



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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

September 12, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of July 11, 2023

4. New Business

4.I. 558 Woodrow Avenue Site Plan Review

Background:

Avuntee Patel is requesting site plan review to construct a second story addition to an existing single-family dwelling located at 558 Woodrow Avenue, Parcel Identification Number 14-0094-0002-038-6. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 558 Woodrow Avenue_Site Plan_Redacted
2. Plans - 558 Woodrow Ave._Site Plan_V2
3. Planners Report - 558 Woodrow Ave._Site Plan

4.II. 3189-A Jackson Street, Tract 1 Site Plan Review

Background:

Michael Olajubutu is requesting a site plan review to construct a new single-family dwelling at 3189-A Jackson Street - Tract 1, Parcel Identification Number 14-0094-002-086-5. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 3189A Jackson Street_Tract 1 - Site Plan_Redacted
2. Plans - 3189A Jackson Street_Tract 1_Site Plan
3. Planners Report - 3189A Jackson St_Tract1_Site Plan

4.III. 3189-B Jackson Street, Tract 2 Site Plan Review

Background:

Joycelyn Lee is requesting site plan review to construct a new single family dwelling at 3189-B Jackson Street, Tract 2, Parcel Identification Number 14-0094-0002-088-1. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 3189-B Jackson Street, Tract2_Site Plan_Redacted
2. Plans - 3189-B Jackson Street_Tract 2
3. Planners Report - 3189B Jackson St_Tract2_Site Plan

5. Next Meeting Date - October 10, 2023 at 6:00 PM

6. Adjourn



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

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

July 11, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of June 13, 2023

MOTION ITEM: Leah Davis made a motion to approve the minutes of June 13, 2023, as submitted. Miller Radford seconded the motion. Motion carried: 4-0.

Commissioner Cliff Thomas entered the meeting during the discussion of the following item.

4. New Business

4.I. 459 Oak Drive

Site Plan Review

Background:

Benedict Fons is requesting final plat review for the property located at 459 Oak Drive (Parcel ID: 14-0094-0008-010-9). The property is zoned R-SF, Residential Single Family.

Findings:

Mr. on behalf of Benedict & JoAnn Living Trust to subdivide one parcel Tax ID 14 0094-0008-010-9, 459 Oak Drive into two parcels: 4,171.3 SF, 461 Oak Drive and 4181.58 SF, 459 Oak Drive. The lot had been developed in 1920 with two structures. The properties share a driveway, and an easement has been shown on the plat. The easement also includes a sewer line service easement. The proposed subdivision of the lots would bring the properties into

conformance regarding number of buildings on each lot and setback requirements. The existing buildings (912 sf and 836 sf), however, do not meet the City's minimum square footage of 1000 sf for a single-family dwelling.

Recommendation:

Planning has the following comments for the proposed subdivision:

1. The existing single-family dwellings are less than 1000 sf each (912 sf and 856 sf). They were built around 1920. A variance is required by the Board of Appeals.
2. Concrete monuments should be shown and installed for the proposed subdivision.
3. A waiver by the Planning Commission is recommended for relief of the additional 5' right of way.
4. A waiver by the Planning Commission is recommended for relief of required 40' road frontage as this lot had been developed since around 1920.
5. The Planning Commission may determine whether street trees are required for each of the lots. All outstanding issues from the Engineer's report must be addressed.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved with the waivers listed above and approval of a variance by the Board of Appeals.

MOTION ITEM: Miller Radford made a motion to approve the final plat for 459 Oak Drive subject to the deficiencies outlined in the Engineer's and Planner's reports and to grant relief from the additional 5' right of way. The Planning Commission recommended the Board of Appeals grants variances for the setback, minimum floor area and lot width. The motion was seconded by Rob Hall. MOTION CARRIED: 5-0.

4.II. 3165 & 3167 Dogwood Drive

Final Plat Review (Phase I)

Background:

Udi Goldstein of IHD Investments requested final plat review for the properties located at 3165 & 3167 Dogwood Drive (Parel ID's: 14-0099-0003-042-2, 14-0099-0003-112-3, 14-0099-0003-113-1). The properties are zoned V, Village.

Findings:

The first phase includes 16 of the total 23 proposed townhomes. The parcels requested under the final plat in this application are located at the rear of the property. A third building with 7 units is expected to enfront Dogwood Drive and a separate final plat will be submitted for the entire property at that time. The total parcel is 1.63 acres with individual fee simple lots. The remainder of the area will be owned and maintained by the developer until the HOA is established.

As the third building enfronting Dogwood Drive has yet to be constructed, no certificate of occupancy will be issued until the required improvements are installed in Phase I.

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: Rob Hall made a motion to approve the final plat for 3165 & 3167 Dogwood Drive subject to the following conditions:

- 1. No Certificate of Occupancies will be issued until all improvements are installed in Phase I.**
- 2. Waiver of the 70' right of way requirement.**
- 3. Must address the deficiencies in the Staff reports.**

The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.

6. Next Meeting Date – August 15, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Leah Davis made a motion to adjourn the meeting at 6:37 p.m. Cliff Thomas seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Lucy Dolan, Vice Chairman

Adrienne Senter, Secretary

23-FC-08-17

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

Name of Applicant AVUNTEE PATEL

Mailing Address: 8739 CAMP AVENUE JONESBORO, GA 30236

Telephone [REDACTED] Mobile # SAME Email [REDACTED]

Property Owner (s) AVUNTEE PATEL

Mailing Address 558 WOODROW AVENUE HAPEVILLE, GA 30354

Telephone [REDACTED] Mobile # SAME

Address/Location of Property: 558 WOODROW AVENUE HAPEVILLE, GA 30346

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400020386

Present Zoning Classification: RSF Size of Tract: .1435 acre(s)

Present Land Use: 101-Residential 1 family

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) RENO

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.

Avuntee Patel
Applicant's signature

Date: 07/10/23

Sworn to and subscribed before me

This 18th day of July, 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.)

I WOULD LIKE TO MAKE THIS MY PRIMARY RESIDENCE. I WOULD LIKE TO EXTEND THE BACK TO THE CONCRETE WALL. A SLAB OF CONCRETE ALREADY EXISTS SO I WILL JUST TAKE THE HOUSE AND BUILD ON THE REMAINING PIECE. I WILL STAY WITHIN MY SETBACK LIMITS. I WILL NOT DISTURB OR REMOVE ANYTHING, SUCH AS THE TREE, BRANCHES, ETC.

I WOULD LIKE TO ADD A SECOND STORY TO THE HOUSE. CURRENTLY, IT IS 720 SQFT. AND THAT IS A LITTLE TIGHT FOR LIVING. MY ULTIMATE GOAL IS TO MAKE THIS HOUSE A FOUR BEDROOM, 4.5 BATHROOMS.

720 SQ.FT TO 2400 SQ. FT.

**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:

558 WOODROW AVENUE

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 **AVUNTEE PATEL**

Address of Applicant
8739 CAMP AVENUE JONESBORO, GA 30236

Telephone of Applicant
[REDACTED]

Signature of Owner

AVUNTEE PATEL

Print Name of Owner

Personally Appeared Before Me this **18** day of **July**, 20**23**.

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)

AP

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.

AP

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

AP

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.

AP

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).

AP

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.

AP

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.

AP

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

AP

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).

AP

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.

AP

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.

AP

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.

AP

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.

- AP Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- AP Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- AP 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.
- AP Site area (square feet and acres).
- AP 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.
- AP Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- AP Total floor area ratio and/or residential density distribution.
- AP Number of parking spaces and area of paved surface for parking and circulation
- AP 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: AVUNTEE PATEL
 Date 07/12/2023

EXHIBIT "A"
Legal Description of Property

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, Fulton County, Georgia, being Lot 39 and 40, Block 6, Forrest Hill Park Subdivision, as per plat recorded in Plat Book 7, Page 58 and 59, Fulton County, Georgia Records, which plat is incorporated herein by this reference and made a part of this description.

Property commonly known as **558 Woodrow Avenue, Hapeville, Georgia**

SCOPE OF WORK:

Remodel to the existing main level, removing three feet from the west side, and adding a new floor above it. Adding a two-story addition to the rear of the existing house. Removing the existing covered front porch and adding a new covered front porch, in a different location. Adding a covered back porch as well as a covered entry on the east side. Removing some concrete surfaces from the site and adding a walkway in the front.

AREA OF HOUSE:

Existing Heated:	744.43 sq. ft.
Existing Heated to be Removed from West Side:	-71.39 sq. ft.
Existing Heated to be Under Stair with < 5' Headroom:	-40.25 sq. ft.
Added Heated Behind Existing, Minus Under Stair with < 5' Headroom:	503.38 sq. ft.
Added Heated Second Level, Minus Stair Holes:	1,183.01 sq. ft.
Total Heated Area After:	2,319.18 sq. ft.
Existing Unheated Front Porch and Steps to be Removed:	-109.49 sq. ft.
Added Unheated Covered Front Porch and Steps:	64.50 sq. ft.
Added Unheated Covered Rear Porch:	26.28 sq. ft.
Added Unheated Covered Side Stoop (on Existing Driveway):	7.74 sq. ft.
Net Unheated Area Subtracted:	10.97 sq. ft.
Total Unheated Area After:	98.52 sq. ft.

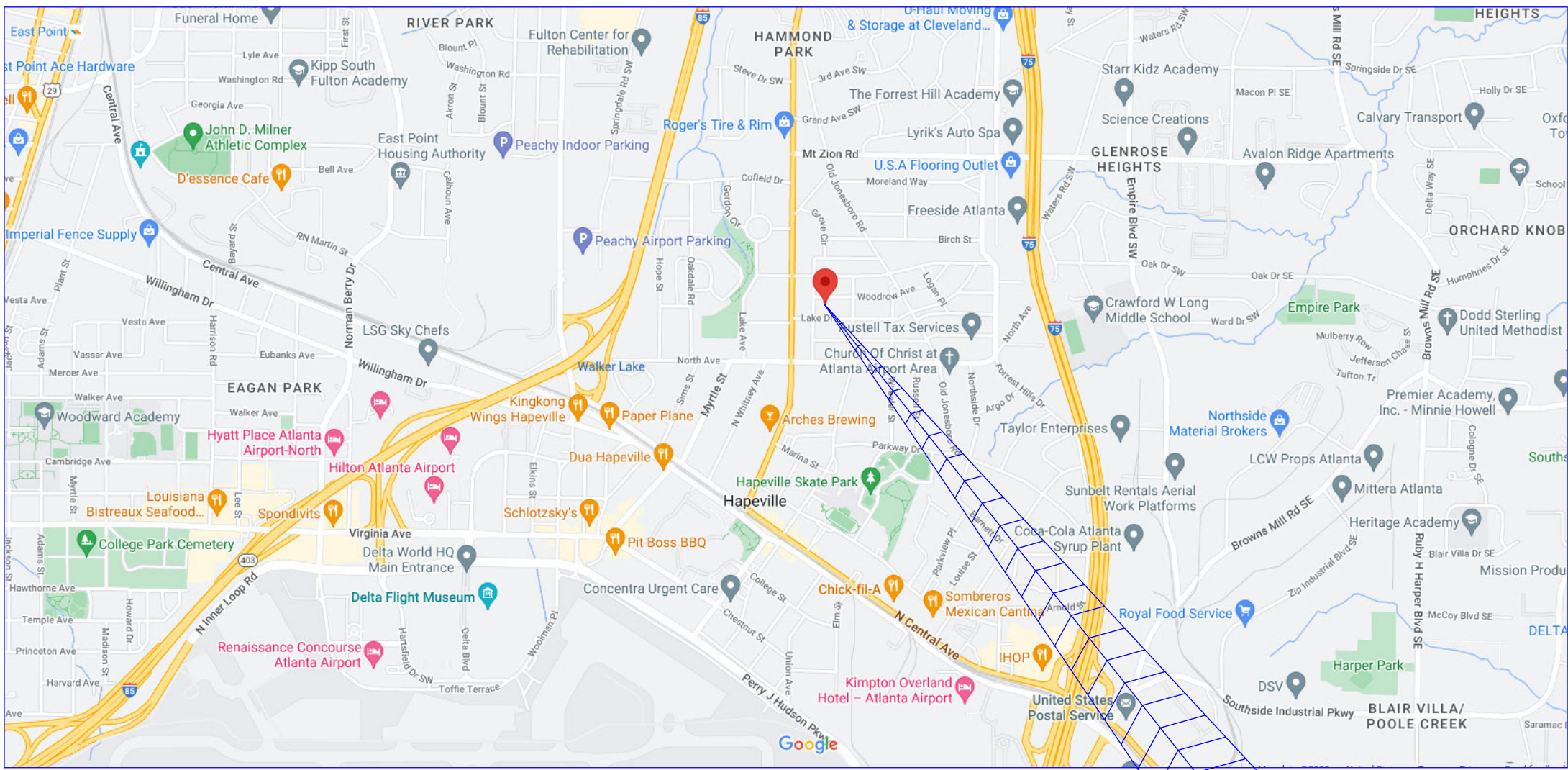


SHEET INDEX

- C-1 SITE PLAN
- C-1 SITE PLAN - AFTER ONLY
- 1A-1 PLANS
- 2A-1 ELEVATIONS
- 3A-1 SECTIONS & DETAILS
- S-1 FOUNDATION AND FRAMING PLANS
- S-2 FRAMING PLANS AND DETAILS
- E-1 ELECTRICAL PLANS
- 1AB-1 EXISTING PLANS
- 2AB-1 EXISTING ELEVATIONS

HOME REMODEL FOR AVUNTEE PATEL

VICINITY MAP:



OWNER:
Avuntee Patel
558 Woodrow Ave.
Hapeville, GA. 30354

Avuntee.M@Hotmail.com
678-656-7882

APPLICABLE CODES

- (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, (2015 PRESCRIPTIVE DECK DETAILS)
- (IFC) INTERNATIONAL FIRE CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS
- (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IMC) INTERNATIONAL MECHANICAL CODE, 2018 WITH 2020 GEORGIA AMENDMENTS
- (IPC) INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS
- (IECC) INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020 GEORGIA SUPPLEMENTS AND AMENDMENTS
- (NEC) NATIONAL ELECTRICAL CODE, 2020 EDITION WITH NO AMENDMENTS
- (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION - 101 LIFE SAFETY CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS

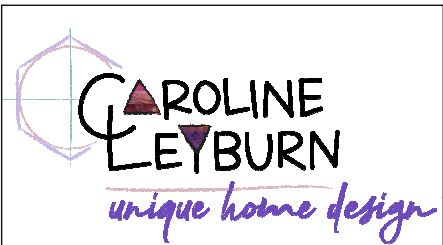
SITE

ARCHITECT:
Caroline Leyburn
Caroline Leyburn Design
1507 Brook Valley Ln NE
Atlanta, GA 30324-3212
404-963-8688

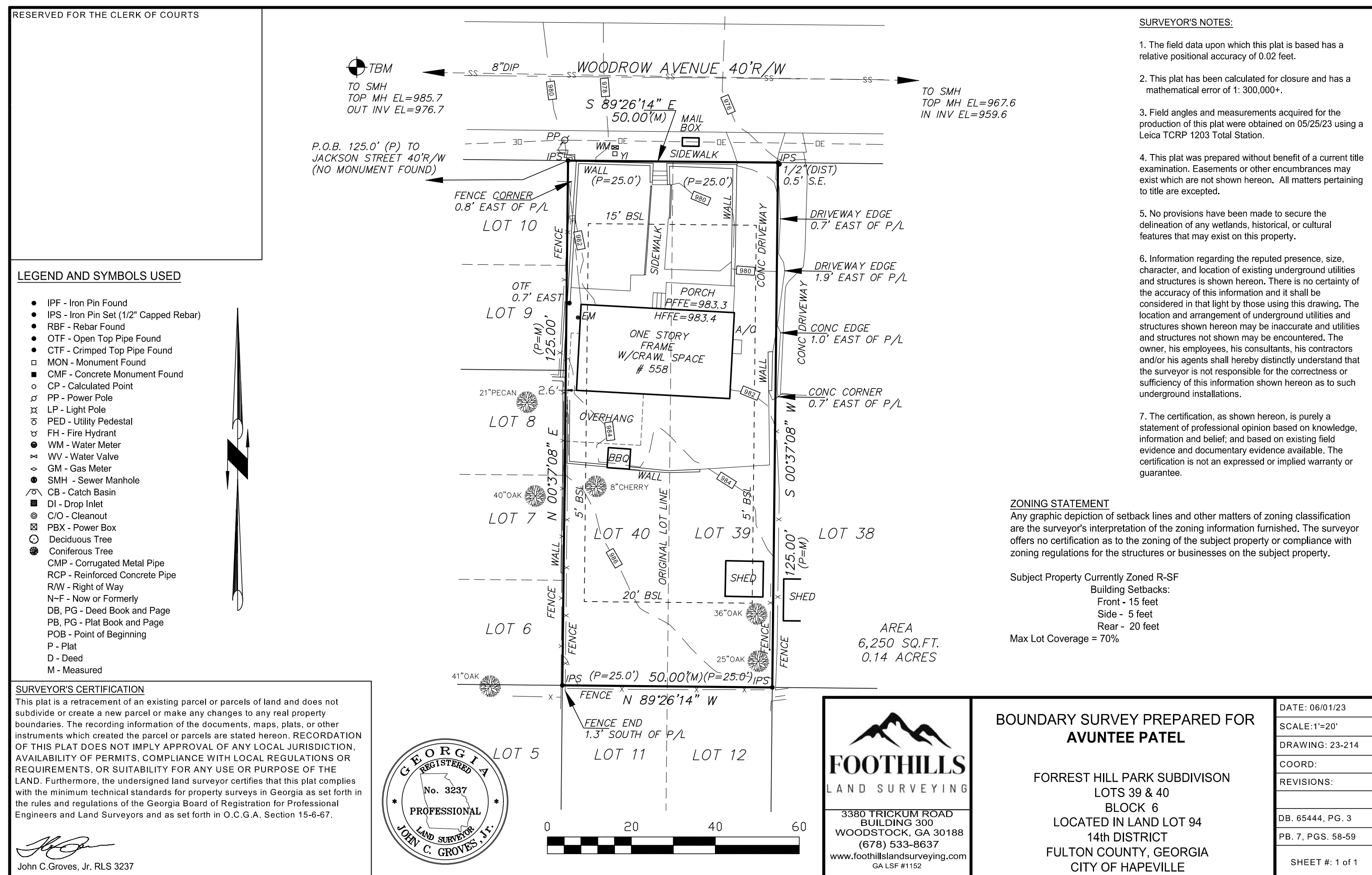
Email@CLuniquehomedesigns.com

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

COVER SHEET

 CAROLINE LEYBURN unique home design	G-1 08-14-2023
---	-------------------

AVUNTEE PATEL 558 Woodrow Ave. Hapeville, GA 30354
--



Existing Driveway, Concrete Rear Terrace, and Sidewalks:	1,707.48 sq. ft.
Site Walls:	147.49 sq. ft.
Existing House:	749.74 sq. ft.
Front Porch:	109.49 sq. ft.
Total Existing Impervious Area:	2,714.20 sq. ft.

2,714.20 sq. ft./6250 sq. ft. = .434272 = 43% Impervious Before

Sidewalk and Site Walls Removed and Not Replaced: -320.29 sq. ft.
House Removed and Not Replaced: -71.39 sq. ft.
Front Porch Area Removed and Not Replaced: -96.15 sq. ft.
Sidewalk Area Added: 91.35 sq. ft.
Impervious net subtracted: -396.48 sq. ft.

Total Impervious After: 2,714.20 sq. ft. - 396.48 sq. ft. = 2,317.72 sq. ft.

2,317.72 sq. ft./6250 sq. ft. = .370835 = 37% Impervious After

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

SITE PLAN

 CAROLINE LEYBURN <i>unique home design</i>	C-1 08-14-202
---	-----------------------------

AYUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354

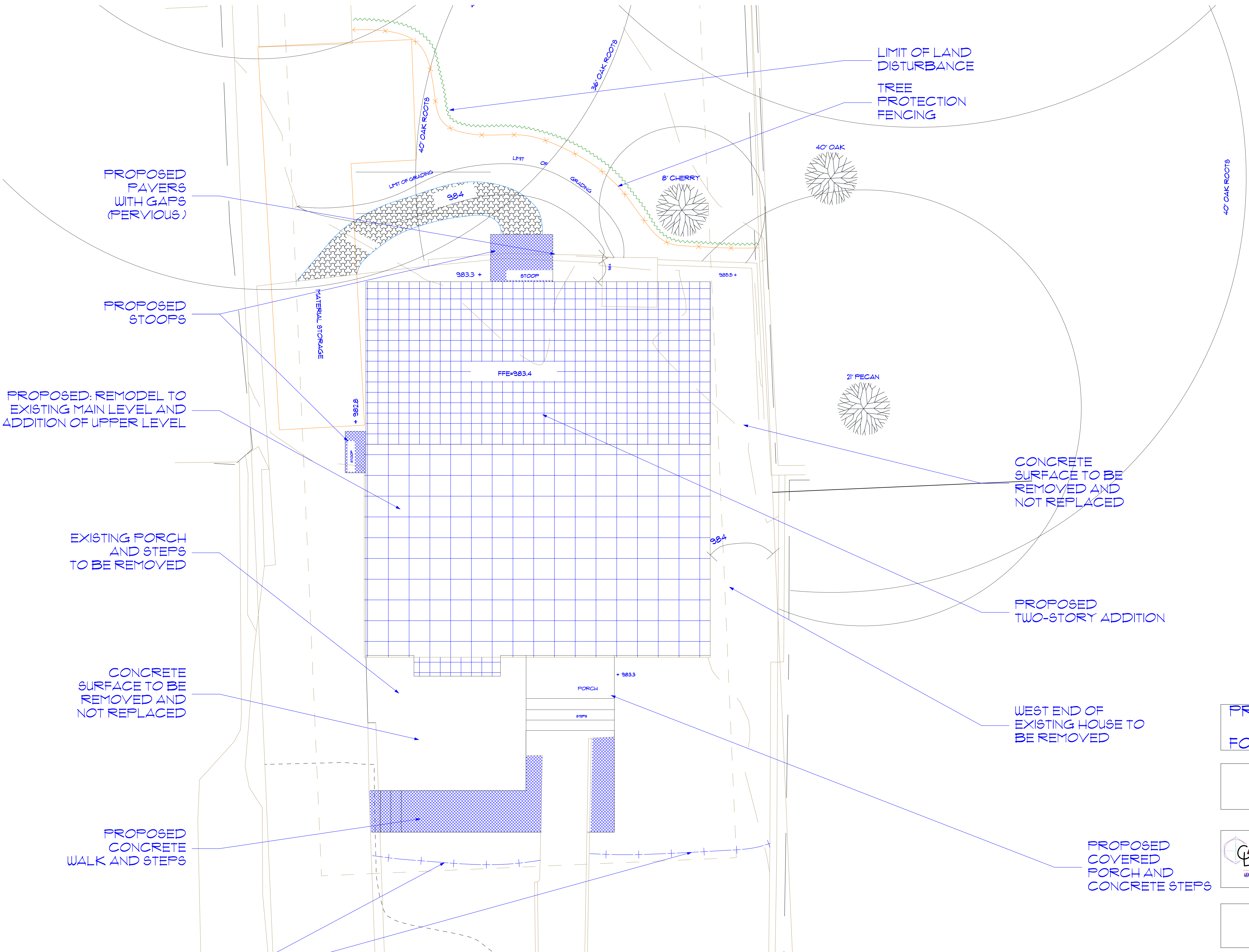
NOTE:
USE 36" D.O.T. APPROVED FABRIC.
USE STEEL POSTS. - ONLY

3	SDI SILT FENCE DETAILS
C-1	NO SCALE

SIDE VIEW

TREE PROTECTION FENCE
NO SCALE

Avuntee Patel
Avuntee.M@Hotmail.com
678-656-7882



PROPOSED
PAVERS
WITH GAPS
(PERVIOUS)

PROPOSED
STOOPS

PROPOSED: REMODEL TO
EXISTING MAIN LEVEL AND
ADDITION OF UPPER LEVEL

EXISTING PORCH
AND STEPS
TO BE REMOVED

CONCRETE
SURFACE TO BE
REMOVED AND
NOT REPLACED

PROPOSED
CONCRETE
WALK AND STEPS

LIMIT OF LAND
DISTURBANCE

TREE
PROTECTION
FENCING

CONCRETE
SURFACE TO BE
REMOVED AND
NOT REPLACED

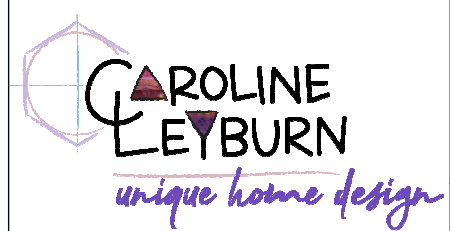
PROPOSED
TWO-STORY ADDITION

WEST END OF
EXISTING HOUSE TO
BE REMOVED

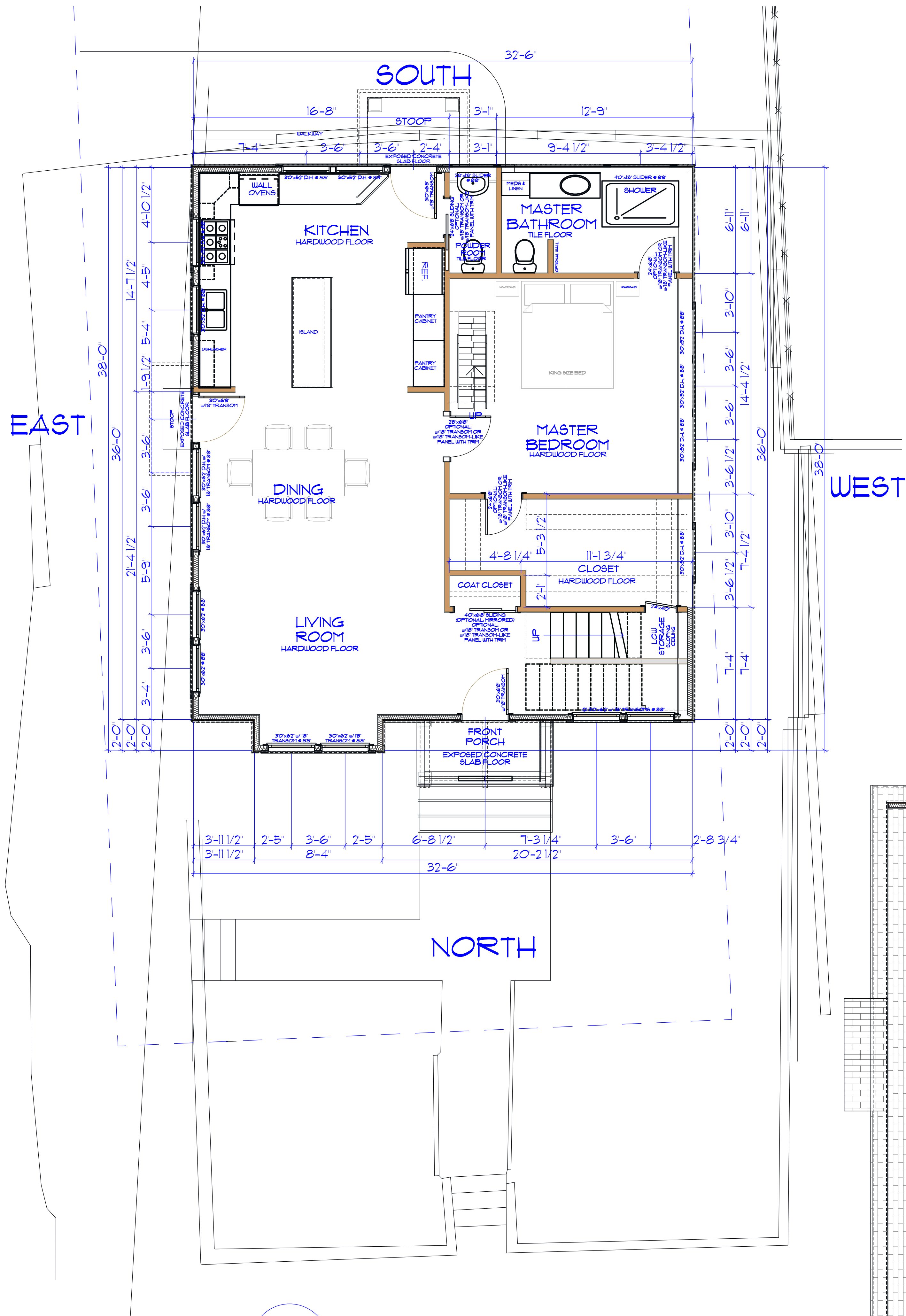
PROPOSED
COVERED
PORCH AND
CONCRETE STEPS

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

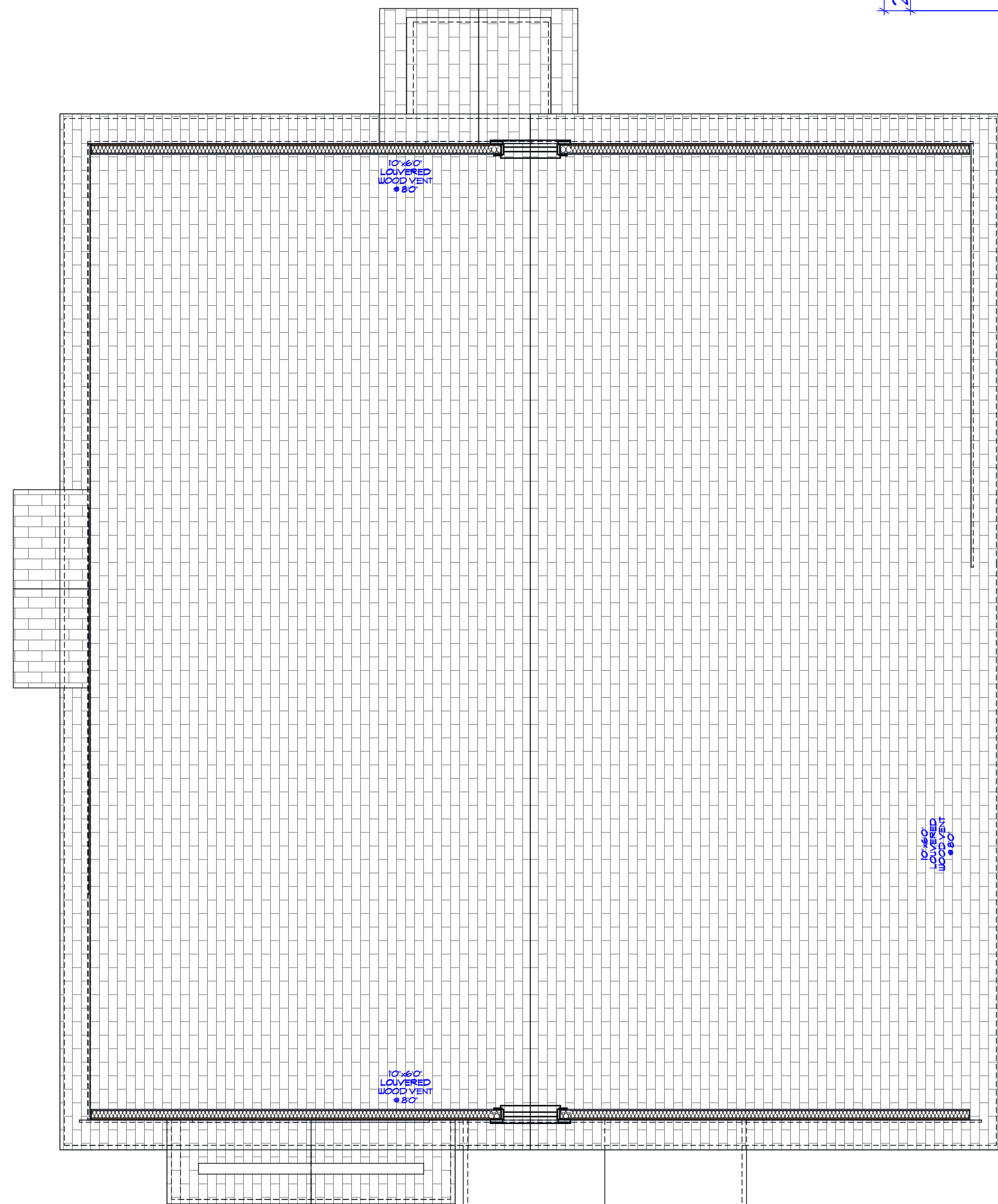


 CAROLINE LEBURN <i>unique home design</i>	C-2
	08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354

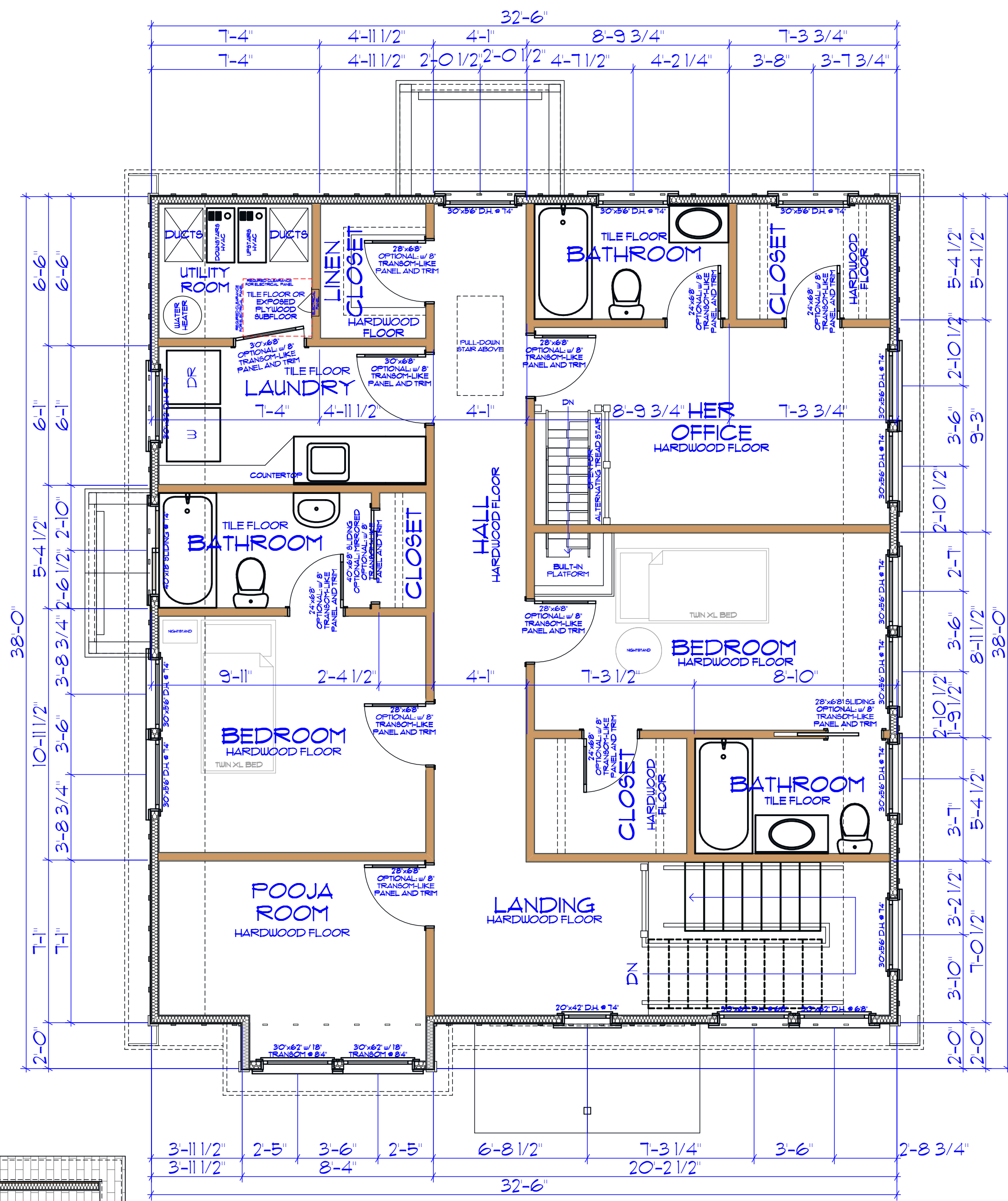


1
1A-1
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



3
3A-1
ROOF PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

EAST



2
2A-1
UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

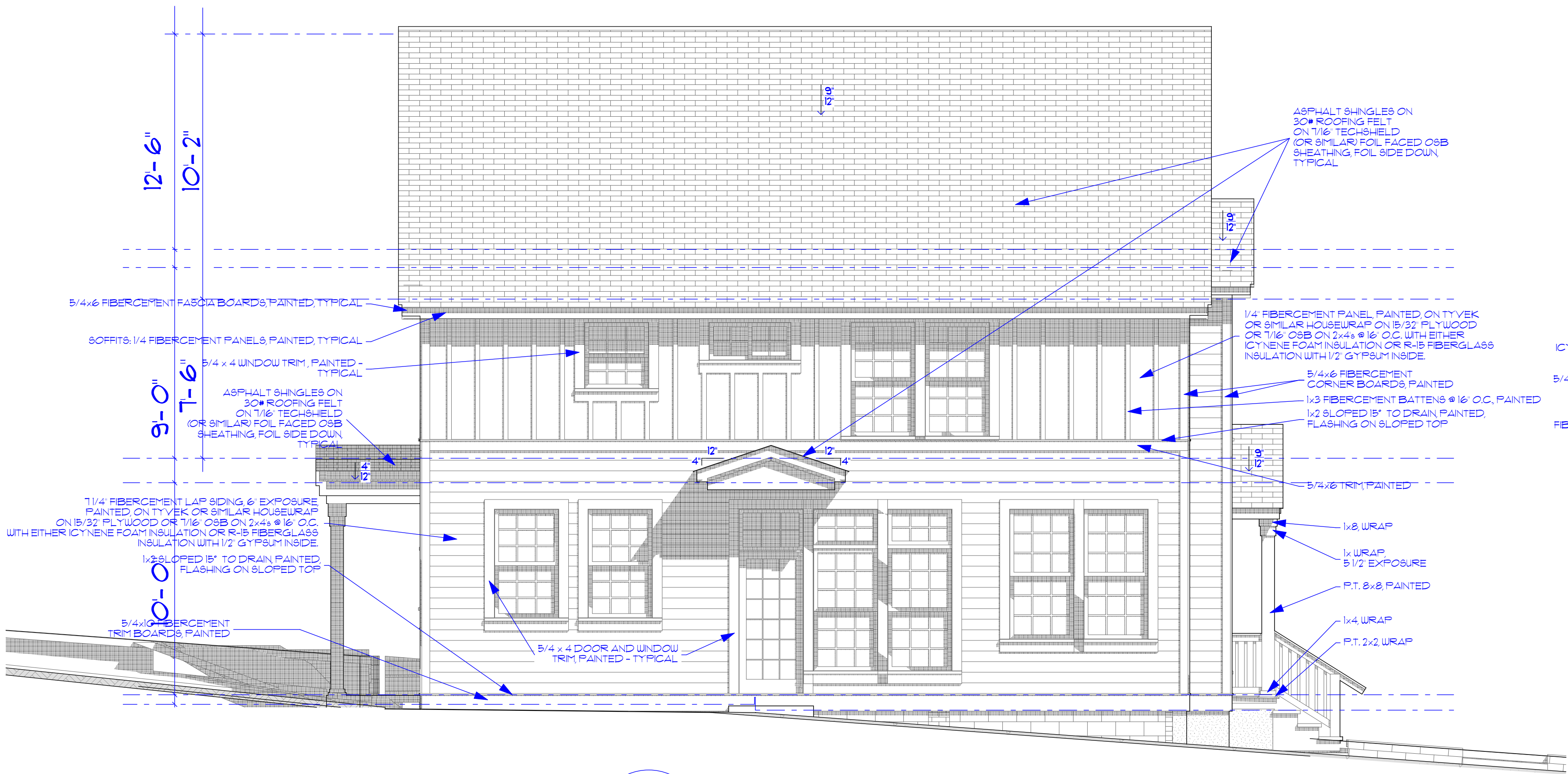
MAIN LEVEL PLAN AND
UPPER LEVEL PLAN



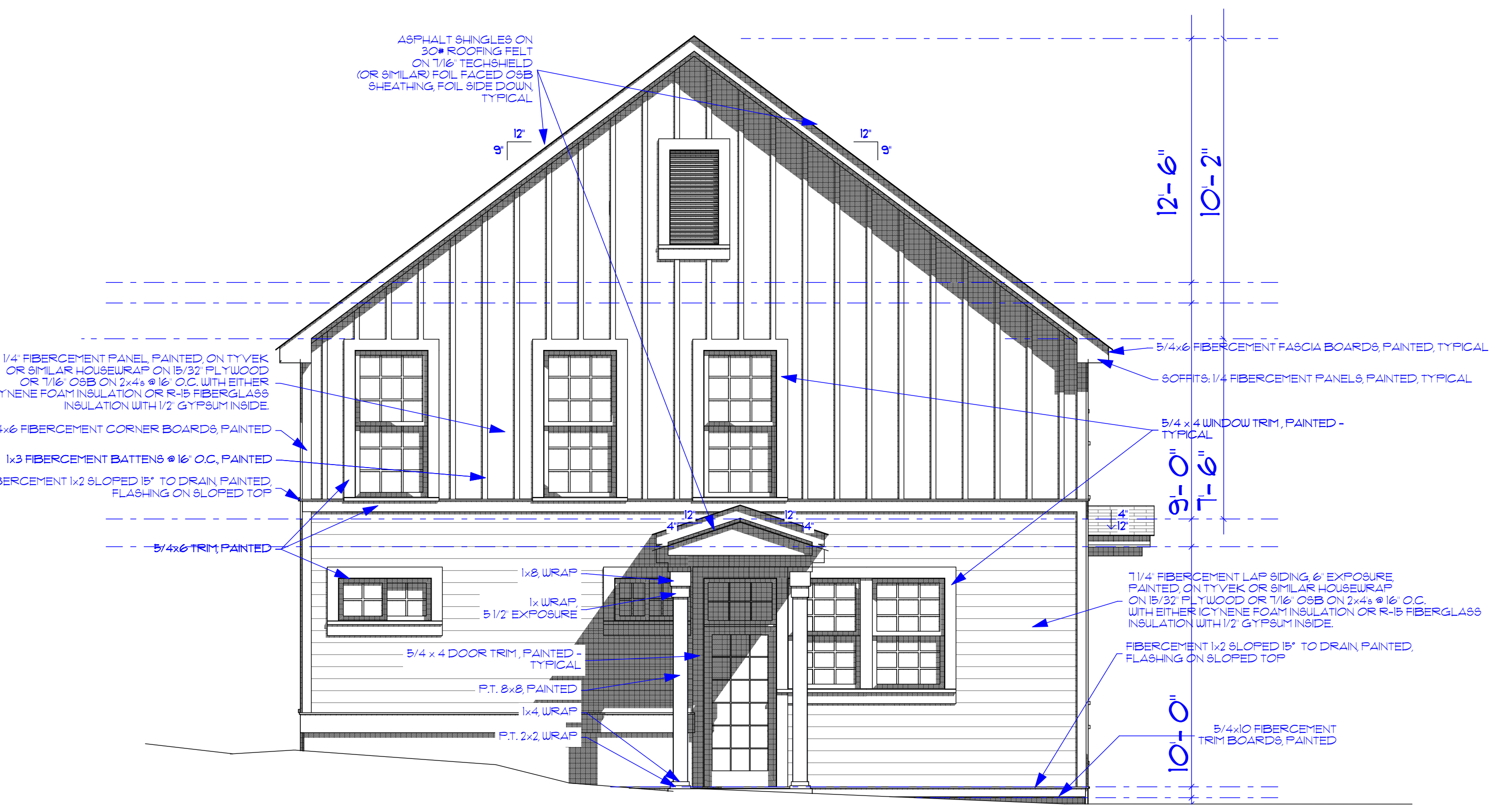
CAROLINE
LEYBURN
unique home design

1A-1
08-14-2023

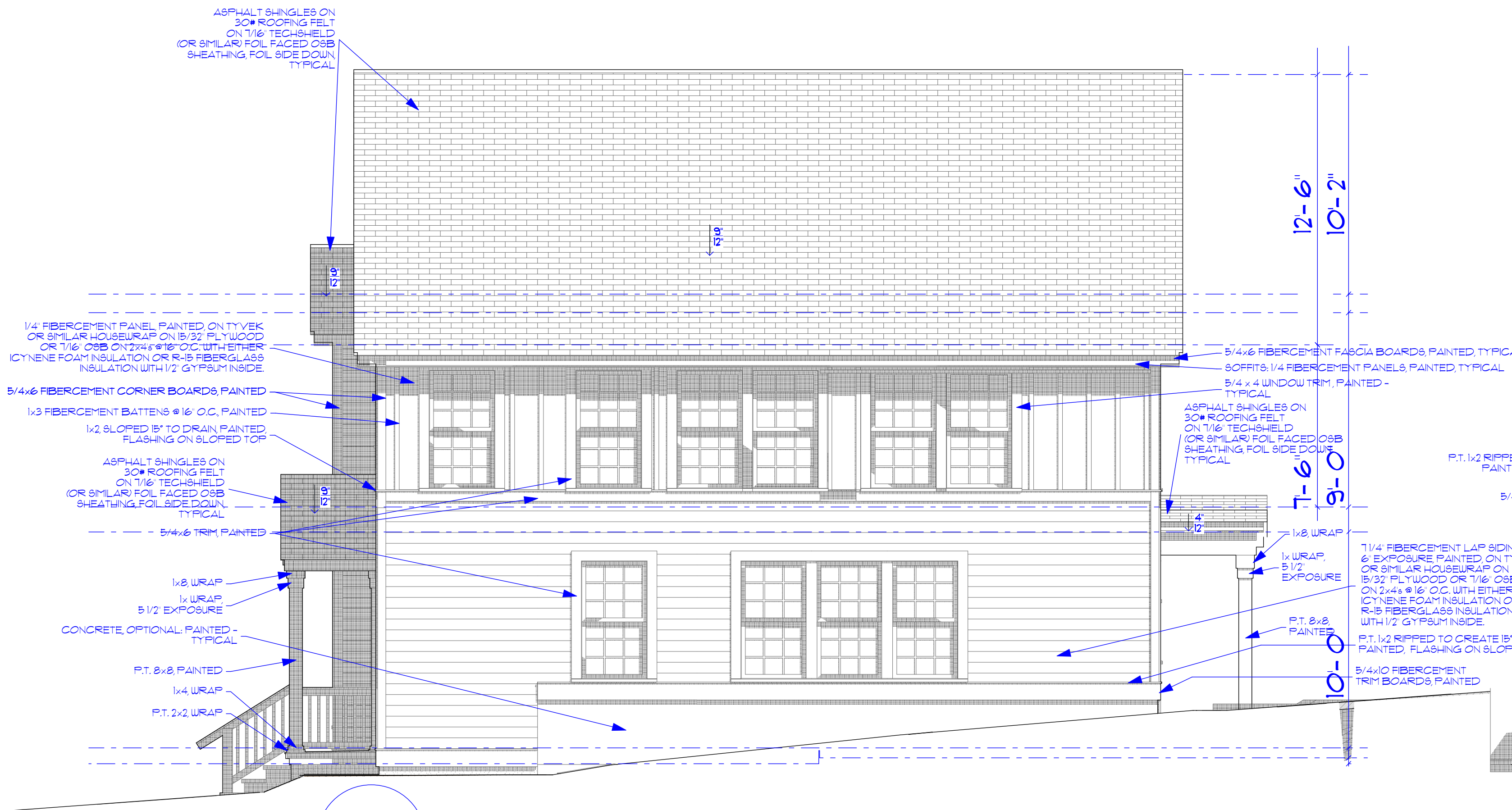
AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



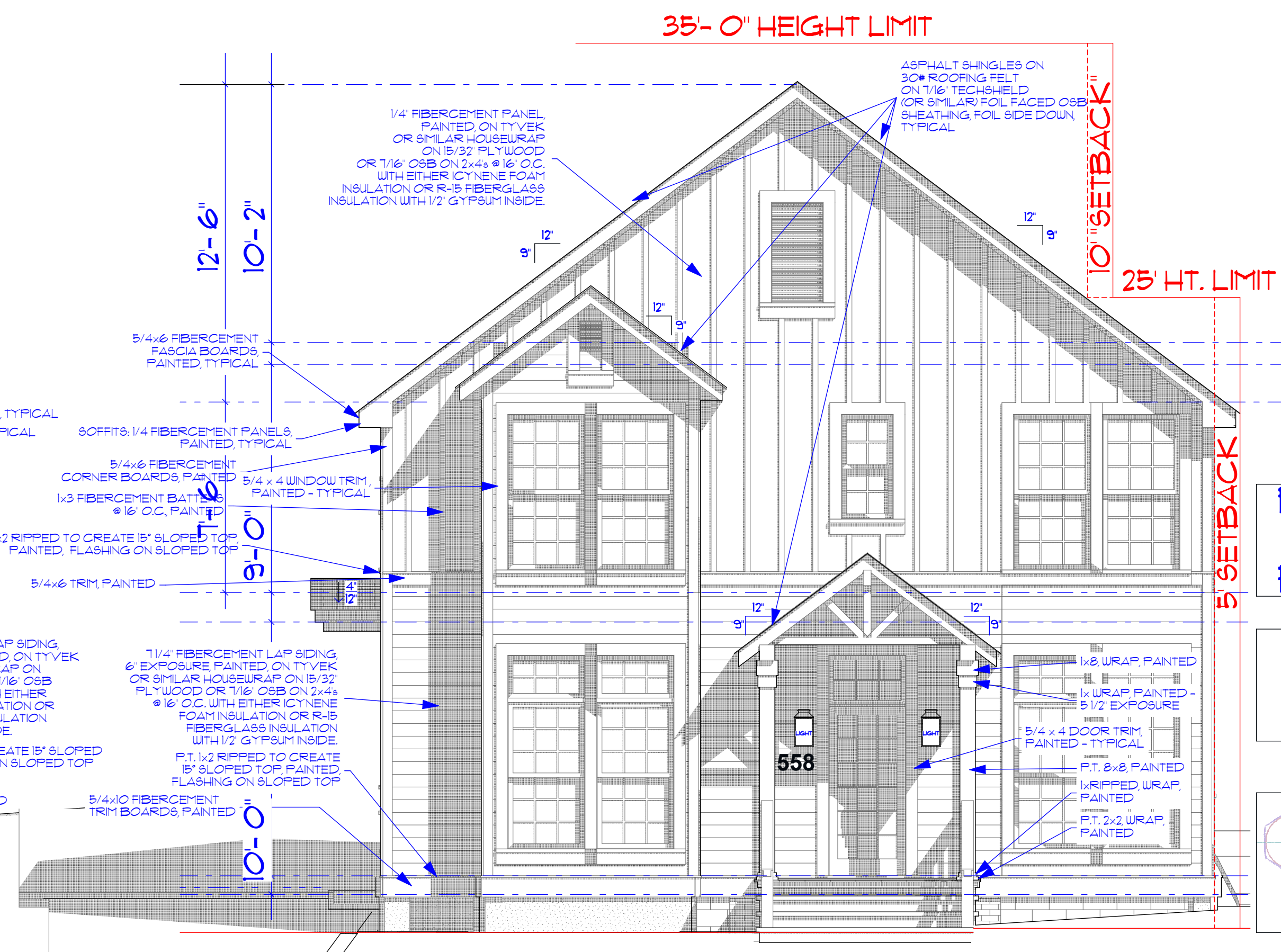
4
2A-1
EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



2
2A-1
SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



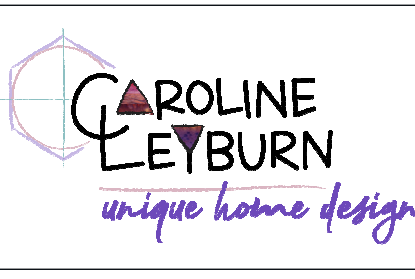
3
2A-1
WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



1
2A-1
NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

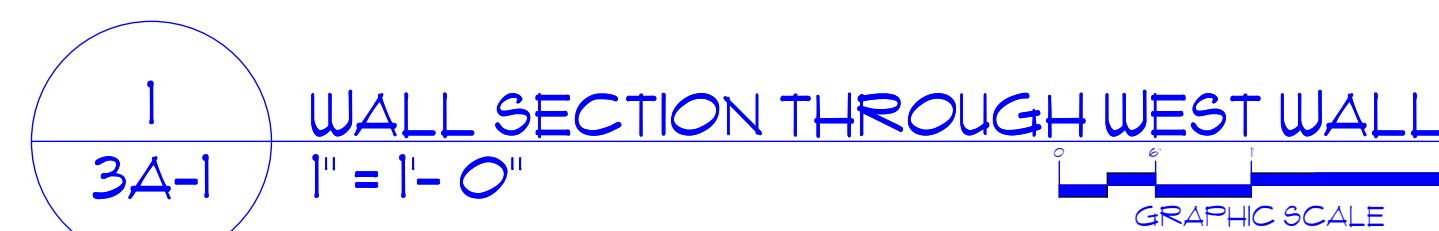
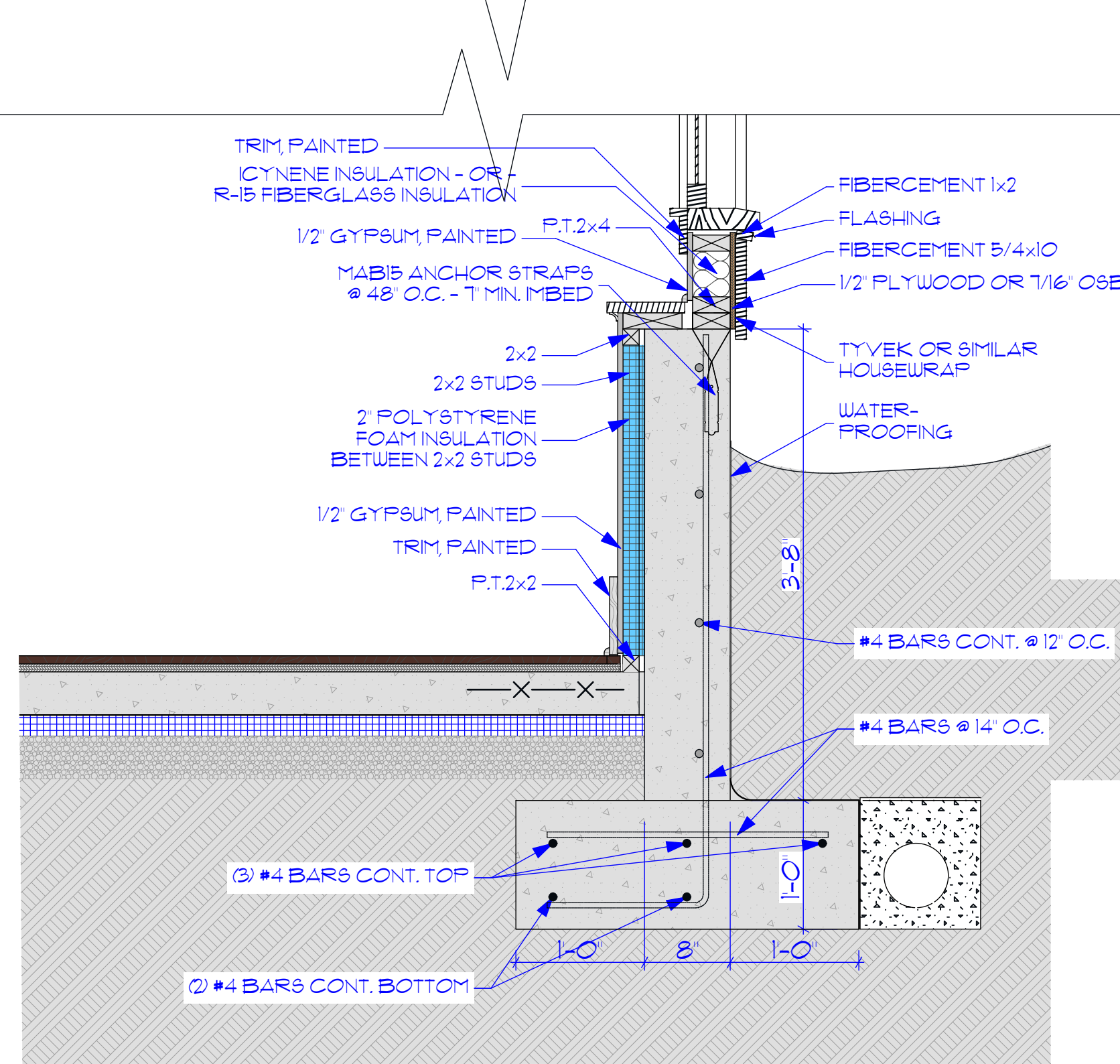
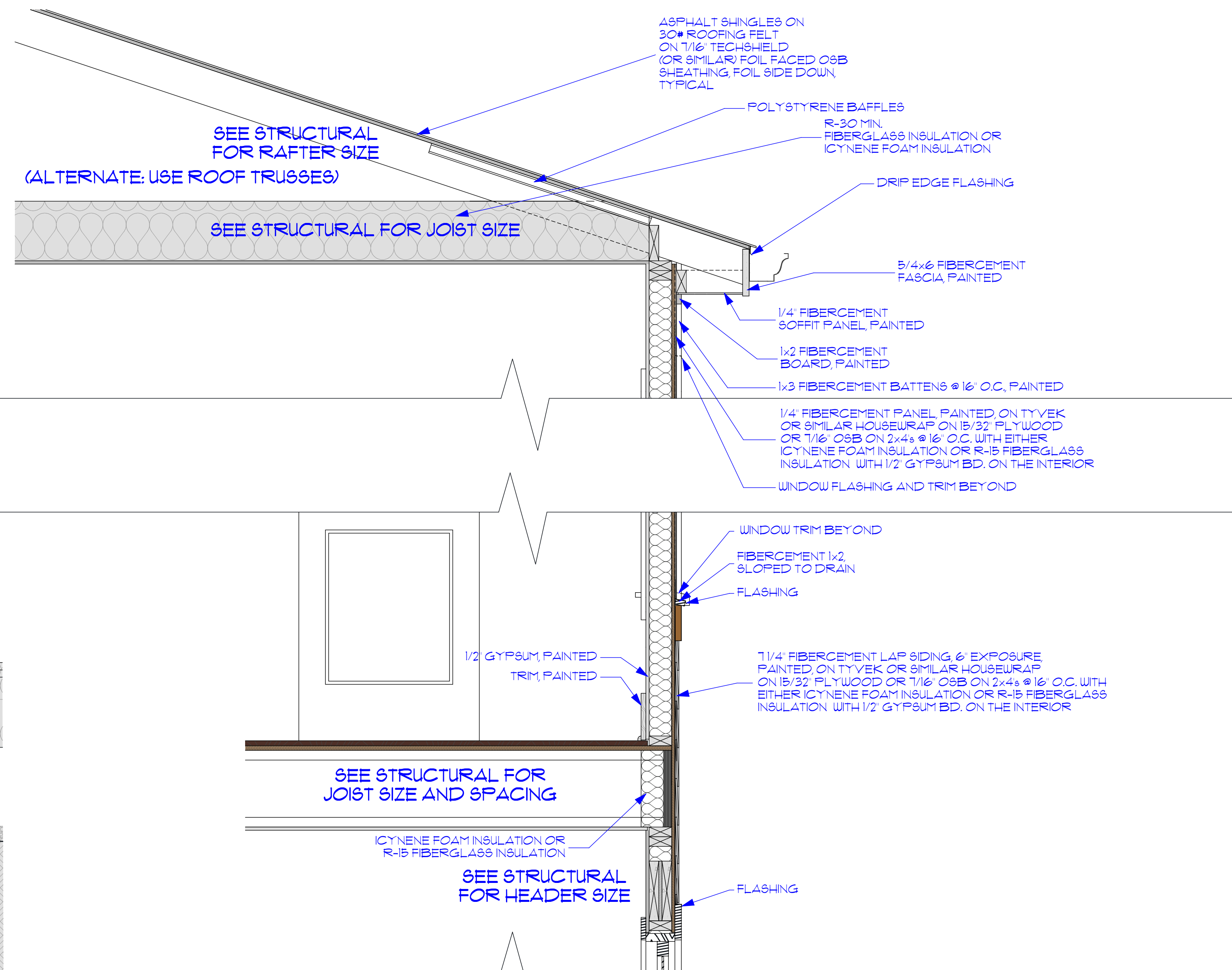
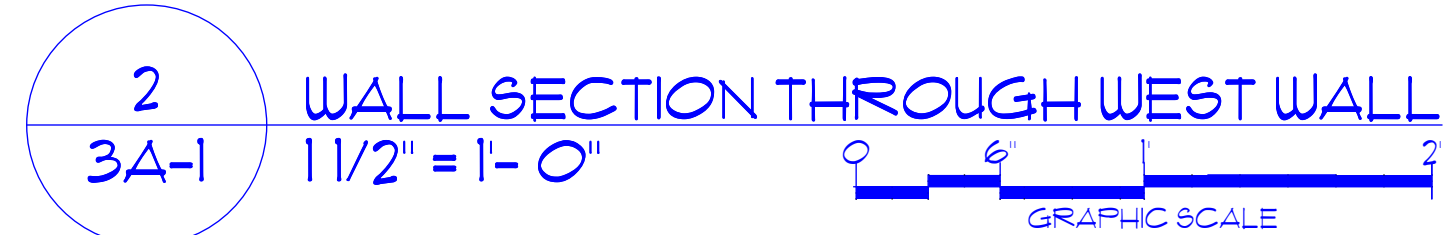
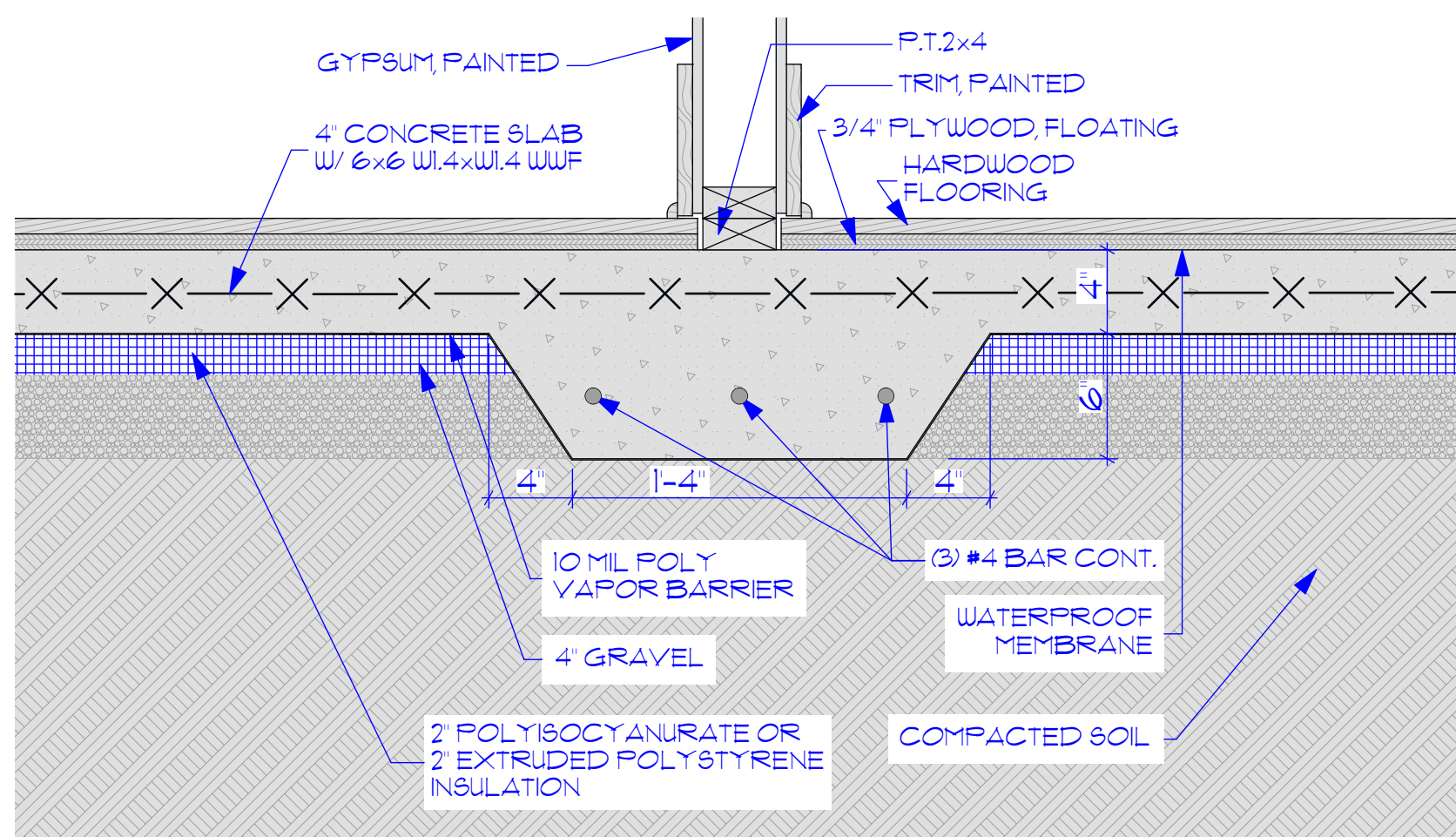
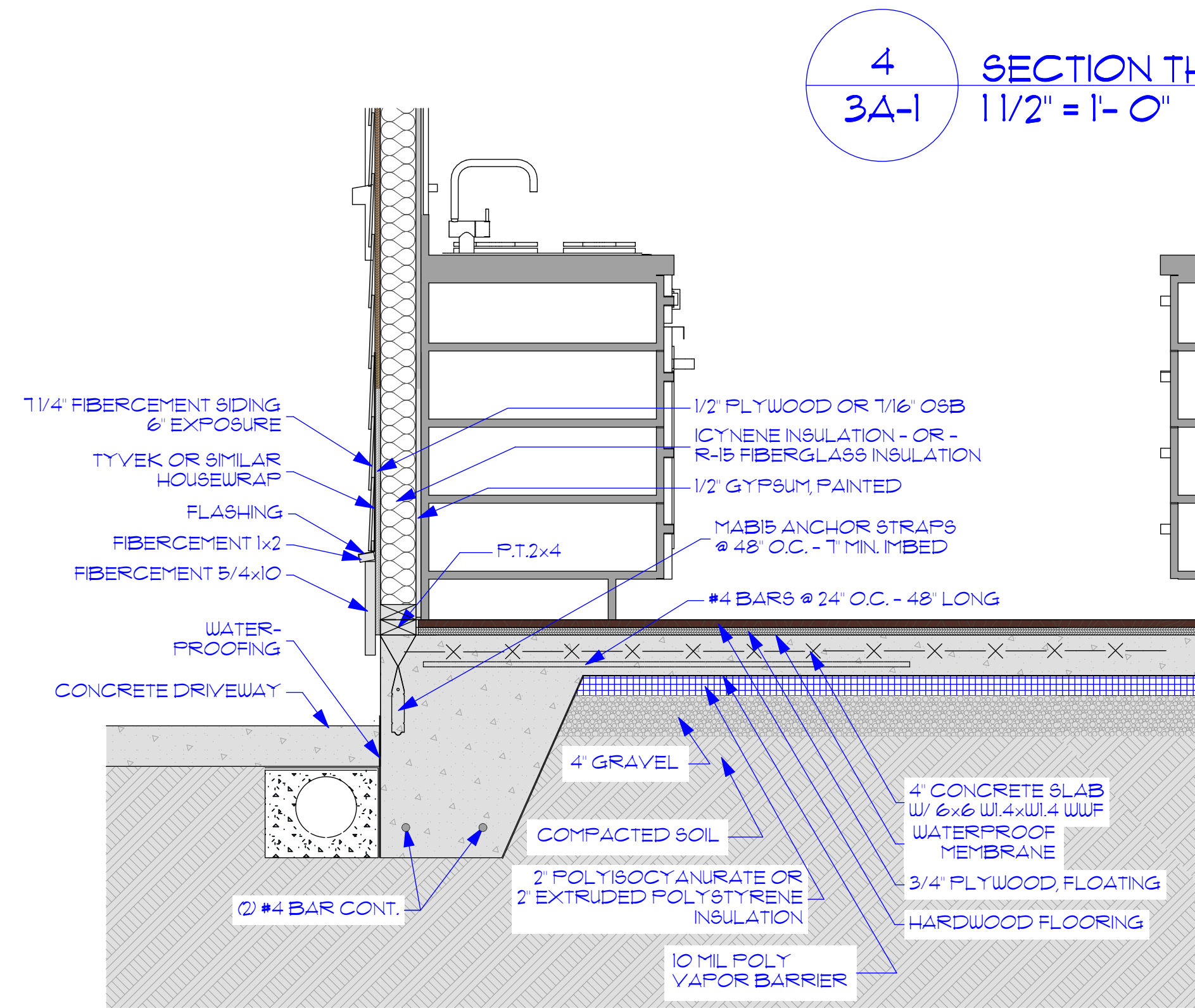
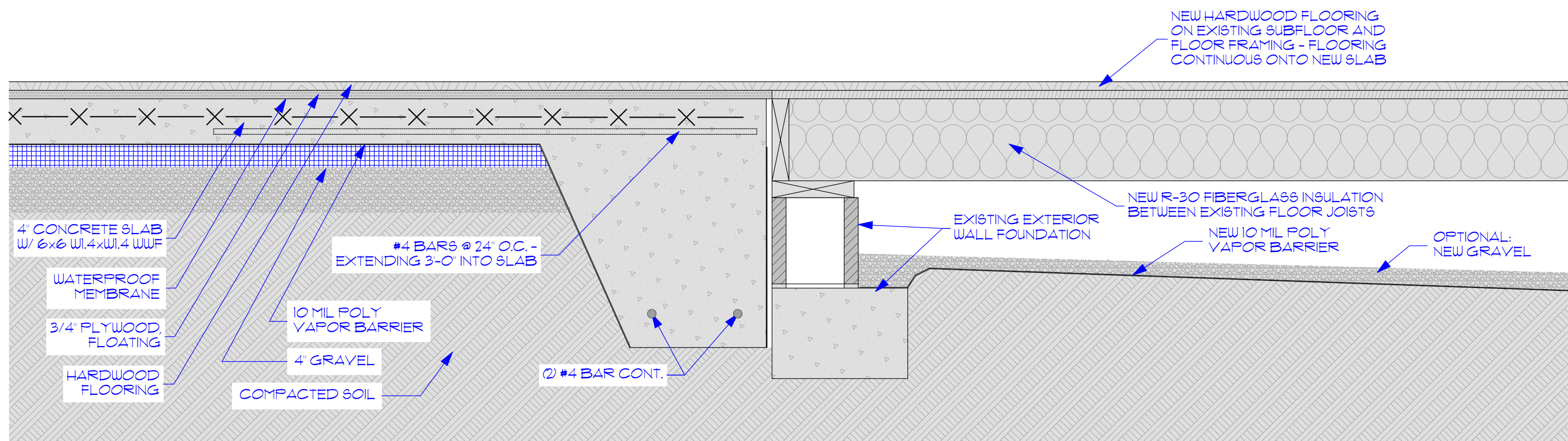
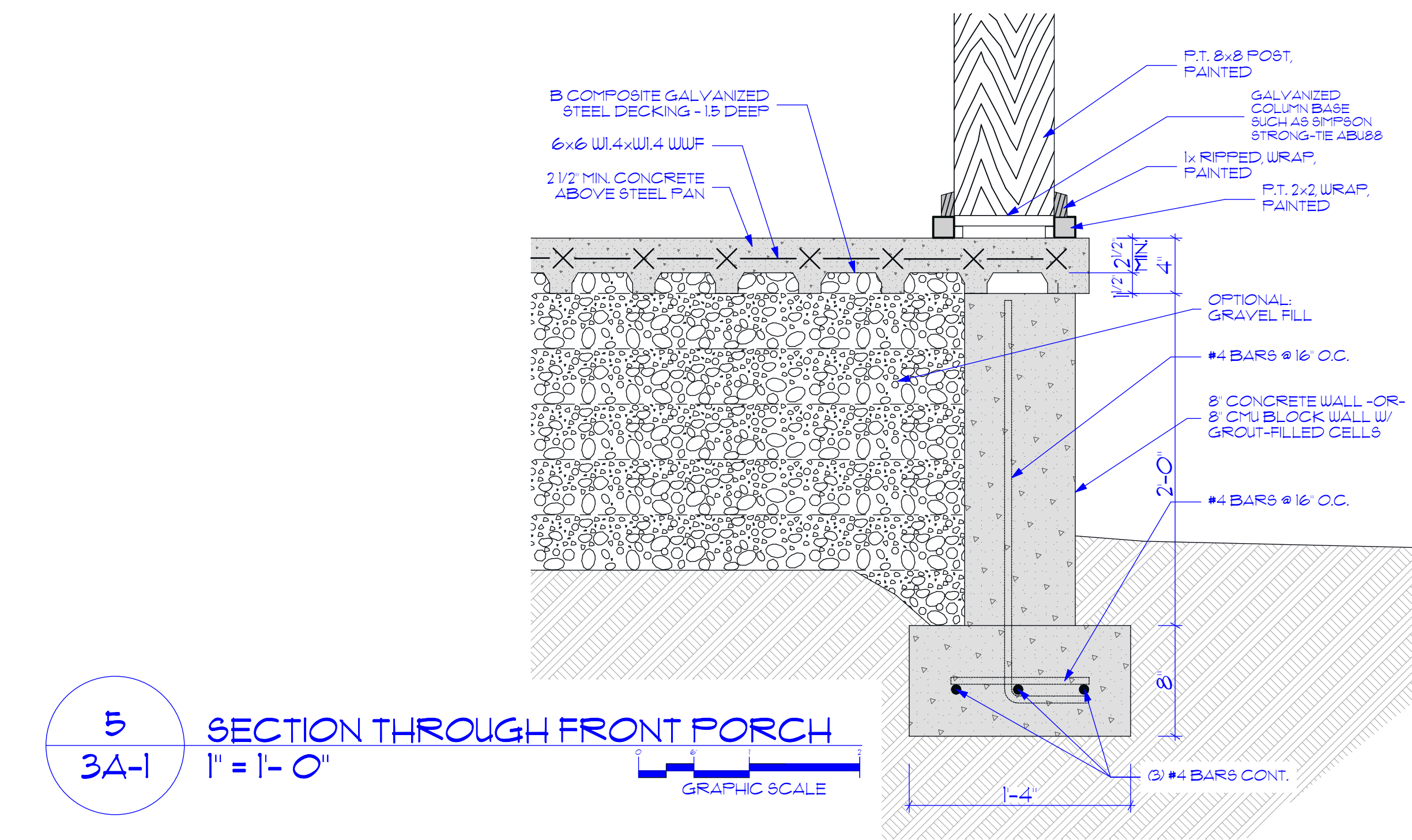
PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

ELEVATIONS



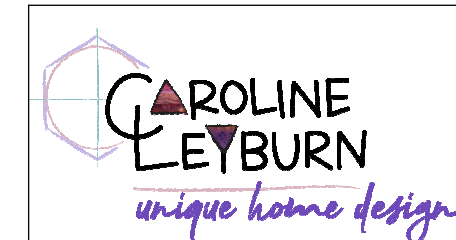
2A-1
08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

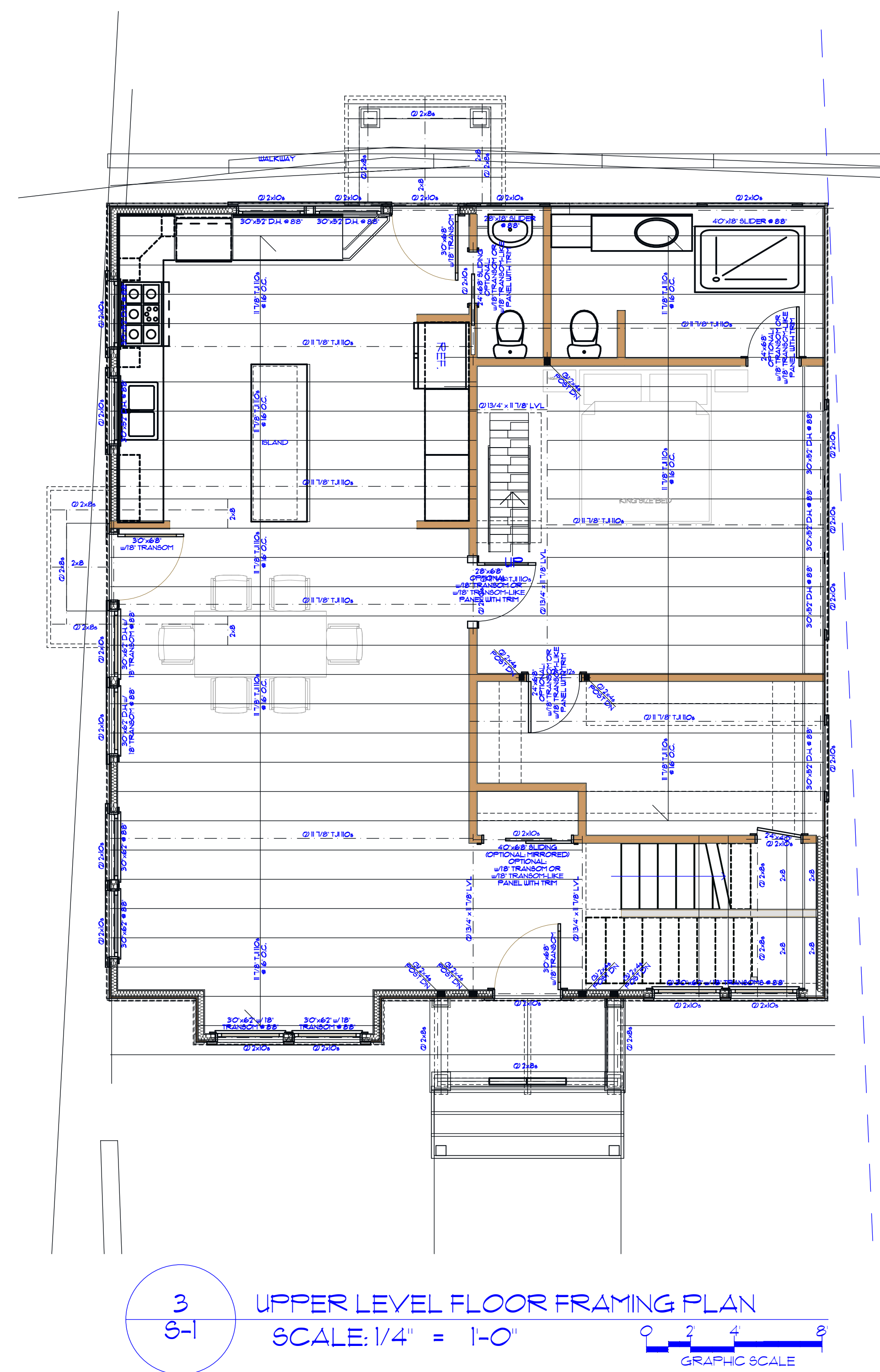
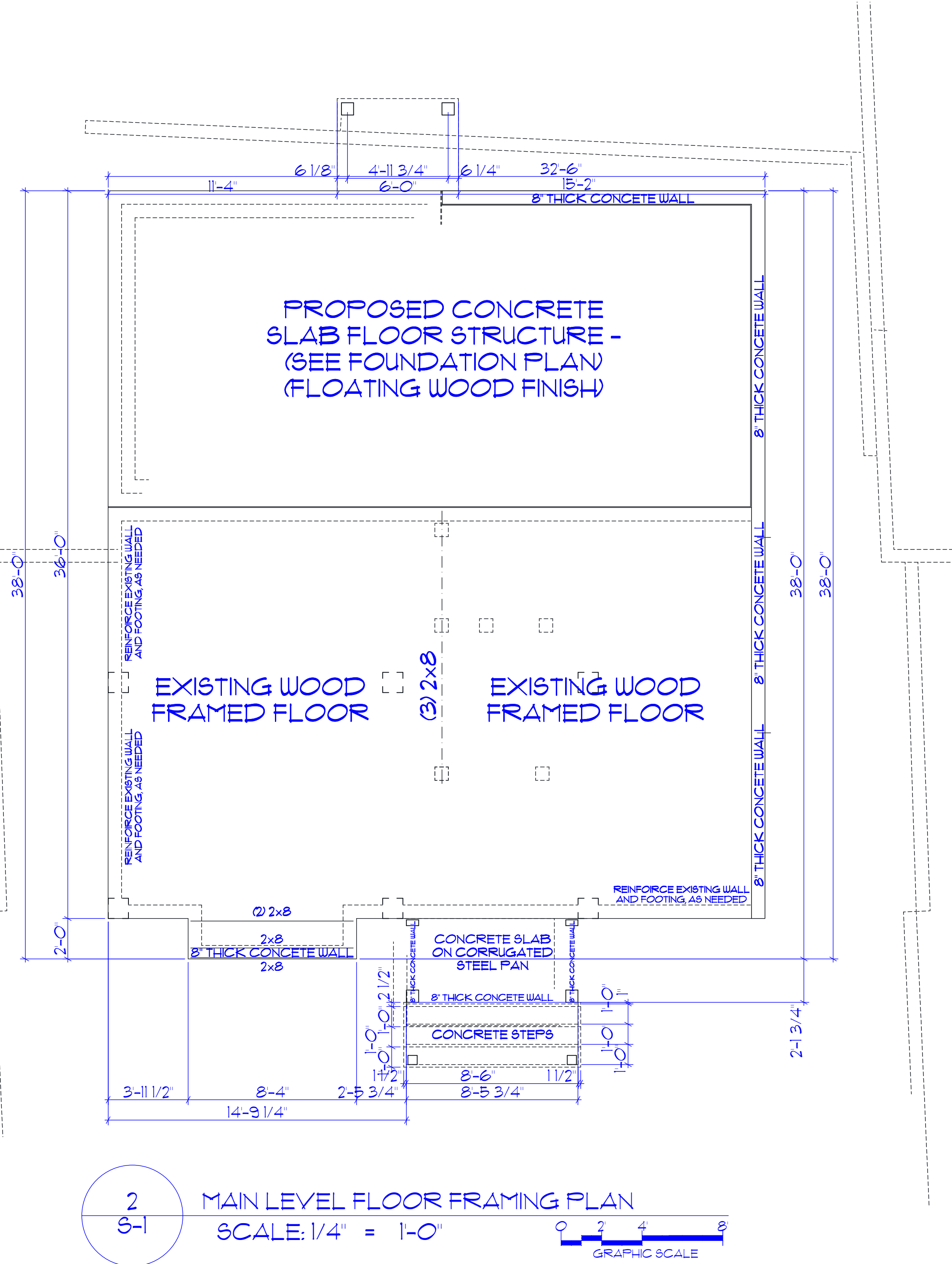
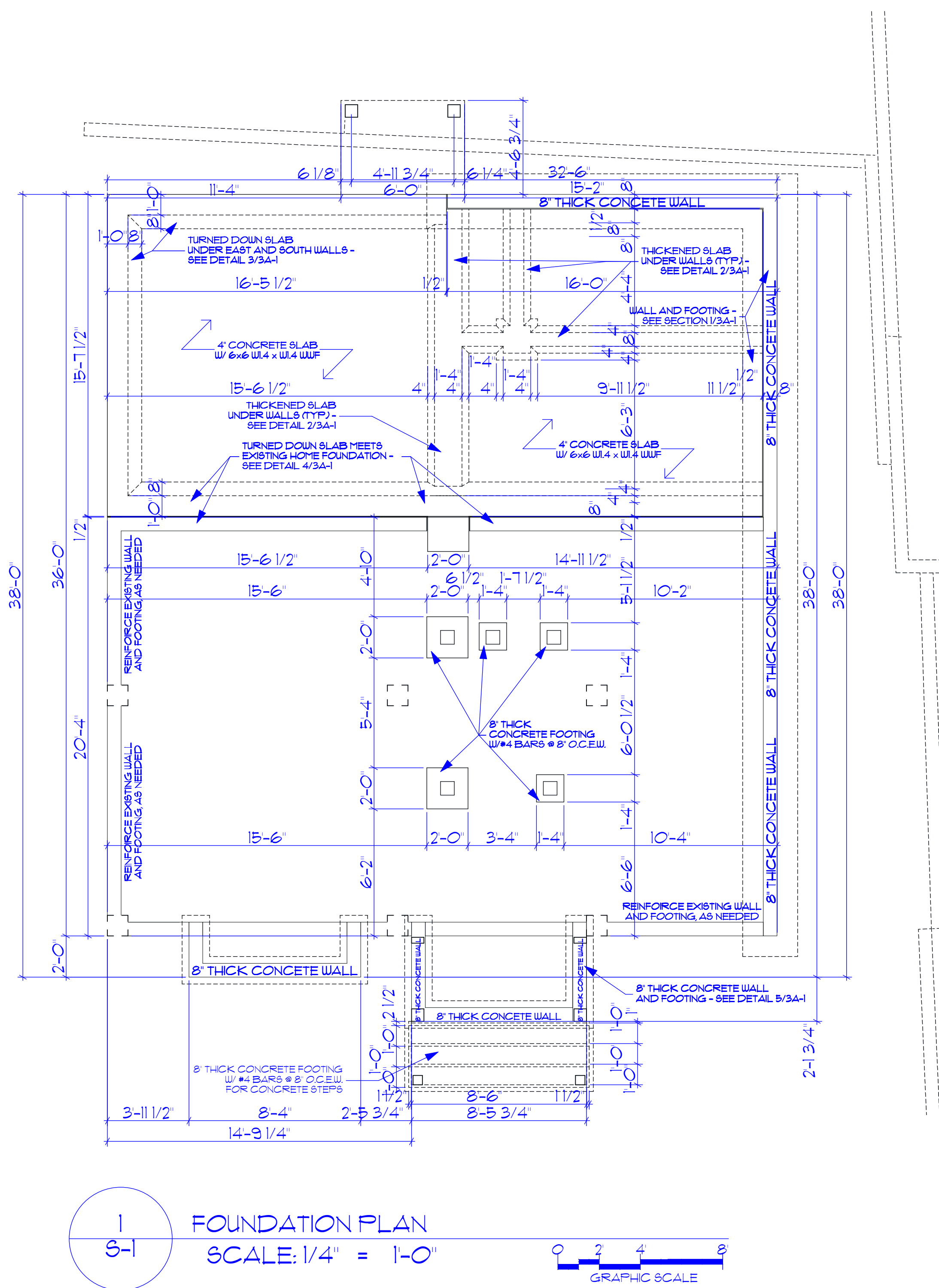
SECTIONS &
DETAILS



3A-1

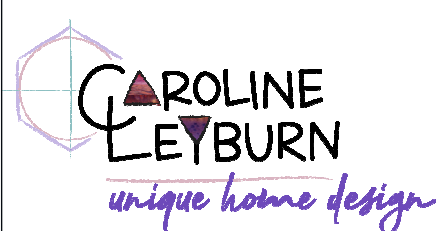
08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354

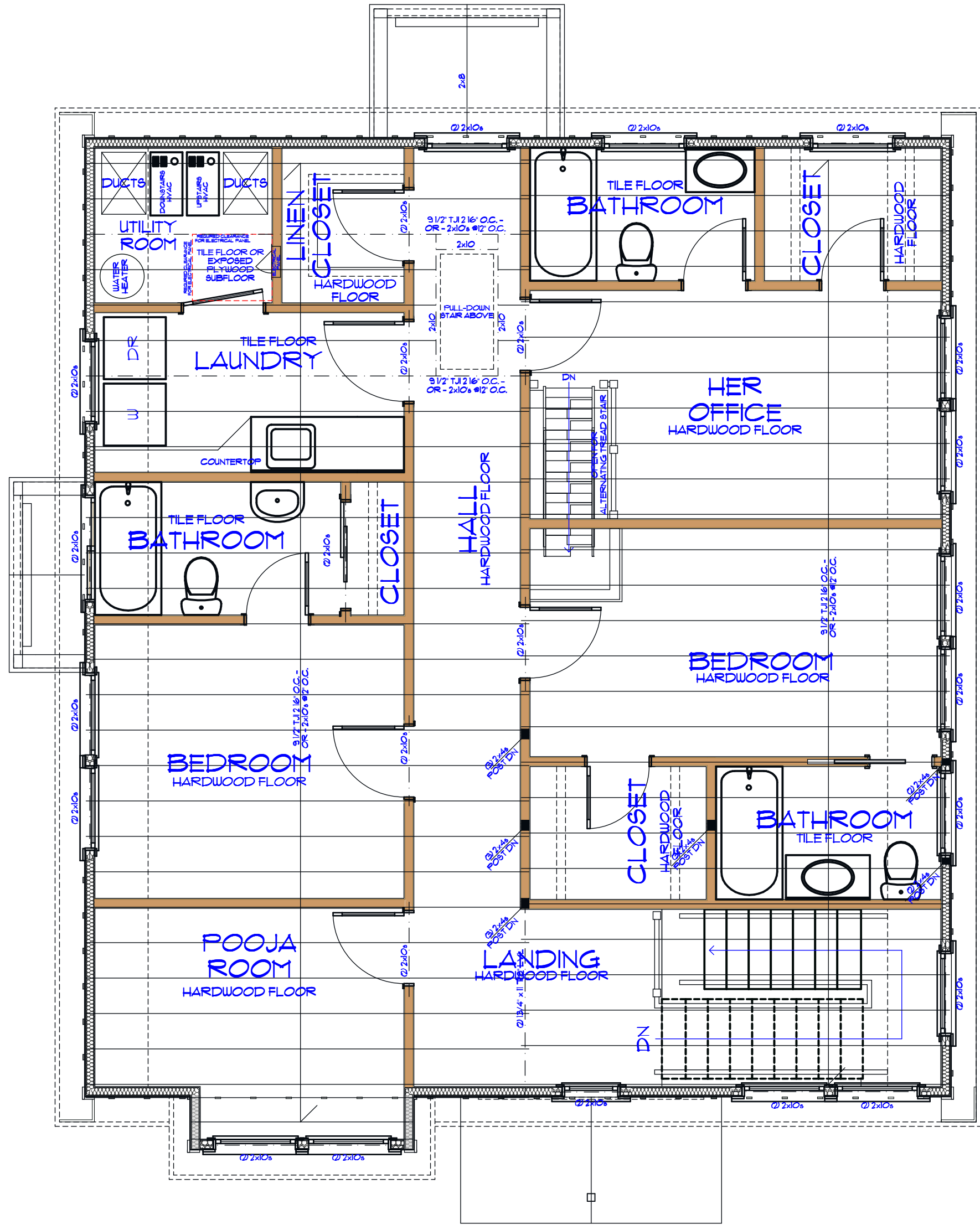


PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

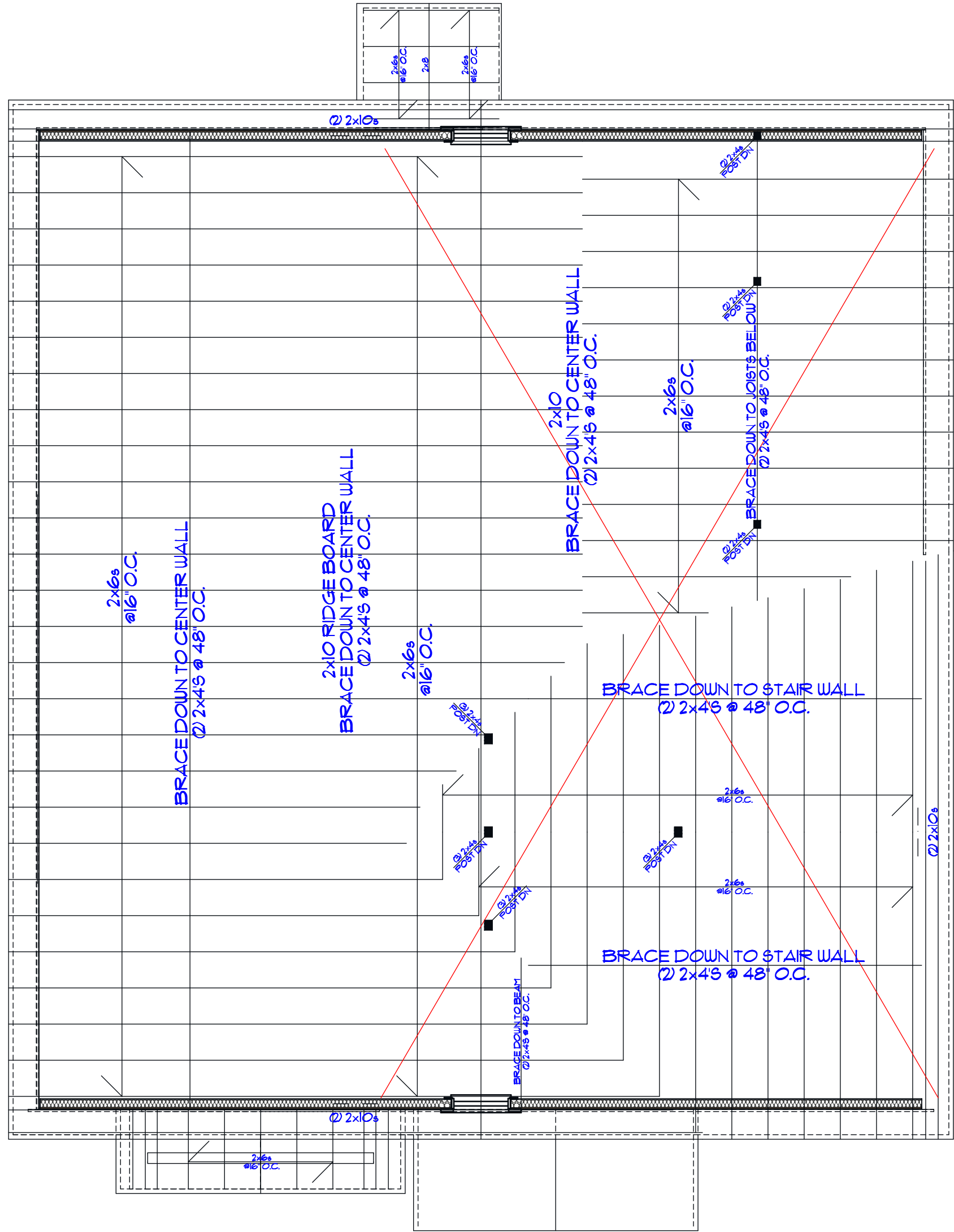
STRUCTURAL
PLANS

 CAROLINE LEBURN unique home design	S-1 08-14-2023
---	--------------------------

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



1
S-2
UPPER LEVEL CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



2
S-2
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

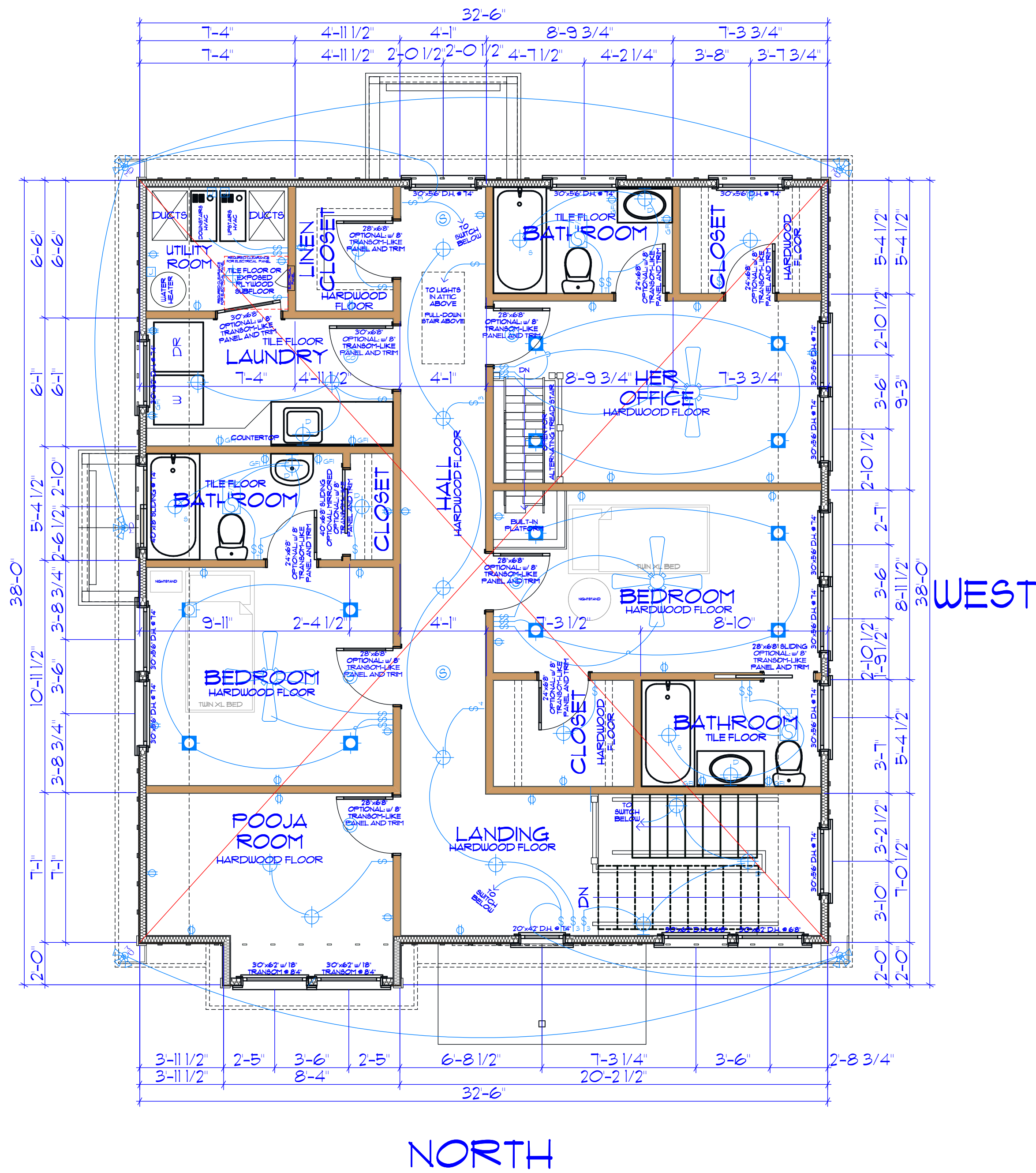
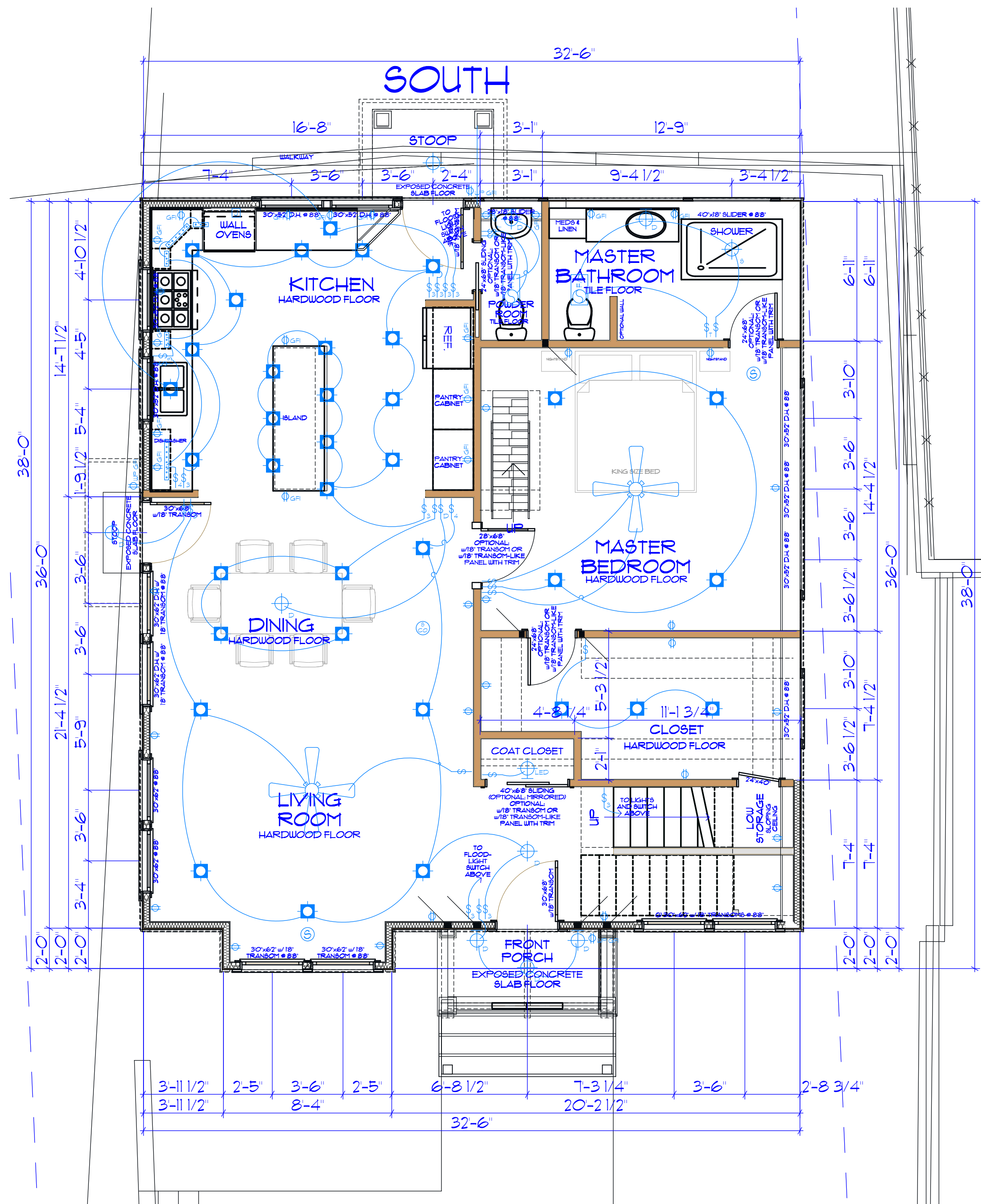
ALTERNATE: USE ROOF TRUSSES, PROVIDED BY ROOF TRUSS SUPPLIER

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

UPPER LEVEL CEILING
FRAMING PLAN AND
ROOF FRAMING PLANS

 CAROLINE LEYBURN unique home design	S-2 08-14-2023
--	-------------------

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE, SPLIT-SWITCHED CIRCUIT
	QUADRUPLUX RECEPTACLE
	GFI PROTECTED DUPLEX RECEPTACLE
	WEATHERPROOF GFI RECEPTACLE
	220 VOLT RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE, SPLIT-SWITCHED
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	3-WAY DIMMER SWITCH
	COUNTDOWN TIMER SWITCH
	SURFACE LIGHT FIXTURE
	AIMABLE SPOTLIGHT LIGHT FIXTURE
	DECORATIVE FIXTURE
	LED FIXTURE
	WALL MOUNTED FIXTURE
	DECORATIVE WALL MOUNTED FIXTURE
	LED WALL MOUNTED FIXTURE
	SEALED SAFETY FIXTURE
	RECESSED CAN FIXTURE OR SHALLOW DISK
	LED UNDERCABINET FIXTURE
	TRACK LIGHT
	SOFFIT-MOUNT FLOODLIGHT FIXTURE
	MOTION-DETECTING SOFFIT-MOUNT FLOODLIGHT
	WALL-MOUNT FLOODLIGHT FIXTURE
	MOTION-DETECTING WALL-MOUNT FLOODLIGHT
	MOTION-DETECTING VIDEO CAMERA
	EXHAUST FAN AND LIGHT FIXTURE
	JUNCTION BOX
	SMOKE DETECTOR - HARD WIRED
	CARBON MONOXIDE DETECTOR - HARD WIRED
	SMOKE AND CO DETECTOR - HARD WIRED
	CEILING FAN WITH LIGHT

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

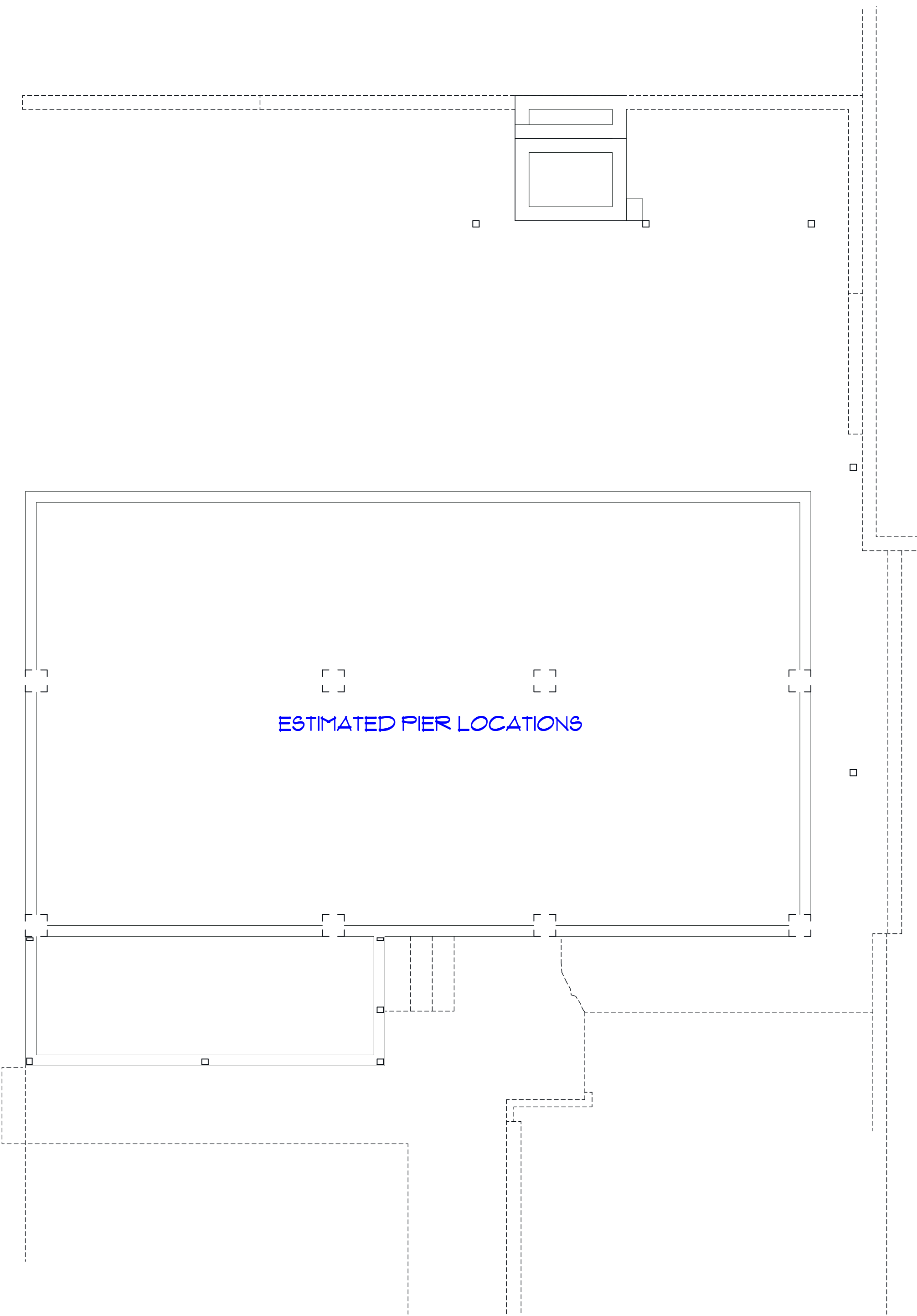
ELECTRICAL
PLANS



E-1

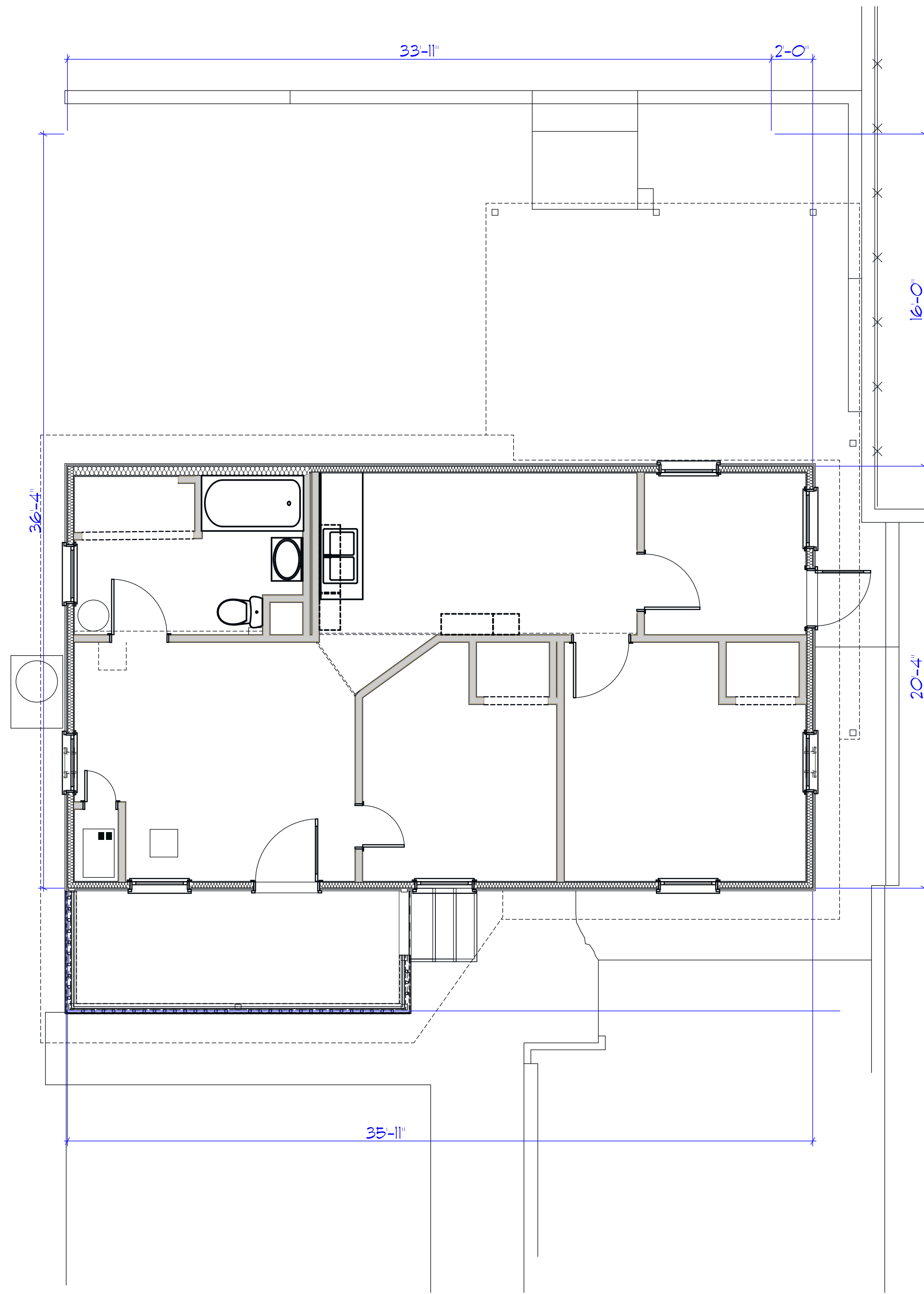
08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



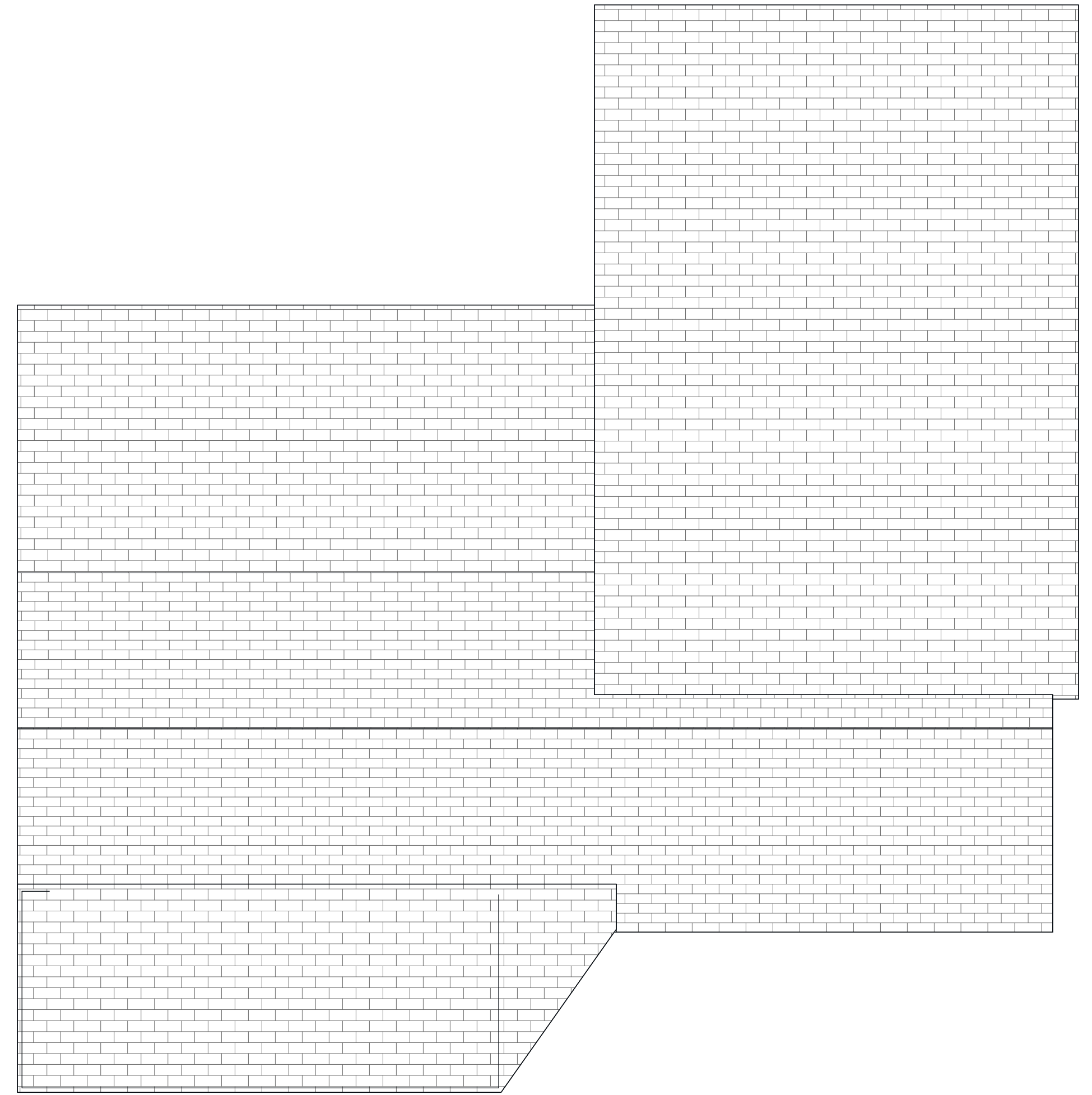
1
IAB-1
CRAWL SPACE
SCALE: 1/4" = 1'-0"

0 2 4 8
GRAPHIC SCALE



1
IAB-1
EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8
GRAPHIC SCALE

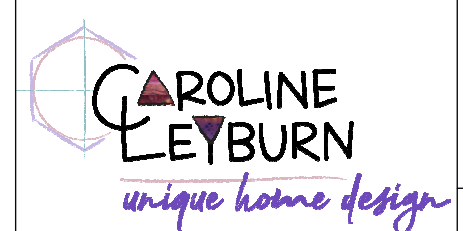


3
IAB-1
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

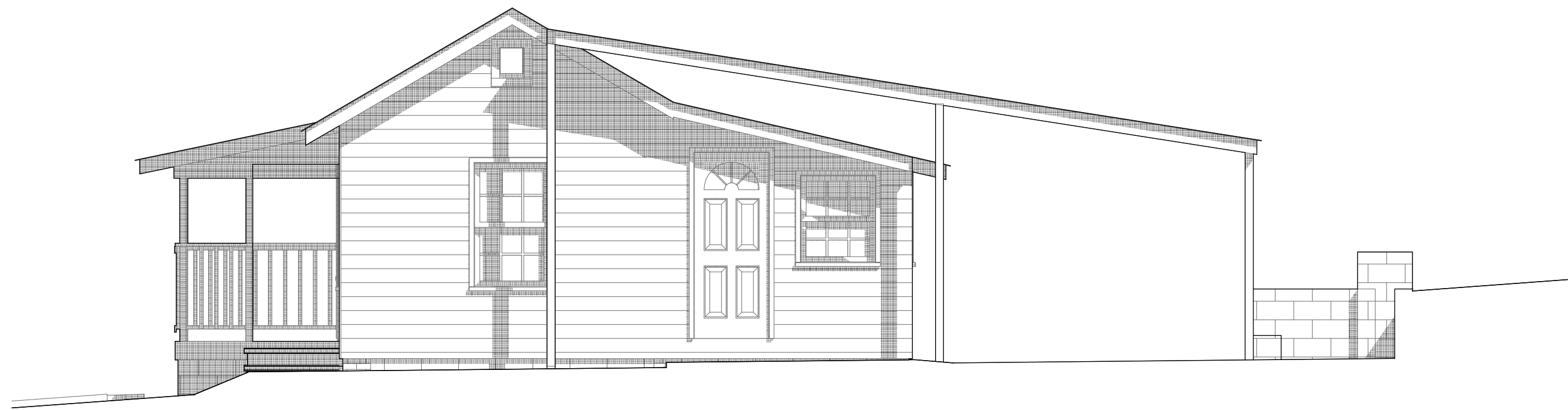
EXISTING PLANS



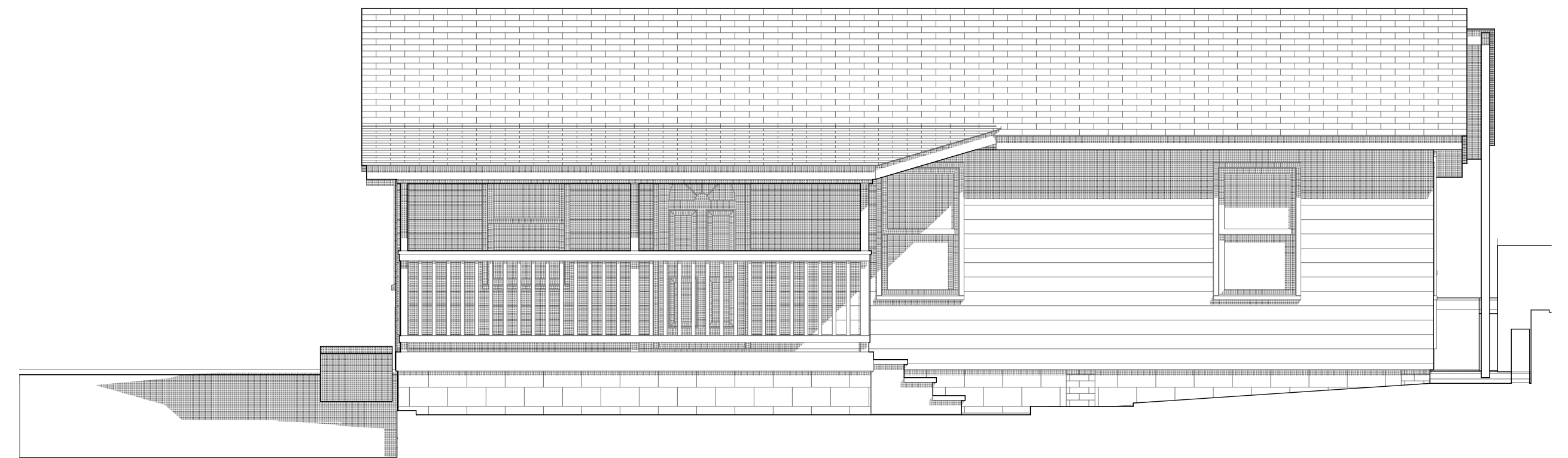
IAB-1

08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



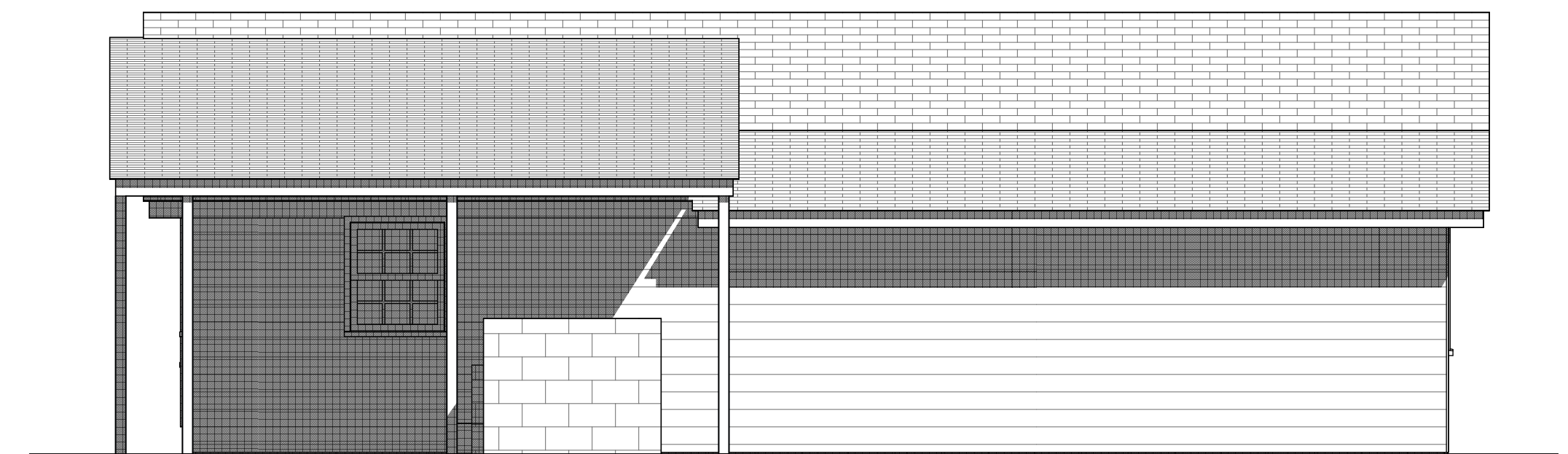
1
2AB-1
EXISTING WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



4
2AB-1
EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



3
2AB-1
EXISTING EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



2
2AB-1
EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

EXISTING ELEVATIONS

CAROLINE
LEYBURN
unique home design
2AB-1
08-14-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



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

DATE: August 24, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 558 Woodrow Ave

BACKGROUND

The City of Hapeville has received a site plan application from Avuntee Patel to construct a 2,319 SF single family residence at 558 Woodrow Avenue. There is an existing house which will be demolished to the foundation. The proposed dwelling has 4 bedrooms and 4 ½ baths. The height of the residence is not provided from the foundation to the front ridge (see 2A-1 North Elevation).

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area SubArea E 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:

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	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.
 - ***There is a non conforming single family dwelling on the property which will be demolished to the foundation.***
 - ***Setback dimensions are not provided:***
 - ***The west side overhang on the site plan appears to encroach in the 5' setback. The elevation shows it does not, please confirm.***
 - ***Front, rear and east side setback are within buildable area. Please provide dimensions to confirm. Include front stoop/concrete steps as closest point for the front and eaves to the side and rear.***
 - ***The proposed new single family dwelling is shown as below the 35' limit from the front grade. Please provide actual dimension from grade.***
 - 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 concrete driveway for which no dimensions are provided. Please provide.***
 - ***The plans do not, but should, show the existing sidewalk. Please provide.***
 - ***The plans do include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***The plans show parking along the side of the house. The length of the driveway past the front façade of the house must accommodate two cars. Designated parking is not permitted in the supplemental area.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at 2' intervals on the original survey but not on the site plan. Will any grading be done? Please confirm.***
 - 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 3 trees on the lot, a 25" Oak, 36" Oak, and an 8" Cherry. The neighboring 40" Oak will be impacted by the construction/addition. The applicant must follow all regulations in the Tree Conservation Ordinance for notification. Please provide tree conservation plan.***

- 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 not been provided.**
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **There is an existing wall on the east side and existing fence on the neighboring properties noted on the site plan.**
- 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.
- **All water must be maintained on site.**
- 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 6,250 sf or .14 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 4,375 SF. The plans indicate that the total lot coverage will be 2,317.72 or 37%, which is compliant. Allocation is driveway, sidewalk and rear concrete (which is now slab for addition), 1,707 SF, additional sidewalk area 91.35 SF.**
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- **The application states 4 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 2,319 SF single family dwelling is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided on the driveway. The driveway length must be sufficient to park two cars past the front façade of the house.***
- (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 provided.***

RECOMMENDATION

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

- *Provide dimensions for concrete driveway including width, length, and length beyond front façade of house.*
- *Show the existing sidewalk on the site plan.*
- *Provide actual height from grade*
- *Provide front, side, and rear setback dimensions of house. Include front stoop/concrete steps as closest point for the front and eaves to the side and rear.*
- *Provide confirm eaves are not in the setback.*
- *Confirm if any on site grading will be done.*
- *Show rear setback dimensions.*
- *Provide a tree conservation plan.*
- *Provide 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 – 558 Woodrow

23-PC-08-16

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

Name of Applicant MICHAEL OLATUBUTU
Mailing Address: 18 DODDLETTLE COURT, NEWNAN, GA 30265
Telephone [REDACTED] Mobile # " " Email [REDACTED]
Property Owner (s) MICHAEL OLATUBUTU
Mailing Address 18 DODDLETTLE COURT, NEWNAN, GA 30265
Telephone [REDACTED] Mobile # [REDACTED]
Address/Location of Property: 3189A 0 JACKSON ST, HAPEVILLE, GA ^{Tract 1}
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0 094 00 20 865 ^{#B}
Present Zoning Classification: R-SF Size of Tract: 0.143 acre(s)
Present Land Use: Vacant/Empty 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 to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Michael Olatubutu
Applicant's signature

Date: 7-22-23

Sworn to and subscribed before me

This 22 day of July, 2023.

Maund Young
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.)

A single family new construction residential property. The home will be constructed with two levels on a concrete slab. The house will be built with 4 bedrooms and 2.5 baths.

A two-car garage will be attached at the right rear of the home.

The front elevation will be built with hardie Cedar Shake on the gable areas with hardie board and batten flanking it.

The side(s) and rear elevations will be built with hardie plank siding. The home will be 2681 square feet.

**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:

3189A Jackson St. Tract 1

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 Michael Olajubutu

Address of Applicant 18 Doolittle COURT
NEWNAN, GA 30265

Telephone of Applicant [REDACTED]

Michael Olajubutu
Signature of Owner

Michael Olajubutu
Print Name of Owner

Personally Appeared Before Me this 22 day of July, 2023.

Marcel Young
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)

②

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.

②

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

②

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.

②

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



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



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



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



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



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



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



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



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

1

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

—

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

2

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.

3

Site area (square feet and acres).

4

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.

—

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

5

Total floor area ratio and/or residential density distribution.

—

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

6

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 7-20-23

Michael Olayinka

EXHIBIT "A"

File No.: W-00931-21-PC

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being known as Lots 33 and 34 in Block 2 of Forrest Hill Park, as per plat recorded in Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records and more particularly described as follows:

Beginning at a point on the West side of Jackson Street Two Hundred (200) feet North of the Northwest corner of Jackson Street and Lake drive; running thence North along the West side of Jackson Street Fifty (50) feet; thence West One Hundred Twenty Five (125) feet; thence South Fifty (50) feet; thence East One Hundred Twenty Five (125) feet to the point of beginning on Jackson Street.

And

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being known as Lots 35 and 36 in Block 2 of Forrest Hill Park, as per plat recorded in Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records and more particularly described as follows:

Beginning at a point on the West side of Jackson Street One Hundred Fifty (150) feet North as measured along the West side of Jackson Street from the point where the West side of Jackson Street intersects the North side of Lake Drive; running thence North along the West side of Jackson Street Fifty (50) feet to a point; running thence West One Hundred Twenty Five (125) feet to a point; running thence South Fifty (50) feet to a point; running thence East One Hundred Twenty Five (125) feet to a point on the West side of Jackson Street and the point of beginning.

JB





I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD
HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE
FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID
13121CD366F EFFECTIVE DATE: 09/16/2013 ZONE: X
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS, LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS, LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- 1 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION
- 2 OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR
- 3 CONCURRENT WITH, ANY DISTURBING OF THE EARTH'S SURFACE.
- 4 EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES
- 5 ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS
- 6 NECESSARY.
- 7 DISTURBED AREAS IDEAL 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION;
- 8 DISTURBED AREAS IDEAL 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 9 A MAINTENANCE STATEMENT, EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST
- 10 TWICE AFTER THE START OF RAIN AND AFTER EACH MAJOR RAIN EVENT.
- 11 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE
- 12 ON-SITE INSPECTION.
- 13 SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT
- 14 CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000.0 FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR DISTANCE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000.0 FEET. FOR TOTAL STATION AND 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

2 THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE OR A TITLE CURATIVE ACT. THE SURVEYOR HAS NO LIABILITY OR RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.

3 THIS SURVEY IS NOT TO BE CONSIDERED AS EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.

4 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE FOR SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

5 IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO LIABILITY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

6 THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

7 EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.

8 PRIOR TO CONSTRUCTION THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS.

9 PRIORITY TO CONSTRUCTION.

10 STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES, AND PIPES ASSOCIATED WITH THE EASEMENTS.

11 ALL EASEMENTS, RIGHTS OF WAY, AND OTHER LOCATIONS ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

12 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.

13 CONSTRUCTION SHALL BE CONTROLLED BY THE CONSTRUCTOR. ALL PERSONS COMMONLY KNOWN TO THE CONSTRUCTOR SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

14 A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

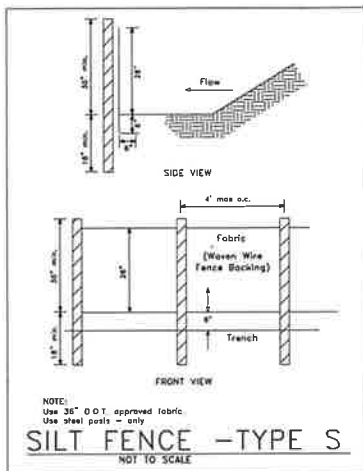
15 FILING IN-SITU SHALL BE REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

ANTICIPATED STARTING DATE: 11/26/2021
ANTICIPATED COMPLETION DATE: 08/26/2022
THE INSTALLATION OF EROSION AND
SEDIMENTATION CONTROL MEASURES AND
PRACTICES SHALL OCCUR PRIOR TO OR
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

TOTAL OF GROSS CUBIC YARDS OF CUT: 25
TOTAL OF GROSS CUBIC YARDS OF FILL: 25
EXCESS OF SOIL TO BE HAULED OFF:



SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

Tr

- 1 ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED
- 2 NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
- 3 KEEP OUT SIGN.

- 1 SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY
- 2 SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA.
- 3 STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
- 4 MATERIAL SHALL BE PLACED AT LEAST 12 INCHES ABOVE THE GROUND. SILT FENCES WILL BE INSPECTED
- 5 AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL
- 6 CONTRACTOR.
- 7 STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL
- 8 BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.
- 9 PROTECTIVE MEASURES SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA
- 10 DISTURBANCE NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- 11 DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY
- 12 VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL
- 13 BE REQUIRED.
- 14 ALL GRADED SLOPES TO BE 2H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL
- 15 OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL
- 16 REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO
- 17 FOOTING AND FOUNDATION.
- 18 PRELIMINARY DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS
- 19 GREATER THAN 4 FEET IN HEIGHTS.
- 20 GRADE TO DRAIN AWAY FROM FOUNDATION.
- 21 NO WATERS OF THE STATE EXIST WITHIN 100 FEET OF PROJECT SITE.
- 22 LOCATION OF DUMPSTER AND OR SANITARY SEWER CANNOT BE LOCATED IN
- 23 THE RIGHT OF WAY OR TREE SAVE AREA.
- 24 THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER
- 25 INC. 01-800-282-7411 -IT'S THE LAW.
- 26 HAIL ROUTE PERMIT IS REQUIRED.
- 27 DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
- 28 TOPOGRAPHY IS BASED ON FIELD SURVEY ON JUNE 30, 2021.

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

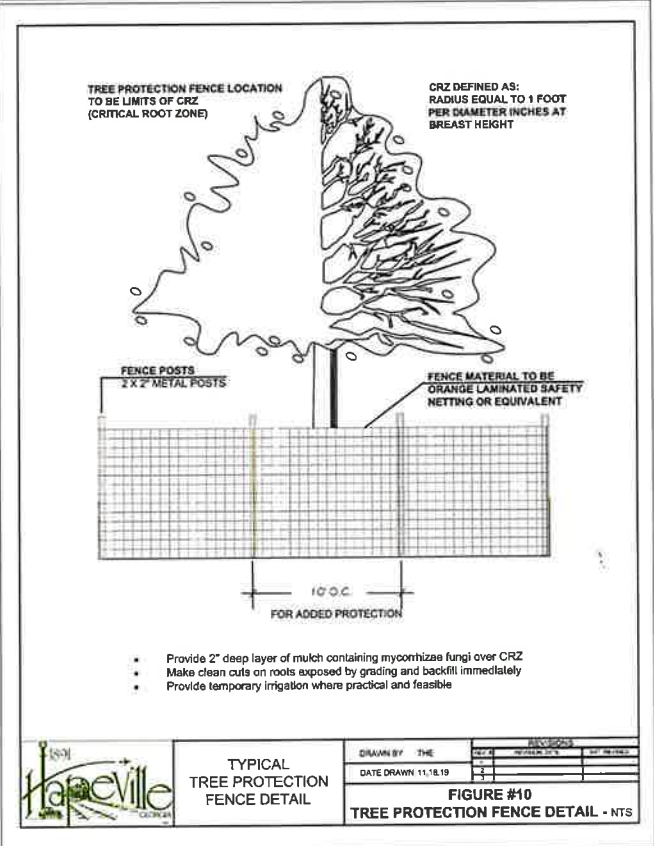
BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRAVING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING. ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE, IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION <u>EUGENE A STEPANOV</u> LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000065549 EXPIRATION DATE 01/27/2021 ISSUANCE DATE 01/27/2024	NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER <u>HUDSON BALLARD</u> <u>0 JACKSON ST</u> <u>HAPEVILLE, GA 30354</u> 24-HRS CONTACT: Fully Invested Enterprise eMAIL: acrawford@hudsonballard.com PHONE: (678) 640-1376
--	--



DEFINITION

APPLYING PLANT RESOURCES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE

CONDITIONS

MUCH OR TEMPORARY STRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SOIL EROSION CONTROL, VEGETATION FOR UP TO 36 MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, LESS THAN 3 INCHES. US AND ANCHORED MULCHES SHALL BE APPLIED TO MAINTAIN APPROPRIATE DEPTH AND COVER. MULCHES SHALL BE APPLIED TO MAINTAIN APPROPRIATE DEPTH AND COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR DEPENDS THAN 36 MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN 36 MONTHS, PERMANENT VEGETATIVE TREATMENTS SHALL BE EMPLOYED

SELECTIONS

MULCHING WITHOUT SEEDING
THIS STRATEGY APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SURFACE TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SEED PREPARATION
GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING MULCH AND ANCHORING MULCH.
2. INSTALL NEEDED PROXON CONTROL MEASURES AS REQUIRED SUCH AS DROPS, OVERLAYS, BOMS, TERRACES AND SEDIMENT BARRIERS
3. GRADE TO PERMIT MULCH TO A MINIMUM DEPTH OF 3 INCHES.

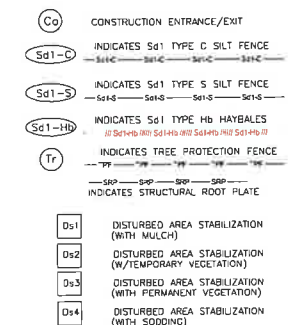
MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS FAST EROSION CONTROL.
2. MOUND WASTE (COPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF CONSTRUCTION SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE PROXON CONTROL COSTS.
3. GEOTEXTILE REINFORCE (BLOW GRADING) SHALL BE APPLIED AT 1200 COUNCIL POUNDS PER ACRE (OR 1/4 COUNCIL POUND PER SQUARE YARD).
4. POLYESTHER FILM SHALL BE SECURED OVER BANKS OR STOCKPILES PER MULCHING MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.



Figure 1. Straw Bale Barrier Installation Requirements



SEEDING RATES FOR TEMPORARY SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DAYS†
RYE	3.9 POUNDS	3 bu	9/1-3/3
HYPERGRASS	0.9 POUND	40 lbs	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs	1/15-3/15
WEEPING LOVEGRASS	0.1 POUND	# lbs	2/5-6/15
SUDAGRASS	1.4 POUNDS	60 lbs	3/1-8/1
BROWN TOP MILLET	0.9 POUND	40 lbs	4/1-7/15
WHEAT	4.1 POUNDS	3 bu	9/15-2/1

SEEDING RATES FOR PERMANENT SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs	1/1-12/28
BERMUDA	0.2 POUND	10 lbs	2/15-7/1
CENTPEDE	BLOCK 500 DOL	BLOCK 500 ONLY	4/1-7/1
LESPEDEA	1.7 POUNDS	75 lbs	1/1-12/28
WEEDEEZA	1.1 POUND	4 lbs	2/1-6/1/5
LOW GROUND LOVEGRASS			
SWITCHGRASS	0.9 POUND	40 lbs	3/15-6/1

*USUAL, SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
**SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE
VARIATIONS AND CONDITIONS

LOTS 33,34,35, & 36		BLOCK 2	
FORREST HILL PARK SUBDIVISION		UNIT	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA		PB 7/PG 58-59	DB 63133/PG 635
FIELD WORK DATE JUNE 30, 2021		PRINTED/SIGNED JULY 15, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXERCISED		PAPER SIZE: 24" x 36"	

THE BOUNDARY LINE, WHICH THIS PLAT IS BASED UPON, HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED FOR THE SURVEY. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT IS BASED ON STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

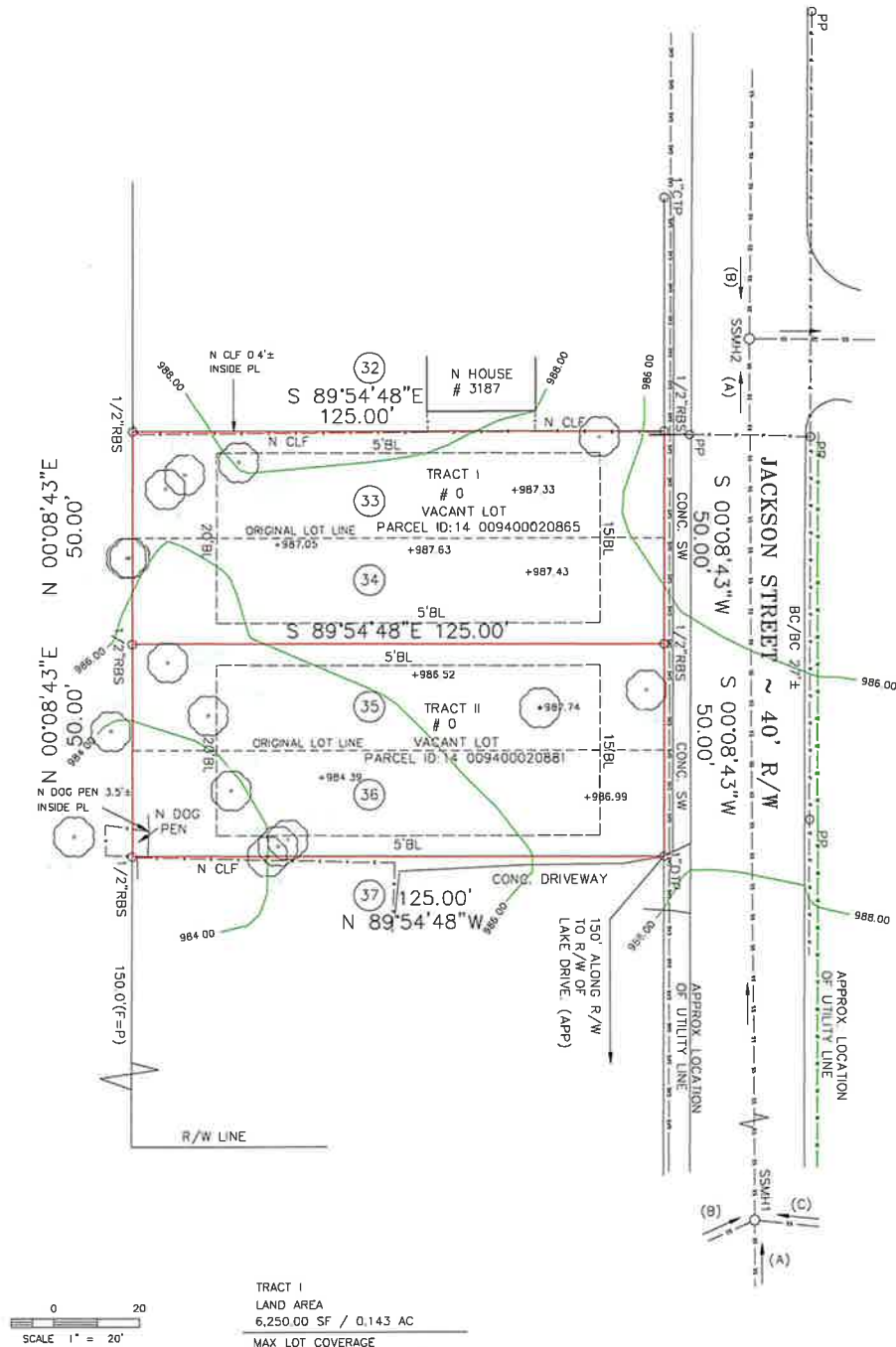
REVISED: 05/10/23





SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.54

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54



EXISTING CONDITIONS

LOTS 33,34,35, & 36	BLOCK 2	SITE PLAN PREPARED FOR:	SHEET 2 OF 6
FORREST HILL PARK SUBDIVISION	UNIT	FULLY INVESTED ENTERPRISES LLC	
LAND LOT 94	14TH DISTRICT	(MICHAEL OLAJUBUTU)	
FULTON COUNTY, GEORGIA	PB 7/PG 58-59 DB 63133/PG 635	PROPERTY ADDRESS:	
FIELD WORK DATE JUNE 30, 2021	PRINTED/SIGNED JULY 15, 2021	0 JACKSON STREET	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 150,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 200' OF THIS PROPERTY.			
MC	COORD #20211409	SURVEY LAND EXPRESS, INC	
DWG	#20211409-TRACT I		
		LAND SURVEYING SERVICES	
		24 LEXINGTON ATLANTA, GA 30324 TEL 404-522-0541 FAX 404-522-0541 WWW.SURVEYLANDEXPRESS.COM	



SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.54

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54



NO IMPACT ALLOWED IN CRZ PER CITY OF HAPEVILLE ORDINANCE

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

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.

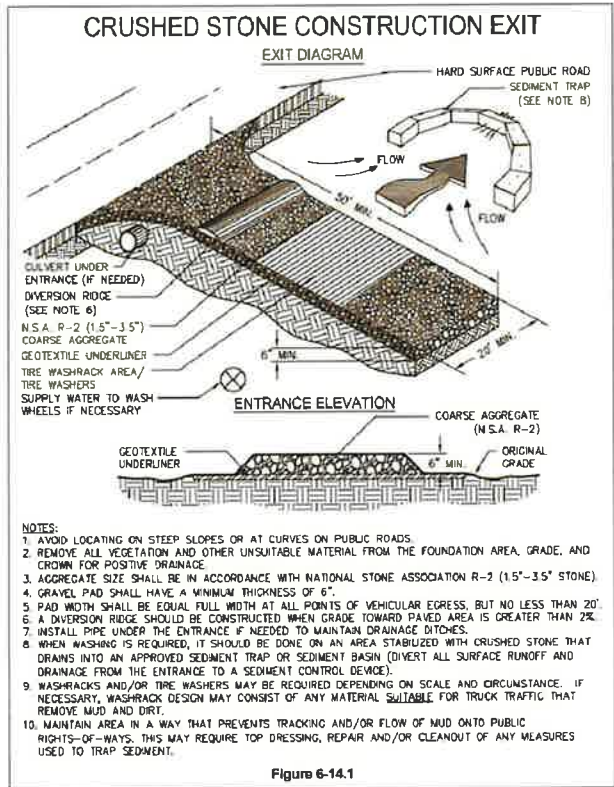
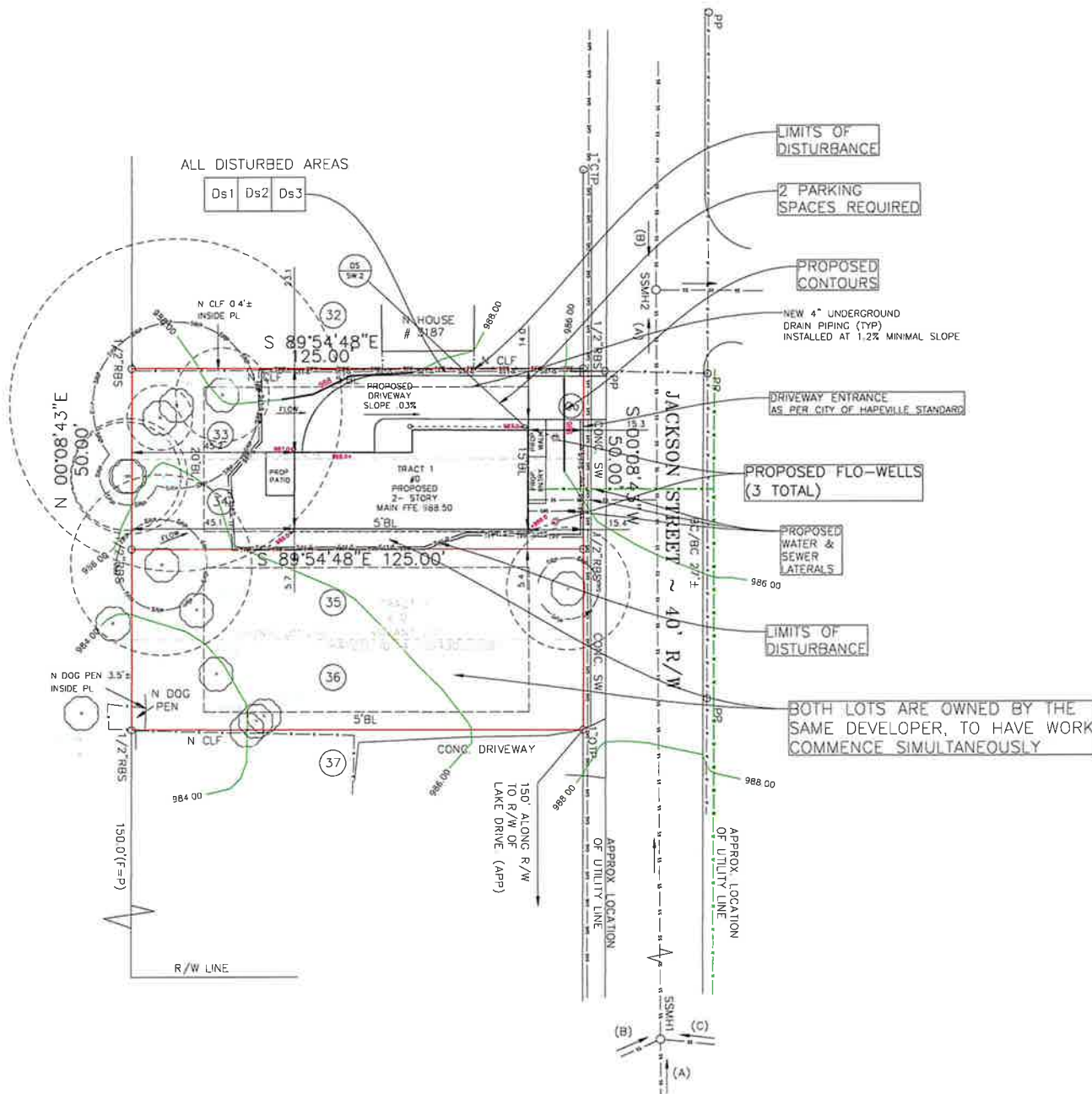
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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.



EROSION CONTROL LEGEND			
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

- TREE PROTECTION:
- ALL THE SAME FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED
 - NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
 - KEEP OUT SIGN.

- Co CONSTRUCTION ENTRANCE/EXIT
- Sd1-C INDICATES Sd1 TYPE C SILT FENCE
- Sd1-S INDICATES Sd1 TYPE S SILT FENCE
- Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES
- Tr INDICATES TREE PROTECTION FENCE
- INDICATES STRUCTURAL ROOT PLATE

0 20
SCALE 1" = 20'

TOTAL LAND AREA
6250.00 SF / 0.143 AC

ALLOWABLE LOT COVERAGE
4375.00 SF / 0.100 AC / 70.0%

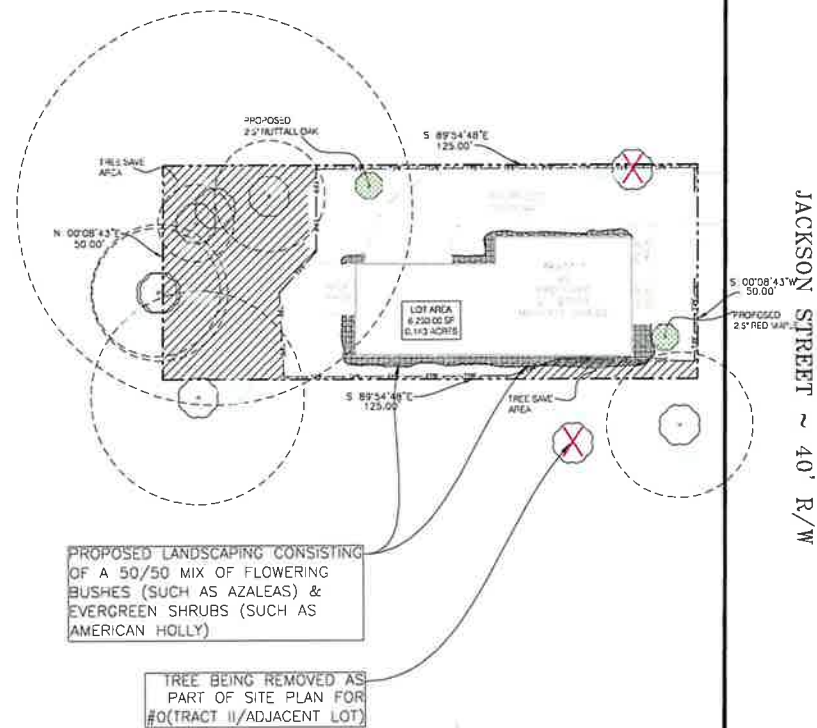
PROPOSED LOT COVERAGE
2795.00 SF / 0.064 AC / 44.8%

DISTURBED AREA
4337.63 SF / 0.099 AC

FLOOR AREA RATIO
See architect's set for details

PROPOSED SITE PLAN REVISED: 05/10/23

LOTS 33,34,35, & 36	BLOCK 2	SITE PLAN PREPARED FOR:	SHEET 3 OF 6
FORREST HILL PARK SUBDIVISION	UNIT	FULLY INVESTED ENTERPRISES LLC	
LAND LOT 94	14TH DISTRICT	(MICHAEL OLAJUBUTU)	
FULTON COUNTY, GEORGIA	PB.7/PG.58-59	DB 63133/PG 635	
FIELD WORK DATE JUNE 30, 2021	PRINTED/SIGNED JULY 15, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	PROPERTY ADDRESS:	
		0 JACKSON STREET	
		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1:100 IN 30.000 FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1:100 IN 100.000 FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
MC COORD #20211409 DWG #20211409-TRACT 1	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		



JACKSON STREET ~ 40' R/W

TREE PLAN

PRESERVED TREES
DBH 9"HW
DBH 13"HW
DBH 46"HW

REMOVED TREES
DBH 38"HW

REPLACEMENT TREES (2 TOTAL)

2.5"
Nuttall Oak
x1

2.5"
Red Maple
x1

PRESERVED DBH INCHES = 68"
REMOVED DBH INCHES = 38"
REPLACEMENT TREES = 5"
TOTAL DBH INCHES = 73"

0.143 AC x 100 INCHES/ACRE = 14.3 INCHES
REQUIRED FOR PRESERVATION.

NOTE: DENSITY CALCULATIONS ARE ONLY
FOR TREES WHICH SITUATE ON THE
SUBJECT PROPERTY

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 Hopeville 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 Hopeville for an inspection.

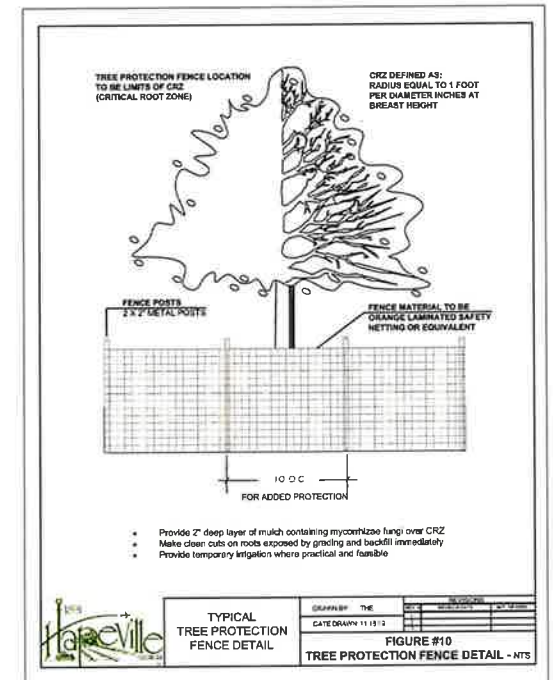
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hopeville 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 Hopeville approval.

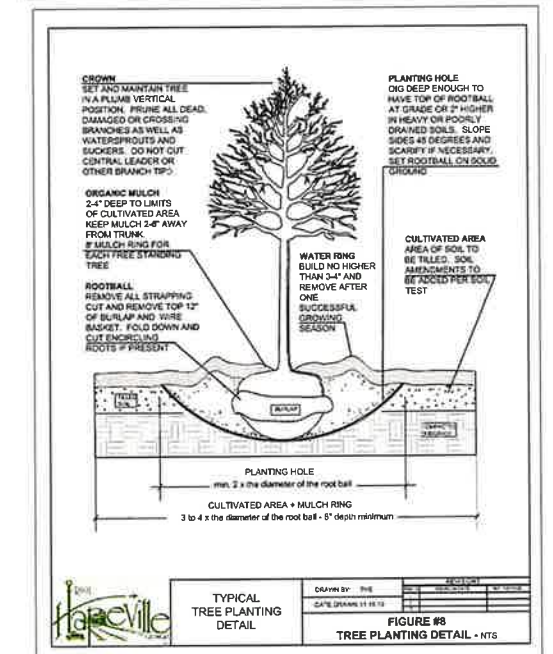
A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



TYPICAL
TREE PROTECTION
FENCE DETAIL

FIGURE #10
TREE PROTECTION FENCE DETAIL - HTS



TYPICAL
TREE PLANTING
DETAIL

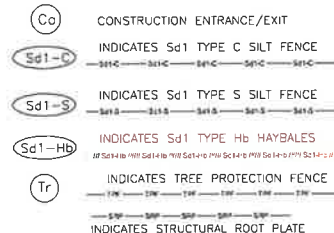
FIGURE #8
TREE PLANTING DETAIL - HTS

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PROTECTION:

- ALL THE SAFE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.



TOTAL LAND AREA
6250.00 SF / 0.143 AC

SCALE 1" = 20'

TREE PLANTING/ LANDSCAPE PLAN

LOTS 33,34,35, & 36	BLOCK 2
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	PB 7/PG 58-59 DB 63133/PG 635
FIELD WORK DATE JUNE 30, 2021	PRINTED/SIGNED JULY 15, 2021
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"
MC	COORD #20211409
DWG #20211409-TRACT I	

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

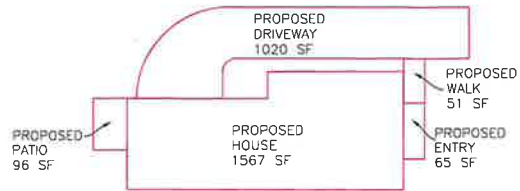
REVISED: 05/10/23

SITE PLAN PREPARED FOR:
FULLY INVESTED ENTERPRISES LLC
(MICHAEL OLAJUBUTU)

PROPERTY ADDRESS:
0 JACKSON STREET
HAPEVILLE, GA 30354

SHEET 4 OF 6





TYPICAL MAINTENANCE ACTIVITIES FOR DRYWELL	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT DRYWELLS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	ANNUALLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME.	UPON FAILURE

BMP NOTES:

- 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO DRYWELL.
- A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
- ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
- A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMP'S.
- AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

GSMM WATER QUALITY CALCULATIONS:

$$RR_v = 0.05 + 0.009x(l)$$

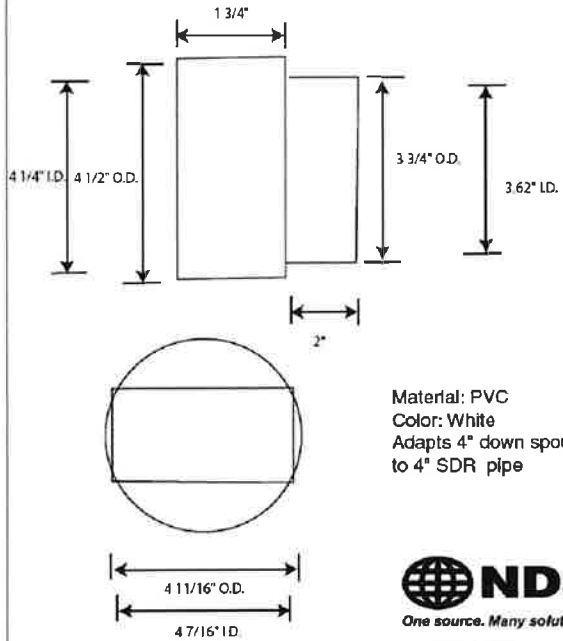
$$l(in\%) = 2799.00 (SF)/6250.00 (SF) = 44.8\%$$

$$RR_v = 0.4532$$

$$WQV = (1.2RR_vA)/12 = 1.2(0.4562)(6250.00)/12 = 283.25 (CF)$$

3 FLO-WELLS PROVIDE 489.51 (CF)

9P06 Downspout Adapter



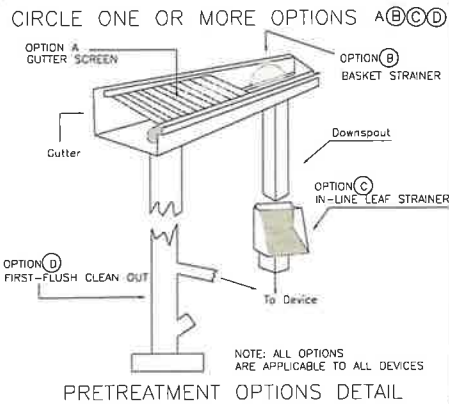
Material: PVC
Color: White
Adapts 4" down spout to 4" SDR pipe



BMP W.Q. DEVICE

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

CIRCLED ITEMS ARE REQUIRED

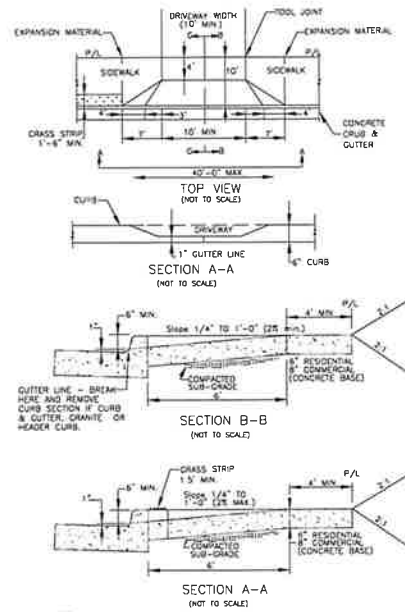


NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL

STANDARD DRIVEWAY WITH CURB AND GUTTER

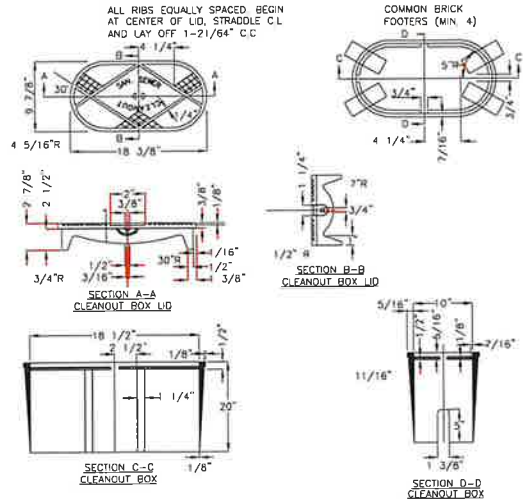
STANDARD DRIVEWAY DETAILS (NOT TO SCALE)



NOTE: CAN EXCHANGE W/ CONC. HEADER CURB OR GRANITE CURB.

SANITARY CLEANOUT BOX

(NOT TO SCALE)

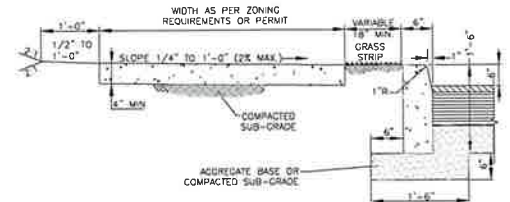


GENERAL NOTES:

- UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
 - CASTINGS SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE. CHIPPED AND GROUNDED AS NEEDED TO REMOVE FINES AND ROUGH PLACES.
 - FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.W.A. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.
 - WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.
- THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

CONCRETE SIDEWALK AND CONCRETE HEADER CURB

(NOT TO SCALE)

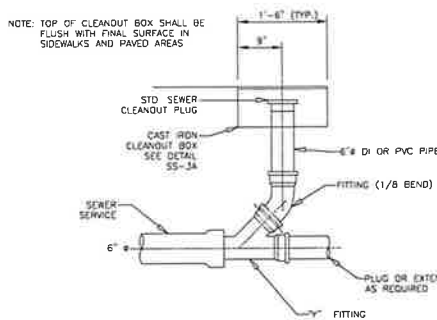


NOTES:

- SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
- CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
- EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY ARROW AND NOT MORE THAN 100 FEET APART.
- PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
- ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W.

STANDARD SANITARY CLEANOUT DETAIL

(NOT TO SCALE)



REVISED: 05/10/23

LOTS 33,34,35, & 36	BLOCK 2	SITE PLAN PREPARED FOR:	SHEET 5 OF 6
FORREST HILL PARK SUBDIVISION	UNIT	FULLY INVESTED ENTERPRISES LLC	
LAND LOT 94	14TH DISTRICT	(MICHAEL OLAJUBUTU)	
FULTON COUNTY, GEORGIA	PB.7/PG.58-59	DB 63133/PG 635	
FIELD WORK DATE JUNE 30, 2021	PRINTED/SIGNED JULY 15, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	0 JACKSON STREET	
		HAPEVILLE, GA 30354	
MC	COORD #20211409		
DWG #20211409-TRACT 1			

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
PH: 404-851-0281
TEL: 404-392-5747
INFO@SURVEYLANDEXPRESS.COM



Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

2799

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

0

Step 2:

Choose the Coefficient of Runoff for Area 1: 1.0 (Concrete/Aspha

1.0 Concrete/Aspha v

Choose the Coefficient of Runoff for Area 2: 0.35 (Grass)

0.35 (Grass)

Step 3:

Choose the 25 Year Rainfall: (see rainfall map). 2 v in/hr

ap). 2 v in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A) 3 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

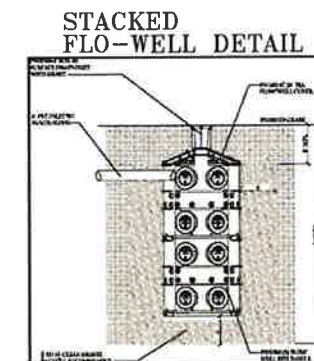
(Dimension B) 3 ft

Step 7: view results:

Runoff	58.18 GPM 0.13 CFS
Volume of water to be stored	1745.40 Gallons 233.34 Cubic feet

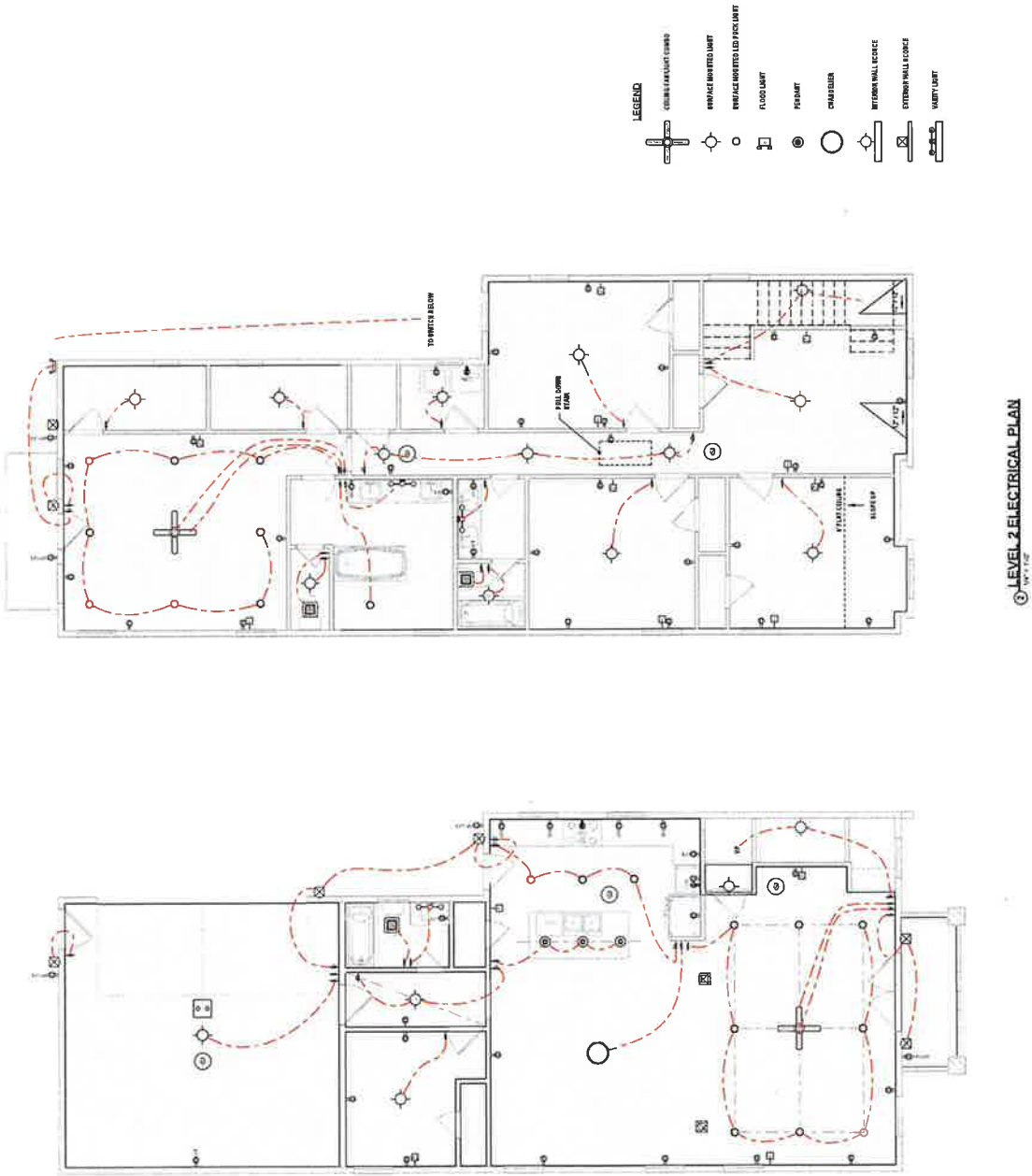
of Flo-Wells Needed 3

Amount of Gravel Needed	18.13 Cubic yards 489.51 Cubic feet
--------------------------------	--



REVISÉ: 05/10/23

LOTS 33.34.35, & 36		BLOCK 2	SITE PLAN PREPARED FOR:		SHEET 6 OF 6
FORREST HILL PARK SUBDIVISION		UNIT	FULLY INVESTED ENTERPRISES LLC		
LAND LOT 94		SECTION	(MICHAEL OLAJUBUTU)		
FULTON COUNTY, GEORGIA		PB 7/PG.58--59	DB 63133/PG.635		PROPERTY ADDRESS:
FIELD WORK DATE JUNE 30, 2021		PRINTED/SIGNED JULY 15, 2021		0 JACKSON STREET	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSENESS OF 1 FOOT IN 20,000 FEET, AN ANGULAR ERROR OF SIX SECONDS PER ANGLE AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CONSIDERED ACCURATE TO 1 FOOT IN 100,000 FEET AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATIC PLANE COLLIMATION ADJUSTMENT FOUND WITHIN 500' OF THIS PROPERTY					
MC COORD #20211409 DWG #20211409-TRACT I			24 LEXEND POINT ATLANTA, GA 30339 FAX 404-601-0341 TEL 404-712-4347 INFO@MICHAELOLAJUBUTU.COM		
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			INFORM@MICHAELOLAJUBUTU.COM		



	Printed name	
	Print number	Z20-4-HB
	Date	10/11/22
	Density	WH
	Credibility	WH
A1.2		
		146 x 179

ELECTRICAL PLANS

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30333

[illegible]

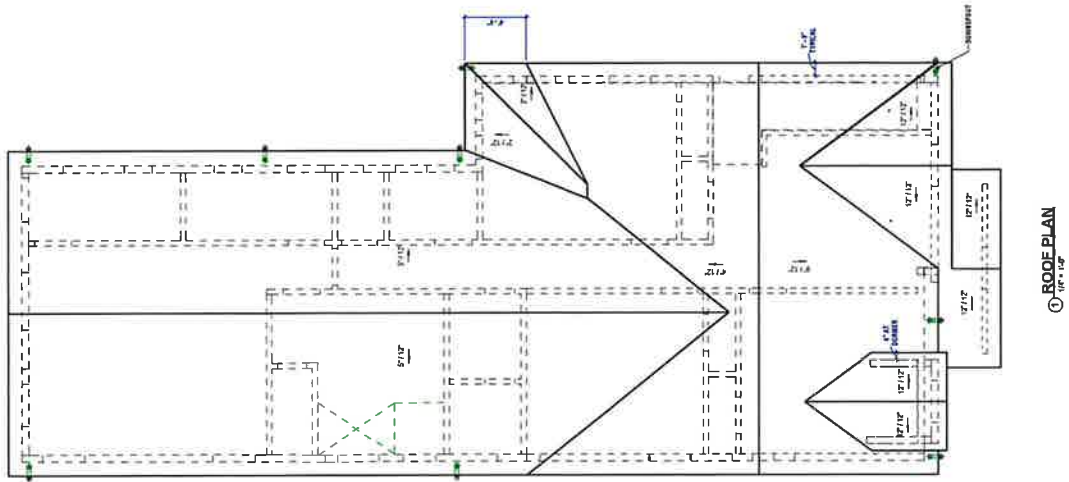
PRINT RECORD

RELEASED FOR
CONSTRUCTION

DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(877) 252-3542
w.harmon@ptopictures.com

(678) 592-3542 bandmark404@aol.com

MODELING



Quantity	WH
A1.3	
Units	1/4" x 1'-0"

ROOF PLAN

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPPEVILLE, GA 303XX

[illegible]

NT RECORD

RELEASED FOR
CONSTRUCTION

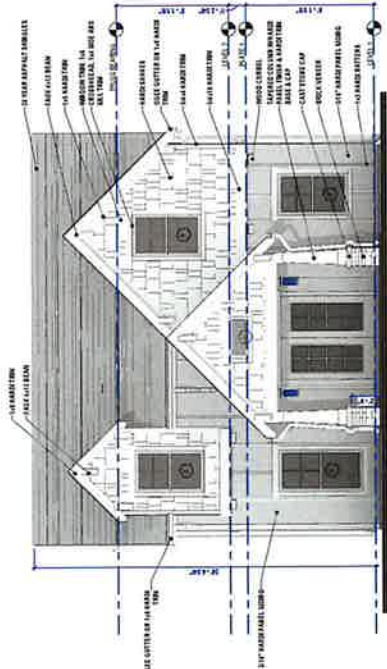
DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON

AND KENNEDY JR. • WANDA TRAMON
(678) 592-3542 wandra@sof.com

PLANS AND RENDERINGS BY: WANDA HARMON



RIGHT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAYVILLE, GA 30XXX

EXTERIOR
ELEVATIONS

Project Name: 2204-MB

Project Number: 101000000

Owner: WMA

Designer: WMA

A2.0

1/4" = 1'-0"

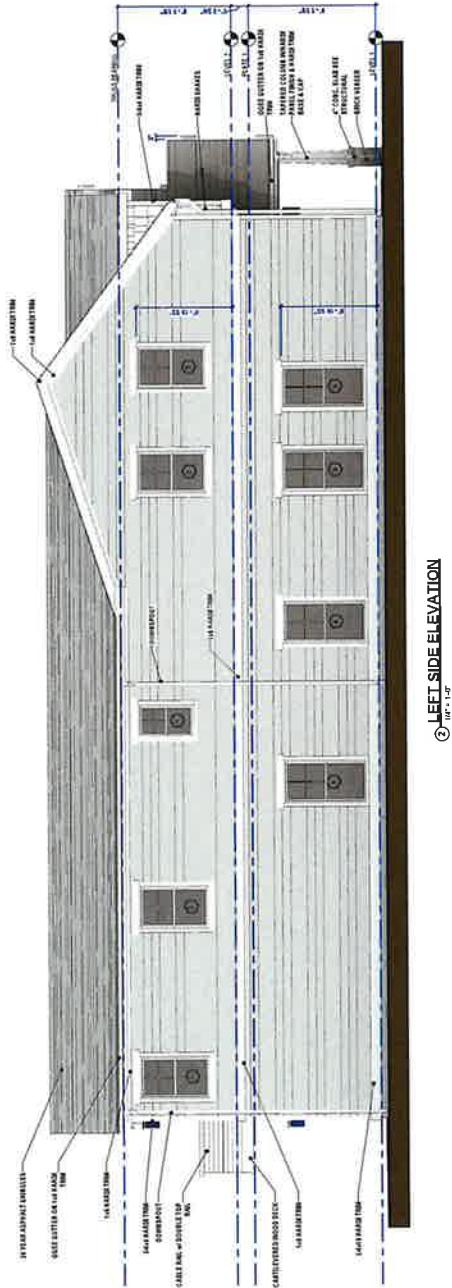
NO.	DESCRIPTION	DATE
1	1/4" = 1'-0"	10/1/2022

PRINT RECORD

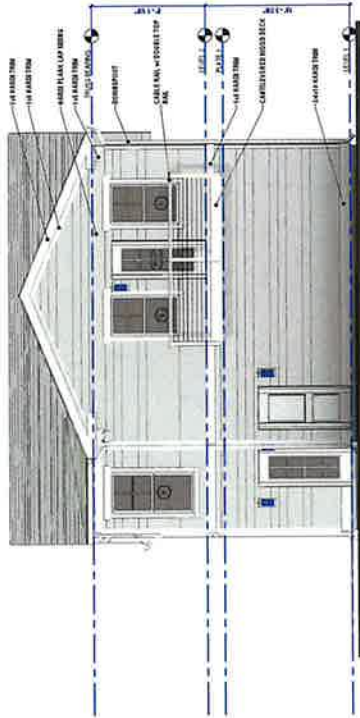
RELEASED FOR
CONSTRUCTION

DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(678) 582-3542 wharmonh@ptp.com





② LEFT SIDE ELEVATION
1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"

Project Name	0 JACKSON STREET
Project Number	2504140
Drawn By	1011102
Checked By	WM
Created By	WM

A2.1

EXTERIOR ELEVATIONS

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAYVILLE, GA 3000X

NO.	DESCRIPTION	DATE
1	REVISION	10/1/2022
2	REVISION	10/1/2022
3	REVISION	10/1/2022
4	REVISION	10/1/2022
5	REVISION	10/1/2022
6	REVISION	10/1/2022
7	REVISION	10/1/2022
8	REVISION	10/1/2022
9	REVISION	10/1/2022
10	REVISION	10/1/2022

PRINT RECORD

RELEASED FOR CONSTRUCTION

DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(878) 590-0542 wanda@planspictures.com

(678) 592-3542 landmark404@aol.com

[illegible]

0 JACKSON STREET
HAPEVILLE, GA 30XXX

Project name	
Project number	2204 HB
Date	10/1/22
Drawn by	WH
Checked by	WH

A3.0

1/2" = 1'-0"

A3.0

① SECTION AT STAIR
1/2" = 1'-0"

CONTINUED ON 7, A211

EXPRESS COLLECTOR SERVICE
PAID, FIRST & SUBSTITUTION
DATE & CAP



Hapeville
georgia

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

DATE: September 7, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 0 Jackson Street (Tract 1)

BACKGROUND

The City of Hapeville has received a site plan application from Michael Olajabutu to construct a 2,681 SF single-family residence at 0 Jackson Street, Tract 1. The proposed dwelling has 4 bedrooms and 3 baths with a two car attached garage. The height of the residence is 24'10 1/4".

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area SubArea E 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 current property is vacant.***
 - ***Setback dimensions per the simple site plan submitted with the architectural drawings.***
 - ***The south side setback is 6' ¼" to allow for a 1' roof eave.***
 - ***The north side setback is 16'6"***
 - ***The front setback is undetermined shown as 20' to the front porch (front porch is not adequate depth per Design Standards).***
 - ***A balcony is shown off the rear, the rear setback must include the balcony.***
 - ***The proposed new single family dwelling will be 24' 10 ¼" from the slab foundation.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include an 11' proposed driveway. Parking is located in the attached 2 car garage.***
 - ***The plan shows an existing sidewalk along Jackson.***
 - ***The plans do not include a walkway from the entrance to the street. This is required by the Design Standards.***
 - c. The locations, area and number of proposed parking spaces.
 - ***A 2 car garage will provide for parking.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing and proposed 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.
 - ***Some trees are shown. A sizeable front yard tree on the north side (adjacent to the chain link fence) is not shown on the plans/arborist. Arborist to review.***
 - 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. See arborist review.***

- 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 chain link fence shown inside the property line. Chain link fences are not allowed in the supplemental area/front yard.***
- 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.
- ***All stormwater must be retained on site.***
- 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 6,250 sf or .14 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 4,375 SF. The plans indicate that the total lot coverage will be 2,799 or 44.8%, 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 4 bedrooms and 3 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 2,681 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.***

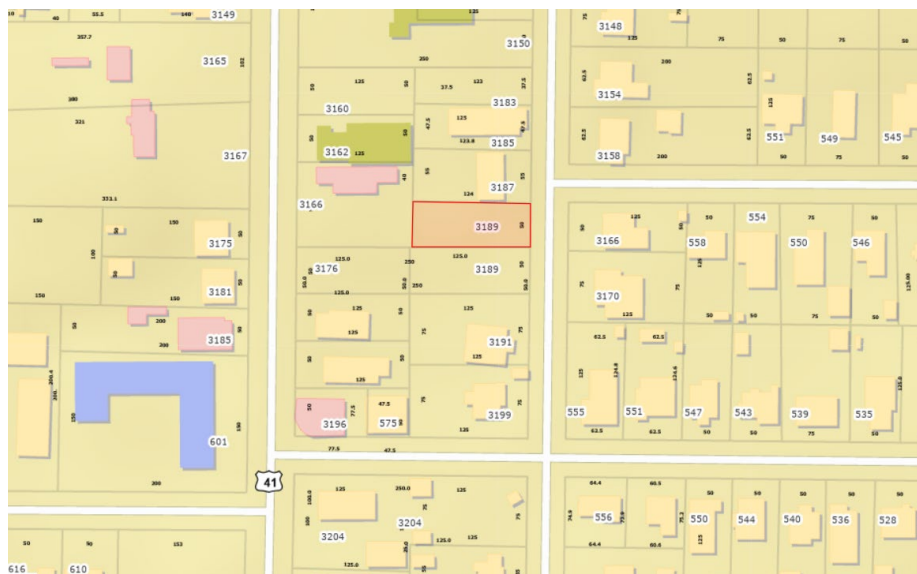
RECOMMENDATION

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

- *Building footprint must be adjusted on civil site plan to show correct dimensions for all setbacks. The front porch is also shown as 5' deep and Design Standards require 8' depth. This will impact front setback dimensions. Show correct front setback dimensions to front porch. The rear setback should be shown to the balcony.*
- *Revise tree conservation plan / civil site plan to show all trees and address all arborist report comments*
- *Remove chain link fence in the front yard.*
- *Provide individual impervious surface coverage. The plans do not include a walkway from the entrance to the street. This is required by the Design Standards which will affect coverage.*
- *Provide a development schedule.*
- *Please return all documents in one updated file clearly labeled including revision dates.*

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, the project may be approved by the Planning Commission for compliance.



Location Map – 0 Jackson Street, Tract 1

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant JOYCELYN LEE

Mailing Address: _____

Telephone Mobile # " " Email

Property Owner (s) JOYCELYN LEE

Mailing Address _____

Telephone " " Mobile #

Address/Location of Property: 0 JACKSON ST, HAPEVILLE, GA Tract 2

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0094000 20881

Present Zoning Classification: R-SF Size of Tract: 0.143 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.

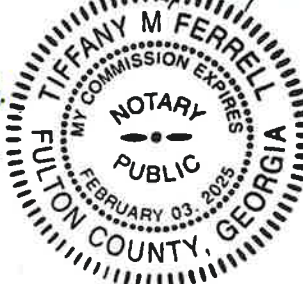
Applicant's signature Joycelyn Lee

Date: 07/26/23

Sworn to and subscribed before me

This 26th day of July, 2023.

Tiffany M Ferrell
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.)

A 2681 sq. ft. Single family residential new construction project. The home will be constructed with two levels on a concrete slab. The home will be built with 4 bedrooms and 2.5 bathrooms. There will be a two car garage built attached to the rear left side of the home. The front of the house will be constructed with hardie shake on the gable areas and hardie board and batten rounding out the front elevation. The sides and rear elevations will be built with hardie plank siding.

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 JACKSON ST HAPEVILLE GA 30354
14-009400020881

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 JOYCELYN LEE

Address of Applicant

3326 FORREST HILLS DR Hapeville GA 30354

Telephone of Applicant

Joycelyn Lee
Signature of Owner

Joycelyn LEE
Print Name of Owner

Personally Appeared Before Me this 26th day of July

Tiffany M Ferrell
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)

gs

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.

gs

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

gs

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.

gs

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).

JS

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

—

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

JS

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

JS

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).

JS

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.

JS

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.

JS

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.

JS

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.

JS

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

—

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

JS

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.

JR
JS

Site area (square feet and acres).

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

—

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

JS
JS

Total floor area ratio and/or residential density distribution.

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

JR

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 7/24/23

Robert Lee

EXHIBIT "A"

File No.: W-00931-21-PC

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being known as Lots 33 and 34 in Block 2 of Forrest Hill Park, as per plat recorded in Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records and more particularly described as follows:

Beginning at a point on the West side of Jackson Street Two Hundred (200) feet North of the Northwest corner of Jackson Street and Lake drive; running thence North along the West side of Jackson Street Fifty (50) feet; thence West One Hundred Twenty Five (125) feet; thence South Fifty (50) feet; thence East One Hundred Twenty Five (125) feet to the point of beginning on Jackson Street.

And

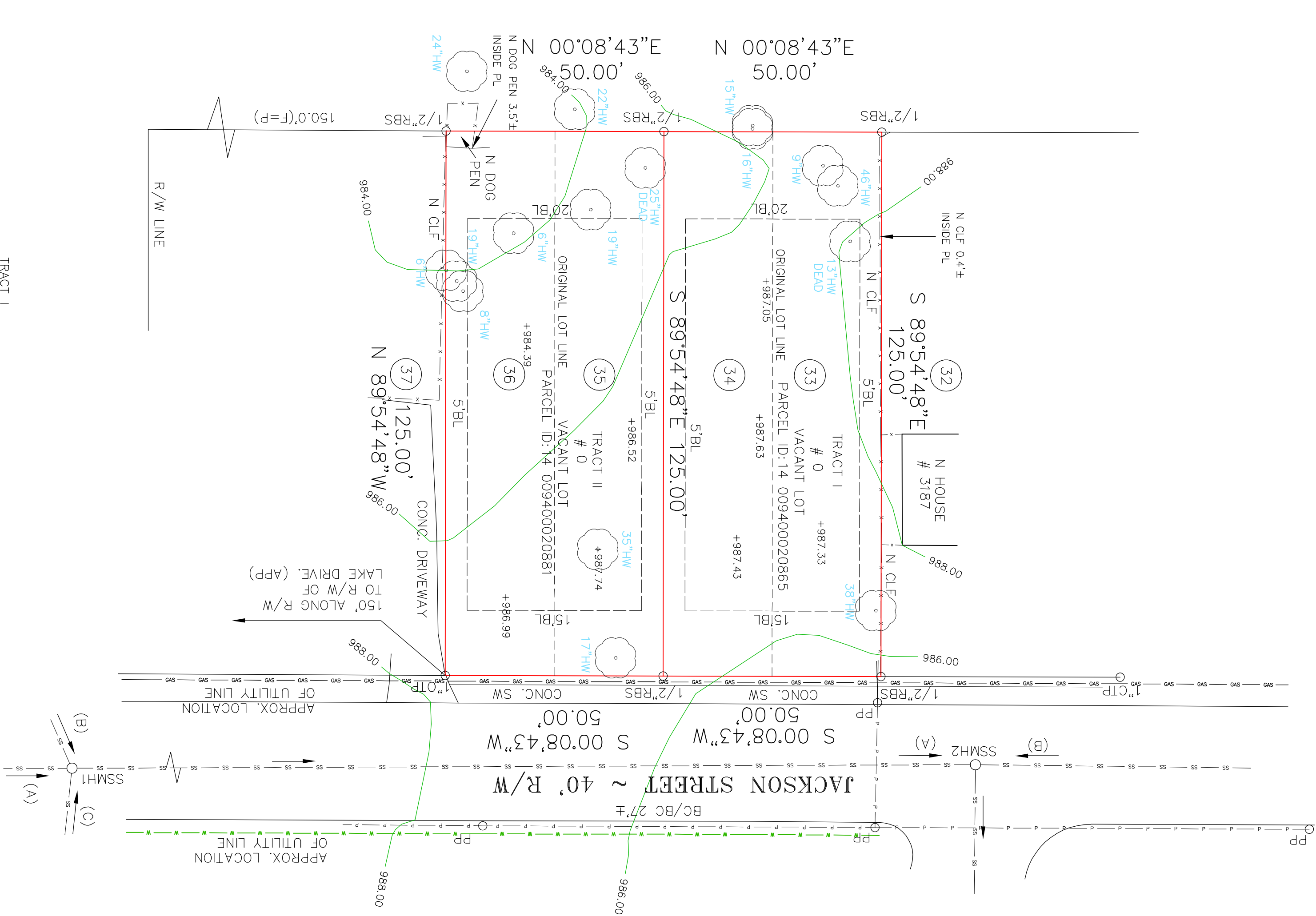
All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being known as Lots 35 and 36 in Block 2 of Forrest Hill Park, as per plat recorded in Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records and more particularly described as follows:

Beginning at a point on the West side of Jackson Street One Hundred Fifty (150) feet North as measured along the West side of Jackson Street from the point where the West side of Jackson Street intersects the North side of Lake Drive; running thence North along the West side of Jackson Street Fifty (50) feet to a point; running thence West One Hundred Twenty Five (125) feet to a point; running thence South Fifty (50) feet to a point; running thence East One Hundred Twenty Five (125) feet to a point on the West side of Jackson Street and the point of beginning.



SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.34

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54

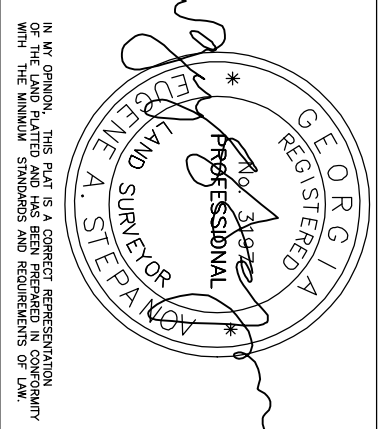


TRACT I
LAND AREA
6,250.00 SF / 0.143 AC
MAX LOT COVERAGE
4,375.00 SF / 0.100 AC / 70.00%

SCALE 1" = 20'

EXISTING CONDITIONS

LOTS 33,34,35, & 36			BLOCK 2		SHEET 2 OF 6	
FOREST HILL PARK SUBDIVISION			UNIT		GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC (JOYCELYN LEE)	
LAND LOT 94			SECTION		PROPERTY ADDRESS:	
FULTON COUNTY, GEORGIA			PE.7/PG.58-59 DB.63.33/PG.635		0 JACKSON STREET HAPEVILLE, GA. 30354	
FIELD WORK DATE: JUNE 30, 2021			PRINTED/SIGNED: JULY 15, 2021		24 HOUR ZONE	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"		ATLANTA, GA. 30324	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CORNER OF 1 FOOT IN 30,000 FEET AN ANGULAR ERROR OF 05 SECONDS FOR EACH POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 7 FEET IN 100,000 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE INFORMATION OF THIS PLAT. NO STATE POLICE CORROBORATE DOCUMENT FOUND WITHIN 500' OF THIS PROJECT.			COORD #20211409		SURVEY LAND EXPRESS, INC	
MC			DWG #20211409-TRACT II		LAND SURVEYING SERVICES	
					INFORMATION@LANDSURVEYING.COM	
					24 HOUR ZONE	
					ATLANTA, GA. 30324	
					TEL 404-252-5747	
					FAX 404-601-0841	
					INFORMATION@LANDSURVEYING.COM	





EROSION CONTROL LEGEND

 Tr

INDICATES Sd1 TYPE S SILT FENCE

INDICALES Sd1 TYPE Hb HAYBALES

INDICATES TREE PROTECTION FENCE

INDICATES Sd1 TYPE C SILT FENCE

INDICATES Sd1 TYPE S SILT FENCE

INDICALES Sd1 TYPE HD HAYBALES

INDICATES TREE PROTECTION 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 Hopeville at 404-669-2120 to arrange a Site Inspection.

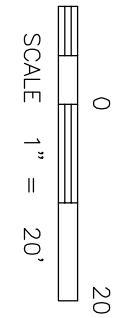
All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hopeville for an inspection.

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.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hopeville 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.

TREE PLAN

PRESERVED TREES	REMOVED TREES
DBH 6"HW	DBH 8"HW
DBH 6"HW	DBH 17"HW
DBH 19"HW	DBH 19"HW
DBH 25"HW	DBH 35"HW

TREE PLANTING/ LANDSCAPE PLAN

REVISED: 05/10/23

SITE PLAN PREPARED FOR: SHEET 4 OF 6
GEORGIA PASSION REALTY LLC AND UNIFIED

MANAGERS LLC (JOYCELYN LEE)

HAFEVILLE, GA 30354

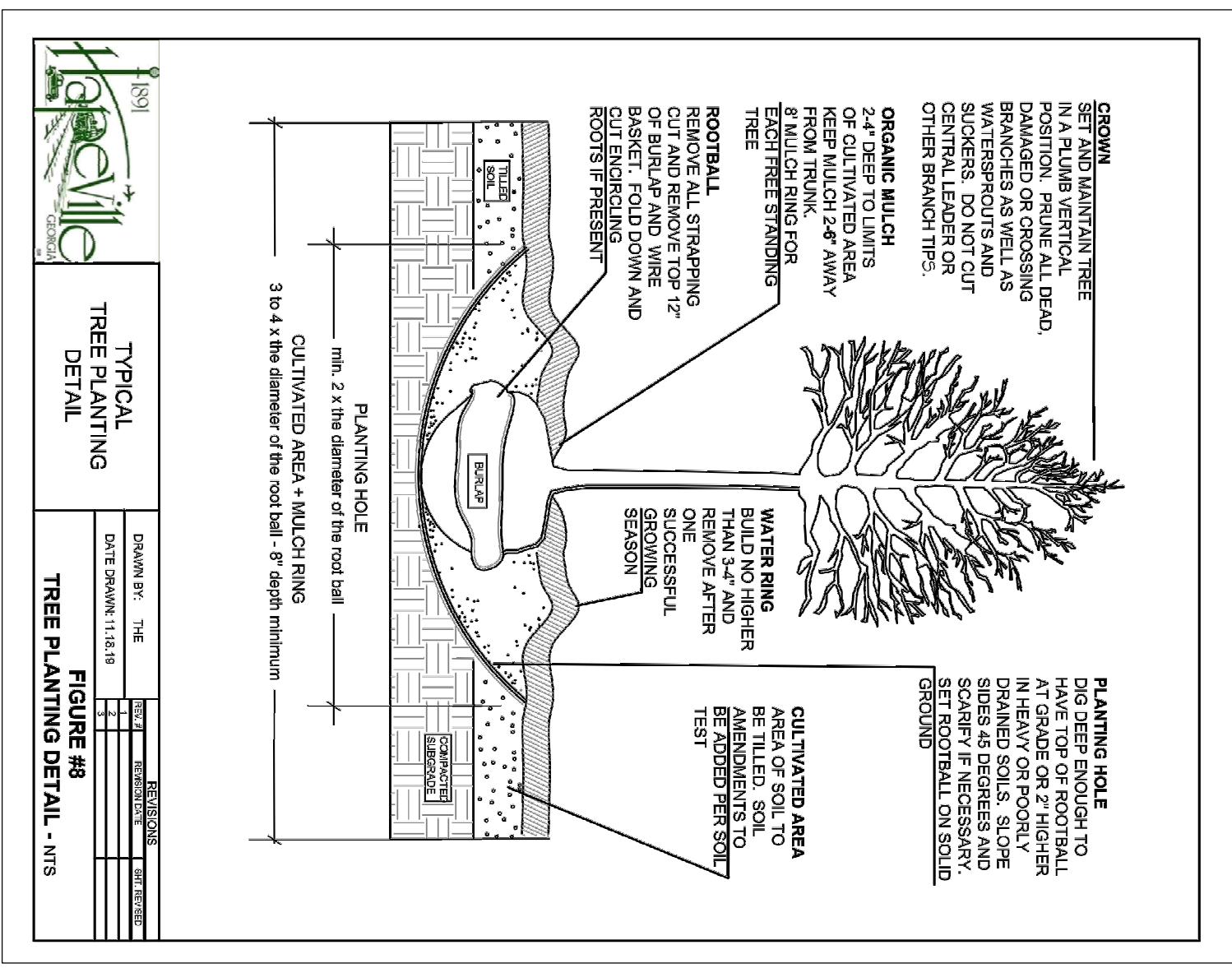
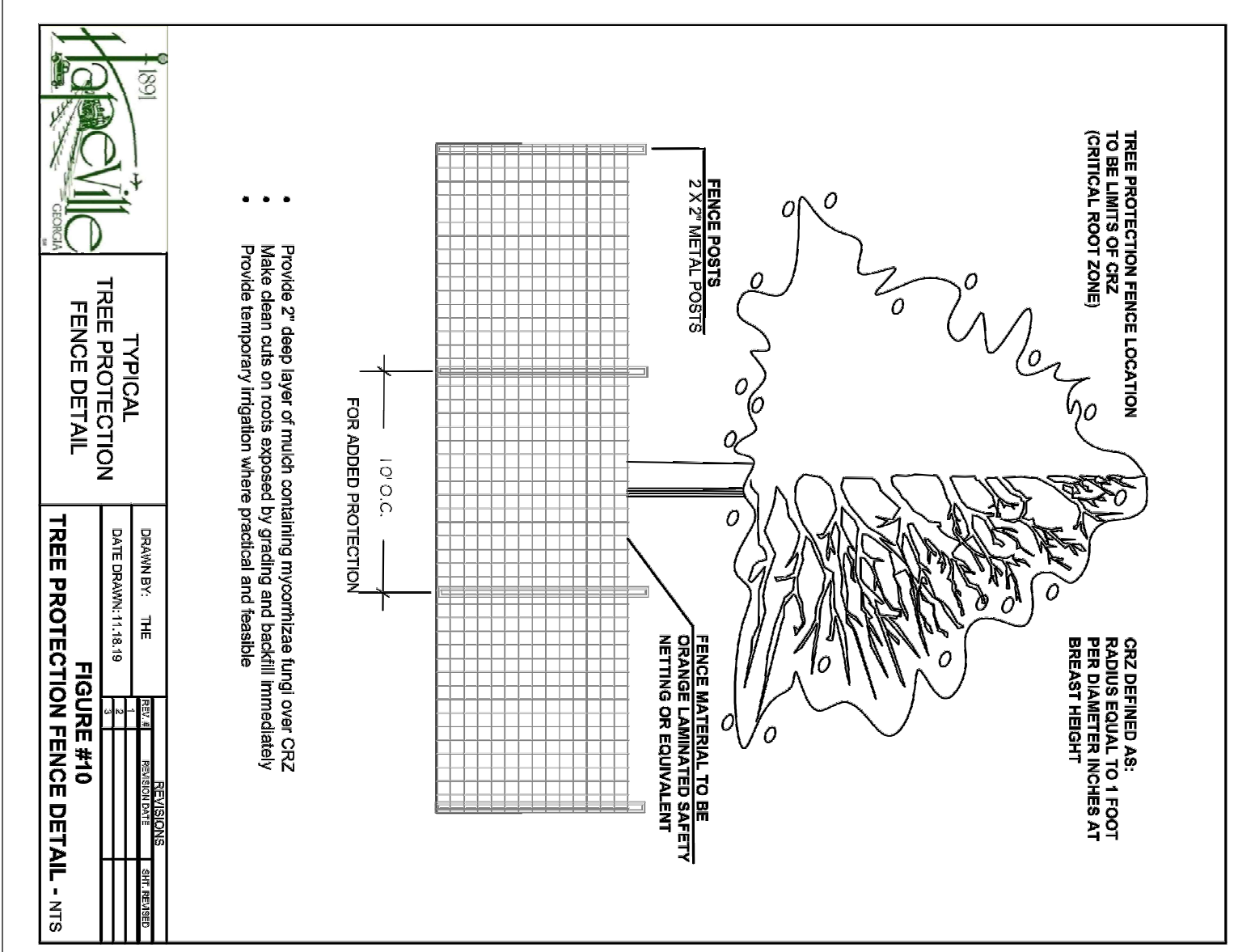
SQUARES METHOD. THIS PLAT HAS BEEN GATHER THE INFORMATION USED IN THE P

GATHER THE INFORMATION USED IN THE P

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

LAND SURVEYING SERVICES

TEL 404-252-5747



NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

2897

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

Step 2:

Choose the Coefficient of Runoff for Area 1:

1.0 Concrete/Aspha ✓

Choose the Coefficient of Runoff for Area 2:

0.35 (Grass)

Step 3:

Choose the 25 Year Rainfall: (see rainfall map).

$$2 \times \text{in/hr}$$

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension)

Fl

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

(Dimension)

File

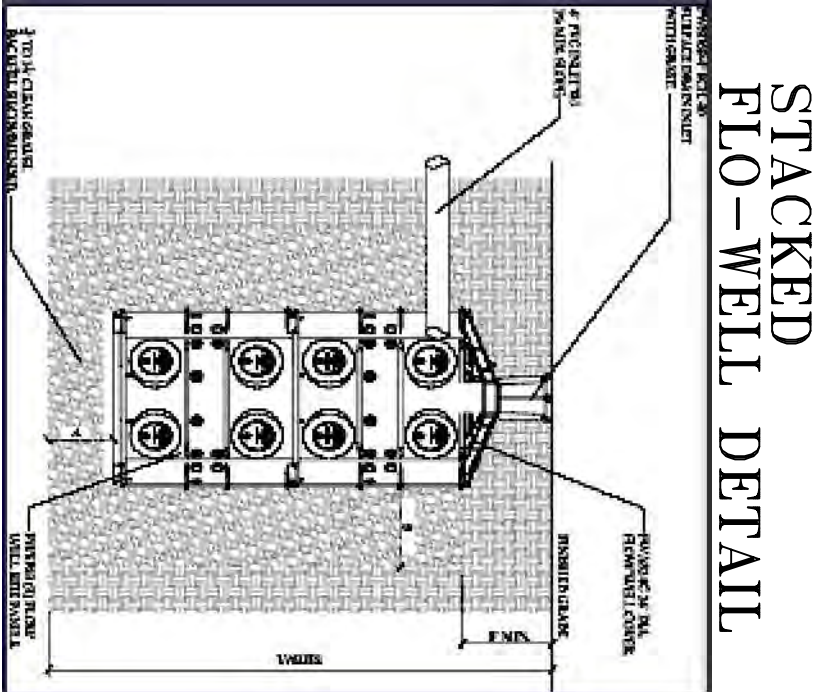
Step 7: View results:

Runoff	60.21 GPM 0.14 CFS
Volume of water to be stored	1806.30 Gallons 241.48 Cubic feet

of Flo-Wells Needed

Amount of Gravel Needed

18.13 Cubic yards
489.51 Cubic feet

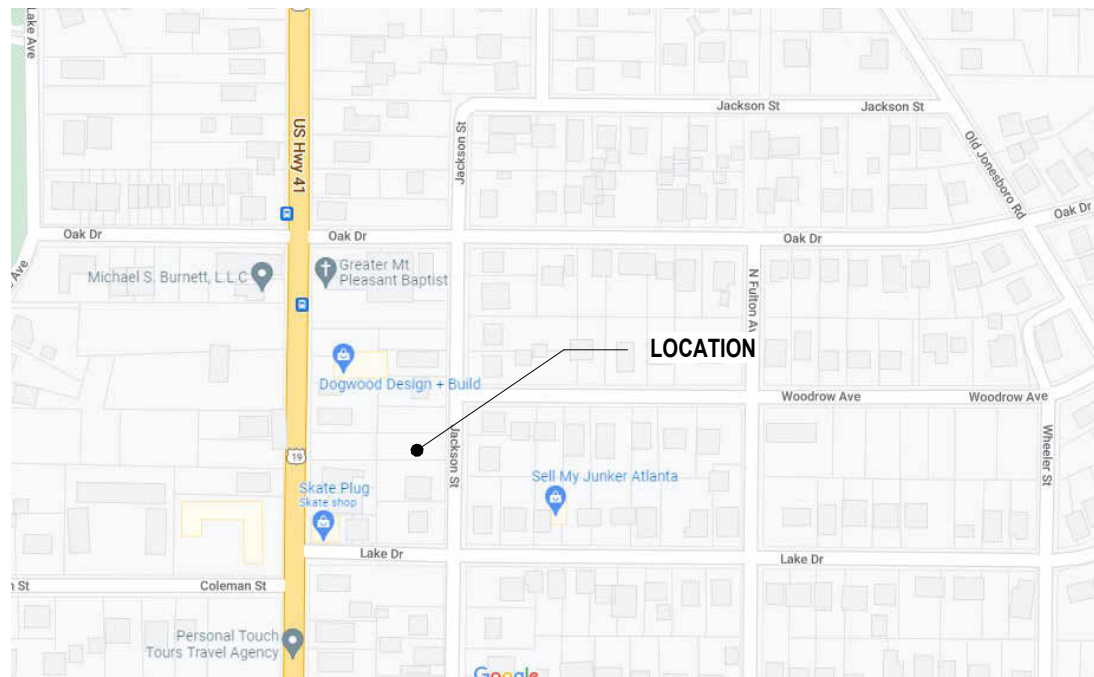


REVISÉD: 05/10/23

[illegible]

JACKSON STREET

CAPITAL HOLDINGS LLC



VICINITY MAP

DRAWING INDEX				
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION NO.	REVISION DATE
A0.0	COVER SHEET	10/27/2022		
A1.0	SLAB PLAN	10/27/2022		
A1.1	FLOOR PLANS	10/27/2022		
A1.2	ELECTRICAL PLANS	10/27/2022		
A1.3	ROOF PLAN	10/27/2022		
A2.0	EXTERIOR ELEVATIONS	10/27/2022		
A2.1	EXTERIOR ELEVATIONS	10/27/2022		
A3.0	BUILDING SECTION	10/27/2022		

HEATED SQUARE FOOTAGE		
NAME	AREA	LEVEL
LEVEL 1 HEATED	1113 SF	LEVEL 1
LEVEL 2 HEATED	1568 SF	LEVEL 2
	2681 SF	

UNHEATED SQUARE FOOTAGE		
NAME	AREA	LEVEL
UNHEATED	455 SF	LEVEL 1

ALL WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FIRE CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL PLUMBING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL MECHANICAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FUEL GAS CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

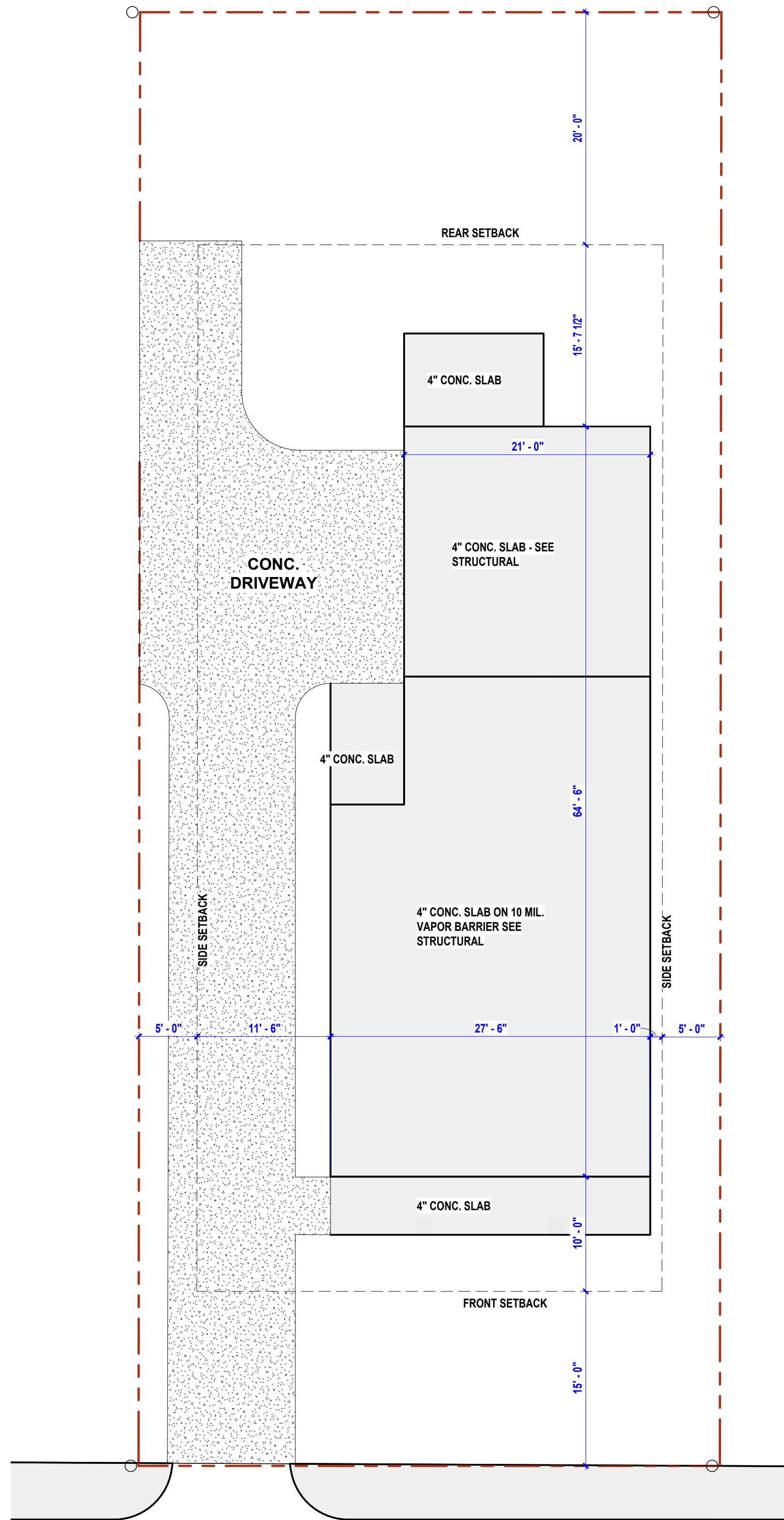
NATIONAL ELECTRICAL CODE,
2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).

INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

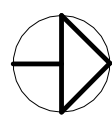
GENERAL NOTES

- ALL ERRORS ON THIS PLAN MUST BE REPORTED TO WANDA HARMON WHEN DISCOVERED.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING MATERIALS.
- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS 16" ON CENTER.



JACKSON STREET

1 SITE PLAN
1/8" = 1'-0"



DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

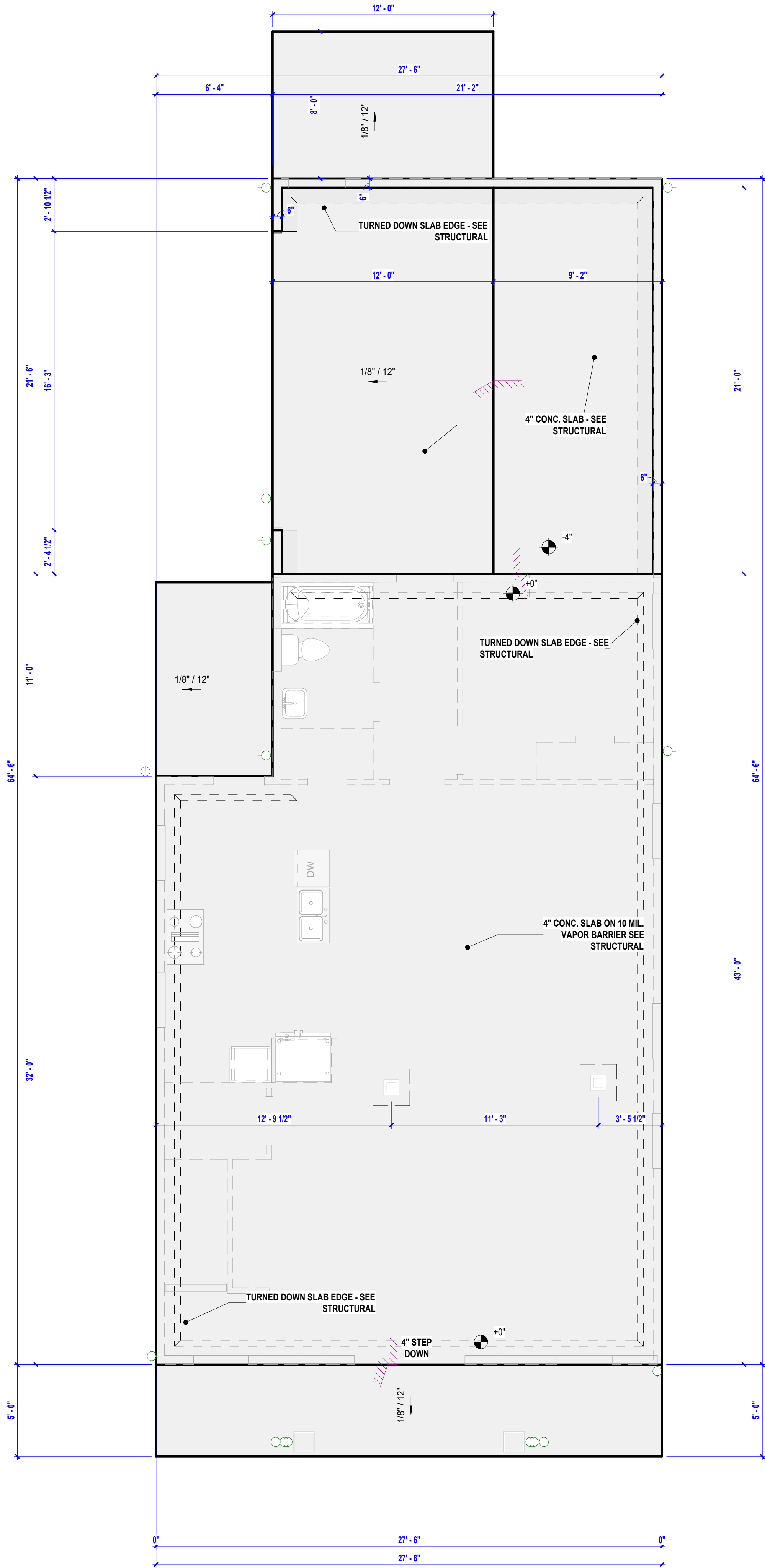
0 JACKSON STREET
HAPEVILLE, GA 300XX

COVER SHEET

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A0.0

Scale 1/8" = 1'-0"



1 SLAB FOUNDATION PLAN
1/4" = 1'-0"

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET

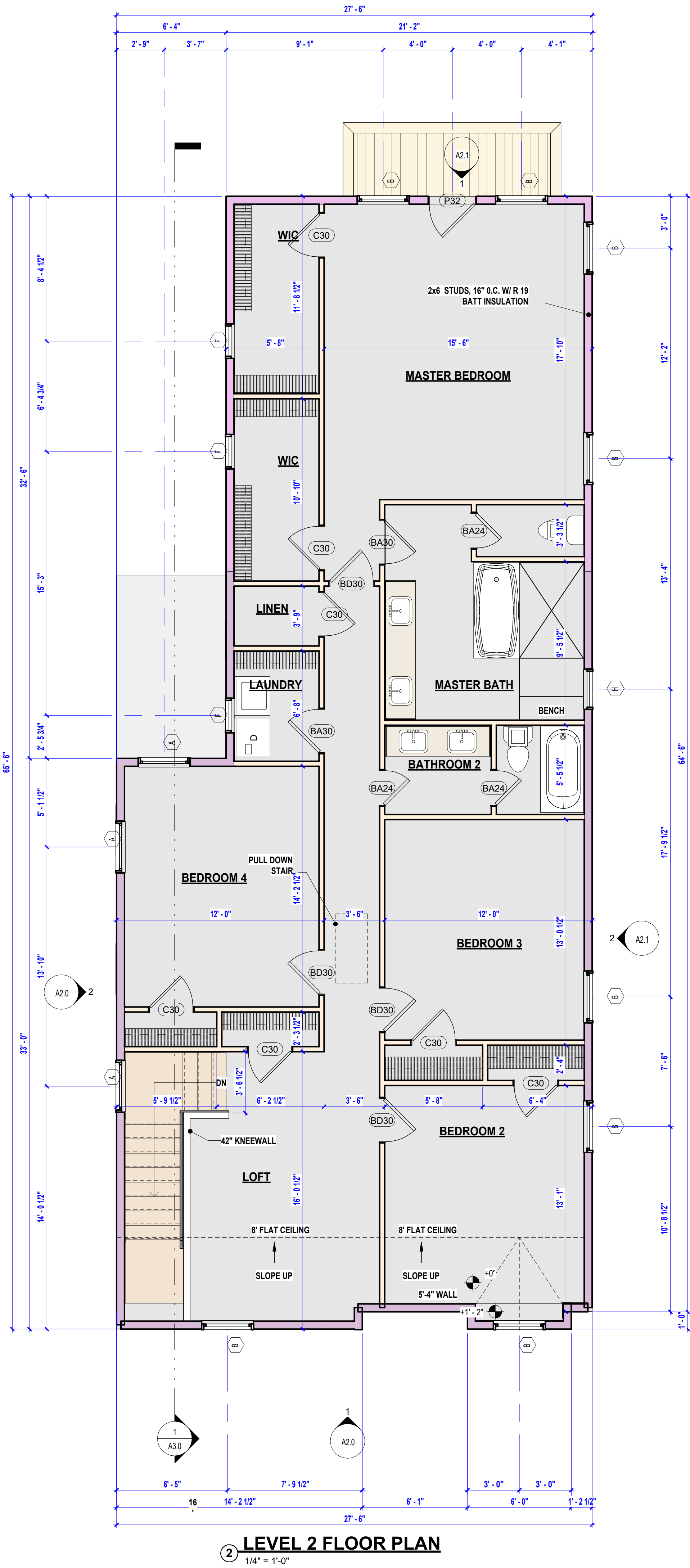
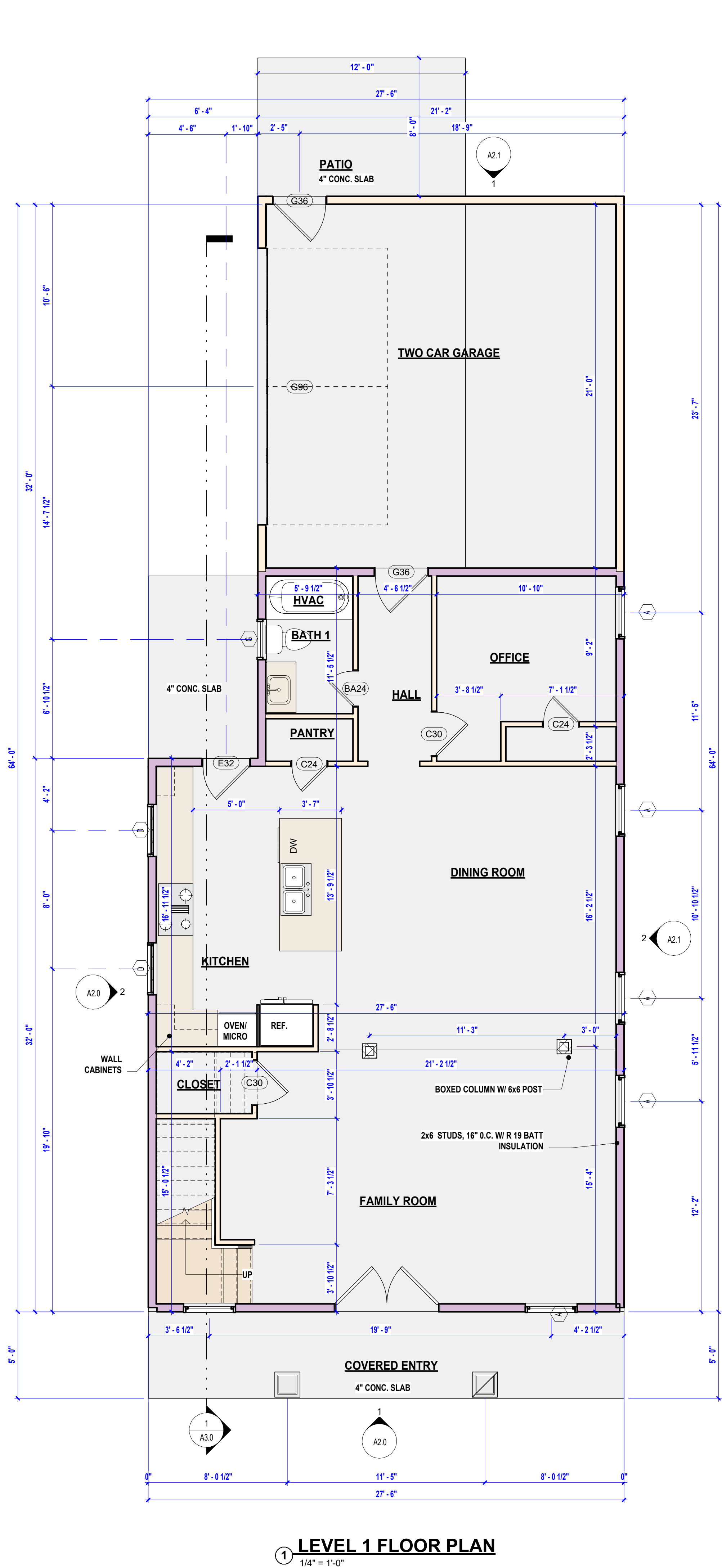
HAPEVILLE, GA 30XXX

SLAB PLAN

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	Author
Checked by	Checker

A1.0

Scale 1/4" = 1'-0"



DOOR SCHEDULE	
MARK	SIZE
BA24	2'-0" x 6'-8"
BA30	2'-6" x 6'-8"
BD30	2'-0" x 6'-8"
C24	2'-0" x 6'-8"
C30	2'-6" x 6'-8"
E32	2'-8" x 6'-8"
E72	6'-0" x 6'-8"
G36	3'-0" x 6'-8"
G96	3'-0" x 7'-0"
P32	16'-8" x 6'-8"

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
A	3'-0"	6'-0"	SINGLE HUNG / VINYL
B	3'-0"	5'-0"	SINGLE HUNG / VINYL
C	3'-0"	1'-4"	FIXED / VINYL
D	3'-0"	4'-0"	SINGLE HUNG / VINYL
E	3'-0"	2'-0"	SINGLE HUNG / VINYL
F	2'-0"	5'-0"	SINGLE HUNG / VINYL
G	2'-4"	3'-6"	SINGLE HUNG / VINYL
H	2'-4"	4'-0"	SINGLE HUNG / VINYL

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 30XXX

FLOOR PLANS

Project owner:

Project number 2204-HB

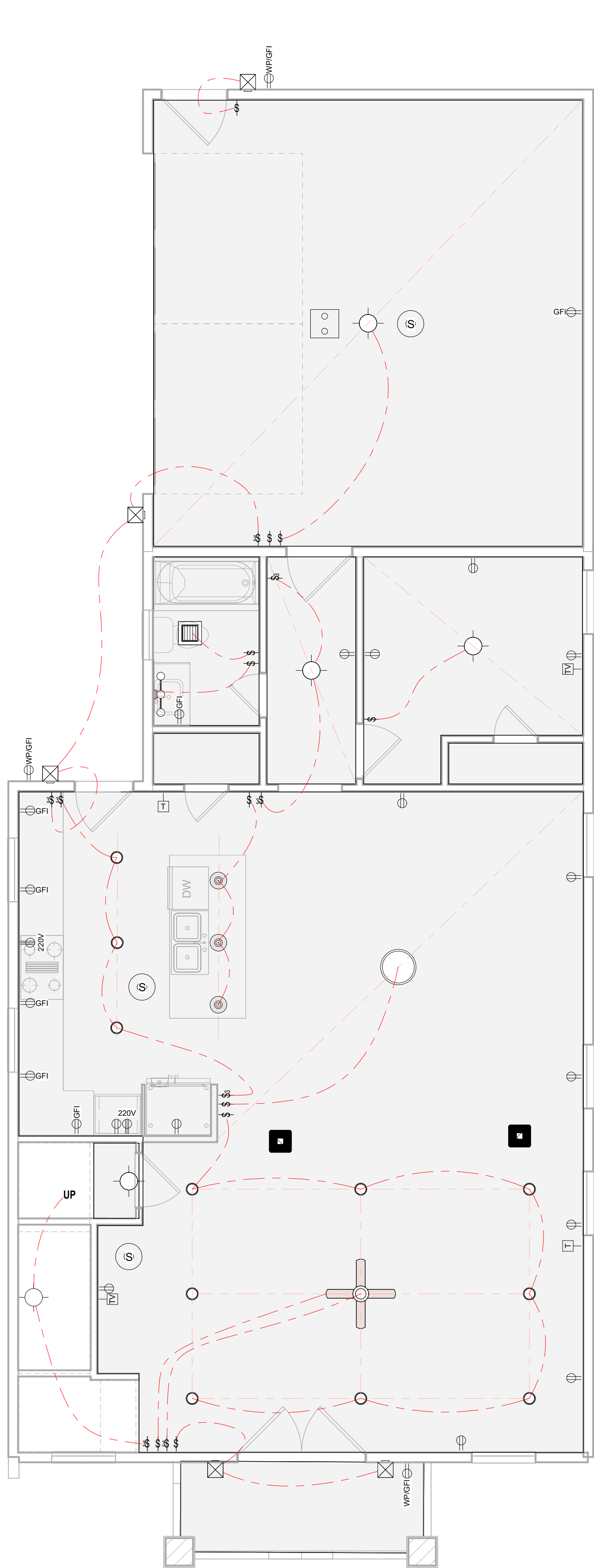
Date 10/11/22

Drawn by WH

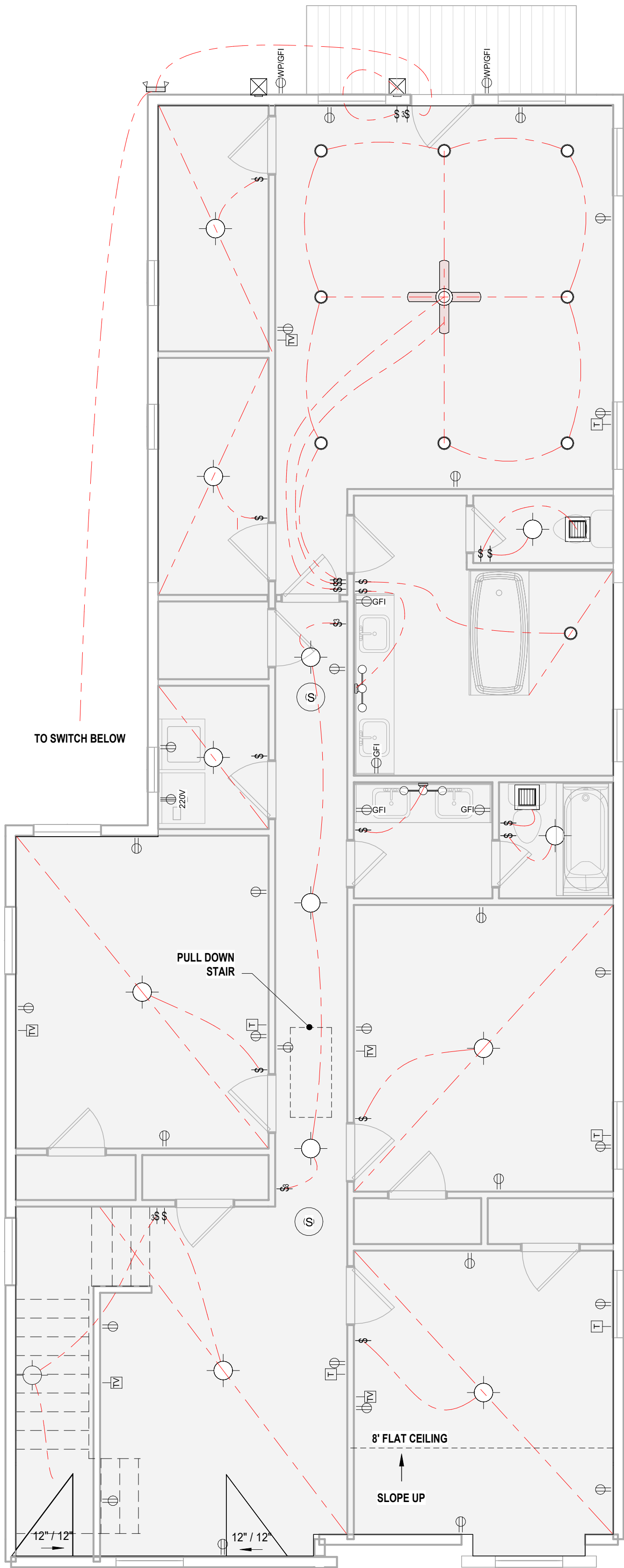
Checked by WH

A1.1

Scale 1/4" = 1'-0"



1 LEVEL 1 ELECTRICAL PLAN
1/4" = 1'-0"



2 LEVEL 2 ELECTRICAL PLAN
1/4" = 1'-0"

- LEGEND
- CEILING FAN/LIGHT COMBO
 - SURFACE MOUNTED LIGHT
 - SURFACE MOUNTED LED PUCK LIGHT
 - FLOOD LIGHT
 - PENDANT
 - CHANDELIER
 - INTERIOR WALL SCONCE
 - EXTERIOR WALL SCONCE
 - VANITY LIGHT

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

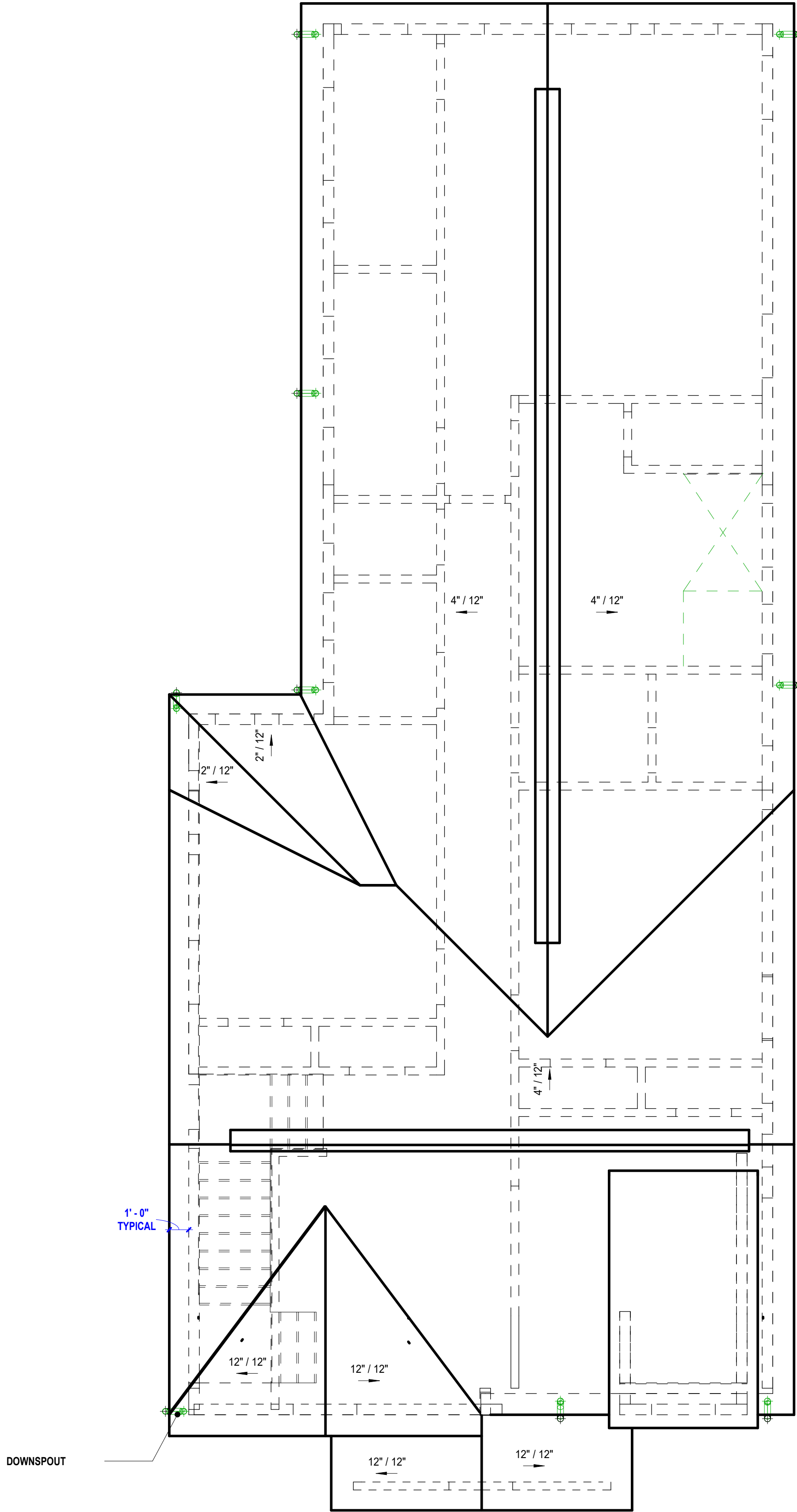
JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

ELECTRICAL PLANS

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

A1.2

Scale 1/4" = 1'-0"



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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 30XXX

ROOF PLAN

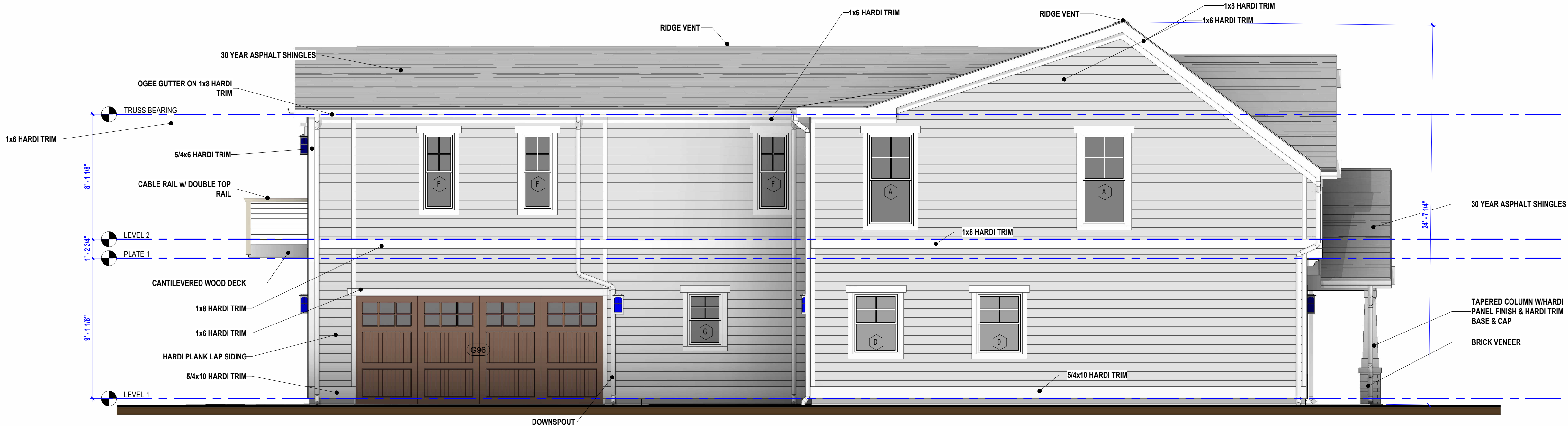
Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A1.3

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 300XX

EXTERIOR
ELEVATIONS

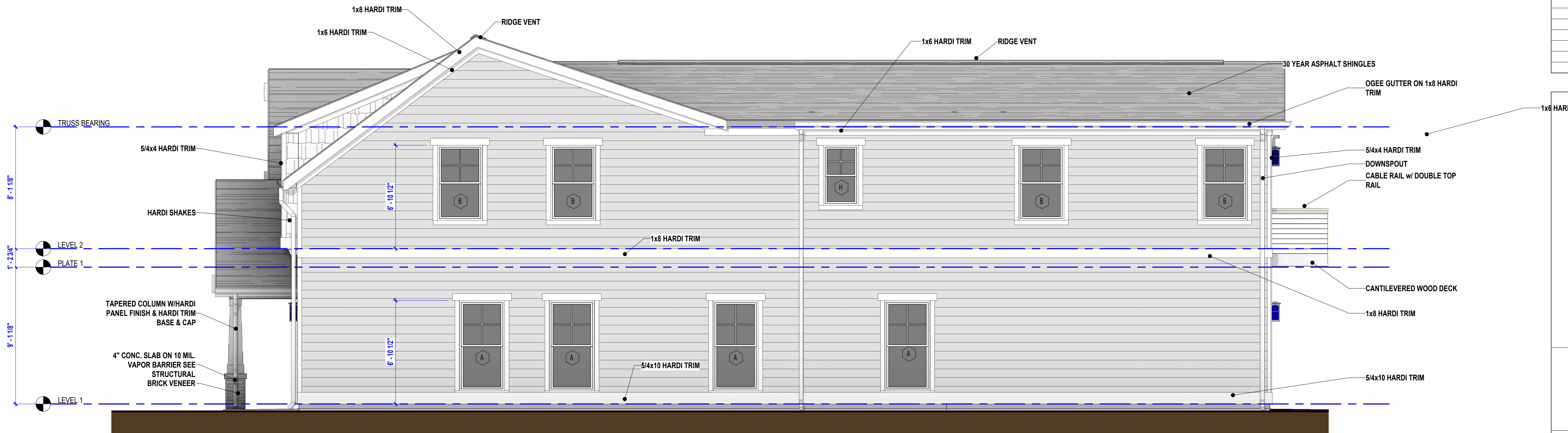
Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.0

Scale 1/4" = 1'-0"



① **REAR ELEVATION**
1/4" = 1'-0"



② **RIGHT SIDE ELEVATION**
1/4" = 1'-0"

DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: **WANDA HARMON**
(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

EXTERIOR
ELEVATIONS

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.1

Scale 1/4" = 1'-0"



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

DATE: September 7, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 0 Jackson Street (Tract 2)

BACKGROUND

The City of Hapeville has received a site plan application from Joycelyn Lee to construct a 2,681 SF single-family residence at 0 Jackson Street, Tract 2. The proposed dwelling has 4 bedrooms and 3 baths with a two car attached garage. The height of the residence is 24'10 1/4".

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area SubArea E 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:

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	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 current property is vacant.***
 - ***Setback dimensions are different on the basic site plan provided with the Design Review Application. Please update the footprint on the civil plan to show correction location and dimensions.***
 - ***The north side setback is 6' to allow for a 1' roof eave.***
 - ***The south side setback is 16'6"***
 - ***The front setback is undetermined shown as 20' to the front porch (front porch is not adequate depth per Design Standards).***
 - ***A balcony is shown off the rear, the rear setback must include the balcony.***
 - ***The proposed new single family dwelling will be 24' 10 1/4" from the slab foundation.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include an 11' proposed driveway. Parking is located in the attached 2 car garage.***
 - ***The plan shows an existing sidewalk along Jackson.***
 - ***The plans do not include a walkway from the entrance to the street. This is required by the Design Standards.***
 - c. The locations, area and number of proposed parking spaces.
 - ***A 2 car garage will provide for parking.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing and proposed 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.
 - ***Trees are shown. Arborist to review.***
 - 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. See arborist review.***

- 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 (chain link fence on adjacent yard).**
- 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.
- **All stormwater must be retained on site.**
- 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 6,250 sf or .14 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 4,375 SF. The plans indicate that the total lot coverage will be 2,897 or 46.4%, 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 4 bedrooms and 3 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 2,681 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.***

RECOMMENDATION

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

- *Building footprint must be adjusted on civil site plan to show correct dimensions for all setbacks. The front porch is also shown as 5' deep and Design Standards require 8' depth. This will impact front setback dimensions. Show correct front setback dimensions to front porch. The rear setback should be shown to the balcony.*
- *Revise tree conservation plan to address all arborist report comments*
- *Provide individual impervious surface coverage. The plans do not include a walkway from the entrance to the street. This is required by the Design Standards which will affect coverage.*
- *Provide a development schedule.*
Please return all documents in one updated file clearly labeled including revision dates.

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, the project may be approved by the Planning Commission for compliance.



Location Map – 0 Jackson Street, Tract 2