



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 23, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of February 23, 2023

4. Public Hearing

4.I. 3166 Dogwood Drive Variance Request

Background:

Darrell Harris, on behalf of Blake Steward Law, requests variances to reduce the front yard setback, reduce the parking setback and reduce the landscaping requirements at 3166 Dogwood Drive, Parcel Identification Number 14-0094-0002-087-3. The property is zoned V, Village and is subject to the zoning regulations under Sections 93-22.1-1(Chart of dimensional requirements), 93-23-3 (Setbacks from property lines), 93-23-18(d)(a) (Perimeter landscape requirements), 93-29-4(2) (General plan requirements), 93-29-4(3) (General plan requirements), and 81-1-6(c)(8)(a) (Supplemental area and fence standards of the City of Hapeville Zoning Ordinance. *This item was tabled at the February 23, 2023 meeting.*

Applicant Comments:

Staff Comments:

Public Comments:

Documents:

1. Application - 3166 Dogwood Drive_Variance_Redacted
2. Plans - 3166 Dogwood Drive_V2_LandscapePlan
3. Planners Report 3166 Dogwood BOA Revisions
4. Arborist Report - 3166 Dogwood Drive

5. Next Meeting Date - April 27, 2023 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**

February 23, 2023 6:00 PM

MINUTES

1. Called to Order at 6:02 p.m.

2. Roll Call

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

3. Election of Officers

3.I. Vice Chairman

MOTION ITEM: Richard Neal made a motion to re-elect Jason Morris as Vice Chairman of the Board of Appeals. Melanie Williams seconded the motion. Motion Carried: 4-0.

3.II. Chairman

MOTION ITEM: Jason Morris made a motion to re-elect Michael Simpson as Chairman of the Board of Appeals. Melanie Williams seconded the motion. Motion Carried: 4-0.

4. Approval of Minutes

4.I. Minutes of December 15, 2022

MOTION ITEM: Melanie Williams made a motion to approve the minutes of December 15, 2022, as submitted. Richard Neal seconded the motion. Motion Carried: 4-0.

5. Public Hearing

5.I. 3166 Dogwood Drive

Variance Request

Background:

Darrell Harris, on behalf of Blake Steward Law, requested variances to reduce the front yard setback, reduce the parking setback and reduce the landscaping requirements at 3166 Dogwood Drive, Parcel Identification Number 14-0094-0002-087-3. The property is zoned V, Village and is subject to the zoning regulations under Sections 93-22.1-1 (Chart of dimensional

requirements), 93-23-3 (Setbacks from property lines), 93-23-18(d)(a) (Perimeter landscape requirements), 93-29-4(2) (General plan requirements), 93-29-4(3) (General plan requirements), and 81-1-6(c)(8)(a) (Supplemental area and fence standards of the City of Hapeville Zoning Ordinance.

Findings:

The proposed project is a 2,944 SF commercial office building with parking to the rear. It is bound by commercial property to the north, a vacant lot to the south, and residential property to the east (rear). The property is zoned V, Village and is located in the Arts District Overlay.

The variances requested are:

- Reduced setback from 15' to 8', Sec. 93-22.1-1
- Increased lot coverage from 70% to 77%, Sec. 93-22.1-1
- Reduced side yard landscape / parking from 5' to 1', Sec. 93-23-3 & Section 93-23-18(d)(a):
- Relief from tree placement in landscape islands, Sec. 93-29-4(2)
- Reduction from 2 landscape islands to 1 landscape island, Sec. 29-4(3)
- Reduction of 20' landscape buffer to 15' landscape buffer. *This was granted by the Design Review Committee contingent upon approval of all other buffers. The proposed project is a 2,944 SF commercial office building with parking to the rear. It is bound by a commercial property to the north, a vacant lot to the south, and residential property to the east (rear). The property is zoned V, Village and is located in the Arts District Overlay.

Recommendation

The proposed law office development project is consistent with permitted uses and desired vision for the development of the Dogwood Gateway Corridor.

The Planning Commission conditionally approved the site plan pending satisfaction of all outstanding items in the Planner's report and Engineer's reports and the following conditions:

- Must meet the impervious surface coverage of 70%. Applicant may consider reducing the parking by using pervious pavers.
- Applicant must provide landscape details for the side and rear buffers. Note this landscaping plan has not been provided to the city for review as of the date of this report.
- Recommend the Board of Appeals approve the following variances:
 - Front yard setback of less than 15'
 - Reduction of the required side buffer

The Design Review Committee approved the project with conditions and recommended the Board of Appeals approve the request for the reduced setback and required setback on southside of building.

Reduced front setback. As the overall intent of the building to create a strong presence in the commercial Dogwood Corridor/Gateway is met with the project, the Planning Commission,

Design Review Committee, and Planner recommend the reduced front setback to accommodate the required site elements.

Increased impervious surface. The Planning Commission required the impervious surface coverage not exceed 70% and recommended pervious pavers be installed for a section of the parking that would assist in meeting the impervious surface coverage. Details for this alternative have not been provided. The Planner's recommendation is consistent with the Planning Commission.

Reduced distance from property line to parking lot and reduction of landscape buffer from 5' to 1'. The property to the north is a commercial use. The property to the south is vacant and a fence is proposed along the property line. This would serve as a buffer from the adjacent property. The Board may consider requiring installation of a similar screening/buffer for the northern property line where relief is being requested. Furthermore, the City is aware the current usage proposed is a law office which may not have intensive parking requirements, however, future use of the property cannot be determined and therefore the requirement for 1 parking space per 200 square feet is recommended to be upheld.

Relief from tree placement in landscape islands. The applicant has not provided a landscape plan to show where the required trees would be placed in lieu of the landscape islands. Should they be accommodated in another area of the site and given the relatively small nature of the parking lot, the spirit of the ordinance is considered addressed and the Planner recommends approval.

Reduction from 2 landscape islands to 1 landscape island. The applicant should provide the landscape plan documenting the size of the proposed single island and how it compares to the requirement of the 2 landscape islands. Per above, given the size of the parking lot, should the landscape island approximate the size of the 2 landscape islands, then the spirit of the ordinance is considered addressed and the Planner recommends approval.

Mr. Harris stated that they would like to move forward with the plan as submitted and try to meet the requirements during construction.

Brittany Williams asked if the variance is contingent upon the landscape plan. Dr. Patterson stated the plan was submitted but still needs to be completed.

Public Comment:

None.

MOTION ITEM: Richard Neal made a motion to table the application for 3166 Dogwood Drive until March 23, 2023. Jason Morris seconded the motion. Motion carried: 4-0.

6. Next Meeting Date – March 23, 2023, at 6:00 p.m.

7. Adjourn

MOTION ITEM: Melanie Williams made a motion to adjourn the meeting at 6:34 p.m. Brittany Williams seconded the motion. Motion Carried: 4-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

23-BDA-01-02

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

Name of Applicant Darrell Harris for Blake-Stewart Law

Mailing Address 9630 Stillwater Drive, Villa Rica, Georgia

Telephone _____ Mobile # [REDACTED] Email darrell@dharrisconst.com

Property Owner (s) Jasmine Blake-Stewart

Mailing Address 4772 Albany Way, SW, Atlanta, GA 30331

Telephone _____ Mobile # [REDACTED]

Property Address/Location: 3166 Dogwood Drive

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400020873

Square Foot of Property 11,257 Building Size 2,944 Zoning V Village

Present Land Use Vacant lot (formerly a used car lot).

Variance Requested See the attached page (Code Sections Cited).

Applicable Code Section See the attached page (Code Sections Cited).

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.

[Signature]
Applicant's signature
Date: 12/22/2022

Sworn to and subscribed before me
This 22nd day of December, 2022.

[Signature]
Notary Public

DIOR V HARRIS
Notary Public - State of Georgia
Douglas County
My Commission Expires Jun 10, 2025

**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.

The proposed site is relatively narrow in width and shallow in depth. The site has 90' of frontage, which meets the minimum lot frontage required. The site is 125' deep. Overall, the site is 11,257 SF. The proposed law office will have two-stories and 2,994 SF of gross floor area. The structure will meet all applicable and building code requirements. The proposed site design is the optimal use of the site, but will require relief in the form of variances for: (1) a reduction of the front yard building setback from 15' to 8'; (2) a reduction of the sideyard landscape setback from 5' to 1'; (3) an increase in the allowable lot coverage from 70% to 77%; (4) relief from the requirement to place trees in the landscape islands or relief from the requirement to have landscape islands at the end of parking rows; and, (5) a reduction of the requirement for a rear yard buffer of 20' to 15'. The site is designed with 15 parking spaces, sidewalks, driveway, and landscape areas. The size of the site will not allow the applicant to meet every applicable requirement for setbacks, buffers, and islands.

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

The strict application of the setback, lot coverage, and buffer requirements would render the site not useful for the applicant's intended purpose. The building footprint has been reduced to the minimum size to allow the owner to operate a viable law practice. The size and layout of the site and building provides the optimal opportunity to accommodate the number of attorneys, customers, and ordinary functions of a building intended to support the legal practice that the applicant has envisioned.

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

The relative small size and intended use of the site lends to the peculiar nature of the site. When the site is developed, as designed, it will meet the most critical standards for access, landscaping, ADA compliance, and convenience.

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

Granting the requested variances would not pose any harm to public health, safety, or the quality of life in the neighborhood. The proposed development will eliminate the blight that exists on the site and will be a positive contribution to the overall improvement in the neighborhood. The proposed project is an incremental step towards offsetting disinvestment, which has characterized the Dogwood corridor in the past.

Code Sections Cited

Section 93-22.1-1: (Front yard setback reduction from 15' to 8') (lot coverage increase from 70% to 77%)

Section 93-23-3 & Section 93-23-18(d)(a): (Side yard landscape setback reduction from 5' to 1')

Section 93-29-4(2): (Variance from requirement for tree placement in landscape islands)

Section-29-4(3): (Variance from requirement from (2) landscape islands to one 10'x18' island)

Section 81-1-6 (c)(8)(a): (Reduction of 20' landscape buffer to 15')

Project Summary for a Proposed Law Office at 3166 Dogwood Drive

The proposed project will be a two-story law office for Blake-Stewart Law. The site is in the Moreland Park neighborhood. The site fronts on Dogwood Drive, which contains a mix of different uses. The right side (south side) of the site abuts an undeveloped vacant lot, which lies in the floodplain, and likely to have no commercial value and limited use as a residential lot. The rear of the site (east side) abuts two parcels that are zoned residential – one parcel is undeveloped, and the other parcel has a residential dwelling. The left-side (north side) of the site is a commercial use. The proposed site is vacant and is the former home of a used-car lot. A small single-story structure, a concrete slab, and asphalt paving exists on the site and will be demolished to make way for the proposed new structure and site improvements.

Presently, the has no trees. The site does have one boundary tree along the southern property line, which will be evaluated by an Arborist to determine its relative viability. The applicant believes that the single adjacent boundary tree, which is covered by Kudzu, is in danger of falling onto the applicant's property and is deteriorating. The applicant has asked the adjacent resident if the replacement of the boundary tree would be permissible. The adjacent property owner has agreed that the distressed boundary tree can removed and replaced. A letter from the owner attesting to their consent to have the boundary tree removed and replaced will be provided. Per Section 93-29-5(b)(2), the required tree density is: $100' \times .258 \text{ acres} = 25.8''$ DBH.

The site is currently zoned V (Village). Per Section 93-11.1-2 and Sec. 93-19-3(a)(1) f, a law office is a permitted use. The proposed site plan meets the minimum and does not exceed the maximum criteria for: (1) lot area and width, (2) distance between buildings, (3) height regulations, and (4) residential buffers. The site plan does not conform to the following criteria and the applicant is requesting relief for the following four exceptions:

- The applicant is requesting that the front **building setback** requirement of 15' be reduced to 8' to accommodate the proposed site plan. The reduction to 8' is necessary to satisfy the parking requirements of Section 93-22.1-1 (c), which is 15 spaces. In addition, the parking has been configured to preserve the 15' rear yard buffer requirement and allow for the rear yard to be used as a bio-retention area as the approach to stormwater management along the entire rear property line. The reduction of the front yard setback from 15' to 8' will promote and contribute to the walkability and connectivity of neighborhood. The scale of the building and proximity to the street aligns with the intent of Section 93-11.1.1.
- The applicant is requesting that the 5' **side yard landscape setback** from the property lines for parking and aisleways, as defined in Section 93-23-3 and Section 93-23-18(d)(a), be reduced to 1'. The proposed site plan shows the distance from the back of curb for the southern and northern property lines, respectively, ranging from 1'-2'. A reduction of the parking setback from 5' to 1' is necessary to accommodate the drive aisle along the southern property line and the parking along the northern property line. The reduction of the 5' setback requirement from 5' to 1' will not adversely impact the neighborhood character, adjacent uses, nor will the reduction jeopardize public health, safety, and welfare.

Project Summary for a Proposed Law Office at 3166 Dogwood Drive

- The applicant is requesting an increase in the maximum **lot coverage** percentage from the allowed 70% to 77% to accommodate the applicant's site plan as submitted. The site size is 11,257.68 sf. The site plan is designed with 8,679 sf of impervious area (paving, sidewalks, and building). The lot coverage is: $8,679/11,257.68 = 77.09\%$. Per Section 93-22.1-1, the maximum lot coverage is 70%. The increased in the lot coverage percentage will allow the applicant to provide the required number of parking spaces, adequate ingress/egress, and a building size that will provide the applicant with an office that has maximum utility, is economically feasible, and that conforms to the expressed intent of Village zoning.
- In order to meet the requirements of the 93-29-4, the applicant is also requesting a variance for the following for a reduction of the requirements in Section 93-29-4 (2) pertaining to the **placement of trees in islands** in the parking area, or; a reduction of the requirements in Section 93-29-4 (3) pertaining to the requirement to **place landscape islands at the ends of rows of parking** above 5 spaces, which necessitates a reduction in the required number of parking spaces from 15 to 13
- Per Section 81-1-6(c)(8)(a), a 20' landscape buffer is required "Where a development adjoins the neighborhood conservation area...(a) A minimum twenty (20) foot landscape buffer located within the development site along the boundary with the neighborhood conservation area." The applicant is asking that the **rear buffer** be reduced to 15' from 20' per Chapter 81 of the City of Hapeville's Architectural Design Standards.

The applicant believes that the above cited requests for variances will not present a burden to the neighborhood, endanger public health or safety, and that the development will enhance the quality of life in the community.

After Recording Return To:
Parkway Law Group
1755 North Brown
Suite 150
Lawrenceville, GA 30043

Order No.: 212308-S
Parcel ID : 14 009400020873

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 12th day of November, 2021, between **Noor Malik a/k/a Malik Noor**, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JMBS Properties, LLC**, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Original Henry County, now Fulton County, being Lots 9, 10, and 11, Block 2, Forrest Hill Park, as shown on plat recorded at Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof. Parcel ID- 14 0094 0002 087 3

Parcel No.: 14 009400020873

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the aforementioned date.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Malik Noor

Notary Public

My Commission Expires:

1/22/2024



LIGHTPOLE NOTES:

- LIGHTING PLAN IS IN PROGRESS. LIGHT POLE LOCATIONS WILL BE SHOWN ON TREE PLAN AT TIME OF OFFICIAL LAND DISTURBANCE SUBMITTAL.
- LIGHT POLES ARE NOT PERMITTED IN PARKING LOT ISLANDS, PENINSULAS AND MEDIANS UNLESS THEY ARE A MINIMUM OF 20' FROM ANY PLANTED TREE.
- PARKING LOT LIGHTING/LIGHT POLE LOCATIONS/UNDERGROUND ELECTRIC LINES SHOULD NOT BE IN CONFLICT WITH TREE PLANTING AREAS. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WHERE PARKING LOT TREES ARE PROPOSED. SHOW LIGHT POLE LOCATIONS ON TREE REPLACEMENT PLAN.

IRRIGATION NOTE:

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANT MATERIAL.

ROOT BARRIER PROVIDED ALONG GAS AND SANITARY SEWER LINE WITHIN TREE ROOTZONE AS SHOWN TO PROTECT EXISTING UTILITIES

3-SINGLE TRUNK CRAPE MYRTLE PLANTED BELOW POWER LINES SPACED 25' O.C. ALONG STREET. 200 SQUARE FEET OF SOIL AREA PROVIDED EITHER THROUGH SURFACE SOIL OR SILVA CELL.

200 SQUARE FEET OF SOIL AREA PROVIDED WITH SILVA CELL APPLICATION BELOW PAVEMENT. SEE DETAIL

25' O.C.

N 00°20'16"E
89.94'(F)
90.0'(P)

S 89°59'46"E
125.52'(F)
125.0'(P)

PROPOSED BUILDING
FIN. FLR. ELEV. 990.5

200 SQUARE FEET OF SOIL AREA PROVIDED

39" OAK BOUNDARY TREE TO BE REMOVED AND WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER TO BE PROVIDED. PROJECT ARBORIST WILL CONDUCT A LEVEL II TREE ASSESSMENT TO DETERMINE CONDITION. IF THE TREE IS DEEMED IN FAIR OR GOOD CONDITION, THEN THE TOTAL INCHES WILL BE REPLACED ON SITE (AS SHOWN).

STREET TREE PLANTER, WIDTH PER PROJECT

CONCRETE PAVEMENT

SILVA CELLS AT STREET TREE APPLICATION

DRIVE AISLE

SILVA CELLS AT PARKING ISLAND APPLICATION

PARKING ISLAND, WIDTH PER PROJECT

PARKING STALL

CONCRETE CURB AND GUTTER, MUST BEAR ENTIRELY OVER TOP OF SILVA CELLS.



Know what's below.
Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

TREE PERMIT CALCULATIONS

1 EXISTING 'POTENTIAL' LANDMARK BOUNDARY TREE TO BE REMOVED AND REPLACED IF DEEMED TO BE IN FAIR OR GOOD CONDITION BY A CERTIFIED ARBORIST. WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER TO BE PROVIDED.

100 TREE INCHES PER ACRE REQUIRED

0.258 ACRE SITE X100 INCHES =
25.8 INCHES REQUIRED

SEE TREE MATERIAL SCHEDULE BELOW FOR PROPOSED INCHES.

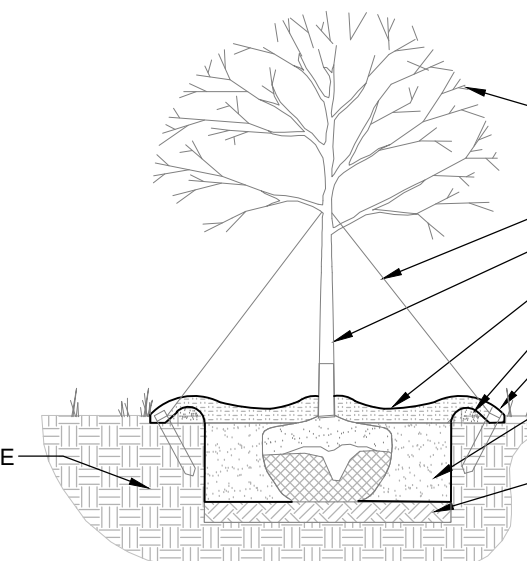
A MINIMUM OF 50% TREES PROPOSED ARE OVERSTORY WITH A MINIMUM SPACING OF 25' O.C WITH THE EXCEPTION OF THE HIGH SHOALS RED CEDAR WHICH CAN BE SPACED 12' O.C.

THE TRUNK OF EVERY PARKING LOT TREE IS AT LEAST 50' FROM EVERY PARKING SPACE. 50' TREE RADIUS IS SHOWN ON THE TREE PLAN FOR REFERENCE. MAXIMUM 1 TREE PER 200 SQUARE FEET OF LANDSCAPE AREA.

BUFFER PLANTING TREES WHERE APPLICABLE SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT INSTALLATION AND SHRUBS SHALL BE A MINIMUM 24 INCH HEIGHT AT INSTALLATION.

CITY OF HAPEVILLE Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



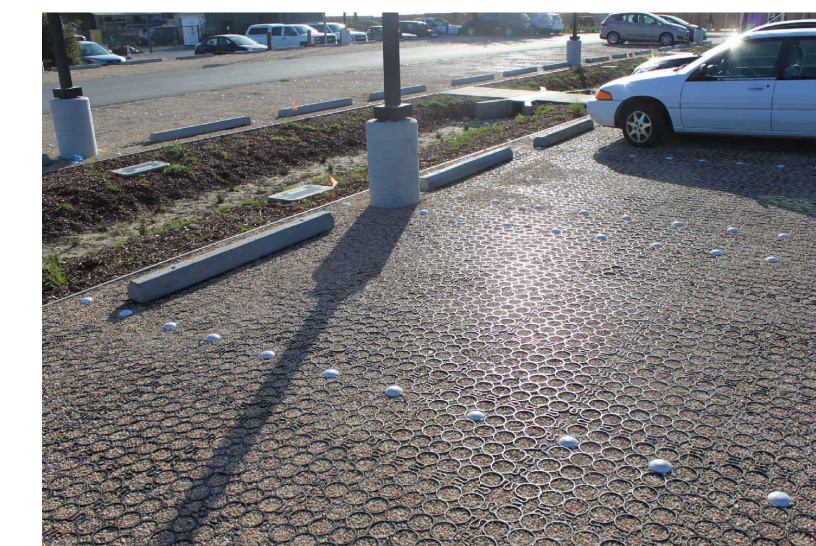
PRUNE BRANCHES IF BROKEN OR DAMAGED-SEE DETAIL THIS SHEET
POLYSTRAP
TREE WRAP
3" ORGANIC MULCH AS SPECIFIED
EARTH SAUCER
STAKE; #5 RE-BAR, 36" LENGTH, DRIVE BELOW GROUND
SPECIFIED SOIL MIX AND Soil Moist polymer Granular IN TREE PIT
BREAK 6" SUB-SOIL AS SPECIFIED

General Planting Notes:

- EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
- FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT AND OWNER IF POOR DRAINAGE CONDITIONS EXIST.)
- INSTALL TREE PER DETAIL AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
- REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
- IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
- CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
- STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

TYPICAL TREE PLANTING

PERMEABLE LOT COVERAGE:
33% PROVIDED WITH THE
INCLUSION OF PERMEABLE
PAVERS



PERMEABLE PAVERS CONCEPT

TREE MATERIAL SCHEDULE: ALL TREES PROPOSED ARE NATIVE AND/OR ADAPTIVE TO THE REGION

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	DENSITY	RECOMP	CANOPY TYPE	% GENUS
1	Acer buergerianum	Trident Maple	4" CALIPER		4	MIDSTORY	4.76%
2	Betula nigra	River Birch	4" CALIPER		8	OVERSTORY	9.52%
4	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	6' TALL MIN.	8		MIDSTORY	19.05%
3	Myrica cerifera	Wax Myrtle	6' TALL MIN.	6		UNDERSTORY	14.29%
3	Lagerstroemia indica (Single Trunk)	Single Trunk Crape Myrtle	4" CALIPER		12	UNDERSTORY	14.29%
4	Magnolia virginiana	Sweetbay Magnolia	4" CALIPER		16	UNDERSTORY	19.05%
4	Quercus lyrata 'Kindred Spirit'	Kindred Spirit Oak	3" CALIPER	12		OVERSTORY	19.05%
21	TOTAL TREES			26	40	INCHES	Max. 30%
11	OVERSTORY AND MIDSTORY TREES			Min. 26"	Min. 39"	Genus	Allowed
52.38%	OVERSTORY TREES > 50%. OVERSTORY REQUIREMENT MET			required	required		

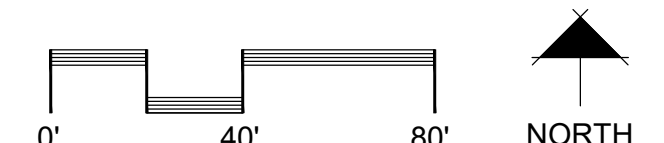
SHRUB AND GROUND COVER MATERIAL SCHEDULE: ALL SHRUBS AND GROUND COVER PROPOSED ARE NATIVE AND/OR ADAPTIVE TO THE REGION

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
25	Illicium parviflorum	Anise	24" Tall	FULL BRANCHING, UNIFORM CROWN
18	Lonicera sempervirens	Major Wheeler or Alabama Crimson Honeysuckle vine	1 Gallon staked to fence	
*	Groundcover to be determined		4" Pot	FULL BRANCHING, UNIFORM CROWN

Provide 3" deep Pinestraw mulch in all landscape beds

TREE MATERIAL NOTES:

- All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
- All evergreen trees to be Full to Ground, Healthy, Good Form



REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		

PROJECT NAME

JASMINE
BLAKE-STEWART
OFFICE
BUILDING

PROJECT ADDRESS

3166 DOGWOOD
DRIVE

HAPEVILLE, GEORGIA
FULTON COUNTY

DEVELOPER

DARRELL
HARRIS

SHEET TITLE

TREE AND
LANDSCAPE
PERMIT PLAN

DATE 03/10/2023

PROJ. NO. 2023032

PROFESSIONAL SEAL



SHEET

L1.1



Department of Planning & Zoning

PLANNER'S REPORT

DATE: March 16, 2023
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Variance Application for 3166 Dogwood Drive with Tree Plan/Revisions

BACKGROUND

The City of Hapeville has received a variance application from Darrell Harris on behalf of Blake-Stewart Law for seven (7) variances to the site of a proposed law office located at 3166 Dogwood Drive. With the submittal of the landscape plan, only four (4) variances are now required for approval by the Board of Appeals. The proposed project is a 2,944 SF commercial office building with parking to the rear. It is bound by a commercial property to the north, a vacant lot to the south, and residential property to the east (rear). The property is zoned V, Village and is located in the Arts District Overlay.

The variances requested are:

1. Reduced setback from 15' to 8', Sec. 93-22.1-1
2. Reduced side yard parking from 5' to 1', Sec. 93-23-3
3. Reduced side yard landscape from 5' to 1' Section 93-23-18(d)(a):
4. Reduction from 2 landscape islands to 1 landscape island, Sec. 29-4(3)

Variances not required/no longer required

4. Relief from tree placement in landscape islands, Sec. 93-29-4(2)
5. Reduction of 20' landscape buffer to 15' landscape buffer. *This was granted by the Design Review Committee contingent upon approval of all other buffers.
6. Increased lot coverage from 70% to 77%, Sec. 93-22.1-1 - The lot coverage was reduced with the proposal of pervious pavers for the rear parking row.

CODE

Sec. 93-22.1-1 Dimensional Requirements

V, Village Zoning dimensional requirements for commercial projects are as follows:

					Minimum Front Yard		Minimum		Maximum			
Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
50	10,000	10,000	1,000	70	15	15	15	25		40	One parking space for every 200 square feet of enclosed commercial floor area.	1

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Sec. 93-23-18. - Landscape requirements for vehicular use areas.

(d) Landscape requirements. All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

(1) Tree requirements. Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.

(2) Perimeter landscape requirements.

a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.

Sec. 93-29-4. - General plan requirements.

A tree conservation and replacement plan shall be submitted and approved as part of the pre-development site plans as required by the provisions of this article. No plans shall be accepted by city staff unless tree protection and/or tree replacement plans are included in the initial submittal. All commercial parcels and residential lots (if applicable) under development shall comply with street tree, parking lot tree and buffer tree requirements regardless of whether the 100 inches per acre has been met with existing trees. Street tree requirements are subject to the architectural design standards and the zoning categories identified within this chapter.

(1) Any areas with trees between the sidewalk and back of curb shall be designed so that required street trees are planted in a suitable soil volume. Planting environment shall provide an average soil depth greater than or equal to three feet. Each street tree shall have a minimum area suitable for root growth of 200 square feet provided.

a. In addition to or in conjunction with the tree protection areas, each single-family residential lot 7,500 square feet or greater shall contain a minimum of two two-inch caliper overstory trees, at least one of which must be located in the front yard. Staff may allow an understory tree in the front yard if there are unforeseen constraints such as overhead powerlines.

b. In addition to or in conjunction with the tree protection areas, each single-family residential lot less than 7,500 square feet shall contain a minimum of two two-inch caliper trees (one overstory and one understory), at least one of which must be located in the front yard.

(2) Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.

(3) A sufficient number of (minimum) three-inch caliper trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree. Show a 50-foot radius dashed circle for each parking lot tree on tree replacement plan to verify graphically. Up to 20 percent of parking lot trees may be planted along the perimeter of the parking lot. Landscaped islands shall terminate each row of parking and all landscaped islands planted with trees shall provide a minimum of 200 square feet per tree. Light poles are

not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20 feet from any planted tree (see appendix B, attached to the ordinance from which this article derived, for typical details).

(4) All parking areas directly adjacent to public rights-of-way shall have a minimum of one row of shrubs to create a visual screen. The shrubs shall be installed at 24-inch height minimum and shall be maintained between 30- and 48-inch height. (See appendix B, attached to the ordinance from which this article derived, for typical detail.)

(5) The tree replacement plan shall be designed so that all parking lot trees are planted in a suitable soil volume. Planting environment shall provide an average soil depth greater than or equal to three feet. Each parking lot tree shall have a minimum area suitable for root growth of 200 square feet provided, however, if this minimum square footage is not provided, subsurface soil cells shall be incorporated into the tree replacement plan. All applicable details to show an industry standard subsurface soil cell design shall be attached as part of the tree replacement plan. (See appendix C, attached to the ordinance from which this article derived.)

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;

There are no extraordinary or exceptional conditions for this property based upon the size, shape or topography.

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

The application of this chapter does not create an unnecessary hardship. The proposed project was design with a building square footage (2,944 sf) that requires 15 parking spaces which in turn impacts the site development, including the need to encroach in the side setback requirements for parking and landscaping.

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

There are existing conditions that are peculiar to the property involved. The property is a simple rectangle located on a mixed-use corridor in Hapeville.

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, as long as the rear landscape / screened buffer is designed, implemented and maintained to the Code standard so as to provide an adequate buffer for the adjacent residential uses and the impervious surface standards are met.

RECOMMENDATION

The proposed law office development project is consistent with permitted uses and desired vision for the development of the Dogwood Gateway Corridor.

The Planning Commission conditionally approved the site plan pending satisfaction of all outstanding items in the Planner's report and Engineer's reports and the following conditions:

- Must meet the impervious surface coverage of 70%. Applicant may consider reducing the parking by using pervious pavers. **The Landscape Plan now addresses the lot coverage with the installation of pervious pavers.**
- Applicant must provide landscape details for the side and rear buffers. **The Landscape Plan provides buffering along the rear with plantings and a fence. The side is buffered with a fence and Alabama Crimson. Honeysuckle is considered an invasive species and is not recommended for installation.**
- Recommend the Board of Appeals approve the following variances:
 - Front yard setback of less than 15'
 - Reduction of the required side buffer

The Design Review Committee approved the project with conditions and recommended the Board of Appeals approve the request for the reduced setback and required setback on south side of building.

Reduced front setback. As the overall intent of the building to create a strong presence in the commercial Dogwood Corridor/Gateway is met with the project, the Planning Commission and the Design Review Committee recommend the reduced front setback to accommodate the required site elements. The Planner recommends approval of the variance with the use of silva cells for the plantings required as shown to guide the root system.

Increased impervious surface. The Planning Commission required the impervious surface coverage not to exceed 70% and recommended pervious pavers be installed for a section of the parking that would assist in meeting the impervious surface coverage. This is shown in the landscape plan. Variance is no longer required.

Reduced distance from property line to parking lot and reduction of landscape buffer from 5' to 1'.

The property to the north is a commercial use. The property to the south is vacant and a fence is proposed along the property line. This would serve as a buffer from the adjacent property. The landscape plan shows a fence and Alabama Crimson to buffer the side property line. The variance for the parking from 5' to 1' and the reduction in landscape buffer is recommended with the installation and maintenance of all elements of the submitted landscape plan.

Relief from tree placement in landscape islands

The landscape plan shows tree placement in the one landscape island and along the buffer, including trees. The variance is no longer required.

Reduction from 2 landscape islands to 1 landscape island less than 200 square feet.

The intent of the landscape islands is to break up parking lots and allow for required landscaping. The landscaping, including the required trees shown on the plan, including the use of silva cells to guide the root systems achieves this intent. The variance is recommended for approval with installation and maintenance of all elements of the landscape plan.

3166 Dogwood Drive – Arborist Review

Not approved.

Silva Cells are good, but can be expensive – hopefully the designer has relayed that to the Owner and they are on board.

A few items that I need your input:

1. I don't have the arborist report for the adjacent tree, so it is not clear if they will be required to provide recompense (i.e., is the tree in fair or good condition?).
2. They are using an upright oak (very small canopy) as a recompense tree. Typically, this would not be appropriate for a recompense tree, but this is a tight site...and we still don't know if they have to plant them.
3. The perimeter tree is being used as a parking lot tree, but since there are only 3 of them, it exceeds the 20% allowable in the Ordinance. I can't OK that, but I also don't know what the parking requirement for the building is.

If the owner just wants more spaces, they should add the end island for a tree. If the parking spaces are required, it may be able to get a variance?

4. They have to include the lighting plan before this can be approved.

- LIGHTPOLE NOTES:
1. LIGHTING PLAN IS IN PROGRESS. LIGHT POLE LOCATIONS WILL BE SHOWN ON TREE PLAN AT TIME OF OFFICIAL LAND DISTURBANCE SUBMITTAL.
 2. LIGHT POLES ARE NOT PERMITTED IN PARKING LOT ISLANDS, PENINSULAS AND MEDIANS UNLESS THEY ARE A MINIMUM OF 20' FROM ANY PLANTED TREE.
 3. PARKING LOT LIGHTING/LIGHT POLE LOCATIONS/UNDERGROUND ELECTRIC LINES SHOULD NOT BE IN CONFLICT WITH TREE PLANTING AREAS. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WHERE PARKING LOT TREES ARE PROPOSED. SHOW LIGHT POLE LOCATIONS ON TREE REPLACEMENT PLAN.

IRRIGATION NOTE:
AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL NEW PLANT MATERIAL.

ROOT BARRIER PROVIDED ALONG GAS AND SANITARY SEWER LINE WITHIN TREE ROOTZONE AS SHOWN TO PROTECT EXISTING UTILITIES

3-SINGLE TRUNK CRAPE MYRTLE PLANTED BELOW POWER LINES SPACED 25' O.C. ALONG STREET. 200 SQUARE FEET OF SOIL AREA PROVIDED EITHER THROUGH SURFACE SOIL OR SILVA CELL.

Specify which type of standard crape 'Sioux'?

200 SQUARE FEET OF SOIL AREA PROVIDED WITH SILVA CELL APPLICATION BELOW PAVEMENT. SEE DETAIL.

25' O.C.

METROPOLITAN PKWY ~ 50' R/W
BC/BC 34'±

N 00°20'16"E
89.94'(F)
90.0'(P)

CONC SW

200 SQUARE FEET OF SOIL AREA PROVIDED

39" OAK BOUNDARY TREE TO BE REMOVED AND WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER TO BE PROVIDED. PROJECT ARBORIST WILL CONDUCT A LEVEL II TREE ASSESSMENT TO DETERMINE CONDITION. IF THE TREE IS DEEMED IN FAIR OR GOOD CONDITION, THEN THE TOTAL INCHES WILL BE REPLACED ON SITE (AS SHOWN).

STREET TREE PLANTER, WIDTH PER PROJECT

CONCRETE PAVEMENT

DRIVE AISLE

Add note that the Silva Cells will meet or exceed the minimum soil volume required

SILVA CELLS AT STREET TREE APPLICATION

S 89°59'46"E
125.52'(F)
125.0'(P)

NEW FENCE AND DRIVE STRAN TO BE INSTALLED ALONG PERIMETER OF PROPERTY AS SHOWN TO BUFFER VIEWS FROM RESIDENTIAL LAND USES. REFER TO CIVIL ENGINEER'S DRAWINGS.

18-HONEYSUCKLE 'MAJOR WHEELER' OR ALABAMA CRIMSON' PLANTED 10' APART ALONG NEW FENCE TO MEET LANDSCAPE BUFFER REQUIREMENTS ALONG PARKING LOT TYPICAL NORTH AND SOUTH PARKING PERIMETER

4-COLUMNAR KINDRED SPIRIT OAK (MATURE WIDTH 6') PLANTED TO MEET LANDMARK TREE RECOMPENSE REQUIREMENT. IF APPLICABLE, COLUMNAR TREE PROPOSED TO MITIGATE OVERHEAD UTILITY LINE CONFLICT TO THE NORTH OF THE PROPERTY AND UNDERGROUND UTILITIES

1-TRIDENT MAPLE TREE PLANTED TO MEET PARKING LOT COVERAGE. 200' SQUARE FEET OF SILVA CELL COVERAGE PROPOSED BELOW PAVEMENT. SEE DETAIL.

S 89°57'47"W
124.94'(F)
125.0'(P)

50' TREE RADII

1212 SF PERMEABLE PAVERS. SEE CONCEPT IMAGE FOR REFERENCE

2-RIVER BIRCH TREES PLANTED TO MEET PARKING LOT COVERAGE WITHIN BIO RETENTION SWALE

4-SATYR HILL AMERICAN HOLLY AND 3-WAX MYRTLE @ 6' O.C. 6' TALL AT TIME OF PLANTING TO MEET BUFFER AND TREE DENSITY REQUIREMENTS

26-DWARF WAX MYRTLE SHRUB @ 3' O.C. 24" TALL AT TIME OF PLANTING TO MEET BUFFER REQUIREMENTS

4-SWEETBAY MAGNOLIA @ 20' O.C. PLANTED TO MEET LANDMARK TREE RECOMPENSE AND BUFFER REQUIREMENT, IF APPLICABLE.

21"HW DEAD

200 SQUARE FEET OF SOIL AREA PROVIDED

PARKING ISLAND, WIDTH PER PROJECT

PARKING STALL

SILVA CELLS AT PARKING ISLAND APPLICATION

CONCRETE CURB AND GUTTER, MUST BEAR ENTIRELY OVER TOP OF SILVA CELLS.

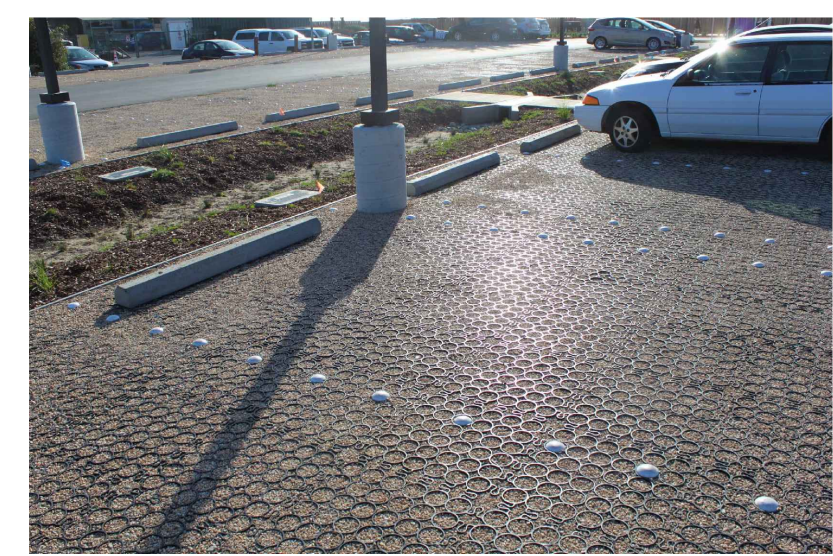


Know what's below.
Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

BIO RETENTION PLANTING NOTE: ALL TREES AND SHRUBS TO BE ADJUSTED IN THE FIELD TO AVOID CONFLICT WITH DRAINAGE PIPES AND STRUCTURES

PERMEABLE LOT COVERAGE: 33% PROVIDED WITH THE INCLUSION OF PERMEABLE PAVERS



PERMEABLE PAVERS CONCEPT

TREE MATERIAL SCHEDULE: ALL TREES PROPOSED ARE NATIVE AND/OR ADAPTIVE TO THE REGION

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	DENSITY	RECOMP	CANOPY TYPE	% GENUS
1	Acer buergerianum	Trident Maple	4" CALIPER		4	MIDSTORY	4.76%
2	Betula nigra	River Birch	4" CALIPER		8	OVERSTORY	9.52%
4	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	6' TALL MIN.	8		MIDSTORY	19.05%
3	Myrica cerifera	Wax Myrtle	6' TALL MIN.	6		UNDERSTORY	14.29%
3	Lagerstroemia indica (Single Trunk)	Single Trunk Crape Myrtle	4" CALIPER		12	UNDERSTORY	14.29%
4	Magnolia virginiana	Sweetbay Magnolia	4" CALIPER		16	UNDERSTORY	19.05%
4	Quercus lyrata 'Kindred Spirit'	Kindred Spirit Oak	3" CALIPER	12		OVERSTORY	19.05%
21	TOTAL TREES			26	40	INCHES	Max. 30%
11	OVERSTORY AND MIDSTORY TREES			Min. 26"	Min. 39"	Genus	Allowed
52.38%	OVERSTORY TREES > 50%. OVERSTORY REQUIREMENT MET			required	required		

SHRUB AND GROUND COVER MATERIAL SCHEDULE: ALL SHRUBS AND GROUND COVER PROPOSED ARE NATIVE AND/OR ADAPTIVE TO THE REGION

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
25	Illicium parviflorum	Anise	24" Tall	FULL BRANCHING, UNIFORM CROWN
18	Lonicera sempervirens	Major Wheeler or Alabama Crimson Honeysuckle vine	1 Gallon staked to fence	
*	Groundcover to be determined		4" Pot	FULL BRANCHING, UNIFORM CROWN

Provide 3" deep Pinestraw mulch in all landscape beds

TREE MATERIAL NOTES:

- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
- b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
- c. All evergreen trees to be Full to Ground, Healthy, Good Form

TREE PERMIT CALCULATIONS

1 EXISTING 'POTENTIAL' LANDMARK BOUNDARY TREE TO BE REMOVED AND REPLACED IF DEEMED TO BE IN FAIR OR GOOD CONDITION BY A CERTIFIED ARBORIST. WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER TO BE PROVIDED.

100 TREE INCHES PER ACRE REQUIRED

0.258 ACRE SITE X100 INCHES =
25.8 INCHES REQUIRED

SEE TREE MATERIAL SCHEDULE BELOW FOR PROPOSED INCHES.

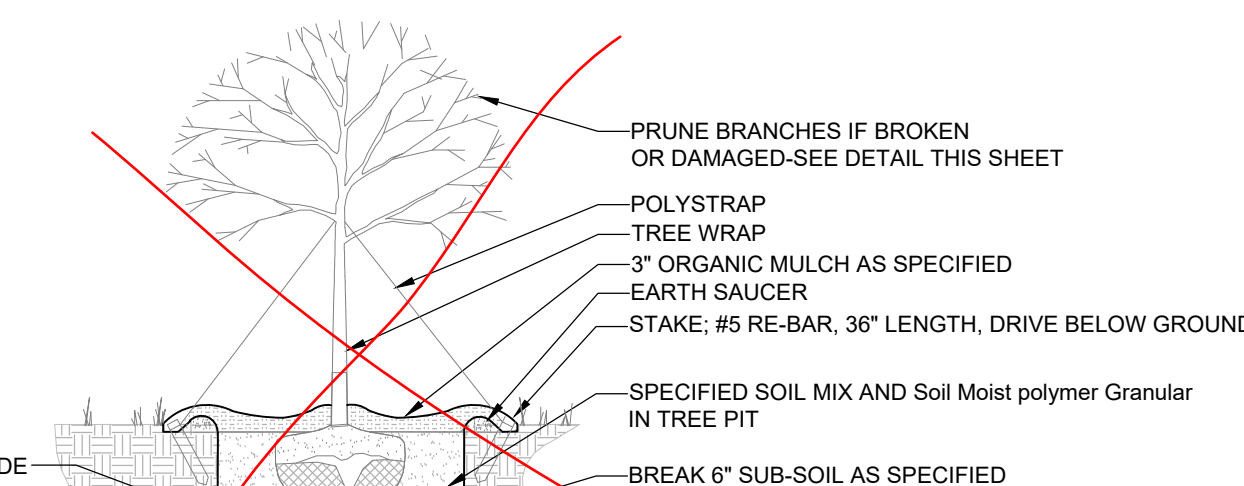
A MINIMUM OF 50% TREES PROPOSED ARE OVERSTORY WITH A MINIMUM SPACING OF 25' O.C. WITH THE EXCEPTION OF THE HIGH SHOALS RED CEDAR WHICH CAN BE SPACED 12' O.C.

THE TRUNK OF EVERY PARKING LOT TREE IS AT LEAST 50' FROM EVERY PARKING SPACE. 50' TREE RADIUS IS SHOWN ON THE TREE PLAN FOR REFERENCE. MAXIMUM 1 TREE PER 200 SQUARE FEET OF LANDSCAPE AREA.

BUFFER PLANTING TREES WHERE APPLICABLE SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT INSTALLATION AND SHRUBS SHALL BE A MINIMUM 24 INCH HEIGHT AT INSTALLATION.

CITY OF HAPEVILLE Tree Conservation Plan Notes:

1. The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
3. The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
4. Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
5. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
6. A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



- General Planting Notes:
1. EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
 2. FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT AND OWNER IF POOR DRAINAGE CONDITIONS EXIST.)
 3. INSTALL TREE PER DETAIL AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
 4. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
 5. IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
 6. CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
 7. STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

TYPICAL TREE PLANTING

REVISIONS

NO.	DATE	ISSUE
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△		
△		

PROJECT NAME

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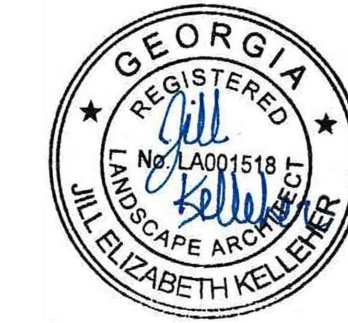
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PROJ. NO. 2023032

PROFESSIONAL SEAL



SHEET

L1.1