



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.

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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 9, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of March 14, 2023

Documents:

1. Minutes - 4-11-2023_draft

4. Old Business

4.I. 3034, 3038, and 3044 Springdale Road Site Plan Review

Background:

Zain Farishta of Kimley-Horn is requesting site plan review for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID: 14-0099-0001-088-7, 14-0099-0001-023-4, 14-0099-0001-022-6) for the purpose of constructing a townhome development. The properties are zoned V, Village. *This item was tabled at the April 11, 2023 meeting.*

Documents:

1. Application - 3034, 3038, 3044 Springdale Rd_Site Plan_Redacted
2. Plans - 3034 - 3044 Springdale Road_V2
3. Planner's Report -3304 to 3044 Springdale Road_Site Plan.V2
4. Enginner's Report - 3034-3044 Springdale_Concept Site Plans-2

5. New Business

5.I. 601 Coleman Street Special Use Permit

Background:

Lonise Dorante is requesting a Special Use Permit to operate a personal care home at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-5 (Special uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 601 Coleman Street_SUP_Redacted

2. Plans - 601 Coleman Street_SUP
3. Planner's Report - 601 Coleman St SUP_Personal Care Home

5.II. 260 Birch Street Site Plan Review

Background:

Thomas Davis III is requesting site plan review to construct a single family dwelling at 260 Birch Street, Parcel Identification Number 14-0094-0009-124-7. The property is zoned R-1, One Family Residential.

Documents:

1. Application - 260 Birch Street_Site Plan_Redacted
2. Plans - 260 Birch Street_Site Plan
3. Planner's Report - 260 Birch St._Site Plan Review
4. Arborist Review - 260 Birch Street_V1

5.III. 0 Colville Avenue Site Plan Review

Background:

Shanon Michael Hudson is requesting site plan review to construct a single family dwelling at 0 (3356) Colville Avenue, Parcel Identification Number 14-0098-0008-018-8. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 0 Colville Avenue_Site Plan_Redacted
2. Plans - 0 Colville Avenue_Site Plan
3. Planner's Report - 0 Colville Avenue_Site Plan Review
4. Arborist Report - 0 Colville Avenue_1

6. **Next Meeting Date - Tuesday, June 13, 2023 at 6:00 PM**

7. **Adjourn**



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

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

April 11, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of March 14, 2023

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of March 14, 2023, as submitted. Lucy Dolan seconded the motion. Motion carried: 5-0.

4. Old Business

4.I. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Revised Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC requested review of a revised site plan to construct a mixed- use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002- 7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards. *The Planning Commission approved this item on January 17, 2023.*

The revised plan includes five (5) 5-story multi-family buildings, two (2) 4-story buildings, and one (1) 2 story amenity building. The 5-story building enfronting Porsche Ave includes 6,700 SF first floor retail.

The traffic study requested at the January Planning Commission meeting was provided. No turn lane is recommended.

Recommendations:

The first page description should be updated to reflect the new project. The site plan should reflect the correct building heights and stories.

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

1. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
2. Address any outstanding issues in the Engineer's Report.

Staff recommends the following conditions with Planning Commission approval:

1. Increase in building height to 74'.
2. Increase in build-to line to accommodate transmission lines.
3. Waive street tree requirement along South Central/Porsche Ave. Variance requested from Board of Appeals for parking space length and sign size.

Buildings along Elm are set further back than 15' as there are transmission lines overhead. A variance was approved as part of the previous submittal and is recommended again.

The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.

An increased build to line along Elm Street is requested and recommended given the transmission lines.

Porsche Ave - no street trees along Building 9 requires approval as an alternate by the Planning Commission. This was previously approved.

Code requires 30% of parking be at least 9'x 15'. Request for 18' length spaces. Recommend approval.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment

None.

MOTION ITEM: Leah Davis made a motion to approve the site plan request for 3558-3668 Elm Street, subject to the following:

1. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
2. Address any outstanding issues in the Engineer's Report.
3. Increase in build-to line to accommodate transmission lines.
4. Waive street tree requirement along South Central and Porsche Avenue.
5. Recommend the Board of Appeals approve the variance requests to reduce the parking full-size parking stall minimum from 10' to 9'.

The motion was seconded by Lucy Dolan. Motion carried: 5-0.

5. New Business

5.I. 3264 Springhaven Drive

Final Plat Review (1-6 and 53-58)

Background:

Alex Popham requested final plat review for the property located at 3264 Springhaven Drive, Units 1-6 and 53-58, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

The application is for the first phase of the Stillwood Development consisting of 12 homes and amenity building. The total parcel is 4.17 acres with individual lots to be sold as fee simple. The remainder of the area will be owned and maintained by the developer until the HOA is established.

The house numbers have not been shown on the plat and no monuments are indicated.

Recommendation

Any deficiencies identified in the Engineer's Report must be addressed. Once the deficiencies are addressed, the plat is compliant for phase I and may be approved by the Planning Commission.

MOTION ITEM: Cliff Thomas made a motion to approve the final plat for 3264 Springhaven Drive – Phase I (Units 1-6 and 53-58) subject to the deficiencies outlined in the Staff reports. Lucy Dolan seconded the motion. Motion carried: 5-0.

5.II. 3034, 3038, and 3044 Springdale Road

Site Plan Review

This application was tabled at the March 14, 2023, meeting pending resubmittal of revised plans.

MOTION ITEM: Cliff Thomas made a motion to table the application for 3034, 3038, and 3044 Springdale Road until May 9, 2023. Jeanne Rast seconded the motion. Motion carried: 5-0.

6. Next Meeting Date – May 9, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:45 p.m. Cliff Thomas seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

23-PC-DI-05

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

Name of Applicant Kimley-Horn (Zain Farishta)

Mailing Address: 817 West Peachtree Street NW, Suite 601, Atlanta, GA 30308

Telephone (470) 645 1857 Mobile # [REDACTED] Email zain.farishta@kimley-horn.com

Property Owner (s) Bellwood Investments LLC, Bellwood Homes LLC

Mailing Address 736 Jefferson Street NW, Atlanta, GA 30318

Telephone (404) 977-5801 Mobile # [REDACTED]

Address/Location of Property: 3044,3038, & 3034 Springdale Rd, Atlanta, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009900010887,14009900010234, 14 009900010226

Present Zoning Classification: V - Village Size of Tract: 3.88 acre(s)

Present Land Use: Single Family Residential

Please check the following as it applies to this application

- ☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) Lot Consolidation

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

[Signature]

Applicant's signature

Date: 02-14-2023

Sworn to and subscribed before me

This 14th day of FEBRUARY, 2023

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

The project scope includes the consolidation of 3 parcels located at the intersection of Springdale Road and Colfield Drive into a development of single-family attached homes,

The existing site is approximately 3.88 acres and consists of three single-family detached homes that are to be demolished. The proposed redevelopment

will include 59 single-family attached residential units, internal drives, surface parking, amenity greenspace, and streetscape

improvements along both frontages. The 26-ft internal drives provide emergency access and are to be dedicated to the City of Hapeville.

The project scope also includes stormwater management improvements and all associated utilities.

The proposed construction timeline is to begin Fall 2023 with a duration of +-24 months.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3038, 3044 & 3034 Springdale Rd
Hapeville, Ga 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Kimley Horn

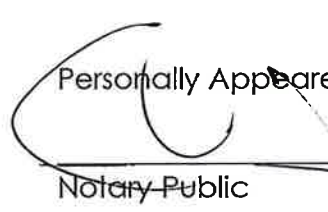
Address of Applicant

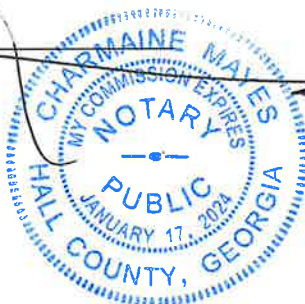
Telephone of Applicant


Signature of Owner

Lashawna Williams
Print Name of Owner

Personally Appeared Before Me this 14th day of FEBRUARY, 2023.


Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

ZF

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

ZF

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

ZF

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

ZF

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

ZF

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

ZF

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

ZF

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

ZF

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

ZF

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

ZF

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

ZF

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

ZF

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- ZF Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ZF Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ZF Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- ZF Site area (square feet and acres).
- ZF Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- ZF Total floor area ratio and/or residential density distribution.
- ZF Number of parking spaces and area of paved surface for parking and circulation
- ZF At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____

Date 02/14/2025

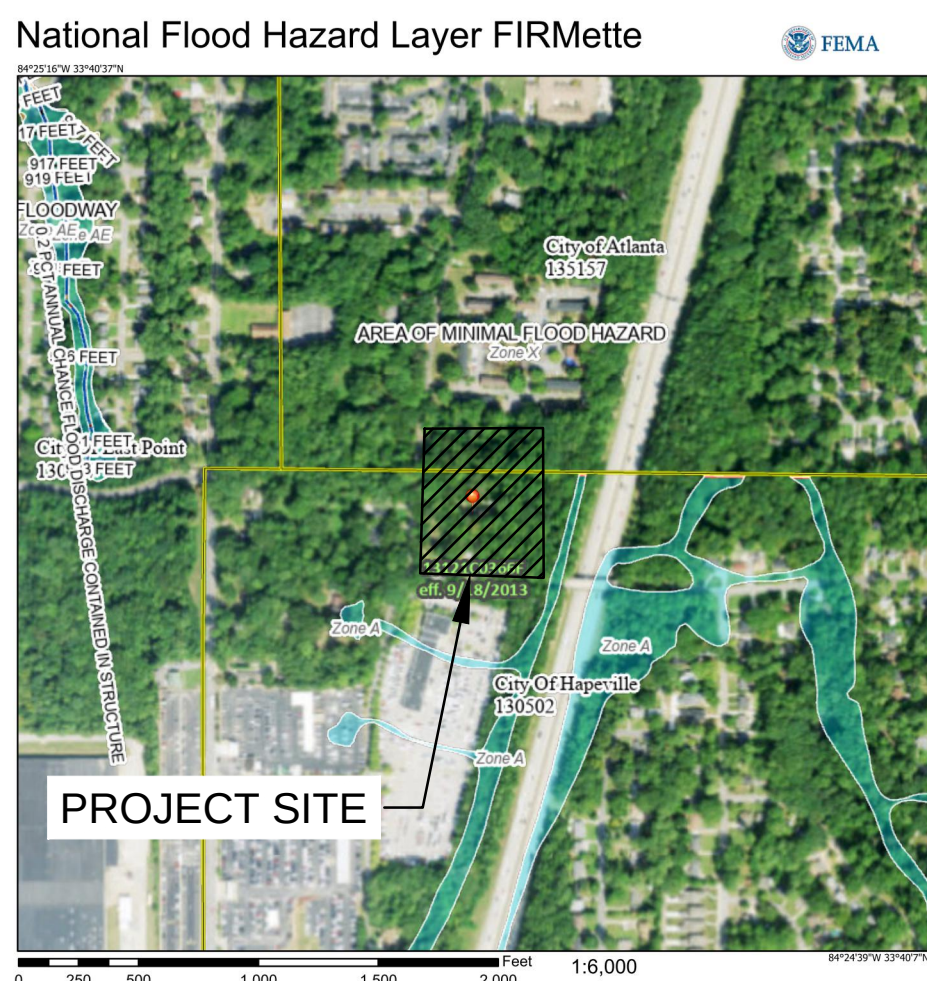


All that tract or parcel of land lying and being in LL99 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Cofield drive(40' right-of-way) and the eastern right of way of Springdale Road(50'right-of-way); Thence North 03 Degrees 36 Minutes 10 Seconds East a distance of 343.20 feet to an Iron pin Set; Thence leaving said right of way along property now or formerly Lieu Corporation, Deed Book 58260, Page 264, Traveling South 89 Degrees 57 Minutes 25 Seconds East a distance of 476.38 feet to an iron pin set; Thence South 03 Degrees 49 Minutes 18 Seconds West a distance of 100 feet to an Iron Pin Set; Thence South 03 Degrees 35 Minutes 37 Seconds West a distance of 269 feet Iron Pin Set; Thence along the right of way of Cofield Drive North 86 Degrees 51 Minutes 11 Seconds West a distance of 475.14 feet to an Iron Pin Set and the Point of Beginning.

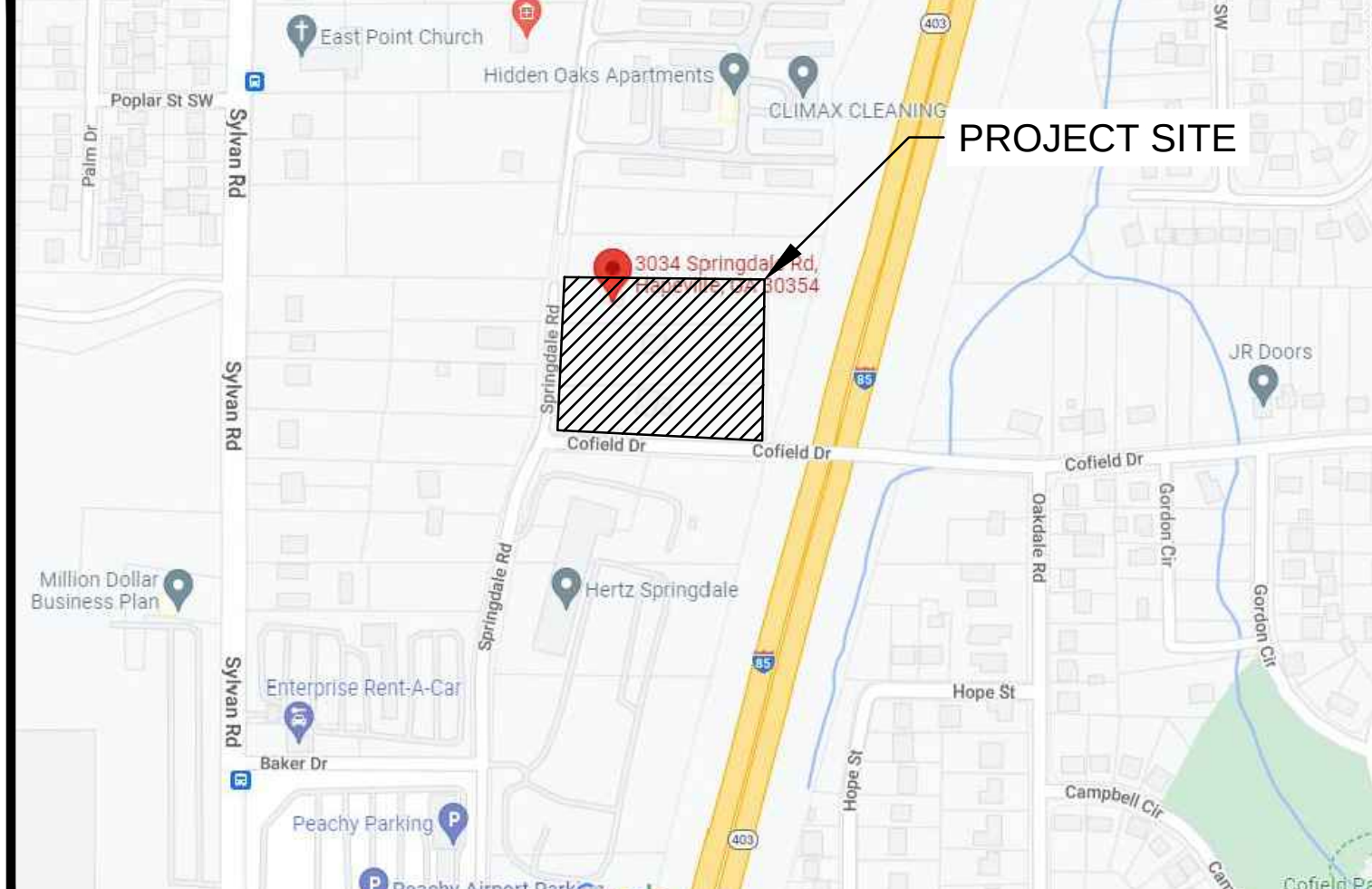
Said tract or parcel containing 169,195 Square Feet or 3.8842 Acres.

3034, 3038, & 3044 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 09/18/2013.



VICINITY MAP



PROJECT NARRATIVE

BELLWOOD SPRINGDALE IS A PROPOSED MULTIFAMILY DEVELOPMENT. CONTAINING 59 SINGLE-FAMILY ATTACHED UNITS WITH GARAGE PARKING ALONG WITH INTERNAL PUBLIC DRIVES & SURFACE PARKING

THE PROJECT ALSO INCLUDES STREETSCAPE IMPROVEMENTS ALONG SPRINGDALE RD + COFIELD DRIVE, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 3.88 ACRES, AND THE TOTAL DISTURBED AREA IS 3.73 INCLUDING PUBLIC ROW.

PROJECT CONTACTS

OWNER: BELLWOOD HOMES
736 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990
CONTACT: LA WILLIAMS

ARCHITECT: LESSARD DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR
VIENNA, BA 22182
PHONE: 571.830.1839
CONTACT: CHRIS LESSARD

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GA 30309
PHONE: 404.419.8700
CONTACT: BEN SKIDMORE, P.E.

SURVEYOR: GRANT SHEPHERD & ASSOCIATES
735 LONGLEAF BLVD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823
CONTACT: MICHAEL R. SHEPHERD , R.L.S.

24-HR CONTACT: LA WILLIAMS
BELLWOOD HOMES
404.988.8990
LA@ATLBELLWOOD.COM

LAND LOT 99 - 14TH DISTRICT
PARCEL NO.: 14-010000030452, 14-009900010234 & 14-009900010887
(TO BE CONSOLIDATED)
EXISTING ZONING: V-VILLAGE

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 3.88 ACRES
TOTAL DISTURBED AREA = 3.73 ACRES
IMPERVIOUS AREA = 2.49 ACRES (64%)

NOTES

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

CIVIL INDEX

SHEET NUMBER	SHEET TITLE
C0-00	COVER SHEET
C0-10	SURVEY
C0-20	CONSOLIDATION PLAT
C2-00	SITE PLAN
C3-00	GRADING AND DRAINAGE PLAN
C4-00	UTILITY PLAN
L1-00	TREE PROTECTION PLAN
L2-00	LANDSCAPE PLAN
L2-10	LANDSCAPE DETAILS

BELLWOOD
SPRINGDALE

038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 &
14-000000010887



04/11/2021

GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ZF
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	

COVER SHEET

SHEET NUMBER
C0-00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

- PP⁺ POWERPOLE
GUY WIRE
LP LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
OHE OVERHEAD ELECTRIC
WATER VALVE
WATER METER
FIRE HYDRANT
SS SANITARY SEWER PIPING
SEWER MANHOLE
CLEAN OUT
SD STORM DRAIN PIPING
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
DROP INLET
FENCE LINE
SW SIDEWALK
TREE
T.B.M. TEMPORARY BENCH MARK
- (R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
R/W RIGHT OF WAY
BSL BLDG SETBACK LINE
BC BACK OF CURB
EP EDGE OF PAVEMENT
EC EDGE OF CONCRETE
P PROPERTY LINE
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
S.S.E. SANITARY SEWER ESMT
IPS IRON PIN SET
RBF REBAR FOUND
CTP CRIMP TOP PIPE
OTP OPEN TOP PIPE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
- IRON PIN FOUND
IRON PIN SET
P.K. NAIL FOUND
P.K. NAIL SET
FND X MARK / SCRIBE
SET X MARK / SCRIBE

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,329 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

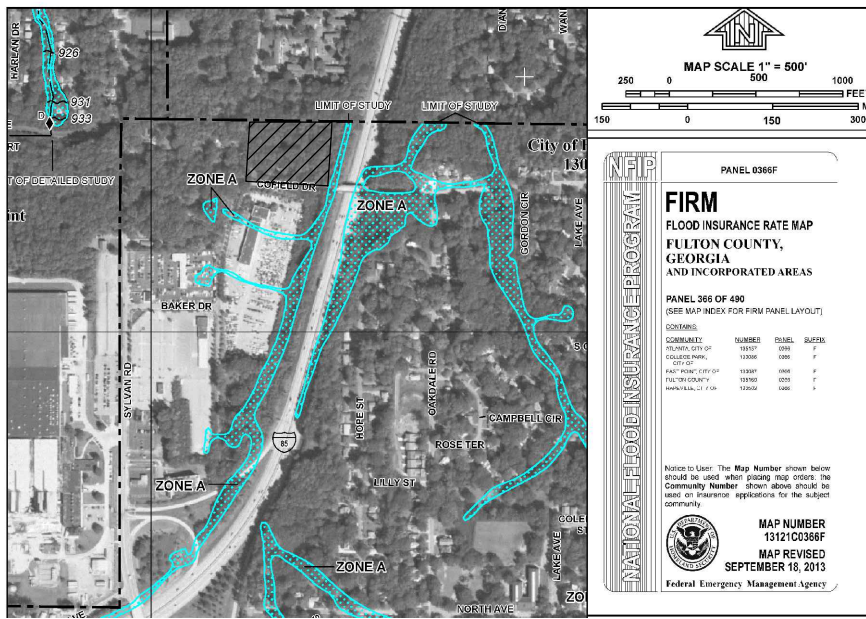
PRESENTED BEFORE ME THIS 14TH DAY OF FEBRUARY IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
MICHAEL R. SHEPHERD
LAND SURVEYOR
No. 3349

No. #	DATE / BY	DESCRIPTION

FEMA Notes and Map (NTS)



THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0236F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Existing Zoning

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

SETBACKS

SINGLE FAMILY DETACHED:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 1
MINIMUM SIZE: 4000 SQ FT
LOT AREA / DWELLING UNIT: 4000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

SINGLE FAMILY ATTACHED (4 TO 8 UNITS):
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 8
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

CONDOMINIUMS:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 10'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: 12
MINIMUM SIZE: 43,500 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

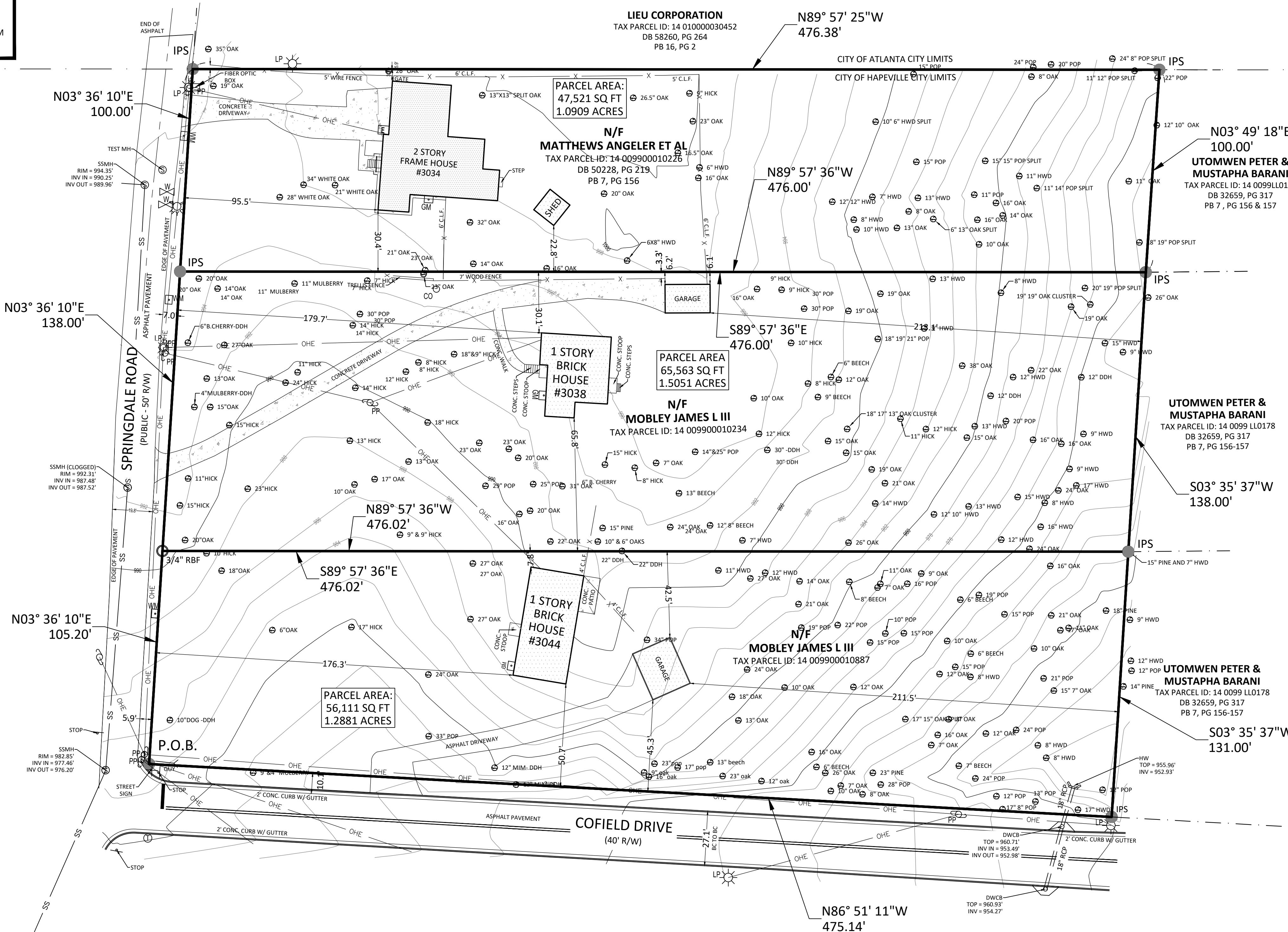
NONRESIDENTIAL:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 15'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: N/A
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 10,000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY". AND COMPLETED ON "08/02/2021" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

- PP

POWERPOLE
- GW

GUY WIRE
- LP

LIGHT POLE
- SLP

STREET LIGHT POLE
- ET

ELEC. TRANSFORMER
- OHE

OVERHEAD ELECTRIC
- WV

WATER VALVE
- WM

WATER METER
- FH

FIRE HYDRANT
- SS

SANITARY SEWER PIPING
- SM

SEWER MANHOLE
- CO

CLEAN OUT
- SD

STORM DRAIN PIPING
- SDM

STORM DRAIN MANHOLE
- SI

STORM INLET
- CI

CURB INLET
- DI

DROP INLET
- FW

FENCE LINE
- SW

SIDEWALK
- T

TREE
- T.B.M.

TEMPORARY BENCH MARK
- (R)

RECORD DATA
- (M)

MEASURED DATA
- (C)

CALCULATED DATA
- R/W

RIGHT OF WAY
- BSL

BLDG SETBACK LINE
- BC

BACK OF CURB
- EP

EDGE OF PAVEMENT
- EC

EDGE OF CONCRETE
- P

PROPERTY LINE
- D.E.

DRAINAGE EASEMENT
- L.E.

LANDSCAPE EASEMENT
- S.S.E.

SANITARY SEWER ESMT
- IPS

IRON PIN SET
- RBF

REBAR FOUND
- CTP

CRIMP TOP PIPE
- OTF

OPEN TOP PIPE
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- IP

IRON PIN FOUND
- IP

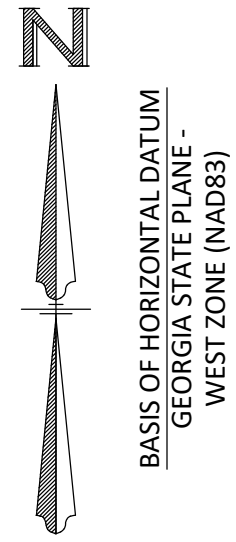
IRON PIN SET
- P.K.

P.K. NAIL FOUND
- P.K.

P.K. NAIL SET
- FND X

FND X MARK / SCRIBE
- SET X

SET X MARK / SCRIBE



Map or Plat Certification

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

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

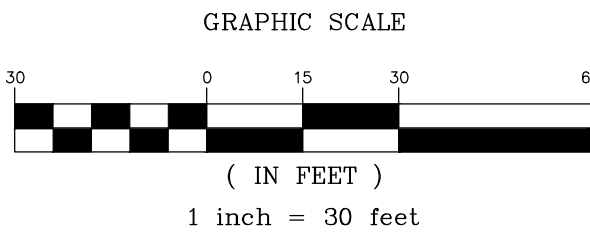
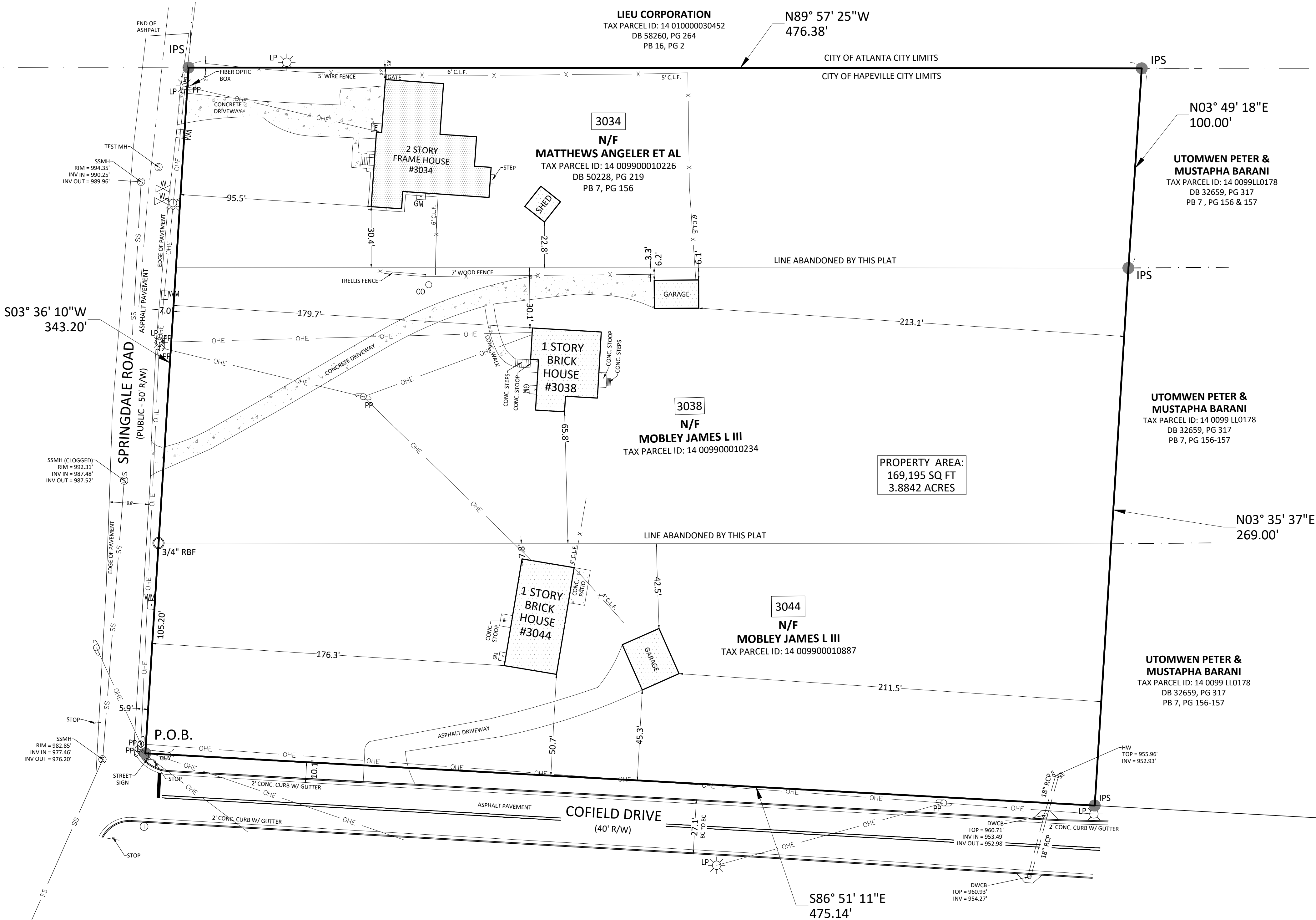
PRESENTED BEFORE ME THIS 15TH DAY OF JUNE IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
MICHAEL R. SHEPHERD
LAND SURVEYOR
No. 3349

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

SSMH (CLOGGED)
RIM = 971.38'
INV IN = 965.40'
INV OUT = NOT VISIBLE



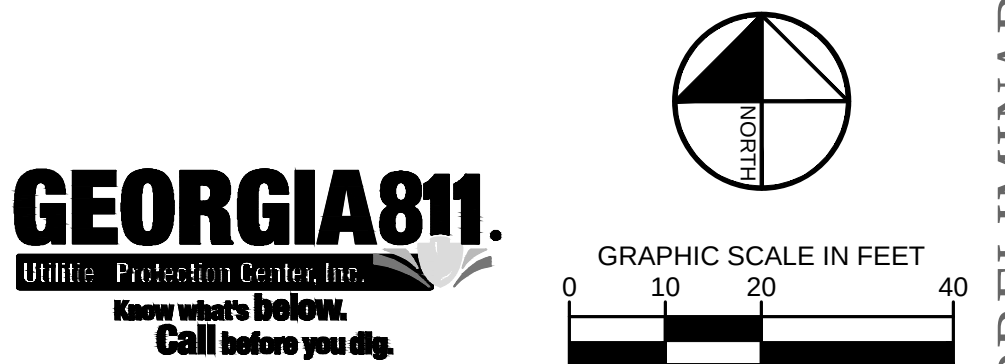
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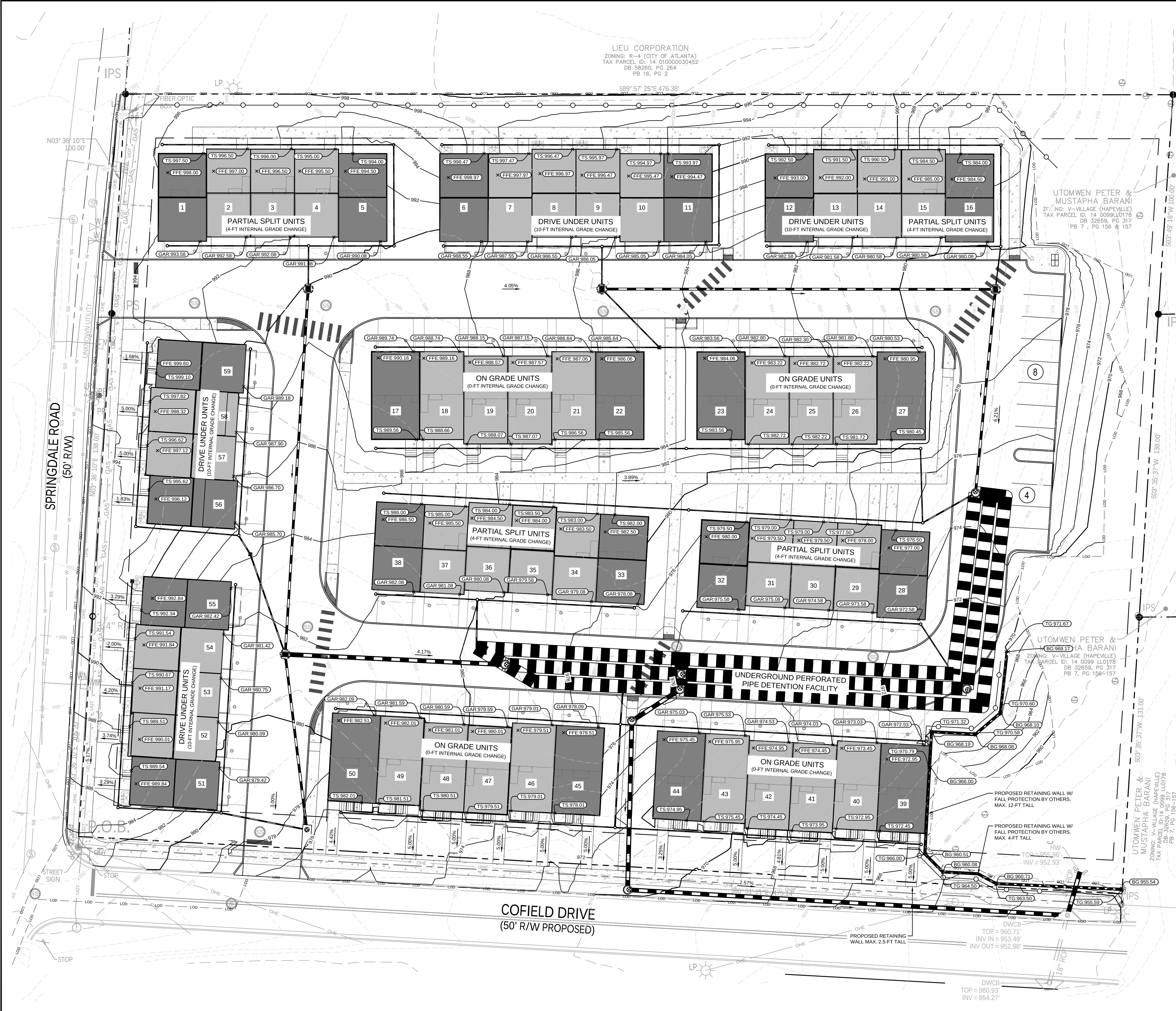
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Land Surveying • Site Development
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C.O.A./LSF 000459

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CONSOLIDATION PLAT FOR:
BELLWOOD DEVELOPERS
SITE ADDRESS: 3034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE, GEORGIA 30354
LAND LOT 99 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale	
1" = 30'	
Unless Otherwise Noted	
GSA Project No.	
21-04-380.4	
Drawn By / Field Crew	
Crew No. 1	
IWW	
Sheet No.	02 OF 02





- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.73 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 09/18/2013.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 - THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

- ### GRADING LEGEND:
- | | |
|-------------|--------------------------------|
| 950 | EXISTING MAJOR CONTOUR |
| 948 | EXISTING MINOR CONTOUR |
| 945 | PROPOSED MAJOR CONTOUR |
| 944 | PROPOSED MINOR CONTOUR |
| × 945.00 | PROPOSED SPOT GRADE |
| × TG 945.00 | PROPOSED TOP GRADE AT WALL |
| × BG 945.00 | PROPOSED BOTTOM GRADE AT WALL |
| × TS 945.00 | PROPOSED TOP OF STAIR GRADE |
| × BS 945.00 | PROPOSED BOTTOM OF STAIR GRADE |
| × HP 945.00 | PROPOSED HIGH POINT GRADE |
| × LP 945.00 | PROPOSED LOW POINT GRADE |
| × TC 945.00 | PROPOSED TOP OF CURB GRADE |
| × BC 945.00 | PROPOSED BOTTOM OF CURB GRADE |
| → | DRAINAGE FLOW ARROW |

- ### STORM DRAINAGE LEGEND:
- | | |
|------|--|
| JB | JUNCTION BOX |
| CI | HOODED GRATE CURB INLET (GDOT 1019A, TYPE E) |
| GI | GRATE INLET (GDOT 1019A, 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 |
| OCS | OUTLET CONTROL STRUCTURE (CAST-IN-PLACE) |
| TD | TRENCH DRAIN |
| — | PROPOSED ROOF DRAIN PIPE |
| — | PROPOSED STORM PIPE |

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GRAPHIC SCALE IN FEET
0 10 20 40

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WWW.KIMLEY-HORN.COM

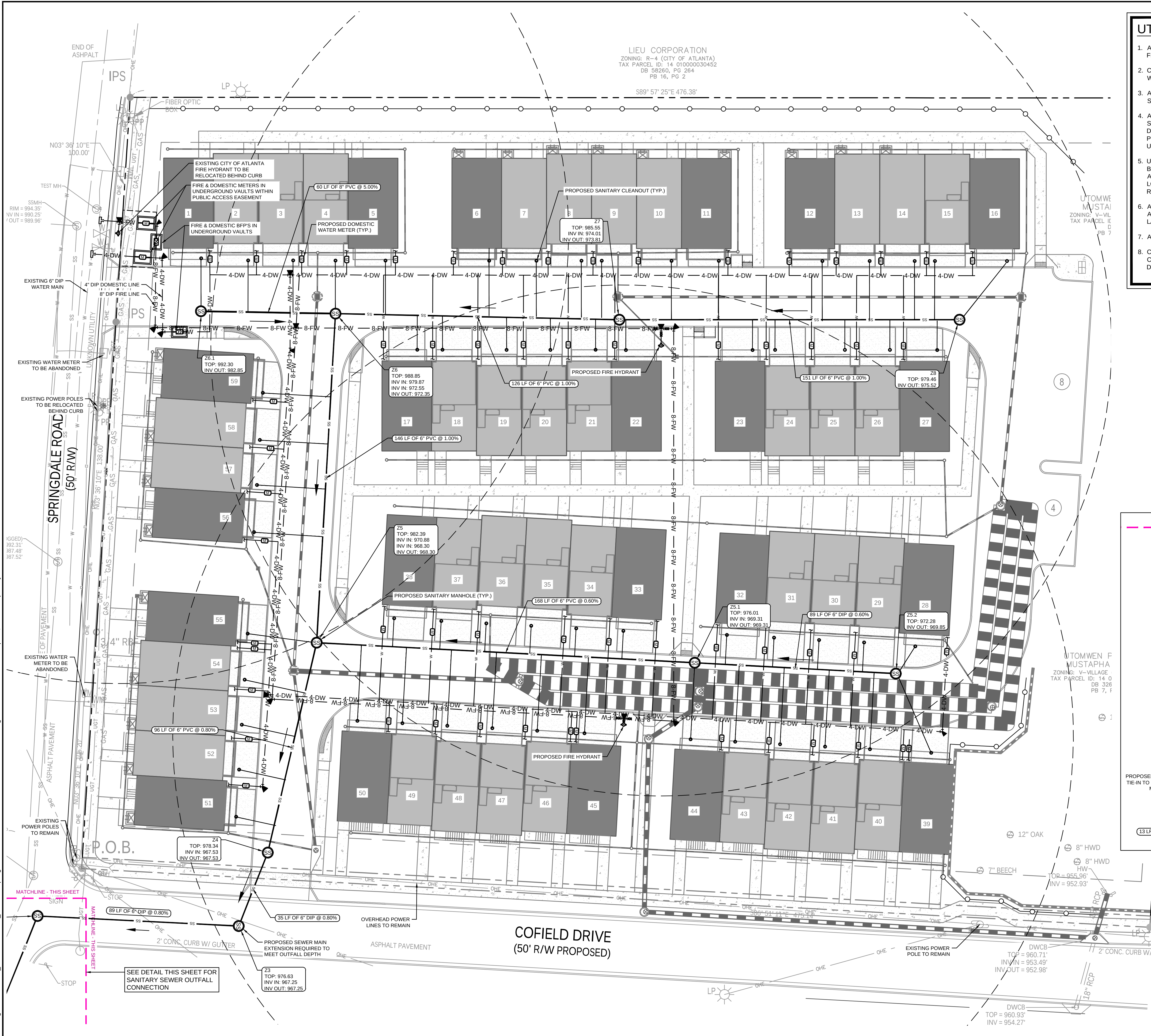
BELLWOOD HOMES
726 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

NO.	DATE	BY
1	02/14/2023	ZAF
2	04/11/2023	ZAF
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE

BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, Hapeville, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
EXERCISE NO. 10000
04/11/2023

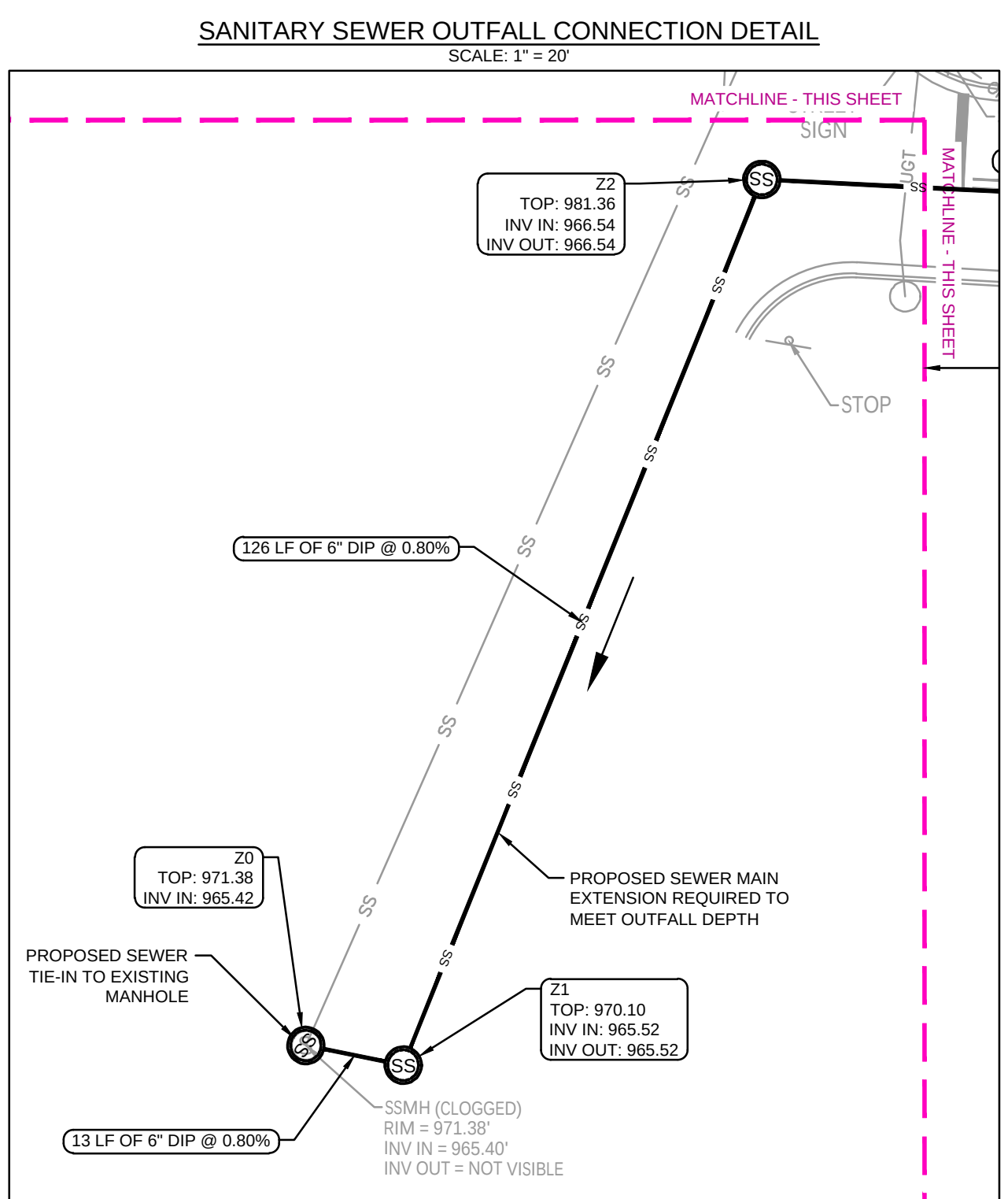
GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 02/14/2023
PROJECT NO. 013709001
TITLE GRADING AND DRAINAGE PLAN
SHEET NUMBER **C3-00**



- UTILITY NOTES:**
- ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAPEVILLE SANITARY SEWER AND CITY OF HAPEVILLE WATER STANDARDS AND SPECIFICATIONS.
 - 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.
 - 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.
 - ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
 - ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
 - CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

W	PROPOSED WATER LINE
UGP	PROPOSED ELECTRIC LINE
UGT	PROPOSED TELEPHONE LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE
SS	PROPOSED SANITARY SEWER CLEANOUT
SS	SANITARY SEWER MANHOLE
SS	SANITARY SEWER GREASE TRAP
SS	WATER VALVE
SS	FIRE DEPARTMENT CONNECTION (FDC)
SS	FIRE HYDRANT
SS	POST INDICATOR VALVE (PIV)
SS	WATER MAIN TAPPING SLEEVE
SS	WATER CONNECTIONS AND BENDS



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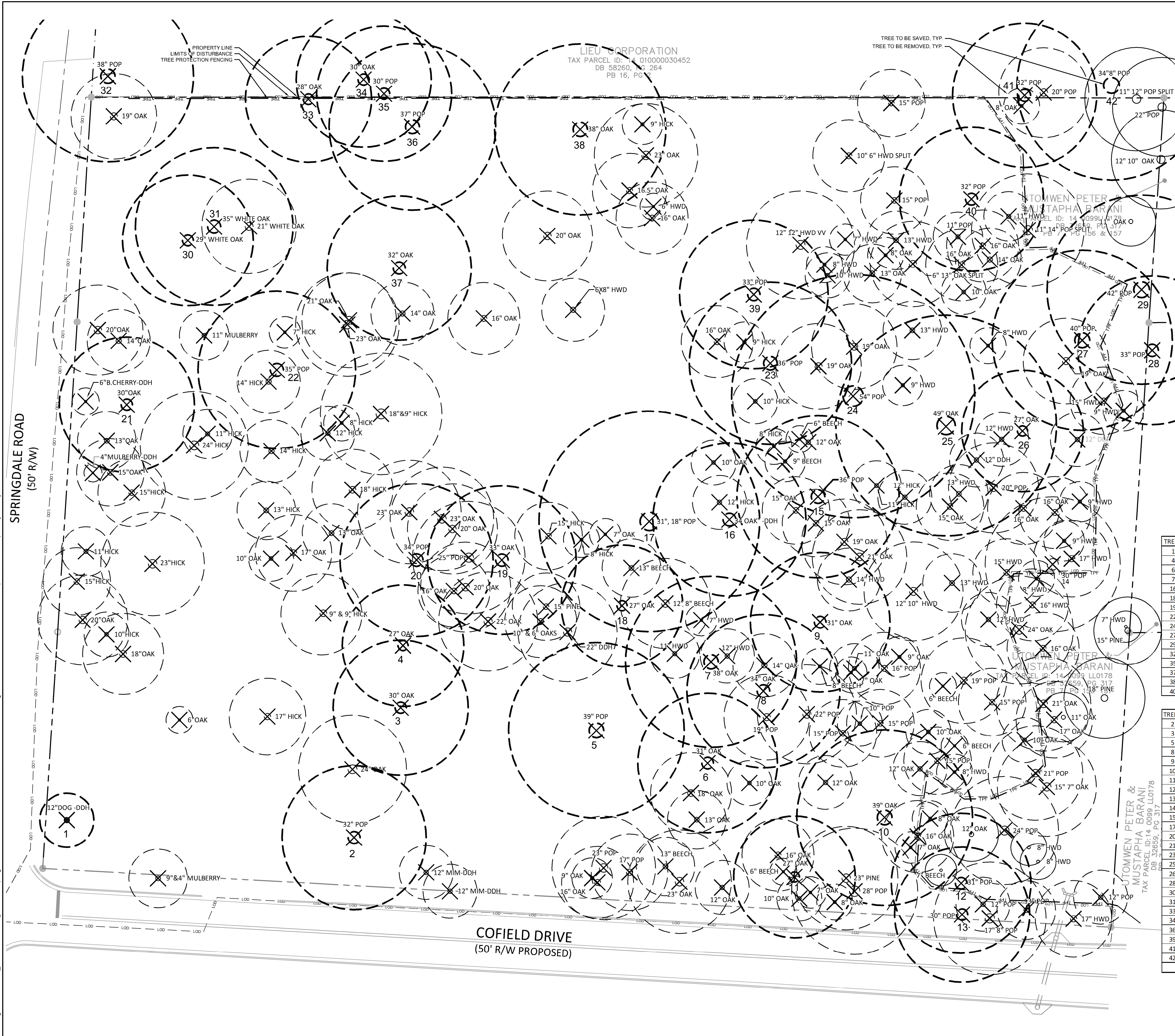
BELLWOOD HOMES
736 JEFFERSON STREET,
ATLANTA, GA 30318
PHONE: 404.989.8990

PREPARED FOR	DATE	BY
	02/14/2023	ZAF
REVISIONS	DATE	DESCRIPTION
1	02/14/2023	PLANNING COMMISSION SUBMITTAL
2	04/11/2023	PLANNING COMMISSION RESUBMITTAL
3		ISSUANCE AND REVISION DESCRIPTIONS

BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
W. SKIDMORE
04/11/2023

GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ZF
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	UTILITY PLAN
SHEET NUMBER	C4-00



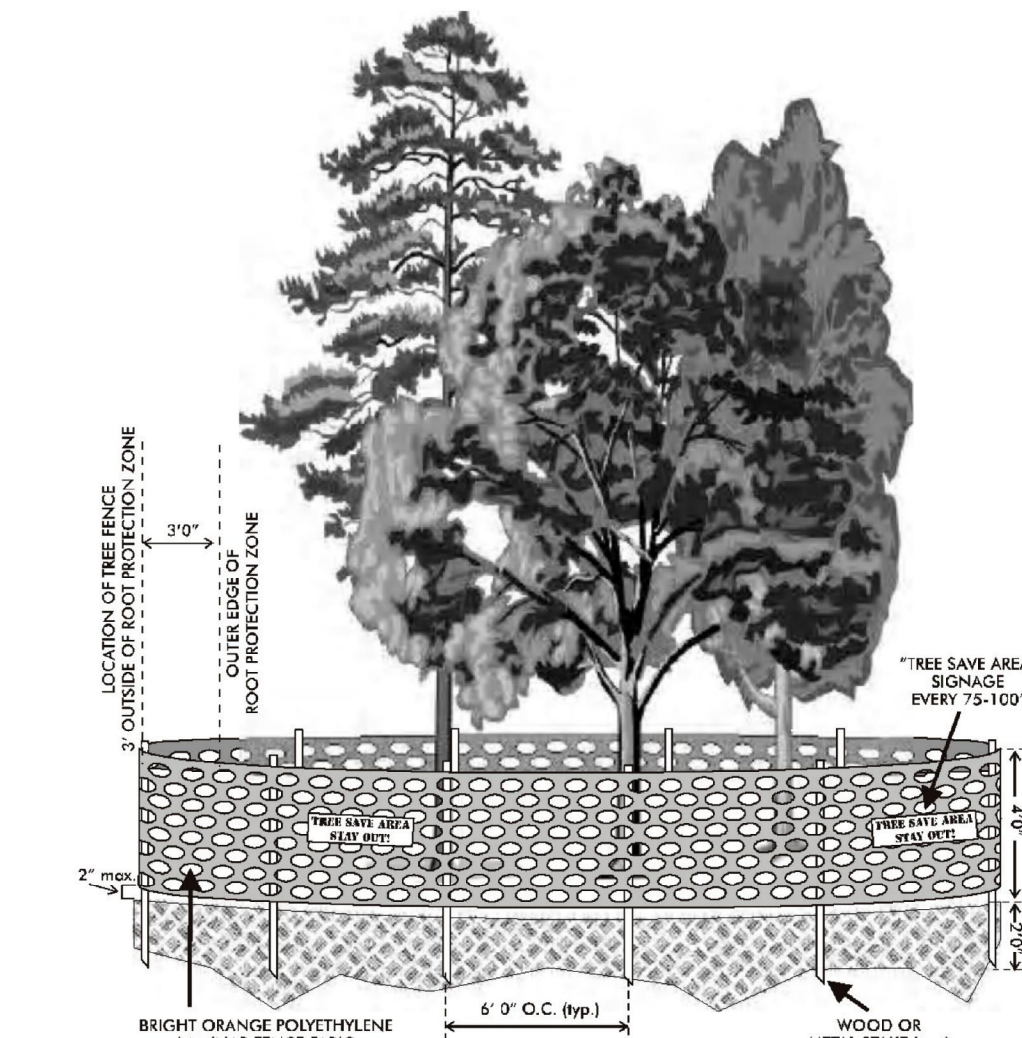
Tree Conservation Plan Notes:

- 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.

Note:

- Arboret assessment of specimen trees submitted under separate cover.
- Trees to be removed outside of the Limits of Disturbance to be removed by hand to stump. No heavy machinery outside of Limits of Disturbance.
- Final construction and staging plan (staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes) to be provided by Contractor at pre-con meeting with City of Hapeville prior to start of demolition activities.

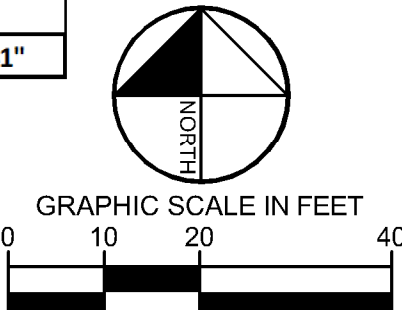
Figure 1. Tree Protection Fencing



TREES NOT IN LANDMARK CONDITION					PRESERVED SITE DENSITY INCHES		
TREE #	DBH	SPECIES	IMPACT %	STATUS	DBH	SPECIES	DENSITY IN.
1	12	Dogwood	100	Destroy	8	Hardwood	8
4	27	Northern Red Oak	100	Destroy	12	Oak	12
6	31	Northern Red Oak	100	Destroy	7	Beech	7
7	38	Tulip Poplar	100	Destroy	8	Hardwood	8
16	34	Southern Red Oak	100	Destroy	11	oak	11
18	27	Northern Red Oak	100	Destroy	18	Pine	18
19	33	Northern Red Oak	100	Destroy	15	Pine	15
22	35	Tulip Poplar	100	Destroy	7	Hardwood	7
24	54	Tulip Poplar	100	Destroy	11	Oak	11
27	40	Tulip Poplar	100	Destroy	12,10	Oak	22
29	42	Tulip Poplar	100	Destroy	22	Poplar	22
32	38	Tulip Poplar	100	Destroy	11,12	Poplar	23
35	30	Tulip Poplar	100	Destroy	TOTAL: 164		
37	32	Southern Red Oak	100	Destroy			
38	38	Southern Red Oak	100	Destroy			
40	32	Tulip Poplar	100	Destroy			

TREES IN LANDMARK CONDITION					Rcmp.DBH
TREE #	DBH	SPECIES	IMPACT %	STATUS	Rcmp.DBH
2	32	Tulip Poplar	100	Removed	32
3	30	Northern Red Oak	100	Removed	30
5	39	Tulip Poplar	100	Removed	39
8	34	Tulip Poplar	100	Removed	34
9	31	Southern Red Oak	100	Removed	31
10	39	White Oak	100	Removed	39
11	27	Southern Red Oak	100	Removed	27
12	31	Tulip Poplar	100	Removed	31
13	30	Tulip Poplar	100	Removed	30
14	30	Tulip Poplar	100	Removed	30
15	36	Tulip Poplar	100	Removed	36
17	31,18	Tulip Poplar	100	Removed	49
20	34	Tulip Poplar	100	Removed	34
21	30	Southern Red Oak	100	Removed	30
23	36	Tulip Poplar	100	Removed	36
25	49	Northern Red Oak	100	Removed	49
26	27	Northern Red Oak	100	Removed	27
28	33	Tulip Poplar	100	Removed	33
30	29	White Oak	100	Removed	29
31	35	White Oak	100	Removed	35
33	28	Northern Red Oak	100	Removed	28
34	30	Northern Red Oak	100	Removed	30
36	37	Tulip Poplar	100	Removed	37
39	33	Tulip Poplar	100	Removed	33
41	32	Tulip Poplar	100	Removed	32
42	34,8	Tulip Poplar	0	Preserved	
TOTAL:					841"

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BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

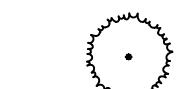
PRELIMINARY: NOT FOR CONSTRUCTION

GEORGIA811
REGISTERED
PROFESSIONAL
ARCHITECT
BOY L. ZAINI
04/11/2023

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 00/00/0000
PROJECT NO. 013709001
TITLE **TREE PROTECTION PLAN**
SHEET NUMBER **L1-00**



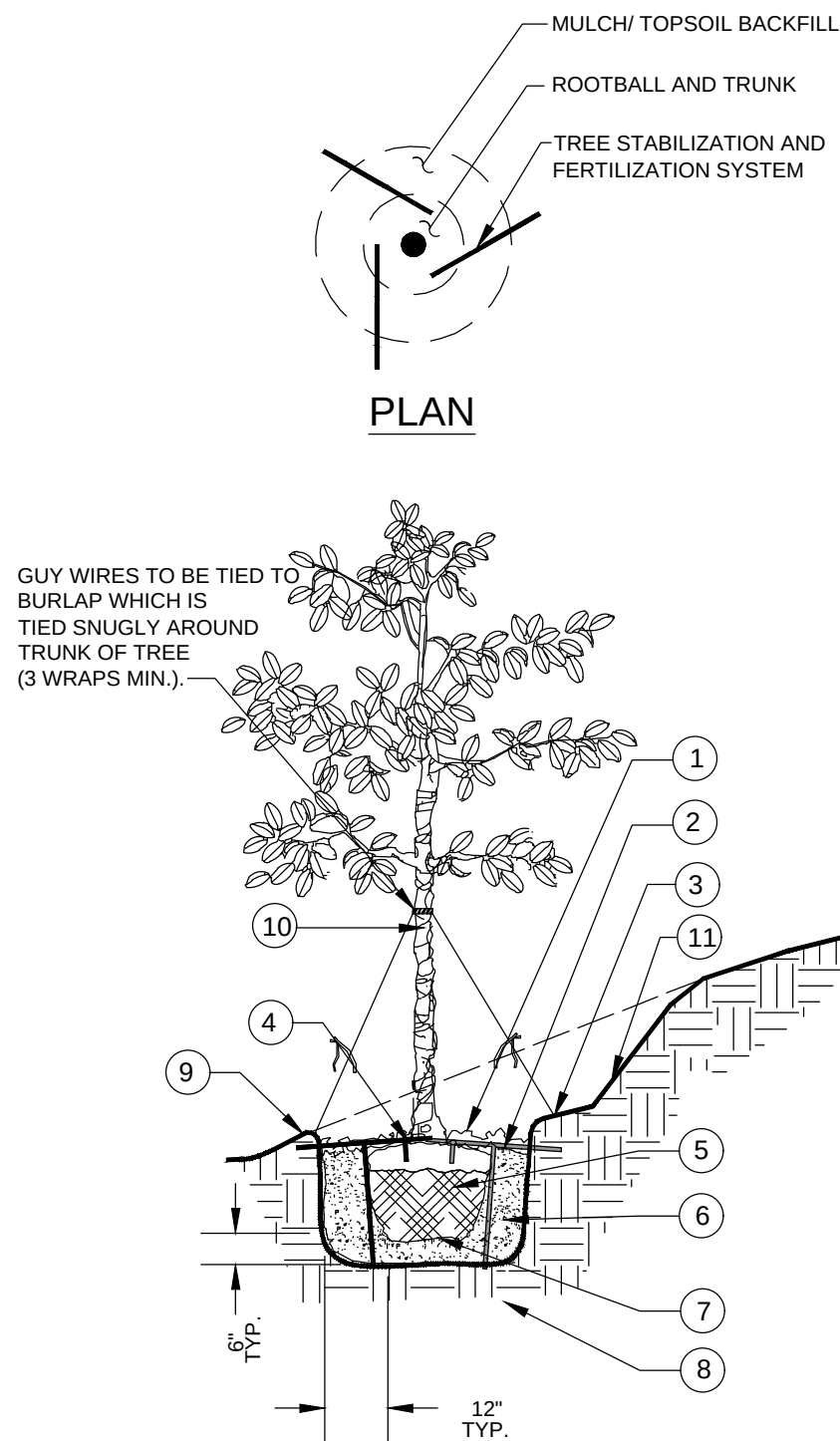
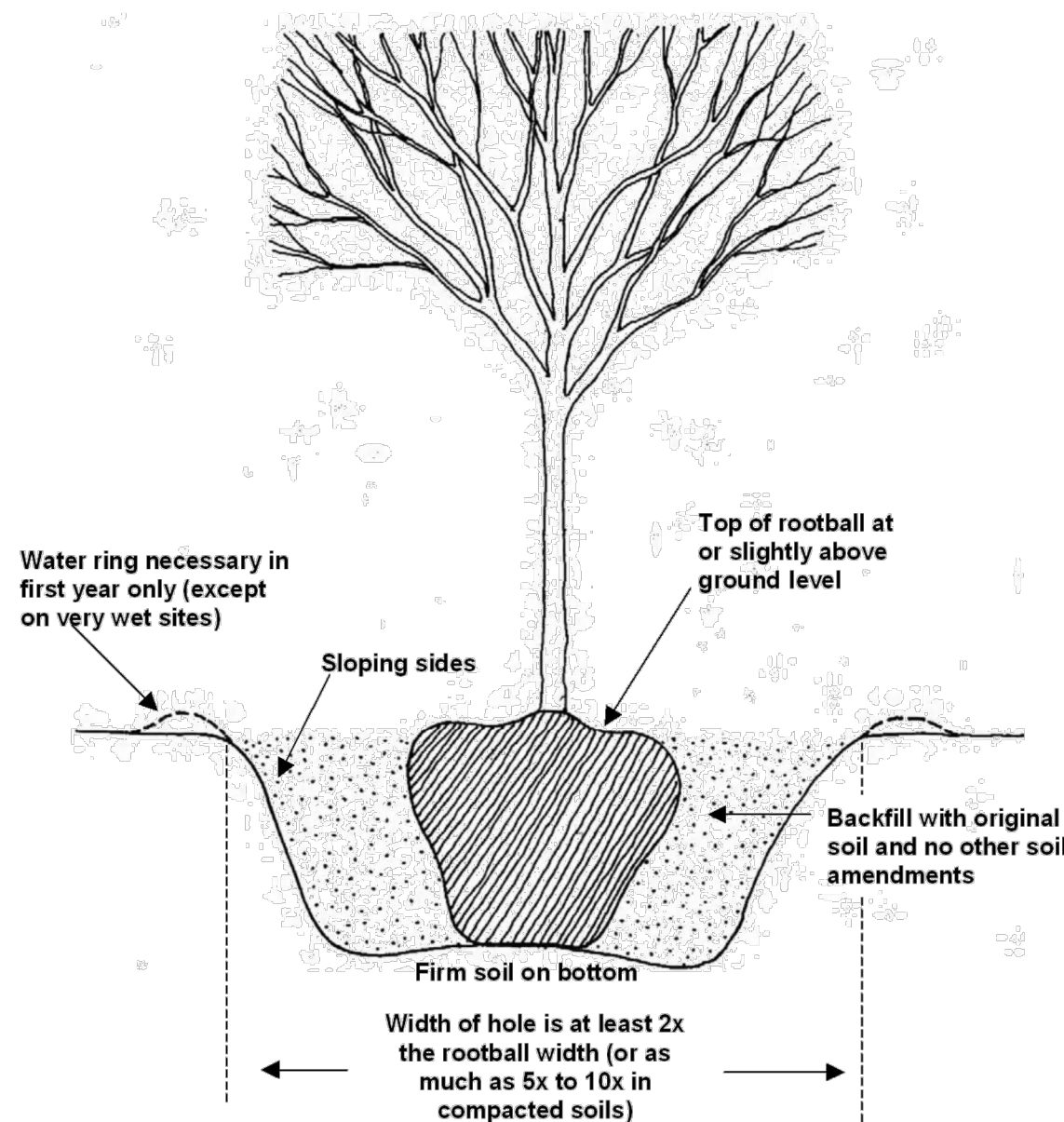
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	CONT	REMARKS	GENUS CAP	TOTAL IN.
	21	ACER BUERGERIANUM	TRIDENT MAPLE	4" CAL.	12-14 FT.	B&B	STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM	13.5%	84
	32	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY MULTI-STEM	3" CAL.	12-14 FT.	B&B	MIN. 3 EQUAL SIZE TRUNKS TO EQUAL 3" CAL., HEALTHY, GOOD FORM	20.6%	96
	25	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	10' MIN.	B&B	STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM	16%	75
	11	HALESIA DIPTERA	TWO-WINGED SILVERBELL	3" CAL.	10' MIN.	B&B	STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM	7%	33
	28	JUNIPERUS VIRGINIANA `BURKII`	BURK EASTERN REDCEDAR	3" CAL.	10' MIN.	FG	FULL TO GROUND, HEALTHY, GOOD FORM	18%	84
	28	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	12' MIN.	FG	FULL TO GROUND, HEALTHY, GOOD FORM	18%	84
	6	QUERCUS PHELLOS	WILLOW OAK	4" CAL.	14-16 FT.	B&B	STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM	6.4%	24
	4	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL.	14-16 FT.	B&B	STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM	6.4%	16

496

LANDSCAPE NOTES

- REFER TO CIVIL SHEETS FOR GRADING AND DRAINAGE WITHIN LANDSCAPE AND HARDSCAPE AREAS.
- ALL PLANT MATERIAL MUST MEET THE MINIMUM STANDARDS AS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL. STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AT A MINIMUM OF 3 INCHES. THE MULCH SHALL BE FREE FROM MOLD, STICKS, CONES, WEEDS AND OTHER DEBRIS. COMPACTION OF THE MULCH SHALL OCCUR NATURALLY OVER A TWO WEEK PERIOD DURING WHICH AT LEAST ONE SIGNIFICANT RAINFALL HAS OCCURRED. ADDITIONAL MULCH SHALL BE PLACED IN ORDER TO MAINTAIN THE MINIMUM DEPTH UNTIL DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND 811 TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING UNTIL THE WORK IS ACCEPTED BY THE OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION FROM THE OWNER).
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING MIX: 50% ORGANIC SOIL ADDITIVES AND 50% TOPSOIL.
- THE AREA TO BE PLANTED SHALL BE SPRAYED WITH HERBICIDE ONE WEEK PRIOR TO TILLING AND PLANTING. ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF OR PLANT MATERIAL.
- CONTRACTOR TO VERIFY THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES, STRUCTURES, EASEMENTS OR DRAINAGE PATTERNS.
- CONTRACTOR TO REFER TO THE EROSION CONTROL PLANS FOR ALL TEMPORARY AND PERMANENT SEEDING AREAS.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. CONTRACTOR IS RESPONSIBLE TO INSTALL THE PLANT MATERIAL QUANTITIES THAT ARE SHOWN IN THE LANDSCAPE PLANS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE (INCLUDING, BUT NOT LIMITED TO WEEDING, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL WARRANTY OF ALL THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL SLOPES THAT ALL GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC PRIOR TO PLANTING. EROSION CONTROL FABRIC SHALL BE OF THE TYPE THAT DECOMPOSES AFTER 18 MONTHS TO 2 YEARS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT, AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD, ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HEREIN AND IN THE PLANT SCHEDULE.



1. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
2. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR ALL MATERIALS AND INSTALLATION REQUIREMENTS. USE GUY WIRE (W/ FLAGGING) IN WINDY CONDITIONS WHEN NECESSARY.
3. 4" MINIMUM OF MULCH TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
4. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
5. BAB OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
6. PREPARE PLANTING SOIL MIX AS SPECIFIED.
7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON WOUND OR UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
8. UNDISTURBED SUBSOIL
9. 3" HIGH SOIL BERM TO HOLD WATER.
10. TREE WRAP
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

SECTION

CITY OF HAPEVILLE TREE PLANTING STANDARD DETAIL

○ TREE PLANTING ON MAX. 3:1 SLOPE
NTS

PROJECT						BELLWOOD SPRINGDALE 3038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354 LAND LOT 59, 14TH DISTRICT PARCEL ID: 1-1-1-0059500010234 & 14-009900010887								PREPARED FOR							
														BELLWOOD HOMES 728 JEFFERSON STREET, ATLANTA, GA 30318 PHONE: 404.988.8890				KIMLEY-HORN & ASSOCIATES, INC. 8100 WILLOW CREEK DRIVE, NW THE BILTMORE, SUITE 601 ATLANTA, GEORGIA 30308 WWW.KHAFIRM.COM			
GSWCC NO. (LEVEL II)						0000068765															
DRAWN BY						ZF															
DESIGNED BY						ATB															
REVIEWED BY						BWS															
DATE						00/00/0000															
PROJECT NO.						013709001															
TITLE						LANDSCAPE DETAILS															
SHEET NUMBER						L2-10															



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

DATE: May 2, 2023
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: **Site Plan Review – 3034 to 3044 Springdale Road Townhomes, Revised**

BACKGROUND

The City of Hapeville has received a revised site plan application from Zain Farishta (Kimley Horn) on behalf of Bellwood Investments LLC / Bellwood Homes LLC to construct 59 single-family attached homes on a newly consolidated parcel of 3.88 acres located at 3034-3044 Springdale Road. The site includes 12 guest parking spaces, and a tree save area.

The proposed project includes 3 and 4 bedroom units ranging in size from 1,936 SF to 2,147. Heights provided are 35'.

The property is zoned V, Village and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **V, Village Zoning** are as follows:

							Minimum Front Yard Setback	Minimum			Maximum		
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

- (4) Single-family attached dwellings with at least four units attached;

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.

Compliant

- (2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

Compliant

- (3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.

Compliant

- (4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.

Compliant

- (5) *Height regulations.* No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
 - c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
 - d. Meets approval from the fire department and FAA.

Compliant

- (5) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said

buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
- a. A minimum 15-foot landscaped buffer located within the V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Compliant. *The northern boundary landscape plan shows evergreen trees and a fence.*

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

Compliant

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Not included

- c. The locations, area, and number of proposed parking spaces.

Each unit includes a 2 car garage, 12 visitor parking spaces at the rear. Driveway lengths are provided. In some cases, these could provide additional parking beyond the 2 car garage. The mail kiosk is located at the rear adjacent to parking. A designated mail space may be considered.

- d. Existing and proposed grades at an interval of five feet or less.

Compliant

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

Provided.

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

See Arborist Report

Architectural guidelines will require screening of mechanical units. Mechanical units and screening provisions not shown. Applicant has indicated they are finalizing location and they will be screened.

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

A tree save area at the rear of property has been shown.

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Retaining walls are shown on the plan. A fence is located along the northern boundary.

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual refuse collection for each unit.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- k. Location and size of all signs.

All signs must be submitted to the City for review.

- (2) ***Site and building sections.*** Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 169,195 SF or 3.8842 acres. The minimum lot size is 10,000 SF.

- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Allowable is 70%. Indicated is 59.18%. Buildings 1.11 acres (28.91%) and parking/loading and driveways 1.18 acres (30.17%).

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

59 total dwelling units, ranging from 4 to 6 units attached (allowed), 3 to 4 bedrooms, 1,936 to 2,147 SF Compliant

- d. Floor area in nonresidential use by category.

Not applicable

- e. Total floor area ratio and/or residential density distribution.

59 units / 3.88 acres, density allowed 67 units. Compliant.

- f. Number of parking spaces and area of paved surface for parking and circulation.

The guest parking spaces provided are 12. Some driveways may also accommodate guest parking.

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Project timeline provided.

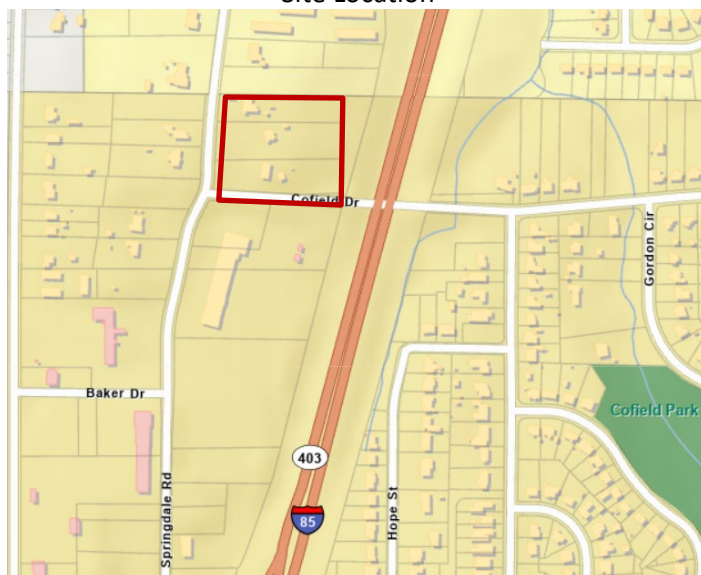
FINDINGS

The site plan provided has the following deficiency per Code:

- Include driveway cross section.

At the previous Planning Commission review, the Planning Commission did not request a traffic study. Per the City Engineer, this should be included in the final motion as well as whether the Planning Commission will require accel/decel lanes. Staff recommends the conditional approval based upon resolution of the above items and any outstanding Arborist comments.

Site Location



April 28, 2023

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

Re: Bellwood Springdale
Concept Site Plan Review No. 2
K&W Ref. No. 231051.01

Dear Ms. Senter:

As requested, I have reviewed the concept site plans for the Bellwood Springdale Site to be located on a 3.88 acre parcel on Springdale Road, within a V-Village Zoning District. This review is for compliance with the concept site plan requirements of Chapter 93-2-16 of the City ordinances. The plans consisted of site plan, grade plan, drainage plan, utility plans, tree protection plans, and building elevation plans prepared by Kimley Horn. My comments are as follows:

1. Comment addressed by Re-Submittal.
2. Comment addressed by Re-Submittal.
3. Comment addressed by Re-Submittal.
4. Comment addressed by Re-Submittal.
5. Comment addressed by Re-Submittal.
6. Not addressed. Provisions to address the accel/decel lane requirements and turning lanes at intersections requirements per GDOT Manual on Driveways and Encroachment Control for the Springdale Road and Cofield Drive intersections should be provided. At a minimum, deceleration lanes should be provided. Due to the existing traffic congestion and the nearby proposed developments, a traffic impact study should be provided to verify the need for improvements along Springdale Road and Cofield Drive for this development. The applicant's response was that this was determined to not be required after a discussion with the Planning Commission on March 14, 2023. After an inquiry to the City, it was determined that the Planning Commission did not hold a discussion regarding the traffic impact study. If the applicant believes otherwise, they should provide a letter from the City indicating that this will not be required.
7. Comment addressed by Re-Submittal.

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

Sincerely,

KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

23-PC-15-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Donise DDIante

Mailing Address: 601 Coleman St, Hapeville, GA 30354

Telephone 470 533 1122 Mobile # [REDACTED] Email LovelyHomecareINC@gmail.com

Property Owner (s) DR. DONAVON CHRISTIE

Mailing Address _____

Telephone _____ Mobile # _____

Address/Location of Property: 601 Coleman St, Hapeville GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099-0003-1206

Present Zoning Classification: C Size of Tract: 0.69 acre(s)

Present Land Use: Personal care home / Assisted Living

Please check the following as it applies to this application

☐ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

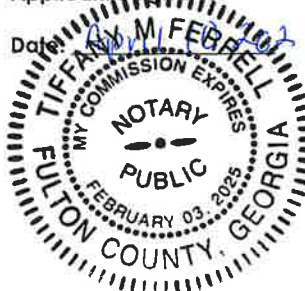
Applicant's signature

Date: April 13

Sworn to and subscribed before me

This 10th day of April, 2023

Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The proposed will be personal care home (PCH)

The facility will be fully staffing with the surplus according to the state law.

The property already have a sign, we will use the same with a different name.

The property size use SF 7500

3-6 CNA Day shift

3 CNA Evening shift

2 CNA Night shift

1 cook per shift

A Haint Nance person

14 Parking spaces

Residents between 24 to 35

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

601 Coleman Street

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant

Donovan Christie, MD

Address of Applicant

4514 Chamblee Dunwoody Rd Atlanta, GA 30338

Telephone of Applicant

[REDACTED]

Donovan Christie, MD

Signature of Owner

Donovan Christie, MD

Print Name of Owner

Personally Appeared Before Me this 10th day of April, 2023.

Samia Elaine Hughes
Notary Public

EX 09/24/2024

SAMIA ELAINE HUGHES
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires SEPTEMBER 24, 2024

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

150 A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

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

150 The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

150 Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

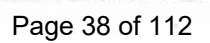
- DD The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- DD The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- DD Existing and proposed grades at an interval of five (5) feet or less.
- DD The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- DD A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- DD The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- DD The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- DD The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

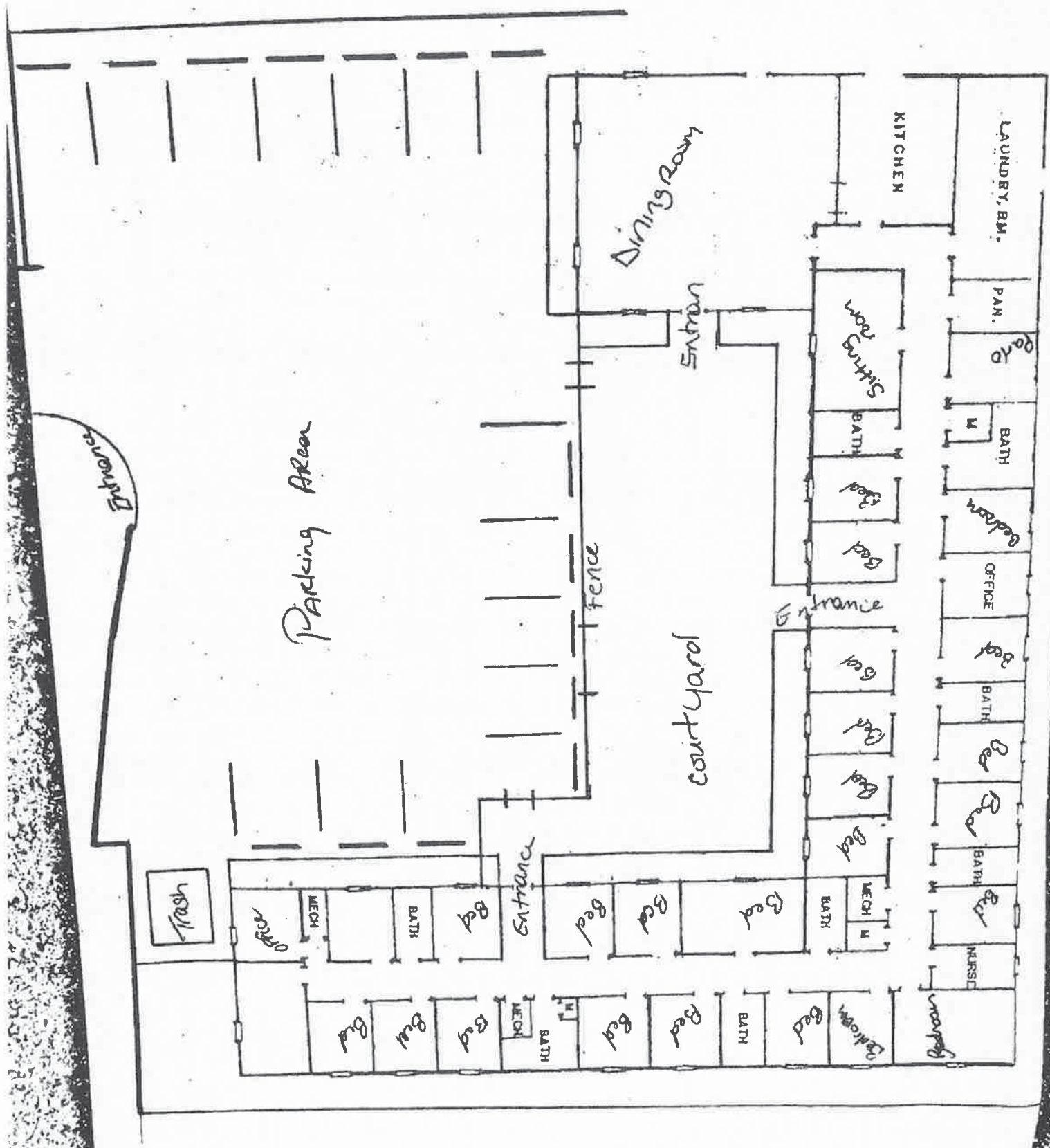
- ~~10~~ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ~~10~~ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ~~10~~ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- ~~10~~ Site area (square feet and acres).
- ~~10~~ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ~~10~~ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- ~~10~~ Total floor area ratio and/or residential density distribution.
- ~~10~~ Number of parking spaces and area of paved surface for parking and circulation
- ~~10~~ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____

Date 4-7-23







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

Date May 1, 2023
To: Adrienne Senter
From: Lynn Patterson
RE: **Special Use Permit – 601 Coleman Street, Lonise Dorante**

BACKGROUND

The City of Hapeville received a request for a Special Use Permit from Lonise Dorante to operate a “personal care home” within an existing structure located at 601 Coleman Street. A conditional use permit was approved in 2022 for a personal care home for StacyAnn Winn Barnes. The structure previously operated as a nursing home. A hand-drawn site plan, not to scale, shows the property has fourteen spaces. The parking lot may include two handicapped spaces, however, these are not shown on the site plan provided. The application also refers to the property size as 7,500 SF which is assumed to be the square footage of the building, but this is not clear. The applicant has indicated the number of residents between 25 and 34. Thirteen (13) staff are expected to serve the facility, including 3-6 CNAs during the day, 3 CNAs during the evening, 2 CNAs at night, 1 cooks, and 1 maintenance.

The property is zoned V, Village, and is within the A-D, Arts District Overlay.

Personal care homes are permitted as a Special Use within the V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

Sec. 93-1-2. - Definitions.

Dwelling. A building, or portion thereof, designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Nursing home. Any facility for the aged, recuperating, or chronically ill persons who need medical care or medical monitoring in which three or more persons not related to the operator are kept or provided with food and shelter or care for compensation for 24 hours per day; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Personal care home. Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. The term "personal services" includes but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting.

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-5. - Special uses.

The following uses require a special use permit, in accordance with sections 93-3.2-5 and 93-3.2-6, in any V zone:

- (1) Nursing Home
- (2) Personal care homes, subject to the restrictions in section [93-2-21].

ARTICLE 3.2. - CONDITIONAL USES

Sec. 93-28-7.5. - Residential uses.

The maximum number of dwelling units in a single building shall not be limited, provided that no development shall exceed 50 units. The parking requirement for such uses shall be one space for each dwelling unit. No minimum lot area shall apply in the arts district overlay provided all other development standards of this article are met.

A variance was approved in April 2022 for 14 parking spaces.

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of section 93-25-6.

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning

district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

REVIEW

Sec. 93-3.2-6. - Special use permit criteria and standards.

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
Use of the property as a personal care home should have no negative impact on the use or development of adjacent properties or the surrounding area as concerns public health, safety or general welfare. The property is operating as a personal care home and previously operated as a nursing home.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The Code does not provide guidance for dimensional requirements placed on personal care homes. The minimum space per dwelling unit for personal care homes is mandated by state law as 80 square feet; the provided floor plan does not detail square footage. The use would occupy an existing structure and as such would not be required to meet the setback requirements of the Village district. The facility would provide 14 parking spaces.
 - (3) Compatibility with adjacent properties and land uses in the vicinity;
Personal care homes are a residential use, which are compatible with the Village district and the Arts District Overlay.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
The applicant has indicated the number of residents as between 25 and 34. The number of residents is limited to those imposed by State law and the occupancy load as determined by the fire marshal during his inspection of the facility.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
Sufficient parking is not provided off-street for the facility if classified as a personal care home, however a variance was granted by the Board of Appeals in 2022 for a reduction of required parking for this use.
 - (6) Conformance of the special use to other requirements of the ordinance.
See below

Sec. 93-2-21. - Use regulations regarding personal care homes.

- (a) Personal care homes, as defined herein, may be permitted in any RMU, V, U-V, C-R, N-C, C-1 and C-R zone, subject to special use permit and the following conditions:
- (1) Any exterior modifications to an existing structure or construction of a new structure shall be consistent with the character of the surrounding area;
No exterior modifications have been proposed at this time.
 - (2) The personal care home provides on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;
Per the provided floor plan and site plan, the site has 14 off-street parking spaces. The Board of Appeals approved a variance for reduction in parking for this site while used as a personal care home in April 2022.

- (3) The personal care home provides to the Hapeville fire and police departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or other emergency within the home; and

The applicant must furnish this information to the Hapeville fire and police departments with every new admission to the facility.

- (4) The personal care home has obtained all federal and/or state permits or licenses required for its operation.

The applicant must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

RECOMMENDATION

The proposed use may be more akin to that of a nursing home rather than a personal care home and should be clarified. In either case, the use is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. The special use application is recommended for approval with the following conditions:

1. The number of total residents should meet any limits imposed by State law.
2. The number of all occupants, including guests and staff, should be restricted by the occupancy load as determined by the fire marshal during his inspection of the facility pursuant to its acquisition of an Occupational Tax Permit.
3. The owner must furnish a list of all residents living in the facility with disabilities and special needs to the Hapeville Police and Fire Departments with every new admission to the facility.
4. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining the Occupational Tax Permit.

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

Name of Applicant Thomas Davis III

Mailing Address: 268 Maple St. Hapeville, GA 30354

Telephone _____ Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) 3ELKS Design, LLC

Mailing Address 101 Honeysuckle Ln. Peachtree City, GA 30269

Telephone _____ Mobile # [REDACTED]

Address/Location of Property: 260 Birch Street, Hapeville GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0094-0009-124-7

Present Zoning Classification: R-1 Size of Tract: .166 acre(s)

Present Land Use: Vacant Lot

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) _____

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

Thomas Davis III
Applicant's signature

Date: 3-24-2023

Sworn to and subscribed before me

This 24th day of March, 2023.

Shelby Love
Notary Public



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

WRITTEN SUMMARY

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

New construction single family home with attached rear garage. Four bedrooms and 3 baths w/ 2305 heated s.f.. Craftsman style exterior to include fiber cement lap siding and a large front porch.

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

260 Birch Street

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Thomas Davis III

Address of Applicant

268 Maple St. Hapeville, GA 30354

Telephone of Applicant

 for 3ELKS DESIGN
Signature of Owner

Jonathan Love for 3ELKS Design, LLC

Print Name of Owner

Personally Appeared Before Me this 29th day of March, 20 23.



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

Date

AUTHORIZATION OF ATTORNEY

**THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED
BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY
LOCATED AT:**

City of Hapeville, County of Fulton, State of Georgia

Name or Attorney

Bar No.:_____

Address

Telephone

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

TD A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

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

TD The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TD Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

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- TD Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
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- TD Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
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- TD Total floor area ratio and/or residential density distribution.
- TD Number of parking spaces and area of paved surface for parking and circulation
- TD At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: Thomas U. R. 5

Date 3-24-2023

Deed Book 55257 Pg 111
Filed and Recorded Oct-25-2022 08:30am
2022-0328166
Real Estate Transfer Tax \$85.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

After Recording Return To:
SLEPIAN & SCHWARTZ, LLC
42 Eastbrook Bend
Peachtree City, GA 30269
(770)486-1220

TAX PARCEL ID: 14-0094-0009-124-7

Order.No.: 22-1479-JEN

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 11th day of October, 2022, between **THOMAS HOYT DAVIS, III**, as party or parties of the first part, hereinafter called Grantor, and **3ELKS DESIGN, LLC**, as party or parties of the second part, 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 FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTH SIDE OF BIRCH STREET 785.9 FEET WEST OF THE SOUTHWEST CORNER OF SOUTH PRYOR STREET AND BIRCH STREET; AND RUNNING THENCE WEST ALONG THE SOUTH SIDE OF BIRCH STREET 50 FEET TO AN IRON PIN; THENCE SOUTH 143.6 FEET TO AN IRON PIN; THENCE EAST 50 FEET TO AN IRON PIN; THENCE NORTH 145 FEET TO THE SOUTH SIDE OF BIRCH STREET AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS NO 260 BIRCH STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF HAPEVILLE, GEORGIA.

Parcel No.: 14-0094-0009-124-7

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.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 11th day of October, 2022.

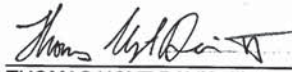
Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

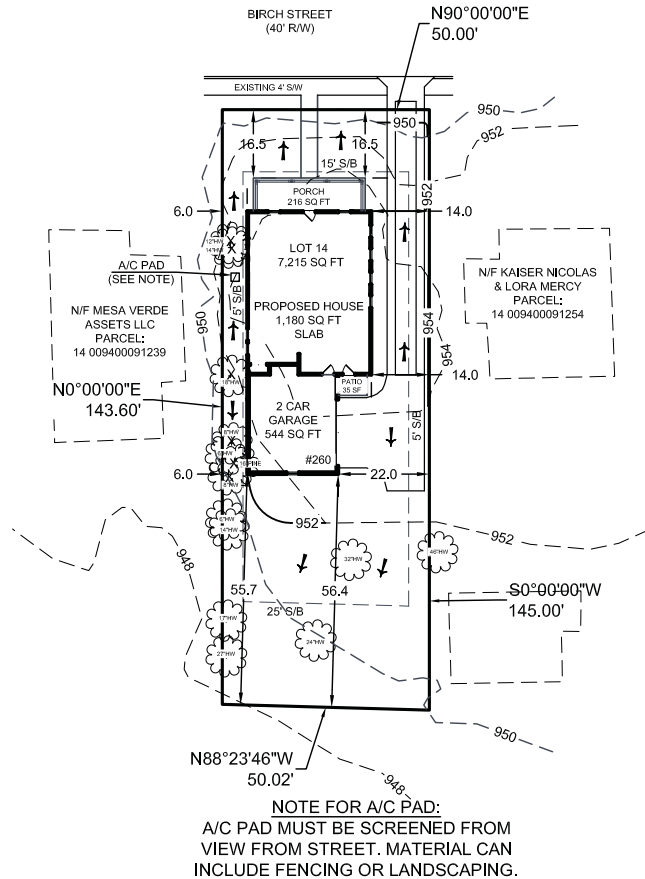
My Commission Expires:



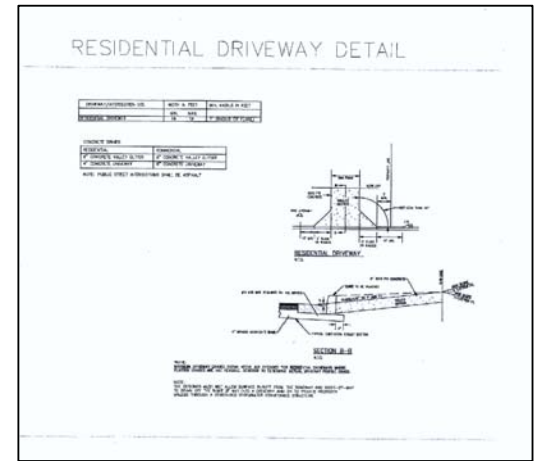
 (SEAL)
THOMAS HOYT DAVIS, III

GENERAL NOTES

1. **OWNER/BUILDER:**
3ELKS DESIGN, LLC
101 HONEYSUCKLE LN.
PEACHTREE CITY, GA 30269
2. **24 HOUR EMERGENCY CONTACT:**
DANIEL LOVE
678-207-6939
3. **ENGINEER/SURVEYOR:**
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: DEED RECORDED IN DB 64530 PG 202 IN FULTON COUNTY RECORDS.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
10. DRIVEWAY IS 9' WIDE
11. CURB CUT SHALL BE 12' WIDE

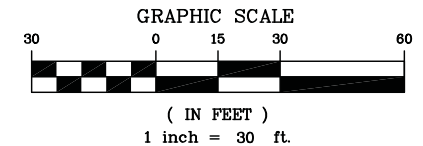


FRONT SETBACK: 15 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 5 FOOT



NOTES:

ZONING: R-1	1,180 SQ. FT.
SLAB SQ. FT.	544 SQ. FT.
GARAGE SQ. FT.	790 SQ. FT.
DRIVEWAY SQ. FT.	216 SQ. FT.
FRONT PORCH SQ. FT.	96 SQ. FT.
WALKWAY SQ. FT.	35 SQ. FT.
REAR PATIO SQ. FT.	2,861 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	7,215 SQ. FT.
LOT SQ. FT.	40%
TOTAL IMPERVIOUS AREA	



FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:	DATE: 10-24-2022	REVISIONS			HOUSE LOCATION PLAN FOR: 260 BIRCH STREET LOCATED IN: LAND LOT 94, 14TH DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA	CIVIL ENGINEERING LAND PLANNING LAND SURVEYING CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT
	SCALE: 1" = 30'	1. REV PER EMAIL COMMENTS 10-26-2022	2.			
1 of 1	DRAWN BY: JE	3.			STOCKBRIDGE OFFICE 235 CORPORATE CENTER DRIVE, STE. 200 STOCKBRIDGE, GEORGIA 30281 PH (770) 885-6666 • Fax (770) 885-6668	NEWNAN OFFICE 40 GREENWAY CT., STE. A NEWNAN, GEORGIA 30256 PH (770) 752-5978
	REVIEWED BY: JWR	4.				
	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	5.				

Z:\BUILDER SERVICE PROJECTS\INDIVIDUAL PROJECTS\260 BIRCH ST\HLP.dwg, HLP, JEdmonson, Oct 26, 2022 - 7:28:04am

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354
- PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKS DESIGN, LLC
CONTACT: DANIEL LOVE
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD.	1180 SF
2nd FLOOR HTD.	1125 SF
TOTAL HEATED	2305 SF
FRONT PORCH	216 SF
REAR PATIO	35 SF
GARAGE	544 SF
TOTAL UNHEATED	795 SF

SHEET INDEX

A.0 COVER	E.1 1st FLOOR ELECTRICAL
A.1 FRONT ELEV	E.2 2nd FLOOR ELECTRICAL
A.2 LEFT ELEV	D.1 WALL SECTION, FTG DTL
A.3 REAR ELEV	D.2 STAIR DETAIL
A.4 RIGHT ELEV	
A.5 1st FLOOR PLAN	
A.6 2nd FLOOR PLAN	
S.1 FOUNDATION PLAN	
S.2 ROOF PLAN	

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 40" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 40" OF A BATHTUB OR SHOWER AND ARE LESS THAN 40" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATION SHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURER'S SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

COVER SHEET

CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	12.12.21	CONCEPT
2	01.08.22	ELEVS
3	01.16.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

A.0

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PLOT DATE: 10.24.22

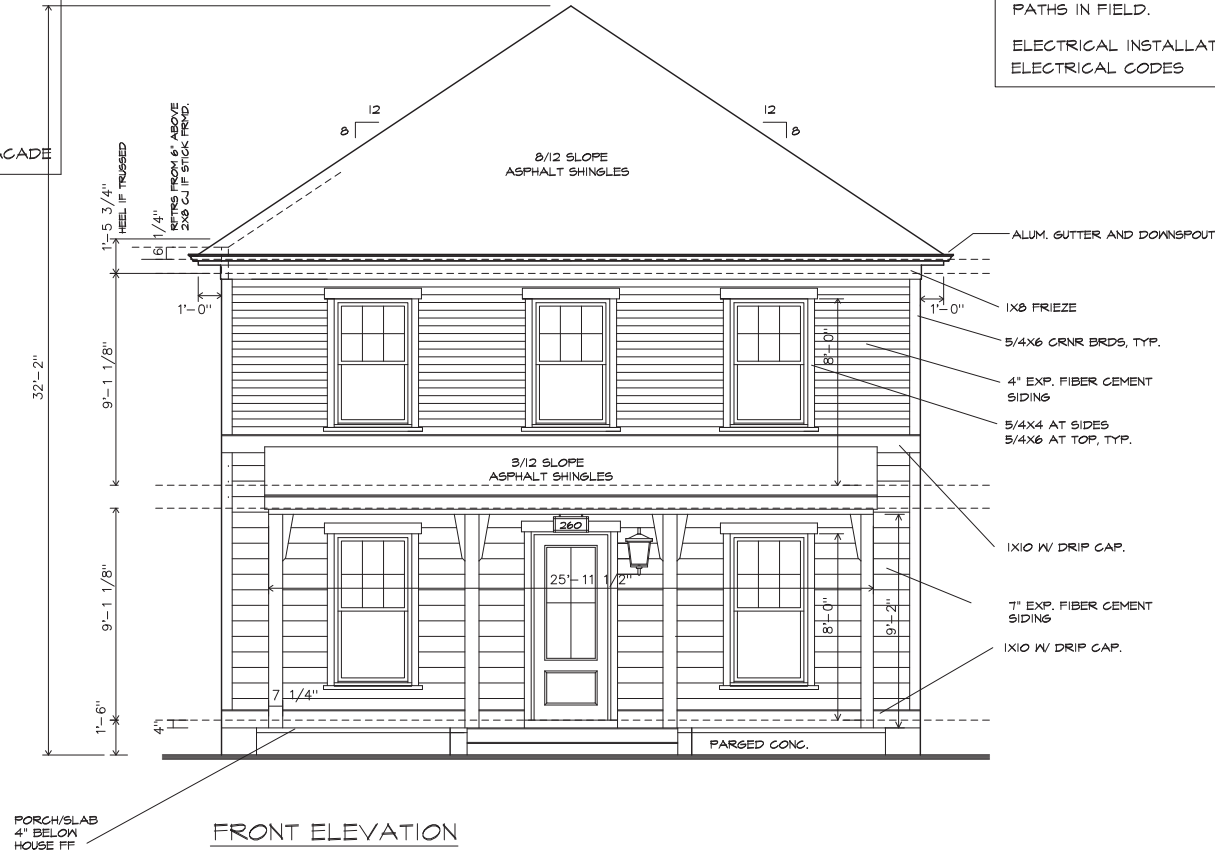
NOTES:

- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
- HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
- EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE W/ PLANTING OR FENCING
- LIGHT TO BE PROVIDED AT FRONT DOOR
- GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
- ARCHITECTURAL STYLE IS MODERN FARMHOUSE
- WDWS TO BE RECESSED 2" FROM ADJACENT FACADE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

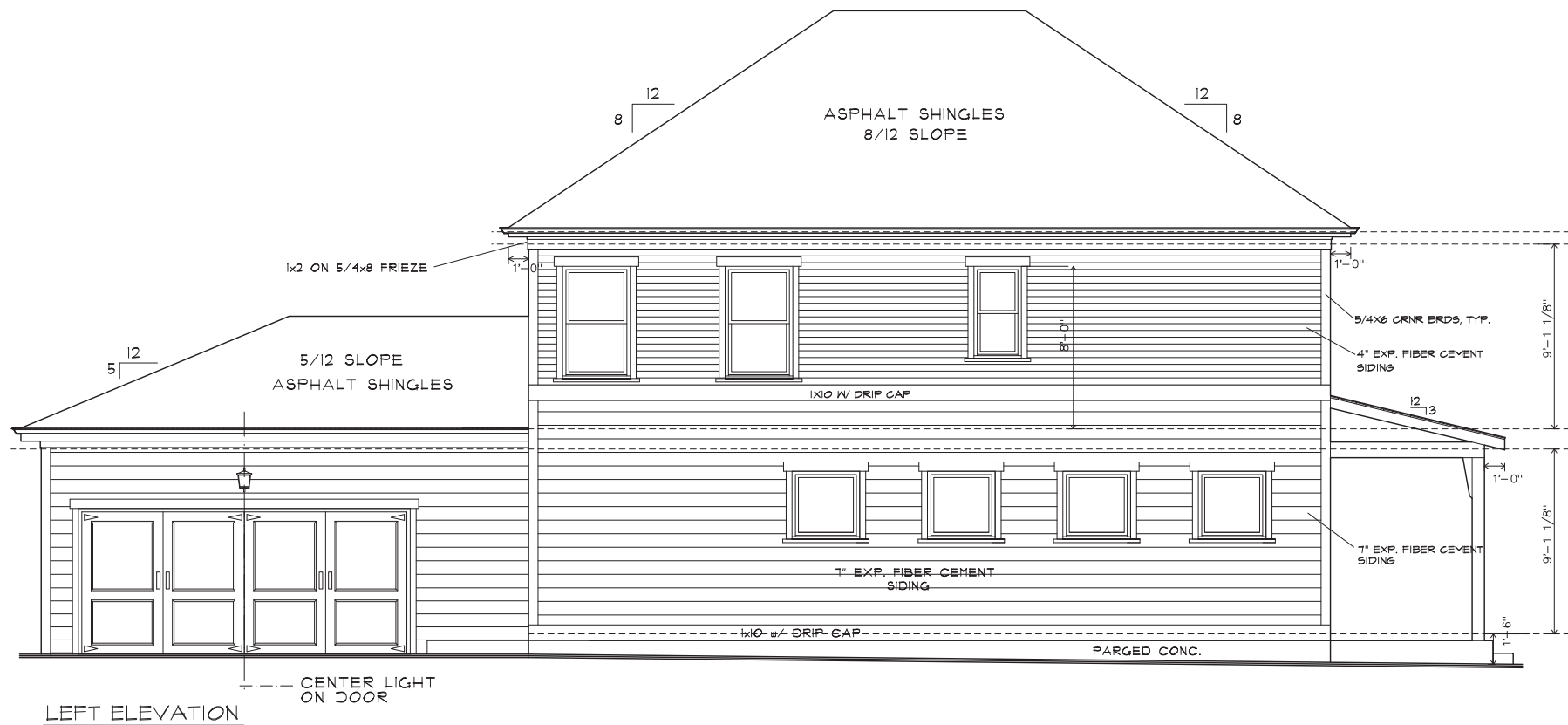
CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

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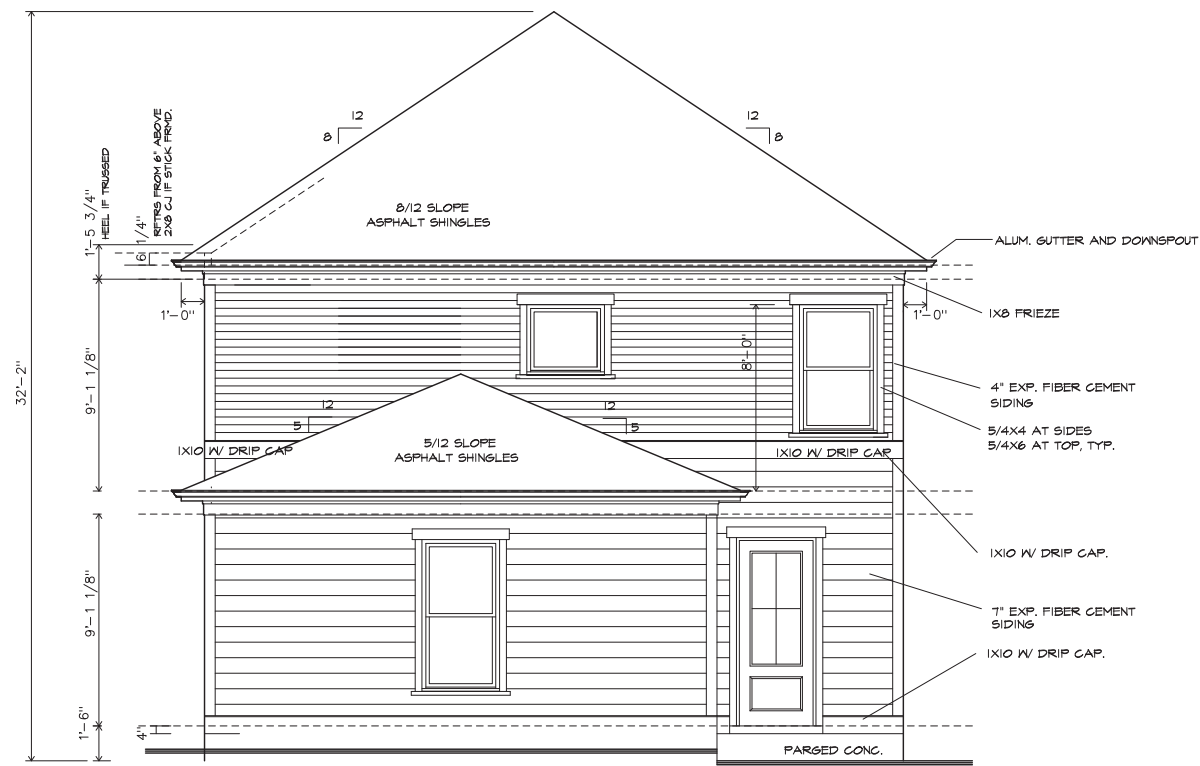
#	DATE	DESCRIPTION
1	12.12.21	CONCEPT
2	01.08.22	ELEV5
3	01.16.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

A.1

PLOT DATE: 10.24.22



SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
				#	DATE	DESCRIPTION	
LEFT ELEVATION COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	1	12.12.21	CONCEPT	A.2 PLOT DATE: 10.24.22
				2	01.08.22	ELEVS	
				3	01.16.22	CONST. DOCS	
				4	01.20.22	SITE PLAN	
				5	10.24.22	PERMIT SET	



REAR ELEVATION

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

REAR ELEVATION

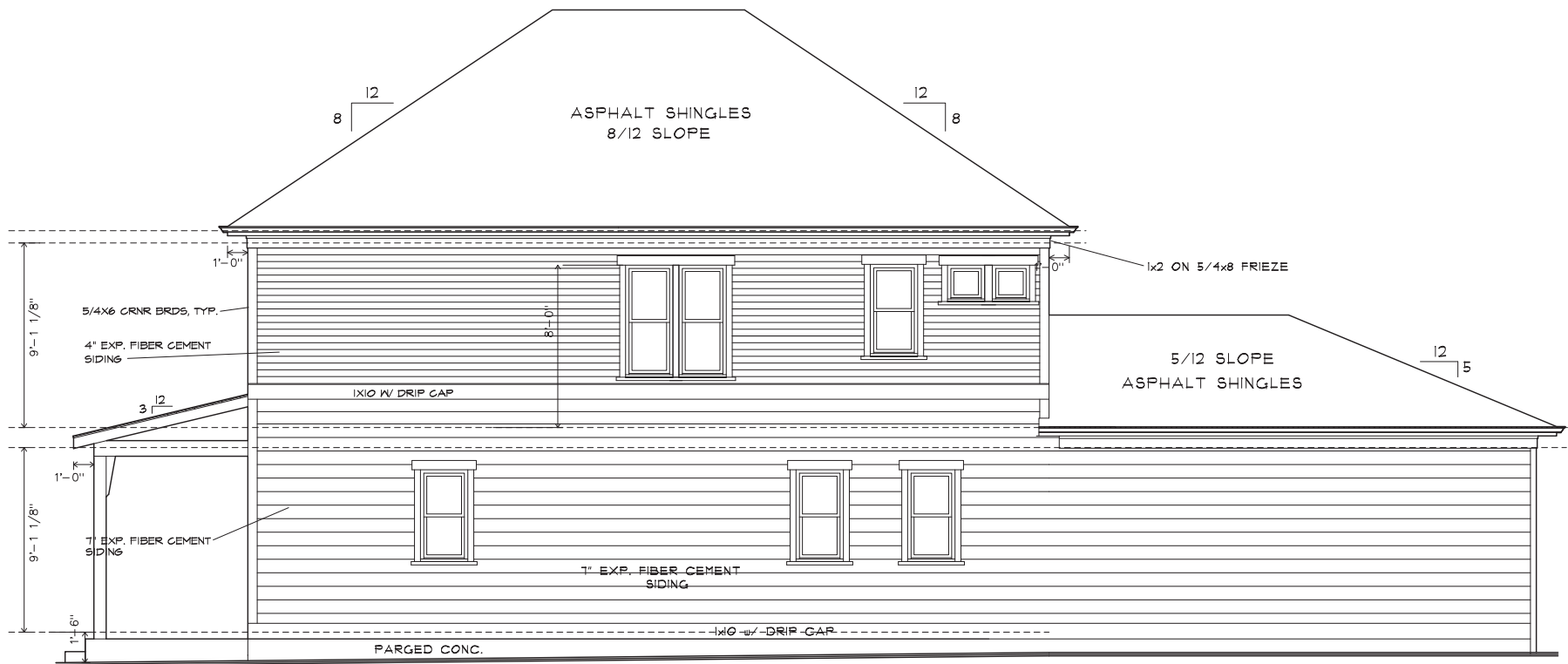
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CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	12.12.21	CONCEPT
2	01.08.22	ELEVS
3	01.16.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

A.3

PLOT DATE: 10.24.22



RIGHT ELEVATION

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

RIGHT ELEVATION

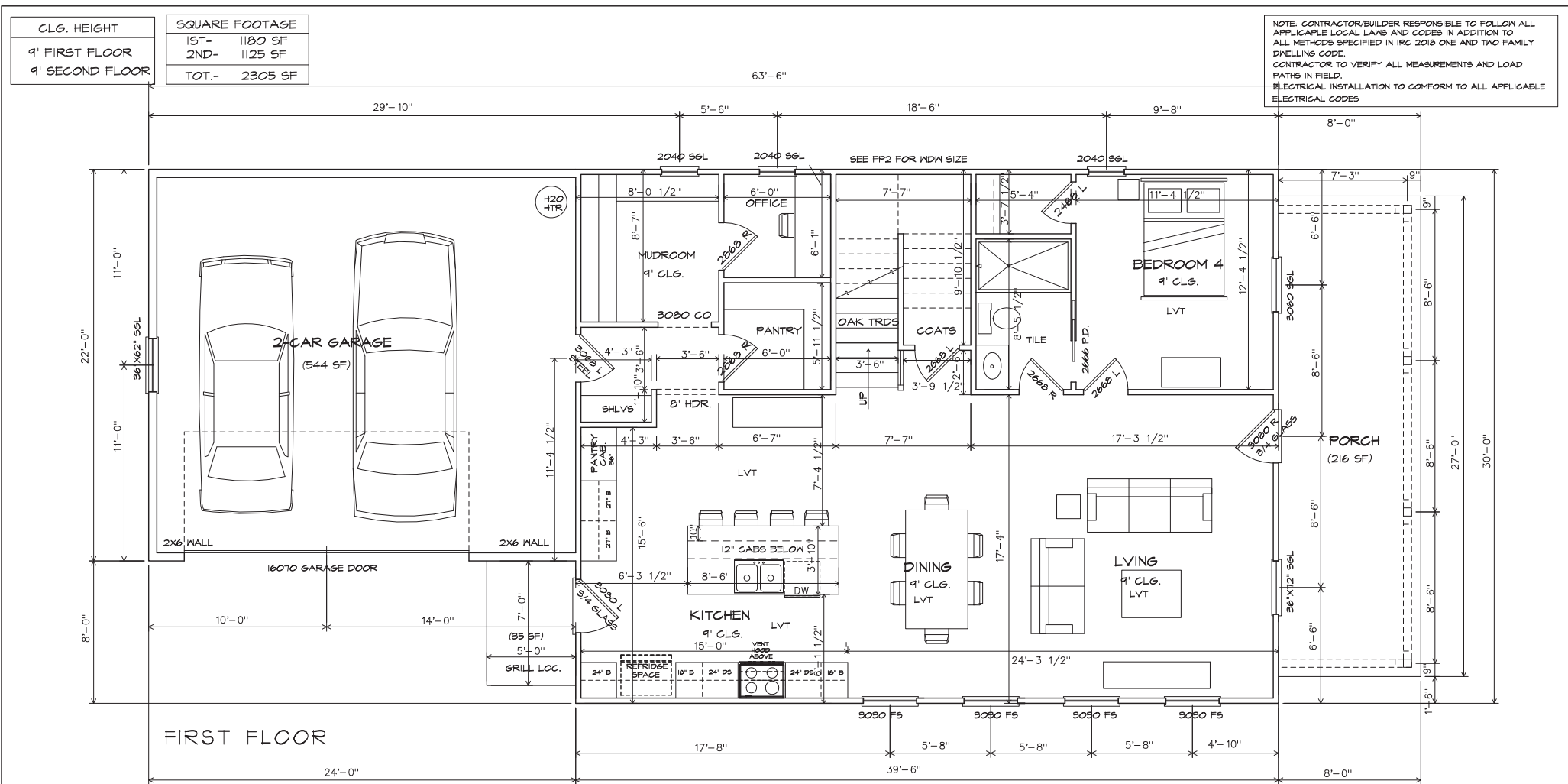
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CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

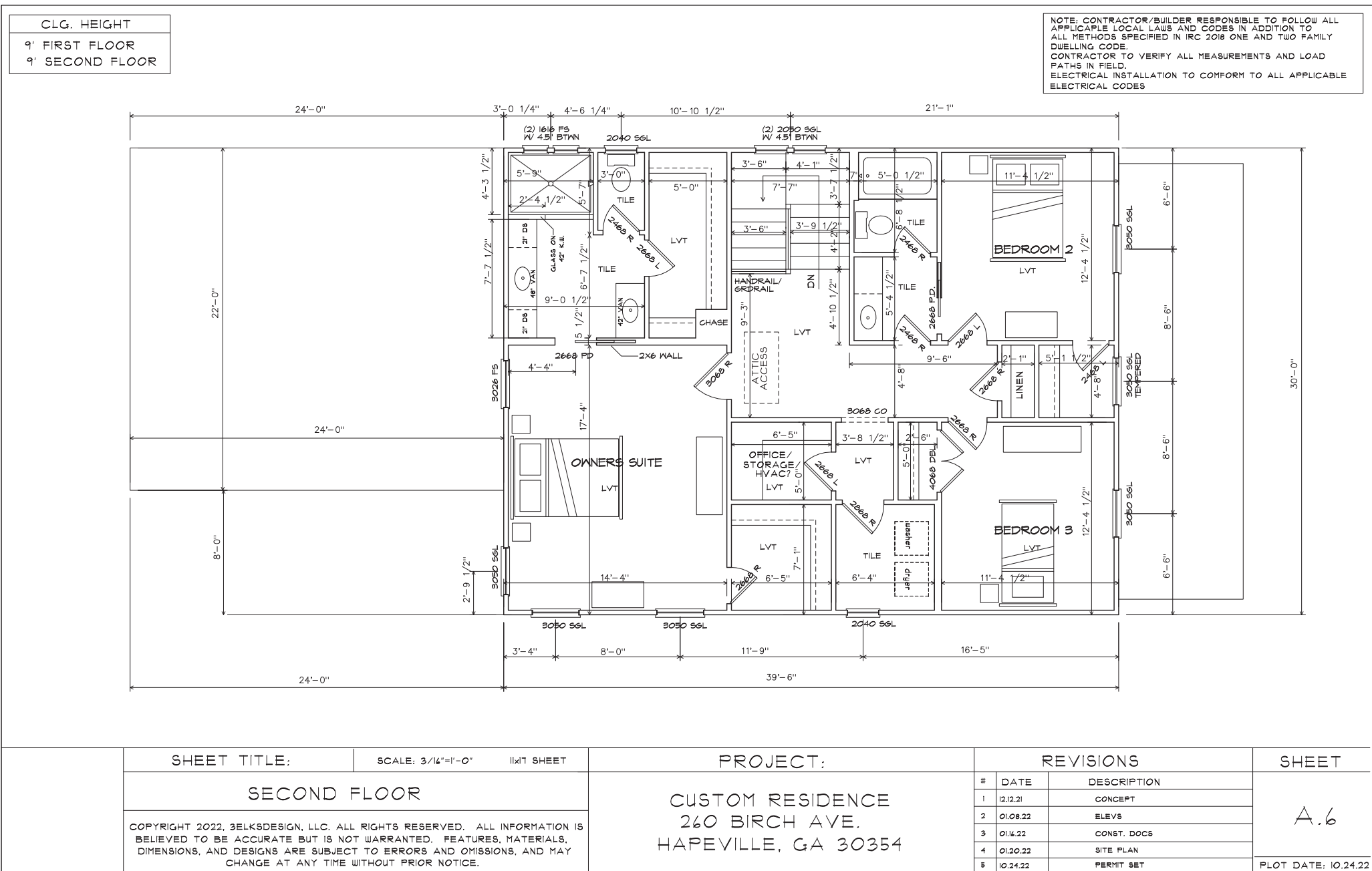
#	DATE	DESCRIPTION
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2	01.08.22	ELEVS
3	01.16.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

A.4

PLOT DATE: 10.24.22

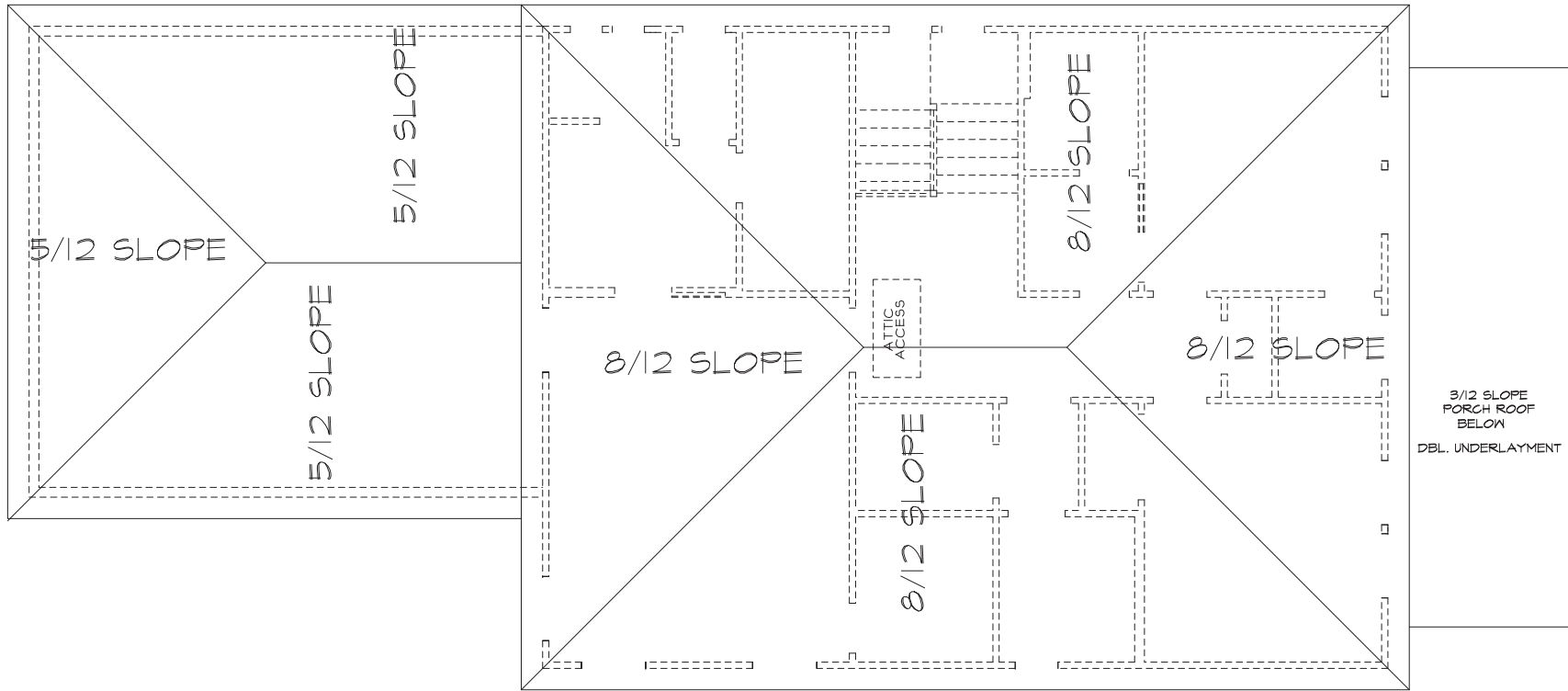


SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT: CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354		REVISIONS			SHEET
FIRST FLOOR						#	DATE	DESCRIPTION	A.5
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				2	01.08.22	ELEVS			
				3	01.16.22	CONST. DOCS			
				4	01.20.22	SITE PLAN			
				5	10.24.22	PERMIT SET	PLOT DATE: 10.24.22		



NOTES:

RFTRS/TRUSSES TO BE DESIGNED BY OTHERS
30 YR MIN. WARRANTY ASPHALT SHINGLES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

ROOF LAYOUT

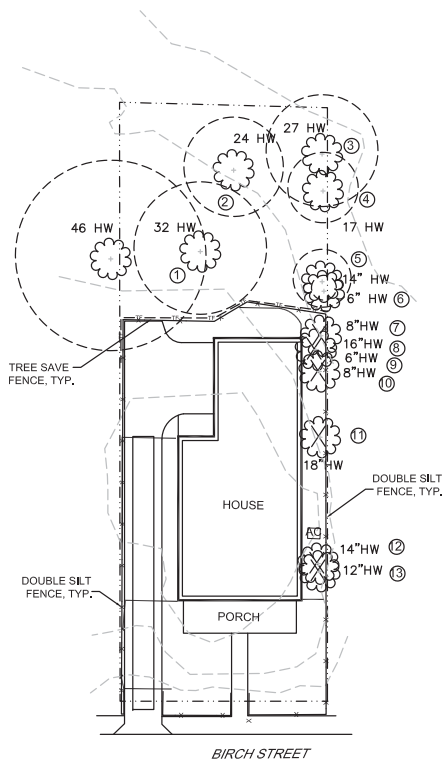
CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

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A.8

PLOT DATE: 10.24.22



LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- SILT FENCE
- TREE SAVE FENCE

OWNER:
3ELKS DESIGN, LLC
101 HONEYSUCKLE LANE
PEACHTREE CITY, GA 30269

ENGINEER/ SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

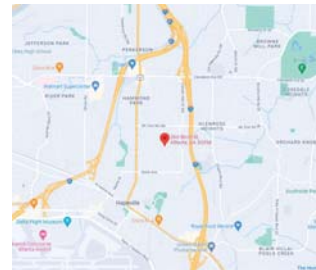
LANDSCAPE ARCHITECT:
CHAU WALL AND ASSOCIATES, LLC
285 WEST WIEUCA ROAD, #5303
ATLANTA, GA 30342

24 HOUR CONTACT:
DANIEL LOVE
678-207-6939

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	32" PECAN	PRESERVED	YES
2	24" MAPLE	PRESERVED	NO
3	27" RED OAK	PRESERVED	YES
4	17" SMOKETREE	PRESERVED	NO
5	14" POPLAR	PRESERVED	NO
6	6" LAUREL	PRESERVED	NO
7	8" ELM	REMOVED	NO
8	16" PINE	REMOVED	NO
9	6" SWEET GUM	REMOVED	NO
10	8" POPLAR	REMOVED	NO
11	18" STUMP	REMOVED	NO
12	14" POPLAR	REMOVED	NO
13	12" POPLAR	REMOVED	NO

SITE MAP



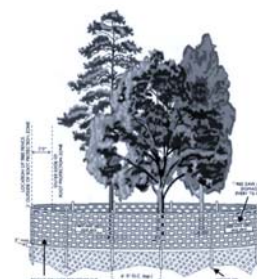
SITE:

LOT SIZE: 7,215 SF (.16 ACRES)

DENSITY FACTOR:
.16 AC X 100 INCHES=16 INCH REQUIRED
120 INCHES TO REMAIN
120-16" = NONE TO BE PLANTED

DISTURBED AREA:
4,854 SF (.11 ACRES)

PROPOSED TREES:
NONE REQUIRED



TREE SAVE FENCE

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.

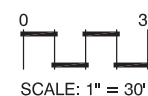
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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.



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-456-7271
www.chauwallandassociates.com
cwa@chauwallandassociates.com

client

3ELKS Design, LLC
101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

260 Birch
Street
HAPEVILLE, GA

LAND LOT 94
14TH DISTRICT

revisions

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date: 11.21.22

drawn by: CW

checked by: CW

Tree
Conservation
Plan

sheet

L-1

ARBORIST REPORT

FOR:

266 BIRCH STREET

TAX PARCEL ID# 14 0094000091247

PREPARED FOR:

TOMMY DAVIS

(678) 472 8209



PREPARED BY:

ALEX MCDONALD

ISA CERTIFIED ARBORIST

#SO-10407A

amcdonald@fdc-llc.com

(404) 242 9985

PROJECT LOCATION AND DESCRIPTION

The property is located near the corner of Birch Street and 5th Street in Hapeville, GA. The site has recently been demolished of the previous home. The remainder of the site consist of both hardwood and softwood trees, with most of the large trees on the west side of the property.

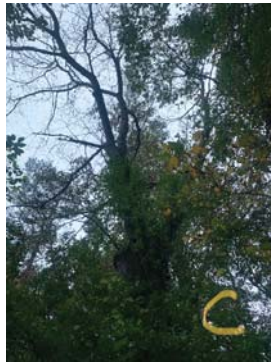
SPECIMEN TREES



Specimen Tree A: 32" Pecan Tree in good condition.



Specimen Tree B: 24" Red Maple in fair condition.



Specimen Tree C: 27" Red Oak in poor condition. The tree has no leaves, numerous water sprouts, and vines growing up majority of tree.



Specimen Tree D: 17" American Smoke Tree in good condition.



Specimen Tree E: 14" Tulip Poplar in good condition, but has substantial root zone impaction from retaining wall. Advised to be taken down.



Specimen Tree F: 6" Cherry Laurel in good condition.



Specimen Tree G: 4" American Elm in good condition.



Specimen Tree H: 8" American Elm in poor condition. The tree is leaning heavily over neighbor's yard, and has numerous water sprouts. It is advised it should be removed.



Specimen Tree I: 16" Loblolly Pine in fair condition. Tree is very close to retaining wall.



Specimen Tree J: 6" Sweet Gum in good condition.



Specimen Tree K: 8" Tulip Poplar in good condition.



Specimen Tree L: 18" dead tree. Stump should be removed.



Specimen Tree M & N: 14" Tulip Poplar in poor condition. Root zone has been impacted heavily from retaining wall. Advised that tree should be removed.



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

DATE: May 2, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 260 Birch Street

BACKGROUND

The City of Hapeville has received a site plan application from Thomas Davis III to construct a new single-family dwelling at 260 Birch Street. The proposed two-story 2,305 SF dwelling will have four bedrooms and three bathrooms and a rear side entry attached garage. The lot is currently vacant.

The property is zoned R-1 Single Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-1 Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	67,50	N/A	1,600	40	15	15	5	25	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

REQUIREMENTS**Sec. 93-2-16. - Site plan review.**

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
 - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
 - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
- **The lot is vacant.**
 - **Setback dimensions provided:**
 - **Front setback is 16.5' and is compliant**
 - **West side setback is 6' and is compliant.**
 - **East side setback is 14' and is compliant.**
 - **Rear setback is 56.4' and is compliant. .**
 - **The proposed new single family dwelling will be 32.2' high from the front.**
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - **The plans include a proposed concrete/grass strip driveway.**
 - **The plans show an existing 4' sidewalk.**
 - **The plans include a walkway from the entrance to the sidewalk.**
 - c. The locations, area and number of proposed parking spaces.
 - **Parking will be provided in a rear side entry garage.**
 - d. Existing and proposed grades at an interval of five feet or less.
 - **Grades are shown at 2' intervals.**

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***See arborist report for findings.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
 - ***The minimum lot size is 6,750 SF. The proposed site area is .166 acres or 7,215 SF, which is compliant.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - ***The maximum lot coverage allowed is 40%, or 2,886 SF. The plans indicate that the total lot coverage will be 2,861 SF or 40%. Per plans, dwelling, front porch and attached garage 1,940 SF, driveway, rear patio, and walkways 921 SF.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***The proposed dwelling will have 4 bedrooms and 3 bathrooms.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed 2,305 SF single family dwelling is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided in the rear side entry garage.***
- (5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The overall project includes the construction of a 2 story single-family house.***
 - ***Authorization of the property owner has been provided.***
 - ***The development schedule has not been provided.***

RECOMMENDATION

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

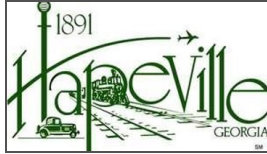
- ***Development schedule***
- ***Outstanding items on the arborist report.***

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 260 Birch Street



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

1st Arborist Review - Not Approved

4.27.23 - contact teresa@tjschell.com

#260 Birch St.

General Requirements:

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- _____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- _____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- _____ 12. Other comments:
- _____
- _____

Tree Conservation Plan:

Show CRZ dimensions shown on plan.

- ~~_____~~ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; ~~inventoried~~ by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- _____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.
- _____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- ~~_____~~ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- ~~_____~~ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- _____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- ~~_____~~ 9. Show tree protection fence detail.
- ~~_____~~ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).
- _____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- _____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)
- _____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Use City Details →

_____ 14. Other comments:

Tree Replacement Plan:

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

If applicable

 _____ 3. Show calculations for total inch for inch landmark tree replacements

_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting 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

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. 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.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

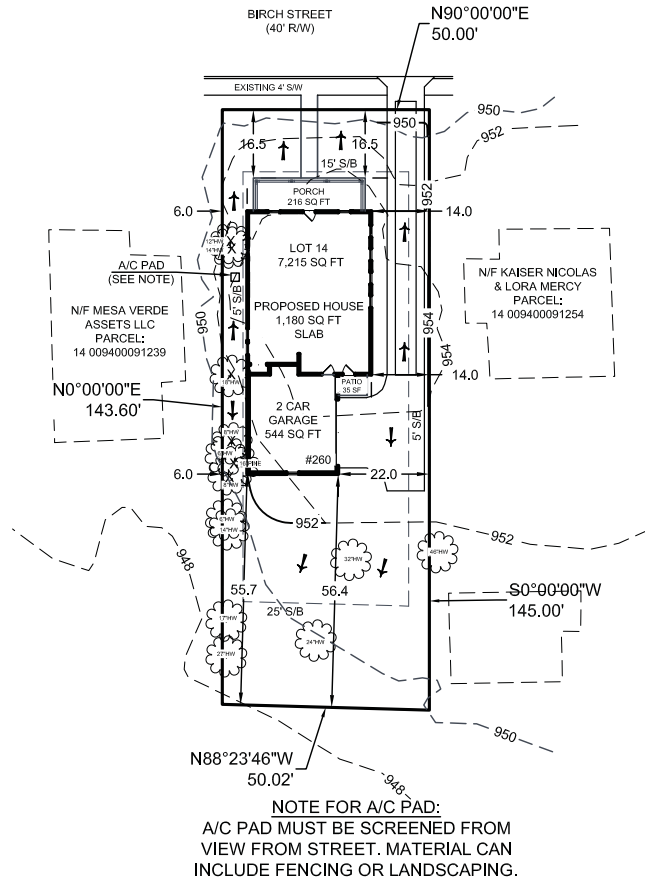
_____ 25. Other comments:

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.

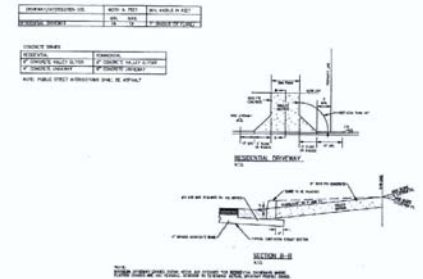
GENERAL NOTES

1. OWNER/BUILDER:
3ELKS DESIGN, LLC
101 HONEYSUCKLE LN.
PEACHTREE CITY, GA 30269
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
678-207-6939
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: DEED RECORDED IN DB 64530 PG 202 IN FULTON COUNTY RECORDS.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
10. DRIVEWAY IS 9' WIDE
11. CURB CUT SHALL BE 12' WIDE



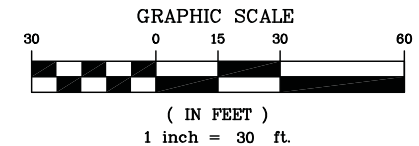
FRONT SETBACK: 15 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 5 FOOT

RESIDENTIAL DRIVEWAY DETAIL



NOTES:

ZONING: R-1	1,180 SQ. FT.
SLAB SQ. FT.	544 SQ. FT.
GARAGE SQ. FT.	790 SQ. FT.
DRIVEWAY SQ. FT.	216 SQ. FT.
FRONT PORCH SQ. FT.	96 SQ. FT.
WALKWAY SQ. FT.	35 SQ. FT.
REAR PATIO SQ. FT.	2,861 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	7,215 SQ. FT.
LOT SQ. FT.	40%
TOTAL IMPERVIOUS AREA	



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SHEET NUMBER:	DATE:	10-24-2022	REVISIONS 1. REV PER EMAIL COMMENTS 10-26-2022 2. 3. 4. 5.
	SCALE:	1" = 30'	
	DRAWN BY:	JE	
	REVIEWED BY:	JWR	
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811



GSWCC# 0000009371

HOUSE LOCATION PLAN FOR: 260 BIRCH STREET

LOCATED IN:
LAND LOT 94, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING
CONSTRUCTION MANAGEMENT		
LANDSCAPE ARCHITECT		
STOCKBRIDGE OFFICE 235 CORPORATE CENTER DRIVE, STE 200 STOCKBRIDGE, GEORGIA 30281 PH (770) 805-6666 • Fax (770) 805-6668		
NEWNAN OFFICE 40 GREENWAY CT., STE A NEWNAN, GEORGIA 30256 PH (770) 755-5978	CUMMING OFFICE 580 PIRKLE FERRY RD., STE C CUMMING, GEORGIA 30041 PH (678) 807-7700	
www.fdc-llc.com		

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354
- PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKS DESIGN, LLC
CONTACT: DANIEL LOVE
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD.	1180 SF
2nd FLOOR HTD.	1125 SF
TOTAL HEATED	2305 SF
FRONT PORCH	216 SF
REAR PATIO	35 SF
GARAGE	544 SF
TOTAL UNHEATED	795 SF

SHEET INDEX

A.0 COVER	E.1 1st FLOOR ELECTRICAL
A.1 FRONT ELEV	E.2 2nd FLOOR ELECTRICAL
A.2 LEFT ELEV	D.1 WALL SECTION, FTG DTL
A.3 REAR ELEV	D.2 STAIR DETAIL
A.4 RIGHT ELEV	
A.5 1st FLOOR PLAN	
A.6 2nd FLOOR PLAN	
S.1 FOUNDATION PLAN	
S.2 ROOF PLAN	

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 40" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 40" OF A BATHTUB OR SHOWER AND ARE LESS THAN 40" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATION SHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURER'S SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

COVER SHEET

CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

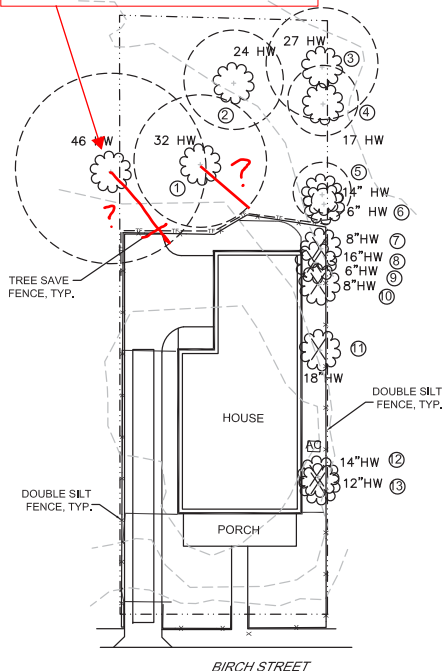
#	DATE	DESCRIPTION
1	12.12.21	CONCEPT
2	01.08.22	ELEVS
3	01.16.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

A.O

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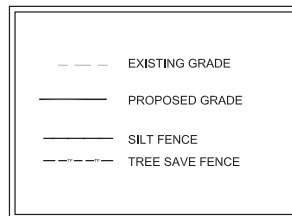
PLOT DATE: 10.24.22

Please read the definition of boundary tree in the Ordinance and provide documentation that letter has been sent



Verify with planning dept. that no street trees are required.

LEGEND



OWNER:
3ELKS DESIGN, LLC
101 HONEYSUCKLE LANE
PEACHTREE CITY, GA 30269

ENGINEER/ SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

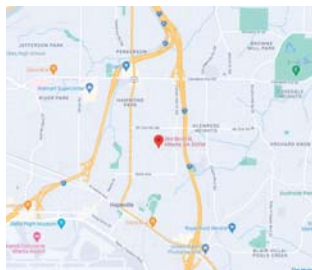
LANDSCAPE ARCHITECT:
CHAU WALL AND ASSOCIATES, LLC
285 WEST WIEUCA ROAD, #5303
ATLANTA, GA 30342

24 HOUR CONTACT:
DANIEL LOVE
678-207-6939

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	32" PECAN	PRESERVED	YES
2	24" MAPLE	PRESERVED	NO
3	27" RED OAK	PRESERVED	YES
4	17" SMOKETREE	PRESERVED	NO
5	14" POPLAR	PRESERVED	NO
6	6" LAUREL	PRESERVED	NO
7	8" ELM	REMOVED	NO
8	16" PINE	REMOVED	NO
9	6" SWEET GUM	REMOVED	NO
10	8" POPLAR	REMOVED	NO
11	18" STUMP	REMOVED	NO
12	14" POPLAR	REMOVED	NO
13	12" POPLAR	REMOVED	NO

SITE MAP



SITE:

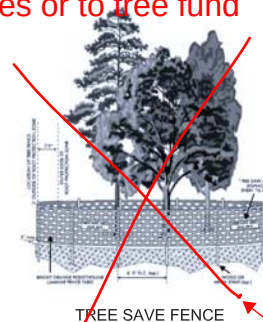
LOT SIZE: 7,215 SF (.16 ACRES)

DENSITY FACTOR:
.16 AC X 100 INCHES=16 INCH REQUIRED
120 INCHES TO REMAIN
120-16" = NONE TO BE PLANTED

DISTURBED AREA:
4,854 SF (.11 ACRES)

PROPOSED TREES:
NONE REQUIRED

What is the CRZ shown on the tree plan? If less than 32' it must be recompensed with 4" trees or to tree fund



Use City Details

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.

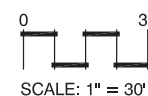
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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.



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-456-7271
www.chauwallandassociates.com
cwa@chauwallandassociates.com

client

3ELKS Design, LLC
101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

260 Birch Street
HAPEVILLE, GA

LAND LOT 94
14TH DISTRICT

revisions

COPYRIGHT 2022, Chau Wall and Associates, LLC. All rights reserved. All information is believed to be accurate but is not warranted. Courts, municipalities, departments, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

date: 11.21.22

drawn by: CW

checked by: CW

Tree Conservation Plan

sheet

L-1

ARBORIST REPORT

FOR:

266 BIRCH STREET

TAX PARCEL ID# 14 0094000091247

PREPARED FOR:

TOMMY DAVIS

(678) 472 8209



PREPARED BY:

ALEX MCDONALD

ISA CERTIFIED ARBORIST

#SO-10407A

amcdonald@fdc-llc.com

(404) 242 9985

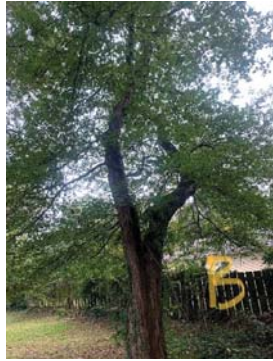
PROJECT LOCATION AND DESCRIPTION

The property is located near the corner of Birch Street and 5th Street in Hapeville, GA. The site has recently been demolished of the previous home. The remainder of the site consist of both hardwood and softwood trees, with most of the large trees on the west side of the property.

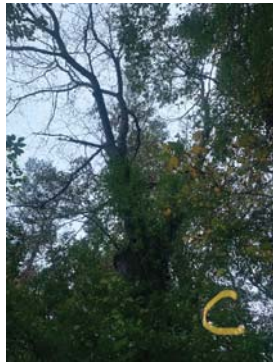
SPECIMEN TREES



Specimen Tree A: 32" Pecan Tree in good condition.



Specimen Tree B: 24" Red Maple in fair condition.



Specimen Tree C: 27" Red Oak in poor condition. The tree has no leaves, numerous water sprouts, and vines growing up majority of tree.



Specimen Tree D: 17" American Smoke Tree in good condition.



Specimen Tree E: 14" Tulip Poplar in good condition, but has substantial root zone impaction from retaining wall. Advised to be taken down.



Specimen Tree F: 6" Cherry Laurel in good condition.



Specimen Tree G: 4" American Elm in good condition.



Specimen Tree H: 8" American Elm in poor condition. The tree is leaning heavily over neighbor's yard, and has numerous water sprouts. It is advised it should be removed.



Specimen Tree I: 16" Loblolly Pine in fair condition. Tree is very close to retaining wall.



Specimen Tree J: 6" Sweet Gum in good condition.



Specimen Tree K: 8" Tulip Poplar in good condition.



Specimen Tree L: 18" dead tree. Stump should be removed.



Specimen Tree M & N: 14" Tulip Poplar in poor condition. Root zone has been impacted heavily from retaining wall. Advised that tree should be removed.

23-PC-05-10

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

Name of Applicant SHANON MICHAEL HUDSON
Mailing Address: 3080 GARNET WAY ATLANTA GA 30349
Telephone (470) 334-6838 Mobile # [REDACTED] Email shanonhudson@gmail.com
Property Owner (s) Norris Property Development
Mailing Address 1580 Phoenix Blvd Atlanta GA 30349
Telephone [REDACTED] Mobile # [REDACTED]
Address/Location of Property: 0 Colville Ave
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 131210266 F 14009800080188
Present Zoning Classification: R SF Size of Tract: .15 acre(s)
Present Land Use: Residential

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) _____

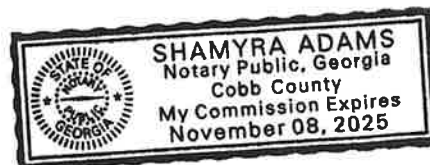
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

Shanon Michael Hudson
Applicant's signature

Date: 4/8/2023

Sworn to and subscribed before me

This 8 day of April, 2023
Shamyra Adams
Notary Public



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

WRITTEN SUMMARY

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

New 3 story single family house with (5) bedrooms
+ 4.5 bathrooms, on concrete slab with 2 car attached
garage.

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

AUTHORIZATION OF PROPERTY OWNER

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

0 Colville Ave Hapeville GA 30554

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant SHANDON MICHAEL HUDSON

Address of Applicant
3080 GARNET WAY ATLANTA, GA 30349

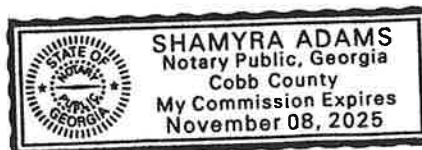
Telephone of Applicant
[REDACTED]

[Signature]
Signature of Owner

Shamira Norris (Norris Property Development)
Print Name of Owner

Personally Appeared Before Me this 8 day of April, 2023.

Shamyra Adams
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

SMA

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

SMA

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

SMA

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

SMA

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

8m11

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

8m12

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

8m13

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

8m14

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

8m15

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

8m16

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

8m17

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

8m18

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

8mt

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

8mt

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

8mt

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

8mt

Site area (square feet and acres).

8mt

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

8mt

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

8mt

Total floor area ratio and/or residential density distribution.

8mt

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

8mt

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

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

Applicant Signature:

Date 4/8/2023

Shannon Michael Shee

Issuing Office File No.: 22-07938

EXHIBIT A

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of Fulton County, Georgia, being Lot 161 in the Subdivision of Virginia Park, as per plat by O. F. Kauffman, C. E., dated April 1921, recorded in Plat Book 8, Page 111, Fulton County Records, and more particularly described as follows:

Beginning at a point on the east side of Colville Avenue 365 feet north from the northeast corner of Colville Avenue and Custer Street, which point is at the north west corner of Lot 160 in said subdivision; running thence north along the east side of Colville Avenue 66 feet to the right-of-way of the Georgia Power Company; thence in a southeasterly direction along the southwestern line of said right-of-way 150 feet, more or less, to the northwest corner of property now or formerly owned by Sark Corporation; thence south along the west line of said property 22.3 feet to the northwest corner of Lot 160 hereinabove referred to; thence west along the north line of said Lot 160; 150 feet to the east side of Colville Avenue and the point of beginning.

NEW RESIDENCE FOR
LOT 161 - HAPEVILLE

G M I D

greg morgan interior design



PROJECT DESCRIPTION:

New 3-story single family house with (5) bedrooms & (4.5) bathrooms, on concrete slab with 2-car attached garage.

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

DRAWING INDEX:

- T1 Title Sheet
- A1.1 Foundation & First Floor Plans
- A1.2 Second & Third Floor Plans
- A1.3 Roof Plan
- A2 Exterior Elevations
- A3 Wall Section & Roof Plan

Site Plan (Separate Drawing)

PROJECT CONTACTS:

OWNER & GENERAL CONTRACTOR:
Sonnie Norris
Norris Property Development
(404) 333-2820

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle Street
Hapeville, GA. 30354

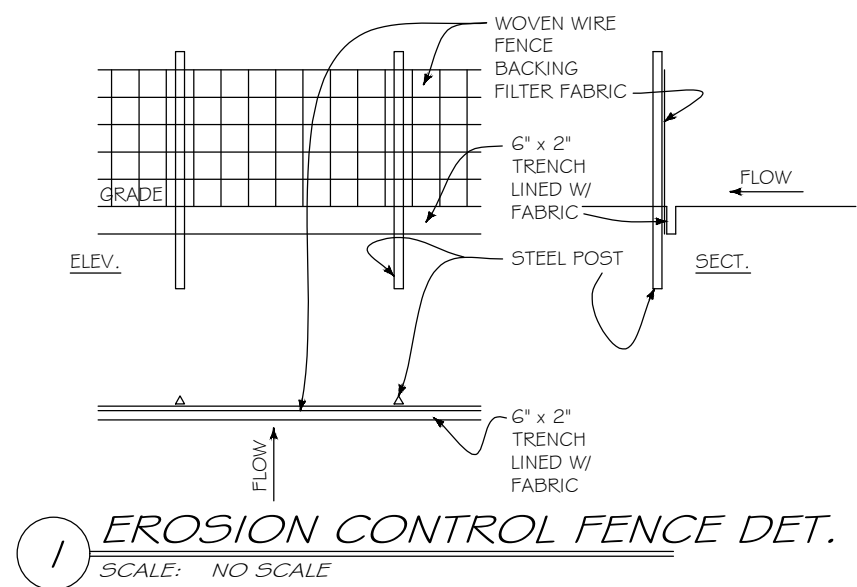
01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

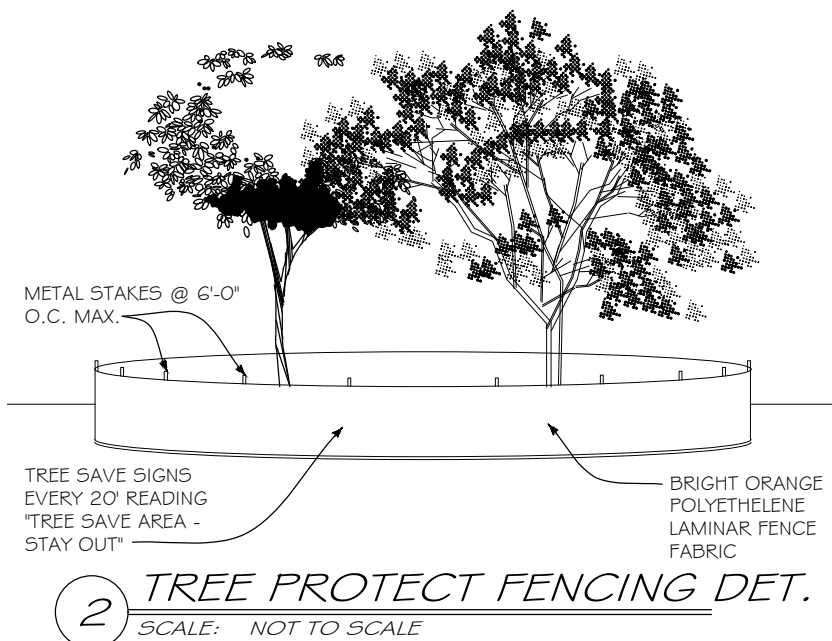
NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

SITE PLAN NOTES

- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. 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 BREAK THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.



1 EROSION CONTROL FENCE DET.
SCALE: NO SCALE



2 TREE PROTECT FENCING DET.
SCALE: NOT TO SCALE

CODE INFORMATION:

Project Address: Lot 161 on Colville Ave
Hapeville, GA. 30354

Zoning: R-4 (Hapeville R-SF)

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: 3 stories - 32'-3"
(From grade to Ridge of highest roof.)
(Complies with 35'-0" max.)

Condition Area: 2,555 SF (Floor Area Square Footage - Condition 1st, 2nd & 3rd Levels.)

Building Area (Gross): 1,544 SF (Footprint of Building, Garage and Front Porch only.)

Floor Area Ratio: Refer to separate Site Plan

Lot Coverage: Refer to separate Site Plan

Site Area: Refer to separate Site Plan

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY
DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE
AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2020
EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO
GEORGIA STATE AMENDMENTS

TITLE SHEET

T1

	NEW WOOD FRAMED WALL
	NEW BRICK VENEER WALL
	NEW CONCRETE WALL
	HARDWIRED SMOKE DETECTOR
	HARDWIRED CARBON MONOXIDE / SMOKE DETECTOR

1. DOORS @ MAIN LEVEL TO BE 8'-0" HIGH U.N.O.
2. DIMENSIONS ARE TO FACE OF WOOD FRAMING, CONCRETE, OR BRICK.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.



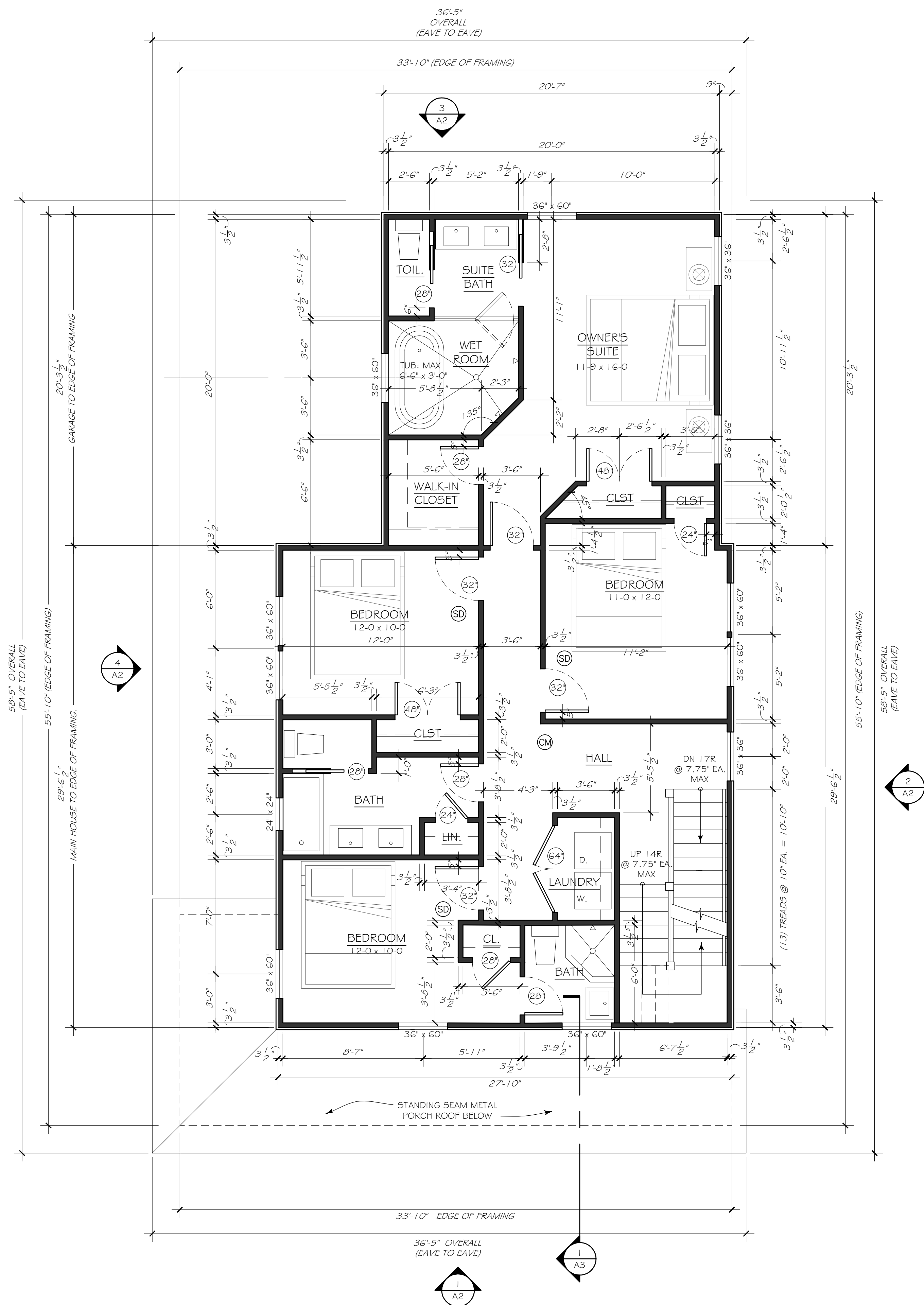
01 JUN 2022	FOR PERMIT
16 MAY 2022	REVIEW
30 APR 2022	REVIEW

H A P E V I L L E R E S I D E N C E

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

GROUND FLOOR PLAN & FOUNDATION

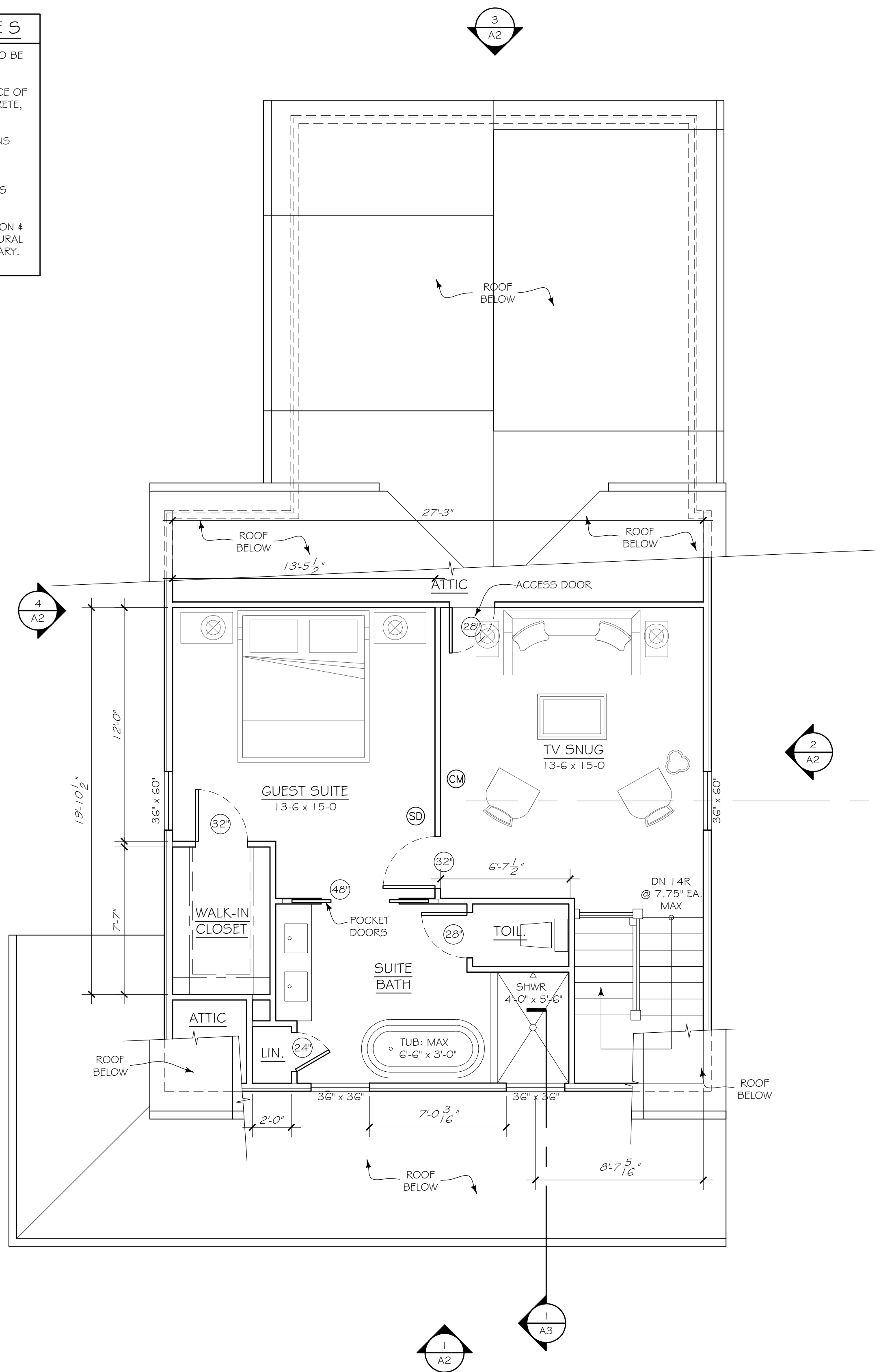
A1.1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WOOD FRAMED WALL
	NEW BRICK VENEER WALL
	NEW CONCRETE WALL
	HARDWIRED SMOKE DETECTOR
	HARDWIRED CARBON MONOXIDE / SMOKE DETECTOR

- GEN. NOTES
- DOORS @ MAIN LEVEL TO BE 8'-0" HIGH U.N.O.
 - DIMENSIONS ARE TO FACE OF WOOD FRAMING, CONCRETE, OR BRICK.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.



2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

SECOND & THIRD FLOOR PLANS

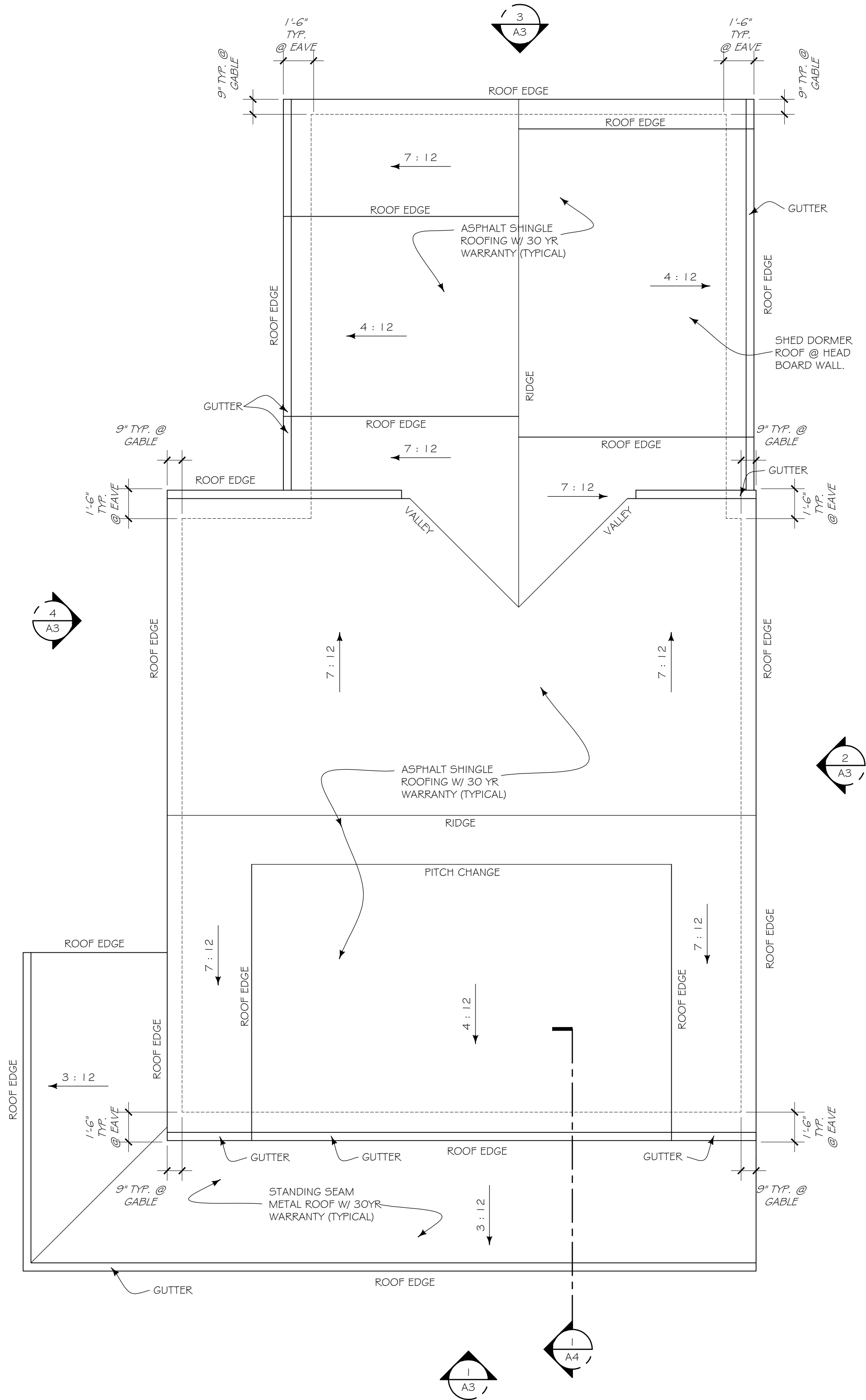
A1.2

GENERAL NOTE

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SIZING & LAYOUT OF ALL STRUCTURAL COMPONENTS & OBTAINING ENGINEERING IF NECESSARY.

G M I D

greg morgan interior design



01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

ROOF
PLAN

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

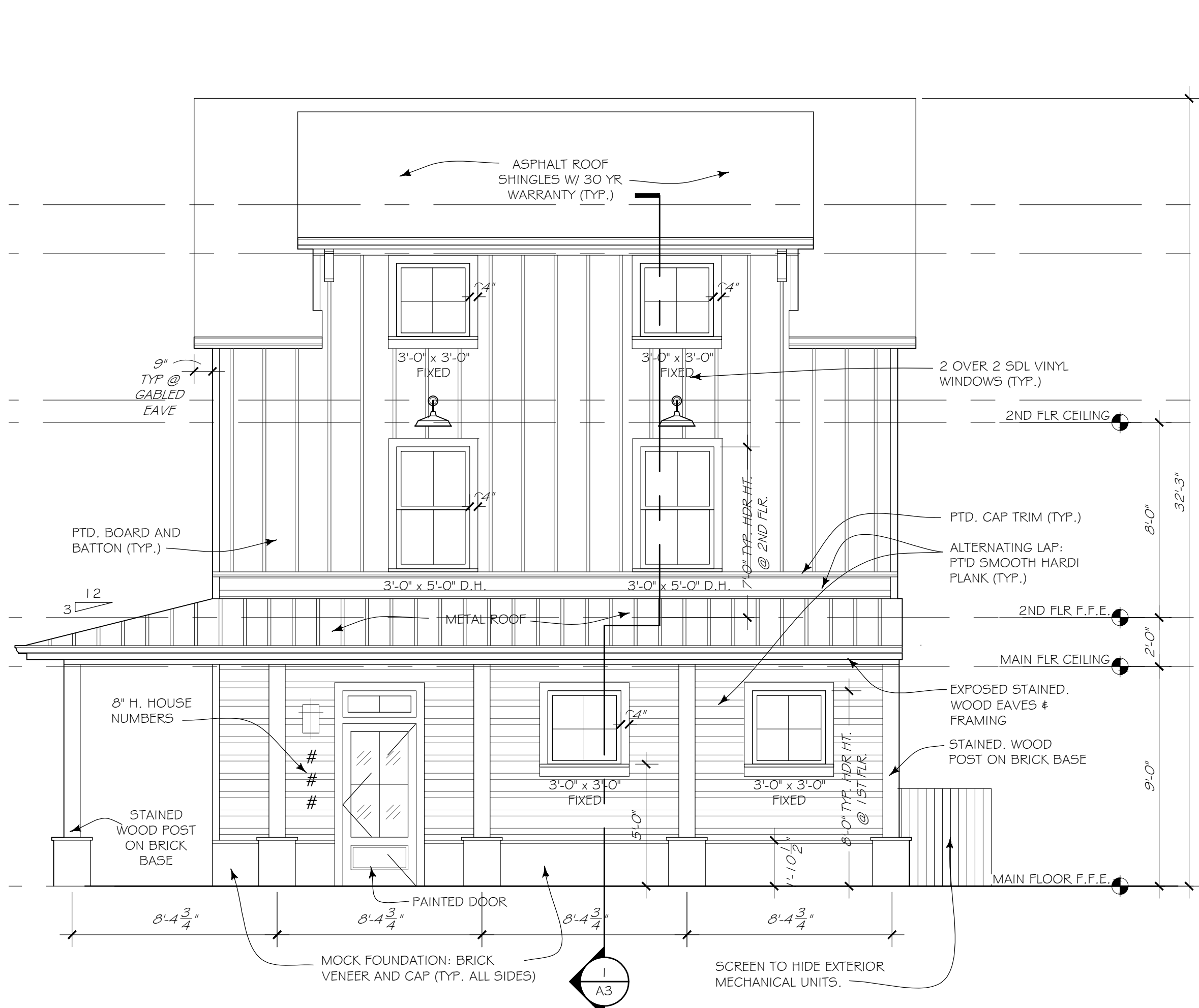
A1.3

ELEVATION
GENERAL NOTES

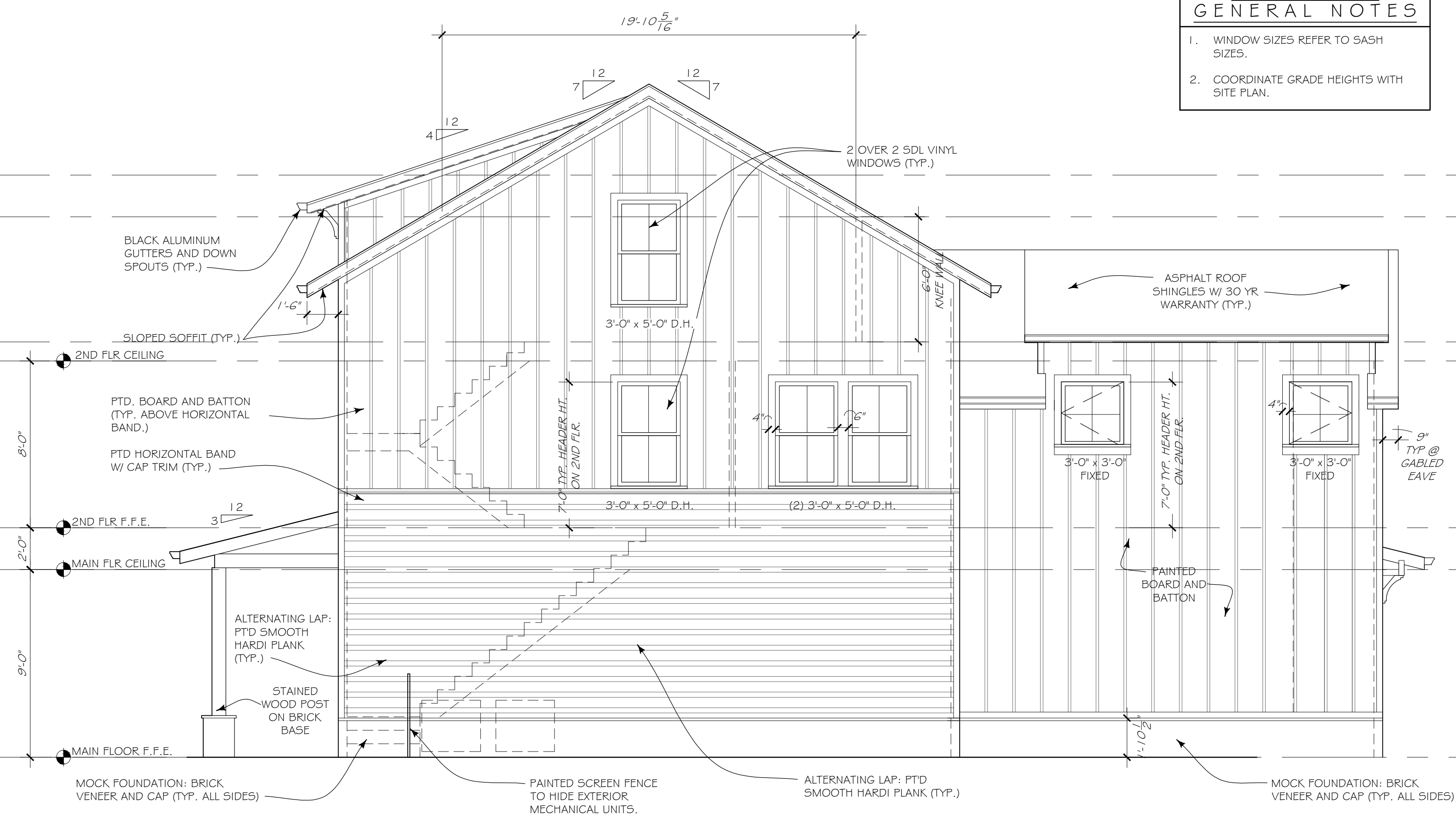
1. WINDOW SIZES REFER TO SASH SIZES.
2. COORDINATE GRADE HEIGHTS WITH SITE PLAN.

G M I D

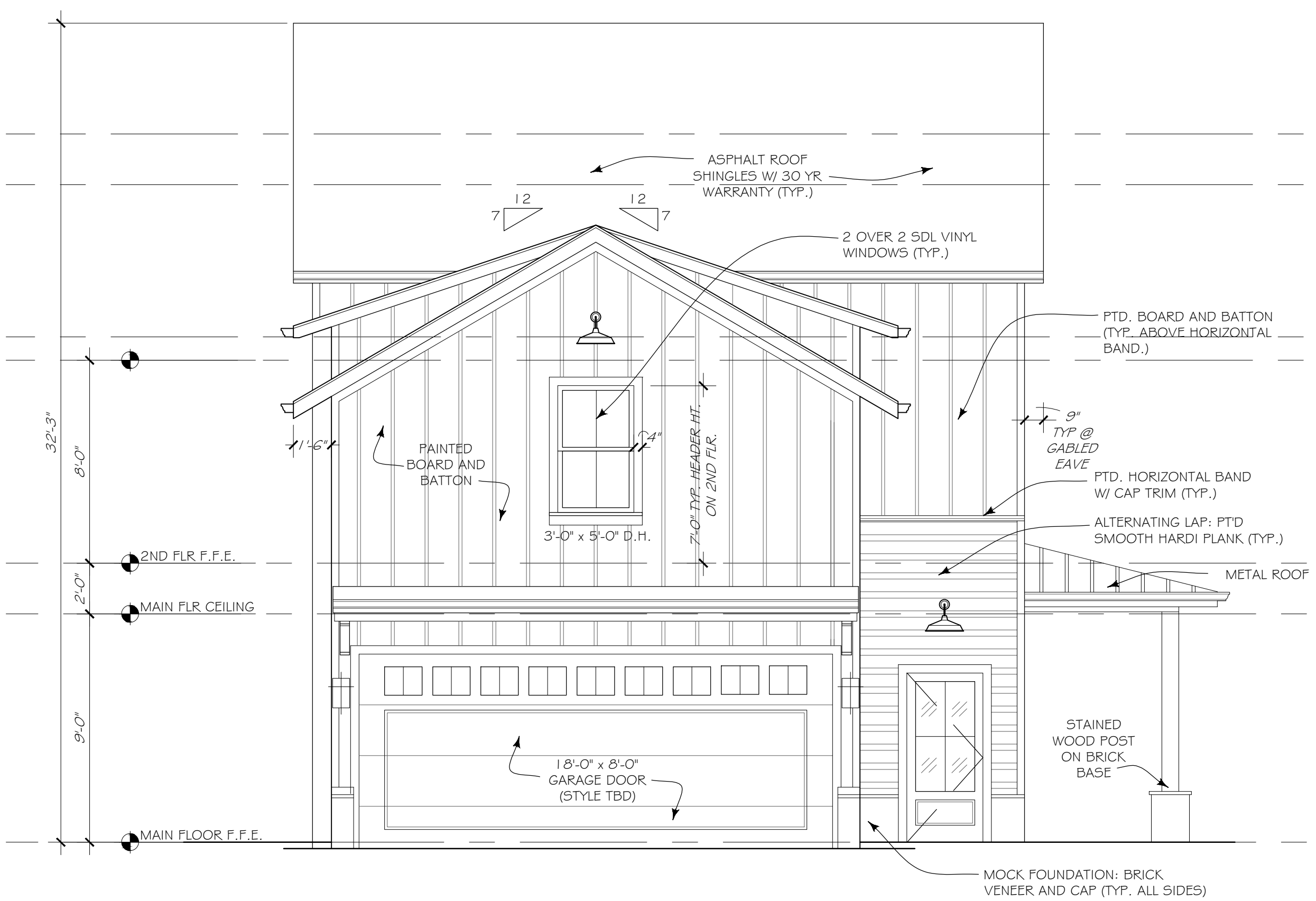
greg morgan interior design



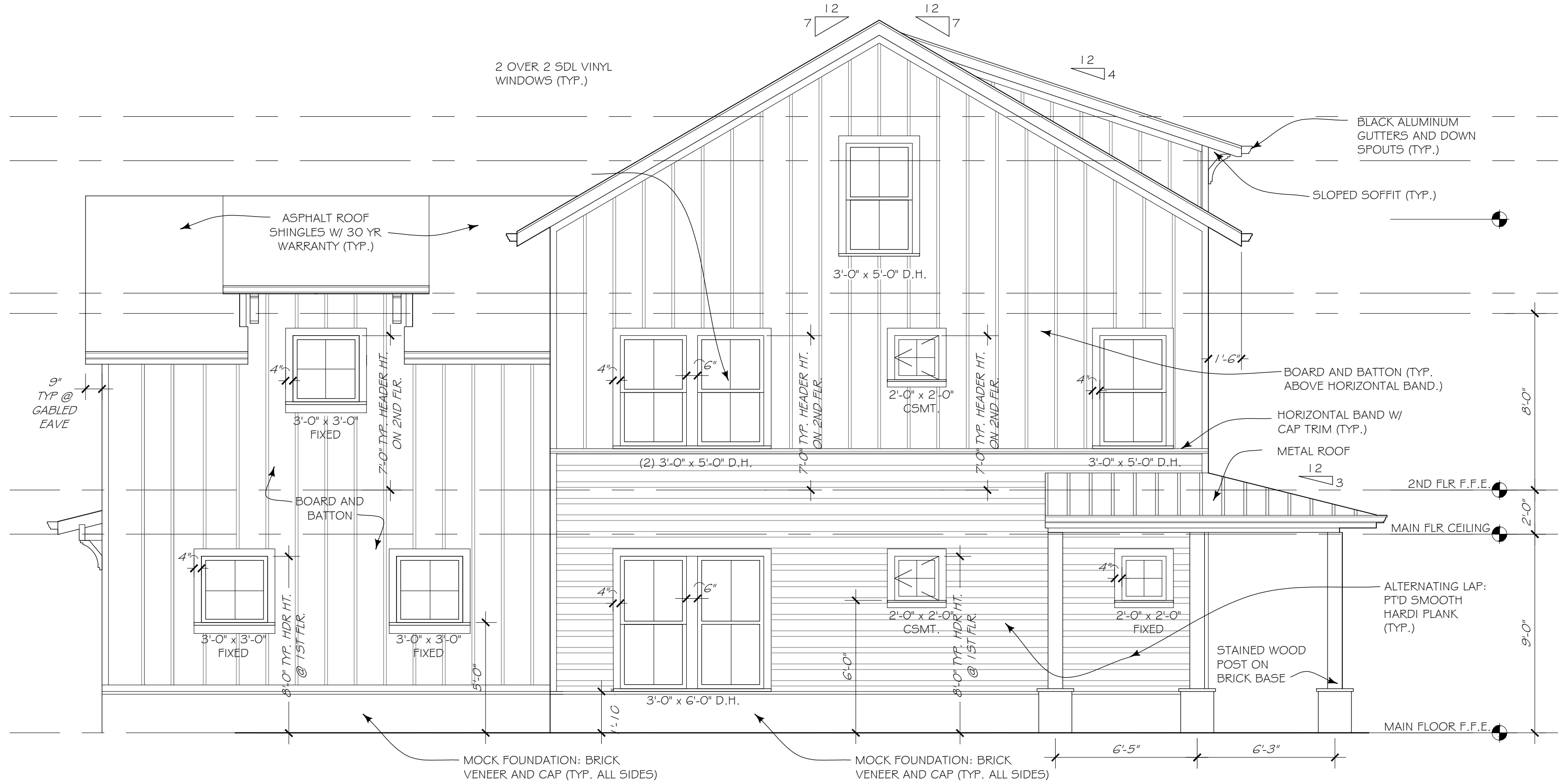
1 FRONT COLVILLE ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

EXTERIOR
ELEVATION

A2



A3

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-Ns	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-F	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPPROPERTY DEVELOPMENT
0 COLVILLE AVE
LAND LOT 98
14TH DISTRICT -- SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES
PETROLEUM BASED PRODUCTS -- Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS -- All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING -- NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES -- These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS -- No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at he construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of Notices of Intent submitted to EPD; and
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part VI.A.5 of this permit;
- A copy of all monitoring information, results and reports required by this permit;
- A copy of all inspection reports generation in accordance with Part VI.D.4.a of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and
- Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS:**
 - All ≥ 1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
 - Silt-C double row silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS:**
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off 1/4. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.
- Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan shall include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal. Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRUM IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on site provided and maintained by a state licensed sanitary waste management contractor or as permitted by local regulations.

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets. Signage will be posted as needed to achieve the above standards. All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly displayed procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

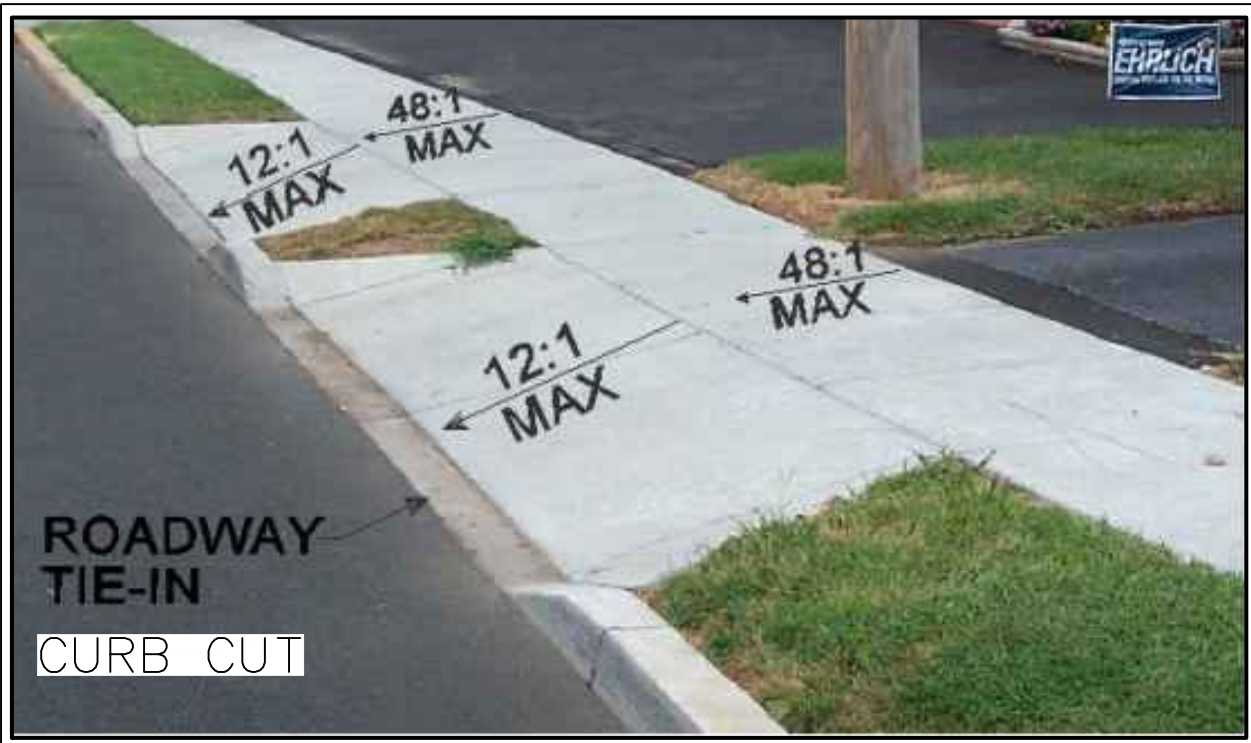
SOIL CLEANUP AND CONTROL PRACTICES

- Local, state and manufacturers recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

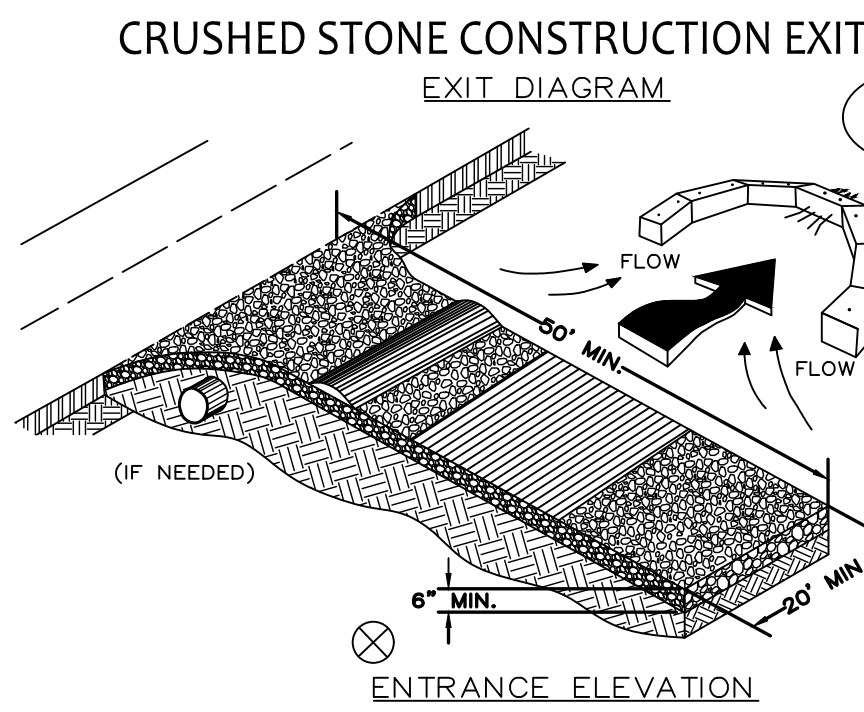
The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

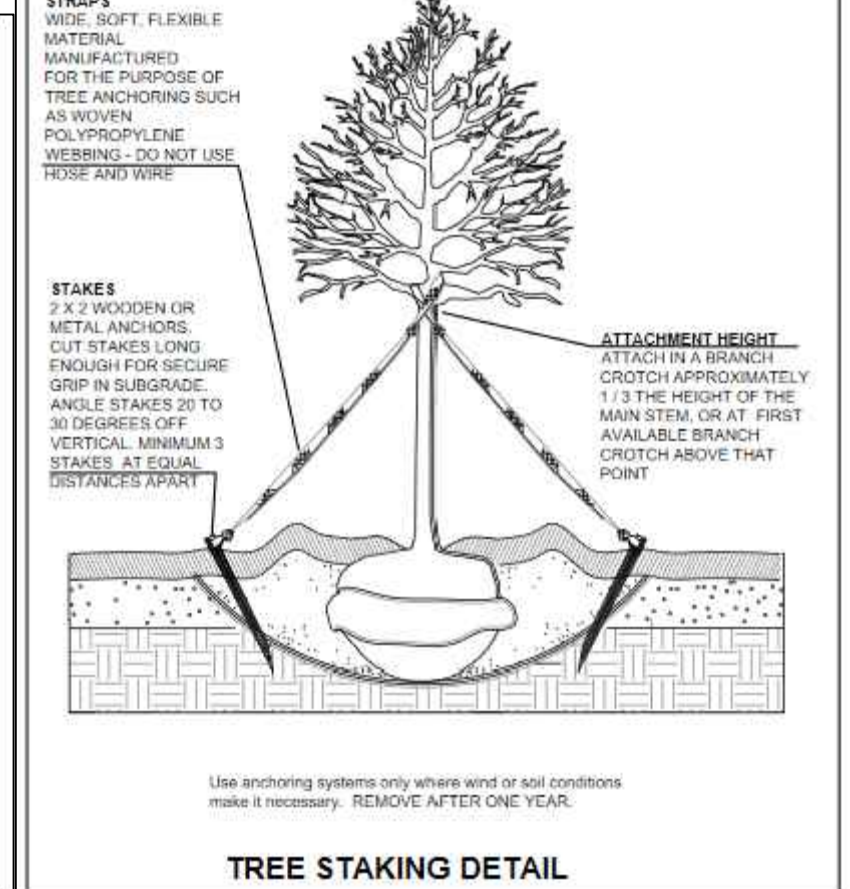
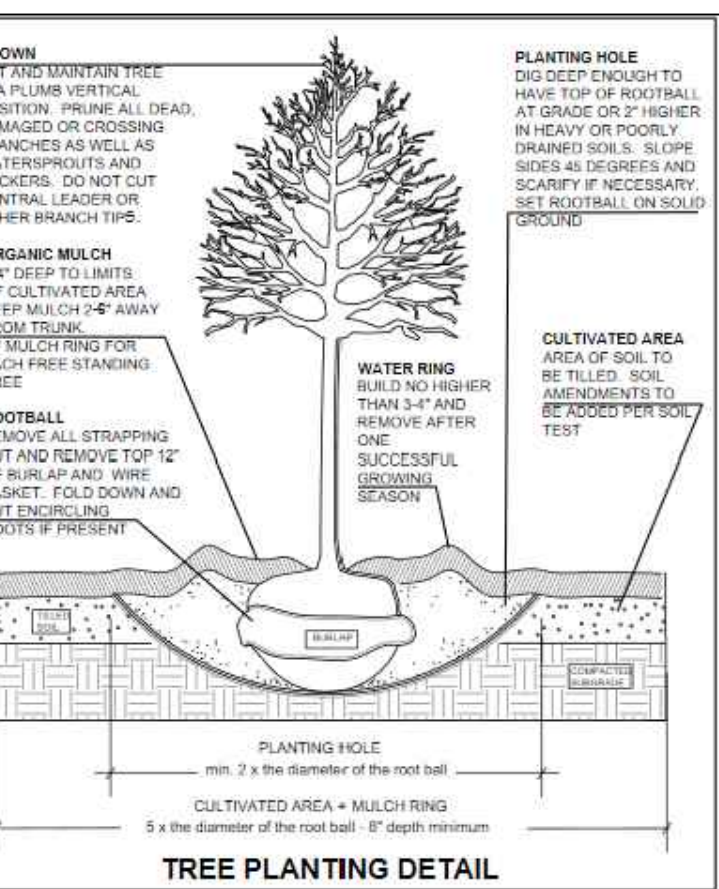
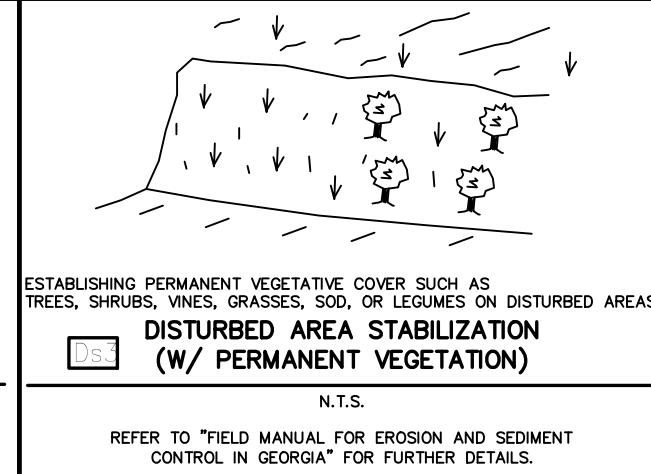
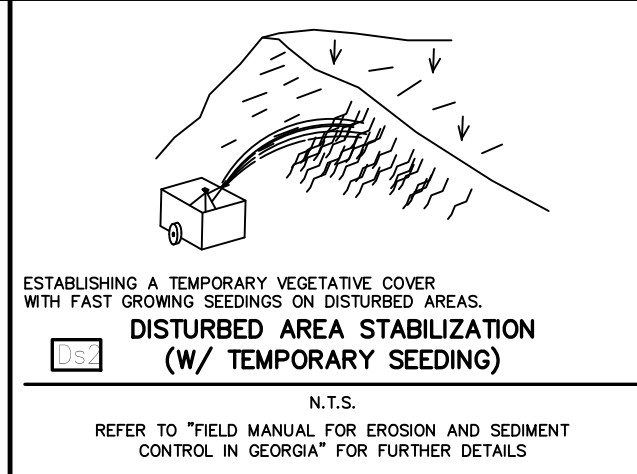
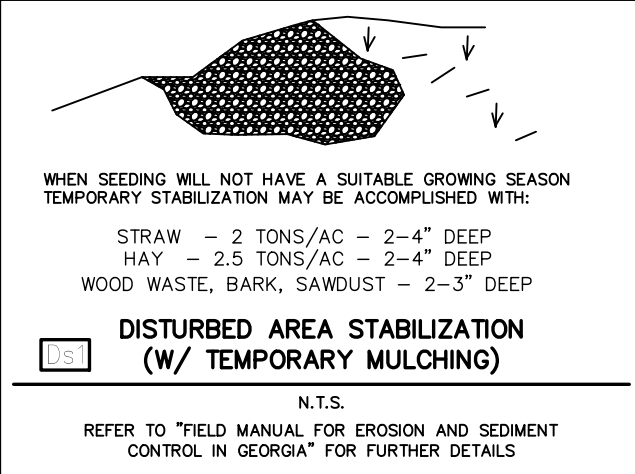
- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOT form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.



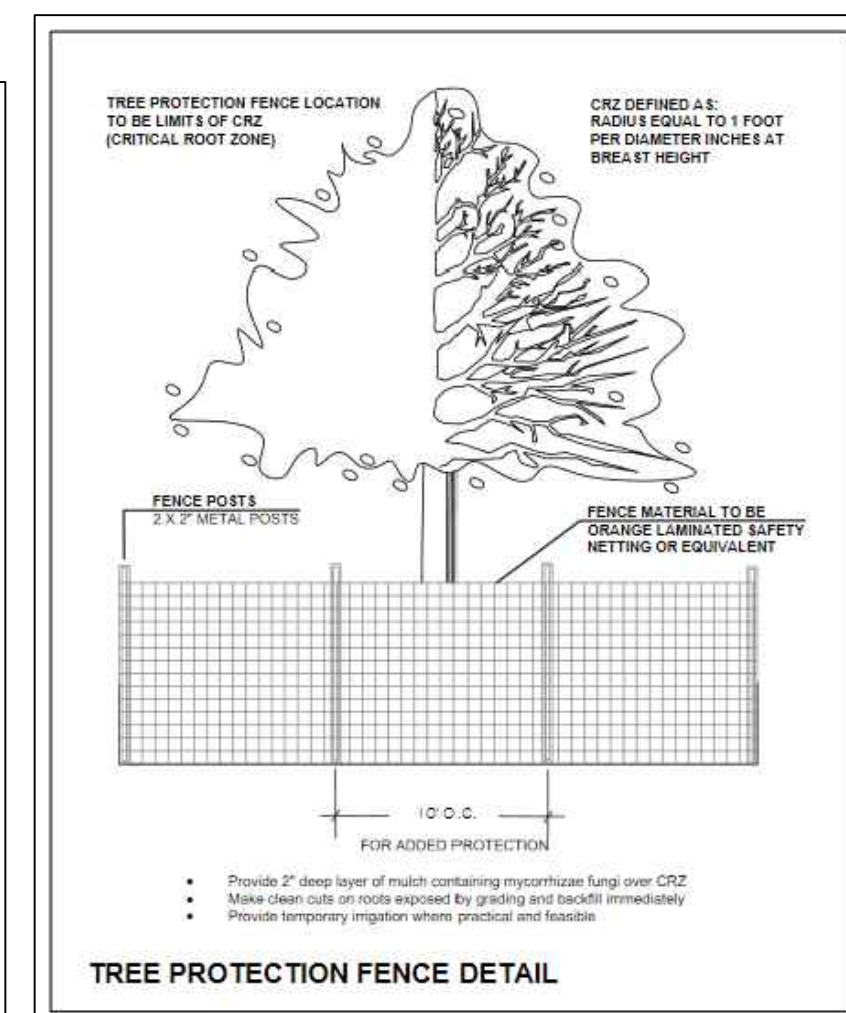
SIDEWALK RAMP



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



TREE PROTECTION FENCE



1. 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.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
5. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

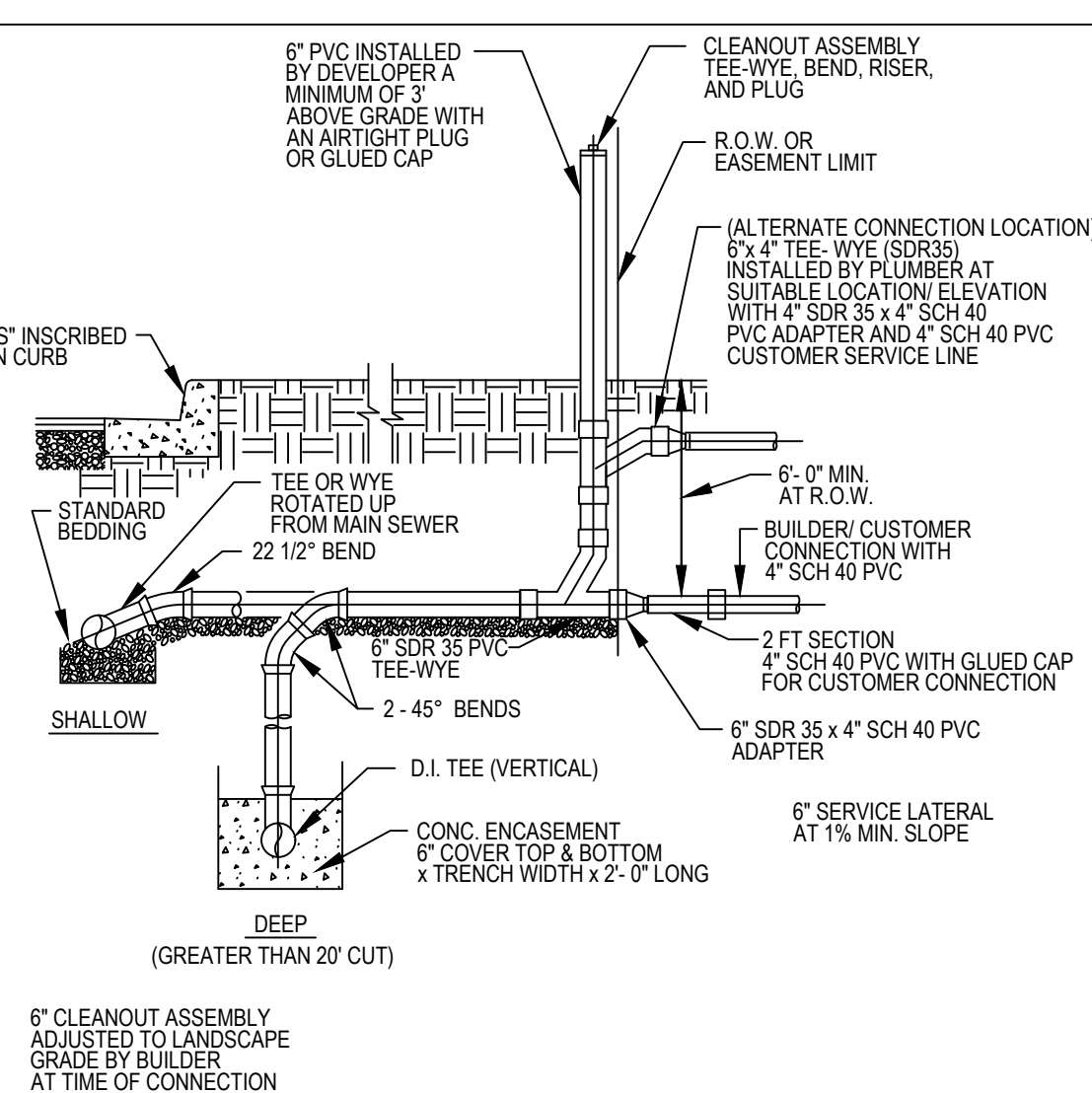
	MARCH 2023	APRIL 2023	MAY 2023	JUN 2023
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

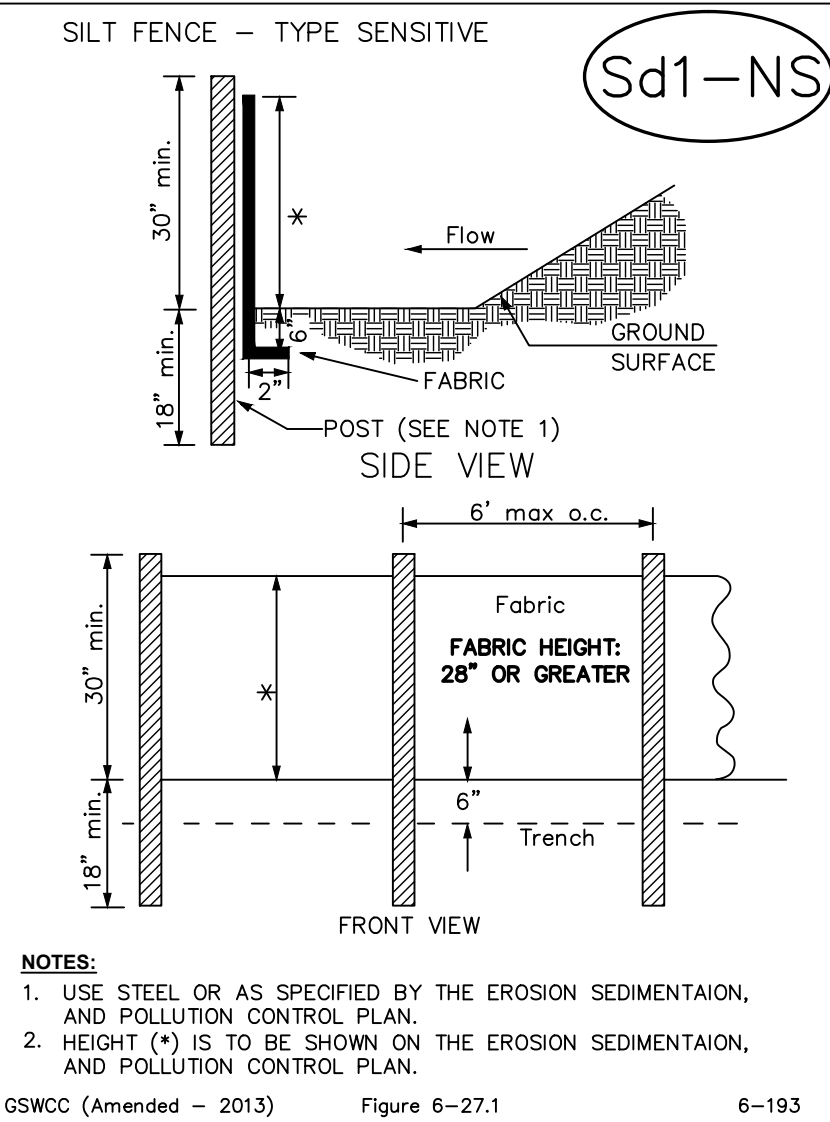
INSPECTIONS
c. Tertiary Permittee

- (1) Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies or performing only service line installations or when conducting repairs on existing line installations.
- (2) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.4.c.(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (3) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (4) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (5) A re-inspection (which includes the participation of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

SEWER SERVICE CONNECTION



- NOTES:**
1. ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION
 2. SERVICE LATERAL BEDDING & BACKFILL BEDDING DEPTH UNDER PIPE TO BE 4\"/>

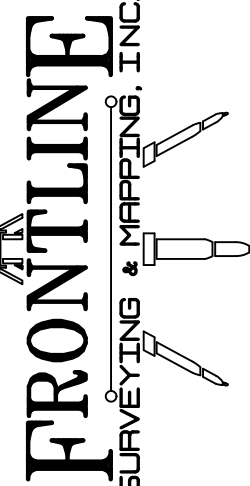


NOTES:

1. USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWC (Amended - 2013) Figure 6-27.1 6-193

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805



www.frontlinesurveying.com

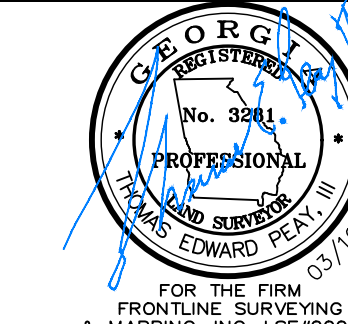
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPPROPERTY DEVELOPMENT
14TH DISTRICT -- SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

DATE: 03-07-2023
SCALE: 1" = 20'
REVISION: 1
UNIT: 161
BLOCK: 98
SUBDIVISION: VIRGINIA PARK
PHASE: 1
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT MY PROPERTY IS NOT IN A FLOOD HAZARD AREA. (AS NOTED IN AN AREA A FLOOD SPECIAL PARCEL)

FOR THE CITY OF HAPEVILLE
EDWARD P. BROWN, JR.
CITY ENGINEER
03/07/23

FOR THE CITY OF HAPEVILLE
EDWARD P. BROWN, JR.
CITY ENGINEER
03/07/23

FOR THE CITY OF HAPEVILLE
EDWARD P. BROWN, JR.
CITY ENGINEER
03/07/23



JOB # 80170

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPERTY DEVELOPMENT

0 COLVILLE AVE
LAND LOT 98
14TH DISTRICT - - SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE

EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

UTILITY INSTALLATION BY OPEN CUT
STAGE CONSTRUCTION

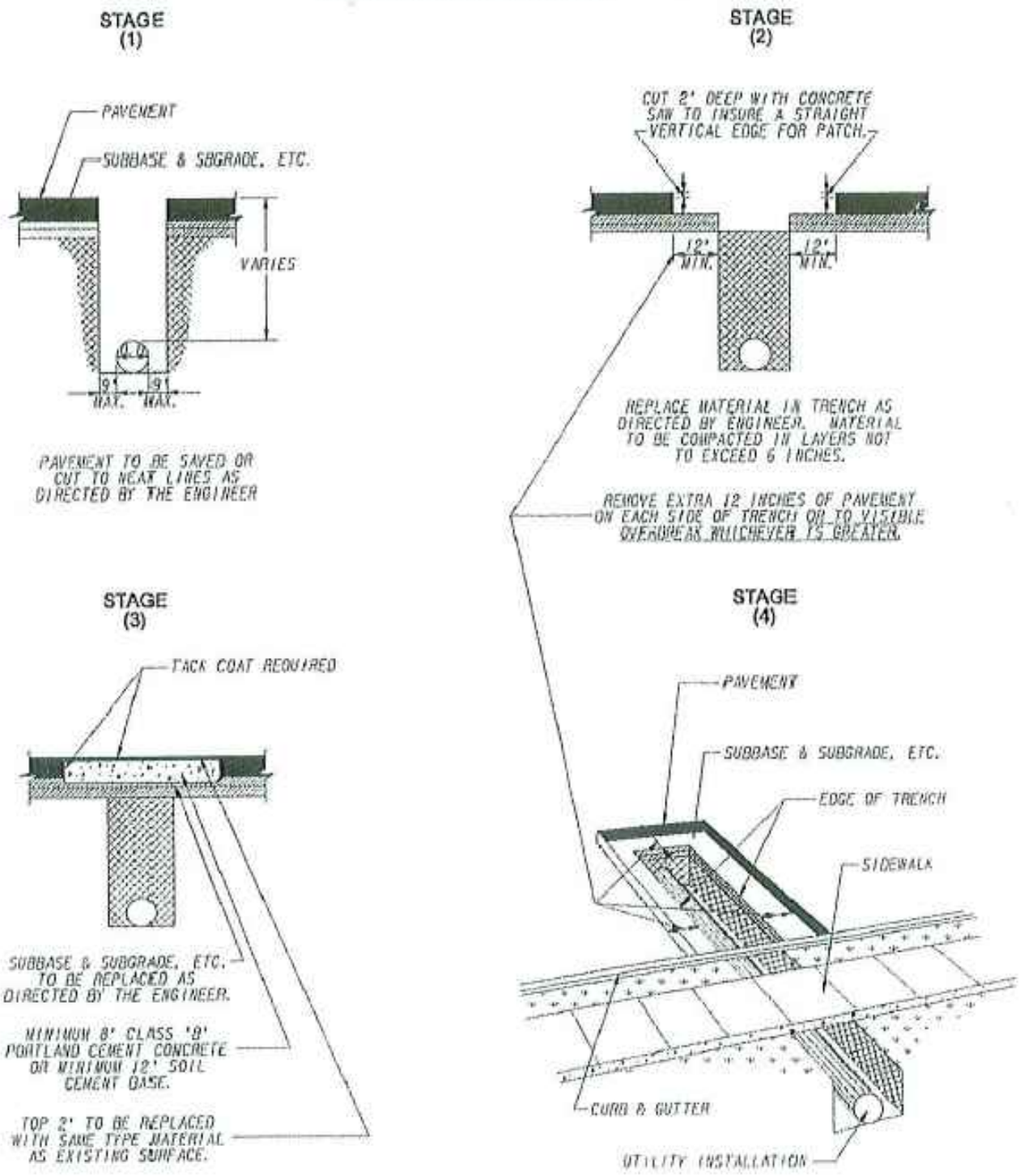
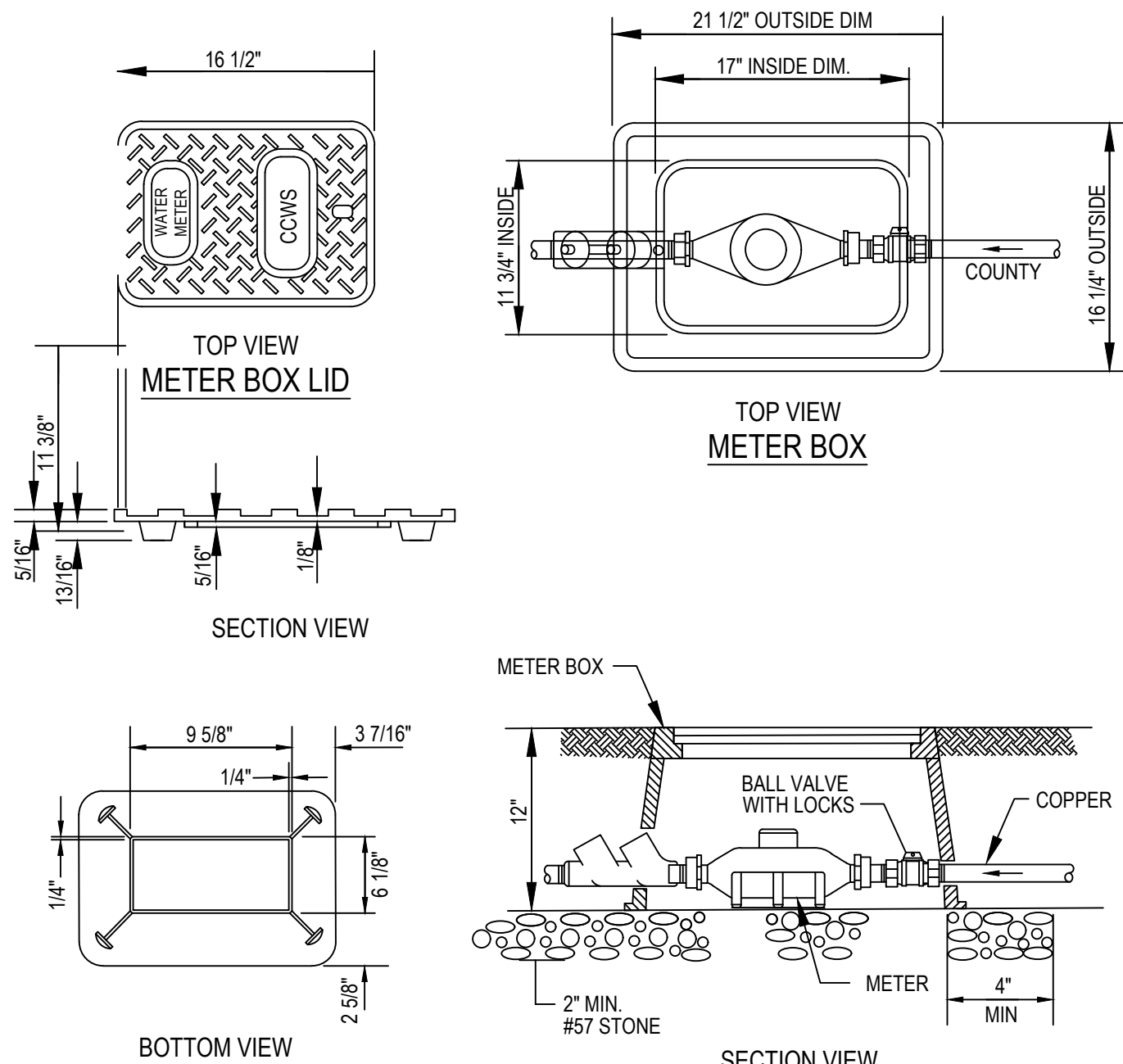


FIGURE 4

Utility Accommodation Policy and Standards Manual 1/01/2009

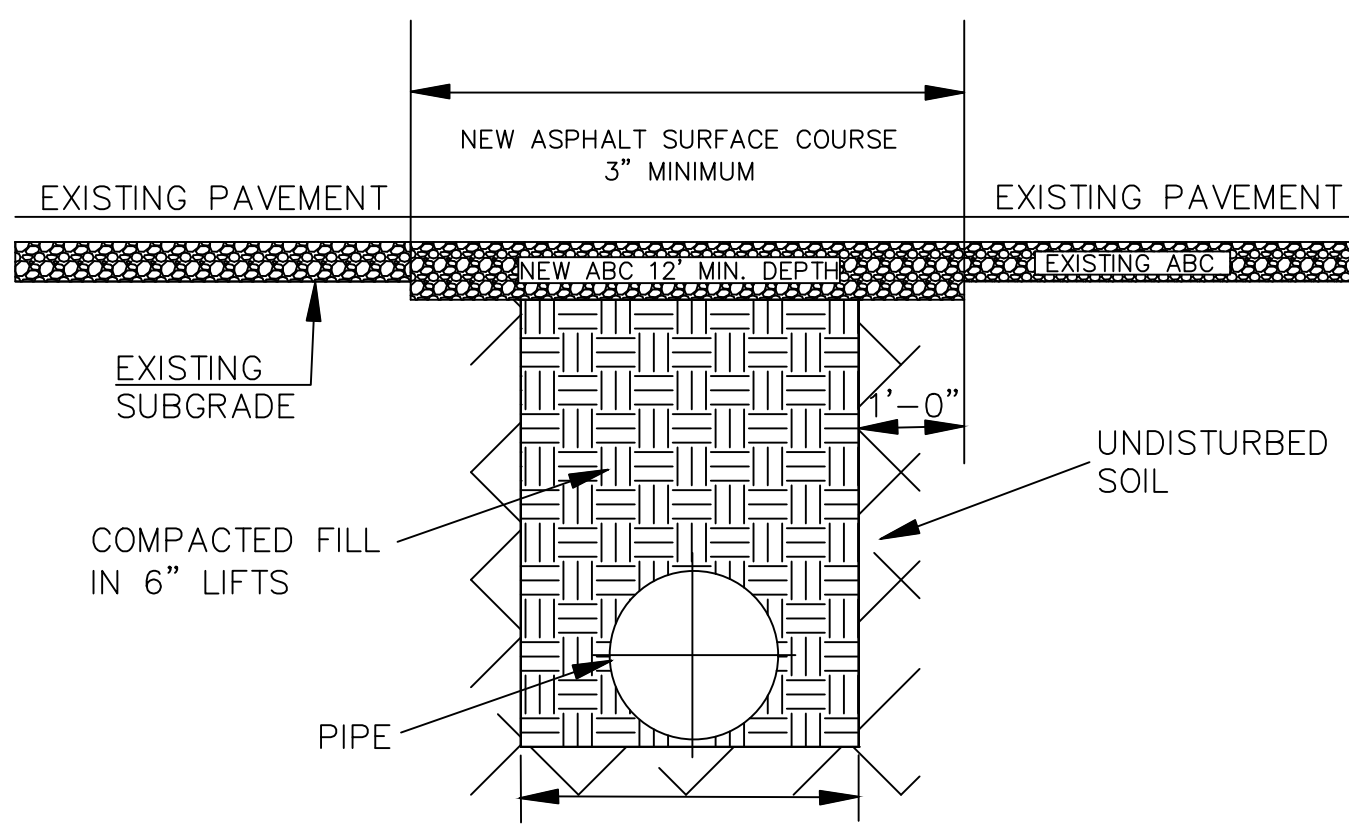
5-28

3/4" & 1" WATER METER BOX & LID DETAIL



- NOTE:
1. METER BOX LID TO BE CAST IRON - (VESTAL MFG. CO. OR APPROVED EQUIVALENT).
2. METER BOX TO BE NDS D1200 OR APPROVED EQUIVALENT.

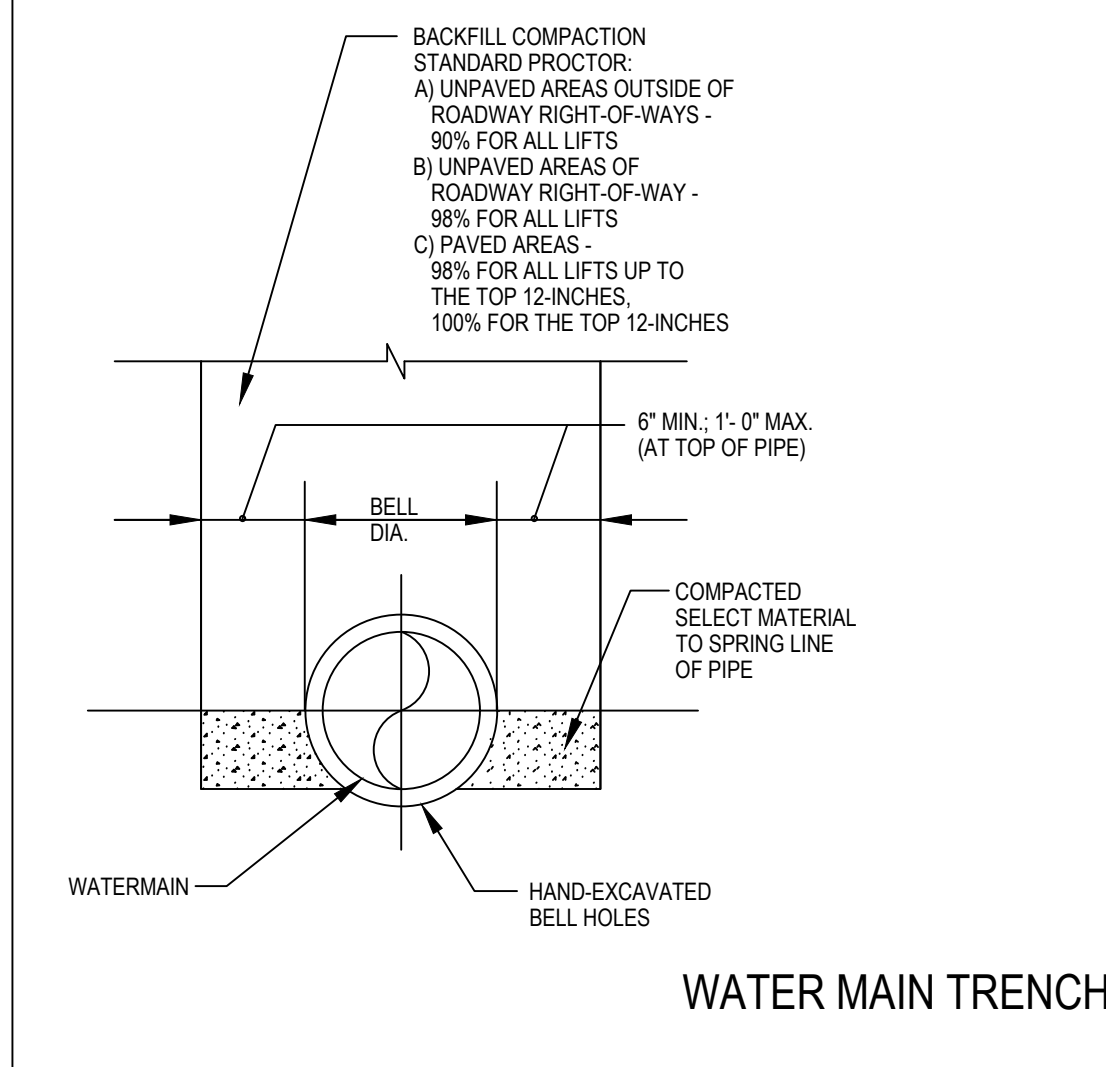
PAVEMENT PATCH DETAIL



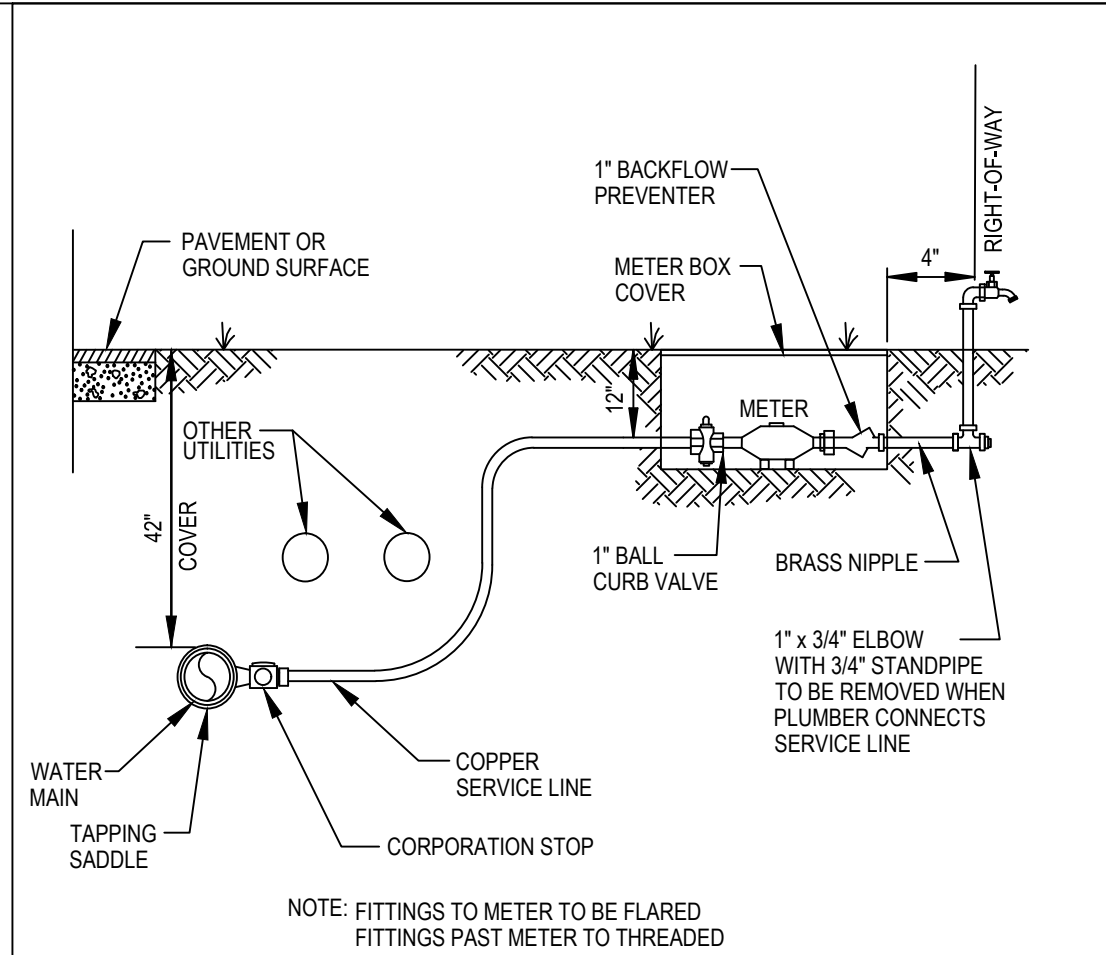
NOTES:

- 1.) IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
- 2.) THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
- 3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
- 4.) THE FINAL 1\"/>
- 5.) THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
- 6.) THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3\"/>
- 7.) THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- 9.) NO HAND PATCHING ALLOWED.
- 10.) PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
- 11.) REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

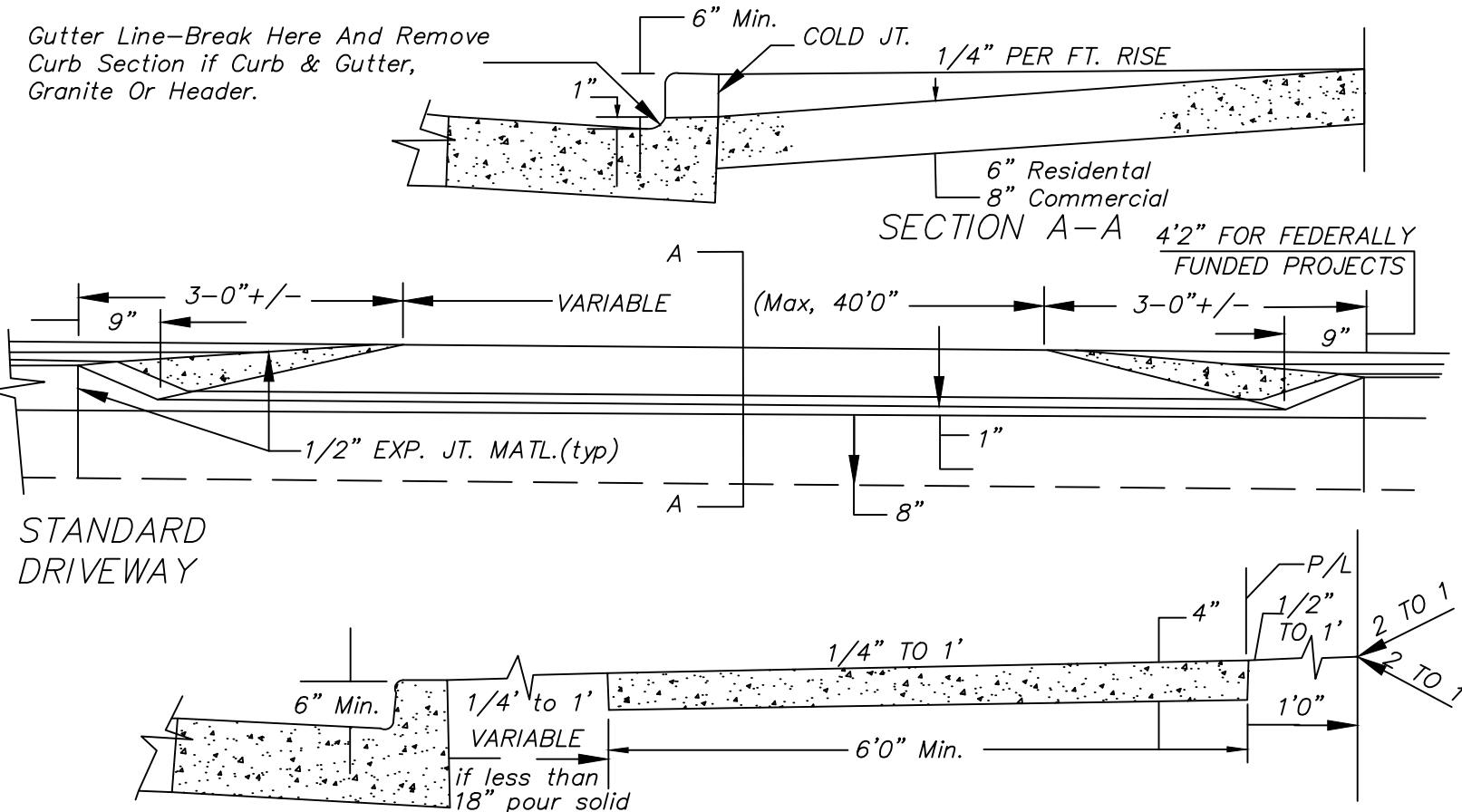
WATER MAIN TRENCH DETAIL



1" WATER METER INSTALLATION
(TYPICAL SECTION)



1" WATER METER INSTALLATION (TYP. SECTION)



1. SIDEWALK TO BE SCRIBED IN SQUARES EQUAL TO WALK WIDTH BUT NOT TO EXCEED 10'.
2. CONCRETE TO BE 3,000 P.S.I. MIN. DRIVEWAY SECTIONS USE 6,000 P.S.I. HIGH EARLY.
3. EXPANSION JOINTS ACROSS THE SIDEWALK ON EACH SIDE OF THE DRIVEWAY NOT MORE THAN 100' APART.
4. PREFORMED BITUMINOUS EXPANSION MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS (EXCEPT CURB) AND THE NEW CONCRETE SIDEWALK.

STANDARDS DRIVEWAY
AND SIDEWALK

NOT TO SCALE
DATE NOV. 1972
DESIGNED
CHECKED
DRAWN FC
REVISIONS 8/84 JGOJ

WATER QUALITY NOTES:

1. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY DEVICES) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
2. WATER QUALITY DEVICES TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
3. GUTTER DRAINS, OBSERVATION WELLS, AND EMERGENCY BYPASSES SHALL BE CAPPED AND TURNED UP DURING CONSTRUCTION TO PREVENT INFILTRATION AND SEDIMENTATION IN PIPES.
4. WATER QUALITY AREAS TO BE PROTECTED BY SILT FENCE TO PREVENT INFILTRATION AND SEDIMENT BUILD UP DUE TO CONSTRUCTION ACTIVITIES I.E. CONSTRUCTION VEHICLES, SEDIMENT RUNOFF, SILTATION ETC.
5. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY DEVICES.
6. DISTRIBUTE RUNOFF WITHIN A LINEAR GRAVEL DEVICE USING A SLOTTED/PERFORATED FLEX PIPE, FOR DOWNSPOUT CONNECTIONS TO THE DEVICE USE SOLID WALLED PVC (SCHEDULE 20 MINIMUM).
7. PROVIDE A CLEANOUT AND AN EMERGENCY BYPASS FOR EXCESS FLOWS INSTALLED ON THE PIPING SYSTEM PRIOR TO PIPING REACHING THE INFILTRATION DEVICE.
8. INFILTRATION DEVICES SHOULD BE PLACED ON A 0% GRADE.
9. INSTALL A NON WOVEN FILTER FABRIC BETWEEN THE SOIL AND THE DEVICE AND GRAVEL.
10. ALL ADDITION ROOF DOWN-SPOUTS AND AREA DRAINS SHALL TIED TO THE PROPOSED FLO-WELL PITS
11. SURFACE INLET REQUIRED ON EACH FLO-WELL
12. DOWN DRAINS SHALL HAVE POSITIVE SLOPE
13. ALL GUTTERS TO HAVE GUTTER GUARD SYSTEM
14. THE GROUND SURFACE ABOVE THE WATER QUALITY FACILITY SHALL BE GRADED SO THAT SURFACE WATER WILL DRAIN DURING OVERFLOW CONDITIONS. OFF SITE WATER SHOULD BE DIRECTED AWAY FROM FACILITY INLETS.
15. OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

WATER QUALITY MAINTENANCE:

MAINTENANCE OF THE STORMWATER QUALITY SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

GENERAL:

INSPECT GUTTERS AND DOWNSPOUTS AND REMOVE ACCUMULATED LEAFS AND DEBRIS.

INSPECT GRAVEL PIT FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

THE SITE SHALL BE INSPECTED FOR HAZARDOUS MATERIALS AT ALL TIMES WHICH MAY ESCAPE THE RAIN GARDEN SYSTEM AND ILLEGALLY DISCHARGE TO ADJOINING PROPERTIES.

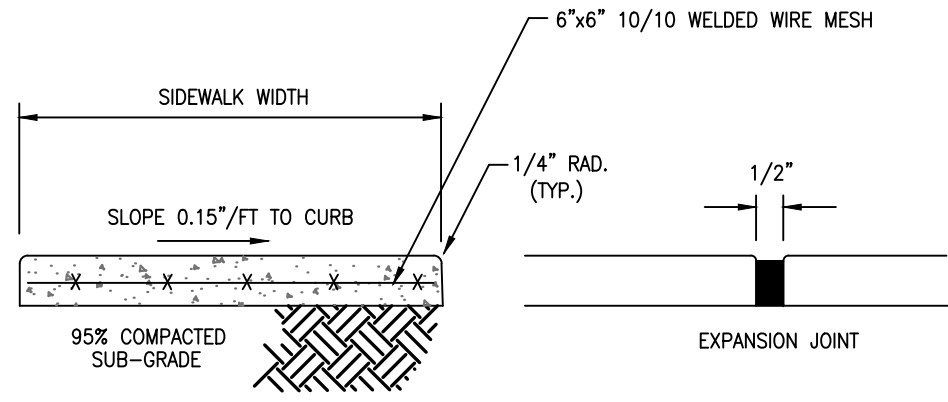
ANY DEBRIS ACCUMULATED IN EXCESS OF 3 INCHES TO BE REMOVED TO PRESERVE THE INTEGRITY OF THE INTENDED DESIGN.

OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. ALL DOWNSPOUTS WILL BE EQUIPPED WITH A SELF CLEANING LEAF FILTER.

THE SITE SHALL BE INSPECTED FOR HAZARDOUS MATERIALS AT ALL TIMES WHICH MAY ESCAPE THE FLO-WELL SYSTEM AND ILLEGALLY DISCHARGE TO ADJOINING PROPERTIES.

ANY DEBRIS ACCUMULATED IN EXCESS OF 3 INCHES MEASURED FROM THE BOTTOM OF THE FLO-WELL SHALL CONSTITUTE REMOVAL TO PRESERVE THE INTEGRITY OF THE INTENDED DESIGN.

ALL DOWNSPOUTS WILL BE EQUIPPED WITH A SELF CLEANING LEAF FILTER.



NOTES:

1. CONCRETE SHALL BE 6\"/>
2. CONTRACTION JOINTS 1/2\"/>
3. EXPANSION JOINTS EVERY 50' FOR 5' & 10' WIDE WALKS - EVERY 40' FOR 4' & 8' WIDE WALKS. MINIMUM FOR WIDTHS WIDER THAN 5'; CONTRACTION 6', EXPANSION 24'.
4. TROWEL AND LIGHT HAIR BROOM FINISH.
5. CONSTRUCTION SHALL MATCH COUNTY STANDARDS
6. EXPANSION JOINT FILL SHALL BE 1/2\"/>
7. JOINT PATTERNS FOR CONCRETE WALKS PER ARCHITECT'S APPROVED LAYOUT. JOINT LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL.

REINFORCED CONCRETE
WALKS

NOT TO SCALE
DET-REN-CON-WALKS.DWG

4
C-8

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE 03-07-2023
SCALE 1" = 20'
REVISION
SECTION
BLOCK
LOT 161
SUBDIVISION VIRGINIA PARK
PHASE 1
I HAVE THIS DATE EXAMINED THE "ATA OFFICIAL FLOOD HAZARD MAP" (IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS)
PG 8 OF 111
DB 65777 PG 7
MAP ID 1312103566F
EFFECTIVE DATE: 09-18-2023

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPERTY DEVELOPMENT

FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSP#00631

JOB # 80170



Hapeville

georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: May 2, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 0 Colville Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Shanon Michael Hudson to construct a 2,555 SF single family residence with an attached 2 car garage at 0 Colville Ave (corner of Willingham Drive and Colville Avenue). The proposed dwelling has 5 bedrooms and 4 ½ baths. The height of the residence is 34'.

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Sec. 93-11.3.1 - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2 - Permitted uses.

The following uses are permitted in any R-SF zone:

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-SF Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***The property is currently vacant.***
 - ***Setback dimensions are not provided:***
 - ***Front setback is 16.5' which is compliant.***
 - ***North side setback is 6.8' which is not compliant. This is a corner lot and requires the same setback as a front setback. The required setback is 15'. A variance would be required.***
 - ***South side setback is shown as 15.3' which is compliant.***
 - ***Rear setback is within the building limits (outside of the setback) but dimension has not been provided. Please provide.***
 - ***The proposed new single family dwelling will be 34' from the front grade, which is compliant.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a 12' proposed driveway which widens as it approaches the building. Parking is located in attached 2 car garage.***
 - ***The plans show an existing sidewalk along Willingham but not along Colville.***
 - ***The plans do include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***A 2 car garage would provide for parking.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at 2' intervals..***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***There are no trees on the lot.***
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
 - ***A landscape / tree plan has been provided. Requires minor revision per the arborist report.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the

general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

- ***There is a wood fence noted near on the property line.***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 4,000 SF. The proposed site area is 6,592 sf or .15 ac, which is compliant.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***The maximum lot coverage allowed is 70%, or 4,614 SF. The plans indicate that the total lot coverage will be 2,250 or 34.1%, which is compliant. Individual element breakdowns have not been provided.***

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

- ***The application states 5 bedrooms and 4 1/2 baths.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

e. Total floor area ratio and/or residential density distribution.

- ***The minimum required area is 1,000 SF. The proposed 2,555 SF single family dwelling is compliant.***

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

- ***Parking will be provided in the attached garage.***

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At

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

- ***Applicant is the property owner and authorization of the property owner has been provided.***
- ***Development timeline should be updated (shows a March start date with a June end date).***

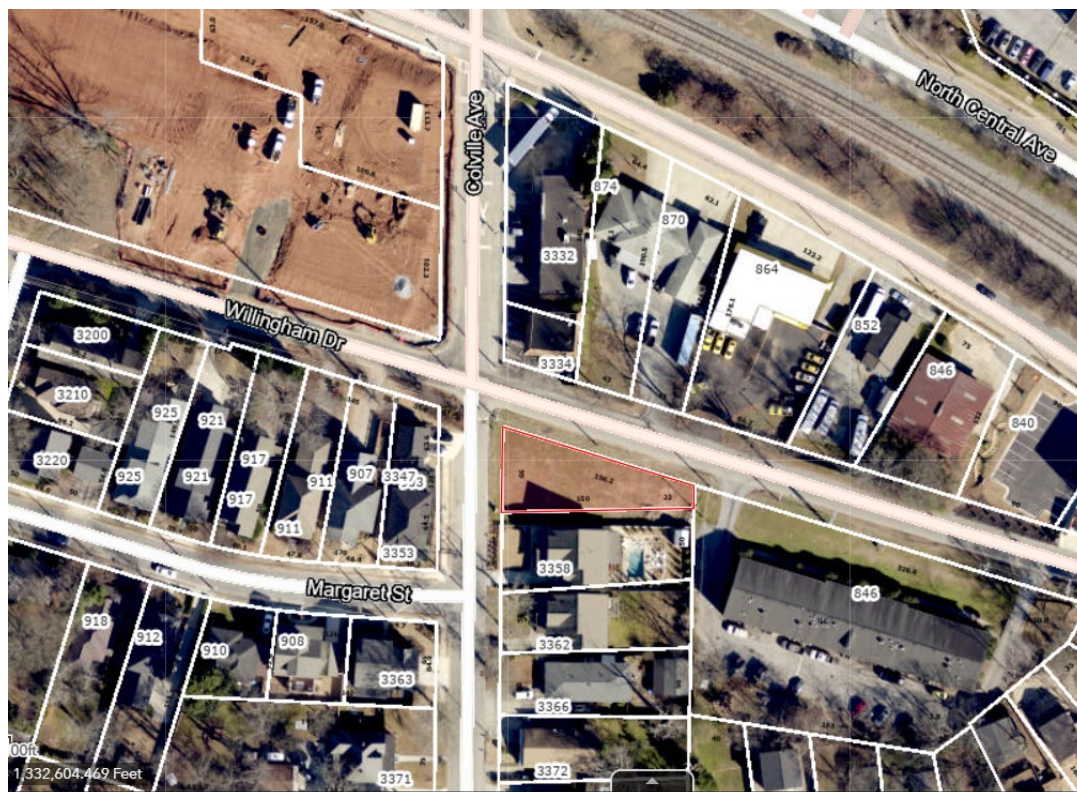
RECOMMENDATION

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

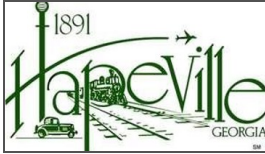
- *The side setback is shown as 6.8' (a 5' setback is indicated). Side yards on corner lots require the same side setback as the front. Applicant must either adjust the building (shift to the south) or request a variance.*
- *The front porch is also shown as 6' deep and Design Standards require 8' depth. The correct porch dimension would encroach on the front setback and may impact the north setback as well.*
- *Show rear setback dimensions.*
- *Revise tree conservation plan per arborist report.*
- *Provide individual impervious surface coverage.*
- *Update a development schedule.*

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

Upon remedy of the aforementioned deficiencies (with particular attention paid to setback encroachment of the dwelling), the site plan is compliant. A variance for encroachment in the side setback would require a conditional approval from the Planning Commission.



Location Map – 0 Coville Ave



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

1st Arborist Review - Not Approved

1.11.23 - contact teresa@tjschell.com

O Colville Ave.

General Requirements:

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- _____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- _____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- _____ 12. Other comments:
- _____
- _____

Tree Conservation Plan:

- _____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- _____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.
- _____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- _____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- _____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- _____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- _____ 9. Show tree protection fence detail.
- _____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).
- _____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- _____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)
- _____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 14. Other comments:

Tree Replacement Plan:

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

_____ 3. Show calculations for total inch for inch landmark tree replacements

_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting 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

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

A circular tree protection fence is not acceptable as a proposed tree. Each symbol must be different for each type of proposed tree

All this must be in chart form - a note to plant 2" HW's is not acceptable

Confirm any street trees are 20' away from OHP

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. 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.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

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.

NEW RESIDENCE FOR
LOT 161 - HAPEVILLE

G M I D

greg morgan interior design



PROJECT DESCRIPTION:

New 3-story single family house with (5) bedrooms & (4.5) bathrooms, on concrete slab with 2-car attached garage.

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

DRAWING INDEX:

- T1 Title Sheet
- A1.1 Foundation & First Floor Plans
- A1.2 Second & Third Floor Plans
- A1.3 Roof Plan
- A2 Exterior Elevations
- A3 Wall Section & Roof Plan

Site Plan (Separate Drawing)

PROJECT CONTACTS:

OWNER & GENERAL CONTRACTOR:
Sonnie Norris
Norris Property Development
(404) 333-2820

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle Street
Hapeville, GA. 30354

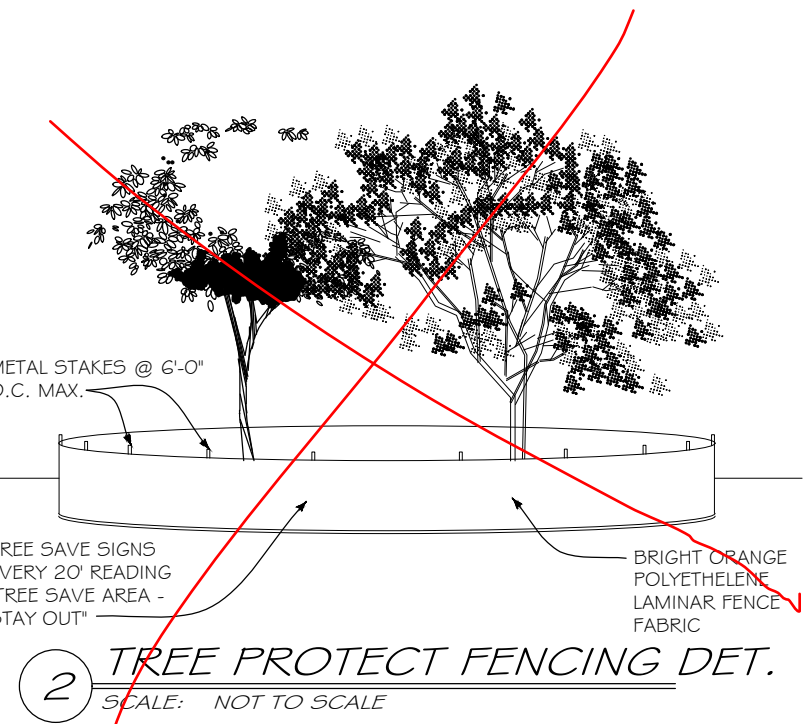
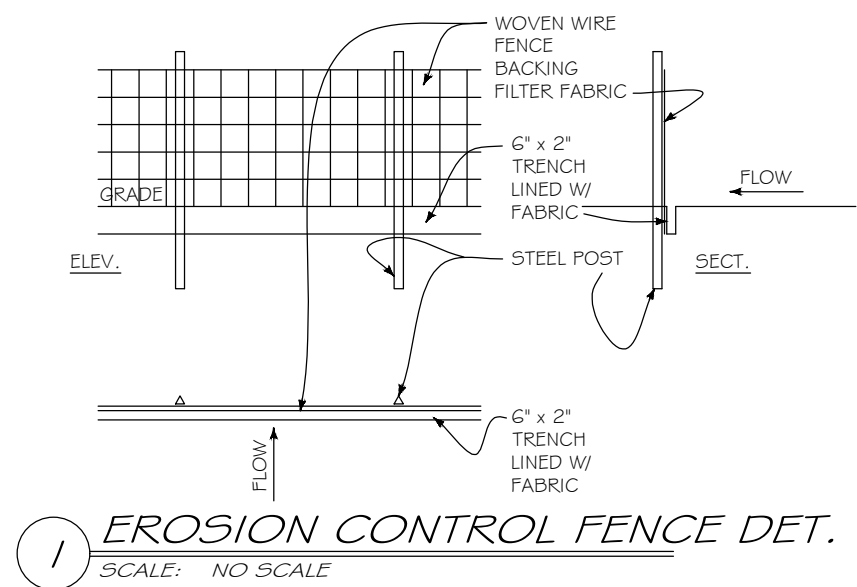
01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

SITE PLAN NOTES

- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. 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 BREAK THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.



CODE INFORMATION:

Project Address: Lot 161 on Colville Ave
Hapeville, GA. 30354

Zoning: R-4 (Hapeville R-SF)

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: 3 stories - 32'-3"
(From grade to Ridge of highest roof.)
(Complies with 35'-0" max.)

Condition Area: 2,555 SF (Floor Area Square Footage - Condition 1st, 2nd & 3rd Levels.)

Building Area (Gross): 1,544 SF (Footprint of Building, Garage and Front Porch only.)

Floor Area Ratio: Refer to separate Site Plan

Lot Coverage: Refer to separate Site Plan

Site Area: Refer to separate Site Plan

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY
DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE
AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2020
EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO
GEORGIA STATE AMENDMENTS

TITLE SHEET

T1

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-F	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPROPERTY DEVELOPMENT
0 COLVILLE AVE
LAND LOT 98
14TH DISTRICT -- SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES
PETROLEUM BASED PRODUCTS -- Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS -- All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING -- NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES -- These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS -- No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at he construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of Notices of Intent submitted to EPD; and
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part VI.A.5 of this permit;
- A copy of all monitoring information, results and reports required by this permit;
- A copy of all inspection reports generation in accordance with Part VI.D.4.a of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and
- Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS:**
 - All ≥ 1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
 - Silt-C double row silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS:**
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off site. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.
- Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL
Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.
The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.
Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRUM IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on site provided and maintained by a state licensed sanitary waste management contractor or as permitted by local regulations.

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets. Signage will be posted as needed to achieve the above standards. All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly displayed procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

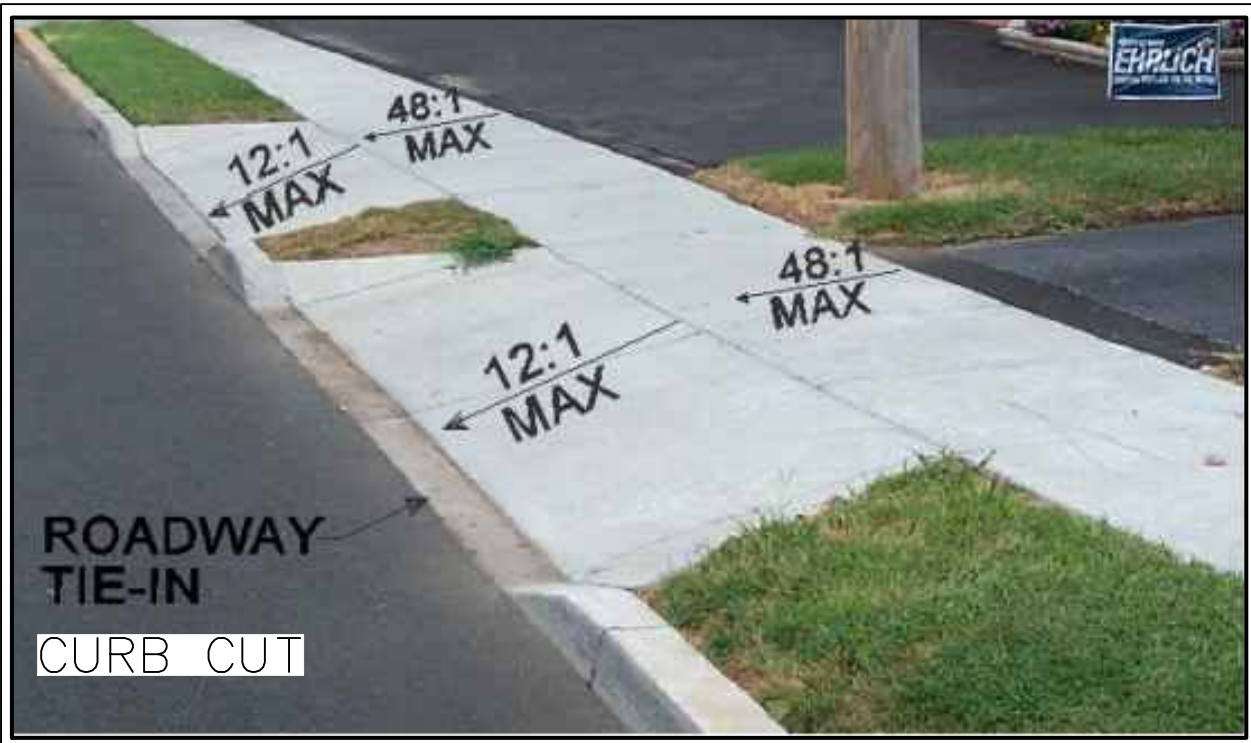
SOIL CLEANUP AND CONTROL PRACTICES

- Local, state and manufacturers recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOT form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.



NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

- THIS OUT LOT is in the 14th District, Land Lot 98. The address is 0 COLVILLE ROAD, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The Construction will begin MARCH 2023 and final stabilization will take approximately ninety (90) days.

This lot is zoned R-SF

2. SOILS:

SYMBOL	MAP	MAPPING	SLOPE	ERODIBILITY	PERMEABILITY	EROSION
Ub	Urban Land		10-25%	-	0.6-2.0	-

USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.

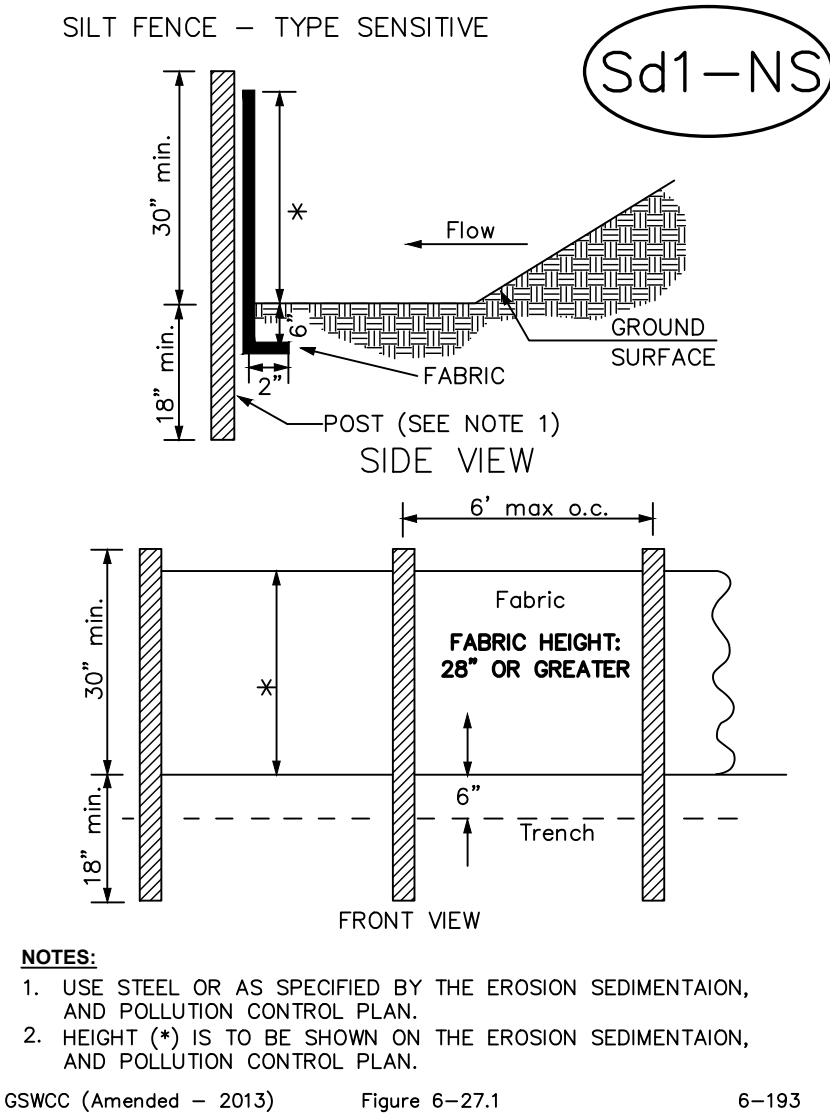
- VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
- HYDROLOGIST STUDY: See Reference Plan
- RECEIVING WATERS: A Tributary of the South River
- RUNOFF COEFFICIENTS: Pre-Construction = 68 CN. Post-Construction = 71.6 CN.
- BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
- Water and sewer provided by Fulton County Water & Sewer Department.

- 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 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
- A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

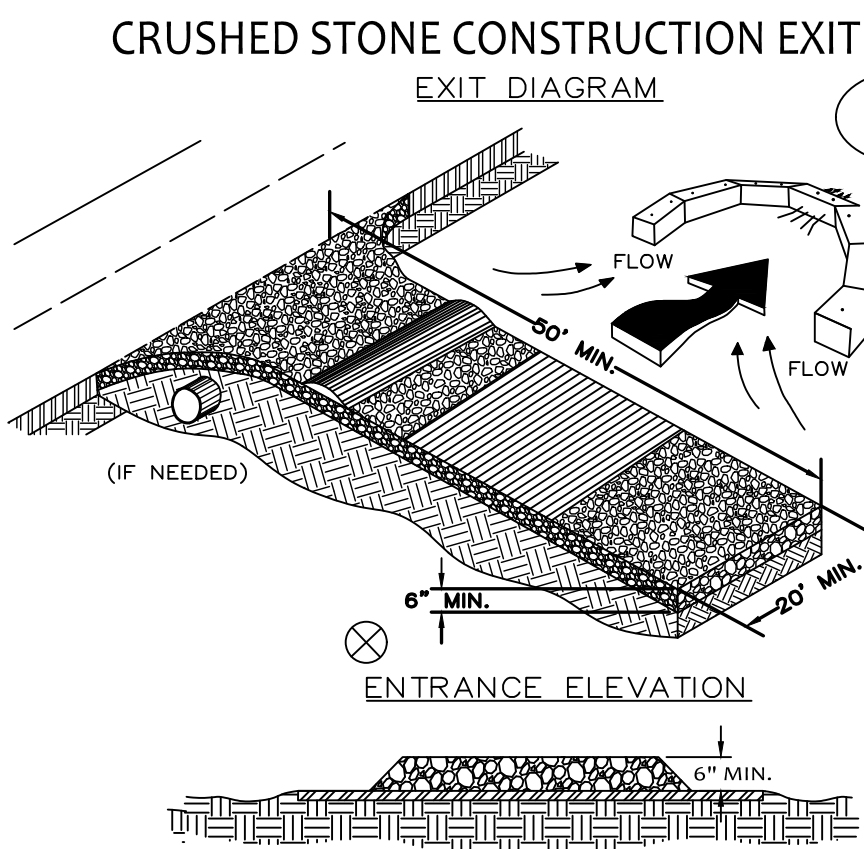
	MARCH 2023	APRIL 2023	MAY 2023	JUN 2023
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

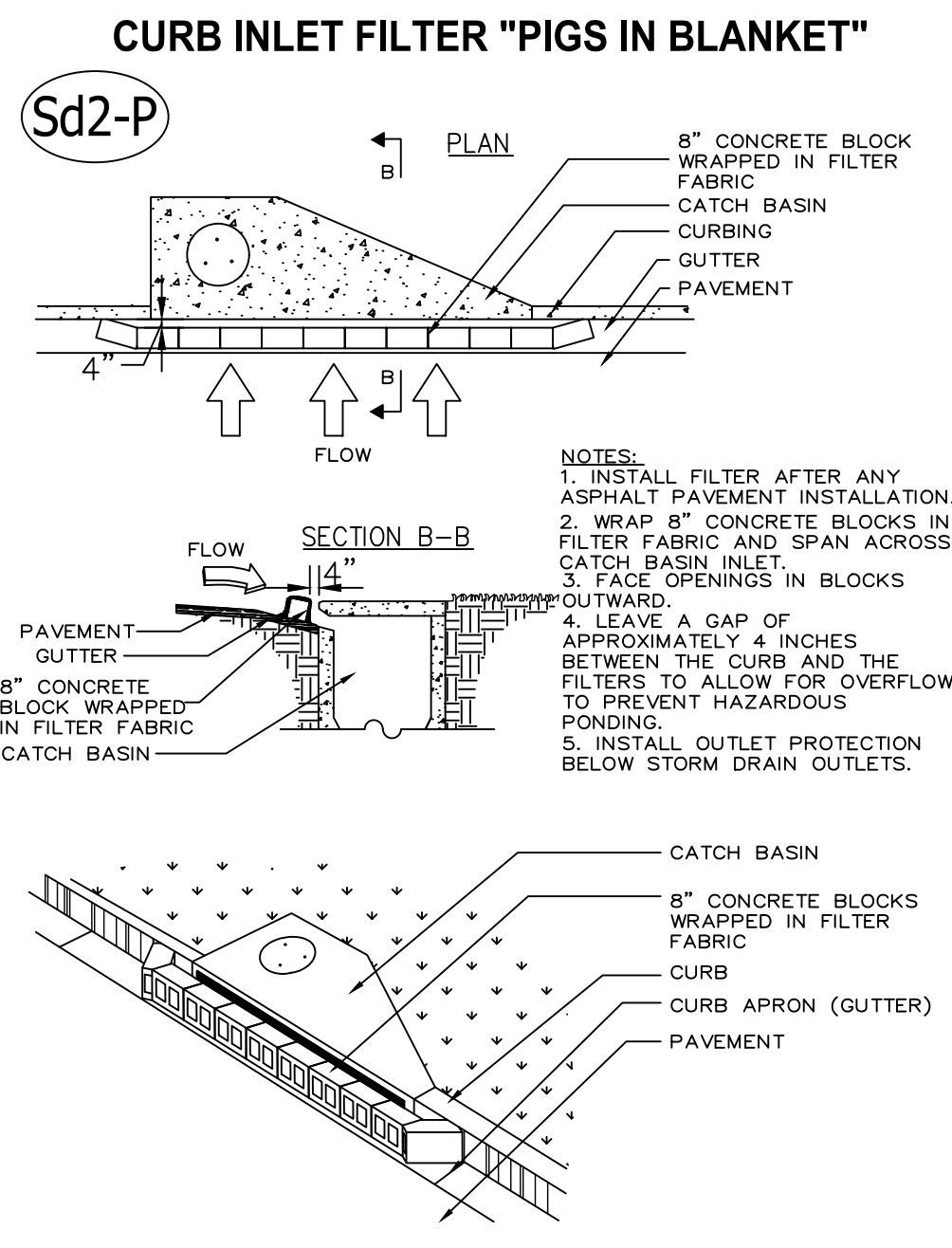
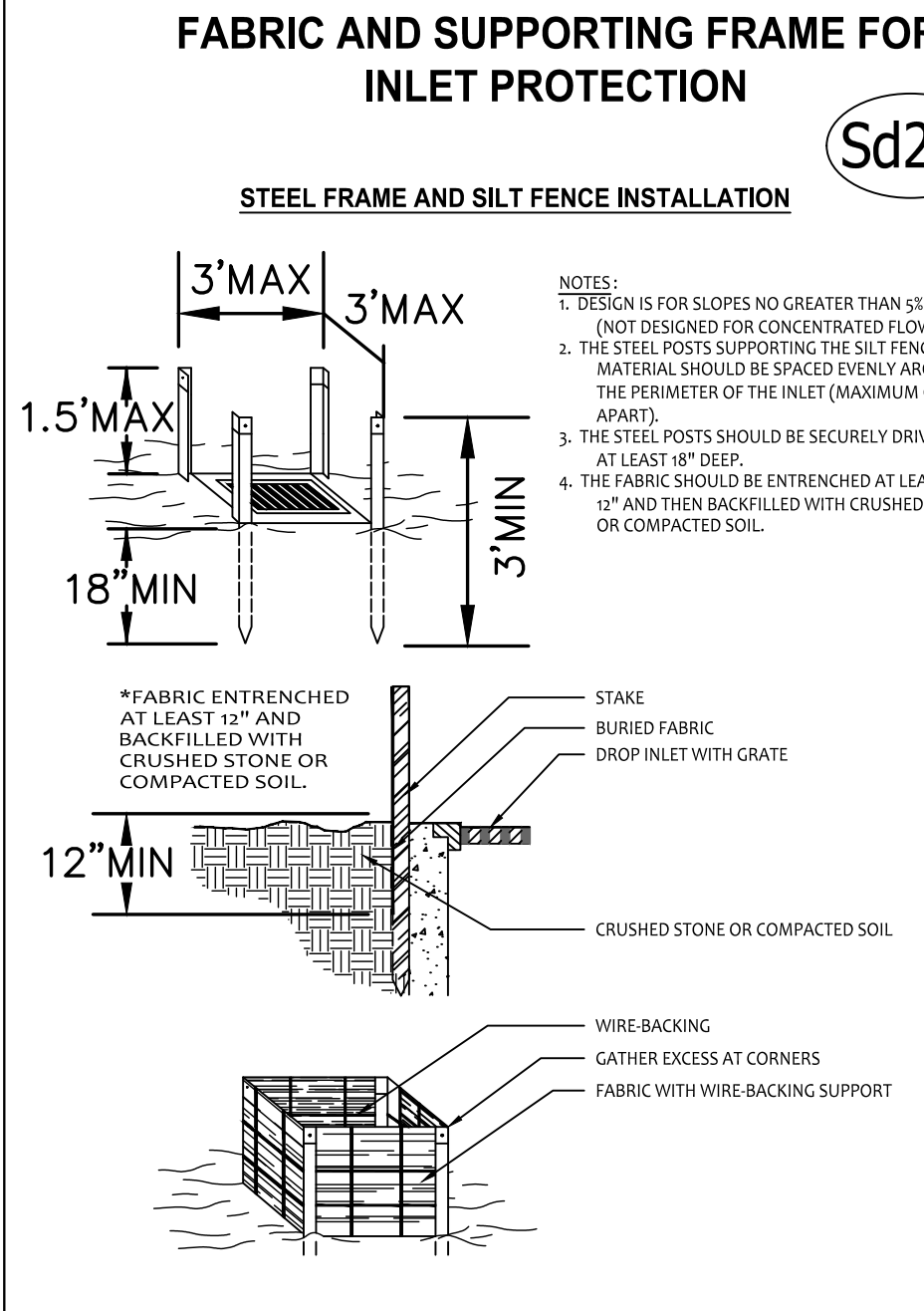


- NOTES:**
- USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (*) IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
- GSWC (Amended - 2013) Figure 6-27.1 6-193

SIDEWALK RAMP



- NOTES:**
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRAKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



INSPECTIONS
c. Tertiary Permittee

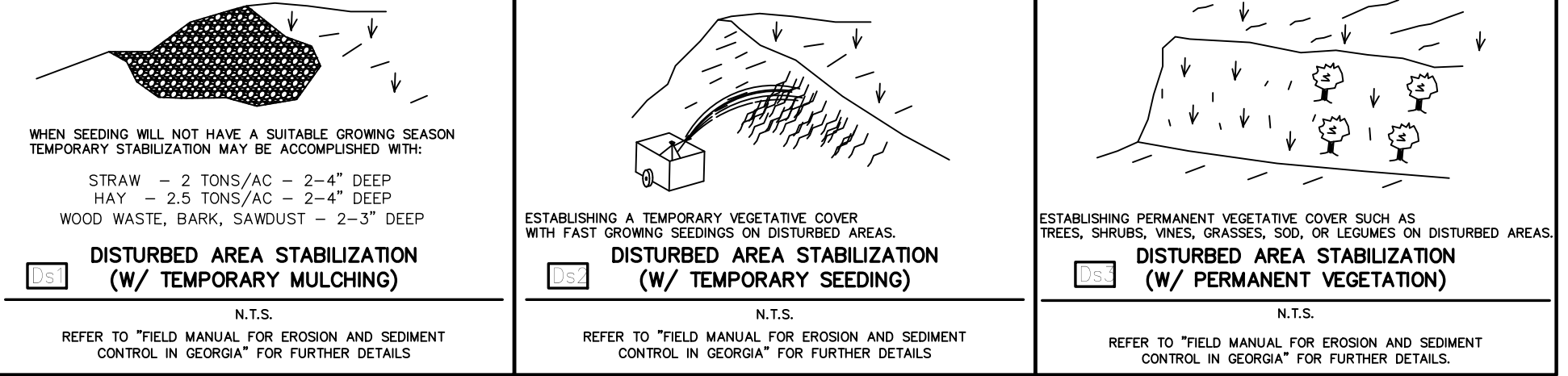
(1) Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies or utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.4.c.(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

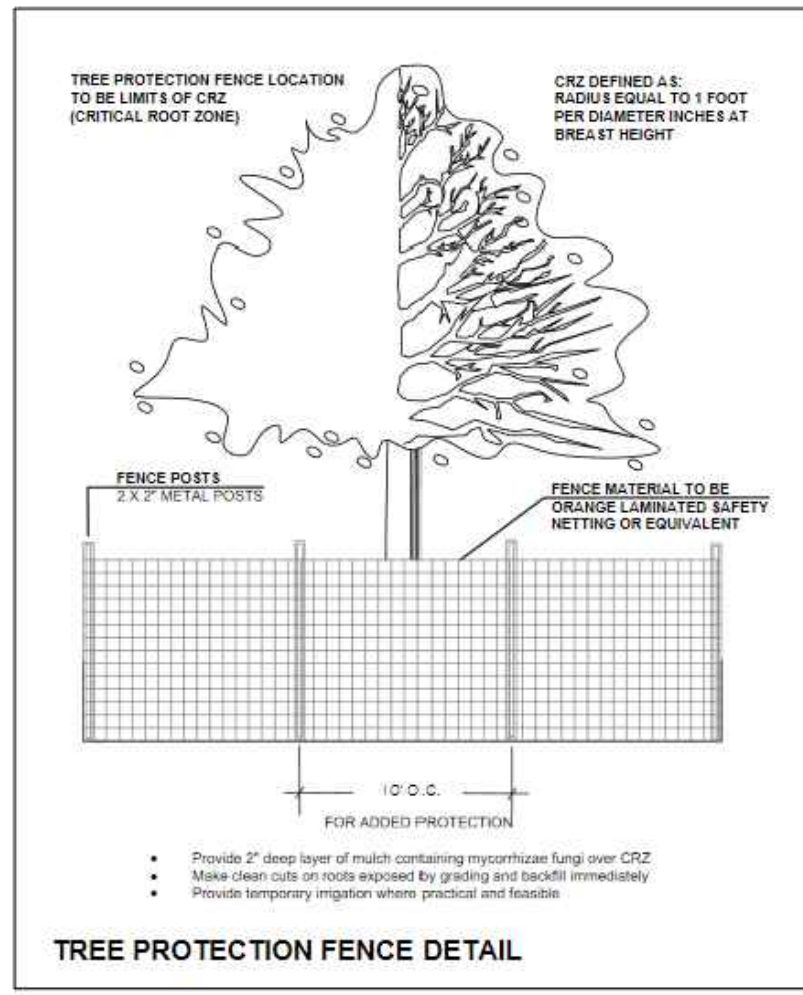
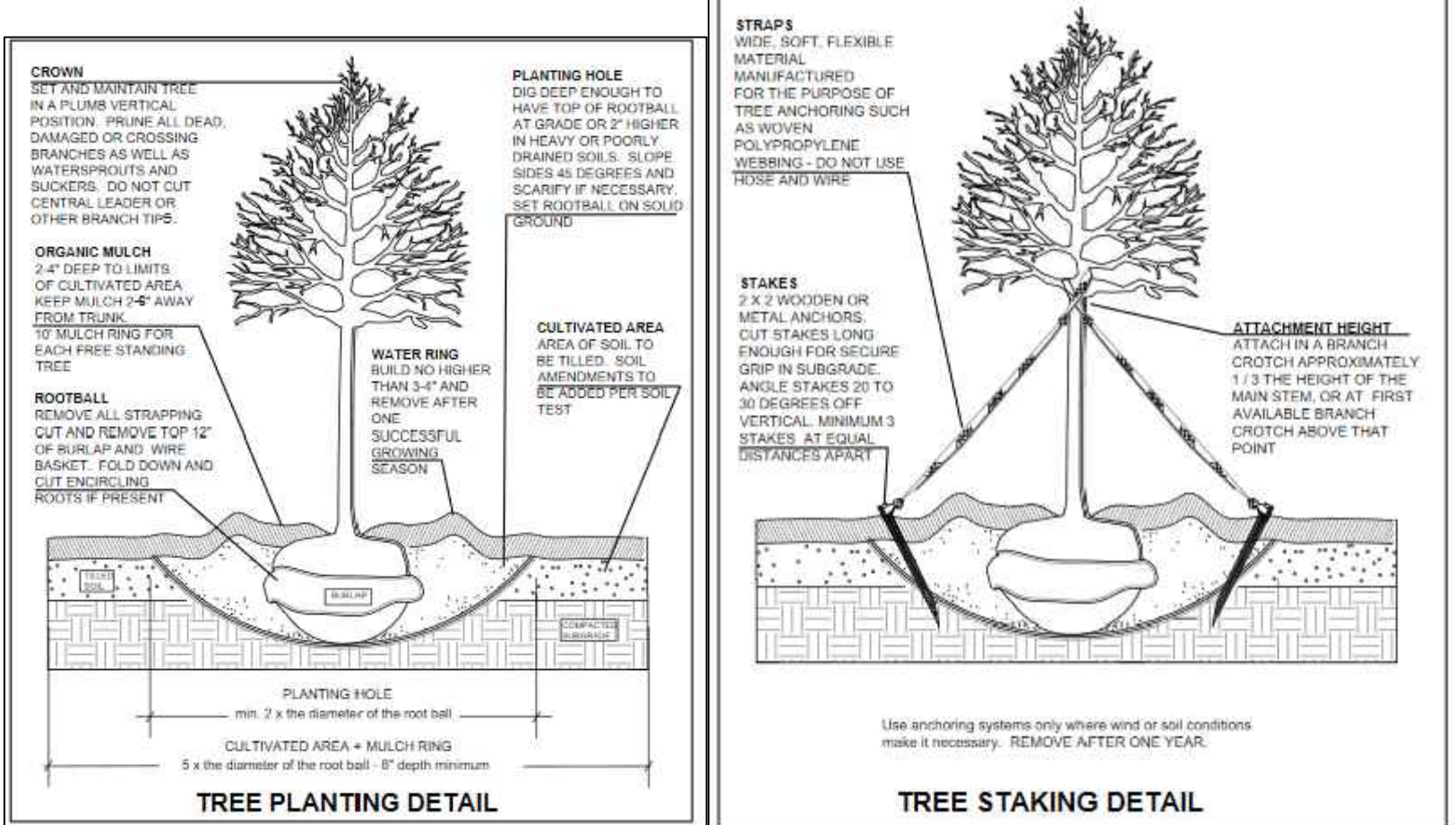
(3) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

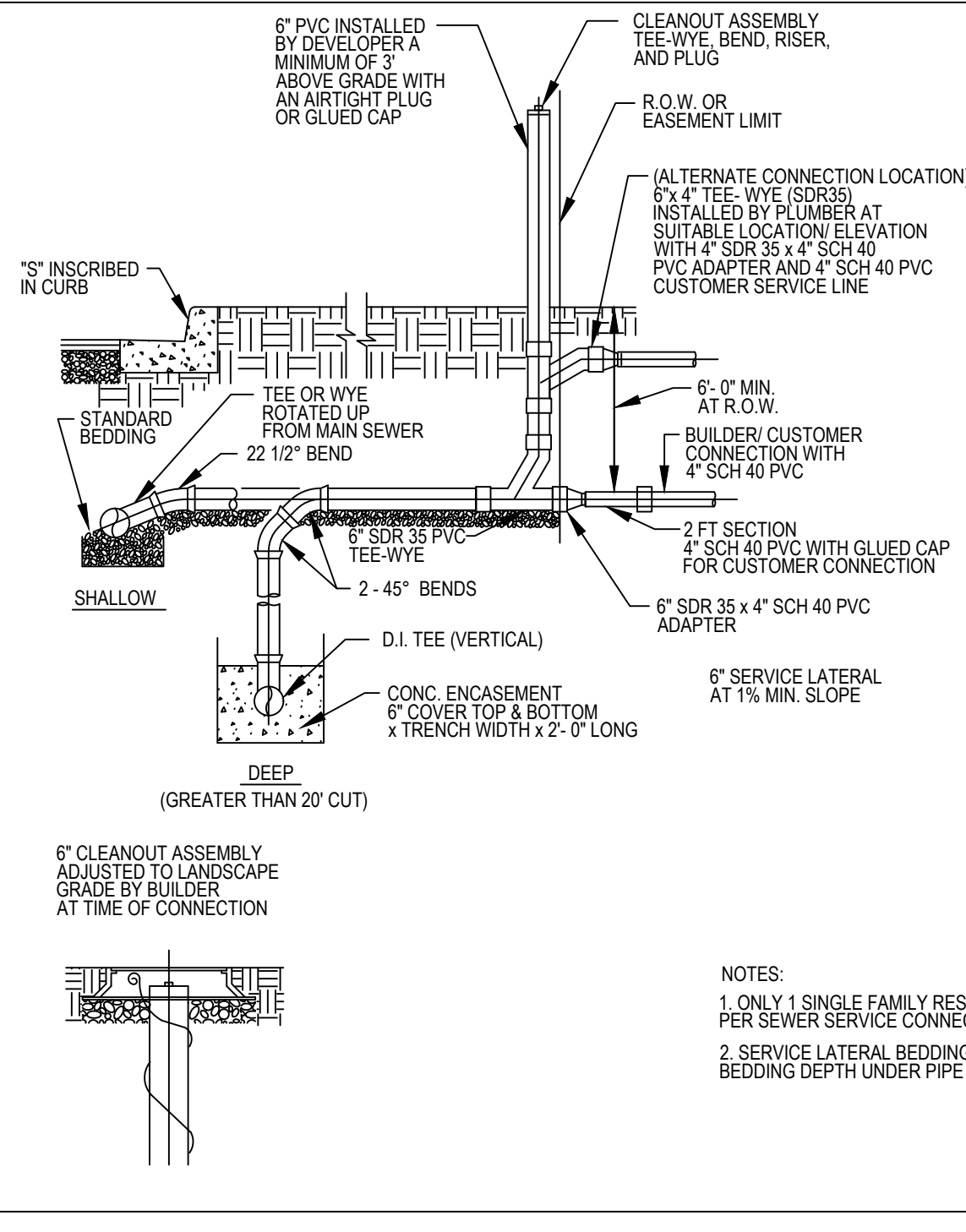
(5) A regional major inspection that includes the participation of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.



TREE PROTECTION FENCE



SEWER SERVICE CONNECTION



- NOTES:**
- ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION
 - SERVICE LATERAL BEDDING & BACKFILL BEDDING DEPTH UNDER PIPE TO BE 4" MIN.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE: 03-07-2023
SCALE: 1" = 20'
REVISION: 1
SECTION: 14TH DISTRICT
BLOCK: 98
LOT: 161
SUBDIVISION: VIRGINIA PARK
PHASE: 1
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT MY PROPERTY IS NOT IN A FLOOD HAZARD PARCEL (AS NOTED IN AN AREA A HAVING SPECIAL PARCEL MAP ID: 65777 PG 7 EFFECTIVE DATE: 09-16-2023)

FOR THE CITY OF HAPEVILLE
PROFESSIONAL SURVEYING & MAPPING, INC. LSF000631

JOB # 80170