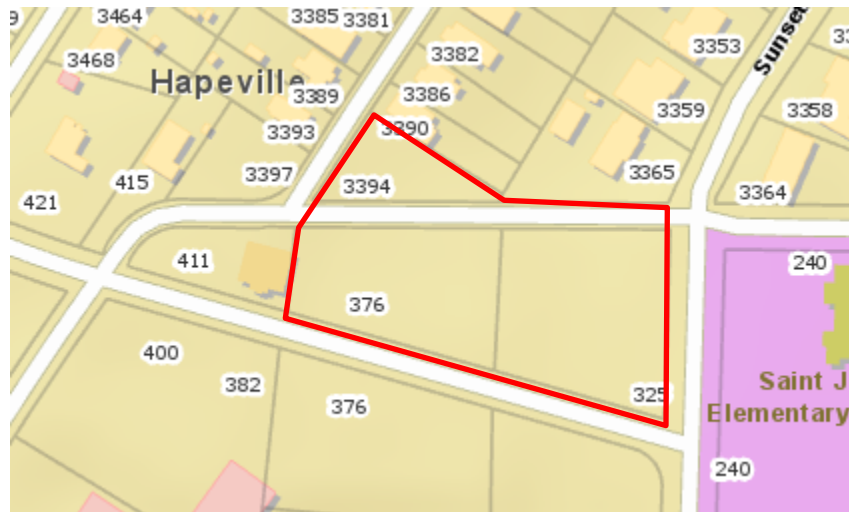
Staff recommends approval of the site plan with the following conditions.

- Sidewalk should be shown along Lavista.
- Community Services Director will determine public or private garbage collection.
- Provide impervious surface allocation by site area type.
- Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
- Address any outstanding issues on the Engineer's Report.

It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

The following P-D requirements will be addressed during Design Review:

- Sides of dwellings facing driveways or public right of way must include additional design elements to be approved at the Design Review Committee Meeting.



Location Map

June 1, 2022

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

Re: The Village at Hapeville
325 Sunset Ave
Preliminary Plat and Concept Site Plan Review No. 2
K&W Ref. No. 221050.40

Dear Ms. Senter:

As requested, I have reviewed the submitted plans for The Village at Hapeville Site to be located on two tracts of 1.30 and 0.17 acres and abandoned right of way of Arnold Street located at 325 Sunset Avenue. Portions of the parcels are shown with a current zoning of R-1 and another portion as U-V. Proposed zoning of P-D appears to be shown. This review is for compliance with the site plan review requirements of Section 93-2-16 and the preliminary plat requirements of Section 90-1-2 of the City ordinances. The re-submittal was received on May 25, 2022. The plans were prepared by JVG Civil Engineering, under the engineering seal of Jonathan D. Hicks. With regard to my review letter dated April 5, 2022, my comments are as follows:

1. Comment addressed by the re-submittal. The Site Plan drawing CP is considered to be the concept site plan.
2. Comment can be considered addressed when the City approves the rezoning application along with conditions that are shown on the drawing cover sheet.
3. Comment not addressed and remains. The zoning of adjacent properties should be provided on the plans.
4. Comment not addressed and remains. The Lavista Drive side of the development shows a street right of way of 30 feet that does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 10 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
5. Comment can be considered addressed when abandonment of existing Arnold Street right of way of 10,095 and 4,036 square feet is approved by the City. The date and the City's approval action on the abandonment should be shown on the drawings.
6. Comment not addressed and remains. A minimum 5 feet wide sidewalk should be shown along Lavista Drive.
7. Comment not addressed and remains. The dimensions of the proposed parallel parking spaces should be shown to verify compliance with Section 93-23-11.
8. Comment not addressed and remains. Existing 15-inch storm drain piping is shown within the Arnold Street right of way and on private property parallel to Sunset Avenue. The disposition of these pipes for the development is not shown. Drain piping conveying offsite drainage through the property must be shown within a minimum 20 feet easement.
9. Comment not addressed and remains. The disposition of the existing cross tie wall on the west side of the tracts and the existing rock concrete wall on the north side of the tracts for the development should be shown on the drawings.
10. Comment not addressed and remains. An existing 8-inch sanitary sewer line along the west portion of Tract 1 should be shown within a minimum 20 feet wide sewer easement.

11. Comment can be considered addressed when detectable warning strips and ADA ramps per US DOT and Department of Justice standards along with pedestrian pavement striping are shown at sidewalks intersecting driveways at Lavista Drive and Sunset Avenue during the LDP review and permitting process.
12. Comment addressed by the re-submittal.
13. Comment can be considered addressed if the City approves the driveway widths shown of 20 feet and 18 feet rather than the recommended 24 feet wide.
14. Comment can be considered addressed when the paving thicknesses are included on the drawings during the LDP review and permitting process.
15. Comment addressed by the re-submittal.
16. Comment addressed by the re-submittal.
17. Comment can be considered addressed when a utility plan indicating how the development will tie to existing utilities and provide utility services to each proposed residence is provided during the LDP review and permitting process.
18. Comment not addressed and remains. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
19. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

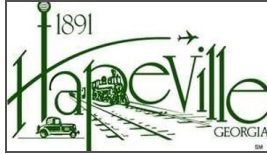
I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance 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.



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
Minor comments only
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.

- _____ 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

Can't read the chart on existing trees plan - confirm that CRZ 1' per or call out on sheet

_____ 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.

Move the planted trees off the storm lines as noted on the plan (at least 5')

_____ 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

_____ 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:

Since the crape
are under power
lines they won't
count against the
number - show
percentage on
plan and adjust as
necessary

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.

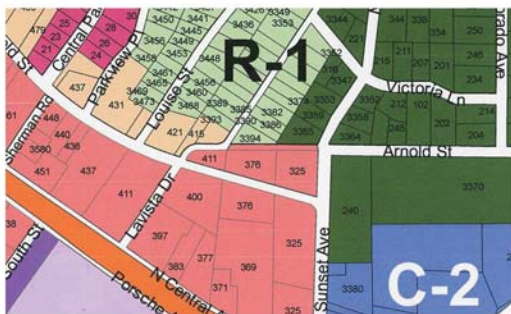
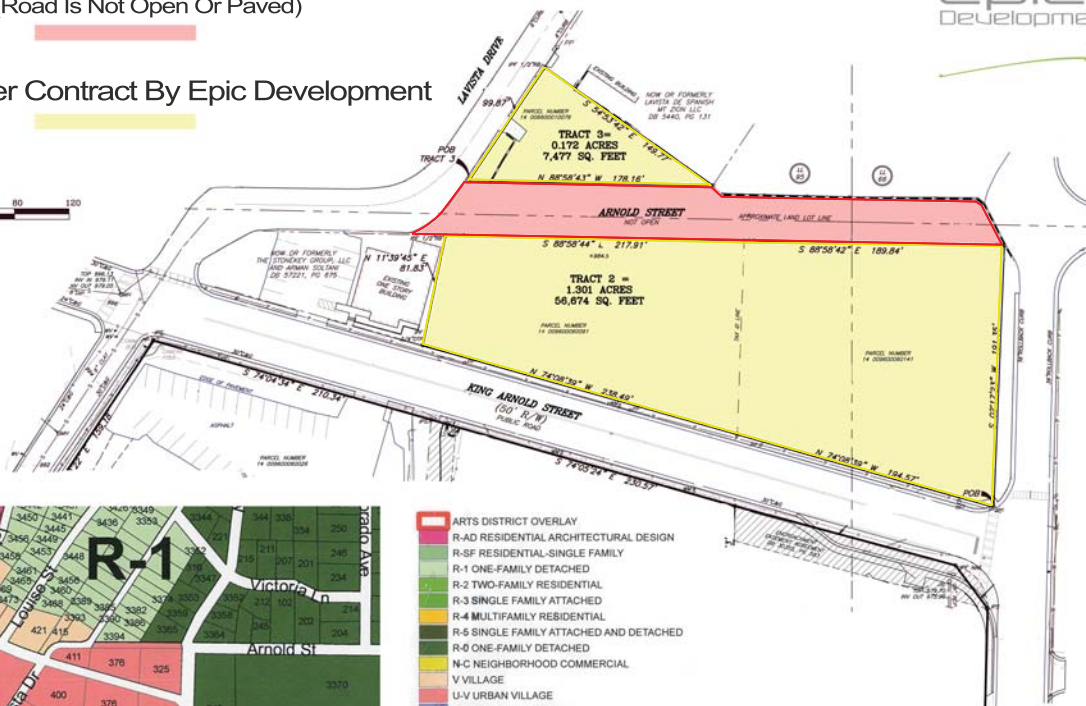
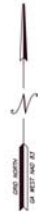
25 Proposed Homes Hapeville, GA



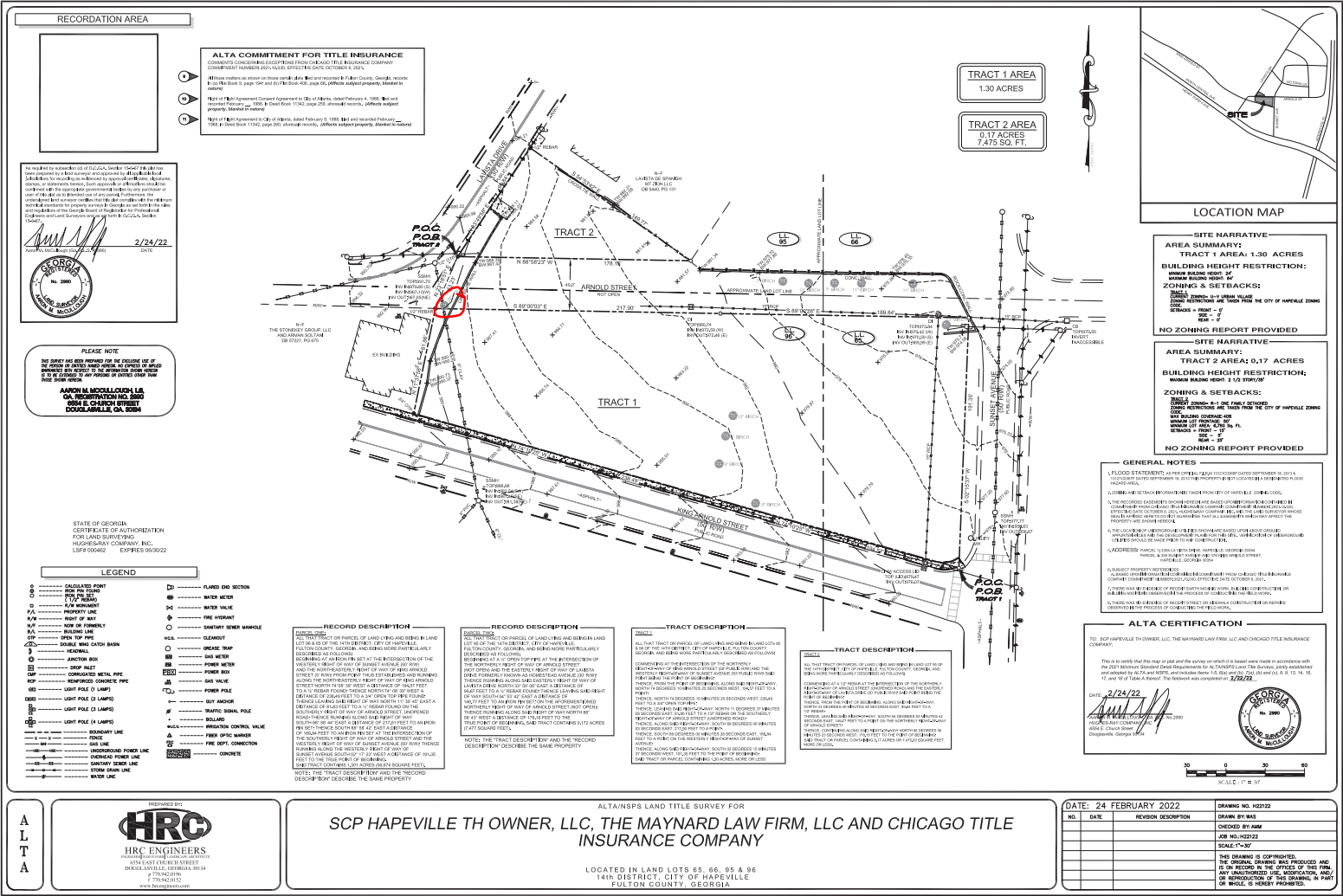
Location Map

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





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REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

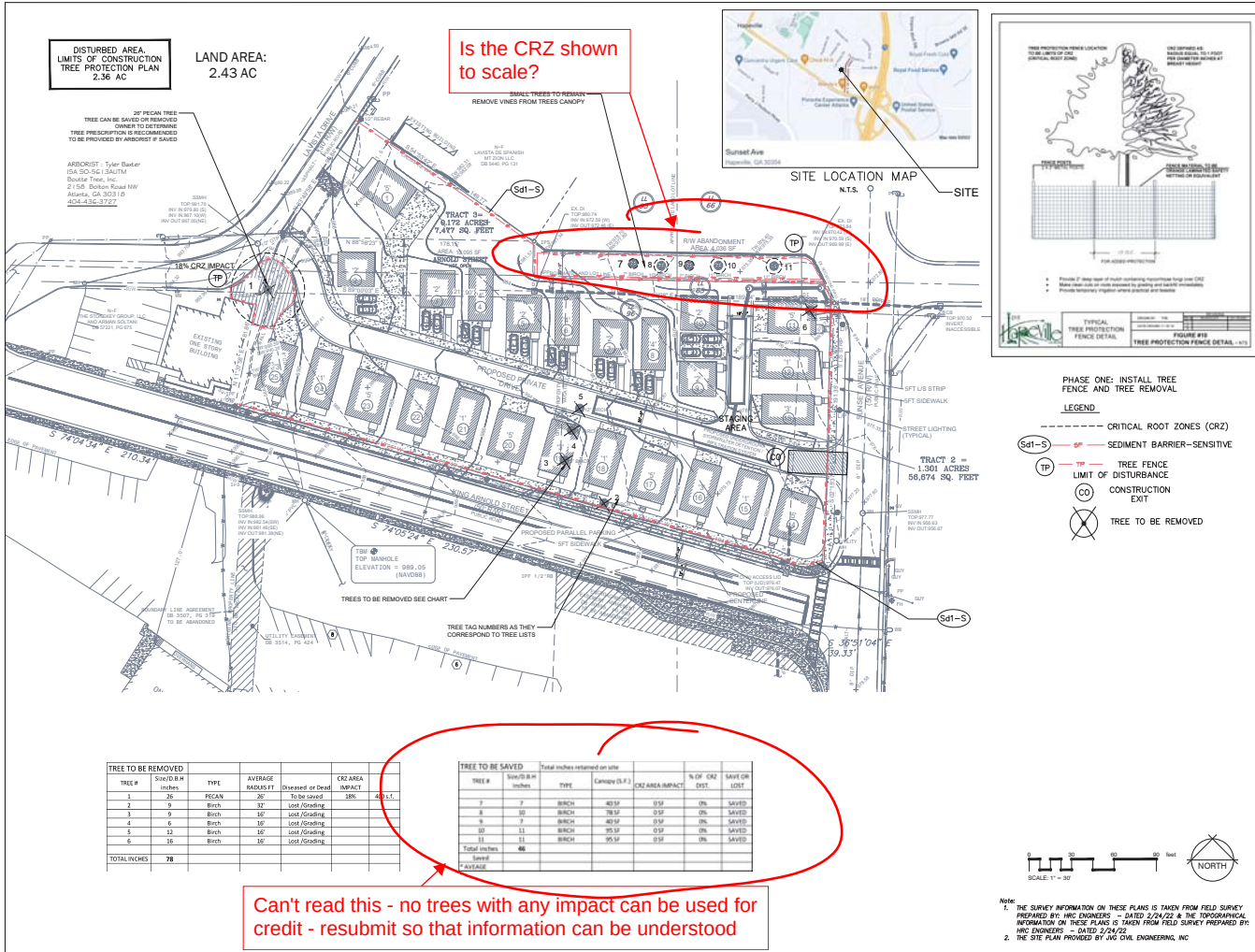
SCALE: 1" = 30'

DATE: 3-04-22

JOB NO: 22-004

SHEET 1 OF 2

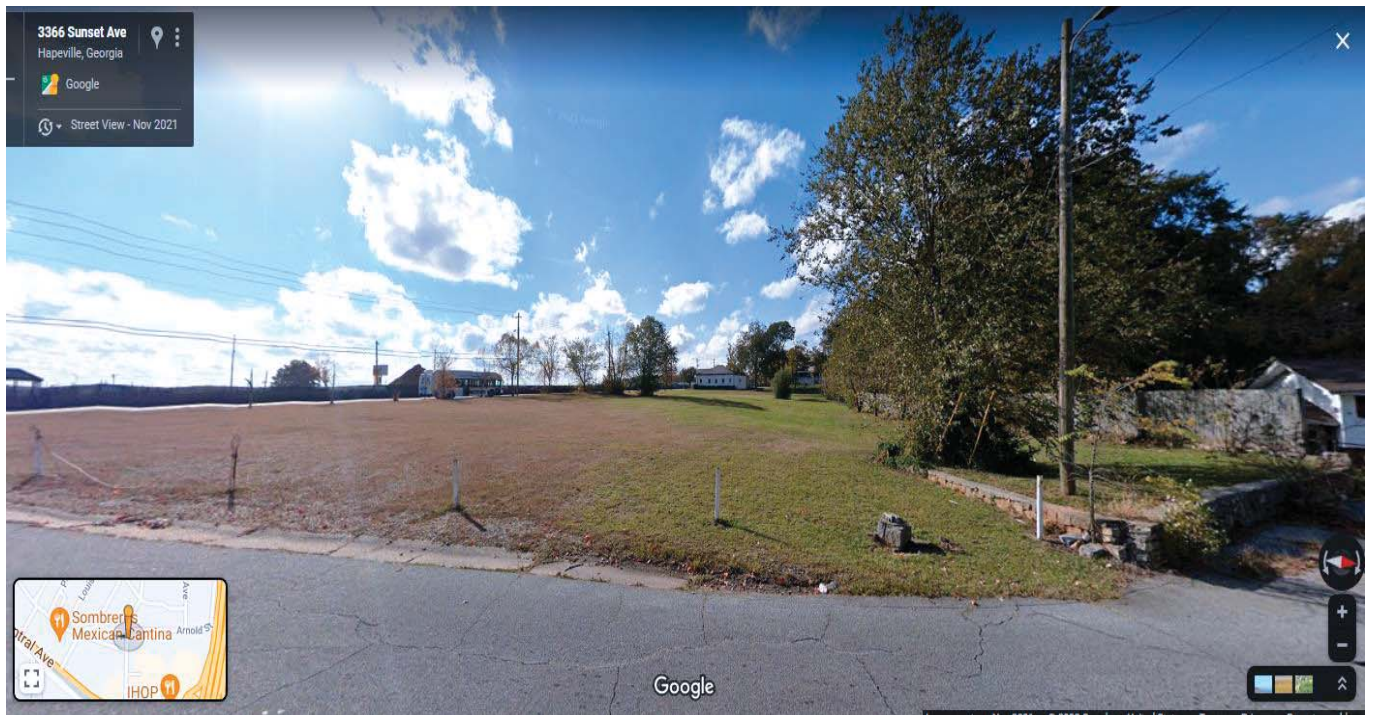
TP-1



Aerial View



Sunset View



King Arnold View



La Vista View

