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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 19, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of June 14, 2022

3.II. Minutes of June 28, 2022

4. Old Business

4.I. 461 North Central Avenue Final Plat Review

Background:

Joseph Latimer is requesting review of a revised final plat for the properties located at 461 North Central Avenue (Parcel ID's: 1400950003030, 1400950003040, 1400960003027, 1400960003026, 1400960003021, 1400960003012, 1400960003025, 1400960003024). The properties are zoned U-V, Urban Village. *The Planning Commission approved this item on March 8, 2022.*

Documents:

1. Application - 461 N. Central Avenue_Final Plat_Redacted
2. Plans - 461 North Central Avenue_final plat
3. Planner's Report - 461 North Central Ave._FInal Plat Revised (monument waiver)
4. Engineer's Report - 461 N. Central Ave Final Plat Review -4

5. New Business

5.I. Consideration and Action to Recommend Acceptance of the 2022 Comprehensive Plan

Background:

The Department of Community Affairs (DCA) Local Comprehensive Planning Rules require that each local government update its Needs and Opportunities, Community Work Program, and Land Use Element portions of its Comprehensive Plan every five years. The City, along with the Atlanta Regional Commission, has worked with the Steering Committee and has received input from residents, businesses, property owners and other stakeholders. Atlanta Regional Commission's Senior Planner, Bonnie Lapwood, will present

the final 2022 Comprehensive Plan Update.

Documents:

1. 2022 Comprehensive Plan Update
2. Planner's Report - 2022 Comp Plan Update_

5.II. 0 Willingham Drive and 0 South Central Avenue Final Plat Review

Background:

CML Village Walk LLC c/o Miller Lowry is requesting final plat review for the properties located at 0 Willingham Drive (Parcel ID: 14-0127-0002-042-9) and 0 South Central Avenue (Parcel ID: 14-0127-0002-037-9). The properties are zoned V, Village.

Documents:

1. Application-Willingham at Colville Avenue_Final Plat_Redacted
2. Plans-Willingham at Colville Avenue_Final Plat
3. Planner's Report -Willingham Commercial Tract SubDivision_Final Plat Review
4. Engineer's Report - Village Walk Final Plat Review -1

5.III. 3165 Old Jonesboro Road Final Plat Review

Background:

3ELKSDESIGN, LLC is requesting final plat review for the property located at 3165 Old Jonesboro Road (Parcel ID: 14-0094-0010-056-8). The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 3165 Old Jonesboro Road_Subdivision_Redacted
2. Plans - 3165 Old Jonesboro Road_Subdivision
3. Planner's Report - 3165 Old Jonesboro Rd._Subdivision
4. Engineer's Report - 3165 Old Jonesboro Rd_Final Plat Review -1

5.IV. 3419 Hamilton Avenue Site Plan Review

Background:

David W Cook is requesting site plan review to construct a second story addition to an existing single-family dwelling located at 3419 Hamilton Avenue (Parcel ID: 14-0098-0003-027-4). The property is zoned R-SF, Residential Single Family.

Documents:

1. Application-3419 Hamilton Avenue_Site Plan_Redacted
2. Plans-3419 Hamilton Avenue_Site Plans
3. Planners Report - 3419 Hamilton Ave._Site Plan Review

5.V. 3299 Sims Street Site Plan Review

Background:

David W. Cook is requesting site plan review to construct a new single family dwelling at 3299 Sims Street (Parcel ID: 14-009800100135). The property is zoned R-1, One Family Residential.

Documents:

1. Application- 3299 Sims Street_Site Plan_Redacted
2. Plans-3299 Sims Street_Site Plans
3. Planners Report -3299 Sims St._Site Plan Review

5.VI. 651 North Avenue Site Plan Review

Background:

David W. Cook is requesting site plan review to construct a second story addition to an existing single-family dwelling at 651 North Avenue (Parcel ID: 14-0099-0003-072-9). The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application- 651 North Avenue_Site Plan_Redacted
2. Plans- 651 North Avenue_Site Plans
3. Planners Report -651 North Ave._Site Plan Review

5.VII. 3309-3345 Dogwood Drive Preliminary Plat Review

Background:

Green River Construction Georgia, LLC is requesting preliminary plat review for the properties located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application- 3309-3345 Dogwood Drive_Preliminary Plat_Redacted
2. Plans - 3309-3345 Dogwood Drive_PreliminaryPlat
3. Planners Report - 3309 to 3345 Dogwood Dr._Subdivision

5.VIII. 3309-3345 Dogwood Drive Site Plan Review

Background:

Green River Construction Georgia, LLC is requesting site plan review to construct a townhome development to be located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application- 3309-3345 Dogwood Drive_Site Plan_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planner's Report - 3309 - 3345 Dogwood Dr._Site Plan Review

6. Next Meeting Date - August 9, 2022 at 6:00 PM

7. Adjourn

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

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

June 14, 2022 6:00 PM

MINUTES

1. Called to order at 6:04 p.m.

2. Roll Call
Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis - Absent
Robb Hall - Absent
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes
3.I. Minutes of April 12, 2022

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to approve the minutes of April 12, 2022, as submitted. Motion Carried: 4-0.

4. Old Business
4.I. 397 N. Central Avenue Site Plan Review
Background:
Will Casady of SCP Hapeville Owner, LLC requested review of a revised site plan for the property located at 397 North Central Avenue, Parcel Identification Number is 4-0096-0006-003-4. The property is zoned U-V, Urban Village. *The Planning Commission approved this item on March 9, 2021.*

The revisions were based upon the following comments received from the Georgia Department of Transportation (GDOT):

1. Main entrance modification per Georgia Department of Transportation standards and approval.
2. Future commercial entrance revision per GDOT standards and approval; and
3. Reduce curb radius at the corner of LaVista Road and King Arnold Street per City of Hapeville's request for improved vehicular turns.

Staff recommended approval of the revised site plan.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the approve the revised site plan for 397 N. Central Avenue. Motion Carried: 4-0.

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

Background:

North & Central Venture Partners, LLC requested review of a revised site plan for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-00 11-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-00 11-018-3. The properties are zoned V, Village. *The Planning Commission approved this item on January 11, 2022.*

The site plan modification is to shift one unit from Building 4 to Building 6.

Staff recommended approval of the revised site plan.

Motion Item: Cliff Thomas made a motion, Jeanne Rast seconded to approve the revised site plan at 781-819 N. Central Avenue. Motion Carried: 6-0.

5. New Business

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

Background:

Thomas Davis Ill requested site plan review to construct a new, 2,036 single-family dwelling at 330 Mt. Zion Road, Parcel Identification Number 14-0094-0010-091-5. The building height, including foundation is listed as 29’ 11.75”. An optional 530-sf detached garage is also shown at the rear of the property. The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

FINDINGS

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

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

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

Motion Item: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 330 Mt. Zion Road subject to the conditions outlined in the Planner's report. Motion Carried: 6-0.

4.IV. 464 Porsche Avenue Conditional Use Permit

Background:

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

Mr. Casady gave a presentation and overview on the proposed project. The utility easement will not be abandoned but relocated. Mr. Casady stated that they plan on working with the City to develop the walking trail proposed from Porsche Avenue to Loop Road.

Chairman Wismer stated the proposed greenway/walking trail should be lighted for safety.

Commissioner Dolan asked if modifications would be required for the windows. Mr. Casady stated a sound study will be performed due to the proximity to the air port and railroad.

FINDINGS

The applicant proposes to construct a mixed use apartment (247 units), retail development (2,000 to 4,000 SF) with a greenway trail. Prior to submission of the site plan and required approvals, the property will be replatted such all parcels will be consolidated. The properties are developed with multiple structures which will be demolished as part of the project.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District.

RECOMMENDATION

The proposed use of mixed use apartment, retail and commercial development is compatible with the U-V Zoning District and meets the intent of the district, the LCI Plan and the Comprehensive Plan. The proposed greenway offers an additional amenity to the property and the City at-large. The conditional use application is recommended for approval with a traffic study.

Public Comment

Melvin Traynum supported the overall project.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to recommend approval of the conditional use permit request to the Mayor and Council to construct a multi-family development at 464 Porsche Avenue and 0 S. Central Avenue subject to completion of a traffic study. Motion Carried: 4-0.

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

Background:

Jim LaValle, representative for Alex Popham, requested preliminary plat review for the properties located at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-000 1-007-6. The properties are zoned P-D, Planned Unit Development.

The proposed plan will combine 3 parcels into 1 parcel north of King Arnold Street between Sunset Avenue and LaVista Road for the purpose of developing 25 single family homes into a Planned Unit Development.

FINDINGS

The applicant should provide information for the property owner and the new tract should be assigned a new address.

The applicant should address any outstanding issues raised in the Engineer's report.

Once the necessary revisions are made, the preliminary plat may be approved by the Planning Commission with the following waivers: allow for the existing right of way along LaVista Road to remain and allow for internal lots to have frontage on the private driveway. Any approval includes the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the preliminary plat for 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive and provide a waiver to allow for the existing right of way along LaVista Drive. In addition, the applicant must address the deficiencies outlined in the Engineer's and Planner's reports. Motion Carried: 4-0.

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

Jim LaValle, representative for Alex Popham, requested site plan review to construct 25 single family homes at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-000 1-007-6. The properties are zoned P-D, Planned Unit Development.

The site includes 25 single family dwellings fronting on the adjoining streets or a common interior drive. The site-specific standards were set by the Design Review Committee at their March 16, 2022 meeting. The single family dwellings to be located on the site are subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

Please note: the site plan application incorrectly lists the acreage as 2.43 acres. The correct acreage is 1.70 acres.

A 5'sidewalk is shown along the perimeter of the project along all King Arnold Street and Sunset Avenue but not along LaVista Drive. Two parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Fourteen (14) parallel parking spaces have been provided along King Arnold Street. For refuse collection, individual cans will be used. Community Services Director will coordinate to determine whether City garbage or private garbage collection will be required.

FINDINGS:

Staff recommends approval of the site plan with the following conditions.

- Sidewalk should be shown along LaVista Drive.
- Community Services Director will determine public or private garbage collection.
- Provide impervious surface allocation by site area type.
- Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
- Address any outstanding issues on the Engineer's Report.

It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

The following P-D requirements will be addressed during Design Review:

- Sides of dwellings facing driveways or public right of way must include additional design elements to be approved at the Design Review Committee Meeting.

Public Comment:

A public comment was read into the record by Adrienne Senter from Tyler Tarwater. Mr. Tarwater requested that at least one sidewalk remain open on King Arnold Street during the construction of the homes.

End of public comment.

Mr. LaValle stated he will work with the neighboring developer (South City) regarding the issues related to sidewalk access.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive subject to the deficiencies outlined in the staff reports. Motion Carried: 6-0.

7. Next Meeting Date – Tuesday, July 19, 2022 at 6:00PM

8. Adjourn

MOTION ITEM: Miller Radford made a motion, Jeanne Rast seconded to adjourn the meeting at 7:33 p.m. Motion Carried: 4-0.

Respectfully submitted by,

_____ _____

Brian Wismer, Chairman Adrienne Senter, Secretary

DRAFT

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

Called Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

June 28, 2022 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call
Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. New Business
3.I. 0 South Street **Rezoning Request**

Background:
SCP Acquisitions, LLC requested to rezone the property located at 0 South Street on Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia, Parcel Identification Number 14-0096-LL0502 from RMU, Residential Mixed Use to U-V, Urban Village for the purpose of constructing a multifamily development.

FINDINGS:
The City of Hapeville received a rezoning application from SCP Acquisitions, LLC on behalf of Southern Region Industrial Realty, Inc. and Center of Georgia Railroad Company for the rezoning of 1 parcel (Parcel 14-0096-LL0502) from RMU, Residential Mixed Use, to U-V, Urban Village as part of an assemblage. The parcel is part of proposed mixed use development including apartments (259), retail space (3,000 SF), slip parking deck, and a linear park. The tract on its own is undevelopable based on the City's dimensional requirements and requires assemblage. The property is identified as High Intensity Mixed Use.

Public Comment:

None.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend approval of the rezoning request for 0 South Street from RMU, Residential Mixed Use to U-V, Urban Village for the purpose of constructing a multifamily development. Motion Carried: 6-0.

Commissioner Radford ask if any additional buffer is planned for the greenspace/park area and if there are potential impacts to any public facilities.

City Planner, Dr. Patterson, stated the greenspace area would not add additional impact to any public facilities.

4. Next Meeting Date – July 19, 2022 at 6:00 p.m.

5. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to adjourn the meeting at 6:12 p.m. Motion Carried: 6-0.

Respectfully submitted by,

_____ _____

Brian Wismer, Chairman Adrienne Senter, Secretary

DRAFT

22-PC-07-33

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Joseph Latimer

Mailing Address 5200 Buffington Road, Atlanta GA 30349

Telephone _____ Mobile [redacted]

Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.

Mailing Address 5200 Buffington Roaf, Atlanta GA 30349

Telephone _____ Mobile [redacted]

Address/Location of Property:

461 North Central Ave., Hapeville GA 30354

Present Zoning Classification: U-V-c

Present Land Use: Restaurant & parking. Prior structures have been demolished.

Parcel ID #: 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 14009600030268,

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

S. Joseph Latimer
Applicant's signature

Date: 10/13/2020

Sworn to and subscribed before me

This 13 **day of** Oct. **, 20** 20.

Notary Public

Notary Public
Alexander D. Bowers
Cobb County, GA
Exp. July 15, 2024

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Proposing a combination of parcels into one parcel for the redevelopment of of the Dwarf House. The final project area will consist of one large parcel owned by STC Brands Inc. and two smaller lease parcels for parking areas.

We are requesting a final plat approval with one waiver of one concrete monument property corner where the installation is problematic due to the newly constructed sidewalk in the GDOT ROW.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[redacted]

Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.

Notary Public

ASHLEE SMITH
NOTARY
Comm. Exp.
GEORGIA
June 19, 2022
PUBLIC
COBB COUNTY, GA

5

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[redacted]

JASTONE CELESTE S... NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01 2021

Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.
Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[redacted]

Signature of Owner

JOHN HOLDER
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.

Notary Public

ASHLEE SMITH
NOTARY
Comm. Exp.
GEORGIA
June 19, 2022
PUBLIC
COBB COUNTY, GA

5

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[redacted]

JASTONE CELESTE SMITHOKAI NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2024

Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[redacted]

JASTONE CELESTE SMITHOKAI NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2024

Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman Rd.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[redacted]

JASTONE CELESTE SMITH-OKAI NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01 2024

Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Address of Applicant 461 North Central Avenue

Telephone of Applicant [redacted]

Signature of Owner

Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this 1st day of October, 2020

Notary Public

HENRY COUNTY, GEORGIA
ADRIENNE FAYSON SENTER
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 03, 2023

5

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

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

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

BJL All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

BJL Location and description of monuments.

BJL The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

BJL Date, title, name and location of subdivision, graphic scale and true north point.

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

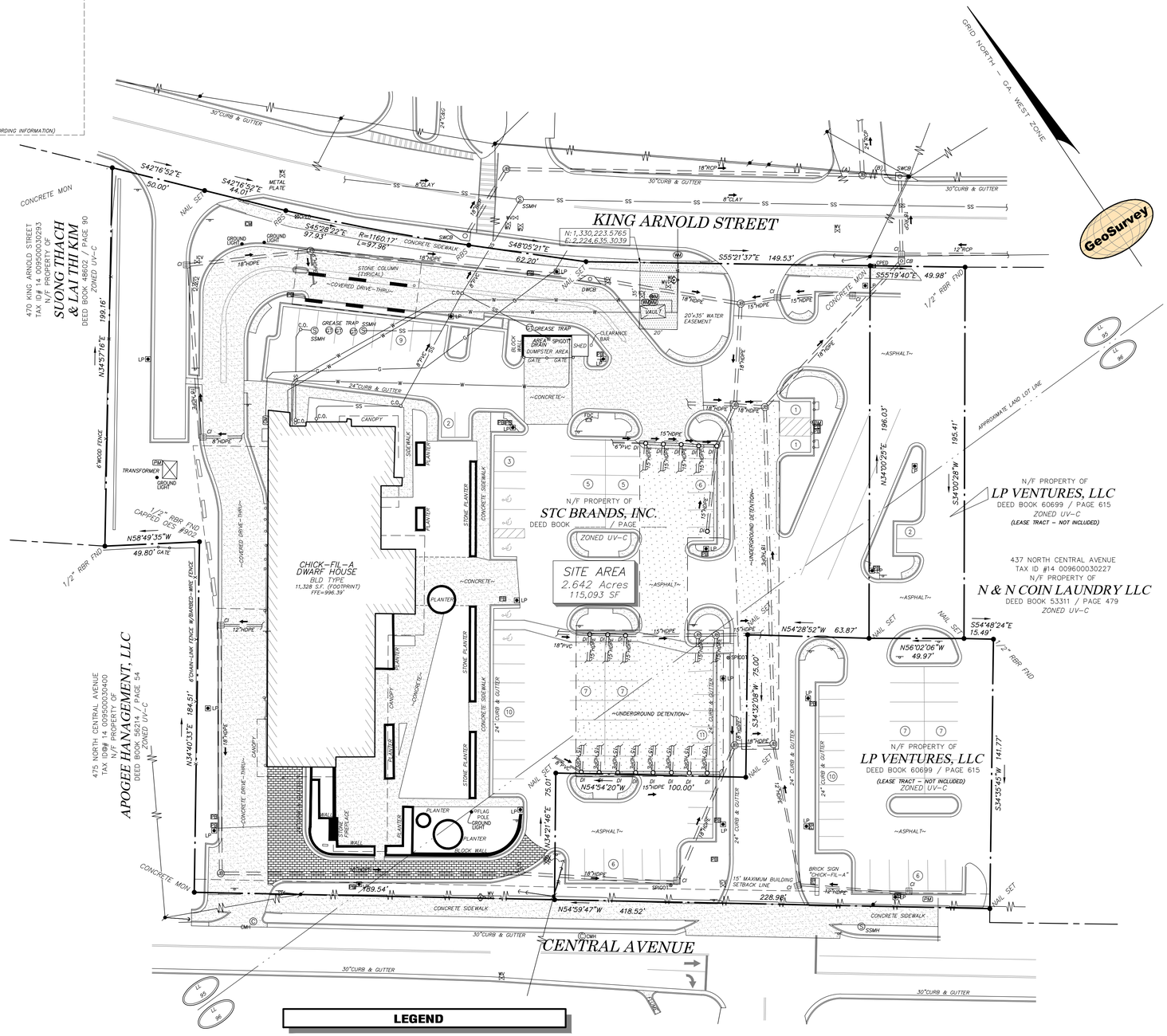
Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: S. Joseph Latimer Date 10/13/2020

11



VICINITY MAP

SITE LOCATION – LATITUDE: 33° 39' 23" LONGITUDE: 84° 24' 14"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13121c0367f & 13121c0369f, AND THE DATE OF SAID MAPS IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "UV–C" (URBAN VILLAGE DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF HAPEVILLE, GEORGIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT–OF–WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT–OF–WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

SURVEY REFERENCES

1> ALTA/NSPS SURVEY FOR DWARF HOUSE GROUP, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY COLUMBIA ENGINEERING, DATED MAY 30, 2019.

Owner's Acknowledgement and Dedication

(STATE OF GEORGIA)
(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

The city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right–of–way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. The city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right–of–way. Structures other than storm drainage structures are not permitted in drainage easements.

_____ _____
Signature of Owner Date Signed

_____
Printed or Typed Name of Owner

Final Plat Approval

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

_____ _____
City Clerk –On Behalf of Mayor and Council Date

_____ _____
Chairman, Planning Commission Date

_____ _____
City Engineer Date

Final Surveyor's Certificate

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 81,823 feet and an angular error of 01 per angle point, and was adjusted using the Least Squares rule. This plat has been calculated for closure and is found to be accurate within one foot in 326,554 feet and the property shown contains a total of 2.642 acres. The equipment used to obtain the linear and angular measurements herein was Trimble "S" Series Total Station and Trimble TSC–3 Data Collector .

By: _____ 6/20/2022
David Hester Date

GEORGIA REGISTERED PROFESSIONAL NO. 3042 LAND SURVEYOR DAVID HESTER

Registered Georgia Land Surveyor No. 3042

SURVEYOR CERTIFICATION

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

_____
David L. Hester
Georgia Registered
Land Surveyor # 3042

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
AC	AIR CONDITIONER		OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE		POWER POLE
BSL	BUILDING SETBACK LINE		GUY WIRE
CI	CURB INLET		POWER LINE
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE
CMF	CONCRETE MONUMENT FND		ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT		
CPED	COMMUNICATION PEDESTAL		WATER VAULT
CTP	CRIMPED TOP PIPE		
DI	DROP INLET		GAS VALVE
DIP	DUCTILE IRON PIPE	GM	GAS METER
DWCB	DOUBLE WING CATCH BASIN	WV	WATER VALVE
FNC	FENCE	WM	WATER METER
FND	FOUND		FIRE HYDRANT
GM	GAS METER	E	UNDERGROUND ELECTRIC LINE
INV	INVERT	G	UNDERGROUND GAS LINE
JB	JUNCTION BOX	CM	UNDERGROUND COMMUNICATION LINE
MH	MANHOLE	W	UNDERGROUND WATER LINE
OCS	OUTLET CONTROL STRUCTURE	1	PHOTO POSITION INDICATOR
OTP	OPEN TOP PIPE	XX	REGULAR PARKING SPACE COUNT
PM	POWER METER		HANDICAP PARKING SPACE
PKS	PK NAIL SET		TREE POSITION INDICATOR
POB	POINT OF BEGINNING		SIGN
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
RBR	IRON REINFORCING BAR		
RBS	5/8"RBR SET CAPPED LSF 621		
SS	SANITARY SEWER		
SWCB	SINGLE WING CATCH BASIN		
TRANS	ELECTRIC TRANSFORMER		

GRAPHIC SCALE

0 15 30 75 150

1" = 30'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 81,823 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC–3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 326,554 FEET. an INT.

IF YOU DIG

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

FINAL PLAT OF

461 North Central Avenue

FOR

CHICK-FIL-A, INC.

GS JOB NO:	20206529	DRAWING SCALE:	1"= 30'
FIELD WORK:	CC	CITY: HAPEVILLE	STATE: GA
PROJ MGR:	DLH	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	95 & 96
DWG FILE:	20206529.dwg	DISTRICT:	14th

SURVEY DATE: FEBRUARY 1, 2022
PLAT DATE: JUNE 20, 2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

PLANNER'S REPORT

DATE: July 15, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Final Plat Review for 461 North Central Avenue, Revision

BACKGROUND

Joseph Latimer, on behalf of Dwarf House Entities (STC Brands) submitted a final plat subdivision revision for one parcel of 2.642 acres within the U-V, Urban Village zoning district. The property has been redeveloped as the Dwarf House restaurant and associated parking.

CODE REQUIREMENTS

Preliminary Plat

(f) Final plat.

(1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.

(2) a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission.

b. The plat shall be drawn to a scale of one-inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.

c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.

(3) The planning commission shall approve or deny a final plat within 30 days of the date upon which the plat was first considered by the planning commission. Failure of the planning commission to act on the final plat within these 30 days shall be deemed approval. In the event a final plat is denied, the grounds for denial shall be stated in the records of the planning commission.

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

The final plat shall show:

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

Compliant

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

Compliant

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.

Compliant

d. Location and description of monuments.

Not shown. The concrete monument cannot be installed because of the newly constructed sidewalk in the GDOT ROW.

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.

f. Date, title, name and location of subdivision, graphic scale and true north point.

Compliant

g. Location map showing site in relation to area.

Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use. Certification form must comply with the following

Compliant

l. If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city.

m. All other notes or notations as may be required by the city.

Compliant

RECOMMENDATION

The final plat has met all conditions with the exception of the concrete monument which cannot be installed due to the newly constructed sidewalk in the GDOT ROW. The applicant is requested a waiver for this requirement from the Planning Commission. Staff recommends the waiver and approval.

461 North Central Avenue



Keck+Wood
COLLABORATION BY DESIGN

June 28, 2022

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

Re: Chick-Fil-A 461 North Central Avenue
461 North Central Avenue
Final Plat Review No. 4
K&W Ref. No. 221050.10

Dear Ms. Senter:

As requested, I have reviewed the final plat for 461 North Central Avenue for the commercial site located on a 2.642 acre parcel on Central Avenue, within a UVc Zoning District. This review is for compliance with the final plat requirements of Chapter 90 of the City ordinances. The re-submittal was received on June 21, 2022. The plat was prepared by GeoSurvey under the land surveyor seal of David Hester and dated June 20, 2022. With regard to my review letters dated February 25, March 29 and May 13, 2022, my comments are as follows:

1. Comment addressed by the previous re-submittal.
2. Comment partially addressed by the re-submittal. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street. The required monument does not appear to be provided along Central Avenue at the southeast corner adjacent to the lease tract boundary.
3. Comment addressed by the previous re-submittal.
4. Comment addressed by the previous re-submittal.
5. Comment can be considered addressed when the Owners Acknowledgement and Dedication certification shown on the drawing is completed and executed.
6. Comment addressed by the previous re-submittal.
7. Comment addressed by the previous re-submittal.
8. Comment addressed by the previous re-submittal.
9. Comment addressed by the previous re-submittal.
10. Comment addressed by the previous re-submittal.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



Hapeville
georgia

City of Hapeville Comprehensive Plan 2022

JULY 6
2022

prepared by the

ARC
Atlanta Regional Commission

Acknowledgements

City of Hapeville

Mayor and City Council

Alan Hallman – *Mayor*
Brett Reichert – *Councilman at Large*
Mark Adams – *Councilman, Ward 1*
Chloe Alexander – *Councilman, Ward 2*
Mike Rast – *Alderman at Large*

City Manager

Tim Young – *City Manager*

Planning and Economic Development

Adrienne Senter – *Planning & Economic Development Manager*
Lynn Patterson – *City Planner, Three Points Planning*

Atlanta Regional Commission

Bonnie Lapwood – *Project Manager*
Tanning Nyman
Ryan Schlom
Andrew Smith

Steering Committee

David Burt – *Economic Development Consultant*
Leah Davis – *Planning Commission, City of Hapeville*
Philip Jones – *Owner, Smoothie King*
Raj Patel – *CEO, Apsilon Hotels*
Brett Reichert – *Councilman at Large, City of Hapeville*
Charlotte Rentz – *President, Hapeville Main Street Board*
Shannon Short – *Owner, Short Construction*
Joan Shorter – *Realtor, Intown Focus Realty*
Jacquie Smyth – *Design Review Committee, City of Hapeville*
John Stalvey – *Development Authority of Hapeville*
Ann Taylor – *Resident*
Joanna Yim – *Owner, Sombreros Tacos and Bar*

Atlanta Regional Commission

This document was prepared by the Atlanta Regional Commission. Unless otherwise noted, all photos were taken by ARC staff. Cover photo courtesy of City of Hapeville.



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Chapter 1

Introduction



Photo courtesy of City of Hapeville

Executive Summary

Local governments use planning to define and manage how they want their community to grow and develop. This update to the Hapeville Comprehensive Plan, undertaken by the City of Hapeville and the Atlanta Regional Commission (ARC), lays out a vision for the next five years and the path that can be taken to realize that vision.

The Georgia Department of Community Affairs (DCA) requires that a set of rules and regulations are followed during the comprehensive planning process to ensure the creation of a long-term plan that represents the community's shared vision for future development. This framework is intended to promote planning for strong, vibrant communities. As part of these requirements, the Hapeville Comprehensive Plan includes the following elements:

- Community Goals
- Issues and Opportunities
- Housing
- Economic Development
- Transportation
- Land Use
- Report of Accomplishments
- Community Work Program

Location

Located in Fulton County, Georgia, the City of Hapeville, at 2.4 square miles, is situated between the City of Atlanta to the north, Hartsfield-Jackson Atlanta International Airport to the south, I-75 to the east, and I-85 to the west (Map 1.1). It is this proximity, next to the busiest airport in the world, downtown Atlanta, and two major interstates, that positions the City as a desirable place to visit, live, and work.



History

In 1929, the City of Atlanta purchased land that had been used as a racetrack to establish its municipal airport, Candler Field. As the airport grew and became Hartsfield-Jackson International Airport, it had a significant impact on Hapeville's development and economy. Although founded in Louisiana, Delta Airlines moved its headquarters to the Atlanta airport in 1941, reflecting its prominence as a transportation hub.

By the 1950s, the City of Hapeville was a thriving Tri-City (Hapeville, East Point, College Park) community, with many residents working at the local Ford Atlanta Assembly Plant from its opening in 1947. Hapeville's historic Main Street, North Central Avenue, provided restaurants, retail, and neighborhood services, and many evening activities centered around the city's high school sports. Hapeville was recognized for its small-town charm and close-knit community.

As plant production decreased between the 1970s and the 1990s, the community saw an associated decline in jobs, residents, and income levels. Following the eventual closure of the plant in 2006, the city was hit again, along with the rest of the country, with the 2007-2009 Great Recession, which stifled much needed economic growth in Hapeville. However, as the country recovered from the recession, Hapeville has seen new growth and development pressure. This is in large part due to the city's great proximity to the airport, downtown Atlanta, and the interstate. Large corporate investments in the city include Delta Airlines' headquarters and the 2015 opening of the Porsche North America Headquarters and Porsche Experience Center. Both of these headquarter offices sit just outside of the City of Hapeville boundaries but bring nearly 20,000 employees to dine, shop, and experience this small city of approximately 6,600 residents on a daily basis.

The hotel market has also seen increased investment in recent years, with the opening of the Kimpton Overland, Towne Place Suites, Embassy Suites, and Holiday Inn Express hotels. Hotel demand is high in the area, due to Hapeville's proximity to the airport's international terminal and the corporate headquarters.

The Aerotropolis Atlanta Community Improvement Districts (CIDs) have also had a positive impact on investment in the City of Hapeville. The CIDs, which cover 15.46 square miles around the airport, include portions of Hapeville's office core, south of South Central Avenue. This area has been termed the Corporate Crescent, a mixed use business district anchored by corporate headquarters, including Delta Airlines, Wells Fargo, and Porsche. The CIDs are empowered to fund beautification, public safety, and infrastructure projects focused on transportation and water within their district. This increased investment in Hapeville includes future streetscape improvements and gateway signage,building identity and branding that will help attract employers and residents to the area.

To address these growth pressures, while preserving the character of Hapeville's small-town charm, this Comprehensive Plan engaged the community and key stakeholders to develop a shared vision for the future of Hapeville.

Current Planning Documents

In an effort to be truly comprehensive, the City of Hapeville's Comprehensive Plan works in conjunction with existing planning documents to build upon momentum, ensure consistency, and reduce redundancy. The following list outlines current City of Hapeville and relevant Fulton County planning documents that are referenced herein or should be used in conjunction with the plan to assist the City in accomplishing its vision and goals.

Housing

- Fulton County 2021 Annual Action Plan (2021)
- Fulton County 2020-2024 Consolidated Plan (2020)
- City of Hapeville Housing Profile (2019)

Economics

- CATLYST: Metro Atlanta Regional Economic Competitiveness Strategy (2017)
- Aerotropolis Atlanta Blueprint (2016)

Transportation

- The Atlanta Region's Plan Regional Transportation Plan (2021)
- City of Hapeville Commercial Parking Assessment (2019)
- Fulton County Transit Master Plan (2018)
- AeroATL Greenway Plan (2018)
- City of Hapeville LCI Study Update (2017)
- Transportation Alternatives Program (TAP) (2017-2022)



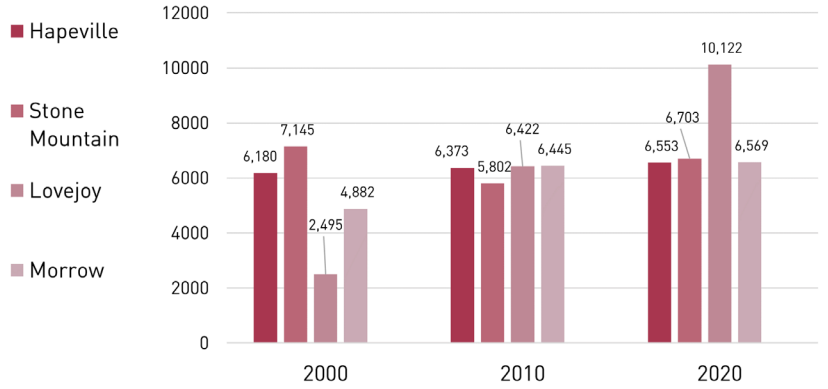
Chapter 2

Data and Demographics

Demographic Trends

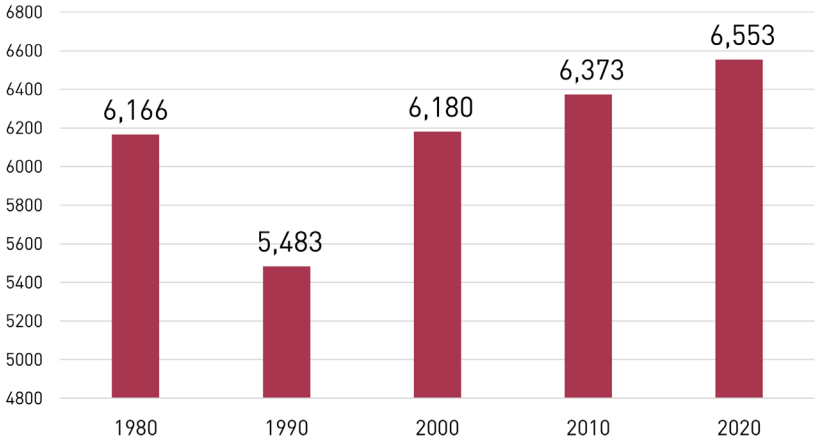
Between 2010 and 2020, the population of Hapeville increased by 2.8%, rising from 6,373 residents to 6,553 residents. This represents a larger rate of growth than the 1% increase in population experienced between 2000 and 2010 (Figure 2.1). In comparison to similar cities in the metropolitan area, Hapeville's population has held relatively constant (Figure 2.2). The median age of Hapeville's residents is 33.3, slightly younger than the median age of Fulton County as a whole (Figure 2.3).

Figure 2.2: Population Comparison



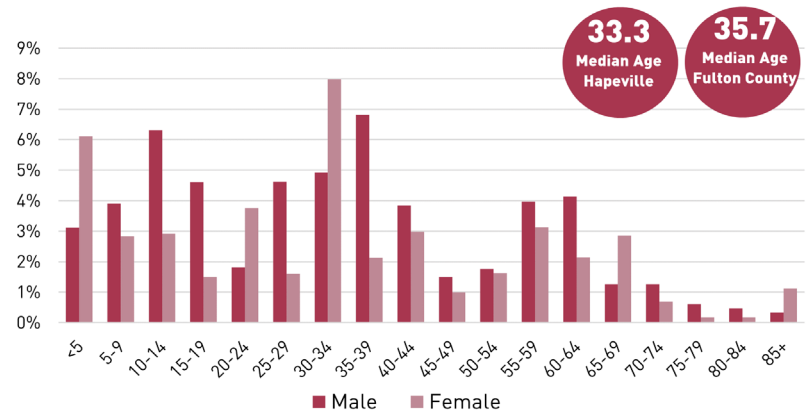
US Census Bureau Decennial Census (1980-2020)

Figure 2.1: Population Change



US Census Bureau Decennial Census (1980-2020)

Figure 2.3: Age Distribution

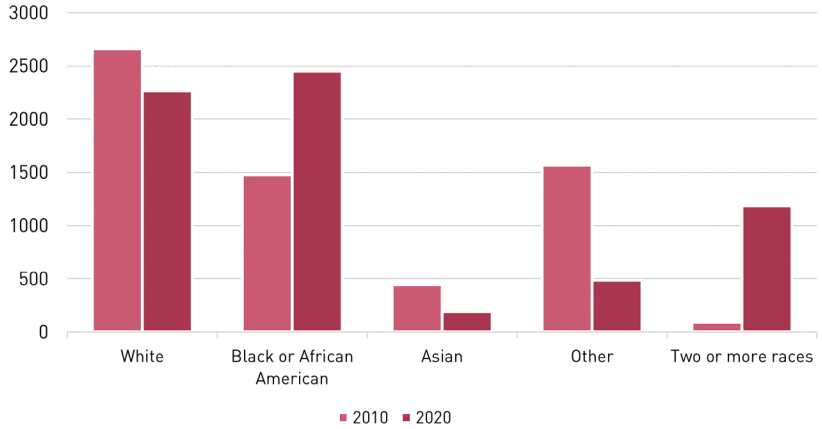


US Census Bureau American Community Survey (2020)

Demographic Trends

The population of Hapeville underwent some shifts in racial composition between 2010 and 2020 (Figure 2.4). The share of Black or African American residents rose from 24% to 37%, reflecting the racial composition of the 11-county region, which was also about 37% Black or African American in 2019. Residents identifying as two or more races made up 1% of the City's population in 2010, and this figure had risen to 18% by 2020. Hapeville's Asian residents made up 7% of the population in 2010, but only 3% of the population in 2020. The proportion of white Hapeville residents decreased from 43% to 34% during this time. In 2020, about a third (31%) of Hapeville residents identified as Hispanic or Latinx, down from 35% in 2020. In comparison, the region is 12% Hispanic or Latinx.

Figure 2.4: Racial Composition



US Census Bureau American Community Survey (2010 and 2020)

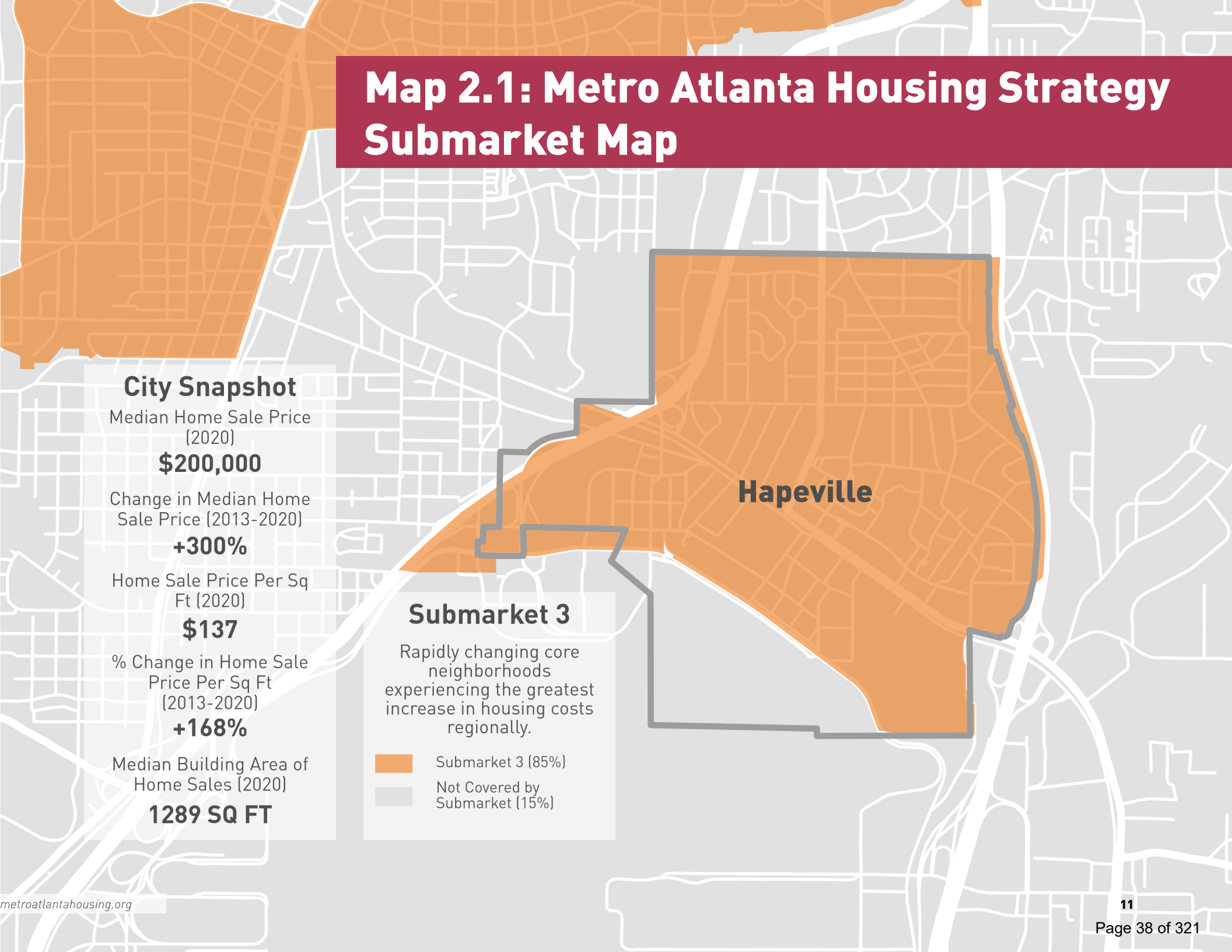
Housing Trends

Metro Atlanta Housing Strategy

The Metro Atlanta Housing Strategy (MAHS) is an interactive digital toolkit addressing the region's housing challenges. ARC launched the MAHS in 2019 to equip communities with detailed housing market information and targeted strategies to address housing needs. The MAHS divides the region into ten submarkets based on similar housing characteristics. 85% of Hapeville is classified as Submarket 3: rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally (Map 2.1, facing page). The remaining 15% does not have a submarket classification. The median home sale price in Hapeville as of 2020 was $200,000, representing an increase of 300% from the 2013 median price. *Note: This data does not reflect recent trends of significantly higher increases in housing prices.*

Suggested strategies for Submarket 3 include preserving the supply of existing affordable housing, promoting housing stability for existing residents, and developing leadership and collaboration on affordability, both through building internal local government capacity and through cooperation across different sectors and organizations. More information can be found on metroatlhousing.org.

Map 2.1: Metro Atlanta Housing Strategy Submarket Map



City Snapshot

Median Home Sale Price (2020)

$200,000

Change in Median Home Sale Price (2013-2020)

+300%

Home Sale Price Per Sq Ft (2020)

$137

% Change in Home Sale Price Per Sq Ft (2013-2020)

+168%

Median Building Area of Home Sales (2020)

1289 SQ FT

Submarket 3

Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally.

- Submarket 3 (85%)
- Not Covered by Submarket (15%)

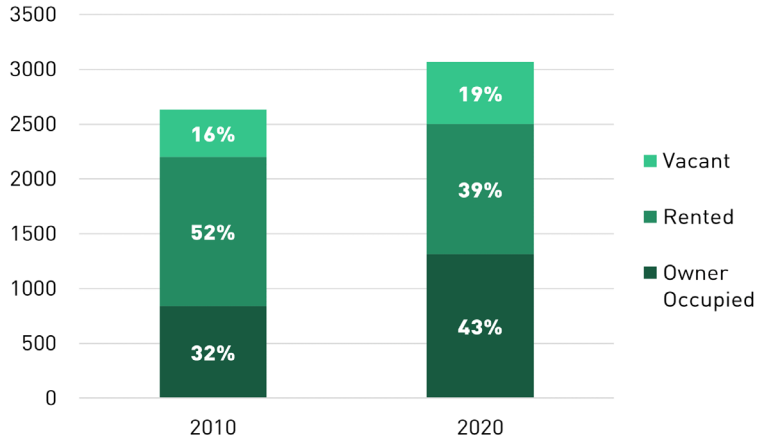
Housing Trends

The number of housing units in Hapeville rose between 2010 and 2020, with the estimated total housing supply exceeding 3,000 units by 2020. There was a shift toward a greater share of units being owned instead of rented over this decade period (Figure 2.5). There was an increase in owner-occupied units from 32% to 43%, while rentals went from making up about half of occupied units to only constituting around 39%. The proportion of vacant units in Hapeville's housing stock rose from 16% to 19% between 2010 and 2020.

In 2020, over two thirds (69%) of Hapeville's total housing stock consisted of single family detached structures, up from 62% in 2010 (Figure 2.6). Large multifamily housing of ten or more units provided 13% of Hapeville's housing units, a slight reduction from 18% in 2010. A combined 11% of housing units in 2020 were "missing middle" housing, defined as structures with between two and four units, or small multifamily housing, which includes between five and nine units. In contrast, these types made up 17% of units in 2010. Single family attached structures (townhomes) were 2% of units in 2010 and rose to 3% of units by 2020.

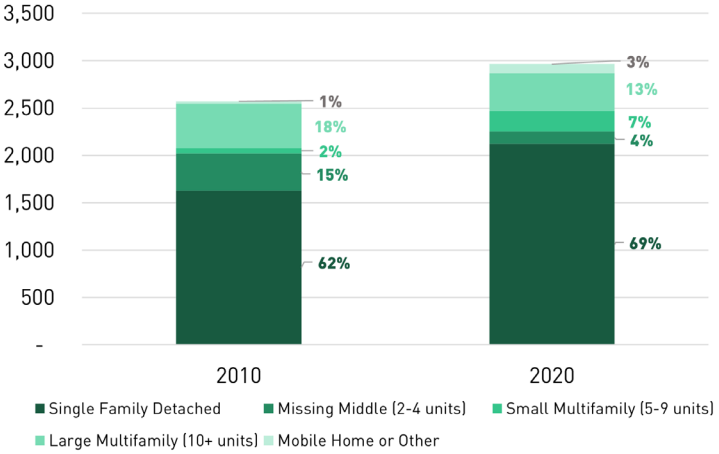
Note: Due to sample sizes, the breakdown of housing units by structure type should be considered rough estimates.

Figure 2.5: Housing Tenure



US Census Bureau American Community Survey (2010 and 2020)

Figure 2.6: Housing Types



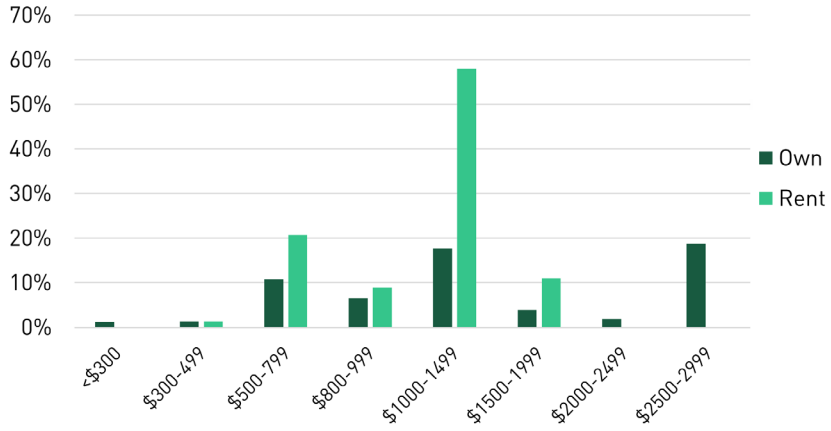
US Census Bureau American Community Survey (2010 and 2020)

Housing Trends

Most renters in Hapeville were paying between $1,000 and $1,499 monthly for housing as of 2020, with monthly housing costs more evenly distributed for homeowners (Figure 2.7). However, about a third (31%) of owners pay less than $1,000 a month for housing, while only 20% of renters have housing costs this low.

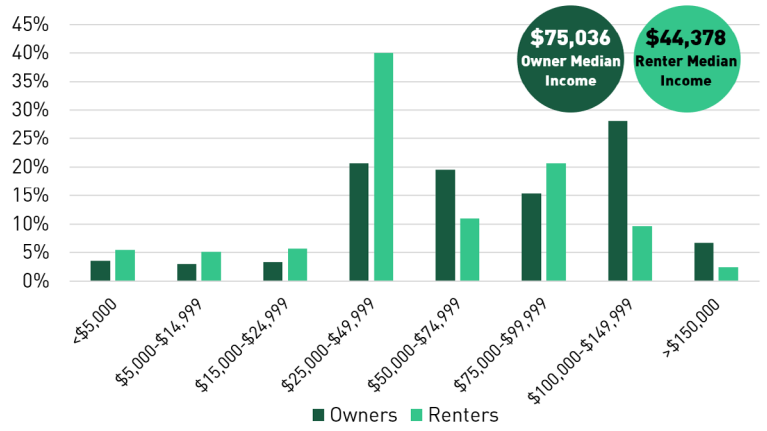
In 2020, the median annual income for households who owned homes was $75,036, compared to only $44,378 for renters (Figure 2.8). While around a third (35%) of owners make over $100,000 a year, only 12% of renters are in this income range.

Figure 2.7: Monthly Housing Costs



US Census Bureau American Community Survey (2020)

Figure 2.8: Household Income by Tenure



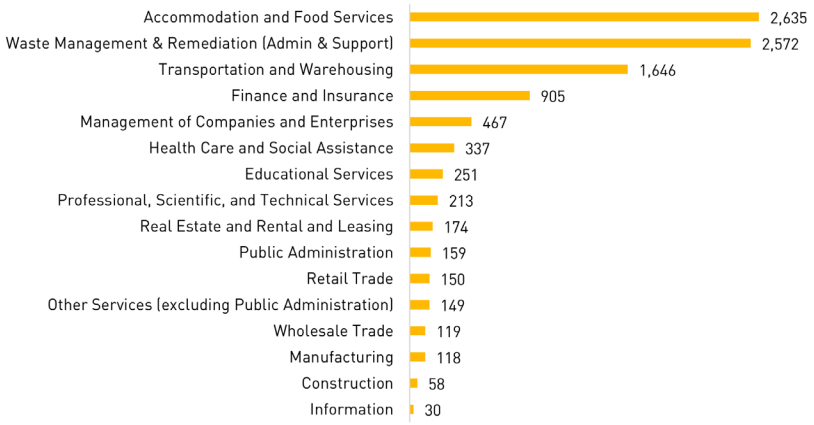
US Census Bureau American Community Survey (2020)

Economic Trends

Hapeville's median household income was $64,235 in 2020, up from $34,167 in 2010 (Figure 2.9). About a quarter of households make over $100,000 annually. 13% of households make less than $25,000 per year.

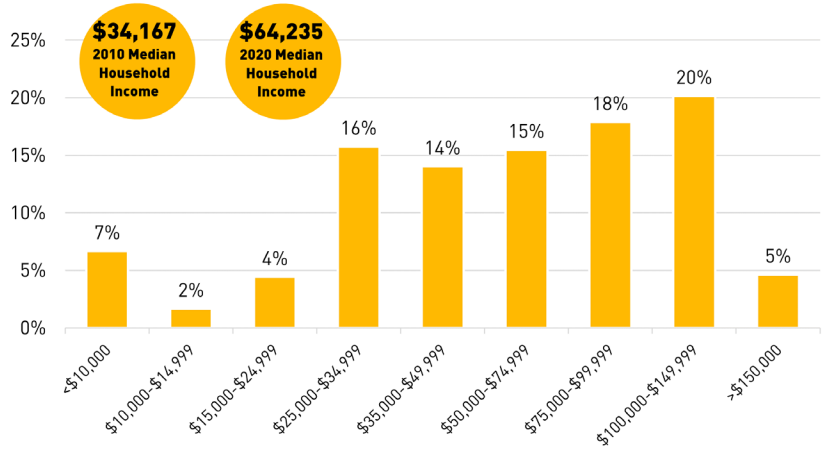
Hapeville's largest industry is Accommodation and Food Services, comprising about a quarter of the city's jobs. Another quarter is made up of employment in the Waste Management and Remediation (Administration and Support) industry (Figure 2.10). The top two industries in terms of where Hapeville residents are employed are Transportation and Warehousing and Accommodation and Food Services (Figure 2.11).

Figure 2.10: Workplace Area Characteristics



US Census Bureau LEHD Origin-Destination Employment Statistics (2018)

Figure 2.9: Income Distribution



US Census Bureau American Community Survey (2020)

Figure 2.11: Resident Area Characteristics

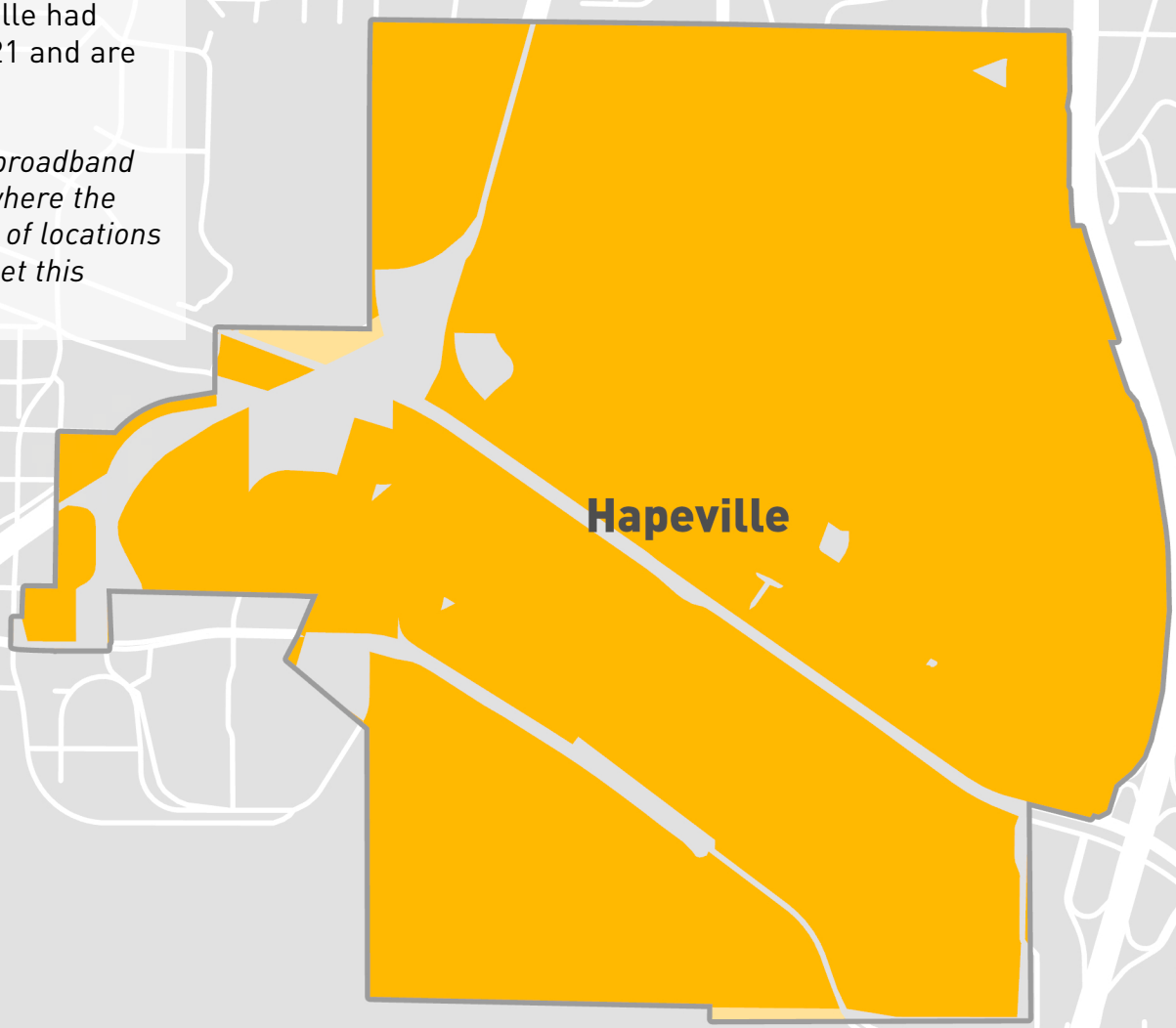


US Census Bureau LEHD Origin-Destination Employment Statistics (2018)

Map 2.2: Broadband Access

The Georgia Department of Community Affairs (DCA) Georgia Broadband Program tracks access to broadband for homes and businesses across the state. According to data from DCA and the Federal Communications Commission, over 99.5% of locations in Hapeville had access to broadband provider service as of 2021 and are thus considered "served."

Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as "unserved."

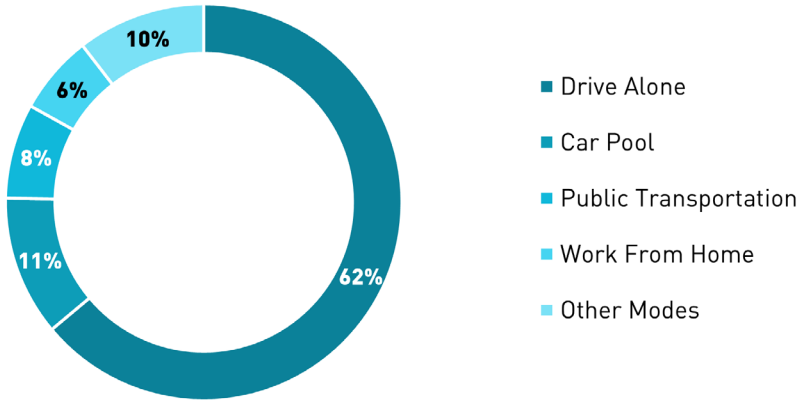


Federal Communications Commission and Georgia Department of Community Affairs (2021)

Transportation Trends

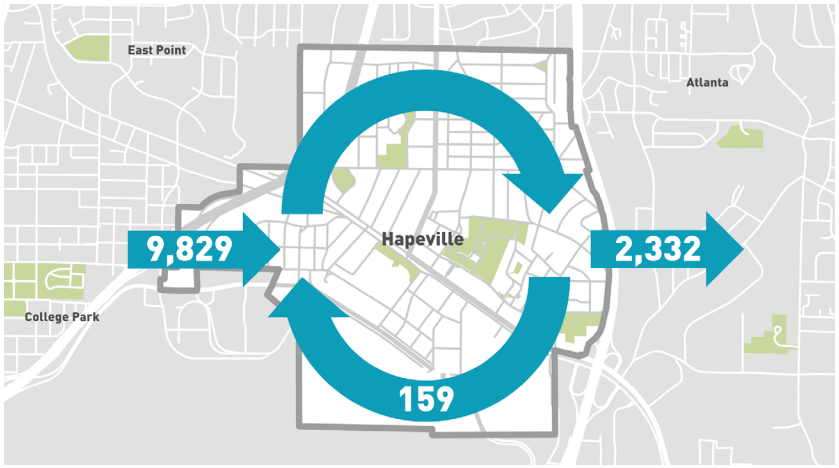
Close to 10,000 people commute from outside of Hapeville to work within the city, while over 2,000 Hapeville residents leave to work in surrounding areas, with approximately 159 residents remaining in the city for their jobs (Figure 2.12). Almost three quarters (73%) of Hapeville's workers use a car for their commute, with 62% driving alone and 11% carpooling (Figure 2.13). 8% use public transportation, and 6% work from home. The majority (70%) of Hapeville's residents have a commute time of less than half an hour (Figure 5.14).

Figure 2.13: Mode of Transportation



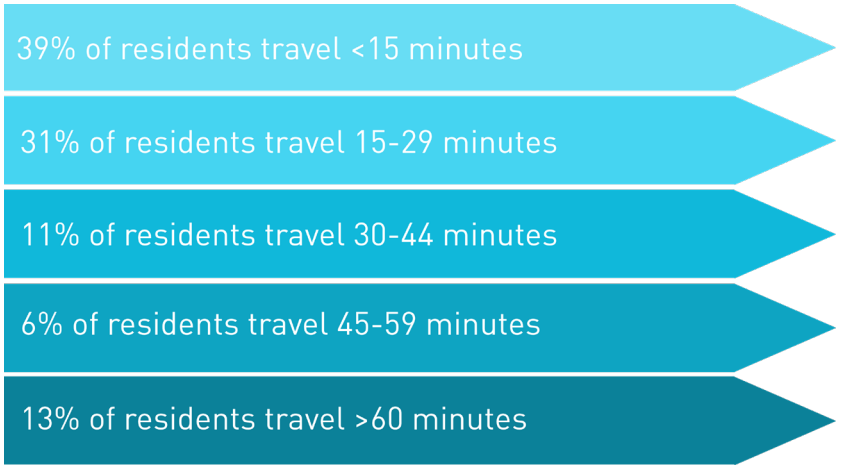
US Census Bureau American Community Survey (2020)

Figure 2.12: Traffic Flows



US Census Bureau LEHD Origin-Destination Employment Statistics (2018)

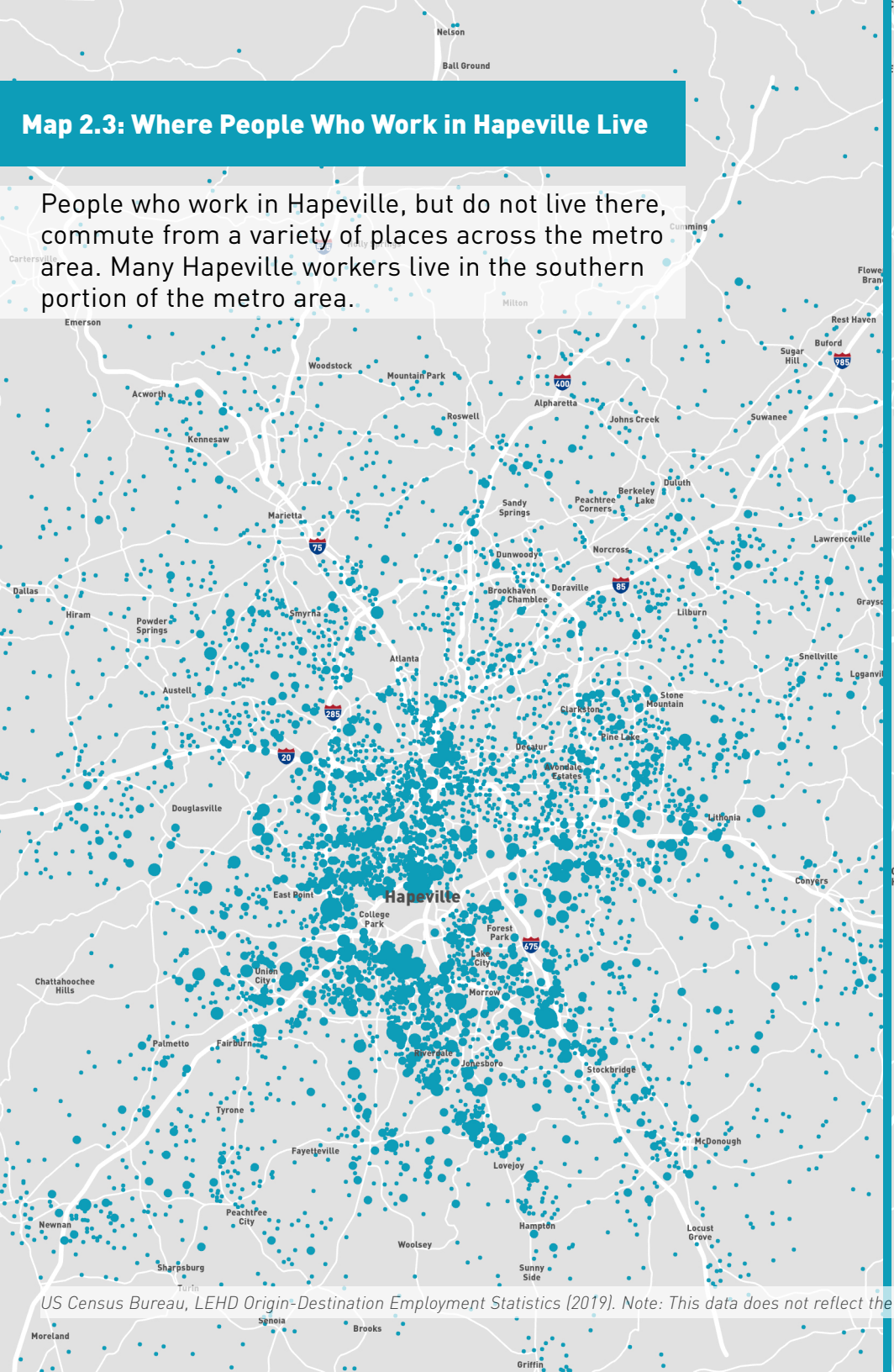
Figure 2.14: Commute Time



US Census Bureau American Community Survey (2020)

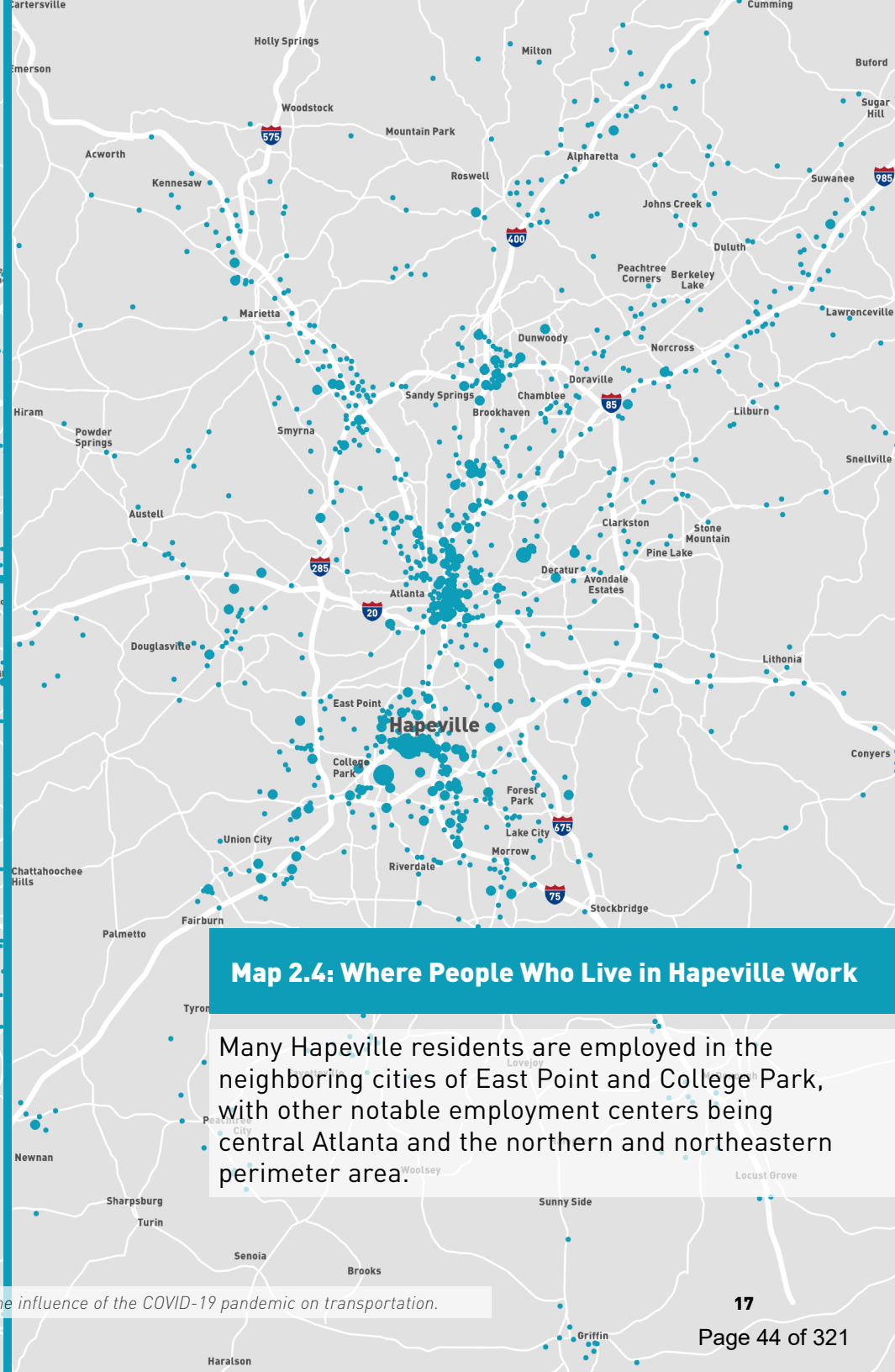
Map 2.3: Where People Who Work in Hapeville Live

People who work in Hapeville, but do not live there, commute from a variety of places across the metro area. Many Hapeville workers live in the southern portion of the metro area.



Map 2.4: Where People Who Live in Hapeville Work

Many Hapeville residents are employed in the neighboring cities of East Point and College Park, with other notable employment centers being central Atlanta and the northern and northeastern perimeter area.



US Census Bureau, LEHD Origin-Destination Employment Statistics (2019). Note: This data does not reflect the influence of the COVID-19 pandemic on transportation.

Chapter 3

Community Participation



Photo courtesy of City of Hapeville

Community Participation Process

Public involvement is a key component of the comprehensive planning process. This step is critical for understanding the vision, goals, and needs of the Hapeville community. As such, this comprehensive plan update involved the public in a meaningful way.

Project Management Team

The project management team included representatives from the City and the Atlanta Regional Commission (ARC). This team met monthly to discuss progress and select materials and data to be presented during public outreach.

Steering Committee

The steering committee included key representatives from identified key stakeholder groups within the city. These stakeholders included representatives from the Planning & Economic Development Department, City Council, the Development Authority, Main Street Board, Planning Commission, and Design Review Committee, as well as representatives from the hotel and real estate industries, small business owners, and residents. The steering committee met three times during the planning process:

1. Steering Committee Meeting #1 was held virtually on March 14, 2022. The purpose of this meeting was to introduce the steering committee and discuss the process and timeline of the project. Selected data and demographic information was shared with the steering committee, and a brief SWOT analysis was also conducted to establish the steering committee's view of Hapeville's assets and challenges.

2. Steering Committee Meeting #2 was held virtually on May 9, 2022. The purpose of this meeting was to discuss the assets and challenges determined through the online survey and public open house, as well as to begin updating the community vision and goals.

3. Steering Committee Meeting #3 was held in person at the Hapeville Municipal Court on June 13, 2022. The purpose of meeting was to update the community vision and goals based on steering committee input and the public input previously gathered.

Community Engagement

The public involvement process included a variety of outreach tools and locations including a website, an online community survey, and a community public open house. The focus on multiple means of collection and distribution of information, along with careful timing of activities was tied to the anticipated completion of key milestones of the comprehensive plan update. This allowed for public input to be incorporated directly into the process in a meaningful way.

Community Participation Process

Public Open House

The public open house for this comprehensive plan update was conducted on April 18, 2022. This community meeting was held at Arches Brewing and was attended by 24 community members (Figure 3.1). The purpose of this meeting was to acquaint the public with the comprehensive planning process and to gather public input to inform the planning process.

A SWOT analysis was conducted, with strengths, weaknesses, opportunities, and threats recorded on posters (Figures 3.2 and 3.3). Community members were also invited to place markers on two maps, identifying locations in need of traffic and parking improvements and locations where they would like to see different varieties of housing (see Appendix).

Figure 3.1: Public Open House

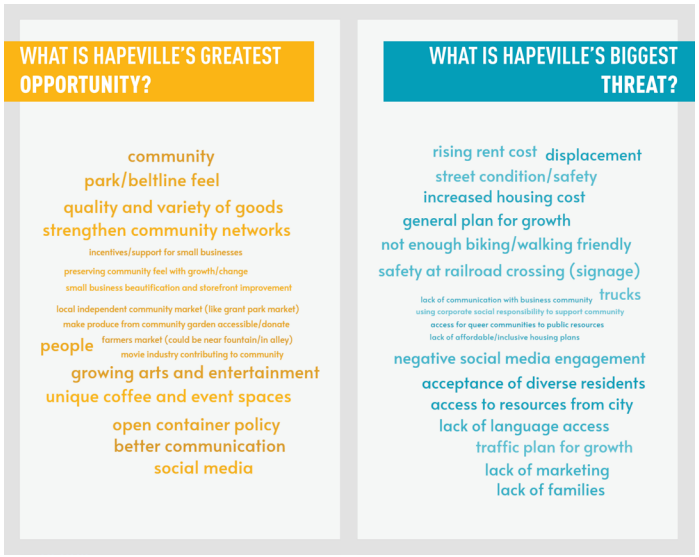


Photo courtesy of City of Hapeville

Figure 3.2: Strengths and Weaknesses



Figure 3.3: Opportunities and Threats



Community Participation Process

Website

A project website was established as the hub of information for this comprehensive plan update. The site provided basic information about the comprehensive planning process, noted key milestones and dates, and housed the online community survey.

All meetings and announcements were made available via **publicinput.com/Hapeville2022**.

Online Community Survey

Surveys are an important method of information gathering, generating data that is essential for developing an understanding of the community and its needs. As such, a community survey was designed to gather input on a variety of topics from natural and environmental resources to housing, using a SWOT (Strength, Weakness, Opportunity, and Threat) analysis. The survey was made available via Hapeville's PublicInput website in February and March of 2022 and advertised on the City of Hapeville website and Facebook page, in the Hapeville newsletter, and via flyers posted at local businesses.

The survey had over 140 respondents, with the majority (59%) being between the ages of 30 and 49 years old and residing in Hapeville (94%). The overwhelming majority of respondents were homeowners (94%), and respondents tended to be white (62%) and female (69%).

The survey indicated that respondents see Hapeville as a community with a "small town" feel and convenient location, with access to multiple modes of transportation. 40% felt that their quality of life in Hapeville was "high," 58% saw it as "average," and only 2% ranked it "low." Many respondents agreed that Hapeville would benefit from attracting a grocery store. Respondents saw Hapeville's walkability and proximity to the airport and interstate as two of its key assets, along with the vibrant downtown, sense of community, and speed of police and fire response. The lack of a grocery store, a lack of variety among local businesses, inconsistent sidewalks and pedestrian infrastructure, and the need to manage growth were some of the challenges identified.

Results of this survey were used to supplement statistical data and input from the public open house to represent the public's voice regarding the future development of Hapeville. A full summary of the online community survey can be found in the Appendix.



Chapter 4

Vision and Goals

Vision

To create sustainable, vibrant, mixed-use downtown and gateway nodes that serve the residents, businesses, and employees, while celebrating the city's small-town charm and character.

Vision and Character Goals

- Preserve Hapeville's "Small Town" charm.
- Encourage and enhance the growing art scene in Hapeville.
- Work to improve the school system in Hapeville to improve quality of life and attract young families with children to the area.
- Work with community assets, such as Delta, Porsche, and Hartsfield-Jackson International Airport, to create a sense of identity and character for Hapeville.
- Pursue policies and programs that promote sustainable development and sustainable practices, in partnership with Hapeville's employers and other community assets.

Land Use Goals

- Draw a local grocer to the area. This desire was expressed by residents and employers in Hapeville.
- Support the growth and sustainability of small and local businesses in downtown.
- Attract a range of housing options – affordable, senior, and higher density housing in downtown.
- Provide greenspace for community events and a community garden. Incorporate pocket parks in neighborhoods lacking greenspace. Protect and maintain natural resources, including tree canopy and waterways.
- Support the growth of corporate offices in Hapeville, particularly in the Corporate Crescent.

Transportation Goals

- Enhance walkability in the city with improved sidewalks and at-grade railroad crossings.
- Beautify streetscapes to create a sense of arrival and branding for the city.
- Infill and improve sidewalks in residential areas – connecting residents to destinations, such as parks, schools, and downtown.
- Enhance bikeability with new bicycle paths, trails, and connections to existing networks, such as the Atlanta BeltLine.
- Improve transit options for residents and area employees, including MARTA bus and rail access and low-speed vehicles, while promoting existing transportation alternatives.
- Improve transportation options for visitors to hotels and connections to downtown Hapeville and the airport.
- Accommodate new growth with infrastructure improvements, including clearly marked parking and traffic control.



Chapter 5

Needs and Opportunities

Community Needs and Opportunities

Top 10 Needs and Opportunities

1. Increase the diversity of retail offerings, including attracting a market and a variety of small businesses
2. Improve the condition and connectivity of sidewalks and bike lanes
3. Encourage mixed-use development that incorporates retail
4. Work with Norfolk Southern to improve railroad crossings
5. Encourage affordable housing throughout the city
6. Provide adequate parking downtown
7. Redevelop underutilized lots and buildings
8. Steward existing greenspace and seek opportunities to incorporate trees and natural landscaping
9. Responsibly manage growth and development
10. Enhance and diversify Recreation programming

Natural and Environmental Resources

A number of parks were identified as natural and environmental resources, including **Jess Lucas Y-Teen Park**, **John R. Lewis Park**, and **Cofield Park**, among other neighborhood and downtown parks. Residents described **Cofield Park** as a significant natural resource and expressed concern over illegal dumping into the **Cofield Park creek**. Multiple respondents to the online survey noted that the **Flint River** was a significant resource in need of greater protections for its watershed.

Historic and Cultural Resources

Downtown was identified as having some of the most significant historic and cultural resources within the city, including the **Hapeville Library**, the **Arts Alley**, the **Hapeville Historical Society and Depot Museum**, the **Hapeville Performing Arts Center**, and the **Veterans' Memorial Fountain**. Residents saw the **Recreation Center** as a resource, but indicated a desire to see more program offerings there. In addition, **historic homes** and **historic cemeteries** were identified as an important resources for Hapeville. Residents expressed interest in a **self-guided or walking tour** of **arts landmarks and historical markers** in Hapeville, as well as more **markers about historic events**, such as the gas line explosion that destroyed a daycare center in 1986.

Community Needs and Opportunities

Future Development

The majority of respondents to the online survey (47%) characterized Hapeville's pace of development in recent years as "Just Right." Respondents indicated a desire to see the majority of future development focused along the **I-85 corridor**, especially in the area of **southwest Hapeville bounded by South Central Avenue, Virginia Avenue, and I-85**. In addition, respondents identified the **area around the former Ford assembly plant** as a focus area for future development, which aligns with the area's inclusion in the Corporate Crescent employment center.

Economic Development

Residents noted that they would like to see a **grocery store or market**, as well as **support for small local businesses**. 70% of survey respondents visit downtown to patronize restaurants – the remaining 30% are divided between Parks/Greenspace (14%), Business/Banking (6%), Entertainment/Nightlife (4%), and Other (7%). Residents identified **pop-up farmers markets**, **family-friendly restaurants**, **sidewalk, road, and bike lane improvements**, and **branding as an entertainment district with music venues, open container, and a food truck park** as the primary improvements that need to be made to enhance downtown. Residents support continuing **arts programs** in Hapeville, including **visual and performing arts programming** and **artistic painted crosswalks.**

Transportation

The majority of survey respondents (52%) ranked **pedestrian and bicycle safety** as "Poor" or "Below Average." Numerous areas throughout the city were identified as dangerous for pedestrians and/or bicyclists, primarily along **North Central Avenue**, **Dogwood Drive**, and **Northside Drive**. Respondents noted that sidewalks and lighting should be improved throughout the city. Most respondents agreed that **traffic safety** (63%), **traffic congestion** (65%), and **parking** (51%) were either "Good" or "Adequate." Respondents noted that more **commercial and visitor parking**, with **clear signage**, is needed for downtown businesses. Finally, a number of respondents highlighted **unsafe conditions at railroad crossings due to confusing signage**, **trains blocking intersections**, and **insufficient sidewalks at crossings**.

Housing

Survey respondents indicated a need for more **affordable housing** (49%) and **senior housing** (53%). When asked to identify Hapeville's most important housing need, a number of respondents indicated a desire to see **mixed-use developments incorporating retail space**, as well as **quality affordable housing**, including **affordable housing for seniors**. Some respondents expressed a preference for **lower-density, single-family housing**, including **preservation of existing housing stock**.

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Chapter 6

Land Use

Existing Land Use, Zoning, and Land Conditions

This section describes existing conditions in the City of Hapeville's governance, land use, and zoning.

City Government

The City of Hapeville uses the council-manager form of government, with an appointed city manager, four elected council members, and an elected mayor. They are as follows:

Mayor
Alan Hallman

City Council
Brett Reichert, Councilman at Large
Mark Adams, Councilman (Ward 1)
Chloe Alexander, Councilman (Ward 2)
Mike Rast, Alderman at Large

City Manager
Tim Young

Local Neighborhoods

Map 6.1 illustrates the seven local neighborhoods: Asbury Park, Azalea Park, Central Park, Cofield Park, Moreland Park, Northwoods, and Virginia Park, that comprise the City of Hapeville's residential community. These neighborhoods are predominately single-family residential. While the housing character is overarchingly similar throughout the community, each neighborhood is unique in housing character, based on its history, street network, and greenspace.

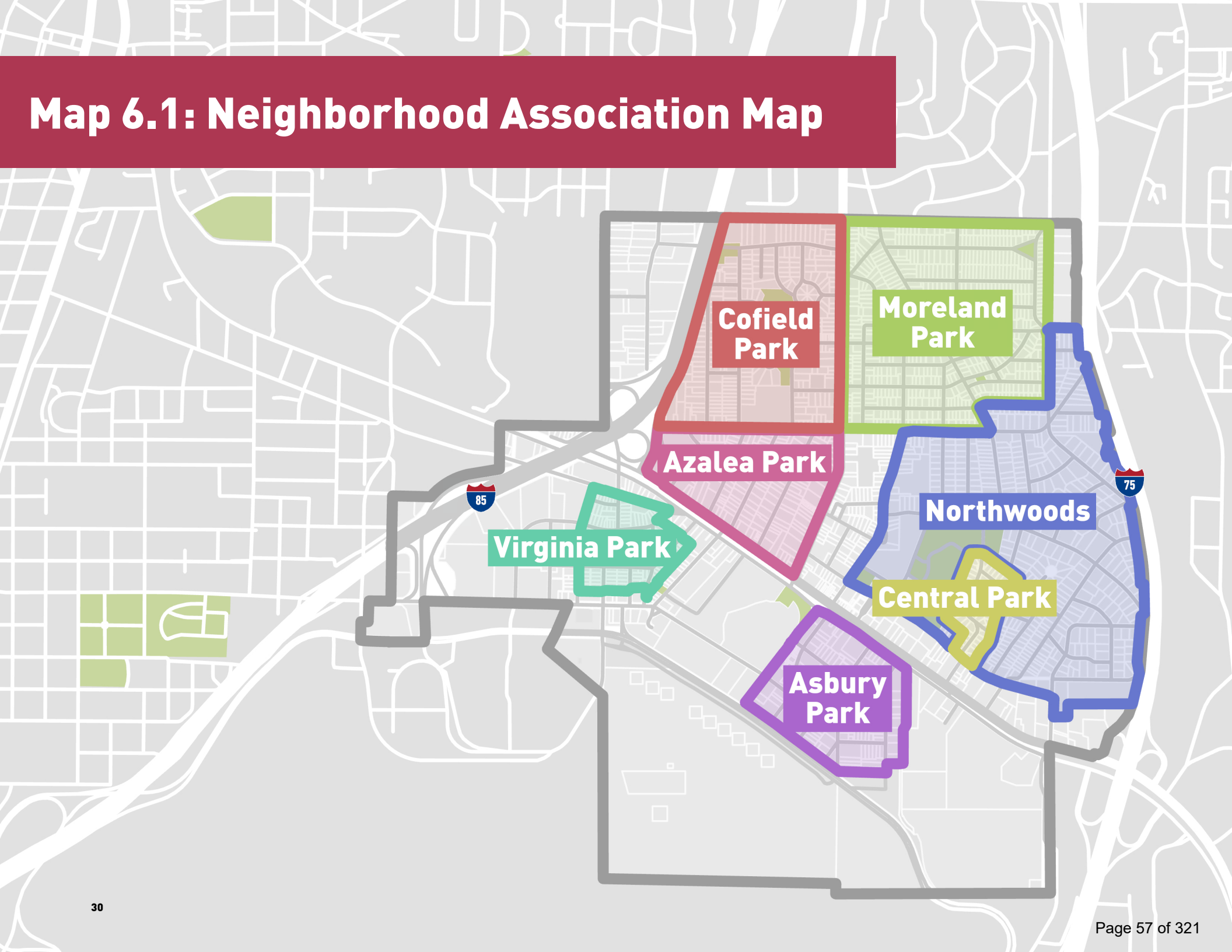
Existing Land Use

Hapeville's area is approximately 1,500 acres. Current land uses within Hapeville remain fairly separated, with commercial/retail areas along Central Avenue towards the airport and residential areas in the north, as shown in Map 6.2. It is recommended that the city update this map based on changing land uses and new development.

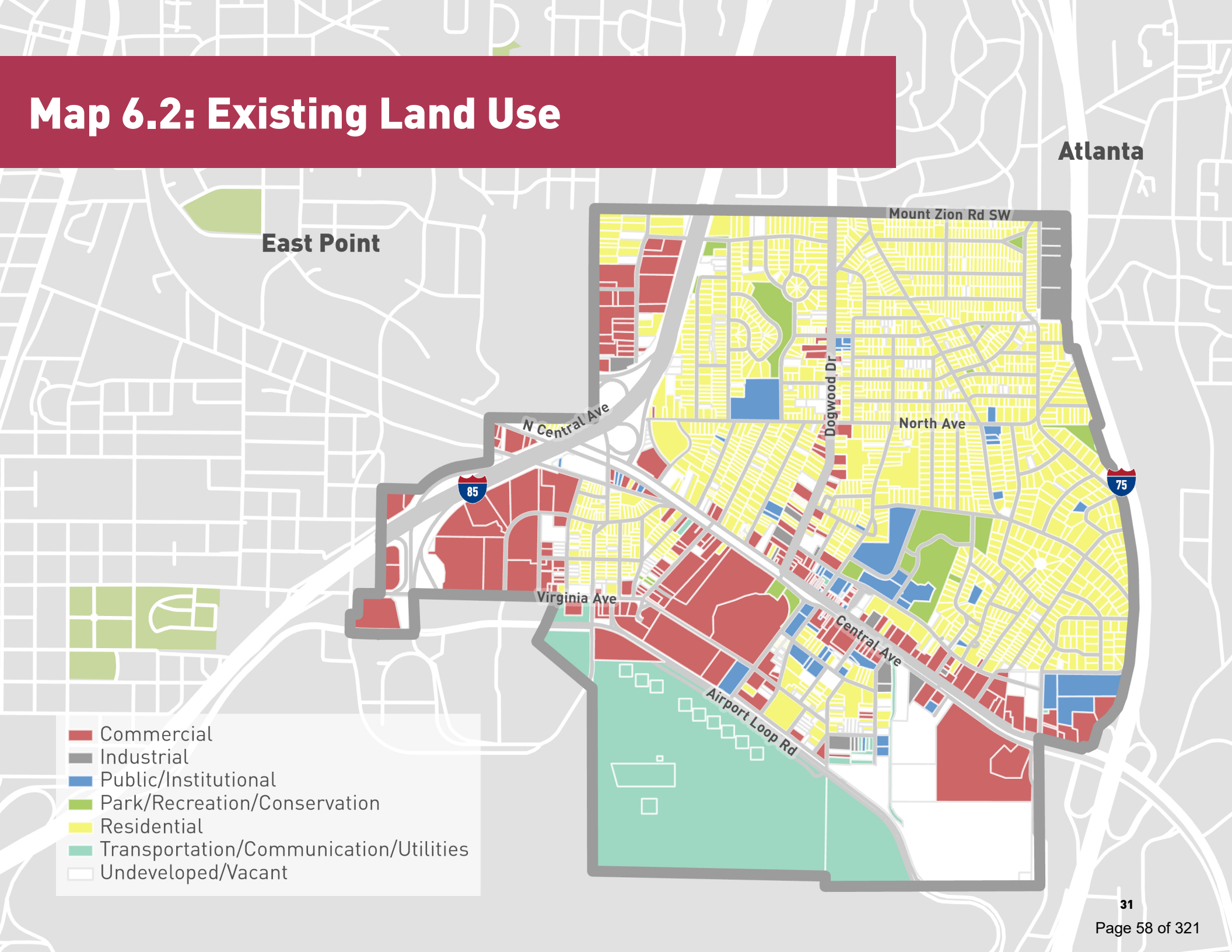
Commercial

Commercial land use is the most prominent land use, second to residential, with a majority of this land in small parcel developments along Central Avenue and Dogwood Drive. Commercial uses are largely in the form of gas stations, fast food establishments, and sit-down restaurants towards the junction of North Central Avenue and I-75, and art galleries, bakeries, local restaurants, small strip centers, and other neighborhood service businesses towards the South Central and Dogwood Drive intersection. Larger commercial parcels include larger businesses and chains like Wells Fargo, Courtyard by Marriott Atlanta Airport, and Hilton Atlanta Airport on Atlanta Avenue near the I-85/South Central Avenue junction.

Map 6.1: Neighborhood Association Map



Map 6.2: Existing Land Use



Existing Land Use, Zoning, and Land Conditions

Existing Land Use

Industrial

Most of Hapeville's industrial land use is situated along the southeastern edge around the former site of the Ford Atlanta Plant. This site has seen some reinvestment, and land use of the site has changed with the opening of the Kimpton Overland Hotel and the Porsche North America Headquarters and Experience Center. Industrial land use can also be seen in the northeastern quadrant of the city, fronting I-75.

Public/Institutional

Public/Institutional land uses consist of civic buildings such as fire andpolice departments, city hall, schools, and churches. Within the City of Hapeville, a small concentration of institutional use can be seen toward the central portion of North and South Central Avenues (Map 6.2), with a few parcels located within residential areas.

Park/Recreation/Conservation

Within the City of Hapeville, there are five parks that provide recreational and passive opportunities. Large park space can be seen in Map 6.2, predominately in the northern portion of the city, while few public parks exist south of South Central Avenue.

Residential

Residential land use is the primary use in Hapeville. The majority of residential land use is seen in the northern portion of the city. Because of the tight historic street network, neighborhoods are fortunate to have great connectivity and potential walkability to area amenities. It should be noted that many of these neighborhood streets lack sidewalks. Installation and improvement of sidewalks is an ongoing part of the Community Work Program.

Transportation/Communication/Utilities

This land use consists of major transportation routes and infrastructure, utilities such as sewage treatment plants and power lines, power substations, public right-of-way., railroad, and communication facilities. These areas generally have a high percentage of impervious surface coverage. The Georgia Power substation on Elm Street and Federal Express shipping on Perry Hudson Boulevard are TCU uses. The southernmost portion of Hapeville houses airport and airport-related facilities.

Undeveloped/Vacant

Undeveloped and vacant land is predominately located on the southern portion of the city, providing many opportunities for the development of the Corporate Crescent. Vacancies can also be seen peppered throughout the existing neighborhoods.

Existing Land Use, Zoning, and Land Conditions

Existing Zoning

Table 6.1 provides a list of the currently adopted zoning categories for the City of Hapeville. Map 6.3 shows the zoning categories currently assigned to parcels within Hapeville. The City of Hapeville Zoning Code is used to provide a guide for current and long-range planning activities. City development is regulated through the city's Zoning Ordinance. Specific zoning regulations establish minimum parcel sizes and setbacks together with building design, parking and landscape requirements, and signage control.

Arts District Overlay

The Zoning Ordinance also includes the Arts District Overlay, shown in Map 6.3, that was established to help Hapeville reinvent itself as a cultural destination centered around its downtown. This District Overlay was seen as a necessary measure to help protect the city's downtown character from development pressures. The Overlay specifies preferred land uses that support the growth of the arts, contributing to an arts destination that residents and travelers alike can enjoy.

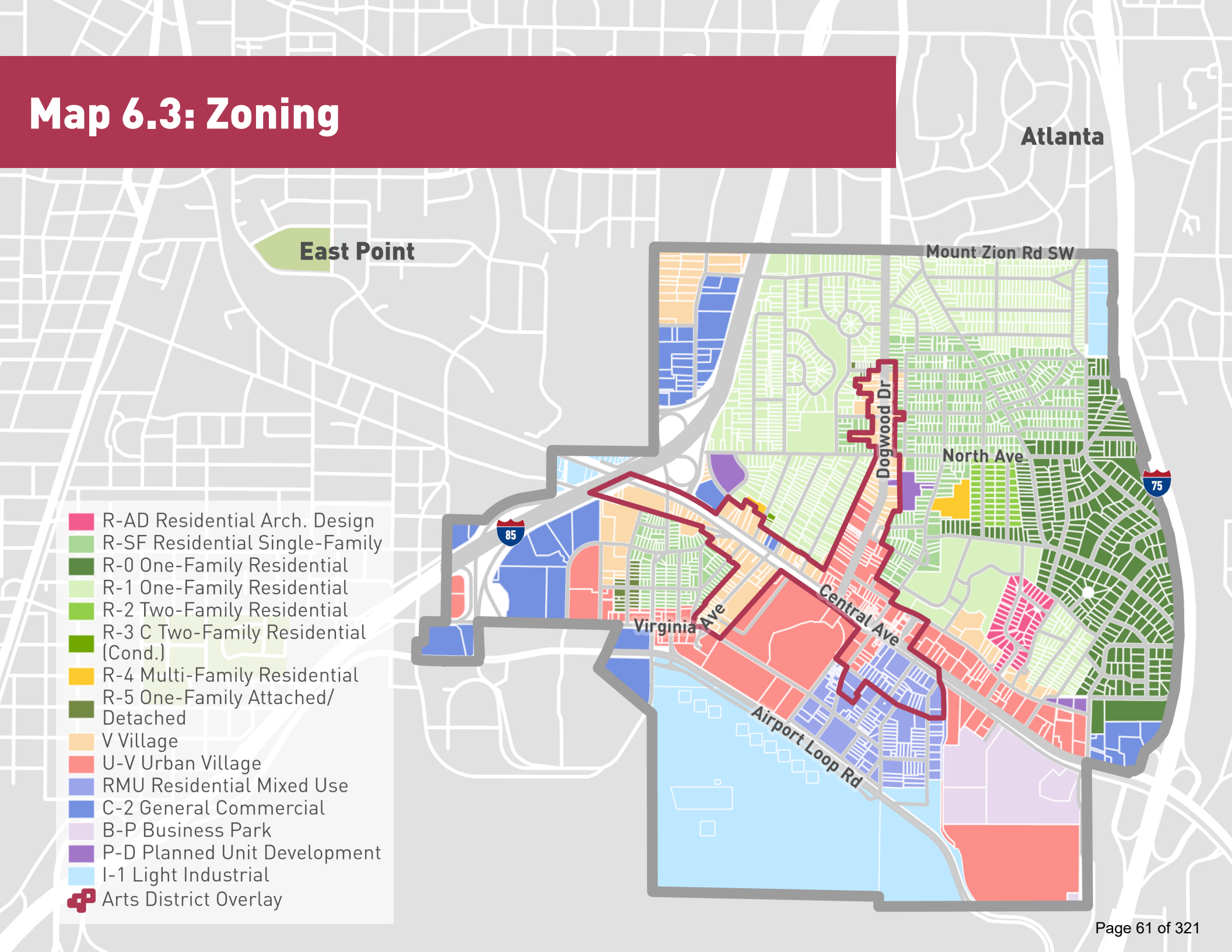
Architectural Design Standards

Hapeville's Code of Ordinances includes a set of Architectural Design Standards for buildings and new development. The focus of these standards is to maintain the historical character found throughout Hapeville and enhance walkability. The Design Review Committee is responsible for ensuring that all new construction and exterior building modifications adhere to these standards.

Table 6.1: Zoning Districts

R-AD	Residential-Architectural Design	**RMU**	Residential Mixed Use
R-SF	Residential Single Family	**C-R**	Commercial-Residential
R-0	One-Family Residential	**N-C**	Neighborhood Commercial
R-1	One-Family Residential: allows playgrounds, parks, and recreational buildings plus R-0 permitted uses	**C-1**	Retail Commercial
R-2	Two-Family Residential	**C-2**	General Commercial
R-3	Two-Family Residential: allows for attached and patio houses with no more than 4 dwelling units attached plus R-2 permitted uses	**B-P**	Business Park
R-4	Mult-Family Residential	**P-D**	Planned Unit Development
R-5	One Family Attached-Detached Residential	**I-1**	Light Industrial
R-I	Residential Infill Overlay	**I-2**	Heavy Industrial
V	Village Zone	**D-D**	Downtown Development
U-V	Urban Village	**C-T**	Commercial Transportation

Map 6.3: Zoning



Existing Land Use, Zoning, and Land Conditions

Historic District

The City of Hapeville was established in 1875 after Dr. Samuel Hape persuaded the Central Railroad and Banking Company of Georgia to establish a flag stop in the area. Hapeville was incorporated by the Georgia Assembly on September 16, 1891, with transportation as a major influence on the development of the town. Transportation remains a staple in the city with the active railroad and airport influencing growth and economic development.

On October 14, 2009, the Hapeville Historic District was established. With this designation, the city is eligible for historic preservation funds. The Hapeville Historic District includes historic commercial and residential areas composed of mostly one to two story brick buildings, which portray a variety of historic architectural styles. Local contributing landmarks include the Depot Museum (1890), shown in Figure 6.1, the Masonic Lodge (1903), shown in Figure 6.2, and the commercial district along North Central Avenue.

Many homes in the residential neighborhoods are identified as historically significant. Areas west of I-85 along Cofield Drive display Folk Victorian, Queen Anne, Craftsman, Colonial Revival, English Vernacular Revival, and Classical Revival historic architectural styles. There are about half a dozen mid-century apartment complexes containing two-story buildings with a courtyard.

Figure 6.1: Hapeville Depot Museum



Figure 6.2: Masonic Lodge

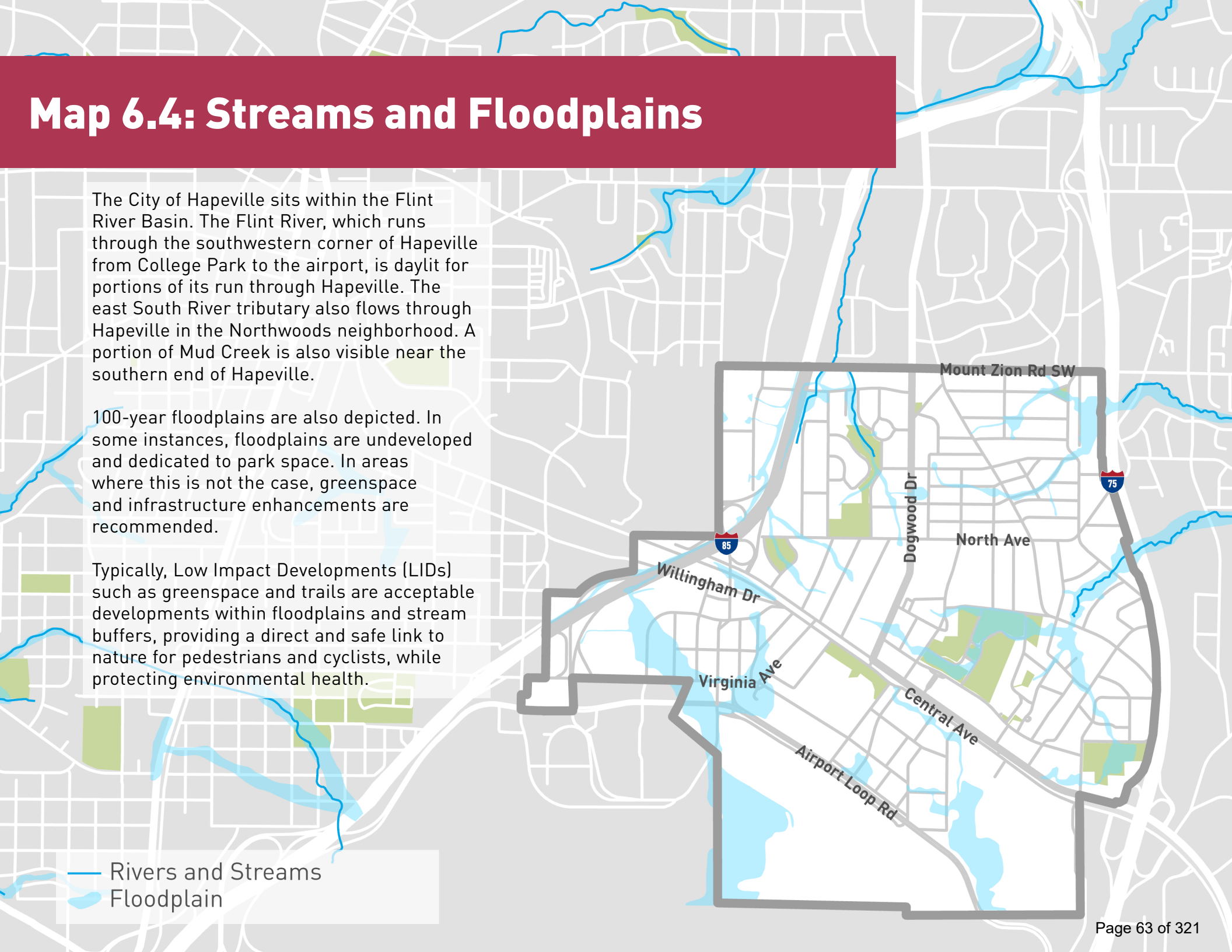


Map 6.4: Streams and Floodplains

The City of Hapeville sits within the Flint River Basin. The Flint River, which runs through the southwestern corner of Hapeville from College Park to the airport, is daylit for portions of its run through Hapeville. The east South River tributary also flows through Hapeville in the Northwoods neighborhood. A portion of Mud Creek is also visible near the southern end of Hapeville.

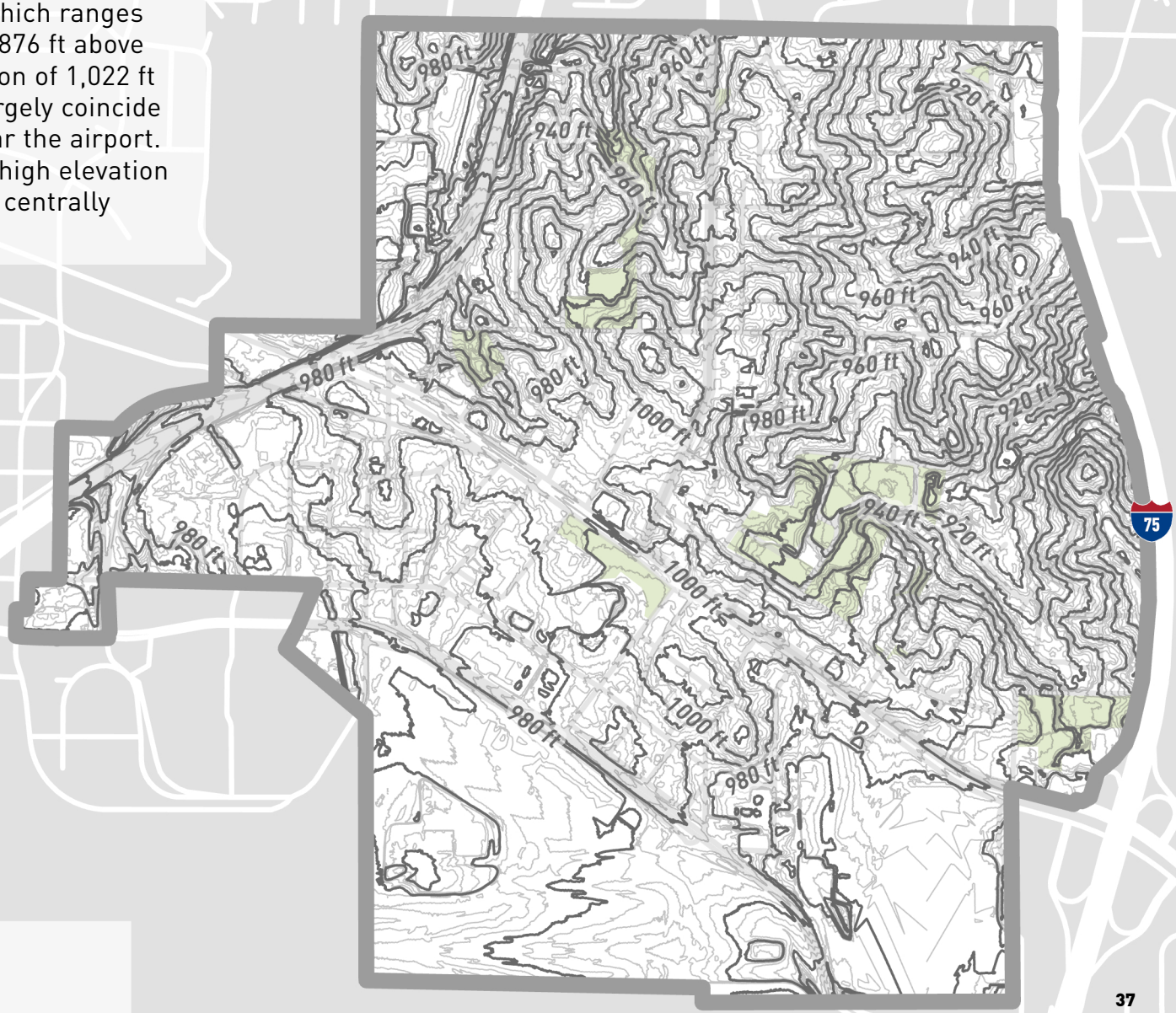
100-year floodplains are also depicted. In some instances, floodplains are undeveloped and dedicated to park space. In areas where this is not the case, greenspace and infrastructure enhancements are recommended.

Typically, Low Impact Developments (LIDs) such as greenspace and trails are acceptable developments within floodplains and stream buffers, providing a direct and safe link to nature for pedestrians and cyclists, while protecting environmental health.



Map 6.5: Topography

This contour map of Hapeville illustrates the general site topography, which ranges between a lowest elevation of 876 ft above sea level and a highest elevation of 1,022 ft above sea level. Low points largely coincide with floodplains and areas near the airport. There is a visible ridge line of high elevation points running north to south, centrally through the city.



2 ft Contours
10 ft Contours

Future Development

The City of Hapeville's Future Land Use Map (Map 6.6) is updated periodically to guide Hapeville's growth and development. Key future land use objectives can be seen in the southern portion of Hapeville, focused on redevelopment of the Ford Atlanta Plant and other under-utilized sites in the Corporate Crescent into high density mixed use development. North and South Central Avenue are predominately medium-intensity mixed-use to encourage infill. The northwest quadrant of the city, just west of I-85, is categorized high intensity mixed use, to encourage redevelopment of this predominately industrial area. Land use categories included in the Future Land Use Map are described below.

Residential and Multi-Family Residential

Residential land uses are defined by housing type, which also relates to density. Single-family detached uses represent the lowest density and may be established on individual building lots ranging from 4,000 square feet to more than one acre. Single-family attached and multi-family uses record approximately the same density, although multi-family projects tend to be developed at a higher density. Services such as streets, utilities, and transit are more heavily used in higher density areas. As a result, planning and developing such services in multi-family areas must account for the greater system loads associated with higher density. Dwellings dominate residential land use, although customary uses in these districts include places of worship, schools, and parks.

Low Intensity Mixed Use

This intensity anticipates two and three-story structures housing a mix of uses. The Commercial-Residential and Urban Village zoning classifications are well suited to allowing such mixed use flanking, abutting or near traditional neighborhoods.

Medium Intensity Mixed Use

Medium intensity can be expected to be realized through a development pattern of four- and five-story commercial development near mid-rise development. This level of development is envisioned for previously undeveloped properties downtown, rather than existing historic structures.

High Intensity Mixed Use

- High intensity mixed use is appropriate in areas that have shifted away from the traditional single-family development pattern to a mix of commercial and higher density attached residential. Building heights in high intensity mixed use areas should be limited to:
- Two to three stories in neighborhoods
- Three to four stories along Dogwood Drive
- Four to five stories along North Central Avenue
- Four to seven stories in College Square (now Asbury Park) near the airport
- Four to seven stories on Sylvan Road

Future Development

Commercial

Commercial uses consist of non-industrial business uses, including retail sales, office, service and entertainment facilities. Hotels, restaurants, shopping centers, offices, banks, automotive repair shops, and dry cleaners are examples of commercial land uses.

Industrial

The light industrial category consists of land dedicated to warehousing and wholesale trade facilities and "clean" manufacturing facilities. Light industrial is differentiated from heavy industrial, which includes processing plants, factories, mining or mineral extraction activities, landfills and similar uses, not by lot coverage or size and height of structures, but rather by the limited impacts of activities conducted on the premises compared to heavy industrial uses.

Public/Institutional

The public/institutional land use category includes state, federal and local government uses and institutional land uses. Government uses include city halls, police and fire stations, libraries, prisons, post offices, schools, and military installations. Institutional land uses also include colleges, churches, cemeteries, and hospitals.

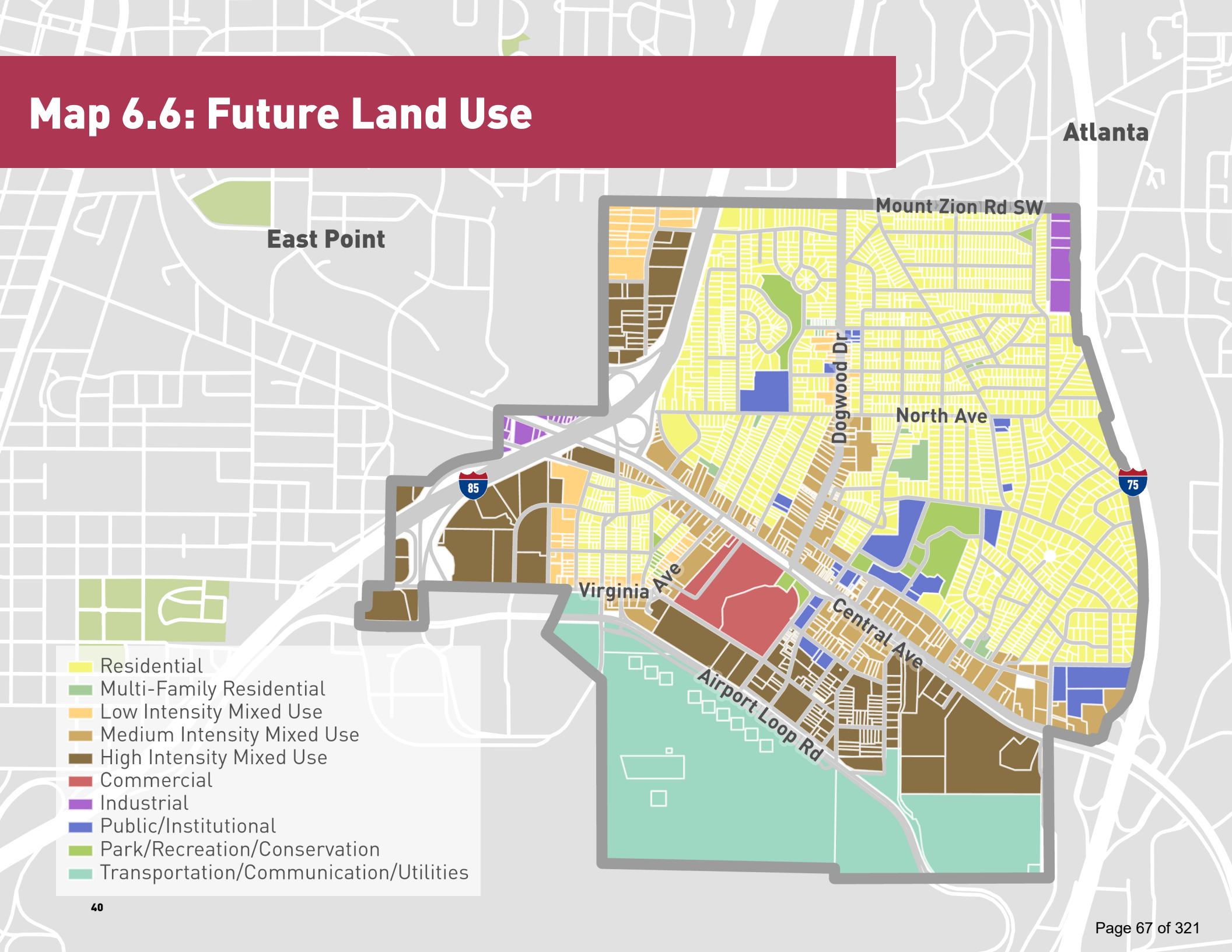
Park/Recreation/Conservation

Park/Recreation/Conservation land uses include "active" recreation (ball fields, courts, and swimming pools, among others), and "passive" recreation (trails, picnic areas, and natural habitats). PRC lands may be either publicly or privately owned and also include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, and recreation centers.

Transportation/Communication/Utilities

This category includes such uses as major transportation routes, public transit stations, electrical power plants and substations, railroad facilities, radio towers, water and sewer plants and facilities, airports, and port facilities.

Map 6.6: Future Land Use



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Chapter 7

Transportation

Existing Road Network

The City of Hapeville's identity has close ties to transportation infrastructure serving the Atlanta region. From its beginnings as a rail-stop community, Hapeville has been shaped by the introduction of new roads, railroads, and other transportation facilities, but most dramatically by the construction of the Atlanta Municipal Airport and its transformation into today's Hartsfield-Jackson Atlanta International Airport (HJAIA). Today the city lies at a key confluence of major transportation facilities serving both passenger and freight movement, yet still maintains a small-town character that reflects its history.

This section discusses current conditions of the transportation system in Hapeville. It is important to understand these in two different but frequently overlapping contexts: local transportation that primarily serves Hapeville's residents and businesses, and regional transportation that connects with the city and has impact on its neighborhoods and community center.

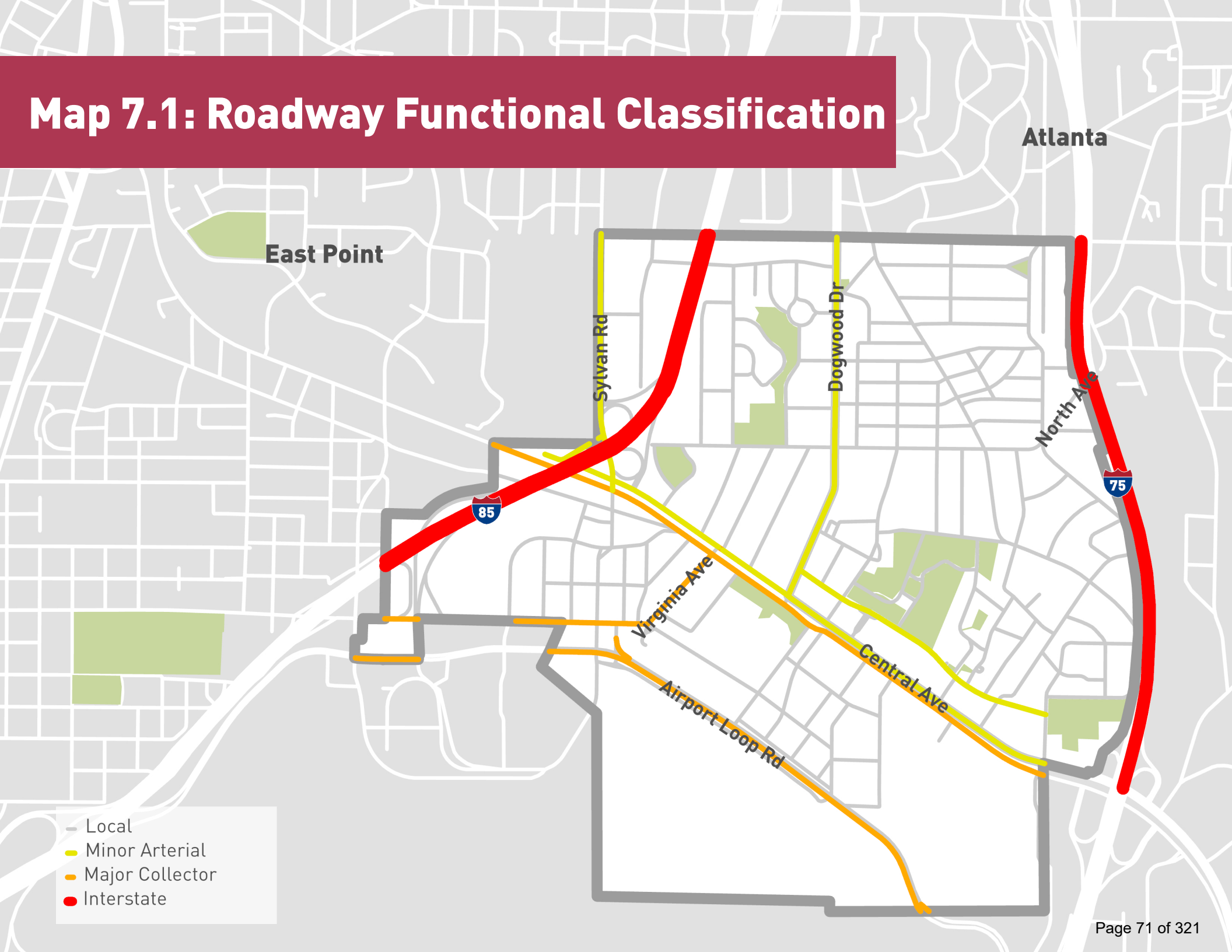
Hapeville's roadway network consists of a grid of surface streets that make up its traditional neighborhoods and commercial district, bounded on the east and west by Interstates 75 and 85, respectively, and by the Airport Loop Road on the south, which circles the HJAIA runway and terminal complex. Both interstates feature interchange access with Hapeville surface streets as well as non-interchange surface street crossings, meaning that despite the effective boundary the interstates create for the city, they are not heavy barriers to the city's connection to the surrounding street network.

Most surface streets in Hapeville are classified as local streets, although the network also includes a small but significant portion of arterial and collector streets as well as three miles of interstate highway and ramps within or adjacent to the city limits. Table 7.1 and Map 7.1 summarize how these streets are distributed by functional classification.

Table 7.1: Distribution of Streets by Functional Classification and Agency Ownership

Classification	Major Streets Included	Centerline Mileage	GDOT Mileage	City Mileage
Interstate/Ramps	I-75, I-85	3.0	3.0	0
Minor Arterial	Dogwood Drive, King Arnold Drive, North Central Avenue, Sylvan Road	3.7	1.8	1.9
Major Collector	Airport Loop Road, South Central-Porsche Avenue, Virginia Avenue	4.4	0	4.4
Local	Mount Zion Road, North Avenue	27.8	0	27.8

Map 7.1: Roadway Functional Classification



Vehicle Traffic

Hapeville's streets carry moderate amounts of traffic when compared to other communities in Atlanta's urbanized area, especially when considering proximity to major passenger and freight facilities. Although the two Interstates each carry between 120,000 and 160,000 vehicles per day as they pass Hapeville, surface street volumes do not exceed the approximately 17,300 per day on Airport Loop Road. North Central Avenue and Virginia Avenue have maximum volumes between 10,000 and 13,500 vehicles per day, and Sylvan Road and Dogwood Drive each carry below 10,000 vehicles per day.

These volumes are within the capacity of their streets, with a typical two-lane road generally able to carry up to 15,000 to 18,000 vehicles per day depending on its surrounding context. Virginia Avenue and Airport Loop Road have four-lane typical street sections, allowing these streets to carry up to 25,000 vehicles per day and continue to allow efficient traffic operations overall. Refer to Map 7.2.

North Central Avenue and South Central Avenue

As Hapeville's primary east-west connections, traffic volumes are higher on the eastern half of North Central Avenue from Dogwood Drive (State Route 19) to Interstate 75; they continue to increase as North Central Avenue crosses I-75, turning into Crown Road. The traffic volumes at this segment, approximately 10,500 vehicles daily, are higher than on South Central/Porsche Avenue. S Central Avenue volumes are lower than N Central Avenue.

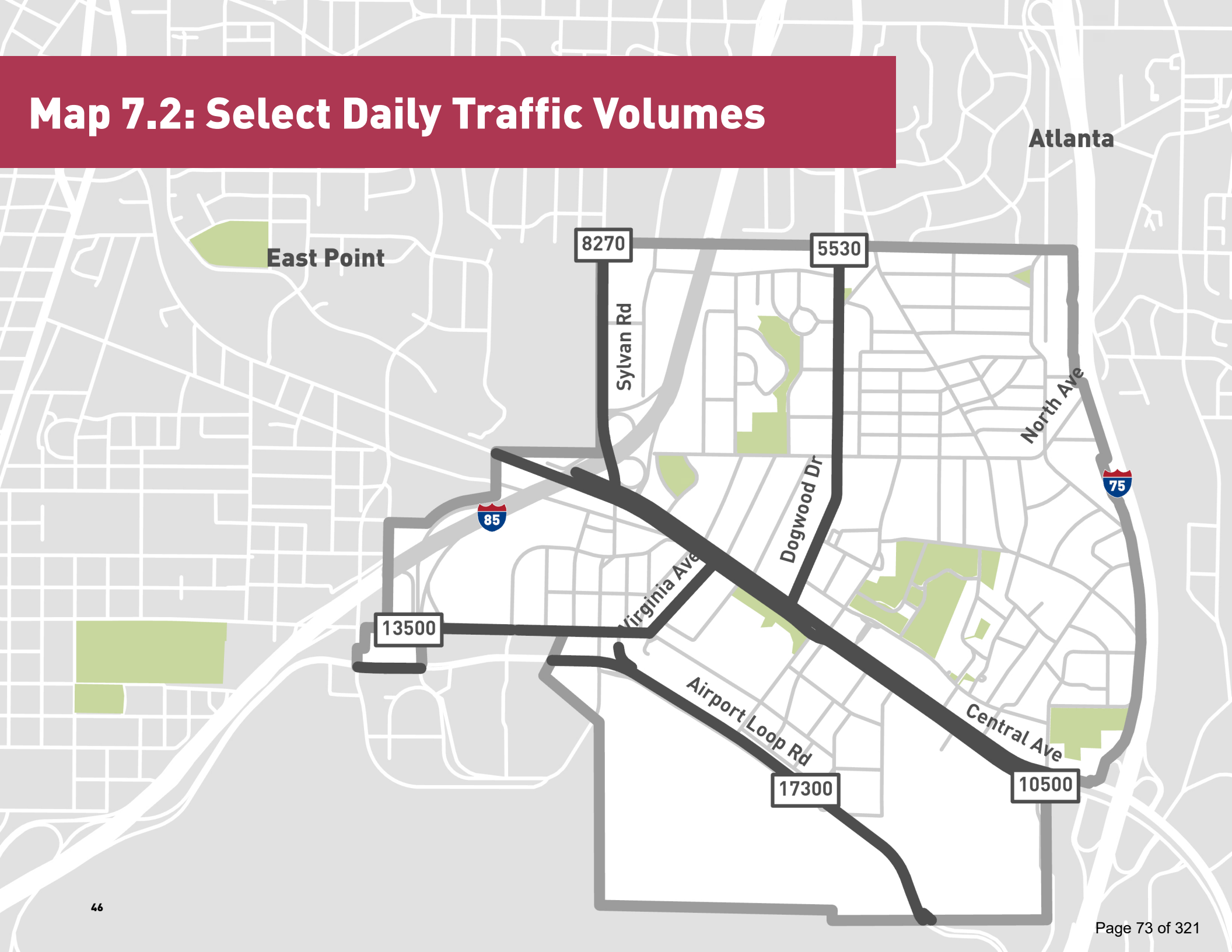
Sylvan Road

Although it is not one of Hapeville's core thoroughfares, Sylvan Road has the highest north-south traffic volume in the city, approximately 8,000 vehicles per day near the intersection of the I-85 interchange. This is due in part to a greater concentration of commercial land uses on this corridor than on Dogwood Drive, which is primarily a residential street for most of its extent in Hapeville: Sylvan Road serves an airport parking business on the east side of the street and a manufacturing facility on the west side of the street in the Atlanta city limits.

Dogwood Drive

North of the Hapeville city limit, in Atlanta, Dogwood Drive turns into Metropolitan Parkway. The traffic volume north of this corridor in Atlanta is much higher than it is in Hapeville - almost 13,000 vehicles per day, decreasing to approximately 5,500 on Dogwood Drive in Hapeville. Traffic volumes are approximately 21,000 along Cleveland Avenue, suggesting vehicles traveling south on Metropolitan Parkway from central Atlanta utilize Cleveland Avenue to access I-85 and I-75 and do not continue into Hapeville for the same function.

Map 7.2: Select Daily Traffic Volumes



Vehicle Traffic

Virginia Avenue and Airport Loop Road

Vehicle traffic generated by the airport is highest along the roadways feeding into the access points for passenger traffic south of the city. The Airport Loop Road is within the Hapeville city limit and has vehicle traffic volumes of around 17,000 vehicles daily. Virginia Avenue supports some of the traffic volumes to the northern access points of the airport as well, specifically to the Delta Headquarters. Virginia Avenue traffic is higher between the I-85 intersection and Delta Boulevard decreasing to the east, indicating that vehicle traffic diverts from Virginia Avenue toward Delta and the airport before the roadway connects to the streets leading into central Hapeville.

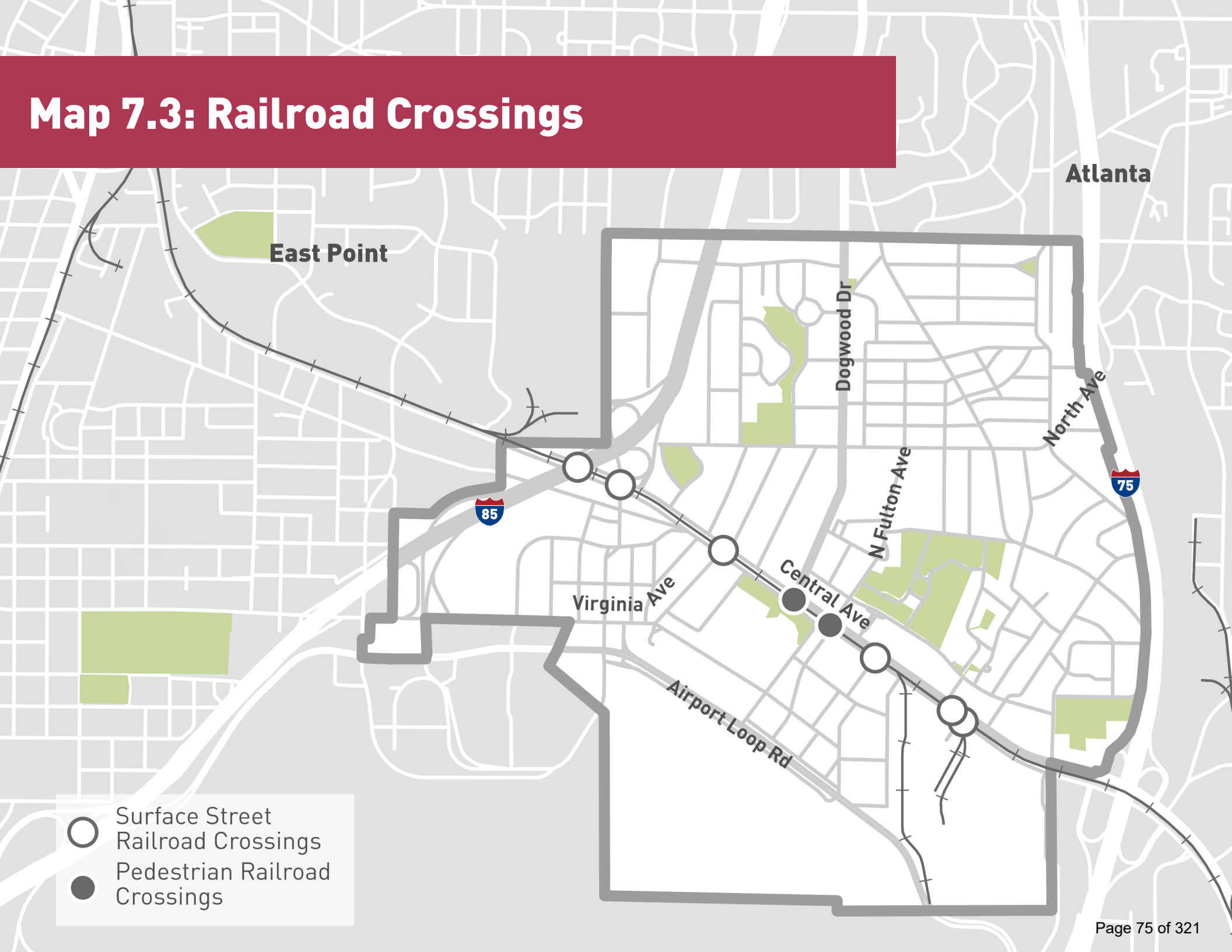
Overall, these patterns suggest that traffic is not a problem for the city, although some corridors, especially North Central Avenue, do experience occasional delay due to traffic control. This is due in part to the highly specialized forms of traffic control at intersections with railroad crossings. When streets cross the Norfolk Southern tracks, traffic flow leaving the crossing is usually not stopped approaching intersections to reduce the risk of traffic queues forming on the crossing and in the path of trains. However, this requires all-way stop control on other legs of these intersections, which introduces regular disruptions to traffic flow on the streets that must stop.

Rail and Freight Infrastructure

The city is bisected by the historic Macon and Western Central Georgia Railroad, today owned and operated by Norfolk Southern (NS) as their S Line. This is a spur line that connects to the shared-trackage trunk line between Norfolk Southern and CSX Transportation that extends to downtown Atlanta. Within Hapeville, six surface street crossings provide connection across the railroad, as well as one surface pedestrian crossing (at North Fulton Avenue) and a grade-separated pedestrian bridge just east of North Fulton Avenue. Refer to Map 7.3.

Hapeville is served by an extensive roadway freight network as well, especially Interstates 75 and 85. By default, any GDOT route is an official truck route, meaning that both the Interstates and a series of surface streets allow through-movement by trucks.

Map 7.3: Railroad Crossings



Existing Alternative Modes Analysis

Transit Service and Infrastructure

As a municipality in Fulton County, the Metropolitan Atlanta Rapid Transit Authority (MARTA) is Hapeville's primary transit service provider. MARTA operates three routes, Routes 95, 172, and 193, through the center of Hapeville, and these connect to Clayton County and to three different stations on MARTA's Gold and Red rail line.

Route 95, which serves the Metropolitan Parkway corridor in Atlanta and continues into Hapeville on Dogwood Drive, terminates in Hapeville with a turnaround loop at King Arnold Street and Sunset Avenue. Route 172 originates at Oakland City Station and proceeds along Sylvan Road and Virginia Avenue before terminating in College Park. Route 193 connects East Point Station to Clayton County, passing through Hapeville along South Central Avenue/ Porsche Avenue. Map 7.4 illustrates the MARTA transit routes serving the city and depicts MARTA bus stops along each route.

Bicycle and Pedestrian Systems

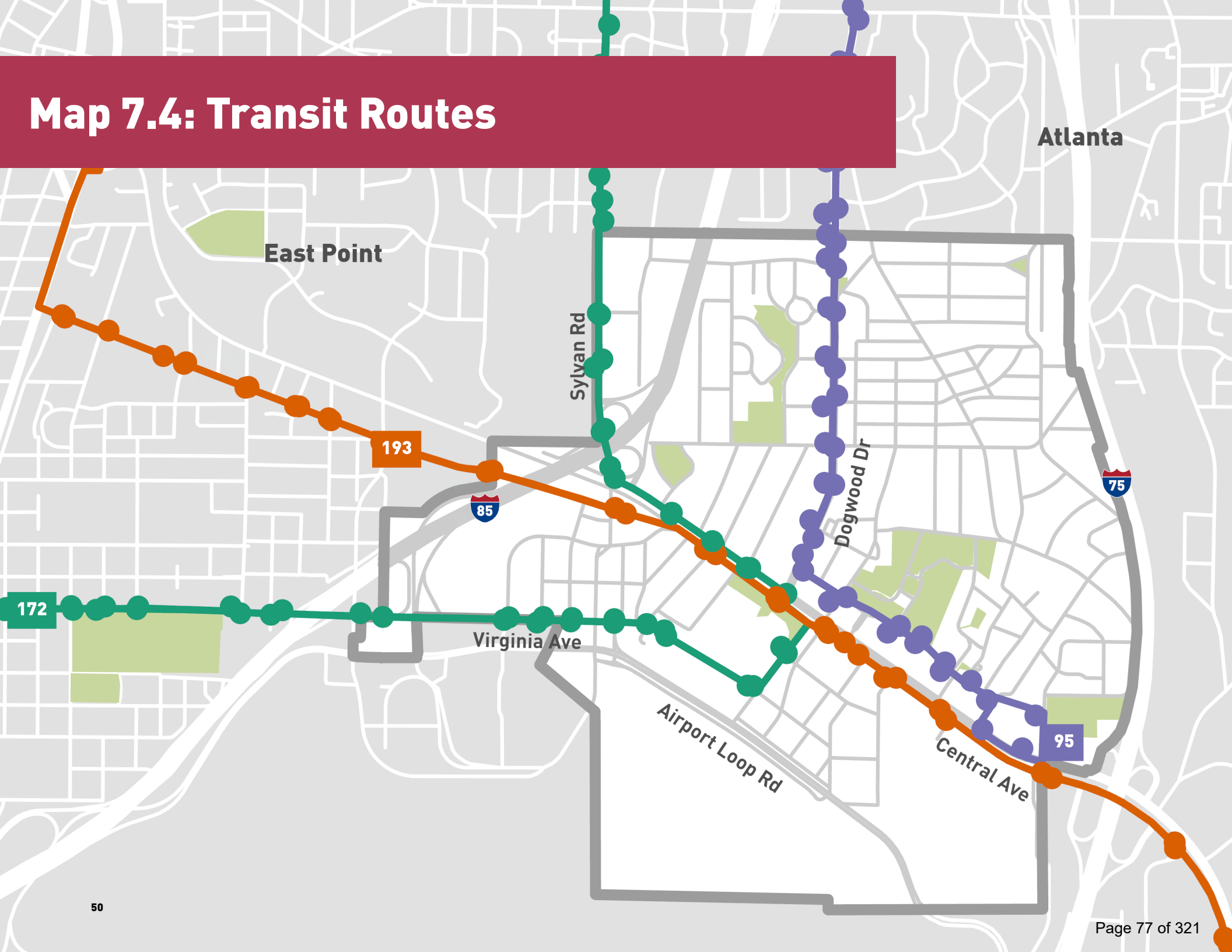
Hapeville has approximately 26 miles of sidewalk, equating to approximately 67 percent of sidewalk coverage for streets and roads throughout the city, though many (especially in residential neighborhoods) have sidewalks only on a single side or none at all. In almost all cases, Hapeville's sidewalks are narrow and have minimal separation from curbs. This is not necessarily a challenge on residential neighborhood streets that have lower-speed traffic and sometimes on-street parking. However, on larger thoroughfare streets, narrow sidewalks may expose pedestrians to safety risks, especially on streets with significant truck traffic.

Map 7.5 illustrates Hapeville's sidewalk network and is color-coded by sidewalk condition. Around three-quarters of the city's sidewalks are classified as being in good or fair condition, with the remaining quarter in more immediate need of repair.

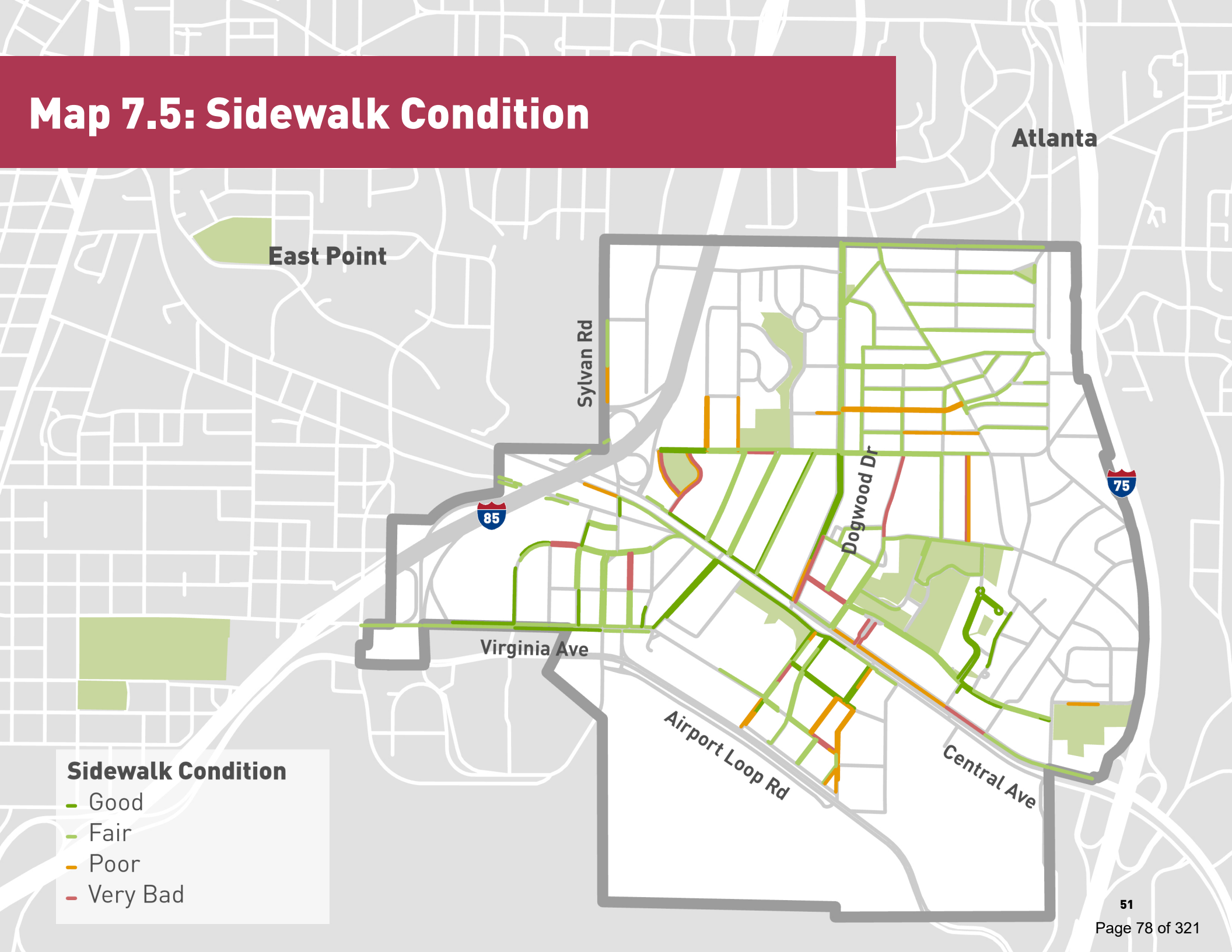
These conditions vary across the city, indicating gaps in connectivity in the network. However, the northeast corner of the city has a strong network of fair condition sidewalks with generally good connectivity within the area. Other sections of the city are largely without sidewalks, including the residential areas in the northwest corner of the city and roadways along the eastern edge of the city, adjacent to the Interstate 75.

Hapeville gained its first bike lanes through a streetscape enhancement project on Dogwood Drive between North Avenue and North Central Avenue, although these do not have any immediate connection to other parts of the city, and current bicycle plans for the City of Atlanta do not propose any immediate connections into Hapeville.

Map 7.4: Transit Routes



Map 7.5: Sidewalk Condition



Map 7.6: AeroATL Greenway Plan

In late 2018, the Aerotropolis Atlanta Community Improvement Districts (AACIDs) completed the AeroATL Greenway Plan through a Livable Centers Initiative (LCI) grant. This is a comprehensive trail master plan for the Aerotropolis area, connecting the communities around Hartsfield-Jackson Atlanta International Airport. Partners include:

- Aerotropolis Atlanta Alliance
- Aerotropolis Atlanta CIDs
- City of College Park
- City of East Point
- City of Forest Park
- City of Hapeville
- City of South Fulton
- Clayton County
- Fulton County
- Hartsfield-Jackson Atlanta International Airport

This map shows the proposed greenway network included in the AeroATL plan and its connections through Hapeville.



Existing Alternative Modes Analysis

Airport Transit

In addition to MARTA services designed for passengers and connecting to a larger system, Hapeville includes airport- and employer-related shuttle transit service that is not designed for general public use. This includes shuttles operated by Delta Air Lines to connect its administrative headquarter facilities, by hotels in Hapeville and College Park to carry passengers to and from the airport terminals, and by Hartsfield-Jackson International Airport itself to connect its international and domestic terminals. These services are an important connection between employment and visitor destinations.

Hapeville Golf Cart Policy

In 2017, the City of Hapeville instituted a golf cart policy making use acceptable along residential roads and restricted along the following roads:

- I-85
- I-75
- Loop Road
- North Central Avenue
- Porsche Avenue
- Dogwood Drive
- Sylvan Road
- Mount Zion Drive
- Willingham Drive
- Atlanta Avenue (South of Doug Davis)
- Virginia Avenue (West of Doug Davis)

Existing Conditions Highlights

- The city is bisected by the Norfolk Southern rail corridor, serving around eight trains per day.
- The city enjoys transit service at the terminus of MARTA's Route 95 bus route.
- The proximity of Hartsfield-Jackson Atlanta International Airport gives the city access to major freight and passenger movements.
- Hapeville's traffic volumes are well within the capacity of its roads. This does not mean there is not traffic delay on some streets at certain times of the day, but traffic problems are not related to inadequate roadway capacity.
- Interstates 75 and 85 frame the city on its east and west sides, respectively.

Transportation Safety

From 2017 through 2021, there were 1,394 crashes within the city limits of the City of Hapeville. Of these total crashes, twelve involved pedestrians and one involved a bicyclist. 302 of the crashes involved injuries, ten of which involved pedestrians and one which involved a bicyclist. Two vehicular crashes resulted in fatalities, one in 2017 and the other in 2021. Map 7.7 identifies locations of crashes, with some crash locations shown outside of the boundary of the City of Hapeville.

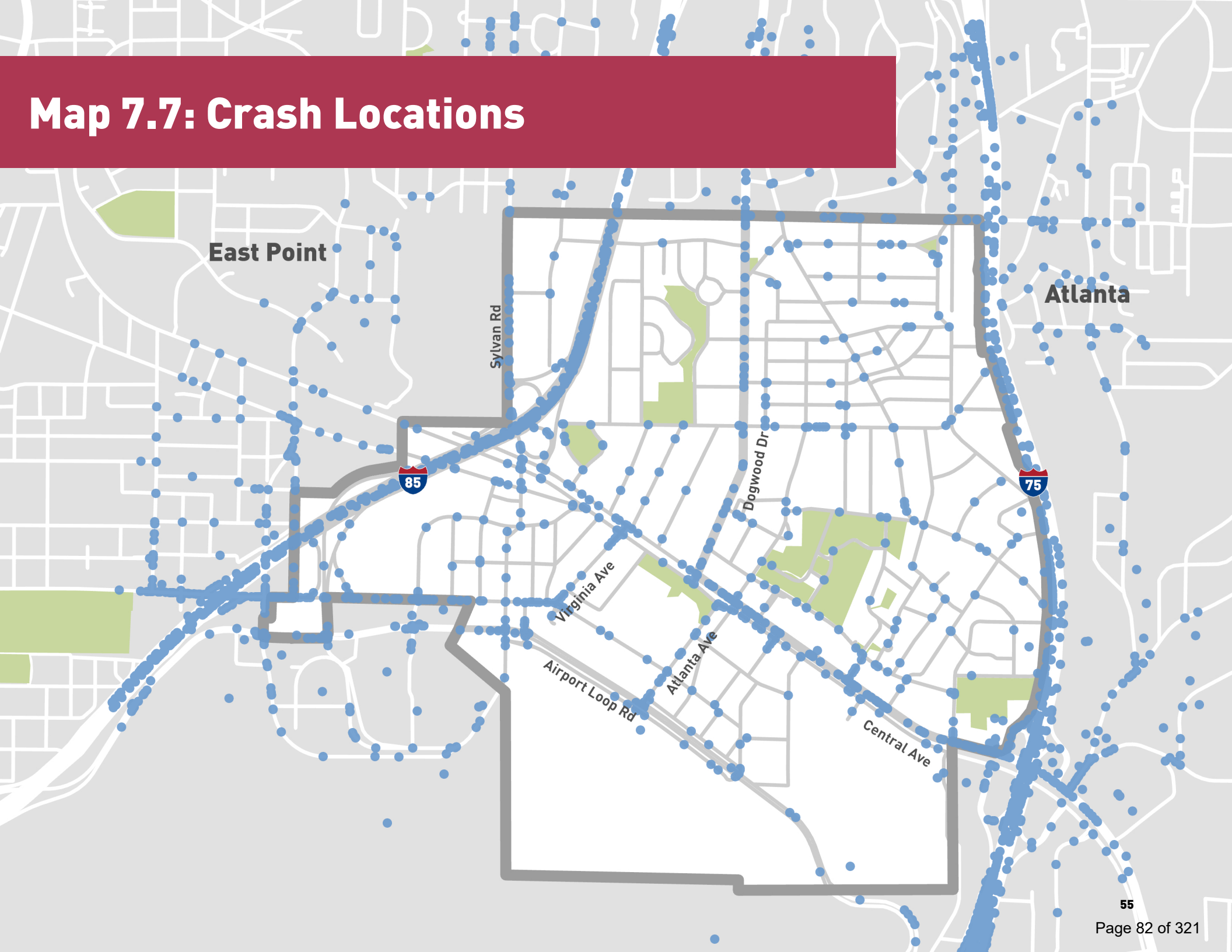
Perhaps a more telling indicator of safety is the severity of crashes and the involvement of more vulnerable transportation users (bicycles and pedestrians).

Map 7.8 illustrates crashes with injuries, with larger circles indicating a higher number of persons injured in a single crash. As multiple crashes occur in a single location, they appear clustered together.

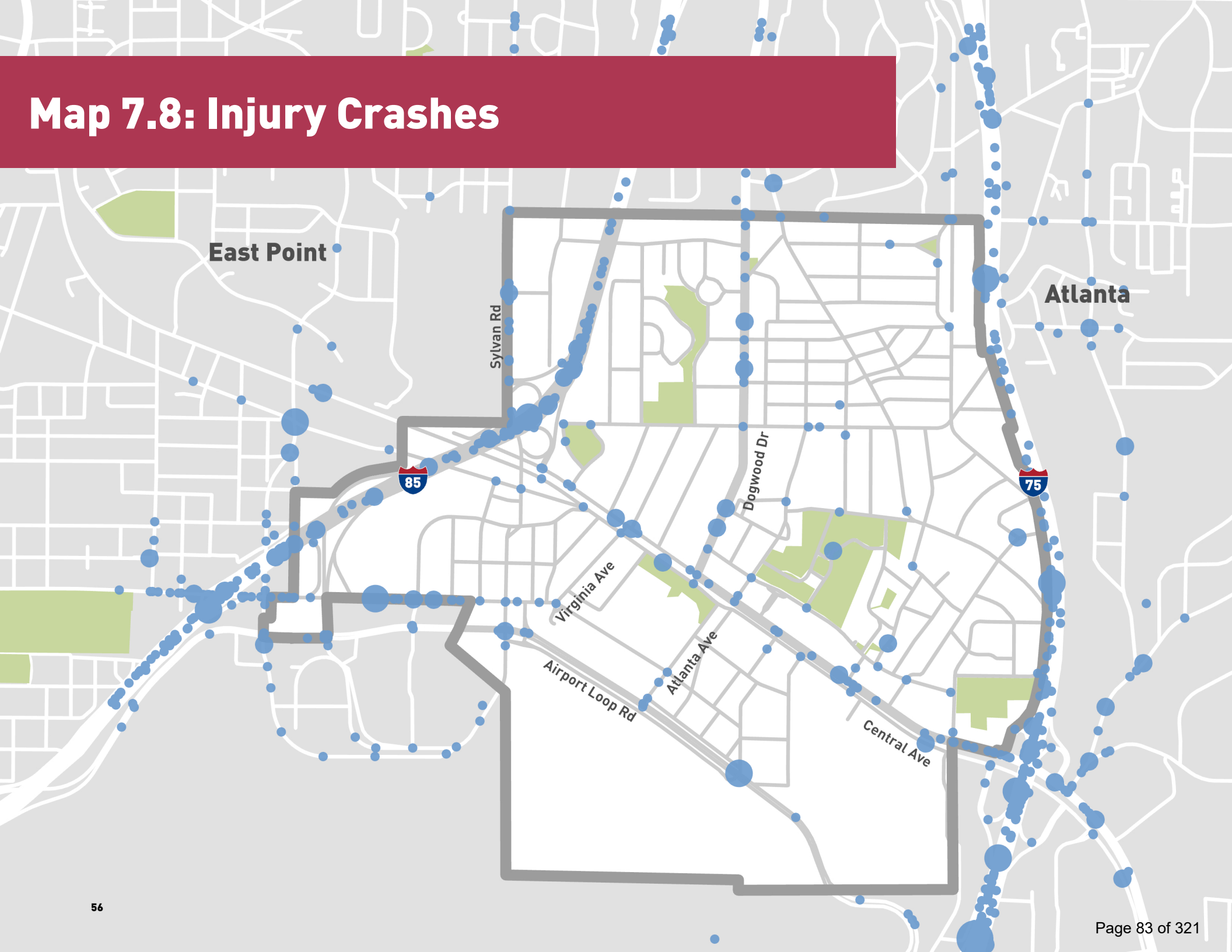
Map 7.9 illustrates bicycle and pedestrian crashes, with some of these occurring at the same locations as pointed out previously. The frequency of crashes along Atlanta Avenue suggests a need for safer sidewalks and crossings, or even more focused treatments like traffic control and traffic calming.

Crash severity can identify areas of concern and specific locations that may warrant additional design treatments or policy approaches to improve safety. Corridors such as Virginia Avenue feature higher numbers of injuries, even if the number of injury crashes is generally consistent with the higher traffic volumes of these streets. However, intersections where injury crashes are concentrated along lower-volume streets, such as the intersection of Avenue and N Fulton Avenue, point to opportunities for enhancements and design interventions to improve safety, such as traffic calming techniques and more advanced traffic control.

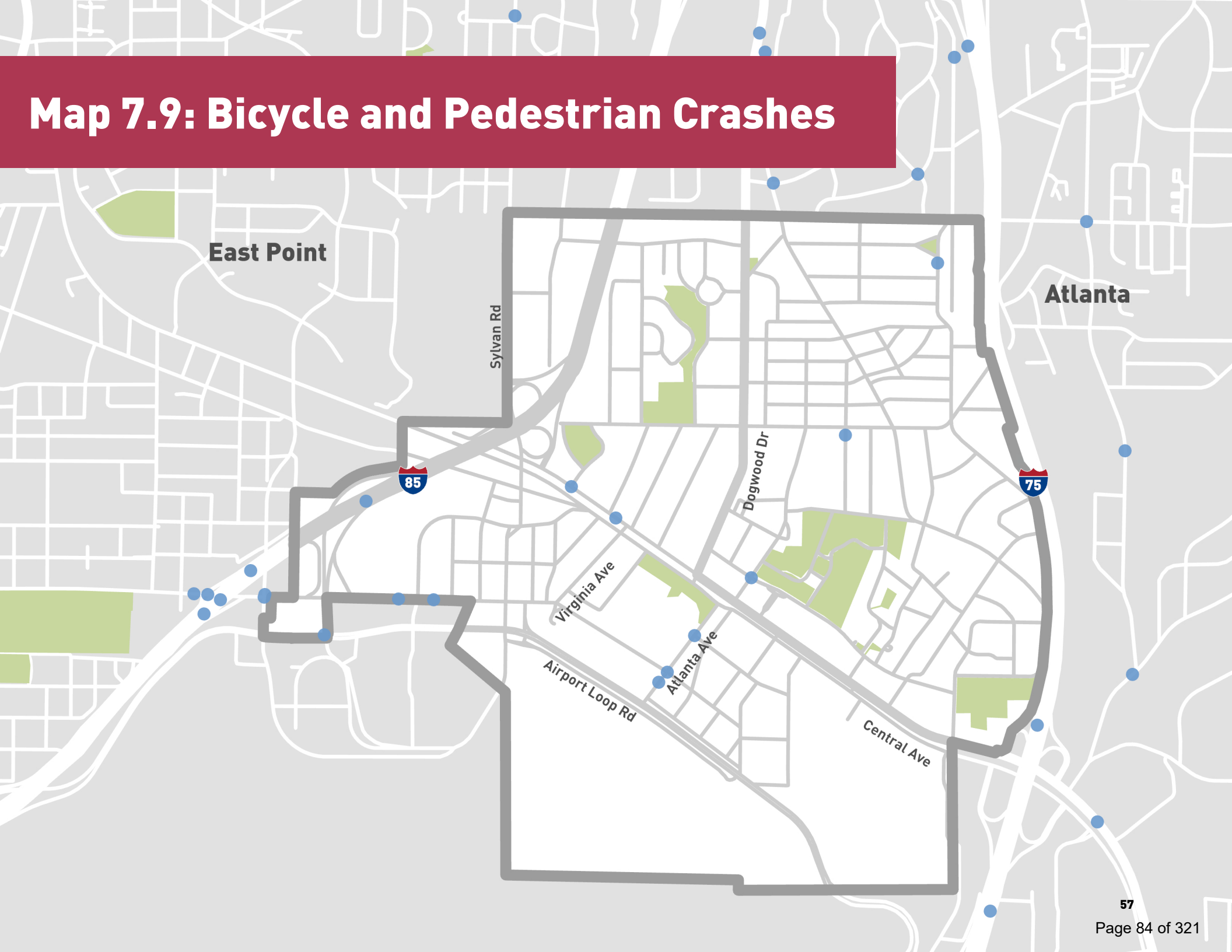
Map 7.7: Crash Locations



Map 7.8: Injury Crashes



Map 7.9: Bicycle and Pedestrian Crashes



Existing Parking Analysis

The Atlanta Regional Commission (ARC) completed a Commercial Parking Assessment for the City of Hapeville in 2019. This study assessed Hapeville's parking supply and provided key recommendations for parking policy and management to right-size the amount of available parking while accommodating Hapeville's growth.

In terms of available commercial parking, Hapeville had around 11,000 total non-residential parking spaces as of 2019, with public parking concentrated in the downtown area. There is a significantly high ratio of private parking to public parking, as most of Hapeville's off-street parking spaces support existing private development.

The 2019 study found that minimum parking requirements in the zoning ordinance were generally higher than those of comparable nearby cities. However, there are provisions for shared parking between land uses in some zoning districts, although the rules for shared parking agreements are not clearly defined.

In considering future development, the city should engage more extensive approaches to understand how parking can be used as a development management tool, and potentially one in which the city is taking a guiding role. The city should consider the following strategies to explore how the city can embrace new development and accommodate parking demand by leveraging other transportation options.

Strategies

- Providing on-street public parking in central areas with many destinations, like the downtown area
- Exploring reductions in minimum parking requirement ratios, as well as considering parking maximums for new hotel development
- Offering reductions in parking requirements when residential and commercial leases do not include parking as part of lease terms (but rather require tenants to rent or purchase it separately from their usable space leases)
- Instituting pricing or in-lieu payments for private long-term use of city-owned parking facilities
- Encouraging shared parking agreements and incentivizing property owners to share unused parking
- Maintaining existing parking time limits and adopting pay-for-parking facilities in high-demand areas
- Providing long-term parking options in low-demand areas
- Encouraging compact, multi-modal development to allow more shared parking and use of alternative modes
- Improving pedestrian and bike infrastructure to encourage walking and biking
- Amending parking requirements for new residential development to specify provision of visitor parking

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Chapter 8

Economic Development

Economic Development Tools Analysis

Community Improvement District

The Aerotropolis Atlanta Community Improvement Districts (CIDs), which covers 15.46 square miles around the airport, includes portions of Hapeville's office core, south of South Central Avenue, termed the Corporate Crescent. The CIDs are empowered to fund beautification, public safety, and infrastructure projects focused on transportation and water within the district. This increased investment in Hapeville includes future streetscape improvements and gateway signage, creating identity and branding that will help attract employers and residents to the area. The Hapeville parcels that belong to the Airport West CID are shown on Map 8.1.

Aerotropolis Alliance

The Aerotropolis Alliance is a non-profit membership organization and a coalition of leading business and community leaders, united in a commitment to making Aerotropolis Atlanta a world-class destination for business, connectivity, and living. The Alliance is governed by a 29-member board of the district's top private sector leaders, local elected officials, and representatives of Chambers of Commerce, including representatives from the City of Hapeville. The mission is to improve and sustain the quality of life for those who live, work, and play in this area.

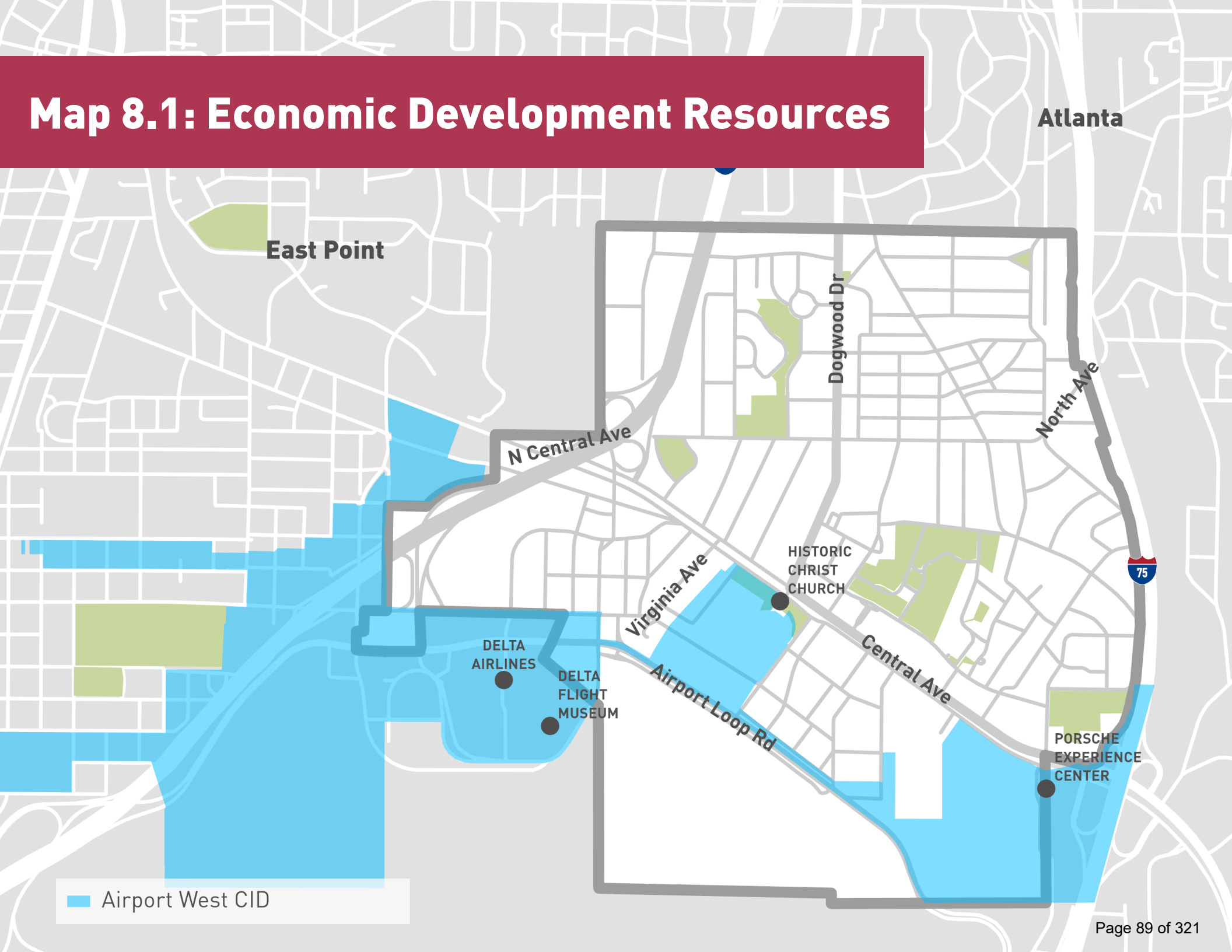
Georgia Department of Community Affairs (DCA) Georgia Main Street Program

The Georgia Main Street Program focuses on comprehensive, community-based revitalization of historic main streets. In 2003, the City of Hapeville received Main Street designation. As a designated city and participant in the Classic Main Street Program, Hapeville receives technical assistance and resources from the DCA, which assist the city in their efforts to build a stronger local economy through revitalization of the downtown area.

Opportunity Zone

An Opportunity Zone is a tool that can draw jobs and redevelopment to an area. The Hapeville Opportunity Zone was designated from May 2011 to December 2021. Opportunity Zone designation provided a tax incentive for new job creation, $3,500 per employee to be used against 100 percent of income tax liability, and state payroll withholding. This economic development tool provided the city with an incentive to attract new employers and jobs. The incentives provided by the Hapeville Opportunity Zone were successfully implemented to the extent that the previously designated census block group no longer has under-used or vacant properties, meaning it is no longer eligible to be an Opportunity Zone.

Map 8.1: Economic Development Resources



Economic Development Tools Analysis

Additional Economic Development Tools

Following are potential economic development tools that can be used by the City of Hapeville, within the constraints of Georgia law:

Facade Grant Program
Through the Development Authority, the City of Hapeville offers grants for façade improvements to commercial tenants or property owners located within the city limits. Eligible projects must visibly improve the unique historic and architectural character of the storefront.

Tax Allocation District (TAD)
Georgia law provides specific powers to enable local governments to embark on projects that will foster public/private partnerships and spur economic growth. Tax Allocation Districts (TADs) are one of the legislative tools available to support economic development ventures. In December of 2008, the City of Hapeville established a Tax Allocation District at the former Ford Assembly Plant site, designated to facilitate private interest and investment in the site.

Payment in Lieu of Taxes (PILOT) Program
The Payment in Lieu of Taxes Program provides payments to local governments with substantial acreage of federal land within their jurisdiction. The payments offset losses in tax revenue as federal land is not taxable by local governments.

Programs

The Georgia State University (GSU) Small Business Development Center
Makes use of GSU resources to help overcome local economic development challenges.

U.S. Small Business Administration (SBA)
Federal agency providing counseling, capital, and contracting to small business owners and entrepreneurs.

The Service Corps of Retired Executives (SCORE)
Works as a resource partner with SBA to educate entrepreneurs and business owners.

U.S. Department of Labor Employment and Training Administration
Federal agency providing grants and workforce training for state and local workforce development.

Agencies

Following are agencies and programs that can provide resources and assistance to continued economic development efforts:

Hapeville Development Authority (HDA)
Formed in 1982, the HDA has been active in acquiring properties for private market development, offering bond financing and land assembly.

Economic Development Tools Analysis

Agencies

The ATL Airport Chamber (TAAC)
The principal business promotion agency for the City of Hapeville.

Fulton County Department of Environment and Community Development
Provides technical assistance, allocates federal funds, evaluates 'Enterprise Zone' designations, and reviews individual businesses.

Development Authority (DA) of Fulton County
Charged with acquiring and selling property and buildings for long term lease or sale. The DA also has the ability to issue tax-exempt or taxable bonds to businesses that wish to relocate or expand in the county.

South Fulton Chamber of Commerce
Works with the The ATL Airport Chamber to make decisions regarding redevelopment opportunities generated by the airport.

Metro Atlanta Chamber of Commerce
A regional umbrella agency that helps in the coordination and supervision of commerce.

Georgia Power Company
The primary electric utility provider for Hapeville.

Georgia Department of Economic Development
Responsible for attracting new business investment to the state of Georgia, as well as encouraging the expansion of existing industry and small businesses and planning and mobilizing state resources for economic development.

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Chapter 9

Community Work Program



Report of Accomplishments 2017-2022

	Project	Status	Notes
Land Use & Zoning			
L1	Amend the Comprehensive Plan: Adopt 2017 LCI study as a part of the Comprehensive Plan and text amendments as appropriate.	**COMPLETED**	Adopted in 2017.
L2	Assess amendments to the City of Hapeville Future Land Use: Amendments per proposed future land use map. Update the digitized FLUM as appropriate.	**COMPLETED**	Ongoing activity. Digitized FLUM has been updated.
L3	Evaluate development of a Hapeville Gateway and Downtown Overlay District and Design Guidelines as described in the 2017 plan. Design Standards/Guidelines may include streetscape standards, block sizes, setbacks, etc. Align guidelines with recommendations as found within plan. Encourage the incorporation of functional art into streetscapes, including creative street lights, crosswalks, benches, etc.	**COMPLETED**	Ongoing activity. Utilizing existing U-V and Arts Overlay District. Main Street and other organizations promote arts.
L3.1	Assess the inclusion of greenspace recommendations within the Hapeville Gateway and Downtown Overlay. Suggested guidelines for new (re)development to include a ratio of 10 acres per 1,000 residents and allowing of a variety of park sizes.	**COMPLETED**	Ongoing activity. Utilizing existing U-V and Arts Overlay District which have greenspace ratios included.
L3.2	Assess the inclusion of development incentives in the Overlay, whereby development intensities, setbacks, and other incentives can be increased to encourage redevelopment.	**COMPLETED**	Ongoing activity. City is evaluating desired density.

Report of Accomplishments 2017-2022

	Project	Status	Notes
Land Use & Zoning			
L4	Design and develop wayfinding signage throughout Hapeville to assist residents and visitors moving from Gateways to Downtown, jobs, and other attractors.	**UNDERWAY**	Plan prepared and approved by City Council. Seeking funding for signage.
L5	Partner with the Aerotropolis Atlanta CIDs and key employers to develop gateway signage for the major corridors into Hapeville.	**UNDERWAY**	Plan prepared and presented to City Council. Aerotropolis still to return.
L6	Study the feasibility of the Downtown Alleyway expansion and land acquisition.	**UNDERWAY**	Awaiting downtown redevelopment schemes.
L7	Develop a Parks Master Plan for the City of Hapeville, including the Downtown Park and neighborhood parks as discussed within the 2017 plan.	**POSTPONED**	Delayed for Parks and Recreation to evaluate with Community Services.
L8	Develop an Art Master Plan for the city of Hapeville, to provide a unified vision and implementation strategies for arts and culture in the city.	**POSTPONED**	Evaluating Arts Interactive Trail Map.
L9	Study the feasibility of a new municipal facility location.	**UNDERWAY**	City Administration has been talking with Council to determine feasibility.
L10	Continue to work with the Aerotropolis Atlanta CIDs and surrounding communities to develop a greenway and trails master plan. Consider recommendations within this report during this process.	**UNDERWAY**	City is leading initiatives for greenway.
L11	Continue efforts to attract a charter school to the area. Study the feasibility of school siting at locations recommended within this report along with land acquisition strategies.	**CANCELLED**	Request denied. Fulton County Schools considering redistricting.

Report of Accomplishments 2017-2022

	Project	Status	Notes
Land Use & Zoning			
L12	Revise the Subdivision Regulations.	**UNDERWAY**	Staff evaluating consolidation plats and more appropriate language for subdivision of individual parcels.
Economic Development			
E1	Evaluate expansion of the TAD district from the former Ford site to include the northwest quadrant of the I-75/ North Central Avenue across from the Porsche facility.	**CANCELLED**	No longer needed.
E2	Assess and research the creation of a fund, perhaps locally-driven or utilizing resources from the state or national level, to facilitate demolition of existing structures, such as the aging hotels and retail uses, at a discounted level.	**CANCELLED**	Market is driving demolitions.
E3	Market and focus efforts within the Overlay District boundaries to invest in greenspace, pedestrian or bike infrastructure, landscaping, etc. to ease the costs of redevelopment, to encourage the reuse and development of large surface parking areas and under-utilized sites. These improvements can also foster a greater work quality of life in Hapeville, for area employees.	**COMPLETED**	Investments include Dogwood Drive Streetscape, Doug Davis Bicycle Track, sidewalk improvements, Linear Park from Rail Spur.
E4	Work with Delta to identify potential reuses or redevelopment scenarios for its former Technology Center site and identify, more specifically, the potential reuse of the building for other commercial and/or residential uses.	**UNDERWAY**	City has met with property owner and has been evaluating potential redevelopment opportunities.

Report of Accomplishments 2017-2022

	Project	Status	Notes
Economic Development			
E5	Develop and evaluate a framework by which fast-tracking of entitlements (permitting and perhaps zoning) occurs, removing potential political or bureaucratic barriers or risks to redevelopment and revitalization.	**COMPLETED**	City efficiencies reviewed.
E6	Market Opportunity Zone tax credits in key redevelopment nodes, as identified in the 2017 plan.	**COMPLETED**	Opportunity Zone program completed in 2021.
E7	Assess the focus of SPLOST funds for bikeways, greenways, park areas and sidewalks within key redevelopment areas, as identified in the 2017 plan.	**COMPLETED**	Ongoing activity. Community Services has identified priority projects.
E8	Assess tax abatement policies to facilitate more intensive mixed-use development at the Airport Loop Gateway. Utilize the tax abatement to connect existing property owners to potential development partners.	**UNDERWAY**	City and Development Authority work together on potential projects.
E9	Work with the Main Street program and local financial institutions to create loan pools and low interest loans to improve the facades and needed upgrades to existing buildings in Downtown.	**CANCELLED**	Activity of Main Street Board.
E10	Implement loan fund targeting loans to downtown businesses.	**CANCELLED**	Activity of Development Authority and/or Main Street Board.

Report of Accomplishments 2017-2022

	Project	Status	Notes
Housing			
H1	Evaluate the inclusion of incentives for workforce housing in the Hapeville Overlay District. Incentives may include: tax credits and matching funds from county and/or state housing departments.	**UNDERWAY**	Council has directed Staff to identify potential programs.
H2	Include requirements and/or incentives for inclusionary zoning in the Hapeville Overlay. Inclusionary zoning or housing requires a given share of new construction to be affordable by people with low to moderate incomes.	**UNDERWAY**	Council has directed Staff to identify potential programs.
H3	Establish a recommended mix of unit sizes in new multi-family developments, within the Corridor Design District Overlay to encourage a mix of incomes and multi-generational access to housing.	**COMPLETED**	Ongoing activity. Staff works with developers to attract mixed income, mixed use and multi-generational housing opportunities.
H4	Evaluate allowance of smaller lot sizes, smaller minimum building footprints, and acccessory dwelling units Hapeville Zoning Ordinance to encourage a diversity of housing types that can accomodate the increasing land values in the area.	**COMPLETED**	City adopted an ADU ordinance and reduced minimum building footprints.

Report of Accomplishments 2017-2022

	Project	Status	Notes
Housing			
H5	Encourage reinvestment and rehabilitation of deteriorated housing in the study area, with the following policy recommendations: 1. Work with code enforcement to identify repeat code violation offenders, particularly absentee land owners and those with multiple code violations. 2. Work with non-profit housing groups, such as Habitat for Humanity, to provide assistance with home maintenance and rehabilitation. 3. Evaluate the creation of a non-profit organization that would provide grants to home-owers for rehab and maintenance.	**COMPLETED**	Ongoing activity. Market is driving renovations.
H6	Encourage the demolition and repurposing of dilapitated properties that pose a risk to public safety, with the following policy recommendations: 1. Develop a side-yard program to condemn and demolish dilapidated structures and transfer the property to adjacent homeowners that can maintain the land as privately owned greenspace. 2. Evaluate a Pocket Park program that would condemn and demolish dilapidated structures and transform property into public park space.	**CANCELLED**	No longer a priority for the City as the market is driving redevelopment.
H7	Encourage prospective first-time home buyers to move to the study area and invest in home rehabilitation with the following programs and policies: 1. Promote down payment assistance programs, such as Georgia Dream Home-ownership Program. 2. Work closely with Fulton County Public Schools and potential charter schools to provide quality education opportunities for families. 3. Evaluate development of a program that provides affordable housing and studio options for local artists.	**COMPLETED**	Ongoing activity. City has A-D, Arts District Overlay which promotes studio and live-work options.

Report of Accomplishments 2017-2022

Project		Status	Notes
H8	Provide policies that allow long-time residents to remain in the area: 1. Evaluate the creation of a non-profit organization that would provide residents with assistance and education regarding housing programs and policies. 2. Promote programs that provide assistance in home maintenance, such as Community HOME Investment Program (CHIP). 3. Assess creating a program that would provide low interest grants or funding to assist homeowners in maintenance and repairs.	**UNDERWAY**	City has directed Staff to research potential programs.
Transportation			
T1	Additional study of a shuttle service concept that would connect Hapeville businesses with nearby hotels and other employment in Hapeville and College Park. This would test basic costs and service feasibility, and would explore funding options that take advantage of current funding sources (such as City and TSPLOST funding) and potentially engage private business funding. Partner with the Aerotropolis Atlanta CIDs.	**CANCELLED**	City reviewed Smart Corridor and request by prviate firm. Once infill is complete, there may be more demand.
T2	Coordinate with HJAIA on enhancement of the current airport inter-terminal shuttle service. This would allow additional stops at the Corporate Crescent district and allow central Hapeville easy access to both airport terminals.	**POSTPONED**	City participated in TAP ULI study. Awaiting HJAIA and development of Corporate Crescent.
T3	Additional streetscape and sidewalk enhancements to North Central, including coordination with adjacent property owners to identify potential for easements or landscaping improvements on private property that can accomplish streetscape objectives.	**UNDERWAY**	Private development has spurred improvements. TSPLOST funds have also been identified.

Report of Accomplishments 2017-2022

Project		Status	Notes
Transportation			
T4	Construct a more extensive streetscape and fill sidewalk gaps in the eastern portion of the South Central Avenue corridor.	**UNDERWAY**	Private development has spurred improvements. TSPLOST funds have also been identified.
T5	Construct a sidewalk on at least one side of Lake Avenue between North Avenue and Cofield Drive. Costs will vary depending on ultimate location.	**POSTPONED**	Postponed for review of TSPLOST priorities.
T6	Construct a sidewalk on at least one side of Cofield Drive between Dogwood Drive and the I-85 bridge and from the I-85 bridge to Springdale Road.	**POSTPONED**	Postponed for review of TSPLOST priorities.
T7	Enhance sidewalks on Atlanta Avenue between Airport Loop Road and South Central Avenue to add streetscape and tree canopy (either in or out of right-of-way) and to allow a continuous sidewalk on the east side of the street past the Hapeville United Methodist Church property.	**COMPLETED**	
T8	Construct sidewalk on the west side of Stillwood Drive and enhance existing sidewalk on the east side to improve access to a future MARTA rail corridor.	**UNDERWAY**	Development of Stillwood Farm and North Central Townhomes involved installation of sidewalks and improved pedestrian access.

Report of Accomplishments 2017-2022

Project		Status	Notes
Transportation			
T9	Coordinate with Aerotropolis Alliance/Airport CIDs on streetscape enhancements to Virginia Avenue.	**UNDERWAY**	Streetscape Study complete.
T10	Enhance North Fulton Avenue streetscape, sidewalks and intersections to improve pedestrian and bicyclist safety, including substitution of select parking spaces with bulbout islands to add street trees and provide comfort and increased separation for pedestrians.	**UNDERWAY**	Installation of improved crosswalks and pedestrian safety elements complete.
T11	Coordinate with private property owners to identify easement opportunities or other potential ways to increase functional sidewalk width and improve pedestrian passage on Dogwood Drive between North Central Avenue and Marina Street.	**COMPLETED**	
T12	Construct a protected, off-street bicycle and pedestrian path on Willingham Drive between South Central Avenue and the Hapeville City limits. This would enhance pedestrian conditions for the relatively high volume of users on this corridor, and should be coordinated with the City of East Point for connections to the Main Street corridor and on to the East Point MARTA rail station.	**POSTPONED**	Willingham LCI Study and narrow right of way limit opportunities.
T13	Install traffic calming devices and intersection enhancements along the Old Jonesboro Road and King Arnold Street corridors to slow traffic, improve pedestrian and bicycle safety, and establish a bicycle route through the city. Add signage and wayfinding to designate this route and to direct bicycles and pedestrians to nearby destinations.	**UNDERWAY**	Stop signs installed and road diet for King Arnold Street.

Report of Accomplishments 2017-2022

Project		Status	Notes
Transportation			
T14	Resolve the railroad crossing closing issue.	**COMPLETED**	Silent Crossings installed.
T15	Remain committed to HATMA, supporting such programs as van pools, shuttle services and employer discounts on MARTA cards.	**COMPLETED**	Ongoing activity.
Community Facilities and Services			
Install new sidewalks throughout the city.		**COMPLETED**	Ongoing activity. TSPLOST Priorities are being reviewed.
Complete sanitary sewer survey of entire city within 5 years.		**UNDERWAY**	Community Services identifying priority projects.
Resurface track around football field.		**POSTPONED**	Parks and Recreation evaluating with Community Services.
Resurface practice field behind Senior Center.		**POSTPONED**	Parks and Recreation evaluating with Community Services.
Replace 12 police vehicles.		**UNDERWAY**	Police Department placed partial order.
Repave Public Safety Building Parking Lot.		**POSTPONED**	Community Services identifying priorities.
Establish Police Explorer Program.		**POSTPONED**	Police Department identifying funding priorities.

Report of Accomplishments 2017-2022

Project	Status	Notes
Additional		
Attract Supplemental LCI Funds: Complete ARC requirements to apply for LCI funds to plan priority projects.	**COMPLETED**	Parking Study, Roundabout Study, Housing Study, Willingham LCI Study completed in past 5 years.

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Land Use & Zoning									
L1	Design and develop wayfinding signage throughout Hapeville to assist residents and visitors moving from Gateways to Downtown, jobs, and other attractors.	X	X				City of Hapeville	$30,000	City of Hapeville, ARC
L2	Partner with the Aerotropolis Atlanta CIDs and key employers to develop gateway signage for the major corridors into Hapeville.	X	X				City of Hapeville	$50,000	City of Hapeville, ARC, Aerotropolis CID
L3	Study the feasibility of the Downtown Alleyway expansion and land acquisition.	X	X				City of Hapeville	$12,000	City of Hapeville, ARC, Community Choices
L4	Develop a Parks Master Plan for the city of Hapeville, including the Downtown Park and neighborhood parks.	X	X	X	X		City of Hapeville	$60,000	City of Hapeville, ARC
L5	Develop an Art Master Plan for the city of Hapeville, to provide a unified vision and implementation strategies for arts and culture in the city.	X	X	X	X		City of Hapeville	$60,000	City of Hapeville, ARC
L6	Study the feasibility of a new municipal facility location.	X	X				City of Hapeville	$15,000	City of Hapeville, ARC

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Land Use & Zoning									
L7	Continue to work with the Aerotropolis Atlanta CIDs and surrounding communities to develop a greenway and trails master plan.	X	X				City of Hapeville	$200,000	Aerotropolis Atlanta Alliance, Aerotropolis Atlanta CIDs, College Park, Clayton County, East Point, Forest Park, Fulton County, Hapeville, HJAIA
L8	Revise the Subdivision Regulations	X					City of Hapeville	$25,000	General Fund
Economic Development									
E1	Work with Delta to identify potential reuses or redevelopment scenarios for its former Technology Center site and identify, more specifically, the potential reuse of the building for other commercial and/or residential uses.	X	X	X			City of Hapeville, Delta	Staff Time	City of Hapeville, ARC, Delta
E2	Assess tax abatement policies to facilitate more intensive mixed-use development at the Airport Loop Gateway. Utilize the tax abatement to connect existing property owners to potential development partners.	X	X	X			City of Hapeville	Staff Time	City of Hapeville, ARC

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Housing									
H1	Evaluate the inclusion of incentives for workforce housing in the Hapeville Overlay District. Incentives may include: tax credits and matching funds from county and/or state housing departments.	X	X				City of Hapeville	Staff Time	City of Hapeville, ARC
H2	Include requirements and/or incentives for inclusionary zoning in the Hapeville Overlay.	X	X				City of Hapeville	Staff Time	City of Hapeville, ARC
H3	Provide policies that allow long-time residents to remain in the area: 1. Evaluate the creation of a non-profit organization that would provide residents with assistance and education regarding housing programs and policies. 2. Promote programs that provide assistance in home maintenance, such as Community HOME Investment Program (CHIP). 3. Assess creating a program that would provide low interest grants or funding to assist homeowners in maintenance and repairs.	X	X				City of Hapeville	Staff Time	City of Hapeville, ARC

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Transportation									
T1	Coordinate with HJAIA on enhancement of the current airport inter-terminal shuttle service. This would allow additional stops at the Corporate Crescent district and allow central Hapeville easy access to both airport terminals.	X					City of Hapeville	Staff Time	TBD based on opportunities identified
T2	Additional streetscape and sidewalk enhancements to North Central, including coordination with adjacent property owners to identify potential for easements or landscaping improvements on private property that can accomplish streetscape objectives.	X	X	X			City of Hapeville	$1,500,000	City of Hapeville, ARC
T3	Construct a sidewalk on at least one side of Lake Avenue between North Avenue and Cofield Drive. Costs will vary depending on ultimate location.	X	X				City of Hapeville	$250,000	City of Hapeville
T4	Construct a sidewalk on at least one side of Cofield Drive between Dogwood Drive and the I-85 bridge and from the I-85 bridge to Springdale Road.	X	X	X	X		City of Hapeville	$200,000	City of Hapeville
T5	Construct sidewalk on the west side of Stillwood Drive and enhance existing sidewalk on the east side to improve access to a future MARTA rail corridor.	X	X	X			City of Hapeville	$150,000	City of Hapeville

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Transportation									
T6	Coordinate with Aerotropolis Alliance/Airport CIDs on streetscape enhancements to Virginia Avenue.	X	X	X			City of Hapeville	Staff Time (TBD with CID efforts)	City of Hapeville, Aerotropolis CIDs, ARC
T7	Enhance North Fulton Avenue streetscape, sidewalks and intersections to improve pedestrian and bicyclist safety, including substitution of select parking spaces with bulbout islands to add street trees and provide comfort and increased separation for pedestrians.	X	X	X			City of Hapeville	$200,000	City of Hapeville
T8	Construct a protected, off-street bicycle and pedestrian path on Willingham Drive between South Central Avenue and the Hapeville City limits. This would enhance pedestrian conditions for the relatively high volume of users on this corridor, and should be coordinated with the City of East Point for connections to the Main Street corridor and on to the East Point MARTA rail station.	X	X	X			City of Hapeville	$300,000	Cities of Hapeville and East Point; potential private sources

Community Work Program 2023-2027

	Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Transportation									
T9	Install traffic calming devices and intersection enhancements along the Old Jonesboro Road and King Arnold Street corridors to slow traffic, improve pedestrian and bicycle safety, and establish a bicycle route through the city. Add signage and wayfinding to designate this route and to direct bicycles and pedestrians to nearby destinations.	X	X				City of Hapeville	$250,000	City of Hapeville
Community Facilities and Services									
C1	Complete citywide sanitary sewer survey	X	X	X	X		Community Services	$260,000	Water/sewer fund
C2	Resurface track around football field	X	X	X			Community Services	$30,000	Various Sources
C3	Resurface practice field behind Senior Center	X	X	X			Recreation	$350,000	Grant
C4	Replace police vehicle fleet	X	X				Police Department	$240,000	General Fund
C5	Repave Public Safety Building Parking Lot	X	X	X			Police Department	$30,000	General Fund
C6	Establish Police Explorer Program	X	X				Police Department	$100,000	General Fund

Chapter 10

Appendix



Notice of First Required Public Hearing

NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, February 15, 2022 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The purpose of this hearing is to brief the community on the process to be used to develop the plan and opportunities for public participation in plan development, and to obtain input on the proposed planning process. All interested parties should attend. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssteed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on February 14, 2022. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.
#0000577059:2/02-1AS

Public Meeting Advertisements

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Public Meeting Photos





Public Meeting

Sign In Sheet

Hapeville
georgia

CITY OF HAPEVILLE
COMPREHENSIVE PLAN PUBLIC OPEN HOUSE

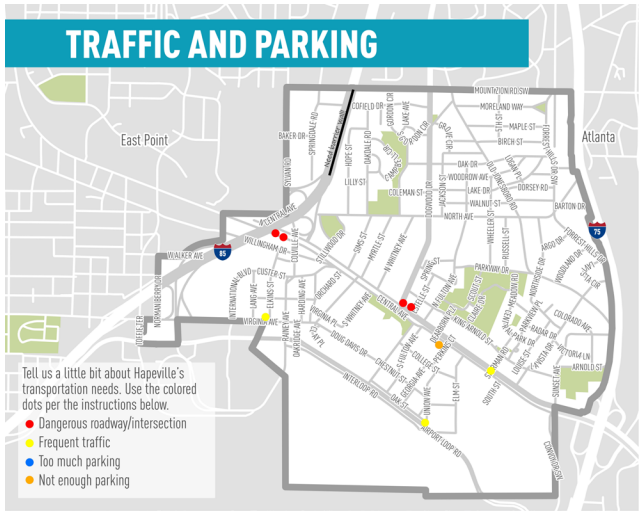
Monday, April 18, 2022 at 6:00PM

SIGN IN SHEET

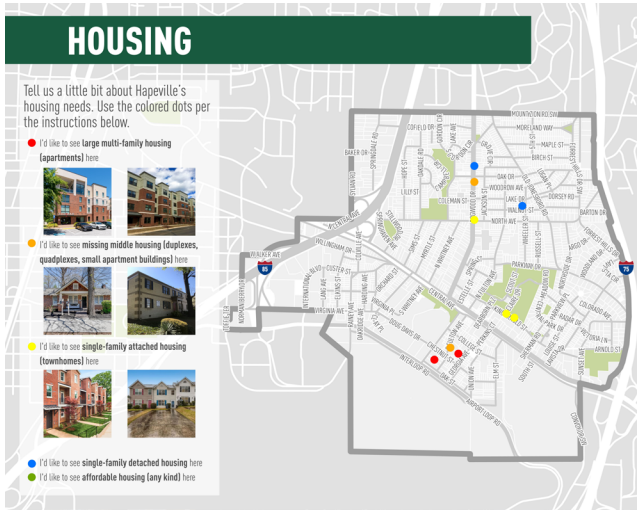
NAME:

1.	Charlotte Reitz 2105 Laviste Cir.
2.	VANESSA West
3.	Willie Richardson
4.	Valerie Barry
5.	JASON SHUBERT
6.	Gerald Arrington
7.	Patti Dawson
8.	Chad Rainer
9.	Martha Revelo
10.	CAROL COBB
11.	Emilie Winston
12.	Rachel Allred
13.	Melvin Traynum Tra
14.	Tom Ritchie
15.	Brittany Williams
16.	JOHN STRINGER
17.	Sydney Kester
18.	Cynthia Ruff
19.	Tawana Parker
20.	LaRonde Sutton (Asbury Park)

Traffic & Parking Map Results

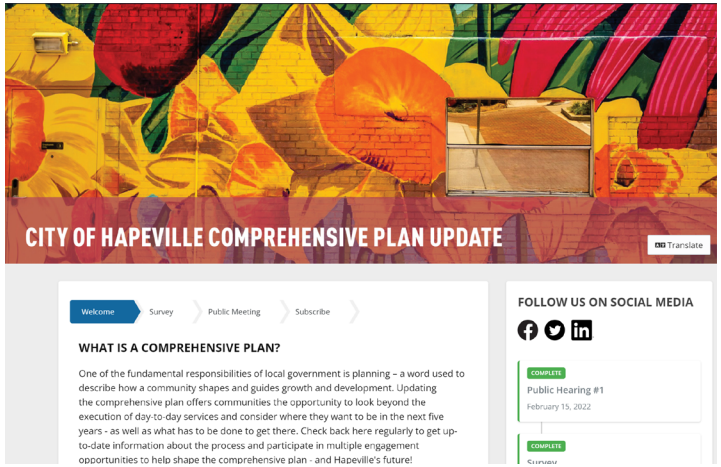


Housing Map Results



Community Engagement Advertisements: Online Survey

Website



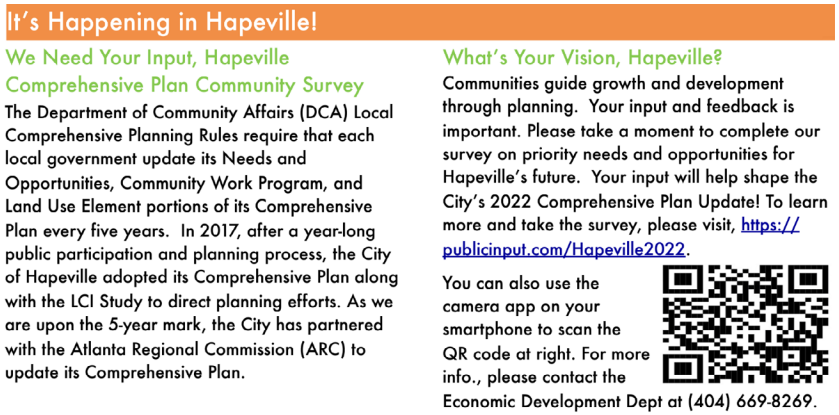
Facebook



Flyer



City Newsletter



It's Happening in Hapeville!

We Need Your Input, Hapeville Comprehensive Plan Community Survey

The Department of Community Affairs (DCA) Local Comprehensive Planning Rules require that each local government update its Needs and Opportunities, Community Work Program, and Land Use Element portions of its Comprehensive Plan every five years. In 2017, after a year-long public participation and planning process, the City of Hapeville adopted its Comprehensive Plan along with the LCI Study to direct planning efforts. As we are upon the 5-year mark, the City has partnered with the Atlanta Regional Commission (ARC) to update its Comprehensive Plan.

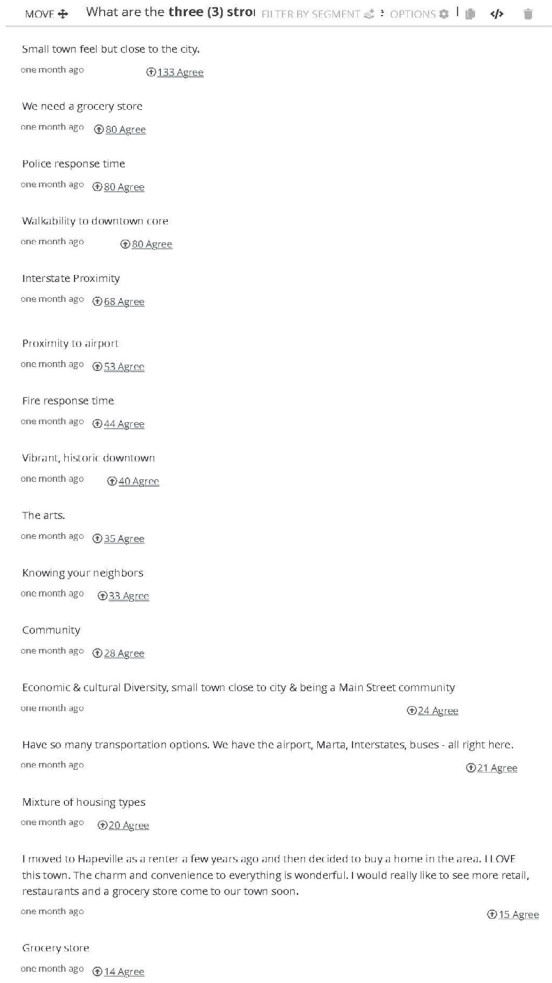
What's Your Vision, Hapeville?

Communities guide growth and development through planning. Your input and feedback is important. Please take a moment to complete our survey on priority needs and opportunities for Hapeville's future. Your input will help shape the City's 2022 Comprehensive Plan Update! To learn more and take the survey, please visit, https://publicinput.com/Hapeville2022.

You can also use the camera app on your smartphone to scan the QR code at right. For more info., please contact the Economic Development Dept at (404) 669-8269.

Online Survey Results





Online Survey Results

Please build an affordable senior apartments based on income. We want to continue to enjoy all the amenities that Hapeville has to offer.
one month ago 13 Agree

People
one month ago 13 Agree

Beer Girl
one month ago 11 Agree

Dewey and Douglas Creative
one month ago 10 Agree

Stop building townhouse and apartments.
one month ago 9 Agree

Grid-like Street Layout
one month ago 8 Agree

We need better sidewalks and GA Power needs to maintain better electrical lines.
19 days ago 7 Agree

Community events!
26 days ago 7 Agree

The diverse neighborhoods within Hapeville. A space for everyone.
29 days ago 7 Agree

We moved to Hapeville two years ago, and love everything the city offers to the community, the strong focus on arts, building community, and its people. This is the place where we want our kids to grow up.
one month ago 7 Agree

parking Ordinances for street parking
one month ago 6 Agree

Great local public elementary school!
one month ago 5 Agree

I would like to see a Community Garden over by the teaching school. Also better quality streets with sidewalks and curbs (especially on Hope St.
26 days ago 4 Agree

We need to fix the recreational center track as it is way too old and has not been given care or updates. Does not look good.
26 days ago 3 Agree

Funding for tree maintenance and treatments instead of cutting them down or allowing them to fall (on houses)
18 days ago 2 Agree

Small town feel, proximity to airport, arts & history
17 days ago 1 Agree

Move power poles further back from curbs - too many power outages due to collisions.
18 days ago 1 Agree

Affordable housing
one month ago 1 Agree

Hilary Kludt
one month ago 1 Agree

The town promotes small businesses.
one month ago

Online Survey Results

What are the **three (3) biggest challenges** facing Hapeville currently?

Lack of name brand grocery facility
one month ago 88 Agree

Inconsistent sidewalks and pedestrian access
one month ago 50 Agree

Access to a grocery store
one month ago 47 Agree

We desperately need a small chain grocery store such as ALDI or LIDL that is not so huge it will cause greater traffic but enough to provide for necessity of clean shopping environment and quality produce and meats along with all else at AFFORDABLE prices.
one month ago 40 Agree

Too dense development near existing neighborhoods
one month ago 36 Agree

Everything closes on Sundays
one month ago 36 Agree

Balancing growth with access to affordable housing.
one month ago 35 Agree

Hapevile Recreation center needs a MAJOR refurbishment, the gum facility is lacking, the building smells old, not enough programs. Poor and low quality marketing for programs causing 0% in interest in the community snd especially the large non English speaking community hist more free community events to get people engaged like fun field day for kids or Adult social gatherings. But without proper marketing no one will engage. We also have no pool. It would be nice to turn. Our rec center into a function YMCA.
one month ago 29 Agree

Maintaining a small-town feel of community while also welcoming newcomers.
one month ago 29 Agree

Variety in dining options
one month ago 28 Agree

A local famers market or franchise grocery store (Publix, ALDI, Trader Joes) is NEEDED
one month ago 25 Agree

Would love a weekly farmers market during the spring, summer, and fall. Also longer hours for downtown businesses would be awesome. Maybe a pool hall bar or bowling alley or ax throwing spot. Something recreational might be a draw.
one month ago 25 Agree

Crime spilling over from neighboring cities.
one month ago 22 Agree

Please let's repave these roads!
Some are in major need, the process isn't moving fast enough.
one month ago 21 Agree

Code Enforcement does not enforce the actual code consistently. There are pop up tents being used as carports, stranded cars parked in driveways, and the list goes on.

Would like to see things get cleaned up a little more especially in the business district along Dogwood.
one month ago 21 Agree

Have not figured out how we are going to deal with TRAFGIC with an addition 300+ cars start rolling in especially when a 3 Mike long train stops and blocks Central Ave for hours.
one month ago 20 Agree

Lack of sidewalks through many neighborhoods (especially Northwoods)
one month ago 20 Agree

Empty store fronts that could be used for pop-up art events or experimental restaurant concepts
one month ago 18 Agree

Traffic congestion on major roads
one month ago 17 Agree

NIMBY (not in my backyard) mentality of some legacy residents
one month ago 17 Agree

No ramp at post office not wheelchair or stroller friendly
one month ago 15 Agree

Addressing food insecurity and access to resources for low-income communities.
one month ago 15 Agree

My biggest concern is the large amount of growth will cause traffic problems and others that are not being planned for already.

There is a huge lack of affordable housing and I am worried people will be forced out of their homes or not able to pay the increased taxes.
one month ago 13 Agree

Lack of good schools
one month ago 13 Agree

Too many franchises, not enough destination restaurants
one month ago 13 Agree

Parking
one month ago 13 Agree

I would love to also see a nice fitness center brought to Hapeville. Replace the current 24 hour gym with a planet fitness or anytime fitness.
one month ago 12 Agree

Traffic around North Central.
one month ago 12 Agree

Co existing with Norfolk Southern trains
one month ago 12 Agree

Online Survey Results

Transit access - micro transit solutions for MARTA connectivity and airport terminal / hotel connectivity
one month ago — 12 Agree

Lack of good middle school or high schools.
one month ago — 11 Agree

Too many properties not owner occupied. (LLC, short term rentals, air bnb, etc)
one month ago — 11 Agree

Affordable housing is definitely an area for growth.
one month ago — 10 Agree

Crossing at the railroad intersections is a case of taking your life into your hands. People routinely don't honor street signs.
one month ago — 9 Agree

Park in neighborhood needs to be remodeled. Swings are falling apart , fence is broken, everything needs to be redone. Park near Mount Zion Rd.
one month ago — 8 Agree

Lack of healthy, economic & close food store, crime & empty store fronts
one month ago — 7 Agree

Making a "comprehensive plan", and then allowing variances for pretty much everything.
one month ago — 5 Agree

Need more large homes
one month ago — 5 Agree

Hapeville police don't always respect the Constitutional rights of Hapeville citizens.
one month ago — 4 Agree

Lack of support for local businesses.
20 days ago — 3 Agree

We need to get rid of city garden literally no one likes it . Replace it with better Chinese food.
26 days ago — 3 Agree

Would love a community garden or farmers market
26 days ago — 3 Agree

People who think Hapeville is responsible for getting us a grocery store then complain about too many people!
25 days ago — 2 Agree

Parking Ordinances for street parking
one month ago — 2 Agree

Homeowners who are afraid of change and against all developments.
19 days ago — 1 Agree

Lack of nice green spaces/parks
one month ago — 1 Agree

Traffic congestion & parking, lack of local public schools, sort terms rentals, bnbs & "parking lots in the neighborhoods."
17 days ago

City Developer and black council women
20 days ago

Library and librarians
20 days ago

Online Survey Results

What are **three (3) words or phrases** you would use to describe Hapeville to someone unfamiliar with the community?

Diverse
one month ago 59 Agree

Small but quaint
one month ago 58 Agree

ITP (inside the perimeter)
one month ago 40 Agree

Community
one month ago 38 Agree

Artistic
one month ago 29 Agree

Walking community
one month ago 25 Agree

Close to airport.. which I love working for an airline
one month ago 24 Agree

Close to everything with a small town feel
one month ago 21 Agree

Quiet
one month ago 19 Agree

Friendly
one month ago 18 Agree

Fast Growth
one month ago 16 Agree

Diverse, Artistic & growing
one month ago 10 Agree

Queer friendly
one month ago 8 Agree

Down-Home
one month ago 7 Agree

Small Town Feel
one month ago 6 Agree

Connected
one month ago 6 Agree

Welcoming small town
one month ago 5 Agree

It would be nice to have Jess Lucas Park turned into a grand park like Swift Cantrel Park with shaded coverings and CLEAN SAFE restrooms for children to use. None of our playgrounds except on Lake and OJR is completely gated to keep children from running out. The Park on Virginia Ave in not fully gated and grows a terrible smelling fungus late spring early summer, fungus in appearance of male anatomy.
one month ago 3 Agree

Becoming a town for the elites only.
one month ago 3 Agree

Older long-time residents are struggling with change brought by diversity and new residents.
20 days ago 2 Agree

Supportive, hard working, and unique
20 days ago 1 Agree

Small business support
one month ago 1 Agree

Old school
one month ago 1 Agree

Self-sustaining
one month ago 1 Agree

Local population is 1) diverse, 2) an exciting mixture of historical appreciation and artsy, trendy motivations & 3) tenacious
17 days ago

When a citizen of Hapeville made a joke about burning witches, he was asking about ordinances concerning fires for the upcoming Halloween holiday, why did Travis Horsely verbally dress him down and accuse him of "inciting imminent violence?"

Travis Horsely obviously knew the citizen was not going to burn a witch, yet accused him of a specific crime.

Since when are city councilpeople also thought police?
18 days ago

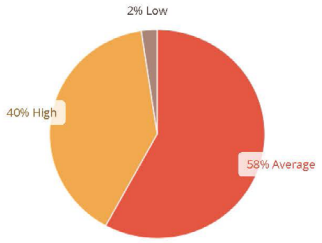
Life without Stress
one month ago

Fast action from city leadership.
one month ago

Launching pad
one month ago

Online Survey Results

Quality of life can be defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the **quality of life** that you experience in Hapeville?



126 respondents

What would you describe as Hapeville's **most important housing need**? What role should the City play in helping to support this development?

Mixed-use developments with commercial/retail space
one month ago — 48 Agree

Quality affordable housing.
one month ago — 35 Agree

Single family ranch style
one month ago — 23 Agree

Senior affordable housing - the city should work with developers that have a proven track record of getting Low-Income Housing Tax Credit (LIHTC) through the DCA
one month ago — 20 Agree

Lower density in developments to prevent future infrastructure issues.
one month ago — 11 Agree

How would you rank your satisfaction with Hapeville's **transportation system**?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	7% Poor	18% Below Average	42% Adequate	21% Good	5% Excellent	8% No Opinion
Road Conditions	15% Poor	33% Below Average	42% Adequate	7% Good	2% Excellent	1% No Opinion
Traffic Congestion	13% Poor	15% Below Average	44% Adequate	21% Good	2% Excellent	4% No Opinion
Public Transportation	10% Poor	24% Below Average	36% Adequate	10% Good	1% Excellent	18% No Opinion
Pedestrian & Bicycle Safety	15% Poor	37% Below Average	29% Adequate	8% Good	2% Excellent	8% No Opinion
Parking	12% Poor	24% Below Average	39% Adequate	16% Good	6% Excellent	3% No Opinion

107 respondents

Online Survey Results

Rec Center

one month ago 11 Agree

Restaurants and Businesses

one month ago 10 Agree

Library

one month ago 9 Agree

The ENTIRE downtown corridor is fantastic! It's walkable from my home and I live for a nice morning walk with a stop by Drip Coffee for a cup of coffee and a good breakfast sandwich.

one month ago 6 Agree

Esperanza mexican grocery store

one month ago 6 Agree

The Art displays

one month ago 5 Agree

Depot

one month ago 5 Agree

Hapeville First Baptist

one month ago 5 Agree

Drip Coffee

one month ago 4 Agree

The family-owned grocery stores and restaurants already present in Hapeville- Santa Cruz, Michoacanas, Nature's Own Herb Shop, Beergirl, Sombreros, Mami Cubana, etc. I grew up here and would continue to live here if diversity and inclusion remain a part of Hapeville.

29 days ago 3 Agree

Our library is greatly lacking in children's programs and activities.

one month ago 3 Agree

2000 A.D.

one month ago 3 Agree

Corner Tavern

one month ago 2 Agree

Bike lanes all over town

one month ago 2 Agree

Quality & health of local businesses & attractions, Availability of quality & affordable housing, & Community services including education, recreation, historical preservation & the arts

17 days ago 1 Agree

Honey potc

20 days ago 1 Agree

Christ Church

Johnny's Pizza

18 days ago

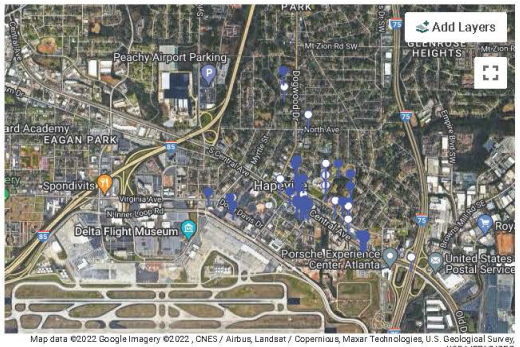
Churches

22 days ago

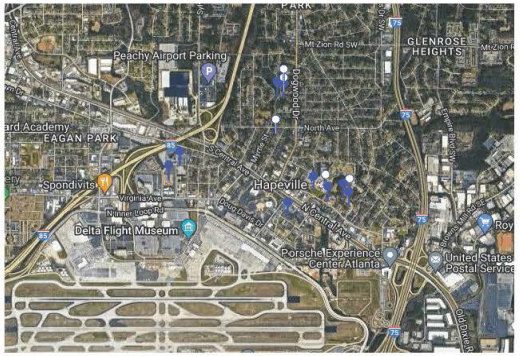
The Village Church

23 days ago

Use this map to point out the places in Hapeville that are most important to you. (e.g., local businesses, parks, places of worship, community centers, buildings, etc.)

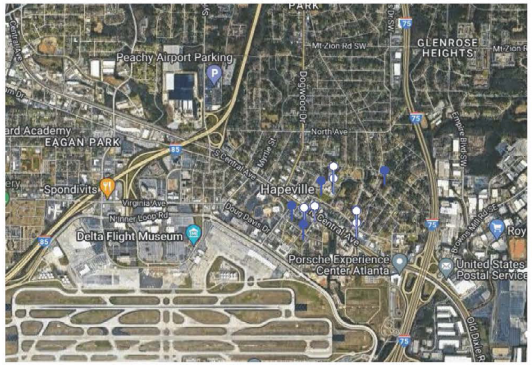


What are Hapeville's **most significant natural and environmental resources**? What role should the City play in helping to preserve and protect these?

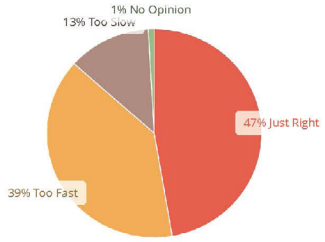


Online Survey Results

What are Hapeville's **most significant historic and cultural resources**? What role should the City play in helping to preserve and protect these?

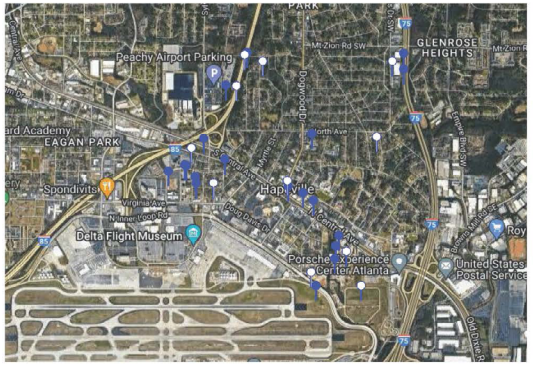


How would you characterize Hapeville's **pace of development** in recent years?



112 respondents

Where would you like to see **future development** focused?



How would you rank Hapeville's housing needs?

	Need More	Right Amount	Need Less
Affordable Housing	49% Need More	41% Right Amount	10% Need Less
Mixed-Income Housing	40% Need More	50% Right Amount	9% Need Less
Density	23% Need More	44% Right Amount	33% Need Less
Senior Housing	53% Need More	39% Right Amount	8% Need Less

111 respondents

Online Survey Results

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one month ago — 48 Agree

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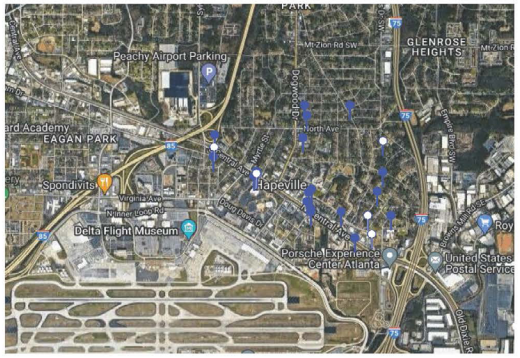
107 respondents

Are there any areas in Hapeville you feel are particularly **dangerous for pedestrians or bicyclists**?



What areas of concern do you have regarding **parking**?

Not enough commercial and visitor parking in downtown and too much vehicle parking in residential areas.
17 days ago

Not enough parking for Downtown areas
18 days ago

Not enough parking during lunchtime, too much parking not utilized well in afternoon evening. Too much parking on weekends.
20 days ago

Not enough downtown business parking
25 days ago

Parking will become an issue as the city grows. The downtown area does not have clear parking signs for patrons.
27 days ago

Online Survey Results

Add any other comments you may have about **transportation in Hapeville.**

The confusion at the crossings at the railroad tracks.
one month ago 51 Agree

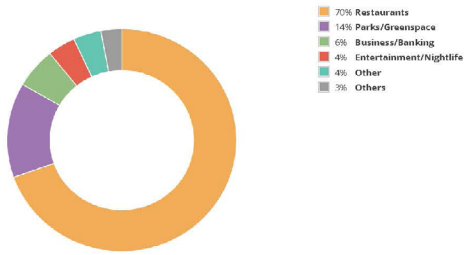
Petitioning Norfolk Southern to stop blocking multiple intersections
one month ago 35 Agree

Light rail connectivity to marta train station/airport
one month ago 20 Agree

A market/deli.
one month ago 18 Agree

Sidewalks at rail crossings. Strategic development and support of small businesses rather than chains and franchises.
one month ago 17 Agree

What is your primary reason for visiting **downtown Hapeville**?



102 respondents

What kind of improvements should be considered to **enhance Downtown Hapeville**?

Pop-up Farmer's Markets
one month ago 52 Agree

More family-friendly dinner options.
one month ago 37 Agree

Repair sidewalks and repave roads.
one month ago 31 Agree

Sidewalk expansion/bike lanes
one month ago 31 Agree

Since restaurants were presently the number one draw to Downtown, play to that with encouraging outdoor music venue, pass the ordinance to allow for the Downtown to be an "Entertainment District" allowing for Open Container Walking, Food Truck Park, Small Amphitheater, Etc.
one month ago 18 Agree

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Hapeville that was not covered by the previous survey questions.

Clean up and and make intersection at North Ave and Dogwood Drive more attractive for developers
one month ago 33 Agree

Install more sidewalks and lighting throughout to promote walking.
one month ago 25 Agree

Please consider how any decision will affect the quality of life for children and families.
one month ago 23 Agree

More arts destinations spanning entirety of arts overlay district that are 100% walkable, multi-modal and ADA compliant (sidewalks, pedestrian access, bike access)
one month ago 17 Agree

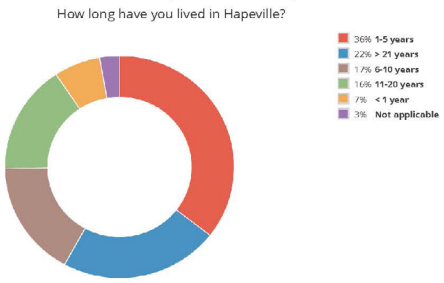
Repair sidewalk and make façade improvements to the property between Hapeville Chick-Fil-A Dwarf House and SCP Hapeville Apartments.
one month ago 15 Agree

Which of the following statements apply to you (select all that apply)?

94%	I am a resident of Hapeville	98 ✓
9%	I work in Hapeville	9 ✓
8%	I own a business located in Hapeville	8 ✓
6%	Other	6 ✓

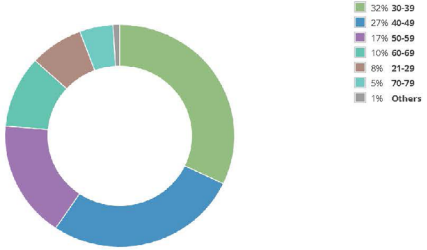
Online Survey Results

How long have you lived in Hapeville?



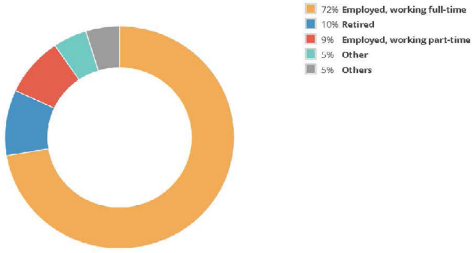
107 respondents

What is your age?



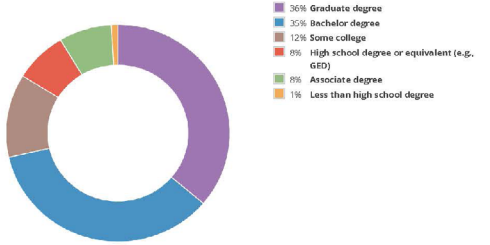
106 respondents

Which of the following categories best describes your employment status?



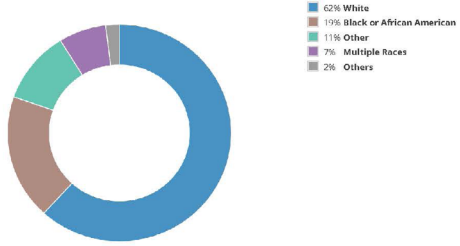
105 respondents

What is the highest level of school you have completed or the highest degree you have received?



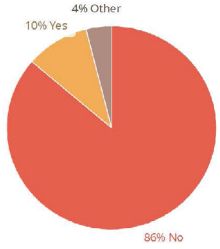
105 respondents

With which race do you identify?



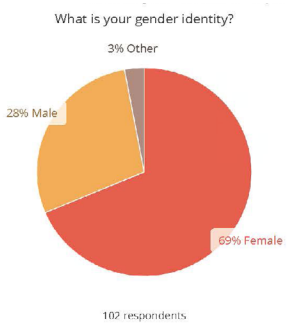
102 respondents

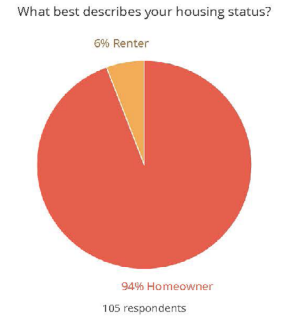
Do you identify as Hispanic, Latino, or Spanish?



102 respondents

Online Survey Results





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Atlanta Regional Commission

PLANNER'S REPORT

DATE: July 15, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 2022 Comprehensive Plan Update

BACKGROUND

Every 5 years, to remain in compliance with Department of Community Affairs regulations, the City of Hapeville must update its Comprehensive Plan. The last Comprehensive Plan update was completed in 2017 along with the 2017 Hapeville LCI Plan. The Atlanta Regional Commission provided technical assistance and, with citizen and stakeholder input, updated the Comprehensive Plan. The Plan is attached for your review and comment. The Final Plan will be presented to the Hapeville City Council in September 2022 for adoption and transmittal to DCA.

RECEIVED
6/17/22

22-PC-07-26

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant CML Village Walk LLC c/o Miller Lowry

Mailing Address P.O. Box 550869 Atlanta, GA 30355

Telephone [redacted] Mobile [redacted]

Email [redacted]

Property Owner (s) _____

Mailing Address _____

Telephone _____ Mobile _____

Address/Location of Property:

Willingham at Colville Avenue

Present Zoning Classification: V - Village

Present Land Use: Townhomes and Commercial

Parcel ID #: 14-012700020429, 12-012700020379

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

Applicant's signature

Date: 6/13/22

Sworn to and subscribed before me

This 13 **day of** June, **20** 22.

Notary Public

RYAN WALLACE NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 06-05-2025

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Village Walk is a 25 unit townhome subdivision with a commercial building outparcel located at the corner of Willingham and Colville Avenue in the Urban Village District in Hapeville, Georgia. 21 townhomes will face a protected open space that faces Willingham Drive, another 4 townhomes will face Willingham Drive Streetscape and the commercial outbuilding will serve as a community amenity and anchor on the corner of North Central Avenue and Colville Avenue. Parking is available for each townhome and additional spots are provided throughout the property.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

Willingham at Colville Avenue | Land Lots 89 & 127, District 14, Hapeville, Fulton County, GA

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:
Miller Lowry

Address of Applicant:
[redacted]

Telephone of Applicant:
[redacted]

Signature of Owner

Miller Lowry, Cmc Village Walk llc
Print Name of Owner

Personally Appeared Before Me this 13 day of June, 2022.

Notary Public

RYAN WALLACE NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 06-05-2025

8

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

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

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

ML All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

ML Location and description of monuments.

ML The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

ML Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 6/13/22

Tract 1
All tracts or parcels of land lying in and being in Land Lots 98 & 127, of the 14th District, City of Hapeville, Fulton County, Georgia, and begin more particularly described as follows:

Commencing at a 1/2-inch rebar found at the intersection of the Southerly right of way line of Central Avenue (AKA South Central Avenue) (having a variable width, publicly dedicated right of way) and the Westerly right of way of Colville Avenue (having a 40 foot, publicly dedicated right of way); Thence along said right of way line of Colville Avenue South 01 degrees 11 minutes 05 seconds West a distance of 113.30 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way line of Colville Avenue South 01 degrees 11 minutes 05 seconds West a distance of 102.32 feet to a 1/2-inch rebar found at the intersection of the Northerly right of way line of Willingham Drive (having a variable width, publicly dedicated right of way) and the Westerly right of way line of Colville Avenue; Thence leaving said right of way line of Colville Avenue and continuing along said right of way line of Willingham Drive the following courses and distances: North 73 degrees 03 minutes 54 seconds West a distance of 153.88 feet to a 1/2-inch rebar found; North 08 degrees 09 minutes 24 seconds East a distance of 5.70 feet to a 1/2-inch rebar found; North 72 degrees 57 minutes 45 seconds West a distance of 406.15 feet to a 1-inch crimp top pipe found; North 17 degrees 15 minutes 34 seconds East a distance of 10.04 feet to a 1/2-inch rebar found; North 73 degrees 15 minutes 23 seconds West a distance of 94.51 feet to a 1-inch open top pipe found; North 72 degrees 46 minutes 57 seconds West a distance of 49.98 feet to a 3/4-inch open top pipe found; Thence leaving said right of way line North 10 degrees 03 minutes 43 seconds East a distance of 104.75 feet to a 1-inch open top pipe found on the Easterly right of way line of Interstate Highway I-85 (AKA State Route 403) (having a variable width, publicly dedicated right of way); Thence continuing along said right of way line the following courses and distances: North 65 degrees 50 minutes 17 seconds East a distance of 59.94 feet to a 3/4-inch crimp top pipe found; North 65 degrees 51 minutes 40 seconds East a distance of 97.48 feet to a concrete right of way monument found at the intersection of the Southerly right of way line of Central Avenue and the Easterly right of way line of Interstate Highway I-85; Thence leaving said right of way line of Interstate Highway I-85 and continuing along said right of way line of Central Avenue the following courses and distances: South 78 degrees 10 minutes 06 seconds East a distance of 36.08 feet to a 1/2-inch rebar found; South 69 degrees 14 minutes 41 seconds East a distance of 50.00 feet to a 1/2-inch rebar found; North 20 degrees 45 minutes 19 seconds East a distance of 15.00 feet to a 5/8-inch capped rebar found; South 69 degrees 47 minutes 00 seconds East a distance of 77.78 feet to a 5/8-inch capped rebar found; South 68 degrees 51 minutes 36 seconds East a distance of 49.84 feet to a 5/8-inch capped rebar found; South 68 degrees 59 minutes 04 seconds East a distance of 165.04 feet to a point; Thence leaving said right of way line of Central Avenue South 20 degrees 53 minutes 32 seconds West a distance of 62.87 feet to a point; Thence South 70 degrees 50 minutes 45 seconds East a distance of 82.18 feet to a point; Thence South 17 degrees 03 minutes 36 seconds West a distance of 54.14 feet to a point; Thence South 72 degrees 56 minutes 24 seconds East a distance of 114.97 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.888 Acres (125,794 square feet).

Tract 2

All tracts or parcels of land lying in and being in Land Lot 98, of the 14th District, City of Hapeville, Fulton County, Georgia, and begin more particularly described as follows:

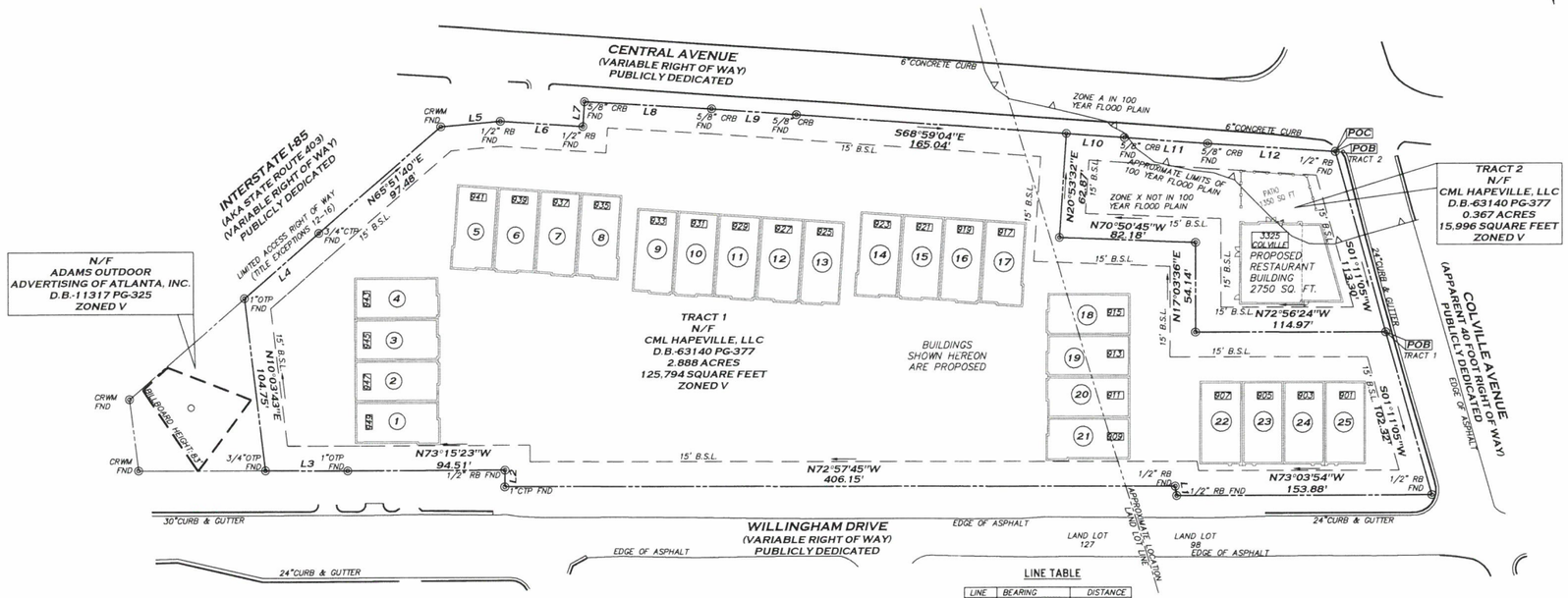
Commencing at a 1/2-inch rebar found at the intersection of the Southerly right of way line of Central Avenue (AKA South Central Avenue) (having a variable width, publicly dedicated right of way) and the Westerly right of way line of Colville Avenue (having a 40 foot, publicly dedicated right of way), said 1/2-inch rebar being the TRUE POINT OF BEGINNING.

Thence along said right of way line of Colville Avenue South 01 degrees 11 minutes 05 seconds West a distance of 113.30 feet to a point; Thence leaving said right of way line North 72 degrees 56 minutes 24 seconds West a distance of 114.97 feet to a point; Thence North 17 degrees 03 minutes 36 seconds East a distance of 54.14 feet to a point; Thence North 70 degrees 50 minutes 45 seconds West a distance of 82.18 feet to a point; Thence North 20 degrees 53 minutes 32 seconds East a distance of 62.87 feet to a point on the Southerly right of way line of Central Avenue; Thence along said right of way line of Central Avenue the following courses and distances: South 68 degrees 59 minutes 04 seconds East a distance of 35.29 feet to a 5/8 inch capped rebar found; South 68 degrees 50 minutes 02 seconds East a distance of 49.97 feet to a 5/8 inch capped rebar found; South 69 degrees 18 minutes 08 seconds East a distance of 77.01 feet to a 1/2-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.367 Acres (15,996 square feet).

FOR OFFICIAL USE ONLY

FINAL PLAT FOR
VILLAGE AT HAPEVILLE
900 SOUTH CENTRAL AVENUE
HAPEVILLE, GEORGIA 30354
ZONING: V: VILLAGE DISTRICT
TAX PARCEL: 14 012700020429





VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED MAY 31, 2022

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 32,864' WITH AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, TOPCON HYPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 603,503'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X AND A ON FLOOD INSURANCE RATE MAP NO. 13121C0368F, WITH A DATE OF IDENTIFICATION OF SEP. 18, 2018 FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6)CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

SURVEY REFERENCES

1) ALTA/ACSM LAND TITLE SURVEY FOR VILLAGE WALK HAPEVILLE, LLC. PREPARED BY VALENTINO & ASSOCIATES, INC. LAND SURVEYORS, DATED APRIL 21, 2008.

2) PLAT OF VIRGINIA PARK PREPARED BY O.F. KAUFFMAN C.E. DATED APRIL, 1921.

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "V" (VILLAGE). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 15 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET
MINIMUM WIDTH: 50 FEET
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES OR 35 FEET

ZONING AND SETBACK INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP DATED MARCH 5, 2019 AND MUNICODE.COM.

GRAPHIC SCALE
40' 0 40' 80'
1 Inch = 40 Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°09'24"E	5.70'
L2	N17°15'34"E	10.04'
L3	N72°46'57"W	49.98'
L4	N65°50'17"E	59.94'
L5	S78°10'06"E	36.08'
L6	S69°14'41"E	50.00'
L7	N20°45'19"E	15.00'
L8	S69°47'00"E	77.78'
L9	S68°51'36"E	49.84'
L10	S68°59'04"E	35.29'
L11	S68°50'02"E	49.97'
L12	S69°18'08"E	77.01'

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,864 FEET AND AN ANGULAR ERROR OF 3.5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 603,503 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 3.255 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SOKKIA SX.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3109

DATE OF EXPIRATION 12-31-2021

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER — DATE SIGNED

PRINTED NAME OF SUBDIVIDER

SIGNATURE OF OWNER — DATE SIGNED

PRINTED NAME OF OWNER

THE CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY SHOULD BE PROVIDED ON THE PLAT PER 90-1-2.F.4.I OF THE CITY CODE.

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK -ON BEHALF OF MAYOR AND COUNCIL — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

CITY ENGINEER — DATE

DESIGN BY

CRESCENT VIEW ENGENREEING, LLC:
211 FRAISER STREET SE
MARIETTA, GA. 30060
WWW.CRESCENTVIEWENG.COM
678-324-8410

OWNER / DEVELOPER

CML HAPEVILLE, LLC
2964 PEACHTREE RD SUITE 540
ATLANTA, GA 30305
PHONE # (770) 903-4422

LEGEND

———	PROPERTY LINE
— — — —	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
FND	FOUND

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
CML HAPEVILLE, LLC
2964 PEACHTREE RD SUITE 540
ATLANTA, GA 30305

FINAL PLAT FOR VILLAGE AT HAPEVILLE:
900 SOUTH CENTRAL AVENUE
HAPEVILLE, GEORGIA 30354

STATE: GEORGIA | COUNTY: FULTON
LAND LOTS: 98 & 127 | DISTRICT: 14TH | CITY OF HAPEVILLE

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: JUNE 10, 2022
JOB #: 213306
SCALE: 1"=40'
DRAWN BY: J.L.T.

PLANNER'S REPORT

DATE: July 13, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for Willingham at Colville Avenue

BACKGROUND

CML Village Walk LLC submitted a final subdivision plat application for Parcel ID 14 012700020429 splitting the property into two parcels Tract 1 will be 125,794 SF (2.88 acres) zoned V, Village and Tract 2 will be 15,996 SF (.367 acres) Zoned V, Village. The request for the subdivision is to separate the commercial parcel (Tract 2) from the residential townhomes (Tract 1). The property is being developed as 25 townhomes and 1 commercial building. Within Tract 1, the townhomes, common space and parking will require a final plat prior to any certificate of occupancy being issued.

CODE REQUIREMENTS

Final Plat

The final plat shall show:

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

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

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.

d. Location and description of monuments.

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.

f. Date, title, name and location of subdivision, graphic scale and true north point.

g. Location map showing site in relation to area.

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use

Engineer's report provides additional comments.

Sec. 90-1-3. - General requirements and minimum standards of design.
(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

No Change

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

No Change

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

No Change

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

No Change

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Not applicable

(6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Not applicable

(7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

Not applicable

(8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn

to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

Not applicable

(9) Intersections.

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(12) Dead-end streets.

Not applicable

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

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

Not applicable

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

Not applicable

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

Not applicable

(b) Blocks.

Not applicable

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

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

(c) Lots.

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

Compliant

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

Compliant

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

Compliant

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

Compliant

(3)Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Compliant

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not applicable

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not applicable

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not applicable

(d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council. *N/A*

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

Not applicable

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

See Engineer's report.

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

Not applicable

(e) Suitability of the land.

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

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

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

Not applicable

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

Compliant

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

A variance was granted from Board of Appeals to waive the buffer requirement between the commercial and residential property lines as this was originally developed as one integrated parcel.

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2)Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

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

(1) Monuments.

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

b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

No monuments are indicated.

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

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

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

N/A

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

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

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

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

Not applicable

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

a. For minor residential streets, 30 feet. Most minor streets in residential developments.

b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.

c. For arterial streets and highways, as may be required.

Not applicable

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

(7) Sidewalks.

a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.

b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

A sidewalk has been provided per the site plan.

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

Not shown on plat

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

Not shown on plat

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

Not shown on plat

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

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

Shown on site plan.

.

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

RECOMMENDATION

The plat is missing concrete monuments and utility locations. These and any other deficiencies outlined in the City Engineer's Report must be addressed to the City Engineer's satisfaction. Staff recommendation is conditional approval with approval finalized once the deficiencies are addressed.

Keck+Wood
COLLABORATION BY DESIGN

July 15, 2022

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

Re: Village Walk Townhomes
900 South Central Avenue
Final Plat Review No. 1
K&W Ref. No. 221051.00

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Village Walk Townhomes at 900 South Central Avenue for compliance with the City's Final Plat requirements. The submittal was received electronically on June 13, 2022, and consists of a property subdivision to the overall 0.99 acre parcel into 18 townhome parcels and a private common area within a U-V Zoning District. The Final Plat was prepared by Lowery & Associates, under the Surveying seal of Mitchell Lowery. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with an indented cross on top) per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at the exterior property boundaries at the intersection of Central Avenue and Colville Avenue, and at the exterior property corners on Central Avenue and Colville Avenue.
2. Other property corner monuments using minimum 18 inches long iron rods per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville do not appear to be shown.
3. All Final Plat Statements and Certifications should be signed and dated.
4. The Final Plat does not indicate size or location of water services and mains, fire hydrants, or valves and the size and location of the sanitary sewer is not shown.
5. Central Avenue and Colville Avenue are shown with less than 50 feet right-of-way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the Central Avenue should be shown per Section 90-1-3.(4). An additional width should also be provided for Colville Avenue to provide 25 feet from the centerline to the property line in compliance.

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

Sincerely,
KECK & WOOD, INC.



Matthew Kaufman, P.E.
Project Engineer

CC: Greg Sistrunk, P.E. (Keck+Wood)

RECEIVED
6/17/22

22-PC-07-25

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant 3ELKSDESIGN, LLC

Mailing Address 101 Honeysuckle Lane, Peachtree City GA

Telephone _____ Mobile [redacted]

Email [redacted]

Property Owner (s) Jeffery Colquitt

Mailing Address 3423 Old Jonesboro Rd. Hapeville GA 30354

Telephone _____ Mobile [redacted]

Address/Location of Property:

3165 Old Jonesboro Rd. Hapeville, GA 30354

Present Zoning Classification: R-SF

Present Land Use: single family detached home, burned

Parcel ID #: 14 009400100568

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

3 Elks Design
Applicant's signature

Date: 06.13.22

SHELBY LOVE NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES 10/08/2023

Sworn to and subscribed before me

This 13th day of June, 2022.

Shelby Love
Notary Public

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Propose subdividing into 3 conforming single family lots.

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

EED The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

EED Date, approximate north point and graphic scale.

EED The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

EED Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

EED The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

EED Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

EED The acreage of the land to be subdivided.

EED Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: EED Date 06.13.22

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

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

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

EED All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

EED Location and description of monuments.

EED The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

EED Date, title, name and location of subdivision, graphic scale and true north point.

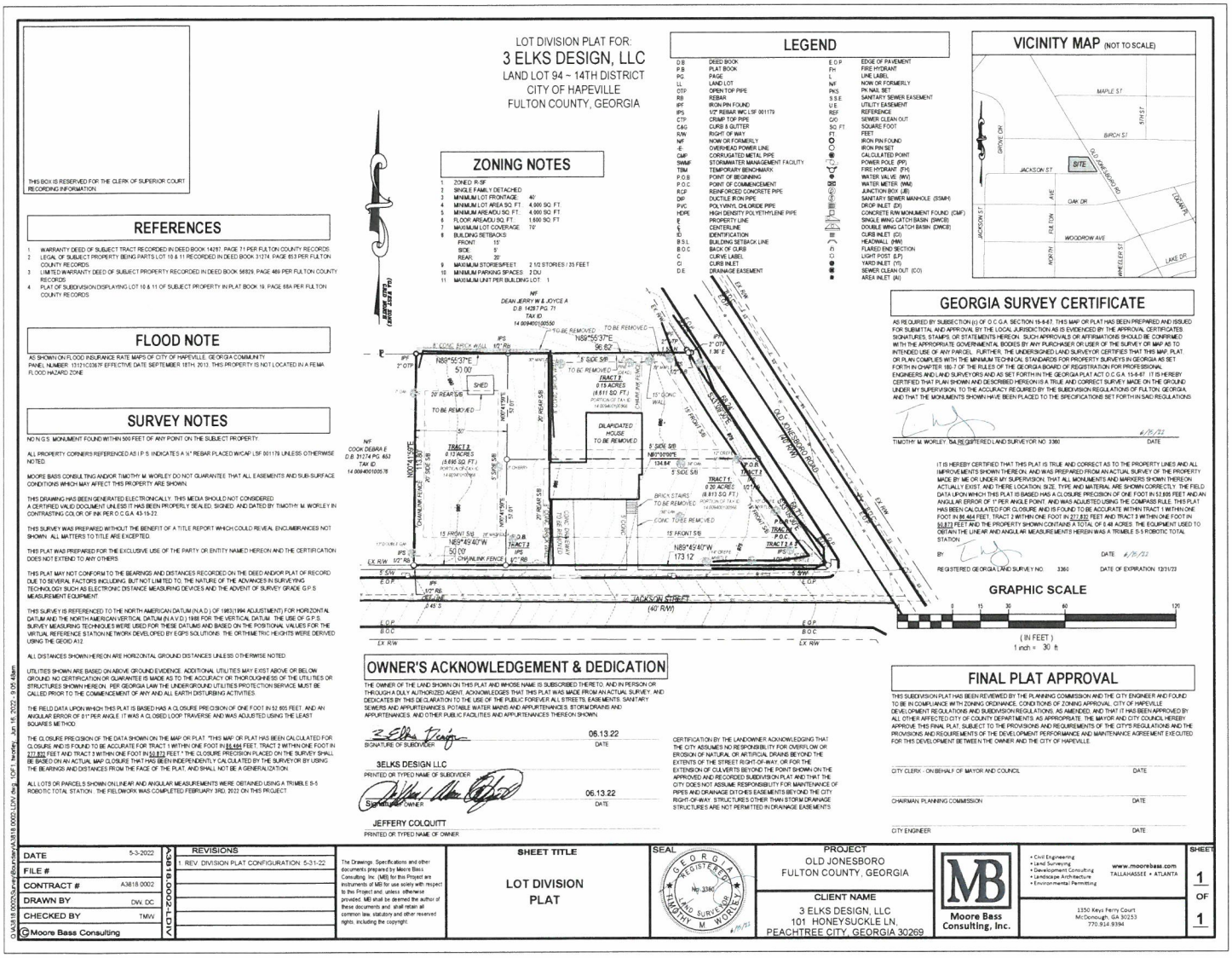
Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: EElks Design Date 06.13.22


LOT DIVISION PLAT FOR:
3 ELKS DESIGN, LLC
LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION
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2 LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS
3 LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56929, PAGE 466 PER FULTON COUNTY RECORDS
4 PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS
FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF HAPEVILLE, GEORGIA COMMUNITY PANEL NUMBER: 13121C0087F EFFECTIVE DATE SEPTEMBER 18TH, 2013. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE
SURVEY NOTES
NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
ALL PROPERTY CORNERS REFERENCED AS (P.S.) INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.
MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.
ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 84,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.
ZONING NOTES
1 ZONED: R-5F
2 SINGLE FAMILY DETACHED
3 MINIMUM LOT FRONTAGE: 40'
4 MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5 MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6 FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7 MAXIMUM LOT COVERAGE: 70'
8 BUILDING SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 20'
9 MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10 MINIMUM PARKING SPACES: 2 DU
11 MAXIMUM UNIT PER BUILDING LOT: 1
LEGEND
D.B DEED BOOK
P.B PLAT BOOK
PG PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS ½" REBAR W/ LSF 001179
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
R/W RIGHT OF WAY
N/F NOW OR FORMERLY
-E- OVERHEAD POWER LINE
CMP CORRUGATED METAL PIPE
SWMF STORMWATER MANAGEMENT FACILITY
TBM TEMPORARY BENCHMARK
P.O.B POINT OF BEGINNING
P.O.C POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
℄ PROPERTY LINE
℄ CENTERLINE
ID IDENTIFICATION
B.S.L. BUILDING SETBACK LINE
B.O.C BACK OF CURB
C CURVE LABEL
CI CURB INLET
D.E DRAINAGE EASEMENT
E.O.P EDGE OF PAVEMENT
FH FIRE HYDRANT
L LINE LABEL
N/F NOW OR FORMERLY
PKS PK NAIL SET
S.S.E SANITARY SEWER EASEMENT
U.E UTILITY EASEMENT
REF REFERENCE
C/O SEWER CLEAN OUT
SQ. FT SQUARE FOOT
FT FEET
IPF IRON PIN FOUND
IPS IRON PIN SET
CALCULATED POINT
POWER POLE (PP)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
JUNCTION BOX (JB)
SANITARY SEWER MANHOLE (SSMH)
DROP INLET (DI)
CONCRETE R/W MONUMENT FOUND (CMF)
SINGLE WING CATCH BASIN (SWCB)
DOUBLE WING CATCH BASIN (DWCB)
CURB INLET (CI)
HEADWALL (HW)
FLARED END SECTION
LIGHT POST (LP)
YARD INLET (YI)
SEWER CLEAN OUT (CO)
AREA INLET (AI)
VICINITY MAP (NOT TO SCALE)
MAPLE ST
5TH ST
BIRCH ST
DRIVE DR
JACKSON ST
SITE
OLD JONESBORO RD
OAK DR
FULTON AVE
JACKSON ST
WOODROW AVE
NORTH
WHEELER ST
LAKE DR
TOOMAN
GEORGIA SURVEY CERTIFICATE
AS REQUIRED BY SUBSECTION (j) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OF MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3380 DATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 84,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.
BY: DATE 4/15/22
REGISTERED GEORGIA LAND SURVEY NO. 3380 DATE OF EXPIRATION: 12/31/23
GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft
OWNER'S ACKNOWLEDGEMENT & DEDICATION
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.
SIGNATURE OF SUBDIVIDER 06.13.22 DATE
3 ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER
SIGNATURE OF OWNER 06.13.22 DATE
JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER
CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.
FINAL PLAT APPROVAL
THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED; AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.
CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL DATE
CHAIRMAN, PLANNING COMMISSION DATE
CITY ENGINEER DATE
DATE 5-3-2022
FILE #
CONTRACT # A3618.0002
DRAWN BY DW, DC
CHECKED BY TMW
© Moore Bass Consulting
REVISIONS
1. REV. DIVISION PLAT CONFIGURATION 5-31-22
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.
SHEET TITLE
LOT DIVISION PLAT
SEAL
GEORGIA REGISTERED No. 3380 LAND SURVEYOR TIMOTHY M. WORLEY
PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA
CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269
Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394
SHEET 1 OF 1
A3618.0002\Survey\Boundary\A3618.0002-LDIV.dwg, 1OF1, hworley, Jun 16, 2022 - 9:05:48am
A3618.0002-LDIV

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

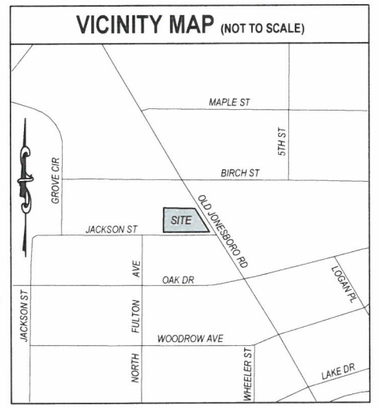
ZONING NOTES

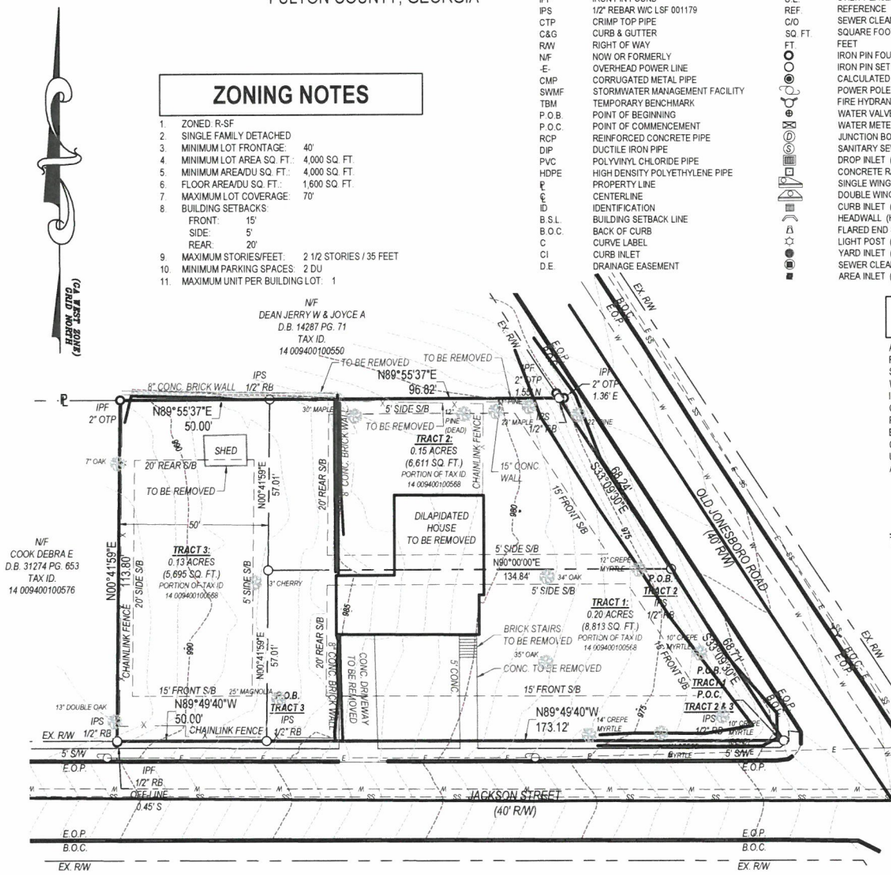
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   - FRONT: 15'
   - SIDE: 5'
   - REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE: 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: _____ DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 — DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of Owner — 06.13.22
DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
© Moore Bass Consulting	

A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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.

SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

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THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

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ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION . THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

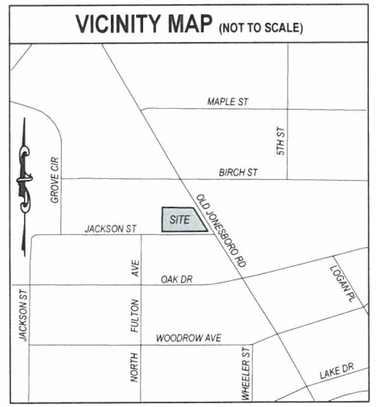
ZONING NOTES

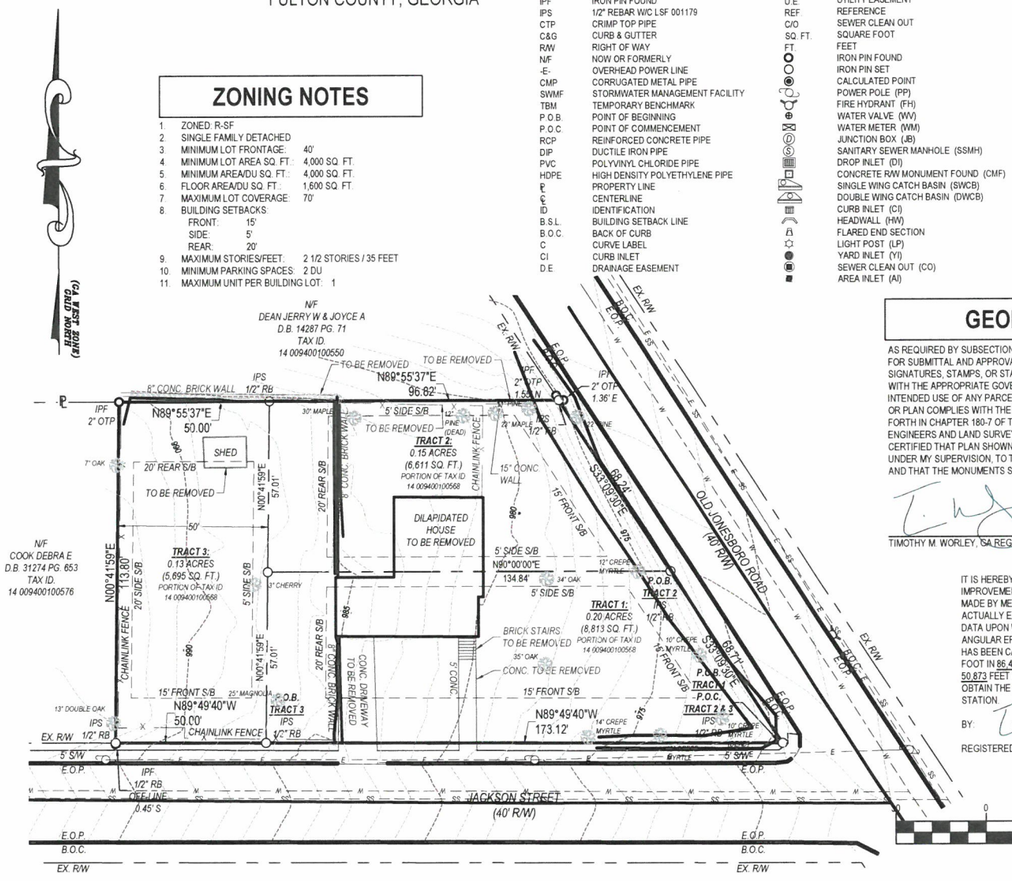
1. ZONED: R-5F
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   FRONT: 15'
   SIDE: 5'
   REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: _____ DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 — DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22
DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
©Moore Bass Consulting	

A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY
6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
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www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

Q:\A3818.0002\Survey\Boundary\A3818.0002-LDIV.dwg, 1OF1, tworley, Jun 16, 2022 - 9:05:48am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

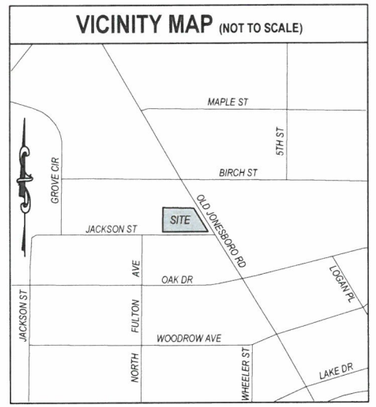
ZONING NOTES

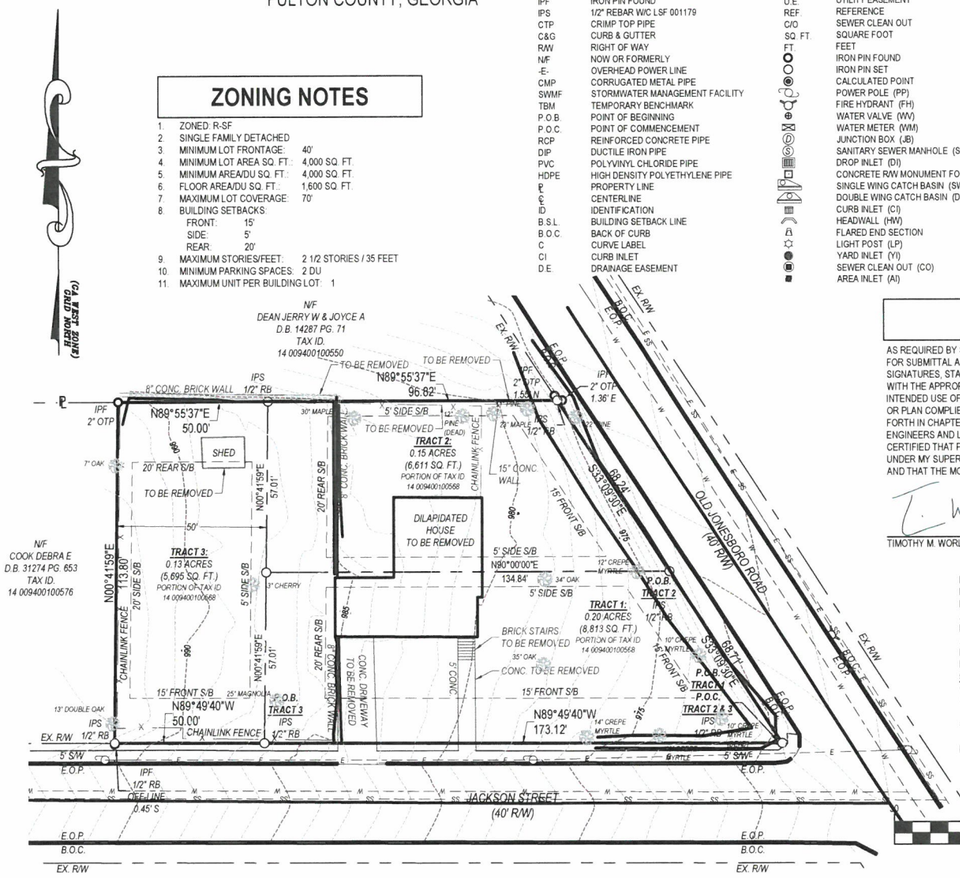
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   FRONT: 15'
   SIDE: 5'
   REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L.	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: _____ DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 — DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22
DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
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A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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.

SHEET TITLE
LOT DIVISION PLAT

SEAL: GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

Q:\A3818.0002\Survey\Boundary\A3818.0002-LDIV.dwg, 1OF1, tworley, Jun 16, 2022 - 9:05:48am

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LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

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FLOOD NOTE

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SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

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ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION . THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

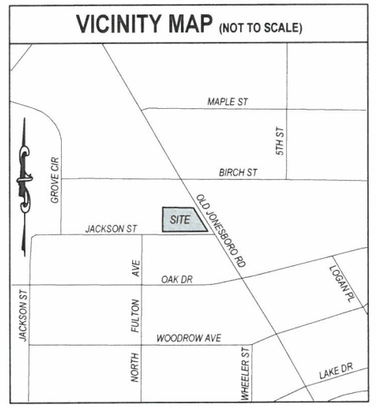
ZONING NOTES

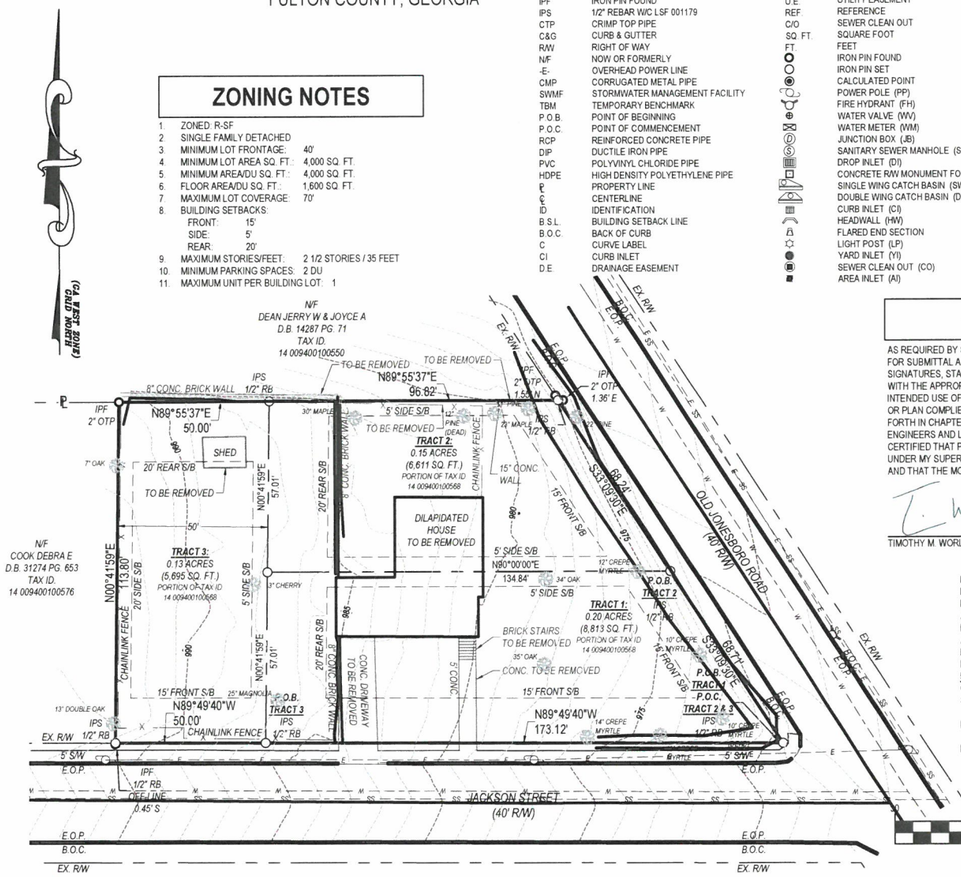
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   FRONT: 15'
   SIDE: 5'
   REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L.	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER — DATE: 06.13.22

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — DATE: 06.13.22

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
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A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

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LOT DIVISION PLAT FOR:
3 ELKS DESIGN, LLC
LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

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4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

ZONING NOTES

1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   FRONT: 15'
   SIDE: 5'
   REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
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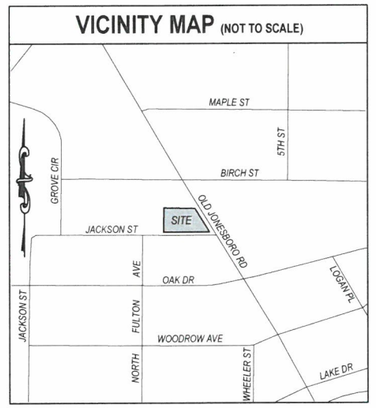
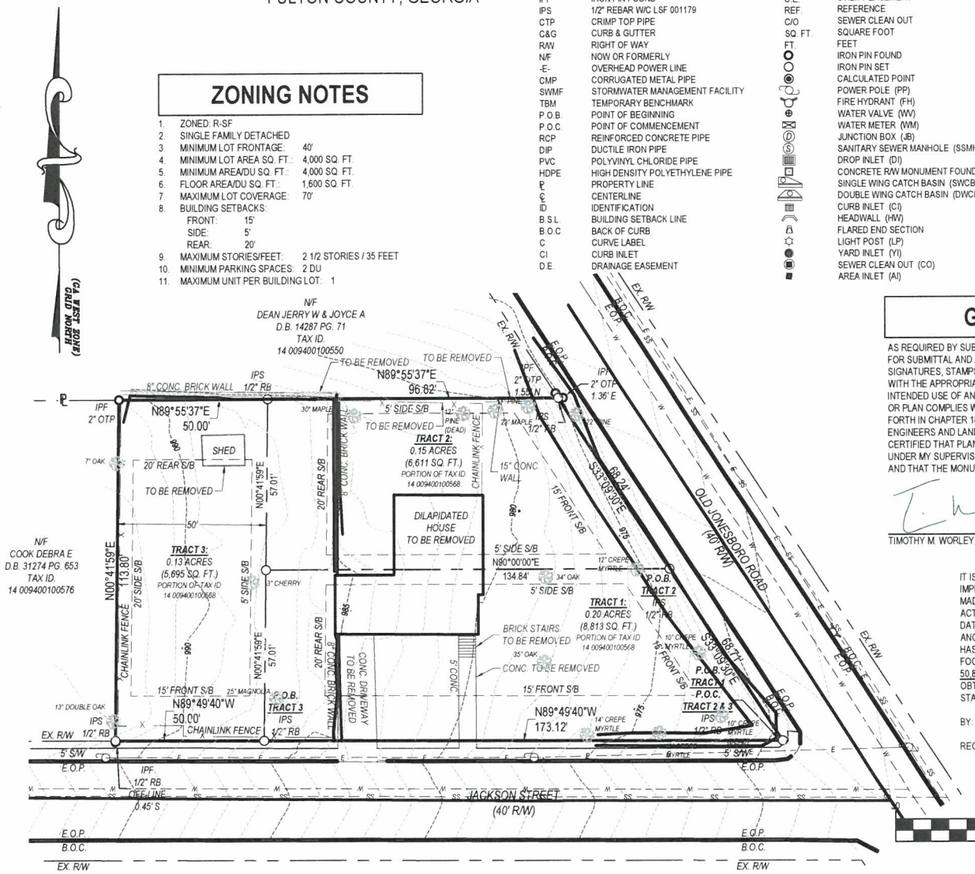
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE: 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22
DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS

FINAL PLAT APPROVAL

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CHAIRMAN, PLANNING COMMISSION — DATE:

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DATE	5-3-2022
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DRAWN BY	DW, DC
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REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN.
PEACHTREE CITY, GEORGIA 30269

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SHEET 1 OF 1

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LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

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SURVEY NOTES

NO N G S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

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ZONING NOTES

1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
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9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
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OTP	OPEN TOP PIPE	PKS	PK NAIL SET
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IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
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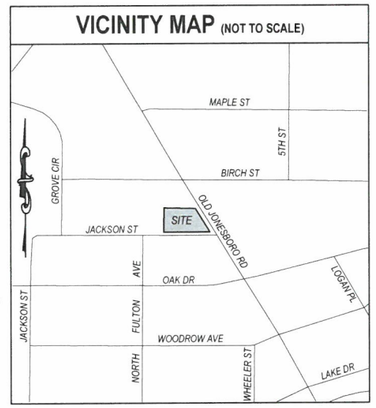
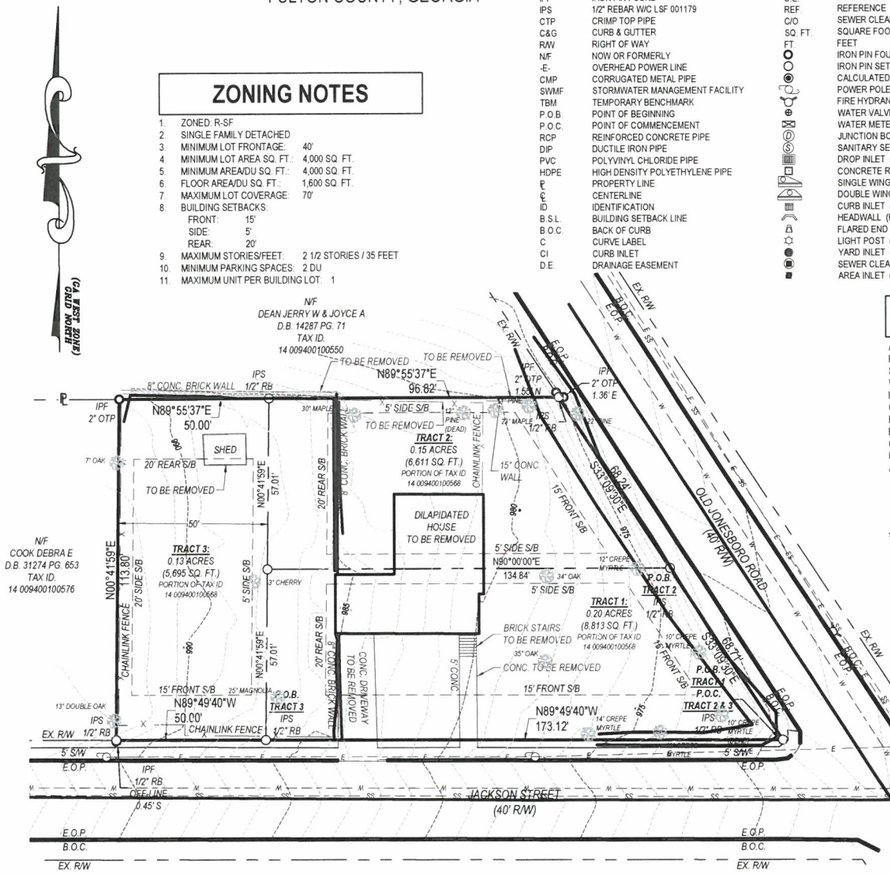
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO: 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22 — DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
© Moore Bass Consulting	

A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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.

SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

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THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
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4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

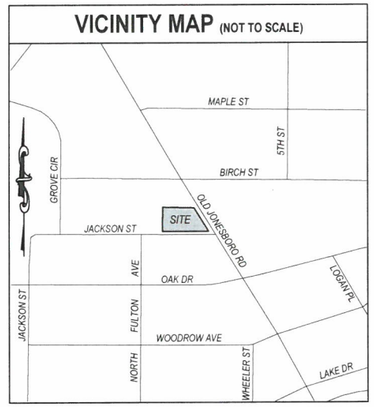
ZONING NOTES

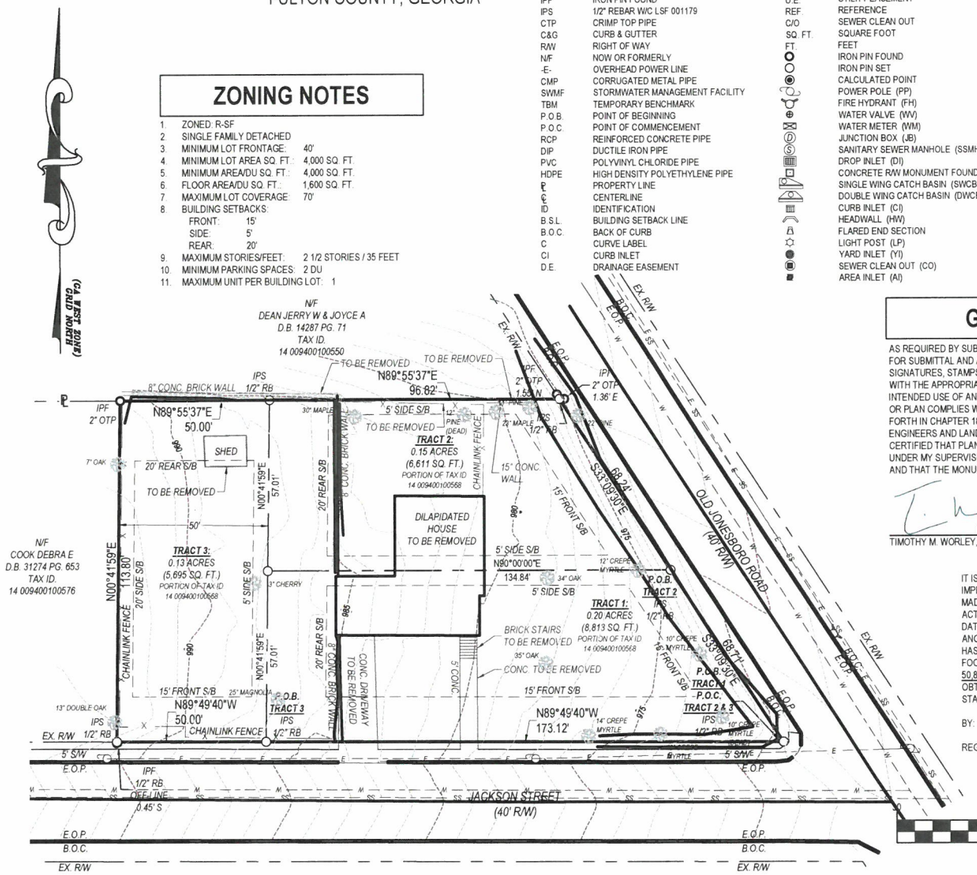
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   - FRONT: 15'
   - SIDE: 5'
   - REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — SIGNATURE OF SUBDIVIDER — DATE: 06.13.22

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — DATE: 06.13.22

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
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A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

Q:\A3818.0002\Survey\Boundary\A3818.0002-LDIV.dwg, 1OF1, tworley, Jun 16, 2022 - 9:05:48am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

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ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

ZONING NOTES

1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   - FRONT: 15'
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11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

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P.B.	PLAT BOOK	FH	FIRE HYDRANT
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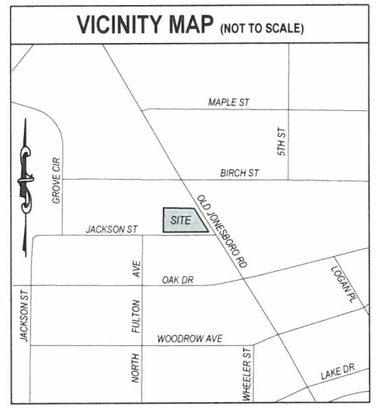
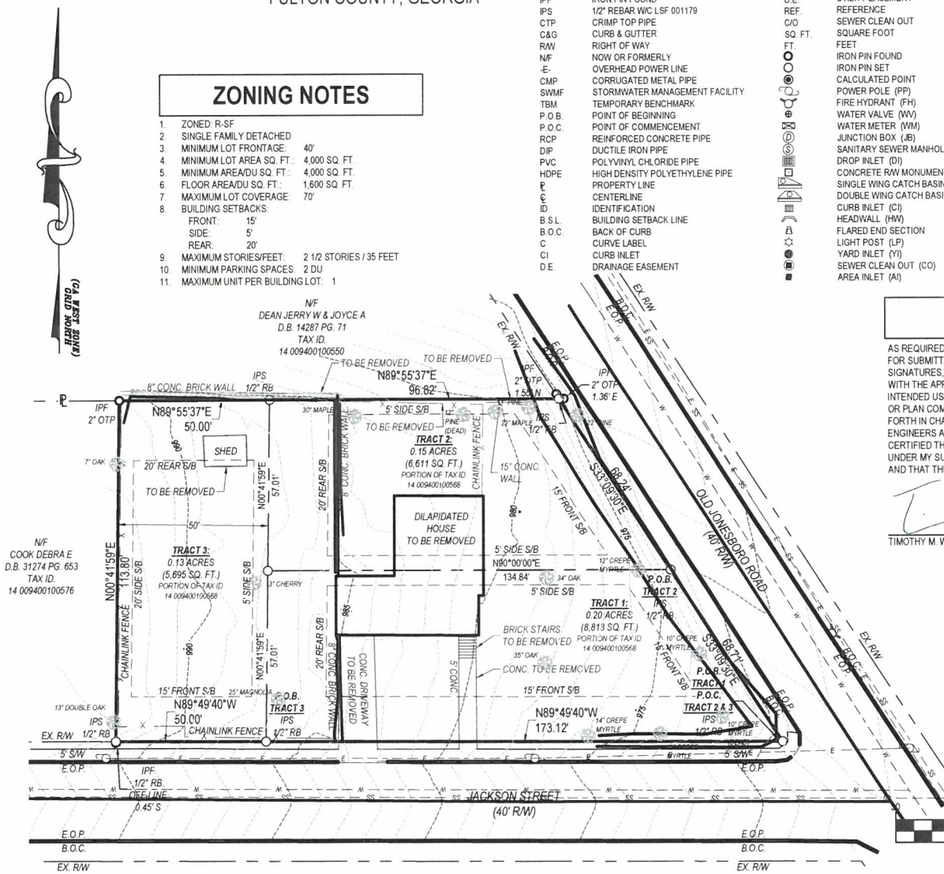
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE:

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22
DATE:

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
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A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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.

SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

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THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:
3 ELKS DESIGN, LLC
LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
4. PLAT OF SUBDIVISION DISPLAYING LOT 10 & 11 OF SUBJECT PROPERTY IN PLAT BOOK 19, PAGE 68A PER FULTON COUNTY RECORDS.

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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

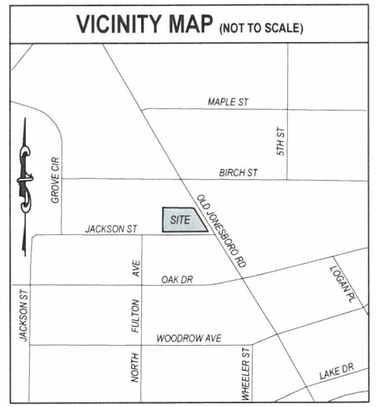
ZONING NOTES

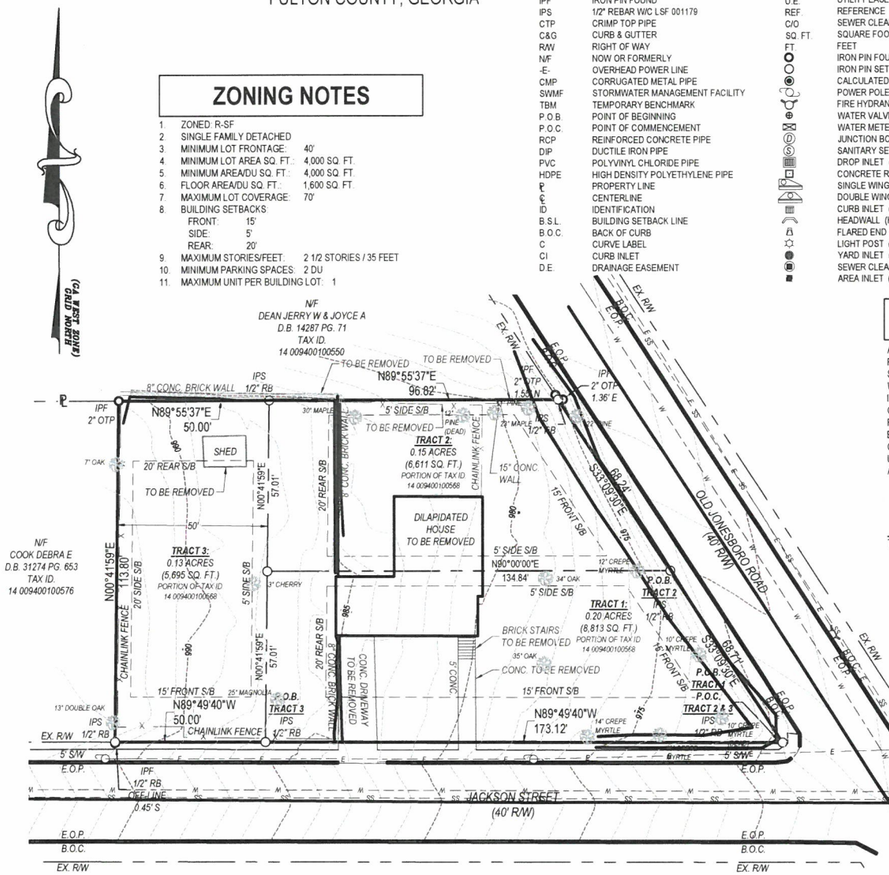
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   - FRONT: 15'
   - SIDE: 5'
   - REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)





GEORGIA SURVEY CERTIFICATE

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TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER — DATE: 06.13.22

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — DATE: 06.13.22

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
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REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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SHEET TITLE
LOT DIVISION PLAT

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
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TALLAHASSEE • ATLANTA
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SHEET 1 OF 1

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THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LOT DIVISION PLAT FOR:

3 ELKS DESIGN, LLC

LAND LOT 94 ~ 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REFERENCES

1. WARRANTY DEED OF SUBJECT TRACT RECORDED IN DEED BOOK 14287, PAGE 71 PER FULTON COUNTY RECORDS.
2. LEGAL OF SUBJECT PROPERTY BEING PARTS LOT 10 & 11 RECORDED IN DEED BOOK 31274, PAGE 653 PER FULTON COUNTY RECORDS.
3. LIMITED WARRANTY DEED OF SUBJECT PROPERTY RECORDED IN DEED BOOK 56829, PAGE 469 PER FULTON COUNTY RECORDS.
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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.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

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THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

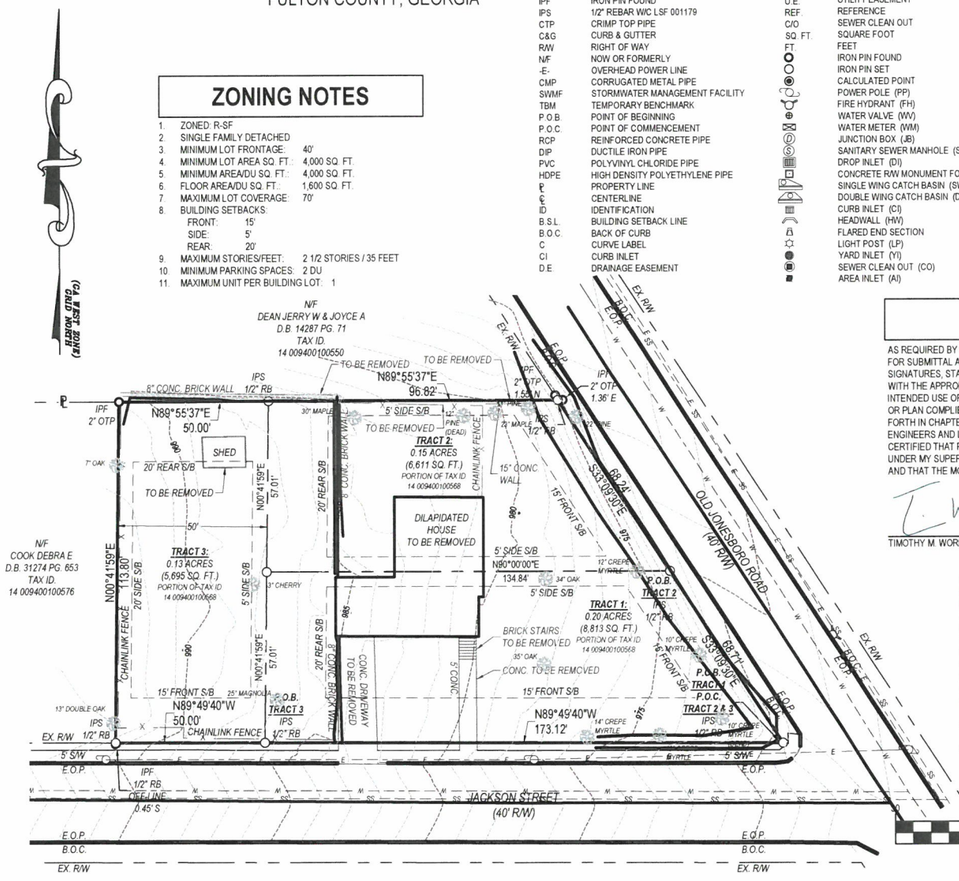
ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-5 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED FEBRUARY 3RD, 2022 ON THIS PROJECT.

ZONING NOTES

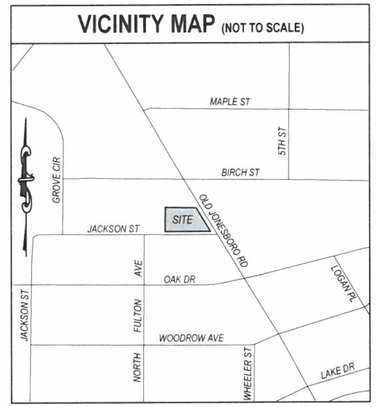
1. ZONED: R-SF
2. SINGLE FAMILY DETACHED
3. MINIMUM LOT FRONTAGE: 40'
4. MINIMUM LOT AREA SQ. FT.: 4,000 SQ. FT.
5. MINIMUM AREA/DU SQ. FT.: 4,000 SQ. FT.
6. FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
7. MAXIMUM LOT COVERAGE: 70'
8. BUILDING SETBACKS:
   - FRONT: 15'
   - SIDE: 5'
   - REAR: 20'
9. MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
10. MINIMUM PARKING SPACES: 2 DU
11. MAXIMUM UNIT PER BUILDING LOT: 1

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L.	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)



VICINITY MAP (NOT TO SCALE)



GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FULTON, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 6/15/22

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THERE LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,605 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN TRACT 1 WITHIN ONE FOOT IN 86,464 FEET, TRACT 2 WITHIN ONE FOOT IN 277,832 FEET AND TRACT 3 WITHIN ONE FOOT IN 50,873 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.48 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-5 ROBOTIC TOTAL STATION.

BY: DATE: 6/15/22

REGISTERED GEORGIA LAND SURVEY NO. 3360 DATE OF EXPIRATION 12/31/23

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

3 Elks Design — 06.13.22
SIGNATURE OF SUBDIVIDER — DATE

3ELKS DESIGN LLC
PRINTED OR TYPED NAME OF SUBDIVIDER

Signature of OWNER — 06.13.22
DATE

JEFFERY COLQUITT
PRINTED OR TYPED NAME OF OWNER

CERTIFICATION BY THE LANDOWNER ACKNOWLEDGING THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENTS OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY OF COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR AND COUNCIL — DATE:

CHAIRMAN, PLANNING COMMISSION — DATE:

CITY ENGINEER — DATE:

DATE	5-3-2022
FILE #	
CONTRACT #	A3818.0002
DRAWN BY	DW, DC
CHECKED BY	TMW
©Moore Bass Consulting	

A3818.0002-LDIV

REVISIONS
1. REV. DIVISION PLAT CONFIGURATION: 5-31-22

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.

SHEET TITLE
LOT DIVISION PLAT

SEAL: GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 6/15/22

PROJECT
OLD JONESBORO
FULTON COUNTY, GEORGIA

CLIENT NAME
3 ELKS DESIGN, LLC
101 HONEYSUCKLE LN,
PEACHTREE CITY, GEORGIA 30269

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET 1 OF 1

Q:\A3818.0002\Survey\Boundary\A3818.0002-LDIV.dwg, 1OF1, tworley, Jun 16, 2022 - 9:05:48am

PLANNER'S REPORT

DATE: July 15, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 3165 Old Jonesboro Road, Subdivision Plat

BACKGROUND

The City of Hapeville received a subdivision application from 3Elks Design LLC to subdivide one parcel Tax ID 14 009400100568 3165 Old Jonesboro Road into three parcels (.13 acres, .15 acres, .20 acres) within the R-SF, Single Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

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

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

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

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

(f) Final plat.

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

The final plat shall show:
Compliant

a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
Street addresses not provided.

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and

building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
Compliant

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant

d. Location and description of monuments.
Monuments not shown

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant

f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant

g. Location map showing site in relation to area.
Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
Compliant

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

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

(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

- ***No changes proposed.***

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

- ***No changes proposed.***

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

- ***The minimum right of way is 50' on Old Jonesboro Road and Jackson Street. The plat shows 40' existing R/W. The Planning Commission should consider waiving the requirement for the additional right of way.***

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

- ***Not applicable.***

(6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

- ***Not applicable.***

(7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

- ***Not applicable.***

(8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one-inch equals

100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

- ***Not applicable.***

(9) Intersections.

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

(12) Dead-end streets.

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

(b) Blocks.

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

- ***Not applicable.***

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

- ***Not applicable.***

(c) Lots.

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

- ***Compliant***

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

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

- ***Parcels in R-SF must have a minimum of 40' of street frontage. All tracts are compliant.***
- ***<u>Parcels in R-SF must be a minimum of 4,000 sf. All lots are compliant.</u>***

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

- ***Not applicable.***

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

- ***Setback lines will be compliant with R-SF zoning, with a front setback of 15' and side setback of 5' (corner lot also shows 15' setback).***

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

- ***The proposed lot is larger than the adjacent lot. Compliant.***

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

- ***Not applicable.***

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

- ***Not applicable.***

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

- ***Not applicable***

(d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

- ***Not applicable.***

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are

proposed in the easement.

- ***Not applicable.***

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

- ***Not applicable.***

(e) Suitability of the land.

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

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

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

- ***The subject tracts are not located in a Flood Hazard Zone.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***A waiver from Planning Commission for the additional 5' ROW for Jackson Street and Old Jonesboro Road is requested. Community Services Director is in agreement.***

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

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

- ***There is a sidewalk along Jackson Street. No sidewalk is located along Old Jonesboro Road.***

(1) Monuments.

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

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

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

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

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

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

- ***Not applicable.***

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

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

- ***Not applicable.***

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

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

- ***Not applicable.***

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

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Sidewalk is present on Jackson Street. The new sidewalk recommendation matrix would be reviewed by the DRC for any future development.***

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

- ***Compliant***

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

- ***Compliant***

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

Compliant

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

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

- ***Street trees are required as a part of the development of each lot. Prior to development, street trees must be shown on the site plans to ensure compliance and should be a recommended tree per the Tree Ordinance.***

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

- ***Not applicable.***

RECOMMENDATION

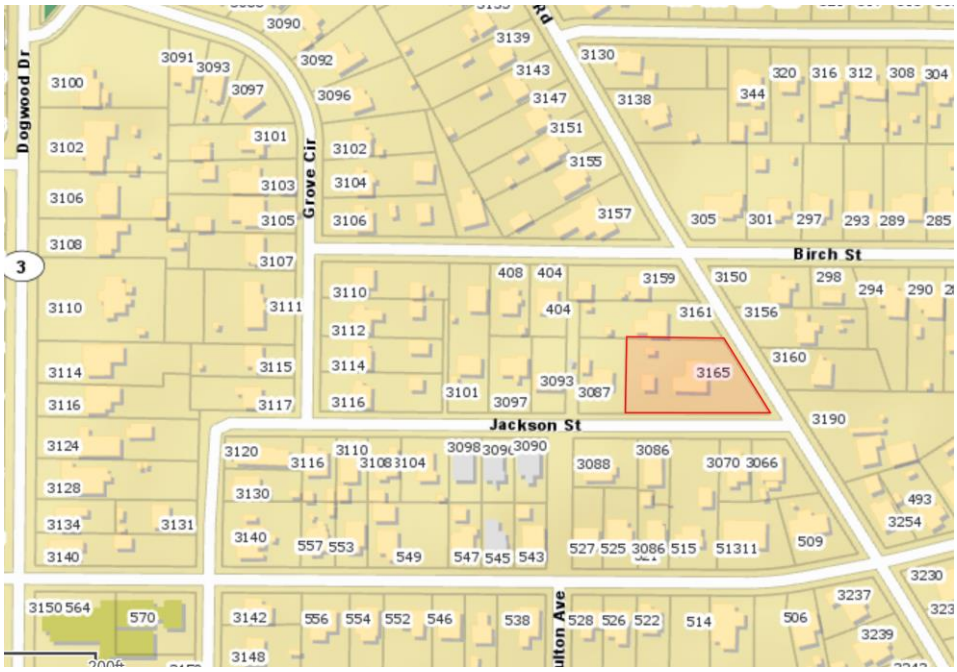
Planning has the following comments for the proposed subdivision:

1. Street addresses should be shown.
2. Concrete monument should be shown for the proposed subdivision.
3. Minimum right of way should be shown on Old Jonesboro to ensure compliance.
4. A variance by the Planning Commission is required requiring sidewalk installation along Old Jonesboro Road at the time of the proposed subdivision. Design Review Committee will review to determine suitability.
5. A variance by the Planning Commission is required for relief of additional right of way (5' along Jackson Street and 5' along Old Jonesboro Road).
6. Property must be developed in accordance with Site Plan requirements, including compliance with Tree Conservation Ordinance.

All outstanding issues from the Engineer's report must be addressed.

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

may be approved with a variance for sidewalk installation at the time of subdivision and waiver of additional right of way.



3165 Old Jonesboro Road

Keck+Wood
COLLABORATION BY DESIGN

July 14, 2022

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

Re: Old Jonesboro
3165 Old Jonesboro Road
Final Plat Review No. 1
K&W Ref. No. 221051.10

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of Old Jonesboro at 3165 Old Jonesboro Road for compliance with the City's Final Plat requirements. The submittal was received electronically on July 13, 2022, and consists of a property subdivision to the overall 0.48 acre parcel into 3 parcels within an R-SF Zoning District. The Final Plat was prepared by More Bass Consulting, Inc., under the Surveying seal of Timothy M. Worley. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with an indented cross on top) per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at the exterior property boundaries at the intersection of Estelle Street and King Arnold Street, at the intersection of King Arnold Street and North Fulton Avenue, and at the exterior property corners on Estelle Street and at North Fulton Avenue.
2. The street addresses for the lots should be shown on the plat.
3. The Final Plat does not indicate size of water services and mains or locations of fire hydrants, or valves and the size of the sanitary sewer is not shown. Provisions for sanitary sewer service and potable water service should be shown for each parcel.
4. The zoning of the adjacent properties should be shown on the Final Plat.
5. The Side Setback of Tract 3 is labeled as 20-feet while only displaying 5-feet of setback.
6. Several bold lines cross the eastern property boundary and appear to be unlabeled. These lines should be clarified on the Final Plat.
7. Jackson Street and Old Jonesboro Road are shown with 40 feet right-of-way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).

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

Sincerely,
KECK & WOOD, INC.



Matthew Kaufman, P.E.
Project Engineer

CC: Greg Sistrunk, P.E. (Keck+Wood)

22-PC-07-27

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant David W Cook

Mailing Address: 100 Glendale Drive Peachtree City, GA 30269

Telephone [redacted] Mobile # [redacted] Email [redacted]

Property Owner (s) RK Sons Development

Mailing Address 757 North Central Ave. Hapeville GA 30354

Telephone [redacted] Mobile # [redacted]

Address/Location of Property: 3419 Hamilton Avenue Hapeville GA 30054

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14098000030274

Present Zoning Classification: R3F Size of Tract: _____acre(s)

Present Land Use: Single-family Residential

Please check the following as it applies to this application

_____Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit

Other (Please State) _____

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

David W Cook

Applicant's signature

Date: 12/7/2021

Sworn to and subscribed before me

This 7TH **day of** December **20** 21.

Notary Public

M. SUAREZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES OCT 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Add 2nd story addition to existing property. Total Remodel

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3419 Hamilton Ave
Hapeville GA 30054

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant David W Cook

Address of Applicant [redacted]

Telephone of Applicant [redacted]

Signature of Owner

ABDULSATTAR KHAN
Print Name of Owner

Personally Appeared Before Me this 7th day of December, 2021.

Notary Public

M SUAREZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES OCT 28, 2022

Site Plan Checklist – <u>Please include with your application.</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ Site area (square feet and acres).

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

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

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

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

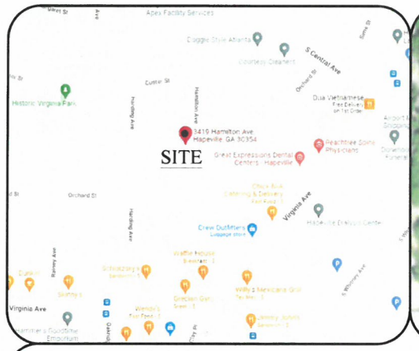
✓ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____

Date 12/7/2021

SINGLE FAMILY RESIDENCE
3419 HAMILTON AVENUE
HAPEVILLE, GA 30354
PARCEL ID: 14 009800030274



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:
1. PROJECT NARRATIVE:
   SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	7,480	0.172	
EXIST. HOME	1,461	0.034	
EXIST. DRIVE / STEPS / CONC.	1,398	0.032	
EXIST. PORCH	151	0.003	
EXIST. WALLS / EDGING	51	0.001	
TOTAL IMPERVIOUS COVERAGE	3,061	0.070	40.92%
REMAINING PERVIOUS AREA	4,419	0.101	59.08%

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

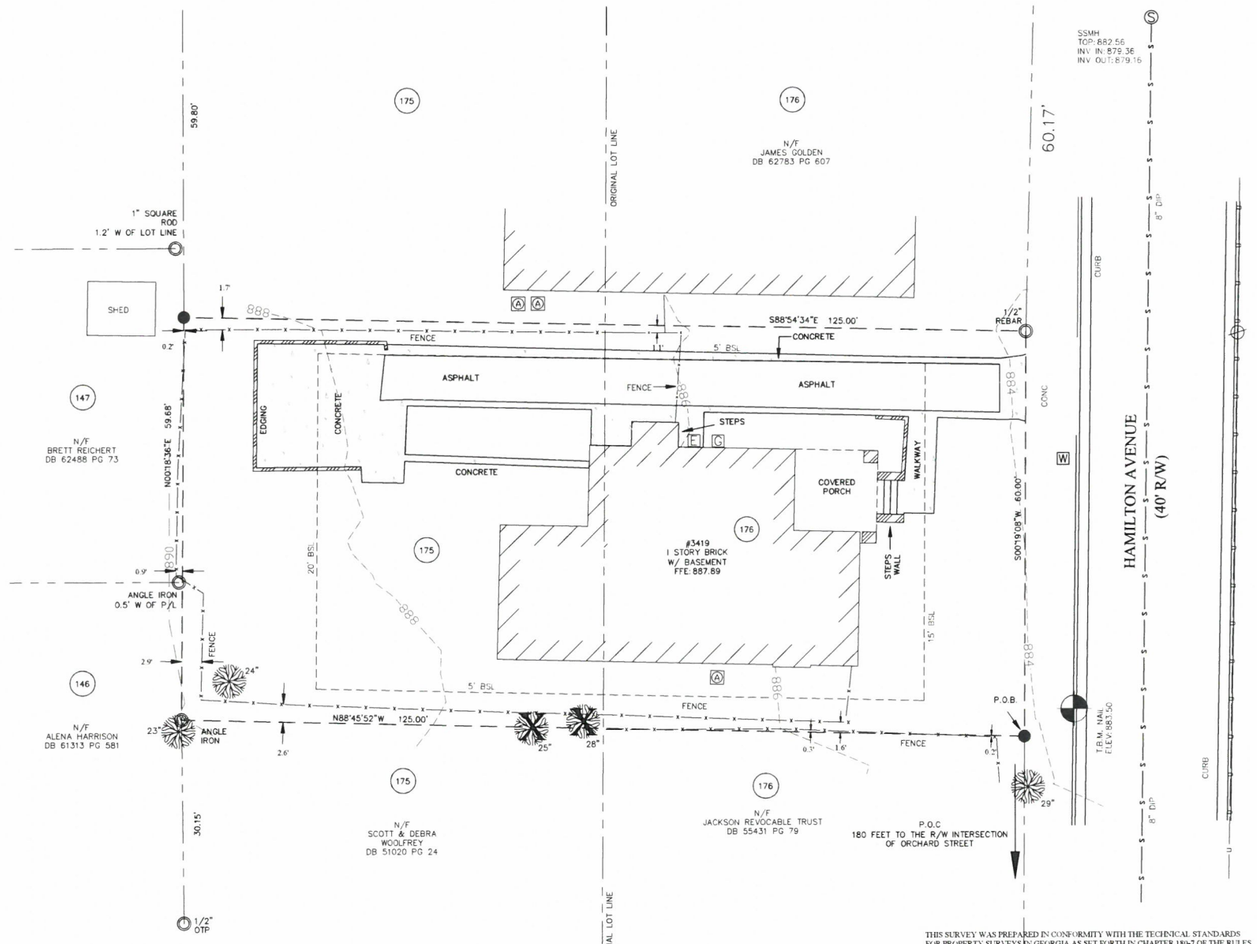
KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE
24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

TOTAL AREA:
7,480 SF / 0.172 AC

SHEET NO.	TITLE
1	EXISTING CONDITIONS SURVEY
2	DEMOLITION PLAN
3	SITE PLAN
4	TREE PROTECTION PLAN
5	DETAILS
6	
7	
8	
9	
10	
11	



PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)	POWER METER	TELEPHONE BOX	-HB- HAY BALES	CONC CONCRETE	TREE LEGEND
1/2" REBAR WITH CAP SET LSF# 839	POWER BOX	-W- WATER LINE	-FW- FLOW WELL LINE	EOP EDGE OF PAVEMENT	HARDWOOD TREE
R/W MONUMENT	A/C UNIT	-U- OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY	-920- CONTOUR LINE	PINE TREE
WATER METER	LIGHT POLE	-S- SEWER LINE	R/W RIGHT-OF-WAY	F.F.E. FINISH FLOOR ELEVATION	TO BE REMOVED
FIRE HYDRANT	GUY WIRE	-G- GAS LINE	BSL BUILDING SETBACK LINE	B.F.E. BASEMENT FLOOR ELEVATION	
WATER VALVE	MANHOLE	-C- CABLE LINE	CNTL. CANTILEVER	G.F.E. GARAGE FLOOR ELEVATION	
POWER POLE	CLEAN OUT	-T- TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE	1036.9 GROUND ELEVATION	
YARD DRAINS	GAS METER	-X- FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE	1036.6 SURFACE ELEVATION	
SIGN	GAS VALVE	-SF- SILT FENCE	(TYP.)	TW 1069.0 TOP OF WALL ELEVATION	
	CABLE BOX	-D- LIMIT OF DISTURBANCE	L.L. LAND LOT	BW 1059.0 BOTTOM OF WALL ELEVATION	

TF 1069.0 TOP OF FOOTER ELEVATION
DRAINAGE ARROW

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 — BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

TOTAL AREA: 0.172 ACRES/ 7,480 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 48424, PAGE 498, PLAT BOOK 8, PAGE 111; FIELDWORK PERFORMED ON 04/21/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,622 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
5 0 10 20

Know what's below. Call before you dig. 811

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 750-4393
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

EXISTING CONDITIONS SURVEY

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED LAND SURVEYOR 3236
DANIEL F. CONROY
5/23/22
FOR THE FIRM
BOUNDARY ZONE, INC.

PROJECT
24789.02

SHEET
1 OF 5



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-SF

SETBACKS

FRONT: 35 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO.@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1.
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
7,480 SF / 0.172 AC
DISTURBED AREA:
6,209 SF / 0.143 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66106; -84.41698

DEMOLITION NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
5. NO TREE ARE TO BE REMOVED DURING DEMOLITION PHASE.
6. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE.
7. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1.
8. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
9. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING DEMOLITION.
10. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
12. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
13. EXISTING DRIVEWAY WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY. SIDEWALKS AND OTHER WALKING SURFACES WILL BE REMOVED IN THE SAME MANNER.
14. ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
15. CALL CITY OF HAPEVILLE FOR FINAL INSPECTION

DEMOLITION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
D1	DEMOLISH EXISTING ONE STORY HOUSE & PORCH
D2	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS, STEP WALL & EDGING
D3	DEMOLISH EXISTING ASPHALT DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	7,480	0.172	
EXIST. HOME	1,461	0.034	
EXIST. DRIVE / STEPS / CONC.	1,398	0.032	
EXIST. PORCH	151	0.003	
EXIST. WALLS / EDGING	51	0.001	
TOTAL IMPERVIOUS COVERAGE	3,061	0.070	40.92%
REMAINING PERVIOUS AREA	4,419	0.101	59.08%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE

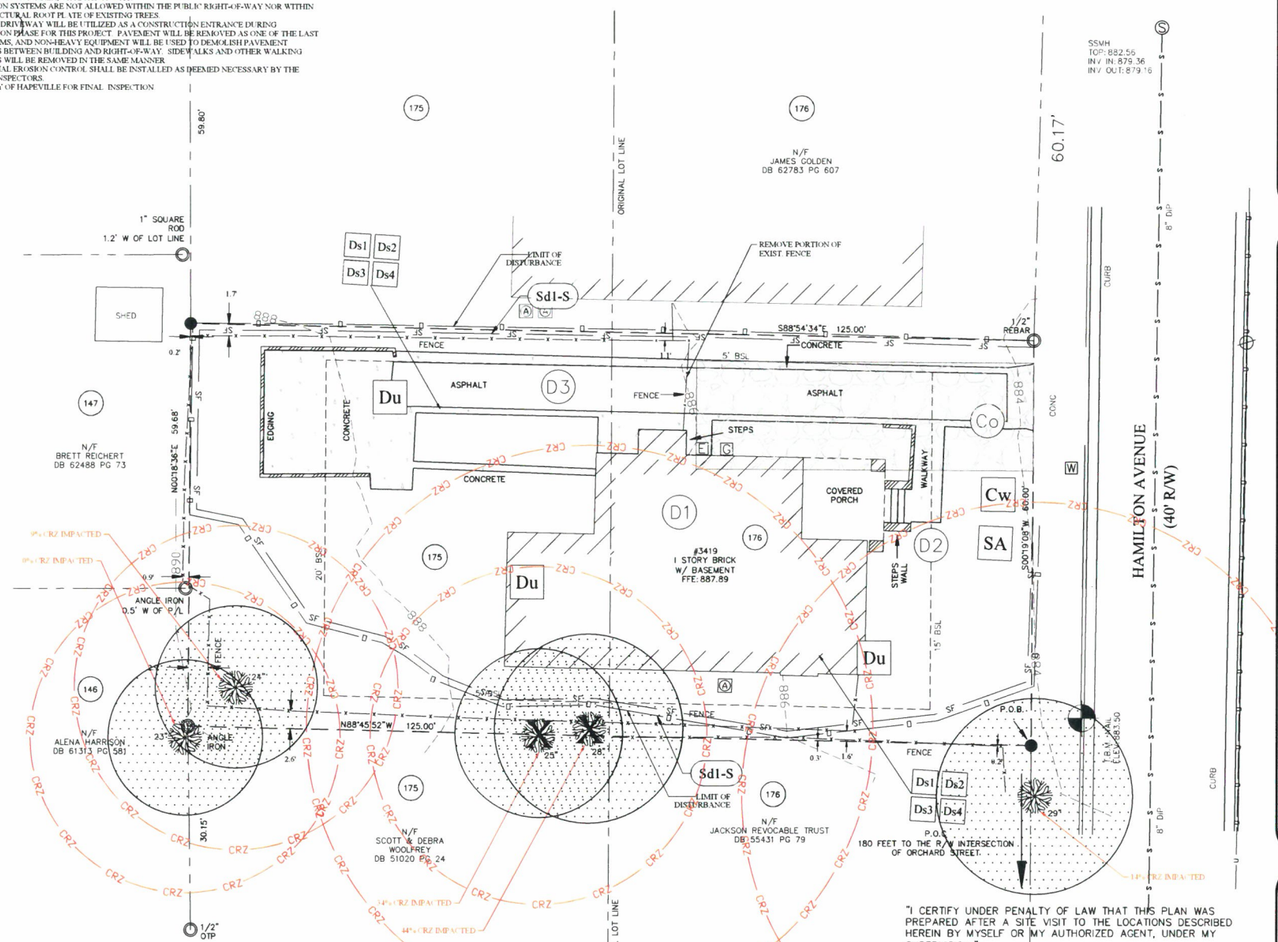
ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE C
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
3. **EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.**
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
10. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE ST.ABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
12. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00AM - 7:00PM
    SATURDAY: 8:00AM - 5:00PM
14. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% +/- OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
15. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
16. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
19. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
20. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.
21. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIAL S SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING)
22. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
23. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
24. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
25. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER A 1/4" RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
29. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

EROSION & SEDIMENT CONTROL PRACTICES

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
DS4	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±.5" AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



"I CERTIFY UNDER 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."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022 — 5-23-22

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED PROFESSIONAL ENGINEER No 31167 JASON EDWARD WILLIAMS — 5-23-22

FOR THE FIRM BOUNDARY ZONE, INC.
LEVEL II DESIGN # 7796

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO	REVISION	DATE

DEMOLITION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

PROJECT 24789.02

SHEET 2 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.172 ACRES/ 7,480 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46424, PAGE 498, PLAT BOOK 8, PAGE 111/FIELDWORK PERFORMED ON 04/21/2022

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,622 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - 1IN FEET
5 0 10 20

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	PP	POWER METER	TP	TELEPHONE BOX
●	1/2" REBAR WITH CAP SET LSF# 839	PB	POWER BOX	WV	WATER LINE
□	R/W MONUMENT	AC	A/C UNIT	OHU	OVERHEAD UTILITY LINE
▲	FIRE HYDRANT	LP	LIGHT POLE	SS	SEWER LINE
⊠	WATER METER	GY	GUY WIRE	GS	GAS LINE
⊗	WATER VALVE	MH	MANHOLE	CA	CABLE LINE
⊘	POWER POLE	CO	CLEAN OUT	TL	TELEPHONE LINE
▦	YARD DRAINS	GM	GAS METER	FL	FENCE LINE
⚲	SIGN	GV	GAS VALVE	SF	SILT FENCE
		CB	CABLE BOX	D	LIMIT OF DISTURBANCE

HB	HAY BALES	N/F	NOW OR FORMERLY
FW	FLOW WELL LINE	R/W	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	CNTL	CANTILEVER
CRZ	CRITICAL ROOT ZONE	SRP	STRUCTURAL ROOT PLATE
(TYP.)		LL	LAND LOT

CONC	CONCRETE
EOP	EDGE OF PAVEMENT
~920~	CONTOUR LINE
F.F.E.	FINISH FLOOR ELEVATION
B.F.E.	BASEMENT FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
1036.9	GROUND ELEVATION
1036.6	SURFACE ELEVATION
TW: 1069.0	TOP OF WALL ELEVATION
BW: 1069.0	BOTTOM OF WALL ELEVATION
TF: 1069.0	TOP OF FOOTER ELEVATION
←→	DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

ATLANTA (404) 446-8180
1100 PEACHTREE ST. SUITE 500
ATLANTA, GEORGIA 30309

KENNESAW (678) 750-4903
125 TOWNPARK DR., SUITE 300
KENNESAW, GEORGIA 30144

SUWANEE (770) 271-1772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
7,480 SF / 0.172 AC
DISTURBED AREA:
6,209 SF / 0.143 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66106, -84.41698

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	**7,480**	**0.172**	
EXIST. HOME	1,461	0.034	
EXIST. DRIVE / STEPS / CONC.	1,398	0.032	
EXIST. PORCH	151	0.003	
EXIST. WALLS / EDGING	51	0.001	
TOTAL IMPERVIOUS COVERAGE	3,061	0.070	40.92%
REMAINING PERVIOUS AREA	4,419	0.101	59.08%

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	**7,480**	**0.172**	
PROP. HOME	1,335	0.031	
PROP. GARAGE	504	0.012	
PROP. PROCH / PATIO	268	0.006	
PROP. DRIVEWAY	1,155	0.027	
PROP. WALKWAY	40	0.001	
TOTAL IMPERVIOUS COVERAGE	3,302	0.076	44.14%
REMAINING PERVIOUS AREA	4,178	0.096	55.86%

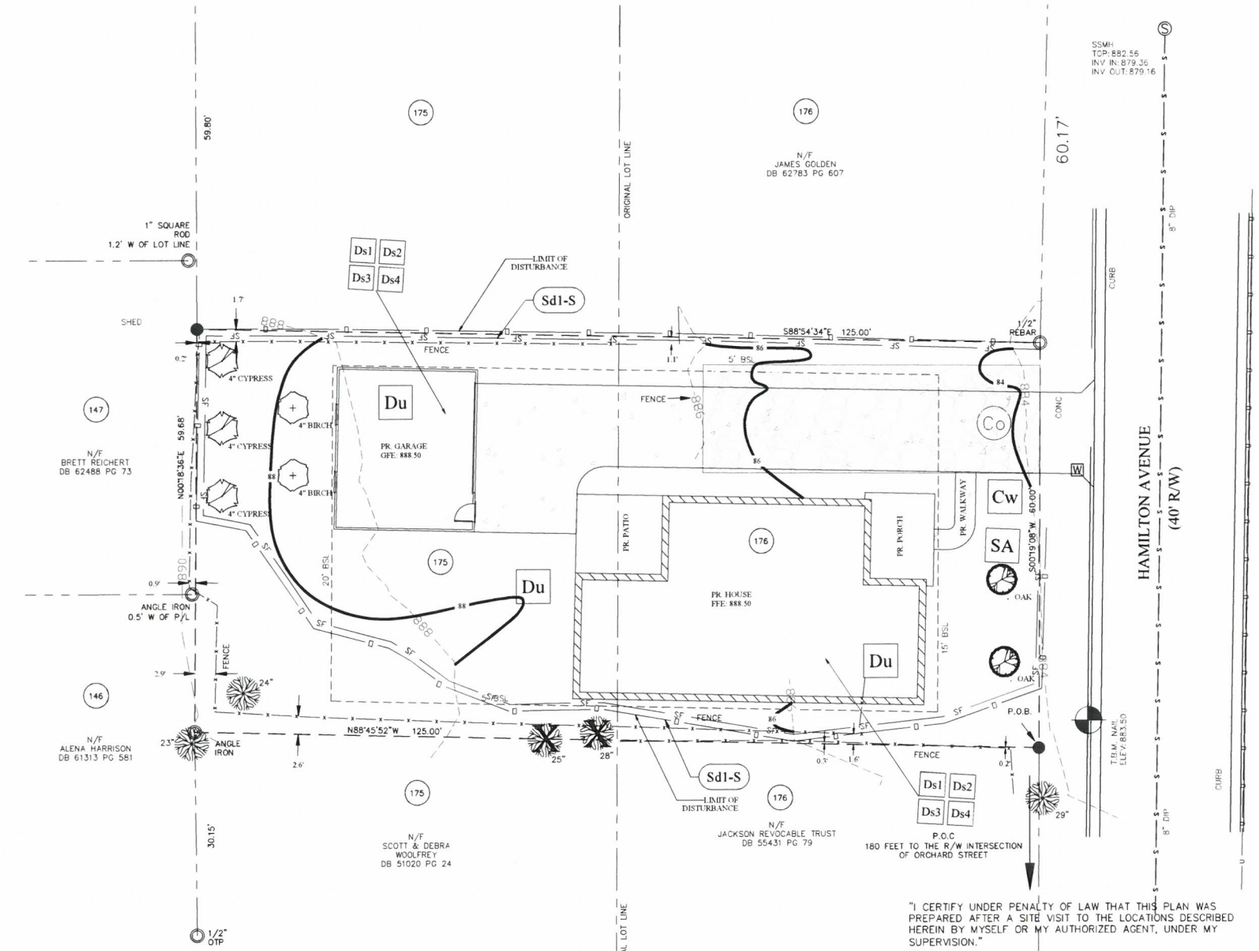
PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE C.
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
3. **EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
10. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
12. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00AM - 7:00PM
    SATURDAY: 8:00AM - 5:00PM
14. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95%+ STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
15. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1 F.2.D.
16. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
19. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
20. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
21. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
22. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
23. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
24. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
25. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
29. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 — DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 — DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



"I CERTIFY UNDER 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."

5/23/22
JASON E. WILLIAMS, | LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

SITE PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED
No. 31165 PROFESSIONAL ENGINEER
JASON E. WILLIAMS
5/23/22
FOR THE FIRM BOUNDARY ZONE, INC. LEVEL II DESIGN # 7796

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.172 ACRES/ 7,480 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46424, PAGE 498, PLAT BOOK 8, PAGE 111; FIELDWORK PERFORMED ON 04/21/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,622 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
5 0 10 20

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- -W- WATER LINE
- -U- OVERHEAD UTILITY LINE
- -S- SEWER LINE
- -G- GAS LINE
- -C- CABLE LINE
- -T- TELEPHONE LINE
- -X- FENCE LINE
- -SF- SILT FENCE
- -D- LIMIT OF DISTURBANCE
- -HB- HAY BALES
- -FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- 920- CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- TW 1069.0 TOP OF WALL ELEVATION
- BW 1069.0 BOTTOM OF WALL ELEVATION
- TF 1069.0 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

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ATLANTA (404) 445-8180 1100 PEACHTREE ST. SUITE 200 ATLANTA, GEORGIA 30309
KENNESAW (678) 730-4955 125 TOWNPARK DR. SUITE 300 KENNESAW, GEORGIA 30144

PROJECT 24789.02

SHEET 3 OF 5



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA
7,480 SF / 0.172 AC
DISTURBED AREA
6,209 SF / 0.143 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66106; -84.41698

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR

TREE PROTECTION NOTES:

1. ALL TREE SAVE FENCING MUST BE INSTALLED PRIOR TO ANY "CLEARING, GRUBBING, OR GRADING AND MUST BE MAINTAINED IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES DEVELOPMENT AND CONSTRUCTION.
2. ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, ANY CHANGES ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.
3. ALL PROTECTION ZONES SHOULD INCLUDE SIGNAGE IN ENGLISH AND SPANISH THAT IDENTIFIES THE AREAS AS TREE PROTECTION AND PRESERVATION ZONES AND INCLUDE THE NAME AND PHONE NUMBER OF THE DEVELOPER OR DESIGNATED AGENT.
4. DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
5. TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".

ZONING: R-SF

SETBACKS

FRONT: 35 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO.@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. #448 SIZE #1.
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z. NO DISTURBANCE SHALL OCCUR WITHIN TREE PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STACKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

TREE DENSITY CALCULATION

0.172 AC. X 100 INCHES 17.17 INCHES REQUIRED

EXISTING TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN	TREES REMOVED	DBH REMAIN (IN)
TOTAL	3		77	0	24
	1	24	24	0	24
	1	25	25	1	0
	1	28	28	1	0

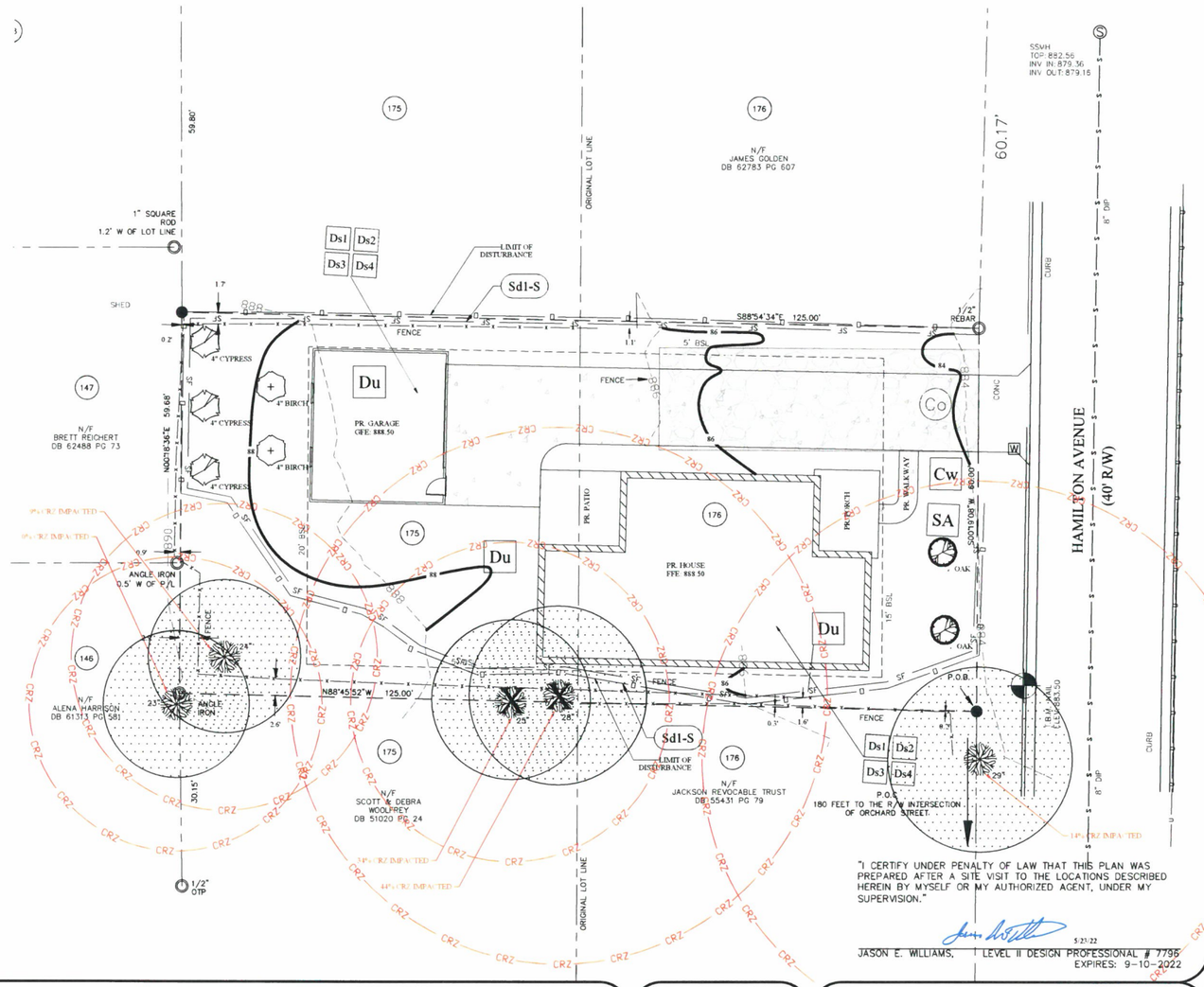
PROPOSED TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN	TREES REMOVED	DBH REMAIN (IN)
TOTAL	7		28	0	28
	7	4	28	0	28

TOTAL TREE DENSITY = 52 > 17.17 REQ.
24 DBH FOR NON-RECOMPENSE
28 DBH FOR LANDMARK TREE RECOMPENSE

NON-RECOMPENSE MITIGATION FEE
-7 REMINING INCHES
$0.00 TO BE PAID TO TREE BANK

LANDMARK TREE RECOMPENSE MITIGATION FEE
28 INCHES SPECIMEN TREE TO BE REMOVED
0 REMAINING INCHES
$0.00 TO BE PAID TO TREE BANK



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JASON E. WILLIAMS, 5/23/22
LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

FOR THE FIRM BOUNDARY ZONE, INC.
LEVEL II DESIGN # 7796

TREE PROTECTION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NO	REVISION	DATE
1	PER CITY COMMENTS	5/23/22

PROJECT 24789.02

SHEET 4 OF 5

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TOTAL AREA: 0.172 ACRES/ 7,480 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46424, PAGE 498, PLAT BOOK 8, PAGE 111; FIELDWORK PERFORMED ON 04/21/2022

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THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
5 0 10 20

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
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- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- CRZ CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- (TYP.)
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- —100— CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
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- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

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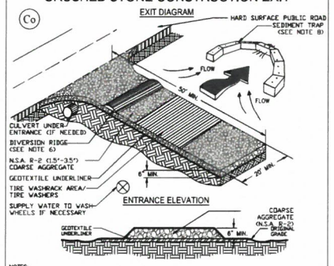
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-4169
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-0493
125 TOWNPARK DR., SUITE 300
KENNESAW, GEORGIA 30144

CRUSHED STONE CONSTRUCTION EXIT

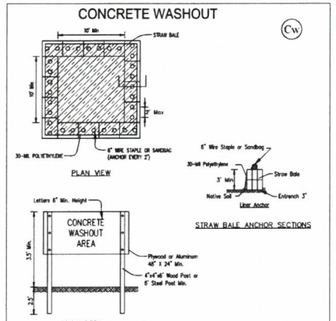
(Co)



NOTES
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

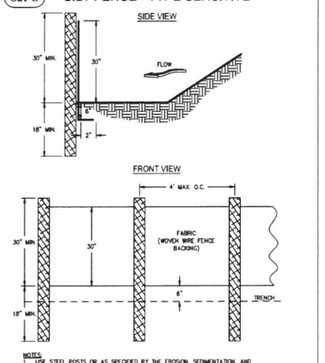
CONCRETE WASHOUT

(Cw)



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.
4. Washout of the drum at the construction site is prohibited.

(Sd1-S) SILT FENCE - TYPE SENSITIVE

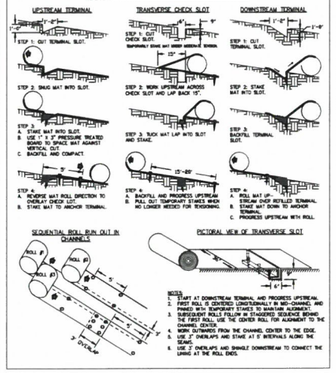


NOTES
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (30") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

(Ss)

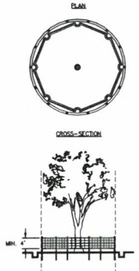
BLANKET AND MATTING CROSS-SECTIONS



NOTES
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST MAT IS CENTERED IN CHANNEL BOTTOM AND UNROLLED. SECOND MAT IS STAGGERED START TO ALLOW OVERLAP.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. USE 2" OVERLAPS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

(Tr) TREE PROTECTION

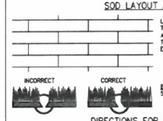
"SNOW" FENCE



NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE WATCHED CORRECTLY.

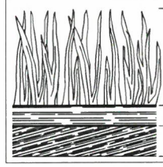
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

PURPOSE
- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING 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 ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO DS2 –DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 – DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 – DISTURBED AREA STABILIZATION (WITH SODDING).

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADED 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
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. 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.
2. 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.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. 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.
3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. 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. TACKIFERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TAC– TACKIFERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH FAST GROWING ANNUAL GRASSES. TEMPORARY SEEDING SHOULD BE USED TO PROTECT EXPOSED AREAS DURING PERIODS WHEN PERMANENT VEGETATION WILL NOT BE ESTABLISHED.

SPECIFICATIONS
GRADING AND SHAPING
EROSION AND SEDIMENT DAMAGE FROM RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES. IF CONCENTRATED RUNOFF FLOWS WILL OCCUR, THEN BEFORE SEEDING, ENSURE THAT ADEQUATE OUTLETS OR OTHER STRUCTURES HAVE BEEN INSTALLED. IF THE AREA HAS 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 OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. IN GENERALLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10–10–10 FERTILIZER OR THE EQUIVALENT PER ACRE (12–16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

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 DS1 – 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.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 BU.	8/1 - 3/1
RYEGRASS	0.9 POUNDS	40 LBS.	8/15 - 4/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	1/15 - 3/15
WEEPING LOVEGRASS	0.3 POUNDS	4 LBS.	2/15 - 6/15
SUDANGRASS	1.4 POUNDS	60 LBS.	3/1 - 8/1
BROWNTOP MILLET	0.9 POUNDS	40 LBS.	4/1 - 7/15
WHEAT	4.1 POUNDS	3 BU.	9/15 - 2/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERTURE VARIATIONS AND CONDITIONS.

GRASSING SCHEDULE
(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE) N	P205	K20
KY 31 FESCUE WINTER RYE	1-1/2 - 2 LBS. 1-1/2 - 2 LBS.	9/1-11/1 9/1-11/1 3/1-4/1	1 TON/ACRE 1 TON/ACRE	60-90 60-90	120-180 120-180	120-180 120-180
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

* APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
*HYDROSEED ON ALL 2:1 SLOPES.
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1 2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE.

Ds3 PERMANENT GRASSING

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARTATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND – FERTILIZER AT A RATE OF 1500 LBS/AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4–12–12 OR 10–10–10. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN IN THE GRASSING CHART. MULCHING IS REQUIRED AND SHALL BE DONE AFTER SEEDING. MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. MUCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY OF GOOD QUALITY, FREE OF WEED SEEDS. APPLY AT A RATE OF 2.5 TONS PER ACRE. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

Ds4 SODDING (TO MATCH EXISTING SPECIES)

SODDING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, AND CERTIFIED SOD OF A VARIETY MATCHING EXISTING GRASS SPECIES, THE GROUND SHALL BE PREPARED BY CLEARING SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY AGRICULTURAL LIME AT A RATE OF 0.05 LBS / SF. 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. GRASS SPECIES ARE TO MATCH EXISTING SPECIES WHEN REPLACING GRASS LAWNS OF PROPERTY OWNERS.

ACTIVITY SCHEDULE

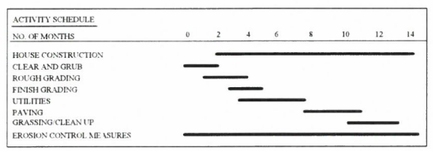


TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ ACRE)	FERTILIZER RATE (LBS/ SQ FT)	SEASON
10-10-10	1000	.025	FALL

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE LBS. / ACRE	N TOP DRESSING RATE (LBS. / ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50 - 100
	SECOND	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

Du DUST CONTROL

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 MINERJAL 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 EROJSION 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.

A. 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.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

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

"I CERTIFY UNDER 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."

5/23/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

ES&PC - DETAILS

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31162 PROFESSIONAL ENGINEER JASON E WILLIAMS
5/23/22
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

PROJECT 24789.02

SHEET 5 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
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TOTAL AREA: 0.172 ACRES/ 7,480 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 46424, PAGE 498, PLAT BOOK 8, PAGE 111; FIELDWORK PERFORMED ON 04/21/2022
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,622 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:
- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE (TYP.)
- D- LIMIT OF DISTURBANCE
- HB- HAY BALES
- FV- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- L.L. LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- 320 CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- TW 1069.0 TOP OF WALL ELEVATION
- BW 1069.0 BOTTOM OF WALL ELEVATION
- TF 1069.0 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS
SUWANEE (770)-271-5772 454 SATELLITE BLVD. SUITE 200 SUWANEE, GEORGIA 30024
ATLANTA (404)-446-8180 1100 PEACHTREE ST. SUITE 200 ATLANTA, GEORGIA 30309
KENNESAW (678)-750-4703 125 TOWNPARK DR. SUITE 300 KENNESAW, GEORGIA 30144

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "CABO – ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.

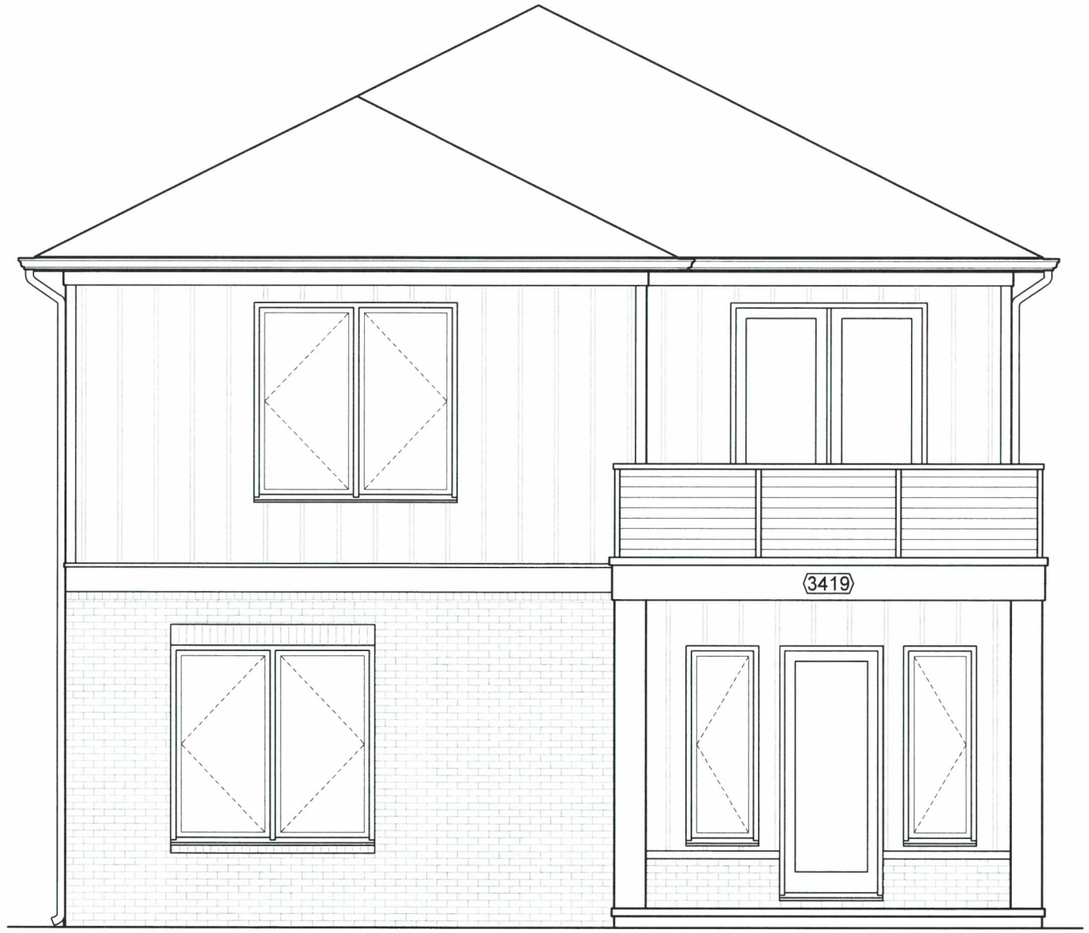
4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER. SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.

5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.

7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE	
EXISTING 1ST FLOOR	1,304 SQ. FT.
PROPOSED 1ST FLOOR	1,335 SQ. FT.
PROPOSED 2ND FLOOR	1,386 SQ. FT.
PROPOSED TOTAL	2,721 SQ. FT.
GARAGE TOTAL	504 SQ. FT.



3419 HAMILTON MILL AVE.
REMODEL

MANDATORY CODES

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

DRAWING INDEX

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A-1	EXISTING PLAN AND DEMO PLAN	E-1	ELECTRICAL PLANS
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A-3	LEFT / RIGHT ELEVATIONS	G-1	GARAGE ELEVATIONS
A-4	FOUNDATION AND FIRST FLOOR PLAN	G-2	GARAGE PLANS
A-5	SECOND FLOOR AND ROOF PLAN		

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Phone 678-445-2832

PROJECT:
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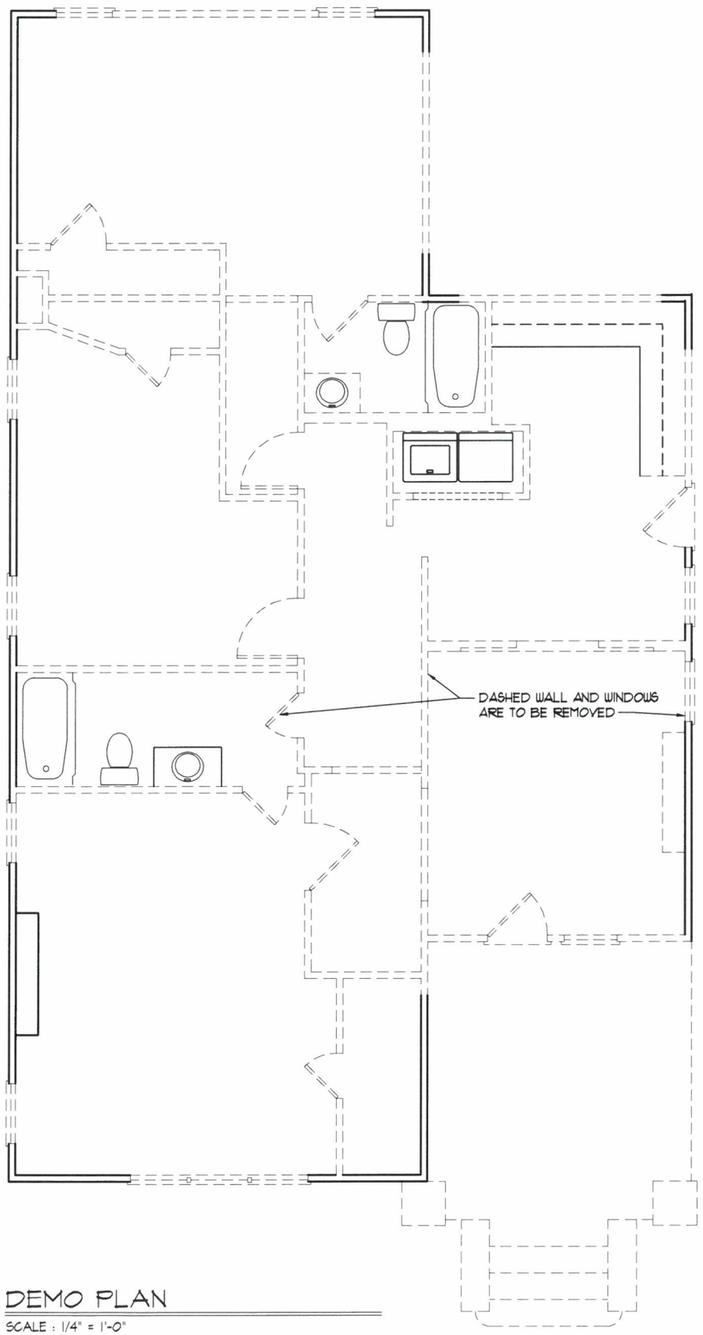
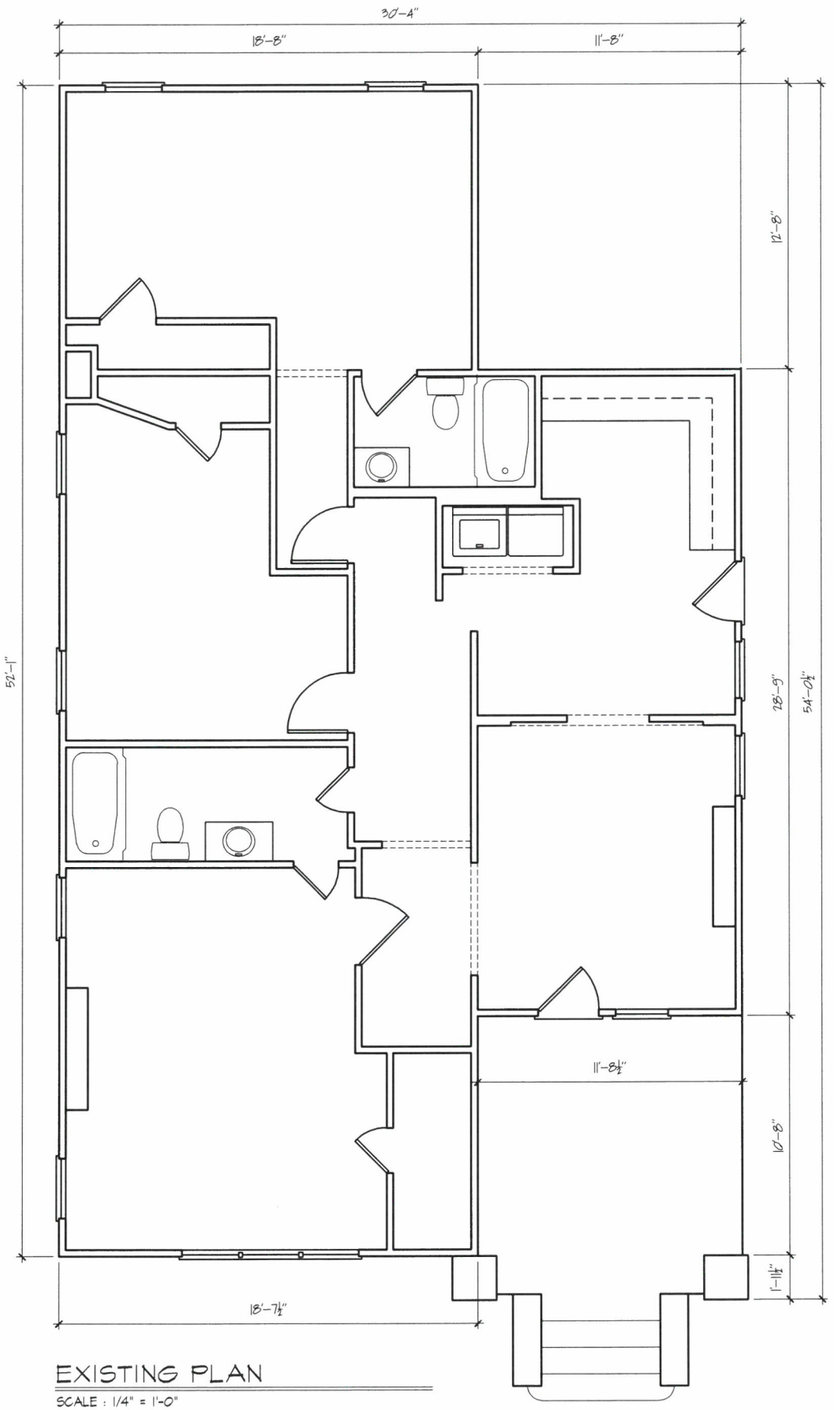


DEMO PLAN

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



EXISTING PLAN

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

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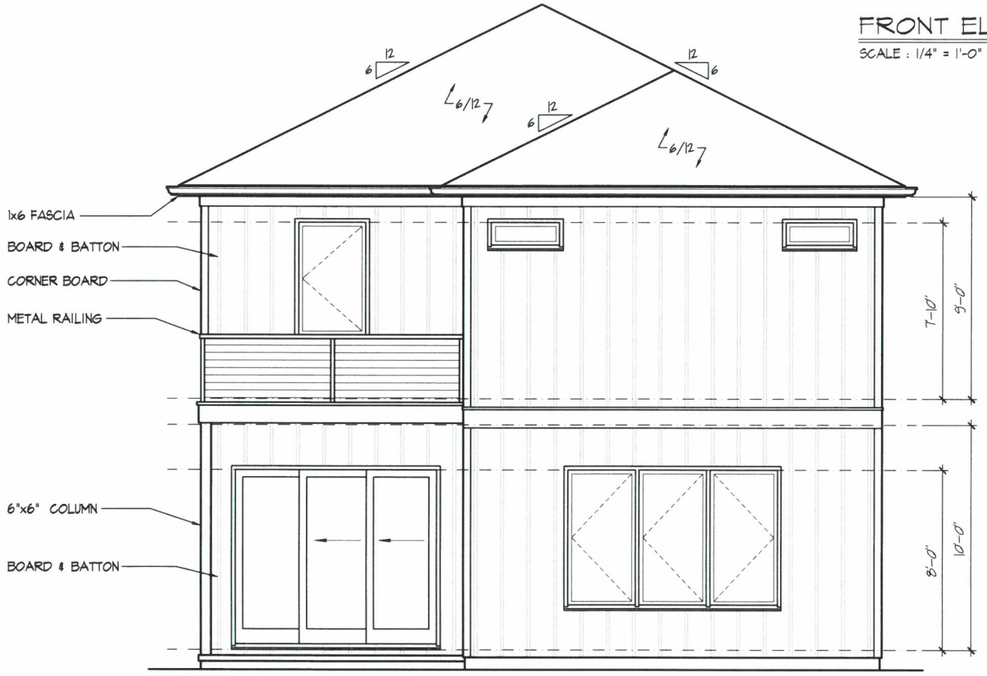
FRONT ELEVATION

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



REAR ELEVATION

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

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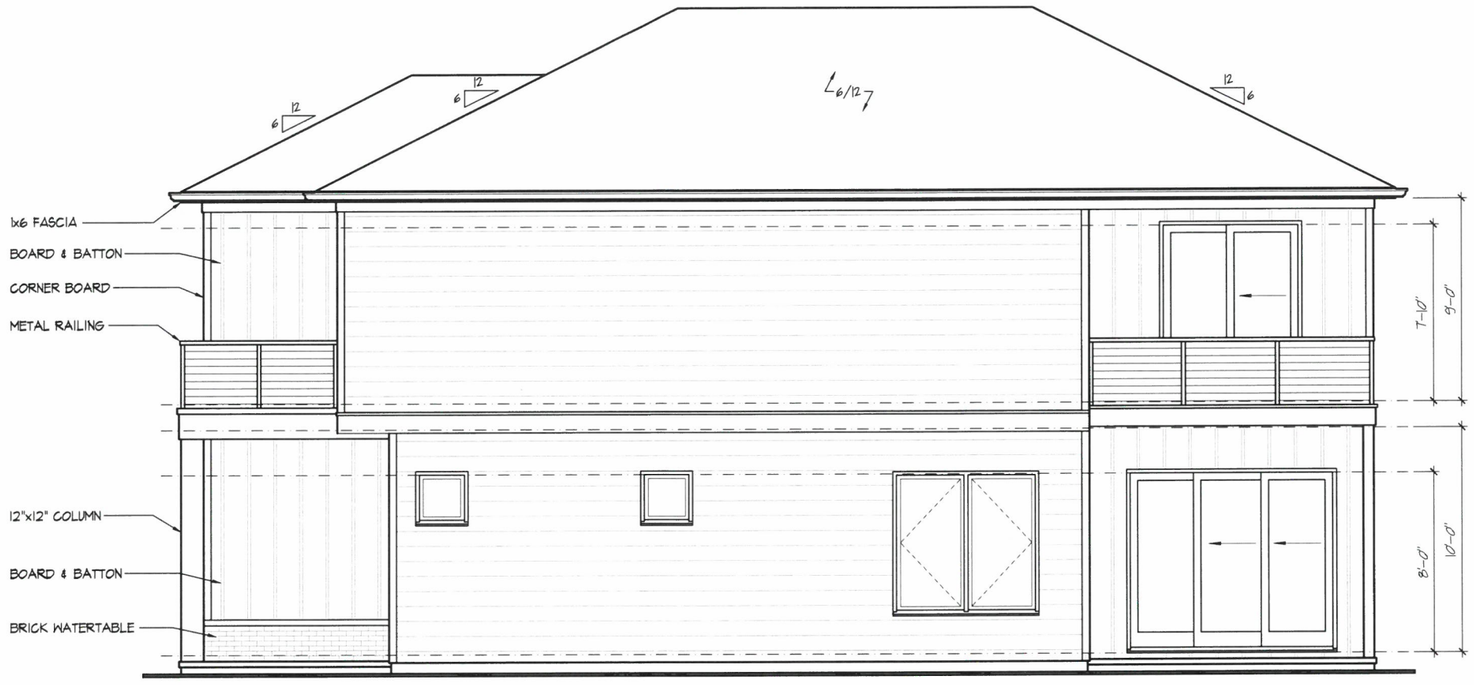
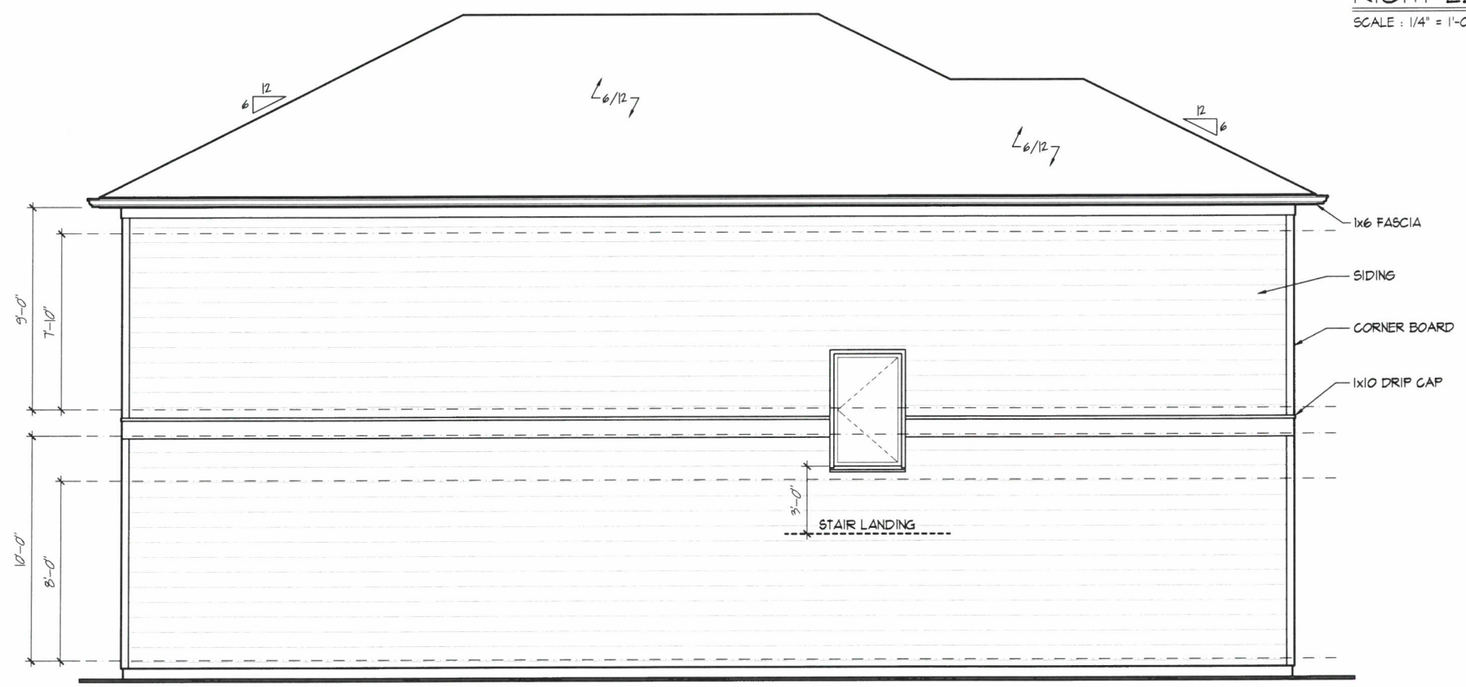


RIGHT ELEVATION

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



LEFT ELEVATION

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

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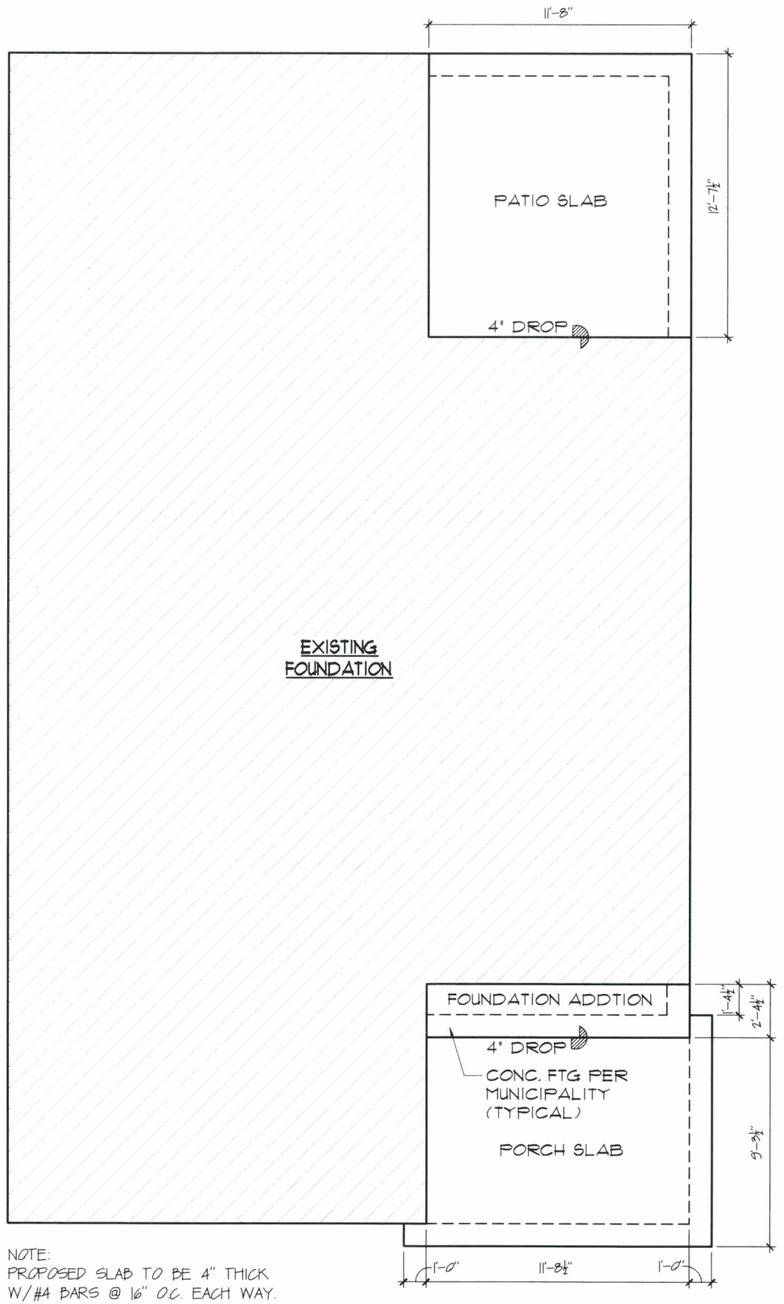
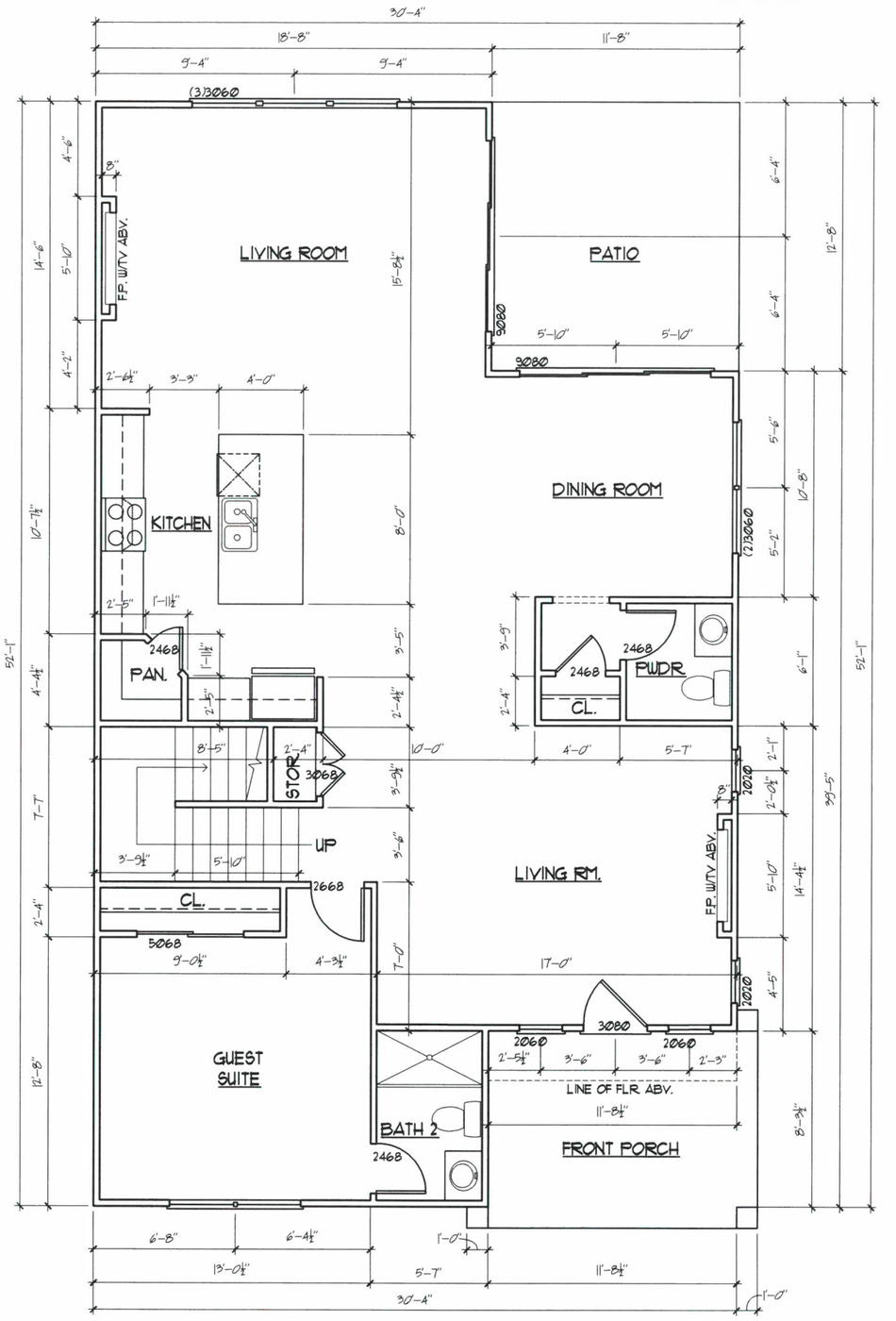


NOTE:
PROPOSED SLAB TO BE 4" THICK.
W/#4 BARS @ 16" OC. EACH WAY.
PROVIDE GRADE BEAMS AS REQD TO
SUPPORT SLAB OVER FILL SOILS

SLAB PLAN

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

PROPOSED



1ST FLOOR PLAN

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

PROPOSED

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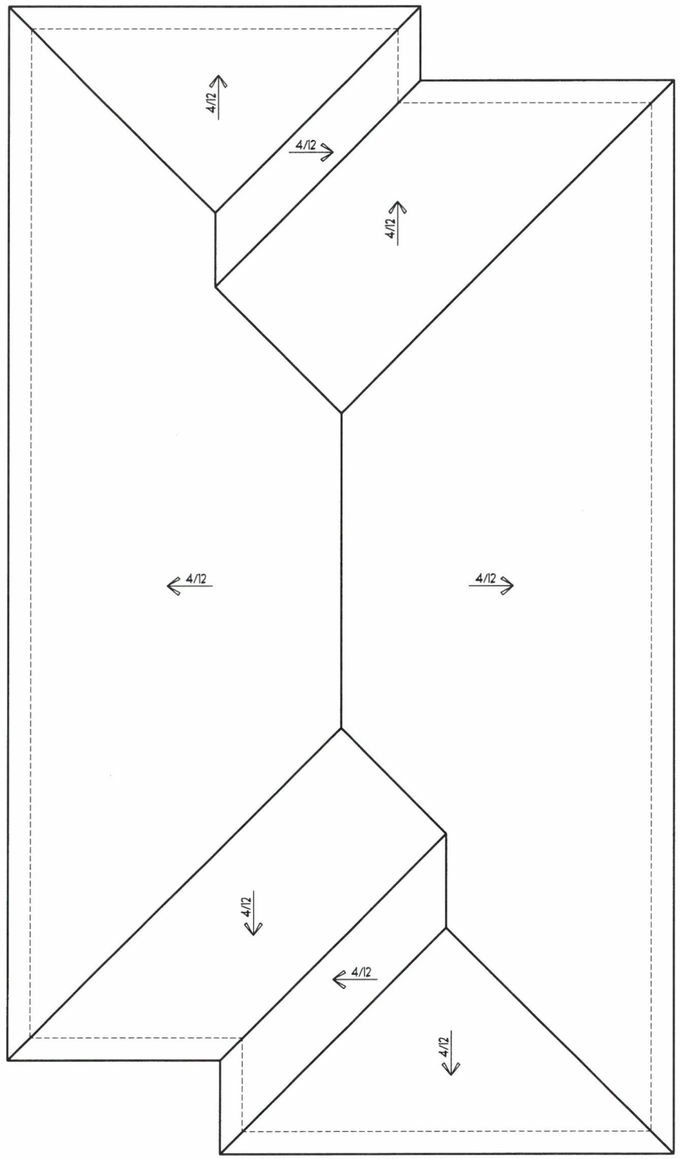
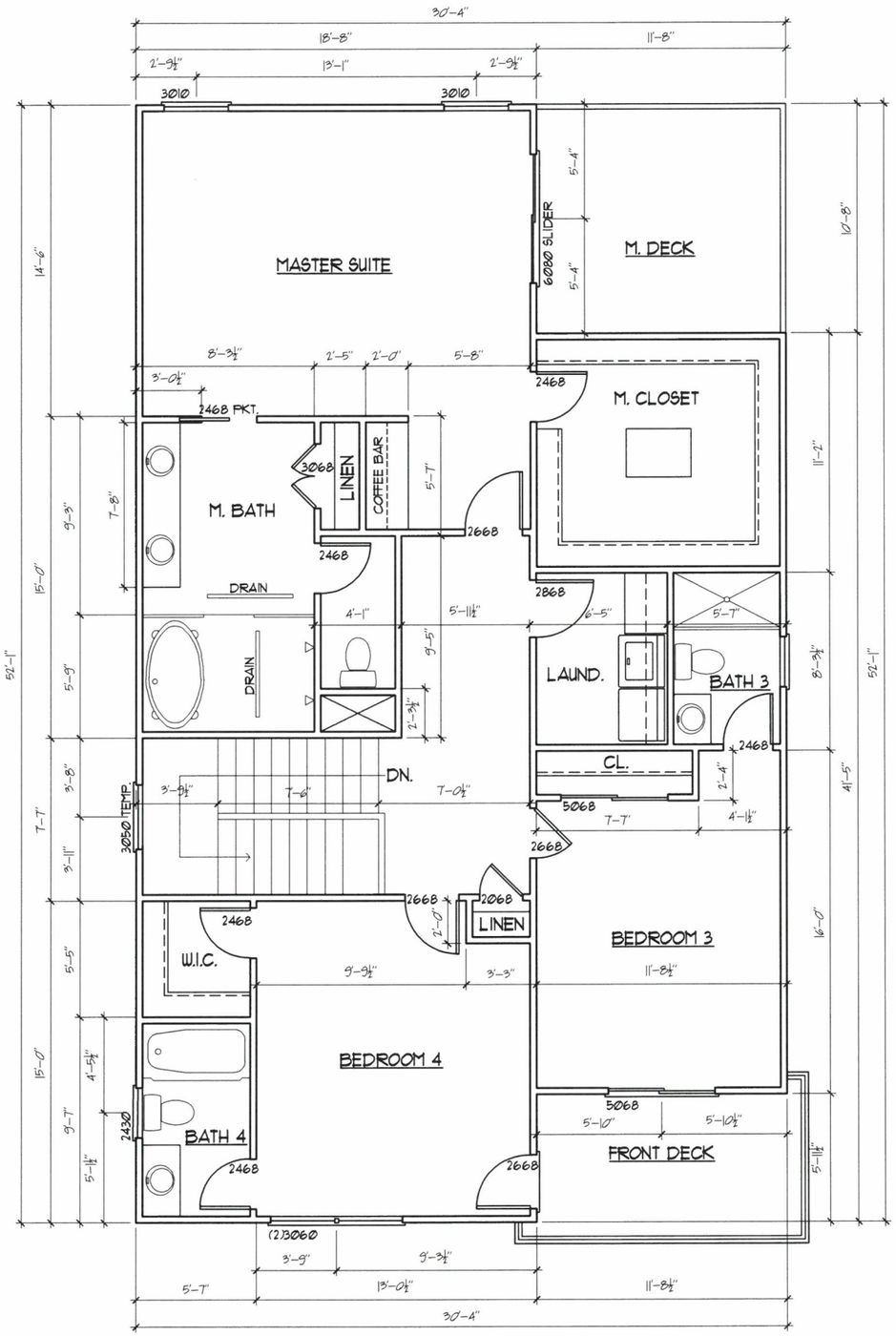


ROOF PLAN

SCALE : 1/8" = 1'-0"



2ND FLOOR PLAN

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

PROPOSED

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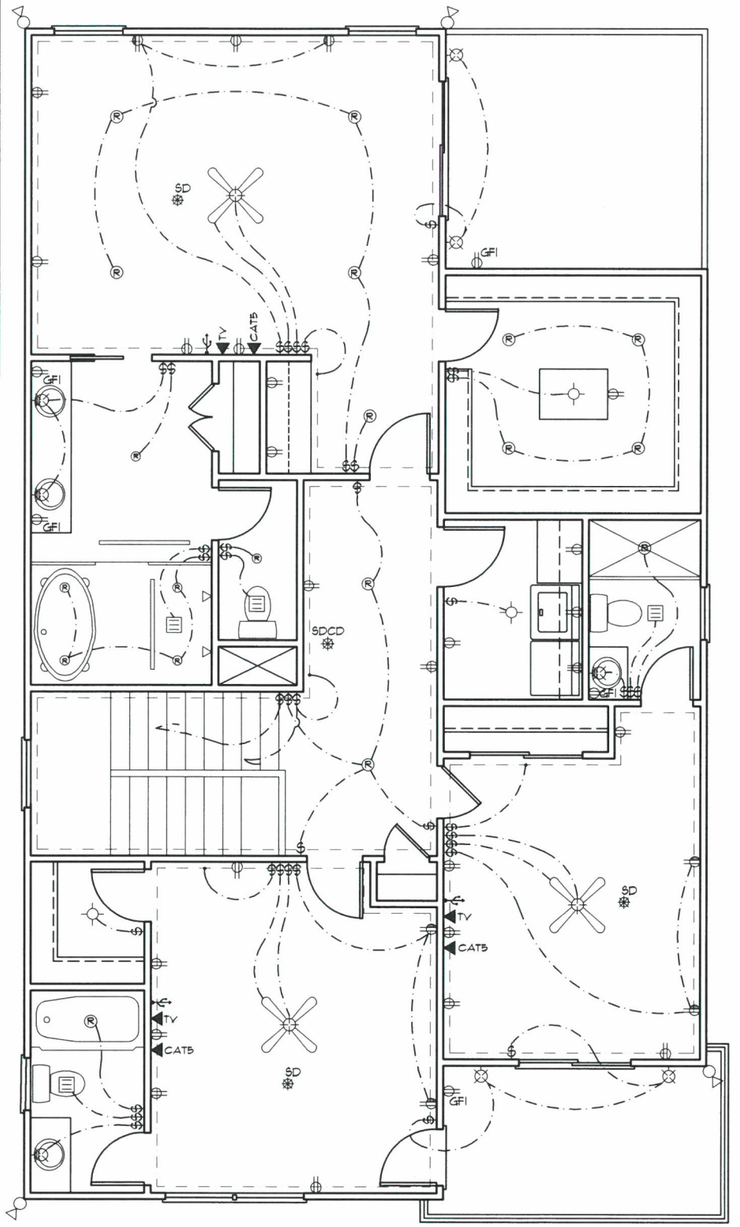
A-5

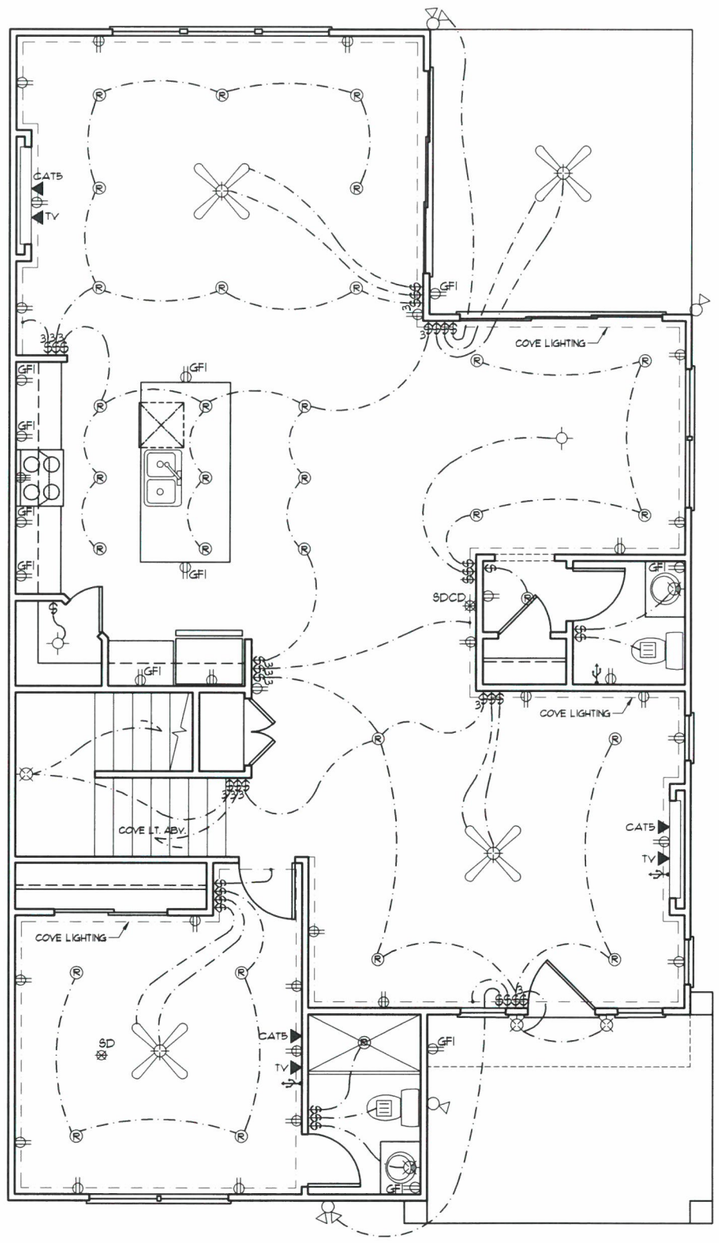
ELECTRICAL LEGEND

$	SWITCH	CH	CHIMES
$3	3 WAY SWITCH	CAT5 ▼	CABLE
$4	4 WAY SWITCH	TV ▼	TELEVISION
	LIGHT FIXTURE	PH ▼	TELEPHONE
T	THERMOSTAT	SDCD	SMOKE / CARBON DETECTOR
	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
R	RECESSED LIGHT		120V RECEPTACLE
	120V SWITCHED RECEPTACLE	HB	HOSE BIBB
	220V RECEPTACLE		SECURITY CAMERA
GFI	GFI OUTLET		FLOOD LIGHT
WP	WATERPROOF OUTLET		USB PORT
	GARAGE DOOR OPENER		CEILING FAN
	EXHAUST FAN		
WL	WATER LINE		ELECTRICAL WIRING

NOTE:
- ALL RECESSED LIGHTS NEED TO BE ON DIMMER SWITCHES



SECOND FLOOR ELECT. PLAN
SCALE : 1/4" = 1'-0"



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

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Phone 678-445-2632

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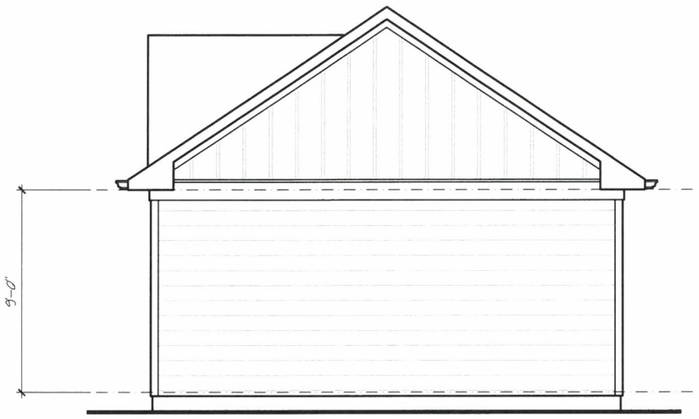


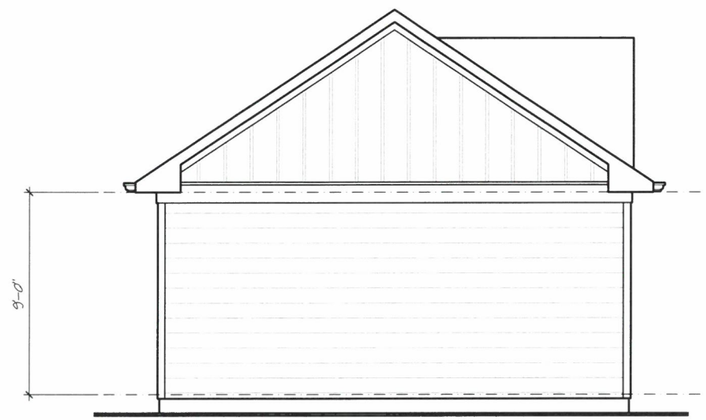
RIGHT ELEVATION

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



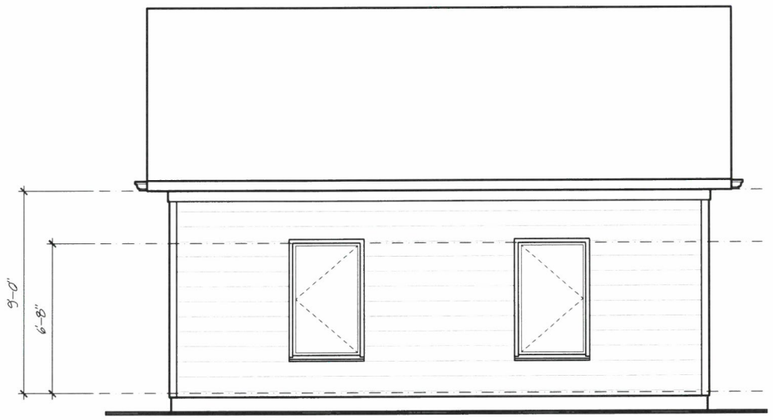
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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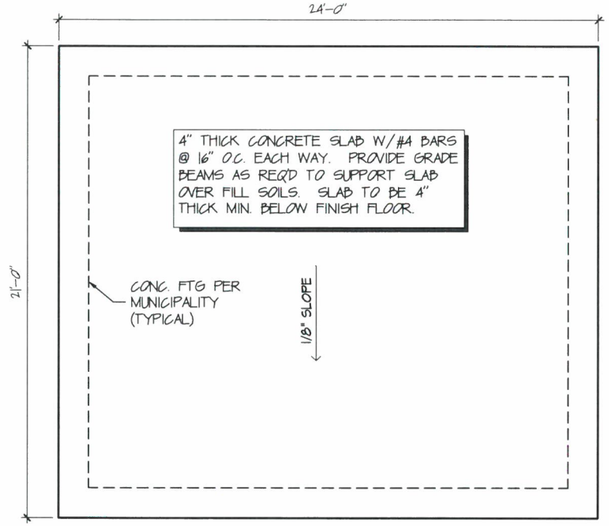
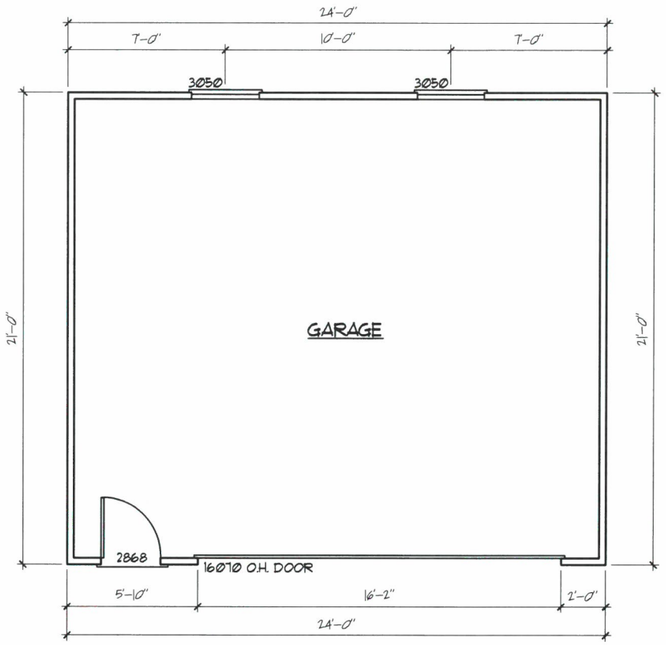


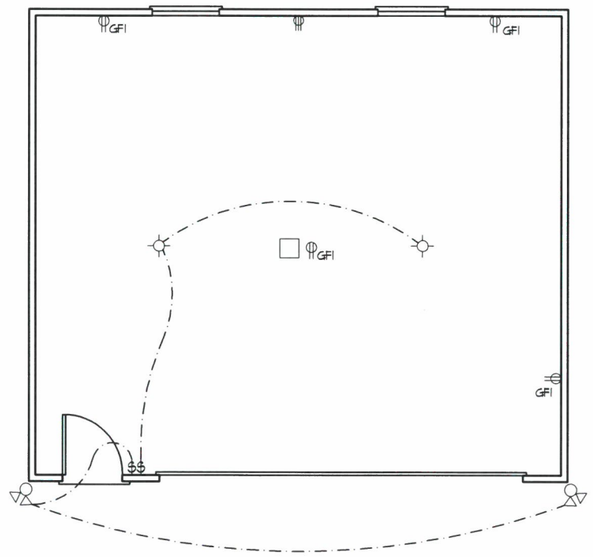
SLAB PLAN

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



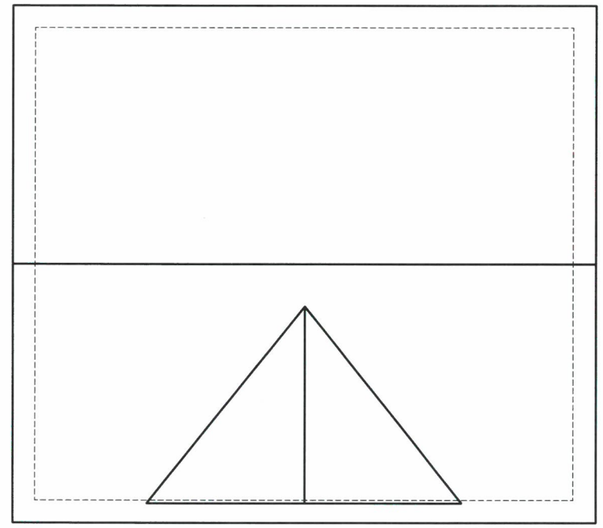
FLOOR PLAN

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



ELECTRICAL PLAN

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



ROOF PLAN

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

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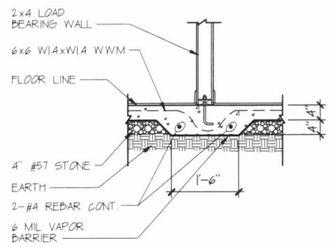
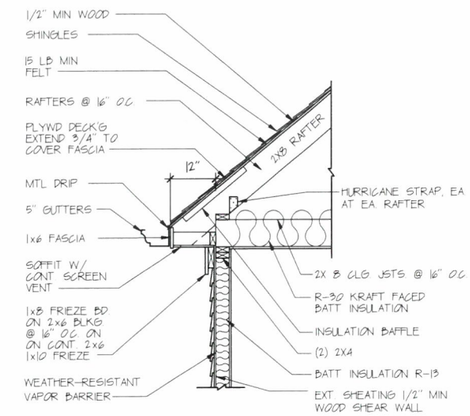
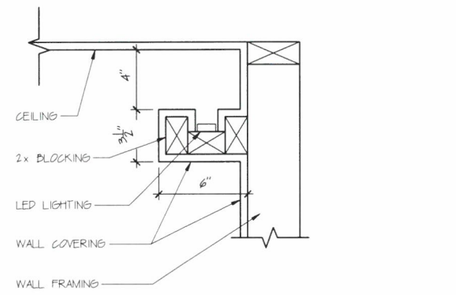


4 / D-1 GRADE BEAM
SCALE : 1/2" = 1'-0"

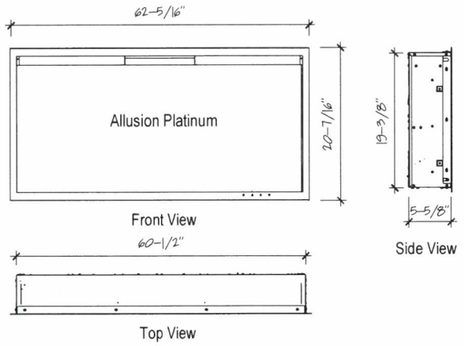


1 / D-1 TYP. EAVE DETAIL
SCALE : 1/2" = 1'-0"

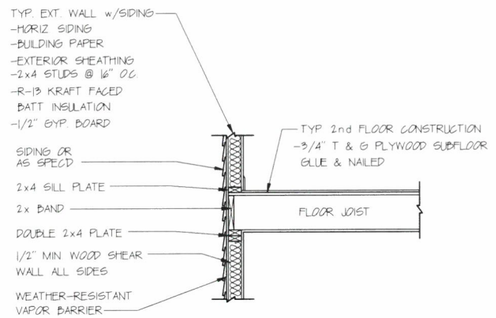


LED POWER SUPPLY AND WIRING TO BE CHANNELD THROUGH THE BLOCKING. NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

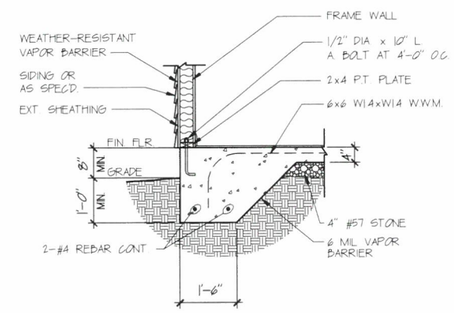
5 / D-1 COVE LIGHTING DETAIL
N.T.S.



6 / D-1 FIRE PLACE DETAIL
N.T.S.



2 / D-1 FLR. / CLG. FRAMING DETAIL
SCALE : 1/2" = 1'-0"



3 / D-1 FOOTING DETAIL
SCALE : 1/2" = 1'-0"

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 14, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3419 Hamilton Ave

BACKGROUND

The City of Hapeville has received a site plan application from David W Cook to construct a second story addition of 1,386 SF to an existing 1,304 SF single family dwelling. The single family dwelling will be a total of 2,721 SF when complete with a new 504 SF detached two car garage located at 3419 Hamilton Avenue* The building height has not been provided.

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

*address should be corrected on the plans from 3419 Hamilton Mill Ave to 3419 Hamilton Ave.

REVIEW

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

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

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

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

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

(1) One-family dwellings detached;

REQUIREMENTS

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1

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

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

Special requirements for accessory buildings are as follows:

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

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of a renovated two story, 2,721 SF single-family dwelling. NOTE: Project data sheet A.0 should be updated with correct project address (Hamilton Ave not Hamilton Mill Ave).***
- ***The dwelling or garage building height have not been provided.***
- ***While the dwelling and garage do not appear to encroach in the setbacks, actual setback dimensions have not been provided.***
  - ***Front setback requirement is 15'***
  - ***Side setbacks requirements are 5' (Detached garage must be a minimum of 10' from any neighboring lot structure and the principal dwelling).***
  - ***Rear setback requirement is 20'.***

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***The width of the driveway should be provided.***
- ***The plans do not a sidewalk. Design Review will make a determination for sidewalk requirement.***
- ***The plans show a proposed walk to the front entrance from the driveway – per the Architectural Design Standards, the walkway should be to the street..***
- ***Design cross sections have been included.***

c. The locations, area and number of proposed parking spaces.

- ***A driveway will provide access to an existing rear detached two-car garage.***

d. Existing and proposed grades at an interval of five feet or less.

- ***Grades are shown at two-foot intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***See Landscape Plan/arborist report.***

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

- ***See Landscape Plan/arborist report.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- **A fence is shown but no detail is provided**

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 7,480 SF or .172 acres. The minimum lot size is 4,000 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 3,302 SF or 44.14% of site. Maximum lot coverage allowed is 70%.***

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

- ***The proposed dwelling will have 4 bedrooms and 4.5 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 2,721 SF.***

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

- ***The plans indicate a detached two car garage for parking.***

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

- ***Development schedule has been provided.***
- ***Authorization of owner of the property has been provided.***

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.

(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.

(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.

(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.

(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.**

(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.

(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**.

(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.

Setback and distance from dwelling have not been provided.

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 has not been 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.

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

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.
(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.

FINDINGS

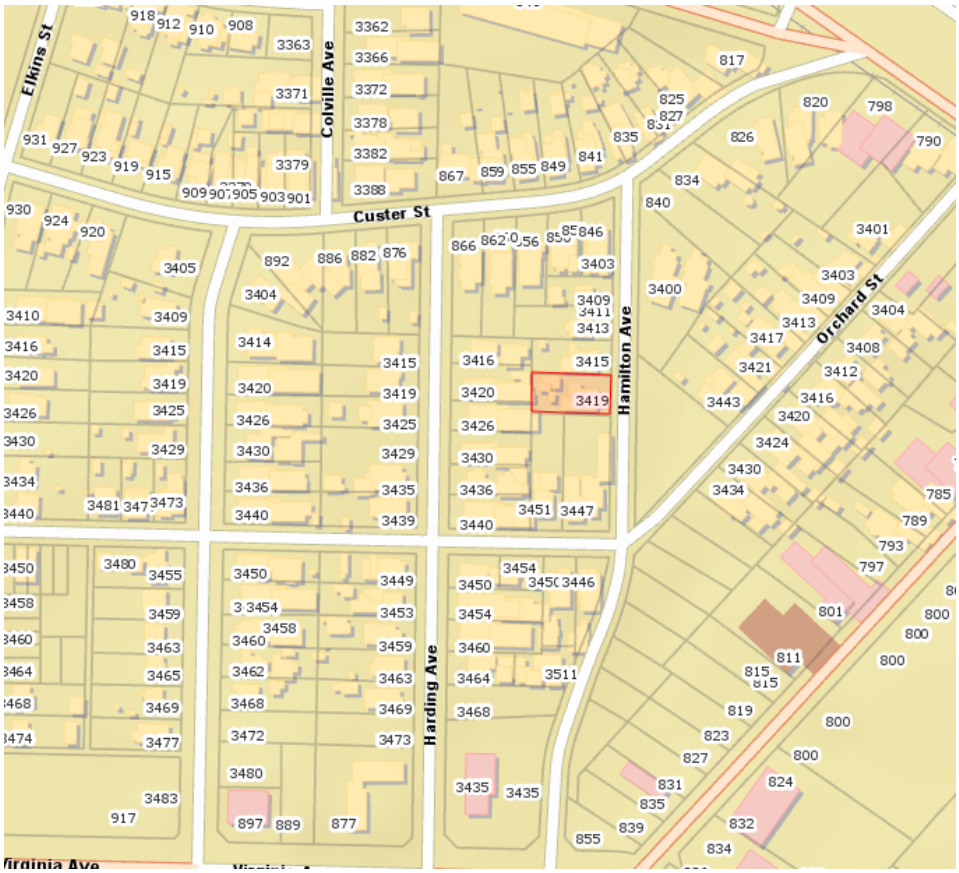
The Applicant must provide, and/or the site plan must be revised to address the following:

- Correct project data sheet A.0.
- Provide setbacks and distance between buildings.
- Provide driveway width.
- Provide front walkway to street.

- Provide building heights.
- Provide fence detail.
- Address any outstanding issues in the arborist report.

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

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.



Location Map – 3419 Hamilton Ave

22-PC-07-29

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant David Cook

Mailing Address: [redacted]

Telephone [redacted] Mobile # [redacted] Email [redacted]

Property Owner (s) R K Sons Development

Mailing Address 751 N. Central Ave Hapeville GA 30354

Telephone [redacted] Mobile # Same

Address/Location of Property: 3299 Sims Street Hapeville GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009800100135

Present Zoning Classification: RF2 Size of Tract: _____acre(s)

Present Land Use: Single Family residential

Please check the following as it applies to this application

✓ Site Plan Review
____Conditional Use Permit
____Temporary Use Permit Other (Please State) _____

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

Applicant's signature

Date: 12/07/2021

Sworn to and subscribed before me

This 7th **day of** December, 2021.

Notary Public

M SUAREZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES OCT 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Add 2nd story to existing house, total remodel. Finish size 2500 square feet

Tear Down & Build New House

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3299 SIMS STREET
HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant DAVID Cook

Address of Applicant [redacted]

Telephone of Applicant [redacted]

Signature of Owner

ABDULSATTAR KHAN
Print Name of Owner

Personally Appeared Before Me this 7th day of December, 2021.

Notary Public

M SUAREZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES OCT 28, 2022

Site Plan Checklist – <u>Please include with your application.</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ Site area (square feet and acres).

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

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

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

N/A Number of parking spaces and area of paved surface for parking and circulation

N/A At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: Daniel W Cook

Date 12-7-2021

SINGLE FAMILY RESIDENCE
3299 SIMS STREET
HAPEVILLE, GA 30354
PARCEL ID: 14 009800100135



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:
1. PROJECT NARRATIVE:
   SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
EXISTING HOME	1,608	0.037	
DRIVE / STEPS / CONC.	107	0.002	
PORCH	136	0.003	
WALLS	15	0.000	
TOTAL IMPERVIOUS COVERAGE	1,866	0.043	21.12%
REMAINING PERVIOUS AREA	6,971	0.160	78.88%

ZONING: R-1

SETBACKS

FRONT: 35 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

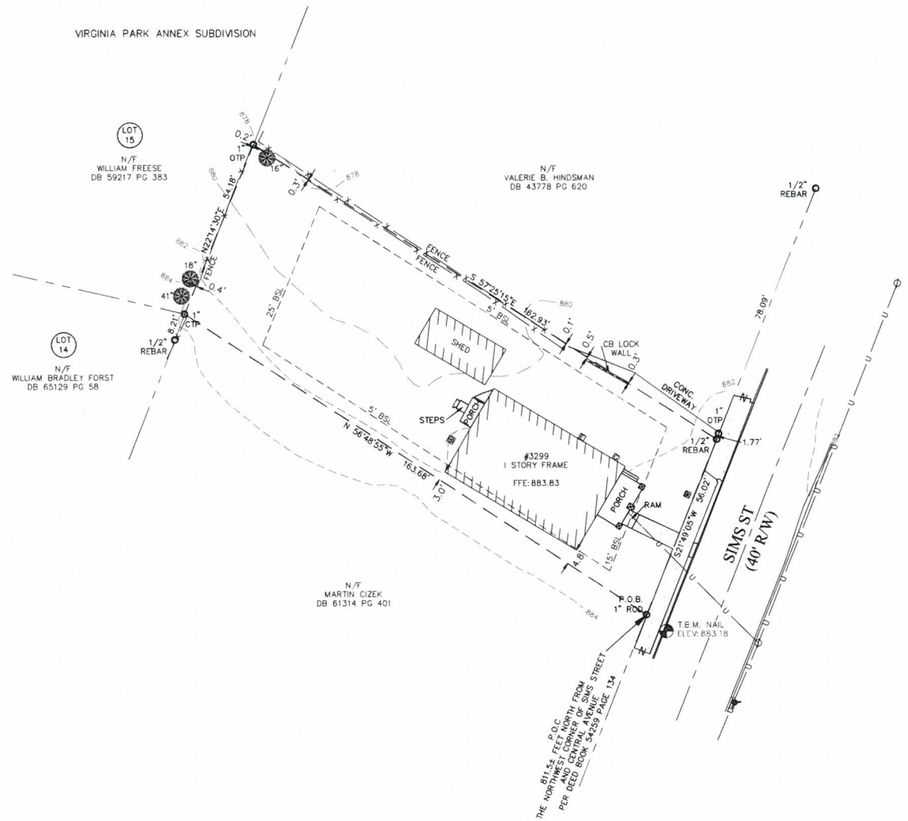
KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE
24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

TOTAL AREA:
8,837 SF / 0.203 AC

SHEET NO.	TITLE
1	EXISTING CONDITIONS SURVEY
2	DEMOLITION PLAN
3	SITE PLAN
4	TREE PROTECTION PLAN
5	DETAILS
6	
7	
8	
9	
10	
11	



PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.

GRID NORTH
GEORGIA WEST ZONE
DATUM NAD83 1983
SCALE: 1"=20'

NO	REVISION	DATE
1		
2		
3		
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10		
11		

EXISTING CONDITIONS SURVEY

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED 3350 LAND SURVEYOR DANIEL F. CONROY
5/19/22
FOR THE FIRM
BOUNDARY ZONE, INC.

PROJECT
24787.02

SHEET
1 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 – BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

TOTAL AREA: 0.203 ACRES/ 8,837 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 54259, PAGE 134; FIELDWORK PERFORMED ON 04/13/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,552 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —SF— SILT FENCE
- —D— LIMIT OF DISTURBANCE
- —HB— HAY BALES
- —FW— FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- L.L. LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- 920 CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1035.89 SURFACE ELEVATION
- TW 1069.0 TOP OF WALL ELEVATION
- BW 1069.0 BOTTOM OF WALL ELEVATION
- TF 1069.0 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8189
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4363
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-1

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DEMOLITION NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE
4. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION
5. NO TREE ARE TO BE REMOVED DURING DEMOLITION PHASE.
6. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE.
7. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1
8. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
9. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING DEMOLITION.
10. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
12. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
13. EXISTING DRIVEWAY WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY. SIDEWALKS AND OTHER WALKING SURFACES WILL BE REMOVED IN THE SAME MANNER
14. ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
15. CALL CITY OF ALPHARETTA FOR FINAL INSPECTION

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE C
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
3. **EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
10. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
12. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00AM - 7:00PM
    SATURDAY: 8:00AM - 5:00PM
14. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% of THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS
15. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.F.2.D.
16. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
19. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
20. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL
21. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
22. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
23. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
24. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
25. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL
29. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 — DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 — DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

TOTAL AREA:
8,837 SF / 0.203 AC
DISTURBED AREA:
6,342 SF / 0.146 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66448; -84.41327

DEMOLITION LEGEND

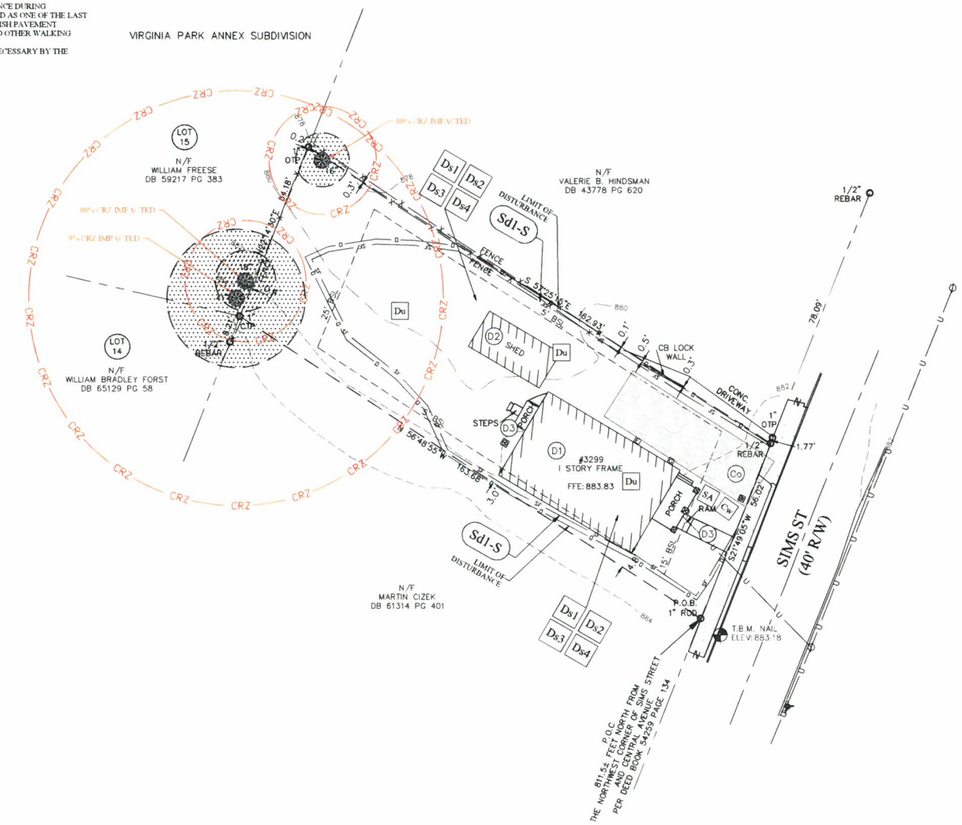
Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
D1	DEMOLISH THE EXISTING ONE STORY HOUSE
D2	DEMOLISH EXISTING SHED, CB BLOCK WALL
D3	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS AND FRONT/BACK PORCHES
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
EXISTING HOME	1,608	0.037	
DRIVE / STEPS / CONC.	107	0.002	
PORCH	136	0.003	
WALLS	15	0.000	
TOTAL IMPERVIOUS COVERAGE	1,866	0.043	21.12%
REMAINING PERVIOUS AREA	6,971	0.160	78.88%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 30 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE

ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE



"I CERTIFY UNDER 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."

5/20/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE: 1"=20'

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

DEMOLITION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No 31352 PROFESSIONAL ENGINEER JASON E. WILLIAMS
5/20/22
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

PROJECT 24787.02

SHEET 2 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL

TOTAL AREA: 0.203 ACRES/ 8,837 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 54259, PAGE 134; FIELDWORK PERFORMED ON 04/13/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,552 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- —V— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —SF— SILT FENCE
- —D— LIMIT OF DISTURBANCE
- —HB— HAY BALES
- —FW— FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- (TYP.)
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- 920 CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.9 SURFACE ELEVATION
- TF 1069.0 TOP OF WALL ELEVATION
- BW 1059.0 BOTTOM OF WALL ELEVATION
- TF 1069.0 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 445-8180
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-6303
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
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REMAINING PERVIOUS AREA	6,971	0.160	78.88%

POST-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
PROPOSED HOME	1,136	0.026	
PROPOSED DRIVEWAY	1,304	0.030	
PROPOSED GARAGE	504	0.012	
PROPOSED PORCH / PATIO / DECK	519	0.012	
PROPOSED WALKWAY	60	0.001	
TOTAL IMPERVIOUS COVERAGE	3,523	0.081	39.87%
REMAINING PERVIOUS AREA	5,314	0.122	60.13%

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FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-1

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

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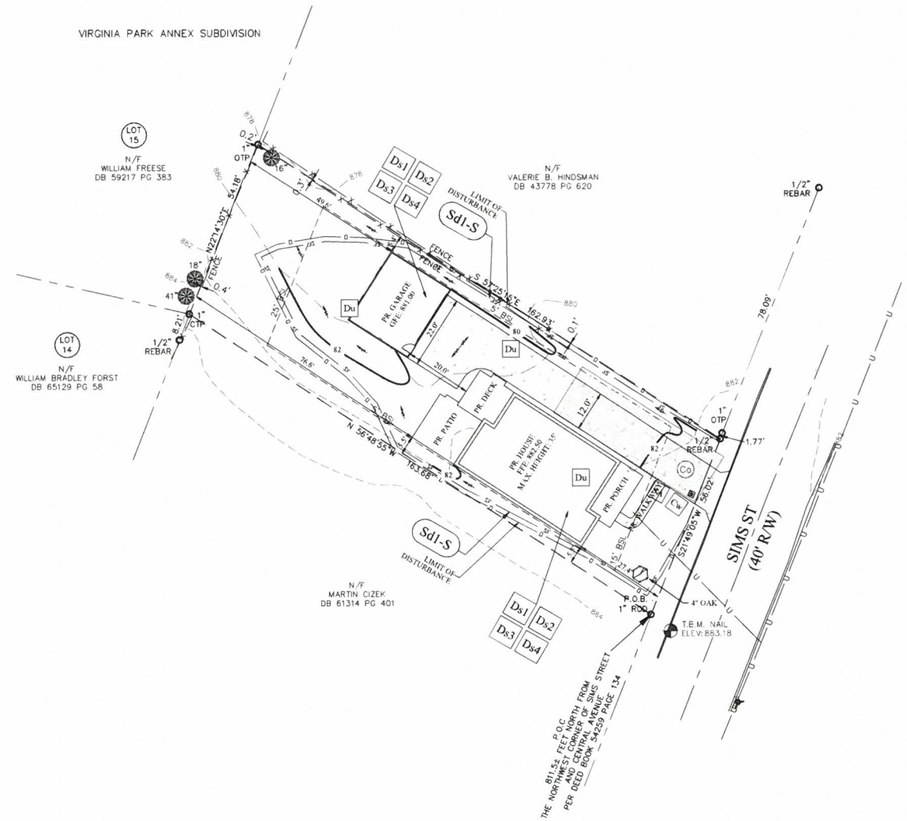
3. **EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
10. ANY DISTURBED ARE A LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY. AFTER EACH RAIN AND REPAIRED AS NECESSARY.
12. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00 AM - 7:00 PM
    SATURDAY: 8:00 AM - 5:00 PM
14. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
15. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
16. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. ALL DISTURBED ARE AS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
19. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
20. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.
21. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
22. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
23. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
24. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
25. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.*
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
29. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 — DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS: TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 — DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



"I CERTIFY UNDER 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."

5/20/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31157 PROFESSIONAL ENGINEER JASON E. WILLIAMS
5/20/22
FOR THE FIRM BOUNDARY ZONE, INC.
LEVEL II DESIGN # 7796

N
W E
S
GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE 1"=20'

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

SITE PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.203 ACRES/ 8,837 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 54259, PAGE 134; FIELDWORK PERFORMED ON 04/13/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,552 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —SF— SILT FENCE (TYP.)
- —D— LIMIT OF DISTURBANCE
- —HB— HAY BALES
- —FW— FLOW WELL LINE
- N/T NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- 920 CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1035.69 SURFACE ELEVATION
- TW 1069.8 TOP OF WALL ELEVATION
- BW 1069.8 BOTTOM OF WALL ELEVATION
- TF 1069.8 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

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BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS
SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024
ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309
KENNESAW (678) 730-4303
125 TOWNPARK DR, SUITE 300
KENNESAW, GEORGIA 30144

PROJECT 24787.02

SHEET 3 OF 5



Vicinity Map(NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TREE PROTECTION NOTES:

1. ALL TREE SAVE FENCING MUST BE INSTALLED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING AND MUST BE MAINTAINED IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES DEVELOPMENT AND CONSTRUCTION.
2. ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, ANY CHANGES ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.
3. ALL PROTECTION ZONES SHOULD INCLUDE SIGNAGE IN ENGLISH AND SPANISH THAT IDENTIFIES THE AREAS AS TREE PROTECTION AND PRESERVATION ZONES AND INCLUDE THE NAME AND PHONE NUMBER OF THE DEVELOPER OR DESIGNATED AGENT.
4. DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO CITY FOR PERMIT LIFE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
5. TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK."

TOTAL AREA:
8,837 SF / 0.203 AC
DISTURBED AREA:
6,342 SF / 0.146 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66448; -84.41327

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

TREE DENSITY CALCULATION
0.203 AC. X 100 INCHES = 20 INCHES REQUIRED

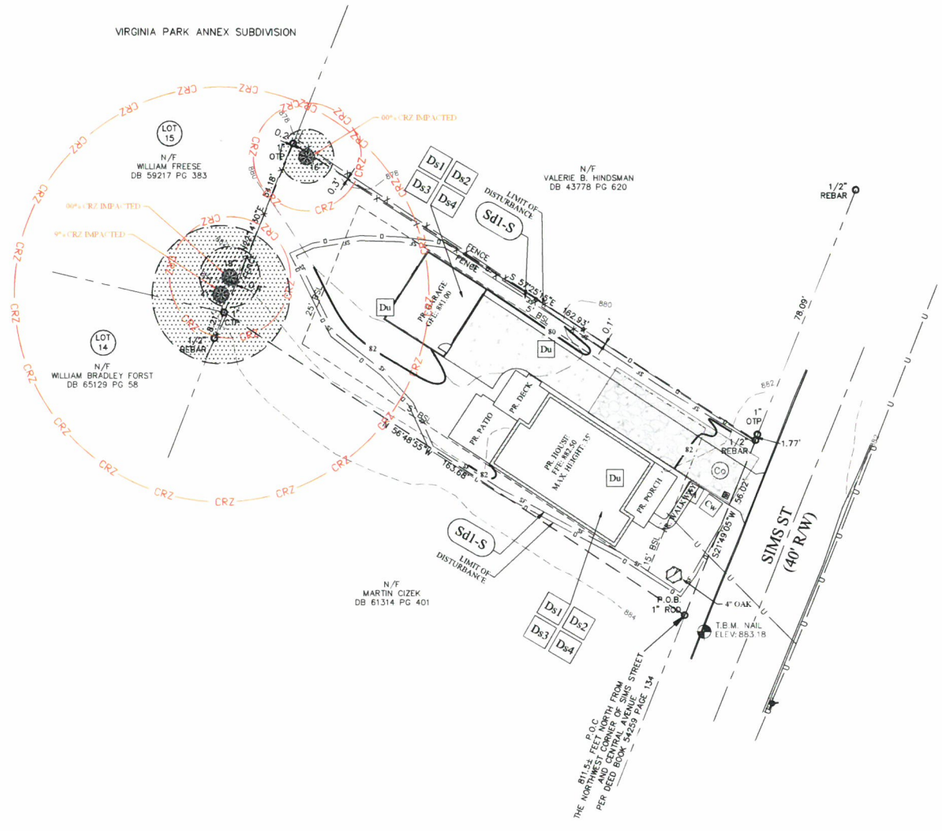
EXISTING TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)
TOTAL	1		16	0	16
	1	16	16	0	16

PROPOSED TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)
TOTAL	1		4	0	4
	1	4	4	0	4

TOTAL TREE DENSITY = 20 = 20 REQ.



"I CERTIFY UNDER 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."

5/20/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

ZONING: R-1

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z. NO DISTURBANCE SHALL OCCUR WITHIN TREE PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS).
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
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- -FW- FLOW WELL LINE
- N/T NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- (TYP.)
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- —920— CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.89 SURFACE ELEVATION
- TW 1069.9 TOP OF WALL ELEVATION
- BW 1069.9 BOTTOM OF WALL ELEVATION
- TF 1069.9 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

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ATLANTA (404) 446-8180 1100 PEACHTREE ST, 38 STE 200 ATLANTA, GEORGIA 30309
KENNESAW (678) 750-4703 125 TOWNPARK DR., SUITE 300 KENNESAW, GEORGIA 30144

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE 1"=20'

NO	REVISION	DATE

TREE PROTECTION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA REGISTERED No. 31167 PROFESSIONAL ENGINEER JASON E. WILLIAMS 5/20/22

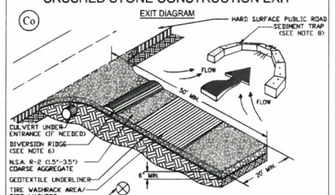
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

PROJECT 24787.02

SHEET 4 OF 5

CRUSHED STONE CONSTRUCTION EXIT

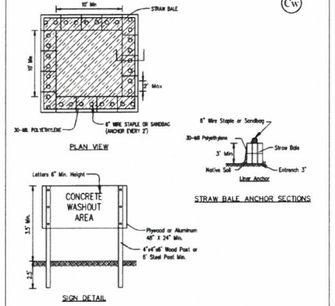
Co



NOTES
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONCRETE WASHOUT

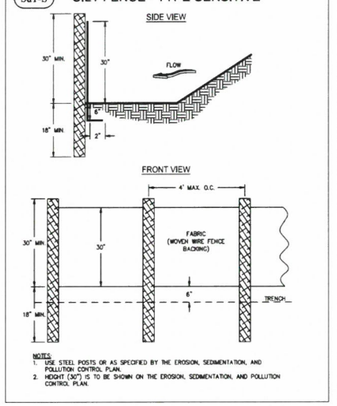
Cw



NOTES
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.
4. Washout of the drum at the construction site is prohibited.

SILT FENCE - TYPE SENSITIVE

Sd1-S

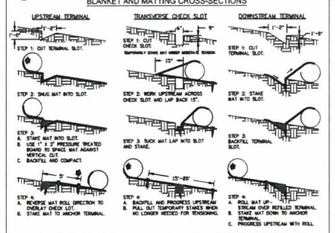


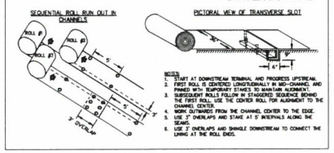
NOTES
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (30") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

Ss

BLANKET AND MATTING CROSS-SECTIONS





NOTES
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH STAPLES AT 5' TO 10' INTERVALS ALONG CENTER.
3. SUBSEQUENT ROLLS ARE PLACED IN SIDE-BY-SIDE ALIGNMENT WITH THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3' OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE OVERLAPS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

TREE PROTECTION

Tr

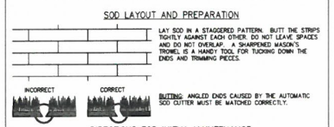
"SNOW" FENCE



NOTES
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL, "SNOW FENCE" 4' HIGH MINIMUM.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



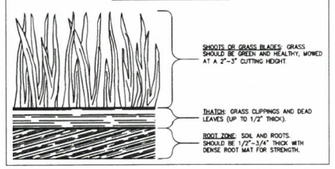
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED --- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

PURPOSE
- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING 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 ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO DS2 –DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 – DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 – DISTURBED AREA STABILIZATION (WITH SODDING).

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADED 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
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. 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.
2. 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.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. 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.
3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. 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. TACKIFERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TAC– TACKIFERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER TO PREVENT SOIL EROSION AND TO PREVENT WATER POLLUTION ON DISTURBED AREAS. SEEDINGS SHALL BE APPLIED TO DISTURBED 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.

PURPOSE
TO REDUCE WATER RUNOFF AND PREVENT LOSS OF TOPSOIL DUE TO EROSION. TO PREVENT SEDIMENT AND POLLUTANTS FROM LEAVING THE SITE AND ENTERING THE WOOD WASTE WATERS.

SPECIFICATIONS
GRADING AND SHAPING
THE AMOUNT OF RUNOFF 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 OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10–10–10 FERTILIZER OR THE EQUIVALENT PER ACRE (12–16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

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 DS1 – 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.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 BU	9/1 - 3/1
RYEGRASS	0.9 POUNDS	40 LBS.	8/15 - 4/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	1/15 - 3/15
WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	2/15 - 6/15
SUDANGRASS	1.4 POUNDS	60 LBS.	3/1 - 8/1
BROWNTOP MILLET	0.9 POUNDS	40 LBS.	4/1 - 7/15
WHEAT	4.1 POUNDS	1 BU.	9/15 - 2/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERTURE VARIATIONS AND CONDITIONS.

GRASSING SCHEDULE
(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE) N	P205	K20
KY 31 FESCUE WINTER RYE	1-1/2 - 2 LBS. 1-1/2 - 2 LBS.	9/1-11/1 9/1-11/1 3/1-4/1	1 TON/ACRE 1 TON/ACRE	60-90 60-90	120-180 120-180	120-180 120-180
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
*HYDROSEED ON ALL 2:1 SLOPES

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1 2 TONS/ACRE WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE.

Ds3 PERMANENT GRASSING

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARTATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND – FERTILIZER AT A RATE OF 1500 LBS/AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4–12–12 OR 10–10–10. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN IN THE GRASSING CHART. MULCHING IS REQUIRED AND SHALL BE DONE AFTER SEEDING. MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. MUCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY OF GOOD QUALITY, FREE OF WEED SEEDS. APPLY AT A RATE OF 2.5 TONS PER ACRE. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

Ds4 SODDING (TO MATCH EXISTING SPECIES)

SODDING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, AND CERTIFIED SOD OF A VARIETY MATCHING EXISTING GRASS SPECIES. THE GROUND SHALL BE PREPARED BY CLEARING SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY AGRICULTURAL LIME AT A RATE OF 0.05 LBS / SF. 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. GRASS SPECIES ARE TO MATCH EXISTING SPECIES WHEN REPLACING GRASS LAWNS OF PROPERTY OWNERS.

ACTIVITY SCHEDULE

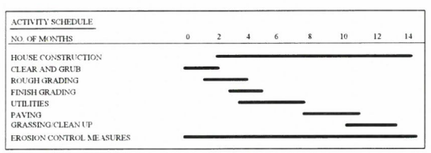


TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ ACRE)	FERTILIZER RATE (LBS/ SQ FT)	SEASON
10-10-10	1000	.025	FALL

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE LBS. / ACRE	N TOP DRESSING RATE (LBS. / ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50 - 100
	SECOND	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

TABLE 6-6.2 SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON	M-L, P, C	WARM WEATHER
	TIFWAY	P,C	
	TIFGREEN	P,C	
	TIFLAWN	P,C	
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	--	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON	C	WARM WEATHER
	BITTERBLUE		
	RALEIGH		
ZOYSIA	EMERALD	P,C	WARM WEATHER
	MYER		
TALL FESCUE	KENTUCKY	M-L, P	COOL WEATHER

Du DUST CONTROL

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 MINER)AL 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 ERO)SION 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.

A. 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.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

"I CERTIFY UNDER 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."

5/20/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9–10–2022

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

DETAILS

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31167 PROFESSIONAL JASON WILLIAMS
5/20/22
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

PROJECT 24787.02

SHEET 5 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.203 ACRES/ 8,837 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 54259, PAGE 134; FIELDWORK PERFORMED ON 04/13/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,552 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- –W– WATER LINE
- –U– OVERHEAD UTILITY LINE
- –S– SEWER LINE
- –G– GAS LINE
- –C– CABLE LINE
- –T– TELEPHONE LINE
- –X– FENCE LINE
- –SF– SILT FENCE
- –D– LIMIT OF DISTURBANCE
- –HB– HAY BALES
- –FW– FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT–OF–WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- (TYP.)
- L.L. LAND LOT
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- –920– CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- TA 1038.6 SURFACE ELEVATION
- TW 1069.9 TOP OF WALL ELEVATION
- BW 1069.9 BOTTOM OF WALL ELEVATION
- TF 1069.9 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY ZONE, INC. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 445-8180
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 732-6303
125 TOWNSQUARE DR. SUITE 300
KENNESAW, GEORGIA 30144

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "GABO – ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.

4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER. SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.

5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.

7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.



3299 SIMS STREET REMODEL

SQUARE FOOTAGE	
1ST FLOOR	1,161 SQ. FT.
2ND FLOOR	1,136 SQ. FT.
TOTAL	2,297 SQ. FT.
GARAGE TOTAL	504 SQ. FT.

MANDATORY CODES

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

DRAWING INDEX

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RELEASED FOR CONSTRUCTION

Cadd assistance corporation
179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:
REMODEL PLANS
3299 SIMS STREET
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FRONT ELEVATION

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



REAR ELEVATION

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

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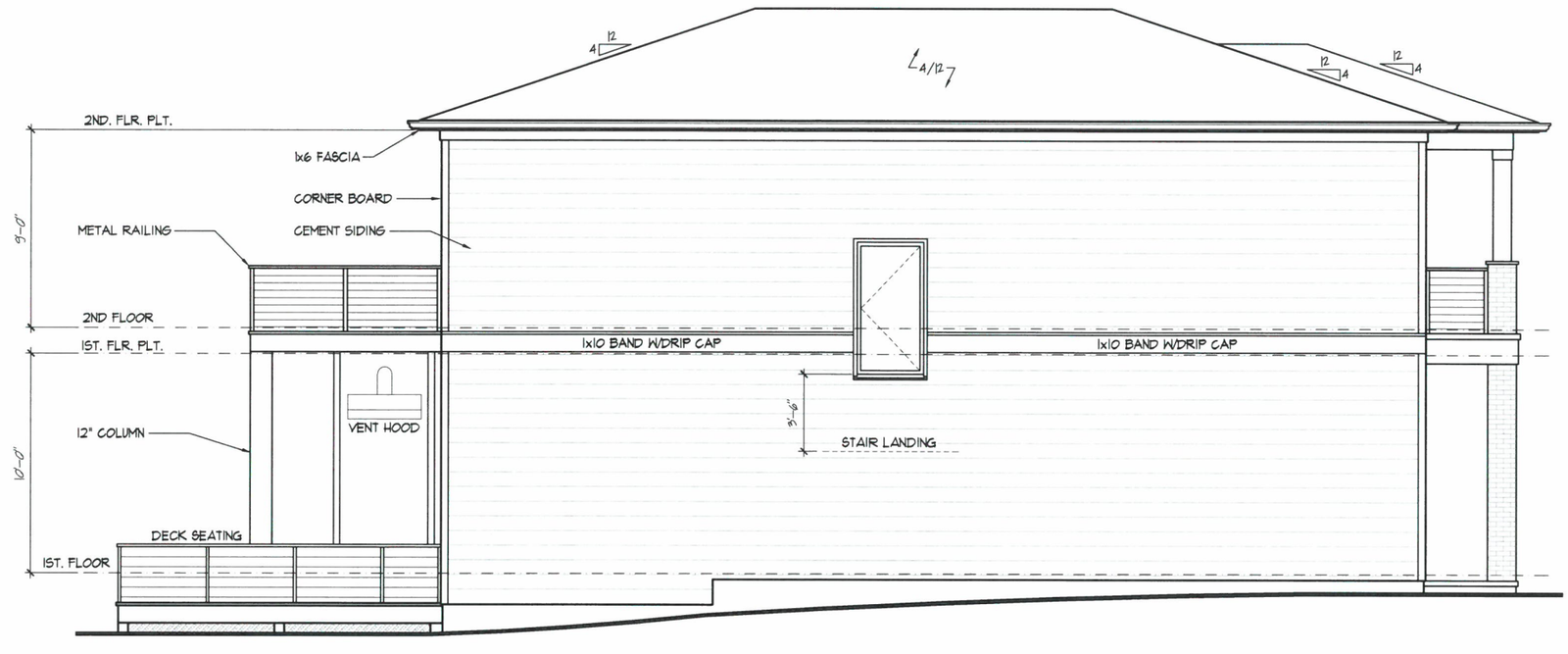
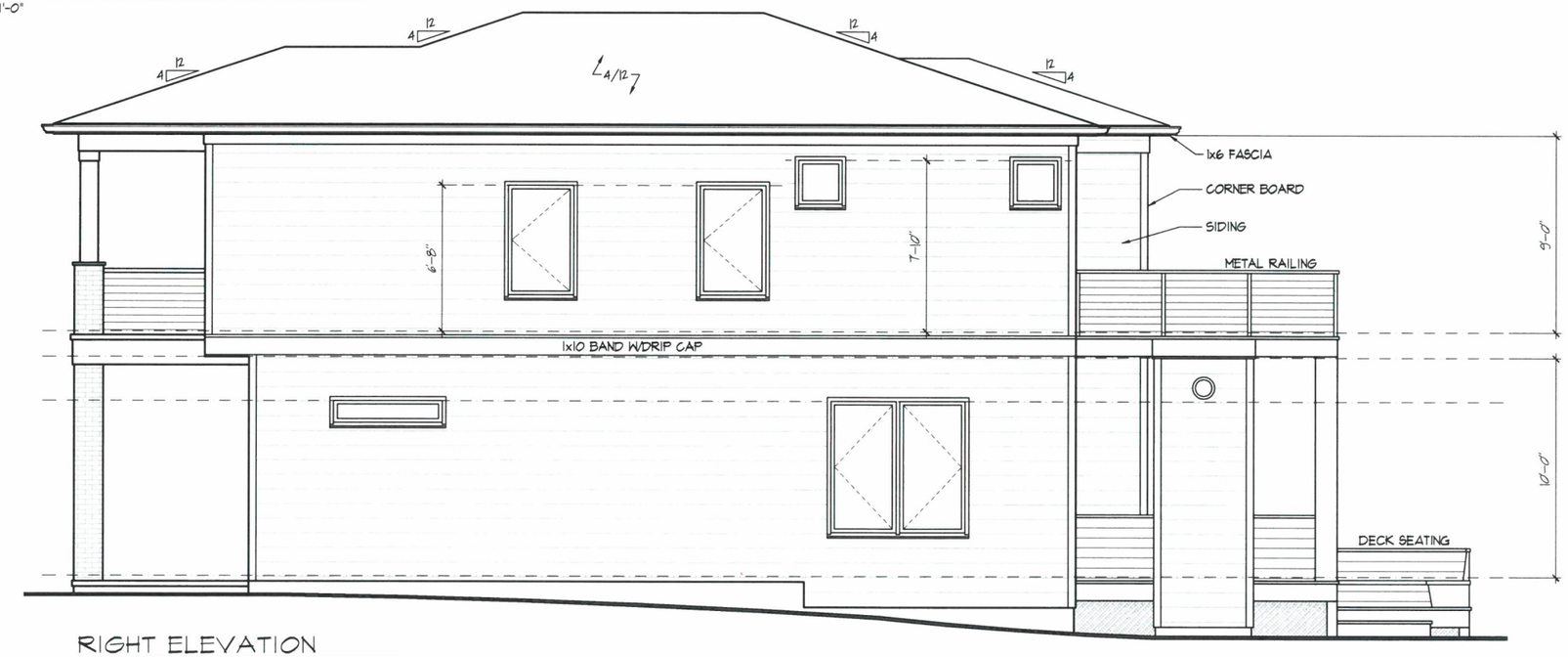


LEFT ELEVATION

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



RIGHT ELEVATION

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

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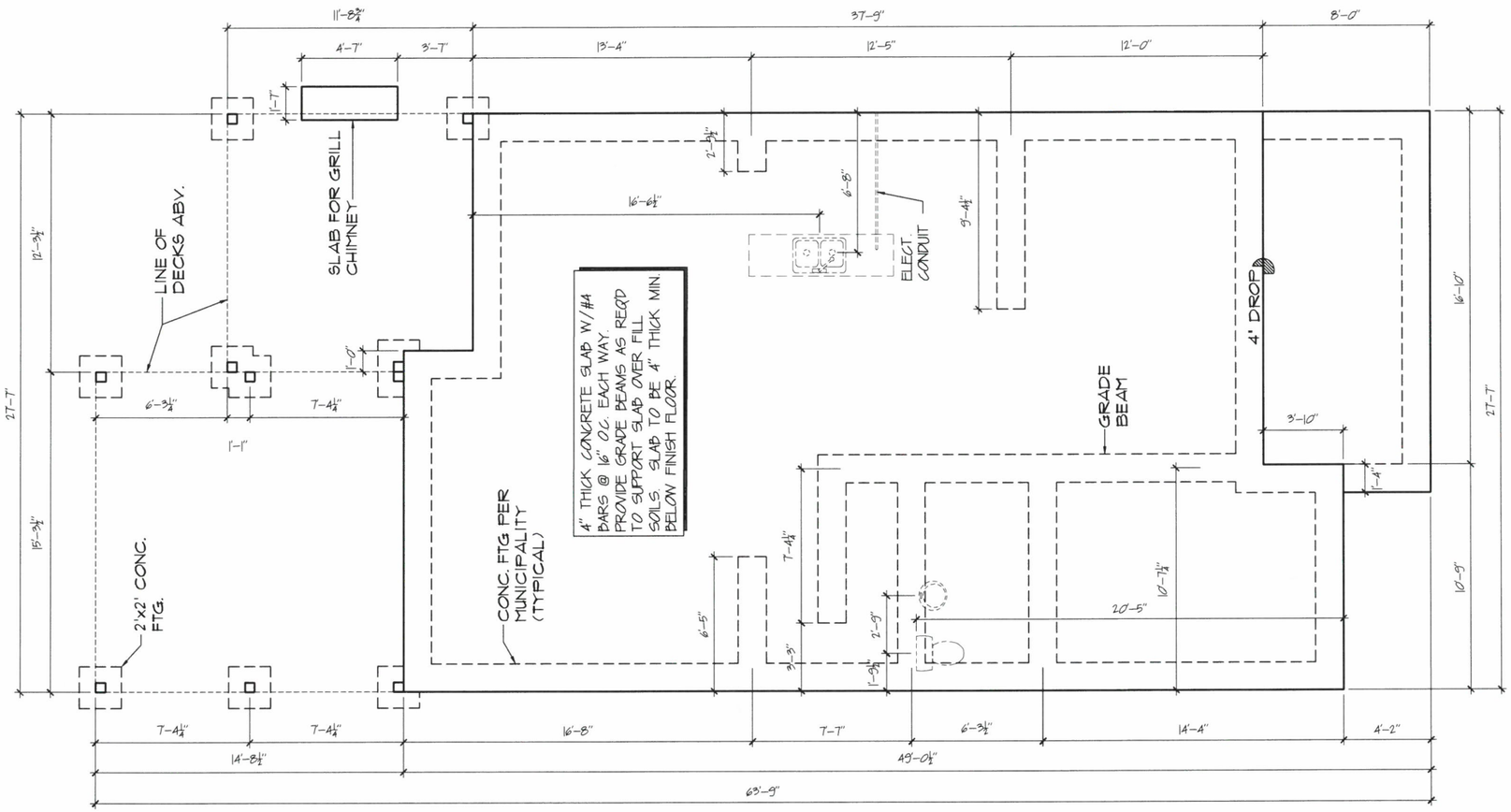

FOUNDATION PLAN

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

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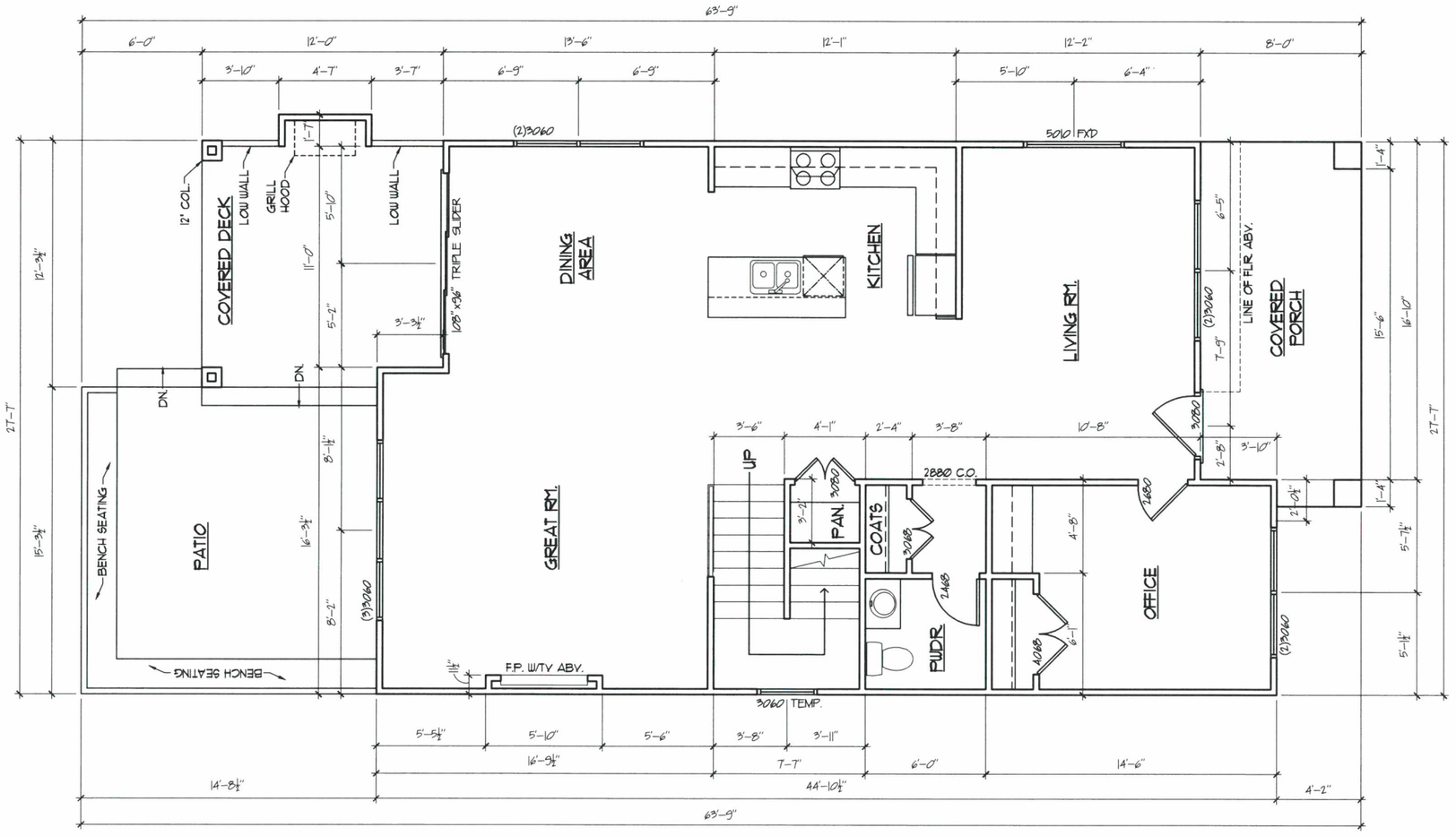

FIRST FLOOR

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

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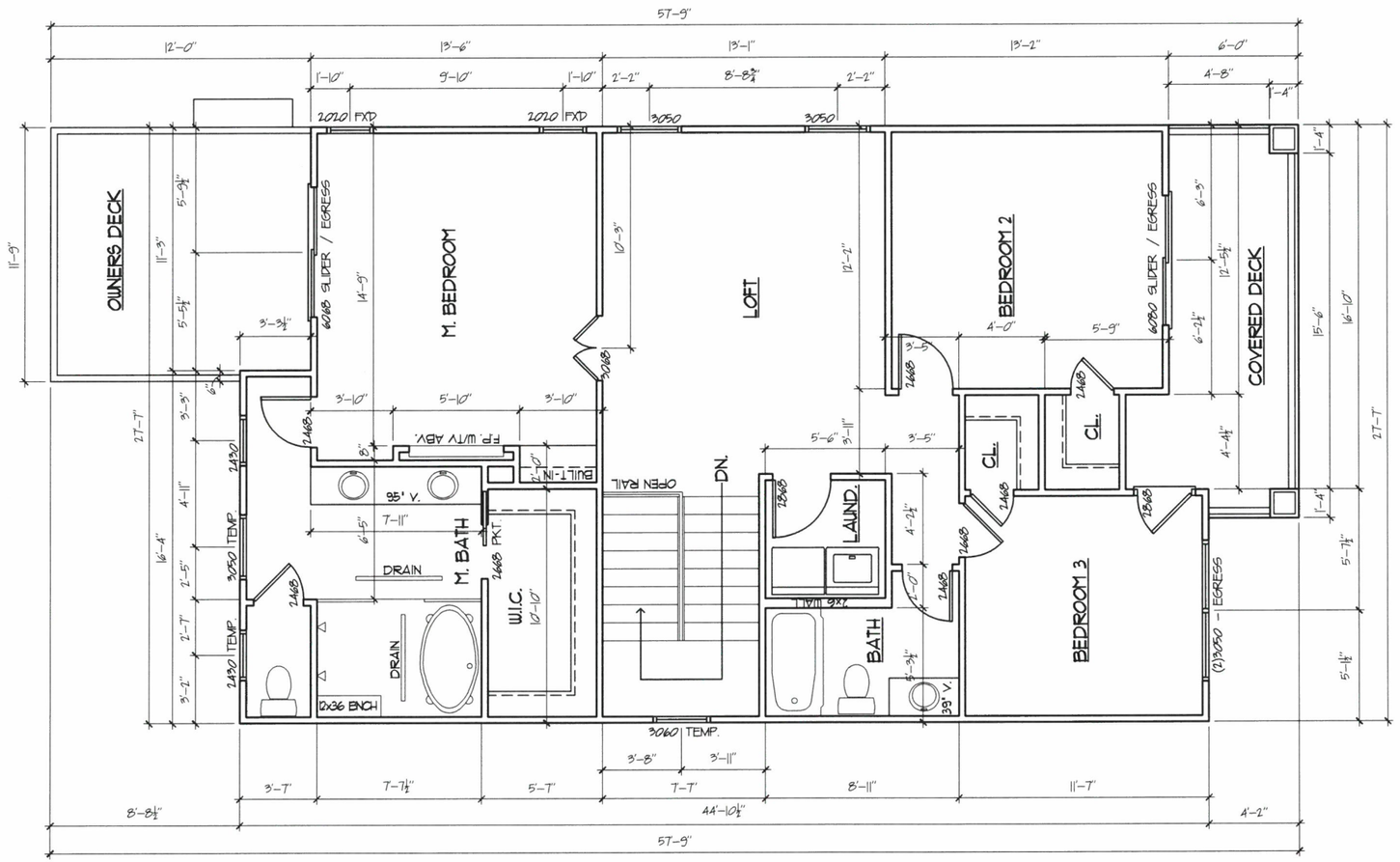

SECOND FLOOR

SCALE : 1/8" = 1'-0"

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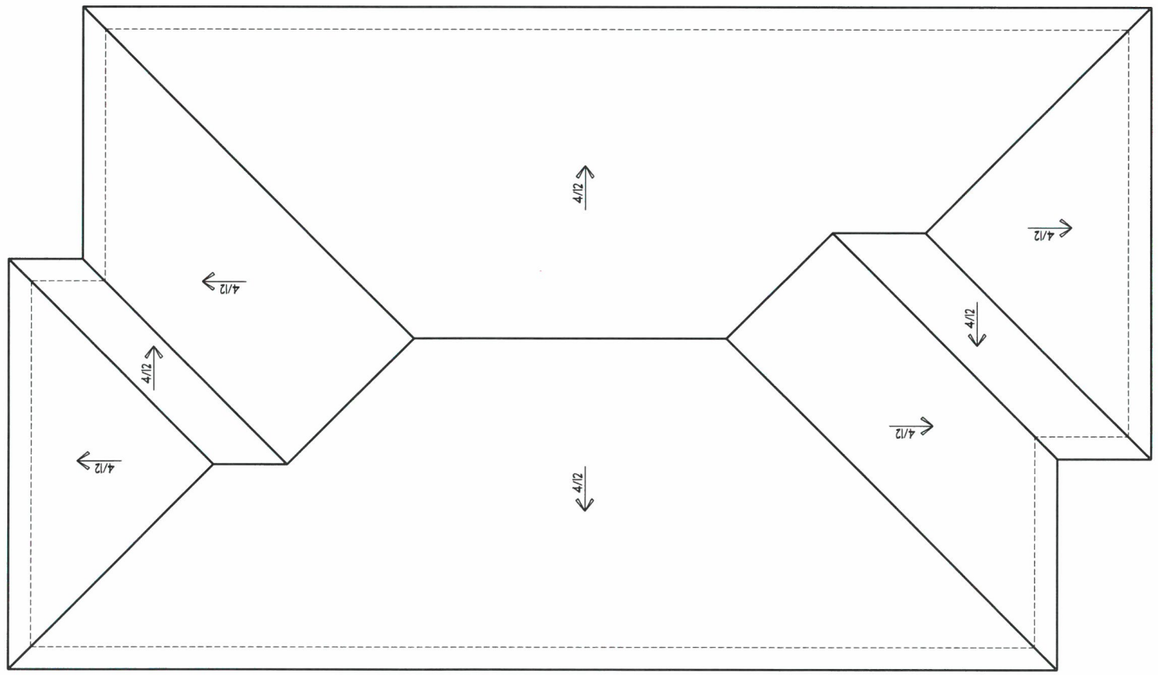

ROOF PLAN

SCALE : 1/8" = 1'-0"

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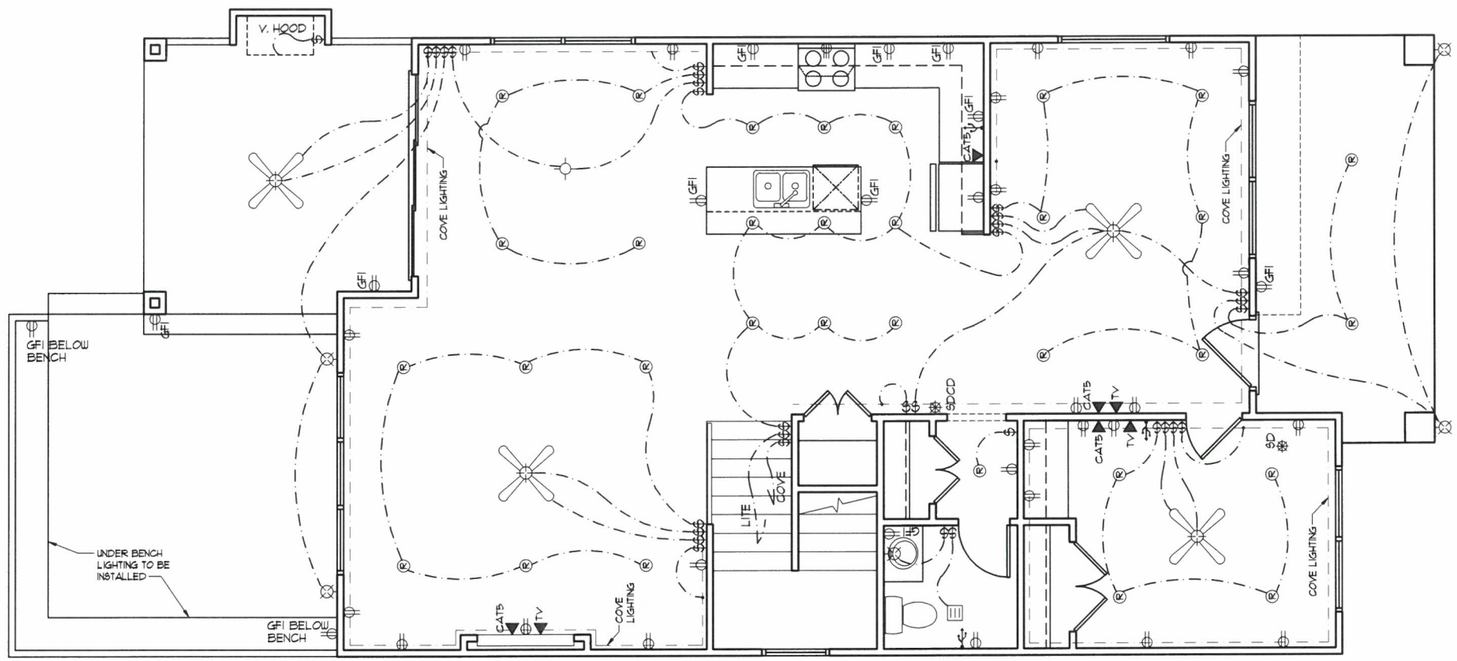
ELECTRICAL LEGEND

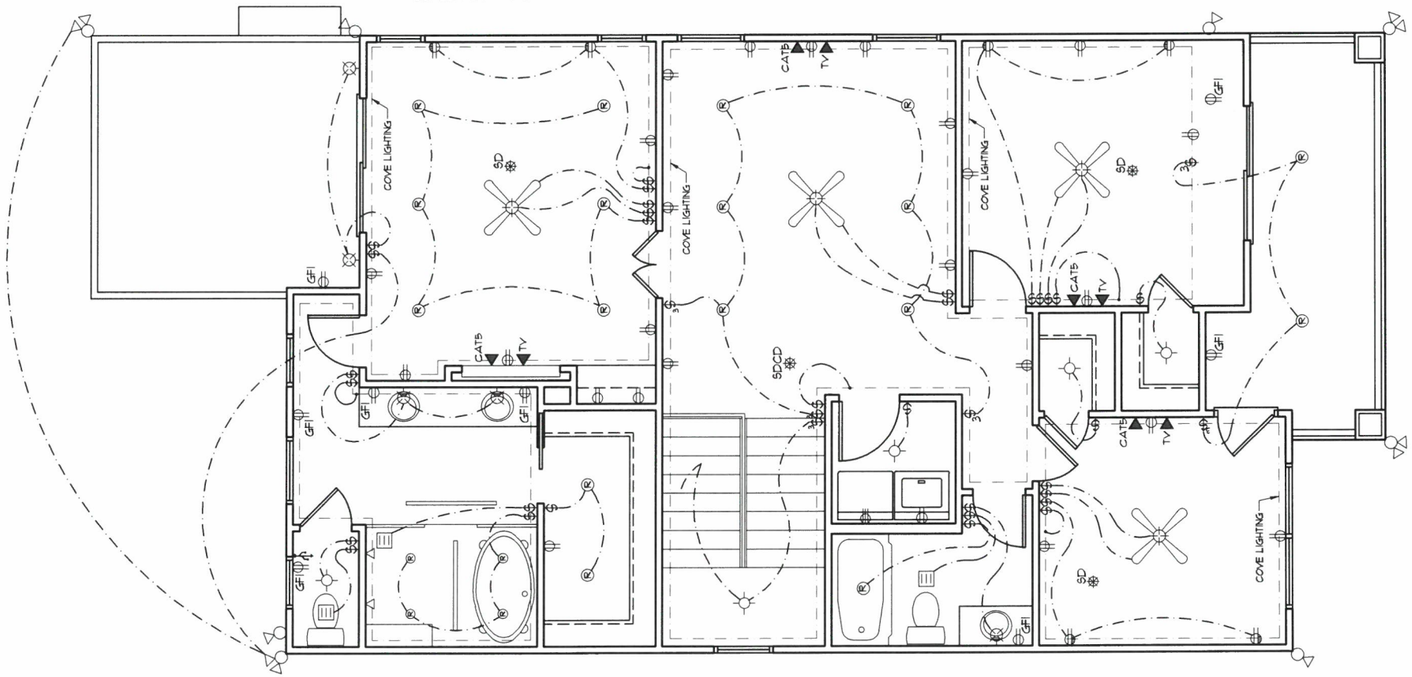
$	SWITCH	CH	CHIMES
$3	3 WAY SWITCH	CATS TV	CABLE
$4	4 WAY SWITCH	TV	TELEVISION
	LIGHT FIXTURE	TH	TELEPHONE
T	THERMOSTAT	SDCD	SMOKE / CARBON DETECTOR
	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
R	RECESSED LIGHT		120V RECEPTACLE
	120V SWITCHED RECEPTACLE	HB	HOSE BIBB
	220V RECEPTACLE		SECURITY CAMERA
GFI	GFI OUTLET		FLOOD LIGHT
WP	WATERPROOF OUTLET		USB PORT
	GARAGE DOOR OPENER		CEILING FAN
	EXHAUST FAN		
WL	WATER LINE		ELECTRICAL WIRING

NOTE:
- ALL RECESSED LIGHTS NEED TO BE ON DIMMER SWITCHES



FIRST FLOOR ELECT. PLAN

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



SECOND FLOOR ELECT. PLAN

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

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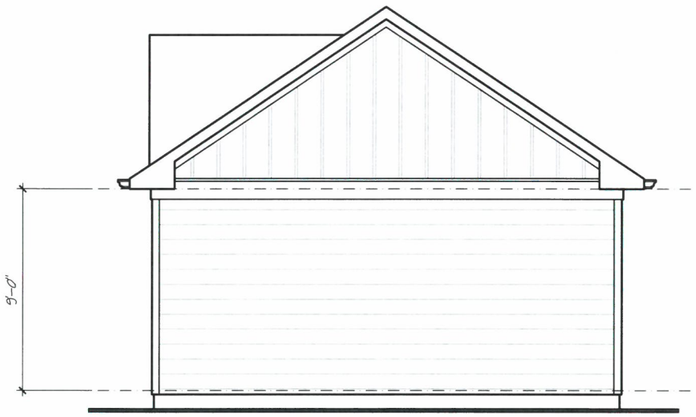


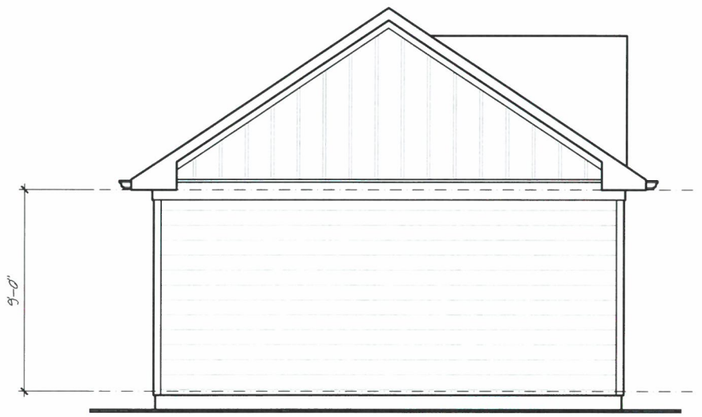
RIGHT ELEVATION

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



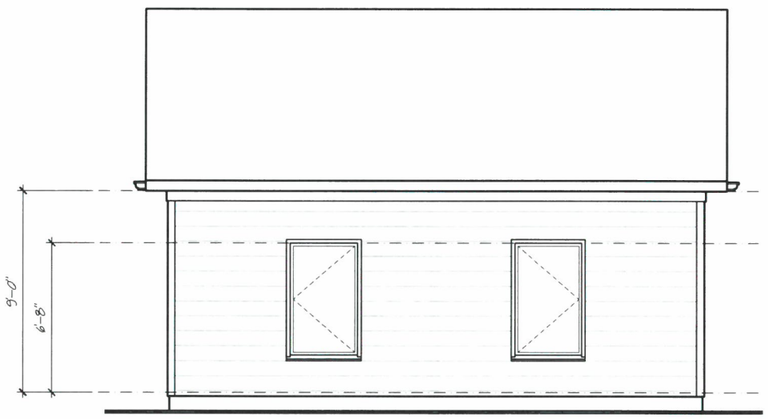
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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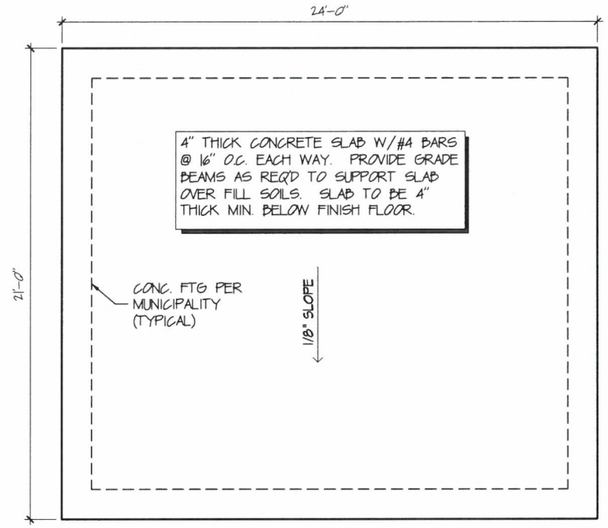
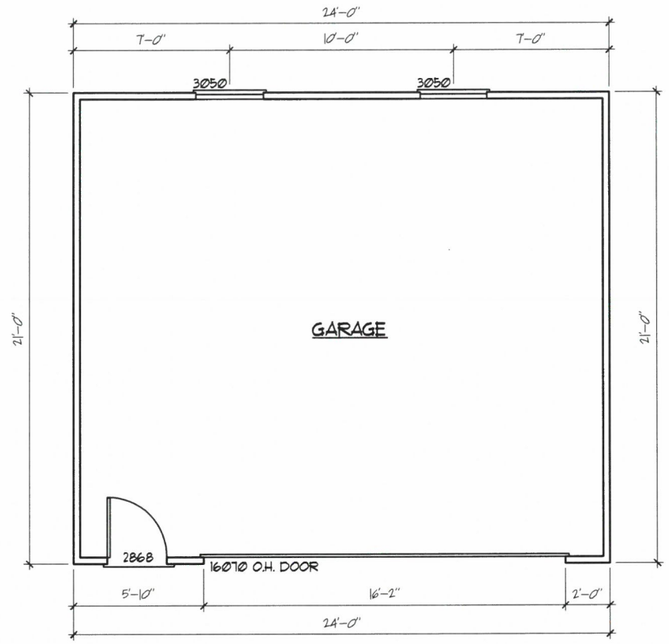


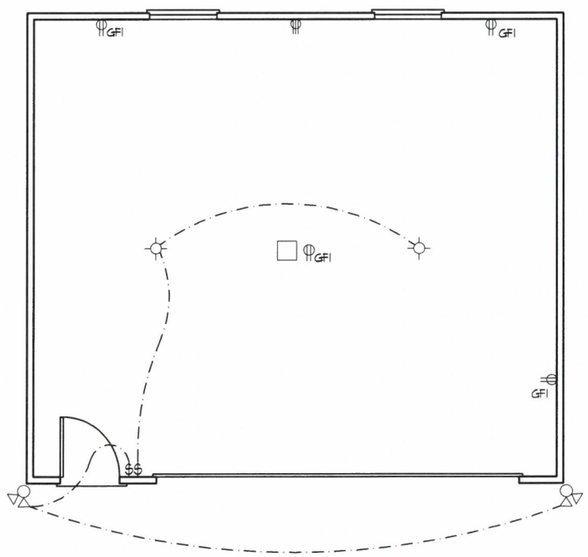
SLAB PLAN

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



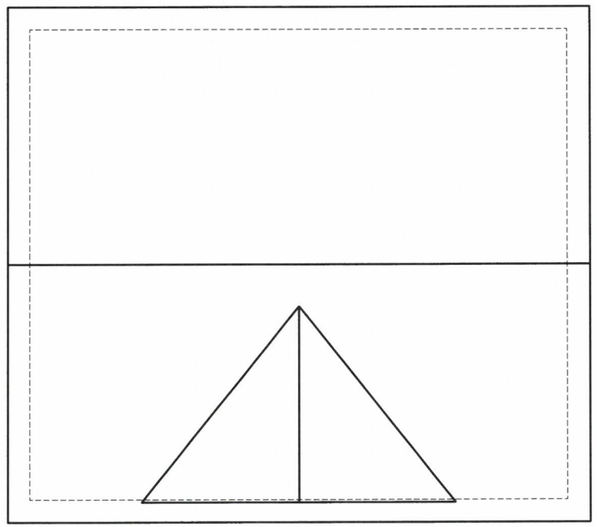
FLOOR PLAN

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



ELECTRICAL PLAN

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



ROOF PLAN

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

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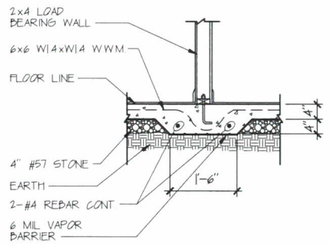
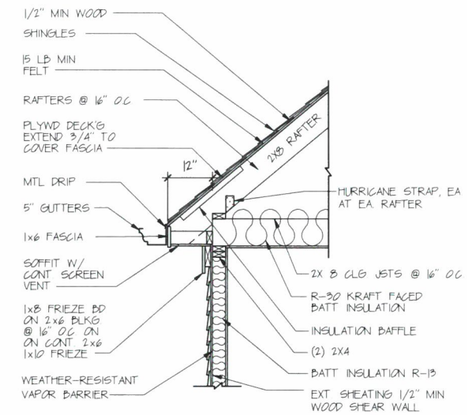
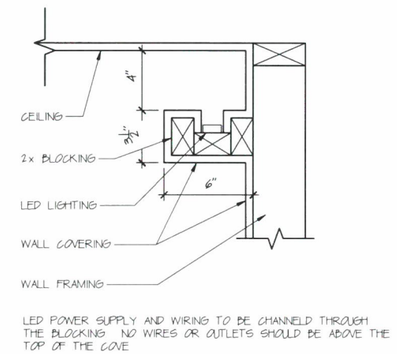


4 / D-1 GRADE BEAM
SCALE : 1/2" = 1'-0"

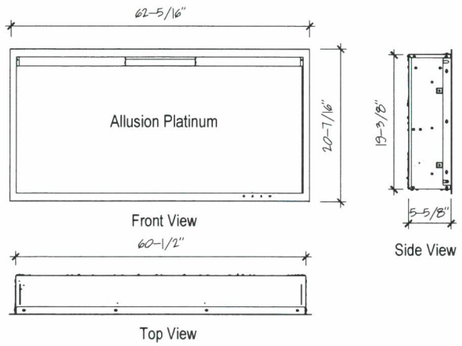


1 / D-1 TYP. EAVE DETAIL
SCALE : 1/2" = 1'-0"

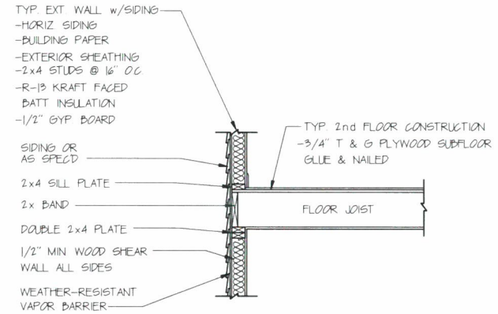


LED POWER SUPPLY AND WIRING TO BE CHANNELD THROUGH THE BLOCKING NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

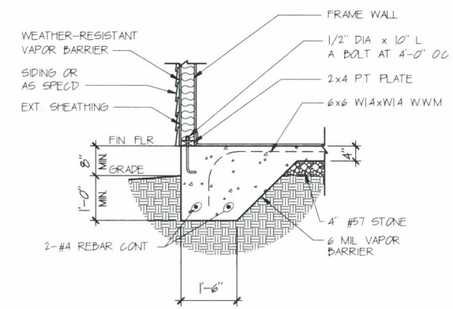
5 / D-1 COVE LIGHTING DETAIL
N.T.S.



6 / D-1 FIRE PLACE DETAIL
N.T.S.



2 / D-1 FLR. / CLG. FRAMING DETAIL
SCALE : 1/2" = 1'-0"



3 / D-1 FOOTING DETAIL
SCALE : 1/2" = 1'-0"

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 14, 2022, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3299 Sims Street

BACKGROUND

The City of Hapeville has received a site plan application from David Cook to construct a new single 2,297 SF, 3 bedroom 2.5 bathroom single-family dwelling with a 504 SF detached garage to be located at 3299 Sims Street. The building height as not been provided for the dwelling or the detached garage.

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

Sheet A-0 references a remodel. This is new construction (demolition of existing structure).

REVIEW

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

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:
(1) Protect the present predominantly one-family use of the land.
(2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
(3) Protect and promote a suitable environment for family life.
(4) Discourage any use which would generate other than normal residential traffic on minor streets.
(5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

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

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

(1) One-family dwellings;

REQUIREMENTS

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

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

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

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

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

Special requirements for accessory buildings are as follows:

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

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of a new two story, 2,297 SF single-family dwelling with a 504 SF detached garage. NOTE: Project data sheet A.0 should be updated with to reflect a new build.***
- ***Building heights have not been provided.***
- ***Setback dimensions of the new primary structure are as follows:***
  - ***Front setback is 25'. Setback is not provided to the front porch.***
  - ***Side setbacks are 5.5' and over 18' and 5.4' to the detached garage.***
  - ***Rear setback is 76.6'' to the rear of the dwelling and 49.6' to the detached garage***
  - ***The distance between the dwelling and the detached garage is 20'.***

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***The width of the driveway is 12'.***
- ***The plans show an existing sidewalk.***
- ***The plans show a proposed walk to the front entrance.***
- ***Design cross sections have been included.***

c. The locations, area and number of proposed parking spaces.

- ***A driveway will provide access to an existing rear detached two-car garage.***

d. Existing and proposed grades at an interval of five feet or less.

- ***Grades are shown at two-foot intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***See Landscape Plan/arborist report.***

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

- ***See Landscape Plan/arborist report.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- **None shown**

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 8,837 SF or .203 acres. The minimum lot size is 6,750 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 3,523 SF or 39.87 of site. Maximum lot coverage allowed is 40%.***

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

- ***The proposed dwelling will have 3 bedrooms and 2.5 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 2,297 SF.***

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

- ***The plans indicate a detached two car garage for parking.***

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated

development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

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

FINDINGS

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

- Correct project data sheet A.0.
- Setback should be provided to the front porch.
- Address any outstanding issues in the arborist report.

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



Location Map – 3299 Sims Street

22-PC-07-28

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant David Cook

Mailing Address: [redacted]

Telephone [redacted] Mobile # [redacted] Em[redacted]

Property Owner (s) RK SONS DEVELOPMENT

Mailing Address 751 N. CENTRAL AVE HAPEVILLE GA 30354

Telephone _____ Mobile # [redacted]

Address/Location of Property: 651 North Avenue Hapeville GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009900 30729

Present Zoning Classification: R-2 Size of Tract: _____acre(s)

Present Land Use: Single Family Residential

Please check the following as it applies to this application

_____Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

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

Applicant's signature

Date: 12/7/2021

Sworn to and subscribed before me

This 7th **day of** December **20**21.

Notary Public

M SUAREZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES OCT 28, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Install 2nd story on existing house.
Total Remodel

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

651 North Ave
Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant David W Cook

Address of Applicant [redacted]

Telephone of Applicant [redacted]

Signature of Owner

Abdulsattar Khan
Print Name of Owner

Personally Appeared Before Me this 7th day of December, 2021.

Notary Public

M SUAREZ NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA OCT 28, 2022

5

Site Plan Checklist – <u>Please include with your application.</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

DP/17 The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

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

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

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

✓ Site area (square feet and acres).

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

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

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

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

✓ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

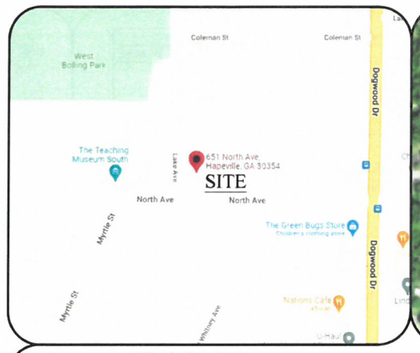
Please ***<u>initial</u>*** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration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

Applicant Signature: William W Cook

Date 12/7/2021

SINGLE FAMILY RESIDENCE

651 NORTH AVENUE
HAPEVILLE, GA 30354
PARCEL ID: 14 009900030729



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:
1. PROJECT NARRATIVE
SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	**6,000**	**0.138**	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER / APPLICANT

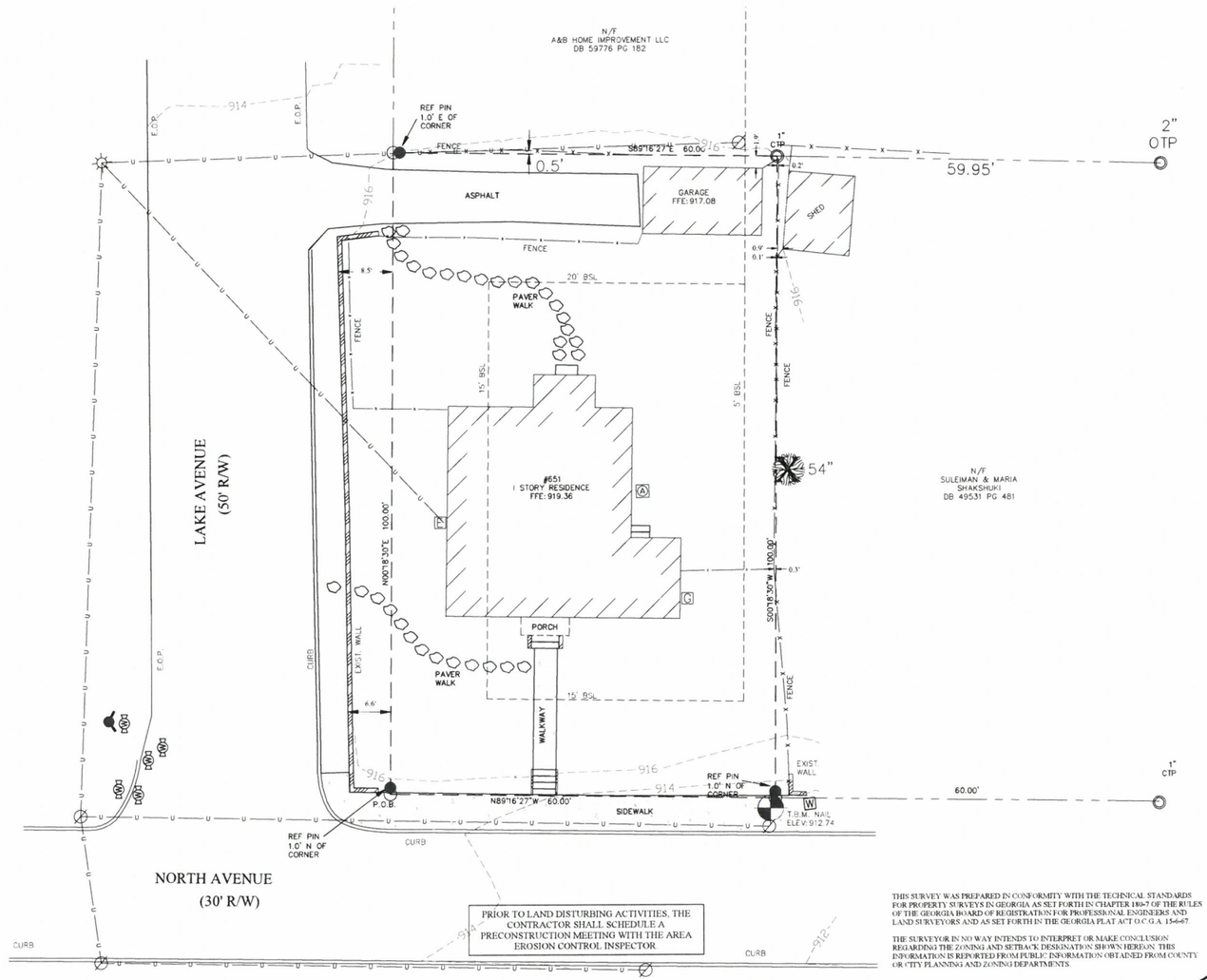
KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE
24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2964
INFO@RKSONSINC.COM

TOTAL AREA:
6,000 SF / 0.138 AC

SHEET NO.	TITLE
1	EXISTING CONDITIONS SURVEY
2	DEMOLITION PLAN
3	SITE PLAN
4	TREE PROTECTION PLAN
5	DETAILS
6	
7	
8	
9	
10	
11	



GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

EXISTING CONDITIONS SURVEY

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED 3359 LAND SURVEYOR
DANIEL F. CONROY
FOR THE FIRM
BOUNDARY ZONE, INC

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2021 – BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL

TOTAL AREA: 0.138 ACRES/ 6,000 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46043, PAGE 442; FIELDWORK PERFORMED ON 04/18/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,358 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGEL POINT, AND WAS ADJUSTED USING COMPASS RULE.

GRAPHIC SCALE - IN FEET
5 0 10 20

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
YARD DRAINS
SIGN
POWER METER
POWER BOX
A/C UNIT
LIGHT POLE
GUY WIRE
MANHOLE
CLEAN OUT
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
-W- WATER LINE
-U- OVERHEAD UTILITY LINE
-S- SEWER LINE
-G- GAS LINE
-C- CABLE LINE
-T- TELEPHONE LINE
-X- FENCE LINE
-SF- SILT FENCE
-D- LIMIT OF DISTURBANCE
-HB- HAY BALES
-FW- FLOW WELL LINE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
BSL BUILDING SETBACK LINE
CNTL CANTILEVER
C.R.Z. CRITICAL ROOT ZONE
S.R.P. STRUCTURAL ROOT PLATE
(TYP.) TYPICAL
L.L. LAND LOT
CONC CONCRETE
EOP EDGE OF PAVEMENT
-910- CONTOUR LINE
F.F.E. FINISH FLOOR ELEVATION
B.F.E. BASEMENT FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
1036.9 GROUND ELEVATION
1036.69 SURFACE ELEVATION
TF: 1069.0 TOP OF WALL ELEVATION
BW: 1069.0 BOTTOM OF WALL ELEVATION
TF: 1069.0 TOP OF FOOTER ELEVATION
DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

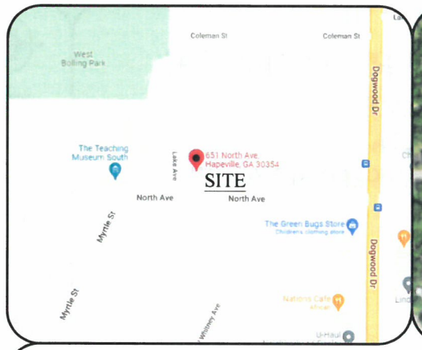
SUWANEE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-6703
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144

PROJECT
24788.02

SHEET
1 OF 5



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

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THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2964
INFO@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1.
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO L AND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT

GENERAL NOTES:

1. PROJECT NARRATIVE
   SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DEMOLITION NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
5. NO TREE ARE TO BE REMOVED DURING DEMOLITION PHASE.
6. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE.
7. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1.
8. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
9. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING DEMOLITION.
10. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
12. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
13. EXISTING DRIVEWAY WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY. SIDEWALKS AND OTHER WALKING SURFACES WILL BE REMOVED IN THE SAME MANNER.
14. ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
15. CALL CITY OF HAPEVILLE FOR FINAL INSPECTION

TOTAL AREA:
6,000 SF / 0.138 AC
DISTURBED AREA:
5,278 SF / 0.121 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66580; -84.41051

DEMOLITION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
D1	DEMOLISH THE EXISTING GARAGE
D2	DEMOLISH EXISTING ONE STORY HOUSE
D3	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS, PORCH AND PAVER WALKS
D4	DEMOLISH EXISTING ASPHALT DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

PRE-CONSTRUCTION IMPERVIOUS AREA

AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	6,000	0.138	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 30 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE

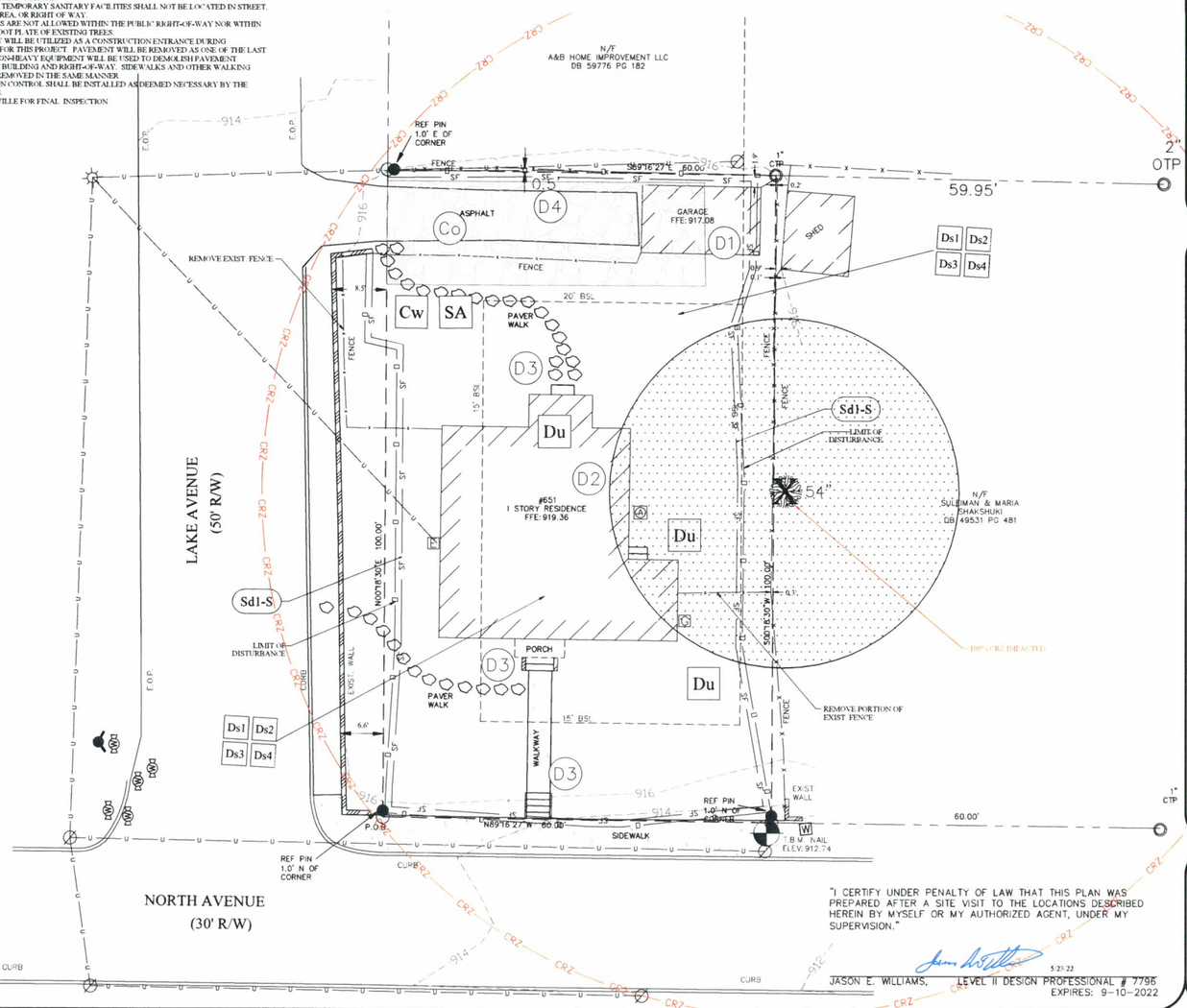
ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE C.
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
3. **EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.**
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
10. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
12. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00 AM - 7:00PM
    SATURDAY: 8:00AM - 5:00PM
14. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
15. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1 F.2.D.
16. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
18. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
19. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
20. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
21. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
22. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
23. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
24. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
25. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.*
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
29. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 — DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 — DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



"I CERTIFY UNDER 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."

5/23/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

DATE
REVISION
NO

DEMOLITION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON E. WILLIAMS
No. 31357
5/23/22
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

PROJECT
24788.02

SHEET
2 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.138 ACRES/ 6,000 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46043, PAGE 442; FIELDWORK PERFORMED ON 04/18/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,358 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGEL POINT, AND WAS ADJUSTED USING COMPASS RULE.

GRAPHIC SCALE - IN FEET
5 0 10 20

LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —x— FENCE LINE
- -SF- SILT FENCE (TYP.)
- —D— LIMIT OF DISTURBANCE
- -HB- HAY BALES
- -FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE
- TW: 1069.6 TOP OF WALL ELEVATION
- BW: 1069.6 BOTTOM OF WALL ELEVATION
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- -923- CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.85 SURFACE ELEVATION
- TF: 1069.6 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

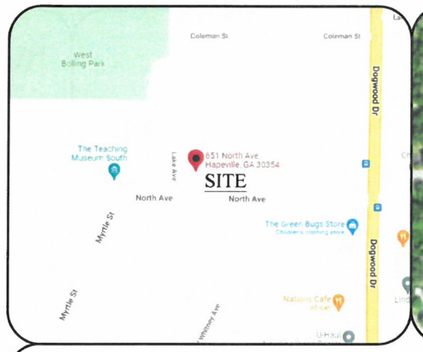
811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8189
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4393
125 TOWNPARK DR, SUITE 300
KENNESAW, GEORGIA 30144



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2964
INFO@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S.T.M. 0448 SIZE #1
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS).
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

GENERAL NOTES:

1. PROJECT NARRATIVE
   SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
6,000 SF / 0.138 AC
DISTURBED AREA:
5,278 SF / 0.121 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66580, -84.41051

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	**6,000**	**0.138**	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

POST-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	**6,000**	**0.138**	
PROP. HOUSE	1,162	0.027	
PROP. GARAGE	442	0.010	
PROP. PORCH / PATIO	291	0.007	
PROP. DRIVEWAY	794	0.018	
PROP. WALKWAY	67	0.002	
TOTAL IMPERVIOUS COVERAGE	2,756	0.063	45.93%
REMAINING PERVIOUS AREA	3,244	0.074	54.07%

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE C.
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.**
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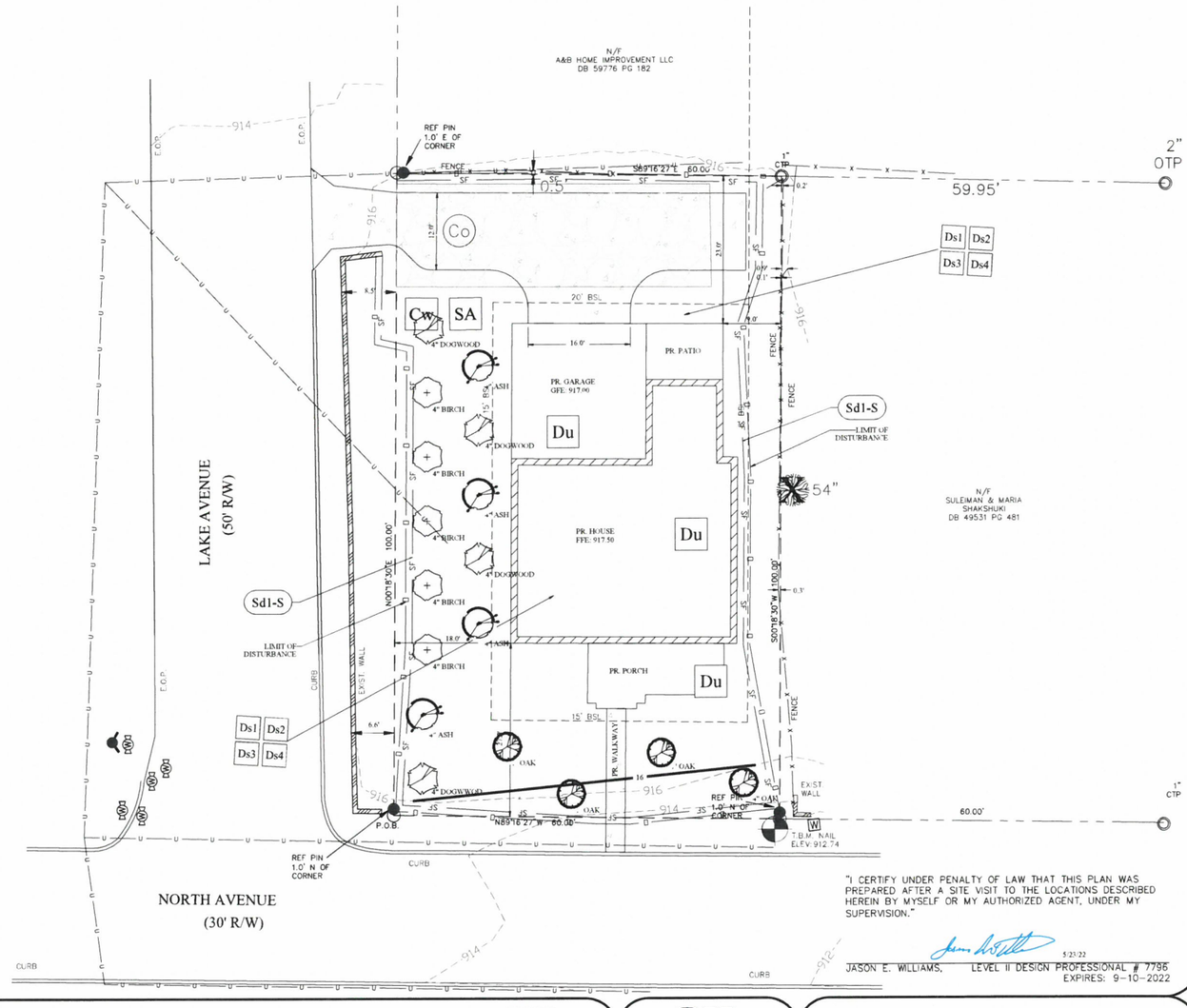

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5/23/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO	REVISION	DATE
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12		

SITE PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED PROFESSIONAL No. 31167 PROFESSIONAL ENGINEER STONE E. WILLIAMS
5/23/22
FOR THE FIRM BOUNDARY ZONE, INC. LEVEL II DESIGN # 7796

PROJECT 24788.02

SHEET 3 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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TOTAL AREA: 0.138 ACRES/ 6,000 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46043, PAGE 442; FIELDWORK PERFORMED ON 04/18/2022

THIS "MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,358 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGEL POINT, AND WAS ADJUSTED USING COMPASS RULE.

GRAPHIC SCALE - IN FEET
5 0 10 20

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- -W- WATER LINE
- -U- OVERHEAD UTILITY LINE
- -S- SEWER LINE
- -G- GAS LINE
- -C- CABLE LINE
- -T- TELEPHONE LINE
- -X- FENCE LINE
- -SF- SILT FENCE
- -D- LIMIT OF DISTURBANCE
- -HB- HAY BALES
- -FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- L.L. LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- -920- CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.6 GROUND ELEVATION
- 1038.65 SURFACE ELEVATION
- TW 1069.8 TOP OF WALL ELEVATION
- BW 1068.8 BOTTOM OF WALL ELEVATION
- TF 1069.8 TOP OF FOOTER ELEVATION
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

811 Know what's below. Call before you dig.

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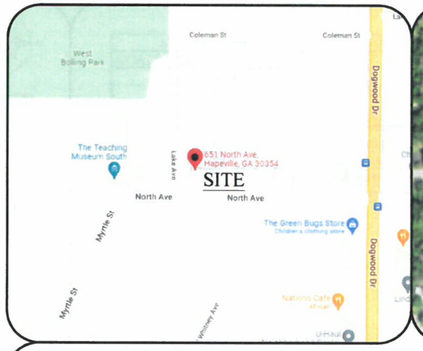
SUWANEE (770) 271-5772 454 SATELLITE BLVD. SUITE 200 SUWANEE, GEORGIA 30024
ATLANTA (404) 446-4180 1100 PEACHTREE ST. SUITE 200 ATLANTA, GEORGIA 30309
KENNESAW (678) 750-4363 125 TURNPARK DR. SUITE 300 KENNESAW, GEORGIA 30144



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
   SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
5. NO NEW STORM DRAIN PIPES ARE PROPOSED
6. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
7. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
6,000 SF / 0.138 AC
DISTURBED AREA:
5,278 SF / 0.121 AC

GPS LOCATION OF CONSTRUCTION EXIT:
33.66580; -84.41051

TREE PROTECTION NOTES:

1. ALL TREE SAVE FENCING MUST BE INSTALLED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING AND MUST BE MAINTAINED IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES DEVELOPMENT AND CONSTRUCTION.
2. ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, ANY CHANGES ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.
3. ALL PROTECTION ZONES SHOULD INCLUDE SIGNAGE IN ENGLISH AND SPANISH THAT IDENTIFIES THE AREAS AS TREE PROTECTION AND PRESERVATION ZONES AND INCLUDE THE NAME AND PHONE NUMBER OF THE DEVELOPER OR DESIGNATED AGENT.
4. DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO CITY FOR PERMIT LIFE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
5. TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 20 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN. LOT AREA: 4,000 SF
MAX LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2964
INFO.@RKSONSINC.COM

SITE NOTES:

1. ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY
2. DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
3. NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
4. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. D448 SIZE #1
5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z. NO DISTURBANCE SHALL OCCUR WITHIN TREE PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF ANY EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA'S TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

TREE DENSITY CALCULATION
0.138 AC. X 100 INCHES = 13.77 INCHES REQUIRED

EXISTING TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)
TOTAL	0		0	0	0
	0	0	0	0	0

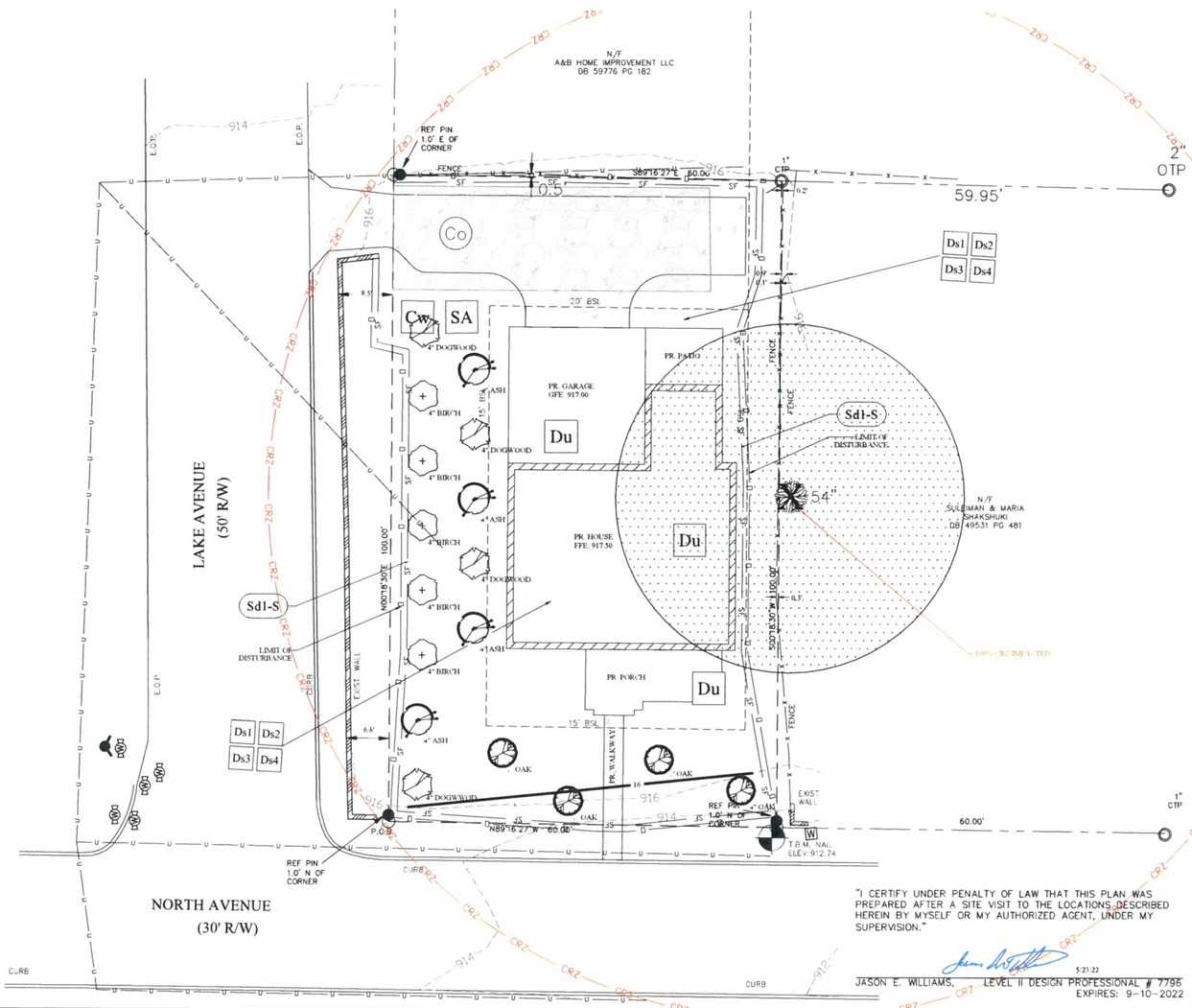
PROPOSED TREE DENSITY TABLE

	TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)
TOTAL	17		68	0	68
	17	4	68	0	68

TOTAL TREE DENSITY = 68 > 13.77 REQ.
14 DBH FOR NON-RECOMPENSE
54 DBH FOR LANDMARK TREE RECOMPENSE

NON-RECOMPENSE MITIGATION FEE
0 REMINING INCHES
$0.00 TO BE PAID TO TREE BANK

LANDMARK TREE RECOMPENSE MITIGATION FEE
54 INCHES SPECIMEN TREE TO BE REMOVED
0 REMAINING INCHES
$0.00 TO BE PAID TO TREE BANK



"I CERTIFY UNDER 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."

5/23/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31165 PROFESSIONAL ENGINEER JASON WILLIAMS
5/23/22
FOR THE FIRM BOUNDARY ZONE, INC.
LEVEL II DESIGN # 7796

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

NO	REVISION	DATE

TREE PROTECTION PLAN

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LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
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SHEET 4 OF 5

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- FIRE HYDRANT
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TREE LEGEND
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- PINE TREE
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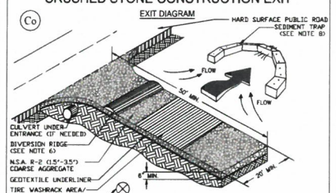
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-6393
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144

CRUSHED STONE CONSTRUCTION EXIT

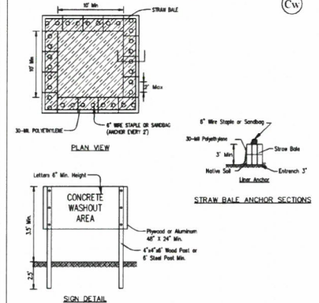
(Co)



NOTES
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONCRETE WASHOUT

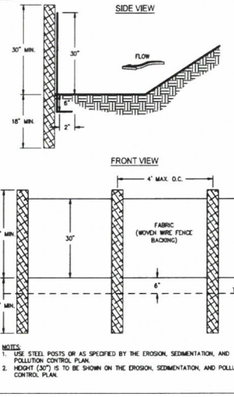
(Cw)



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.
4. Washout of the drum at the construction site is prohibited.

SILT FENCE - TYPE SENSITIVE

(Sd1-S)

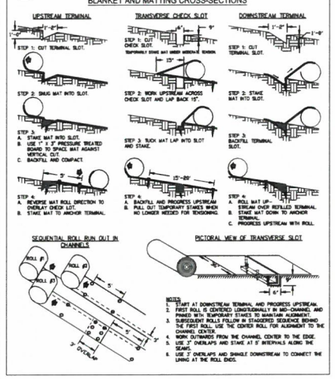


NOTES
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (30") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

(Ss)

BLANKET AND MATTING CROSS-SECTIONS

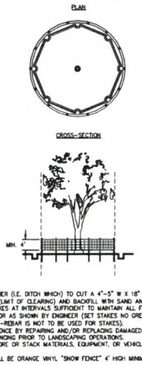


NOTES
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SECOND ROLL IS PLACED IN ADJACENT CHANNEL BEHIND THE FIRST ROLL. USE THE EDGES ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE OVERLAPS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

TREE PROTECTION

(Tr)

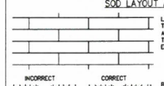
"SNOW" FENCE



NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

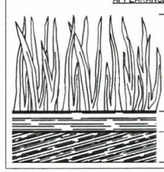
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

PURPOSE
- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING 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 ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO DS2 –DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 – DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 – DISTURBED AREA STABILIZATION (WITH SODDING).

SPECIFICATIONS:
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADED 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
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. 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.
2. 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.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. 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.
3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. 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. TACKIFERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TAC– TACKIFERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER TO PROTECT SOIL SURFACES DURING PERIODS OF EXPOSURE. TEMPORARY SEEDINGS SHALL BE ESTABLISHED ON DISTURBED OR 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.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 BU.	9/1 - 3/1
RYEGRASS	0.9 POUNDS	40 LBS.	8/15 - 4/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/15 - 3/15
WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	2/15 - 6/15
SUDANGRASS	1.4 POUNDS	60 LBS.	3/1 - 8/1
BROWNTOP MILLET	0.9 POUNDS	40 LBS.	4/1 - 7/15
WHEAT	4.1 POUNDS	3 BU.	9/15 - 2/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERTURE VARIATIONS AND CONDITIONS.

SPECIFICATIONS
GRADING AND SHAPING
EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL OR DRAINAGE WAYS 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 AS THESE ARE 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 FITTED, 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 OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10–10–10 FERTILIZER OR THE EQUIVALENT PER ACRE (12–16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

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 DS1 – 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.

GRASSING SCHEDULE
(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE) N	P205	K20
KY 31 FESCUE WINTER RYE	1-1/2 - 2 LBS. 1-1/2 - 2 LBS.	9/1-11/1 9/1-11/1 3/1-4/1	1 TON/ACRE 1 TON/ACRE	60-90 60-90	120-180 120-180	120-180 120-180
*WEEPING LOVEGRASS	2-3 LBS	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

* APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
*HYDROSEED ON ALL 2:1 SLOPES

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1 2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE.

Ds3 PERMANENT GRASSING

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARTATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND – FERTILIZER AT A RATE OF 1500 LBS./AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4–12–12 OR 10–10–10. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN IN THE GRASSING CHART. MULCHING IS REQUIRED AND SHALL BE DONE AFTER SEEDING. MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. MUCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY OF GOOD QUALITY, FREE OF WEED SEEDS. APPLY AT A RATE OF 2.5 TONS PER ACRE. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

Ds4 SODDING (TO MATCH EXISTING SPECIES)

SODDING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, AND CERTIFIED SOD OF A VARIETY MATCHING EXISTING GRASS SPECIES. THE GROUND SHALL BE PREPARED BY CLEARING SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY AGRICULTURAL LIME AT A RATE OF 0.05 LBS / SF. 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. GRASS SPECIES ARE TO MATCH EXISTING SPECIES WHEN REPLACING GRASS LAWNS OF PROPERTY OWNERS.

ACTIVITY SCHEDULE

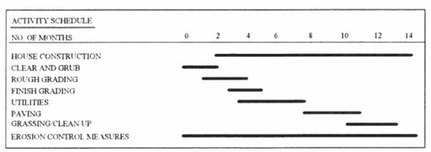


TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ ACRE)	FERTILIZER RATE (LBS/ SQ FT)	SEASON
10-10-10	1000	.025	FALL

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE LBS. / ACRE	N TOP DRESSING RATE (LBS. / ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50 - 100
	SECOND	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

TABLE 6-6.2 SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON	M-L, P, C	WARM WEATHER
	TIFWAY	P,C	
	TIFGREEN	P,C	
	TIFLAWN	P,C	
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	--	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON	C	WARM WEATHER
	BITTERBLUE		
	RALEIGH		
ZOYSIA	EMERALD	P,C	WARM WEATHER
	MYER		
TALL FESCUE	KENTUCKY	M-L, P	COOL WEATHER

Du DUST CONTROL

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 MINERJAL 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 EROJSION 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.

A. 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.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

"I CERTIFY UNDER 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."

5/23/22

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

DATE
REVISION
NO

DETAILS

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED No. 31167 PROFESSIONAL ENGINEER STONE WILLIAMS
5/23/22
FOR THE FIRM BOUNDARY ZONE, INC.
LEVEL II DESIGN # 7796

PROJECT 24787.02

SHEET 5 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.138 ACRES/ 6,000 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 46043, PAGE 442; FIELDWORK PERFORMED ON 04/18/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,358 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGEL POINT, AND WAS ADJUSTED USING COMPASS RULE.

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:

○ PROPERTY CORNER FOUND (AS NOTED)	▣ POWER METER	◫ TELEPHONE BOX	-HB- HAY BALES
● 1/2" REBAR WITH CAP SET LSF# 839	▣ POWER BOX	-W- WATER LINE	-FW- FLOW WELL LINE
□ R/W MONUMENT	▣ A/C UNIT	-U- OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY
▲ FIRE HYDRANT	☼ LIGHT POLE	-S- SEWER LINE	R/W RIGHT-OF-WAY
▣ WATER METER	→ GUY WIRE	-G- GAS LINE	BSL BUILDING SETBACK LINE
⊗ WATER VALVE	Ⓢ MANHOLE	-C- CABLE LINE	CNTL CANTILEVER
⊗ POWER POLE	● CLEAN OUT	-T- TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE
▣ YARD DRAINS	▣ GAS METER	-X- FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE
△ SIGN	▣ GAS VALVE	-SF- SILT FENCE	(TYP.)
	▣ CABLE BOX	-D- LIMIT OF DISTURBANCE	L.L. LAND LOT

CONC CONCRETE
EOP EDGE OF PAVEMENT
+420+ CONTOUR LINE
F.F.E FINISH FLOOR ELEVATION
B.F.E BASEMENT FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
1036.9 GROUND ELEVATION
1038.6# SURFACE ELEVATION
TW 1069.0 TOP OF WALL ELEVATION
BW 1069.0 BOTTOM OF WALL ELEVATION
TF 1069.0 TOP OF FOOTER ELEVATION
DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811 Know what's below. Call before you dig.

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SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST. SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 750-4503
125 TOWNPARK DR. SUITE 300
KENNESAW, GEORGIA 30144

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "CABO – ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.

4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER. SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.

5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.

7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.



SQUARE FOOTAGE	
PROPOSED 2ND FLOOR	1,026 SQ. FT.
PROPOSED 1ST FLOOR	1,171 SQ. FT.
PROPOSED 2ND FLOOR	1,603 SQ. FT.
PROPOSED TOTAL	2,774 SQ. FT.
GARAGE	432 SQ. FT.

651 NORTH AVE STREET REMODEL

MANDATORY CODES

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

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RELEASED FOR CONSTRUCTION

Cadd assistance corporation
179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:
REMODEL PLANS
651 NORTH AVE.
HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.
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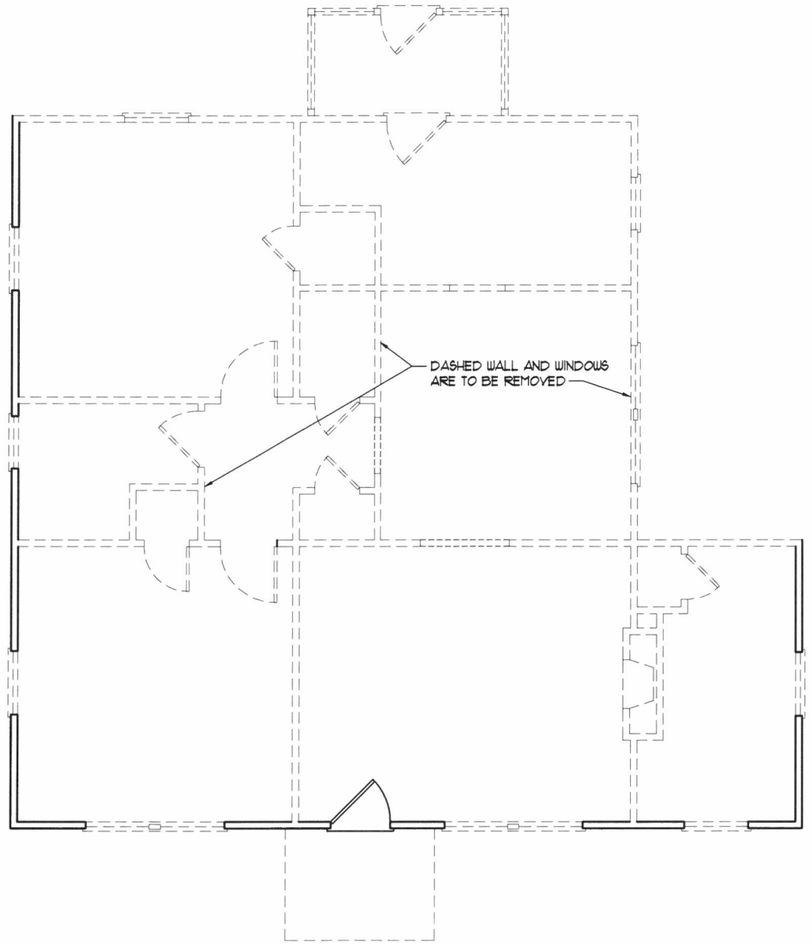
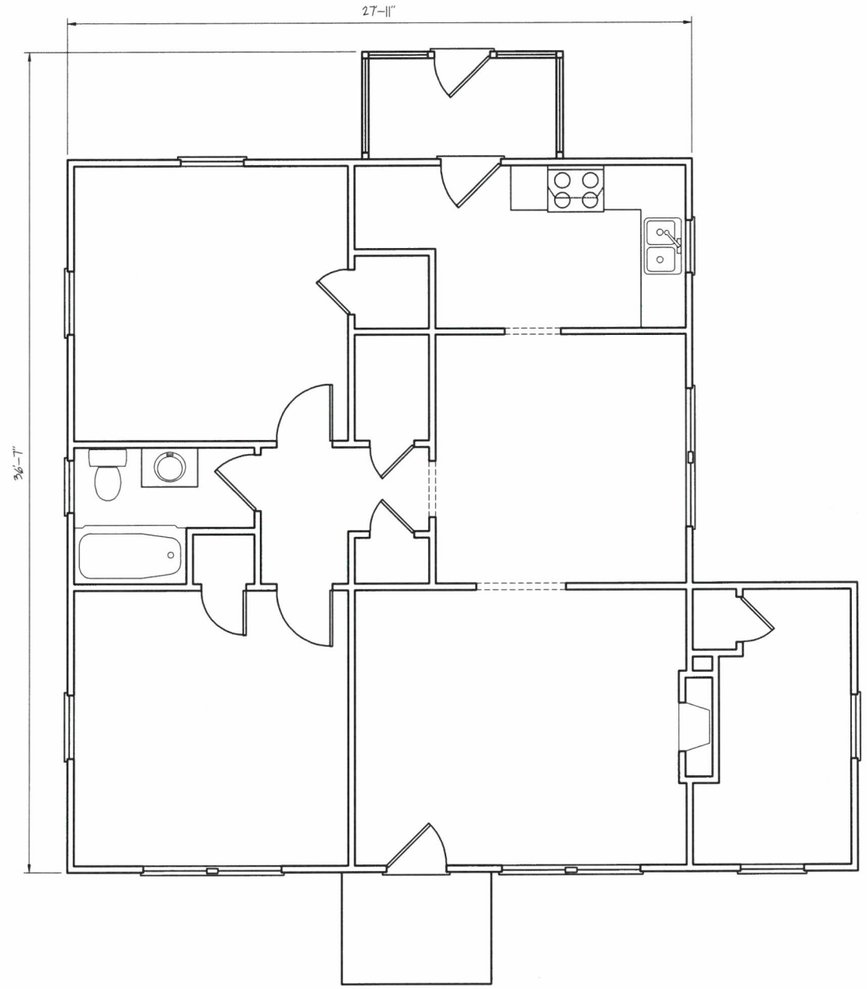


DEMO PLAN

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



1ST FLOOR PLAN

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

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FRONT ELEVATION

SCALE : 1/8" = 1'-0"

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REAR ELEVATION

SCALE : 1/8" = 1'-0"

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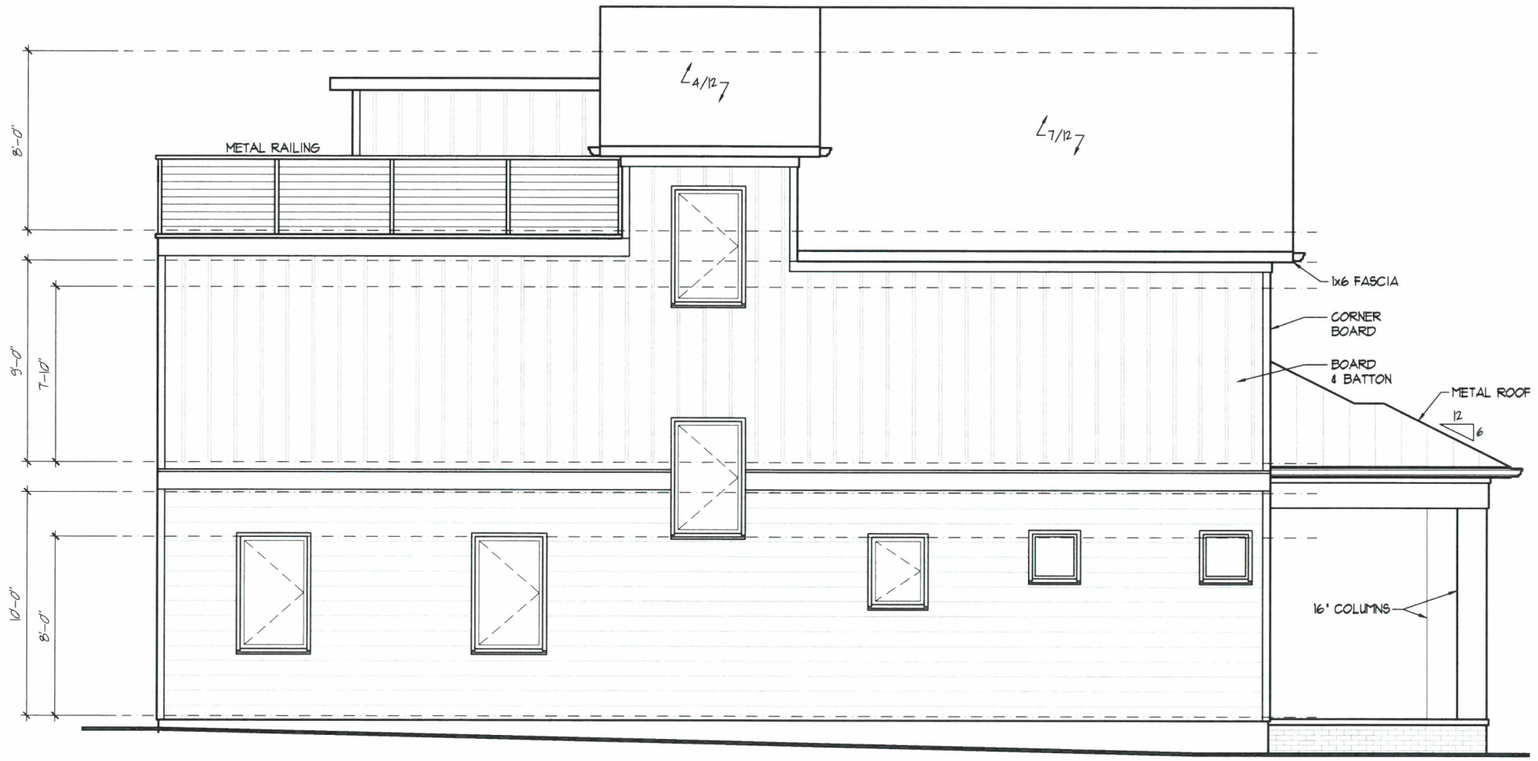

LEFT ELEVATION

SCALE : 1/8" = 1'-0"

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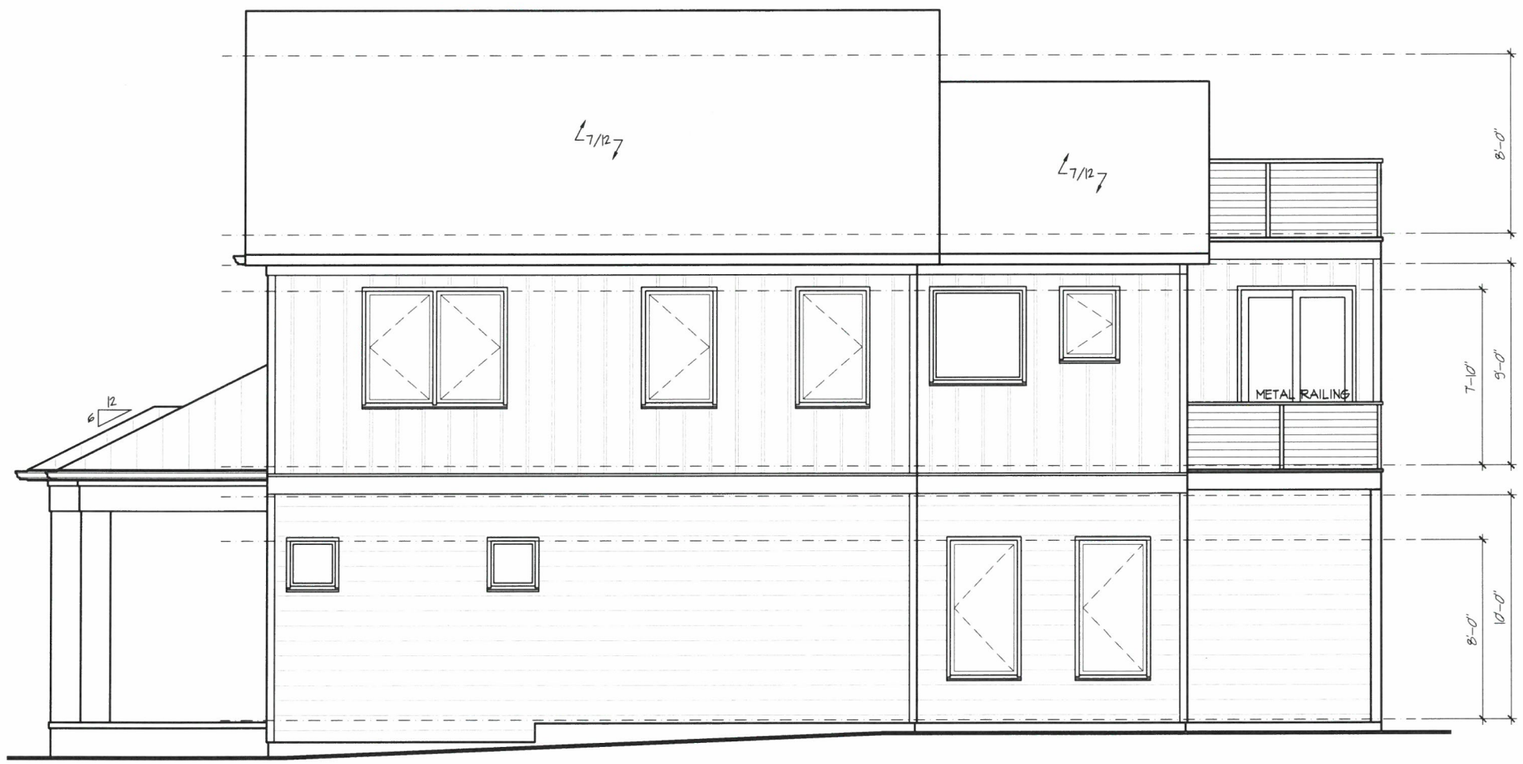
A-4



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

Cadd assistance corporation
179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone 678-445-2632

PROJECT:
REMODEL PLANS
651 NORTH AVE.
HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254

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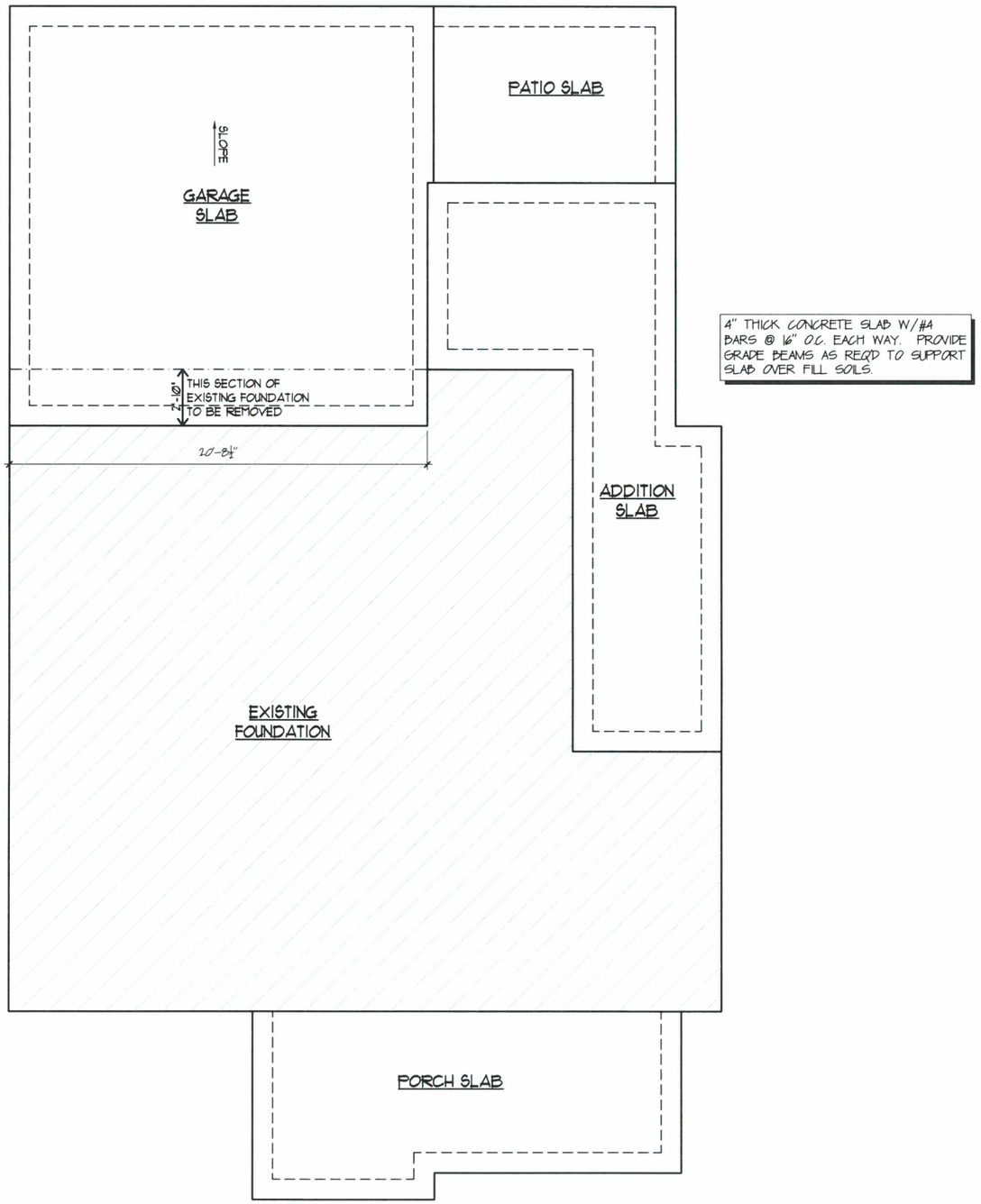
date	01/07/22
revised	
revised	

sheet title

sheet no.

A-5



4" THICK CONCRETE SLAB W/#4 BARS @ 16" OC. EACH WAY. PROVIDE GRADE BEAMS AS REQD TO SUPPORT SLAB OVER FILL SOILS.

FOUNDATION PLAN

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

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Woodstock, Ga. 30189
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PROJECT:
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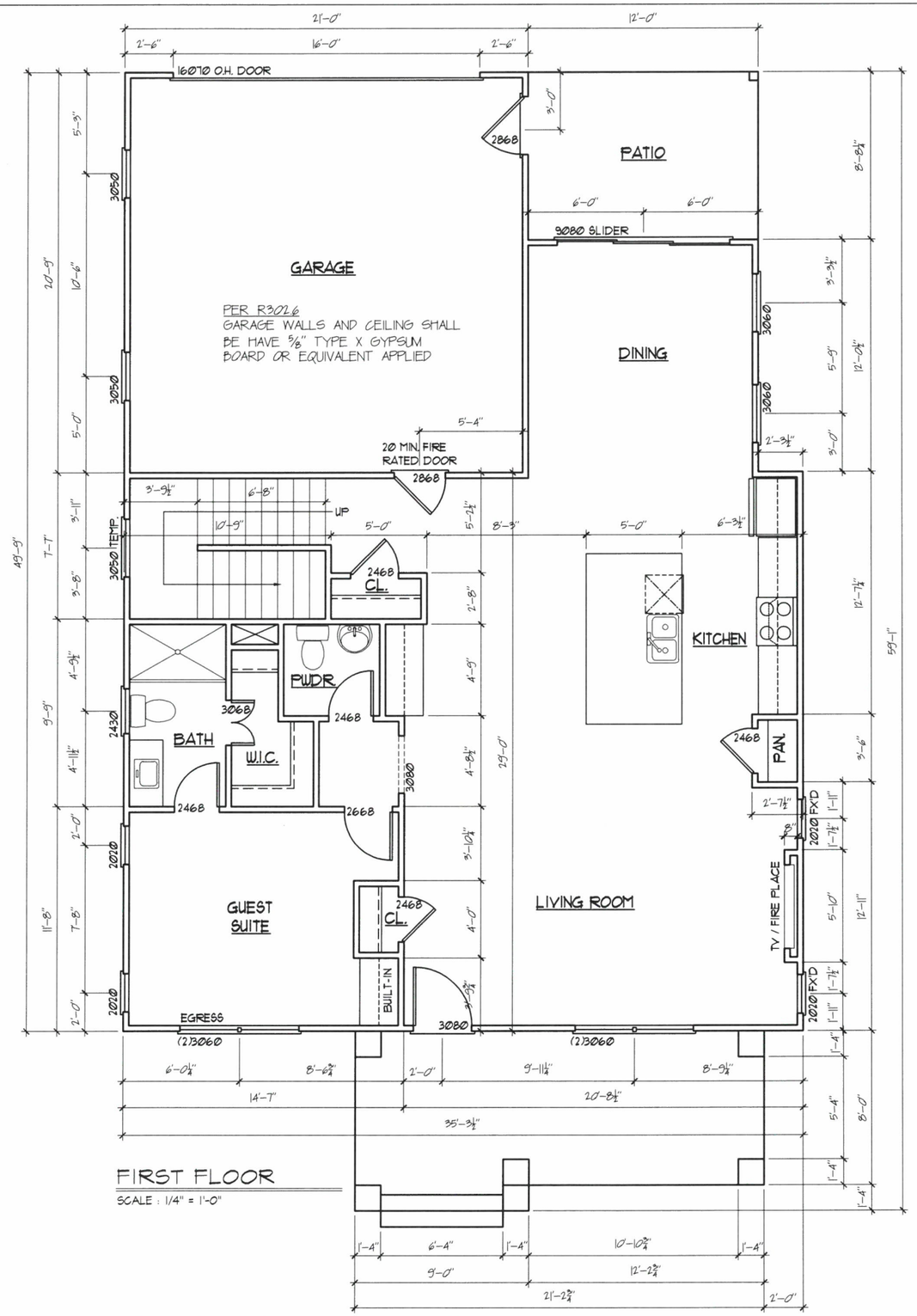
A-6



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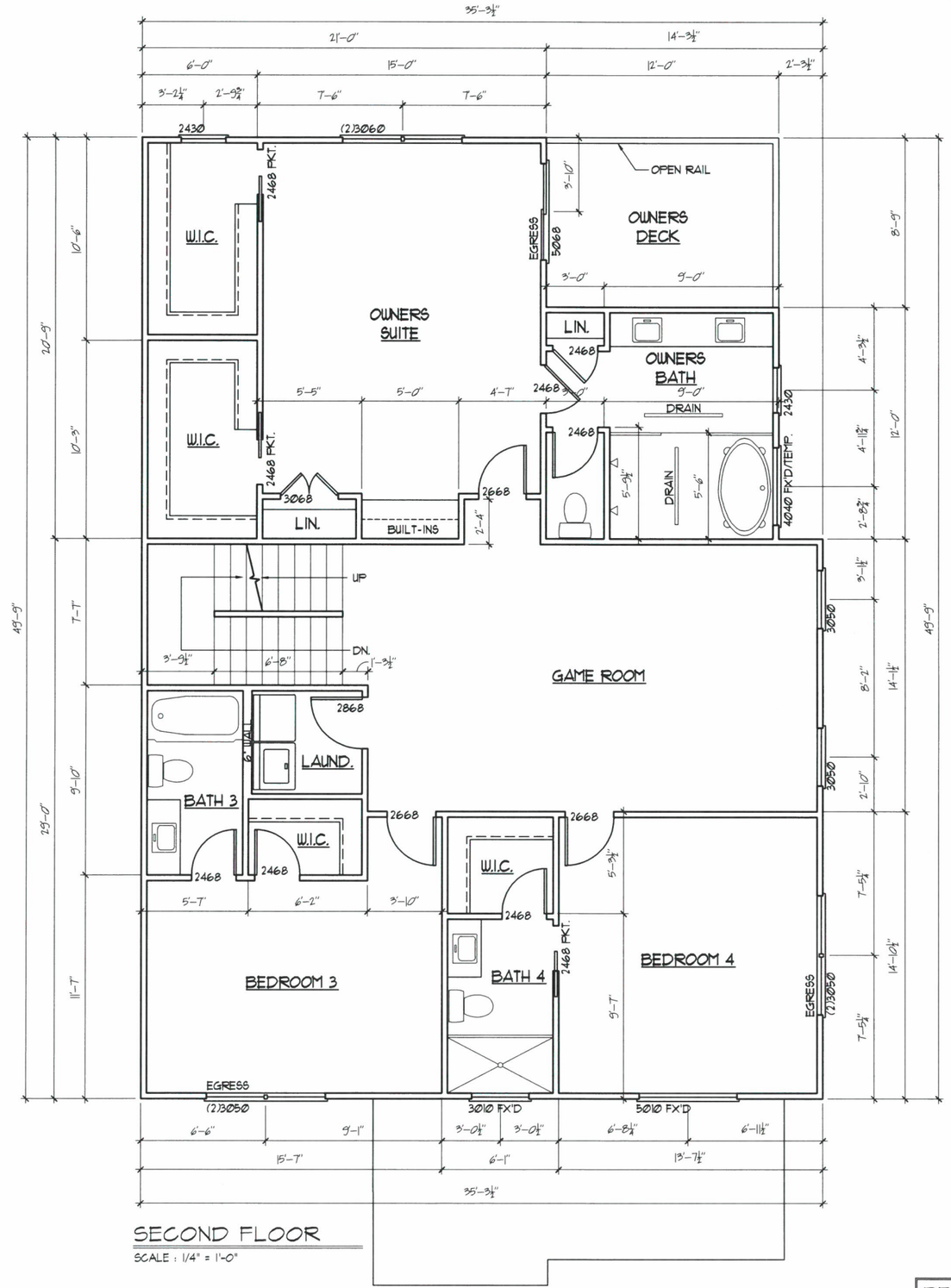
A-7



SECOND FLOOR

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

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Phone: 678-445-2632

PROJECT:

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sheet title

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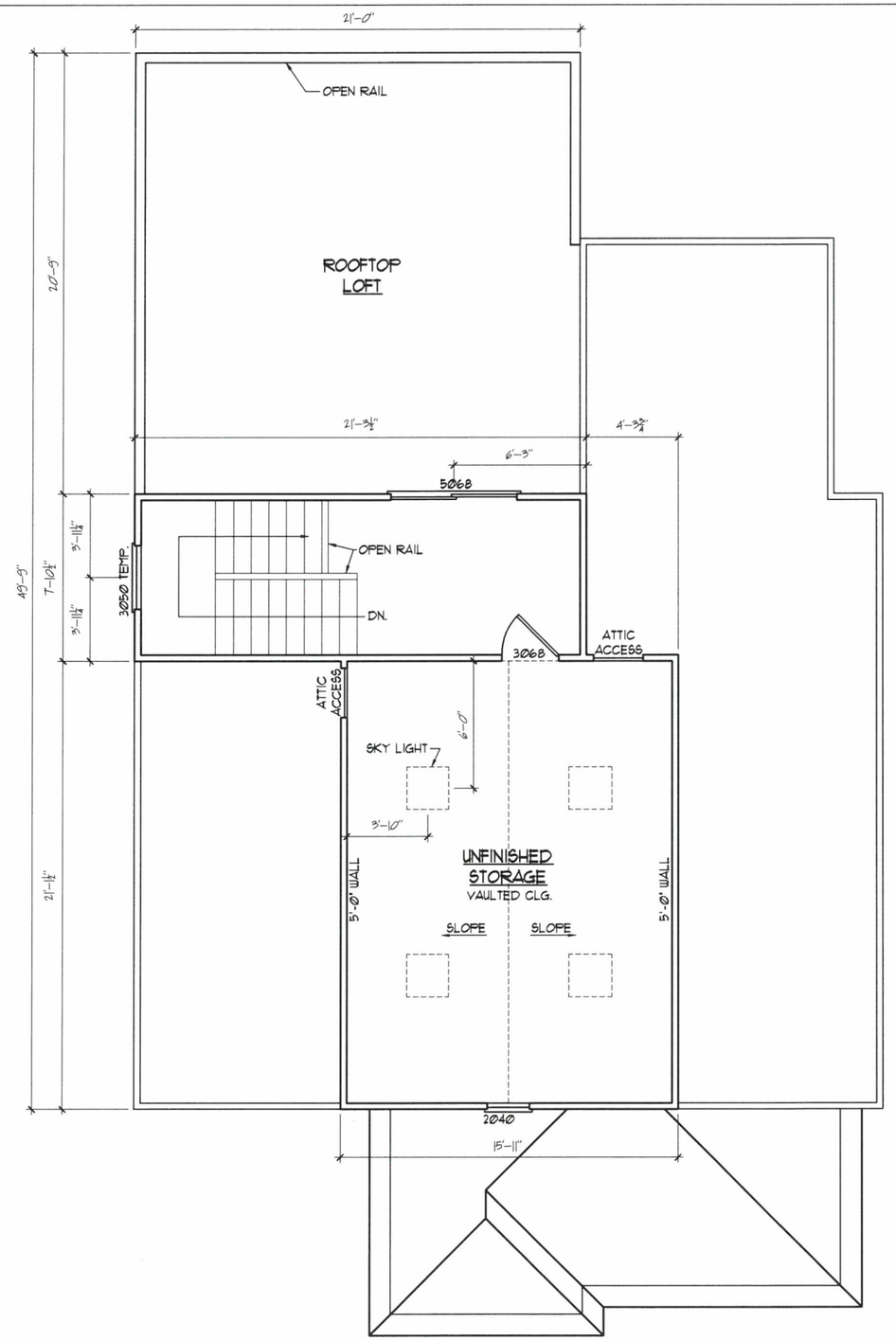

ROOF TOP LOFT LEVEL

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

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179 COLONIAL DRIVE
Woodstock, Ga 30189
Phone: 678-445-2632

PROJECT:

REMODEL PLANS
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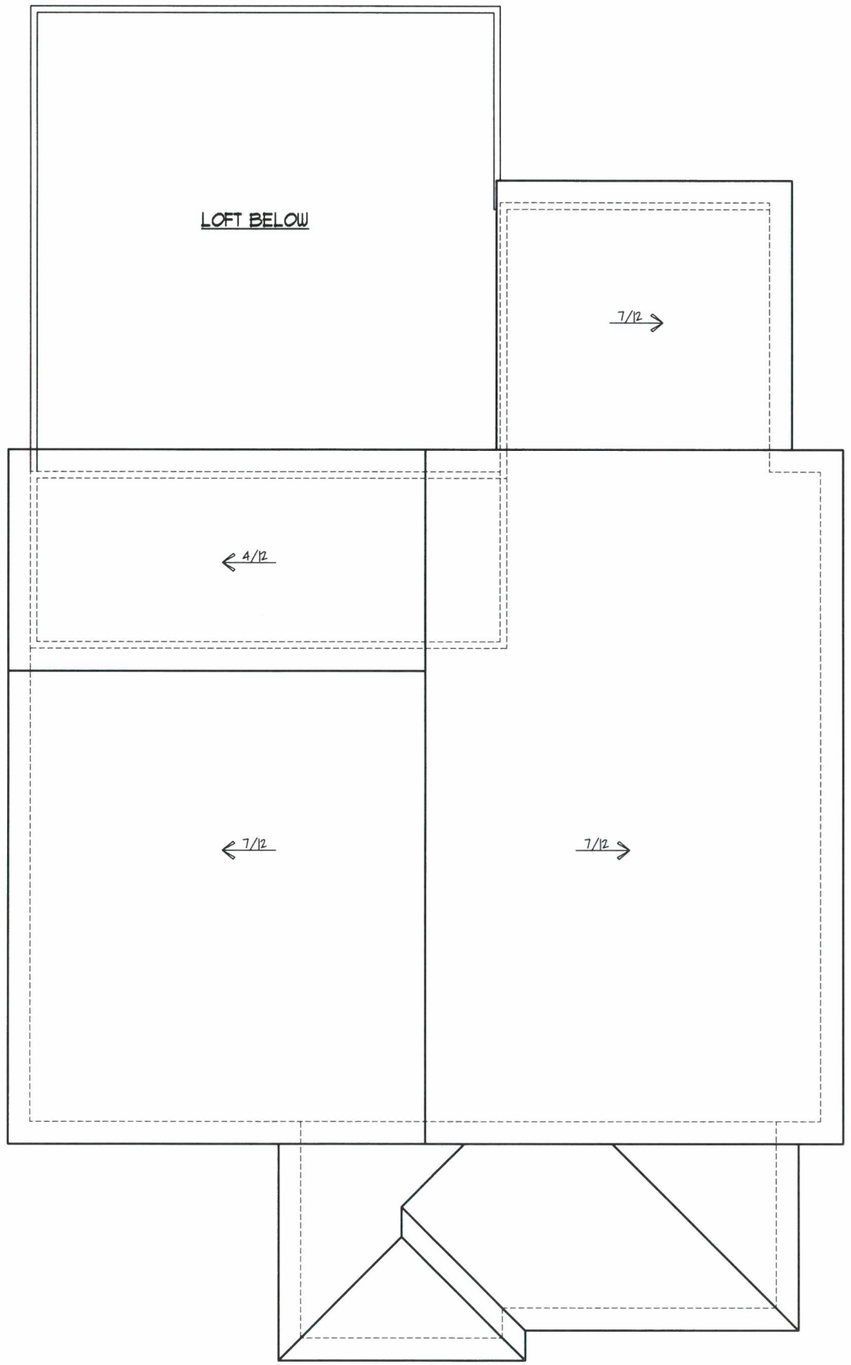
sheet title

sheet no.

A-9



ROOF PLAN

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

RELEASED FOR CONSTRUCTION

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179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone 678-445-2632

PROJECT:
REMODEL PLANS
651 NORTH AVE.
HAPEVILLE, GA. 30354

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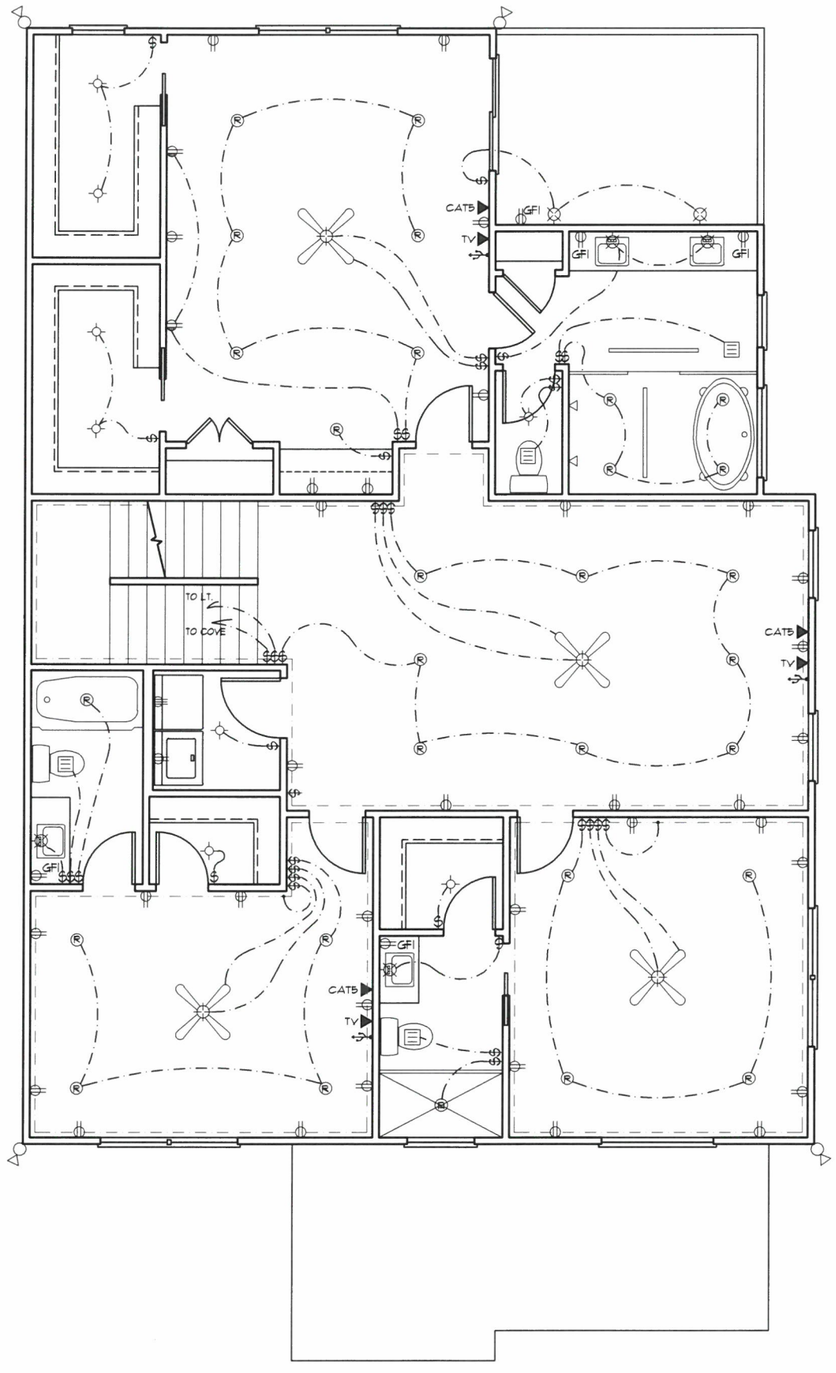
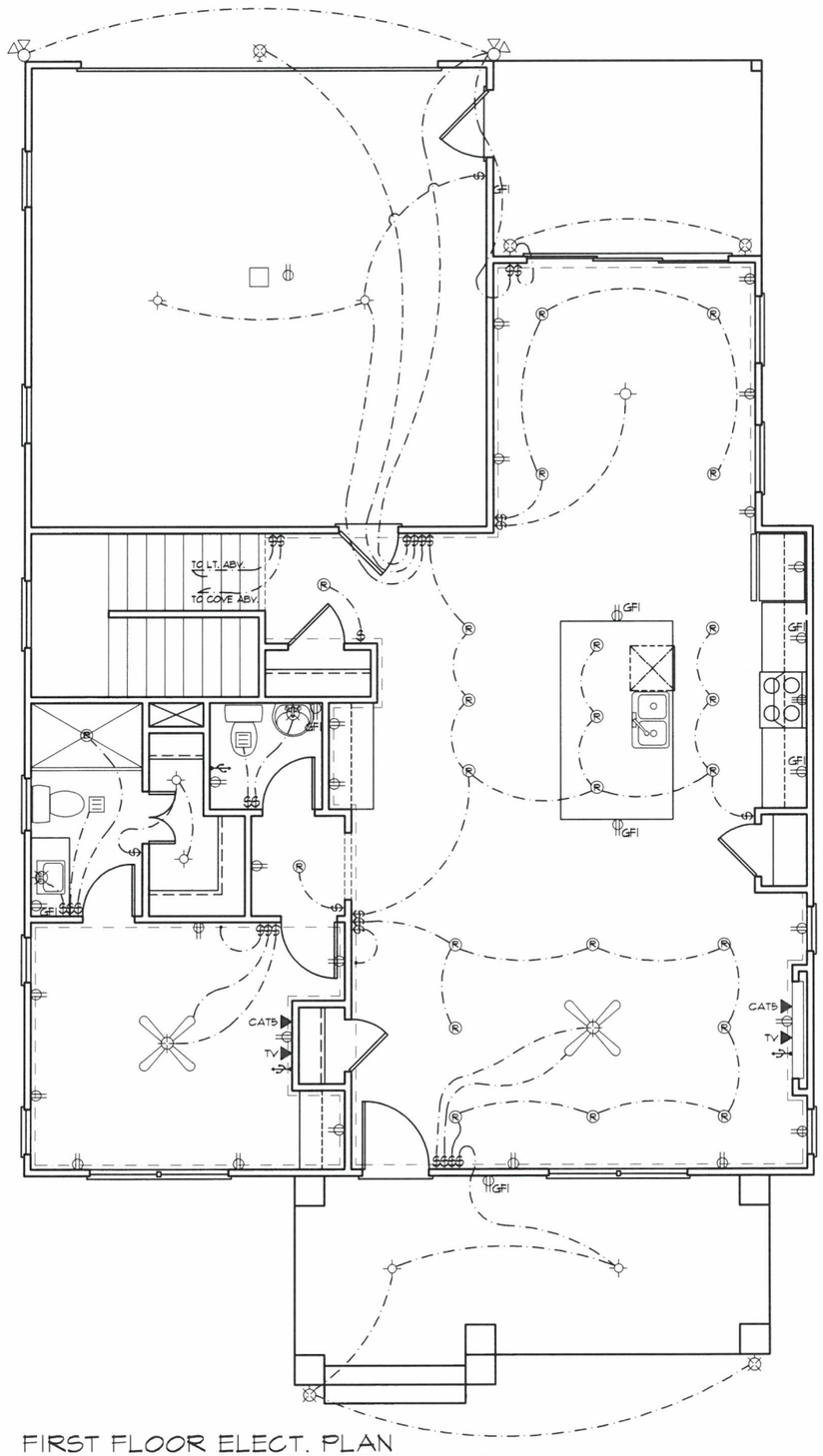
sheet title

sheet no.
A-10



SECOND FLOOR ELECT. PLAN

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



FIRST FLOOR ELECT. PLAN

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

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Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:

REMODEL PLANS
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sheet title

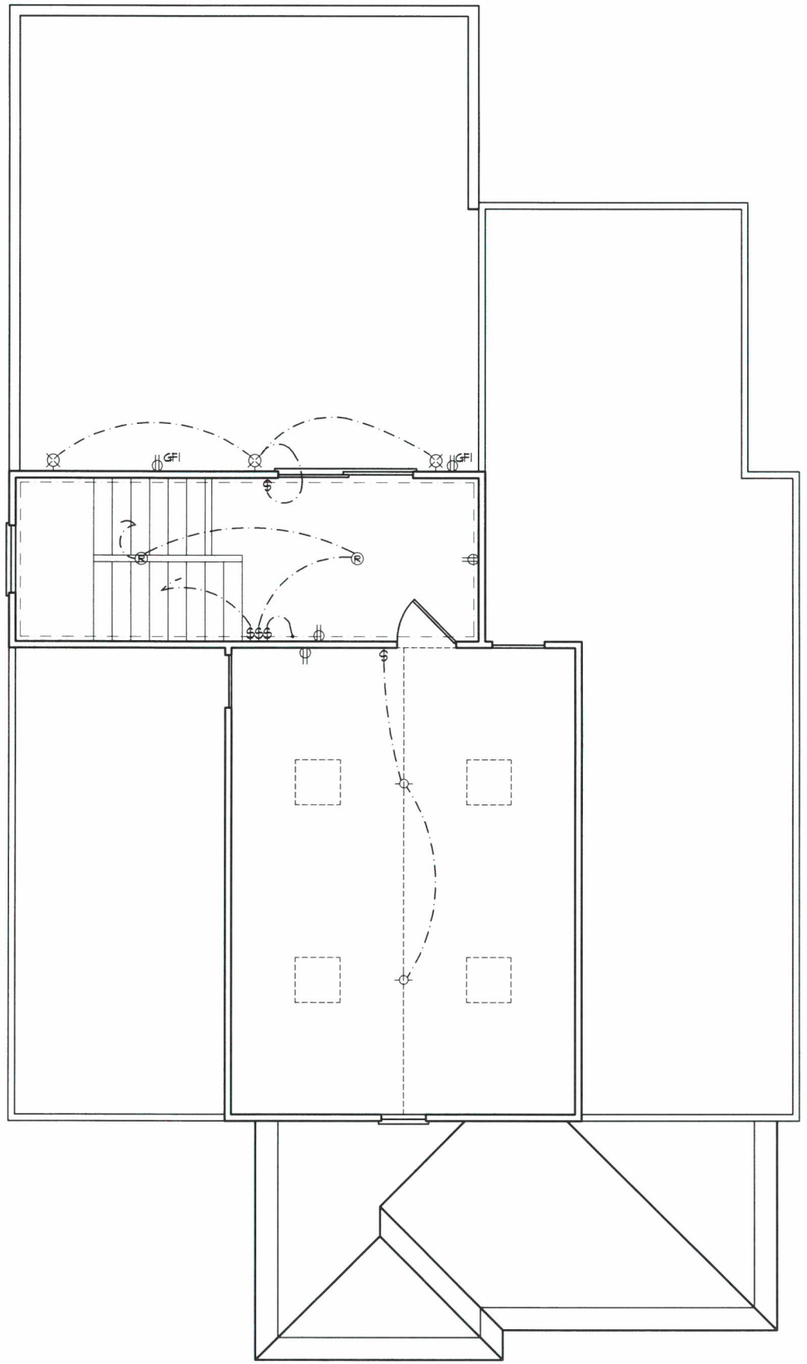
sheet no.

E-1

ELECTRICAL LEGEND

$	SWITCH	CH	CHIMES
$3	3 WAY SWITCH	CAT5	CABLE
$4	4 WAY SWITCH	TV	TELEVISION
	LIGHT FIXTURE	PH	TELEPHONE
T	THERMOSTAT	SDCD	SMOKE / CARBON DETECTOR
	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
R	RECESSED LIGHT		120V RECEPTACLE
	120V SWITCHED RECEPTACLE	HB	HOSE BIBB
	220V RECEPTACLE		SECURITY CAMERA
GFI	GFI OUTLET		FLOOD LIGHT
WP	WATERPROOF OUTLET		USB PORT
	GARAGE DOOR OPENER		CEILING FAN
	EXHAUST FAN		
WL	WATER LINE		ELECTRICAL WIRING

NOTE:
- ALL RECESSED LIGHTS NEED TO BE ON DIMMER SWITCHES



LOFT FLOOR ELECT. PLAN

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

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179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone 678-445-2632

PROJECT:
REMODEL PLANS
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HAPEVILLE, GA. 30354

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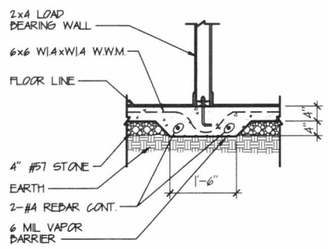
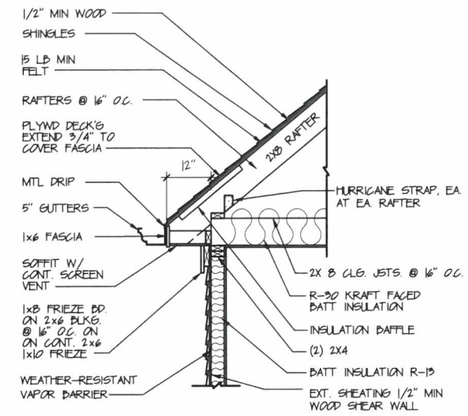
sheet title

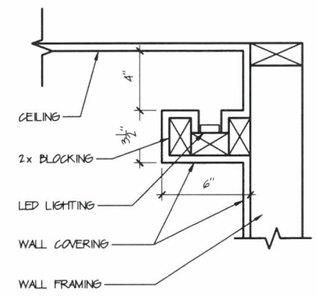
sheet no.
E-2



4 / D-1 GRADE BEAM
SCALE : 1/2" = 1'-0"

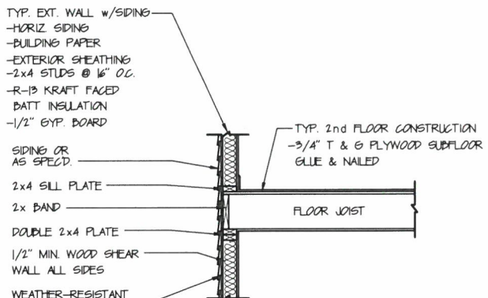


1 / D-1 TYP. EAVE DETAIL
SCALE : 1/2" = 1'-0"

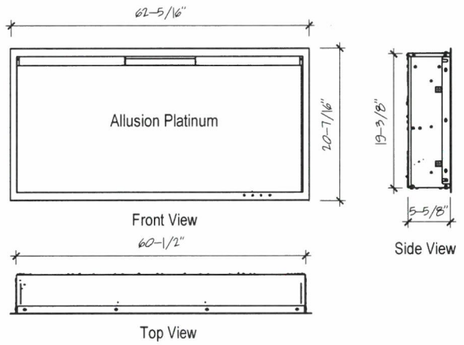


LED POWER SUPPLY AND WIRING TO BE CHANNELD THROUGH THE BLOCKING. NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

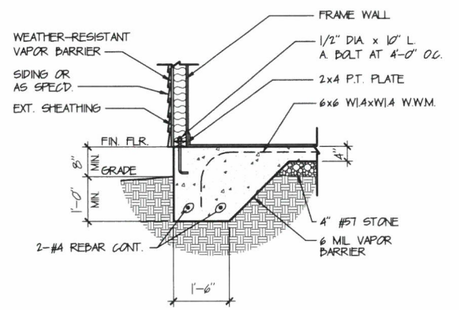
5 / D-1 COVE LIGHTING DETAIL
N.T.S.



2 / D-1 FLR. / CLG. FRAMING DETAIL
SCALE : 1/2" = 1'-0"



6 / D-1 FIRE PLACE DETAIL
N.T.S.



3 / D-1 FOOTING DETAIL
SCALE : 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION

Cadd assistance corporation
179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:
REMODEL PLANS
651 NORTH AVE.
HAPEVILLE, GA. 30354

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sheet title

sheet no.
D-1

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 14, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 651 North Ave

BACKGROUND

The City of Hapeville has received a site plan application from David W Cook to construct a second story addition of 1,026 SF to an existing 1,171 SF single family dwelling. The single family dwelling will be a total of 2,774 SF when complete with an attached 432 SF two car garage located at 651 North Ave*. The building height has not been provided.

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

The Plans should be corrected on Sheet A-0 to reflect the correct address – North Avenue, Not "North Ave Street".

REVIEW

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

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

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

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

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

(1) One-family dwellings detached;

REQUIREMENTS

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1

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

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

Special requirements for accessory buildings are as follows:

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

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of a renovated two story, 2,774 SF single-family dwelling. NOTE: Project data sheet A-0 should be updated with correct project address (North Ave not North Avenue Street).***
- ***The dwelling and garage building heights have not been provided.***
- ***While the dwelling and garage do not appear to encroach in the setbacks, actual setback dimensions have not been provided.***
  - ***Front setback requirement is 15' , provided is to the house and should be to the front porch.***
  - ***Side setbacks requirements are 5'. Setback to closest point not provided.***
  - ***Rear setback requirement is 20', 23' is provided.***

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- ***12' driveway is provided.***
- ***The plans do not a sidewalk along the side of the house. The front has an existing sidewalk. Design Review will make a determination for sidewalk requirement.***
- ***The plans show a proposed walk to the front entrance to the street.***
- ***Design cross sections have been included.***

c. The locations, area and number of proposed parking spaces.

- ***A driveway will provide access to an rear entry attached two-car garage.***

d. Existing and proposed grades at an interval of five feet or less.

- ***Grades are shown at two-foot intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***See Landscape Plan/arborist report.***

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

- ***See Landscape Plan/arborist report.***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- **A wall is shown along Lake Avenue. It is not clear if this will be rebuilt. A fence is shown but no detail is provided if this will remain or be changed.**

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 6,000 SF or .138 acres. The minimum lot size is 4,000 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 2,756 SF or 45.93% of site. Maximum lot coverage allowed is 70%.***

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

- ***The proposed dwelling will have 4 bedrooms and 4.5 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 2,774 SF.***

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

- ***The plans indicate an attached two car garage for parking.***

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

- ***Development schedule has been provided.***
- ***Authorization of owner of the property has been provided.***

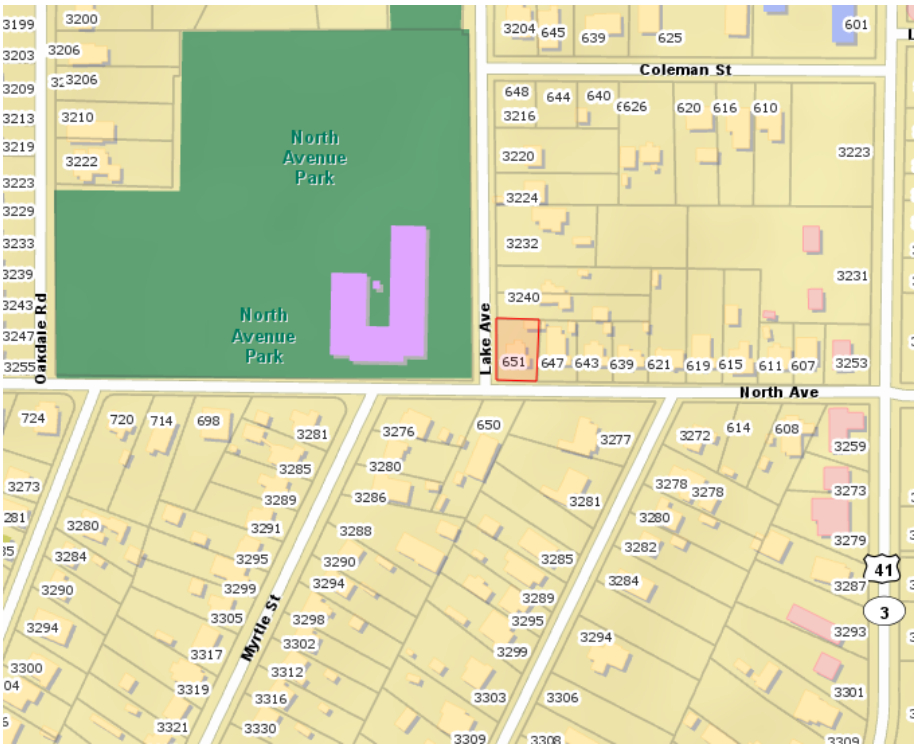
FINDINGS

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

- Correct project data sheet A.0.
- Provide setbacks.
- Provide sidewalk along Lake Ave (subject to Design Review)
- Provide building heights.
- Provide fence detail.
- Address any outstanding issues in the arborist report.

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

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.



Location Map – 651 North Ave

22-PC-07-3D

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Green River Construction Georgia, LLC

Mailing Addres[redacted]

Telephone[redacted] Mobile _____

Email[redacted]

Property Owner (s) Dogwood Assemblage, LLC

Mailing Address 3715 Northside Parkway NW, Bldg 400-100, Atlanta GA 30327

Telephone[redacted] Mobile _____

Address/Location of Property:

See exhibit A

Present Zoning Classification: UV

Present Land Use: Residential

Parcel ID #: See Exhibit A

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

Applicant's signature

Date: 6/14/2022

Sworn to and subscribed before me

This 14th day of June, 20 22

Notary Public

EXPIRES GEORGIA 09-29-2025 PUBLIC COBB COUNTY

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Our plan is to use our brand attributes, design, authenticity, details, and home to create a special place to live in the great city of Hapeville. We will be demoing the existing structures on 5 assembled parcels along Dogwood Drive next to Arches Brewery. Our project consists of 3 townhome products, back to back, 20x45 rear loaded, and 20x35 rear loaded. There will be 6 buildings in total. We will also create an amenity area with a pool. Our goal is to create a place the city will be proud of and the residents will happily call home.

DocuSign Envelope ID: 86D83DD7-D6E9-4828-A937-B58672327A2B

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

_____

_____

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant: Green River Construction, LLC

Address of Applicant: 5775 Glenridge

_____

Telephone of Applicant:

_____

DocuSigned by:
Miller Lowry
325D57C69A11439...
Signature of Owner

Miller Lowry
Print Name of Owner

Personally Appeared Before Me this 14th day of June, 2022.

Notary Public

VALERIE ASEFF
NOTARY
EXPIRES
GEORGIA
09-29-2025
PUBLIC
COBB COUNTY

8

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

BJ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

BJ Date, approximate north point and graphic scale.

BJ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

BJ Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

BJ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

BJ Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

BJ The acreage of the land to be subdivided.

BJ Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: Brian Lee Date 6/14/2022

3319 Dogwood Drive
Parcel ID: 14009900160113

Exhibit "A"

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet North of the right-of-way of the Central Georgia Railroad Company at the Southeast corner of the Gregg (formerly Sims) lot; running thence Westerly along the line of the Greg Lot 298, more or less, to the formerly L.G. Whitley, now or formerly the Ross K. Driver line, thence South along the line of the Driver property 100 feet to Lot 31, as per plat of the Mrs.E.M. Sims property; thence East along the North line of said Lot 31, as per plat 300 feet, more or less, to Stewart Avenue; thence Northerly along the West side of Stewart Avenue 100 feet to the point of beginning; being Lots 32 and 33 of the Mrs.E.M. Sims property and being the property conveyed by J.L. Fulgham to Howard K. Moss by deed dated May 7, 1914, recorded in Deed Book 406, Page 127, Fulton County Records, excepting from the foregoing description a strip of land off the South side of Lot 32, fronting 5 feet on the West side of Stewart Avenue and running back Westerly the same width, 300 feet to be used a one-half of a mutual alley between the property above described and the adjacent lot immediately South of the said alley, being improved property known as 3319 Stewart Avenue a/k/a 3319 Dogwood Drive, Hapeville.

3327 Metropolitan Parkway a.k.a Dogwood Drive

Parcel I.D. 14009E001601 21

Issuing Office File No.: 21-2329CM

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 99 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the northwesterly side of Stewart Avenue 1,366.65 feet northeasterly from the intersection of the northwesterly side of Stewart Avenue with the northeasterly right-of-way line of Central of Georgia Railroad; running thence northeasterly along the northwesterly side of Stewart Avenue 55 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 292.7 feet to the northwesterly side of Stewart Avenue and the point of beginning; being improved property and having a house thereon known as 3327 Stewart Avenue, according to the present system of numbering houses in the City of Hapeville, Fulton County, Georgia.

3309 Dogwood Drive

Parcel ID: 14 009800160105

Issuing Office File No.: 21-2330CM

Exhibit "A"

all that tract and parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet, more or less, North of the right-of-way of the Central of Georgia Railway Company, and running thence Westerly parallel with said right-of-way two hundred eighty-eight (288), more or less, to the (formerly owned) L.G. Whitney property, thence Northerly along the line of said Whitney property Fifty (50) feet; thence Easterly parallel with said right-of-way two hundred eighty-six (286) feet, more or less, to Stewart Avenue; thence Southerly along the West side of Stewart Avenue sixty-seven (67) feet to the point of beginning. Said described property being Lot No.34 of the subdivision of the Sims property, and being the same property conveyed to Mrs. W.A. Gregg by John L. Sims dated March 16, 1908, recorded in Deed Book 186 Page 749, Clerk's office, Fulton Superior Court (Fulton County Records).

Tract 1 -> 3335 Dogwood Dr
parcel ID: 14009800160139

Tract 2 -> 0 Stewart Ave aka
3345 Dogwood Drive
parcel ID: 14009800160295

Issuing Office File No.: 21-2327CM

Exhibit "A"

TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOTS 29 AND 30 OF THE SUBDIVISION OF THE J. L. SIMS PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 35, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE 1,233 FEET NORTHEASTERLY, AS MEASURED ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE, FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDE OF STEWART AVENUE WITH THE NORTHEASTERLY SIDE OF CENTRAL AVENUE, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE EASTERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE 101.6 FEET TO THE SOUTHERNMOST CORNER OF LOT 31 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERN LINE OF SAID LOT 31 A DISTANCE OF 292.7 FEET TO A POINT; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION 100 FEET TO A POINT AT THE NORTHERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERN LINE OF SAID LOT 28 A DISTANCE OF 295 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE, WHICH POINT IS THE POINT OF BEGINNING. BEING IMPROVED PROPERTY KNOWN AS 3335 DOGWOOD DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HAPEVILLE, GEORGIA.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

TAX MAP # 14-0098-0016-013-9

TRACT TWO

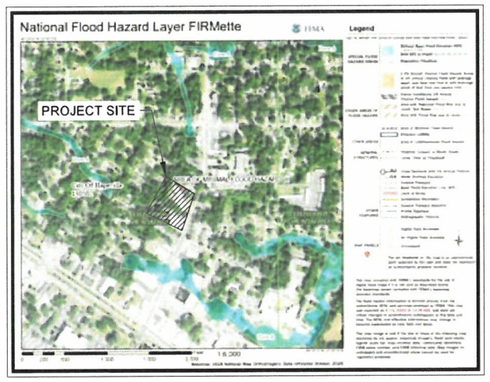
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF STEWART AVENUE 1085.0 FEET NORTHEASTERLY, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF STEWART AVENUE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE 147.65 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF STEWART AVENUE AND RUNNING NORTH 51 DEGREES 00 MINUTES WEST 297.6 FEET TO AN IRON PIN SET; THENCE SOUTH 26 DEGREES 12 MINUTES WEST 150.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 51 DEGREES 31 MINUTES EAST 299.0 FEET TO THE IRON PIN SET AT **THE POINT OF BEGINNING**; BEING IMPROVED PROPERTY KNOWN AS 3345 DOGWOOD DRIVE (FORMERLY STEWART AVENUE) AND DESCRIBED ACCORDING TO SURVEY FOR JOHN P. PERSONS PREPARED BY STEED & BOYD LAND SURVEYORS (BEARING THE CERTIFICATION OF JOSEPH W. STEED, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 1205), DATED AUGUST 2, 1985, SAID SURVEY BEING INCORPORATED HEREIN AND MADE A PART HEREOF.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

TAX MAP #14-0098-0016-029-5

PRE PLAT DRAWINGS
FOR
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0366F DATED 9/18/2013.

PROJECT CONTACTS

OWNER:	MONTE HEWITT HOMES 5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100 ATLANTA, GA 30328 PHONE: 404.981.0680 CONTACT: BRIANA GARCIA
ARCHITECT:	LESSARD DESIGN 8521 LEESBURG PIKE, SEVENTH FLOOR VIENNA, VA 22182 PHONE: 571.830.1839 CONTACT: ALLISON PAUL, AIA
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PEACHTREE ST NW, ATLANTA MIDTOWN ATLANTA, GA 30308 PHONE: 770.545.6109 CONTACT: DANIEL KERR, P.E.
SURVEYOR:	LOWERY & ASSOCIATES 317 GRASSDALE ROAD CARTERSVILLE, GA 30120 PHONE: 770.334.8186 CONTACT: JASON BURNETTE, R.L.S.

LAND LOT 98 - 14TH DISTRICT
PARCEL NOS.: 14-009800160295, 14-009800160139, 14-009800160121, 14-009800160113 & 14-009800160105
EXISTING ZONING: UV

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.80 ACRES

PROJECT NARRATIVE:

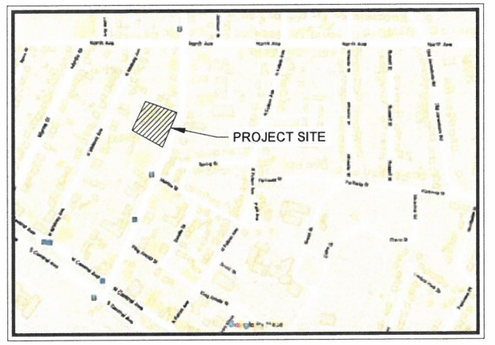
3335 DOGWOOD IS A PROPOSED TOWNHOME DEVELOPMENT CONTAINING 58 UNITS.

THE SCOPE OF THE PROJECT ALSO INCLUDES GRADING, UTILITIES, STORMWATER MANAGEMENT AND DETENTION, AND STREETSCAPE IMPROVEMENTS. THE TOTAL SITE AREA IS 2.98 ACRES AND THE TOTAL DISTURBED AREA IS 2.80 INCLUDING PUBLIC ROW.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

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



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0-00	CIVIL COVER SHEET
C2-00	SITE PLAN
C3-00	GRADING & DRAINAGE PLAN
C4-00	UTILITY PLAN
L1-00	TREE SAVE PLAN
L1-01	LANDSCAPE PLAN

PREPARED BY
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BLTMORE - SUITE 601
ATLANTA, GEORGIA 30308
PHONE: (404) 418-9700
WWW.KIMLEY-HORN.COM

PREPARED FOR
MONTE HEWITT HOMES
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTION	DATE	BY
A	PRE-PLAT APPLICATION	06/14/2022	TGB

PROJECT
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	06/14/2022
PROJECT NO.	019955008

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\amt_civil\019955008_dogwood hapeville\CAD\plansheets\C0-00 - CIVIL COVER SHEET.dwg C0-00 CIVIL COVER SHEET Jun 14, 2022 5:06pm by Tyler.Bishop

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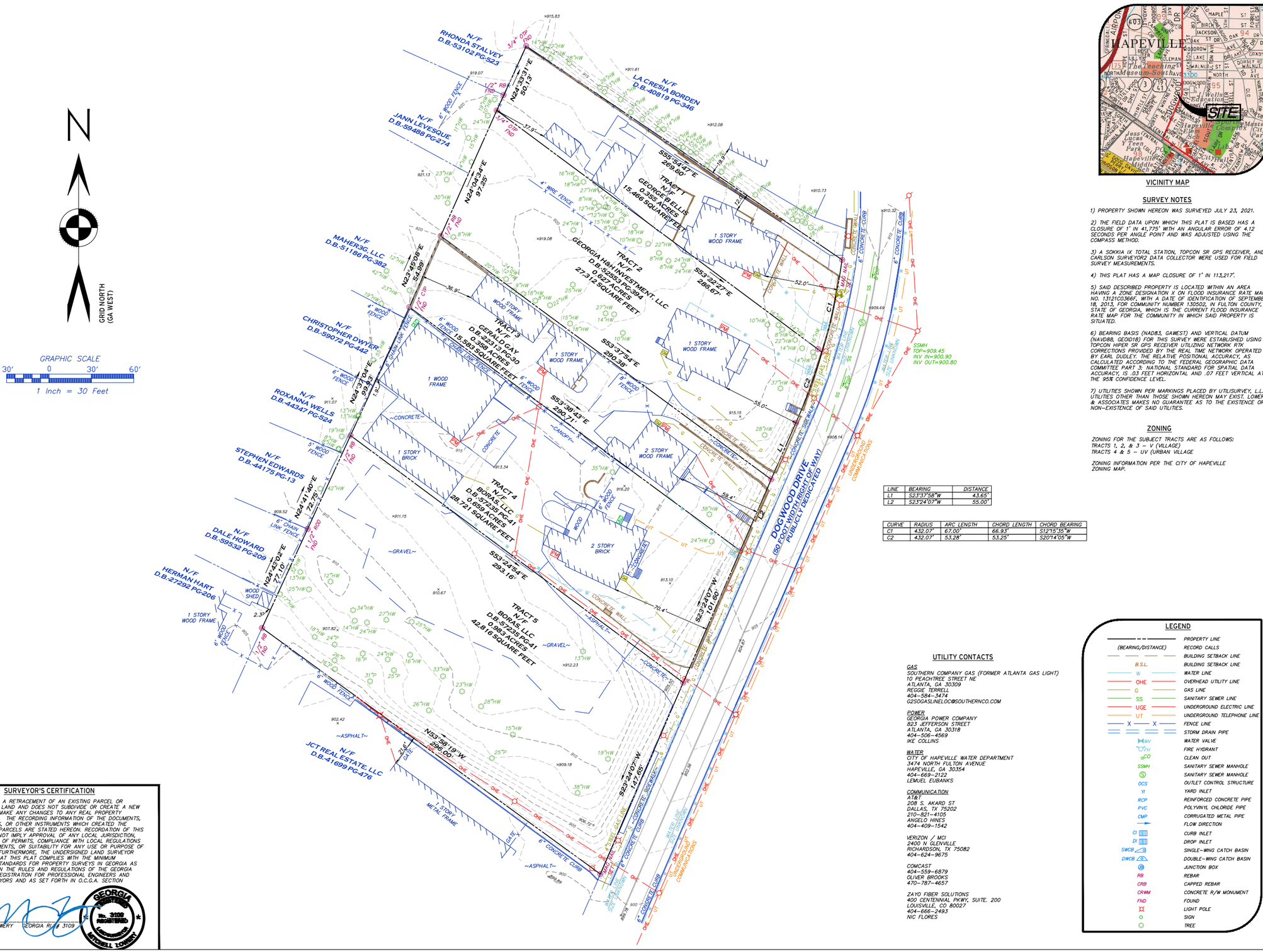


LINE	BEARING	DISTANCE
L1	S23°37'58"W	43.65'
L2	S23°24'07"W	55.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	53.28'	53.25'	S20°14'05"W

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 41,775' WITH AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.

3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 113,217'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83, GAWEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 – V (VILLAGE)
TRACTS 4 & 5 – UV (URBAN VILLAGE

ZONING INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP.

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
GZSOGASLINELOC@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
404-506-4569
IKE COLLINS

WATER
CITY OF HAPEVILLE WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEMUEL EUBANKS

COMMUNICATION
AT&T
208 S. AKARD ST
DALLAS, TX 75202
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
404-624-9675

COMCAST
404-559-6879
OLIVER BROOKS
470-787-4657

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE. 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES

LEGEND

	PROPERTY LINE
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
S	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
YI	YARD INLET
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
	FLOW DIRECTION
CI	CURB INLET
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
FND	FOUND
	LIGHT POLE
	SIGN
	TREE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MITCHELL LOWERY GEORGIA RLS # 3109

GEORGIA No. 3109 REGISTERED MITCHELL LOWERY

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
MILLER LOWRY

BOUNDARY & TOPOGRAPHIC SURVEY OF:
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE

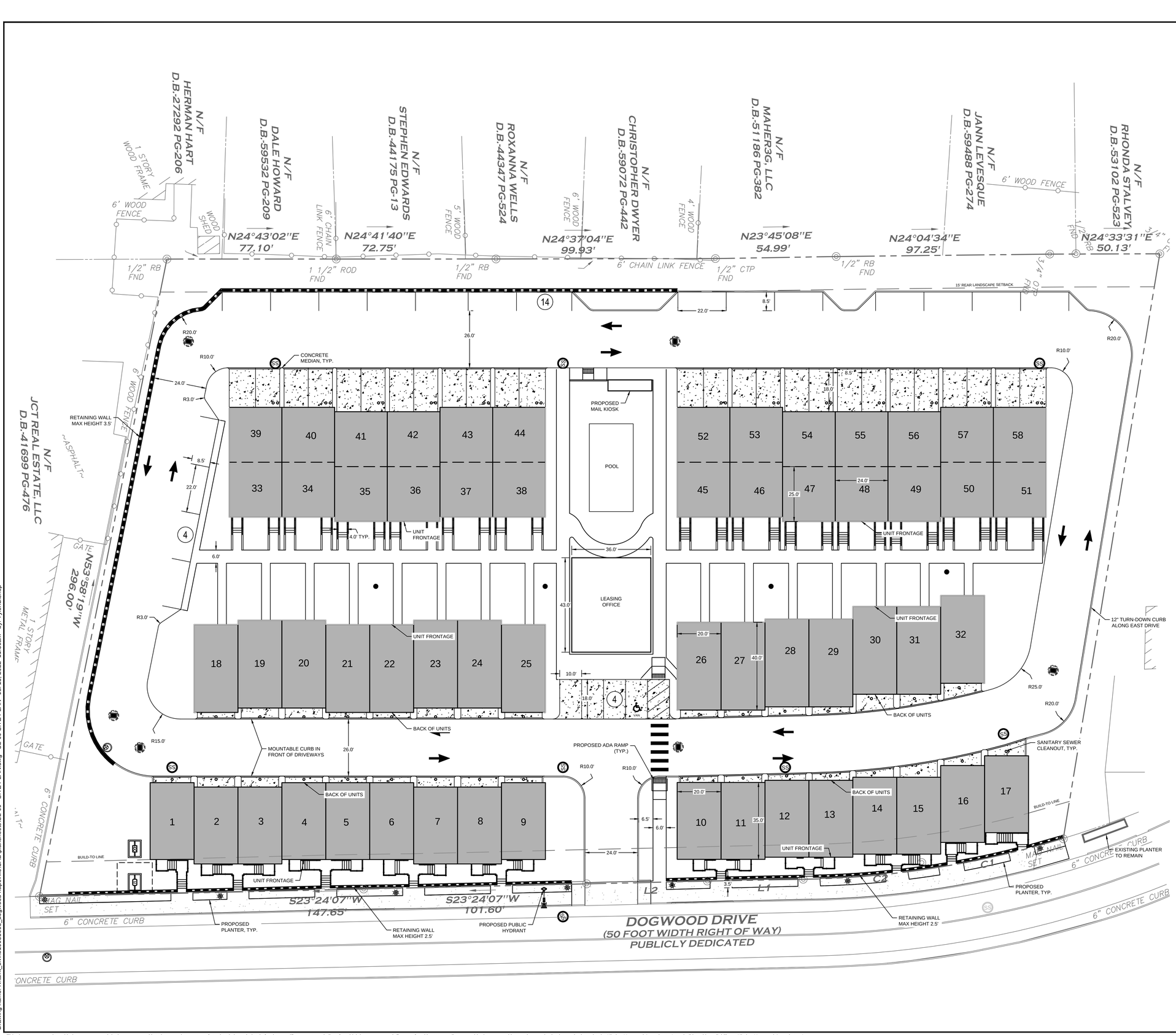
STATE: GEORGIA | COUNTY: FULTON | DISTRICT: 14
LAND LOT: 98

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	U-V (URBAN VILLAGE)	
SITE AREA:	2.98	ACRES
TOTAL DISTURBED AREA:	2.80	ACRES
OPEN SPACE	0.56	ACRES
FAR PERMITTED: (2.98 X 1.0)	129,809	SF
FAR PROVIDED:	118,070	SF
BUILDING SETBACK:		
FRONT (BUILD-TO-LINE):	0<X<15	FT
SIDE: 0 FT		
BACK:	15	FT

PROPOSED LAND USES & DENSITIES:

SINGLE FAMILY ATTACHED	58 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**58 SPACES** (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)
PROPOSED PARKING:	**138 SPACES** (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	
GARAGE	64 SPACES
TANDEM	52 SPACES
SURFACE	21 SPACES
HANDICAP	1 SPACES

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENT'S SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE PAVEMENT
- (10) PARKING COUNT

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

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

PREPARED FOR
MONTE HEWITT HOMES
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 268, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
SITE PLAN

SHEET NUMBER
C2-00

Drawing name: K:\atm_civil\019955008_dogwood hapeville\CAD\planSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jul 13, 2022, 11:30am by: Tyler.Bishop

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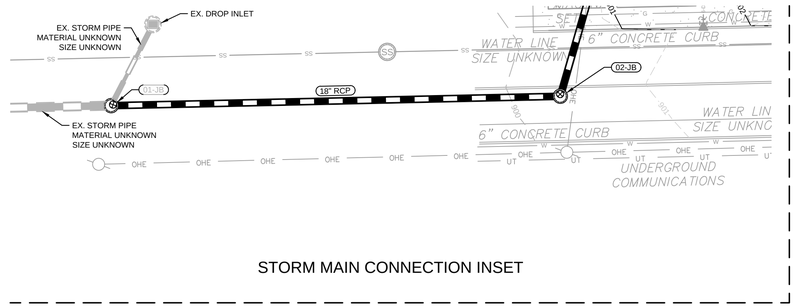
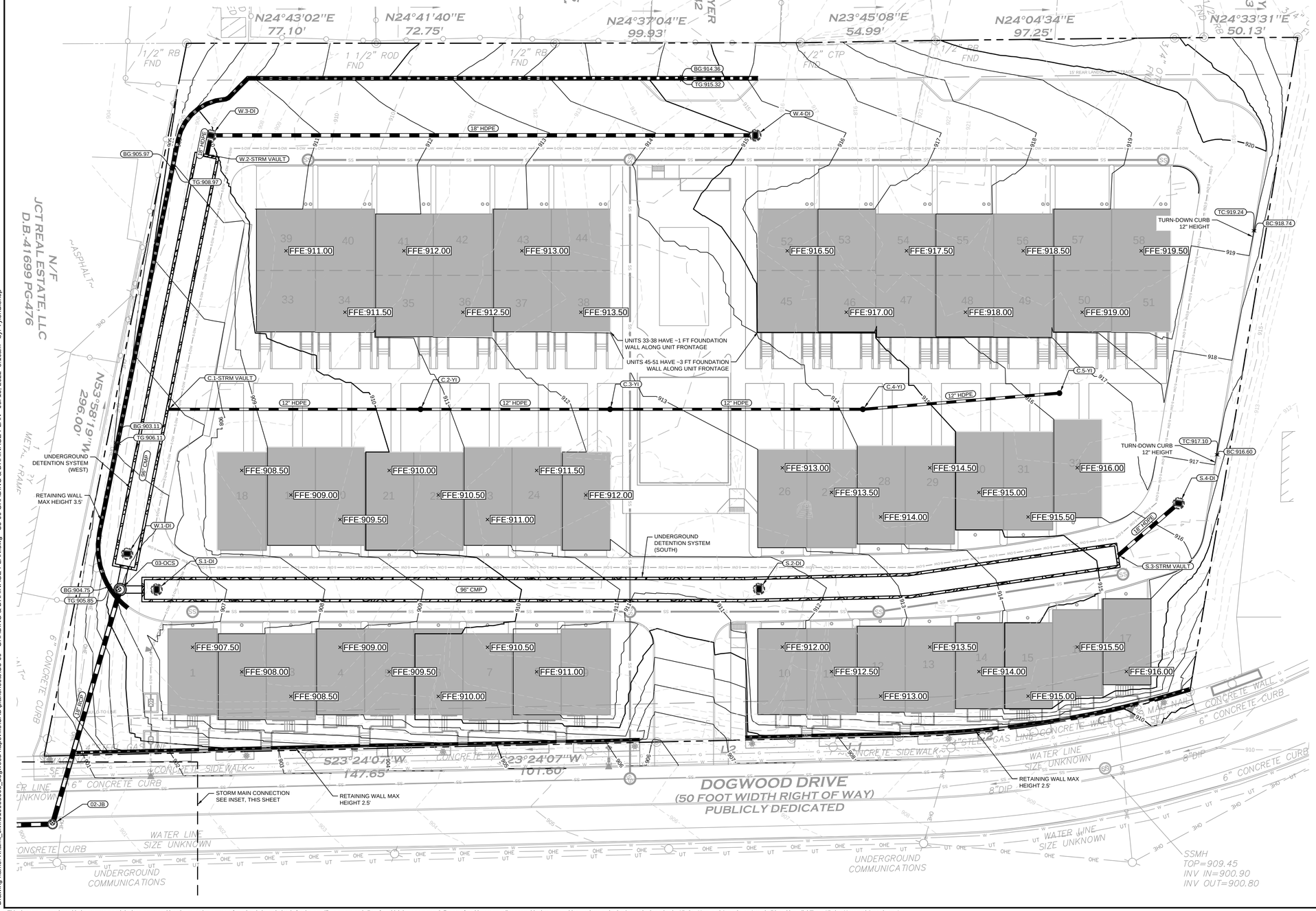


STORM MAIN CONNECTION INSET



GRADING & DRAINAGE NOTES:

1. SITE AREA: 2.98 ACRES
   DISTURBED AREA: 2.80 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND:

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

STORM DRAINAGE LEGEND:

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

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PREPARED FOR
MONTE HEWITT HOMES
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	REVISION DESCRIPTIONS	DATE	BY
A.	SITE PLAN APPLICATION	07/12/2022	TGB

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 88, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
C3-00

Drawing name: K:\atl_civil\019955008_dogwood hapeville\CAD\plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING & DRAINAGE PLAN Jul 13, 2022 8:10am by: Tyler Bishop

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UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5'□OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

N/F HERMAN HART D.B.:27292 PG-206 — 1 STORY WOOD FRAME — 6' WOOD FENCE — WOOD SHED
N/F DALE HOWARD D.B.:59532 PG-209 — 6' CHAIN LINK FENCE
N/F STEPHEN EDWARDS D.B.:44175 PG-13 — 5' WOOD FENCE
N/F ROXANNA WELLS D.B.:44347 PG-524 — 6' WOOD FENCE
N/F CHRISTOPHER DWYER D.B.:59072 PG-442 — 4' WOOD FENCE
N/F MAHER3G, LLC D.B.:51186 PG-382
N/F JANN LEVESQUE D.B.:59488 PG-274 — 6' WOOD FENCE
N/F RHONDA STALVEY D.B.:53102 PG-523
N/F JCT REAL ESTATE, LLC D.B.:41699 PG-476 — 6' WOOD FENCE — ~ASPHALT~ — 1 STORY METAL FRAME — GATE

1/2" RB FND; 1 1/2" ROD FND; 1/2" RB FND; 6' CHAIN LINK FENCE; 1/2" CTP FND; 1/2" RB FND; 3/4" CTP FND; 1/2" RB FND; 5/8" REBAR

EXISTING PROPERTY LINE

15' REAR LANDSCAPE SETBACK

W1 - MH; A2 - MH; A3 - MH; A1 - MH; A0 - MH; E1 - MH; E2 - MH; EX3 - MH

8" DIP; 6" DIP

DOMESTIC WATER CONNECTIONS TO BUILDINGS (TYP.)

EACH UNIT TO HAVE INDIVIDUAL WATER METER

PROPOSED 6" DIP WATER LINE

1.5" DOMESTIC WATER LATERALS TO BUILDINGS (TYP.)

4" SEWER LATERALS TO BUILDINGS WITH TRAFFIC RATED CLEANOUTS (TYP.)

BEND WITH BLOCKING (TYP.)

PROPOSED DCVA-BFP

PROPOSED WATER METER IN 5'X 7' UNDERGROUND VAULT

BUILD-TO LINE

PROPOSED PUBLIC WATER EASEMENT

PROPOSED 12" X 8" X 12" TEE

PROPOSED FIRE HYDRANT

PROPOSED HYDRANT

PROPOSED 12X12"X6" TEE

PROPOSED 12" X 8" X 12" TEE

EXISTING 12" WATER MAIN

283 LF OF 8" DIP @ 1.99%

193 LF OF 8" DIP @ 1.88%

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58

DOGWOOD DRIVE
(50 FOOT WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED

~CONCRETE SIDEWALK~ — 6" CONCRETE CURB — CONCRETE WALL — 5/8" REBAR & CAP SET — MAG NAIL SET — ~STEEL GAS LINE — WATER LINE SIZE UNKNOWN — UNDERGROUND COMMUNICATIONS — SSMH TOP=909.45 INV IN=900.90 INV OUT=900.80

BUILD-TO LINE

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PREPARED FOR
MONTE HEWITT HOMES
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	DESCRIPTION	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB
1	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
UTILITY PLAN

SHEET NUMBER
C4-00

Drawing name: K:\amt_civil\019955008_dogwood hapeville\CAD\planesheets\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Jul 13, 2022, 8:11am by: Tyler.Bishop

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TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- TREE TO BE PROTECTED

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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ATLANTA, GA 30328
PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

GEORGIA REGISTERED 1232 PROFESSIONAL ENGINEER ERIC HARMON SHADE

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
TREE SAVE PLAN

SHEET NUMBER
L1-00

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-00 TREE SAVE Jul 13, 2022 1:46pm by: Catherine.Henderson

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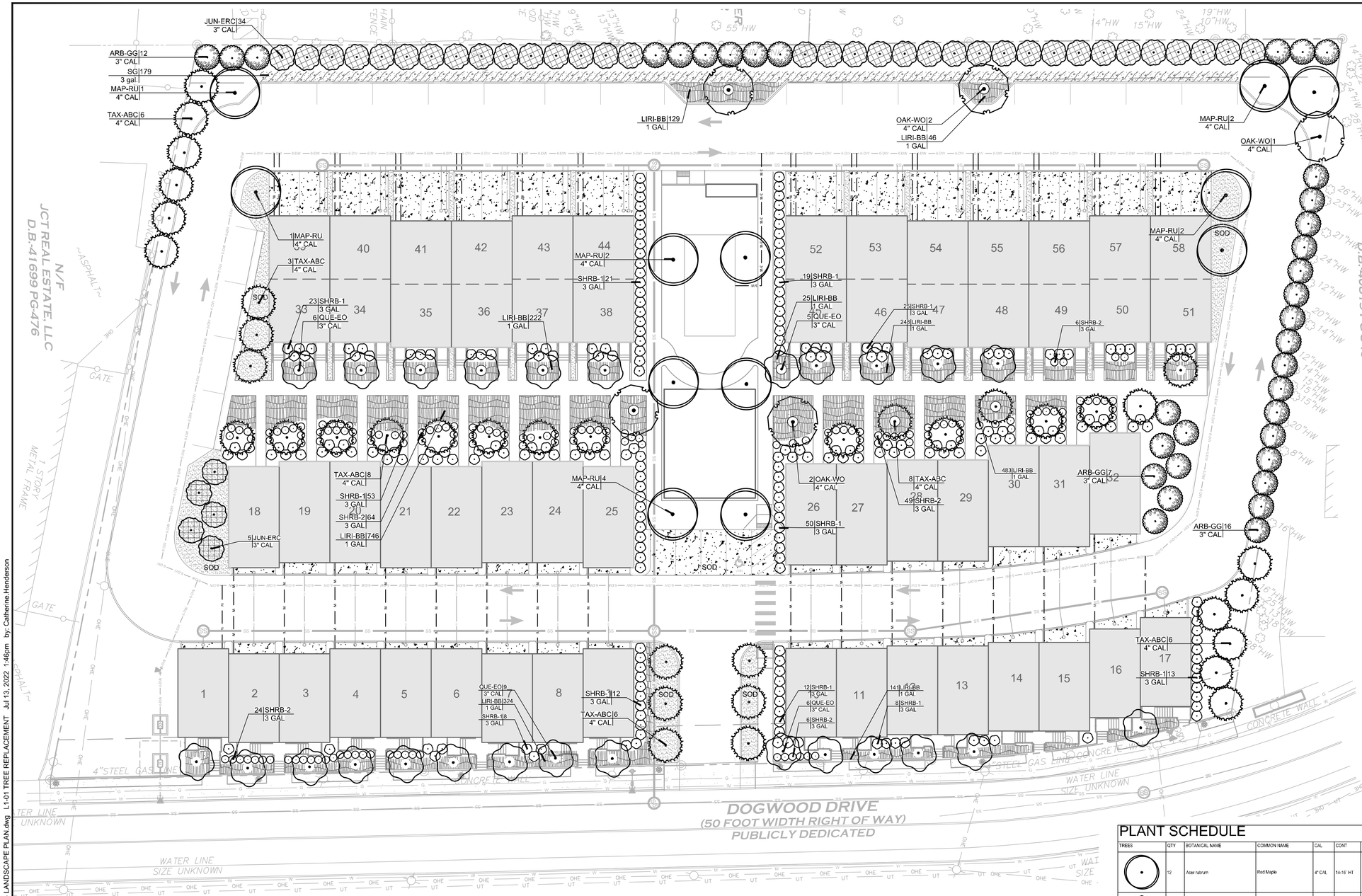

DENSITY REQUIREMENTS:

TOTAL SITE: 2.98 ACRES
100" X ACRE REQUIRED
100" X 2.98 = 298" REQUIRED ON SITE

298" REPLACEMENT INCHES PROVIDED

REQUIREMENT SATISFIED

LANDMARK TREE REQUIREMENTS:

1:1 REPLACEMENT REQUIRED
TOTAL LANDMARK INCHES TO BE REMOVED = 383"

218" REPLACEMENT INCHES PROVIDED
165" X $200 RECOMPENSE = $33,000 FEE OWED*

*CALCULATIONS ARE BASED ON ALL LANDMARK TREES BEING IN GOOD OR FAIR CONDITION. PROJECT ARBORIST WILL DETERMINE ACTUAL TREE CONDITION AT A LATER DATE AT WHICH POINT CALCULATIONS WILL BE REVISED.

IRRIGATION:

THE SITE LANDSCAPE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	HT		DETAIL	REMARKS
	12	Acer rubrum	Red Maple	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
	5	Quercus phellos	Willow Oak	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
	26	Quercus robur fastigiata	Pyramidal English Oak	3" CAL	12-14' HT	4-5' SPRD			STRAIGHT TRUNK, FULL HEAD
	37	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	HT		DETAIL	REMARKS
	39	Juniperus virginiana	Eastern Red Cedar	3" CAL	16-18' HT	6-7' SPRD			FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	35	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	3" CAL	16-18' HT	2-3' SPRD			FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.					
	149	------	SHRUBS/HERBACIOUS	3 GAL				DENSE FOLIAGE	
	244	------	SHRUBS/HERBACIOUS	3 GAL				DENSE FOLIAGE	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	2,364	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL			18" o.c.	DENSE FOLIAGE	
	179	Shrub/Ground Cover	Shrub/Ground Cover	3 gal.			36" o.c.		

GRAPHIC SCALE IN FEET
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NORTH

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PREPARED FOR
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ATLANTA, GA 30328
PHONE: 404.981.0680

No.	BY	DATE
A	TGB	07/12/2022
		SITE PLAN APPLICATION
		ISSUANCE AND REVISION DESCRIPTIONS

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 168, 14TH DISTRICT
PARCEL ID: 14 0098D 0160139

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY CLH
DESIGNED BY CLH/EHS
REVIEWED BY EHS
DATE 07/12/2022
PROJECT NO. 019955008

TITLE
CONCEPT LANDSCAPE PLAN

SHEET NUMBER
L1-01

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Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Planesheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT Jul 13, 2022 1:46pm by: Catherine.Henderson



REAR ELEVATION



KEY PLAN



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS

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20X45 TOWNHOUSE

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A2

Hapeville-Streetscapes



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS

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20X35 TOWNHOUSE

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A2

Hapeville-Streetscapes



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATIONS

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24' BACK TO BACK

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A1

Hapeville-Streetscapes

Department of Planning & Zoning
PLANNER'S REPORT

DATE: July 15, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 3327 Dogwood Drive, 3309 Dogwood Drive, 3335 Dogwood Drive

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from Green River Construction Georgia, LLC to combine 5 parcels into 1 parcel for the purpose of constructing 58 single family attached (townhome) dwellings. There will be 6 buildings, an amenity area and a pool.

The parcels are:

Address	Parcel Number	Acres
3309 Dogwood Drive	14 0098001 60105	.983
3319 Dogwood Drive	14 0098001 60113	.659
3327 Dogwood Drive	14 0098001 60121	.358
3335 Dogwood Drive	14 0098001 60139	.627
3345 Dogwood Drive	14 0098001 60295	.355
Total		2.982

The parcels are zoned U-V, Urban Village.

Preliminary Plat

(1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*

(2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in section 90-1-3 and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

b. Date, approximate north point and graphic scale.

A survey was submitted and not a consolidation plat.

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report

d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

See Engineer report

f. Contours at vertical intervals of not more than five feet.

Meets Requirements

g. The acreage of the land to be subdivided and acreage of any lots to be created.

Not provided.

h. Location map showing the relationship of subdivision to area.

Meets Requirements

(3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.

(4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.

(5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

(6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.

(7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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

(a) *Streets.*

(1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Meets requirements (50').

(2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

(4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

(5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Meets requirements

(6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

(7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

(8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of

grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

(9) *Intersections.*

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

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

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

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

(12) *Dead-end streets.*

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

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

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

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

(b) *Blocks.*

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

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

Block Section Not Applicable

(c) *Lots.*

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

Meets requirements.

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

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

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

Meets Requirements

(3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

Not Applicable (4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Not Applicable (5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

(6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

(7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

(d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

(2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

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

Not Applicable

(e) *Suitability of the land.*

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

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

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
Not applicable

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

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

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

Not Applicable

FINDINGS

A plat should be submitted and not a survey of the existing properties. Interior lot lines should be removed with total acreage shown.

The applicant should address any outstanding issues raised in the Engineer's report.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

22-PC-07-31

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Green River Construction Georgia, LLC

Mailing Address: [redacted]

Telephone [redacted] Mobile # [redacted] Email [redacted]

Property Owner (s) Dogwood Assemblage, LLC

Mailing Address 3715 Northside Parkway NW, Bldg 400-100, Atlanta GA 30327

Telephone [redacted] Mobile #

Address/Location of Property: See Exhibit A

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

Present Zoning Classification: UV Size of Tract: 2.982 acre(s)

Present Land Use: Residential

Please check the following as it applies to this application

X Site Plan Review
____ Conditional Use Permit
____ Temporary Use Permit

Other (Please State) ____

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

Applicant's signature

Date: 6/14/2022

Sworn to and subscribed before me

This 14th day of June 2022

Notary Public

EXPIRES GEORGIA 09-29-2025 PUBLIC COBB COUNTY

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CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Our plan is to use our brand attributes, design, authenticity, details, and home to create a special place to live in the great city of Hapeville.

We will be demoing the existing structures on 5 assembled parcels along Dogwood Drive next to Arches Brewery.

Our project consists of 3 townhome product types, back to back, 20x45 , and 20x 35 with 58 total units. There will be 6 buildings

In total. The 20x45 and 20x35 will be a rear loaded townhome. We will also have an amenity area and pool.

Our goal is to create a place the city will be proud of and the residents will happily call home.

DocuSign Envelope ID: 86D83DD7-D6E9-4828-A937-B58672327A2B

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

See Exhibit A

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Green River Construction Georgia, LLC

Address of Applicant [redacted]

Telephone of Applicant [redacted]

DocuSigned by:
Miller Lowry
329D57C89A11439...
Signature of Owner

Miller Lowry
Print Name of Owner

Personally Appeared Before Me this 14th day of June, 2022

Valerie Aseff
Notary Public

VALERIE ASEFF
NOTARY
EXPIRES
GEORGIA
09-29-2025
PUBLIC
COBB COUNTY

5

Site Plan Checklist – Please include with your application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BB Site area (square feet and acres).

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

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

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

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

BE At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: Briana Farver
Date 6/14/2022

3319 Dogwood Drive
Parcel ID:
14009900160113

Exhibit "A"

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet North of the right-of-way of the Central Georgia Railroad Company at the Southeast corner of the Gregg (formerly Sims) lot; running thence Westerly along the line of the Greg Lot 298, more or less, to the formerly L.G. Whitley, now or formerly the Ross K. Driver line, thence South along the line of the Driver property 100 feet to Lot 31, as per plat of the Mrs.E.M. Sims property; thence East along the North line of said Lot 31, as per plat 300 feet, more or less, to Stewart Avenue; thence Northerly along the West side of Stewart Avenue 100 feet to the point of beginning; being Lots 32 and 33 of the Mrs.E.M. Sims property and being the property conveyed by J.L. Fulgham to Howard K. Moss by deed dated May 7, 1914, recorded in Deed Book 406, Page 127, Fulton County Records, excepting from the foregoing description a strip of land off the South side of Lot 32, fronting 5 feet on the West side of Stewart Avenue and running back Westerly the same width, 300 feet to be used a one-half of a mutual alley between the property above described and the adjacent lot immediately South of the said alley, being improved property known as 3319 Stewart Avenue a/k/a 3319 Dogwood Drive, Hapeville.

3327 Metropolitan parkway a.k.a Dogwood Drive

Parcel I.D. 14009800160121

Issuing Office File No.: 21-2329CM

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the northwesterly side of Stewart Avenue 1,366.65 feet northeasterly from the intersection of the northwesterly side of Stewart Avenue with the northeasterly right-of-way line of Central of Georgia Railroad; running thence northeasterly along the northwesterly side of Stewart Avenue 55 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 292.7 feet to the northwesterly side of Stewart Avenue and the point of beginning; being improved property and having a house thereon known as 3327 Stewart Avenue, according to the present system of numbering houses in the City of Hapeville, Fulton County, Georgia.

3309 Dogwood Drive

Parcel ID:
14 009800160165

Issuing Office File No.: 21-2330CM

Exhibit "A"

all that tract and parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet, more or less, North of the right-of-way of the Central of Georgia Railway Company, and running thence Westerly parallel with said right-of-way two hundred eighty-eight (288), more or less, to the (formerly owned) L.G. Whitney property, thence Northerly along the line of said Whitney property Fifty (50) feet; thence Easterly parallel with said right-of-way two hundred eighty-six (286) feet, more or less, to Stewart Avenue; thence Southerly along the West side of Stewart Avenue sixty-seven (67) feet to the point of beginning. Said described property being Lot No.34 of the subdivision of the Sims property, and being the same property conveyed to Mrs. W.A. Gregg by John L. Sims dated March 16, 1908, recorded in Deed Book 186 Page 743, Clerk's office, Fulton Superior Court (Fulton County Records).

Tract 1 -> 3335 Dogwood Dr
parcel ID: 14009800160139

Issuing Office File No.: 21-2327CM

Tract 2 -> 0 Stewart Ave aka 3345 Dogwood Drive

Exhibit "A"

parcel ID: 14009800160295

TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOTS 29 AND 30 OF THE SUBDIVISION OF THE J. L. SIMS PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 35, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE 1,233 FEET NORTHEASTERLY, AS MEASURED ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE, FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDE OF STEWART AVENUE WITH THE NORTHEASTERLY SIDE OF CENTRAL AVENUE, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE EASTERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE 101.6 FEET TO THE SOUTHERNMOST CORNER OF LOT 31 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERN LINE OF SAID LOT 31 A DISTANCE OF 292.7 FEET TO A POINT; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION 100 FEET TO A POINT AT THE NORTHERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERN LINE OF SAID LOT 28 A DISTANCE OF 295 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE, WHICH POINT IS THE POINT OF BEGINNING. BEING IMPROVED PROPERTY KNOWN AS 3335 DOGWOOD DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HAPEVILLE, GEORGIA.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

TAX MAP # 14-0098-0016-013-9

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF STEWART AVENUE 1085.0 FEET NORTHEASTERLY, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF STEWART AVENUE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE 147.65 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF STEWART AVENUE AND RUNNING NORTH 51 DEGREES 00 MINUTES WEST 297.6 FEET TO AN IRON PIN SET; THENCE SOUTH 26 DEGREES 12 MINUTES WEST 150.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 51 DEGREES 31 MINUTES EAST 299.0 FEET TO THE IRON PIN SET AT **THE POINT OF BEGINNING**; BEING IMPROVED PROPERTY KNOWN AS 3345 DOGWOOD DRIVE (FORMERLY STEWART AVENUE) AND DESCRIBED ACCORDING TO SURVEY FOR JOHN P. PERSONS PREPARED BY STEED & BOYD LAND SURVEYORS (BEARING THE CERTIFICATION OF JOSEPH W. STEED, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 1205), DATED AUGUST 2, 1985, SAID SURVEY BEING INCORPORATED HEREIN AND MADE A PART HEREOF.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

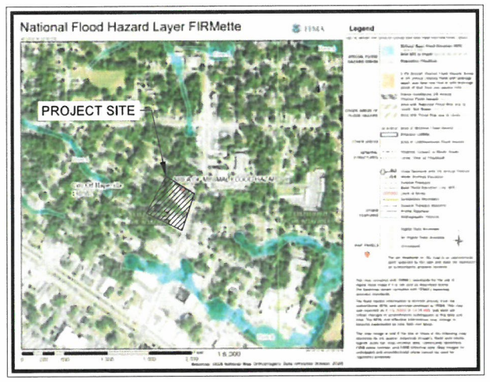
TAX MAP #14-0098-0016-029-5

Hapeville Density Tabulations

Landbay	Keynote	Product Type	Footprint	Number of Stories	Units Per Building	Total of Buildings	Total Number of Units	Square Footage	Total FAR per Product Type
LANDBAY 4 UNITS									
	1	REAR LOAD TH	20' X 35'	3	1	2.1	18	2,015	36,270
	2	REAR LOAD TH	20' X 45'	3	1	1.9	14	2,500	35,000
	3	BACK TO BACK TH	24' X 50'	3&4	2	2	26	1,800	46,800
		TOTAL				6	58		118,070

TOTAL	
Total Units	58
Total FAR Permitted (2.98 ac @ 1.0 FAR)	129,809
Total Residential FAR Provided	0.910

PRE PLAT DRAWINGS
FOR
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0366F DATED 9/18/2013.

PROJECT CONTACTS

OWNER:	MONTE HEWITT HOMES 5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100 ATLANTA, GA 30328 PHONE: 404.981.0680 CONTACT: BRIANA GARCIA
ARCHITECT:	LESSARD DESIGN 8521 LEESBURG PIKE, SEVENTH FLOOR VIENNA, VA 22182 PHONE: 571.830.1839 CONTACT: ALLISON PAUL, AIA
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PEACHTREE ST NW, ATLANTA MIDTOWN ATLANTA, GA 30308 PHONE: 770.545.6109 CONTACT: DANIEL KERR, P.E.
SURVEYOR:	LOWERY & ASSOCIATES 317 GRASSDALE ROAD CARTERSVILLE, GA 30120 PHONE: 770.334.8186 CONTACT: JASON BURNETTE, R.L.S.

LAND LOT 98 - 14TH DISTRICT
PARCEL NOS.: 14-009800160295, 14-009800160139, 14-009800160121, 14-009800160113 & 14-009800160105
EXISTING ZONING: UV

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.80 ACRES

PROJECT NARRATIVE:

3335 DOGWOOD IS A PROPOSED TOWNHOME DEVELOPMENT CONTAINING 58 UNITS.

THE SCOPE OF THE PROJECT ALSO INCLUDES GRADING, UTILITIES, STORMWATER MANAGEMENT AND DETENTION, AND STREETSCAPE IMPROVEMENTS. THE TOTAL SITE AREA IS 2.98 ACRES AND THE TOTAL DISTURBED AREA IS 2.80 INCLUDING PUBLIC ROW.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

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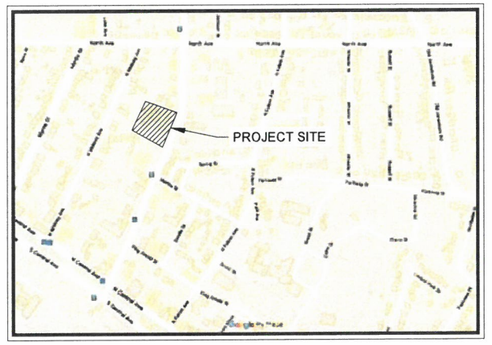

VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0-00	CIVIL COVER SHEET
C2-00	SITE PLAN
C3-00	GRADING & DRAINAGE PLAN
C4-00	UTILITY PLAN
L1-00	TREE SAVE PLAN
L1-01	LANDSCAPE PLAN

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PREPARED FOR
MONTE HEWITT HOMES
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ATLANTA, GA 30328
PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTION	DATE	BY
A	PRE-PLAT APPLICATION	06/14/2022	TGB

PROJECT
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98 - 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	06/14/2022
PROJECT NO.	019955008

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\amt_civil\019955008_dogwood hapeville\CAD\plansheets\C0-00 - CIVIL COVER SHEET.dwg C0-00 CIVIL COVER SHEET Jun 14, 2022 5:06pm by Tyler.Bishop

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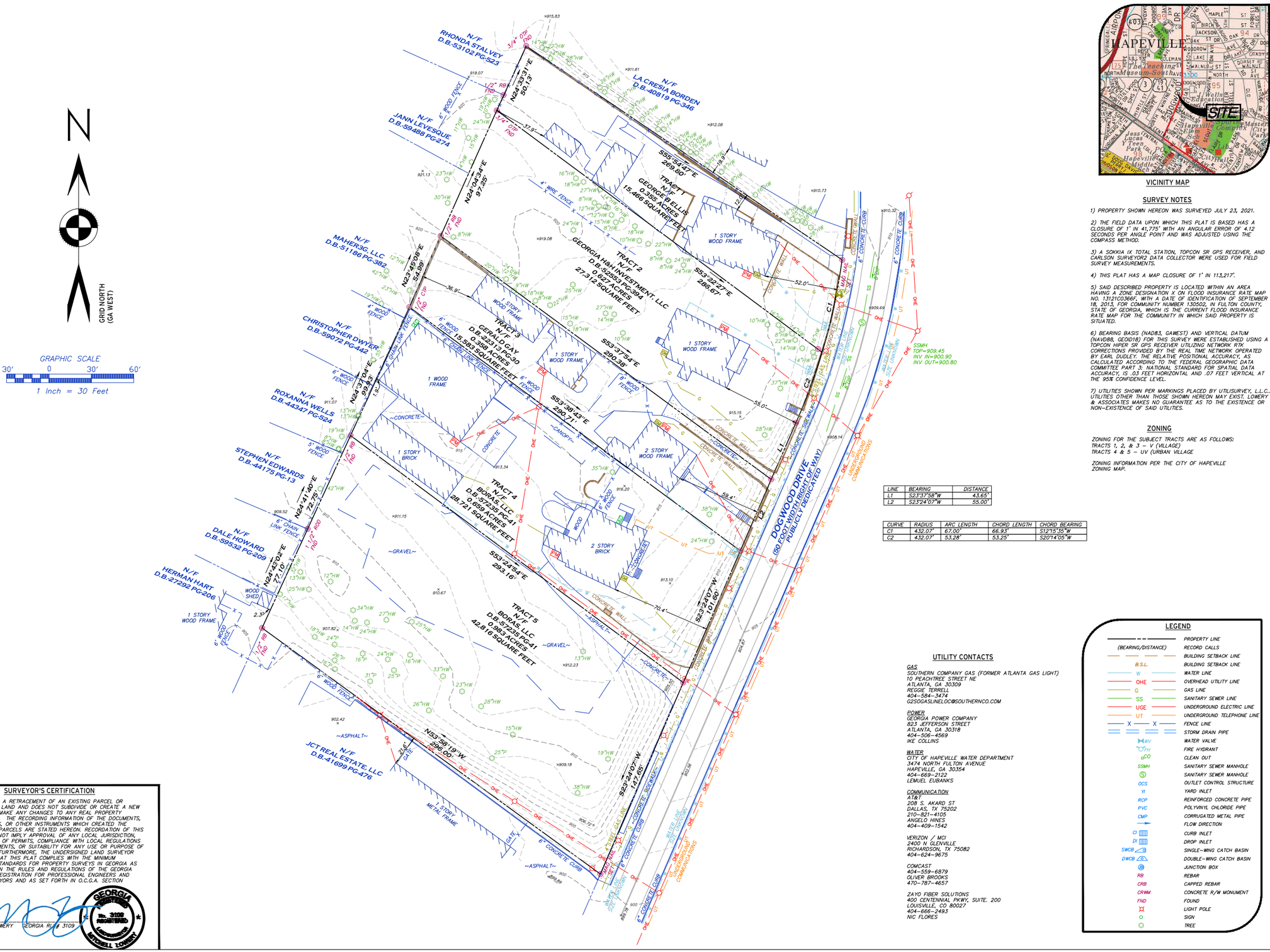


LINE	BEARING	DISTANCE
L1	S23°37'58"W	43.65'
L2	S23°24'07"W	55.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	53.28'	53.25'	S20°14'05"W

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 41,775' WITH AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.

3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 113,217'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83, GAWEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 – V (VILLAGE)
TRACTS 4 & 5 – UV (URBAN VILLAGE

ZONING INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP.

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
GZSOGASLINELOC@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
404-506-4569
IKE COLLINS

WATER
CITY OF HAPEVILLE WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEMUEL EUBANKS

COMMUNICATION
AT&T
208 S. AKARD ST
DALLAS, TX 75202
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
404-624-9675

COMCAST
404-559-6879
OLIVER BROOKS
470-787-4657

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE. 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES

LEGEND

	PROPERTY LINE
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
S	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
YI	YARD INLET
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
	FLOW DIRECTION
CI	CURB INLET
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
FND	FOUND
	LIGHT POLE
	SIGN
	TREE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MITCHELL LOWERY GEORGIA RLS # 3109

GEORGIA No. 3109 REGISTERED MITCHELL LOWERY

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
MILLER LOWRY

BOUNDARY & TOPOGRAPHIC SURVEY OF:
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE

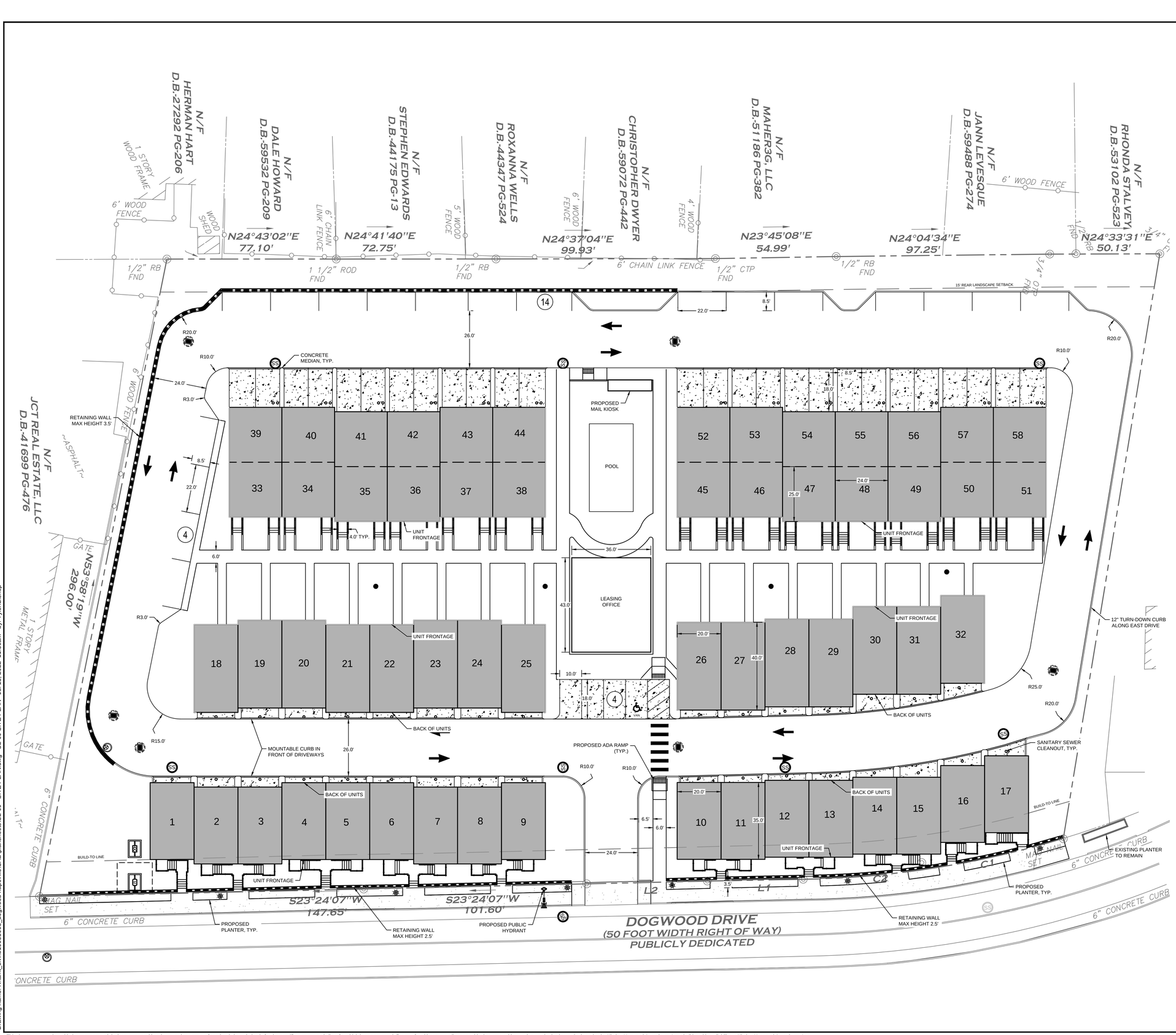
COUNTY: FULTON
DISTRICT: 14
STATE: GEORGIA
LAND LOT: 98

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	U-V (URBAN VILLAGE)	
SITE AREA:	2.98	ACRES
TOTAL DISTURBED AREA:	2.80	ACRES
OPEN SPACE	0.56	ACRES
FAR PERMITTED: (2.98 X 1.0)	129,809 SF	
FAR PROVIDED:	118,070 SF	
BUILDING SETBACK:		
FRONT (BUILD-TO-LINE):	0<X<15 FT	
SIDE: 0 FT		
BACK:	15 FT	

PROPOSED LAND USES & DENSITIES:

SINGLE FAMILY ATTACHED	58 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**58 SPACES** (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)
PROPOSED PARKING:	**138 SPACES** (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	
GARAGE	64 SPACES
TANDEM	52 SPACES
SURFACE	21 SPACES
HANDICAP	1 SPACES

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENT'S SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE PAVEMENT
- (10) PARKING COUNT

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PREPARED FOR
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PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 268, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY IDK
REVIEWED BY IDK
DATE 07/12/2022
PROJECT NO. 019955008

TITLE
SITE PLAN

SHEET NUMBER
C2-00

Drawing name: K:\atm_civil\019955008_dogwood hapeville\CAD\plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jul 13, 2022, 11:30am by: Tyler.Bishop

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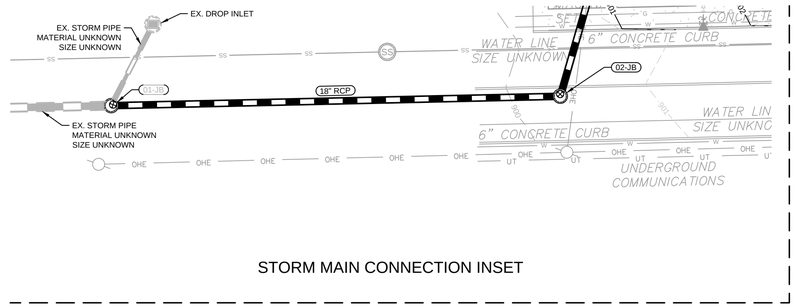
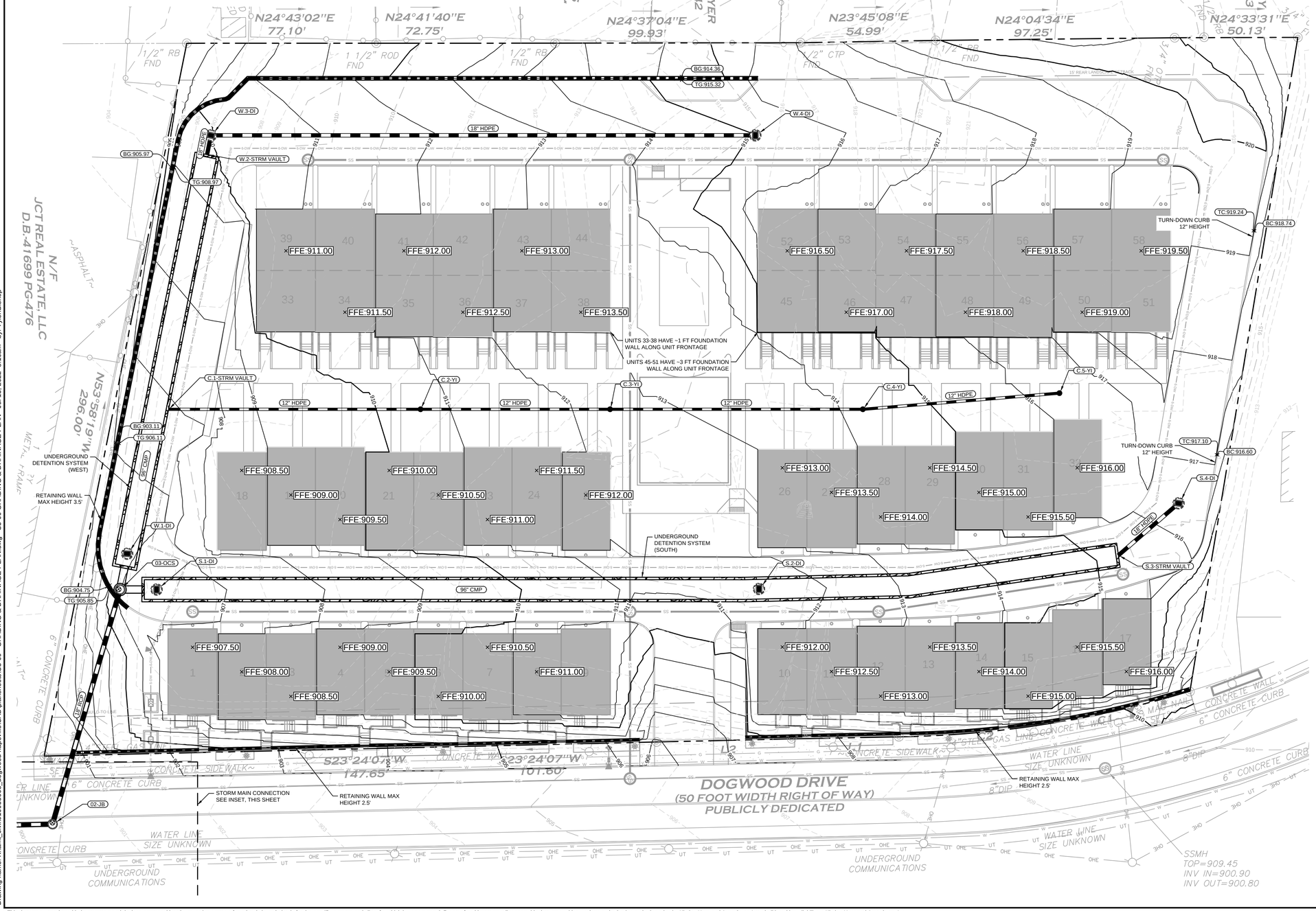


STORM MAIN CONNECTION INSET



GRADING & DRAINAGE NOTES:

1. SITE AREA: 2.98 ACRES
   DISTURBED AREA: 2.80 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND:

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

STORM DRAINAGE LEGEND:

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

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PREPARED FOR
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ATLANTA, GA 30328
PHONE: 404.981.0680

No.	BY	DATE	DESCRIPTION
A.	TGB	07/12/2022	SITE PLAN APPLICATION

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 88, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
C3-00

Drawing name: K:\amt_civil\019955008_dogwood hapeville\CAD\plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING & DRAINAGE PLAN Jul 13, 2022 8:10am by: Tyler Bishop

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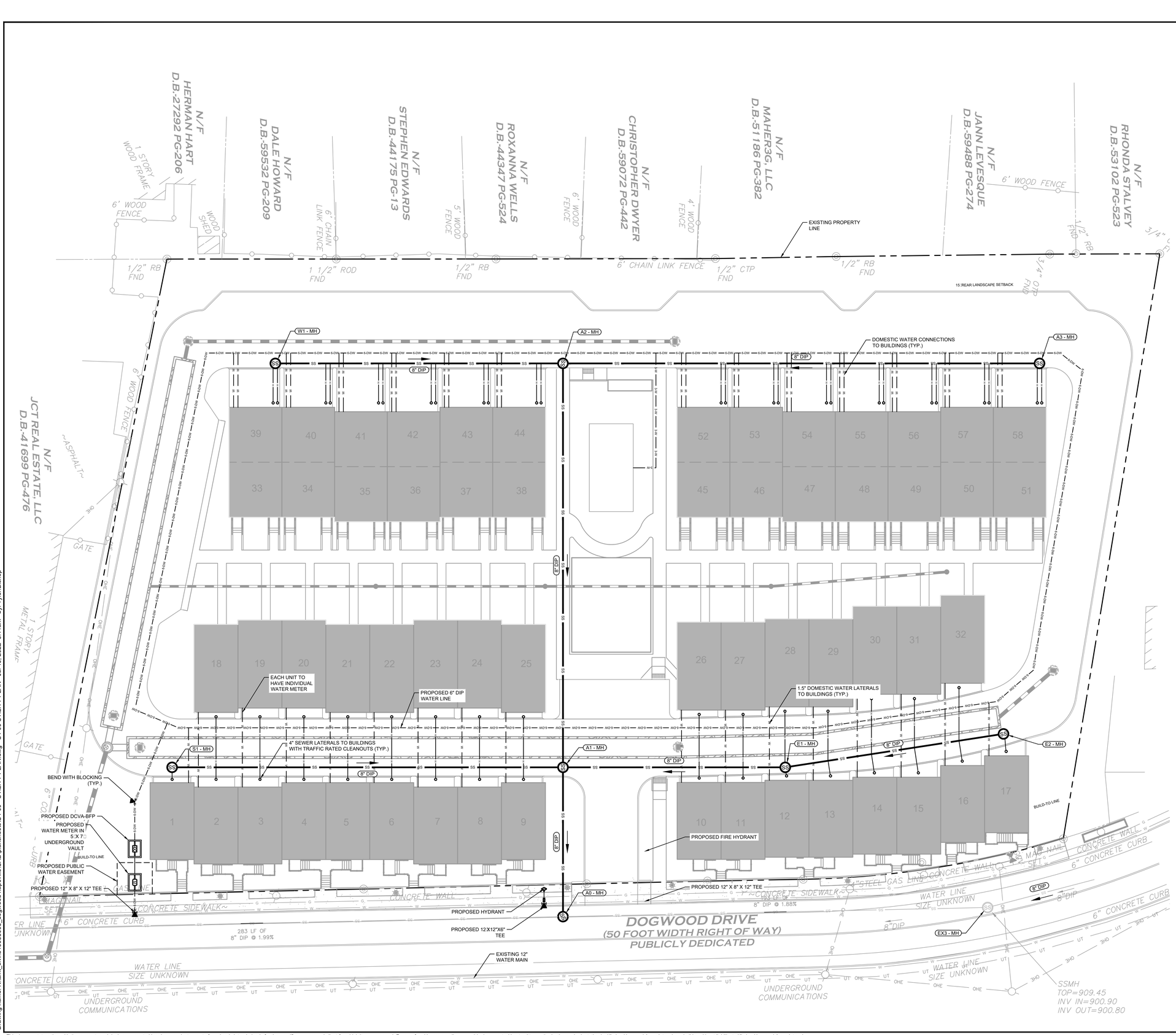

UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5'□OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

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PREPARED FOR
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5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	DESCRIPTION	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB
1	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	IDK
REVIEWED BY	IDK
DATE	07/12/2022
PROJECT NO.	019955008

TITLE
UTILITY PLAN

SHEET NUMBER
C4-00

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Drawing name: K:\amt_civil\019955008_dogwood hapeville\CAD\planesheets\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Jul 13, 2022, 8:11am by: Tyler.Bishop



TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- TREE TO BE PROTECTED

GRAPHIC SCALE IN FEET
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NORTH

PREPARED BY

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PREPARED FOR

MONTE HEWITT HOMES

5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A	SITE PLAN APPLICATION	07/12/2022	TGB

PROJECT

DOGWOOD HAPEVILLE

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

GEORGIA REGISTERED 1232 PROFESSIONAL ENGINEER ERIC HARMON SHADE

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	07/12/2022
PROJECT NO.	019955008

TITLE

TREE SAVE PLAN

SHEET NUMBER

L1-00

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-00 TREE SAVE Jul 13, 2022 1:46pm by: Catherine.Henderson

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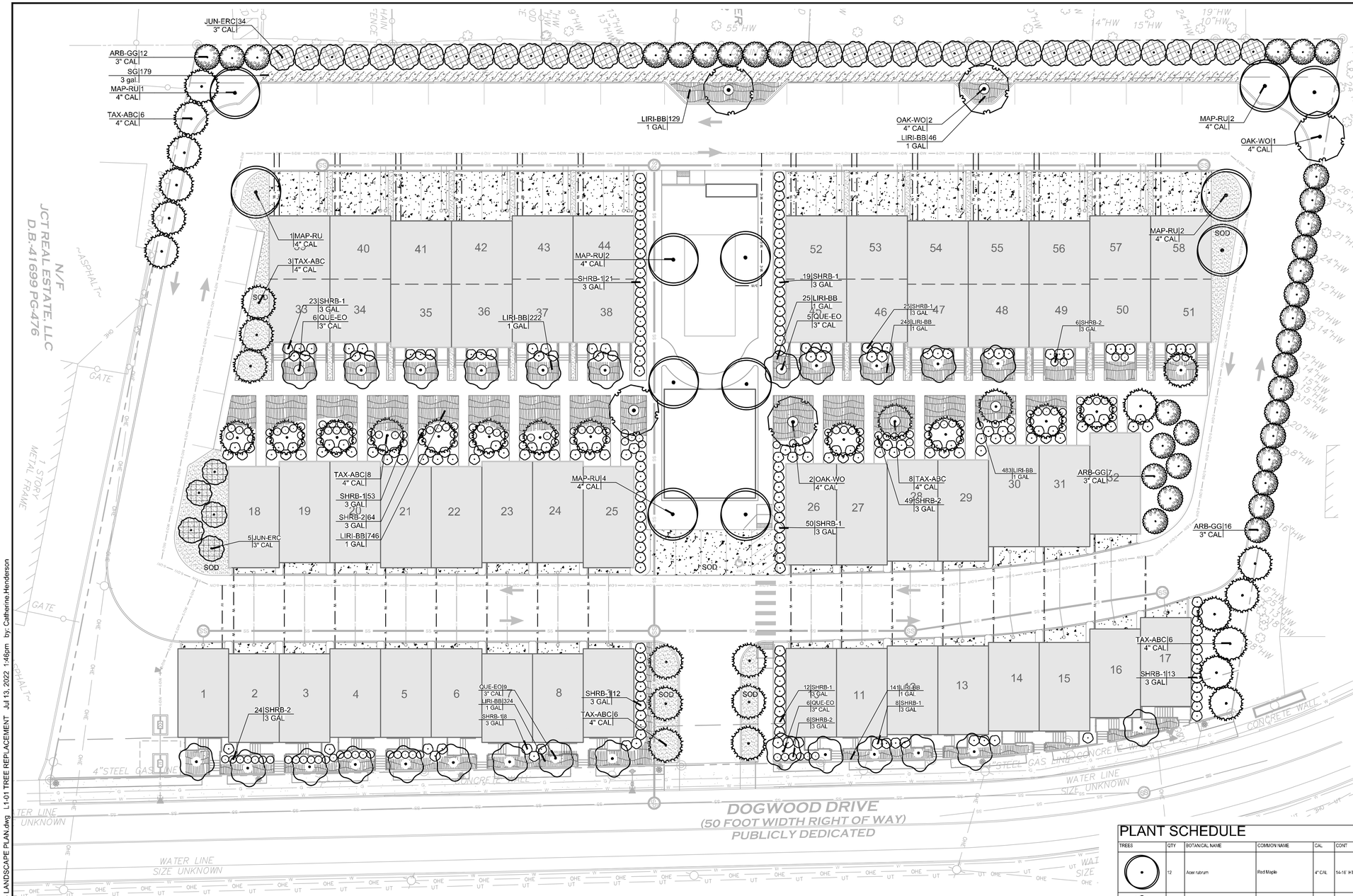

DENSITY REQUIREMENTS:

TOTAL SITE: 2.98 ACRES
100" X ACRE REQUIRED
100" X 2.98 = 298" REQUIRED ON SITE

298" REPLACEMENT INCHES PROVIDED

REQUIREMENT SATISFIED

LANDMARK TREE REQUIREMENTS:

1:1 REPLACEMENT REQUIRED
TOTAL LANDMARK INCHES TO BE REMOVED = 383"

218" REPLACEMENT INCHES PROVIDED
165" X $200 RECOMPENSE = $33,000 FEE OWED*

*CALCULATIONS ARE BASED ON ALL LANDMARK TREES BEING IN GOOD OR FAIR CONDITION. PROJECT ARBORIST WILL DETERMINE ACTUAL TREE CONDITION AT A LATER DATE AT WHICH POINT CALCULATIONS WILL BE REVISED.

IRRIGATION:

THE SITE LANDSCAPE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	HT		DETAIL	REMARKS
	12	Acer rubrum	Red Maple	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
	5	Quercus phellos	Willow Oak	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
	26	Quercus robur fastigiata	Pyramidal English Oak	3" CAL	12-14' HT	4-5' SPRD			STRAIGHT TRUNK, FULL HEAD
	37	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	4" CAL	14-16' HT	6-7' SPRD			STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	HT		DETAIL	REMARKS
	39	Juniperus virginiana	Eastern Red Cedar	3" CAL	16-18' HT	6-7' SPRD			FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	35	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	3" CAL	16-18' HT	2-3' SPRD			FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.					
	149	------	SHRUBS/HERBACIOUS	3 GAL				DENSE FOLIAGE	
	244	------	SHRUBS/HERBACIOUS	3 GAL				DENSE FOLIAGE	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	2,364	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL			18" o.c.	DENSE FOLIAGE	
	179	Shrub/Ground Cover	Shrub/Ground Cover	3 gal.			36" o.c.		

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn
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THE BILTMORE, SUITE 601
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PREPARED FOR
MONTE HEWITT HOMES
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ATLANTA, GA 30328
PHONE: 404.981.0680

No.	BY	DATE
A.	TGB	07/12/2022

SITE PLAN APPLICATION
ISSUANCE AND REVISION DESCRIPTIONS

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 168, 14TH DISTRICT
PARCEL ID: 14 0098D 0160139

GEORGIA REGISTERED 1232 LANDSCAPE ARCHITECT
CHRISTOPHER L. HARMON SHADE

GSWCC NO. (LEVEL II) 000007807
DRAWN BY CLH
DESIGNED BY CLH/EHS
REVIEWED BY EHS
DATE 07/12/2022
PROJECT NO. 019955008

TITLE
CONCEPT LANDSCAPE PLAN

SHEET NUMBER
L1-01

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Planesheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT Jul 13, 2022 1:46pm by: Catherine.Henderson

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REAR ELEVATION



KEY PLAN



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS

8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
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20X45 TOWNHOUSE

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A2

Hapeville-Streetscapes



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS

lessard DESIGN

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20X35 TOWNHOUSE

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A2

Hapeville-Streetscapes



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



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24' BACK TO BACK

STREETSCAPES

JUNE -2022

HAPEVILLE

HAPEVILLE, GA

JUNE- 2022

MHH032A

0 2 4 8 16

1/8"=1'-0"

A1

Hapeville-Streetscapes

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 15, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3309 to 3345 Dogwood

BACKGROUND

The City of Hapeville has received a site plan application from Green River Construction Georgia, LLC to construct a 58 unit townhome development on a newly consolidated lot at 3309 to 3345 Dogwood Drive. The townhomes will be grouped into 6 buildings and include an amenity area and a pool.

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the City in 2017.

The property is zoned U-V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)
Sec. 93-11.2-1. - Intent.
The U-V district is established in order to:

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

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

(15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.
(23) Residential density limitations shall be as follows:
a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage

of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;

b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

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

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

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

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

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

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

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

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

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

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

BUILDING HEIGHTS HAVE NOT BEEN PROVIDED

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

a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

BUFFER REQUIRED. WALL OR FENCE NOT SHOWN IN LANDSCAPE BUFFER.

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

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:
   a. Recreational areas and facilities such as swimming pools, tennis courts;
   b. Fences and walls;
   c. Service elements such as dumpsters, loading docks and similar elements;
   d. Mechanical features; and
   e. Parking.

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:
   a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
   b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
   c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.

(3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

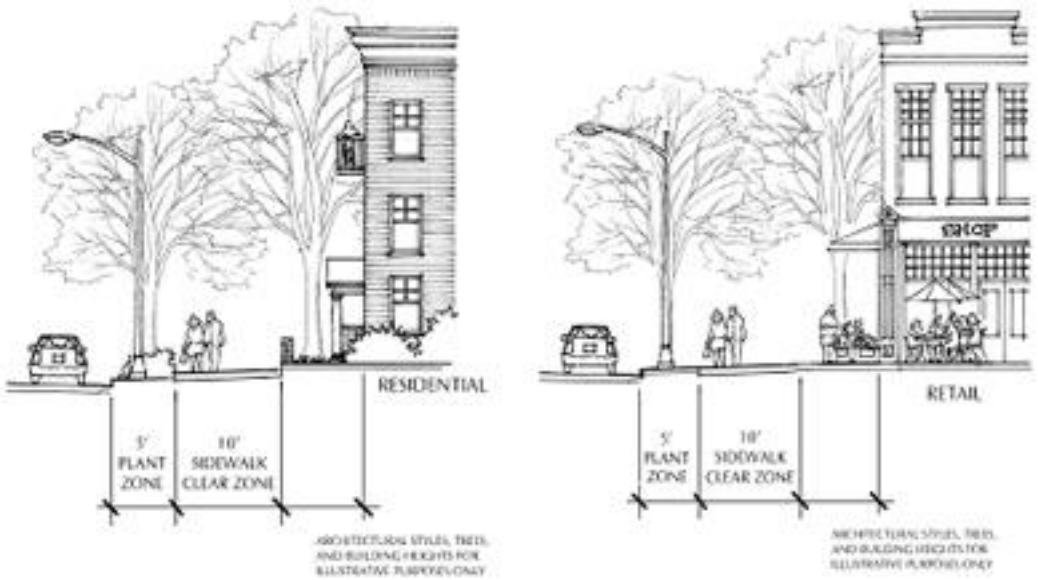
(4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

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

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

(1) *Sidewalk landscape area requirements.*

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



c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.
d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus

shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.

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

SIDEWALK DIMENSION NOT PROVIDED

(2) *Sidewalk clear area requirements.*

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

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

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

NO DETAIL PROVIDED

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

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

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

APPEARS COMPLIANT

Sec. 93-11.2-10. - Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

(1) See article 22.1 of this chapter for minimum parking space requirements.

1 space per dwelling unit. Minimum 30% visitor spaces recommended. 21 visitor parking spaces provided.

(2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

1. A to-scale map indicating location of proposed parking spaces;

2. Hours of business operation of nonresidential parking users;
3. Copies of the legal instrument that authorizes the use of shared parking facilities;
4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.

c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

(3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.

(5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

(6) Carports shall be prohibited.

(7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

(8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).

(9) Bicycle or moped parking spaces are required as follows: All non-residential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area, or at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

COMPLIANT

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

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

							Minimum Front Yard	Minimum			Maximum		
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family attached patio/town homes and live-work unit	20	1,200		1,000	90	0/15	0	0	0	3	45	1/DU	l

l. Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.

REQUIREMENTS

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

Compliant.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Compliant

c. The locations, area, and number of proposed parking spaces.

64 Garage spaces are provided, 52 tandem spacs, 21 suface spaces and 1 handicap accessible space for a total of 138 spaces. This exceeds the parking requirement by over 100% and will require a variance from the Board of Appeals. Staff supports the variance.

d. Existing and proposed grades at an interval of five feet or less.

Compliant

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

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

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Not applicable.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Retaining walls are shown on the plan.

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual refuse collection for each unit.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

k. Location and size of all signs.

All signs must be submitted to the City for review.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(4) *Project data.*

a. Site area (square feet and acres).

Per the site plan, the total site area is 129,808 SF or 2.98 acres. Compliant

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Allowable is 90%.
Impervious area not provided

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

58 total dwelling units, ranging from 8 to 14 units attached (only 12 max allowed attached), square footage of units not provided. Not Compliant

d. Floor area in nonresidential use by category.

Not applicable

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

58 units proposed. Density limitation is 40 units per acre 2.98 acres x 40= 119 units. Compliant.

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

In excess of requirement. Variance required.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated

development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Timeline not provided.

FINDINGS

The site plan is deficient in the following areas:

- The parking exceeds allowable per Code, but is desirable for visitors and supported by Staff. A variance will be required and is supported by Staff.
- The number of units (45 to 58) in one building exceed the allowable (12 per building) and should be reduced.
- Building heights not provided.
- Impervious area not provided.
- Clear area for sidewalk detail should be provided.
- Wall/fence should be provided per U-V requirements.
- Timeline not provided.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Once the Applicant has addressed all of the Planner's, Engineer's, and Arborist's comments to come into compliance with Code, the plan may be approved.



Site Location