



Board of Appeals

700 Doug Davis Drive
Hapeville, GA 30354

October 27, 2022 6:00 PM

AGENDA

1. **Call to Order**

2. **Roll Call**

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. **Approval of Minutes**

3.I. Minutes of August 25, 2022

Documents:

1. Minutes - 08-25-2022_draft

4. **Public Hearing**

4.I. 3429 Parkview Place Variance Request

Background:

Jackson N. Mowery is requesting a variance to allow solar panels on a front street facing sloped roof at 3429 Parkview Place (Parcel ID: 14 0095 LL0560). The property is zoned R-AD, Residential Architectural Design and is subject to the zoning regulations under Section 93-30-6 (Requirements for rooftop solar energy systems) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application- 3429 Parkview Place_Variance_Redacted
2. Plans-3429 Parkview Place_Variance
3. Planners Report 3429 Parkview PI BOA

4.II. 3335 Dogwood Drive Variance Request

Background:

Green River Construction Georgia, LLC is requesting a variance to increase the maximum number of off-street parking spaces 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 and are subject to the zoning regulations under Section 93-23-10 (Off-street parking requirement according to district) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application-3335 Dogwood Drive_Variance Request_Redacted
2. Plans-3335 Dogwood Drive_Variance
3. Planners Report 3309-3345 Dogwood Dr._Parking Variance

5. Next Meeting Date - November 17, 2022 at 6:00 PM

6. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

Board of Appeals Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

August 25, 2022 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.1. Minutes of June 23, 2022

MOTION ITEM: Brittany Williams made a motion to approve the minutes of April 28, 2022, as submitted. Richard Neal seconded the motion. Motion Carried: 5-0.

4. Public Hearing

4.1. 2132 Argo Drive

Variance Request

Background:

Randell Zaic on behalf of Carolyn Routh requested a variance to reduce the side yard setback at 2132 Argo Drive, Parcel Identification Number 14 0066-0004-075-0. The property is zoned R-0, One Family Residential and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

The single-family dwelling and attached carport currently encroach into the 30' side setback by 25' 5 5/8". The proposed project is a rear screened porch addition along a similar plane to the existing single-family residence encroaching a total of 1' 103/8" into the 30' setback. In addition to the new porch encroachment, no non-conforming use may expand its building footprint in any way, therefore a variance is required.

Recommendation:

The requested variance will allow for the addition of a rear screened in porch inset from the existing wall plane. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.

Public Comment: None.

MOTION ITEM: Richard Neal made a motion to approve the variance request to reduce the side yard setback at 2132 Argo Drive. Melanie Williams seconded the motion.

Motion carried: 5-0.

5. Next Meeting Date – September 22, 2022 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:07 p.m. Kelly Singleton seconded the motion. Motion Carried: 5-0

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

22-BOA-9-14

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

Jackson N. Mowery
Name of Applicant _____
Mailing Address _____
Telephone _____ Mobile # _____ Email _____
Jackson N. Mowery
Property Owner (s) _____
Mailing Address _____
Telephone _____ Mobile # _____
3429 Parkview PL, Hapeville, GA 30354
Property Address/Location: _____
14 0095 LL0560
Parcel I.D. # (INFORMATION MUST BE PROVIDED): _____
9,148 2,400 R-1
Square Foot of Property _____ Building Size _____ Zoning R-AD
~~Single Family Residential~~
Present Land Use Residential Architectural Design
To allow solar panels on street-facing roof slope
Variance Requested _____
93-30-6
Applicable Code Section _____

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

Jackson N. Mowery
Applicant's signature

Date: 9/26/2022

Sworn to and subscribed before me

This 26 day of September, 2022.

Karen M. Sutton
Notary Public



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

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

I would like to install a 10.4kWh roof-top solar panel system to offset my electricity usage as much as possible. The main part of my roof is 4-sided. I also have a garage roof with slopes perpendicular to the street. The front of the house is oriented about 115° from North (so 25° S of East). Solar panels perform best when they are south facing. That means that my front, street-facing, roof slope and left roof slope are the best options for solar panels. The back side of the house and the left side of the are also good places for panels. The right side of the main roof and garage roof face a more northerly direction and are not a good candidate for solar panels. Due to the 4-sided nature of my roof, you can see the left and right sides from the street.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

The project is not feasible without placing panels on the street-facing slope of the roof.

Explain how these conditions are peculiar to the particular piece of property involved.

The orientation of my house is such that solar panels on the front, street-facing, roof slope are critical in order to provide optimal solar energy production.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None.

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

AUTHORIZATION OF PROPERTY OWNER

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

3429 Parkview PL, Hapeville, GA 30354-1574

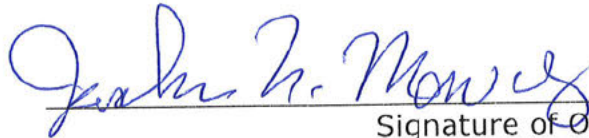
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant
Jackson N. Mowery

Address of Applicant
[REDACTED]

Telephone of Applicant
[REDACTED]


Signature of Owner

Jackson N. Mowery

Print Name of Owner

Personally Appeared Before Me this 26 day of September, 2022.

Karen M. Sutton
Notary Public



Google Maps 3429 Parkview Pl



Image capture: Oct 2018 © 2022 Google



EXHIBIT "A"

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF FULTON, STATE OF GEORGIA, AND IS
DESCRIBED AS FOLLOWS:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 95 OF THE 14TH DISTRICT OF FULTON COUNTY,
GEORGIA, BEING KNOWN AS LOT 43 OF CENTRAL PARK
SUBDIVISION, AS PER PLAT SAME OF RECORD AT PLAT BOOK
201, PAGE 111, FULTON COUNTY GEORGIA RECORDS, SAID
PLAT IS SPECIFICALLY INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF FOR A MORE
COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

Deed Book 65619 Page 491
Filed and Recorded 04/29/2022 10:00:00 AM
2022-0170587
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs 5224125492
7067927936

When Recorded Return To:
PHH Mortgage Corporation
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

ASSIGNMENT OF SECURITY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, PLAZA HOME MORTGAGE, INC., WHOSE ADDRESS IS 4820 EASTGATE MALL, STE 100, SAN DIEGO, CA 92121, (ASSIGNOR) by these presents does convey, grant, assign, transfer and set over the described Security Deed with all interest secured thereby, all liens and any rights due or to become due thereon to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, WHOSE ADDRESS IS 750 STATE HIGHWAY 121 STE 100, LEWISVILLE, TX 75067, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Security Deed is executed by JACKSON MOWERY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS and recorded in Deed Book 60464 and Page 256 in the office of the Clerk of the Superior Court of FULTON County, Georgia.

Modification: 03/24/2021 BK: 63419 PG: 265.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on 04/26/2022 (MM/DD/YYYY).

PLAZA HOME MORTGAGE, INC.

By: _____

NETTY N. BANGALA
VICE PRESIDENT



Donna Lee Valenzano

Donna Lee Valenzano

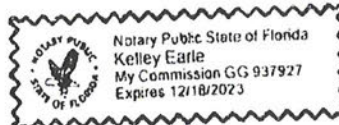
Witness

STATE OF FLORIDA COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization on 04/26/2022 (MM/DD/YYYY), by NETTY N. BANGALA as VICE PRESIDENT for PLAZA HOME MORTGAGE, INC.. He/she is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument.

Kelley Earle
Kelley Earle

Notary Public - STATE OF FLORIDA
Commission expires: 12/18/2023



PHH03 431881402 PHH03-CLIENTSIGNREC T112204-11:27:49 [C-1] FRMGA1



D0092849371

Deficiencies & components of the proposed project that do not meet with the requirements set forth in the Code.

Sec. 93-30-6. - Requirements for rooftop solar energy systems.

(e) Visibility. Solar energy systems shall not be allowed on a street-facing sloped roof unless the building owner demonstrates that other locations will result in a decrease in expected energy production of at least 40 percent.

I would like to install a 10.4kWh roof-top solar panel system to offset my electricity usage as much as possible. This would require placing solar panels on the street-facing slope of my roof.

The main part of my roof is 4-sided. I also have a garage roof with slopes perpendicular to the street. The front of the house is oriented about 115° from North (so 25° S of East). Solar panels perform best when they are south facing. That means that my front, street-facing, roof slope and left roof slope are the best options for solar panels. The back side of the house and the left side of the are also good places for panels. The right side of the main roof and garage roof face a more northerly direction and are not a good candidate for solar panels. Note that due to the 4-sided nature of my roof, you can see the left and right sides of my roof from the street.

Without panels on the street-facing slope, the system is not viable.

Decommissioning Plan

Project Address: 3429 Parkview PL, Hapeville, GA 30354

Project Scope: 10.36kW Roof Mount Grid-Tied PV System

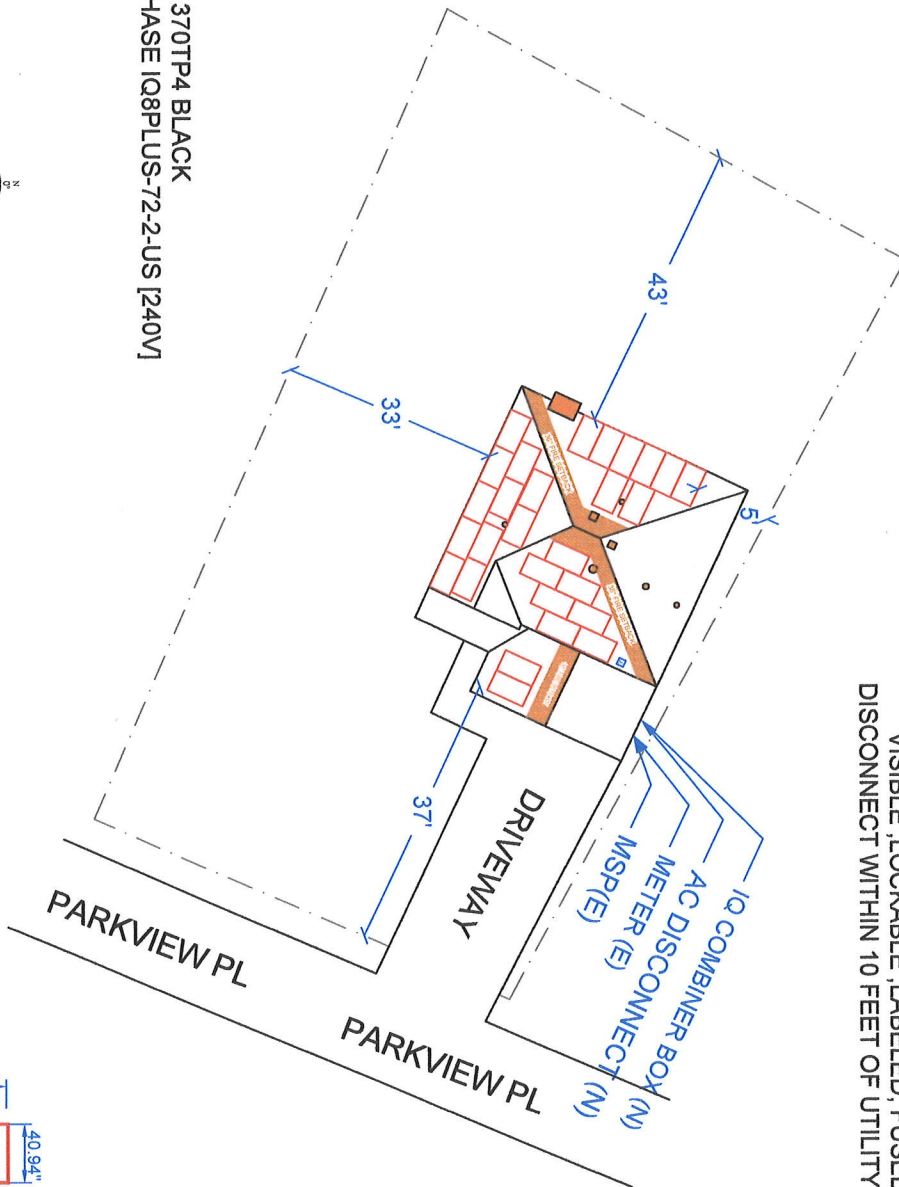
If an owner were to decommission this system, the steps would be:

- Remove and recycle modules, racking, conduit, and wiring.
- Patch existing holes in roof.
- Dispose of micro-inverters through existing electrical equipment

This photovoltaic (PV) system is wholly owned by the customer and decommissioning would be their responsibility. The system lifetime is 30+ years. Most PV systems installed nationwide have been installed over the past 10 years which means they still have over 20 years of remaining lifespan. As such, there has not been a large demand for industry specializing in the recycling or decommissioning of PV modules and equipment outside of utility scale projects. However, since PV modules contain recyclable materials (glass, plastic, aluminum, copper, and silicon), they can be recycled through the existing channels used to process these materials.

PROPERTY LINE

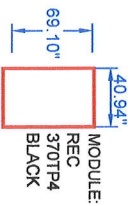
VISIBLE, LOCKABLE, LABELED, FUSED AC
DISCONNECT WITHIN 10 FEET OF UTILITY METER



(28) REC 370TP4 BLACK
(28) ENPHASE IQ8PLUS-72-2-US [240V]

SITE PLAN

01



CONTRACTOR

SOLAR SME, INC

PHONE: 832 - 626 - 2337

ADDRESS:
2630 AERO DR GRAND
PRAIRIE, TX 75062

LIC.NO:

HIC.NO:

ELE.NO:

(N) PV SYSTEM: 10.36 KWp

JACKSON MOWERY
RESIDENCE

3429 PARKVIEW PL.
HAPEVILLE, GA 30354

ENGINEER OF DESIGN

PAGE SIZE: 11" X 17" (ANSI B)

SITE PLAN

DATE: 09-23-2022
DESIGN BY: H1
CHECKED BY: M.A

A-101
SHEET-2

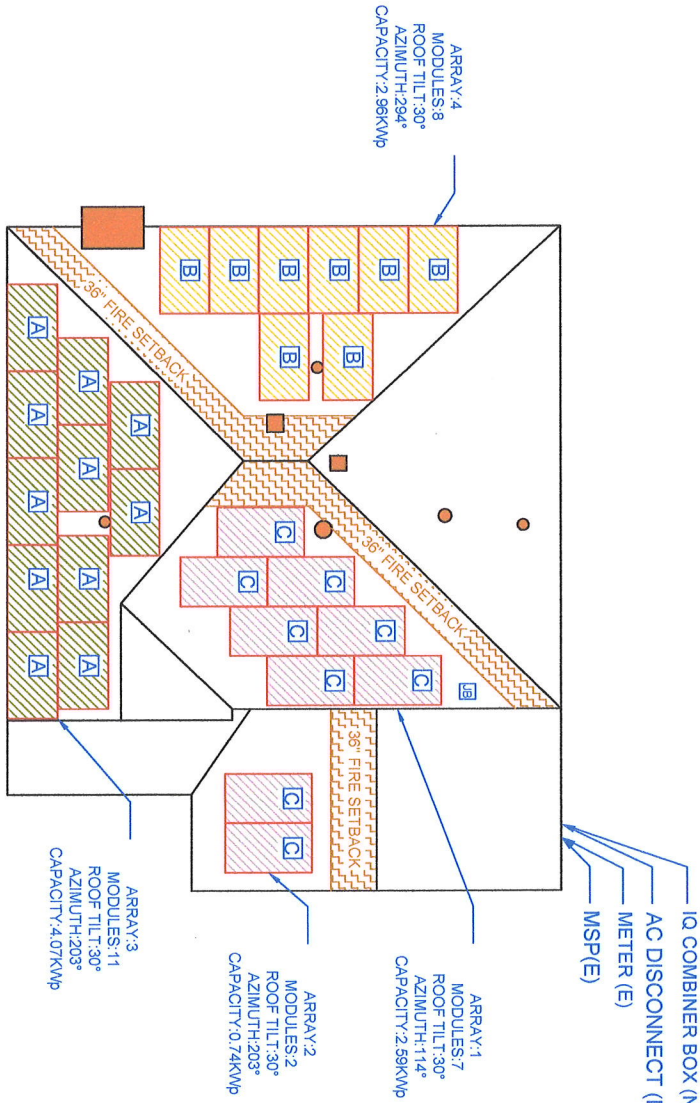
- (A) 11 MODULE STRINGING
- (B) 08 MODULE STRINGING
- (C) 09 MODULE STRINGING

01 ELECTRICAL PLAN

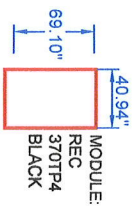
0.15" = 1'-0"



(28) REC 370TP4 BLACK
(28) ENPHASE IQ8PLUS-72-2-US [240V]



VENTS & OBSTACLES



CONTRACTOR

SOLAR SME, INC

PHONE: 832 - 626 - 2337

ADDRESS:
2630 AERO DR GRAND
PRAIRIE, TX 75052

LIC.NO:

HIC.NO:

ELE.NO:

(N) PV SYSTEM: 10.36 kWp

JACKSON MOWERY
RESIDENCE

3429 PARKVIEW PL,
HAPEVILLE, GA 30354

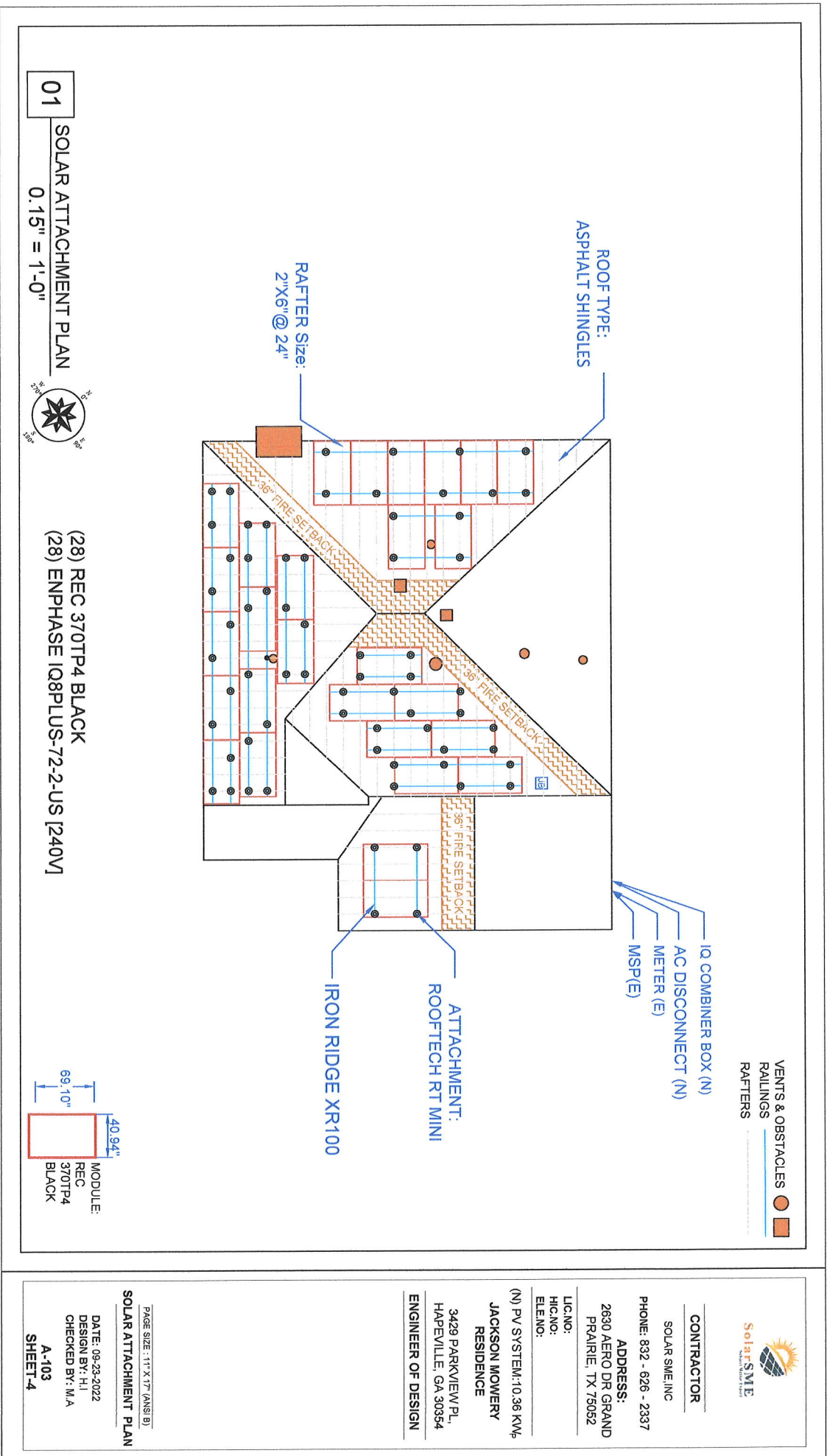
ENGINEER OF DESIGN

ELECTRICAL PLAN

PAGE SIZE: 11" X 17" (ANSI B)

DATE: 09-23-2022
DESIGN BY: H.I
CHECKED BY: M.A

A-102
SHEET 3

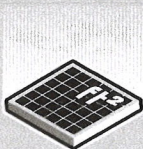
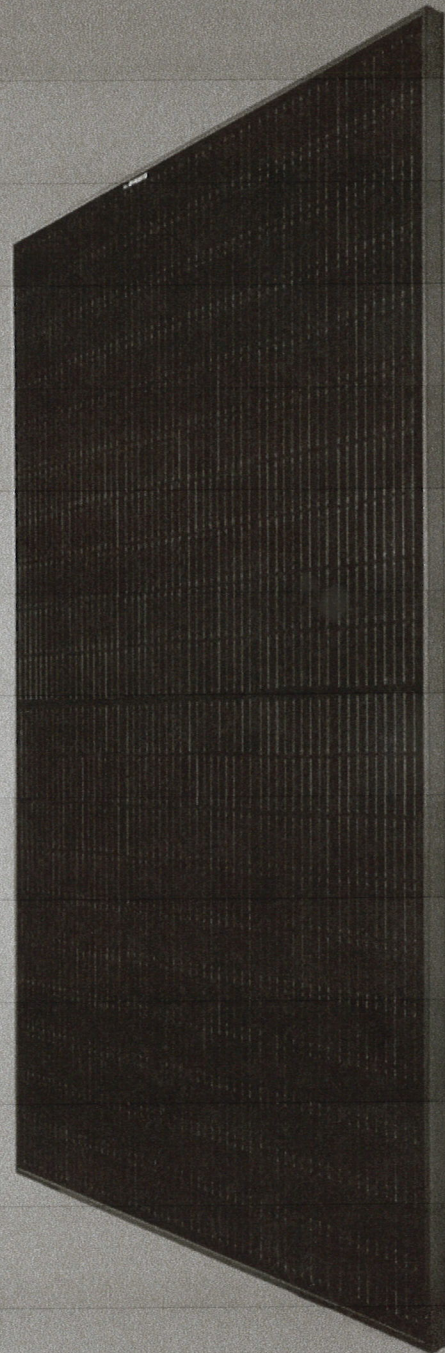


REC TWINPEAK 4 BLACK SERIES

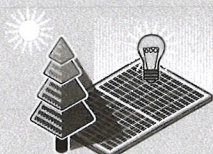
PREMIUM SOLAR PANELS WITH SUPERIOR PERFORMANCE

REC TwinPeak 4 Black Series solar panels feature an aesthetically-pleasing full-black design with high panel efficiency and power output, enabling customers to get the most out of the space used for the installation.

Combined with industry-leading product quality and the reliability of a strong and established European brand, REC TwinPeak 4 Black Series panels are ideal for residential and commercial rooftops worldwide.



**MORE POWER
OUTPUT PER FT²**



**FEATURING REC'S PIONEERING
TWIN DESIGN**



**100%
PID FREE**

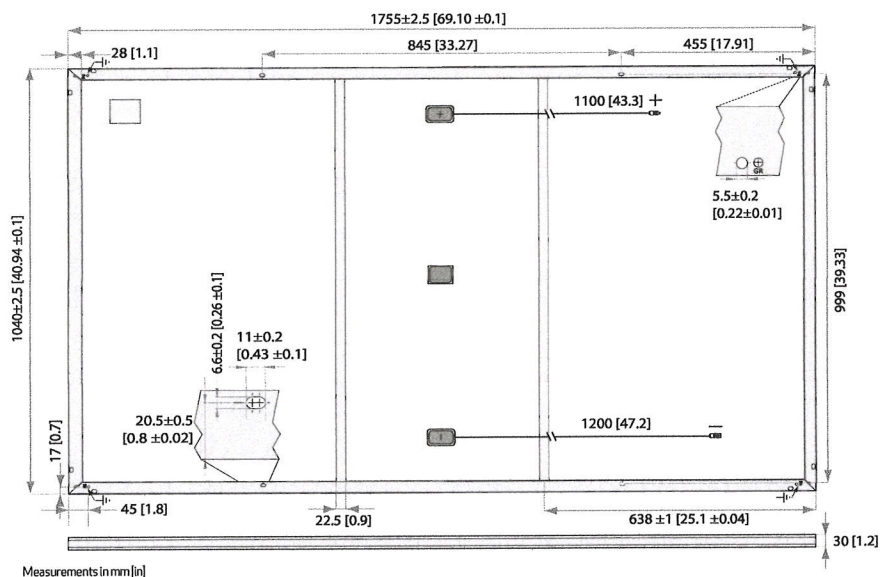


**SUPER-STRONG
FRAME**



ELIGIBLE

REC TWINPEAK 4 BLACK SERIES



GENERAL DATA

Cell type:	120 half-cut mono c-Si p-type cells 6 strings of 20 cells in series
Glass:	0.13" (3.2 mm) solar glass with anti-reflection surface treatment
Backsheet:	Highly resistant polymeric construction (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, IP68 rated in accordance with IEC 62790
Cable:	12 AWG (4 mm ²) PV wire, 43 + 47" (1.1 m + 1.2 m) in accordance with EN 50618
Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG (4 mm ²) in accordance with IEC 62852 IP68 only when connected
Origin:	Made in Singapore

MECHANICAL DATA

Dimensions:	69.1 x 40.94 x 1.2 in (1755 x 1040 x 30 mm)
Area:	19.70 sq ft (1.83 m ²)
Weight:	44.0 lbs (20.0 kg)

MAXIMUM RATINGS

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 psf)*
Maximum test load (rear):	-4000 Pa (83.5 psf)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* See installation manual for mounting instructions.
Design load = Test load / 1.5 (safety factor)

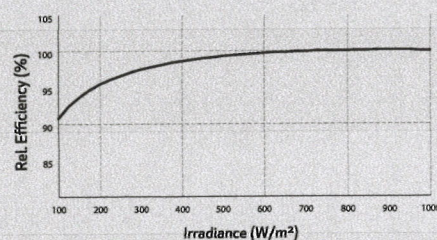
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44.6°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.34 %/°C
Temperature coefficient of V _{OC} :	-0.26 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

*The temperature coefficients stated are linear values

TEMPERATURE RATINGS

Typical low irradiance performance of module at STC.



ELECTRICAL DATA @ STC

Product code*: RECxxxTP4 Black

Power Output - P _{MAX} (Wp)	355	360	365	370
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V _{MPP} (V)	33.5	33.9	34.3	34.7
Nominal Power Current - I _{MPP} (A)	10.60	10.62	10.65	10.68
Open Circuit Voltage - V _{OC} (V)	40.5	40.6	40.8	41.0
Short Circuit Current - I _{SC} (A)	11.19	11.26	11.32	11.38
Panel Efficiency (%)	19.4	19.7	20.0	20.3

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

ELECTRICAL DATA @ NMOT

Product code*: RECxxxTP4 Black

Power Output - P _{MAX} (Wp)	269	272	276	280
Nominal Power Voltage - V _{MPP} (V)	31.4	31.7	32.1	32.5
Nominal Power Current - I _{MPP} (A)	8.56	8.58	8.60	8.63
Open Circuit Voltage - V _{OC} (V)	37.9	38.0	38.2	38.4
Short Circuit Current - I _{SC} (A)	9.04	9.10	9.15	9.19

Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s).
*Where xxx indicates the nominal power class (P_{MAX}) at STC indicated above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730 (Pending)
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007,
IEC 62941



WARRANTY

	Standard	REC ProTrust
Installed by an REC Certified Solar Professional	No	Yes
System Size	Any	≤25kW 25-500kW
Product Warranty (yrs)	20	25
Power Warranty (yrs)	25	25
Labor Warranty (yrs)	0	10
Power in Year 1	98%	98%
Annual Degradation	0.5%	0.5%
Power in Year 25	86%	86%

See warranty documents for details. Conditions apply.

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.



www.recgroup.com

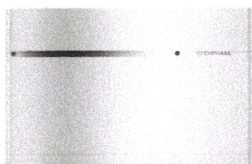
Specifications subject to change without notice.

Ref: PM-DS-07-29 Rev-A 05.21



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

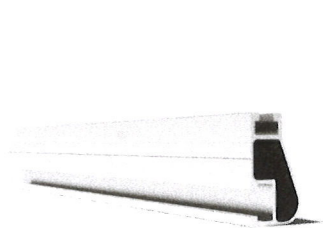
- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SB) requirements

XR Rail® Family

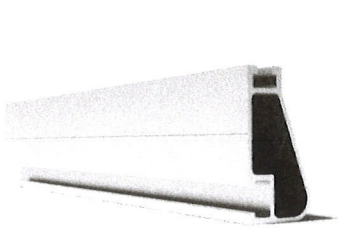
The XR Rail® Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail® to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

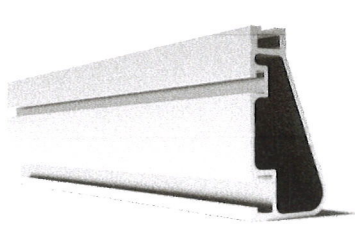
- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

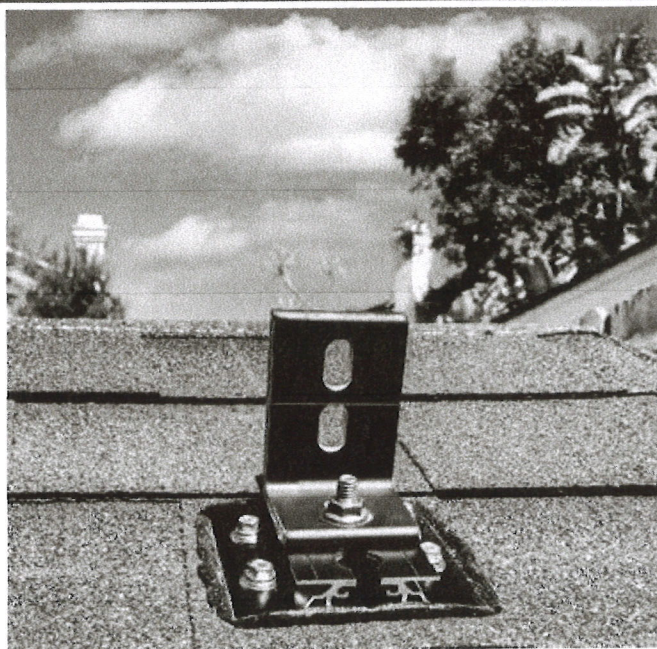
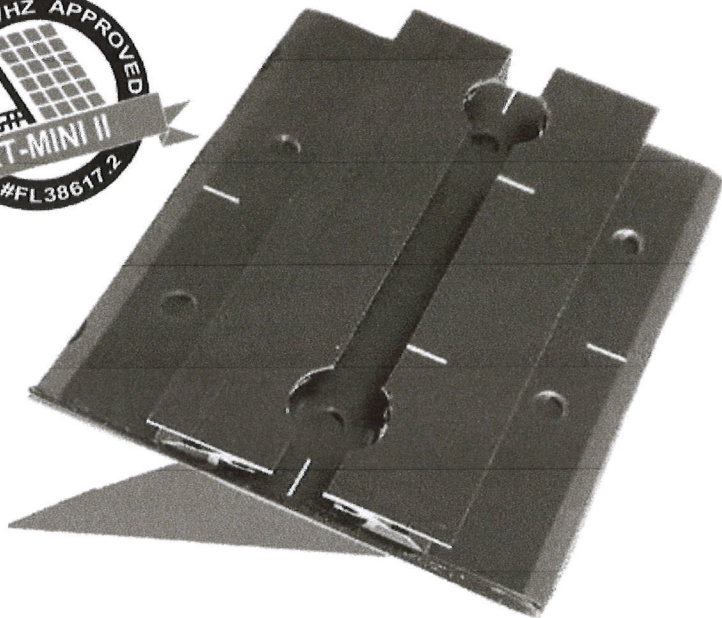
The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

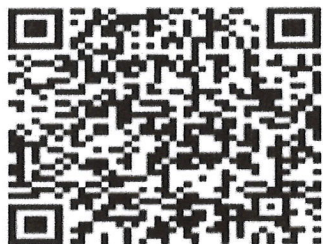
RT-MINI II

A Self-flashing PV Mount Featuring Roof Tech's AlphaSeal™ Technology



RT-MINI II is suitable for all systems with any L-Foot

- ✓ No Caulking or Pre-Drilling Required
- ✓ Universal Attachment to Any Slope
- ✓ Metal, EPDM, TPO, SBS, & Asphalt Roofs
- ✓ Wide Range of Applications & Ultimate Flexibility on the Roof
- ✓ No Need to Bend Rails
1 5/8 North & South Adjustment

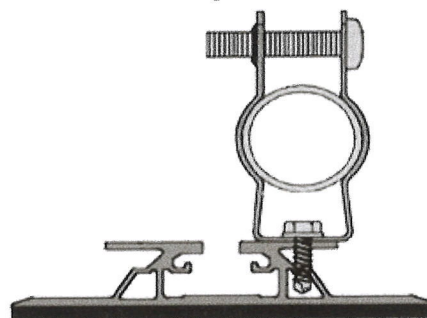


Installation Manual

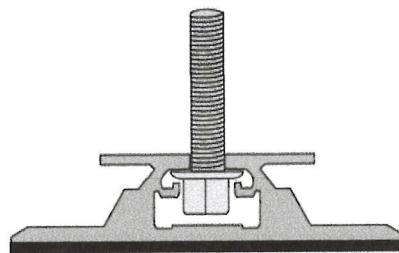


ICC ESR 3575

Conduit Strap Installation



RT Serrated Hex Flange Bolt/Nut:
5/16-18 x 1"



Roof Tech

The Standard for Waterproof Flexible Flashing Since 1994

www.roof-tech.us

info@roof-tech.us



IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current ² [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range ³	V		240 / 211 – 264
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz		60
Extended frequency range	Hz		50 – 68
AC short circuit fault current over 3 cycles	Arms		2
Max units per 20 A (L-L) branch circuit ⁴		16	13
Total harmonic distortion			<5%
Overvoltage class AC port			III
AC port backfeed current	mA		30
Power factor setting			1.0
Grid-tied power factor (adjustable)			0.85 leading – 0.85 lagging
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW		60
MECHANICAL DATA			
Ambient temperature range		–40°C to +60°C (–40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
CA Rule 21 (UL 1741-SB), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01			
Certifications	This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.		

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>
(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

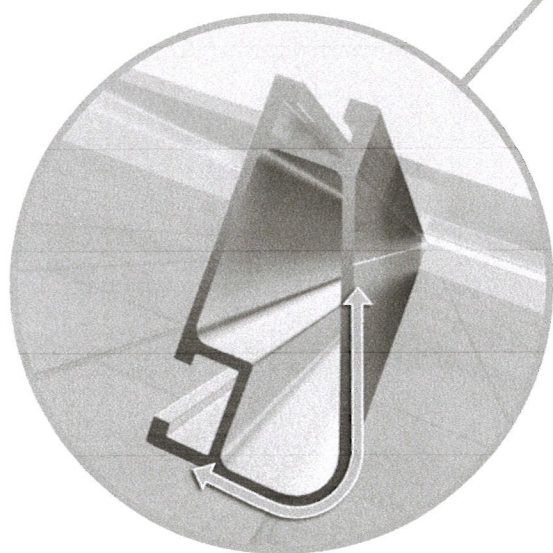
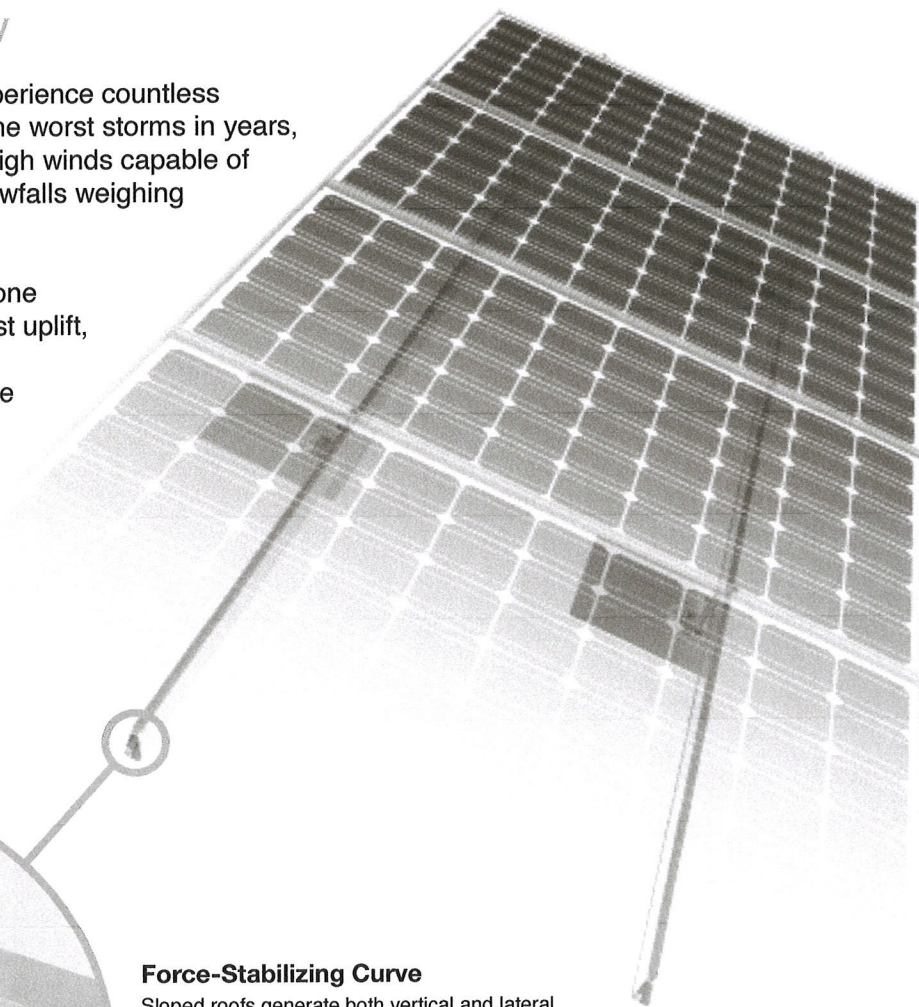


XR Rail® Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails® are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails® is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



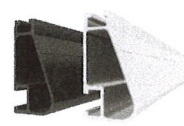
XR Rails® are compatible with FlashFoot® and other pitched roof attachments.



IronRidge® offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails® are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



RT-MINI II

Flexible Flashing Certified by the International Code Council (ICC)

Components

RT2-00-MINIBK2



Patent# D822459

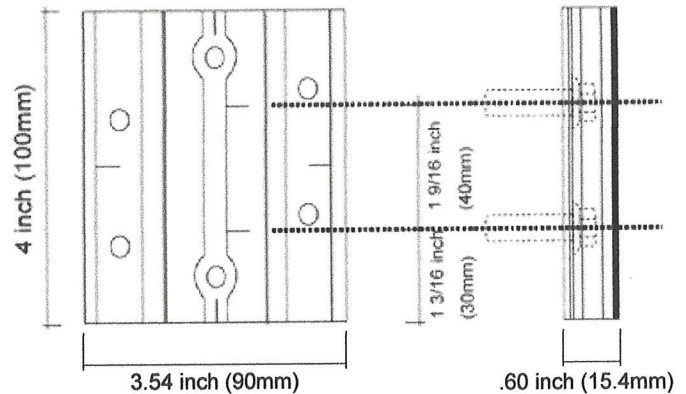


MINI II base : 20 ea.
Screw : 40 ea.
Extra RT-Butyl : 4 ea.

Optional Items:

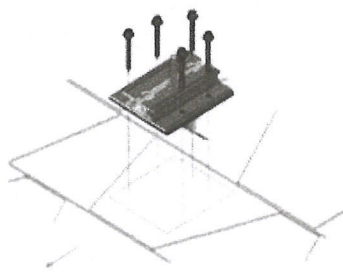
5 x 60mm Mounting Screw (RT2-04-SD5-60) : 100 ea./Bag
5/16 X 25MM Flange Bolt & Nut (RT2-04-FBN25) : 100 ea./Bag
RT-Butyl (RT2-04-MNBUTYL) : 10 ea./Box

Dimensions in (mm)



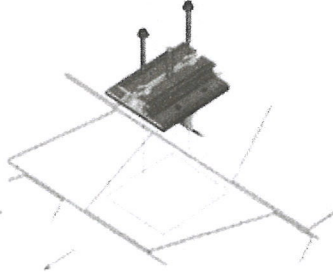
Deck Installation

OSB & PLY

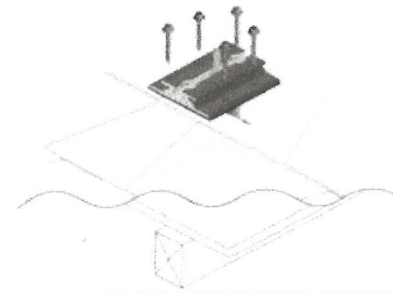


Rafter Installation

Hybrid Mounting



Offset Rafter Installation



Roof Tech Inc. AlphaSeal™ Technology has been used on over one million residential PV systems since 1994. It is the first PV mounting system with Flexible Flashing certified by the ICC, engineered to withstand wind speeds up to 180 mph and ground snow up to 90 psf.

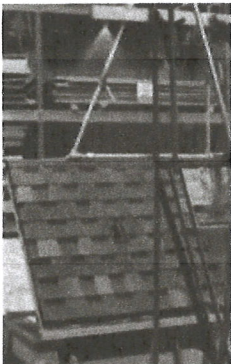
Engineered to ASTM D 1761

(Standard Test Methods for Mechanical Fasteners in Wood)

ICC ESR-3575

ASTM2140 Testing

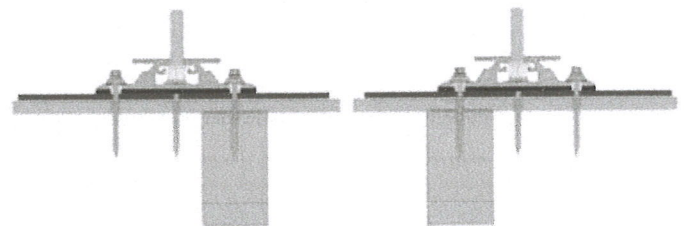
P.E. Letters



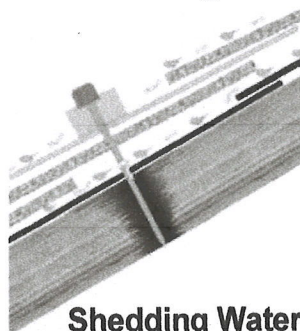
Support & Downloads



Offset Rafter Attachment Options

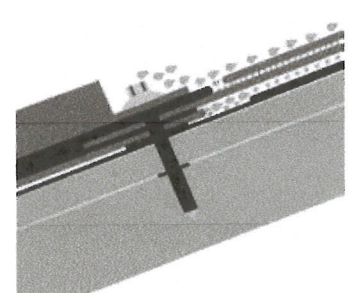


Metal Flashing Retrofit



Shedding Water?

Flexible Flashing



100% Waterproof

Roof Tech Inc.

www.roof-tech.us

info@roof-tech.us

10620 Trenea Street, Suite 230, San Diego, CA 92131

858.935.6064

August 2022



Outdoor Photovoltaic Enclosures

Composition/Cedar Roof System

ETL listed and labeled

Report # 3171411PRT-002 Revised May, 2018

- UL50 Type 3R, 11 Edition Electrical equipment enclosures
- CSA C22.2 No. 290 Nema Type 3R
- Conforms to UL 1741 Standard

0799 Series Includes:

0799 - 2	Wire size 2/0-14
0799 - 5	Wire size 14-6
0799 - D	Wire size 14-8

Models available in Grey, Black or Stainless Steel

Basic Specifications

Material options:

- Powder coated, 18 gauge galvanized 90 steel (1,100 hours salt spray)
- Stainless steel

Process - Seamless draw (stamped)

Flashing - 15.25" x 17.25"
Height - 3"
Cavity - 255 Cubic inches

Base Plate:

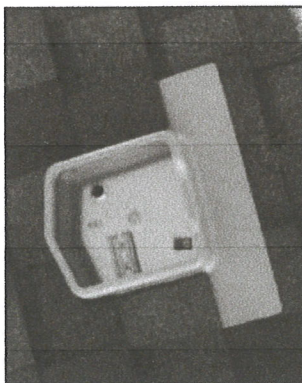
- Fastened to base using toggle fastening system
- 5 roof deck knockouts
- Knockout sizes: (3) .5", (1) .75" and (1) 1"
- 8", 35mm slotted din rail
- Ground Block

Passthrough and combiner kits are available for either AC or DC applications.

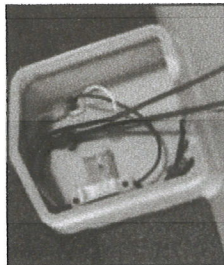
SolaDeck

PV ROOF-MOUNT ENCLOSURE

INTRODUCED AT
SOLAR POWER 2007



UL50 Type 3R Enclosure- Stamped 18 gauge gal. steel - Powder coated finish
• Weather tight



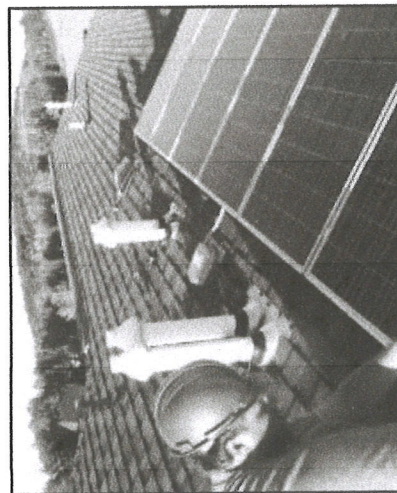
PV Roof-Mount Combiner/Enclosure

Benefits

- The ability to prep the building is now possible
- Replaces several parts used today
- Provides professional looking install
- Saves time on install
- Allows for easy access
- Guaranteed seal to roof
- Low profile design

Enclosure Includes:

- Dead ground lug
- Universal DIN rail
- 1/2", 3/4" & 1" knockouts
- Wire strain relief clip
- Complete hardware package



For product information contact us at
(866) 367-7782

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2219 Heimstead Road
Eau Claire, WI 54703
1 (866) 367 - 7782



Hapeville
georgia

Department of Planning & Zoning

PLANNER'S REPORT

DATE: October 18, 2022
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Variance Application for 3429 Parkview Place

BACKGROUND

The City of Hapeville has received a variance application from Jackson Mowery to allow for solar panels to be placed on a front street facing slope roof on a single family dwelling located at 3429 Parkview Place, Hapeville, Ga 30354. The property is zoned R-AD, Residential Architectural Design. The Code only allows for the planner to allow front facing solar installations on the roof when the system demonstrates a decrease in expected energy production of at least 40 percent. Documentation previously submitted by the solar company did not demonstrate the required decrease in expected energy production. No information was provided from the applicant regarding the decrease in energy production as part of this application.

The applicant is requesting a variance from the 40 percent requirement, Sec. 93-30-6(e).

CODE

ARTICLE 30. SOLAR ENERGY SYSTEMS

Sec. 93-30-1. Intent.

The city has identified a need to facilitate the siting, construction, installation, and decommissioning of solar energy systems (SESs) in a manner that encourages local economic development and protects the health, safety, and welfare of the citizens of the city, and at the same time mitigates any adverse impacts to the city or the community.

Sec. 93-30-2. Definitions.

The *footprint* of a ground mounted SES is calculated by drawing a perimeter around the outermost SES panels and any equipment necessary for the functioning of the SES, such as transformers and inverters. The footprint does not include any visual buffer or perimeter fencing. Transmission lines (or portions thereof) required to connect the SES to a utility or consumer outside the SES perimeter shall not be included in calculating the footprint.

Ground mounted SESs shall be delineated by size as follows:

- (1) *Small scale ground mounted solar energy system (small scale SES)* means a ground mounted SES with a footprint of less than one acre.
- (2) *Intermediate scale ground mounted solar energy system (intermediate scale SES)* means a ground mounted SES with a footprint of between one and 15 acres.
- (3) *Large scale ground mounted solar energy system (large scale SES)* means a ground mounted SES with a footprint of more than 15 acres.

Ground mounted solar energy system means an SES that is structurally mounted to the ground and does not qualify as an integrated SES or rooftop SES. For purposes of this chapter, any solar canopy that does not qualify as an integrated SES shall be considered a ground mounted SES, regardless of where it is mounted.

Integrated solar energy system means an SES where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, light, or parking meter.

***Rooftop solar energy system* means an SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an integrated SES.**

Solar energy system (SES) means any device or structural design feature that provides for the collection of solar energy for electricity generation, consumption, or transmission, or for thermal applications.

For the purposes of this article, SES refers only to:

- (1) Photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device; or
- (2) Solar thermal systems that use collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling.

SES as used here excludes concentrated solar power, which uses mirrors to focus the energy from the sun to produce electricity.

Sec. 93-30-3. Permitted use.

Integrated SES, rooftop SES, and ground mounted SES are permitted as accessory uses in all districts, subject to the requirements of this article. No other SES are permitted anywhere in the city.

For I-1 or I-2 zoning districts, large scale solar energy systems are not required to be an accessory use.

Sec. 93-30-4. Applicability.

- (a) This article applies to the siting, construction, installation, and decommissioning of any new SES to be constructed or installed after the effective date of the ordinance from which this article derived within the jurisdiction of the city.
- (b) Any SES that, prior to the effective date of the ordinance from which this article derived:
 - (1) Is in operation;
 - (2) Is being lawfully sited, constructed, or installed; or
 - (3) Has caused the incurrence of substantial liabilities relating to siting, construction, or installation;
- (c) Shall be exempt from complying with this article, unless the surface area of an integrated SES or rooftop SES is increased by more than ten percent after the effective date of the ordinance from which this article derived.
- (d) Unless otherwise expressly stated herein, an SES shall comply with all applicable federal, state, and local laws, including the requirements of this chapter and applicable building, fire, electric, and plumbing codes. If a provision in this article directly conflicts with a requirement of this chapter, this article shall control.

Sec. 93-30-5. Requirements for integrated solar energy systems.

- (a) *Solar access.* Consistent with O.C.G.A. § 44-9-20 et seq., a property owner may obtain a solar easement from another property owner for the purpose of ensuring the integrated SES adequate exposure to sunlight.
- (b) *Tree removal.* The removal of trees or natural vegetation for an integrated SES shall be avoided to the extent reasonably practicable and shall comply with the requirements of section 93-2-14.

Sec. 93-30-6. Requirements for rooftop solar energy systems.

- (a) *Solar access.* Consistent with O.C.G.A. § 44-9-20 et seq., a property owner may obtain a solar easement from another property owner for the purpose of ensuring the rooftop SES adequate exposure to sunlight.
- (b) *Tree removal.* The removal of trees or natural vegetation for a rooftop SES shall be avoided to the extent reasonably practicable and shall comply with the requirements of section 93-2-14.

-
- (c) *Height.* A rooftop SES shall be given an equivalent exemption, if any, to the applicable zoning district's height restrictions for roof-mounted mechanical devices or equipment, except a rooftop SES mounted on a sloped roof shall not vertically exceed the highest point of the roof to which it is attached.
 - (d) *Roof setback.* A setback from all roof edges, as defined by most recent the International Fire Code adopted by the state at the time the rooftop solar energy system is installed, shall be provided for rooftop solar energy systems to ensure that firefighters may access the roof in a quick and safe manner and may penetrate the roof to create ventilation if necessary.
 - (e) ***Visibility.* Solar energy systems shall not be allowed on a street-facing sloped roof unless the building owner demonstrates that other locations will result in a decrease in expected energy production of at least 40 percent.**
 - (f) *Slope.* Street facing rooftop SES shall be flush with or parallel to the roofline on a sloped roof. Solar panels not visible from the right-of-way may be tilted up to 15 percent from the roofline on a sloped roof.
 - (g) *Equipment placement.* Solar energy equipment shall be installed, when possible, inside walls and attic spaces to reduce their visual impact.
 - (h) *Decommissioning plan.* A decommissioning plan will be required for all rooftop systems and subject to current state and local regulations.

Sec. 93-30-10. Permit required.

It shall be unlawful for any person to place, install, alter, relocate, or modify any SES without first obtaining a permit from the city planner in the manner set forth in this article and otherwise complying with the terms herein.

Sec. 93-30-11. Permit application submission, requirements, decision, and appeal.

- (a) *Submission.* SES applications must be delivered to the department of community services. All permit applications must be stamped by planning and zoning department personnel indicating the submission date.
- (b) *Requirements for all SES.* The applicant shall submit the following information on a form provided by the department of community services:
 - (1) The address of the property on which the SES will be located;
 - (2) The applicant's name, address, telephone number, and email address;
 - (3) The property owner's name, address, telephone number, and email address;
 - (4) If known, the installation company's name, address, telephone number, email address, and license number;
 - (5) Evidence of the applicant's control of the property, such as a deed, lease, or option agreement with the landowner; and
 - (6) A site plan of the property that depicts the locations of all existing and proposed structures (including solar arrays, inverters, transformers, electrical substations, and buildings), property lines, rights-of-way, roads, required setbacks, and visual buffers.
- (d) *Approval of the department of community services.* The department of community services shall review all SES applications that require a permit for compliance with the building codes and indicate such compliance in a written report attached to the application. After completing any such report, the department of community services shall forward the application, including any other documents submitted by the applicant, and the report to the city planner.
- (e) *Decision of the city planner.*
 - (1) Provided that the application is complete, all permit fees have been paid, and the proposed SES and the lot on which the SES is to be placed are in compliance with all requirements of this division and all other ordinances and laws of the city, the city planner shall render a determination and shall inform the applicant of his or her decision within 45 calendar days of the submission date. The city planner shall give notice to the applicant of his or her decision on such application by hand delivery or by mailing such notice, by certified mail, return receipt requested, to the address on the permit application on or before the 45th day.

-
- Upon the expiration of the 45-day period without a decision being made on the application, the applicant shall be permitted to erect and maintain the SES under this statutory provision unless and until the city planner notifies the applicant of a denial of the application and states the reasons for the denial. No person erecting a SES under this provision shall acquire any vested rights to continued maintenance of such SES, and following a subsequent denial of a SES application by the city planner, the SES must be brought into compliance with this division.
- (2) The city planner shall reject any application that is incomplete or contains false material information or omissions within 45 calendar days of the submission date. Applications subsequently submitted in conformity with this section shall be deemed to have been submitted on the date of resubmission rather than the original submission date.
 - (3) If the city planner determines that a previously issued SES was issued pursuant to an application that contained false material information or omissions, he or she shall promptly revoke such permit and the sign shall be immediately removed.
- (f) *Appeal.* An applicant who is dissatisfied by a decision of the city planner on the application for a SES permit has the right to appeal that decision. Any such appeal shall occur under the following procedures:
- (1) The applicant shall deliver a written notice of appeal to the city planner within 14 calendar days of his or her receipt of the notice of the decision. In the event that no appeal is made within the 14-day period, the decision of the city planner shall become final. In the event that an appeal is filed, the city planner shall promptly transmit to the board of appeals all documents constituting the record upon which the decision appealed from was made.
 - (2) The board of appeals shall:
 - a. Hold a hearing on any timely filed appeal no more than 30 days after the notice of appeal was received; and
 - b. Make its final determination of the appeal not more than 30 days after the date of such hearing. The review by the board of appeals shall be limited to a determination of whether or not the decision of the city planner was clearly erroneous.
 - (3) Any appeal of the decision of the board of appeals shall be taken to the county superior court by a petition for a writ of certiorari.

Sec. 93-30-12. Permit expiration date.

If work authorized under a permit has not been completed to the satisfaction of the code enforcement officer using common industry standards within six months after the date of issuance, the permit shall become null and void.

FINDINGS

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
The property has approximately 65' of road frontage. The single-family dwelling is oriented such that the front of the house faces east southeast. The two longest lengths of the house face north and south. The north facing roof slope is the least productive in terms of energy production.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

It is unclear to what extent the hardship of the application of this chapter is to the property as no data have been provided.

c. Such conditions are peculiar to the particular piece of property involved; and

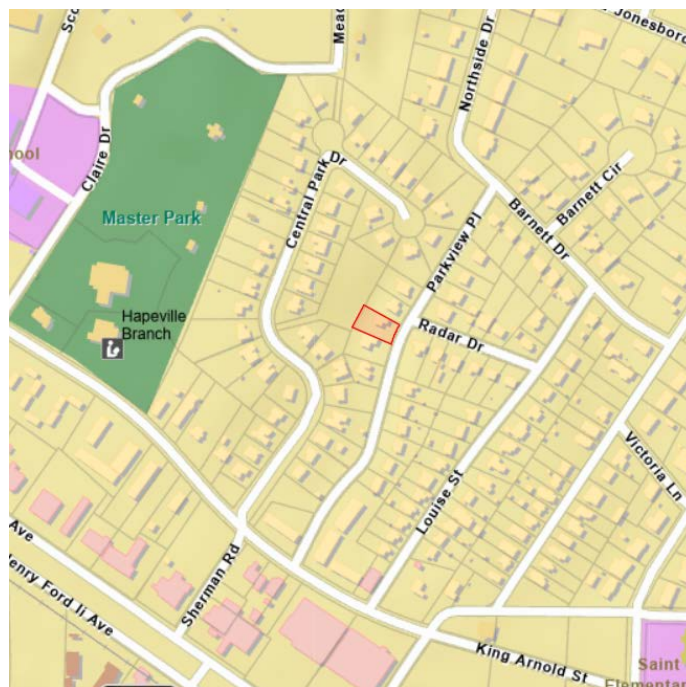
The conditions of lot orientation and roof design are particular to this piece of property.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Code.

RECOMMENDATION

The planner cannot make the determination of a 40% or more decrease in energy production without documentation. If the percentage is less than 40%, the Board of Appeals may consider varying from the standard. **The applicant should provide the percentage difference for each configuration as part of the application for the Board to review.** The requested variance will allow for the installation of solar energy panels to the front of the single family dwelling to maximize energy production.



3429 Parkview Place

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

Name of Applicant Green River Construction Georgia, LLC

Mailing Address _____

Telephone _____

Mobile # _____

Email _____

Property Owner (s) Dogwood Assemblage, LLC

Mailing Address 3715 Northside Parkway NW, Bldg. 400-100, Atlanta, GA 30327

Telephone _____

Mobile # _____

Property Address/Location: See Survey Attached

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

Square Foot of Property ^{2.982 Acres} _____ Building Size _____ Zoning UV

Present Land Use Residential

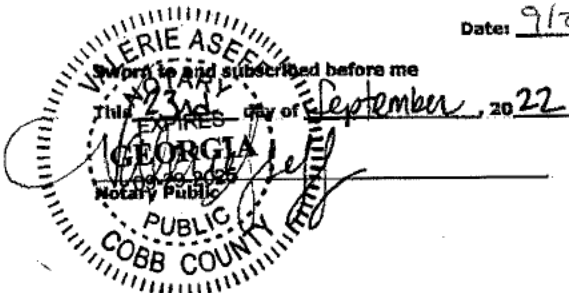
Variance Requested Parking

Applicable Code Section 93-23-10

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

Briana Garcia
Applicant's signature

Date: 9/22/22



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

At the request of the Planning Department we are requesting a variance on our parking, for it exceeds the maximum requirement.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

The purpose for our extra parking is to accommodate for guest parking of our residents.

Explain how these conditions are peculiar to the particular piece of property involved.

There is no street parking on dogwood.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

Not having enough guest parking will force guests to park in surrounding neighborhoods and commercial properties.

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

AUTHORIZATION OF PROPERTY OWNER

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

See Attachment

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 A VARIANCE FOR THE PROPERTY.

Name of Applicant

Green River Construction Georgia, LLC

Address of Applicant

[REDACTED]

Telephone of Applicant

[REDACTED]

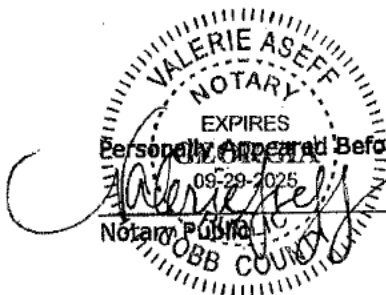
DocuSigned by:

Miller Lowry
328D57C89A1M35

Signature of Owner

Miller Lowry

Print Name of Owner



Personally Appeared Before Me this 23rd day of September, 2022.

Exhibit "A"

3319 Dogwood Drive.
Parcel ID:
14009900160113

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet North of the right-of-way of the Central Georgia Railroad Company at the Southeast corner of the Gregg (formerly Sims) lot; running thence Westerly along the line of the Greg Lot 298, more or less, to the formerly L.G. Whitley, now or formerly the Ross K. Driver line, thence South along the line of the Driver property 100 feet to Lot 31, as per plat of the Mrs. E.M. Sims property; thence East along the North line of said Lot 31, as per plat 300 feet, more or less, to Stewart Avenue; thence Northerly along the West side of Stewart Avenue 100 feet to the point of beginning; being Lots 32 and 33 of the Mrs. E.M. Sims property and being the property conveyed by J.L. Fulgham to Howard K. Moss by deed dated May 7, 1914, recorded in Deed Book 406, Page 127, Fulton County Records, excepting from the foregoing description a strip of land off the South side of Lot 32, fronting 5 feet on the West side of Stewart Avenue and running back Westerly the same width, 300 feet to be used a one-half of a mutual alley between the property above described and the adjacent lot immediately South of the said alley, being improved property known as 3319 Stewart Avenue n/k/a 3319 Dogwood Drive, Hapeville.

Issuing Office File No.: 21-2329CM

3327 Metropolitan
Parkway a.k.a
Dogwood Drive
Parcel I.D.
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 85 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 292.7 feet to the northwesterly side of Stewart Avenue and the point of beginning; being improved property and having a house thereon known as 3327 Stewart Avenue, according to the present system of numbering houses in the City of Hapeville, Fulton County, Georgia.

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

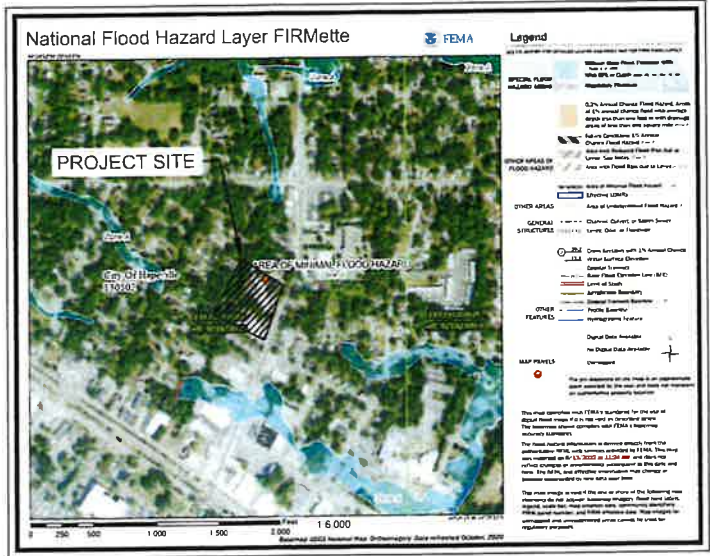
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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 LEESEBURG 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

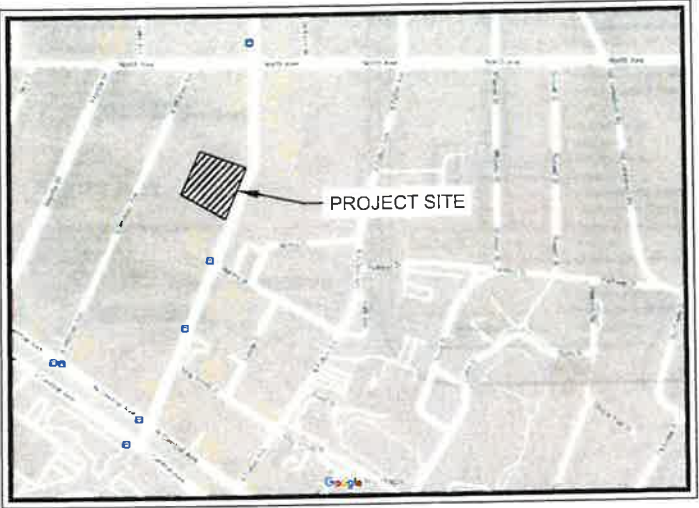
PROJECT NARRATIVE:

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:

- 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.
- 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.
- 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
C1.00	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



Kimley»Horn
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817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 419-4700
WWW.KIMLEY-HORN.COM

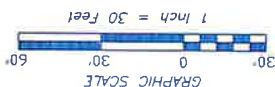
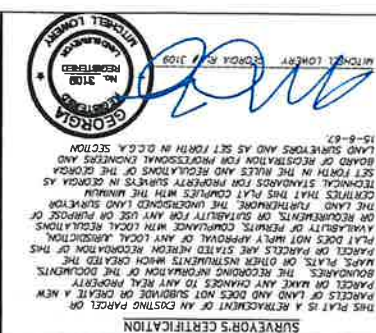
**MONTE HEWETT
HOMES**
5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100
ATLANTA, GA 30328
PHONE: 404.458.6880

DATE	BY	DESCRIPTION
08/17/2022	TGB	DIS SUBMITTAL
		ISSUANCE AND REVISION DESCRIPTIONS

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	08/17/2022
PROJECT NO.	019855008
TITLE	CIVIL COVER SHEET
SHEET NUMBER	C0.00



CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	CHORD BEARING
12	99.8	100.0	10.0	12
11	99.8	100.0	10.0	11
10	99.8	100.0	10.0	10
9	99.8	100.0	10.0	9
8	99.8	100.0	10.0	8
7	99.8	100.0	10.0	7
6	99.8	100.0	10.0	6
5	99.8	100.0	10.0	5
4	99.8	100.0	10.0	4
3	99.8	100.0	10.0	3
2	99.8	100.0	10.0	2
1	99.8	100.0	10.0	1

0055	M, 20, 42, 55	27
5954	M, 45, 22, 55	17
20V/510	20V/510	20V

UTILITY CONTACTS

[illegible]

PROPERTY LINE	
RECORD CALLS	(BEARING/DISTANCE)
BUILDING SETBACK LINE	8.5 FT.
BUILDING SETBACK LINE	10 FT.
WATER LINE	10 FT.
OVERHEAD UTILITY LINE	10 FT.
GAS LINE	10 FT.
SAFETY SETBACK LINE	10 FT.
UNDERGROUND ELECTRIC LINE	10 FT.
UNDERGROUND TELEPHONE LINE	10 FT.
STORM DRAIN PIPE	10 FT.
WATER VALVE	10 FT.
PIPE HYDRANT	10 FT.
CELESTIAL OUT	10 FT.
SAFETY SETBACK MANHOLE	10 FT.
OUTLET CONTROL STRUCTURE	10 FT.
YARD WALT	10 FT.
REINFORCED CONCRETE PIPE	10 FT.
PIPE TYPING DISTANCE PIPE	10 FT.
CORNUCOPATED METAL PIPE	10 FT.
FLOW DIRECTION	10 FT.
CLIFFS WALT	10 FT.
DUMP WALT	10 FT.
DOUBLE - WING CATCH BASIN	10 FT.
DOUBLE - WING CATCH BASIN	10 FT.
JUNCTION BOX	10 FT.
REBAR	10 FT.
CARPED REBAR	10 FT.
CONCRETE S/W W/ MOMENT	10 FT.
FOUND	10 FT.
LIGHT POLE	10 FT.
SEA	10 FT.
THAT	10 FT.

[illegible]

SURVEY NOTES



BOUNDARY & TOPOGRAPHIC SURVEY OF
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE

GEORGIA	COUNTY: FULTON
---------	----------------

98

PREPARED FOR
MILLER LOWRY

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



Lowery
& Associates
LAND SURVEYING, LLC

REVISIONS	DATE:	DESCRIPTION
-----------	-------	-------------

BOU
3309

GRAPHIC SURVEY OF:
35 DOGWOOD DRIVE
PEVILLE
COUNTY: FULTON
DISTRICT: 16

PREPARED FOR
MILLER LOWRY

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

SURVEY



JCT REAL ESTATE, LLC
D.B. 41699 PG-476
ZONE U-V

N/F
HERMAN HART
D.B. 27292 PG-206
ZONE R-1

N/F
DALE HOWARD
D.B. 59532 PG-209
ZONE R-1

N/F
STEPHEN EDWARDS
D.B. 44175 PG-13
ZONE R-1

N/F
ROXANNA WELLS
D.B. 44347 PG-524
ZONE R-1

N/F
CHRISTOPHER DWYER
D.B. 59072 PG-442
ZONE R-1

N/F
MAHER 3G, LLC
D.B. 51186 PG-382
ZONE R-1

N/F
JANN LEVESQUE
D.B. 59488 PG-274
ZONE R-1

N/F
RHONDA STALVEY
D.B. 53102 PG-523
ZONE R-1

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	0.38 ACRES
RECREATION	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 FAR PROVIDED	129,898 SF (1.0 X AREA) 118,070 SF (0.91 X AREA)
TOTAL DENSITY	58 UNITS
NET DENSITY	19.5 UNITS / ACRE
MAX ALLOWABLE	40 UNITS/ACRE
BUILDING SETBACK	0'-X-15 FT
FRONT (BUILD-TO-LINE)	0 FT
SIDE	0 FT
REAR	15 FT
REQUIRED PARKING	58 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1A/UNT)
PROPOSED PARKING	138 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES
GARAGE	64 SPACES
TANDEM	32 SPACES
SURFACE	20 SPACES
HANDICAP	2 SPACES

- 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
[Pattern]	STANDARD DUTY CONCRETE SIDEWALK
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
(10)	PARKING COUNT

GEORGIA811
Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley-Horn
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 414-0700
WWW.KIMLEY-HORN.COM

MONTE HEWETT HOMES
5775 GLENRIDGE DR., BUILDING B, SITE 100
ATLANTA, GA 30328
PHONE: 404-459-6800

3335 DOGWOOD
3335 DOGWOOD DRIVE, Hapeville, GA 30354
LAND LOT 86, 14TH DISTRICT
PARCEL ID: 14 009800180139

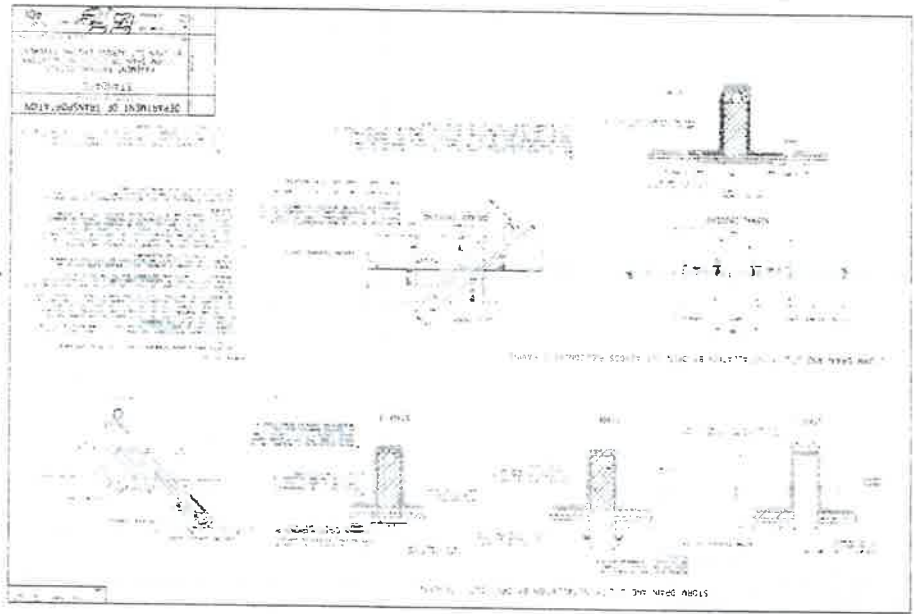
GSWCC NO. 0000077807
(LEVEL II)
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY JOK
DATE 08/17/2022
PROJECT NO. 019555008
TITLE
SHEET NUMBER
C2.00

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: K:\mkt_cad\019555008_dogwood_hapeville\CAD\plan\sheet\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Sep 15, 2022 4:12pm by: Tyler Bishop

This document, together with the concepts and designs presented herein, is 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.

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Kimley-Horn
1955508
C2-10 SITE DETAILS

SHEET NUMBER	C2.10
TITLE	SITE DETAILS
PROJECT NO	019955008
DATE	08/17/2022
DESIGNED BY	TDK
DRAWN BY	TGB
CHECKED BY	0000077807

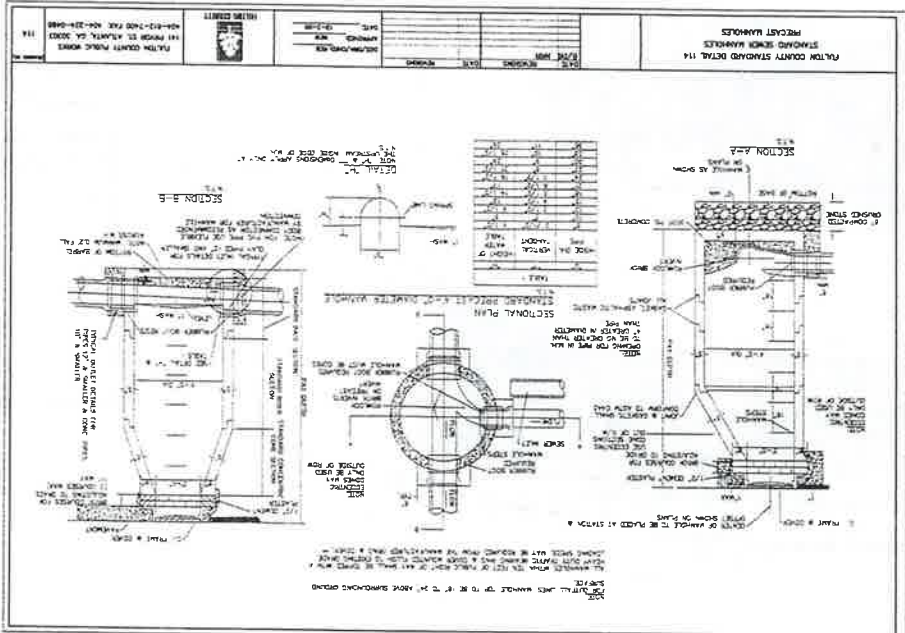
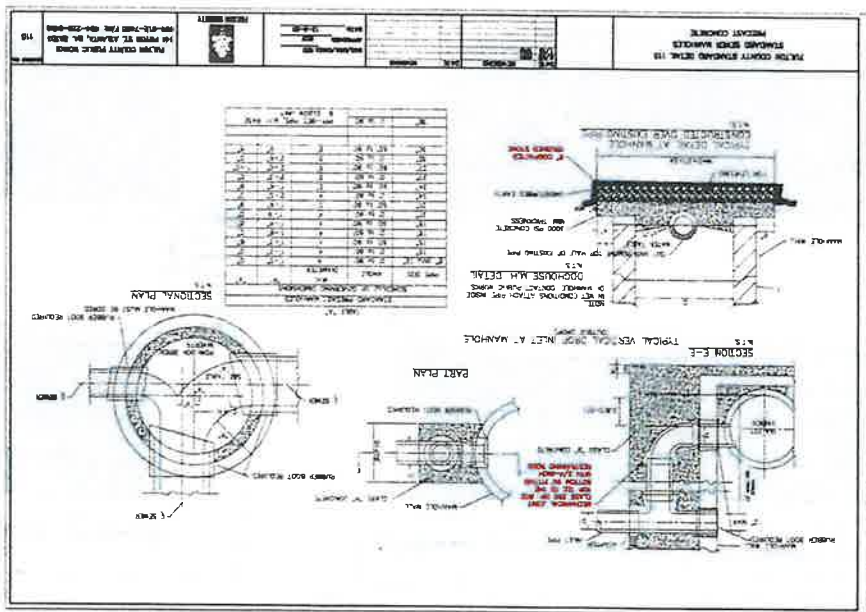
NOT FOR CONSTRUCTION

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAYVILLE, GA 30534
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009801 60139

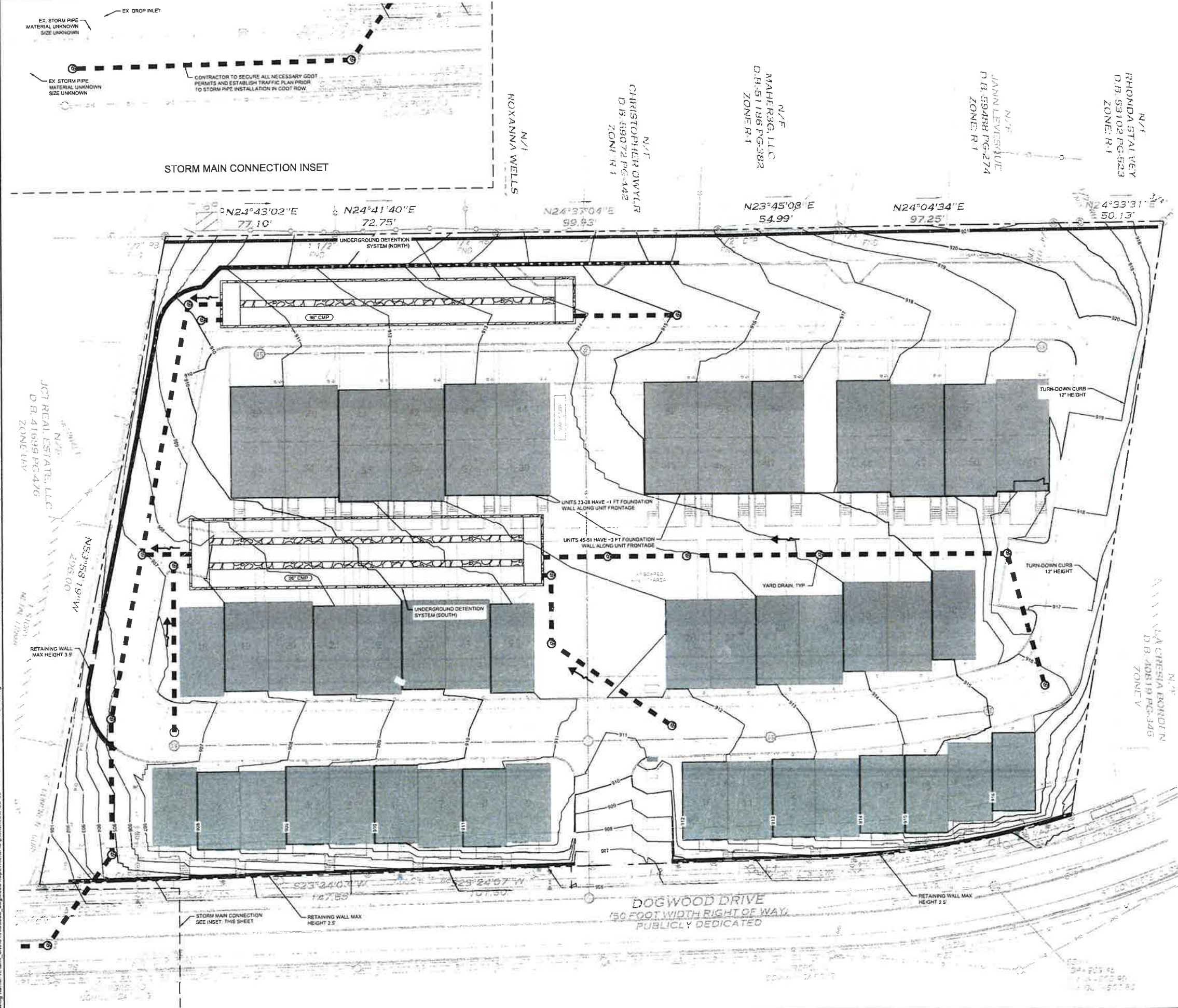
NO.	DESCRIPTION	DATE	BY
1	ISSUANCE AND REVISION DESCRIPTIONS	08/17/2022	TGB

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

Kimley-Horn
677 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE 404.525.7500



Drawing name: K:\land_civil\11555008_dogwood\hapeville\cadd\plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING & DRAINAGE PLAN Sep 15, 2022 4:13pm by: Tyler Bishop



- ### GRADING & DRAINAGE NOTES:
1. SITE AREA: 2.98 ACRES
DISTURBED AREA: 2.98 ACRES
 2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSOWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP, GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0356F, DATED 9/18/2013.
 8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 10. NO GRADED SLOPE SHALL EXCEED 2H:1V.
 11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

- ### GRADING LEGEND:
- | | |
|-------------|--------------------------------|
| — 945 — | EXISTING MAJOR CONTOUR |
| — 944 — | EXISTING MINOR CONTOUR |
| — 944 — | 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-B-C) |
| OCS | OUTLET CONTROL STRUCTURE (CAST-IN-PLACE) |
| TD | TRENCH DRAIN |
| --- | PROPOSED ROOF DRAIN PIPE |
| --- | PROPOSED STORM PIPE |

GEORGIA811
Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY
NOT FOR CONSTRUCTION

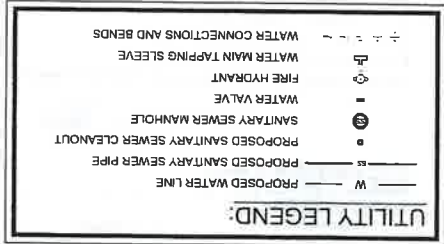
GSWCC NO (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	08/17/2022
PROJECT NO	019955008
TITLE	GRADING & DRAINAGE PLAN
SHEET NUMBER	C3.00

Kimley»Horn
© 2001 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
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MONTE HEWETT HOMES
5775 GLENWIDGE DR. BUILDING B, STE 100
DUBLIN, GA 30128
PHONE: 404-459-5080

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
A	DRC SUBMITAL	08/17/2022	TGB

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 00880018038



		SHEET NUMBER C4.00									
UTILITY PLAN		TITLE									
PROJECT NO 019955008		DATE 08/17/2022									
RECEIVED BY TGS		ISSUED BY TGS									
LEVEL 1 0000077807		SSWC NO									
3335 DOGWOOD 3335 DOGWOOD DRIVE, HARTWELL, GA 30334 PARCEL ID 14 00660160158											
<table border="1"> <thead> <tr> <th>NO.</th> <th>ISSUANCE AND REVISION DESCRIPTIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DWG SUBMITTAL</td> <td>08/17/2022</td> <td>TGS</td> </tr> </tbody> </table>				NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY	A	DWG SUBMITTAL	08/17/2022	TGS
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY								
A	DWG SUBMITTAL	08/17/2022	TGS								
MONTÉ HEWETT HOMES 5775 GLENKIRK DR, BUILDING B, STE 100 ATLANTA, GA 30338 PHONE: 404.425.6080		Kimley»Horn ©2021 KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PLEASANT STREET, NW ATLANTA, GEORGIA 30308 PHONE: 404.119.8700 WWW.KIMLEY-HORN.COM									

EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE CITY OF HAVESVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL FOR GEORGIA.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

- WIRE REINFORCED.
- THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
- MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL, STATE REQUIREMENTS.
- FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
- THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG, NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL

- DEVICES.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
- SEE DETAILS FOR D12 AND D13 SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
- 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 13121C0266F, DATED 9/18/2013.
- WETLANDS DO NOT EXIST ON SITE.
- SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A

- SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAL MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 100001.
- NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

GSWCC Georgia Soil and Water Conservation Commission
IAIN D. KERR
 Level II Certified Design Professional
 CERTIFICATION NUMBER 0000077807
 Issued: 07/14/2022 Expires: 07/14/2025

BASIN 2A: SILT FENCE (Sd1)
 DRAINAGE AREA = 0.41 AC
 REQ'D SEDIMENT STORAGE = 27 C.Y.
 PROVIDED STORAGE = 104 CY

BASIN 2A: TEMPORARY SEDIMENT BASIN (Sd3)
 DRAINAGE AREA = 2.58 AC
 REQ'D SEDIMENT STORAGE = 173 C.Y.
 PROVIDED STORAGE = 174 CY @ 90'

EROSION CONTROL LEGEND:

- | | |
|----------|---|
| (Sd1-S) | SILT FENCE - TYPE S |
| (Co) | CONSTRUCTION EXIT |
| (Sd2-P) | INLET SEDIMENT TRAP: CURB INLET PROTECTION |
| (Sd2-F) | INLET SEDIMENT TRAP: FILTER FABRIC |
| (Sd2-SS) | INLET SEDIMENT TRAP: SILT SAVER |
| (St) | STORM DRAIN OUTLET PROTECTION |
| (Fr) | FILTER RING |
| (Re) | RETAINING WALL |
| (Di) | DIVERSION |
| (Cd) | CHECK DAM |
| (On1) | TEMPORARY DOWNDRAIN STRUCTURE |
| (Sk) | FLOATING SURFACE SKIMMER |
| (Sd3) | TEMPORARY SEDIMENT BASIN |
| (Ch) | CHANNEL STABILIZATION |
| (Ds1) | DISTURBED AREA STABILIZATION (MULCHING) |
| (Ds2) | DISTURBED AREA STABILIZATION (TEMPORARY SEEDING) |
| (Ds3) | DISTURBED AREA STABILIZATION (PERMANENT VEGETATION) |
| (Du) | DUST CONTROL |
| (Ss) | SLOPE STABILIZATION |
| (Sp) | SAMPLING POINT |
| (Tr) | TREE PROTECTION FENCE |
| (LOD) | LIMITS OF DISTURBANCE |
| | SOIL TYPE DELINEATION |
| | DRAINAGE BASIN DELINEATION |

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM: 1.00-1.50 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA)
- SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION
- SEE SHEETS CS-01 - CS-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS

HYDROLOGIC SOIL GROUPS:

Map Unit Symbol	Map Unit Name	Rating
UFC2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
 TOTAL DISTURBED AREA = 2.98 ACRES
 PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

NAME: BRIANA GARCIA
 COMPANY: MONTE HEWETT HOMES
 NUMBER: 404.581.0582

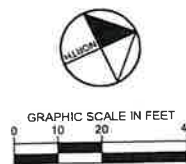
PRIMARY PERMITTEE:

NAME: BRIANA GARCIA
 COMPANY: MONTE HEWETT HOMES
 ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B, SUITE 100, ATLANTA, GA 30328
 PHONE: 404.581.0582
 EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 2 SEQUENCING:

- INSPECT AND MAINTAIN ALL EXISTING BMPs
- RELOCATE DIVERSIONS AS NECESSARY AS GRADING PROGRESSES
- INSTALL RETAINING WALLS
- BEGIN OUTFALL ACTIVITIES. CONTRACTOR TO COORDINATE AND SCHEDULE REMOVAL OF UNSUITABLE FILL MATERIAL DURING THIS PHASE
- INSTALL STORM SYSTEM AND UNDERGROUND UTILITIES. MODIFY Sd4-C TO BECOME Sd3 ONCE CONNECTION TO PUBLIC STORM SYSTEM IS INSTALLED. CONNECT TO FUTURE STORM SYSTEM WITH TEMPORARY PIPE AND RISER
- ONCE CAG HAS BEEN POURED ADJACENT TO Sd2-P's, THE Sd2-P's TO BE REPLACED BY Sd2-P's (SEE SHEET CS-03 FOR Sd2-P LOCATIONS)

GEORGIA811
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Kimley-Horn
 6000 KIMLEY-HORN DRIVE, SUITE 100
 ATLANTA, GEORGIA 30338
 WWW.KIMLEY-HORN.COM

MONTE HEWETT HOMES
 5775 GLENRIDGE DRIVE, BUILDING B, STE 100
 ATLANTA, GA 30328
 PHONE: 404.458.6880

NO.	DATE	BY	ISSUANCE AND REVISION DESCRIPTIONS
1	08/17/2022	TGB	DRG SUBMITTAL

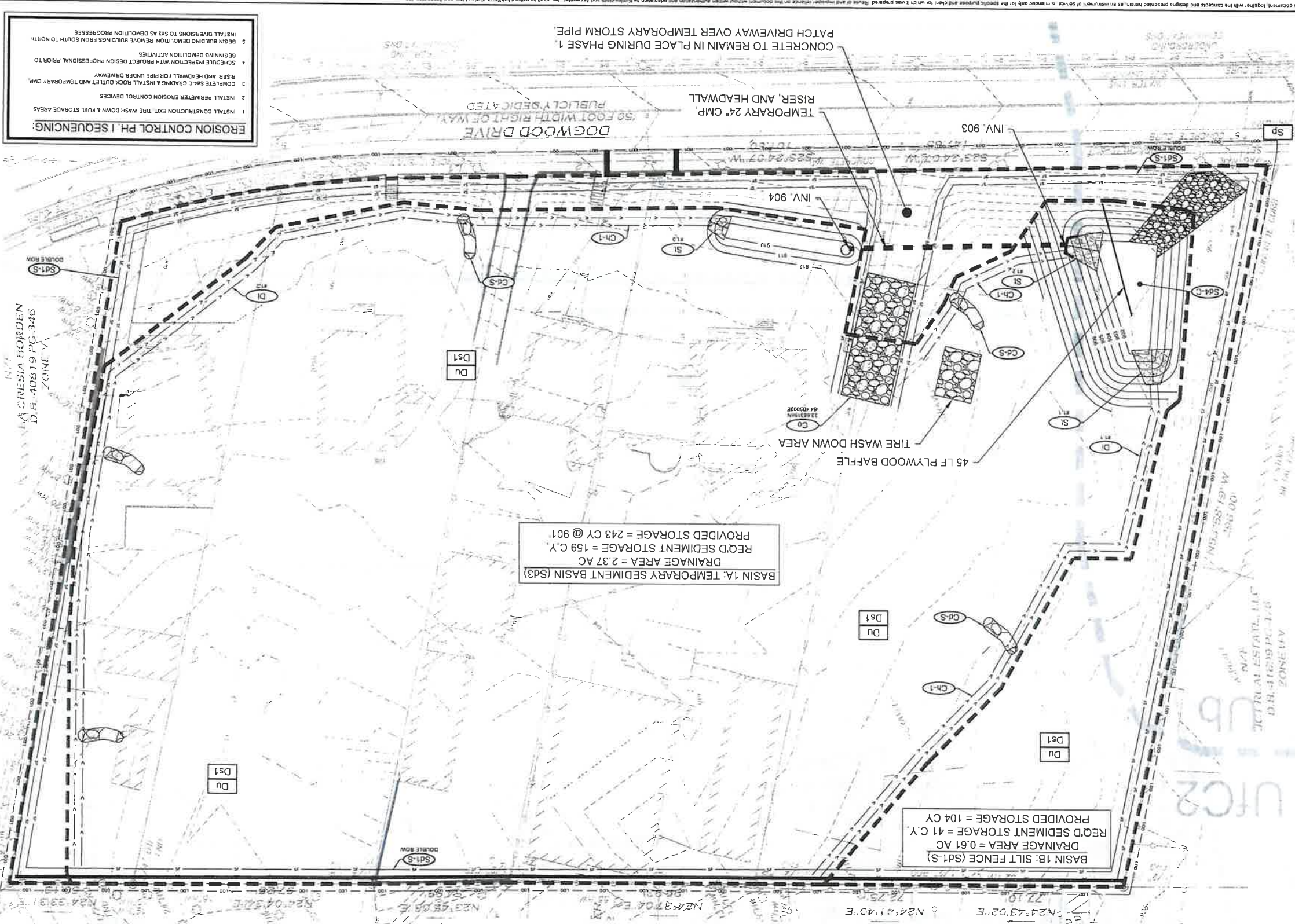
3335 DOGWOOD
 3335 DOGWOOD DRIVE, HAVESVILLE, GA 30354
 LAND LOT 98, 14TH DISTRICT
 PARCEL ID: 14 009800100139

PRELIMINARY
 Not for Construction

GSWCC NO (LEVEL II) 0000077807
 DRAWN BY TGB
 DESIGNED BY TGB
 REVIEWED BY IDK
 DATE 08/17/2022
 PROJECT NO 019955008
 TITLE **EROSION CONTROL PLAN PHASE 2**
 SHEET NUMBER **C5.20**

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF HAWAII EROSION CONTROL SPECIFICATIONS, CURRENT EDITION AND BE AWARE THAT THE CITY OF HAWAII EROSION CONTROL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
4. ANY DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
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EROSION CONTROL LEGEND:

SD1-S	SILT FENCE - TYPE S
SD2-P	INLET SEDIMENT TRAP
SD2-F	INLET SEDIMENT TRAP
SD2-SS	INLET SEDIMENT TRAP
SI	SILT SAVER
ST	STORM DRAIN OUTLET PROTECTION
FR	FILTER RING
RE	RETAINING WALL
DI	DIVERSION
CD	CHECK DAM
DNT	TEMPORARY DOWNDRAIN STRUCTURE
SK	SKIMMER
SD3	TEMPORARY SEDIMENT BASIN
CH	CHANNEL STABILIZATION
D1	DISTURBED AREA (TEMPORARY SEEDING)
D2	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
D3	DUST CONTROL
SS	SLOPE STABILIZATION
SP	SAMPLE POINT
TR	TREE PROTECTION FENCE
LDB	LIMITS OF DISTURBANCE
DR	DRAINAGE BASIN DELINEATION

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT
2. CONSTRUCTION IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED STRAIGHT 100-100-100 PER AVERAGE 100-100-100 WATER
3. SAMPLING SHALL BE TAKEN BY THE GRAV METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION
4. SEE SHEETS CS-01 - CS-03 FOR FURTHER NOTES SPECIFICATIONS AND REGULATIONS

HYDROLOGIC SOIL GROUPS:

Map Unit	Symbol	Map Unit Name	Rating
UfC2	Urban Land - Cecil Complex, B	Urban Land	2 to 10 percent
Up	Urban Land	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.98 ACRES
PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

NAME: BRUNA GARCIA
PHONE: 404 961 0880
NUMBER: 404 961 0880

PRIMARY PERMITTEE:

NAME: BRUNA GARCIA
ADDRESS: 5775 GLENHIDE DRIVE, BUILDING B
SUITE 100
ATLANTA, GA 30328
PHONE: 404 961 0880
EMAIL: BRUNA.GARCIA@MONTHEWETT.COM

GRAPHIC SCALE IN FEET:

0 10 20 30 40

CS-10

EROSION CONTROL PLAN PHASE 1

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAWAII, CA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009600100138

Monte Hewett Homes

5775 GLENHIDE DR, BUILDING B, STE 100
ATLANTA, GA 30328
PHONE: 404 459 9080

Kimley-Horn

87 W. JENNER STREET, NW
ATLANTA, GEORGIA 30309
WWW.KIMLEY-HORN.COM

DATE: 08/17/2022
BY: TBA

NO.: 019555008

PROJECT NO.: 019555008

DATE: 08/17/2022

DESIGNED BY: TGB

CHECKED BY: TGB

LEVEL: 0000077807

GSWCC NO.: 0000077807

NOT FOR CONSTRUCTION

EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE CITY OF HAVESVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL FOR GEORGIA.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RPPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

- WIRE REINFORCED THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
- MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1. FILL AREAS - 2:1.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROCKED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL A STATE REQUIREMENTS.
- FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
- THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL

- DEVICES
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
- SEE DETAILS FOR D3 AND D3 SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
- 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 1317C0366P, DATED 9/16/2013.
- WETLANDS DO NOT EXIST ON SITE.
- SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- AMENDMENTS/REVISIONS TO THE ESSPC PLAN WHICH HAVE A

- SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ESSPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTLED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 100001.
- NO ALTERNATE BMP'S WERE USED IN THIS PROJECT.

GSWCC Georgia Soil and Water Conservation Commission
IAIN D. KERR
 Level II Certified Design Professional

CERTIFICATION NUMBER: 0000077807
 ISSUED: 07/14/2022 EXPIRES: 07/14/2025

N/E
 MAHERG, LLC
 D.B. 51196 PG-332

N/E
 JANN LEVINSKY
 D.B. 50488 PG-274
 ZONE R1

N/E
 RHONDA STALVEY
 D.B. 53102 PG-592
 ZONE R1

EROSION CONTROL LEGEND:

- | | | |
|----------|---|--|
| (Sd1-S) | SILT FENCE - TYPE S | |
| (Co) | CONSTRUCTION EXIT | |
| (Sd2-P) | INLET SEDIMENT TRAP: CURB INLET PROTECTION | |
| (Sd2-F) | INLET SEDIMENT TRAP: FILTER FABRIC | |
| (Sd2-SS) | INLET SEDIMENT TRAP: SILT SAVER | |
| (St) | STORM DRAIN OUTLET PROTECTION | |
| (Fr) | FILTER RING | |
| (Re) | RETAINING WALL | |
| (Di) | DIVERSION | |
| (Cd) | CHECK DAM | |
| (Dn1) | TEMPORARY DOWNDRAIN STRUCTURE | |
| (Sk) | FLOATING SURFACE SKIMMER | |
| (Sd3) | TEMPORARY SEDIMENT BASIN | |
| (Ch) | CHANNEL STABILIZATION | |
| (Ds1) | DISTURBED AREA STABILIZATION (MULCHING) | |
| (Ds2) | DISTURBED AREA STABILIZATION (TEMPORARY SEEDING) | |
| (Ds3) | DISTURBED AREA STABILIZATION (PERMANENT VEGETATION) | |
| (Du) | DUST CONTROL | |
| (Ss) | SLOPE STABILIZATION | |
| (Sp) | SAMPLING POINT | |
| (Tr) | TREE PROTECTION FENCE | |
| (LOD) | LIMITS OF DISTURBANCE | |
| | SOIL TYPE DELINEATION | |
| | DRAINAGE BASIN DELINEATION | |

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 FTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA).
- SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
- SEE SHEETS CS-01 - CS-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

HYDROLOGIC SOIL GROUPS:

Map Unit Symbol	Map Unit Name	Rating
Ufc2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
 TOTAL DISTURBED AREA = 2.98 ACRES
 PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

NAME: BRIANA GARCIA
 COMPANY: MONTE HEWETT HOMES
 NUMBER: 404.581.6580

PRIMARY PERMITTEE:

NAME: BRIANA GARCIA
 COMPANY: MONTE HEWETT HOMES
 ADDRESS: 3775 GLENDRIDGE DRIVE, BUILDING B SUITE 100 ATLANTA, GA 30328
 PHONE: 404.581.6580
 EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 3 SEQUENCING:

- POUR FOUNDATIONS.
- INSTALL ASPHALT AND CONCRETE DRIVE AISLES AND ROADWAYS. INSTALL STORM INLET PROTECTION MEASURES.
- REMOVE ALL TEMPORARY BMP'S AND CONVEYANCE PIPES.

GEORGIA811
 Before you dig, call 811.
 GRAPHIC SCALE IN FEET
 0 10 20 40

Kimley-Horn
 8201 WEST PINE AVE. SUITE 200
 ATLANTA, GEORGIA 30338
 TEL: 404.581.6580
 WWW.KIMLEY-HORN.COM

MONTE HEWETT HOMES
 5775 GLENDRIDGE DR., BUILDING B, STE 100
 ATLANTA, GEORGIA 30328
 PHONE: 404.453.6800

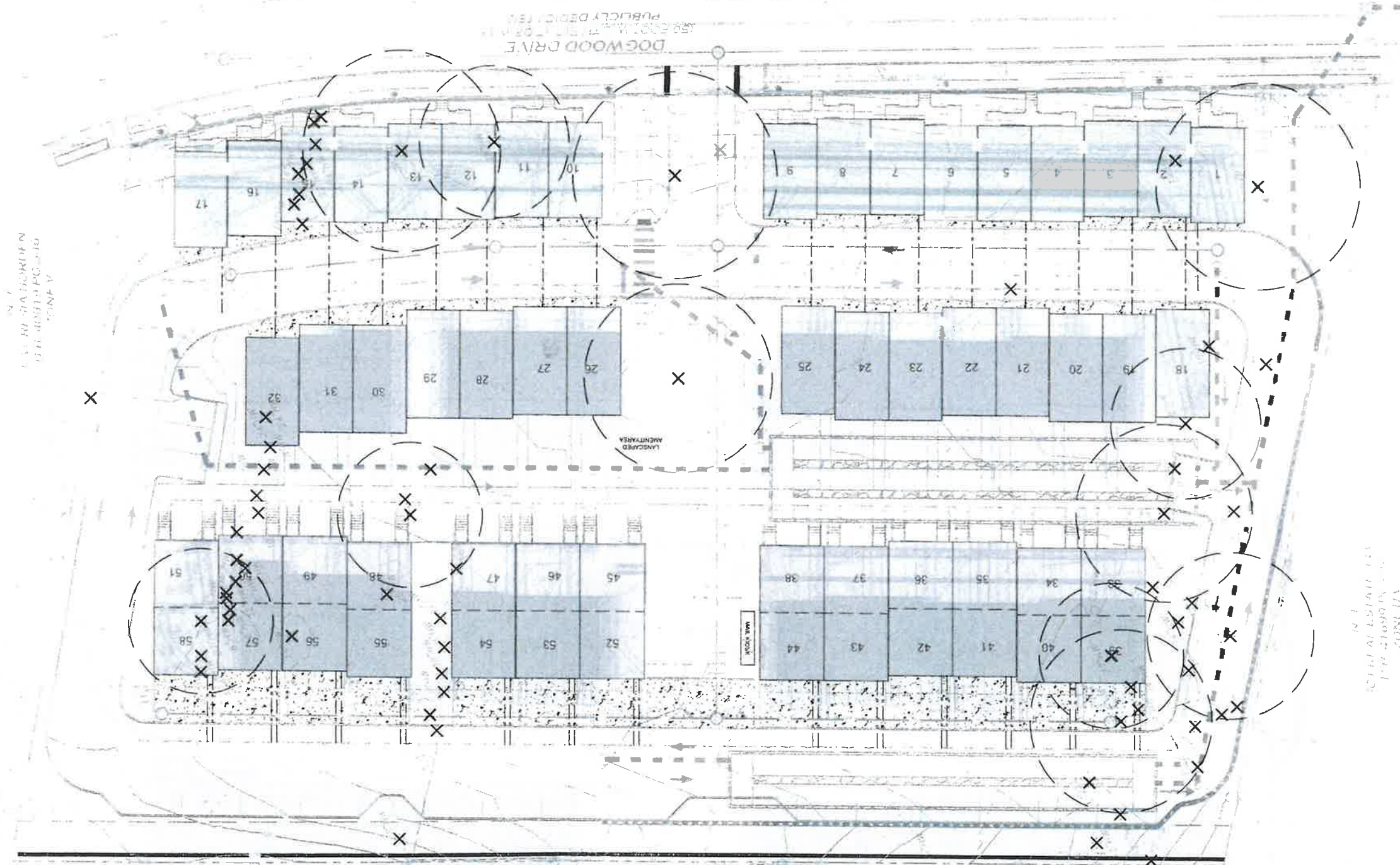
3335 DOGWOOD
 3335 DOGWOOD DRIVE, HAVESVILLE, GA 30354
 LAND LOT 98, 14TH DISTRICT
 PARCEL ID: 14 00980018038

PRELIMINARY
 Not for Construction

GSWCC NO (LEVEL II) 0000077807
 DRAWN BY TGB
 DESIGNED BY TGB
 REVIEWED BY IDK
 DATE 08/17/2022
 PROJECT NO 019955008
 TITLE **EROSION CONTROL PLAN PHASE 3**
 SHEET NUMBER **C5.30**

Drawing name: K:\land_civil\019955008_dogwood_havesville\CADD\plan\sheet\C5.30 - EROSION CONTROL PLAN PHASE 3 Sep 15, 2022 5:37pm by Tyler Bishop

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.



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 DT 59072 FC 4-12
 ZCNI RI

W.F.
MAYLERTON, LLC
1351186 PG-382
PIONEER

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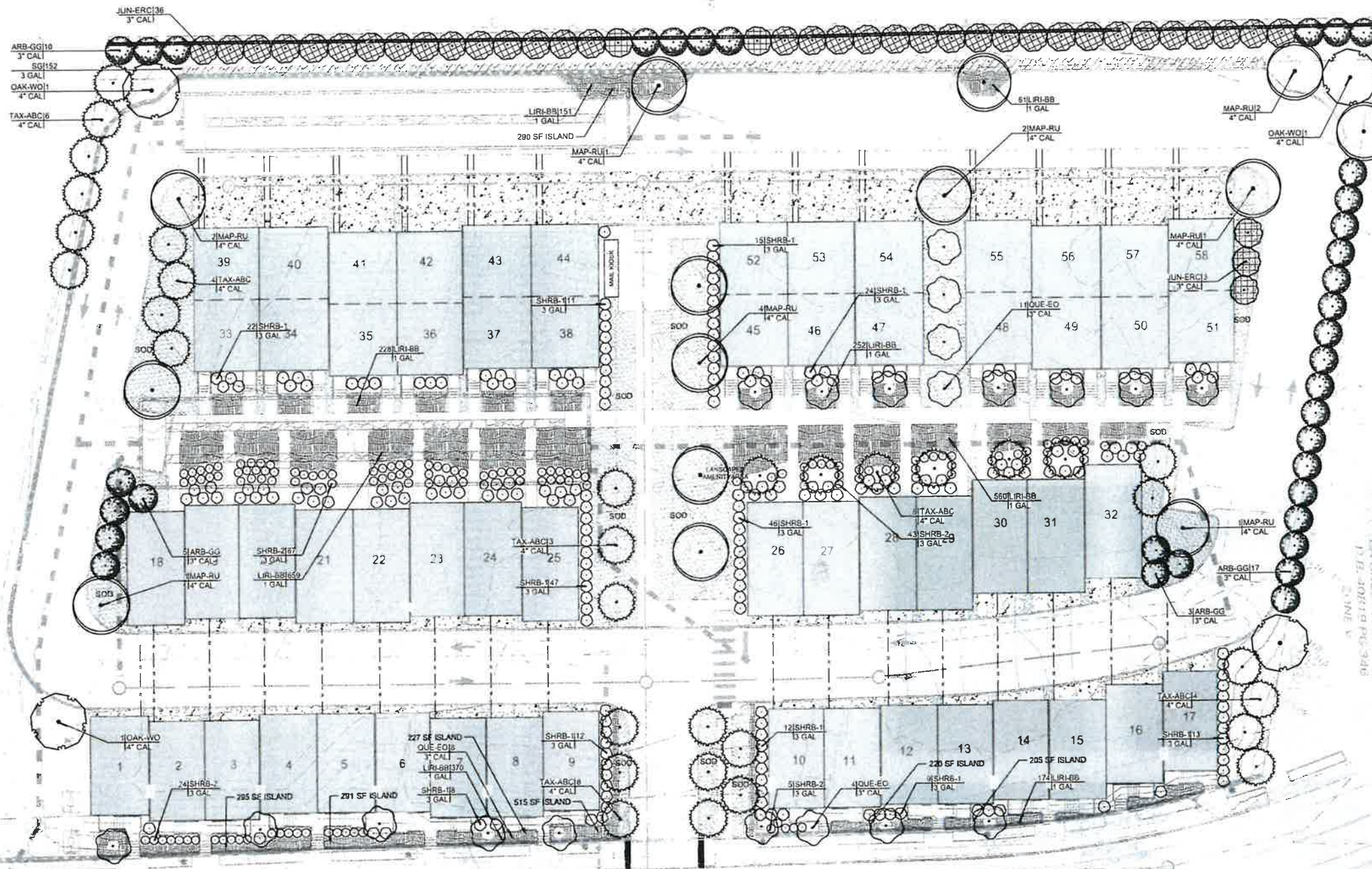
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TREE PROTECTION LEGEND	
	TREE TO BE PROTECTED
	SPECIMEN TREE TO BE REMOVED
	TREE TO BE REMOVED

A north arrow pointing towards the top-left and a graphic scale bar labeled "GRAPHIC SCALE IN FEET" with markings at 0, 10, 20, and 40.

[illegible][illegible]

Drawing name: KUALP - LANDSCAPE PLAN.dwg 1:01 TREE REPLACEMENT Aug 17, 2022 2:45pm by: Drew Wiklund



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	SPD	CONT	DETAIL	REMARKS
	14	ACER RUBRA	RED MAPLE	4" CAL	14-18 FT	8' SPD	888		STRAIGHT TRUNK, FULL HEAD
	1	QUERCUS PHELLO	WILD OAK	4" CAL	14-18 FT	8' SPD	888		STRAIGHT TRUNK, FULL HEAD
	28	QUERCUS REGULARFOLIA	PINNACLE OAK	4" CAL	12-14 FT	4-5 SPD	888		STRAIGHT TRUNK, FULL HEAD
	31	YARROW DISTORUM	AUTUMN GOLD	4" CAL	14-18 FT	8' SPD	888		STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPD	CONT	DETAIL	REMARKS
	28	LAMARCKIA STRIPATA	EASTERN RED CEDAR	4" CAL	14-18 FT	8' SPD	888		FULL TO BROAD FULL SHAPE, SPHERICAL UPRIGHT
	25	YUCCA BICOLOR	GREEN GLASS	4" CAL	14-18 FT	3-5 SPD	888		FULL TO BROAD FULL SHAPE, SPHERICAL UPRIGHT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPD			
	21	SHRUB-1	SHRUB-1	3 GAL	24-36" HT	18" SPD			DENSE FOLIAGE
	13	SHRUB-2	SHRUB-2	3 GAL	24-36" HT	18" SPD			DENSE FOLIAGE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	2367	LYRICHIA VULGARIS	BIG BLUE LILY	1 GAL				18" x 18"	DENSE FOLIAGE
	10	SHRUB-1	SHRUB-1	3 GAL				24" x 24"	
WOODS	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	1478 SF	CHOCOMA DISTYLLON	WINTERBERRY	500					100% WHITE, ROLL ALL 500 DASH



Kimley-Horn
817 W. PEACHTREE STREET, NW
ATLANTA, GA 30308
PHONE: 404.518.8700
WWW.KIMLEY-HORN.COM

MONTE HEWETT HOMES
5775 GLENVIEW DRIVE, BUILDING 6, SITE 100
ATLANTA, GA 30328
PHONE: 404.455.6080

3335 DOGWOOD
3335 DOGWOOD DRIVE, Hapeville, GA 30354
LAND LOT 88, 14TH DISTRICT
PARCEL ID: 14-008600160139

PROJECT
GSWCC NO (LEVEL II) 0000077807
DRAWN BY CLH
DESIGNED BY CLH/EHS
REVIEWED BY EHS
DATE 08/17/2022
PROJECT NO 019955008
TITLE **CONCEPT LANDSCAPE PLAN**
SHEET NUMBER **L1-01**

-3345 Dogwood Dr
Tree report

424

Kimley»Horn
 6201 KILA PARKWAY AND ASSOCIATES, INC.
 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 607
 ATLANTA, GEORGIA 30308
 PHONE (404) 418-8700
 WWW.KIMLEY-HORN.COM

Lowery & Associates

LAND SURVEYING, LLC

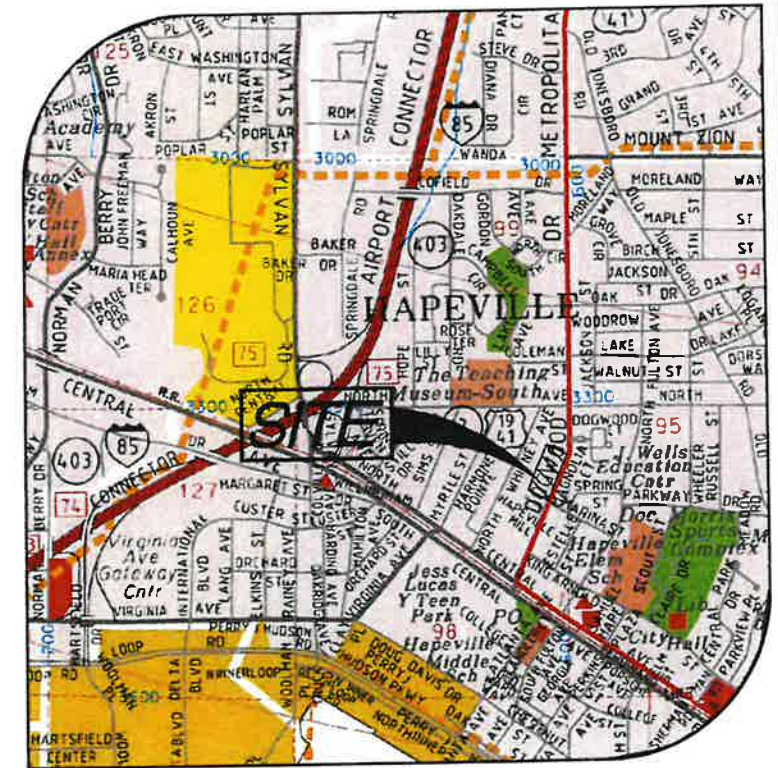
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121

770-334-8186

WWW.LOWERYLANDSURVEYS.COM

INFO@LOWERYLANDSURVEYS.COM

GEORGIA C.O.A.: LSF-001102



VICINITY MAP

SHEET: 2 OF 2

COMBINATION PLAT OF:
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE
PREPARED FOR:
MONTE HEWETT

JOB #: 213362	SCALE: 1"=80'
DATE: JULY 18, 2022	DRAWN BY: J.BAGLEY
STATE: GEORGIA	COUNTY: FULTON
LAND LOT: 98	DISTRICT: 14TH

EXISTING OWNERSHIP INFORMATION:

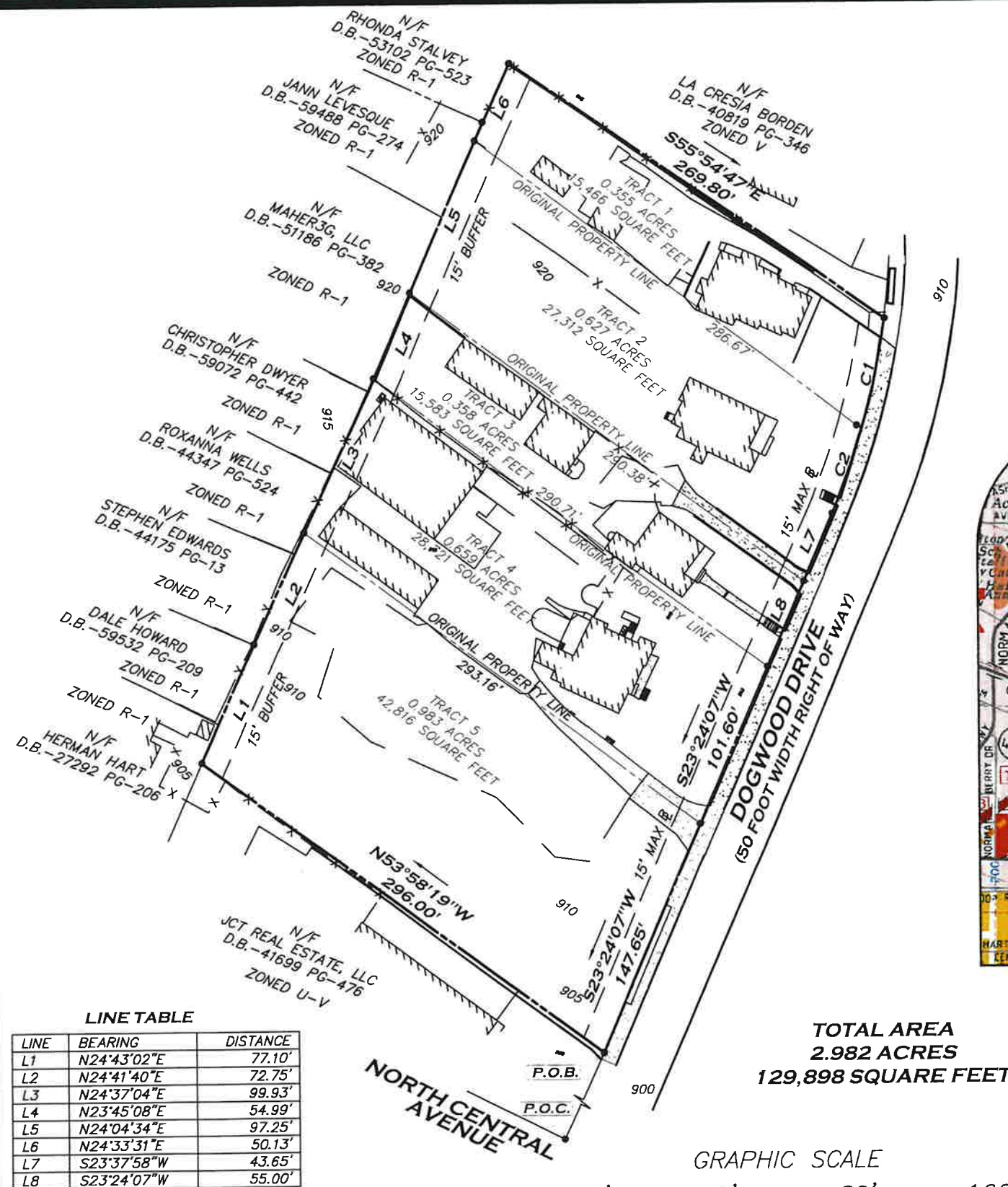
TRACT 1: DOGWOOD ASSEMBLAGE, LLC, D.B.-64686 PG-411
TRACT 2: DOGWOOD ASSEMBLAGE, LLC, D.B.-64691 PG-607
TRACT 3: DOGWOOD ASSEMBLAGE, LLC, D.B.-64682 PG-699
TRACT 4: DOGWOOD ASSEMBLAGE, LLC, D.B.-64703 PG-251
TRACT 5: DOGWOOD ASSEMBLAGE, LLC, D.B.-64703 PG-251

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,291 FEET AND AN ANGULAR ERROR OF 3.41 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 579,501 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 3.255 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.



MITCHELL LOWERY GEORGIA RLS# 3109



LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°43'02"E	77.10'
L2	N24°41'40"E	72.75'
L3	N24°37'04"E	99.93'
L4	N23°45'08"E	54.99'
L5	N24°04'34"E	97.25'
L6	N24°33'31"E	50.13'
L7	S23°37'58"W	43.65'
L8	S23°24'07"W	55.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	53.28'	53.25'	S20°14'05"W

TOTAL AREA
2.982 ACRES
129,898 SQUARE FEET

GRAPHIC SCALE



1 Inch = 80 Feet





**Department of Planning & Zoning
PLANNER'S REPORT**

DATE: October 19, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3309-3335 Dogwood Drive

BACKGROUND

The City of Hapeville has received a variance application from Green River Construction to increase the maximum number of off-street parking spaces 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) for visitor parking. The project is a 58 unit townhome project located along Dogwood Drive.

The properties are zoned V, Village and are subject to the zoning regulations under Section 93-23-10 (Off-street parking requirement according to district) of the City of Hapeville Zoning Ordinance.

The applicant received conditional approval for the Site Plan from the Planning Commission on September 13, 2022 and conditional approval from the Design Review Committee on September 21, 2022 with a recommendation to grant the requested variance.

CODE

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The project includes the required minimum number of parking spaces, however, the property does not have any on-street parking or nearby parking for visitors other than on-site.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

The limitation of maximum parking requirements (to 110% limit the ability of the project to offer on-site visitor parking for a townhome development.

c. Such conditions are peculiar to the particular piece of property involved; and

The additional parking requested is peculiar to townhome and multifamily developments where visitor parking may not be achieved in a driveway as may be the case in a single family dwelling project.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public; to the contrary, relief, if granted would allow for visitor parking on-site limiting on street parking in nearby neighborhoods.

RECOMMENDATION

The Planning Commission and staff recommendation is to grant the variance for the additional on-site parking.