



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

June 15, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of May 18, 2022

Documents:

1. DRC Minutes May 18, 2022

4. New Business

4.I. 3305 Old Jonesboro Road Window Replacement

Background:

Michelle Betancourt has submitted an application seeking approval to replace a bay window with a single double hung on the front façade at 3305 Old Jonesboro Road. The property is zoned R-0, One Family Detached and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3305 Old Jonesboro Road
2. Application - 3305 Old Jonesboro Road_Redacted

4.II. 3330 Myrtle Street Accessory Structure

Background:

Rhian Sharp has submitted an application seeking approval to install an accessory building (storage shed) located at 3330 Myrtle Street. The proposed accessory building is 10' x 18' (180-square feet). The proposed structure will have asphalt shingles, vertical siding of unknown material. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3330 Myrtle Street
2. Application - 3330 Myrtle Street_Redacted

4.III. 860 Virginia Avenue Exterior Renovation

Background:

Design Plus Inc (Matthew Long) has submitted an application seeking approval for exterior renovations of an existing commercial building at 860 Virginia Avenue. Proposed modifications include removing the

existing front metal roof and canopies, installing new fascia (red corrugated metal with silver trim on the front), dark bronze corrugated metal with silver trim on the sides and new canopies and a sign. The property is zoned U-V, Urban Village, and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report 860 Virginia Avenue
2. 860 Virginia Avenue

- 4.IV. 330 Mt. Zion Road New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 330 Mt Zion Road. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Planners Report 330 Mt Zion Road
2. Application - 330 Mt Zion Road_Redacted

5. **Next Meeting Date - Wednesday, July 20, 2022**

6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 18, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey - absent

Gregory Morgan

Jacque Smyth - absent

3. Approval of Minutes

3.1 Minutes of April 20, 2022

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the minutes of April 20, 2022, as submitted. Motion Carried: 3-0

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to add 3112 Old Jonesboro Road to the beginning of the agenda. Motion Carried: 3-0

Old Business

Pedro Torres requested a design exception for the sill height at 3112 Old Jonesboro Road.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the amendment to the application for the front porch railing as built and grant a design exception for the windowsill height of 18-inches. Motion Carried: 3-0

4. New Business

4.1 516 Walnut Street

Accessory Structure

Background:

Nathan Anderson has submitted an application seeking approval to install an accessory building (workshop/storage shed) located at 516 Walnut Street. The proposed accessory building is 12' x 16' (192-square feet). The proposed structure will have 25-year asphalt shingles, wood siding, wood trim, and a wood door and is a "barn" style. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to table the application per the applicant's request. Motion Carried: 3-0

4.II 3057 Oakdale Road

Addition/Remodel

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to move this item to the end of the agenda. Motion Carried: 3-0

4.III 3181 Dogwood Drive

Exterior Renovation

Background:

Muhammed Johar Ali Thomas has submitted an application seeking approval of an exterior renovation of 3181 Dogwood Drive. The remodeling will include moving windows and doors and replacing the brick with cementitious siding on an existing single-story single-family dwelling at 3181 Dogwood Drive. The property is zoned V, Village within the Arts District Overlay and is subject to the SubArea C section of Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the application with the condition that the applicant resubmit plans addressing all outstanding items identified in the Planners Report.

The Committee also granted the following design exception:

- 1. For the minimum percentage of window fenestration on the front façade**

Motion Carried: 3-0

4.IV 3409 Dogwood Drive

Façade Renovation

Background:

Jeressa White has submitted an application seeking approval for a proposed exterior facade renovation of an existing vacant building at 3409 Dogwood Drive. Exterior work includes adding "wood" (trex decking) facade to the front of the building. The decking boards were installed prior to approval by Design Review Committee. The property is zoned U-V, Urban Village, within the Arts District Overlay and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the following requirements:

- 1. Address outstanding items identified in the Planners Report**
- 2. Applicant to resurface the parking lot and include brick pavers from the building sidewalk out to the pedestrian pavers**
- 3. Applicant agreed to treat the front façade in a quarter, quarter, and half, with a distinct coloring for each front façade.**

The Committee also granted the following design exceptions:

- 1. Allowing parking in the supplemental area**
- 2. Not required to install transoms over the existing windows**
- 3. The use of the trex building material on the front façade**

Motion Carried: 3-0

4.V 3057 Oakdale Road

Addition/Remodel

Background:

Short Construction has submitted an application seeking approval for a 400-square foot master suite rear addition and covered porch on an existing single-story single-family dwelling at 3057 Oakdale Road. The front exterior will maintain existing siding and the rear will utilize smooth siding. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to approve the application with the condition the applicant resubmit the plans addressing the outstanding items identified in the Planners Report and grant a design exception for the numbers less than 6" on the front of the house.

Motion Carried: 2-0; Gregory Morgan recused himself

5. Next Meeting Date – Wednesday, June 15, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to adjourn the meeting at 6:57PM. Motion Carried: 3-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3305 Old Jonesboro Road – Window Replacement**

BACKGROUND

The City of Hapeville has received a design review application from Michelle Betancourt to replace a bay window with a single double hung on the front façade at 3305 Old Jonesboro Road.

The property is zoned R-0, One Family Detached Zoning District and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

CODE

(g) *Door and window standards.*

1. The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
2. The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
3. Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
4. Doors that operate as sliders are prohibited along enfronting facades.
5. **Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.**
6. **Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.**
7. **Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.**
8. Where used, window shutters shall match one-half the width of the window opening.
9. Painted window or door glass is prohibited.
10. Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
11. **Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.**
12. Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.

13. Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
14. Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

FINDINGS

Per the Architectural Design Standards, the following deficiencies should be addressed:

- Window panes (lower sash) should have a relief of at least two inches from façade.
- Window trim meeting standards (4"-6" wide) is required.
- Window sill required.
- Total fenestration percentage should be provided (30% to 50%). Twin windows instead of Single may meet fenestration requirement but needs to be confirmed.

Upon satisfaction of the aforementioned items to the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 06/07/22

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Michelle Betancourt Contact Number: [REDACTED]

Applicants Address: 3305 Old Jonesboro RD Hapeville, GA 30354

E-Mail Address: [REDACTED]@[REDACTED].com g Classification: B-0

Address of Proposed Work: 3305 Old Jonesboro RD Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 140095 00100401

Property Owner: Alicia Farias Contact Number: [REDACTED]

Project Description (including occupancy type): Take the bay window out, size the opening for the new window and install it, window replacement

Contractors Name: Armando Contact Number: [REDACTED]

Contact Person: Michelle Betancourt Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. 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 violation thereof.

Michelle Betancourt
Applicants Signature

06/07/22
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☒ Other

Total Square Footage of proposed New Construction: 995 square feet

Total Square Footage of existing building: 995 square feet

Estimated Cost of Construction: \$500.00

List/Describe Building Materials on the exterior of the **existing** structure: Window and wood

List/Describe Building Materials **proposed** for the exterior facade of the new structure: window and lap hardie siding

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I, Michelle Betancourt M.B. swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Michelle Betancourt

Printed Name

Michelle Betancourt

Signature

06/07/22

Date

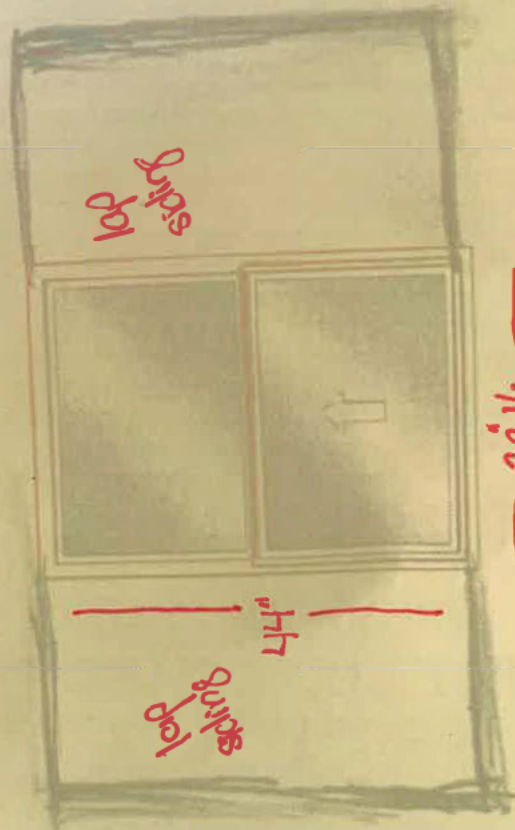
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.





End Line 300 Description



Frame Width = 32 1/2
Frame Height = 44



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

DATE: June 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3330 Myrtle Street Accessory Building**

BACKGROUND

The City of Hapeville has received a design review application from Rhian Sharp to install an accessory building (storage shed) located at 3330 Myrtle Street. The proposed accessory building is 10' x 18' (180 SF). The proposed structure will have asphalt shingles, vertical siding of unknown material.

The property is zoned R-1, One Family Residential, and is located in the Neighborhood Conservation Area of the Architectural Design Standards.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

Sec. 81-1-7. - Neighborhood conservation area.

- (h) *Detached one-family dwellings/two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
 - 4. *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.
 - h. *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - *Compliant*

- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - *Not applicable*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - The application whos lists wood siding. The siding should match the primary dwelling.
 - The proposed renderings show vertical siding compared to the lap siding on the dwelling.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - No height has been provided.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - *The photo provided does not show any outbuildings on adjacent lots within 10'.*

ZONING CODE

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.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet.

Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

- (b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

Compliant

- (c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

- (d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

Lap siding (house) versus vertical siding (shed).

- (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.

As per Architectural standards must be the same setback as the primary dwelling façade.

- (f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.
- (g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

- (a) Located on a lot with a principal dwelling. An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

Compliant.

- (b) Setback dependent on distance from dwelling. Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

See above DRC requirement.

- (c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

Not applicable.

- (d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Not confirmed

- (e) *Ordinance setbacks otherwise remain in effect.* Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.
- (f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) Scale of accessory buildings. The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Height not provided.

Architectural style and exterior finish.

- (a) Compatibility with principal dwelling. Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

Lap versus horizontal siding. Color is compatible.

- (b) Roof design. Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Compliant

Utility services.

- (a) *Water supply.* Running water is permitted to all accessory buildings.

Use.

- (a) See section 93-2-26 (accessory dwelling units (ADU)).

- (b) *Evidence of separate dwelling unit.* The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.
- (c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

- (a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

Proposed to be set on dirt/gravel. The 192 sf outbuilding must have a full perimeter foundation.

- (b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.
- (c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.
- (d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480

1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

According to application, the dwelling is 1,184 SF. The proposed accessory building would be 180 SF., which is compliant with Table B, above.

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Table C—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet
80 percent	80 feet
90 percent	90 feet
100 percent	100 feet

Table D—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

RECOMMENDATIONS

The proposed accessory building style is not architecturally identical the primary dwelling and is not compliant with the Architectural Design Standards. Staff has identified the following specific concerns:

1. The sketch is not clear regarding dimensions (specifically 29.3 ' – what does that refer to? Is the 29' the setback from the site property line?)
2. The proposed renderings show vertical siding versus lap siding used on the primary dwelling.
3. The height of the outbuilding has not been provided (14' min, 25' max).
4. The outbuilding must be placed on a permanent foundation – specs indicate dirt/gravel – this is not allowed per zoning code.
5. Only one accessory building is allowed per lot. It is not clear if any other buildings are present.
6. The building must be a minimum of 5' from the side property line and 10' from any buildings on adjacent lots. This is not confirmed.

Once these items and any others from the Design Review Committee are addressed, the application is compliant with Architectural Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 5/5/2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

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Applicant: RAIAN SHARP Contact Number: [REDACTED]

Applicants Address: 3330 MYRTLE ST. HAPEVILLE GA 30354

E-Mail Address: RAIAN@SHARP MEDICAL RECRUITING.COM Zoning Classification: RESIDENTIAL

Address of Proposed Work: 3330 MYRTLE ST. HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800140040

Property Owner: RAIAN SHARP Contact Number: [REDACTED]

Project Description (including occupancy type): SITED IN BACK YARD

Contractors Name: SELF WORK Contact Number: [REDACTED]

Contact Person: SELF WORK Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. 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 violation thereof.

Applicants Signature [Signature]

Date 5/5/2022

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building

☒ Addition to Existing Residential Structure ☐ Accessory Structure

☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: 180

Total Square Footage of existing building: 1,184

Estimated Cost of Construction: N/A SELF CONSTRUCTION

List/Describe Building Materials on the exterior of the **existing** structure: _____

PRE-FABRICATED, NEW SHED

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

PRE-FABRICATED NEW SHED

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I RAEEN SHARP RS swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

RITIAN SILARP
Printed Name

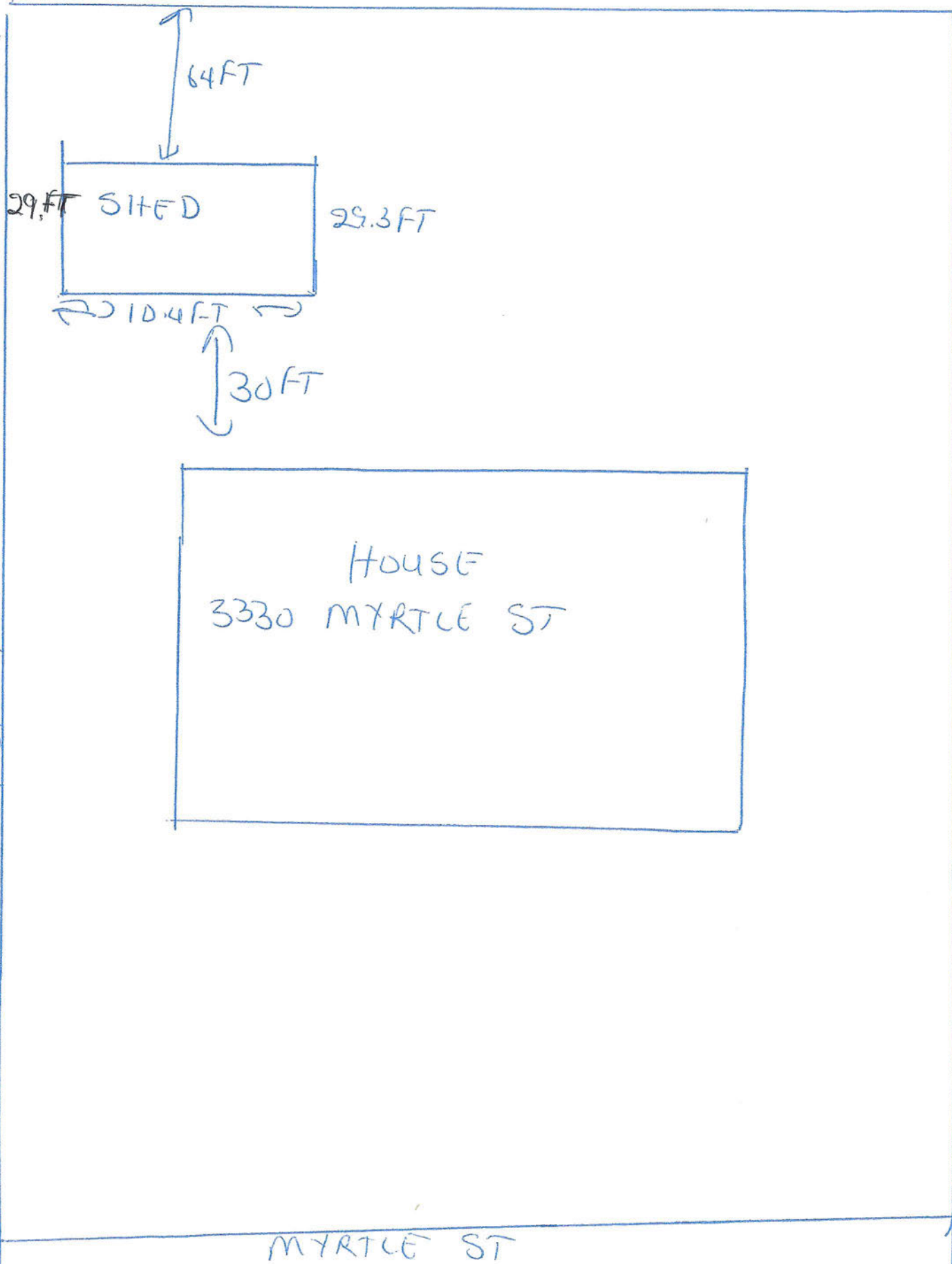
[Signature]
Signature

5/5/2022
Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

PROPERTY LINE



3330 Myrtle Street



Front Elevation



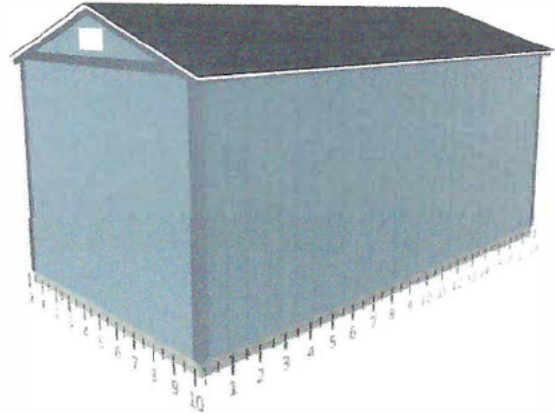
Right Side Elevation



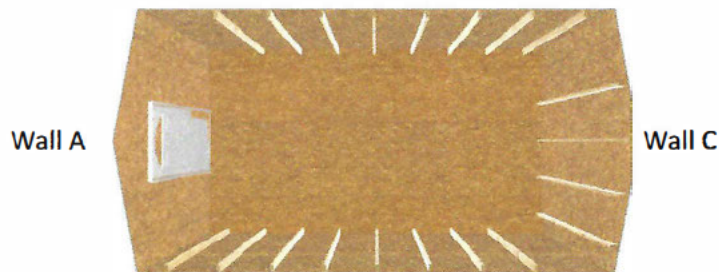
Rear Yard



Left Side Elevation



Wall D



Wall B

Base Details

Building Size & Style

TR 800 10' wide by 18' long

Paint Selection

Base: Seastone, Trim: Sheffield Gray

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes, Engineering fees still apply

Who is pulling the permit?

Customer

Options Details

Doors

Fan Lite Residential Door (3' x 6'8")
(Left Hand Inswing),

Windows

3'x2' Insulated Horizontal Sliding
Window

Vents

2 Ea 16"x8" Wall Vent White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Signature: _____ Date: _____



PLANNER'S REPORT

DATE: June 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 860 Virginia Ave

Key:
Compliant ✓
Not Compliant ✗
Incomplete:
Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from Design Plus Inc (Matthew Long) for exterior renovations of an existing commercial building located in Hapeville at 860 Virginia Ave. Proposed modifications include removing the existing front metal roof and canopies, installing new fascia (red corrugated metal with silver trim on the front), dark bronze corrugated metal with silver trim on the sides and new canopies and a sign. The property is zoned U-V, Urban Village. It is subject to the Commercial/Mixed-Use Architectural Design Standards.

CODE

(g) Facade and style standards.

Exterior facade materials shall be limited as follows:

- ✓
 - Subarea A.* Unpainted full-depth brick.
 - Subarea B.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Subarea C.* See neighborhood conservation area.
 - Remaining commercial/mixed-use area.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Split-face block.* In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - [Materials on enfronting facades.]* The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - [Façade colors, materials.]* Façade colors and materials shall be limited to three per facade face.
- ✓

Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas.
 - This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊖

Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.

In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ✓

Facade materials shall be combined horizontally, with the heavier below the lighter.

Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ⊖

Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

 - The first 20 feet of said facade meets the above requirements, and
 - The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊖

Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.

NOTES:

(h) Door and window standards.



Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

Awnings shall be at least five feet deep as measured from the building's front facade.

Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.

Valance width and height must align horizontally.

Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.

Valance on awnings should always be loose as valances should not be rigidly framed.

Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.

Signs on awning must meet all requirements of the sign ordinance.

NOTES: **Awning/canopy measurements should be provided.**

RECOMMENDATIONS

Upon review of the information provided by the Applicant, and with clarification of the below deficiencies, staff recommends approval of the application.

***Applicant should provide canopy information. Design Exception recommended for drive through canopy material and dimensions.
All signs require sign permit.***

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 5.5.2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Design Plus Inc. (Matthew Long) Contact Number: 502.454.5011

Applicants Address: 1449 Bardstown Road Suite 200 Louisville, KY 40204

E-Mail Address: mattl@designplusinc.com Zoning Classification: existing / no change

Address of Proposed Work: 860 Virginia Ave. Hapeville, GA. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800010706

Property Owner: WENDYS PROPERTIES LLC Contact Number: MATT VAN PAEPEGHEM
WENMARR MANAGEMENT CO., LLC. # 770.306.6063

Project Description (including occupancy type): _____

A2 RESTAURANT / NO CHANGE IN FOOTPRINT / NO CHANGE IN USE GROUP

EXISTING WENDY'S MAINLY DINING AND DECOR REMODEL.

EXTERIOR REPLACE EXISTING PRE-FABRICATED FASCIA & MISC PAINT AND REPAIR

INTERIOR REPLACE EXISTING FINISHES, UPDATE R.R. & MISC PAINT AND REPAIR

Contractors Name: TBD Contact Number: _____

Contact Person: TBD Contact Number: _____

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. 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 violation thereof.

Matthew Long
Applicants Signature

5.5.2022
Date

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☒ Other * Remodel of Existing Commercial Building *

Total Square Footage of proposed New Construction: existing / no change

Total Square Footage of existing building: 2,933 SQFT

Estimated Cost of Construction: 250,000

List/Describe Building Materials on the exterior of the **existing** structure: _____

BRICK

STUCCO / EIFS

METAL PANEL COOLER / FREEZER

STOREFRONT / GLAZING

METAL ROOF

METAL TRIM

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

ALL TO REMAIN - NO CHANGE (EXCEPT FOR METAL ON FRONT FACADE)

EXISTING S.S. METAL FACIA TO BE REMOVED (FRONT FACADE)

NEW CORRUGATED METAL FACIA TO BE INSTALLED (FRONT FACADE)

NOTICE

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(Please Print & Initial)

I MATTHEW LONG  swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

X Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

X Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

X Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

N/A Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

X Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

X Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

X Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

MATTHEW LONG	<i>Matthew Long</i>	5.5.2022
Printed Name	Signature	Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

CITY OF HAPEVILLE
DESIGN REVIEW
5.5.2022

860 Virginia Avenue
Hapeville, GA 30354
Wendy's Remodel Project

EXISTING EXTERIOR PHOTOS 2022

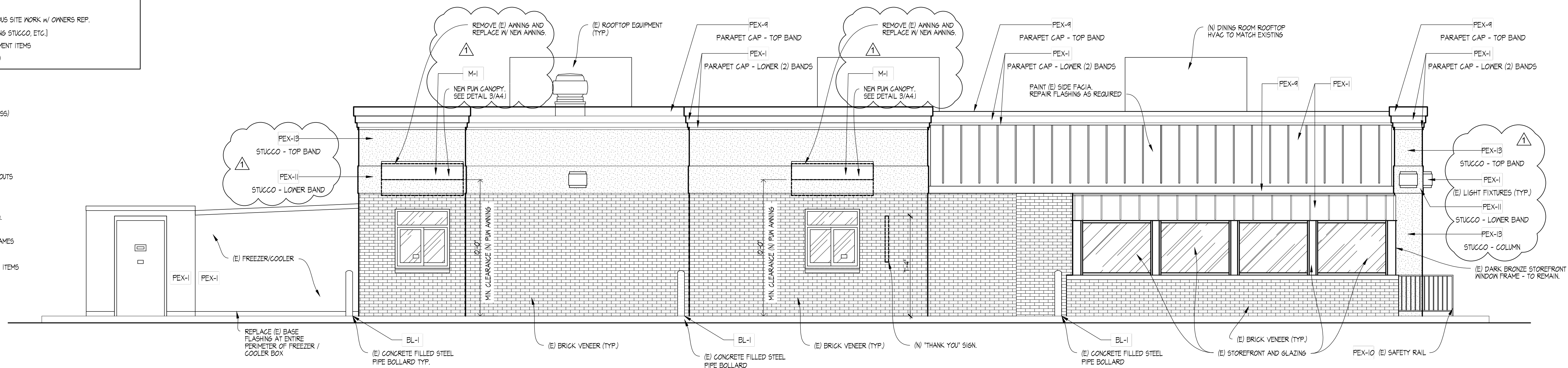
KEN BROWN
MATTHEW LONG
W(21-158)



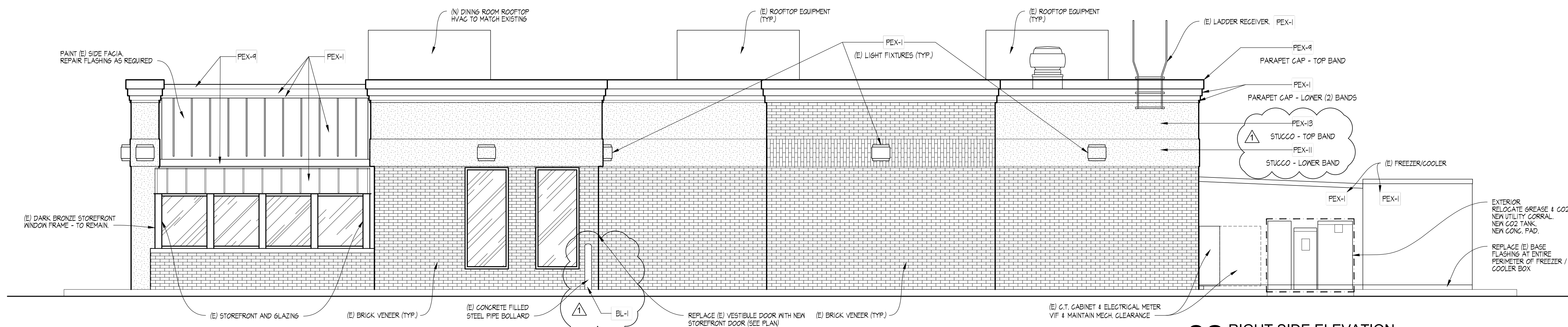
1449 Bardstown Rd., Ste. 200
Louisville, KY 40204
D - (502) 454-5011
F - (502) 454-4511



- REPAIR & REPLACE NOTES:
1. RECAULK SIDENALKS
 2. RECAULK WINDOW FRAMES
 3. BRICK REPAIR (HOLE)
 4. REPLACE DRIVE THRU ITEM
 5. REPLACE AWNINGS

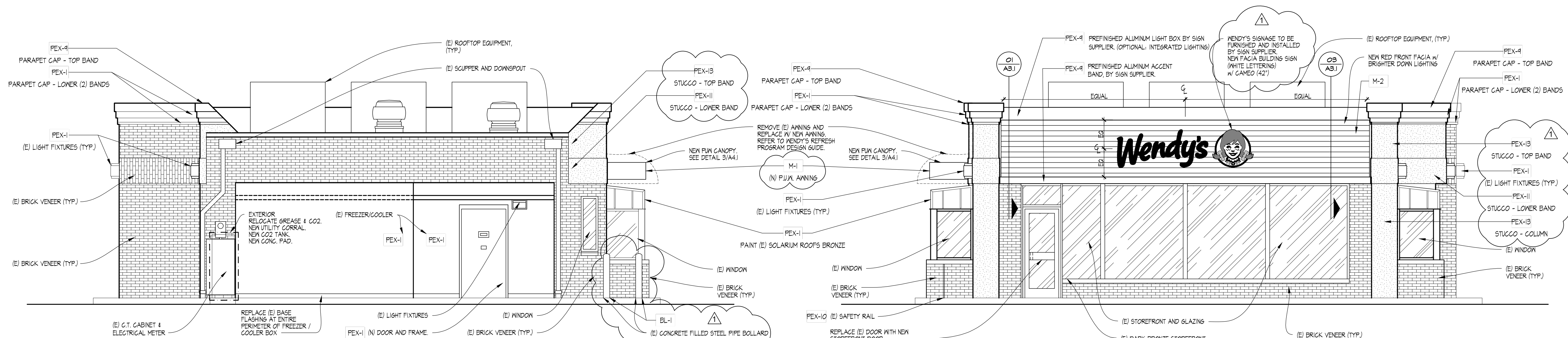


04 LEFT SIDE ELEVATION



03 RIGHT SIDE ELEVATION

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



02 REAR ELEVATION

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

01 FRONT ELEVATION

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

Project No. **21-158**

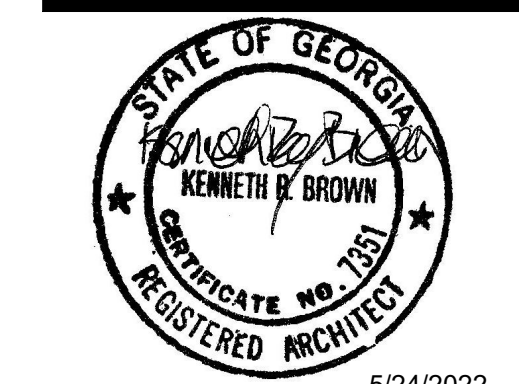
snid design
ARCHITECTS

Results

Design +,
Bardstown Eastern Building
1449 Bardstown Rd., Suite 200
Louisville, Kentucky 40204
(502) 464-5871 (502) 464-4511 (fax)

Wendy's.
860 VIRGINIA AVE.
HAPEVILLE, GA. 30354

REV.	DATE	DESCRIPTION
1	5/18/22	CORP. REVISIONS
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SHEET NAME

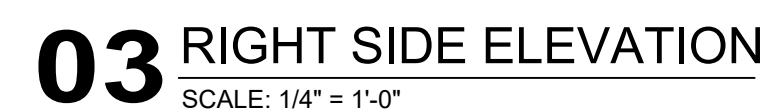
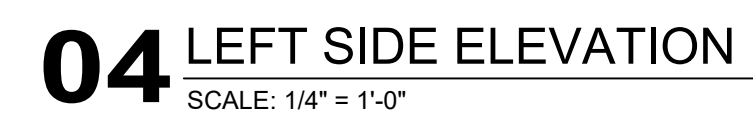
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

REPAIR & REPLACE NOTES:

1. RECAULK SIDEWALKS
2. RECAULK WINDOW FRAMES
3. BRICK REPAIR (HOLE)
4. REPLACE DRIVE THRU ITEMS
5. REPLACE AWNINGS

Project No. 21-158Project No. **21-158**

snijdesign⁺

Results

Design +,
Bardstown-Eastern Building
1449 Bardstown Rd, Suite 200
Louisville, Kentucky 40204
(502) 454-5011 (502) 454-4511 (fax)

Wendy's.
860 VIRGINIA AVE.
HAPEVILLE, GA. 30354

REV.	DATE	DESCRIPTION
	5/18/22	CORP. REVISIONS
ISSUE DATE		
		05/04/2022
PROJECT NUMBER		
		00239
DRAWN BY		
		MATTHEW LONG
CHECKED BY		
		KEN BROWN



5/24/2022

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



Hapeville
georgia

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

DATE: June 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 330 Mt Zion**

The City of Hapeville has received a design review application from Thomas Davis III for the construction of a 2,036 sf 3 bedroom, 2.5 bathroom, bungalow style single family dwelling with an optional detached garage to be located at 330 Mt Zion Rd.

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

Note: Address should be updated on the Project Data sheet.

CODE

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊙ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✗ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - ✗ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the

enfronting facade.

- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

- ✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

Existing sidewalk built to curb.

(b) Supplemental Area and Fence

Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊙ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) *Parking and Traffic Standards*

- ☞ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ☞ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
Circular drives are permitted.
 - ✓ A grass strip in the middle of driveways is encouraged.
- ⊖ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊖ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ✓ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width not provided.

(e) *Roof and Chimney Standards*

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ⊖ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✗ Gutters shall be copper, aluminum or galvanized steel.
- ✗ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.

- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ✓ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

**STAFF COMMENT: Must specify 30 year roof shingles.
Show and ensure gutters and downspouts are compliant.
Chimney is stucco and compliant.**

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.

- ✗ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ✓ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✗ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👉 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ✓ Stoops shall provide a minimum top landing of four feet by four feet.
- ✓ Stoop stairs and landings shall be of similar width.
- ✓ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- Enfronting porches may have multistory verandas, living space, or balconies above.
- Porch columns shall be spaced a maximum distance of eight feet on center.
- Front porch columns shall have foundation piers extending to grade.
- All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- Enfronting balconies shall have a minimum clear depth of four feet.
- Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- Balconies may be covered or uncovered.

STAFF COMMENT: Cedar columns must be stained or painted. Stoop elevation not provided.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✗ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- Doors that operate as sliders are prohibited along enfronting facades.



Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.



Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.



Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.



Where used, window shutters shall match one-half the width of the window opening.



Painted window or door glass is prohibited.



Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.



Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.



Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.



Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.



Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Ensure recess is a minimum of 2in on bottom sash. Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently. Building numbers not provided.

(h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.



First Stories. First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.



Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.



Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.



Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other: Sill height should be provided.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✓ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: .

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- Provide driveway width.
- Height exceeds allowable height within 5' to 10' of property line (25' max). Height is 29' 11 ¾".
- Must specify 30 year roof shingles.
- Mechanical not shown. Must be properly screened.
- Ensure gutters and downspouts are compliant.
- Building numbers should be provided.
- Stoop columns must be stained or painted.
- Ensure window recess is a minimum of 2in on bottom sash.
- Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently. Provide fenestration calculation.
- Sill height should be provided.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 9, 2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Thomas Davis III Contact Number: [REDACTED]

Applicants Address: 268 Maple St. Hapeville

E-Mail Address: [REDACTED] Zoning Classification: R-1

Address of Proposed Work: 330 Mt. Zion Rd Hapeville Ga

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0010-091-5

Property Owner: 3ELKS Design, LLC Contact Number: 404-247-9218

Project Description (including occupancy type): _____

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.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. 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 violation thereof.

Thomas Davis III
Applicants Signature

5/4/2022
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure ☐ Accessory Structure

☐ Site Plan, Grading & Landscaping ☒ New Single-Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: ☒

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

List/Describe Building Materials on the exterior of the **existing** structure: _____

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Proposed Single Family Detached 2036 heated square foot home with 3 Bedrooms and 2.5 bathrooms. Bungalow style home with upper bedrooms under roof

Fiber cement lap siding with board and batten accent areas in upper gables. 30 yr. asphalt shingle roof. Detached 2 car garage is optional

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I THOMAS DAVIS III ^{T.D.} swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

THOMAS DAVIS III

Printed Name

Thomas Davis

Signature

5/4/2022

Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

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:

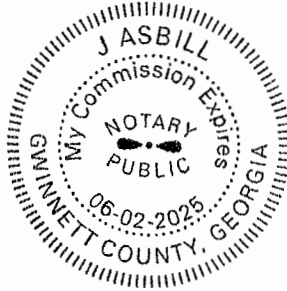

Unofficial Witness


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

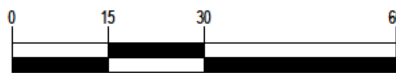
By:  (Seal)
David M. Anderson, Sr., Manager



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

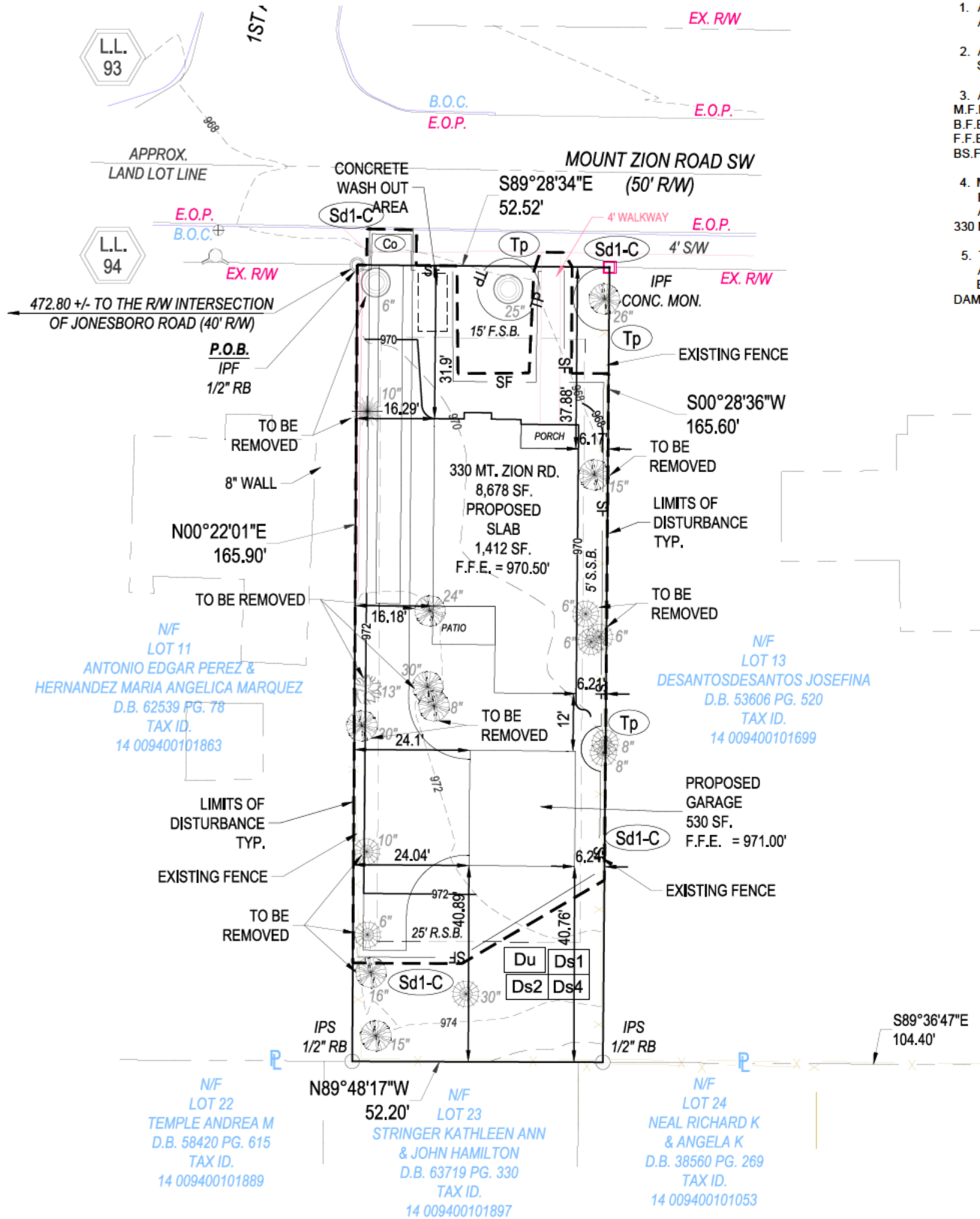


1 inch = 30 ft.

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

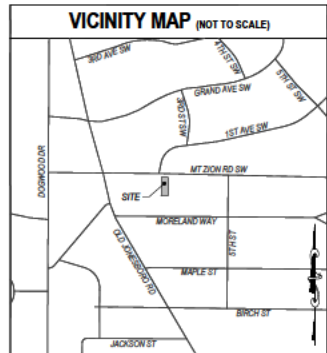
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF
HAPEVILLE, GEORGIA COMMUNITY
PANEL NUMBER: 13121C0367F EFFECTIVE DATE SEPTEMBER 18TH,
2013, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD
ZONE.

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 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.E. N/A
- TREE PROTECTION PLAN:
A) CONTRACTOR WILL PROTECT AREAS MARKED.
B) CONTRACTOR WILL REPLACE ANY SPECIES TREE IF DAMAGED OR REMOVED.



Know what's below.
Call before you dig.



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.

2. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.

3. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR MORELAND PARK RECORDED IN FULTON RECORDS PLAT BOOK 19, PG 68A.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM FULTON TOPO.

5. ACCORDING AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF HAPEVILLE, GEORGIA COMMUNITY PANEL NUMBER: 13121C0367F EFFECTIVE DATE SEPTEMBER 18TH, 2013, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

6. A COPY OF THESE PLANS ARE TO BE KEPT ONSITE DURING THE DURATION OF THE PROJECT.

NOTES:
1.BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

2.ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

3.POST FLOWS OF SUBJECT PROPERTY IS ACCOUNTED FOR IN SUBDIVISION STORMWATER CONTROL FACILITY AS PART OF THE APPROVED DEVELOPMENT DOCUMENTS FOR THIS DEVELOPMENT.

4.SUBJECT PROPERTY CONSISTS OF FULLY DEVELOPED LOTS FRONTING ON A PUBLICLY MAINTAINED R/W WITH ALL UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER DETENTION AND WATER QUALITY TREATMENT OF RAINFALL RUNOFF.

5.NO REFUSE COLLECTION AREA PROVIDED. ALL TRASH WILL BE HANDLED WITH CURBSIDE PICKUP.

Moore Bass

C O N S U L T I N G

TALLAHASSEE

ATLANTA

www.moorebass.com

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

1. REVISED PER CLIENT COMMENTS 3/23/22

MB

330 Mt.Zion Rd.dwg

ARCHIVE

DATE

03/02/2022

FILE #

CONTRACT #

DRAWN BY

LW

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

REGISTERED PROFESSIONAL

W. E. T. STROUD

No. 034222

3/13/22

LEVEL 2 CERTIFICATION

CERT. #0000058947 EXP.: 11/01/22

SHEET TITLE

330
MT. ZION RD.

SHEET

2.0

Page 52 of 72

C:\Users\williams\AppData\Local\Temp\AcPublish_370171330 Mt.Zion Rd.dwg, S3, Williams, Apr 29, 2022 - 9:35:00am

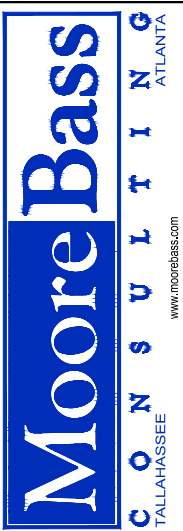
1. RECEIVING WATERS FOR THE PROJECT IS A TRIBUTARY OF SOUTH RIVER.
A SINGLE FAMILY DWELLING WILL BE CONSTRUCTED ON THE SITE WHICH IS MOSTLY CLEARED. ADJACENT AREA IS MOSTLY WOODED. STORM WATER IS TO FLOW INTO CONSTRUCTED STORM SEWER FOR MT ZION RD.
2. 24 HOUR CONTACT PERSON: DANIEL LOVE (678) 207-6939
3. TOTAL LOT ACREAGE: 0.20 AC.
TOTAL DISTURBED AREA FOR THIS PROJECT: 0.16 AC. TOTAL IMPERVIOUS AREA: 3,490 SQ. FT.
DRAINAGE AREA EQUALS DISTURBED AREA
4. STATE WATERS AND OR WETLANDS ARE NOT LOCATED WITHIN 200 FEET OF SITE DISTURBED AREA. 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.
5. THE PRE-EXISTING AND POST CONSTRUCTION RUNOFF CURVE NUMBERS ARE NOT REQUIRED FOR TERTIARY PERMITTEES IN WHICH DISTURBANCE IS UNDER 1AC FOR INDIVIDUAL LOTS.
6. FOR COMMON DEVELOPMENTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONALS WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER 14 CONTROL BMPs WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.
7. SAMPLING NOT REQUIRED FOR TERTIARY PERMITTEES WITH LESS THAN 5 ACRES OF LAND DISTURBANCE. PART IV.D.6
8. NO ADDITIONAL STORM PIPE ADDED FOR THIS PROJECT.
9. THIS PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED.
10. 67 CUBIC YARDS X 0.16 DRAINAGE ACRES = 10.72 YARDS OF SEDIMENT STORAGE.
DUE TO THE SMALL AMOUNT OF DISTURBED ACREAGE, SEDIMENT BASINS WILL NOT BE CONSTRUCTED ONSITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE AND GROUND COVER WITH GRASS AND/OR STRAW MULCH. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.
11. 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.
12. 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.
13. 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.
14. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
15. CONSTRUCTION EXIT TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS. CONSTRUCTION EXIT STONE SIZE TO BE A.S.T.M. 0448, SIZE #1 (1-1/2" TO 3-1/2" DIAMETER) WITH A MIN. PAD THICKNESS OF 6".
16. ALL SILT FENCE SHALL COMPLY WITH GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A LETTER OF WARRANTY THAT MATERIALS MEET THESE SPECIFICATIONS AND THAT THE FABRIC IS ON GA. D.O.T. Q.P.L. #36.
17. NOTIFY THE LOCAL ISSUING AUTHORITY 24 HOURS PRIOR TO COMMENCING WORK. NO CLEARING, GRADING, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL OCCUR UNTIL APPROVED EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE ACTIVITIES REQUIRED TO INSTALL THE NEEDED EROSION AND SEDIMENT CONTROL MEASURES. EROSION CONTROL MEASURES WILL BE CONSTRUCTED AS REQUIRED BY THE DESIGN PROFESSIONAL OR THE LOCAL ISSUING AUTHORITY, IN ACCORDANCE WITH "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION. PLEASE REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEET FOR ADDITIONAL NOTATIONS AND MISCELLANEOUS DETAILS.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER/OPERATOR DURING THE ENTIRE CONSTRUCTION PROCESS. TEMPORARY MEASURES SHALL BE REMOVED ONLY AFTER PERMANENT STABILIZATION OF ALL DITCHES, SHOULDERS, SLOPES AND ALL DISTURBED AREAS IS ACCOMPLISHED. TO FACILITATE ACCEPTANCE OF THE STREETS AND IMPROVEMENTS PRIOR TO THE ESTABLISHMENT OF SUCH PERMANENT STABILIZATION, A SPECIFIC BOND IN THE AMOUNT OF A SPECIFIC PROPOSAL FOR THE COST OF MAINTAINING THE TEMPORARY CONTROL MEASURES INCLUDING TEMPORARY GRASSING AND ESTABLISHING THE PERMANENT STABILIZATION WITHIN A REASONABLE TIME RELATIVE TO THE GROWING SEASON MAY BE REQUIRED BY THE LOCAL ISSUING AUTHORITY WITH THE DEEDS AND REQUEST FOR ACCEPTANCE.
19. POLLUTION CONTROLS:
POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE Sd1C, DUST CONTROL AND GROUND COVER Ds1, Ds2, Ds3 & Ds4. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.
20. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. LOCATE WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, NEAR THE CONSTRUCTION SITE ENTRANCE TO MINIMIZE TRAFFIC ON DISTURBED SOILS. PROVIDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FUTURE MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGE TO WATERS OF THE STATE (WASTE MATERIALS, ETC) EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
21. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
22. CONCRETE WASH DOWN OF TOOLS LOCATED ON SHEET 1. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
23. BUILDER/CONTRACTOR TO PROVIDE COVER (PLASTIC SHEETING OR TEMPORARY COVER) FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.
24. SOD TO BE INSTALLED TO CONTROL POLLUTANTS IN STORMWATER POST CONSTRUCTION.

- (1) WASTE DISPOSAL:
SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PROPERLY DISPOSED OF OR REMOVED FROM THE SITE TO AN APPROPRIATE LANDFILL, AND SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. CLEANUP AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES.
ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ONSITE OR OFFSITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
- (2) OFFSITE VEHICLE TRACKING:
OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE CLEANED AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN ON AN AS NEEDED BASIS.
- (3) SANITARY WASTE:
AS SITE CONDITIONS WARRANT, ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY EITHER AN ONSITE PORTABLE UNIT(S) COLLECTED AT A MINIMUM OF ONCE PER WEEK BY THE LOCAL MUNICIPALITY AND/OR STATE OF GEORGIA LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, OR WITH A MANAGEMENT PLAN THAT ROUTES INDIVIDUALS TO A LEGAL AND APPROPRIATE SANITARY WASTE FACILITY.
- (4) SPILL REMEDIATION MANAGEMENT PRACTICES:
THE FOLLOWING ARE THE BEST MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES, AS WELL AS A CLEAN-UP PLAN IF NECESSARY.

- RISK REDUCTION: PETROLEUM, FERTILIZERS AND PAINT PRODUCTS
.AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
.PRODUCTS WILL BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL, AND MUST BE KEPT OFF THE GROUND IN SECURELY FASTENED LIDS.
.SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
.WHENEVER PRACTICAL, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
.MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
.THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
.ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED.
.IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
.ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
.ALL PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. FACILITIES SHOULD BE COVERED AND ACCESS RESTRICTED TO EMPLOYEES ONLY.
.FERTILIZERS USED WILL BE APPLIED ONLY IN MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
.KEEP FLAMMABLE LIQUIDS IN CLOSED CONTAINERS WHEN NOT IN USE.
.USE PROPER RECEPTACLES TO DISPOSE OF CONTAMINATED WASTES THAT CANNOT BE RECYCLED IN CONFORMANCE WITH FEDERAL, STATE AND/OR LOCAL REGULATIONS.
.DO NOT DUMP PETROLEUM PRODUCT WASTE, PESTICIDES, FERTILIZERS, PAINTS OR OTHER CHEMICALS INTO SEWERS, STORMDRAINS OR DRAINAGE CHANNELS.
.PREVENT SPILLS OF PETROLEUM PRODUCTS FROM OCCURRING BY TAKING SPECIAL CARE WHEN HANDLING, AND KEEP FACILITIES AND EQUIPMENT MAINTAINED.
.USE SPILL PROOF CONTAINERS AND FUNNELS WHEN TRANSFERRING FLUIDS FROM ONE CONTAINER TO ANOTHER.
.POST INFORMATIONAL MATERIALS REGARDING CHEMICAL CONTROL.

- SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
.EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE.
.MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE ON SITE.
.MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
.ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
.KEEP TRAINED STAFF IN SPILL RESPONSE ON CALL.
.THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
.SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
.THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

20. THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ONSITE DURING CONSTRUCTION: CONCRETE AND ASPHALT; CRUSHER RUN BASE MATERIAL; DETERGENTS; PAINTS (ENAMEL AND LATEX); METAL STUDS; CONCRETE; TAR; FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING SOLVENTS; WOOD; MASONRY BLOCK.
21. ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.
22. ALL POTENTIAL POLLUTION SOURCES WILL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.
23. "PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL."
24. ALL SECONDARY PERMITTEES, IF ANY, SHALL RECEIVE A COPY OF THE APPROVED DRAWINGS PRIOR TO THE SECONDARY CONDUCTION ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.
25. APPROVED HYDRO FOR THIS PROJECT IS NOT AVAILABLE.



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	1-REVISED PER CLIENT COMMENTS 3/23/22		
330 Mt.Zion Rd.dwg			
ARCHIVE			
DATE		03/02/2022	
FILE #			
CONTRACT #			
DRAWN BY		LW	
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.			
LEVEL 2 CERTIFICATION CERT. #0000058947 EXP. 11/01/22			
SHEET TITLE			
330 MT. ZION RD.			
SHEET 3.0			

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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 BURIAL HOLES SHALL BE LOCATED WITHIN 500 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 CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMACATED 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 SAID EROSION CONTROL MEASURES. IF UNFORSEEN 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.

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH 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 SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 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.

SEDIMENT 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"-3" 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.

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 ALTER 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. CUT 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 GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT 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.

SEDIMENT 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 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"-3" 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.

FINAL PHASE NOTES

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

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

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE 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.

Soil Cleanup and Control Practices

- Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, oil filter, 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 (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 875.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 875.
- 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 licensed professional who prepared this Plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 860 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

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 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.

Paints/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.

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 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 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 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 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.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 (LE., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) 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 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). 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 NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (LE., 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.C.(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 THE CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

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 I.C.1.4.c
- 2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORMWATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT. PART III.A.1
- 3. AUTHORIZED MIXED STORMWATER DISCHARGES: PART I.C.2
 - A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.

8.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 III.A.2

- A. FIRE FIGHTING ACTIVITIES
- B. FIRE HYDRANT FLUSHING
- 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."



3/23/22

WADE T. SRTOUD, NO. 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 CONVERSATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTRBING 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."



3/23/22

WADE T. STROUD, NO. 034220

DATE

LEVEL 2 REGISTERED ENGINEER

(wstroud@moorebass.com)

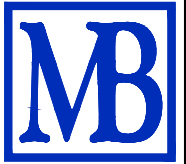
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C O N S U L T I N G
TALLAHASSEE
ATLANTA

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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	1-REVISED PER CLIENT COMMENTS 3/23/22



330 Mt.Zion Rd.dwg	
ARCHIVE	
DATE	03/02/2022
FILE #	
CONTRACT #	
DRAWN BY	LW
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SEAL



LEVEL 2 CERTIFICATION

CERT. #0000058947 EXP. 11/01/22

SHEET TITLE

330
MT. ZION RD.

SHEET

4.0

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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

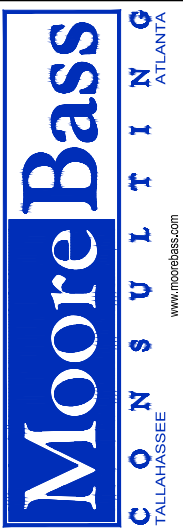
DRAINAGE AREA: 0.16 AC. (SEE NOTE #3, SHEET 3)
REQUIRED STORAGE: 67 CY / AC 0.16 AC = 10.72 CY

SILT STORAGE PROVIDED

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

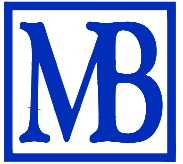
CONSTRUCTION SCHEDULE																				
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
INITIAL PERIMETER AND SEDIMENT STORAGE BMP's																				
CLEARING & GRUBBING																				
EROSION CONTROL DEVICES																				
GRADING																				
TEMPORARY VEGETATION																				
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 3 ELK DESIGN, LLC 101 HONEYSUCKLE LANE, PEACHTREE CITY, GEORGIA 30269
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REVISIONS	1-REVISED PER CLIENT COMMENTS 3/23/22



330 Mt.Zion Rd.dwg
ARCHIVE
DATE 03/02/2022
FILE #
CONTRACT #
DRAWN BY LW
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SEAL

LEVEL 2 CERTIFICATION

CERT. #0000058947 EXP.: 11/01/22

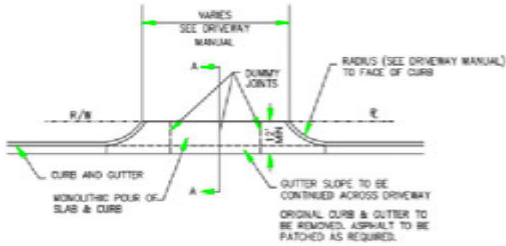
SHEET TITLE

330
MT. ZION RD.

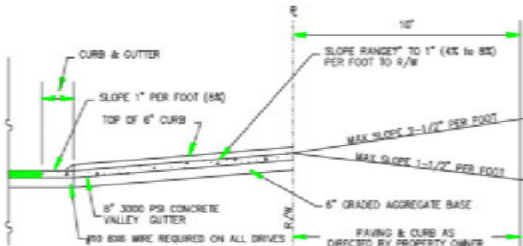
SHEET

5.0

DRIVEWAY/INTERSECTION USE	WIDTH IN FEET		MIN. RADIUS IN FEET
	MIN.	MAX.	
RESIDENTIAL DRIVEWAY (1-3 UNITS)	14	18	5' (RADIUS OR FLARE)
RESIDENTIAL STREET (TWO LANES)	20	25	30'
COMMERCIAL DRIVEWAY	24	30	35'
WHEN DESIGNED FOR TRUCKS	24	40	75'
TWO-LANE DIVIDED DRIVEWAY	SEE DETAIL 305		30'
FOUR-LANE DIVIDED DRIVE	SEE DETAIL 305		30'



COMMERCIAL DRIVEWAY PLAN VIEW
N.T.S.

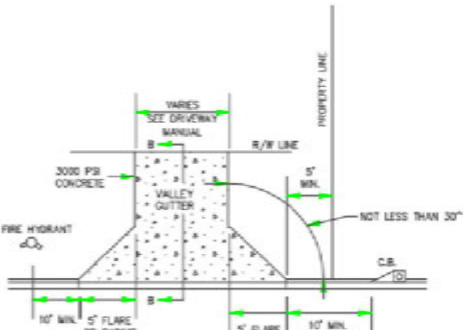


SECTION A-A
N.T.S.

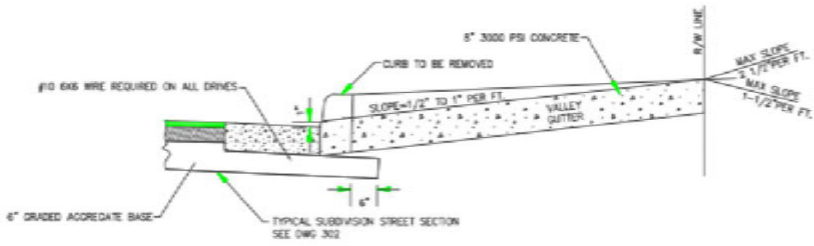
*NOTE:
MAXIMUM DRIVEWAY GRADES SHOWN ABOVE ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE FLATTER GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS SHALL NOT BE GREATER THAN 11% UNLESS SPECIFIED OTHERWISE.

CONCRETE DRIVES:	
RESIDENTIAL	COMMERCIAL
6" CONCRETE VALLEY GUTTER	8" CONCRETE VALLEY GUTTER
4" CONCRETE DRIVEWAY	6" CONCRETE DRIVEWAY

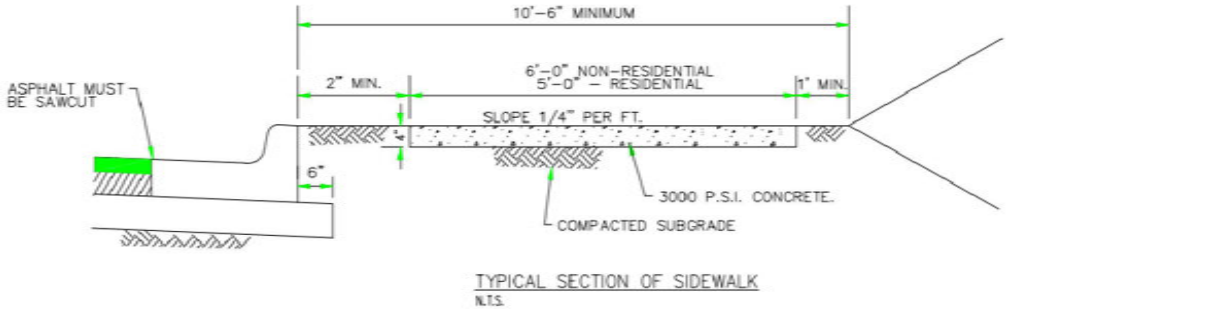
NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT



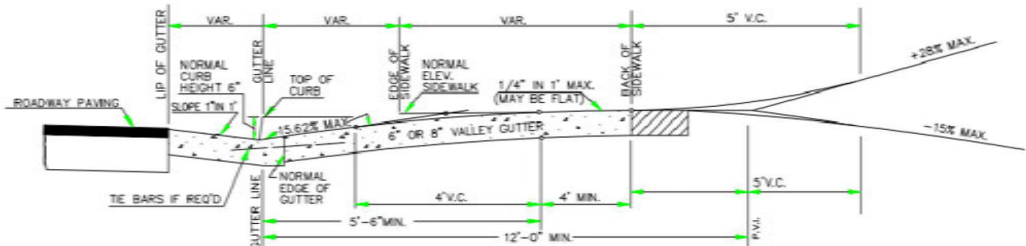
RESIDENTIAL DRIVEWAY (1-3 UNITS)
N.T.S.



SECTION B-B
N.T.S.



TYPICAL SECTION OF SIDEWALK
N.T.S.



SECTION AT C OF DRIVEWAY
N.T.S.

- NOTES:
- USE $\frac{3}{8}$ " X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
 - TOOL ALL EXPOSED EDGES AND JOINTS TO $\frac{1}{8}$ " RADIUS.
 - BROOM FINISH PERPENDICULAR TO TRAVEL.
 - PROVIDE $\frac{3}{8}$ " DEEP SAW CUT CONTRACTION JOINTS EVERY 5'-0".
 - ZONING OVERLAY REQUIREMENTS MAY SUPERCEDE STANDARD DETAIL.

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grazing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch.
- Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
- Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

- Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1

**DISTURBED AREA
STABILIZATION (WITH
MULCHING ONLY)**

- Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
- Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
- Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

- Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
- If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
- Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of "tracking in" or damage to shoes, clothing, etc.
- Apply polyethylene film on exposed areas.

Anchoring Mulch

- Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or GS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use

- 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
- Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grazing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established, seeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Leavedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	10/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2

**DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)**

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amend)ments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or maces)able to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Det - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.



DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.4. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.4. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4

**DISTURBED AREA STABILIZATION
(WITH SODDING)**

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ± 1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	-
	Maintenance	10-10-10	400	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30

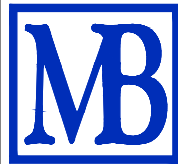
Moore Bass

C O N S U L T I N G
TALLAHASSEE ATLANTA

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
1-REVISED PER CLIENT COMMENTS 3/23/22



330 Mt.Zion Rd.dwg

ARCHIVE

DATE 03/02/2022

FILE #

CONTRACT #

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LEVEL 2 CERTIFICATION

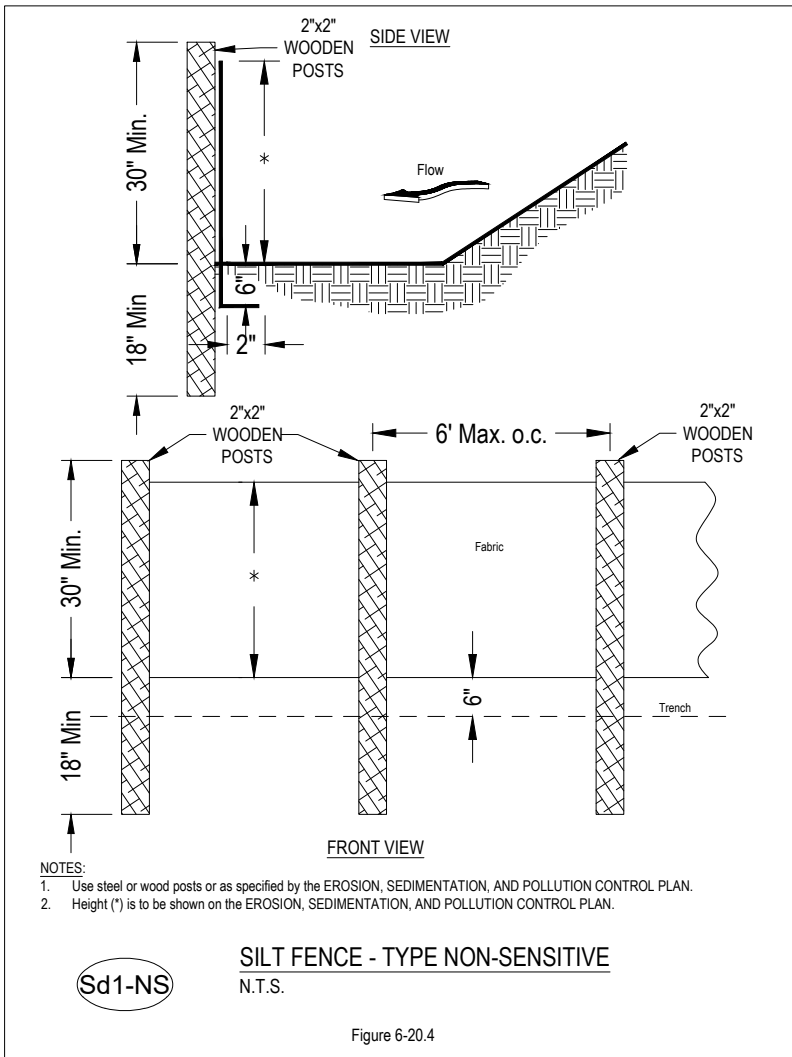
CERT. #000058947 EXP. 11/01/22

SHEET TITLE

**330
MT. ZION RD.**

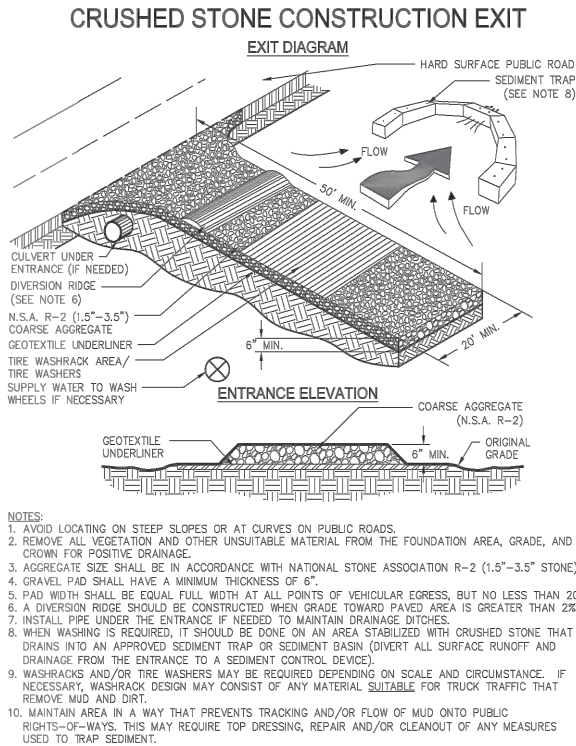
SHEET

6.0



MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.



Dust Control on Disturbed Areas

Du



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
•To prevent surface and air movement of dust from exposed soil surfaces.

•To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers**. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**.

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

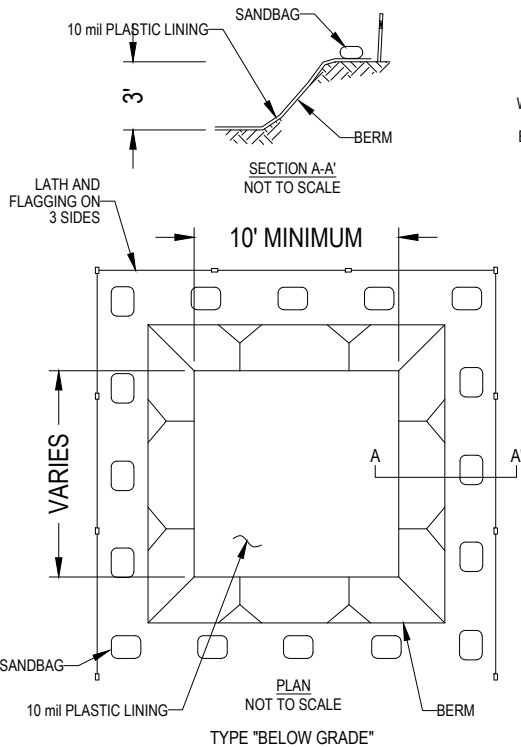
Permanent Vegetation. See specification **Ds3 - Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsailing. This entails covering the surface with less erosive soil material. See specification **Tp - Topsailing**.

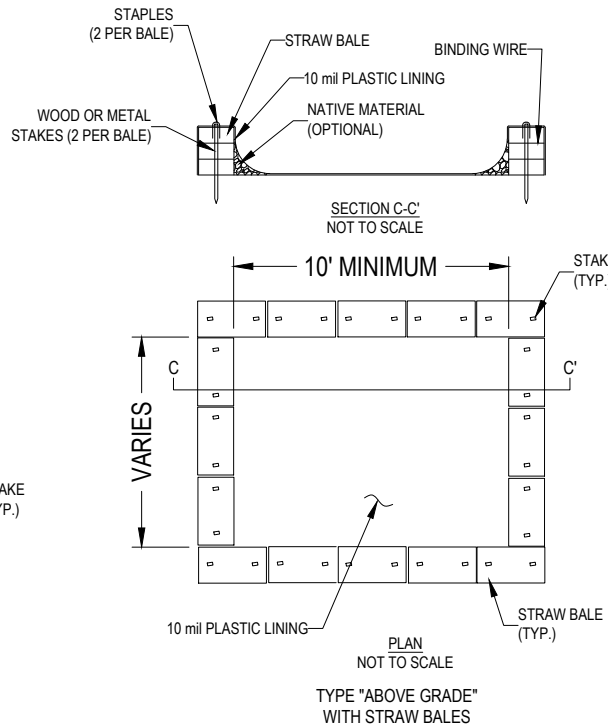
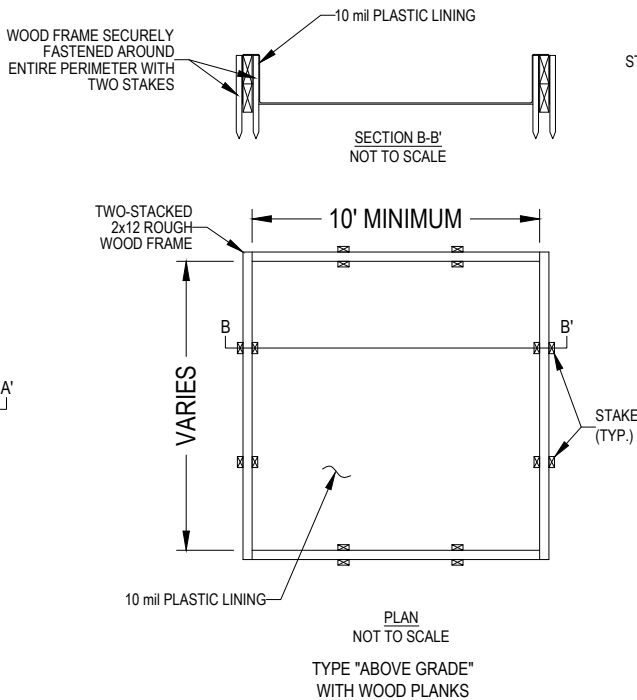
Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

Du

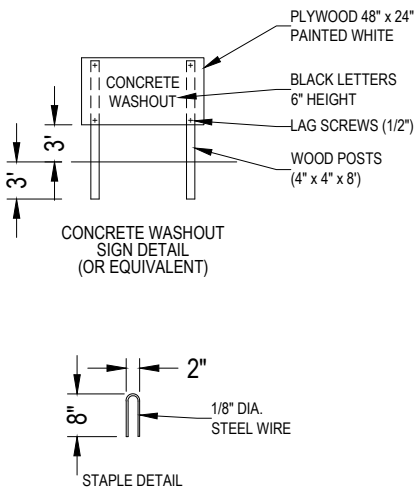
6-55



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY



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1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

Moore Bass

CONSULTING

ATLANTA

TALLAHASSEE

PROJECT NAME
E.S.P.C. PLAN FOR
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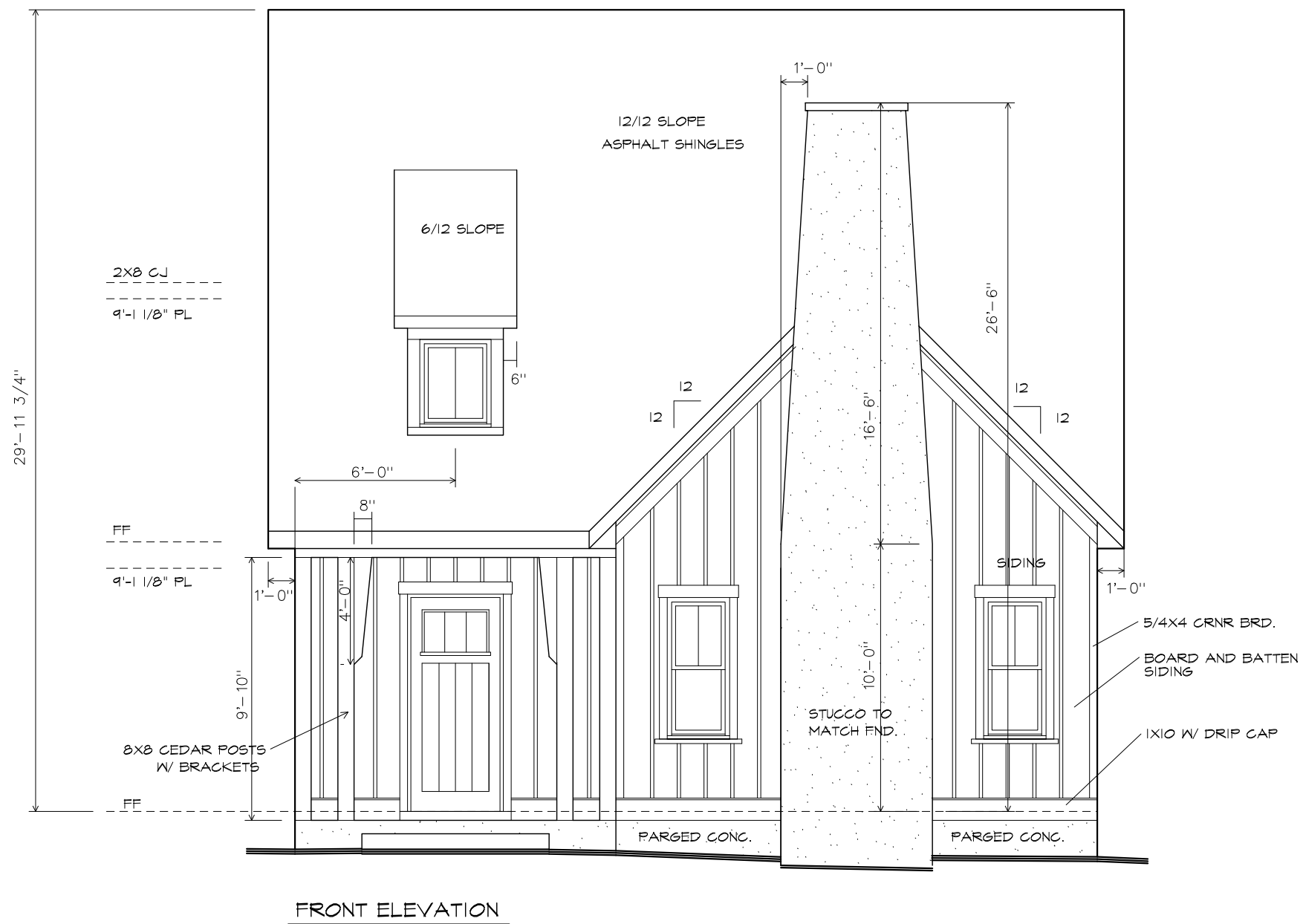
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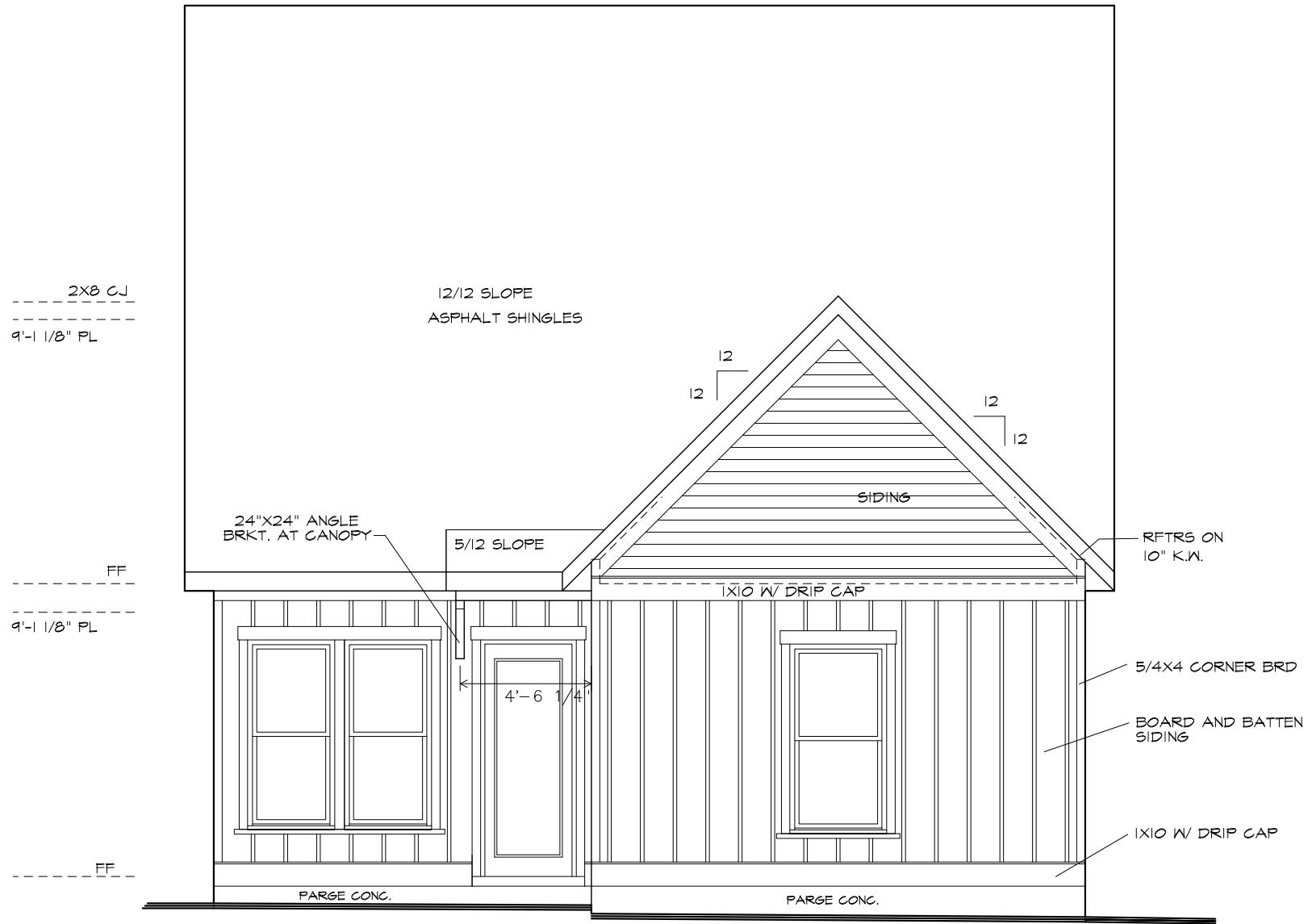
330
MT. ZION RD.

SHEET
7.0

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 HEATED2036 SF FRONT STOOP60 SF REAR PATIO104 SF TOTAL UNHEATED164 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 31I. 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:		REVISIONS			SHEET
	COVER SHEET				CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	A.O
	COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.						1	01.08.22	CONCEPT	
							2	01.27.22	REVS	
							3	02.02.22	ELEVS	
							3	02.14.22	PERMIT SET	
							PLOT DATE:02.14.22			



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	FRONT ELEVATION			CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.1
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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



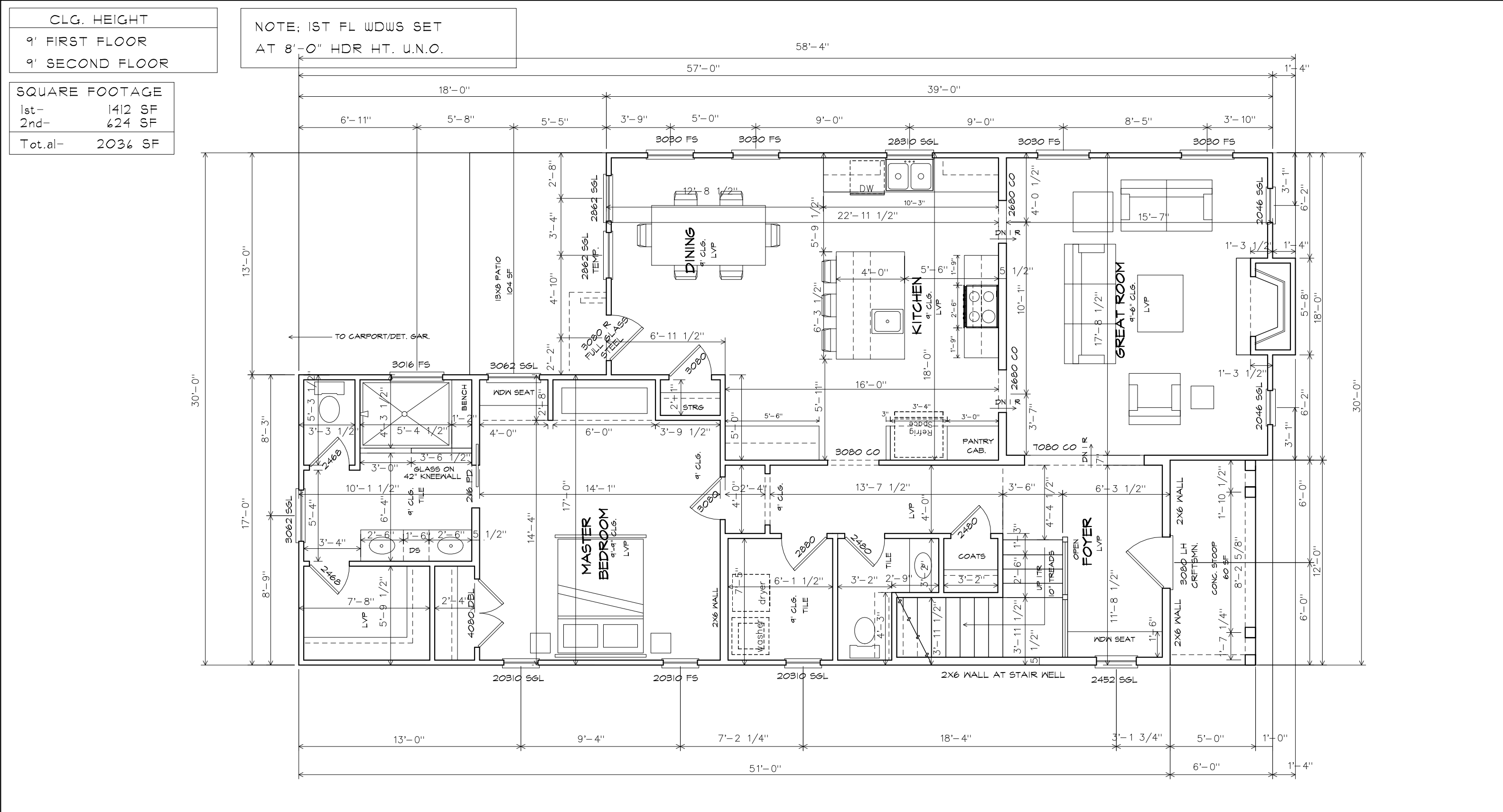
REAR ELEVATION

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	REAR ELEVATION	COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			#	DATE	DESCRIPTION	A.3
					1	01.08.22	CONCEPT	
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					3	02.14.22	PERMIT SET	
								PLOT DATE:02.14.22

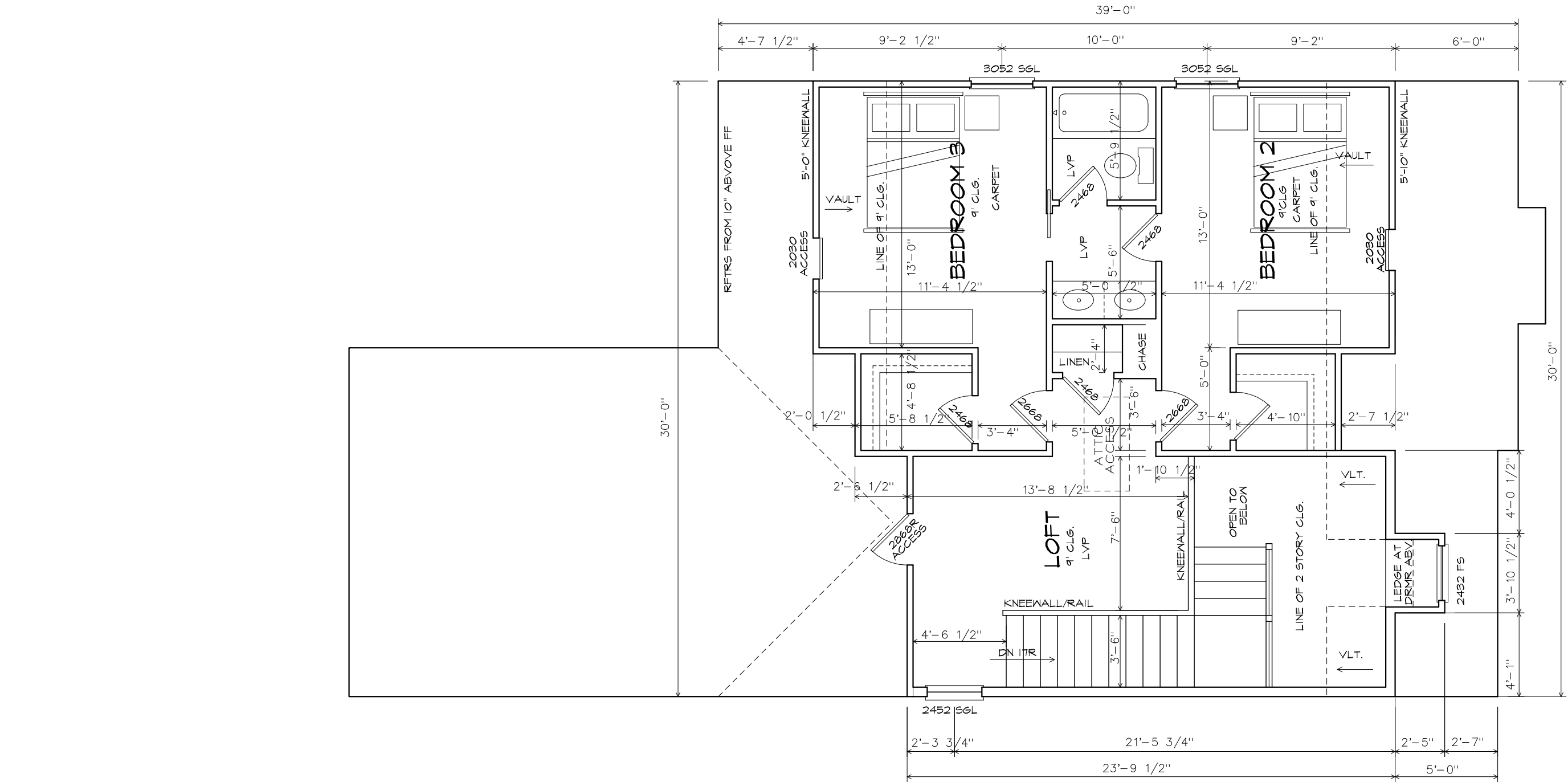


LEFT ELEVATION

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	LEFT ELEVATION			CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.4
					1	01.08.22	CONCEPT	
					2	01.21.22	REVS	
					3	02.02.22	ELEVS	
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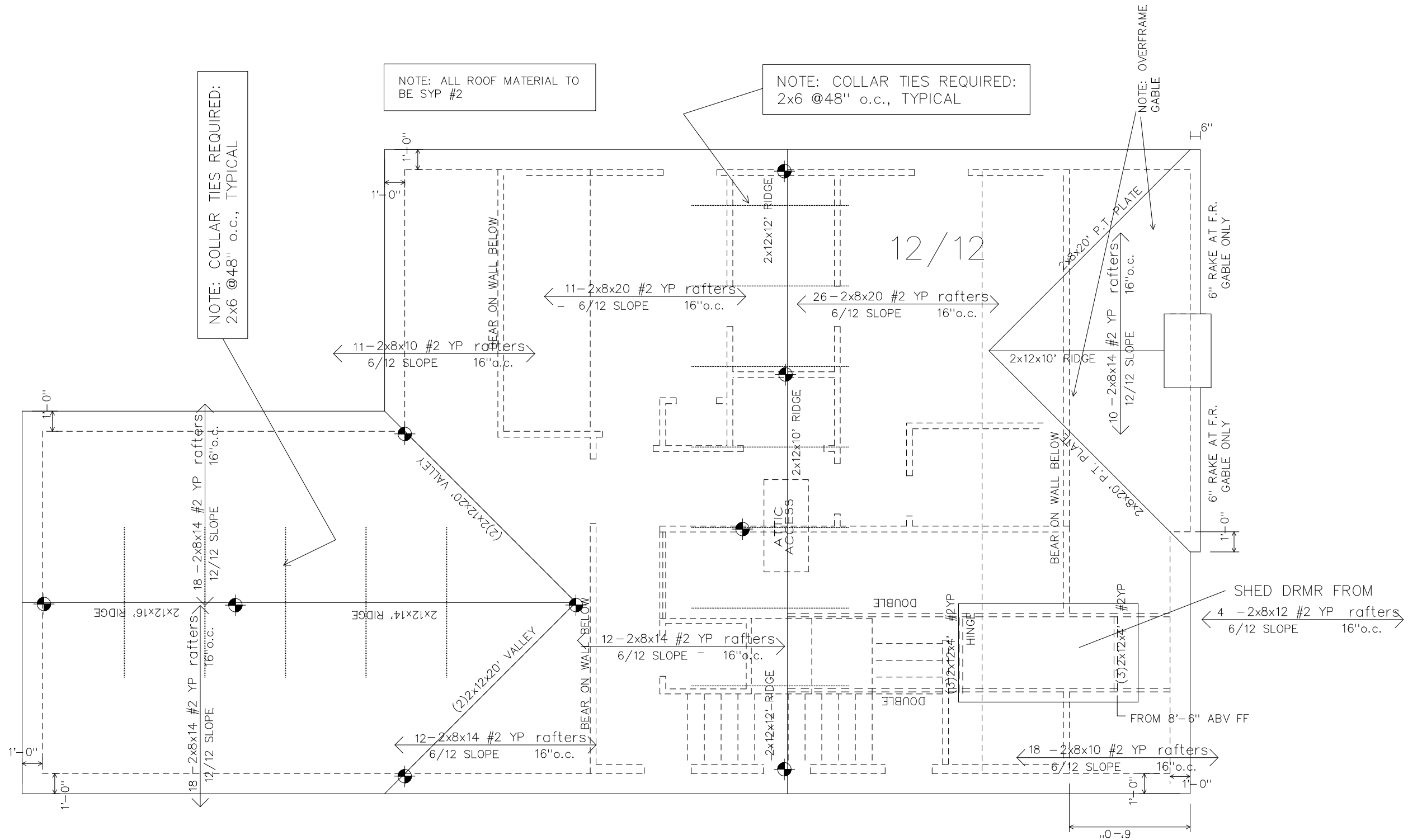


	SHEET TITLE:		SCALE: 3/16"=1'-0"		11x17 SHEET		PROJECT:			REVISIONS			SHEET	
	FIRST FLOOR						CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	A.5	
										1	01.08.22	CONCEPT		
										2	01.21.22	REVS		
										3	02.02.22	ELEVS		
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	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET	
	SECOND FLOOR			CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.6	
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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	

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



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

#	DATE	DESCRIPTION
1	01.08.22	CONCEPT
2	01.27.22	REV5
3	02.02.22	ELEVS
3	02.14.22	PERMIT SET

PLOT DATE:02.14.22

ELECTRICAL SYMBOL LEGEND

 FLOOR OUTLET DUPLEX

 CEILING OUTLET DUPLEX

 FLOOR OUTLET QUADPLEX

 WALL OUTLET DUPLEX

 WALL OUTLET QUADPLEX

 USB WALL OUTLET

 GFCI WALL OUTLET

 H₂O PROOF GFCI WALL OUTLET

 APPLIANCE OUTLET

 HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX

 CABLE TV OUTLET

 DATA OUTLET

 TELEPHONE OUTLET

 THERMOSTAT

 SINGLE SWITCH

 3-WAY SWITCH

 4-WAY SWITCH

 DIMMER SWITCH

 CEILING MOUNTED LIGHT FIXTURE

 WALL MOUNTED LIGHT FIXTURE

 6" REC. LED CAN LIGHT

 4" REC. LED CAN LIGHT

 PENDANT LIGHT

 REC. DOWNLIGHT w/ WALL WASHER

 UNDER CAB. LIGHT

 EF-L EXHAUST FAN/LIGHT COMBO

 EF EXHAUST FAN ONLY

 SMOKE DETECTOR

 SMOKE/CARBON MONOXIDE DETECTOR COMBO.

 FLOOD LIGHTS

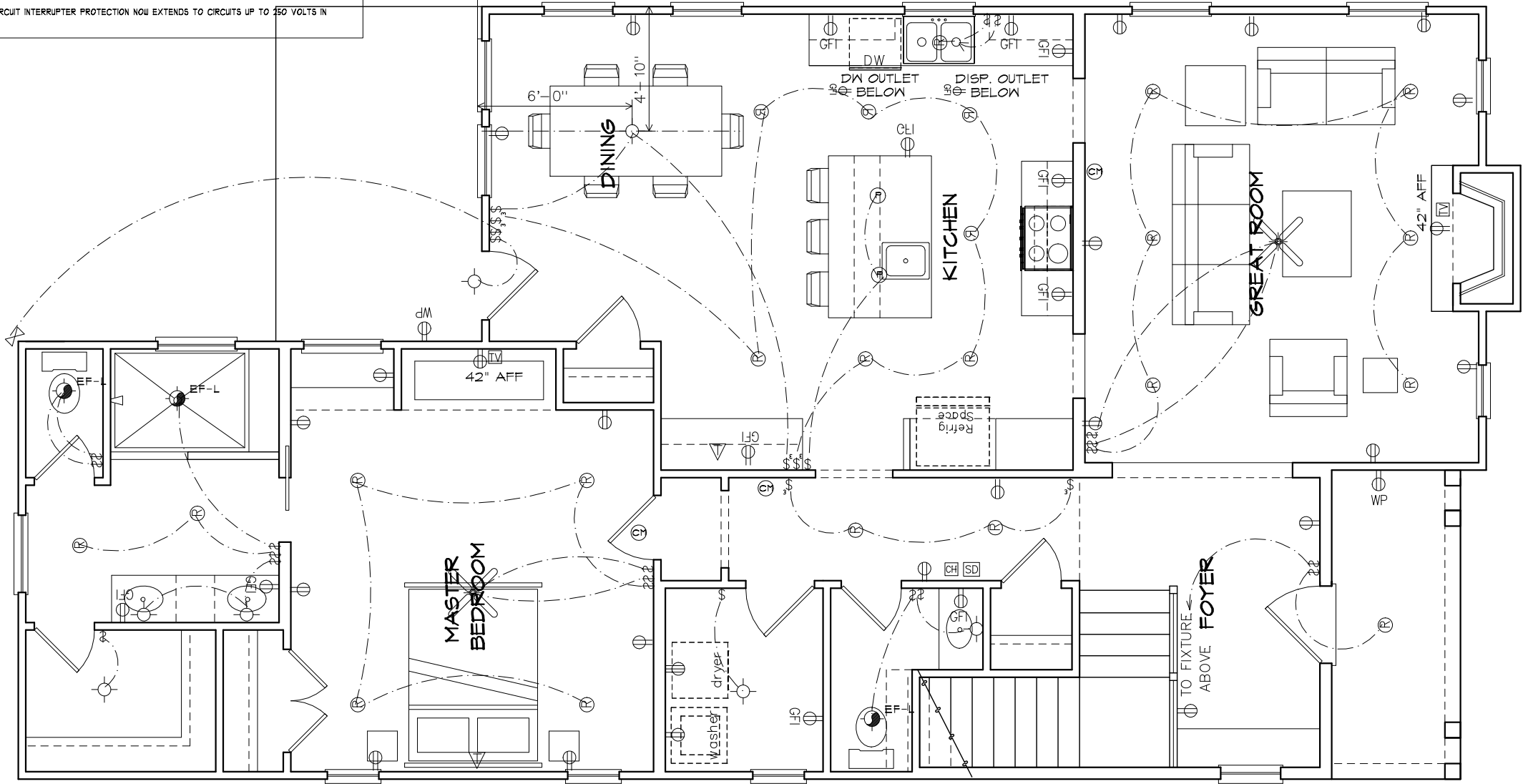
 GAS STUB OUT

 CEILING FAN/LIGHT

2x4

2x4 FLOURESCENT LIGHT

- GENERAL ELECTRICAL NOTES:
- ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES
 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.
 - ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT.
 - ALL RECEPTACLES INSTALLED IN BATHROOMS, UNFINISHED AND FINISHED BASEMENT AREAS, GARAGES, ABOVE KITCHEN COUNTERS, WITHIN 6' OF A SINK EDGE, AND OUTDOORS, MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
 - 5' CANS w/ LED BULBS THROUGHOUT
 - SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT
 - GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS



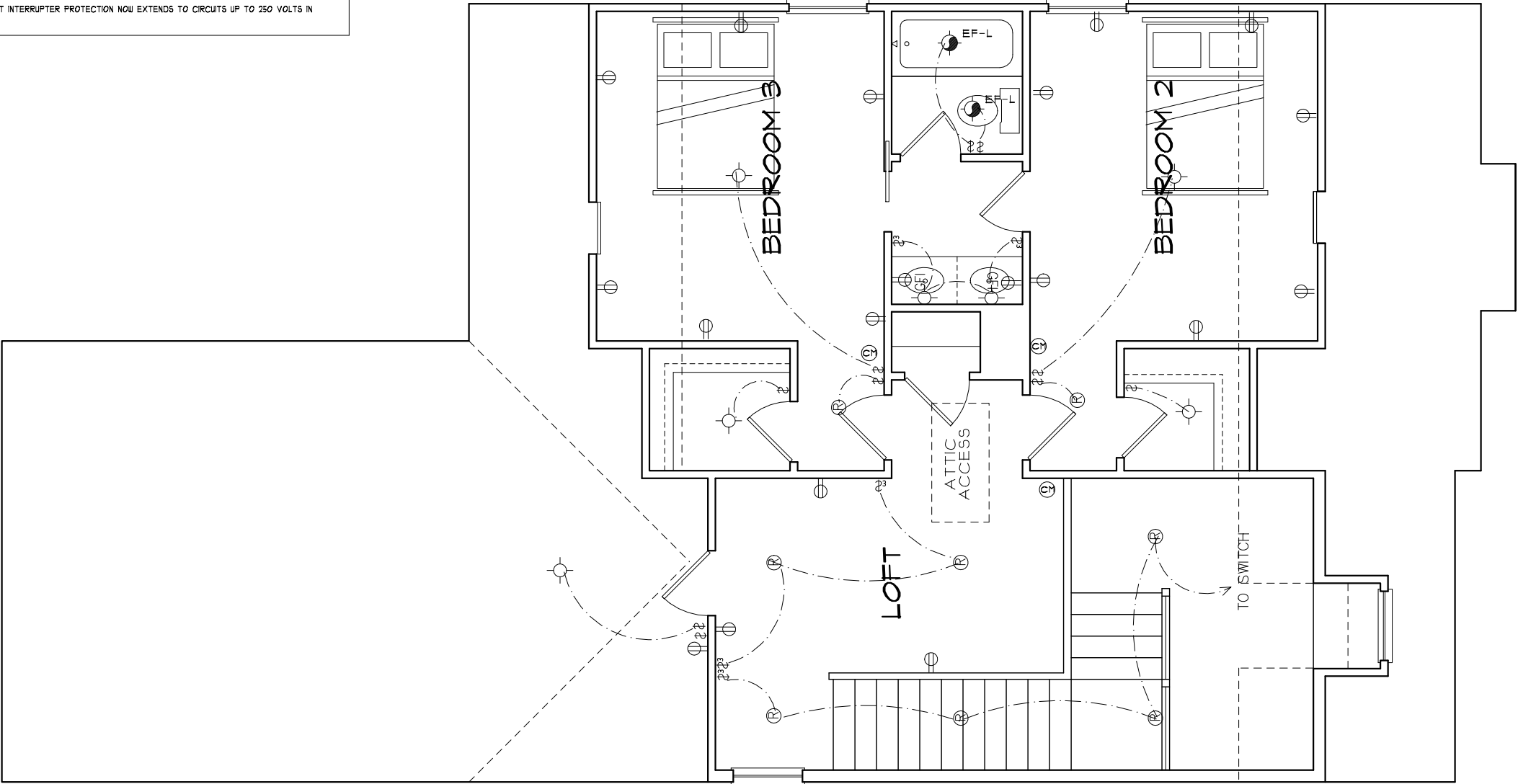
ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND SHALL BE AUDIBLE IN ALL SLEEPING AREAS

ELECTRICAL INSTALLATION IS TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	FIRST FLOOR ELEC.			CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	E.I.
					1	01.08.22	CONCEPT	
	2	01.21.22	REVS					
	3	02.02.22	ELEVS					
	3	02.14.22	PERMIT SET					
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ELECTRICAL SYMBOL LEGEND	
	FLOOR OUTLET DUPLEX
	CEILING OUTLET DUPLEX
	FLOOR OUTLET QUADPLEX
	WALL OUTLET DUPLEX
	WALL OUTLET QUADPLEX
	USB WALL OUTLET
	GFCI WALL OUTLET
	H ₂ O PROOF GFCI WALL OUTLET
	APPLIANCE OUTLET
	HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX
	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	6" REC. LED CAN LIGHT
	4" REC. LED CAN LIGHT
	PENDANT LIGHT
	REC. DOWNLIGHT w/ WALL WASHER
	UNDER CAB. LIGHT
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN ONLY
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO.
	FLOOD LIGHTS
	GAS STUB OUT
	CEILING FAN/LIGHT
	2x4 FLOURESCENT LIGHT

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 - GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS

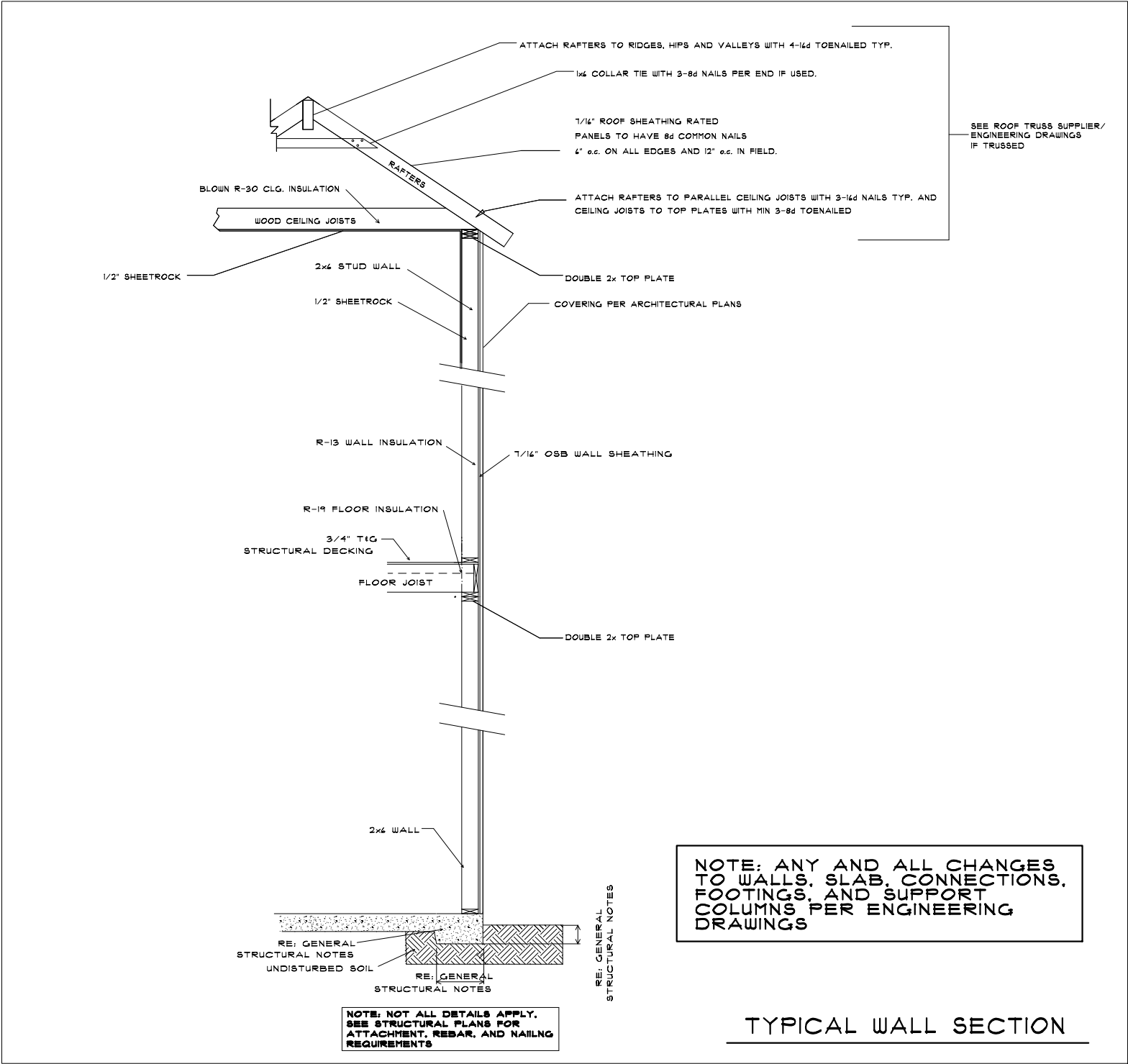


ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND SHALL BE AUDIBLE IN ALL SLEEPING AREAS

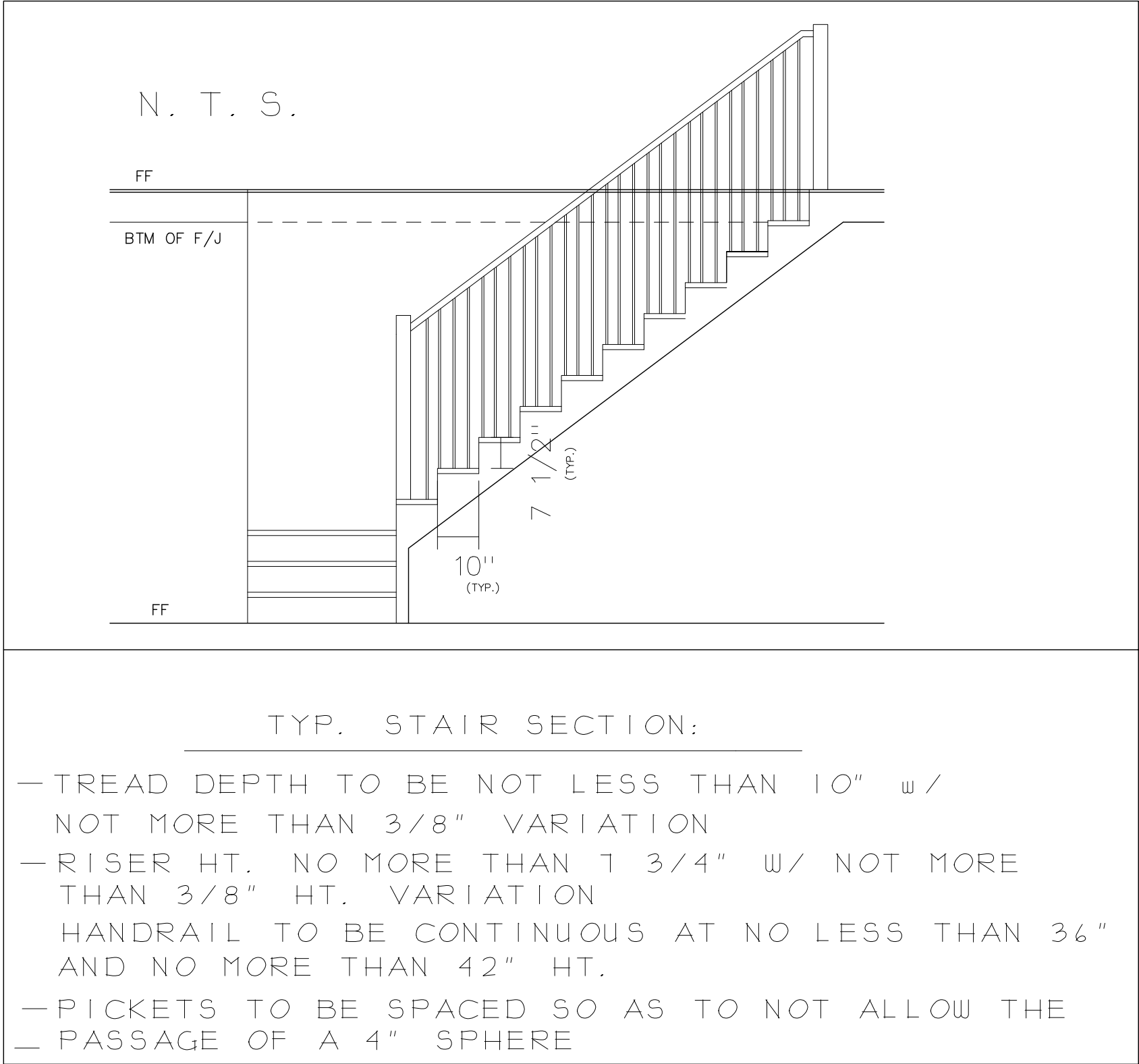
ELECTRICAL INSTALLATION IS TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



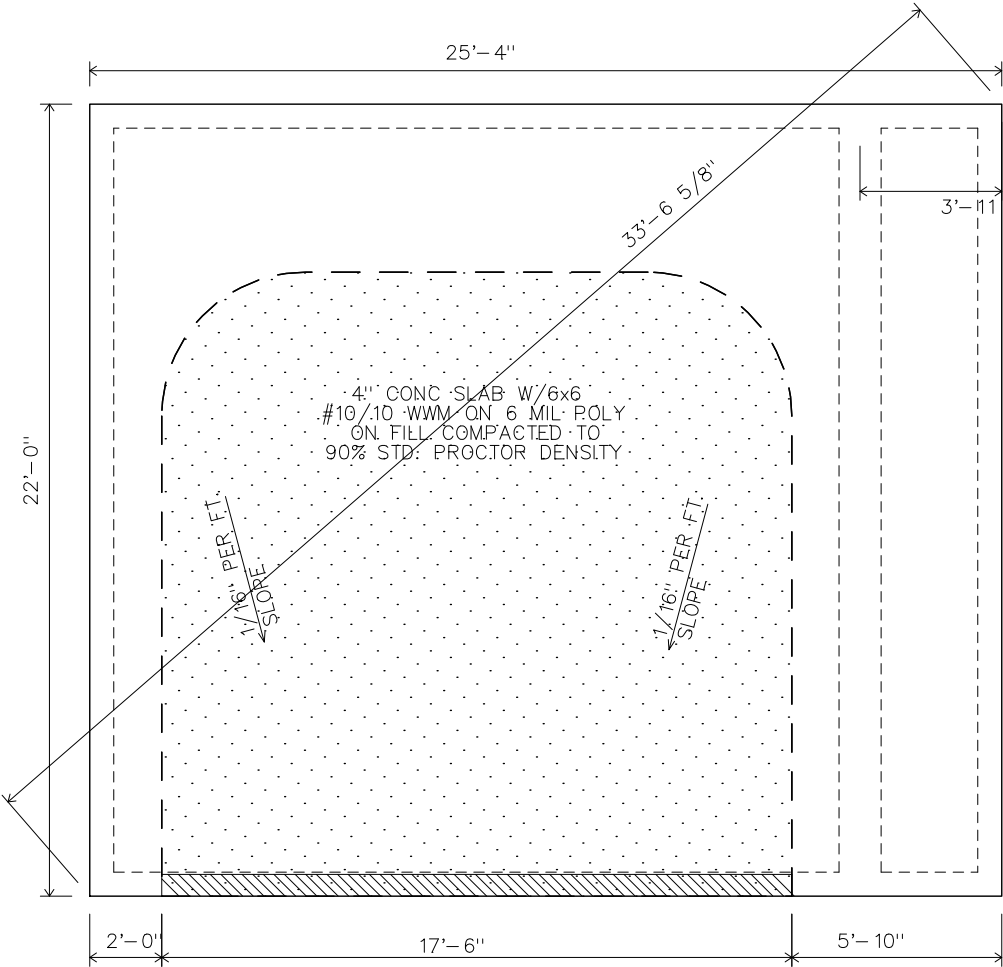
SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
SECOND FLOOR ELEC.	CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	E.2
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				2	01.21.22	REVS	
				3	02.02.22	ELEVS	
				3	02.14.22	PERMIT SET	
							PLOT DATE:02.14.22



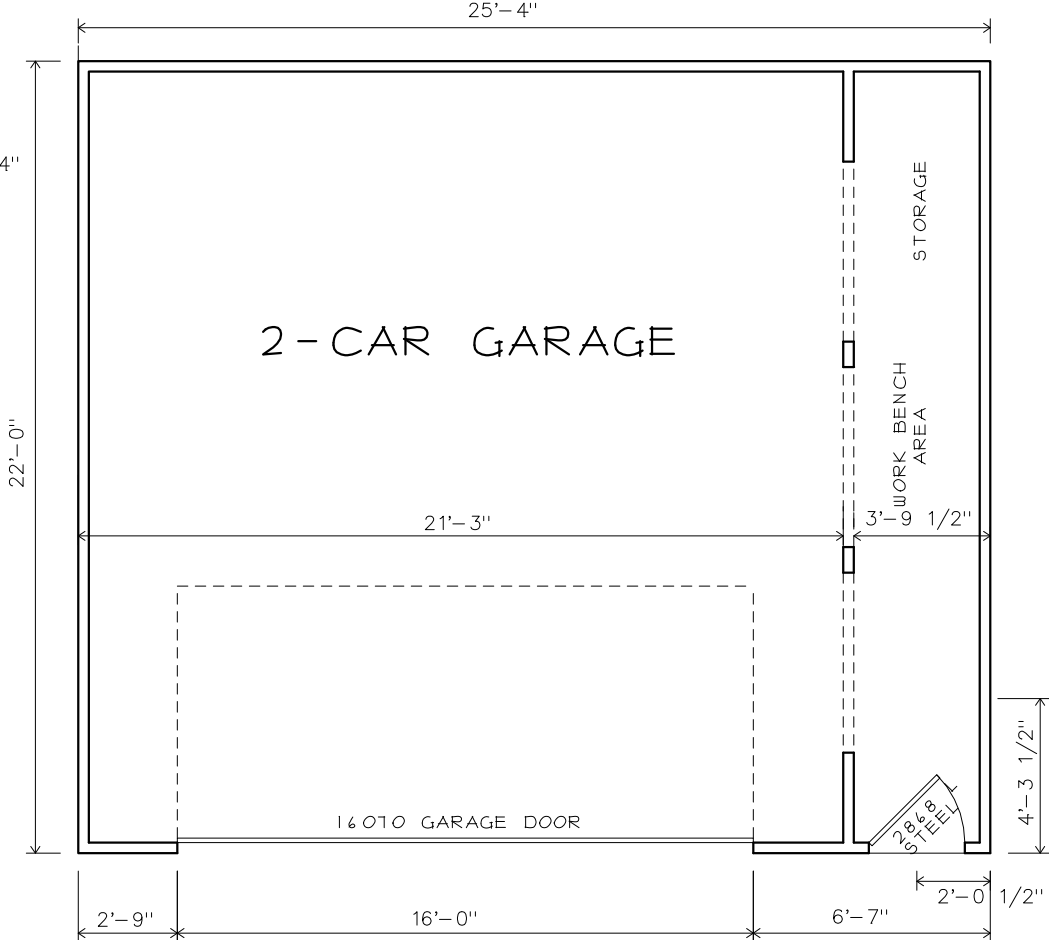
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WALL SECTION				CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	D.1	
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						2	01.21.22	REVS		
						3	02.02.22	ELEVS		
						3	02.14.22	PERMIT SET		
									PLOT DATE:02.14.22	



	SHEET TITLE:	SCALE: 3/16"=1'-0" 11x17 SHEET	PROJECT:	REVISIONS			SHEET
	STAIR SECTION	COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.	CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	D.2
				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



SLAB



FIRST FLOOR



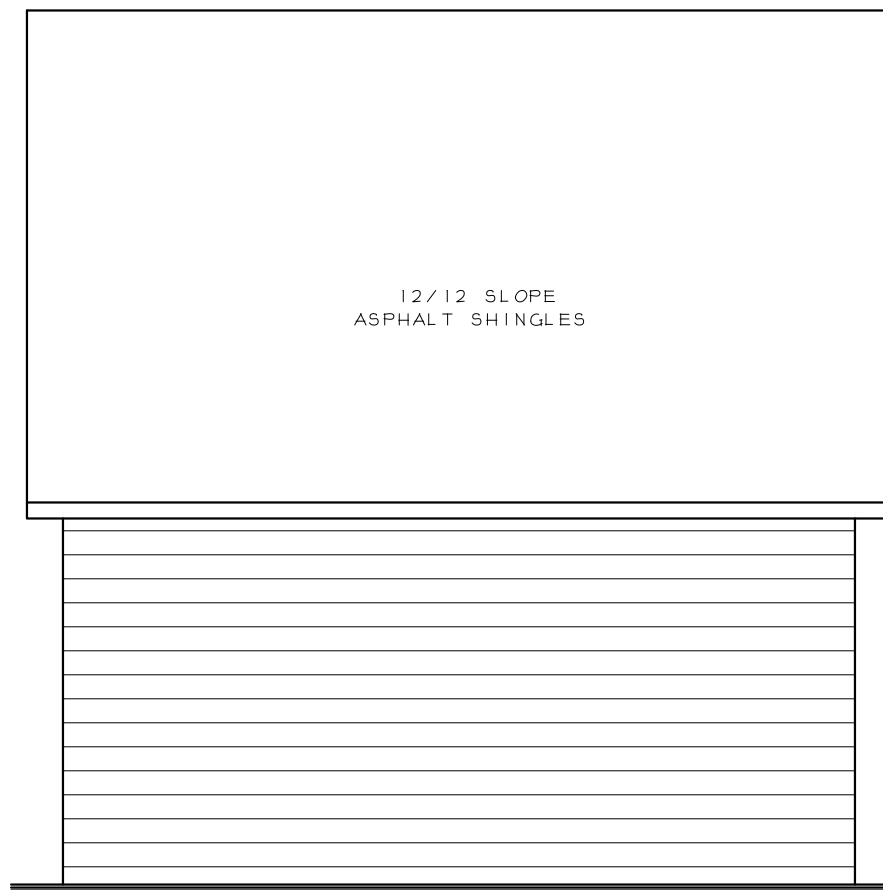
ROOF



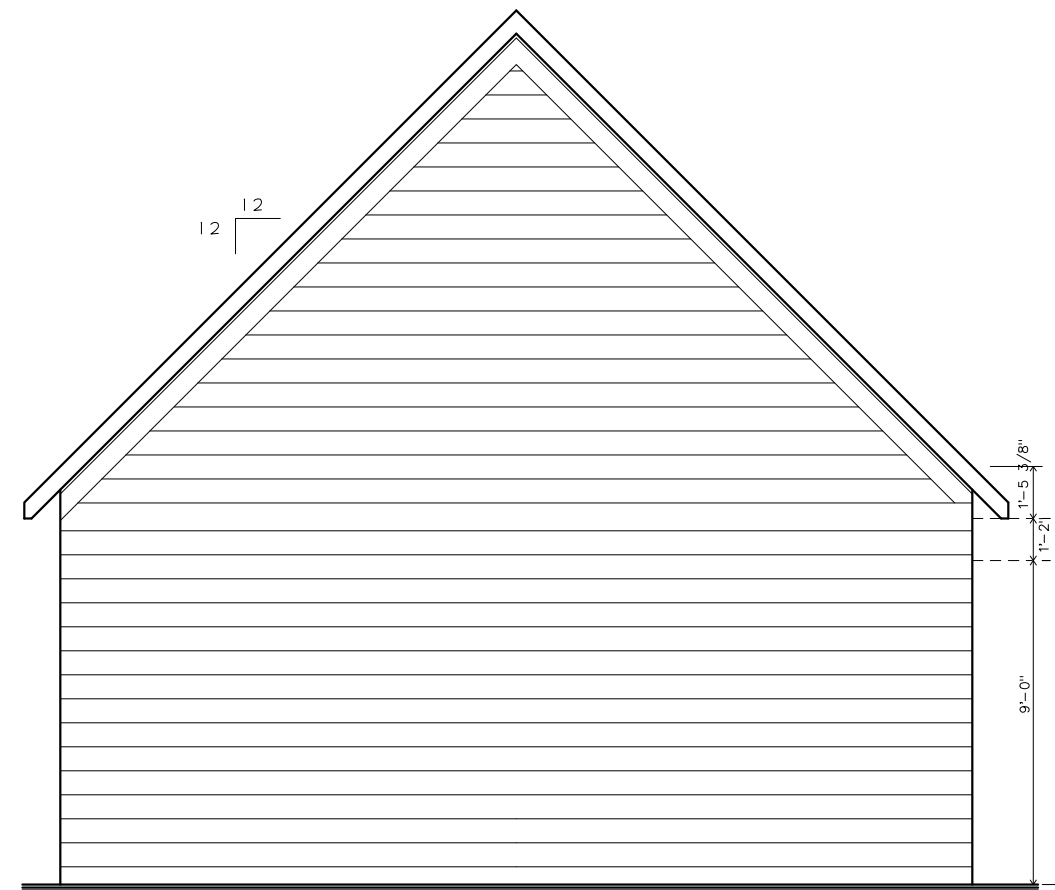
SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
GARAGE PLANS	CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	G.1
				1	01.08.22	CONCEPT	
2							
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FRONT



LEFT/RIGHT



REAR

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET
	GARAGE ELEVATIONS			CUSTOM RESIDENCE 330 MT. ZION RD. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	G.2
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						2			