



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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

September 13, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of July 19, 2022

4. New Business

4.I. 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. Planner's Report - 3309-3345 Dogwood Dr._ Subdivision
4. Engineer's Report - 3309-3345 Dogwood Drive Preliminary Plat Review -2

4.II. 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
4. Engineer's Report - 3309-3345 Dogwood Drive_Concept Site Plans Review -2
5. Fire Marshal's Report - 3309-3345 Dogwood Dr.,_Site Plan Review (2)
6. Arborist Report - 3309-3345 Dogwood Drive_Site Plan Review

5. Next Meeting Date - October 11, 2022 at 6:00 PM

6. 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**

July 19, 2022 6:00 PM

MINUTES

1. Called to Order at 6:05 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of June 14, 2022

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of June 14, 2022, as submitted. Jeanne Rast seconded the motion. Motion carried: 5-0.

3.II. Minutes of June 28, 2022

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of June 28, 2022, as submitted. Jeanne Rast seconded the motion. Motion carried: 5-0.

4. Old Business

4.I. 461 North Central Avenue

Final Plat Review

Background:

Joseph Latimer requested 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.*

FINDINGS:

The final plat subdivision revision is for one parcel of 2.642 acres. The property has been redeveloped as the Dwarf House restaurant and associated parking.

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 requested a waiver for this requirement from the Planning Commission. Staff recommends the waiver and approval.

Public Comment:

None.

MOTION ITEM: Lucy Dolan made a motion to approve the revised final plat for 461 N. Central Avenue and grant the requested waiver for the installation of the concrete monument. Rob Hall seconded the motion. Motion Carried: 5-0.

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, presented the final 2022 Comprehensive Plan Update.

Commissioner Hall asked regarding the 2020 data references. Ms. Lapwood explained the data is taken from the most recent Census report.

Commissioner Davis asked if the report can be updated at a later date to reflect the current data. Ms. Lapwood stated the Department of Community Affairs stated the reports can be updated.

Commissioner Wismer commented regarding the specific action items.

Public Comment:

None.

MOTION ITEM: Rob Hall made a motion to recommend the Mayor and Council accept the 2022 Comprehensive Plan Update, as submitted. Jeanne Rast seconded the motion. Motion Carried: 5-0.

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

Background:

CML Village Walk LLC c/o Miller Lowry requested 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.

Findings:

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.

In addition, 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.

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.

Public Comment:

None.

MOTION ITEM: Jeanne Rast made a motion to approve the subdivision request at 0 Willingham Drive and 0 South Central Avenue to separate the commercial parcel and grant the following waivers: (1) Waive concrete monument requirement, (2) waive the 5' of additional right of way requirement, (3) address any outstanding item outlined in the Engineer's report. Lucy Dolan seconded the motion. Motion carried: 5-0.

5.III. 3165 Old Jonesboro Road

Final Plat Review

Background:

Jonathan Love representing 3ELKSDESIGN, LLC requested 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.

Findings:

The subdivision will include three parcels (.13 acres, .15 acres, .20 acres). The proposed use of the property are single family residential lots.

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 for the 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.

Public Comment:

None.

MOTION ITEM: Miller Radford made a motion to approve the final plat for 3165 Old Jonesboro Road and granting the following variances: (1) Relief for right of way requirement on Jackson Street and Old Jonesboro Road, (2) Waive the required sidewalk installation along Old Jonesboro Road, (3) Waive the required concrete monument installation, (4) Address outstanding items in the Planner's report, and (5) Address outstanding items in the Engineer's report. Rob Hall seconded the motion. Motion carried: 5-0.

5.IV. 3419 Hamilton Avenue

Site Plan Review

Background:

David W Cook requested 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.

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.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Commissioner Hall expressed concerns regarding development in Hapeville and the current price points.

Public Comment:

None.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3419 Hamilton Avenue subject to the deficiencies outlined in the Planner's report. Rob Hall seconded the motion. Motion carried: 5-0.

5.V. 3299 Sims Street

Site Plan Review

Background:

David W. Cook requested 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.

Findings:

The project includes demolition of the existing structure and construction of a new single 2,297 SF, 3-bedroom 2.5-bathroom single-family dwelling with a 504 SF detached garage. The building height has 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.

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.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Public Comment:

None.

MOTION ITEM: Leah Davis made a motion to approve the site plan request for 3299 Sims Street provided the applicant addresses the deficiencies outlined in the Planner's report and add a front walkway to the street not driveway. Rob Hall seconded the motion. Motion carried: 5-0.

5.VI. 651 North Avenue

Site Plan Review

Background:

David W. Cook requested 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.

Findings:

The project includes construction of 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. 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 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.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Public Comment:

None.

MOTION ITEM: Rob Hall made a motion to approve the site plan review for 651 North Avenue provided the applicant address the following deficiencies: (1) Address all outstanding items in the Planner's report, (2) Remove the chain link fence, and (3) Correct the project data sheet. Motion carried: 5-0.

5.VII. 3309-3345 Dogwood Drive

Preliminary Plat Review

Background:

Green River Construction Georgia, LLC requested 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. The applicant requested to defer their application until the next Planning Commission meeting.

MOTION ITEM: Rob Hall made a motion to table the preliminary plat review for 3309-3345 Dogwood Drive until Tuesday, August 9, 2022. Lucy Dolan seconded the motion. Motion carried: 5-0.

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

Background:

Green River Construction Georgia, LLC requested 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.

The applicant requested to defer their application until the next Planning Commission meeting.

MOTION ITEM: Leah Davis made a motion to table the site plan review for 3309-3345 Dogwood Drive until Tuesday, August 9, 2022. Lucy Dolan seconded the motion. Motion carried: 5-0.

6. Next Meeting Date – August 9, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:00 p.m. Leah Davis seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

22-PC-07-3D

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION 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 [REDACTED]

Address/Location of Property:

See exhibit A

Present Zoning Classification: UV

Present Land Use: Residential

Parcel ID #: See Exhibit A

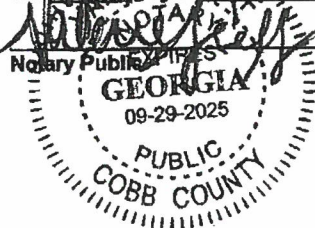
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any 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.

[Signature]
Applicant's signature

Date: 6/14/2022

Sworn to and subscribed before me

This 14th day of June, 20 22



**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.

**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 THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: Green River Construction, LLC

Address of Applicant: 5775 Glenridge

Telephone of Applicant: _____

DocuSigned by:
Miller Lowry
328D57C88A11438
Signature of Owner

Miller Lowry
Print Name of Owner

Personally Appeared Before Me this 14th day of June, 2022.
Valerie A. Seff
Notary Public



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

BS

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.

BS

Date, approximate north point and graphic scale.

BS

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.

BS

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

BS

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

BS

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

BS

The acreage of the land to be subdivided.

BS

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: Breanna Lee

Date 6/14/2022

Exhibit "A"

3319 Dogwood Drive
Parcel ID:
14009800160113

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 as 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.

Issuing Office File No.: 21-2329CM

3327 Metropolitan
Parkway a.k.a
Dogwood Drive

Parcel ID:
14009800160121

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 65 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 282.7 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 Mableton, Fulton County, Georgia.

Issuing Office File No.: 21-2330CM

Exhibit "A"

3309 Dogwood Drive
Parcel ID:
14 009800160165

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

Exhibit "A"

Tract 2 -> O Stewart Ave aka
3345 Dogwood Drive
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

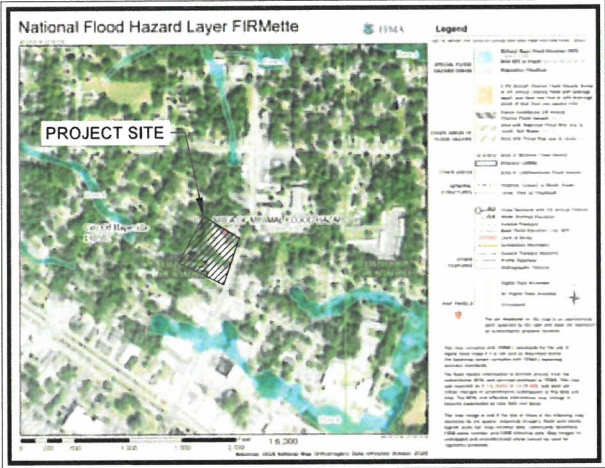
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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 GLENDRIDGE 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

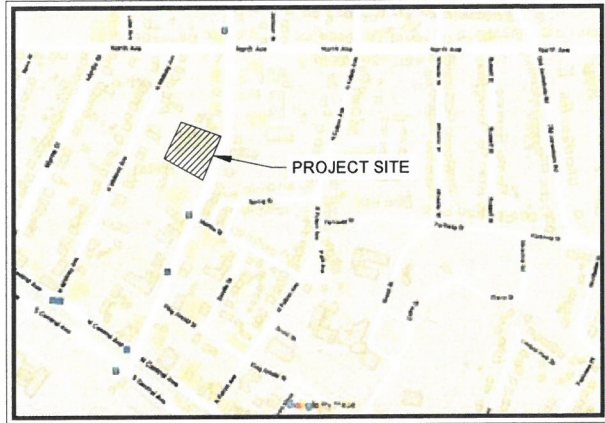
PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.80 ACRES

PROJECT NARRATIVE

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 PROJECT AND CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN RELIANCE ON THE 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 ANY OTHER REQUIREMENTS FOR ANY APPROPRIATE OPERATIONS OR CONSTRUCTION ACTIVITIES MAY BE REQUIRED. IF ANY ADDITIONAL PERMITTING HAS 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 DOES NOT IMPLY THAT THE PROJECT WILL BE IN COMPLIANCE WITH ALL APPLICABLE APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

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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**MONTE HEWITT
HOMES**
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

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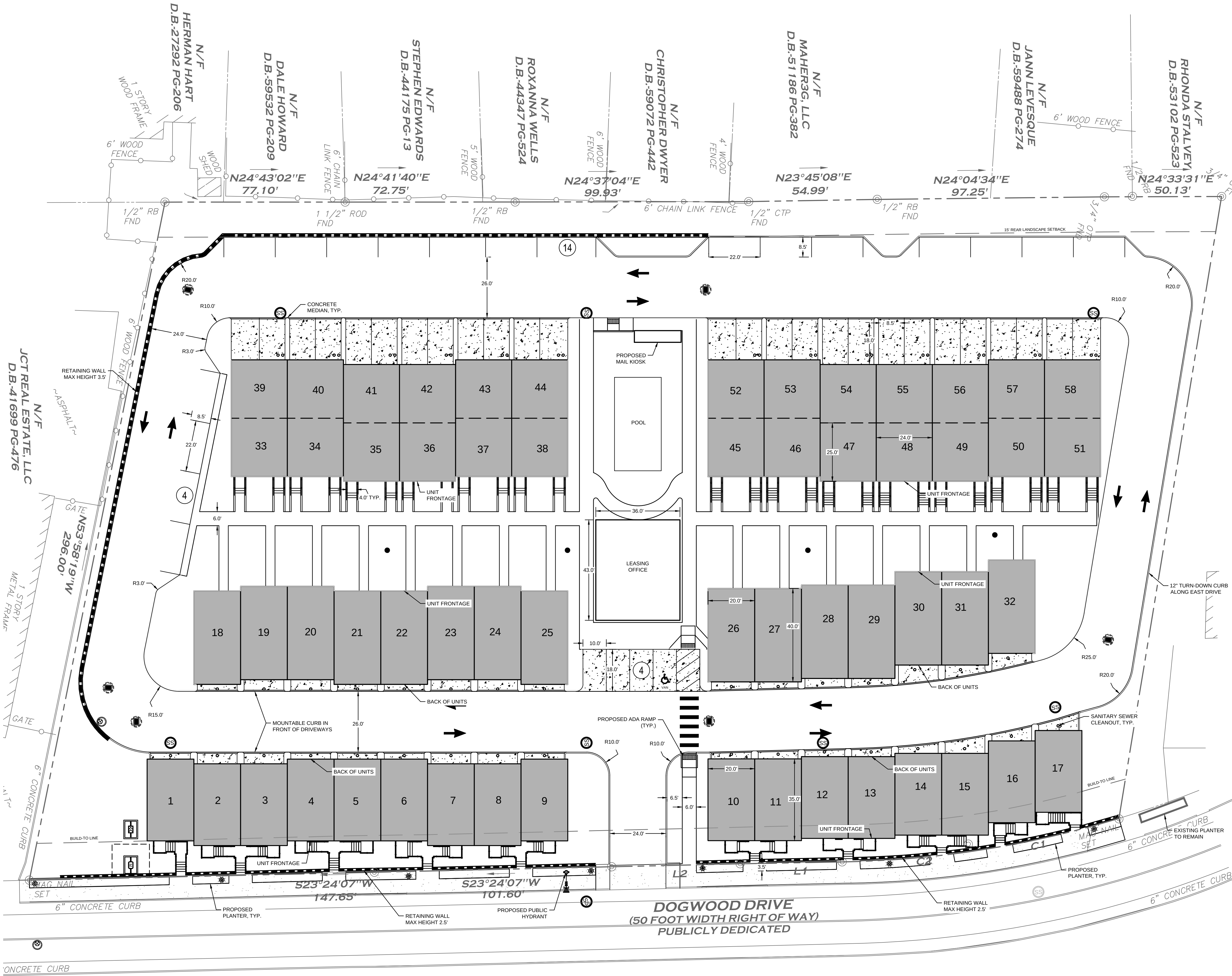
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800150139

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



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)	64 SPACES
GARAGE	52 SPACES
TANDEM	21 SPACES
SURFACE	1 SPACES
HANDICAP	

- SITE NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - 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
- PARKING COUNT

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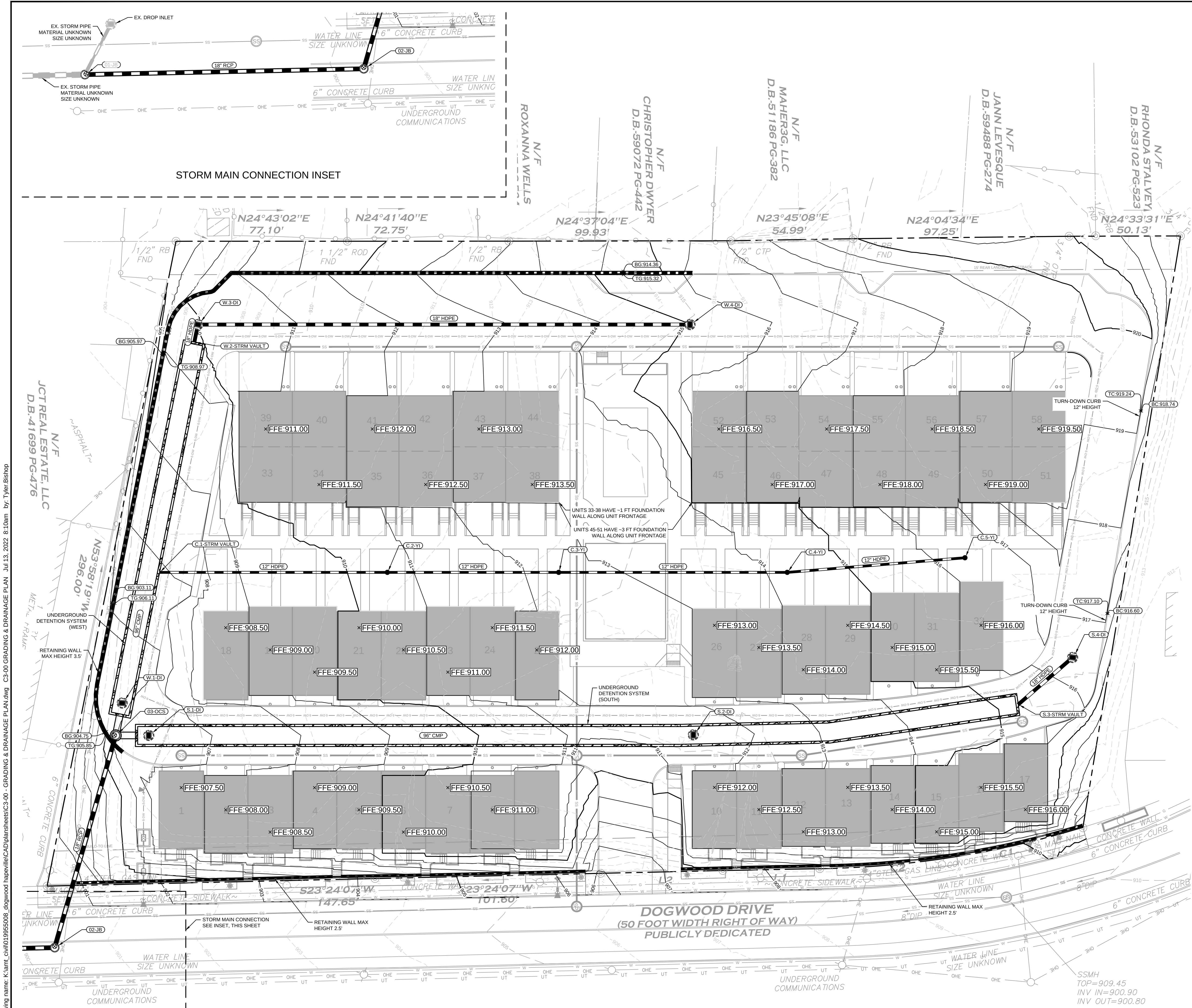
MONTE HEWITT HOMES

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ATLANTA, GA 30328
PHONE: 404.981.0880

DOGWOOD HAPEVILLE

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160339

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



- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 2.98 ACRES
DISTURBED AREA: 2.80 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - 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.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - 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.
 - 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.
 - 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.
 - 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.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - 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.
 - 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
 - 945.00 PROPOSED TOP GRADE AT WALL
 - 945.00 PROPOSED BOTTOM GRADE AT WALL
 - 945.00 PROPOSED TOP OF STAIR GRADE
 - 945.00 PROPOSED BOTTOM OF STAIR GRADE
 - 945.00 PROPOSED HIGH POINT GRADE
 - 945.00 PROPOSED LOW POINT GRADE
 - 945.00 PROPOSED TOP OF CURB GRADE
 - 945.00 PROPOSED BOTTOM OF CURB GRADE
 - 945.00 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

GRAPHIC SCALE IN FEET

0 10 20 40

STORM MAIN CONNECTION INSET

EX. STORM PIPE MATERIAL UNKNOWN SIZE UNKNOWN

EX. DROP INLET

WATER LINE SIZE UNKNOWN

6" CONCRETE CURB

18" RCP

1/2" RB FND

1 1/2" ROD FND

1/2" CTP FND

1/2" RB FND

18" HDPE

12" HDPE

96" CMP

36" CIP

3" S1-DI

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Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plans\sheet\1-00 - LANDSCAPE PLAN.dwg Jul 13, 2022 1:46pm by: Catherine.Henderson



TREE PROTECTION LEGEND

- X TREE TO BE REMOVED
- (X) SPECIMEN TREE TO BE REMOVED
- TREE TO BE PROTECTED

Kimley»Horn

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817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

PREPARED FOR

MONTE HEWITT HOMES

5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

NO.	DATE	BY
1	07/12/2022	TGB

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 CLH

DESIGNED BY CLH/EHS

REVIEWED BY EHS

DATE 07/12/2022

PROJECT NO. 019955008

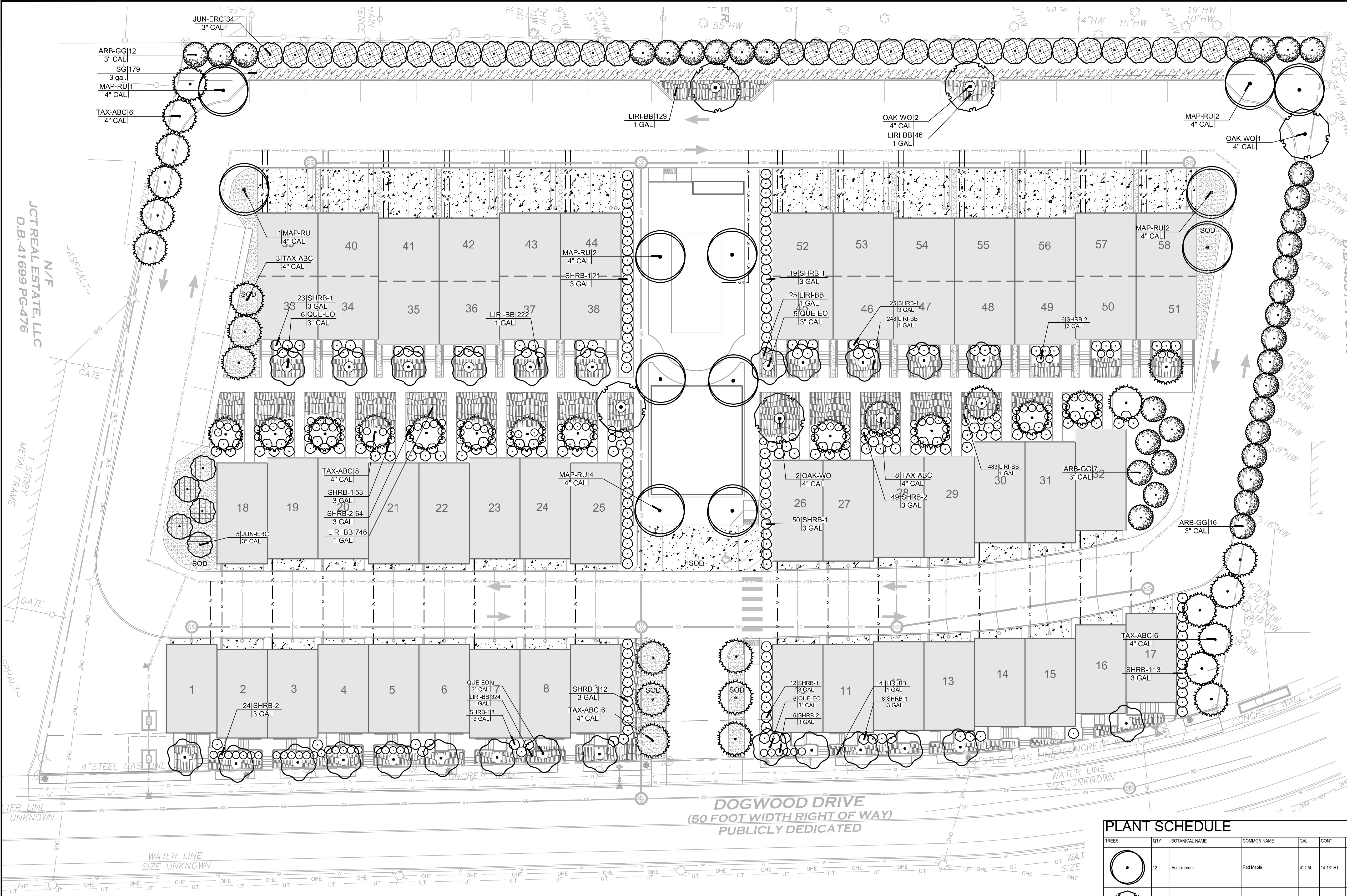
TITLE

TREE SAVE PLAN

SHEET NUMBER

L1-00

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT Jul 13, 2022 1:46pm by: Catherine Henderson



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

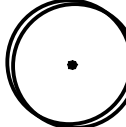
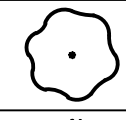
LANDMARK TREE REQUIREMENTS:

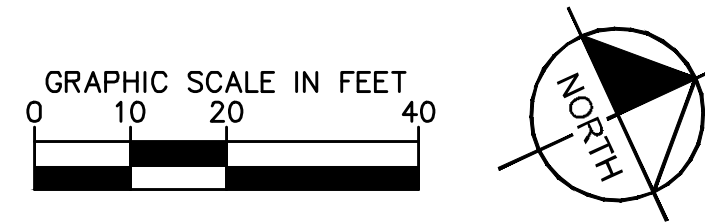
1:1 REPLACEMENT REQUIRED
TOTAL LANDMARK INCHES TO BE REMOVED = 383"
218" REPLACEMENT INCHES PROVIDED
165' X \$200 RECOMPENSE = \$33,000 FEE OWED*

*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.					
	148		SHRUBS/HERBACEOUS	3 GAL				DENSE FOLIAGE	
	244		SHRUBS/HERBACEOUS	3 GAL				DENSE FOLIAGE	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	2,384	Lirioden muscarum 'Big Blue'	Big Blue Lilyturf	1 GAL			18" o.c.	DENSE FOLIAGE	
	179	Shrub/Ground Cover	Shrub/Ground Cover	3 gal.			36" o.c.		



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PREPARED FOR
MONTE HEWITT HOMES
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680

NO.	DATE	BY	DESCRIPTION
1	07/12/2022	TGB	SITE PLAN APPLICATION
2			ISSUANCE AND REVISION DESCRIPTIONS

PROJECT
DOGWOOD HAPEVILLE
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 339

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



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATIONS



8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDDESIGN.COM

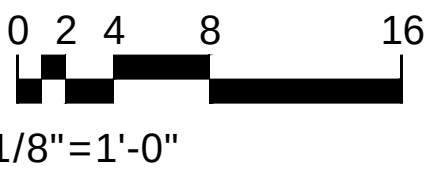
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20X45 TOWNHOUSE
STREETSCAPES

JUNE -2022

HAPEVILLE
HAPEVILLE, GA

JUNE- 2022
MHH032A



A2

Hapeville-Streetscapes



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATIONS



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P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDDESIGN.COM

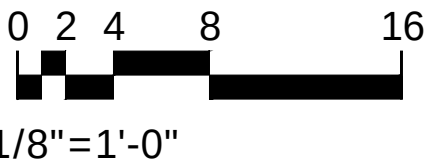
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20X35 TOWNHOUSE
STREETSCAPES

JUNE -2022

HAPEVILLE
HAPEVILLE, GA

JUNE- 2022
MHH032A



A2



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATIONS



8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDDESIGN.COM

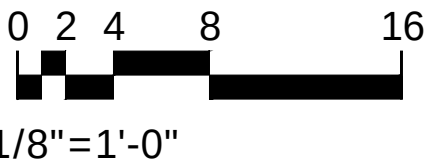
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24' BACK TO BACK
STREETSCAPES

JUNE -2022

HAPEVILLE
HAPEVILLE, GA

JUNE- 2022
MHH032A



A1



Department of Planning & Zoning
PLANNER'S REPORT

DATE: August 30, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 3327 Dogwood Drive, 3309 Dogwood Drive, 3335 Dogwood Drive, 0 Dogwood Dr (2 Parcels)

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. Proposed are 7 buildings and an amenity area.

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.
There is no compass rose (north arrow) on the 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.

Meets requirements

- h. Location map showing the relationship of subdivision to area.

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.
- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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

- (a) *Streets.*

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

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. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- (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 north arrow/compass rose should be added to the plat.

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.

August 22, 2022

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

Re: 3335 Dogwood Drive
3309-3335 Dogwood Drive
Preliminary Plat Review No. 2
K&W Ref. No. 221051.20

Dear Ms. Senter:

As requested, I have reviewed the preliminary plat for the 3335 Dogwood Drive multi-family site to be located on a total of 2.98 acres on the west side of Dogwood Drive, within a U-V and V Zoning District. This review is for compliance with the preliminary plat requirements of Chapter 90 of the City ordinances. The re-submittal was received on August 10, 2022. The plans were prepared by Lowery & Associates Land Surveying, LLC, under the Land Surveyor seal of Mitchell Lowery. With reference to my letter dated July 28, 2022, my comments are as follows:

1. Comment addressed by the re-submittal with the 15 foot buffer shown along the rear boundary and the opaque wall shown on the concept plan drawing.
2. Comment not addressed by the re-submittal. With some tracts shown within a U-V zoning and other tracts shown as V zoning, it is not clear what zoning will apply to the overall parcel.
3. Comment addressed by the re-submittal.
4. Comment not addressed by the re-submittal. The preliminary plat should include contours at intervals not exceeding 5 feet per Section 90-1-2(e)(2) f of the City Code.
5. Comment partially addressed by the re-submittal. The preliminary plat should include a north arrow.
6. Comment not addressed by the re-submittal. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems should be included on the Preliminary Plat.

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.

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 # [REDACTED]

Address/Location of Property: See Exhibit A

Parcel I.D. # (INFORMATION MUST BE PROVIDED): [REDACTED]

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

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) [REDACTED]

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.

Bruce J. [Signature]
Applicant's signature

Date: 6/14/2022

Sworn to and subscribed before me

This 4th day of June, 2022
[Signature]
Notary Public



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

WRITTEN SUMMARY

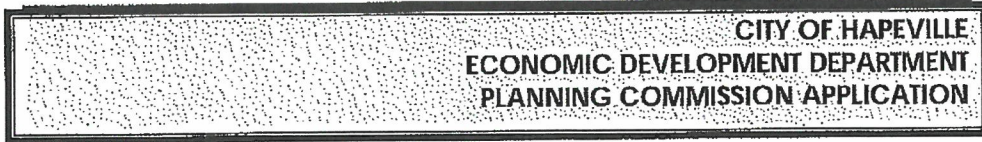
In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

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 demolishing 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 20x35 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.



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



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)

BQ

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.

BQ

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

BQ

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.

BQ

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).

BS

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.

BS

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.

BS

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

BS

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).

BS

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.

BS

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.

BS

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.

BS

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.

B8

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

B2

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

B3

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

B3

Site area (square feet and acres).

B3

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.

B4

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

B1

Total floor area ratio and/or residential density distribution.

B1

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

B8

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: Brian J. Jansen
Date 6/14/2022

Exhibit "A"

3319 Dogwood Drive
Parcel ID:
14009500160113

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 1310 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.

Issuing Office File No.: 21-2329CM

3327 Metropolitan
Parkway aka
Dogwood Drive

Parcel ID:
14009800160121

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 282.7 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 Mableton, Fulton County, Georgia.

Issuing Office File No.: 21-2330CM

Exhibit "A"

3309 Dogwood Drive
Parcel ID:
14 0098 00160105

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

Exhibit "A"

Tract 2 → 0 Stewart Ave aka
3345 Dogwood Drive
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

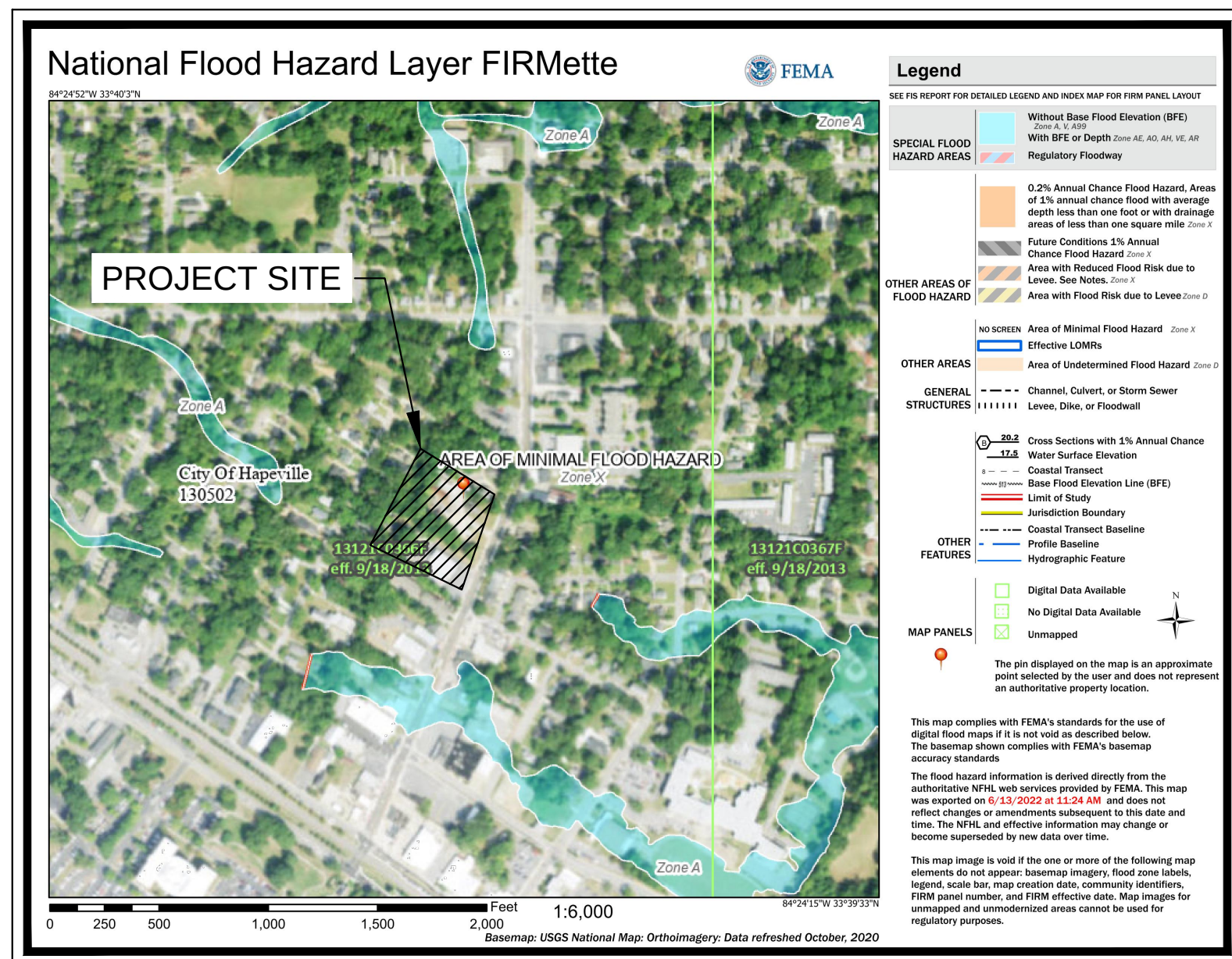
Hapeville Density Tabulations

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							58		118,070

TOTAL	
Total Units	58
Total FAR Permitted (2.98 ac @ 1.0 FAR)	129,809
Total Residential FAR Provided	0.910

CIVIL CONSTRUCTION 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 HEWETT 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 = 2.98 ACRES

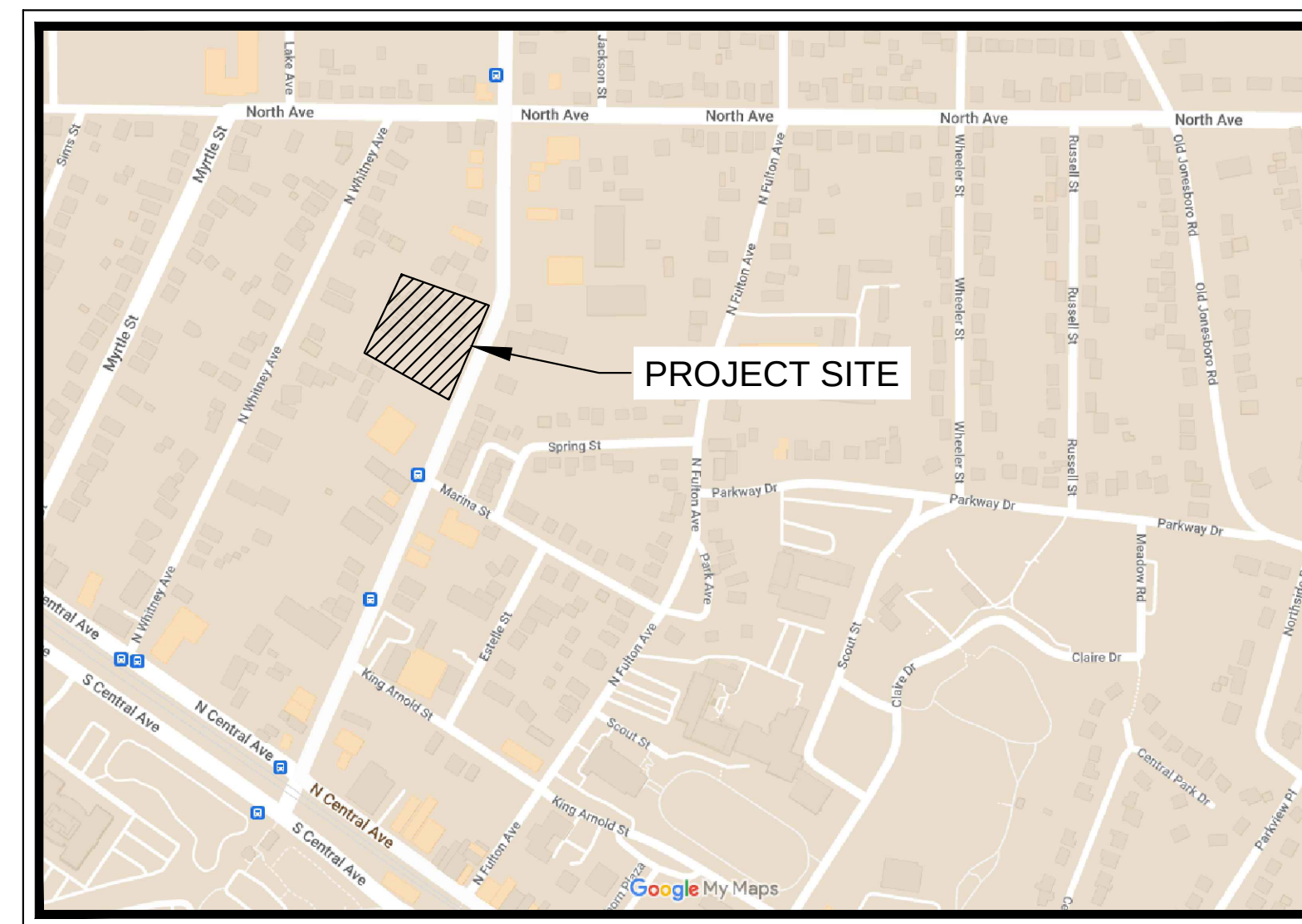
PROJECT NARRATIVE:

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 2.98 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.

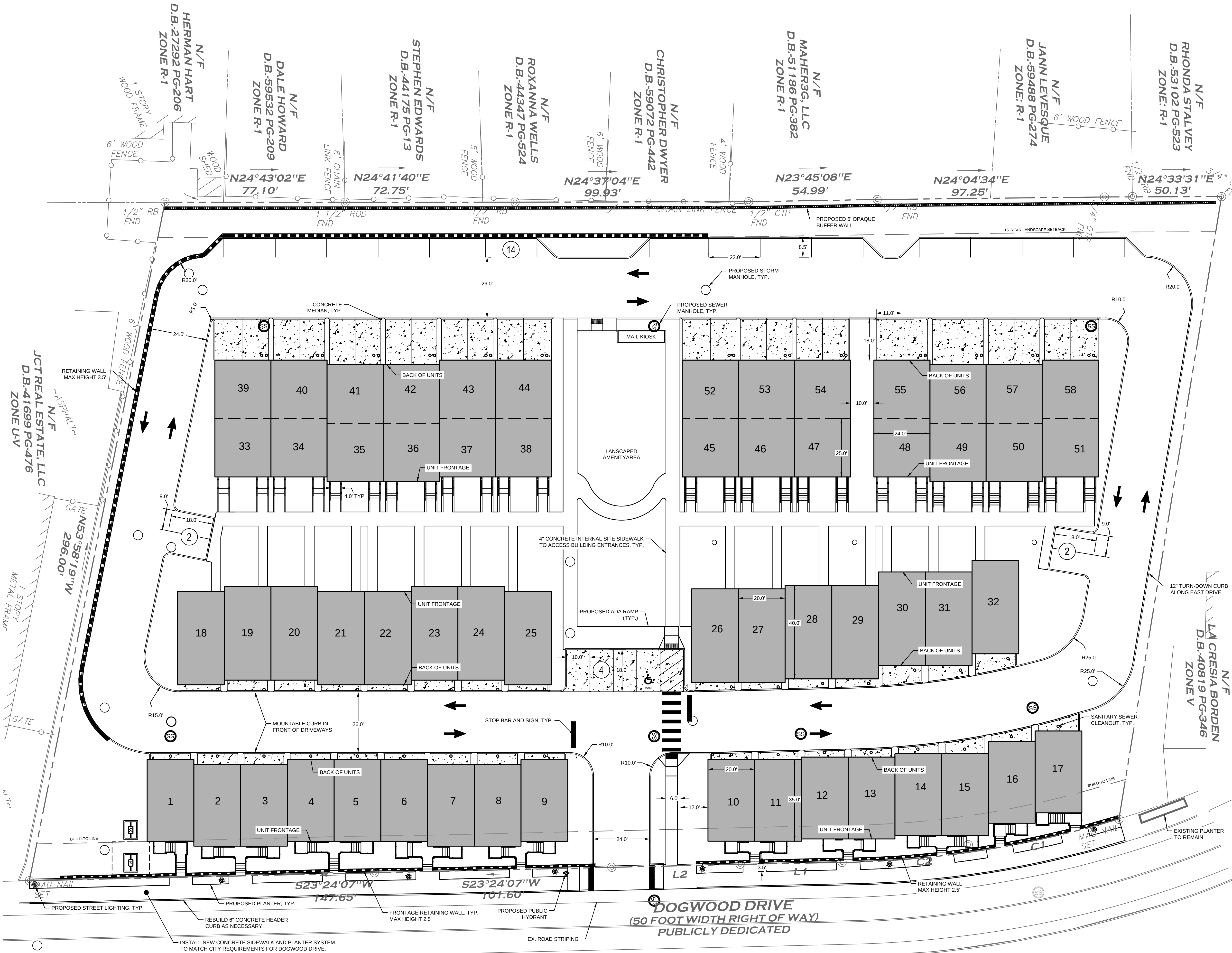


VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
C0.00	CIVIL COVER SHEET
--	SITE SURVEY (BY OTHERS)
C2.00	SITE PLAN
C2.10	SITE DETAILS
C3.00	GRADING & DRAINAGE PLAN
C4.00	UTILITY PLAN
C5.10	EROSION CONTROL PLAN PHASE 1
C5.20	EROSION CONTROL PLAN PHASE 2
C5.30	EROSION CONTROL PLAN PHASE 3
L1.00	TREE SAVE PLAN
L1.01	CONCEPT LANDSCAPE PLAN





DEVELOPMENT SUMMARY:			
SITE SUMMARY:			
CURRENT ZONING:	U-V (URBAN VILLAGE)		
SITE AREA	2.98	ACRES	(129,898 SF)
DISTURBED AREA	2.98	ACRES	
BUILDING COVERAGE	0.91	ACRES	(39,500 SF)
PARKING COVERAGE	0.10	ACRES	(4,170 SF)
LOADING COVERAGE	0.00	ACRES	
DRIVEWAY COVERAGE	0.17	ACRES	(7,400 SF)
PAVED PARKING/CIRCULATION	1.00	ACRES	(43,500 SF)
OPEN SPACE	0.56	ACRES	
LANDSCAPED RECREATION	0.39	ACRES	
0.19	ACRES		
BUILDING FOOTPRINT	700 SF		
20 X 35	800 SF		
20 X 40	1200 SF (600 SF EACH)		
BACK-TO-BACK			
FAR PERMITTED	129,898 SF (1.0 X AREA)		
FAR PROVIDED	118,070 SF (0.91 X AREA)		
TOTAL DENSITY	58 UNITS		
NET DENSITY	19.5 UNITS / ACRE		
MAX ALLOWABLE	40 UNITS/ACRE		
BUILDING SETBACK			
FRONT (BUILD-TO-LINE)	0'-X-15 FT		
SIDE	5 FT		
REAR	15 FT		
REQUIRED PARKING	58 SPACES (TOTAL)		
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)		
PROPOSED PARKING	138 SPACES (TOTAL)		
SINGLE FAMILY ATTACHED (58 UNITS)	64 SPACES		
GARAGE	52 SPACES		
TANDEM	21 SPACES		
SURFACE	1 SPACES		
HANDICAP			

- SITE NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - STANDARD PARALLEL PARKING SPACES ARE 8.5' X 22' (187 SF). STANDARD PERPENDICULAR PARKING SPACES ARE 9' X 18' (162 SF)
 - REFUSE COLLECTION BINS WILL BE ALLOTTED TO EACH TOWNHOME. NO COMMUNAL DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.
 - ROAD PAVEMENT SECTION TO BE DETERMINED UPON RECEIPT OF SITE GEOTECHNICAL REPORT.

SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	STANDARD DUTY CONCRETE SIDEWALK
	STANDARD DUTY CONCRETE PAVEMENT
	PARKING COUNT

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GRAPHIC SCALE IN FEET
0 10 20 40

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THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE: 404.555.1000
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MONTE HEWETT HOMES
5775 GLENRIDGE DR. BUILDING B, STE 100
ATLANTA, GA 30328
PHONE: 404.459.6080

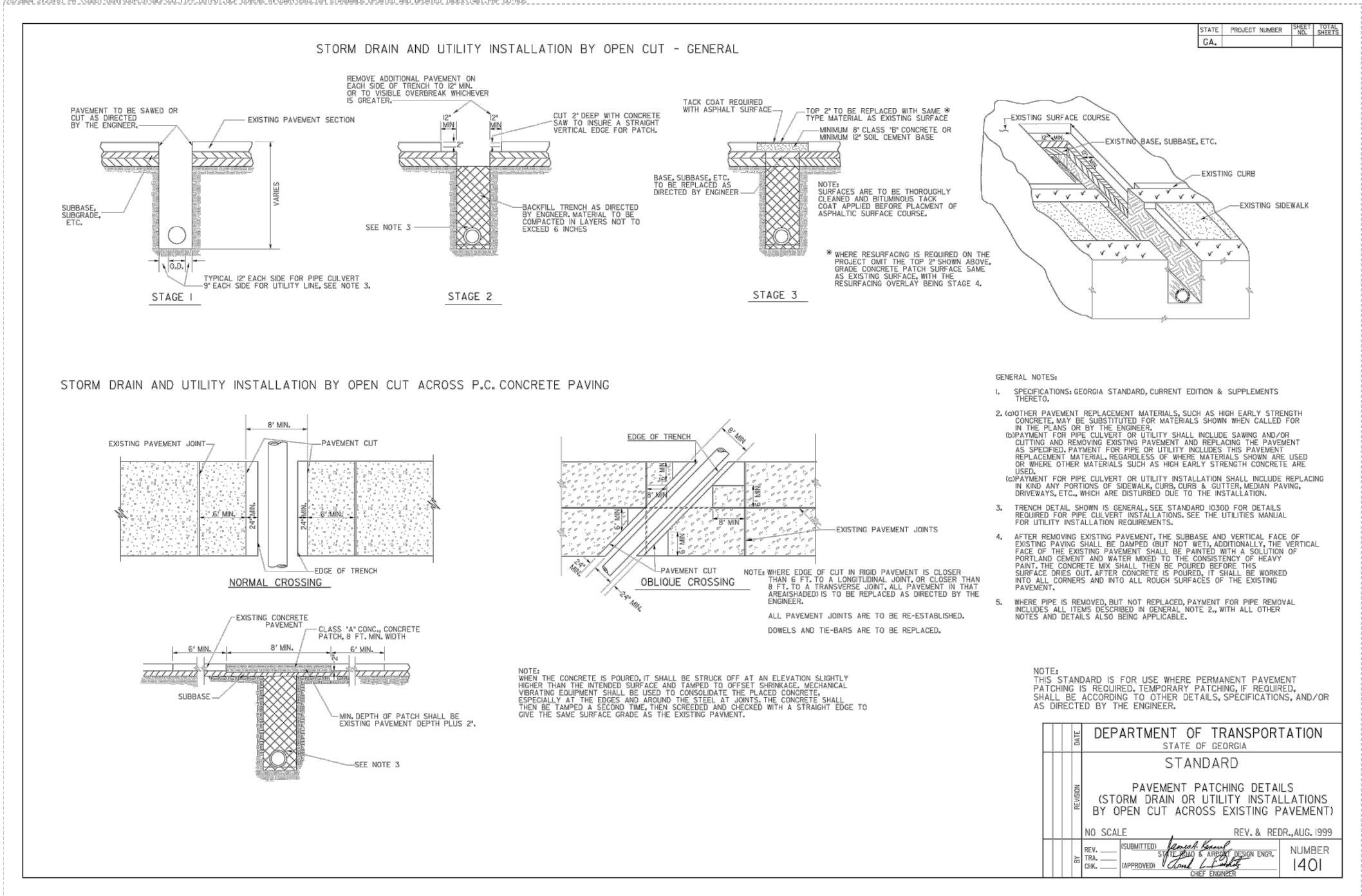
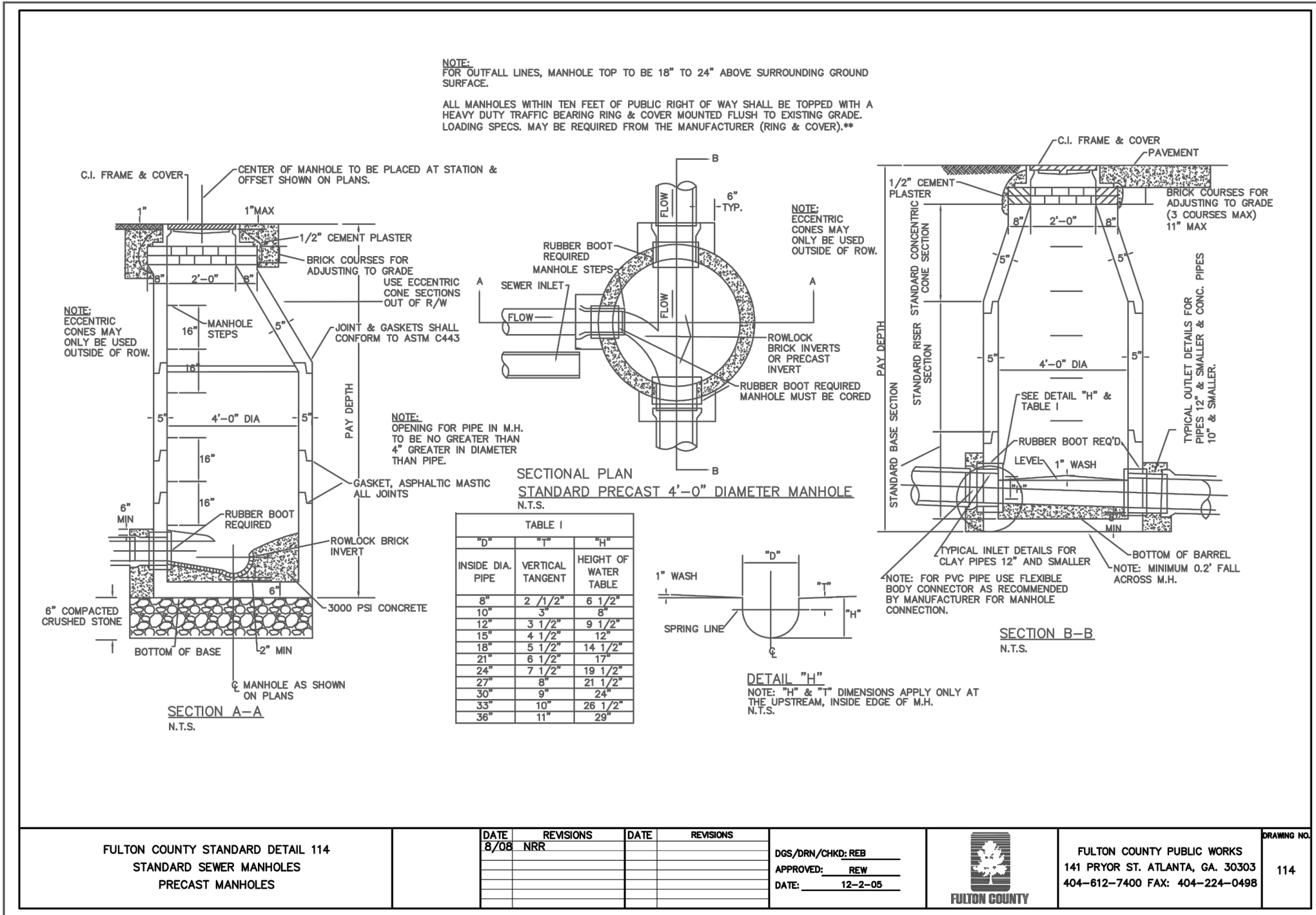
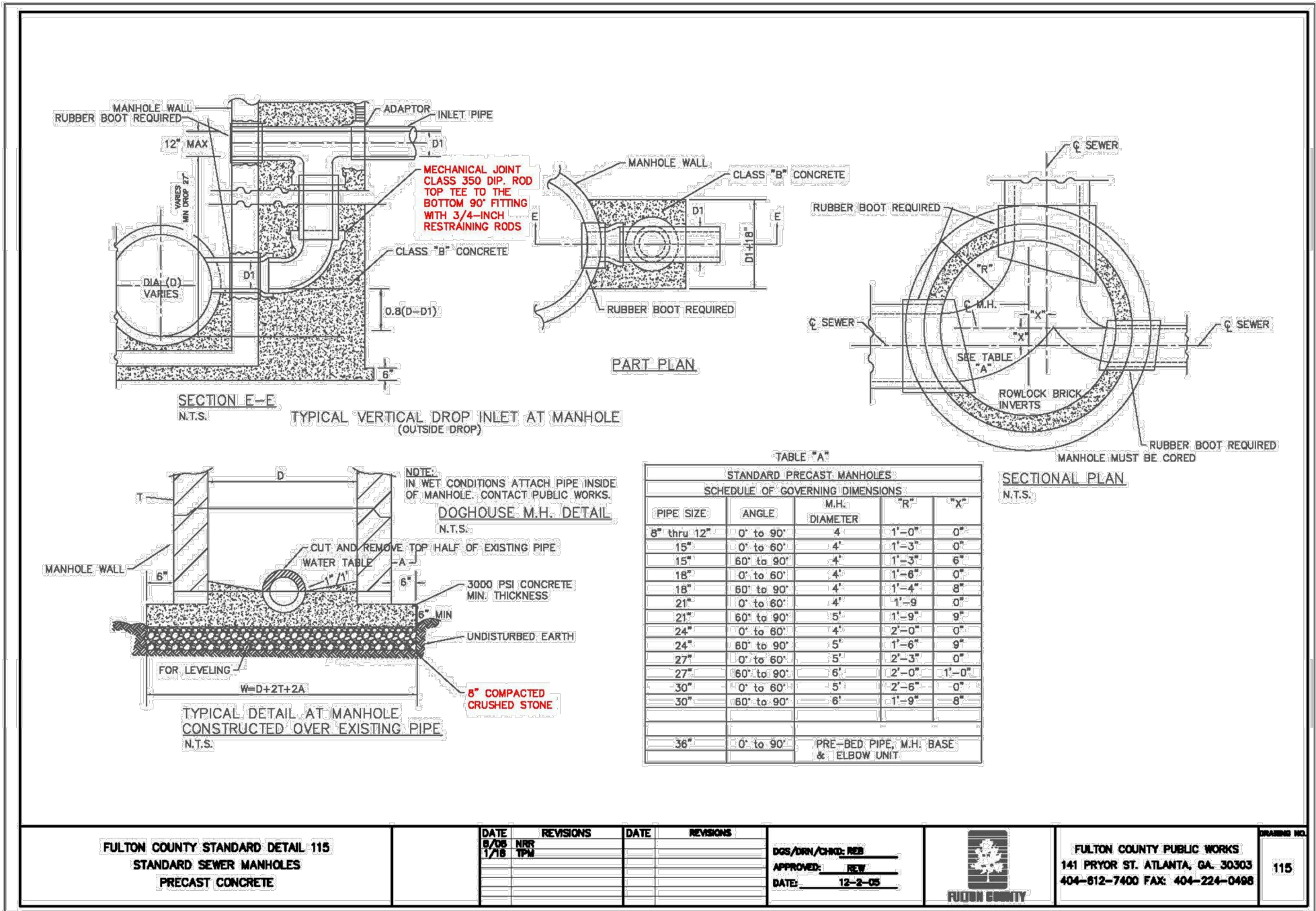
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160.39

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC NO. 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 08/09/2022
PROJECT NO. 019955008
TITLE
SITE PLAN
SHEET NUMBER
C2.00

Drawing name: K:\amt_civil\019955008_dogwood_hapeville\CAD\plansheets\C2-00 - SITE PLAN.dwg C2-10 SITE DETAILS Aug 05, 2022 4:08pm by: Tyler Bishop

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PHONE: 404.459.6080

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160.39

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Drawing name: K:\mnt_civil\019955008_dogwood_hapeville\CAD\plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING & DRAINAGE PLAN Aug 09, 2022 4:10pm by: Tyler Bishop

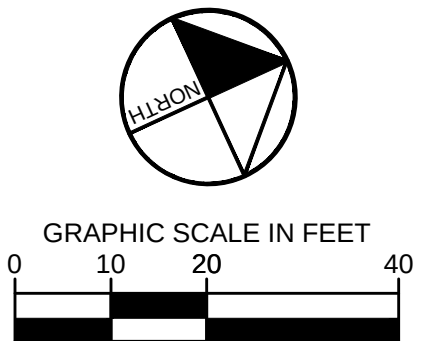


- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 2.98 ACRES
DISTURBED AREA: 2.98 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - 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.
 - 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.
 - 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.
 - 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.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - 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.
 - 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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5775 GLENRIDGE DR. BUILDING B, STE 100
ATLANTA, GA 30328
PHONE: 404.459.6080

NO.	DATE	BY	TGB
A	08/09/2022		

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160.39

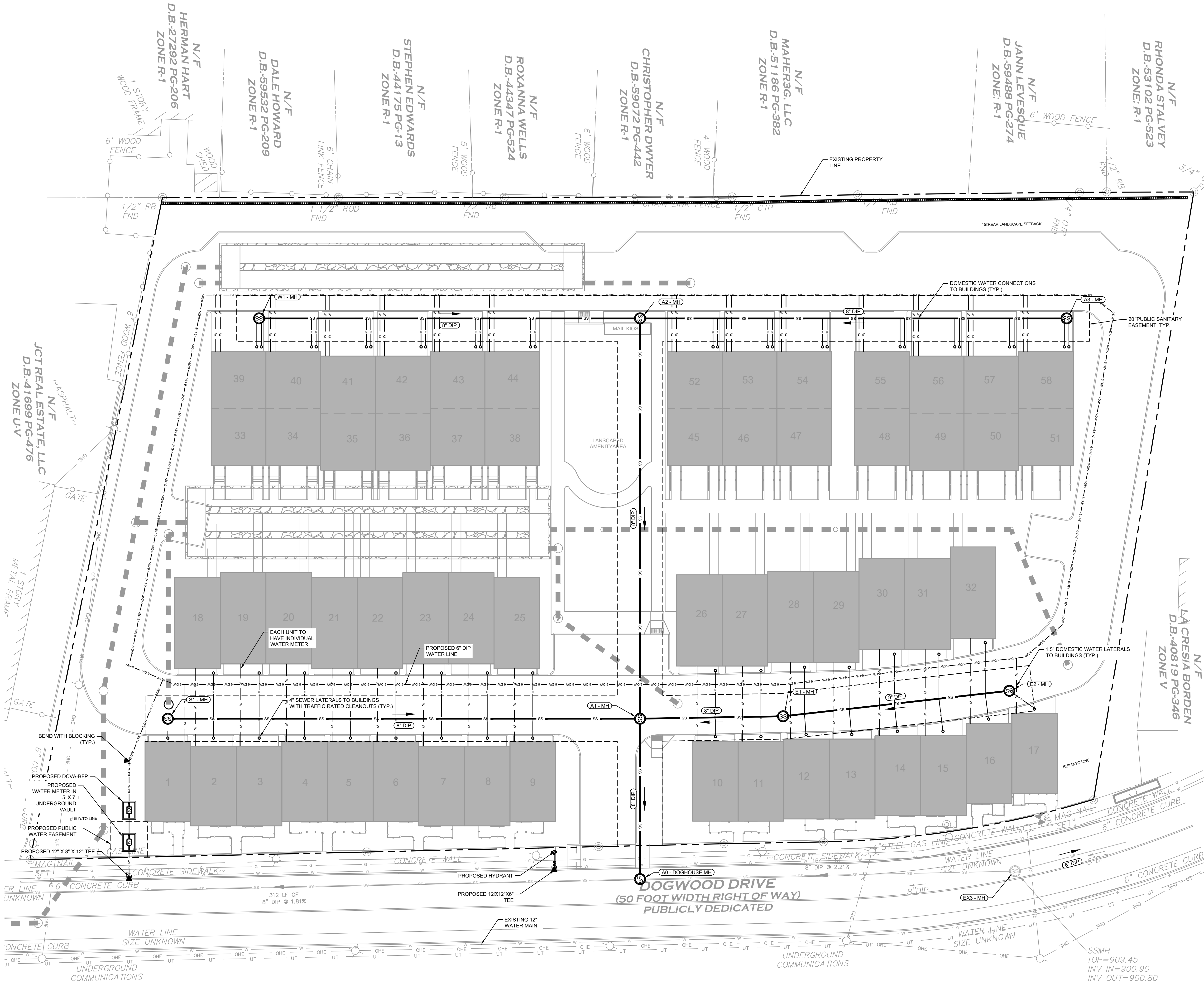
PRELIMINARY
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GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 08/09/2022
PROJECT NO. 019955008

GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.00

Drawing name: K:\mnt_civil\019955008_dogwood_hapeville\CAD\plansheets\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Aug 09, 2022 4:11pm By: Tyler Bishop



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

MONTE HEWETT HOMES
5775 GLENRIDGE DR. BUILDING B, STE 100
ATLANTA, GA 30328
PHONE: 404.459.6080

PREPARED FOR	DATE	BY
	08/09/2022	TGB
ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A PLANNING COMMISSION SUBMITTAL	08/09/2022	TGB

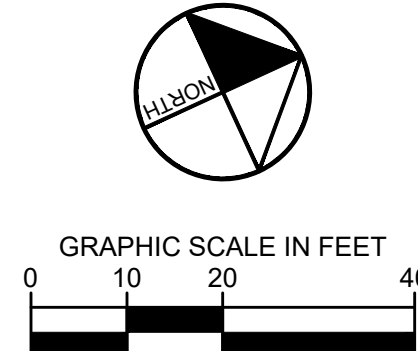
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160.39

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC NO. 0000077807
(LEVEL II)
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 08/09/2022
PROJECT NO. 019955008
TITLE

UTILITY PLAN
SHEET NUMBER
C4.00

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Drawing name: K:\ALP_LAP\01955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg Aug 09, 2022 4:15pm by Catherine Henderson



TREE PROTECTION LEGEND

X

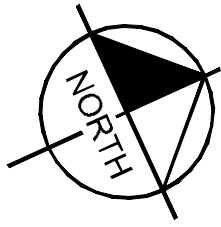
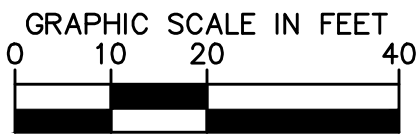
TREE TO BE REMOVED

X

SPECIMEN TREE TO BE REMOVED

•

TREE TO BE PROTECTED



PREPARED BY

Kimley»Horn

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PROJECT

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 00980016039

DESIGNED BY

CLH/EHS

DRAWN BY

CLH

REVIEWED BY

EHS

DATE

08/09/2022

PROJECT NO.

017313016

TITLE

TREE SAVE PLAN

SHEET NUMBER

L1-00

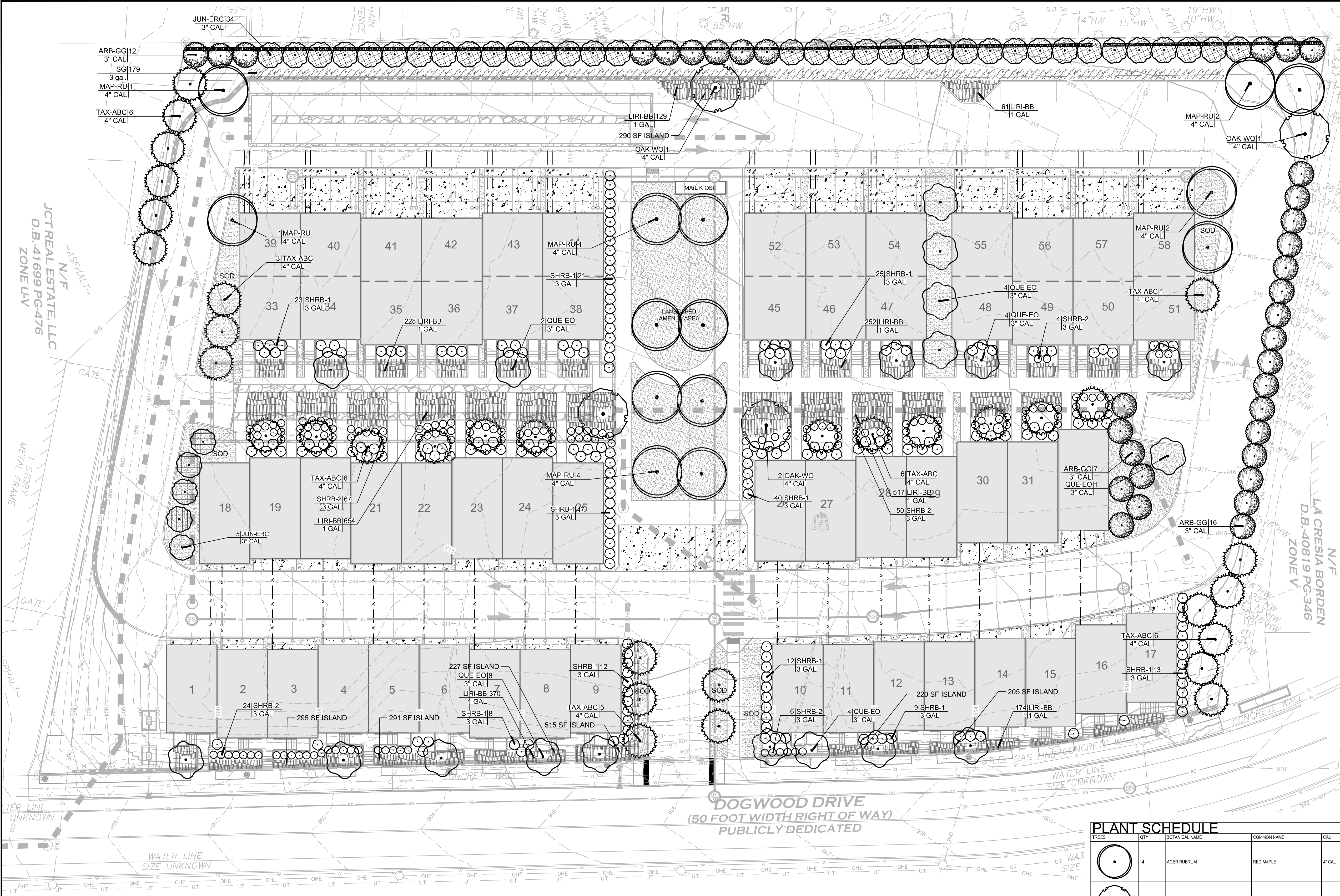
PREPARED FOR

MONTE HEWETT HOMES
5775 GLENRIDGE DR. BUILDING B, STE 100
ATLANTA, GA 30328
PHONE: 404.459.6080

ISSUANCE AND REVISION DESCRIPTIONS

No.	DATE	BY
A	08/09/2022	TGB

Drawing name: K:\ALP_LAP\019555008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT Aug 09, 2022 4:15pm by: Catherine Henderson



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

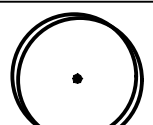
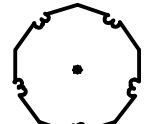
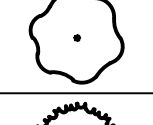
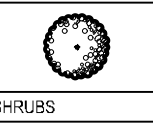
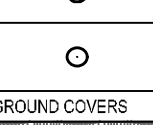
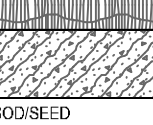
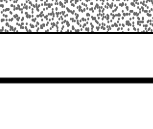
LANDMARK TREE REQUIREMENTS:

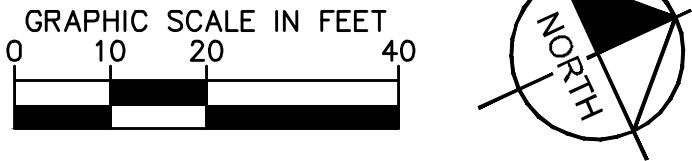
1:1 REPLACEMENT REQUIRED
TOTAL LANDMARK INCHES TO BE REMOVED = 383"
184" REPLACEMENT INCHES PROVIDED
199" X \$200 RECOMPENSE = \$39,800 FEE OWED*

*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	HEIGHT	SPRD	CONT	DETAIL	REMARKS	%
	14	ACER RUBRUM	RED MAPLE	4" CAL	14-16' HT	6-7' SPRD	B&B		STRAIGHT TRUNK, FULL HEAD	8%
	4	QUERCUS PHELLOS	WILLOW OAK	4" CAL	14-16' HT	6-7' SPRD	B&B		STRAIGHT TRUNK, FULL HEAD	4%
	20	QUERCUS ROBUR FASTIGATA	PYRAMIDAL ENGLISH OAK	3" CAL	12-14' HT	4-5' SPRD	B&B		STRAIGHT TRUNK, FULL HEAD	14%
	33	TAXODIUM DISTICHUM 'AUTUMN GOLD'	AUTUMN GOLD BALD CYPRESS	4" CAL	14-16' HT	6-7' SPRD	B&B		STRAIGHT TRUNK, FULL HEAD	23%
EVERGREEN TREES										
	38	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL	16-18' HT	6-7' SPRD	B&B		FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	27%
	36	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	3" CAL	16-18' HT	2-3' SPRD	B&B		FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	24%
SHRUBS										
	210		SHRUBS/HERBACEOUS	3 GAL	24"-36" HT.	18"-24"			DENSE FOLIAGE	TOTAL 100%
	151		SHRUBS/HERBACEOUS	3 GAL	24"-36" HT.	18"-24"			DENSE FOLIAGE	
GROUND COVERS										
	2,355	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL				18" o.c.	DENSE FOLIAGE	
	178	SHRUB/GROUND COVER	SHRUB/GROUND COVER	3 GAL				36" o.c.		
SOO SEED										
	QTY	BOTANICAL NAME	COMMON NAME	CONT						
	10,511 SF	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS	SOD					TIGHT JOINTS, ROLL ALL SOD SMOOTH	



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PREPARED FOR

MONTE HEWETT HOMES

5775 GLENRIDGE DR. BUILDING B, STE 100
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PHONE: 404.459.6080

PROJECT

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 39

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

1253

HARMON SMITH

GSWCC NO. (LEVEL II) 0000077807

DRAWN BY CLH

DESIGNED BY CLH/EHS

REVIEWED BY EHS

DATE 08/09/2022

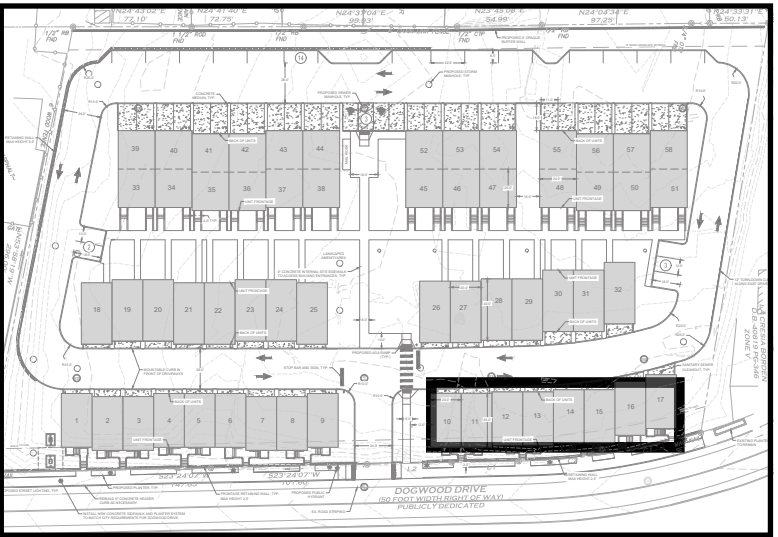
PROJECT NO. 017313016

TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-01



KEY PLAN



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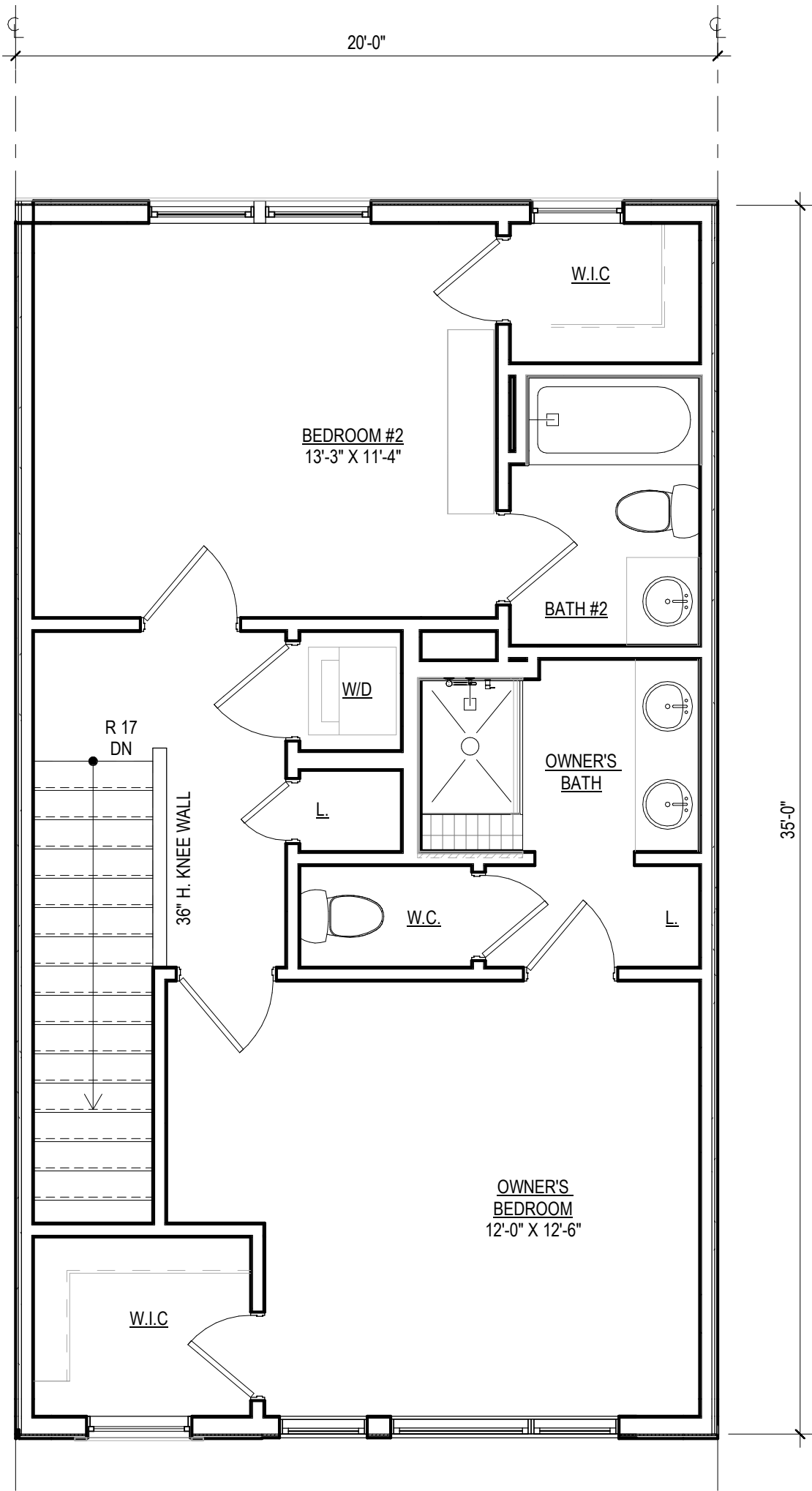


RIGHT SIDE ELEVATION

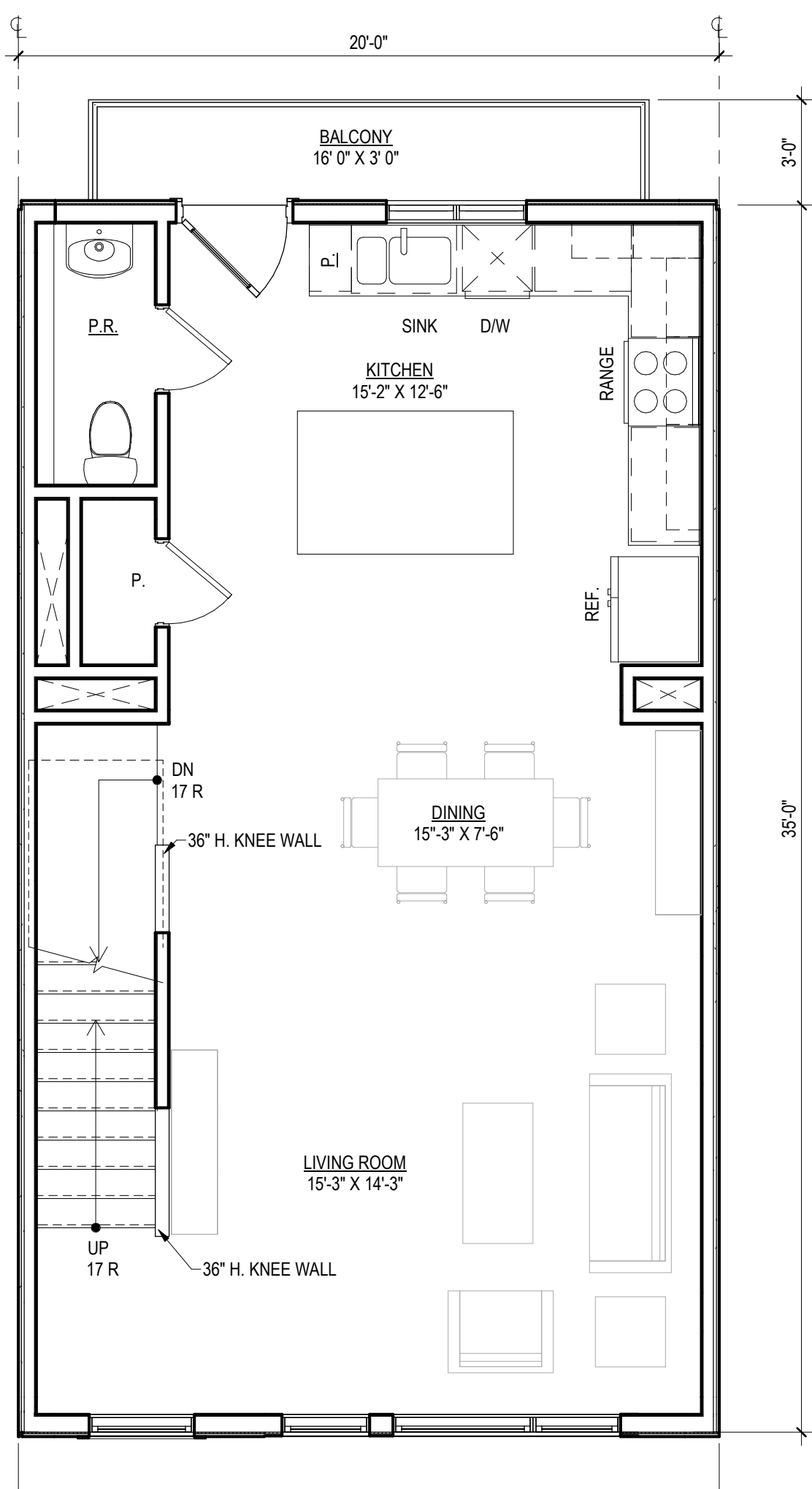


LEFT SIDE ELEVATION

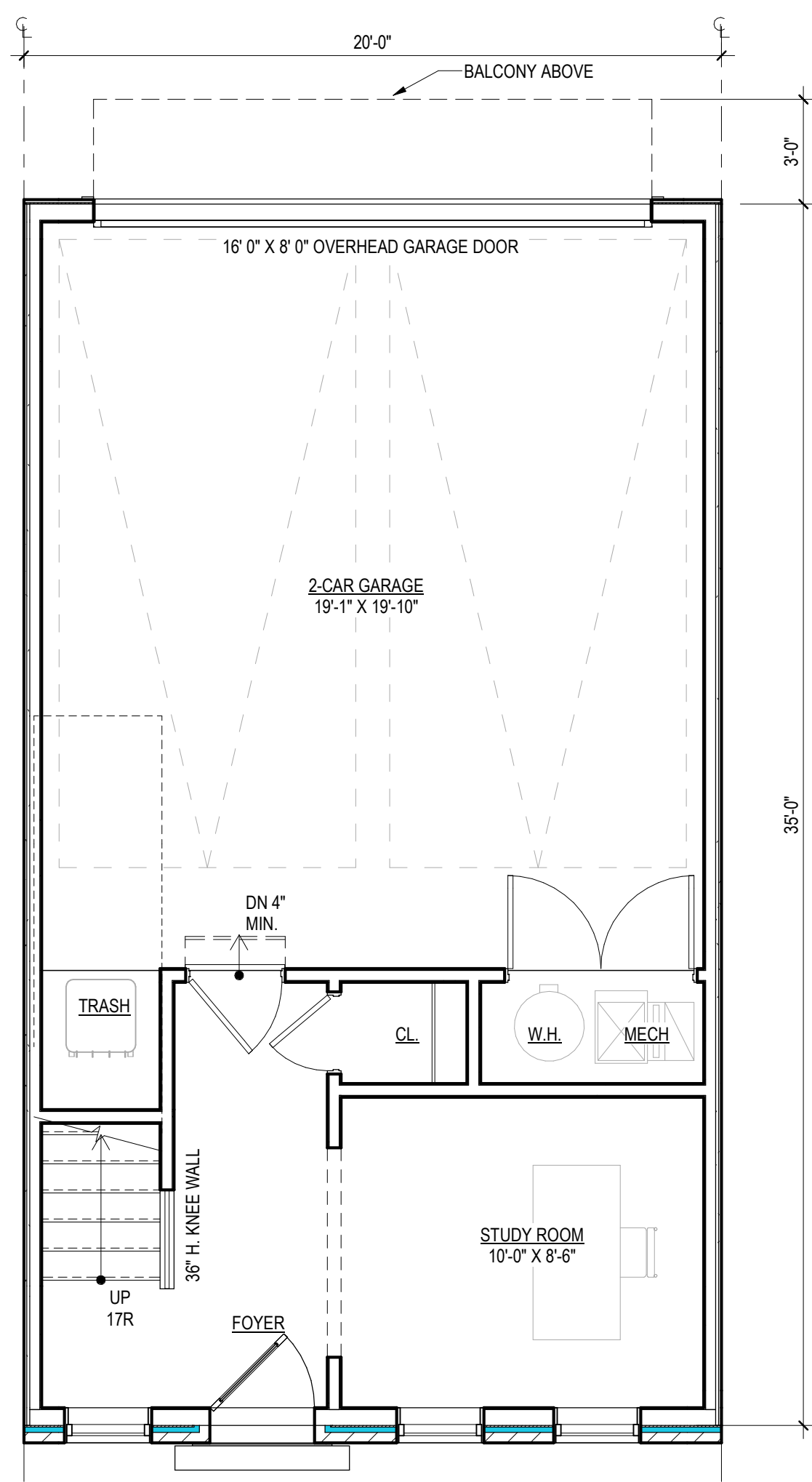
FRONT ELEVATIONS



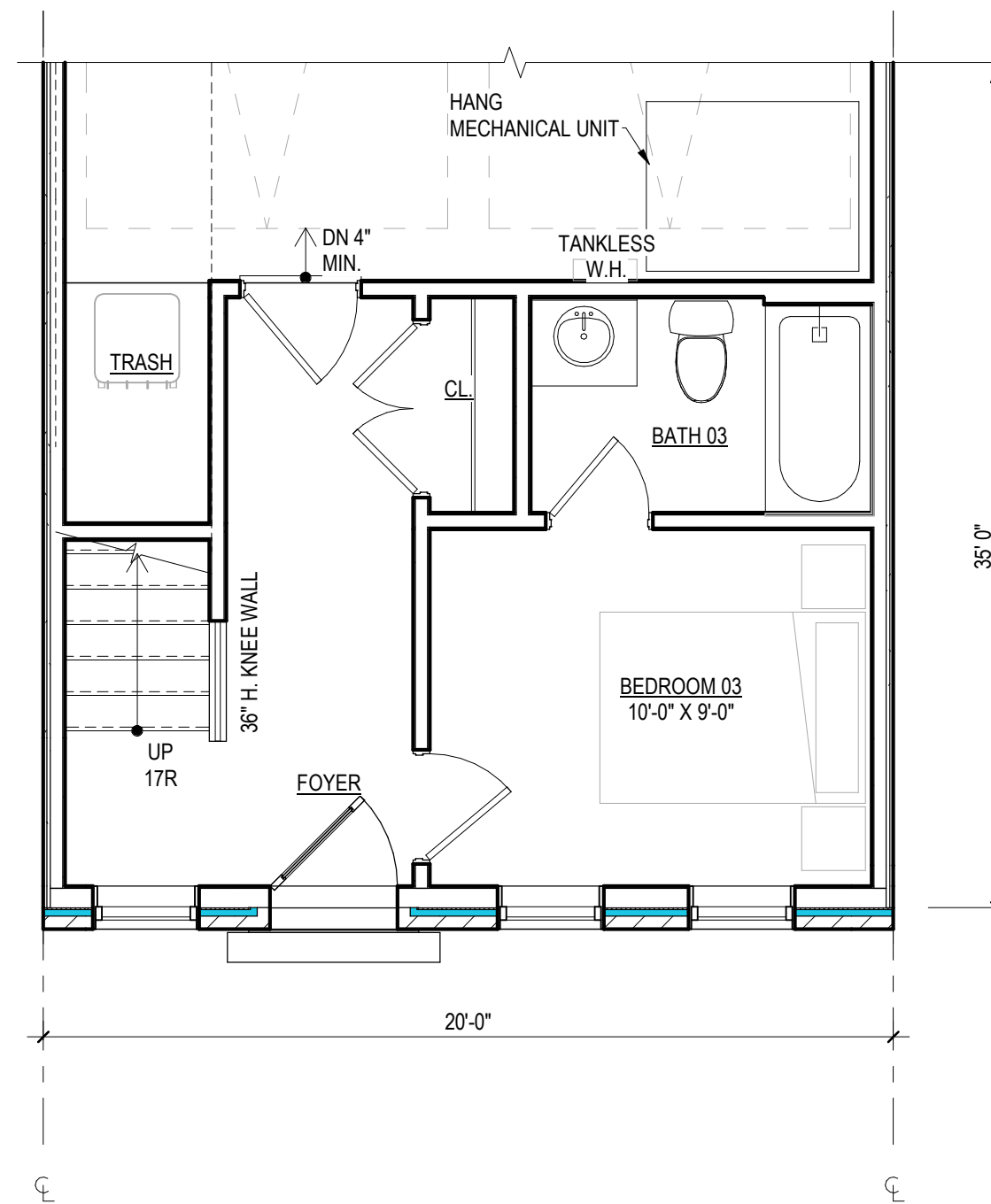
LEVEL 03
±700SQ FT



LEVEL 02
±669 SQ FT



LEVEL 01
±245 SQ FT



ALT. LEVEL 01 (3 BDR OPTION)
±271 SQ FT

UNIT MIX

UNIT TYPE	UNIT A	UNIT A - ALT
LEVEL 01	245 SQ FT	271 SQ FT
LEVEL 02	669 SQ FT	669 SQ FT
LEVEL 03	700 SQ FT	700 SQ FT
TOTAL	1,614 SQ FT	1,640 SQ FT



KEY PLAN



REAR ELEVATION

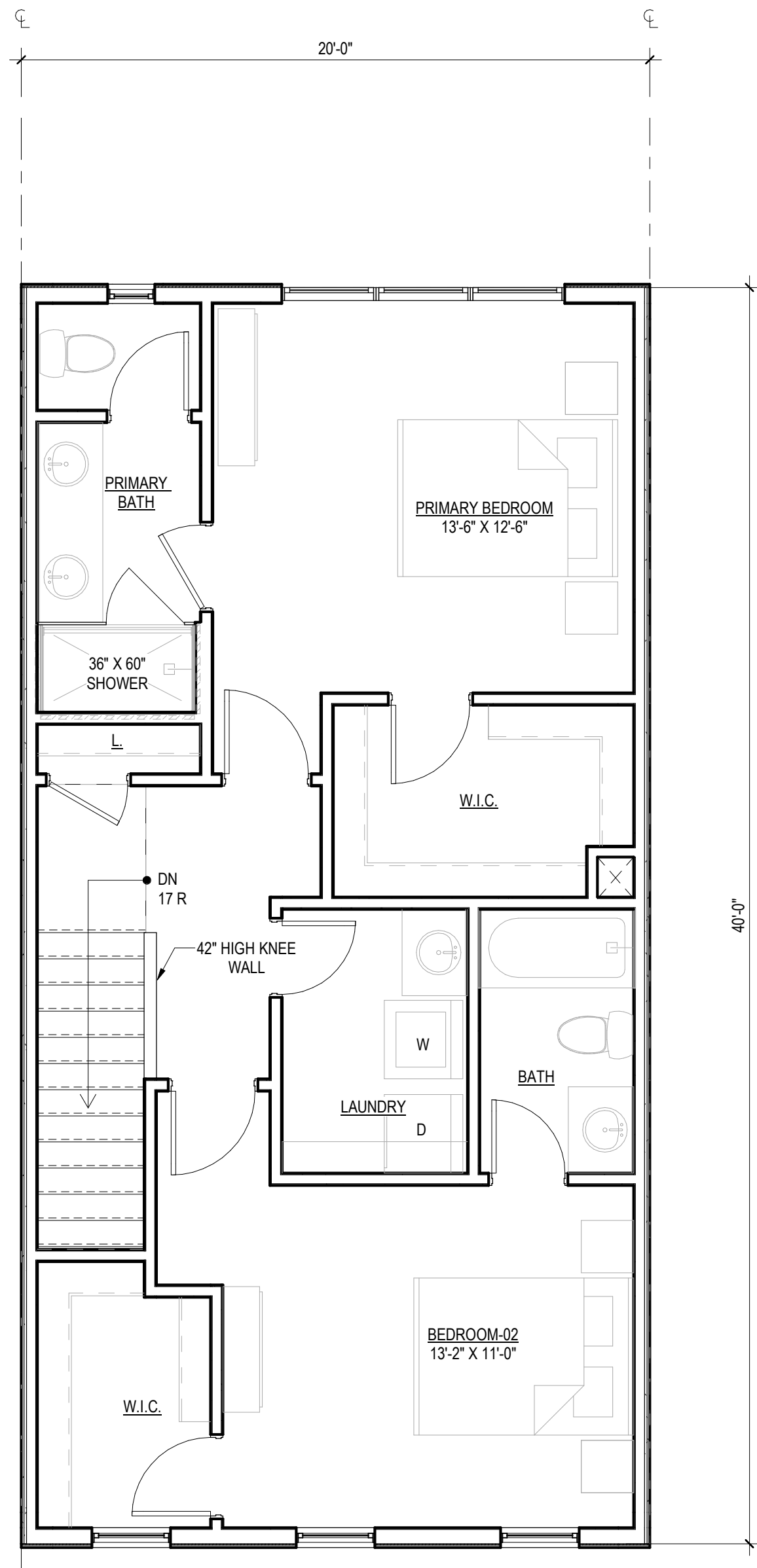


RIGHT SIDE ELEVATION

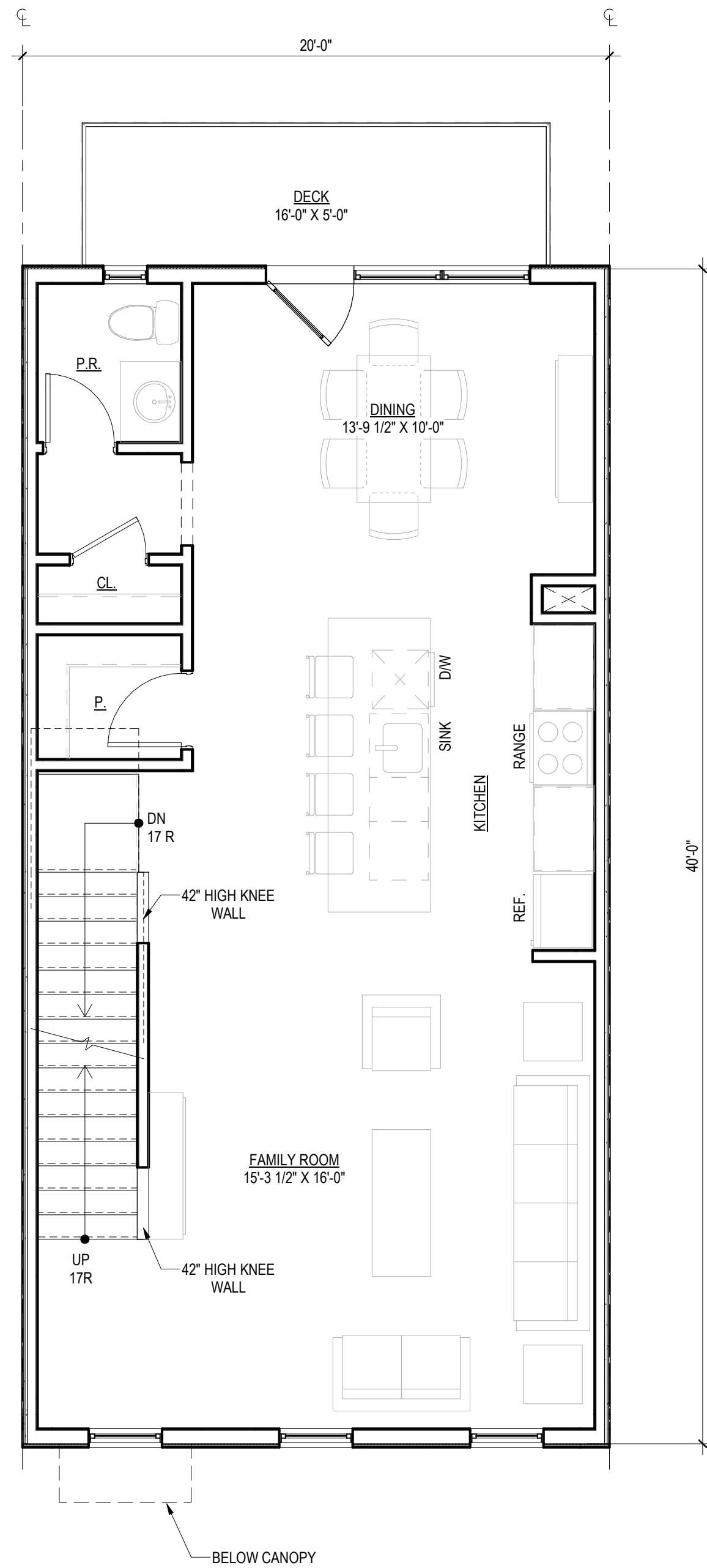


LEFT SIDE ELEVATION

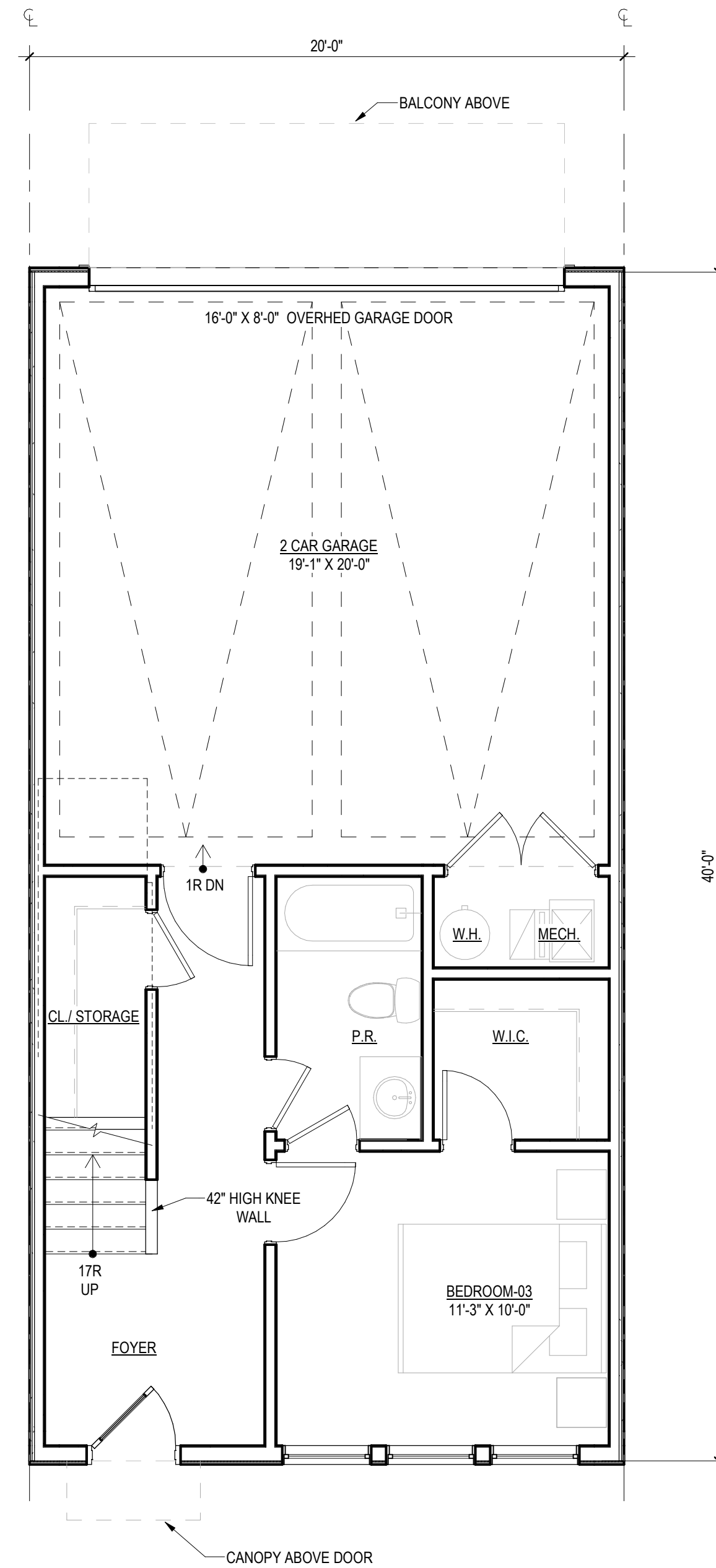
FRONT ELEVATIONS



LEVEL 03
±800 SQ FT



LEVEL 02
±800 SQ FT



LEVEL 01
±397 SQ FT

UNIT MIX	
UNIT TYPE	UNIT A
LEVEL 01	376 SQ FT
LEVEL 02	800 SQ FT
LEVEL 03	800 SQ FT
TOTAL	1,976 SQ FT



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION

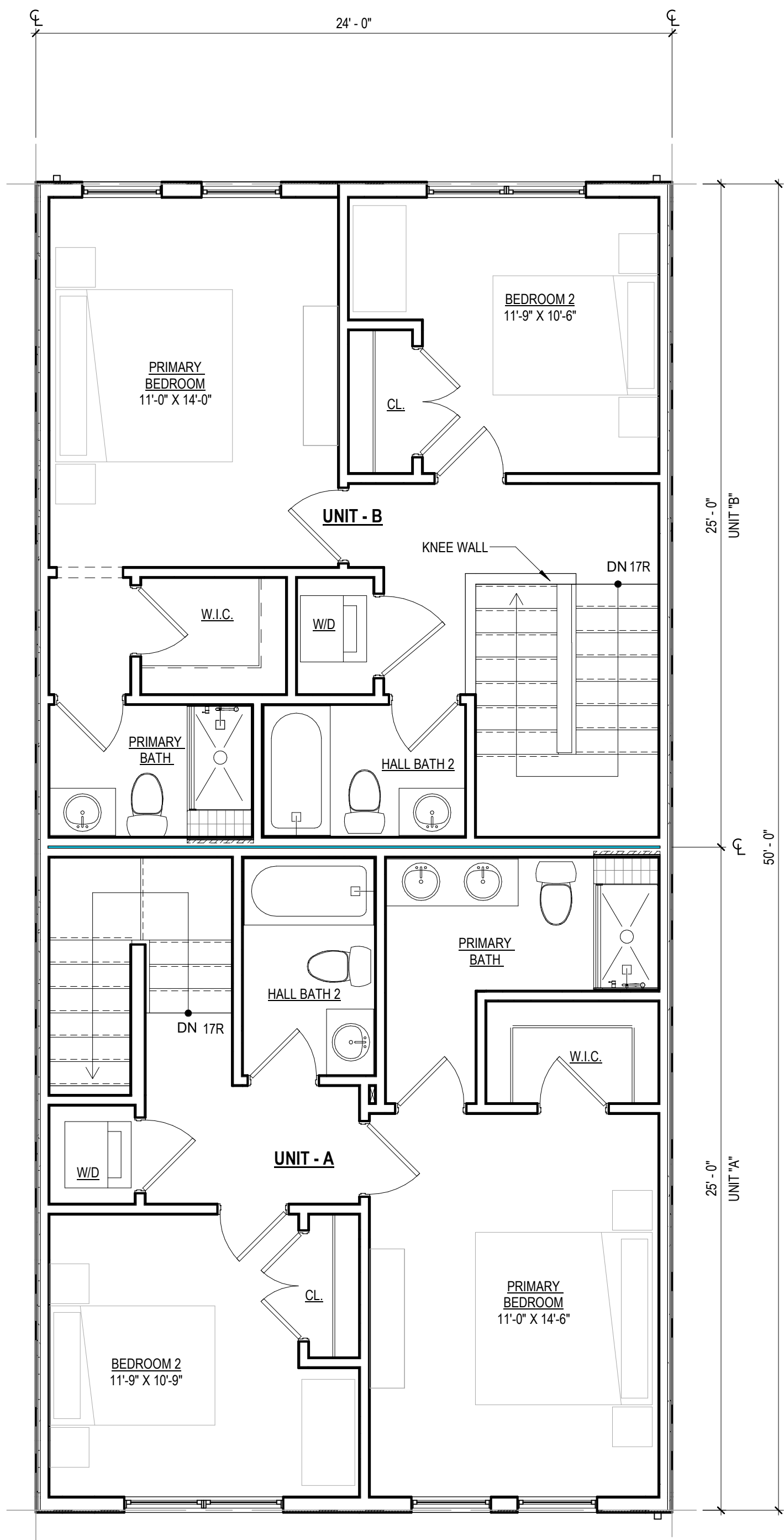


LEFT SIDE ELEVATION



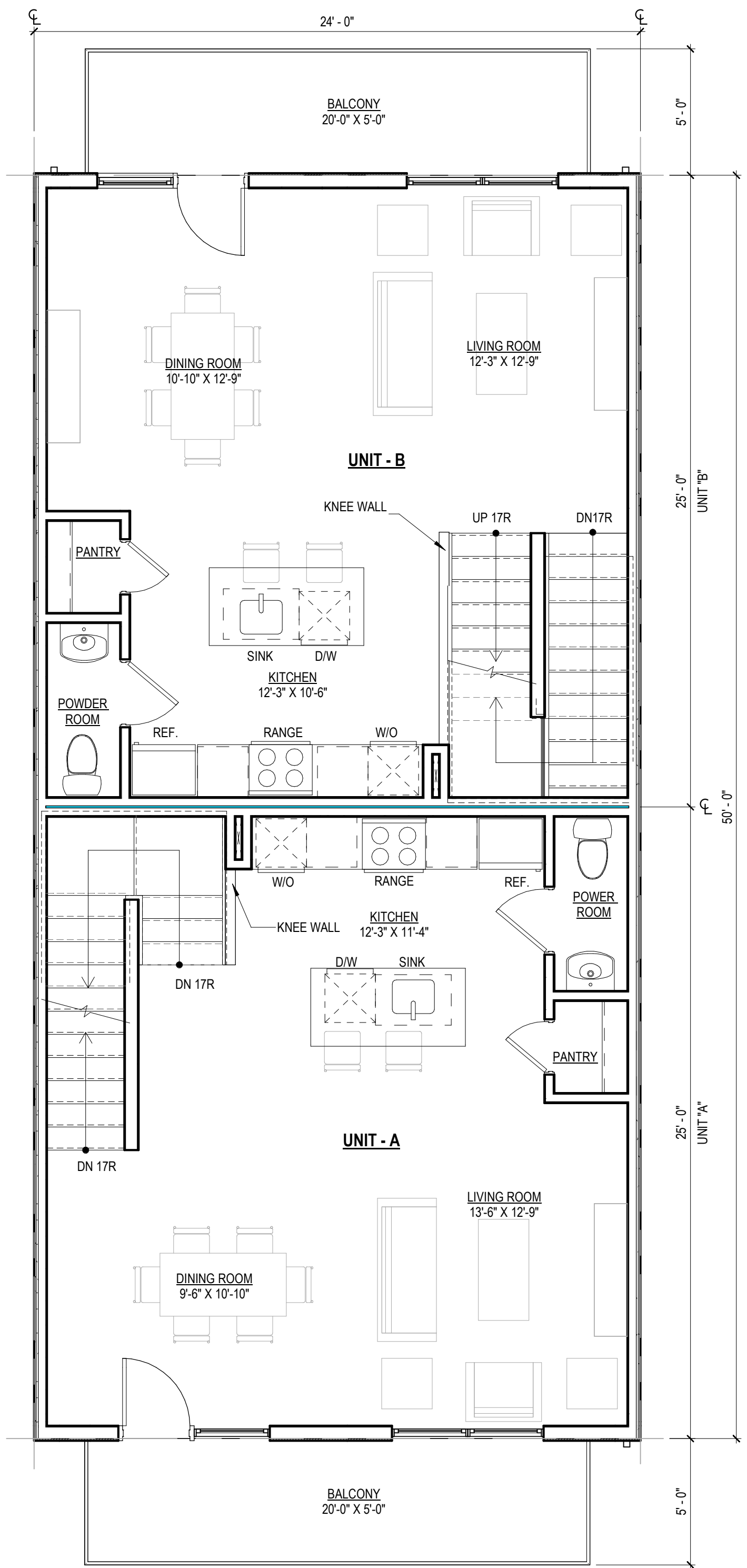
FRONT ELEVATIONS





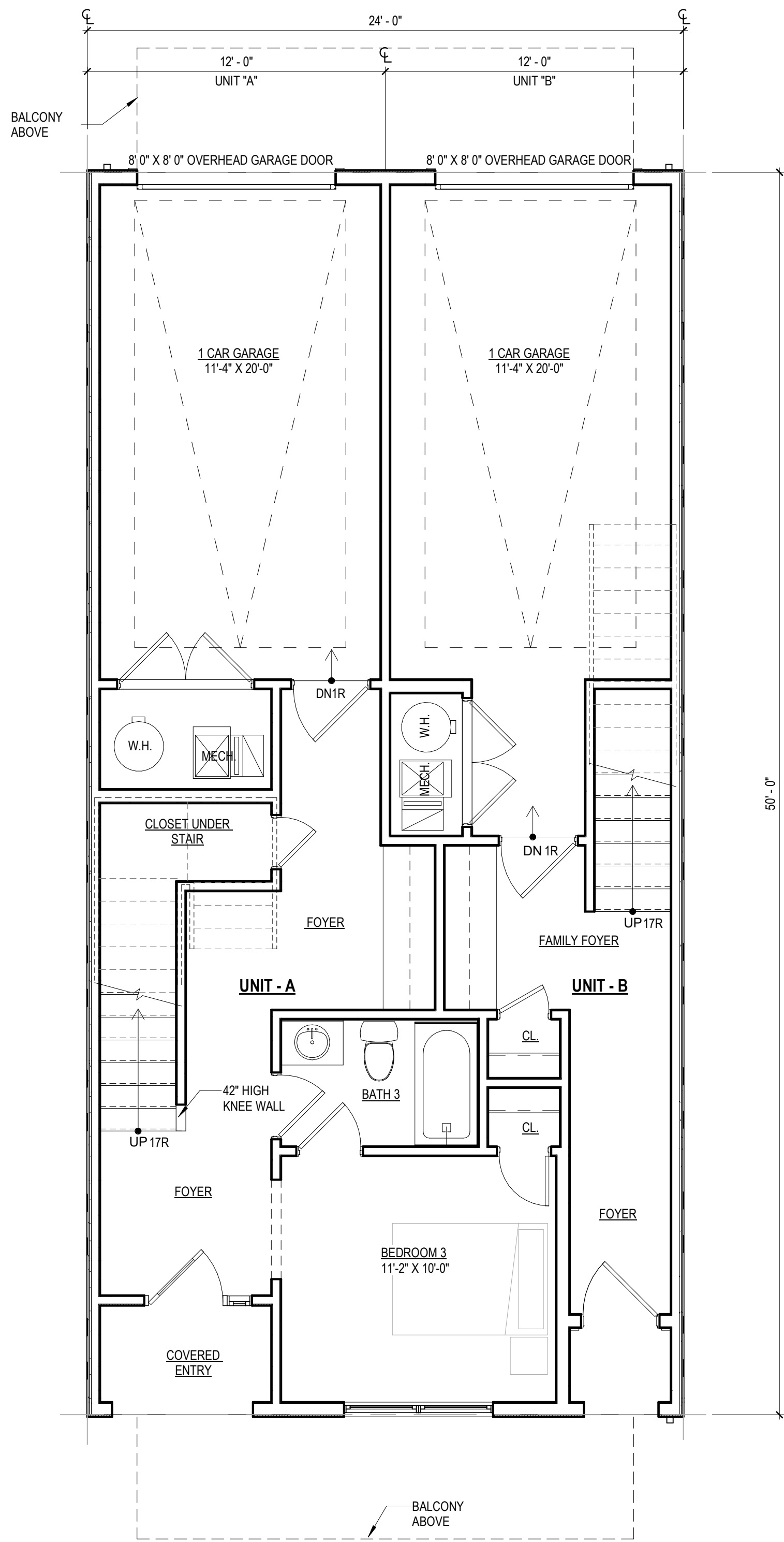
LEVEL 03

UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 02

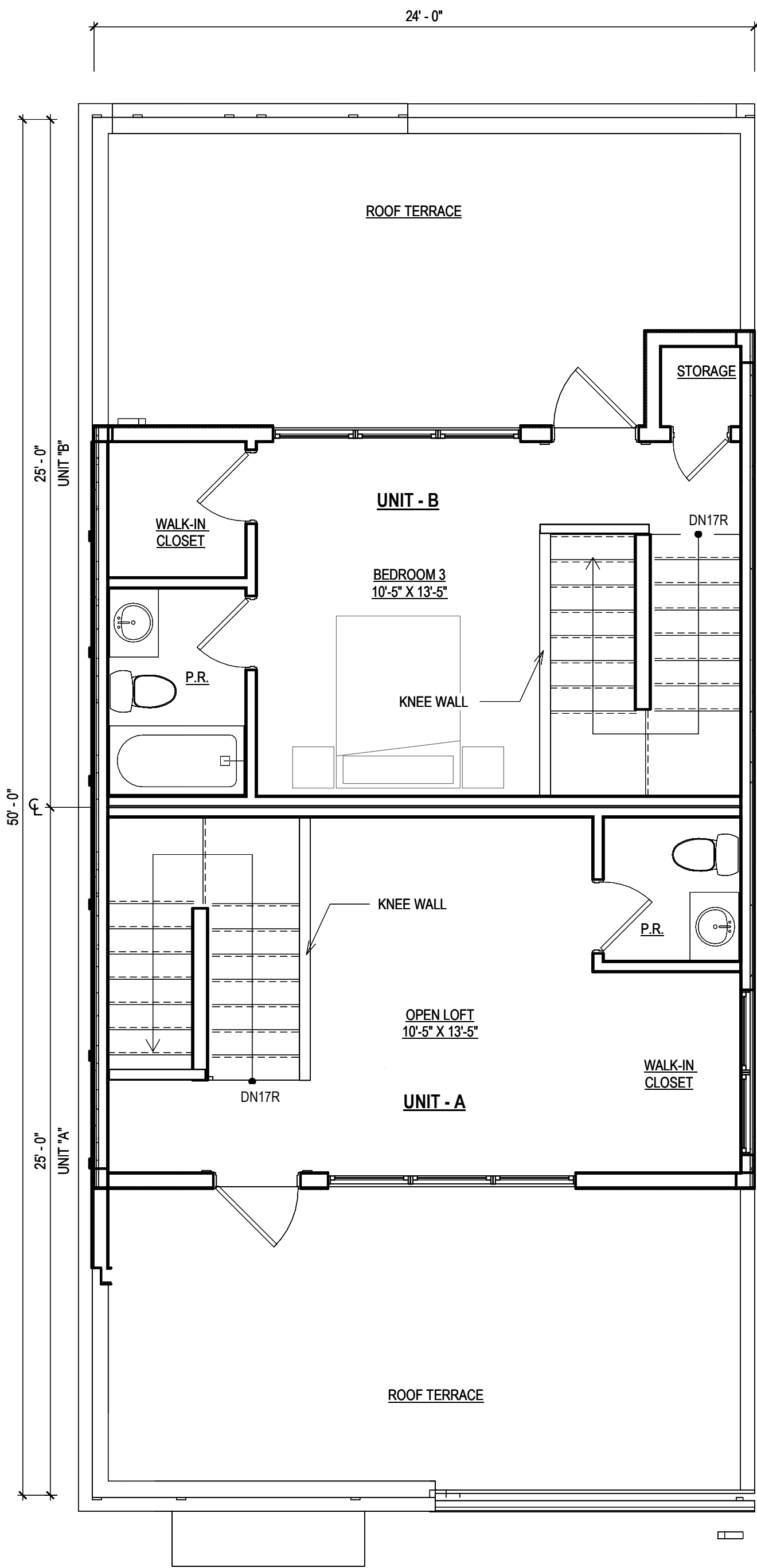
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



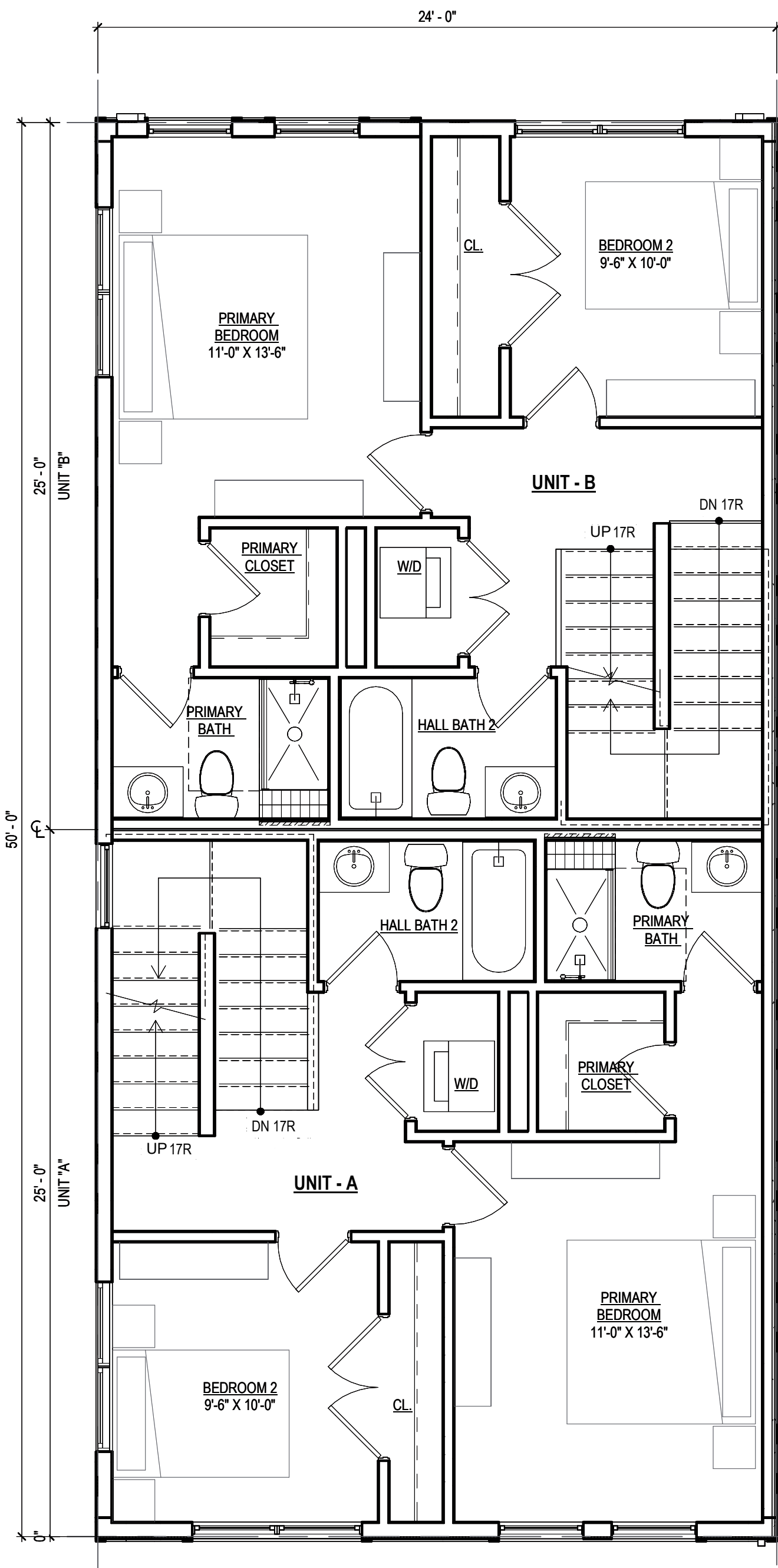
LEVEL 01

UNIT A = ±412 SQ FT
UNIT B = ±164 SQ FT

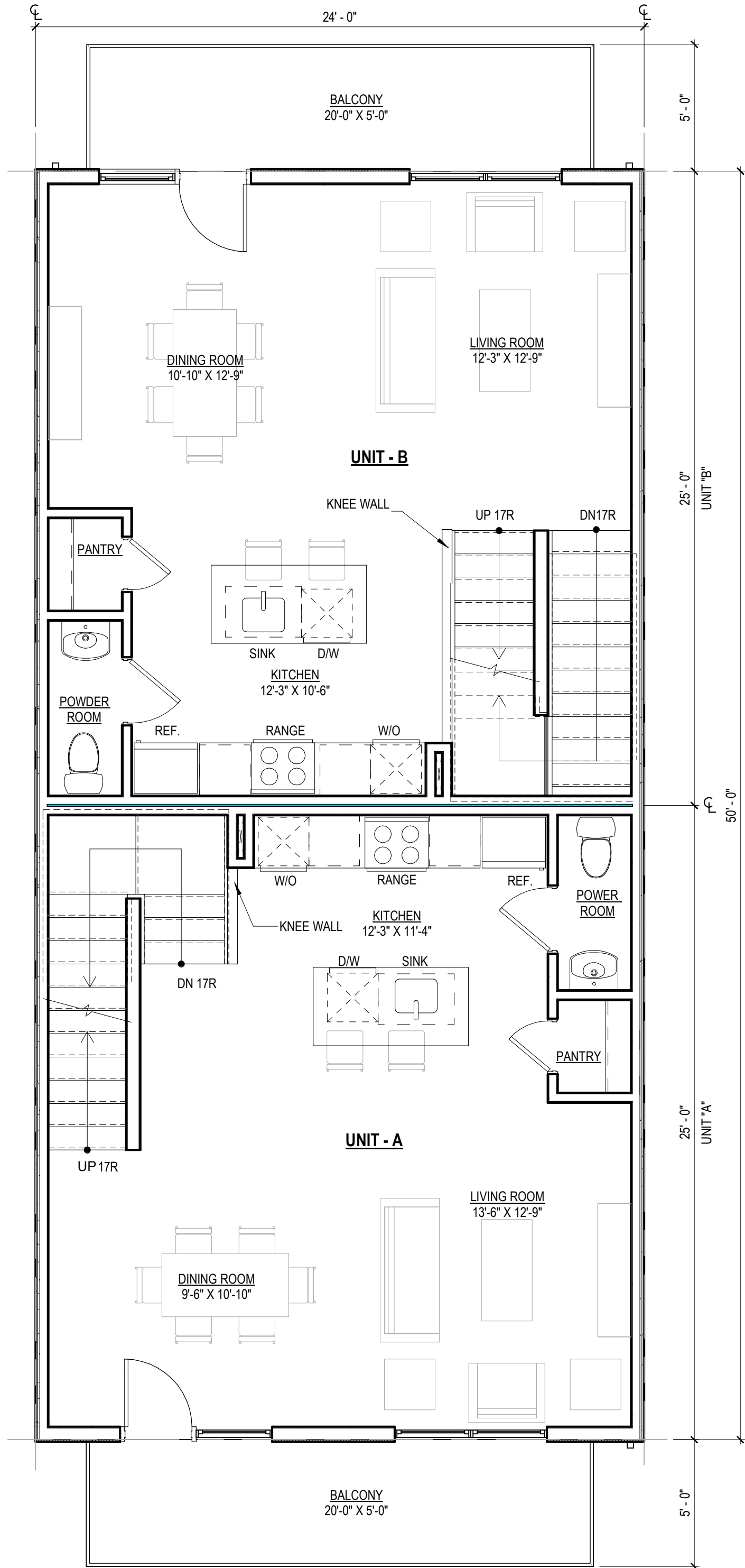
UNIT MIX		
UNIT TYPE	UNIT A	UNIT B
LEVEL 01	412 SQ FT	164 SQ FT
LEVEL 02	600 SQ FT	600 SQ FT
LEVEL 03	600 SQ FT	600 SQ FT
TOTAL	1,612 SQ FT	1,364 SQ FT



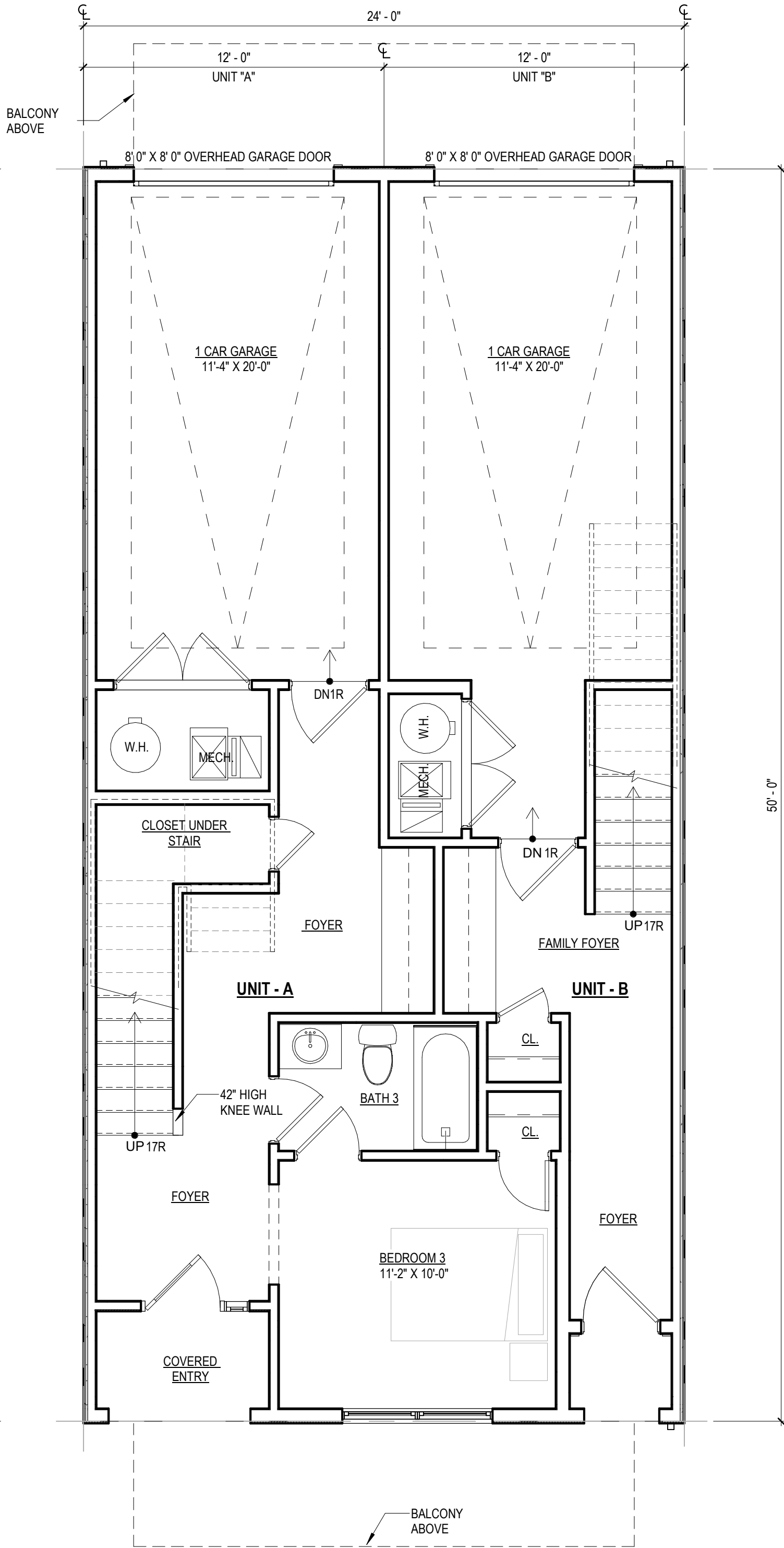
LEVEL 04
UNIT A = ± 330 SQ FT
UNIT B = ± 345 SQ FT



LEVEL 03
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 02
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 01
UNIT A = ±412 SQ FT
UNIT B = ±164 SQ FT

UNIT MIX		
UNIT TYPE	UNIT A	UNIT B
LEVEL 01	412 SQ FT	164 SQ FT
LEVEL 02	600 SQ FT	600 SQ FT
LEVEL 03	600 SQ FT	600 SQ FT
LEVEL 04	330 SQFT	345 SQFT
TOTAL	1,942 SQ FT	1,709 SQ FT



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

DATE: August 30, 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 proposed development groups the 58 townhomes into 7 buildings and includes an amenity area.

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.

Compliant

- (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.

Compliant

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.

Compliant

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

Supplemental areas shall meet the following requirements:

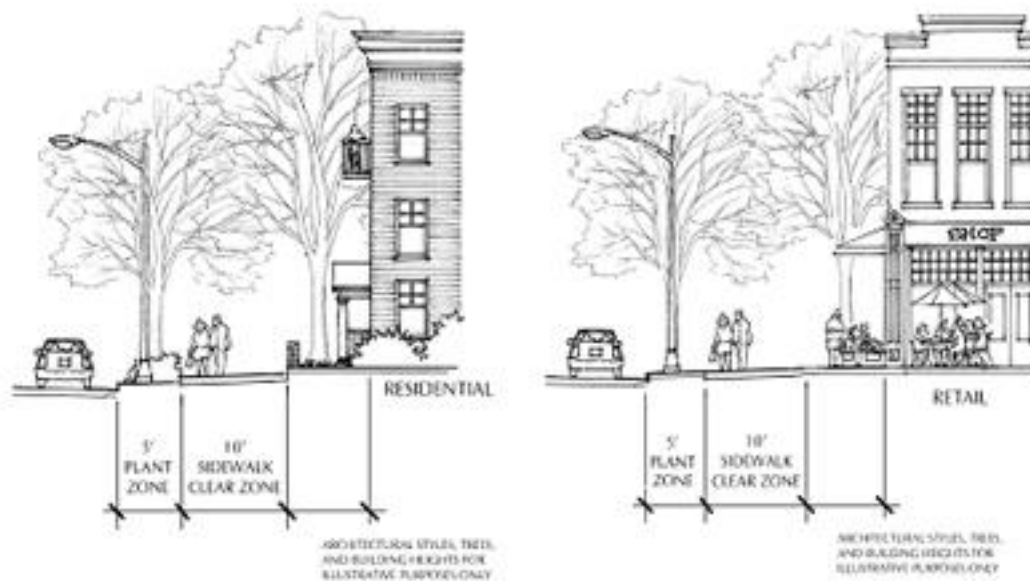
- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent 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 . Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.

(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.**

CLEAR AREA DETAIL NOT SHOWN. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.

- 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.**

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.

COMPLIANT. 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:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Minimum			Maximum		Max. Unit/ Bldg. Lot
								Side	Rear	Stories	Feet	Min. Parking Spaces	
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	1

i. 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 spaces, 21 surface 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%.

Building coverage 39,500 SF, Parking 4,170 SF, Driveway 7,400 SF, Paved Parking 43,500 SF for a total of 94,570 SF or 2.18 acres. 73% coverage is compliant.

- 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 6 to 12 units attached (12 max allowed attached). Building footprints provided. Back to back units square footage provided (1364 SF to 1964 SF). Vertical units' total square footage not provided. Minimum floor area is 1,000 SF per unit.

- 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 for zoning 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.
- Building heights not provided.
- Clear area for sidewalk detail should be provided.
- Timeline not provided.

It is not clear whether the GDOT will require an accel/decel lane which may impact the site plan. The applicant should confirm with GDOT.

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, Fire Marshall's and Arborist's comments to come into compliance with Code, the plan may be approved.



Site Location

August 22, 2022

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

Re: 3335 Dogwood Drive
3309-3335 Dogwood Drive
Concept Site Plan Review No. 2
K&W Ref. No. 221051.20

Dear Ms. Senter:

As requested, I have reviewed the concept site plans for the 3335 Dogwood Drive Site to be located on a 2.98 acre parcel on Dogwood Drive, within a UV and V Zoning District. The re-submittal was received on August 10, 2022. This review is for compliance with the concept site plan requirements of Chapter 93-2-16 of the City ordinances. The plans consisted of 7 sheets all dated 8/09/2022 and were prepared by Kimley-Horn and Associates, Inc., with sheets L1-00 and L1-01 under the landscape architect seal of Eric Harmon Shade. With reference to my letter dated July 28, 2022, my comments are as follows:

1. Comment addressed by the re-submittal.
2. Comment considered addressed with the statement on sheet C2.00 that pavement section will be determined after receipt of a site geotechnical report.
3. Comment addressed by the re-submittal.
4. Comment can be considered addressed if the City is acceptable with constructing header curb along Dogwood Drive rather than curb and gutter.
5. Comment addressed by the re-submittal.
6. Comment not addressed and remains. The current zoning of UV shown on sheet C2-00 does not agree with information shown on the preliminary plat. It appears a portion of the tract may need to go through the City's rezoning process.
7. Comment partially addressed by the re-submittal. No building foundation can be within 5 feet of the edge of the easement. Otherwise, special building foundations will be needed to show no impact if excavation for the sewer extends to the edge of the easement. Additionally, the plans indicate sanitary sewer directly under the proposed mail kiosk. Maintenance or construction services on the sanitary sewer main would involve demolition of the mail kiosk as designed.
8. Comment can be considered addressed if the detectable warning strips and ADA ramps per US DOT and Department of Justice standards are shown on the detailed plans submitted for LDA permitting.
9. A stormwater management report and related components for addressing the post development stormwater management ordinance should be provided during the land development permitting phase.
10. Comment can be considered addressed if this comment is addressed during detailed plans submitted for LDA permitting.
11. Comment addressed by the re-submittal.
12. Comment can be considered addressed if the fire chief has verified the interior driveway widths shown are sufficient for emergency vehicle access.

13. Comment can be considered addressed if the project narrative on sheet C0.00 and the development summary on sheet C2.00 is sufficient for the City.
14. Comment can be considered addressed if the new storm drain piping routing is addressed in the detailed plans submitted for LDA permitting.
15. Comment can be considered addressed if the remaining issues on the arborist report and final landmark tree data is addressed in the detailed plans submitted for LDA permitting.
16. Comment can be addressed in the detailed plans submitted for LDA permitting.
17. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

Having substantially addressed the comments, I recommend approval subject to comments 4, 6, 12, and 13 being addressed to the satisfaction of the City. 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.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: King Arnold/ Sunset Development

Date: July 15, 2022

This development could possibly have an impact on the Fire Department due to narrow access streets. Street widths must be 26 feet wide for aerial access. Will need to install fire hydrants with a minimum 8" size main. Due to the location and lay out a secondary access may be required. Fire Sprinkler Systems may also be required. This development could also could have an impact manpower and emergency calls. If you should need any more information, please let me know. Thanks.

606 KING ARNOLD STREET • P. O. Box 82311 • HAPEVILLE, GEORGIA 30354
CHIEF'S OFFICE (404) 669-2174

Arborist Report: Teresa Eldredge

There is still one outstanding comment for this site that need to be resolved (they were previously discussed in our meetings with the applicant):

1. The Arborist Report must be submitted for all specimen size trees prior to permitting. The notes provided regarding the Tree Fund are not valid without the Report and the amount shown as owed is subject to change.

Without the Arborist Report it is not possible to approve at this time.