



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

March 12, 2024 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 February 13, 2024

Documents:

1. Minutes - 02-13-2024_draft

4. New Business

4.I. 3264 Springhavan Drive Final Plat Review (Units 7-14)

Background: Alex Popham is requesting final plat review for the property located at 3264 Springhavan Drive, Units 7-14, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

Documents:

1. Application - 3264 Springdale Rd._ Final Plat_7-14
2. Plans - 3264 Springhaven_Final Plat_Units 7-14
3. Planner's Report 3264 Springhaven Stillwood Subdivision Second Phase
4. Engneer's Report - Stillwood Phase 2 - Plat Rev 1

4.II. 3165 Old Jonesboro Road Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,200 single-family detached dwelling at 3165 Old Jonesboro Road, Lot 1 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3165 Dogwood Drive_Lot1_Site PlanRedacted
2. Plans - 3165 Old Jonesboro Road_Lot1_Site Plan
3. 3165 Old Jonesboro Road Lot 1 Tree Conservation Plan (003)
4. Planners Report - 3165 Old Jonesboro Rd._Site Plan
5. Arborist Report - 3165 Old Jonesboro Road_Lot 1_Site Plan

4.III. 3163 Old Jonesboro Road Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,305 single-family detached dwelling at 3163 Old Jonesboro, Lot 2 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3163 Old Jonesboro Road_Lot 2_Site Plan_Redacted
2. Plans - 3163 Old Jonesboro Road_Lot 2_Site Plan
3. 3163_Lot 2 Old Jonesboro Road Tree Conservation Plan
4. Planner's Report Site - 3163 Old Jonesboro_Lot 2_Site Plan
5. Arborist Report - 3163 Old Jonesboro Rd._Lot 2_Site Plan

4.IV. 3085 Jackson Street Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,305 single-family detached dwelling at 3085 Jackson Street, Lot 3 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3085 Jackson Street_Lot 3_Redacted
2. Plans -3085 Jackson Street_Lot3_Site Plan
3. Planner's Report - 3085 Jackson Street_Site Plan
4. Arborist Report - 3085 Jackson Street_Lot 3

4.V. 3309, 3319, and 3327 Dogwood Drive Rezoning Request

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

Documents:

1. Application - 3309, 3319, 3327 Dogwood Dr. -Rezoning_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planner's Report-3309 3325 Dogwood Dr._Rezoning

4.VI. 3309 - 3345 Dogwood Drive Site Plan Review

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC is requesting site plan review to construct a townhome development to be located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016- 010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9), and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application - 3309-3345 Dogwood Drive_Site Plan_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planners Report - 3309 to 3345 Dogwood Dr._Site Plan
4. Enginner's Report - 3309-3345 Dogwood Dr ._Site Plan -3
5. Fire Marshal's Report - 3309-3345 Dogwood Dr_Site Plan

5. **Next Meeting Date - April 9, 2024 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**

February 13, 2024 6:00 PM

MINUTES

1. Called to Order at 6:07 PM.

2. Roll Call

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

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Cliff Thomas made a motion to re-elect Lucy Dolan as Vice Chairman of the Planning Commission. Miller Radford seconded the motion. Motion Carried: 3-0.

3.II. Election of Chairman

MOTION ITEM: Lucy Dolan made a motion to re-elect Brian Wismer as Chairman of the Planning Commission. Cliff Thomas seconded the motion. Motion Carried: 3-0.

3.I. Minutes of November 13, 2023

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of October 10, 2023, as submitted. The motion was seconded by Leah Davis. Motion Carried: 3-0.

4. Approval of Minutes

4.I. Minutes of November 13, 2023

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of November 13, 2023 as submitted. Lucy Dolan seconded the motion. Motion Carried: 3-0.

5. New Business

5.I. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning)

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Sections 93-1-2 (Definitions), 93-2-6 (Distance between buildings), 93-3.2-4 (Procedures regarding delays in use of condition), 93-9-4 (Development standards), 93-10-4 (Development standards), 93-11.1-6 (Area, placement, and buffering requirements), 93-11.1-7 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Development standards), 93-11.2-7 (Area, placement, and buffering requirements), 93-11.2-8 (Supplemental area requirements), 93-11.2-9 (Sidewalk requirements), 93-11.2-10 (Parking and curb cut requirements), 93-11.2-11 (Reserved), 93-11.4-4 (Development standards), 93-11.5-6 (Area, placement, and buffering requirements), 93-11.5-7 (Supplemental area requirements), 93-11.5-8 (Sidewalk requirements), 93-11.5-9 (Parking and curb cut requirements), 93-11.5-10 (Greenspace and open space requirements), 93-11.5-11 (Development Standards), 93-22.1-1 (Dimensional requirements), 81-1-7 (Neighborhood conservation area), 81-1-8 (RSD and RMU zoned development) for the purpose of amending the Code of Ordinances.

The Commission discussed the proposed changes as it relates to density and development. The following action was taken:

MOTION ITEM: Miller Radford made motion and recommended the Mayor and Council accept the proposed text amendments to Chapter 93 (Zoning) with the recommended changes. Cliff Thomas seconded the motion. Motion Carried: 3-0.

The City Planner, Dr. Lynn Patterson, received a request to increase the allowable area for LED signs within commercial districts. After discussion, the Commission did not support proposing a text amendment to increase the allowable area for LED signs.

6. Next Meeting Date – March 12, 2024 at 6:00 PM

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:49 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 3-0.

Respectfully submitted by,

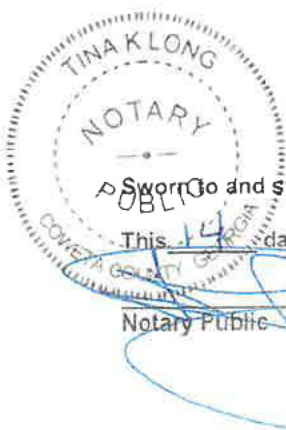
Brian Wismer, Chairman

Adrienne Senter, Secretary

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

Name of Applicant Alex Popham
Mailing Address 430 Plasters Ave NE Atlanta GA 30324
Telephone [REDACTED] Mobile _____
Email alex@epicdevelopment.com
Property Owner (s) Stillwood Development LLC
Mailing Address "
Telephone " Mobile _____
Address/Location of Property: 3264 Springlawn Drive Hapeville GA
Present Zoning Classification: PD
Present Land Use: SFR
Parcel ID #: 14 009800090484

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



[Signature]
Applicant's signature
Date: 3-14-23

I do hereby swear and subscribed before me
This 14 day of March, 2023
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

second phase in new 5th subdivision for
final plot. 2. Homes &

Units 7-14

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3264 Springhorne Drive
Hapeville GA

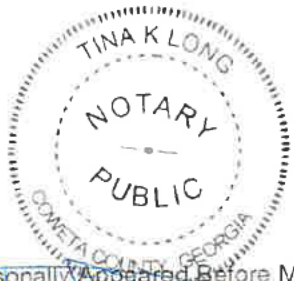
City of Hapeville, County of Fulton, State of Georgia

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: Alex Popham

Address of Applicant: 4360 Flisters Ave NE Atlanta GA 30324

Telephone of Applicant: [REDACTED]



[Signature]
Signature of Owner

Alex Popham - Mrs
Print Name of Owner

Personally Appeared Before Me this 14 day of March, 2023.

[Signature]
Notary Public

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

AB

The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

MB

Date, approximate north point and graphic scale.

AB

The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

KB

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

AB

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

AB

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

AB

The acreage of the land to be subdivided.

AB

Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date

3-14-23

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

AO

The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

AO

Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

AO

All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

AO

Location and description of monuments.

AO

The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

AO

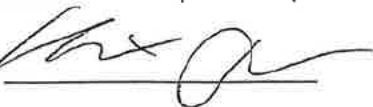
Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: 

Date 3-14-20

FINAL PLAT FOR:
STILLWOOD FARM
3264 SPRING HAVEN AVENUE
LAND LOT 89, 14TH DISTRICT
THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

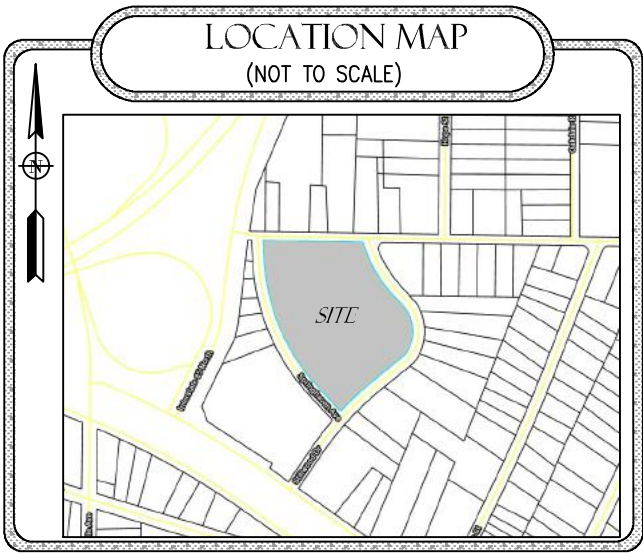
Final Plat Approval

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

Date: _____
City Clerk — On Behalf of Mayor and Council

Date: _____
Chairman, Planning Commission

Date: _____
City Engineer



TOTAL AREA
4.17 ACRES

PARCEL 14 009800090484

~ZONING INFORMATION~

COUNTY: FULTON (CITY OF HAPEVILLE)
ZONE: PD
SETBACK REQUIREMENTS:
—MIN. BLDG. SEPARATION: 5'
BETWEEN ROOF EAVES (MIN. 7'
BETWEEN WALLS)
—MIN. SETBACK FROM PARKING TO
PERIMETER PROPERTY LINE: 5'

Owner's Acknowledgement and Dedication

(STATE OF GEORGIA)
(FULTON COUNTY)
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider _____
Date Signed: ____/____/20____

DUSTY LOWMAN
Printed or Typed Name of Subdivider

Signature of Owner _____
Date Signed _____

Printed or Typed Name of Owner _____

THE LANDOWNER ACKNOWLEDGES THAT THE CITY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT AND THAT THE CITY DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

Final Surveyor's Certificate

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 21,492 feet and an angular error of 1 second per angle point, and was adjusted using the least squares method. This plat has been calculated for closure and is found to be accurate within one foot in 2,142,324 feet and the property shown contains a total of 4.17 acres. The equipment used to obtain the linear and angular measurements herein was Leica TS16.

By: DUSTY LOWMAN Date: 1/29/2024

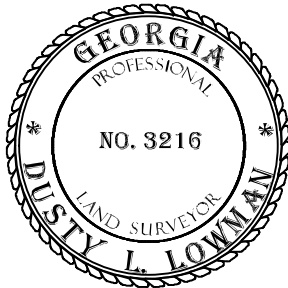
Registered Georgia Land Surveyor No. 3216

Date of Expiration: 1/1/2025

~SURVEYOR CERTIFICATION~

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67


DUSTY L. LOWMAN PLS# 3216



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

PHASE II FINAL PLAT
STILLWOOD DEVELOPMENT, LLC
LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DRAWN BY: DS

PLAT DATE: 1/29/2024

FIELD CREW: DK/CC

FIELD DATE: 1/23/2024

SHEET NO.

1 OF 4

PROJECT NO.

22-273

~LEGEND~

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊙	UNIT "POB"	OCS	OUTLET CONTROL STRUCTURE
▣	CONC MONUMENT SET (CMS)	CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK	GI	GRATE INLET
N/F	NOW OR FORMERLY	DI	DROP INLET
OTP	OPEN TOP PIPE	●	SANITARY SEWER
PB	PLAT BOOK	⊗	MANHOLE (SSMH)
PG	PAGE	⊗	LIGHTPOLE
P/L	PROPERTY LINE	⊗	CLEANOUT
☒	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
☒	FIRE HYDRANT (FH)	---	ADJOINER
☒	WATER METER (WM)	---	LAND LOT LINE (L.L.L.)
☒	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
☒	POWER BOX (PBX)	---	FENCE
☒	POWER POLE (PP)	---	OHP
		---	OVERHEAD POWER

*SITE UNDER ACTIVE CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.

RIGHT-OF-WAY NOTE: PROPOSED 5' WIDTH RIGHT OF RESERVATION FOR THE IMPROVEMENT OF PUBLIC ROADWAY AND UTILITY INSTALLATIONS. 5' RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF HAPEVILLE UPON REQUEST.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 21,492 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 2,142,324 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

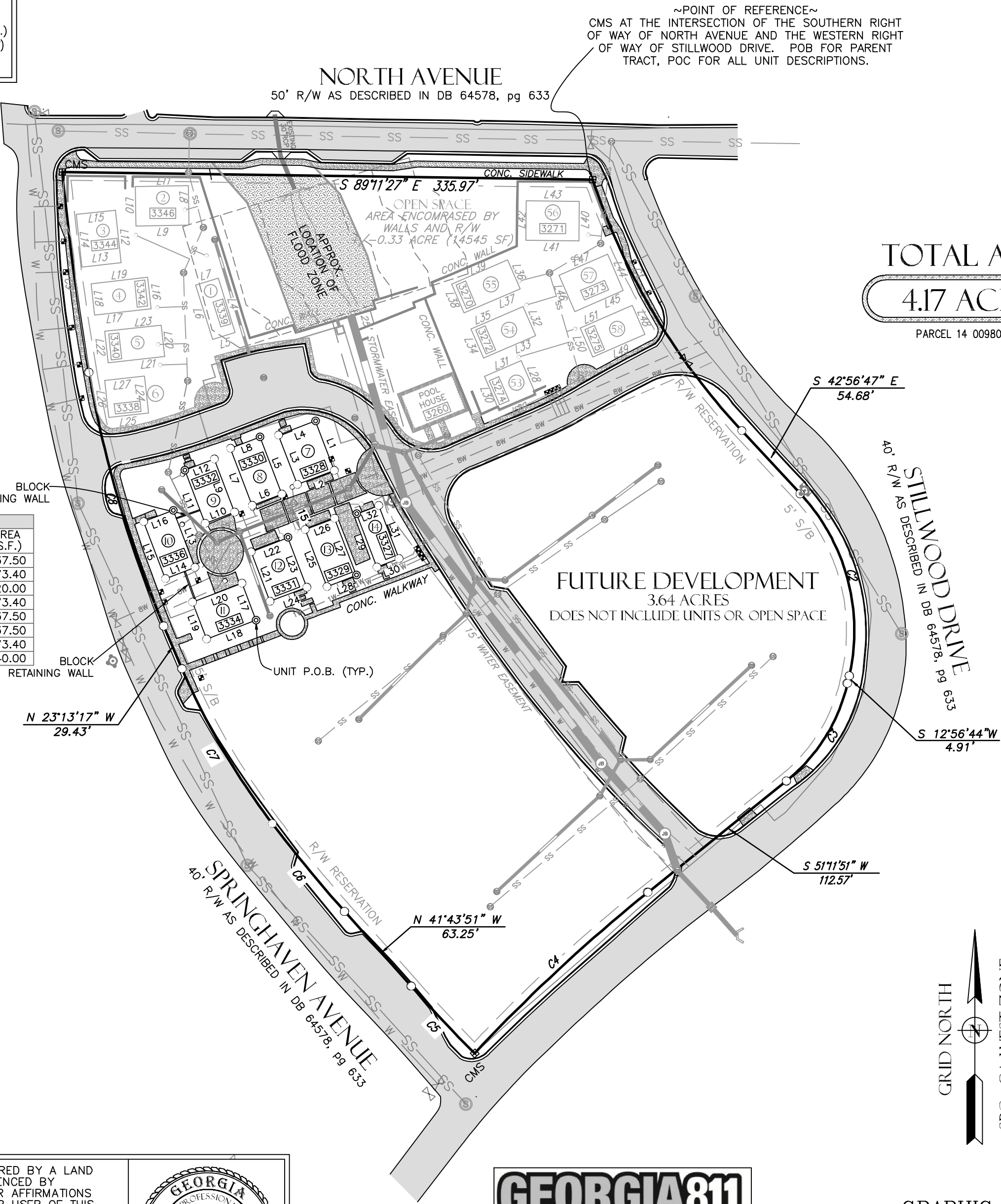
TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 64578, PG 633

PROPERTY OWNERS AS OF SURVEY DATE: STILLWOOD DEVELOPMENT, LLC

PARCEL NUMBER: 14009800090484

~SURVEY NOTES~



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTE:
FLOOD ZONE SHOWN PER HYDRAULIC ANALYSIS FOR 3264 SPRINGHAVEN AVENUE, DATED NOVEMBER 17TH, 2020. CERTIFIED BY REGISTERED ENGINEER JONATHAN D. HICKS, NO. 33639. PER THE REFERNCED HYDRAULIC ANALYSIS THE 100-YR-HCL SHOULD BE CONTAINED WITHIN THE NEW 54" PIPE. NO AS-BUILT HYDRAULIC ANALYSIS TO BE REFERENCED AT THIS TIME.

PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES.

LINE	BEARING	DISTANCE
L1	S 20°53'17" E	33.50'
L2	S 69°06'43" W	25.00'
L3	N 20°53'17" W	33.50'
L4	N 69°06'43" E	25.00'
L5	S 20°53'17" E	38.67'
L6	S 69°06'43" W	20.00'
L7	N 20°53'17" W	38.67'
L8	N 69°06'43" E	20.00'
L9	S 20°53'17" E	36.00'
L10	S 69°06'43" W	20.00'
L11	N 20°53'17" W	36.00'
L12	N 69°06'43" E	20.00'
L13	S 20°53'17" E	38.67'
L14	S 69°06'43" W	20.00'
L15	N 20°53'17" W	38.67'
L16	N 69°06'43" E	20.00'
L17	S 20°53'17" E	25.00'
L18	S 69°06'43" W	33.50'
L19	N 20°53'17" W	25.00'
L20	N 69°06'43" E	33.50'
L21	N 20°53'17" W	33.50'
L22	N 69°06'43" E	25.00'
L23	S 20°53'17" E	33.50'
L24	S 69°06'43" W	25.00'
L25	N 20°53'17" W	38.67'
L26	N 69°06'43" E	20.00'
L27	S 20°53'17" E	38.67'
L28	S 69°06'43" W	20.00'
L29	S 20°53'17" E	36.00'
L30	N 69°06'43" E	15.00'
L31	N 20°53'17" W	36.00'
L32	S 69°06'43" W	15.00'

LOT #	ADDRESS #	STREET NAME	AREA (S.F.)
7	3328	STILLWOOD LANE	837.50
8	3330	STILLWOOD LANE	773.40
9	3332	STILLWOOD LANE	720.00
10	3336	SPRINGHAVEN AVE	773.40
11	3334	SPRINGHAVEN AVE	837.50
12	3331	STILLWOOD LANE	837.50
13	3329	STILLWOOD LANE	773.40
14	3327	STILLWOOD LANE	540.00

UNIT TIES TO "P.O.C."

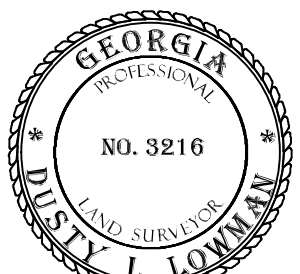
LINE	BEARING	DISTANCE
UNIT 7	N 48°57'10" E	232.82'
UNIT 8	N 52°17'30" E	266.46'
UNIT 9	N 54°32'16" E	317.30'
UNIT 10	N 51°44'35" E	338.40'
UNIT 11	N 37°23'38" E	351.25'
UNIT 12	N 40°24'42" E	297.81'
UNIT 13	N 30°52'05" E	291.79'
UNIT 14	N 35°14'46" E	259.13'

CURVE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	RADIUS
C1	184.92'	S 30°41'51" E	186.34'	435.80'
C2	119.28'	S 15°00'01" E	124.14'	127.26'
C3	72.89'	S 32°04'18" W	74.26'	111.23'
C4	149.84'	S 47°06'50" W	149.97'	1052.04'
C5	58.41'	N 43°18'00" W	58.42'	1066.50'
C6	72.24'	N 39°29'30" W	72.26'	924.47'
C7	113.54'	N 30°14'13" W	113.82'	464.80'
C8	167.45'	N 16°26'10" W	167.84'	708.66'
C9	127.97'	N 07°34'55" W	128.00'	1774.99'

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

~SURVEYOR CERTIFICATION~



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.



(IN FEET)
1 inch = 60 ft.

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

PHASE II FINAL PLAT
STILLWOOD DEVELOPMENT, LLC
LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DRAWN BY: DS
PLAT DATE: 1/29/2024
FIELD CREW: DK/CC
FIELD DATE: 1/23/2024

SHEET NO.

2 OF 4

PROJECT NO.

22-273

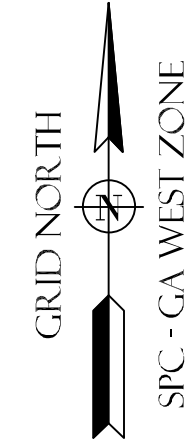
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~LEGEND~			
○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊙	UNIT "POB"	OCS	OUTLET CONTROL STRUCTURE
⊞	CONC MONUMENT SET (CMS)	CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK	GI	GRATE INLET
N/F	NOW OR FORMERLY	DI	DROP INLET
OTP	OPEN TOP PIPE	●	SANITARY SEWER
PB	PLAT BOOK	⊙	MANHOLE (SSMH)
PG	PAGE	X	LIGHTPOLE
P/L	PROPERTY LINE	⊗	CLEANOUT
☒	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
⊞	FIRE HYDRANT (FH)	---	ADJOINER
⊞	WATER METER (WM)	---	LAND LOT LINE (L.L.L.)
⊞	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
⊞	POWER BOX (PBX)	---	FENCE
⊞	POWER POLE (PP)	---	OHP
		---	OVERHEAD POWER

SITE UNDER ACTIVE CONSTRUCTION AT
THE TIME OF THE FIELD SURVEY.

NORTH AVENUE
50' R/W AS DESCRIBED IN DB 64578, pg 633

~POINT OF REFERENCE~
CMS AT THE INTERSECTION OF THE SOUTHERN RIGHT
OF WAY OF NORTH AVENUE AND THE WESTERN RIGHT
OF WAY OF STILLWOOD DRIVE. POB FOR PARENT
TRACT, POC FOR ALL UNIT DESCRIPTIONS.



PREPARED BY

DES DAVIS

ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

DRAINAGE ASBUILT FOR:

STILLWOOD DEVELOPMENT, LLC
LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DRAWN BY: DS

PLAT DATE: 1/29/2024

FIELD CREW: DH/CC

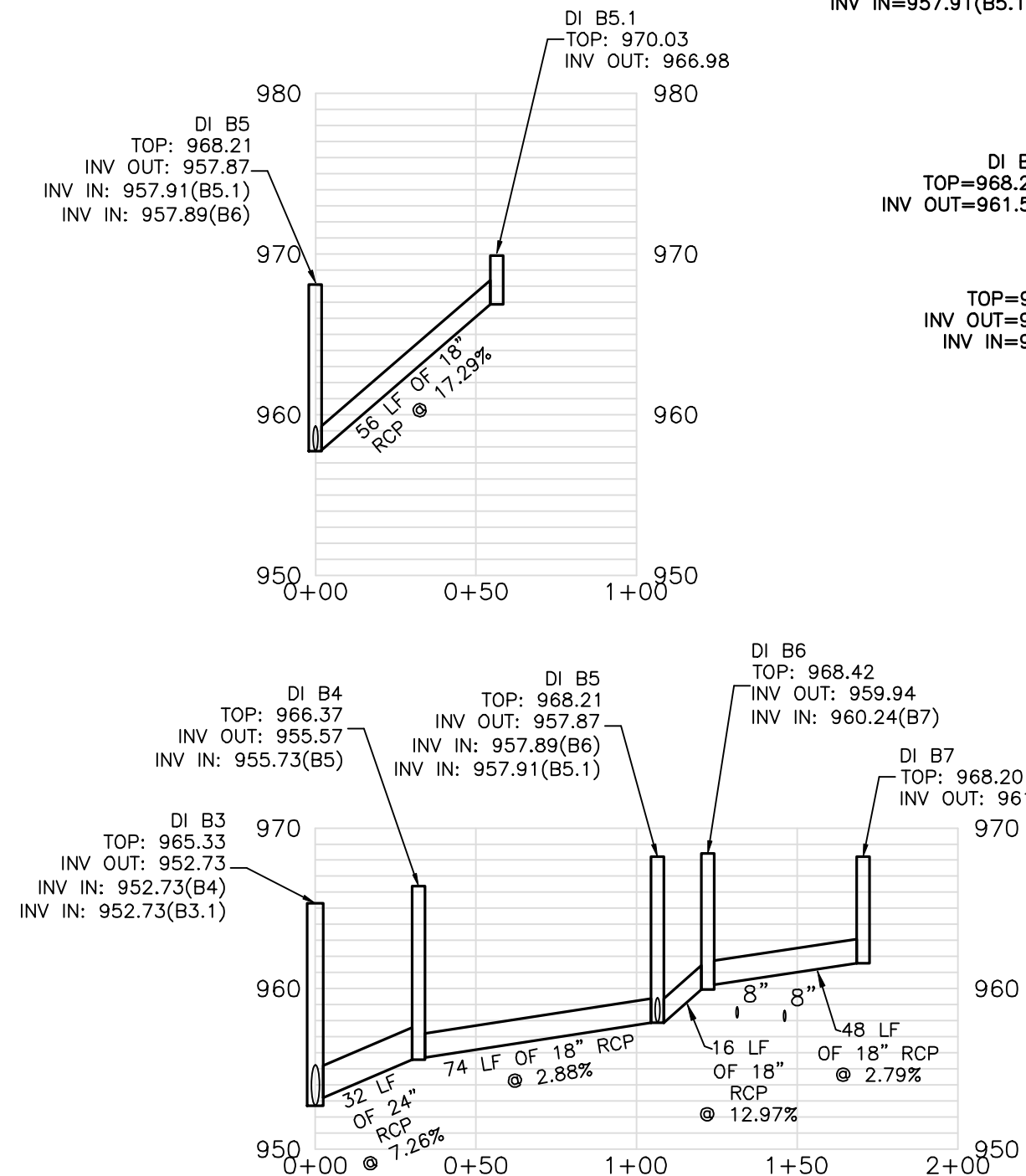
FIELD DATE: 1/23/2024

SHEET NO.

3 OF 4

PROJECT NO.

22-273



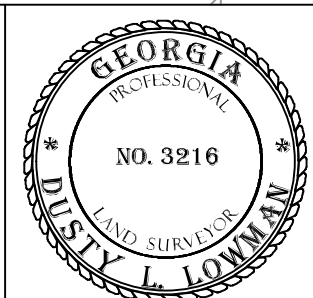
PROFILES

HORZ. SCALE 1"=50'
VERT. SCALE 1"=10'

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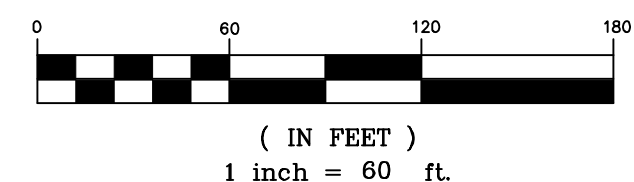
DUSTY L. LOWMAN PLS# 3216

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GRAPHIC SCALE





PLANNER'S REPORT

DATE: March 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for 3264 Springhaven Drive, Second Phase

BACKGROUND

Alex Popham representing Stillwood Development LLC submitted a final subdivision plat application for the second phase of the Stillwood Development located at 3264 Springhaven Drive Development consisting of 8 homes (units 7-14). The total parcel is 4.17 acres with individual lots to be sold as fee simple. The remainder of the area will be owned and maintained by the developer until the HOA is established.

The property is located in the P-D, Planned Unit Subdivision zoning district.

CODE REQUIREMENTS

Final Plat

The final plat shall show:

a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

Compliant

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

Compliant

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.

Compliant

d. Location and description of monuments.

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.

Compliant

f. Date, title, name and location of subdivision, graphic scale and true north point.

Compliant

g. Location map showing site in relation to area.

Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use

Compliant

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

(a) Streets.

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

No Change

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

No Change

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

No Change

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

No Change

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Not applicable

(6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Not applicable

(7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

Not applicable

(8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

Not applicable

(9) Intersections.

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

Not applicable

- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

Not applicable

(10) Tangents. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

Not applicable

(11) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be prohibited.

Not applicable

(12) Dead-end streets.

Not applicable

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

Internal Driveways shown. Compliant.

(14) Street names. Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate

existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

Not applicable

(15) Alleys. Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

Not applicable

(b) Blocks.

Not applicable

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Compliant

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

Compliant

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

Compliant

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Not applicable

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Compliant

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not applicable

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not applicable

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not applicable

(d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council. *N/A*

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

Not applicable

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

See Engineer's report.

(3) Community assets. In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not applicable

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Not applicable

(g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Compliant

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the

site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Not required

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Sec. 90-1-4. - Development prerequisite to final approval.

(a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

(1) Monuments.

a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

(2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

N/A

(3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12

inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

(4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

Not applicable

(5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:

- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
- b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
- c. For arterial streets and highways, as may be required.

Not applicable

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

(7) Sidewalks.

- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
- b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily

or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

A sidewalk has been provided.

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

(10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

(b) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

Compliant

(c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

RECOMMENDATION

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

March 5, 2024

Ms. Lynn Patterson
Planner
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Stillwood Farm Phase II Final Plat
Final Plat Review No. 1
K&W Ref. No. 24002

Dear Ms. Patterson:

As requested, I have reviewed the Final Plat for the Stillwood Farm Development to be located on a 4.17 acre parcel on Stillwood Drive, within a P-D Zoning District. The initial submittal was received on February 13, 2024. This review is for compliance with the final plat requirements of Chapter 90-1-2 of the City ordinances. The plans consisted of a final plat prepared by Davis Engineering & Surveying. My comments are as follows:

1. The Final Plat Certification and Owners Acknowledgement statements will need to be signed.

Having no comments, I recommend approval of the plat. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

24-PC-D2-01

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Daniel Love

Mailing Address: 27 River Park Trail, Newnan, GA 30265

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) 3ELKS Design LLC

Mailing Address 101 Honeysuckle Ln, Peachtree City, GA 30269

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3165 Old Jonesboro Rd

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009400100568

Present Zoning Classification: R-SF Size of Tract: .15 acre(s)

Present Land Use: Vacant

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.

[Signature]
Applicant's signature

Date: 1/23/24

Sworn to and subscribed before me

This 23rd day of January 2024

[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.)

New Construction single family home with attached rear garage. 2200 heated square feet w/ 4 bedrooms and 3.5 bathrooms. Modern Farmhouse exterior includes fiber cement lap siding and board and batten siding with a full front porch.

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:

3165 Old Jonesboro Rd

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Daniel Love

Address of Applicant

27 River Park Trail, Nowan GA 30265

Telephone of Applicant

[REDACTED]

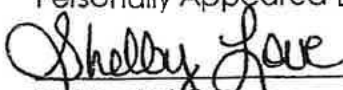


Signature of Owner

Jonathan Love for 3ELKSDesign, LLC

Print Name of Owner

Personally Appeared Before Me this 23rd day of January, 2024.


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)

DL

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.

DL

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

DL

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.

DL

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).

DL

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.

DL

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.

DL

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

DL

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).

DL

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.

DL

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.

DL

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.

DL

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.

- DL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- DL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- DL 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.
- DL Site area (square feet and acres).
- DL 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.
- DL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- DL Total floor area ratio and/or residential density distribution.
- DL Number of parking spaces and area of paved surface for parking and circulation
- DL 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 11/23/24



3165 Old Jonesboro Road
House Construction Schedule

CRAFT	DATE	DURATION
WINDOW/ DOOR DELIVERY	4/27/2024	1
CABINET DELIVERY	5/14/2024	1
EROSION CONTROL	4/5/2024	1
GRADING/ PAD PREP	4/5/2024	7
STAKE HOUSE	4/7/2024	1
BOX CHECK	4/10/2024	1
SLAB PLUMBING	4/11/2024	
SLAB PL INSP	4/12/2024	
SLAB PREP	4/13/2024	
SL PREP INSP	4/14/2024	
POUR SLAB	4/15/2024	3
FRAME LABOR	4/15/2024	7
FRAME MATERIAL 1ST FLOOR	4/16/2024	1
FRAME MATERIAL 2ND FLOOR	4/17/2024	1
FRAME MATERIAL ROOF	4/19/2024	1
ROUGH PLUMBING/	4/20/2024	1
Rough HVAC	4/21/2024	
Rough ELEC	4/22/2024	1
ROUGH IN FIREPLACE	4/22/2024	1
CONNECT SEWER	4/21/2024	3
INSTALL SIDING	4/20/2024	5
INSTALL STUCCO	4/22/2024	
LANDSCAPING	4/30/2024	
ROOF LABOR	4/20/2024	3
WINDOW/DOOR INSTALL	4/21/2024	1
BATT INSULATION	4/24/2024	1
DRYWALL LABOR	5/10/2024	10
INSTALL SHELVES/MIRRORS	5/30/2024	
INSTALL SHOWER DOORS	5/30/2024	1
CABINET INSTALL	5/15/2024	1
HVAC TRIM OUT	5/20/2024	1
LIGHT FIXTURE INSTALL	5/20/2024	1
TRIM INSTALL	5/20/2024	2
TILE INSTALL	5/20/2024	4
TRIM FIREPLACE	5/25/2024	1
INSTALL LVT	6/2/2024	1
PLUMBING TRIM	6/5/2024	1
INSTALL CARPET	6/10/2024	1
FINAL PAINT	6/15/2024	1
ROUGH/ FINAL CLEAN	6/20/2024	1
FINAL INSP	6/29/2024	1

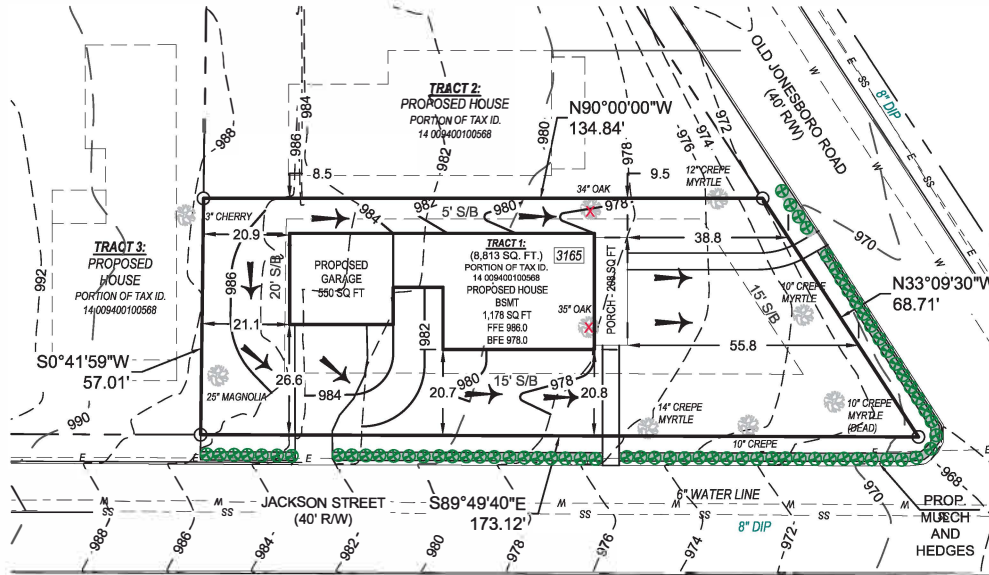
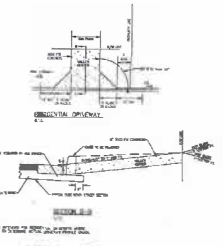
GENERAL NOTES

- OWNER/BUILDER:
DANIEL LOVE
3165 OLD JONESBORO RD
HAPEVILLE, GA 30354
- 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
- ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
- BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
- ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
- CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
- ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 15 FOOT
REAR SETBACK: 20 FOOT
SIDE SETBACK: 5 FOOT

RESIDENTIAL DRIVEWAY DETAIL

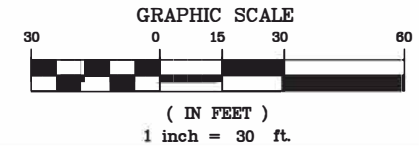
OWNER/CONTRACTOR: L.L.	DATE: 11-11-2021	SCALE: 1" = 30'
ENGINEER: J.E.	PROJECT: 3165 OLD JONESBORO RD	DATE: 11-11-2021



NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM
VIEW FROM STREET. MATERIAL CAN
INCLUDE FENCING OR LANDSCAPING.

NOTES:

ZONING: R-SF
SLAB SQ. FT. 1,178 SQ. FT.
GARAGE SQ. FT. 550 SQ. FT.
DRIVEWAY SQ. FT. 395 SQ. FT.
FRONT STOOP/PORCH 208 SQ. FT.
WALKWAY SQ. FT. 253 SQ. FT.
TOTAL IMPERVIOUS SQ. FT. 2,584 SQ. FT.
LOT SQ. FT. 8,813 SQ. FT.
TOTAL IMPERVIOUS AREA 29%



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SHEET NUMBER:	DATE: 01-19-2024	REVISIONS			HOUSE LOCATION PLAN FOR: TRACT 1 #3165 OLD JONESBORO RD LOCATED IN: LAND LOT 94, 14TH DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA		CIVIL ENGINEERING LAND PLANNING LAND SURVEYING CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT
	SCALE: 1" = 30'	1.	2.				
	DRAWN BY: JE	3.	4.				
	REVIEWED BY: WR	5.					
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811				

Z:\BUILDER SERVICE PROJECTS\INDIVIDUAL PROJECTS\OLD JONESBORO ROAD-JONATHAN LOVE\HLP - LOT 1.dwg, HLP, JEdmonson, Jan 19, 2024 - 3:47:31pm

DESIGN CRITERIA

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

GOVERNING CODES AND STANDARD

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

PROJECT DATA

- PROJECT ADDRESS: 3065 OLD JONESBORO RD. HAPEVILLE, GA 30354
- PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKSDESIGN
CONTACT: DANIEL LOVE
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD.	1220 SF
2nd FLOOR HTD.	980 SF
TOTAL HEATED	2200 SF
FRONT PORCH	208 SF
REAR PATIO	225 SF
GARAGE	500 SF
TOTAL UNHEATED	933 SF

SHEET INDEX

A.0 COVER	E.1 1st FLOOR ELECTRICAL
A.1 FRONT ELEV	E.2 2nd FLOOR ELECTRICAL
A.2 LEFT ELEV	D.1 WALL SECTION, FTG DTL
A.3 REAR ELEV	D.2 STAIR DETAIL
A.4 RIGHT ELEV	
A.5 1st FLOOR PLAN	
A.6 2nd FLOOR PLAN	
A.7 FOUNDATION PLAN	
A.8 ROOF LAYOUT	

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE AND COMPLY WITH w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

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

SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

COVER SHEET

CUSTOM RESIDENCE
3165 OLD JONESBORO RD.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	01.01.24	CONSTRUCTION DRAWINGS

A.O

PLOT DATE: 01.01.24

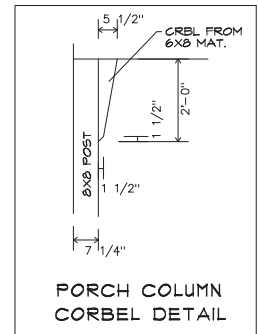
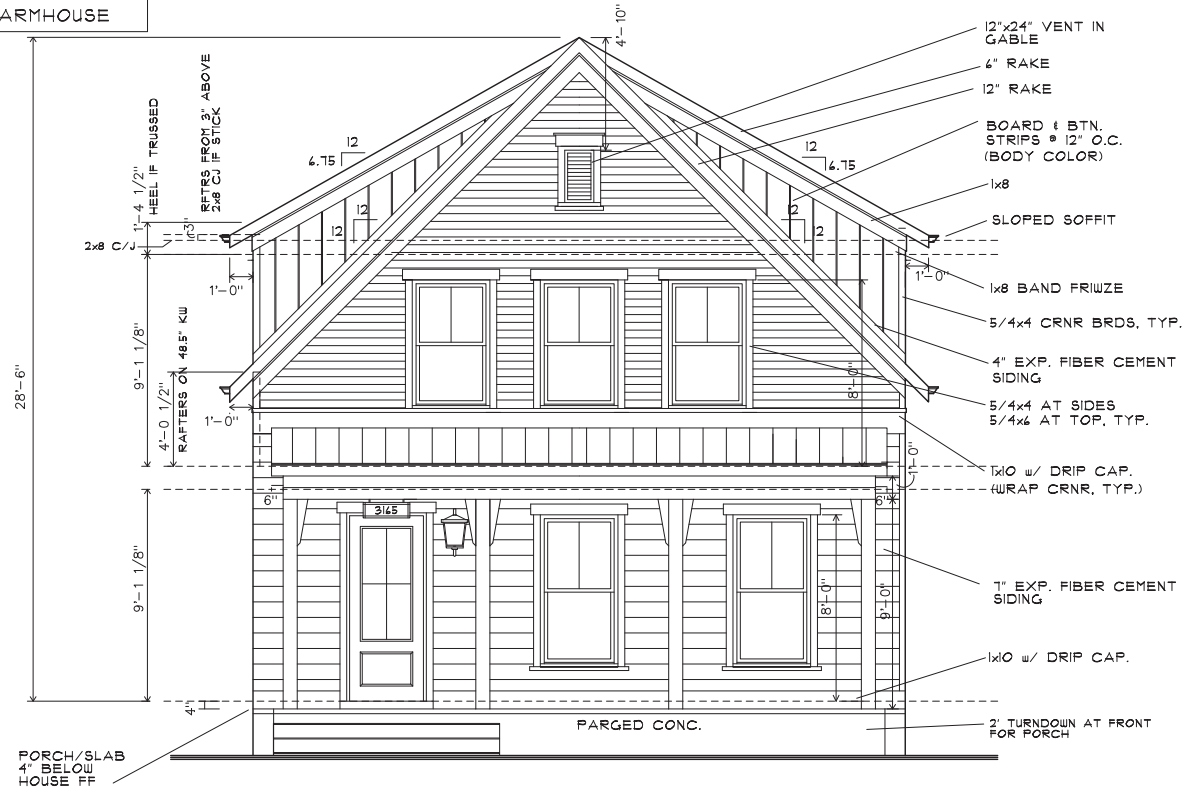
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NOTES:

- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
- HOUSE NUMBERS SHALL BE AT LEAST 4" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
- EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
- LIGHT TO BE PROVIDED AT FRONT DOOR
- GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
- ARCHITECTURAL STYLE IS MODERN FARMHOUSE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

CUSTOM RESIDENCE
3165 OLD JONESBORO RD.
HAPEVILLE, GA 30354

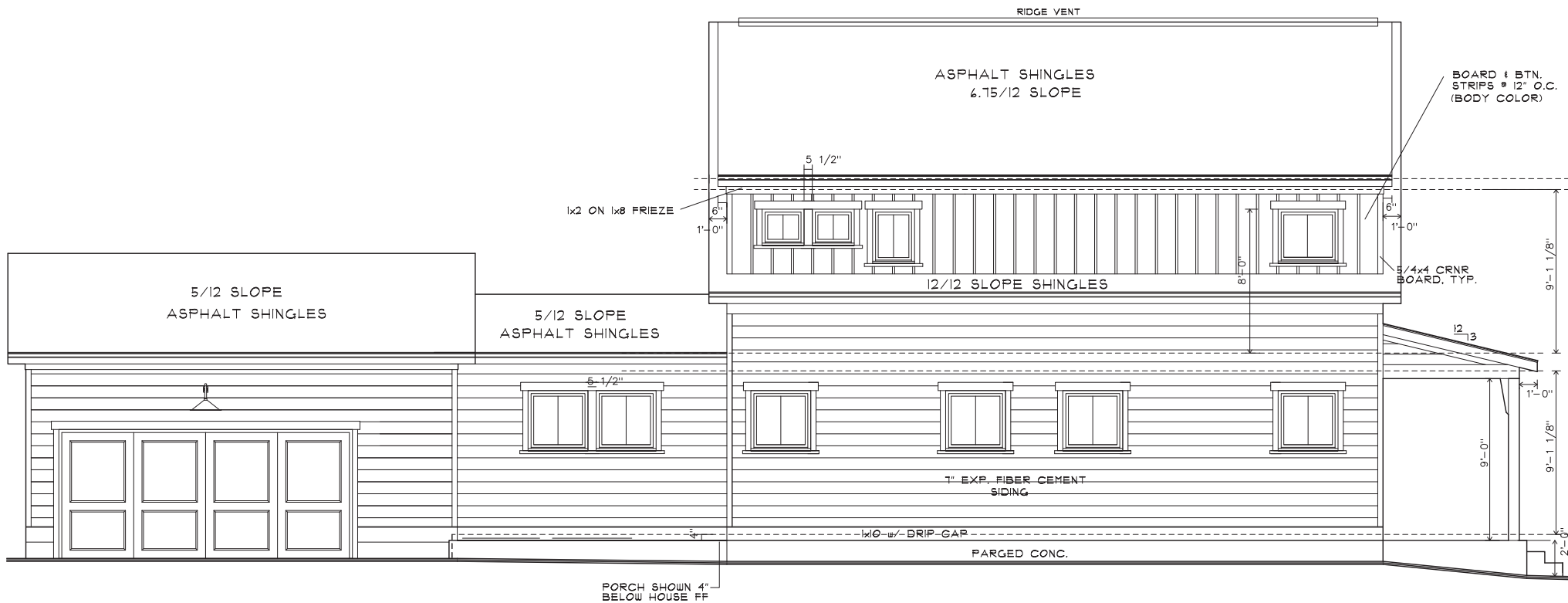
#	DATE	DESCRIPTION
1	01.01.24	CONSTRUCTION DRAWINGS

A.1

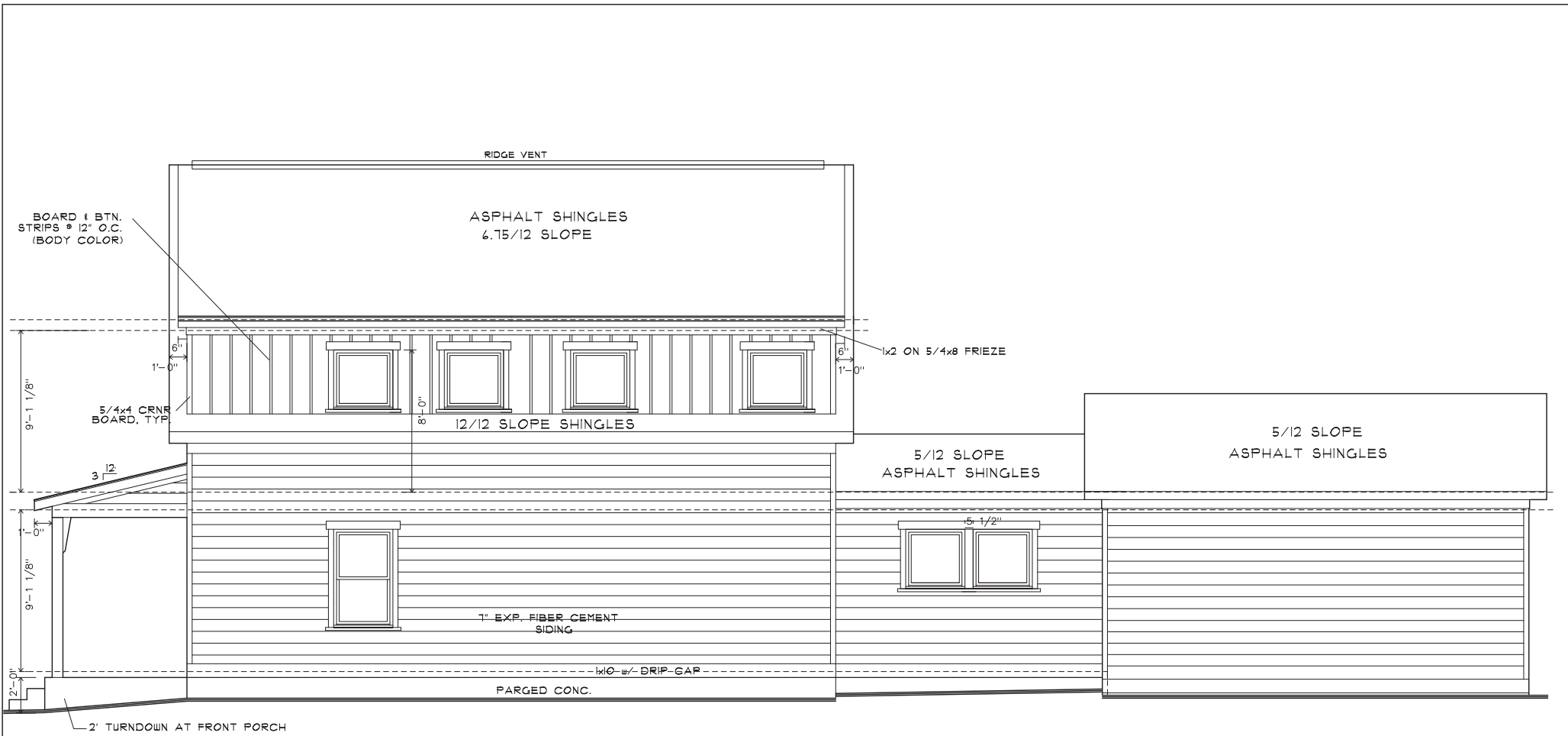
PLOT DATE: 01.01.24

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	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	LEFT ELEVATION			CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.2
	COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.				1	01.07.24	CONSTRUCTION DRAWINGS	



	SHEET TITLE:		SCALE: 3/16"=1'-0" 11x17 SHEET		PROJECT:		REVISIONS		SHEET A.4 PLOT DATE: 01.07.24
	RIGHT ELEVATION				CUSTOM RESIDENCE		#	DATE	
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CLG. HEIGHT

9' FIRST FLOOR

9' SECOND FLOOR

SQUARE FOOTAGE

1st- 1220 SF

2nd- 980 SF

Tot.- 2200 SF

NOTE: 1ST FL WDWS SET AT 8'-0" HDR HT. U.N.O.

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

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

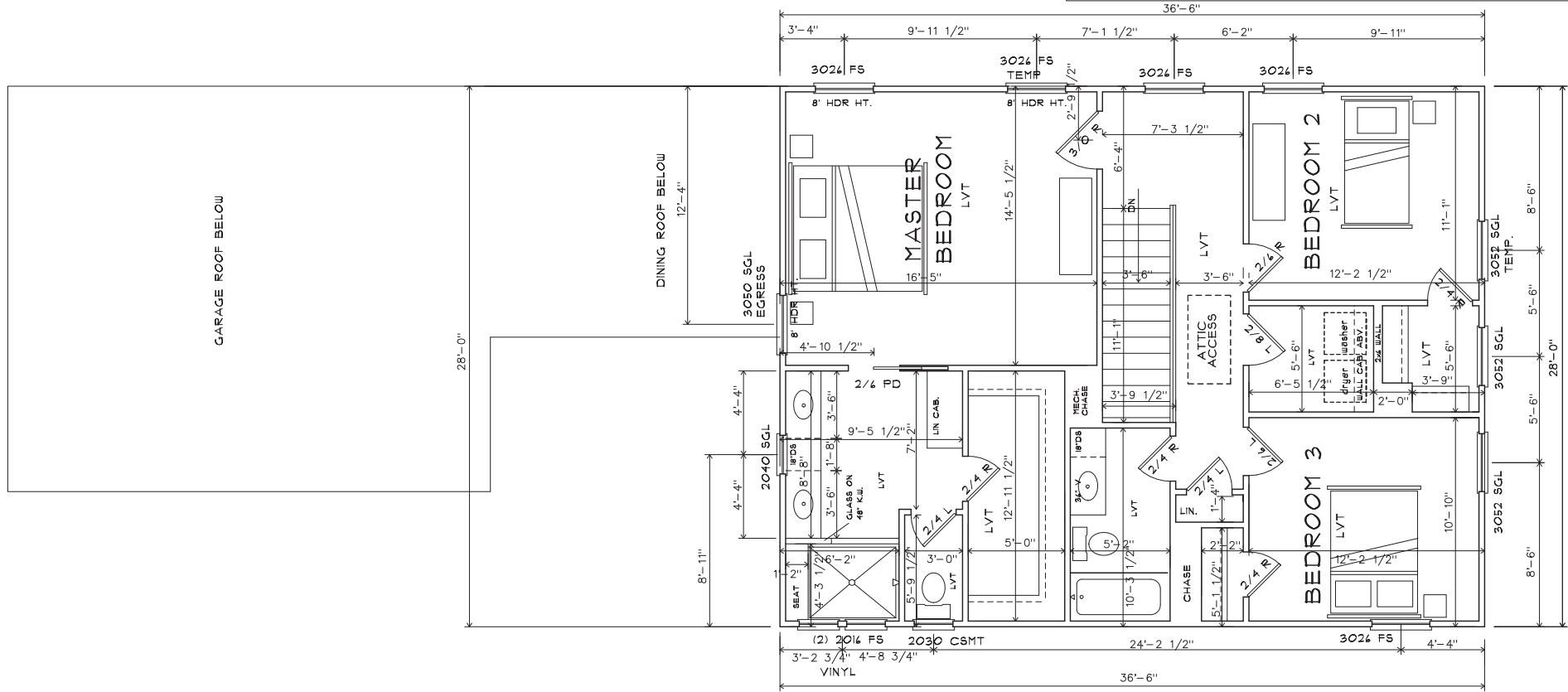
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES

	SHEET TITLE:	SCALE: 3/16"=1'-0" 11x17 SHEET	PROJECT: CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354	REVISIONS		SHEET A.5 PLOT DATE: 01.01.24	
	FIRST FLOOR			#	DATE		
	COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			1	01.01.24		

Page 37 of 187

CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

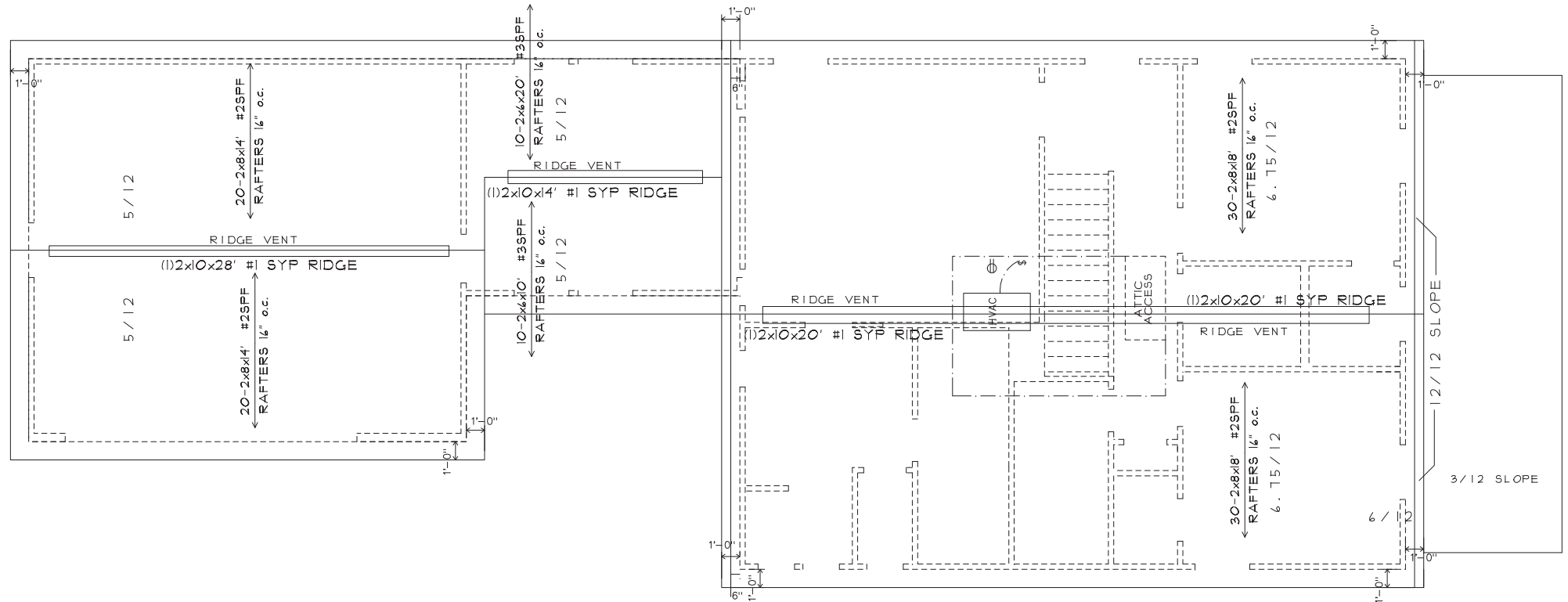
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
 CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
 ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS		SHEET	
	SECOND FLOOR			CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.6
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								PLOT DATE: 01.01.24

NOTES:
30 YR MIN. WARRANTY
ASPHALT SHINGLES

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



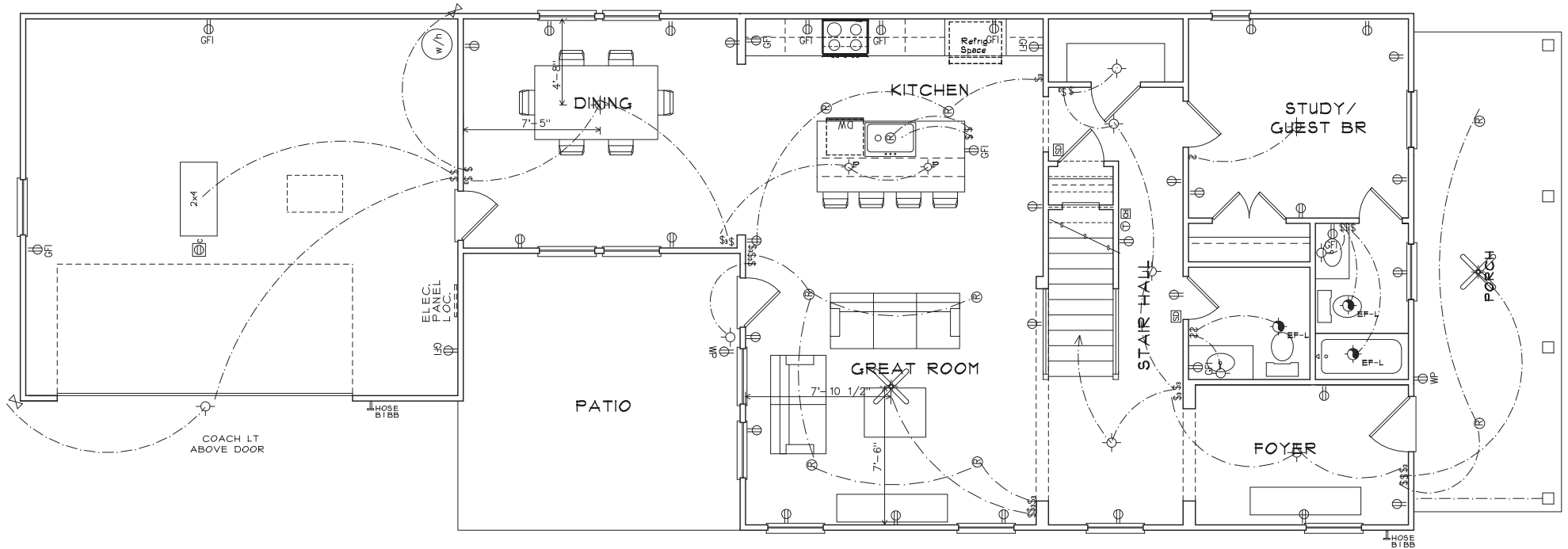
ROOF PER TRUSS SUPPLIER/ENGINEER

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	ROOF LAYOUT			CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.8
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ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- Ⓢ THERMOSTAT
- Ⓢ DOOR CHIME
- Ⓢ SMOKE DETECTOR
- Ⓢ CEILING OUTLET DUPLEX

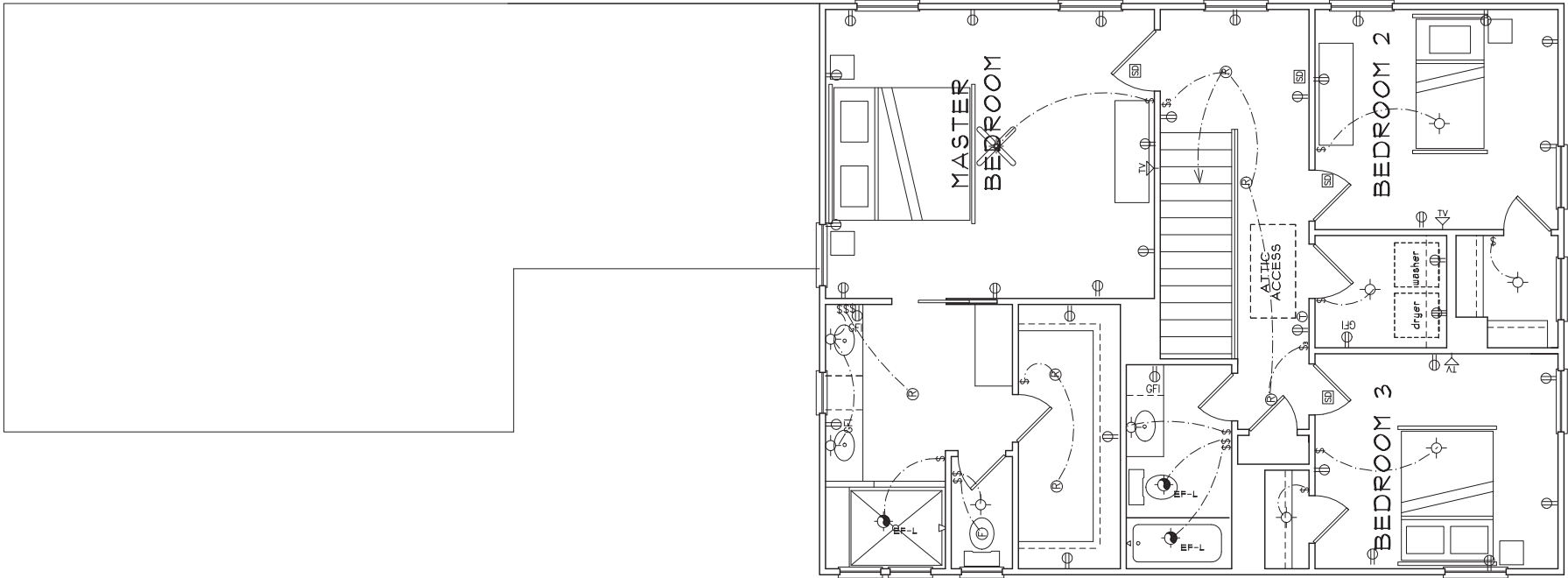


	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET		
	FIRST FLOOR ELEC.			CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	E.I
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									PLOT DATE: 01.07.24	

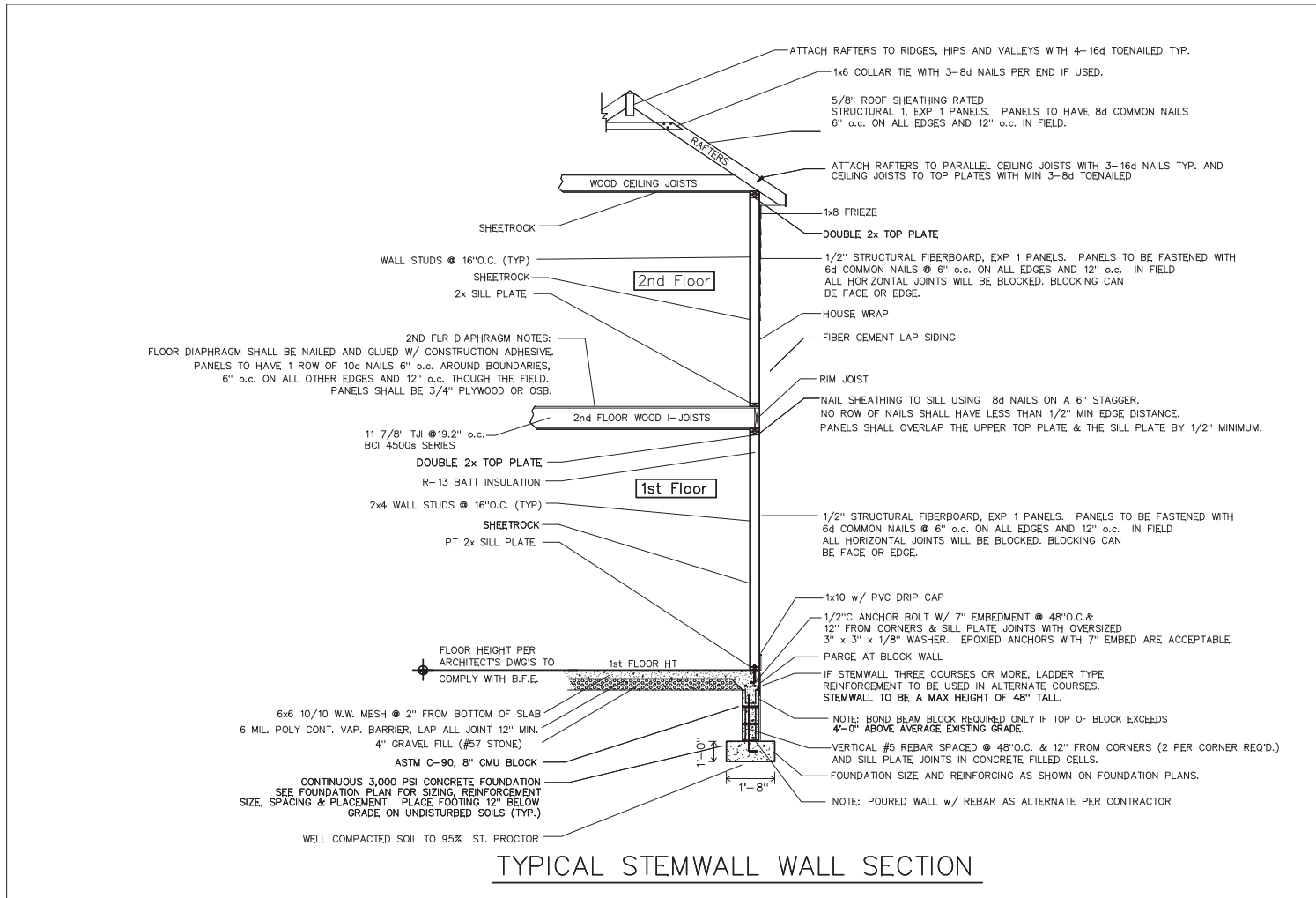
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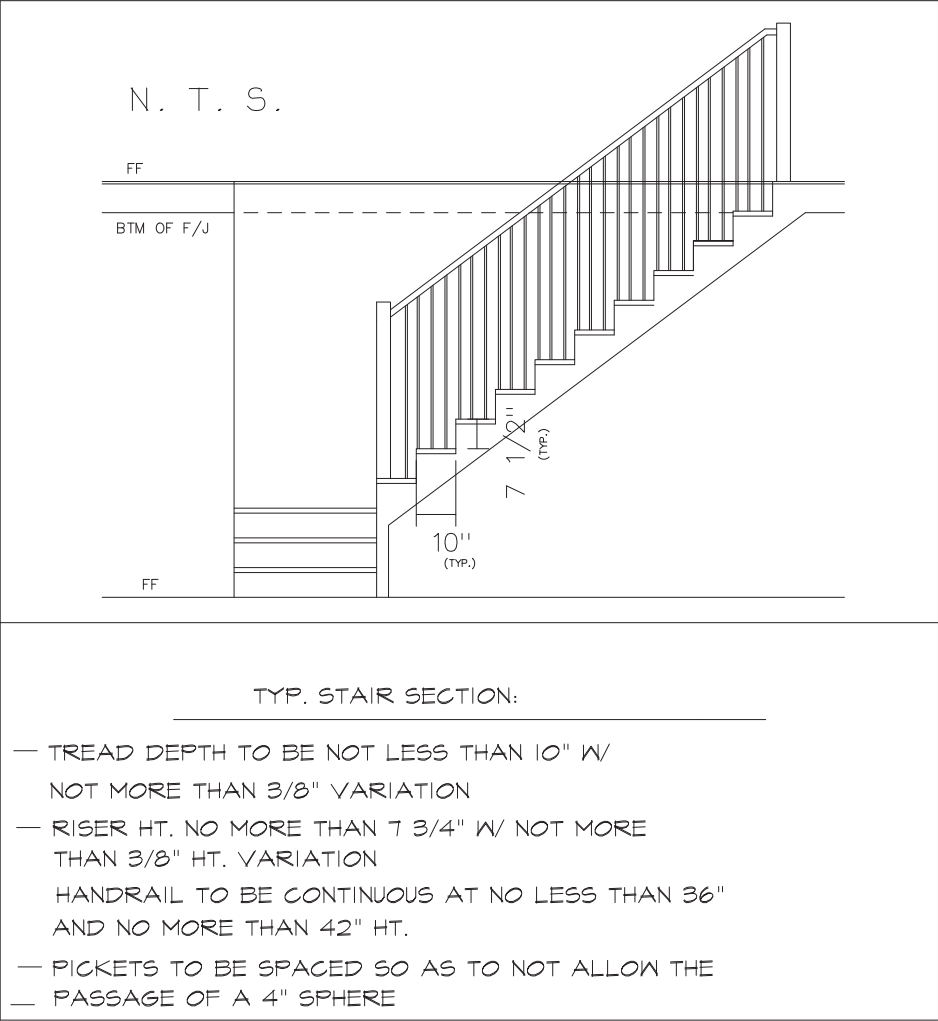
- Ⓢ THERMOSTAT
Ⓜ DOOR CHIME
Ⓢ SMOKE DETECTOR



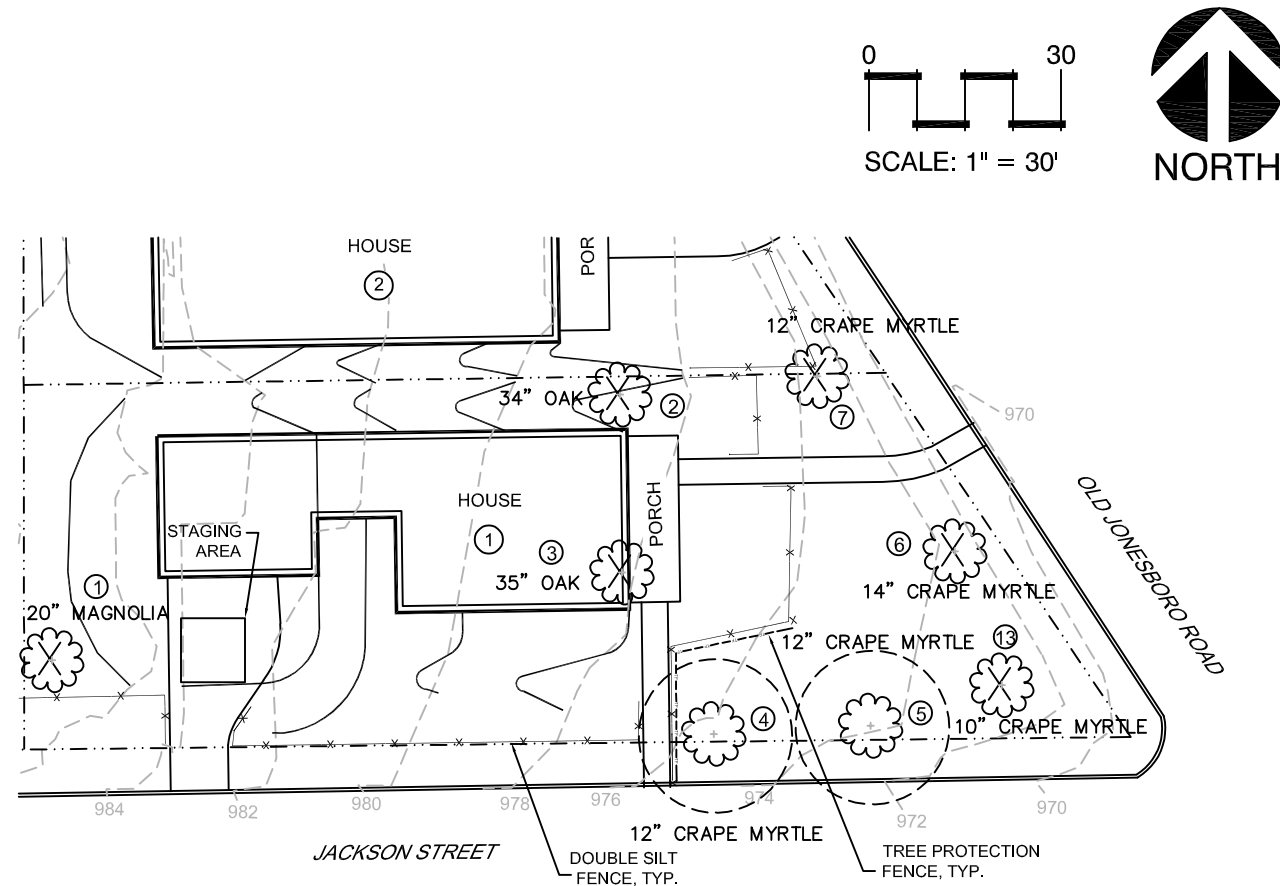
	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	SECOND FLOOR ELEC.	CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	E.2
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								PLOT DATE: 01.07.24



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET	
	WALL SECTION			CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	D.I	
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								PLOT DATE: 01.01.24	



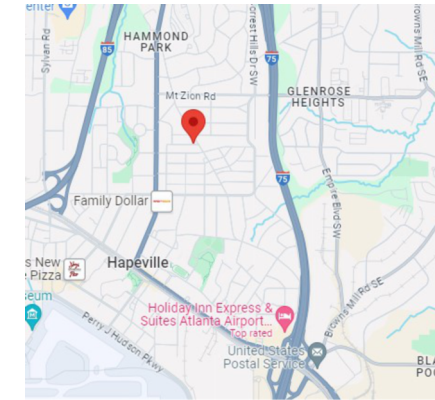
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STAIR SECTION				CUSTOM RESIDENCE 3165 OLD JONESBORO RD. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	D.2
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									PLOT DATE: 01.01.24



LEGEND

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

SITE MAP



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

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

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

24 HOUR CONTACT:
DANIEL LOVE
678-207-6939

SITE:
LOT SIZE: 8,813 SF (.20 ACRES)

DENSITY FACTOR:
.20 AC X 100 INCHES= 20 INCH REQUIRED
24 INCHES TO REMAIN
20"-24" = 0 REQUIRED

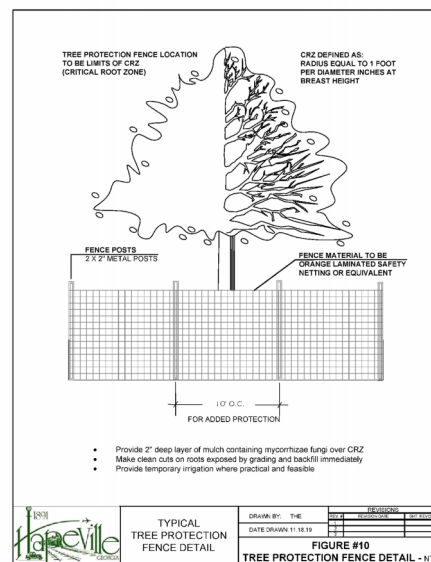
DISTURBED AREA:
7,111 SF (.16 ACRES)

REMOVED TREES:
LANDMARK TREE REMOVED: 34"+35"
OAK = 69" OF TREES REQUIRED

PROPOSED TREES: (3) X 4" MAPLES, (1)
4" WILLOW OAKS + (4) 4" NUTALL
OAKS=32"-69"= 37" X \$200= \$7400 TO
TREE BANK

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	20" MAGNOLIA	REMOVED	NO
2	34" OAK	REMOVED	YES
3	35" OAK	REMOVED	YES
4	12" CRAPE MYR	PRESERVED	NO
5	12" CRAPE MYR	PRESERVED	NO
6	10" CRAPE MYR	REMOVED, DEAD	NO
7	14" CRAPE MYR	REMOVED	NO
8	12" CRAPE MYR	REMOVED	NO



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 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.

stamp



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-456-7071
www.chauwallassociates.com
cwall@chauwallassociates.com

client

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

project

3165 Old Jonesboro Rd

HAPEVILLE, GA
LOT 1

LAND LOT 94
14TH DISTRICT

revisions

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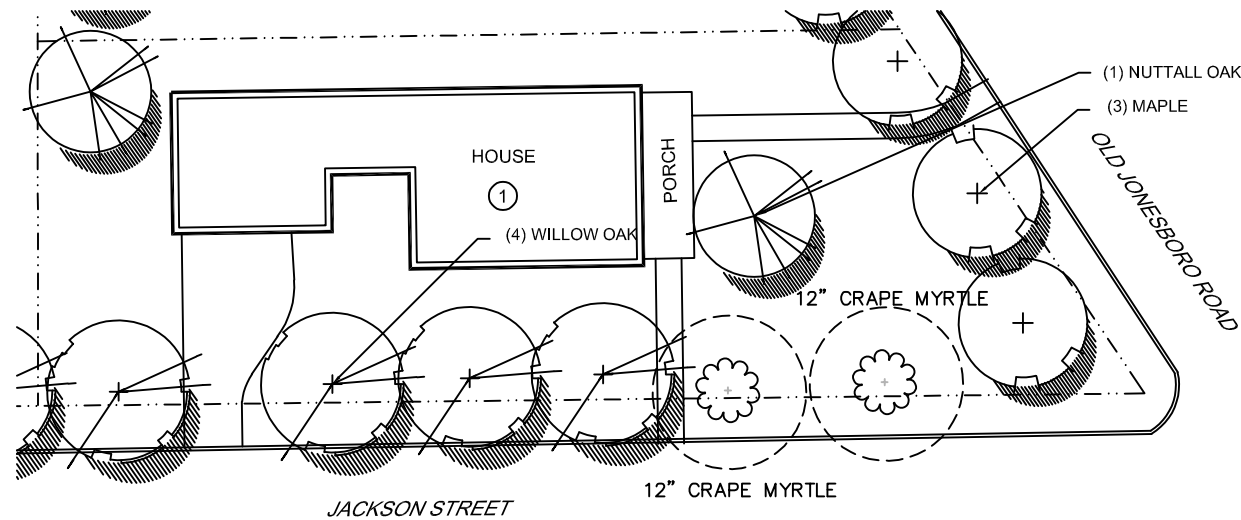
date: 02.12.24

drawn by: cw checked by: cw

Tree Conservation Plan

sheet

L-1

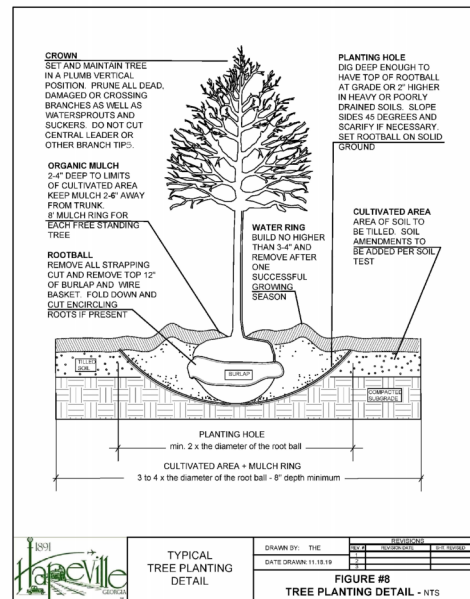


TREE DENSITY TREES:
20" REQUIRED

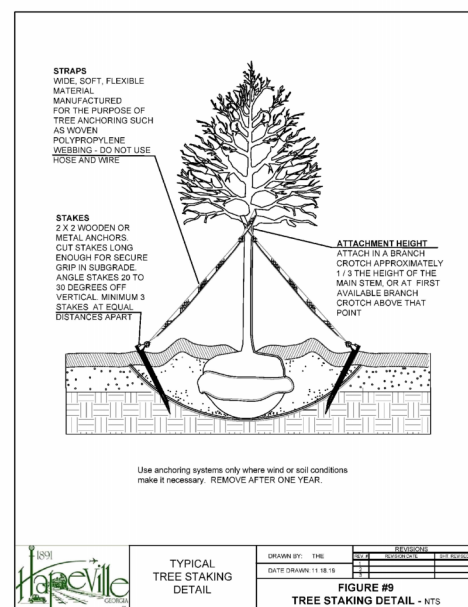
LANDMARK TREES:
REQUIRED: 34", 35" OAK TO BE REMOVED
PROPOSED:
(3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
(1) 4" WILLOW OAK (QUERCUS PHELLOS)
(4) 4" NUTTALL OAK (QUERCUS NUTTALLI)
8 X 4" = 32" REPLACED
32 -69"= 37" TO TREE BANK
TREE BANK: 37 X \$200= \$7400

TREE REPLACEMENT NOTES:

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



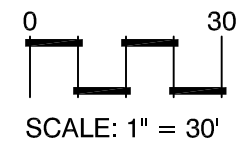
TREE PLANTING DETAIL



TREE STAKING DETAIL

TREE CONSERVATION PLAN NOTES:

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3165 Old Jonesboro Rd
HAPEVILLE, GA
LOT 1

LAND LOT 94
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revisions

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date: 02.12.24

drawn by: checked by:
CW CW

Tree Replacement Plan

sheet

L-2



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

DATE: March 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3165 Old Jonesboro Road**

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Love to construct a 2,200 SF single-family detached dwelling at 3165 Old Jonesboro Rd. The new dwelling proposes to have 4 bedrooms and 3.5 baths with parking provided in an attached garage. The building height (from the average front grade) will be 30' 6".

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

REVIEW

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;

REQUIREMENTS

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)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Blde. Lot
Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the proposed location of the dwelling and attached garage.***
- ***Per the project data, the structure will be 30' 6" built on a slab.***
- ***The house is set back 20.9' from the rear, 20.7' from the side setback (corner), 8.5' from the side (north) and 38.8' from the front.***

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

- ***The width of the driveway at the street has not been provided.***
- ***There is a sidewalk along Jackson Street which should be shown on the plan.***
- ***The plans show an existing walk from the front entrance to the Old Jonesboro Road and also from the front porch to Jackson Street.***

- c. The locations, area and number of proposed parking spaces.
- ***Two (2) parking spaces are provided in the attached garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at two-foot 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. Please see arborist report for review of the 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.
- ***Shrubs and mulch are proposed for the front of the property. A tree plan has been provided and was reviewed by the arborist, awaiting revisions for approval. General landscape details should be 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.
- ***Not applicable.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

- a. Site area (square feet and acres).
 - ***The total site area is .020 acres or 8,813 SF. The minimum lot size is 4,000 SF.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - ***Impervious surface is dwelling, 1,178 SF, Garage 550 SF, Driveway 395 SF, Front Stoop 208 SF, Walkway 253 SF, for a total of 2,584 SF or 29% of the site. Maximum is 70%.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The dwelling will have 4 bedrooms and 3 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 floor area is 1,000 SF. The total heated square footage is 2,200 SF***
- f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Two parking spaces are available 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.

- ***Development schedule provided via separate document.***

FINDINGS

The Applicant must address the following:

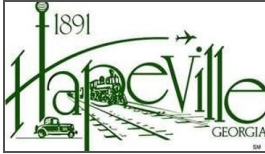
- *Provide the width of the driveway at the street (separate from the apron)*
- *Show sidewalk on site plan along Jackson Street*
- *Address outstanding issues with the Tree Plan*
- *Provide a general landscape plan.*

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.



Location Map – 3165 Old Jonesboro Rd (note this lot has been subdivided)



TREE CONSERVATION PLAN CHECKLIST

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

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

Teresa@tjschell.com 2.28.24 2nd Arborist Review
Revise tree spacings

General Requirements:

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

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

_____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

_____ 9. Show tree protection fence detail.

_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Did you
confirm they
are both in
good
condition?
If not good
condition, no
recompense.

_____ 14. Other comments:

Tree Replacement Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

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

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

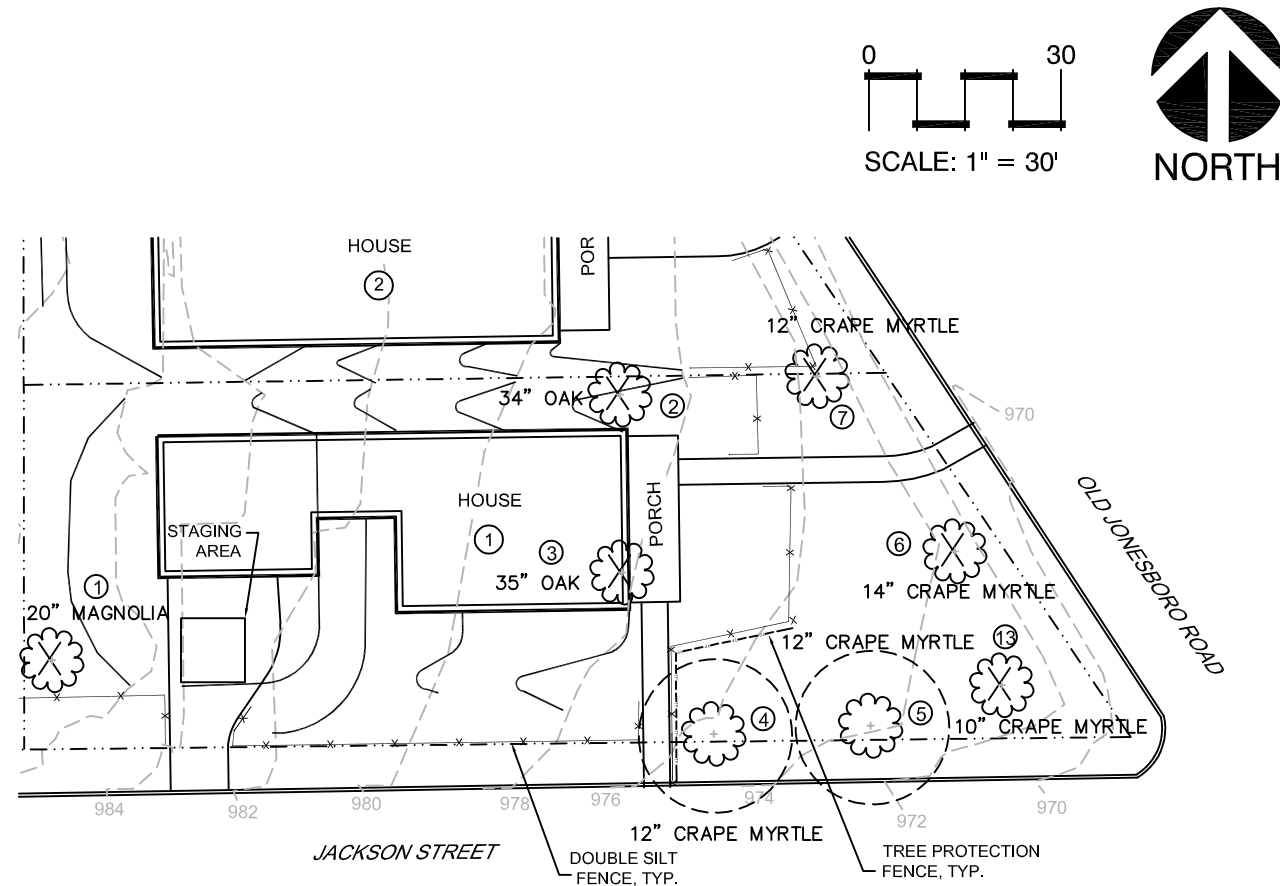
- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

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

_____ 25. Other comments:

Tree Conservation Plan Notes:

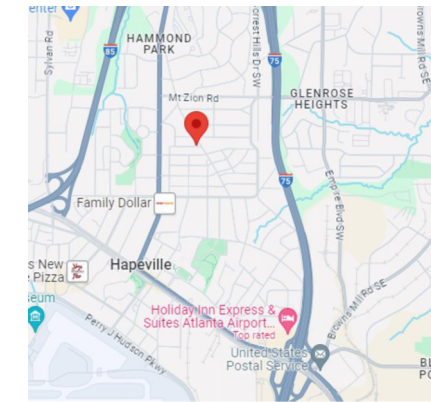
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start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



LEGEND

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

SITE MAP



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

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

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

24 HOUR CONTACT:
DANIEL LOVE
678-207-6939

SITE:
LOT SIZE: 8,813 SF (.20 ACRES)

DENSITY FACTOR:
.20 AC X 100 INCHES= 20 INCH REQUIRED
24 INCHES TO REMAIN
20"-24" = 0 REQUIRED

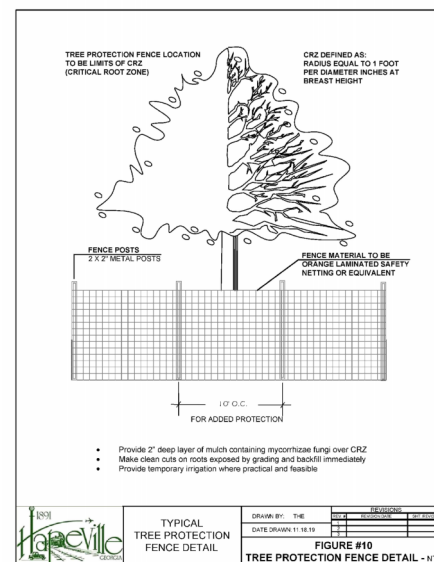
DISTURBED AREA:
7,111 SF (.16 ACRES)

REMOVED TREES:
LANDMARK TREE REMOVED: 34"+35"
OAK = 69" OF TREES REQUIRED

PROPOSED TREES: (3) X 4" MAPLES, (1)
4" WILLOW OAKS + (4) 4" NUTALL
OAKS=32"-69"= 37" X \$200= \$7400 TO
TREE BANK

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	20" MAGNOLIA	REMOVED	NO
2	34" OAK	REMOVED	YES
3	35" OAK	REMOVED	YES
4	12" CRAPE MYR	PRESERVED	NO
5	12" CRAPE MYR	PRESERVED	NO
6	10" CRAPE MYR	REMOVED, DEAD	NO
7	14" CRAPE MYR	REMOVED	NO
8	12" CRAPE MYR	REMOVED	NO



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 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.
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- 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.

stamp



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-456-7071
www.chauwallassociates.com
cwall@chauwallassociates.com

client

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

project

3165 Old Jonesboro Rd

HAPEVILLE, GA
LOT 1

LAND LOT 94
14TH DISTRICT

revisions

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All rights reserved. All information is believed to be accurate but is not warranted. Counts, materials, dimensions, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

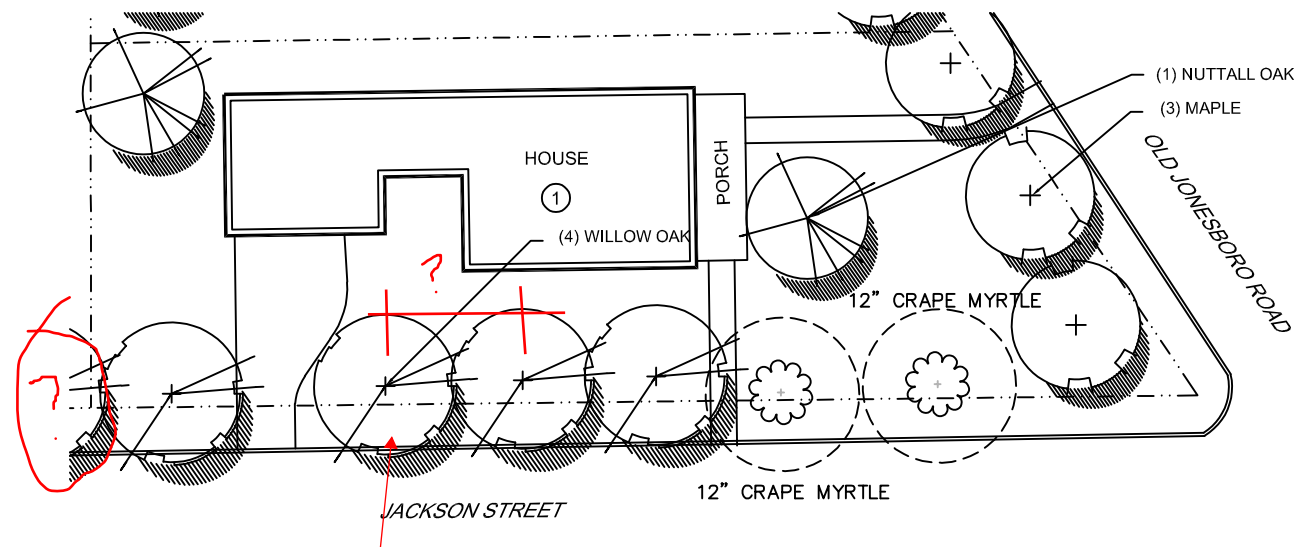
date: 02.12.24

drawn by: cw checked by: cw

Tree Conservation Plan

sheet

L-1



Oak trees must be at least 25' apart.
 All maple trees must be at least 20' apart
 All trees must be at least 10' from the house - 15' is better

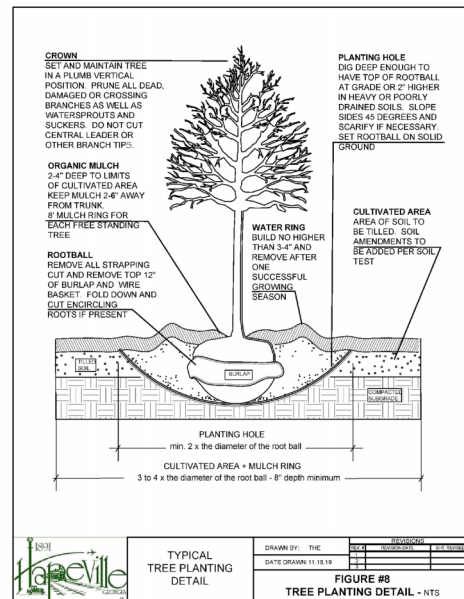
Some of the proposed trees (3) can be understory to help with the spacing.
 Revise accordingly.

TREE DENSITY TREES:
 20" REQUIRED

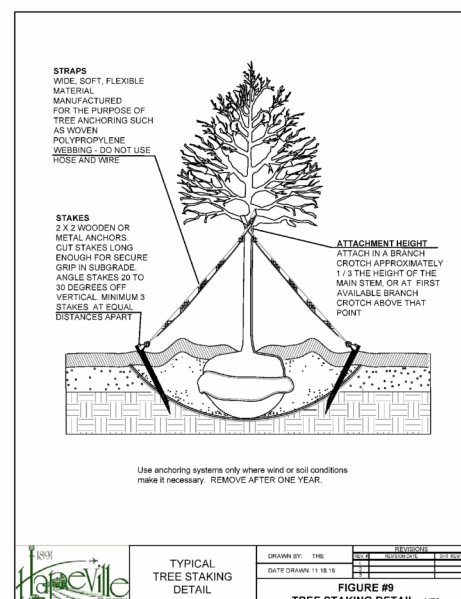
LANDMARK TREES:
 REQUIRED: 34", 35" OAK TO BE REMOVED
 PROPOSED:
 (3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
 (1) 4" WILLOW OAK (QUERCUS PHELLOS)
 (4) 4" NUTTALL OAK (QUERCUS NUTTALLI)
 8 X 4" = 32" REPLACED
 32 -69"= 37" TO TREE BANK
 TREE BANK: 37 X \$200= \$7400

TREE REPLACEMENT NOTES:

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



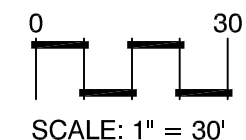
TREE PLANTING DETAIL



TREE STAKING DETAIL

TREE CONSERVATION PLAN NOTES:

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project

3165 Old Jonesboro Rd
 HAPEVILLE, GA
 LOT 1

LAND LOT 94
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revisions

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date: 02.12.24

drawn by: checked by:
 CW CW

Tree Replacement Plan

sheet

L-2

24-PC-02-02

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Daniel Love

Mailing Address: 27 River Park Trail, Newnan, GA 30265

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) 3ELKS Design LLC

Mailing Address 101 Honeysuckle Ln, Peachtree City, GA 30269

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3163 Old Jonesboro Rd

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009400100568 (portion of)

Present Zoning Classification: R-SF Size of Tract: .20 acre(s)

Present Land Use: Vacant

Please check the following as it applies to this application

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

Other (Please State) _____

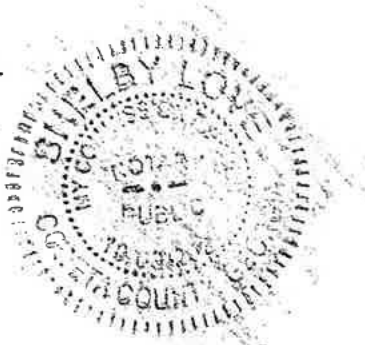
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

[Signature]
Applicant's signature

Date: 1/23/24

Sworn to and subscribed before me

This 23rd day of January, 2024.
[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.)

New Construction single family home with attached rear garage. 2305 heated square feet w/ 4 bedrooms and 3 bathrooms. Modern Farmhouse exterior includes fiber cement lap siding with a full front porch

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:

3163 Old Jonesboro Rd

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Daniel Love

Address of Applicant

27 River Park Trail, Newnan GA 30265

Telephone of Applicant

[REDACTED]



Signature of Owner

Jonathan Love for 3ELKSDesign, LLC

Print Name of Owner

Personally Appeared Before Me this 23 day of January, 2024.

Shelby Love
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)

DL

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.

DL

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

DL

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.

DL

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).

DL

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.

DL

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.

DL

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

DL

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).

DL

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.

DL

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.

DL

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.

DL

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.

- DL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- DL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- DL 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.
- DL Site area (square feet and acres).
- DL 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.
- DL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- DL Total floor area ratio and/or residential density distribution.
- DL Number of parking spaces and area of paved surface for parking and circulation
- DL 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 1/23/24

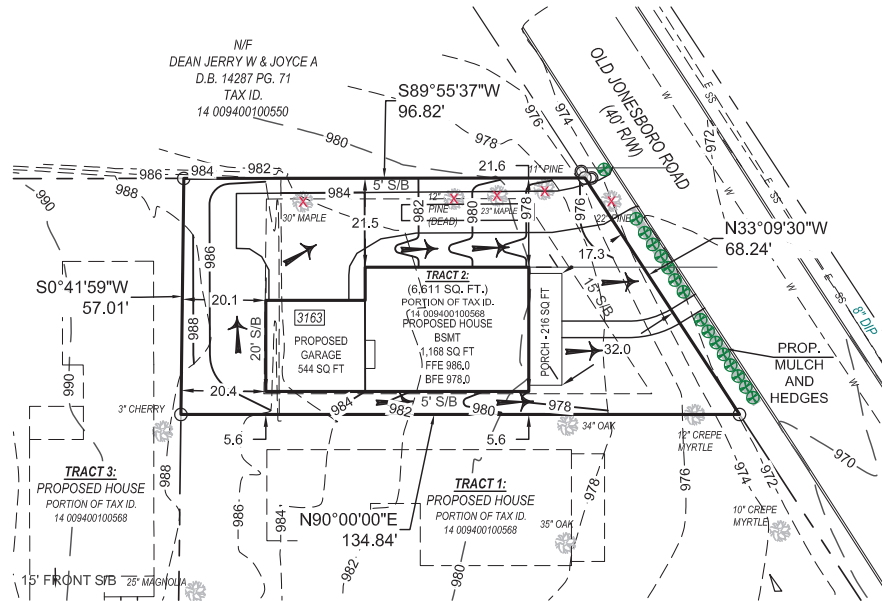
3163 Old Jonesboro Road
House Construction Schedule

CRAFT	DATE	DURATION
WINDOW/ DOOR DELIVERY	4/27/2024	1
CABINET DELIVERY	5/14/2024	1
EROSION CONTROL	4/5/2024	1
GRADING/ PAD PREP	4/5/2024	7
STAKE HOUSE	4/7/2024	1
BOX CHECK	4/10/2024	1
SLAB PLUMBING	4/11/2024	
SLAB PL INSP	4/12/2024	
SLAB PREP	4/13/2024	
SL PREP INSP	4/14/2024	
POUR SLAB	4/15/2024	3
FRAME LABOR	4/15/2024	7
FRAME MATERIAL 1ST FLOOR	4/16/2024	1
FRAME MATERIAL 2ND FLOOR	4/17/2024	1
FRAME MATERIAL ROOF	4/19/2024	1
ROUGH PLUMBING/	4/20/2024	1
Rough HVAC	4/21/2024	
Rough ELEC	4/22/2024	1
ROUGH IN FIREPLACE	4/22/2024	1
CONNECT SEWER	4/21/2024	3
INSTALL SIDING	4/20/2024	5
INSTALL STUCCO	4/22/2024	
LANDSCAPING	4/30/2024	
ROOF LABOR	4/20/2024	3
WINDOW/DOOR INSTALL	4/21/2024	1
BATT INSULATION	4/24/2024	1
DRYWALL LABOR	5/10/2024	10
INSTALL SHELVES/MIRRORS	5/30/2024	
INSTALL SHOWER DOORS	5/30/2024	1
CABINET INSTALL	5/15/2024	1
HVAC TRIM OUT	5/20/2024	1
LIGHT FIXTURE INSTALL	5/20/2024	1
TRIM INSTALL	5/20/2024	2
TILE INSTALL	5/20/2024	4
TRIM FIREPLACE	5/25/2024	1
INSTALL LVT	6/2/2024	1
PLUMBING TRIM	6/5/2024	1
INSTALL CARPET	6/10/2024	1
FINAL PAINT	6/15/2024	1
ROUGH/ FINAL CLEAN	6/20/2024	1
FINAL INSP	6/29/2024	1

GENERAL NOTES

1. **OWNER/BUILDER:**
DANIEL LOVE
3165 OLD JONESBORO RD
HAPEVILLE, GA 30354
2. **24 HOUR EMERGENCY CONTACT:**
DANIEL LOVE
336-282-3606
3. **ENGINEER/SURVEYOR:**
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 15 FOOT
REAR SETBACK: 20 FOOT
SIDE SETBACK: 5 FOOT



NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM
VIEW FROM STREET. MATERIAL CAN
INCLUDE FENCING OR LANDSCAPING.

RESIDENTIAL DRIVEWAY DETAIL

DRIVEWAY/ATTRACTION USE	WIDTH & FEET	MIN. RADIUS IN FEET
	MIN. MAX.	
DRIVEWAY/ATTRACTION	14 18	1" GRADES OR FLAT

DESIGN CRITERIA

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

GOVERNING CODES AND STANDARD

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

PROJECT DATA

- PROJECT ADDRESS: 3163 OLD JONESBORO RD. HAPEVILLE, GA 30354
- PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

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

SQUARE FOOTAGE

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

SHEET INDEX

A.0 COVER	E.1 1st FLOOR ELECTRICAL
A.1 FRONT ELEV	E.2 2nd FLOOR ELECTRICAL
A.2 LEFT ELEV	D.1 WALL SECTION, FTG DTL
A.3 REAR ELEV	D.2 STAIR DETAIL
A.4 RIGHT ELEV	
A.5 1st FLOOR PLAN	
A.6 2nd FLOOR PLAN	
A.7 FOUNDATION PLAN	
A.8 ROOF PLAN	

GENERAL NOTES

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

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

SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

COVER SHEET

CUSTOM RESIDENCE
3163 OLD JONESBORO RD.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	01.01.24	CONSTRUCTION DOCS
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A.0

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PLOT DATE: 01.01.24



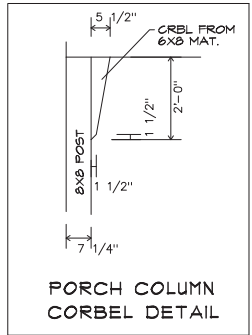
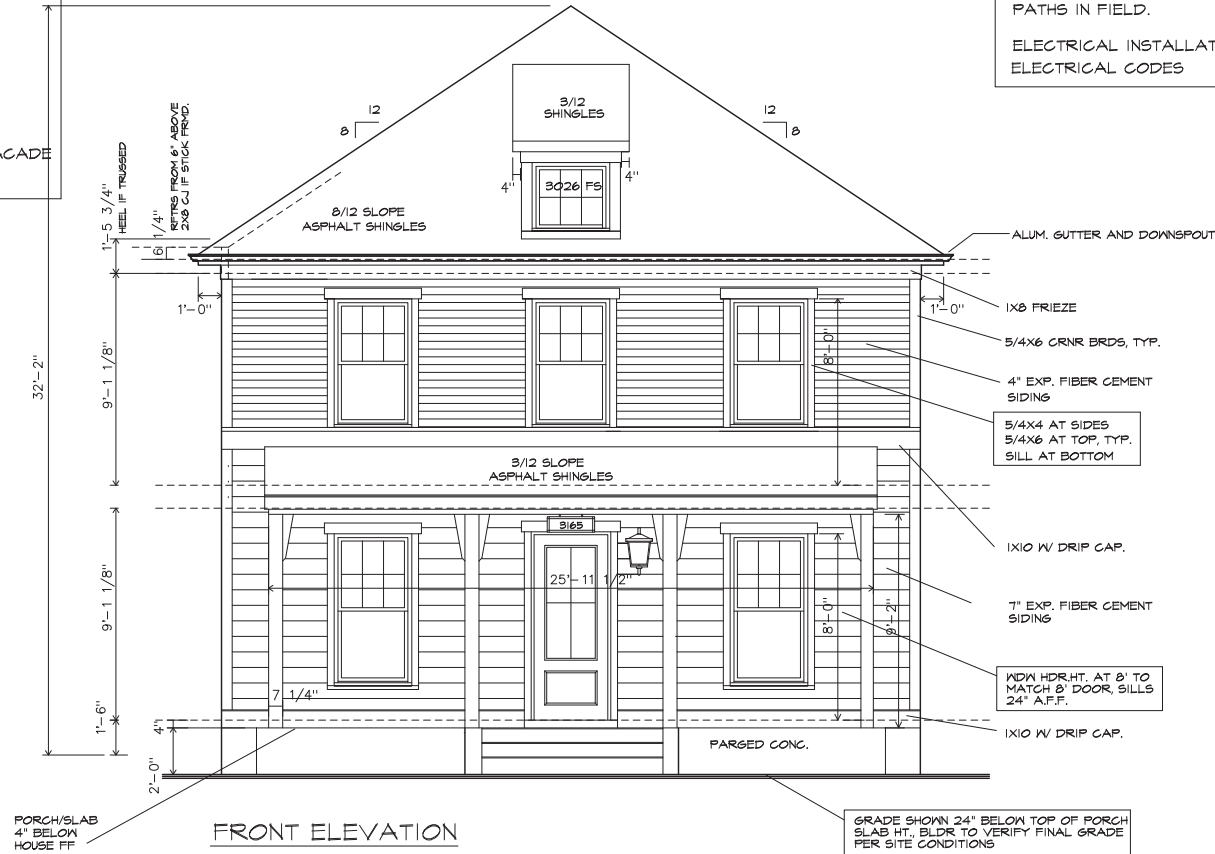
NOTES:

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

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

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

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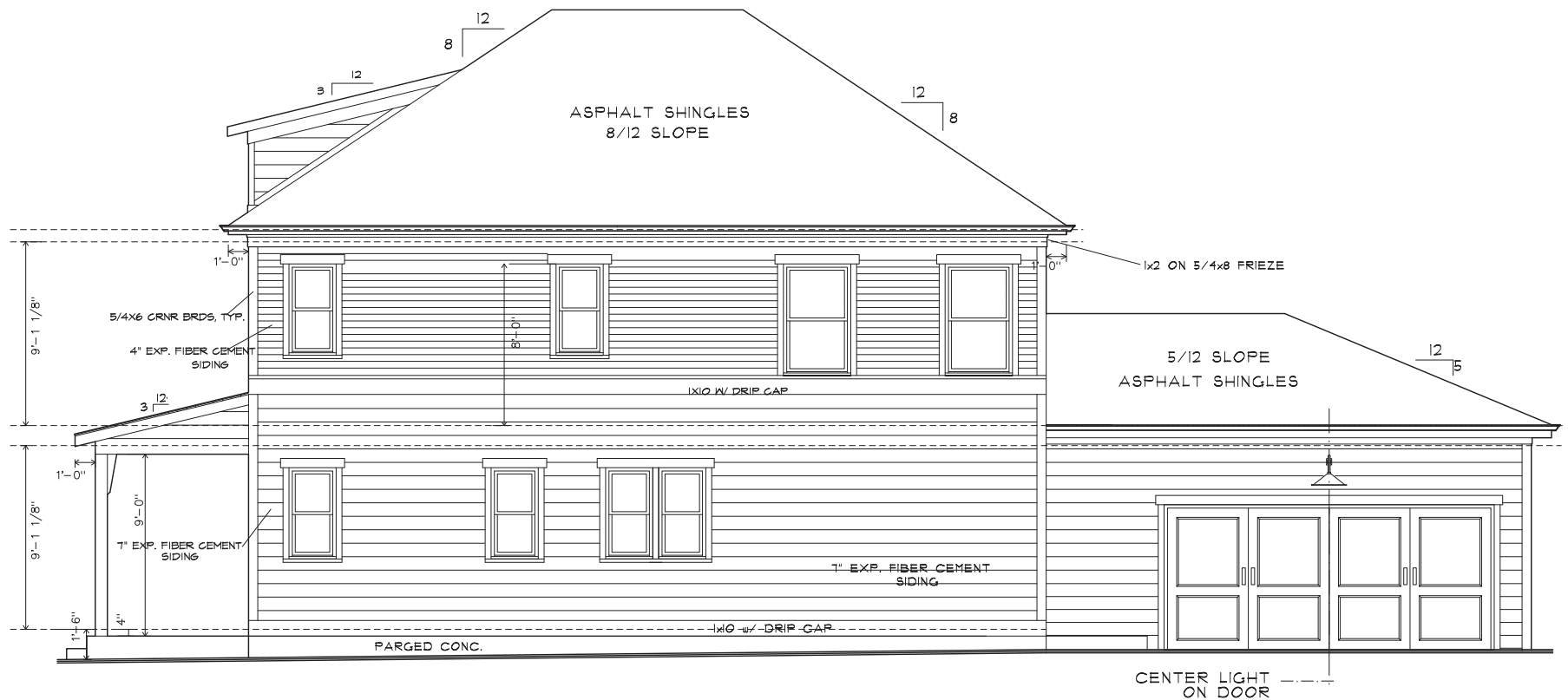
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PLOT DATE: 01.01.24





RIGHT ELEVATION

SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

RIGHT ELEVATION

CUSTOM RESIDENCE
3163 OLD JONESBORO RD.
HAPEVILLE, GA 30354

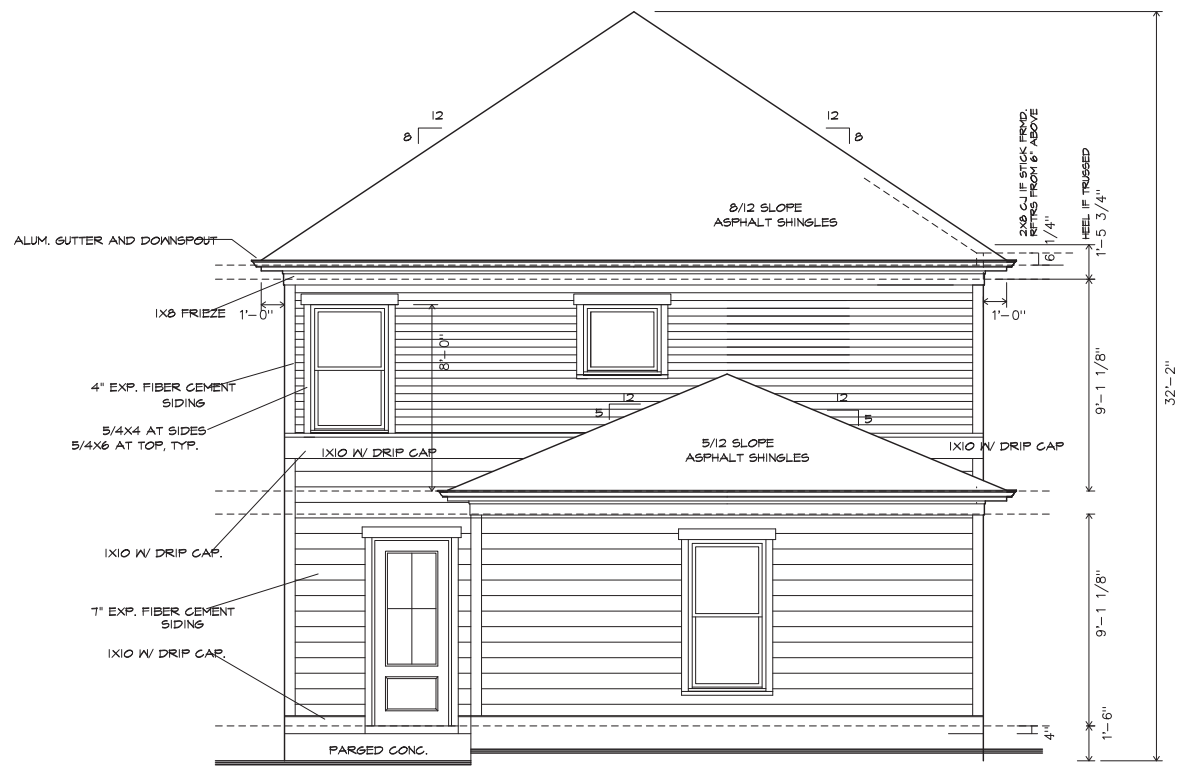
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PLOT DATE: 01.01.24

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REAR ELEVATION

SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

REAR ELEVATION

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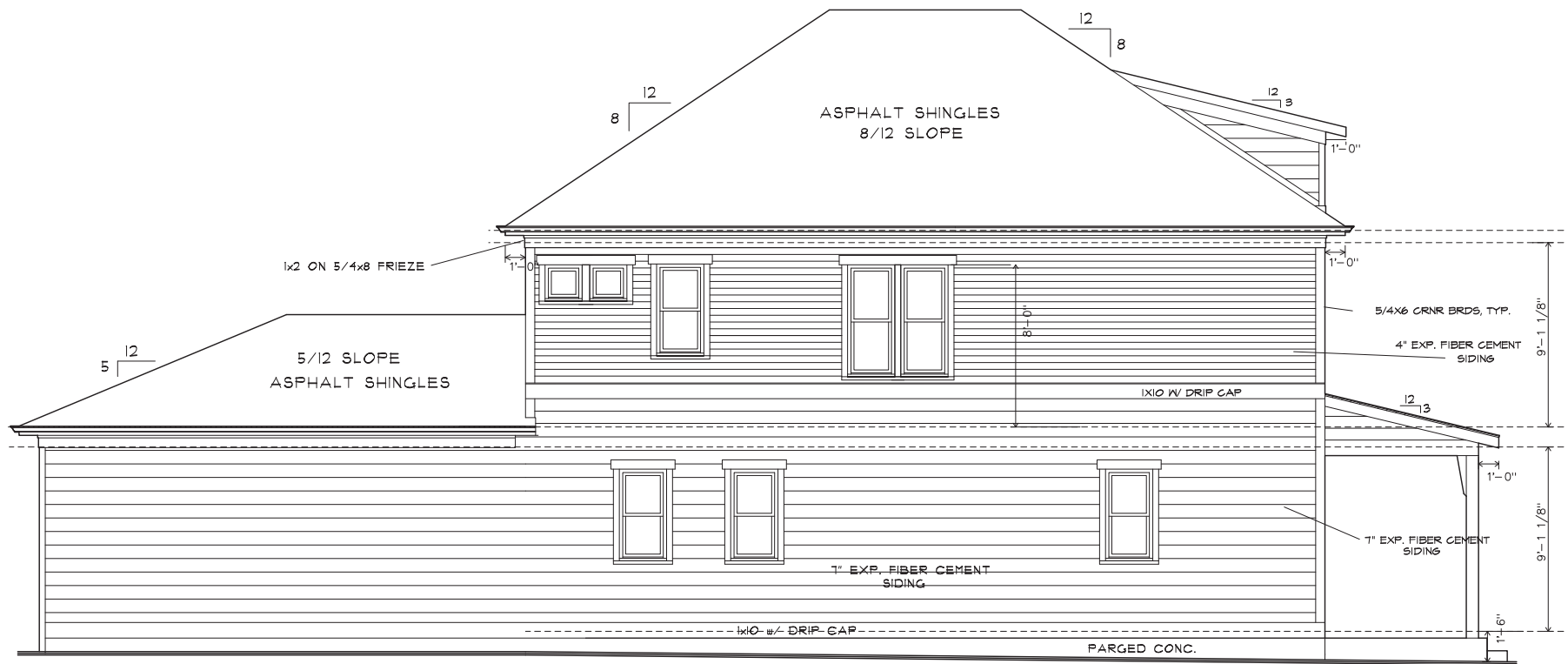
CUSTOM RESIDENCE
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HAPEVILLE, GA 30354

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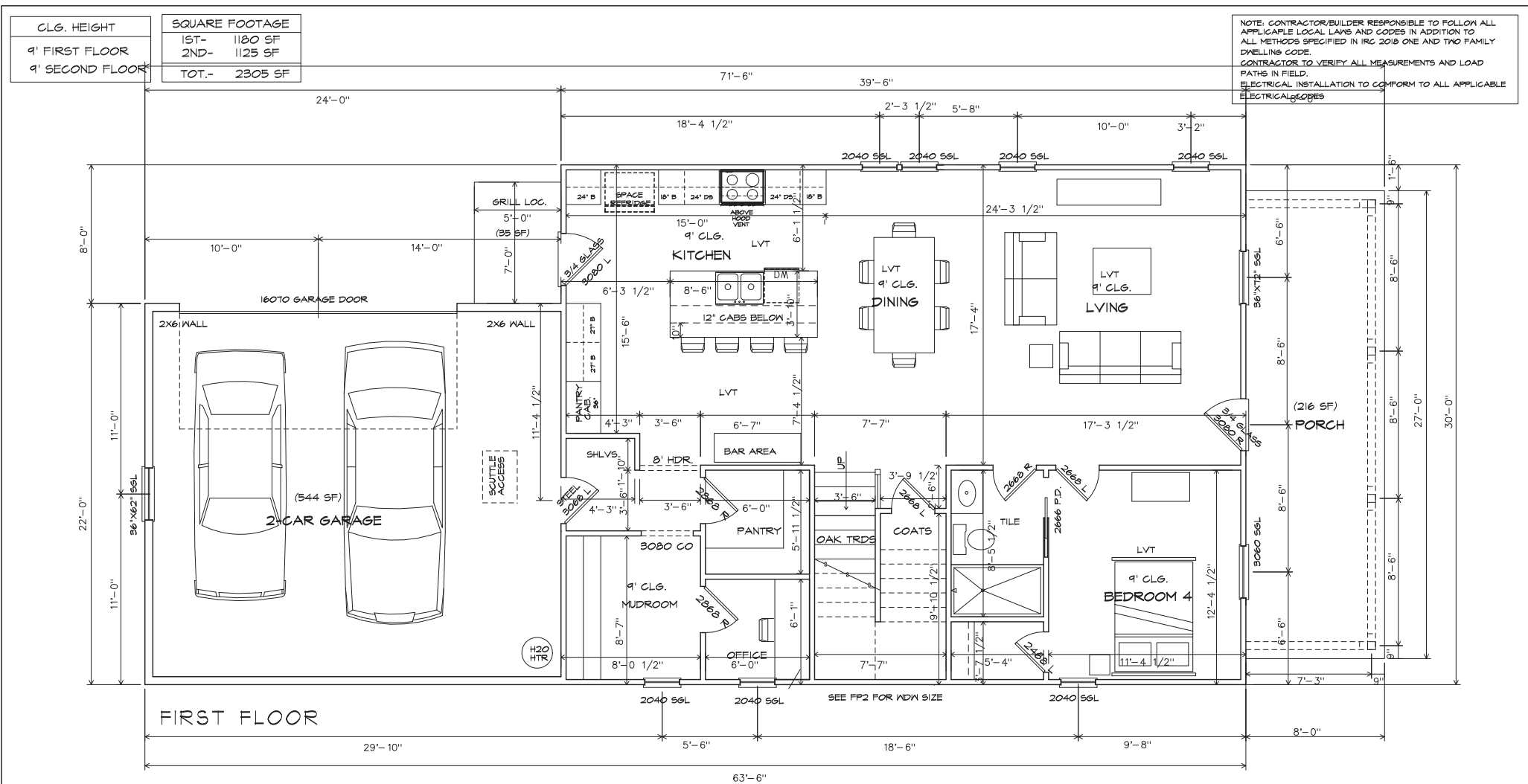
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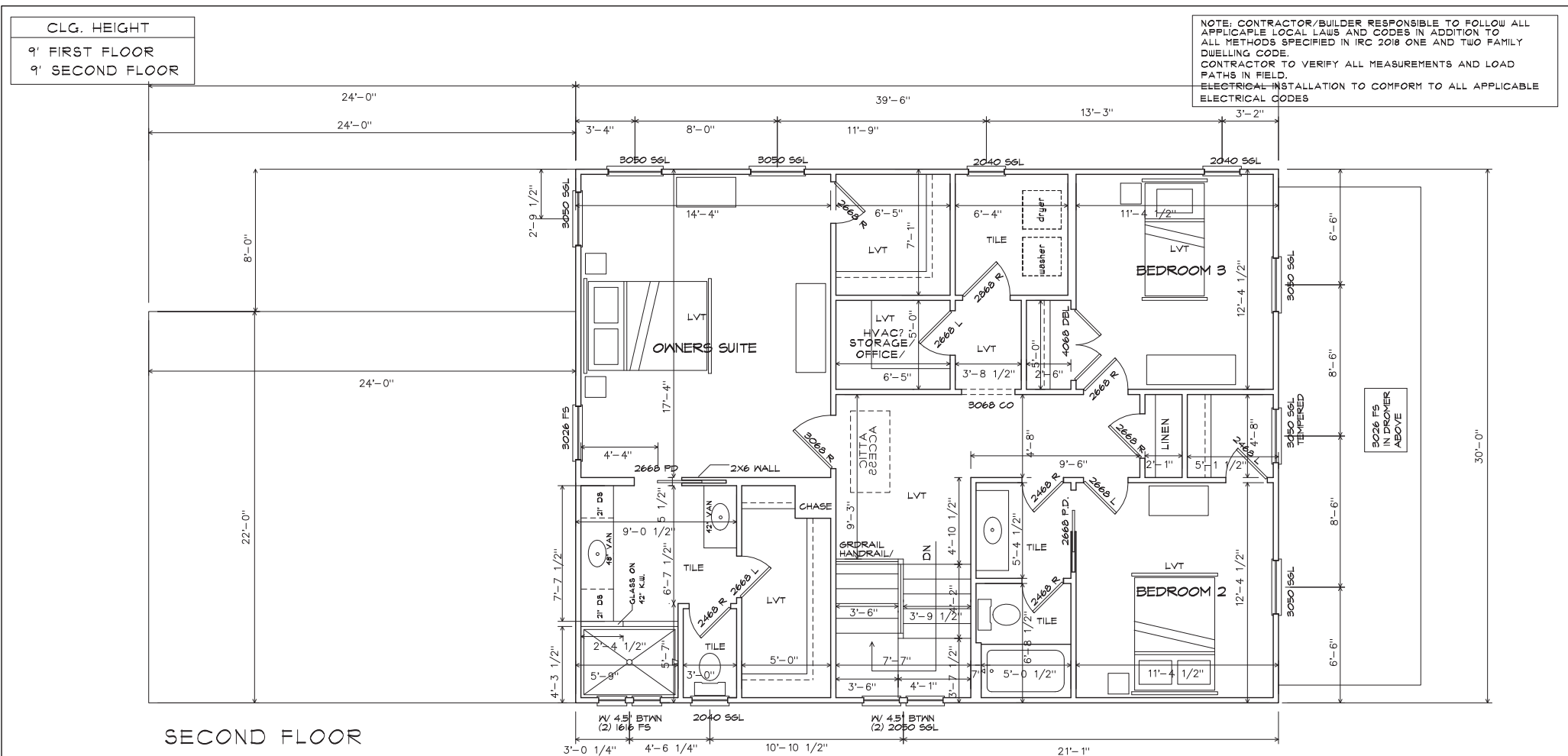


LEFT ELEVATION

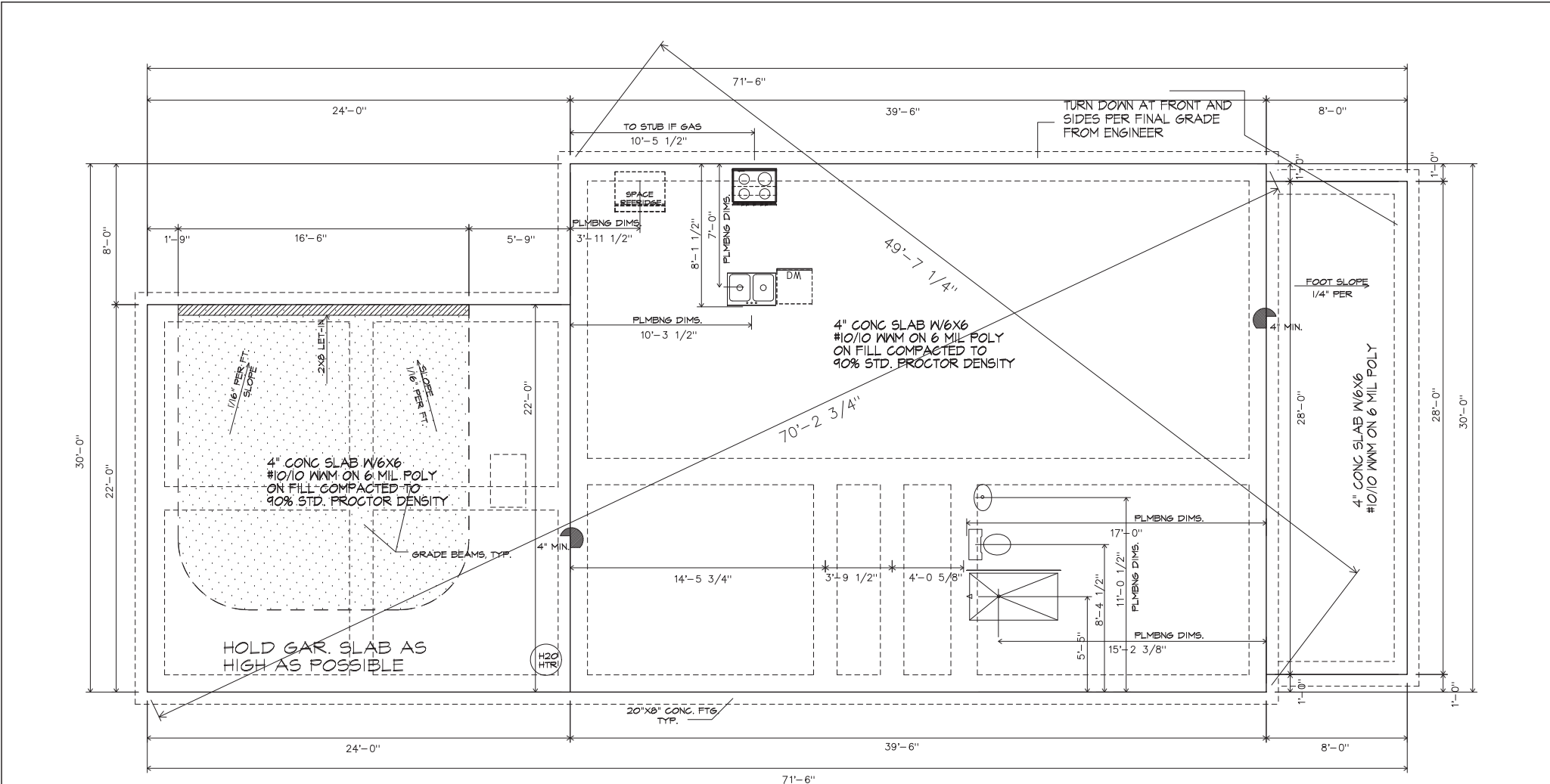
 EST. 2018 3ELKS DESIGN	SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET			
	LEFT ELEVATION				CUSTOM RESIDENCE 3163 OLD JONESBORO RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	A.4		
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	SHEET TITLE:		SCALE: 3/16"=1'-0"		11x17 SHEET		PROJECT:		REVISIONS			SHEET
	FIRST FLOOR						CUSTOM RESIDENCE		#	DATE	DESCRIPTION	A.5
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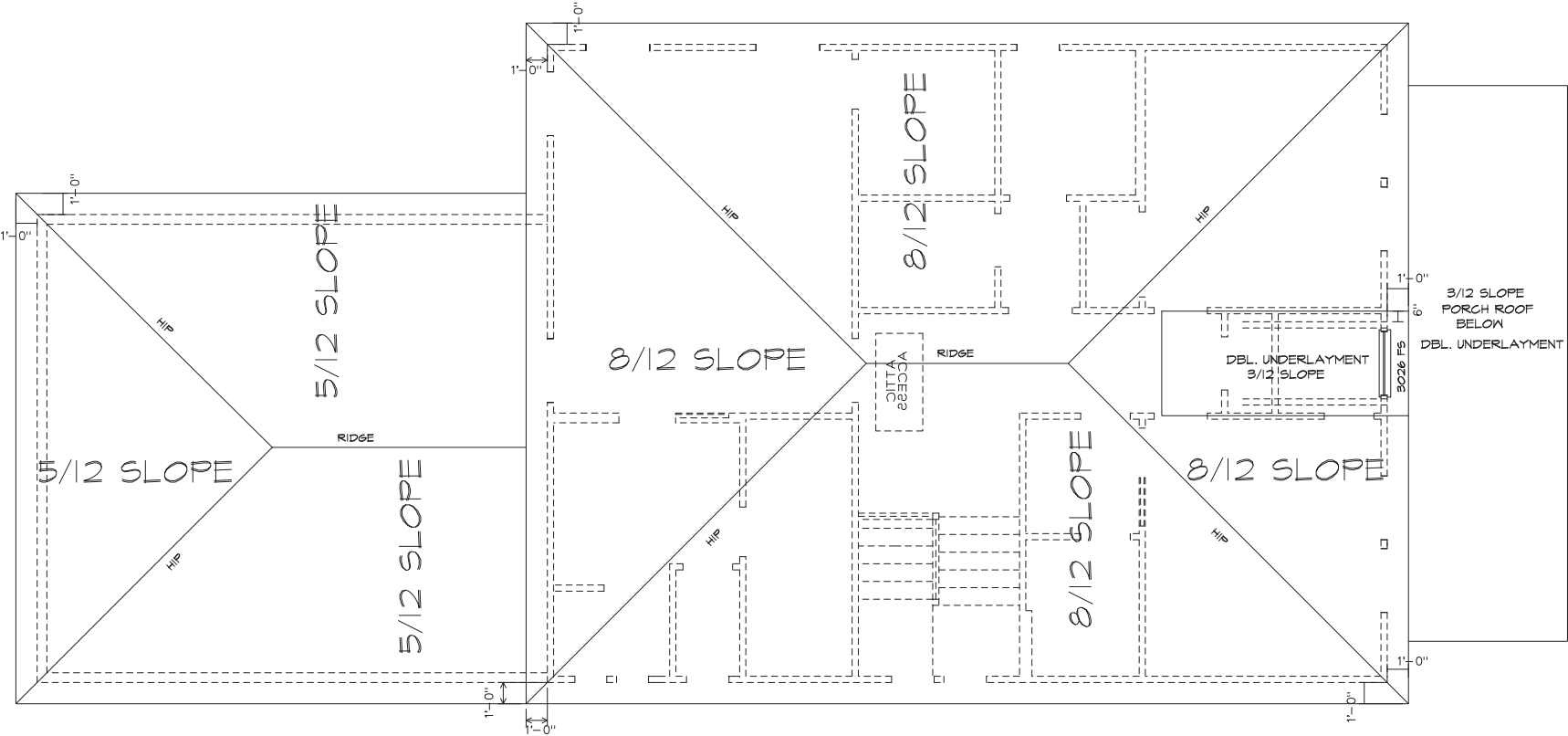


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	SECOND FLOOR			CUSTOM RESIDENCE 3163 OLD JONESBORO RD. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.6	
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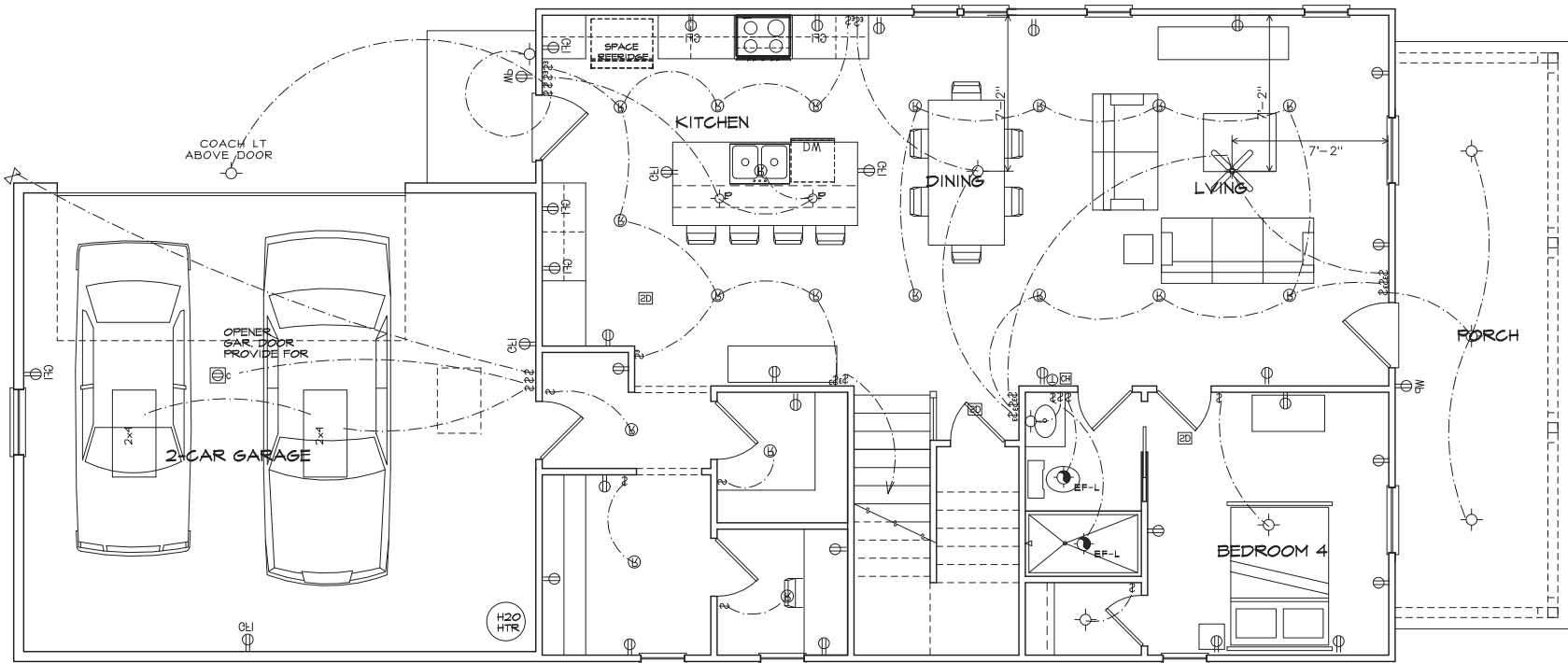


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	SLAB FOUNDATION						CUSTOM RESIDENCE 3163 OLD JONESBORO RD. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	A.7	
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NOTES:
RFTRS/TRUSSES TO BE DESIGNED BY OTHERS
30 YR MIN. WARRANTY ASPHALT SHINGLES



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	ROOF LAYOUT				#	DATE	DESCRIPTION	A.8
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SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FIRST FLOOR ELEC.

CUSTOM RESIDENCE
3163 OLD JONESBORO RD.
HAPEVILLE, GA 30354

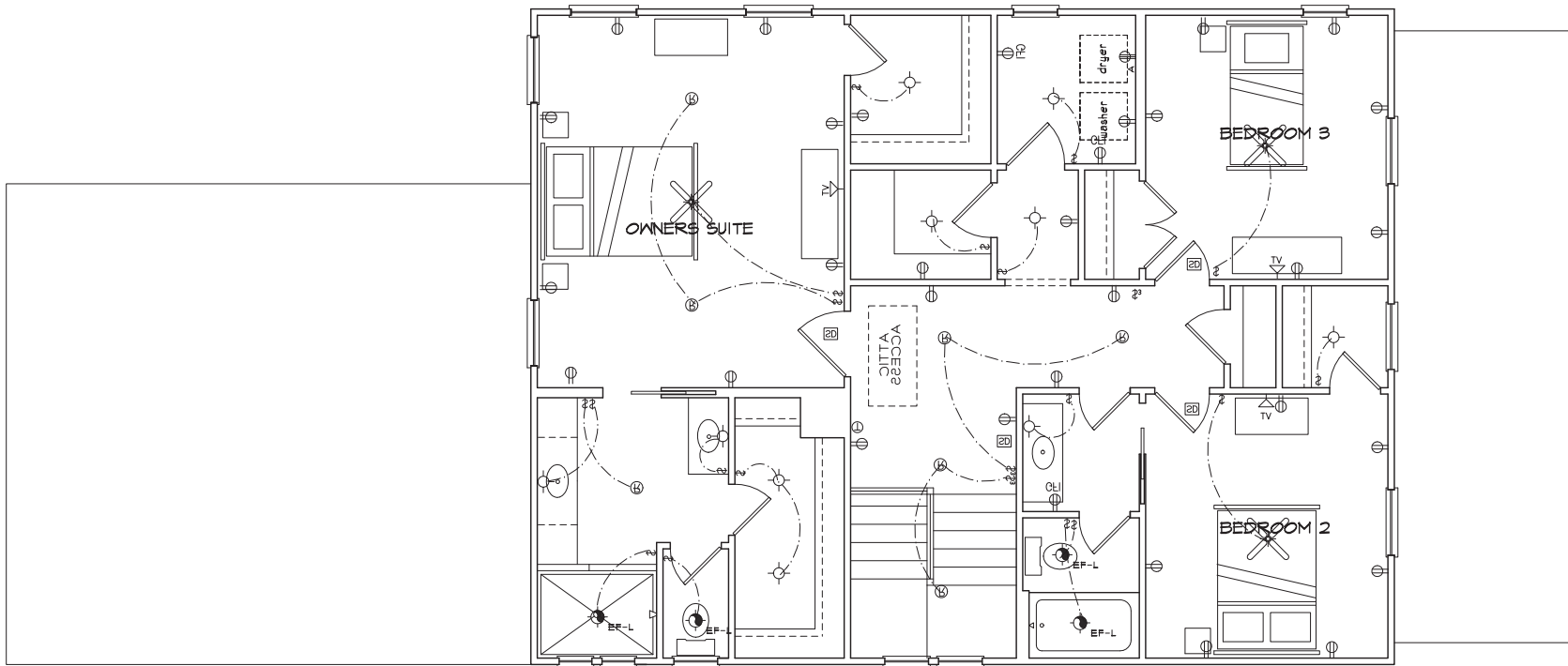
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PLOT DATE: 01.01.24

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SHEET TITLE:	SCALE: 3/16"=1'-0" 11x17 SHEET
SECOND FLOOR ELEC.	
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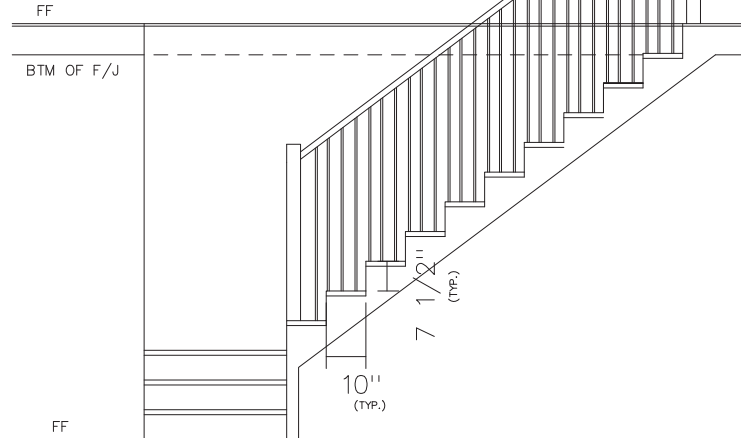
PROJECT:
CUSTOM RESIDENCE
3163 OLD JONESBORO RD.
HAPEVILLE, GA 30354

REVISIONS		
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SHEET
E.2
PLOT DATE: 01.01.24



N. T. S.



TYP. STAIR SECTION:

- TREAD DEPTH TO BE NOT LESS THAN $10"$ W/ NOT MORE THAN $\frac{3}{8}"$ VARIATION
- RISER HT. NO MORE THAN $7 \frac{3}{4}"$ W/ NOT MORE THAN $\frac{3}{8}"$ HT. VARIATION
- HANDRAIL TO BE CONTINUOUS AT NO LESS THAN $36"$ AND NO MORE THAN $42"$ HT.
- PICKETS TO BE SPACED SO AS TO NOT ALLOW THE
- PASSAGE OF A $4"$ SPHERE

SHEET TITLE:

SCALE: $\frac{3}{16}"=1'-0"$

11x17 SHEET

PROJECT:

REVISIONS

SHEET

STAIR SECTION

CUSTOM RESIDENCE
3163 OLD JONESBORO RD.
HAPEVILLE, GA 30354

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PLOT DATE: 01.01.24

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cwall@chauwallassociates.com

client

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

project

3165 Old Jonesboro Rd
HAPEVILLE, GA
LOT 2

LAND LOT 94
14TH DISTRICT

revisions

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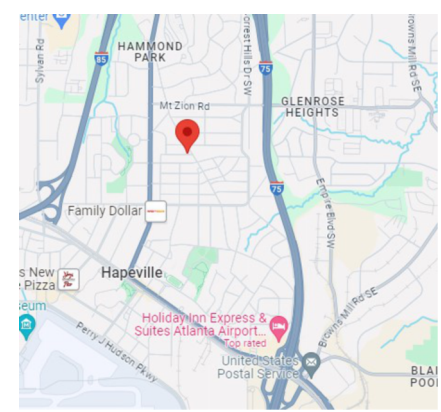
date: 02.12.24
drawn by: cw checked by: cw

Tree Conservation Plan

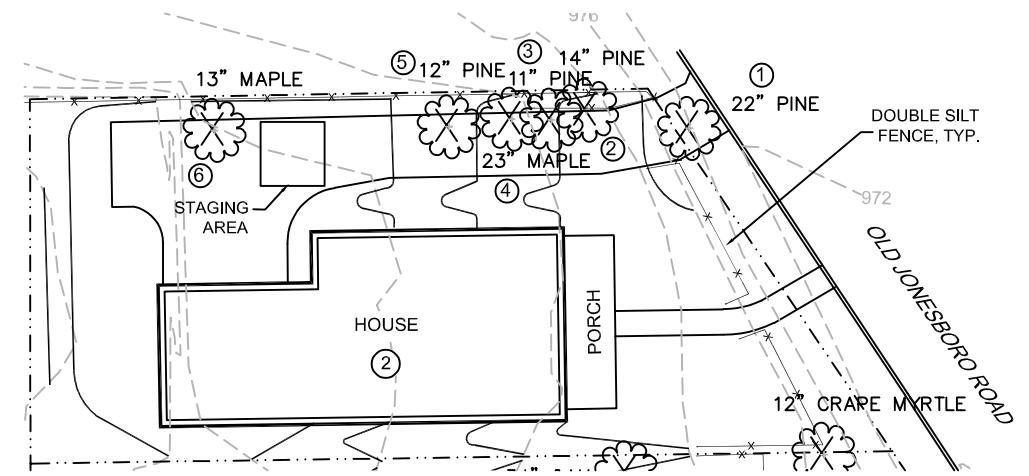
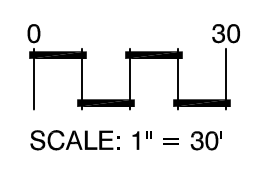
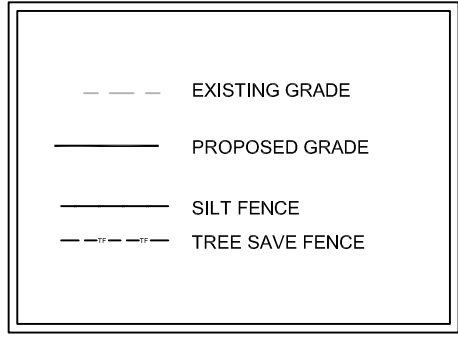
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L-1

SITE MAP

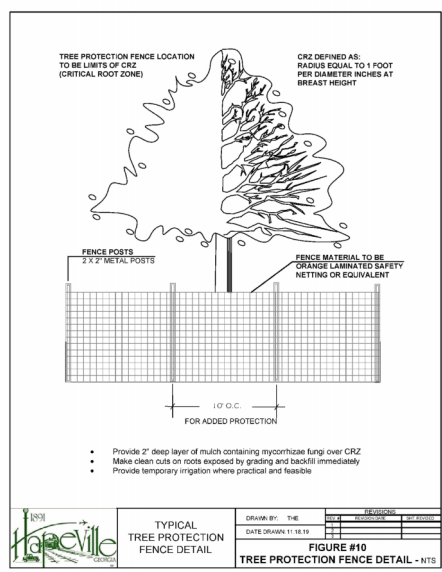


LEGEND



EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	22" PINE	REMOVED	NO
2	14" PINE	REMOVED	NO
3	11' PINE	REMOVED	NO
4	23" MAPLE	REMOVED, DEAD	NO
5	12' PINE	REMOVED, DEAD	NO
6	13" MAPLE	REMOVED	NO

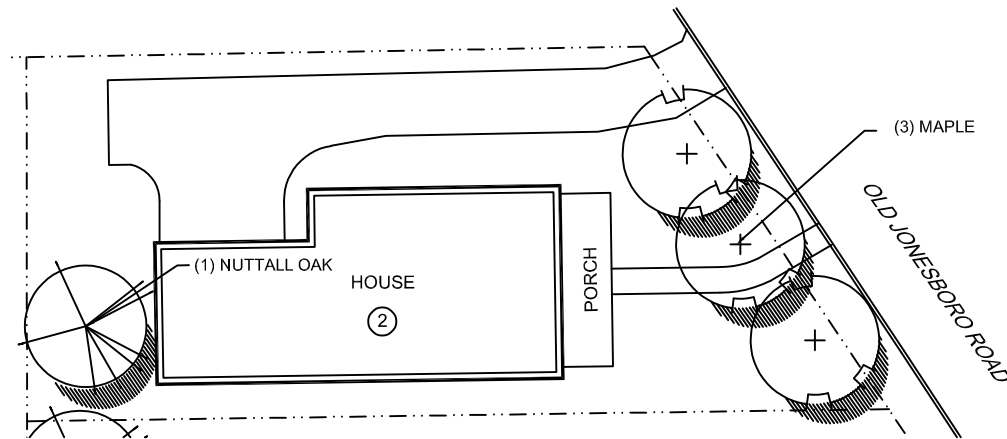


TREE PROTECTION FENCE

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 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.

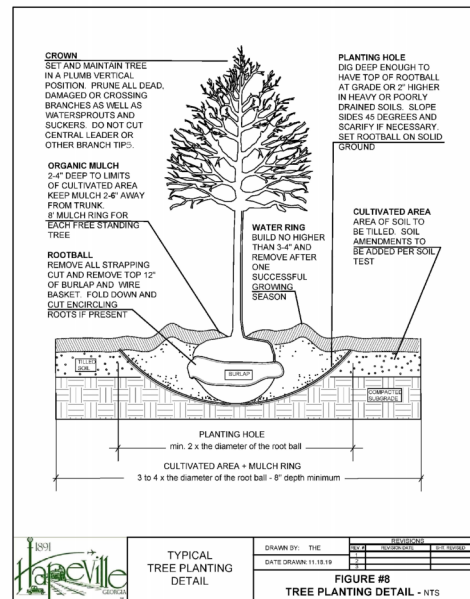


TREE DENSITY TREES:
15" REQUIRED

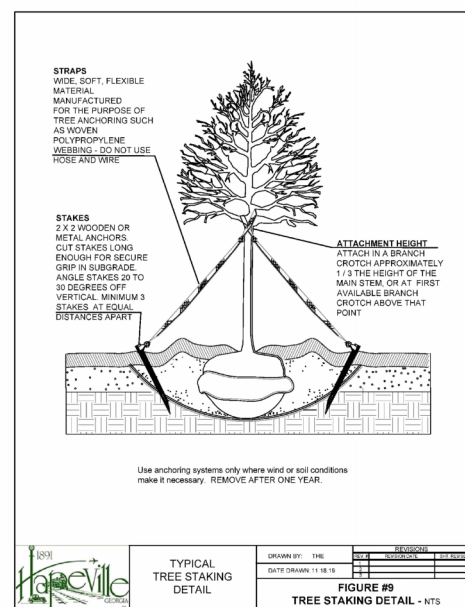
LANDMARK TREES:
REQUIRED: 0" TO BE REMOVED
PROPOSED:
(3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
(1) 3" NUTTALL OAK (QUERCUS NUTTALLI)
3 X 4"+ 1 x 3" = 15" REPLACED
= 0 TO TREE BANK

TREE REPLACEMENT NOTES:

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



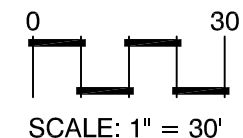
TREE PLANTING DETAIL



TREE STAKING DETAIL

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stamp



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date: 02.12.24

drawn by: checked by:
CW CW

Tree Replacement Plan

sheet

L-2



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

DATE: March 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3163 Old Jonesboro Road**

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Love to construct a 2,305 SF single-family detached dwelling at 3163 Old Jonesboro Rd. The new dwelling proposes to have 4 bedrooms and 3 baths with parking provided in an attached garage. The building height (from the average front grade) will be 32' 2".

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

REVIEW

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;

REQUIREMENTS

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)	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	1,000	70	15	15	5	20	2½	35	2 DU	1

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the proposed location of the dwelling and attached garage.***
- ***Per the project data, the structure will be 32' 2" built on a slab.***
- ***It is not clear if the overhang is in the setback (5.6'), if so, the building must be moved to the north of the site.***

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

- ***The width of the driveway at the street has not been provided.***
- ***There is no sidewalk along Old Jonesboro Road.***
- ***The plans show an existing walk from the front entrance to the street.***

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

- **Two (2) parking spaces are provided in the attached garage.**
 - d. Existing and proposed grades at an interval of five feet or less.
- **Grades are shown at two-foot 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. Please see arborist report for deficiencies with 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.
- **Shrubs and mulch are proposed for the front of the property. A tree plan has been provided and was reviewed by the arborist, awaiting revisions for approval. General landscape details should be 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.
- **Not applicable.**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**

(4) *Project data.*

- a. Site area (square feet and acres).
 - ***The total site area is .015 acres or 6,611 SF. The minimum lot size is 4,000 SF.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - ***Impervious surface is dwelling, 1,168SF, Garage 544 SF, Driveway 1,130 SF, Front Stoop 216 SF, Walkway 112 SF, for a total of 3,170 SF or 48% of site. Maximum is 70%.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The dwelling will have 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 floor area is 1,000 SF. The total heated square footage is 2, 305 SF***
- f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Two parking spaces are available 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.

- ***Development schedule provided via separate document.***

FINDINGS

The Applicant must address the following:

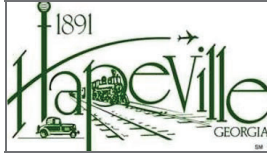
- *It is not clear if the overhang is in the setback (5.6'), if so, the building must be moved to the north of the site.*
- *Provide the width of the driveway at the street (separate from the apron)*
- *Address outstanding issues with the Tree Plan*
- *Provide a general landscape plan.*

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.



Location Map – 3163 Old Jonesboro Rd (note this lot has been subdivided)



TREE CONSERVATION PLAN CHECKLIST

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

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

Teresa@tjschell.com 2.28.24 2nd - Arborist Review
Not approved

General Requirements:

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

Revise
calculations as
needed if
Landmark trees to
be recompensed

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

Tree Conservation Plan:

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

The original survey showed a 30" maple (not 13" maple) on the property. Provide Arborist Report.

_____ 14. Other comments:

Tree Replacement Plan:

- _____ ✓ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.
- _____ ✓ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

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

- _____ ✓ 3. Show calculations for total inch for inch landmark tree replacements
- _____ 4. Locations of all trees to be planted on site to meet density requirements.
- _____ 5. Locations of all tree protection areas and tree protection fencing.
- _____ ✓ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
- _____ ✓ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
- _____ ✓ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:
- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
 - b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
 - c. All evergreen trees to be Full to Ground, Healthy, Good Form
- _____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
- _____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
- _____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
- _____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

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

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

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

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

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

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

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

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

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

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

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

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

_____ 25. Other comments:

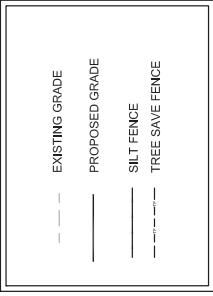
Tree Conservation Plan Notes:

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

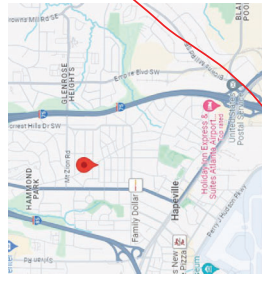


0 30
SCALE: 1" = 30'

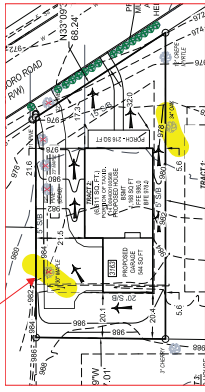
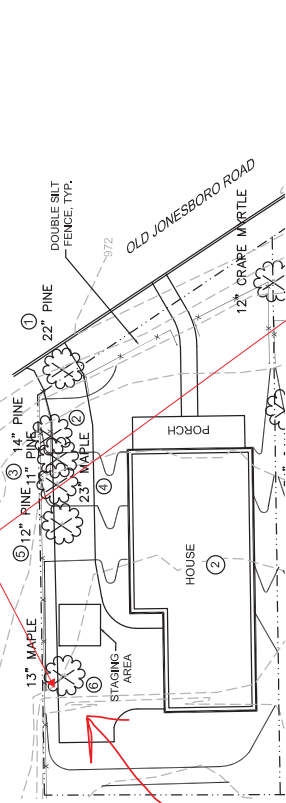
LEGEND



SITE MAP



The original survey shows this as a 30" Maple. Send a photo confirming it is 13" or provide Arborist Report for Landmark Tree. If good condition and of landmark size, it will require recompense

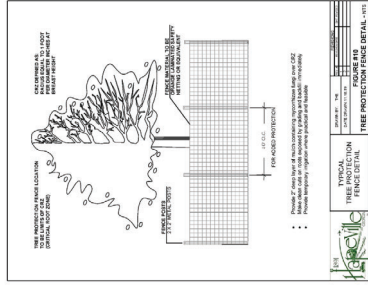


EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	22" PINE	REMOVED	NO
2	14" PINE	REMOVED	NO
3	11" PINE	REMOVED	NO
4	23" MAPLE	REMOVED, DEAD	NO
5	12' PINE	REMOVED, DEAD	NO
6	13" MAPLE	REMOVED	NO

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.



TREE PROTECTION FENCE



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30303
404-669-7071
www.cwaatl.com
cwa@chauwallandassociates.com

client

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

project

3165 Old Jonesboro Rd
HAPEVILLE, GA
LOT 2
LAND LOT 94
14TH DISTRICT

revisions

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date: 02.12.24
drawn by: CWA
checked by: CWA

Tree Conservation Plan

sheet

L-1

2

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 404-569-2120 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.

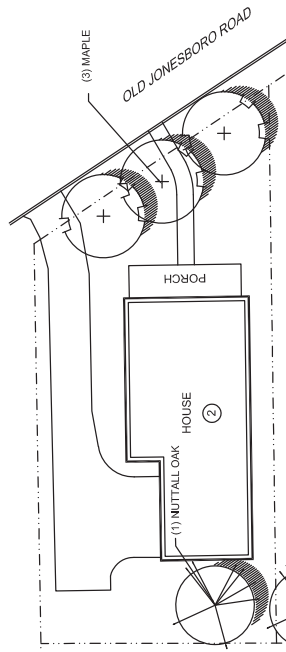
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

- 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.



See comments on 1st sheet regarding Landmark trees

TREE DENSITY TREES:
15" REQUIRED

LANDMARK TREES:

REQUIRED: 0" TO BE REMOVED

PROPOSED:

(3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),

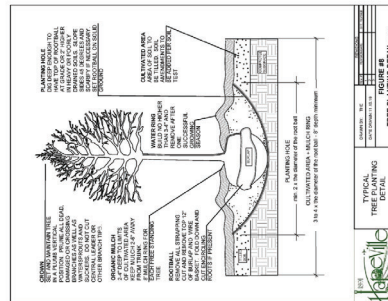
(1) 3" NUTTALL OAK (QUERCUS NUTTALLI)

3 X 4" + 1 X 3" = 15" REPLACED

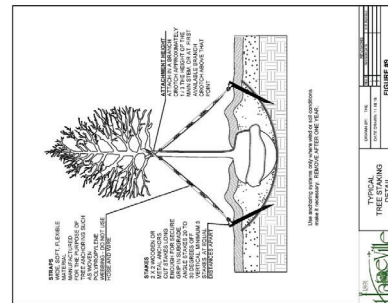
= 0 TO TREE BANK

TREE REPLACEMENT NOTES:

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



TREE PLANTING DETAIL



TREE STAKING DETAIL



0 30
SCALE: 1" = 30'

CWA LANDSCAPE ARCHITECTURE Chris Will and Associates, LLC 285 West Peachtree Avenue NE #503 Atlanta, GA 30303 404-569-7071 cwill@cwalandscapedesign.com	client 3ELKS Design, LLC 101 HONEYUCKLE LN PEACHTREE CITY, GA 30269	project 3165 Old Jonesboro Rd Hapeville, GA LOT 2 LAND LOT 94 14TH DISTRICT revisions	date 02.12.24 drawn by: [signature] checked by: [signature]	Tree Replacement Plan sheet L-2
--	---	--	---	--

24-PC-02-03

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Daniel Love

Mailing Address: 27 River Park Trail, Newnan, GA 30265

Telephone [REDACTED] Mobile # Email

Property Owner (s) 3ELKS Design LLC

Mailing Address 101 Honeysuckle Ln, Peachtree City, GA 30269

Telephone [REDACTED] Mobile #

Address/Location of Property: 3085 Jackson St.

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009400100568 (portion of)

Present Zoning Classification: R-SF Size of Tract: .13 acre(s)

Present Land Use: Vacant

Please check the following as it applies to this application

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

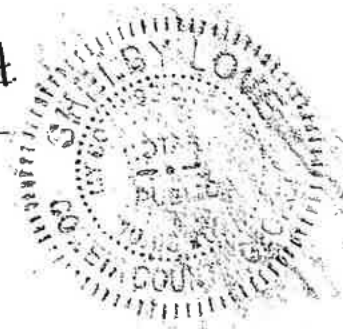
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

[Signature]
Applicant's signature

Date: 1/23/24

Sworn to and subscribed before me

This 23 day of January 2024.
[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.)

New Construction single family home with attached rear garage. 2305 heated square feet w/ 4 bedrooms and 3 bathrooms. Modern Farmhouse exterior includes fiber cement lap siding with a full front porch

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:

3085 Jackson St.

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

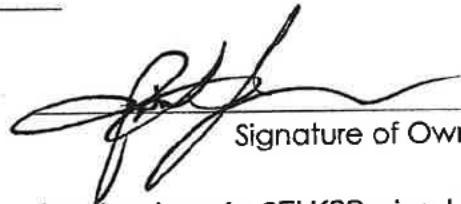
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Daniel Love

Address of Applicant

27 River Park Trail, Newnan GA 30265

Telephone of Applicant



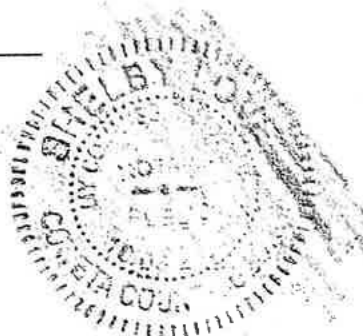
Signature of Owner

Jonathan Love for 3ELKSDesign, LLC

Print Name of Owner

Personally Appeared Before Me this 23 day of January, 2024.

Shelby Love
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)

DL

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.

DL

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

DL

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.

DL

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).

DL

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.

DL

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.

DL

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

DL

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).

DL

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.

DL

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.

DL

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.

DL

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.

DL

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

DL

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

DL

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.

DL

Site area (square feet and acres).

DL

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.

DL

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

DL

Total floor area ratio and/or residential density distribution.

DL

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

DL

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.

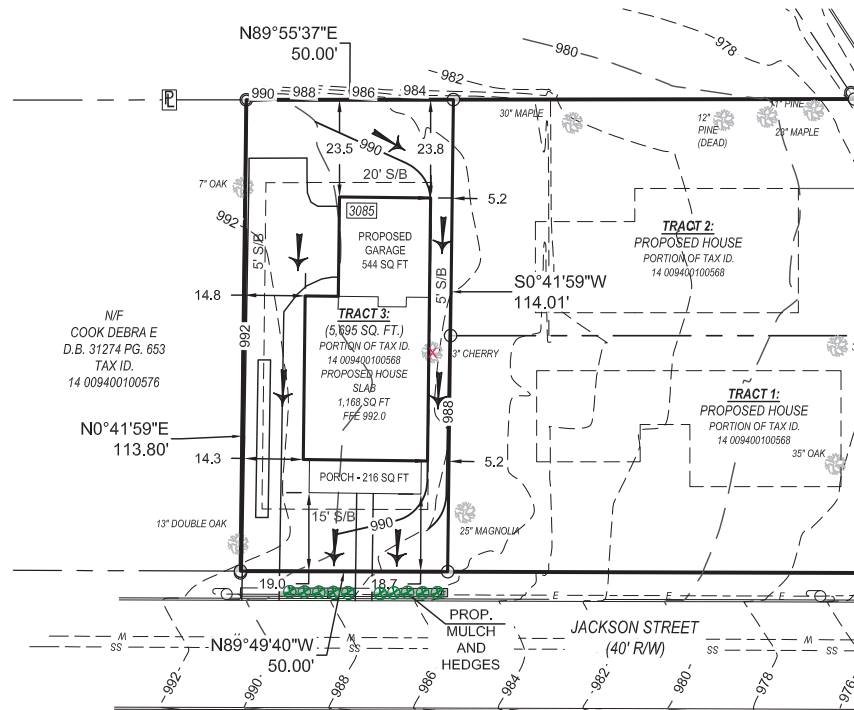
Applicant Signature:

Date 1/23/24

GENERAL NOTES

1. OWNER/BUILDER:
DANIEL LOVE
3165 OLD JONESBORO RD
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

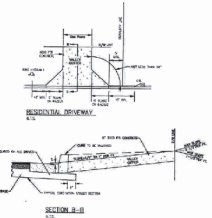
FRONT SETBACK: 15 FOOT
REAR SETBACK: 20 FOOT
SIDE SETBACK: 5 FOOT



NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM
VIEW FROM STREET. MATERIAL CAN
INCLUDE FENCING OR LANDSCAPING.

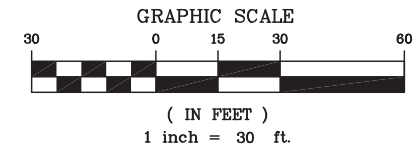
RESIDENTIAL DRIVEWAY DETAIL

CONCRETE DRIVEWAY	WITH 6" REIN	4% SLOPE TO STREET
CONCRETE DRIVEWAY	WITH 6" REIN	4% SLOPE TO STREET



NOTES:

ZONING: R-SF	1,168 SQ. FT.
SLAB SQ. FT.	544 SQ. FT.
GARAGE SQ. FT.	1,100 SQ. FT.
DRIVEWAY SQ. FT.	216 SQ. FT.
FRONT STOOP/PORCH	75 SQ. FT.
WALKWAY SQ. FT.	3,103 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	5,695 SQ. FT.
LOT SQ. FT.	54%
TOTAL IMPERVIOUS AREA	



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SHEET NUMBER:	DATE:	01-19-2024	REVISIONS
	SCALE:	1" = 30'	
1 of 1	DRAWN BY:	JE	1.
	REVIEWED BY:	WR	2.
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	3.
			4.
			5.



GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:
TRACT 3
#3085 JACKSON STREET

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

CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING
CONSTRUCTION MANAGEMENT	LANDSCAPE ARCHITECT	
STOCKBRIDGE OFFICE 235 CORP. CTR. DR., STE. 300 STOCKBRIDGE, GEORGIA 30281 PH: (770) 338-8666 • FAX: (770) 338-3606 NEWNAN OFFICE 40 GREENWAY CT., STE. A NEWNAN, GEORGIA 30059 PH: (770) 755-7978 CUMMING OFFICE 500 PIRKLE FERRY RD., STE. C CUMMING, GEORGIA 30040 PH: (678) 807-7100 www.fdc-llc.com		

DESIGN CRITERIA

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

GOVERNING CODES AND STANDARD

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

PROJECT DATA

- PROJECT ADDRESS: 3085 JACKSON ST. HAPEVILLE, GA 30354
- PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

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

SQUARE FOOTAGE

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

SHEET INDEX

A.0 COVER	E.1 1st FLOOR ELECTRICAL
A.1 FRONT ELEV	E.2 2nd FLOOR ELECTRICAL
A.2 LEFT ELEV	D.1 WALL SECTION, FTG DTL
A.3 REAR ELEV	D.2 STAIR DETAIL
A.4 RIGHT ELEV	
A.5 1st FLOOR PLAN	
A.6 2nd FLOOR PLAN	
A.7 FOUNDATION PLAN	
A.8 ROOF PLAN	

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

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

SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

COVER SHEET

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CUSTOM RESIDENCE
3085 JACKSON ST.
HAPEVILLE, GA 30354

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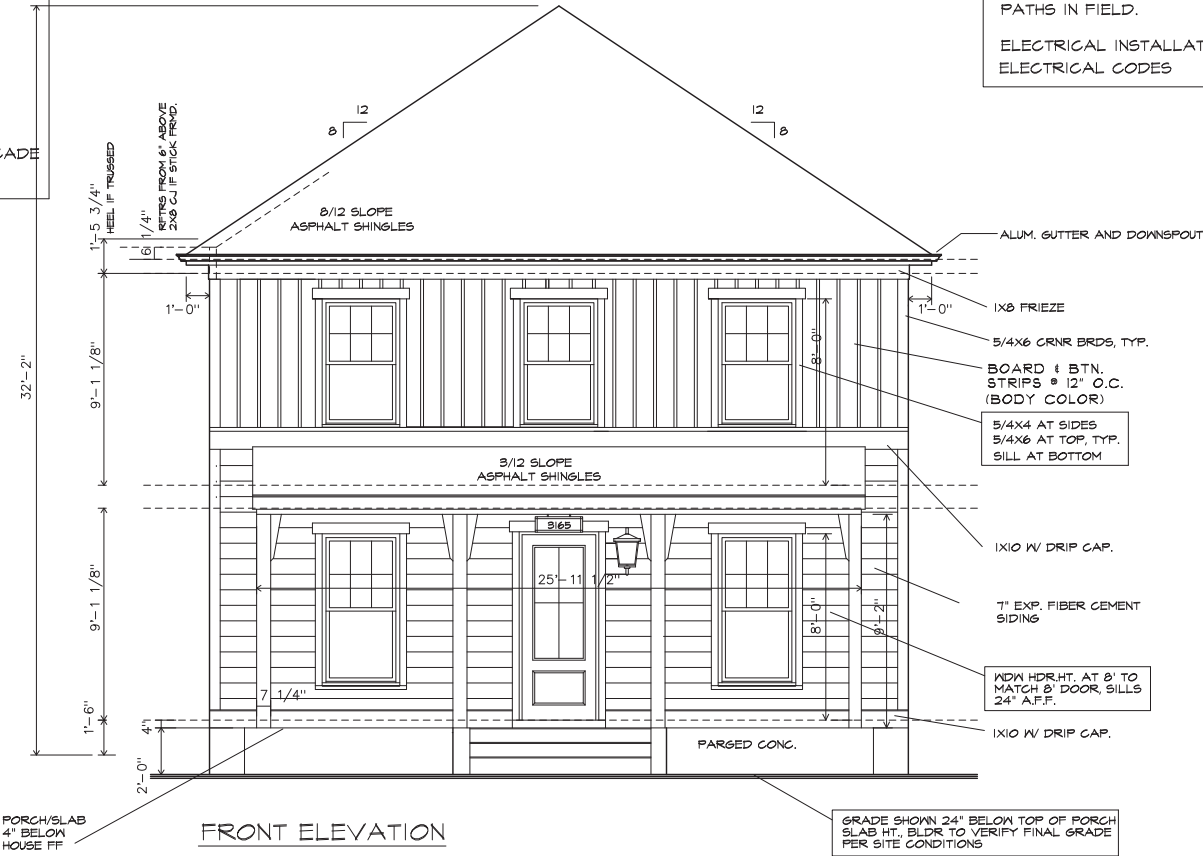
PLOT DATE: 01.01.24

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

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

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

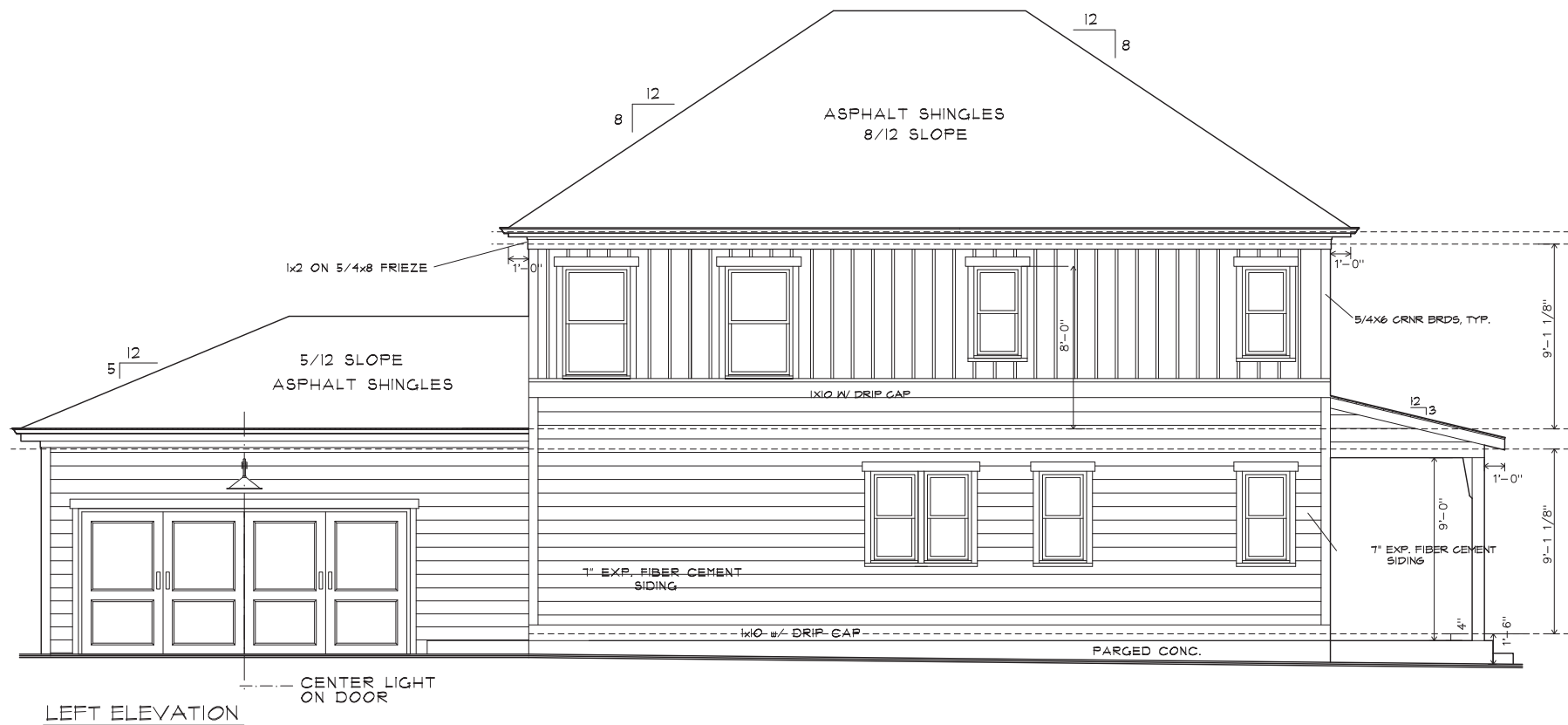
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HAPEVILLE, GA 30354

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PLOT DATE: 01.01.24



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PROJECT:

REVISIONS

SHEET

LEFT ELEVATION

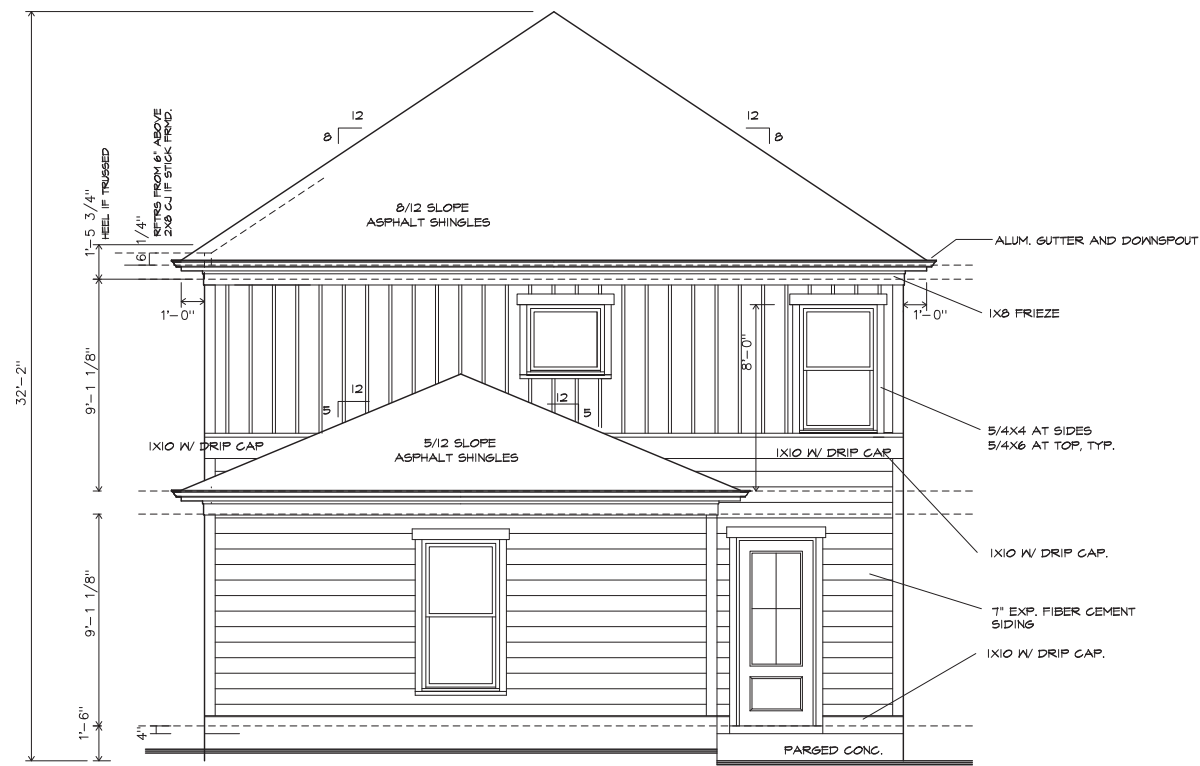
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PLOT DATE: 01.01.24



REAR ELEVATION

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11x17 SHEET

PROJECT:

REVISIONS

SHEET

REAR ELEVATION

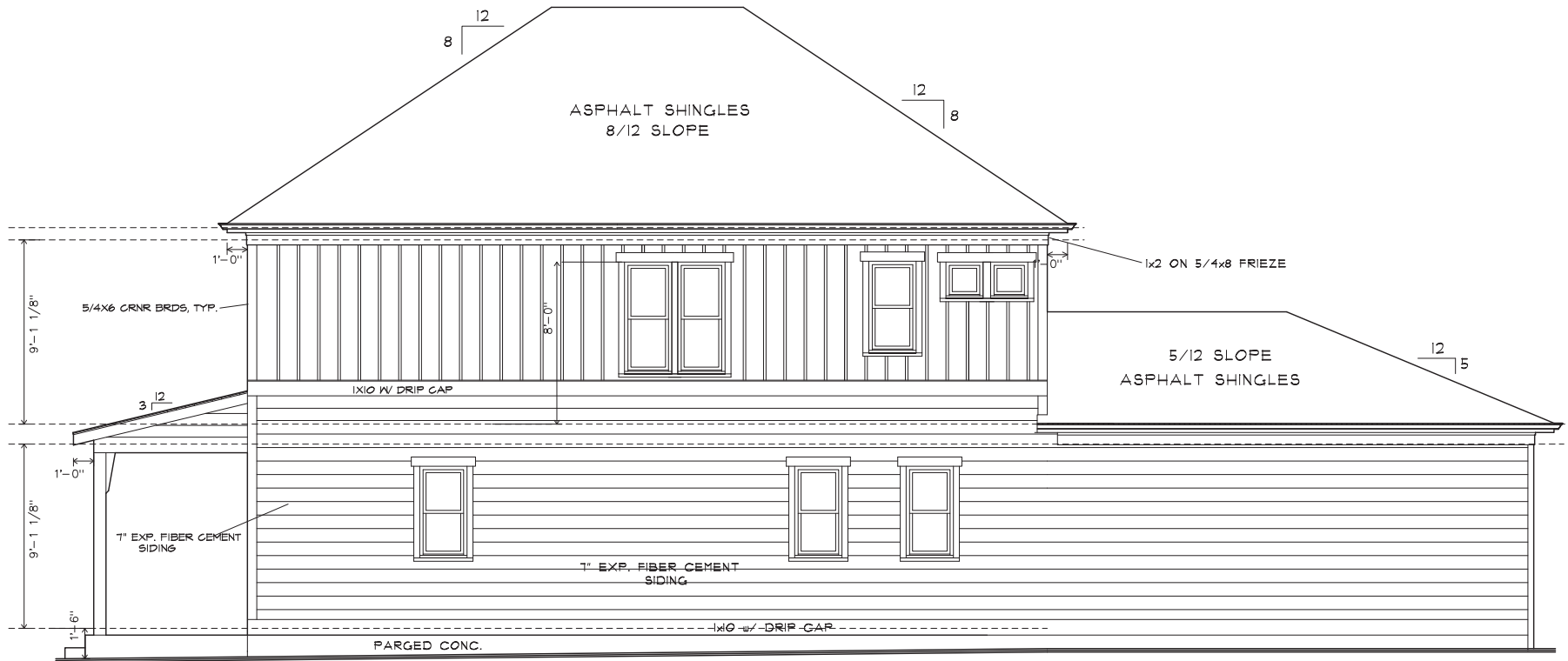
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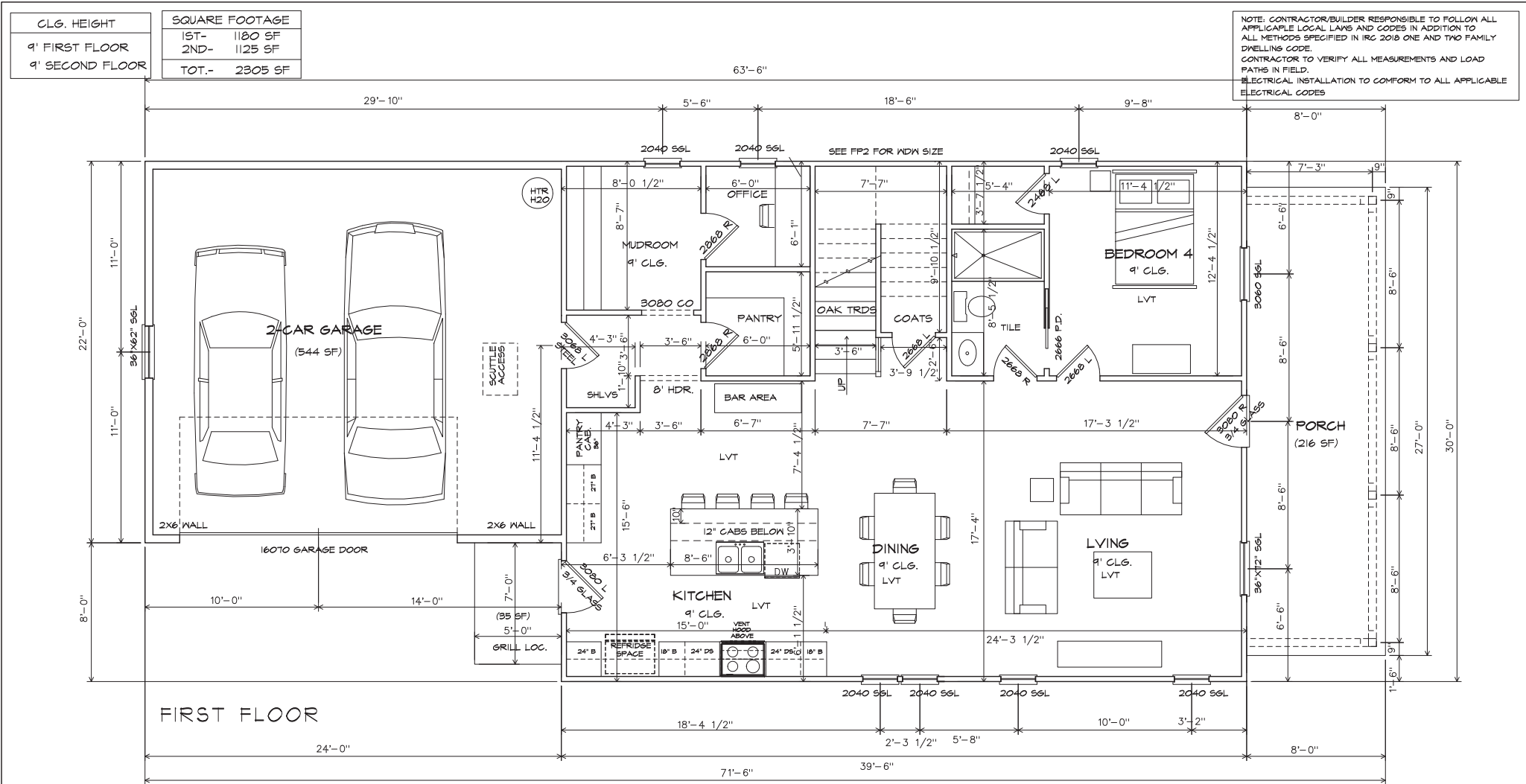
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PLOT DATE: 01.01.24

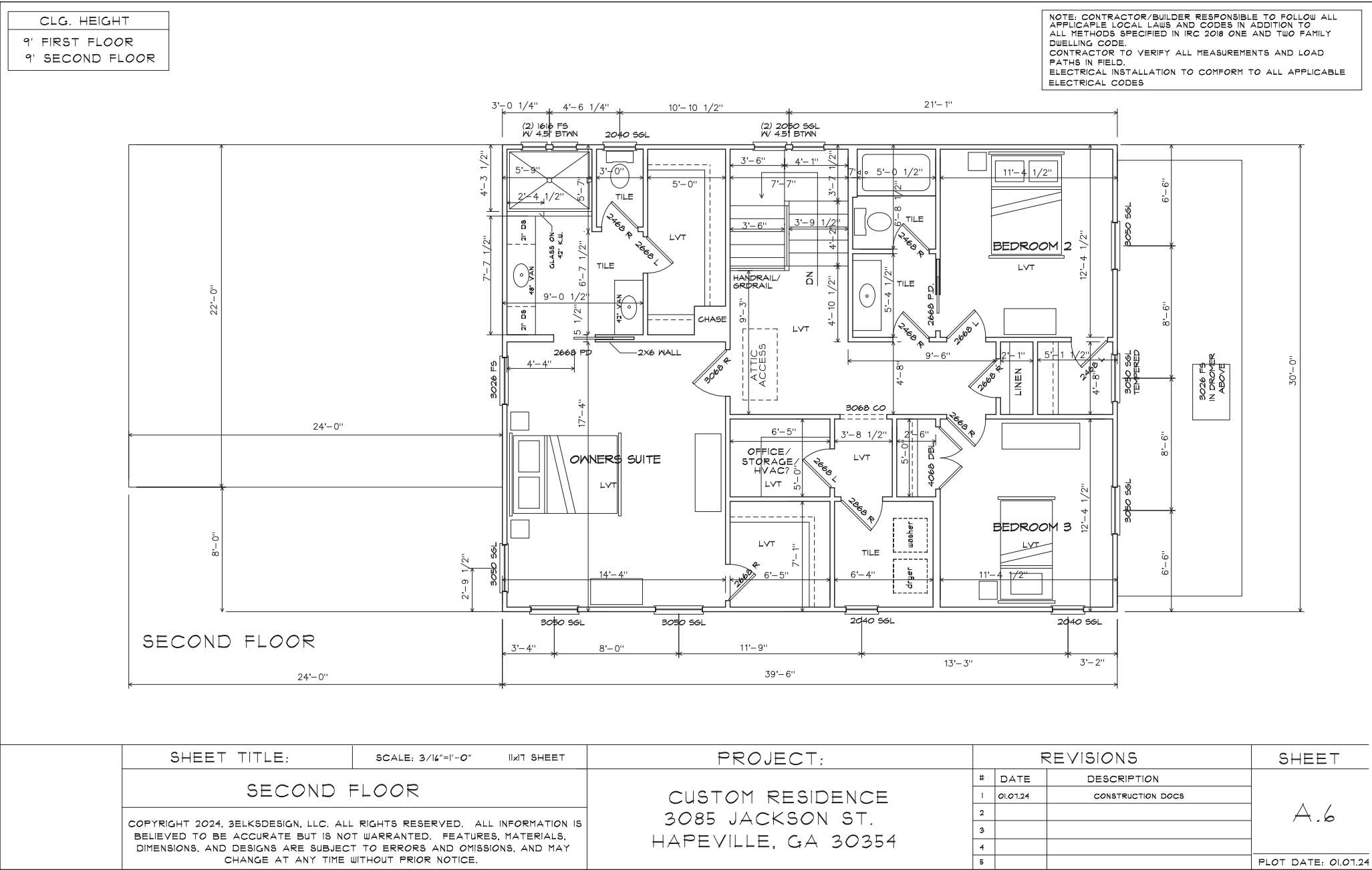


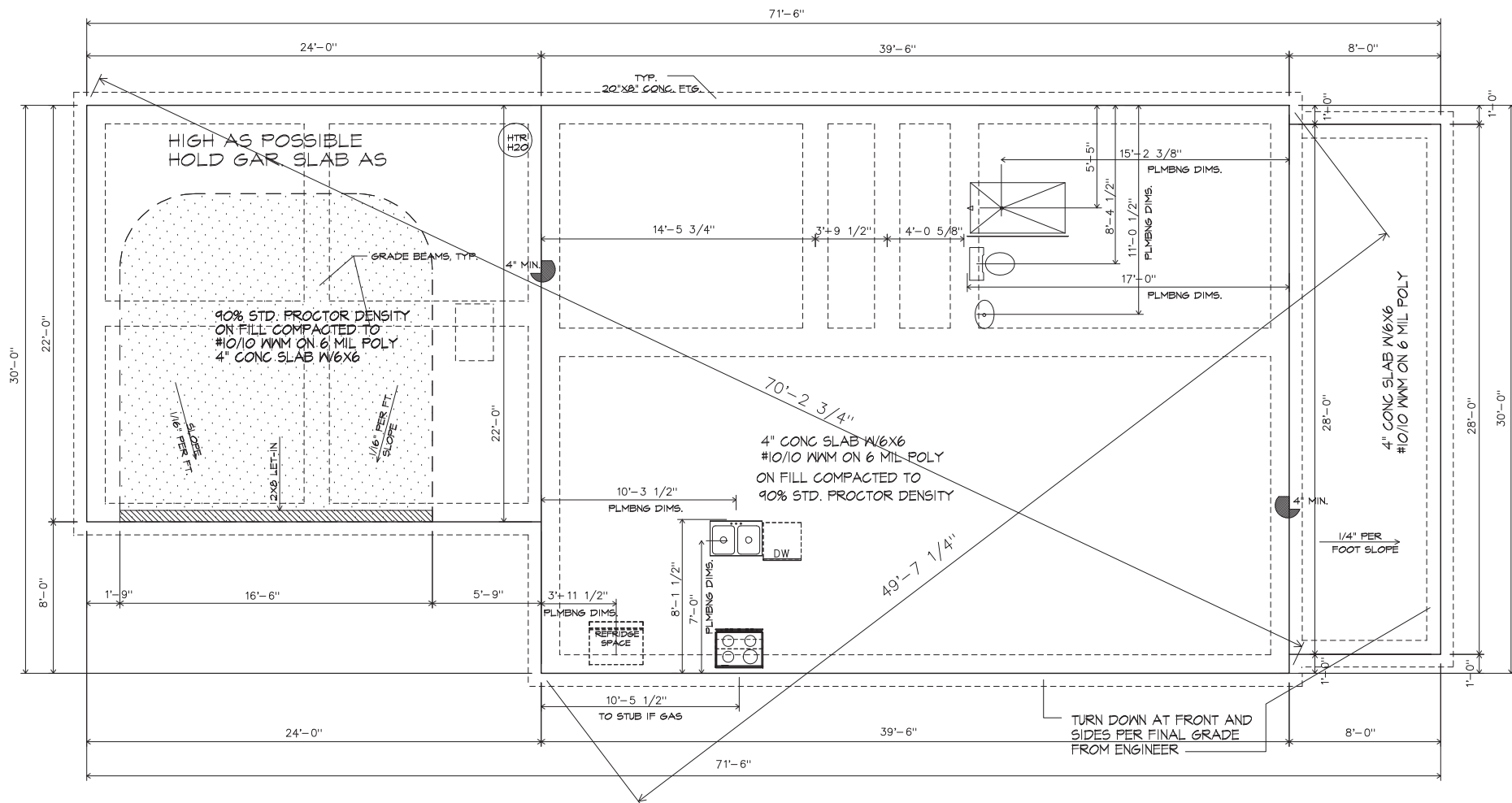
RIGHT ELEVATION

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	RIGHT ELEVATION			CUSTOM RESIDENCE 3085 JACKSON ST. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.4
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SHEET TITLE:

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SLAB FOUNDATION

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PROJECT:

CUSTOM RESIDENCE
3085 JACKSON ST.
HAPEVILLE, GA 30354

REVISIONS

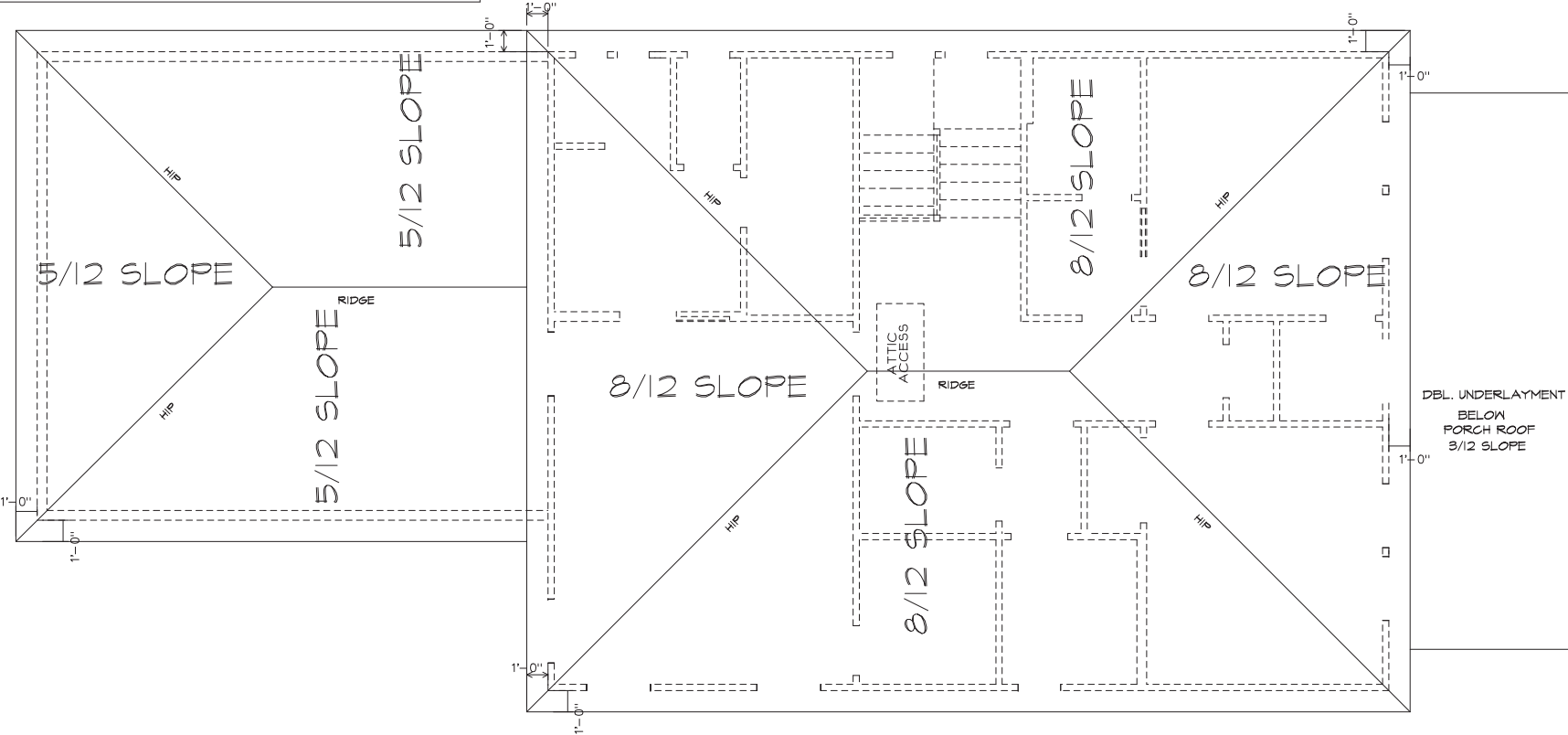
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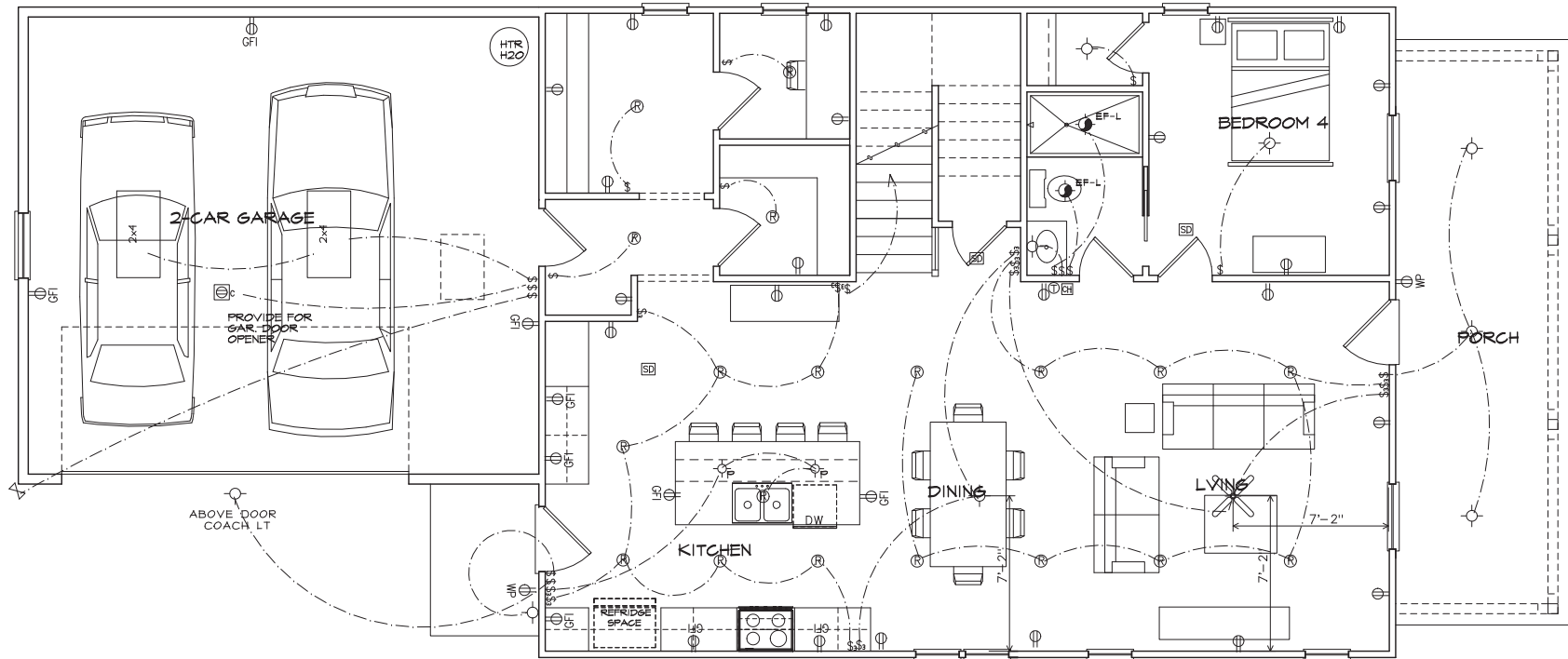
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PLOT DATE: 01.01.24

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



SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET
ROOF LAYOUT				CUSTOM RESIDENCE 3085 JACKSON ST. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	A.8
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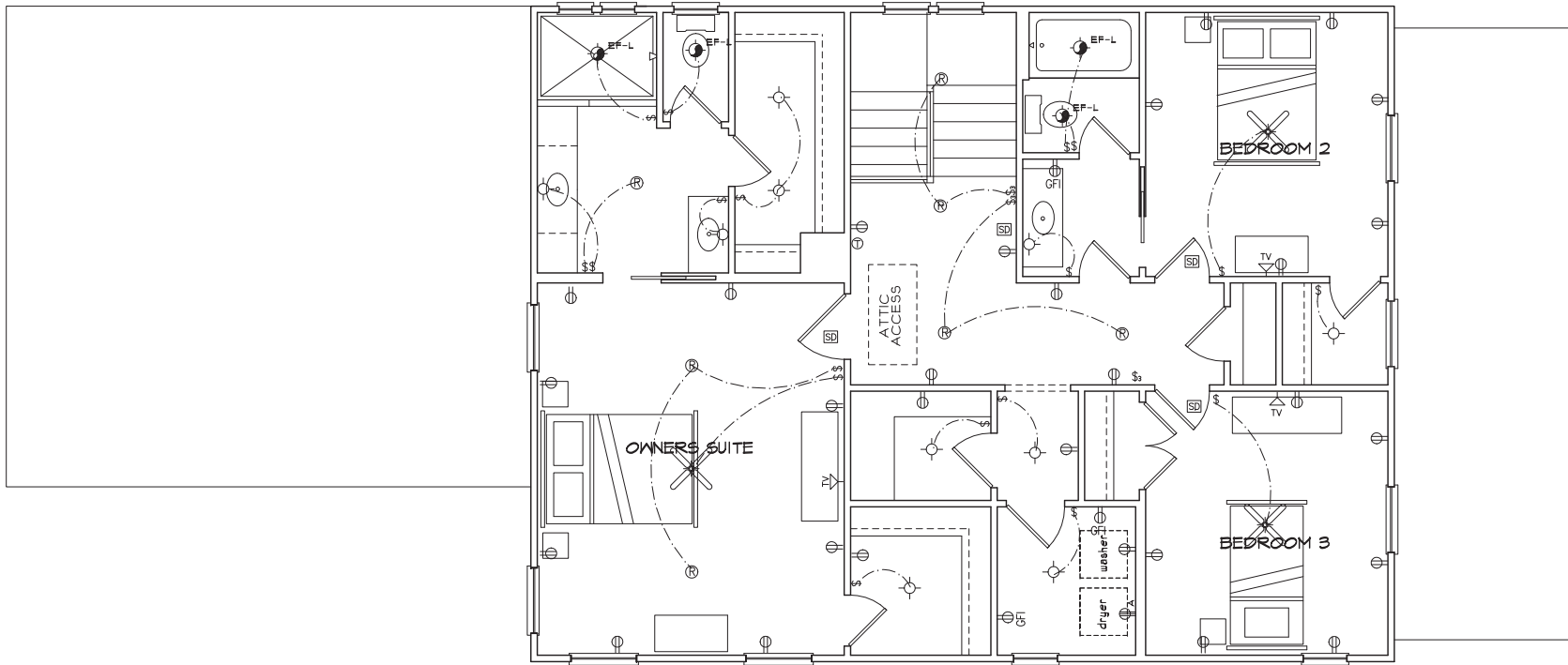
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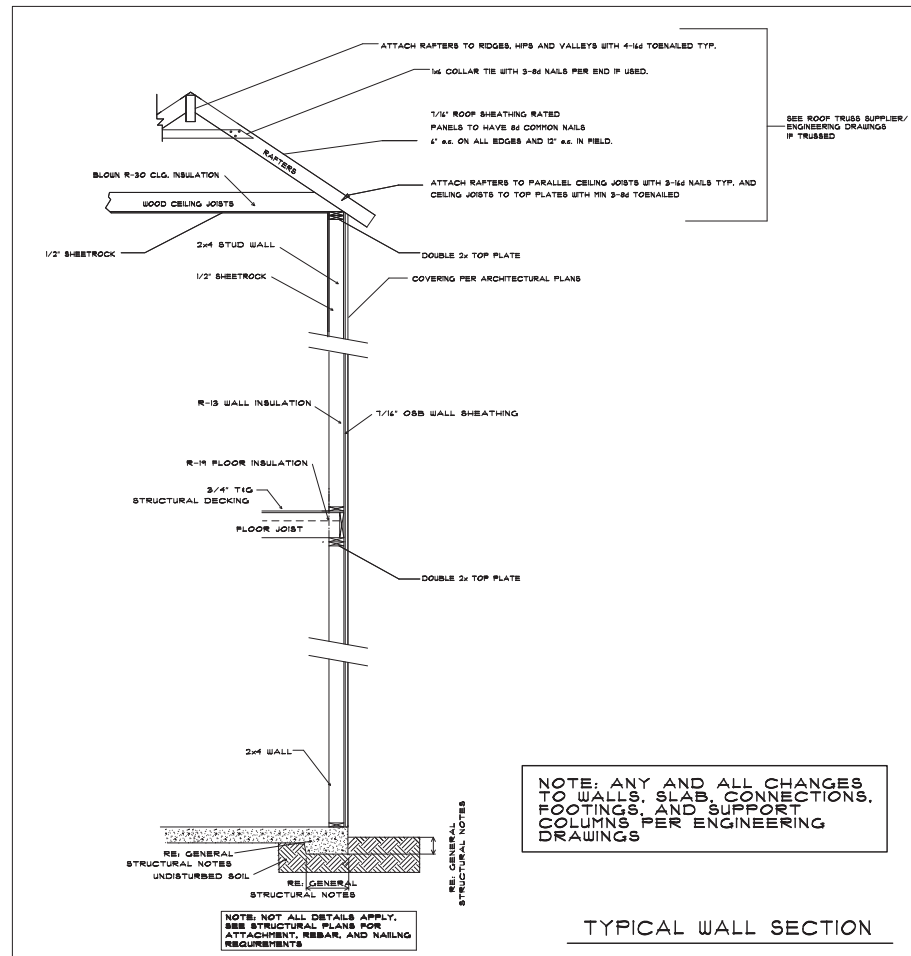
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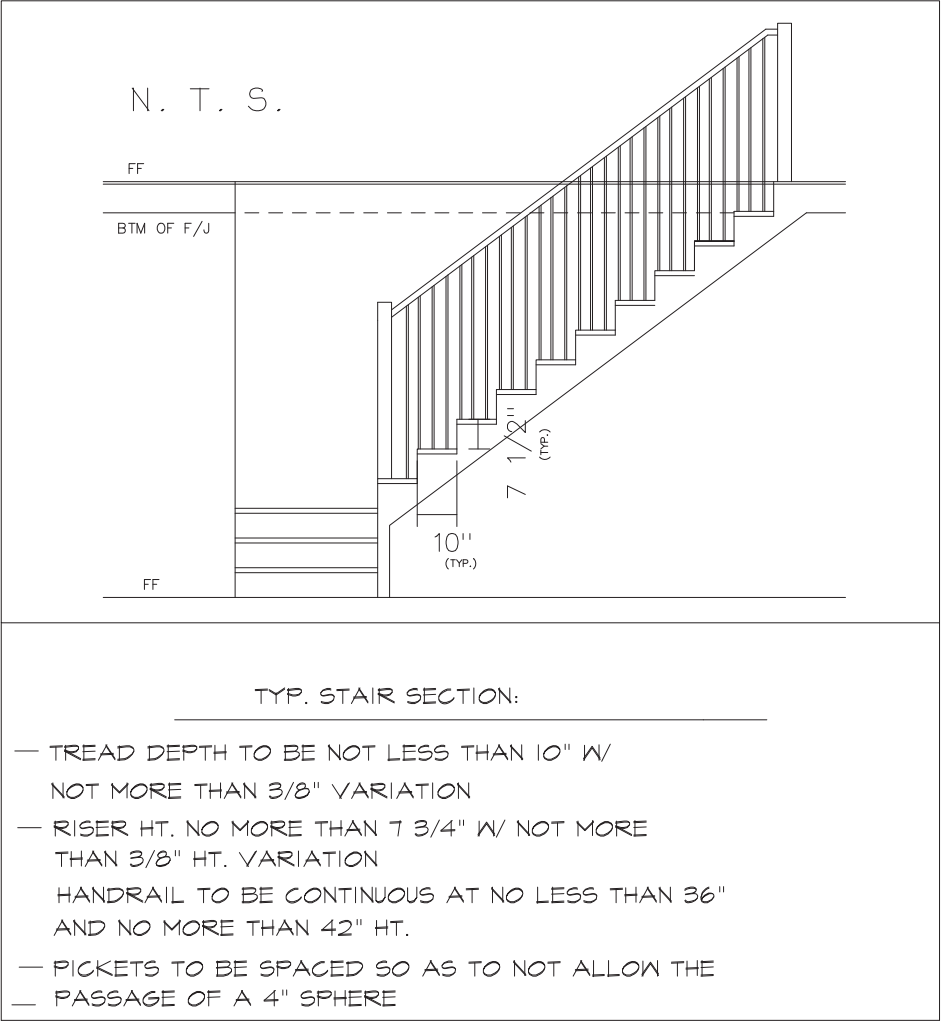
PLOT DATE: 01.01.24



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							PLOT DATE: 01.01.24		



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WALL SECTION				CUSTOM RESIDENCE 3085 JACKSON ST. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	D.1 PLOT DATE: 01.01.24	
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							PLOT DATE: 01.01.24	



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

DATE: March 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3085 Jackson Street**

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Love to construct a 2,305 SF single-family detached dwelling at 3085 Jackson Street. The new dwelling proposes to have 4 bedrooms and 3 baths with parking provided in an attached garage. The building height (from the average front grade) will be 32' 6".

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

REVIEW

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;

REQUIREMENTS

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)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Blde. Lot
Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the proposed location of the dwelling and attached garage.***
- ***Per the project data, the structure will be 32' 6" built on a slab.***
- ***The house is set back 23.5' from the rear, 14.3' from the side setback (west), 5.2' from the side (north) and 18.7" from the front.***
- ***It is not clear if the east overhang is in the setback (5.2'), if so, the building must be moved to the west.***
-

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

- ***The width of the driveway at the street has not been provided.***

- **There is a sidewalk along Jackson Street which should be shown on the plan.**
- **The plans show an existing walk from the front entrance to Jackson Street.**
 - c. The locations, area and number of proposed parking spaces.
- **Two (2) parking spaces are provided in the attached garage.**
 - d. Existing and proposed grades at an interval of five feet or less.
- **Grades are shown at two-foot 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. Please see arborist report for review of the 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.
- **Shrubs and mulch are proposed for the front of the property. A tree plan has been provided and was reviewed by the arborist, awaiting revisions for approval. General landscape details should be 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.
- **Not applicable.**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) **Site and building sections.** Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
- (4) *Project data.*
- a. Site area (square feet and acres).
 - **The total site area is .013 acres or 5,695 SF. The minimum lot size is 4,000 SF.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - **Impervious surface is dwelling, 1,168 SF, Garage 544 SF, Driveway 1,100 SF, Front Stoop 216 SF, Walkway 75 SF, for a total of 3,103 SF or 54% of the site. Maximum is 70%.**
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - **The dwelling will have 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 floor area is 1,000 SF. The total heated square footage is 2,305 SF**
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - **Two parking spaces are available 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.
- **Development schedule provided via separate document.**

FINDINGS

The Applicant must address the following:

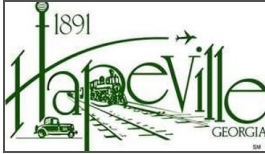
- *It is not clear if the east overhang is in the setback (5.2'), if so, the building must be moved to the west.*
- *Provide the width of the driveway at the street (separate from the apron)*
- *Show sidewalk on site plan along Jackson Street*
- *Address outstanding issues with the Tree Plan*
- *Provide a general landscape plan.*

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.



Location Map – 3085 Jackson Street (note this lot has been subdivided)



TREE CONSERVATION PLAN CHECKLIST

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

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

3085 Jackson Street

Teresa@tjschell.com 2.28.24 2nd Arborist Review

General Requirements:

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

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

_____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

✓ _____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

_____ 9. Show tree protection fence detail.

_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

✓ _____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment. **See comment below**

The original survey showed a 25" magnolia on the adjacent property. Show the SRP (structural root plate and remove any grading from this area. Revise grading and erosion control plans to match tree plan. Based on Google earth street view, this tree is in good condition.

_____ 14. Other comments:

Tree Replacement Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

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

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

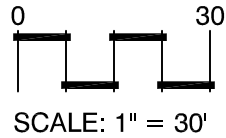
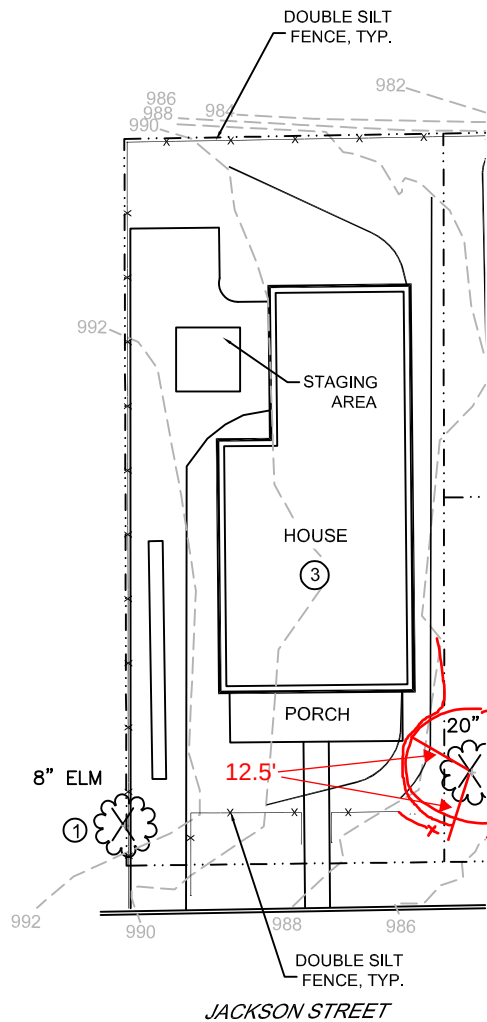
- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

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

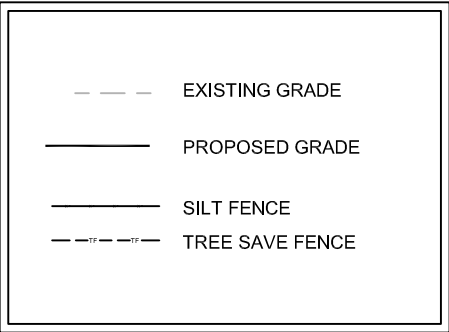
_____ 25. Other comments:

Tree Conservation Plan Notes:

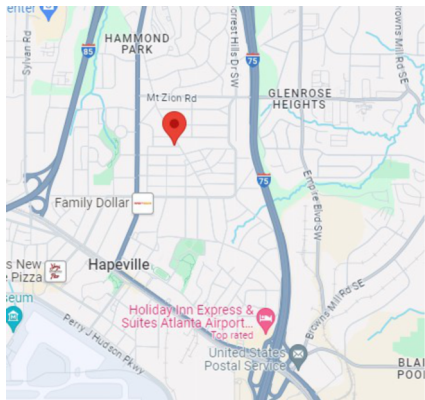
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start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



LEGEND



SITE MAP



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

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

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

24 HOUR CONTACT:
DANIEL LOVE
678-207-6939

SITE:
LOT SIZE: 5,695 SF (.13 ACRES)

DENSITY FACTOR:
.13 AC X 100 INCHES= 13 INCH REQUIRED
0 INCHES TO REMAIN
13" REQUIRED

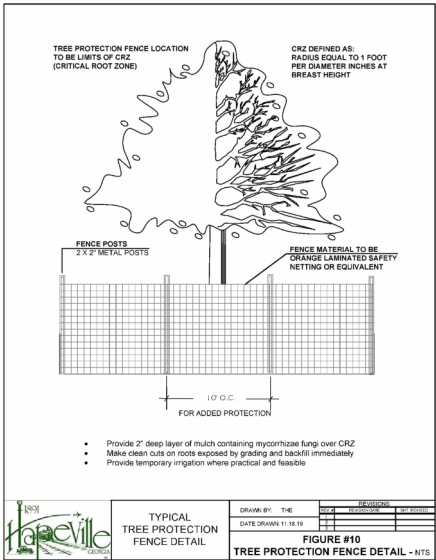
DISTURBED AREA:
5,402 SF (.12 ACRES)

REMOVED TREES:
LANDMARK TREE REMOVED: 0"
0" OF TREES REQUIRED

PROPOSED TREES: (2) X 4" MAPLES,
(2) 3" NUTALL OAKS= 13"-14"= 1 surplus

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	8" ELM	REMOVED, DEAD	NO



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 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.
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- 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.

stamp

CWA
LANDSCAPE
ARCHITECTURE

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285 West Wieuca Road NE #5303
Atlanta, GA 30342
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www.chauwallassociates.com
cwall@chauwallassociates.com

client

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101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

3165 Old Jonesboro Rd
HAPEVILLE, GA
LOT 3
LAND LOT 94
14TH DISTRICT

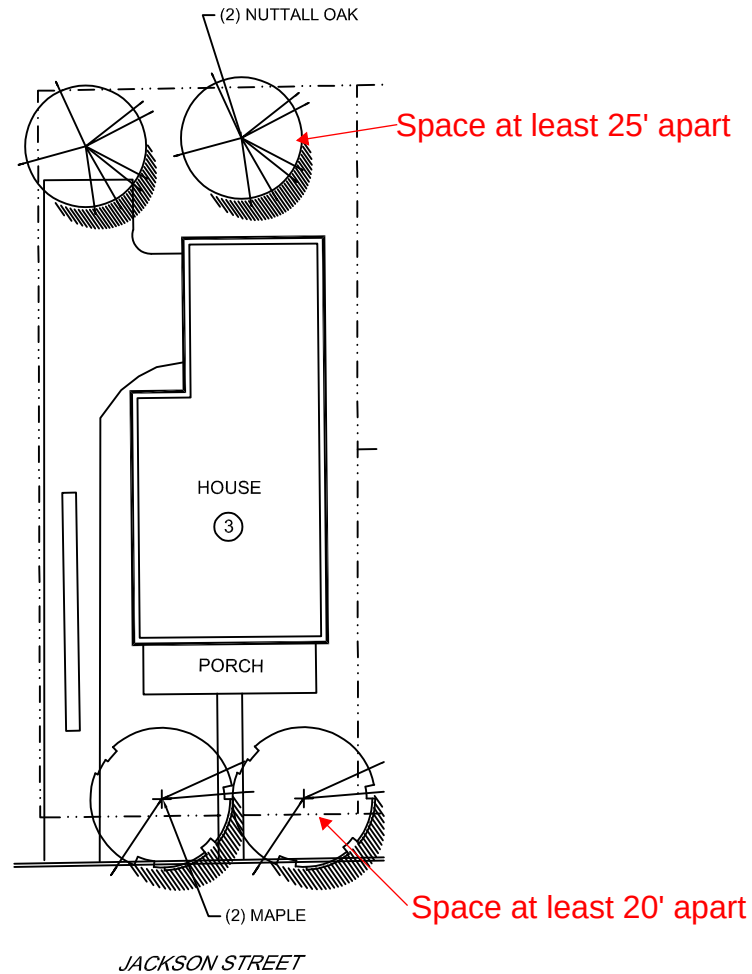
revisions

date: 02.12.24
drawn by: cw checked by: cw

Tree Conservation Plan

sheet

L-1

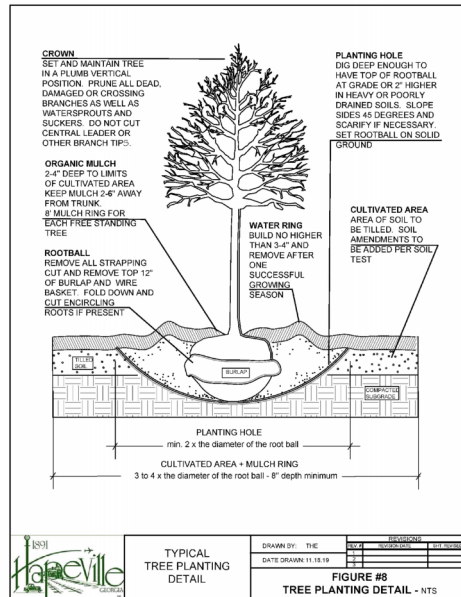


TREE DENSITY TREES:
13" REQUIRED

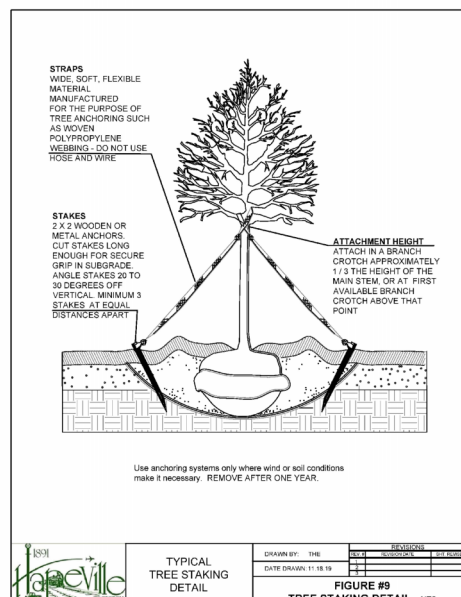
LANDMARK TREES:
REQUIRED: 0" TO BE REMOVED
PROPOSED:
(2) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
(2) 3" NUTTALL OAK (QUERCUS NUTTALLI)
2 X 4" + 2 X 3" = 14" REPLACED
= 0 TO TREE BANK

TREE REPLACEMENT NOTES:

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



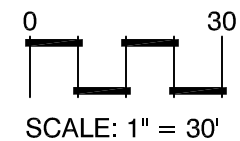
TREE PLANTING DETAIL



TREE STAKING DETAIL

TREE CONSERVATION PLAN NOTES:

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client

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PEACHTREE CITY, GA 30269

project

3165 Old Jonesboro Rd

HAPEVILLE, GA
LOT 3

LAND LOT 94
14TH DISTRICT

revisions

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date: 02.12.24

drawn by: checked by:
CW CW

Tree Replacement Plan

sheet

L-2

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

Name of Applicant Daniel Kerr, PE
Mailing Address 1200 Peachtree St, 8th Floor, Atlanta, GA 30309
Telephone [REDACTED] Mobile#
Email daniel.kerr@kimley-horn.com
Property Owner (s) Dogwood Assemblage LLC
Mailing Address 3715 Northside Parkway 400/100, Atlanta, GA 30327
Telephone Mobile#
Address/Location of Property: 3309, 3319, 3327 Dogwood Dr, Hapeville, GA
Parcel ID #: 14 009800160105, 14 009800160113, 14 009800160121
Square Foot of Property 58,361 Acres 1.34
Present Zoning Classification V Proposed Zoning Classification U-V
Present Land Use Residential
Proposed Land Use Residential

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

Applicant's signature [Signature]

Date: March 14, 2024

Sworn to and subscribed before me

This 5th day of FEBRUARY, 2024.

Notary Public [Signature]



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

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

The proposed project at 3335 Dogwood Drive will include 58 townhomes across seven buildings. The project design documents include the same layout as the previously approved site plan that was included in the Planning Commission submittal package dated June 14, 2022 and approved by the City of Hapeville Planning Commission on September 13, 2022.

The requested zoning classification is U-V Zone (Urban Village) to align with the adjacent parcels. The planned use of the single family attached dwellings will be a for-rent community. All underlying requirements of single family attached dwellings in U-V Zone will be followed, including but not limited to a homeowner's association and deedling to allow for potential conversion to for-sale.

The site plan places two buildings along Dogwood Drive (first row of the townhomes) to create a streetscape that is keeping with the U-V Zone designation of the property. The second row of townhome buildings front an internal park and feature first floor and second floor covered porch spaces for each unit. All first row and second row townhomes feature three-bedroom, three-and-a-half-bath units. Two-car garages are included in these units and the site is designed with the garages facing each other. The third row of townhomes feature townhome units with alternating front and rear frontage at the second and third floors. Each residence in the third row includes a front door facing the internal park. The third row residences include a combination of two-bedroom, two-and-half-bath, plus three-bedroom, three-and-a-half-bath unit types.

Exterior facades will feature masonry for the first floors and cementitious siding for the second and third floors. The proposed design is traditional in nature and will comply with the fenestration requirements as laid out in the City of Hapeville code.

What are the reasons the property cannot be used in accordance with the existing regulations?

The assemblage of properties currently has a split zoning of Urban Village (U-V) and Village (V). The owner and developer are seeking to consolidate the zoning to U-V.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes _____ No x _____

If so, why should this property be placed in a different zoning district than all adjoining property?

N/A

How would the proposed zoning change impact on public facilities and services?

Zoning change should not impact public facilities as use is allowed in existing zoning.

What environmental impacts would the proposed project have?

The parcels currently have residential housing in dilapidated shape. The proposed development will also be residential housing.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The proposed rezoning will provide a consistent zoning use code to all parcels of the assemblage by cleaning up the split zoning.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes _____ No ☒

Please list any written proffered conditions below.

N/A

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

N/A

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3309, 3319, 3327 Reynold Dr., Hapeville GA

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Daniel Kerr, PE

Address of Applicant 1200 Peachtree St, 8th Floor, Atlanta, GA 30309

Telephone of Applicant [REDACTED]

[Signature]

Signature of Owner

Daniel P. Kerr

Print Name of Owner

Personally Appeared Before Me this 5th day of February, 2024.

Julia Brown

Notary Public



CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT REZONING APPLICATION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on February 5, 2024 for action by the City Council on the following requested rezoning: From V To U-V

Address to be rezoned: 3309, 3319, 3327 Debarrow Dr. Hapeville, GA

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

ROBERT FERNANDEZ DEBARROW ASSEMBLY LLC MICHAEL NORRIS MICHAEL DEV.

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? Yes ☐ No ☒

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
N/A		

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

DANIEL KERR
Type or Print Name and Title CIVIL ENGINEER

Signature of Applicant's Representative

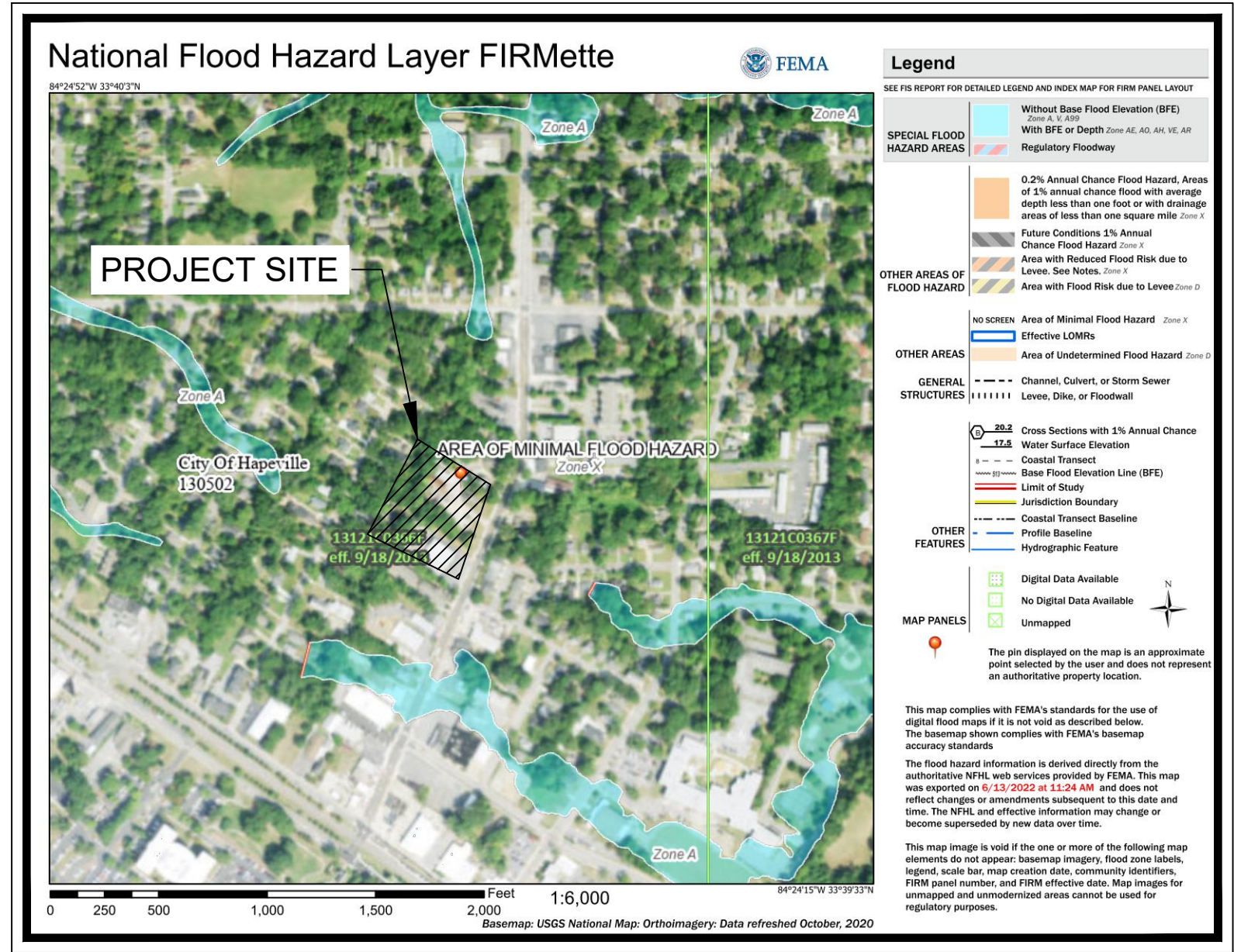
Signature of Notary Public

Date 2.6.24

Type or Print Name and Title



CIVIL SITE PLAN DRAWINGS
FOR
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0366F DATED 9/18/2013.

PROJECT CONTACTS

OWNER: DOGWOOD ASSEMBLAGE, LLC
2964 PEACHTREE ROAD NW, SUITE 540
ATLANTA, GA 30305
PHONE: 770.289.9179
CONTACT: MILLER LOWRY

DEVELOPER: MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067
PHONE: 770.634.7661
CONTACT: WILLIAM NORRIS

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE ST NW, ATLANTA MIDTOWN
ATLANTA, GA 30308
PHONE: 770.545.6109
CONTACT: DANIEL KERR, P.E.

SURVEYOR: LOWERY & ASSOCIATES
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
PHONE: 770.334.8186
CONTACT: JASON BURNETTE, R.L.S.

LAND LOT 98 - 14TH DISTRICT
PARCEL NOS.: 14-009800160295, 14-009800160139, 14-009800160121,
14-009800160113 & 14-009800160105
EXISTING ZONING: UV

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES

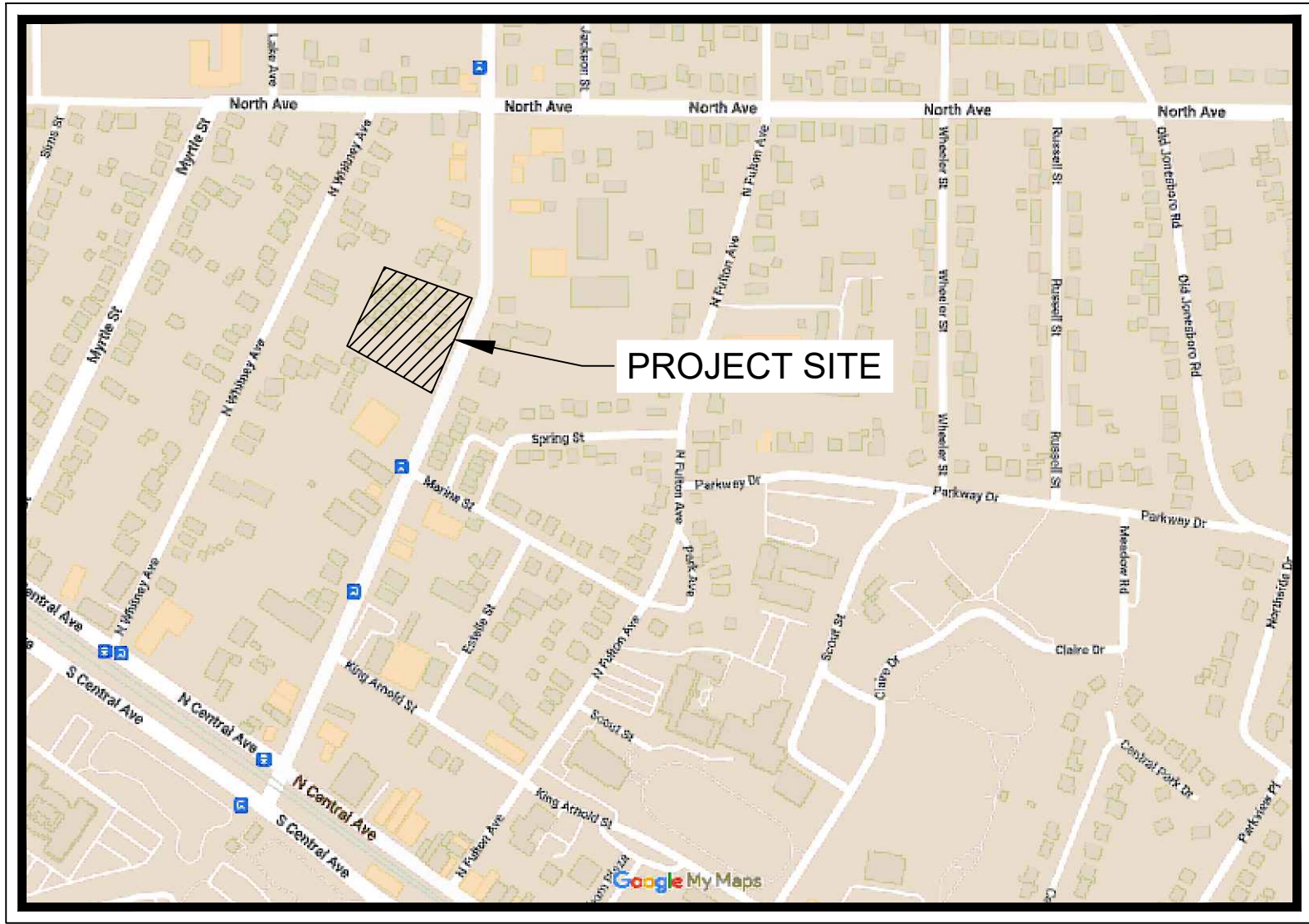
PROJECT NARRATIVE:

3335 DOGWOOD IS A PROPOSED TOWNHOME DEVELOPMENT CONTAINING 58 UNITS.

THE SCOPE OF THE PROJECT ALSO INCLUDES GRADING, UTILITIES, STORMWATER MANAGEMENT AND DETENTION, AND STREETSCAPE IMPROVEMENTS. THE TOTAL SITE AREA IS 2.98 ACRES AND THE TOTAL DISTURBED AREA IS 3.20 ACRES INCLUDING PUBLIC ROW.

NOTES:

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



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.00	CIVIL COVER SHEET
C2.00	SITE PLAN
C3.00	GRADING & DRAINAGE PLAN
C4.00	UTILITY PLAN
L1-00	TREE SAVE PLAN
L1-01	CONCEPT LANDSCAPE PLAN
L1-02	ARBORIST REPORT
L1-03	PLANNING NOTES & DETAILS

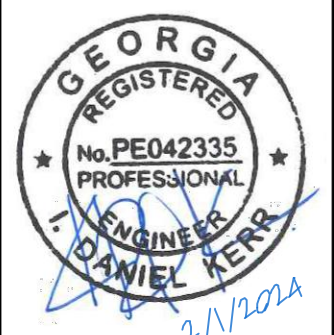


IAIN D. KERR
Level II Certified Design Professional

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



DATE	BY
02/01/2024	TGB
ISSUANCE AND REVISION DESCRIPTIONS	
No.	



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/1/2024
PROJECT NO.	019955008

GDOT NOTE:

THE PROPOSED DRIVEWAY ENTRANCE IS NOT A GDOT STANDARD DETAIL. THE DOGWOOD DRIVE STREETSCAPE WAS CONSTRUCTED IN 2017-2018 BY GDOT, AND THE PROPOSED DRIVEWAY WILL MATCH THE DESIGN STANDARDS USED IN THAT PROJECT. GDOT HAS GRANTED A WAIVER TO USE THIS NON-STANDARD DETAIL. SEE C6.04 FOR STREETSCAPE DETAILS.

DRIVEWAY NOTE:

DRIVEWAY CENTERLINE TO LEFT DRIVEWAY: 269.9'
DRIVEWAY CENTERLINE TO RIGHT DRIVEWAY: 58.3'

VARIANCE NOTE:

AN ADMINISTRATIVE VARIANCE IS REQUIRED TO INCREASE THE MAXIMUM ALLOWABLE PARKING SPACES. PER THE 8/30/2022 PLANNER'S REPORT, STAFF SUPPORTS THE VARIANCE.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	U-V (URBAN VILLAGE)
SITE AREA	2.98 ACRES (129,898 SF)
DISTURBED AREA	3.20 ACRES
BUILDING COVERAGE	0.91 ACRES (39,500 SF)
PARKING COVERAGE	0.10 ACRES (4,170 SF)
LOADING COVERAGE	0.00 ACRES
DRIVEWAY COVERAGE	0.17 ACRES (7,400 SF)
PAVED PARKING/CIRCULATION	1.00 ACRES (43,500 SF)
OPEN SPACE	0.58 ACRES
LANDSCAPED RECREATION	0.39 ACRES
0.19 ACRES	
BUILDING FOOTPRINT	700 SF
20 X 35	800 SF
20 X 40	1248 SF (624 SF EACH)
BACK-TO-BACK	
UNIT FLOOR AREA	
B1 UNITS (13 TOTAL)	1,399 EACH
C1 UNITS (13 TOTAL)	1,615 EACH
C2 - DOGWOOD UNITS (17 TOTAL)	1,664 EACH
C2 - INTERIOR UNITS (15 TOTAL)	1,664 EACH
TOTAL DENSITY	58 UNITS
NET DENSITY	19.5 UNITS / ACRE
MAX ALLOWABLE	40 UNITS / ACRE
BUILDING SETBACK	
FRONT (BUILD-TO-LINE)	0'-X-15 FT
SIDE	0 FT
REAR	15 FT
REQUIRED PARKING	58 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)
PROPOSED PARKING	137 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	64 SPACES
GARAGE	52 SPACES
TANDEM	19 SPACES
SURFACE	2 SPACES
SURFACE (ADA)	

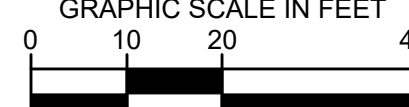
SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- STANDARD PARALLEL PARKING SPACES ARE 8.5' X 22' (187 SF). STANDARD PERPENDICULAR PARKING SPACES ARE 10' X 18' (180 SF).
- REFUSE COLLECTION BINS WILL BE ALLOTTED TO EACH TOWNHOME. NO COMMUNAL DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.
- ROAD PAVEMENT SECTION TO BE DETERMINED UPON RECEIPT OF SITE GEOTECHNICAL REPORT.

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	CONCRETE SIDEWALK
	STAMPED CONCRETE (RED)
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	STREETSCAPE LANDSCAPING
	PARKING COUNT

GEORGIA811
Utility Protection Center
Know what's below.
Call before you dig.

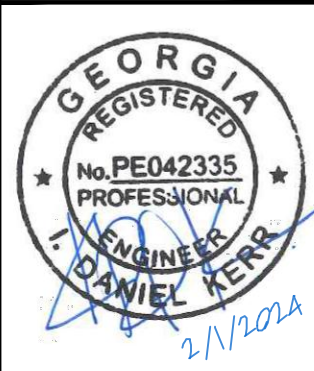


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THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
(404) 525-1100
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
	SITE PLAN RESUBMITTAL	02/01/2024	TGB

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

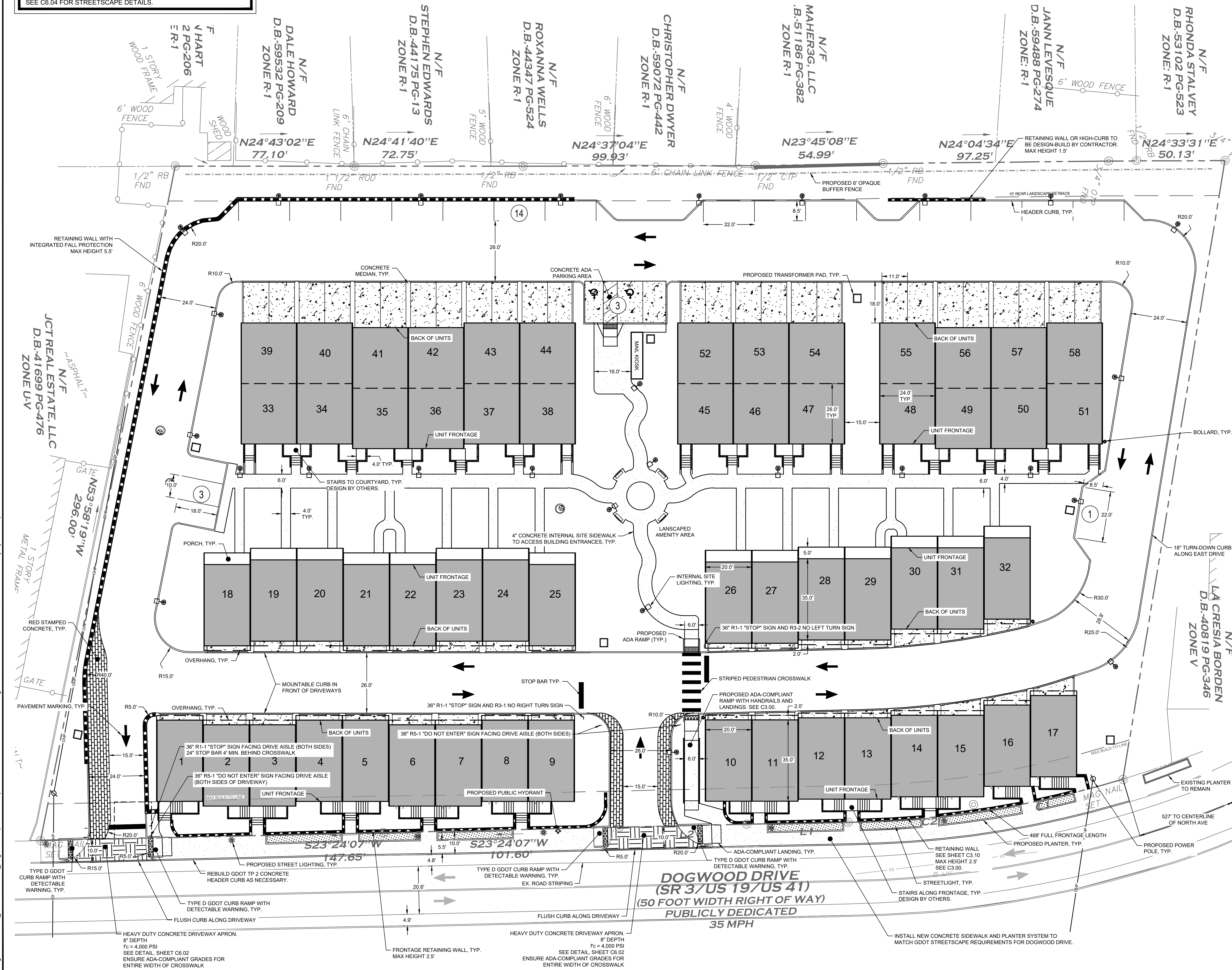


GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/1/2024
PROJECT NO. 019955008
TITLE

SITE PLAN

SHEET NUMBER
C2.00

Drawing name: K:\amt_d\019955008_dogwood hapeville\CAD\plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN.dwg Feb 01, 2024 9:48am by: Tyler Bishop

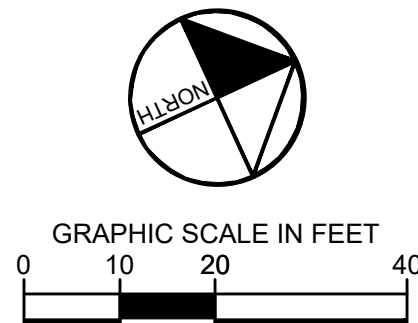




- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 2.98 ACRES
DISTURBED AREA: 3.20 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312100366F, DATED 9/18/2013.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 - THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

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

- ### STORM DRAINAGE LEGEND:
- JB — JUNCTION BOX
 - CI — HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
 - DI — DROP INLET (GDOT 10191A, TYPE A)
 - SWCB — SINGLE WING CATCH BASIN (GDOT 1033D)
 - DWCB — DOUBLE WING CATCH BASIN (GDOT 1034D)
 - YD — YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
 - CO — CLEAN OUT
 - WQ — WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
 - OCS — OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
 - TD — TRENCH DRAIN
 - — PROPOSED ROOF DRAIN PIPE
 - — PROPOSED STORM PIPE



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PREPARED FOR
MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 450
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	TGB	BY
1	SITE PLAN RESUBMITTAL	02/01/2024		

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

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/1/2024
PROJECT NO. 019955008
TITLE **GRADING & DRAINAGE PLAN**
SHEET NUMBER **C3.00**

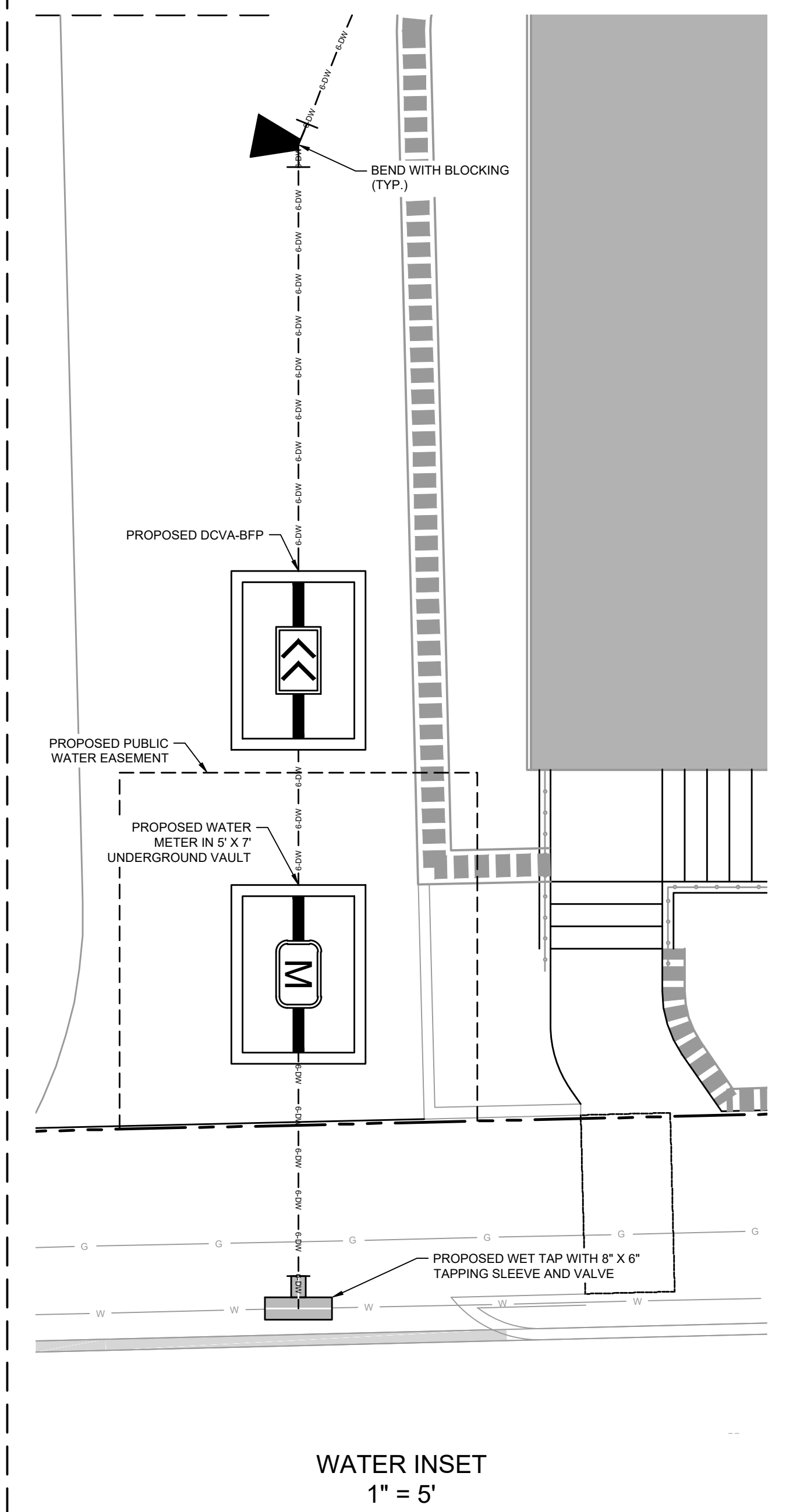
	W	PROPOSED WATER LINE
	SS	PROPOSED SANITARY SEWER PIPE
		PROPOSED SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		WATER VALVE
		FIRE HYDRANT
		WATER MAIN TAPPING SLEEVE
		WATER CONNECTIONS AND BENDS

GRAPHIC SCALE IN FEET

0 10 20 40



1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.	ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.	7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.	8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.	9. WATER MAINS AND SANITARY SEWERS SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.	



Date: 2018/02/22	Prepared By: Sheree Sheridan	
JOB INFORMATION		
Job Name: Hapeville Property		Job No: _____
Site Location: 3209 Dogwood Lane		
City/State: Hapeville, Ga.		
RAW FLOW TEST DATA		
Static Pressure (psi):	75	Hydrant Static Pressur (PSI)
Residual Pressure (psi):	45	Hydrant Residue Pressure (PSI)
Outlet Coefficient:	0.9	Outlet Coefficient (Standard 90°)
Outlet Size:	2.5	Outlet Size in Inches
Pilot (psi):	30	Pilot Reading in PSI
Flow (gpm):	919	28.84"ID x 2" port of Pilot
Flow @ 20 psi (gpm):	1275	Static PSI 20/Static PSI Res PS
Water Supply Source: X	Tank	Pump
	City	
Test Date: 01/18/2022 Effective Location: On Site Hydrant Info. Supplied By: Richard Trapp GPP		No issues found through visual inspection of Hydrant.

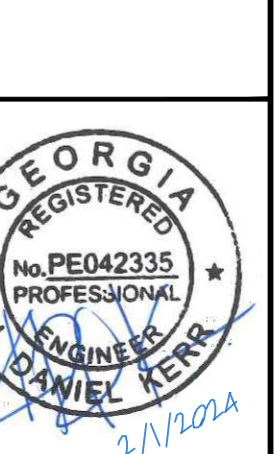


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PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

[illegible]

35 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
DADE COUNTY, FL 33009

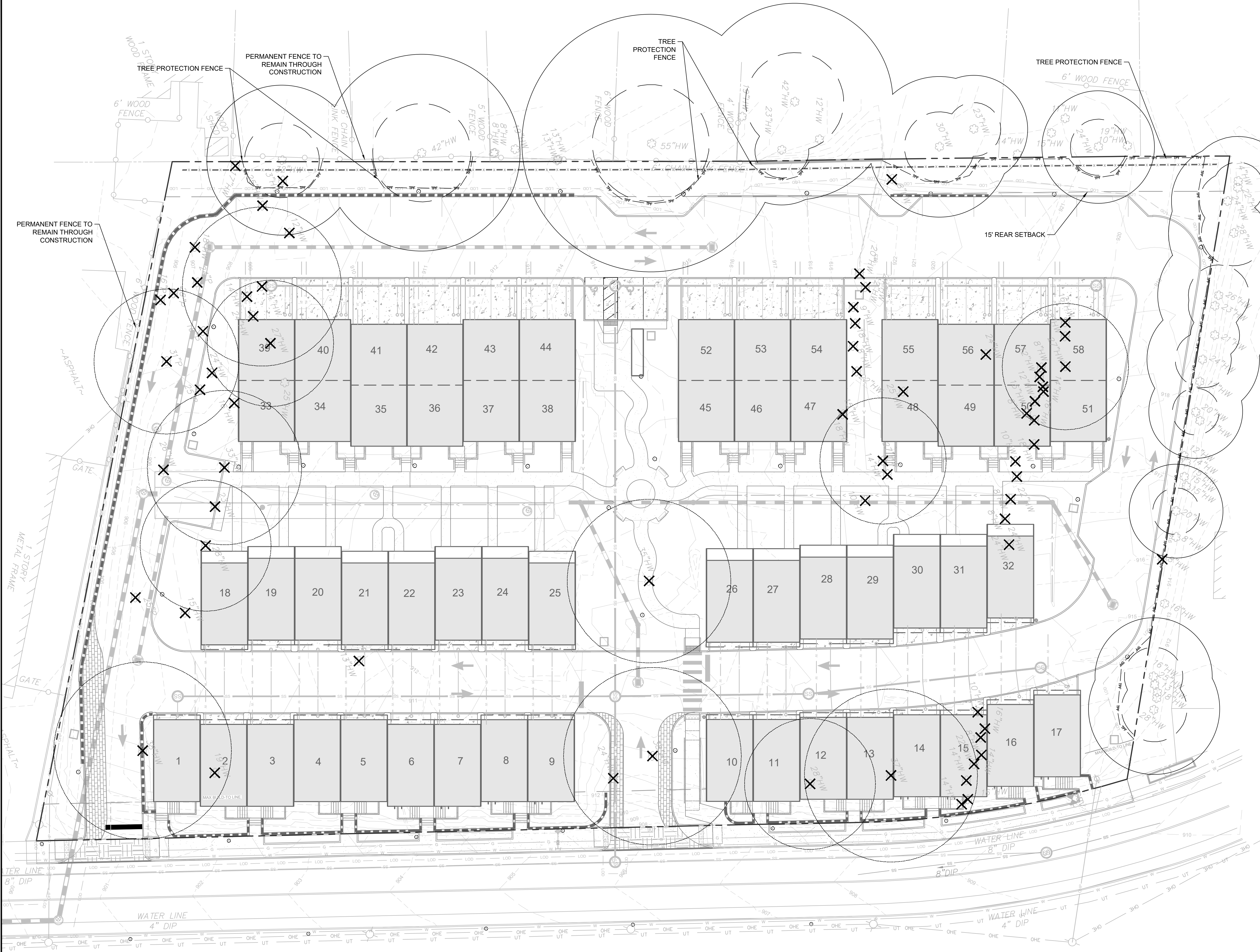


ACC NO. EL II)	0000077807
OWN BY	TGB
IGNED BY	TGB
EWED BY	IDK
E	2/1/2024
SJECT NO.	019955008
E	

UTILITY PLAN

4.00

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1.00 TREE SAVE PLAN Jan 31, 2024 9:44am by: catharine henderson



TREE PROTECTION LEGEND

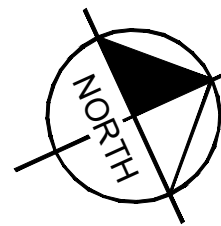
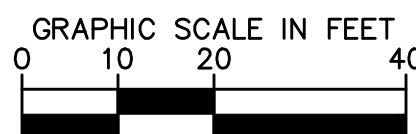
- × TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- BOUNDARY TREE
- STRUCTURAL ROOT PLATE OF BOUNDARY TREE

NOTE:

ALL BRUSH AND DEBRIS TO BE CLEARED FROM THE 15' REAR SETBACK. EXISTING TREES TO REMAIN MUST BE RESTORED TO A CLEAN AND HEALTHY CONDITION.

TREE CONSERVATION NOTES:

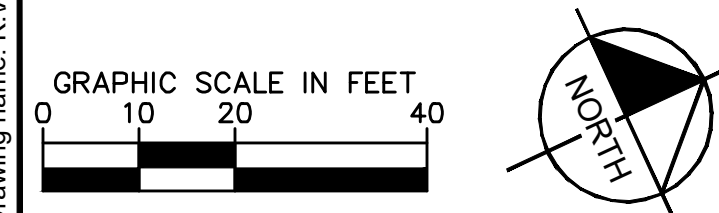
- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START 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



PREPARED FOR	DATE	BY
	02/01/2024	TGB
8 SITE PLAN RESUBMITTAL	ISSUANCE AND REVISION DESCRIPTIONS	
No.		



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	10/21/2022
PROJECT NO.	019955008



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PLANT SCHEDULE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS	%
TREES										
	MAP-SV	15	ACER RUBRUM 'SUN VALLEY' STRAIGHT TRUNK, FULL HEAD	SUN VALLEY RED MAPLE	6" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	9%
	WEN-CL	21	CARPINUS BETULUS FASTIGIATA STRAIGHT TRUNK, FULL HEAD	COLLIMVIA HORNBEAM	5" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	13%
	OAK-WO	4	QUERCUS PHELLOS STRAIGHT TRUNK, FULL HEAD	WILLOW OAK	5" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	3%
	OAK-SGA	33	QUERCUS ROBUR X ALBA 'JFS-KAYZOK' TM STRAIGHT TRUNK, FULL HEAD	SKINNY GENES OAK	6" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	21%
EVERGREEN TREES										
	JUN-SRC	39	JUNIPERUS VIRGINIANA 'BROOK' FULL TO GROUND, FULL SHAPE, SYMMETRICAL UPRIGHT	BROOK EASTERN RED CEDAR	5" CAL	12-16' HT	—	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL UPRIGHT	25%
	ARB-SG	34	THUJA OCCIDENTALIS 'GREEN GIANT' FULL TO GROUND, FULL SHAPE, SYMMETRICAL UPRIGHT	GREEN GIANT ARBORVITAE	5" CAL	12-16' HT	2' 3" SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL UPRIGHT	21%
FLOWERING TREES										
	REB-EA	13	CERCIS CANADENSIS SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	EASTERN REDBUD	4" CAL	10-12' HT	—	B&B	SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	8%
										TOTAL = 100%
SHRUBS										
	SHRB-1	199	***** DENSE FOLIAGE	SHRUBS/FOUNDATION	3 GAL	24"-36" HT.	18"-24"		DENSE FOLIAGE	
	SHRB-2	215	***** DENSE FOLIAGE	SHRUBS/ACCENT	3 GAL	24"-36" HT.	18"-24"		DENSE FOLIAGE	
	SHRB-3	103	***** DENSE FOLIAGE	SHRUBS/HEDGE	3 GAL	24"-36" HT.	18"-24"		DENSE FOLIAGE	
SYMBOL		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD	SPACING	REMARKS
GROUND COVERS										
	GRND-1	2737	***** DENSE FOLIAGE	GROUND COVER	1 GAL				18" o.c.	DENSE FOLIAGE
SOD SEED										
	SOD-BER	11421 SF	CHYSDON DACTYLOX '419 HYBRID' TIGHT JOINTS, ROLL ALL SOD SMOOTH	BERMUDA GRASS	SOD					TIGHT JOINTS, ROLL ALL SOD SMOOTH

3201 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment for 3309 – 3345 Dogwood Drive, Hapeville

May 8, 2023

Eric Shade
Kimley-Horn
1200 Peachtree Street, NE
Suite 800
Atlanta, GA 30309

Dear Eric:

Based on the site map below, I completed a Level 2 tree assessment, and the condition of each tree is shown on the spreadsheet.

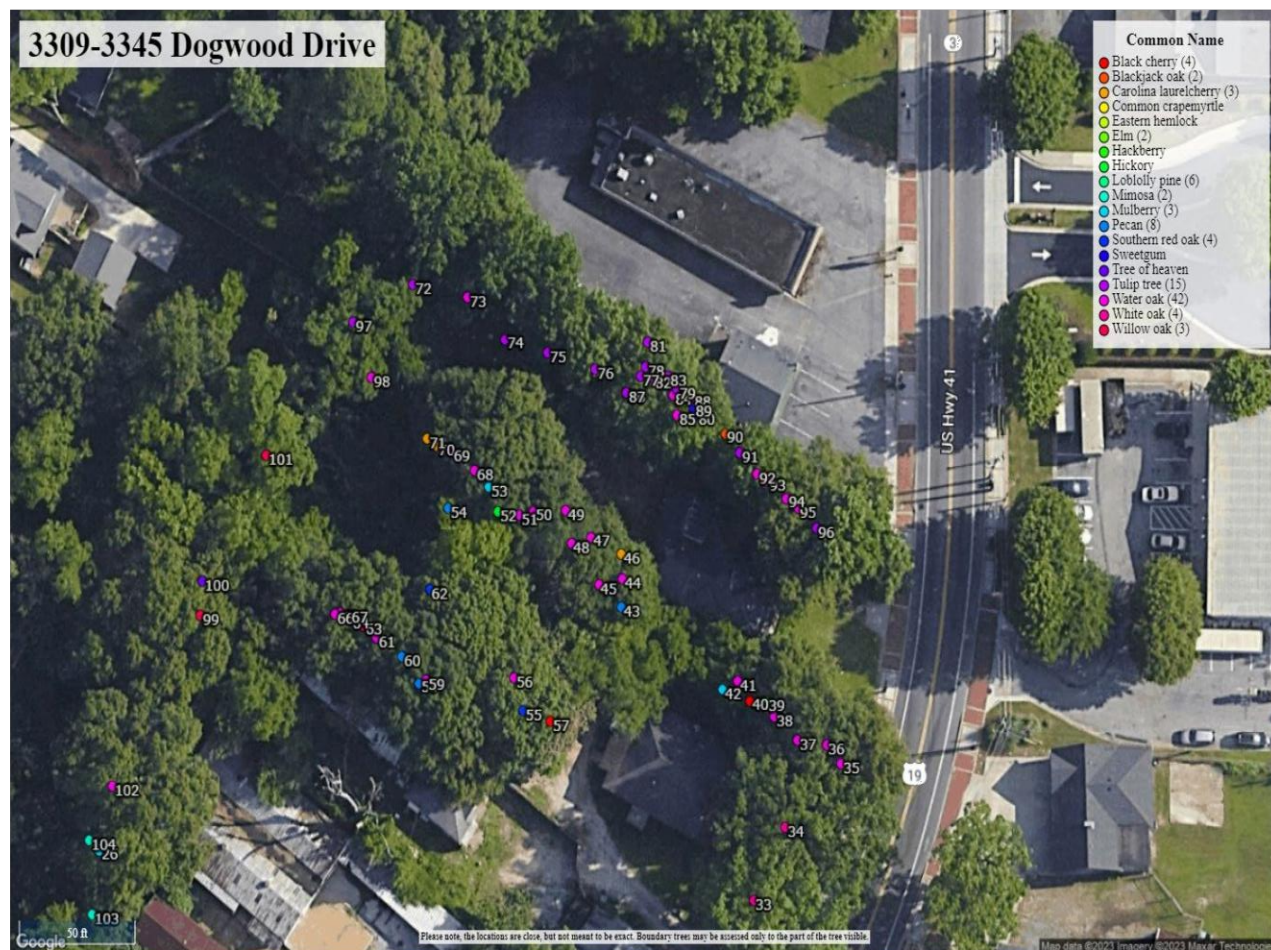


Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 4



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 2

Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 3

[illegible]

Dist./Access Name	Scientific Name	Condition	DBH	DBH Size 1	DBH Size 2	DBH Size 3	Ground Speed	Latitude	Longitude	Notes	Count of All Species	Arquitatus Count 1
23	Black cherry	Prunus americana	FAH	12			13.8184	43.18117292	-84.43092221		6	1-04
24	Black cherry	Prunus americana	FAH	15			13.8184	43.18117292	-84.43092221		6	1-04
25	Black cherry	Prunus americana	FAH	15			13.8184	43.18117292	-84.43092221		6	1-04
26	Black cherry	Prunus americana	FAH	15			13.8184	43.18117292	-84.43092221		12	1-04
27	Black cherry	Prunus americana	FAH	15			13.8184	43.18117292	-84.43092221		6	1-04
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32	Black cherry	Prunus americana	FAH	15			13.8184	43.18117292	-84.43092221		6	1-04
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Locations are close, but not meant to be exact. Boundary trees may be assessed only to the part of the tree visible.

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L 1-00 - LANDSCAPE PLAN.dwg L 1.02 ARB REPORT Jan 31, 2024 9:44am by: catherine.henderson

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MILLER LOWRY
2964 PEACHTREE ROAD NW SUITE 540
ATLANTA, GA 30305

Kimley»Horn
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817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT

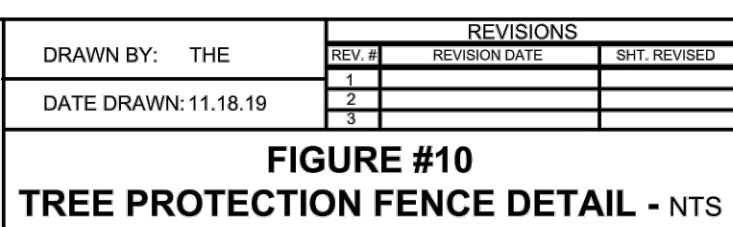
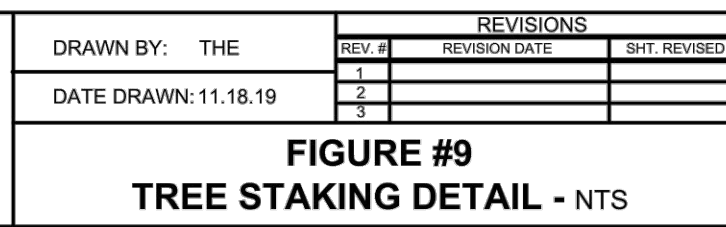
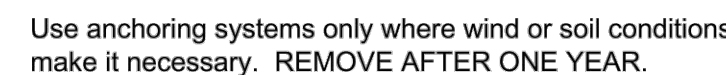
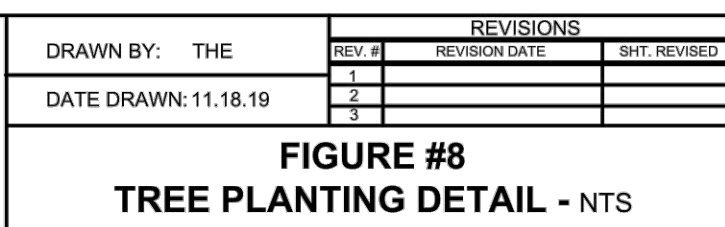
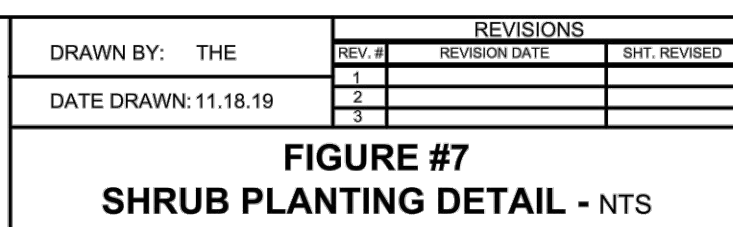
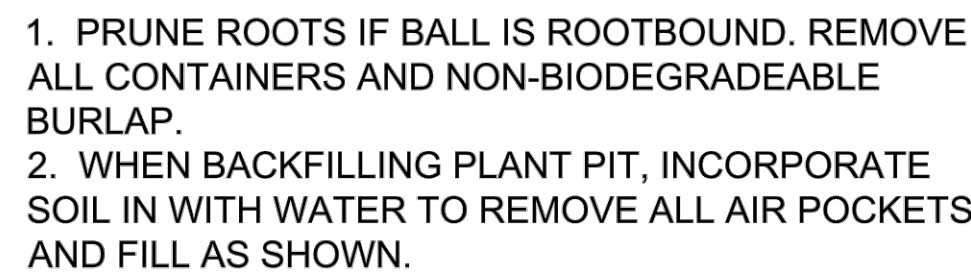


GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	10/21/2022
PROJECT NO.	019955008

TITLE

**ARBORIST
REPORT**

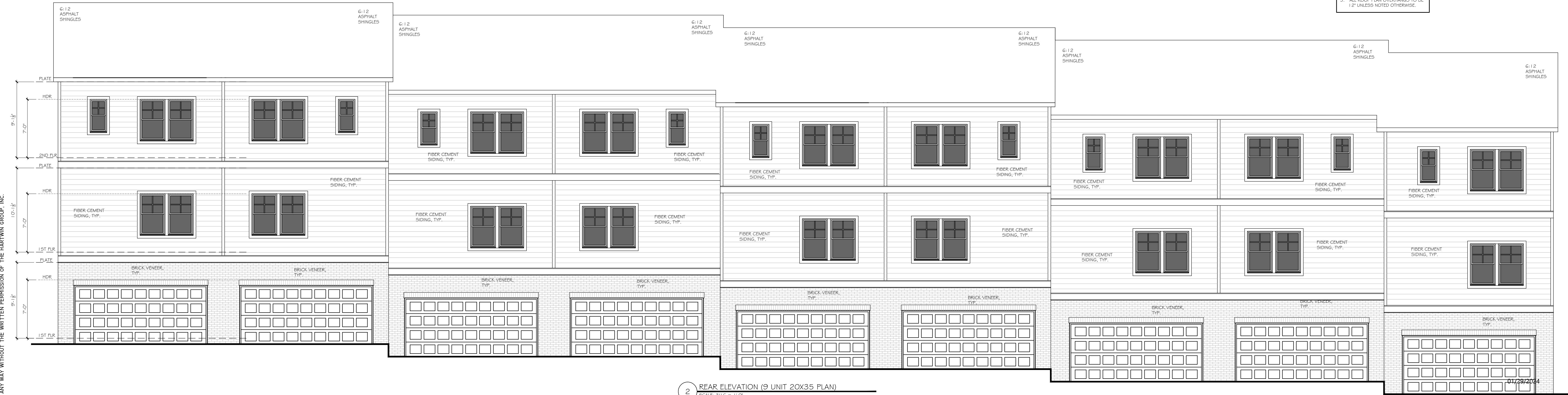
SHEET NUMBER
L1-02





1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

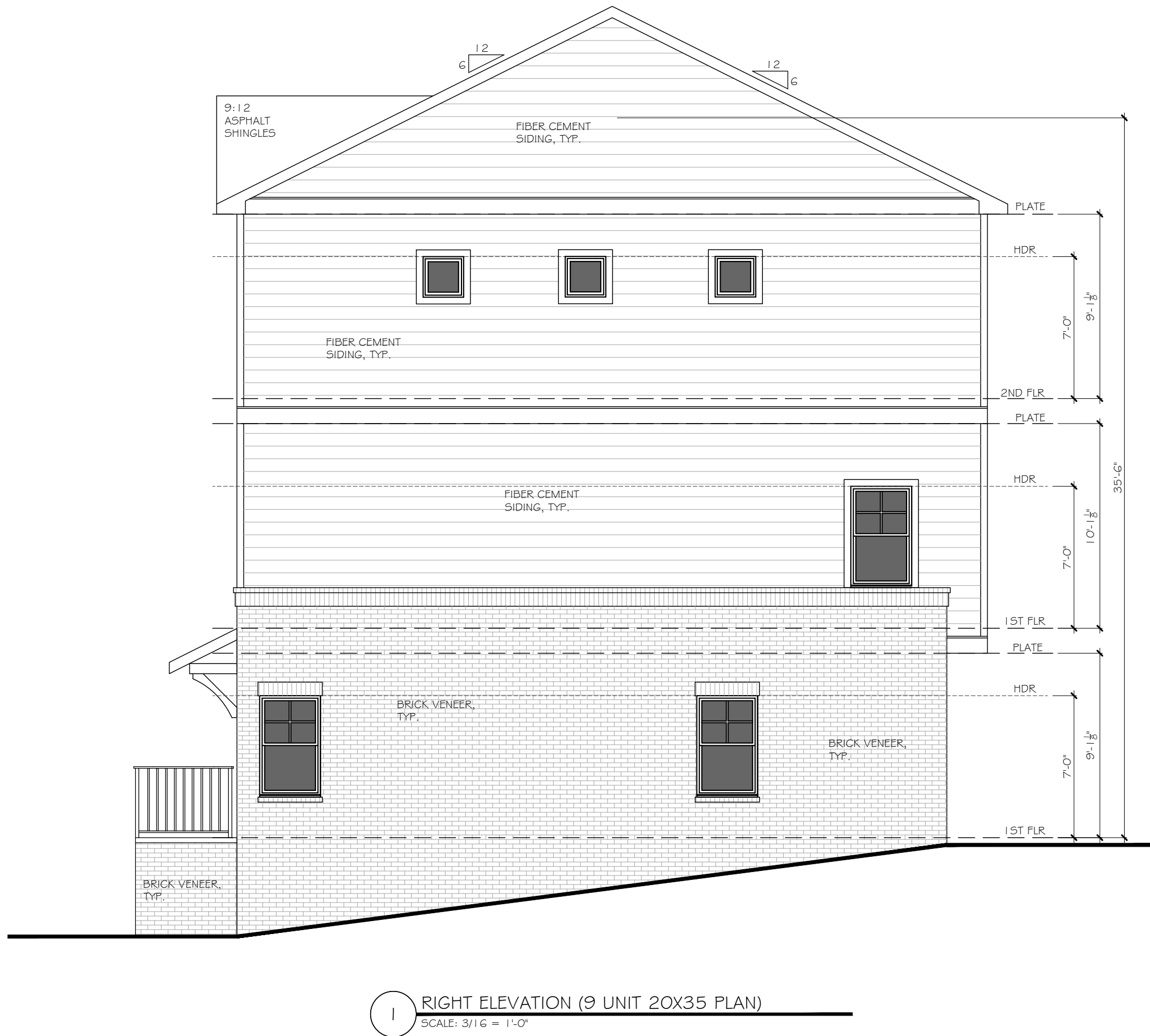
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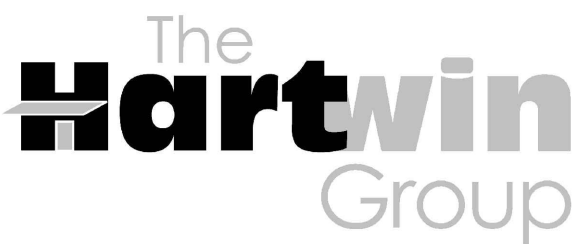
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OF

- ELEVATION NOTES:
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 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
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01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
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REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

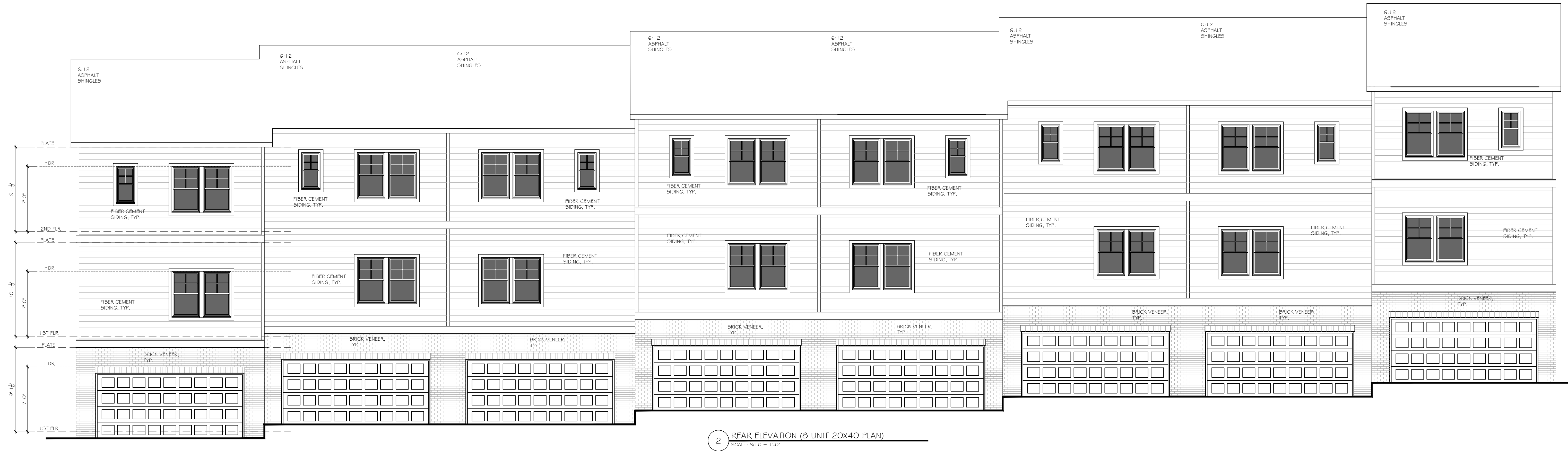
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SHEET NO.

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OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
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01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

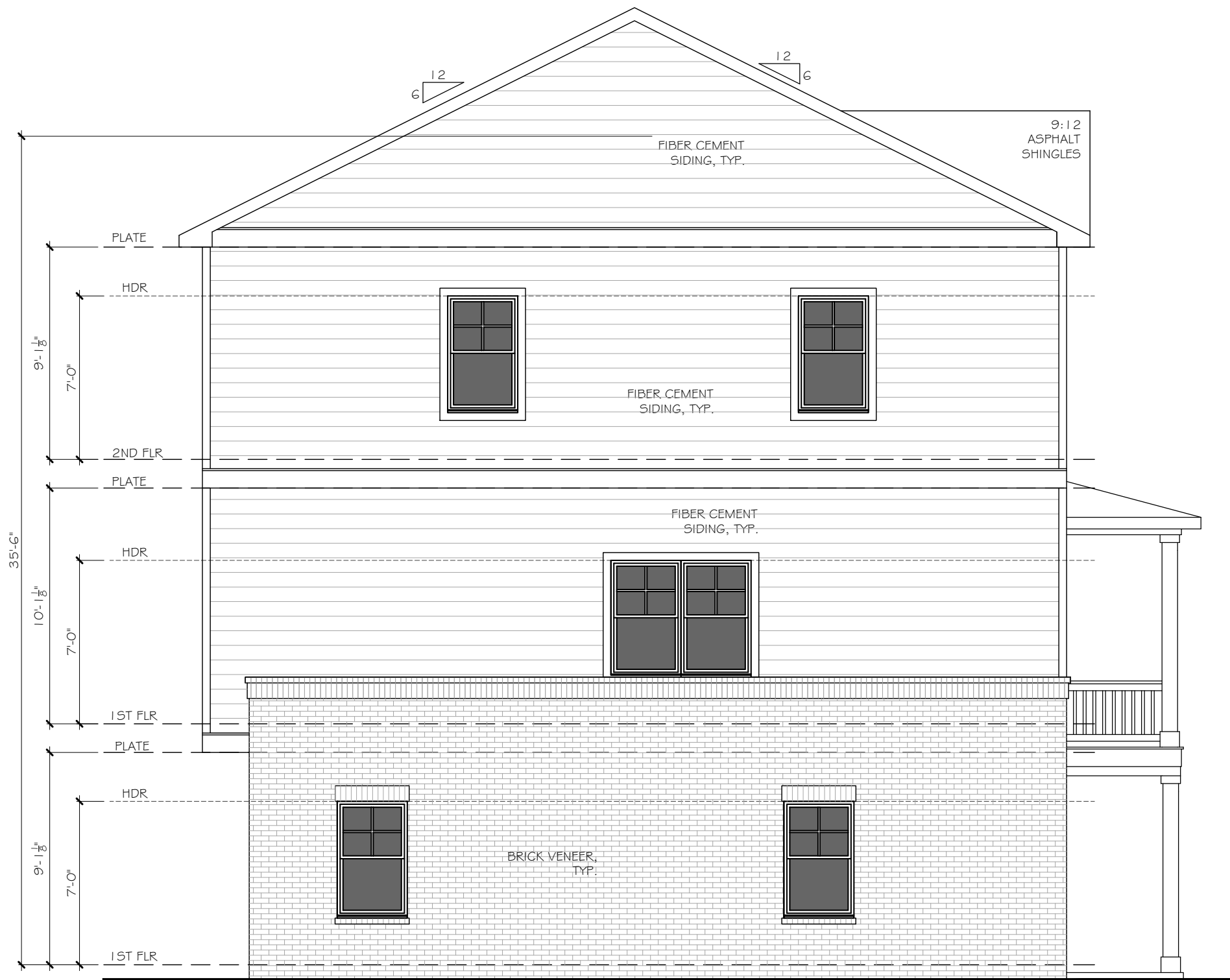
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SHEET NO.

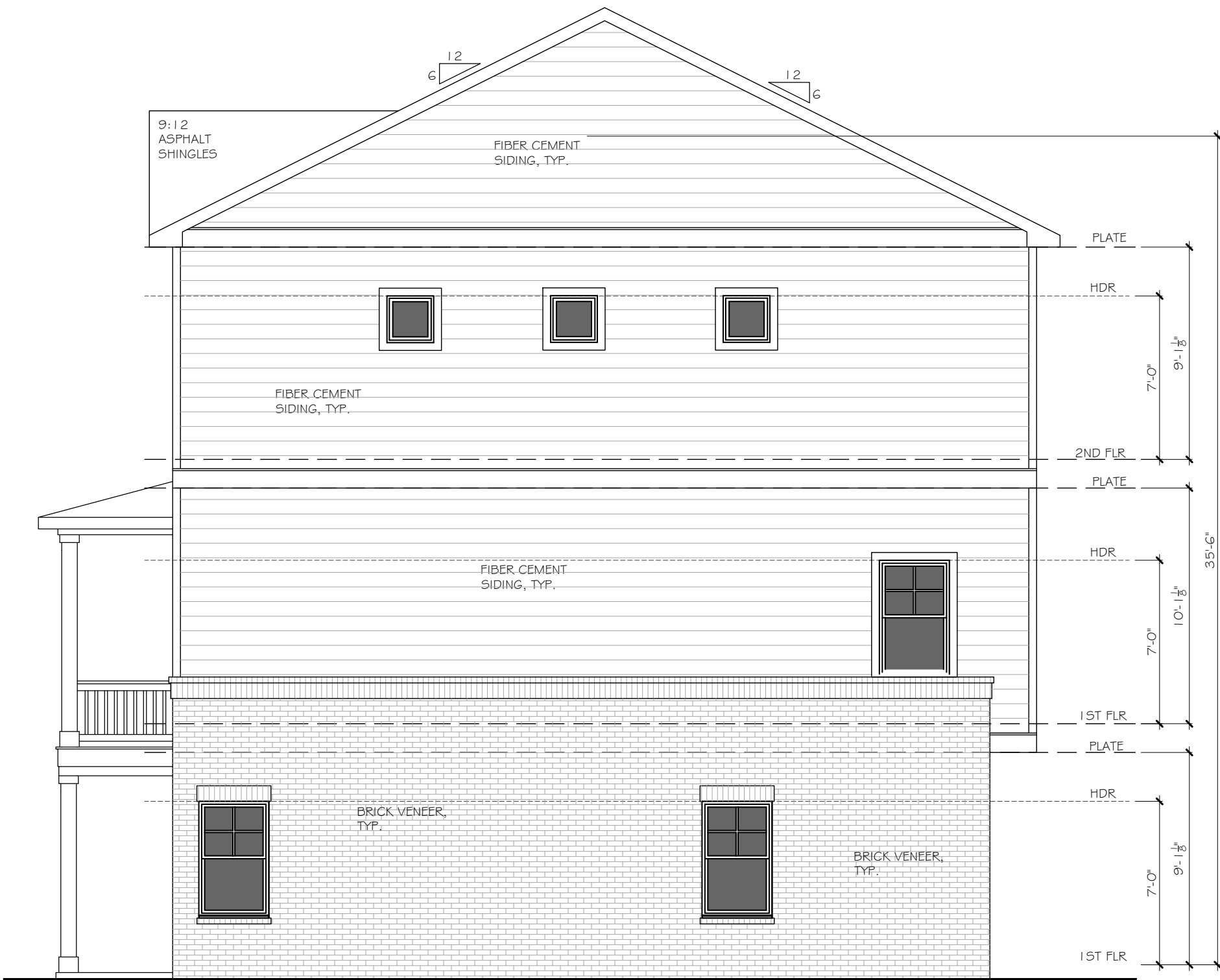
A.2.2

OF

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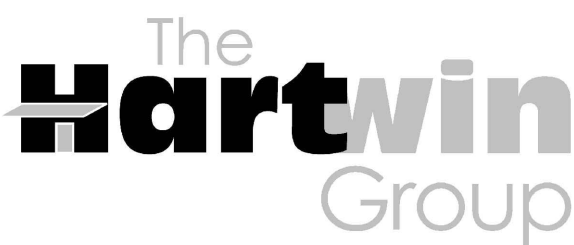


2 LEFT ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

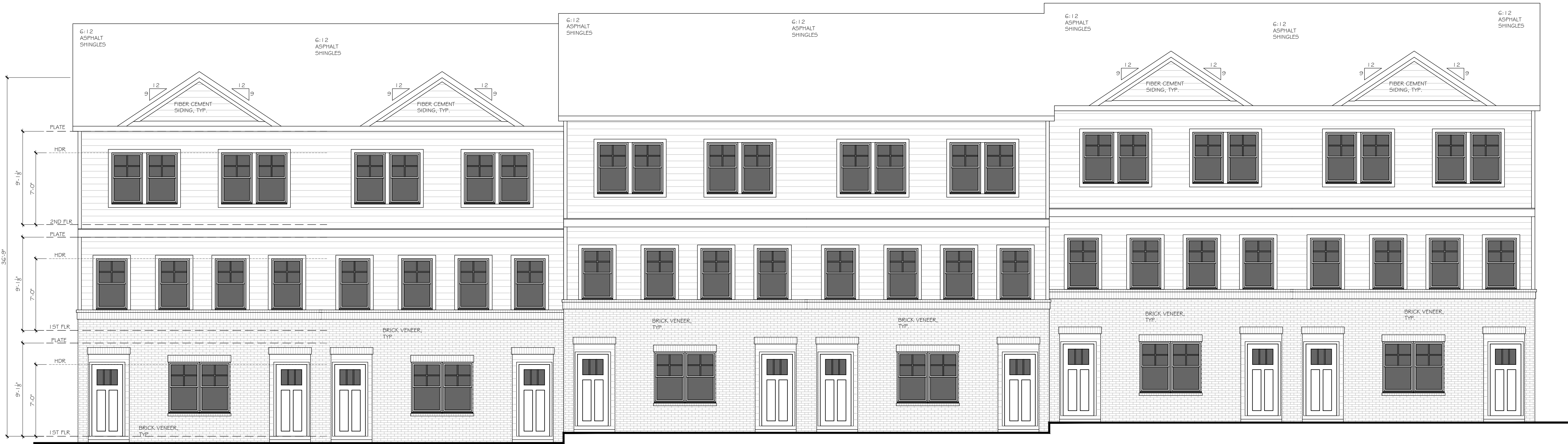
SCALE:

SHEET NO.

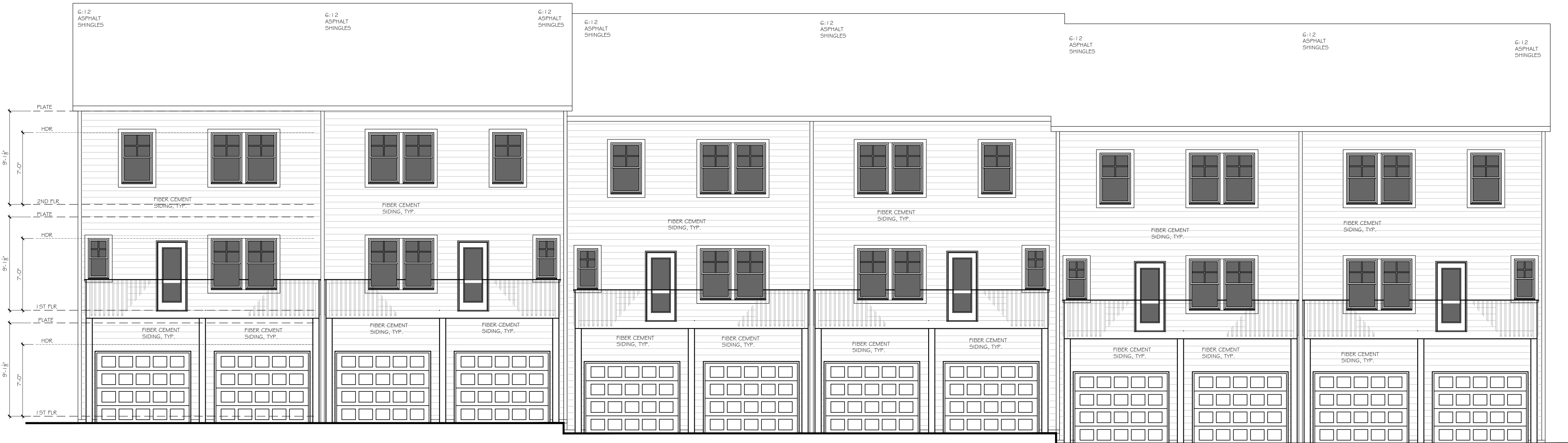
A.2.3

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.

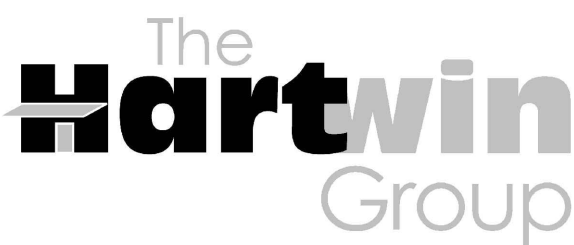


1 FRONT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
M.HART

SCALE:

SHEET NO.

A.2.4

OF

- ELEVATION NOTES:
1.

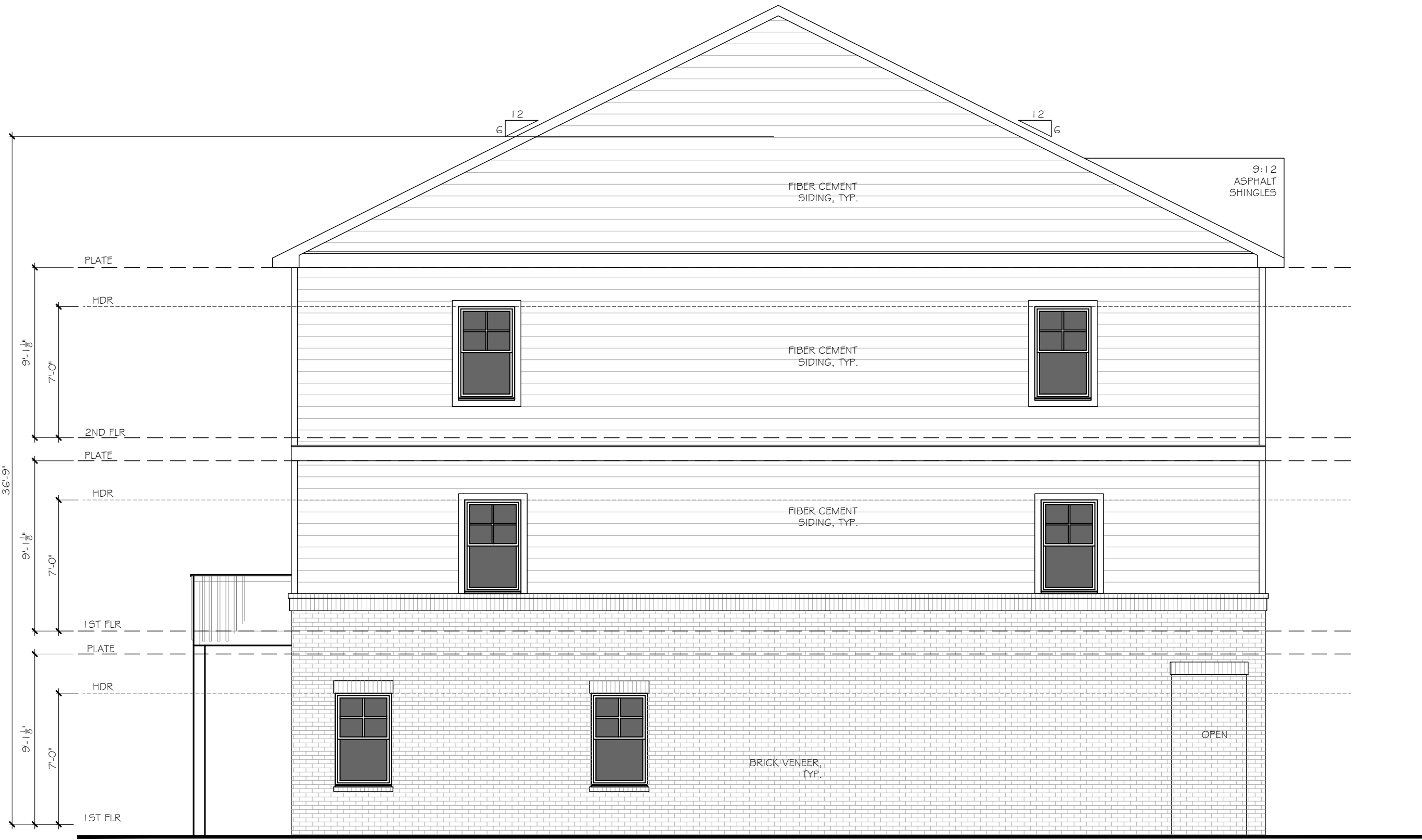
DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
2.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
3.

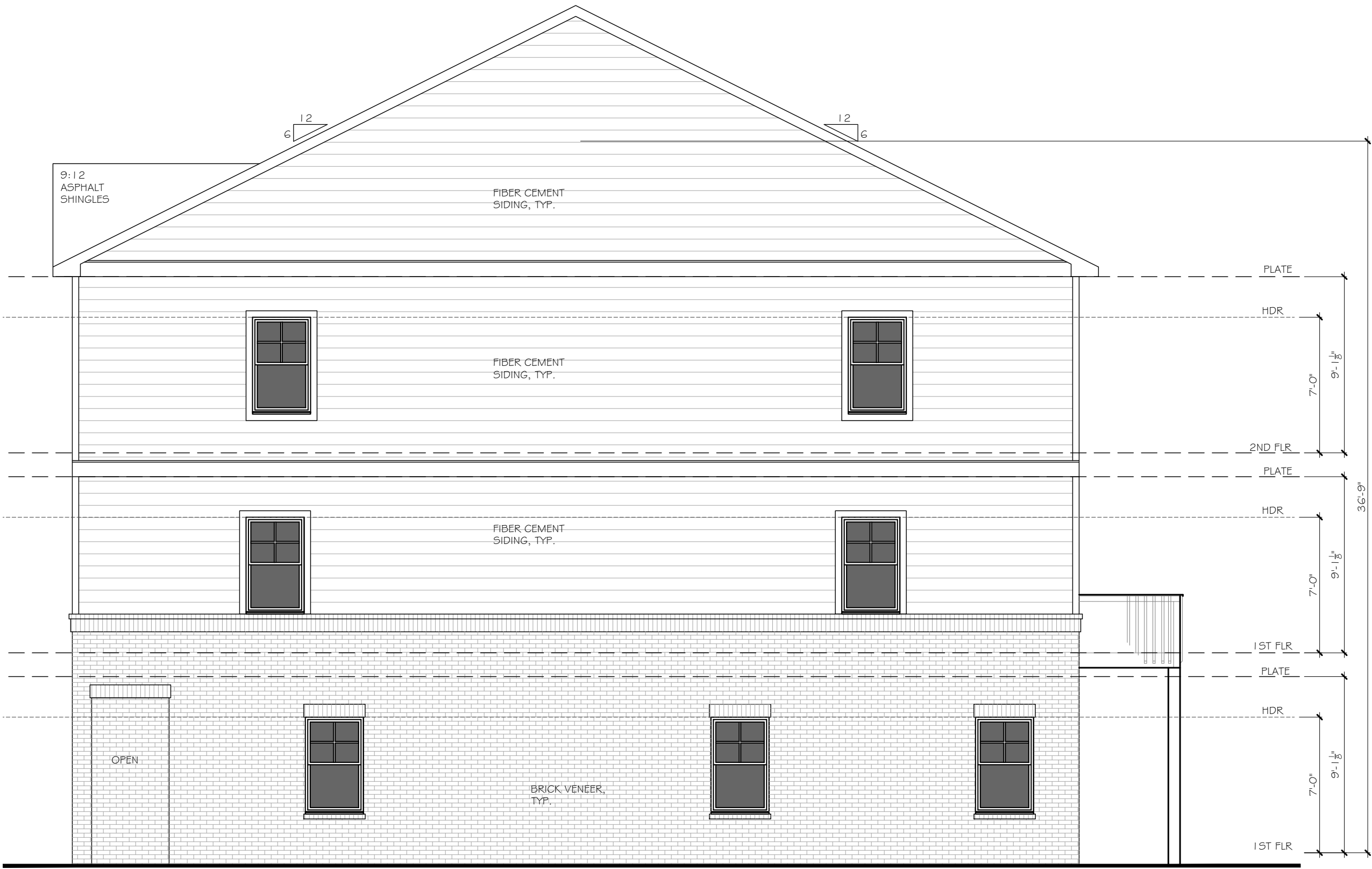
VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
4.

GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
5.

ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024

The
Hartwin
Group

252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

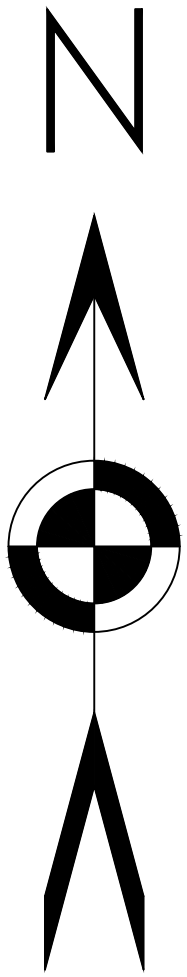
DRAWN BY:
MHART

SCALE:

SHEET NO.

A.2.5

OF



GRID NORTH
(GA WEST)

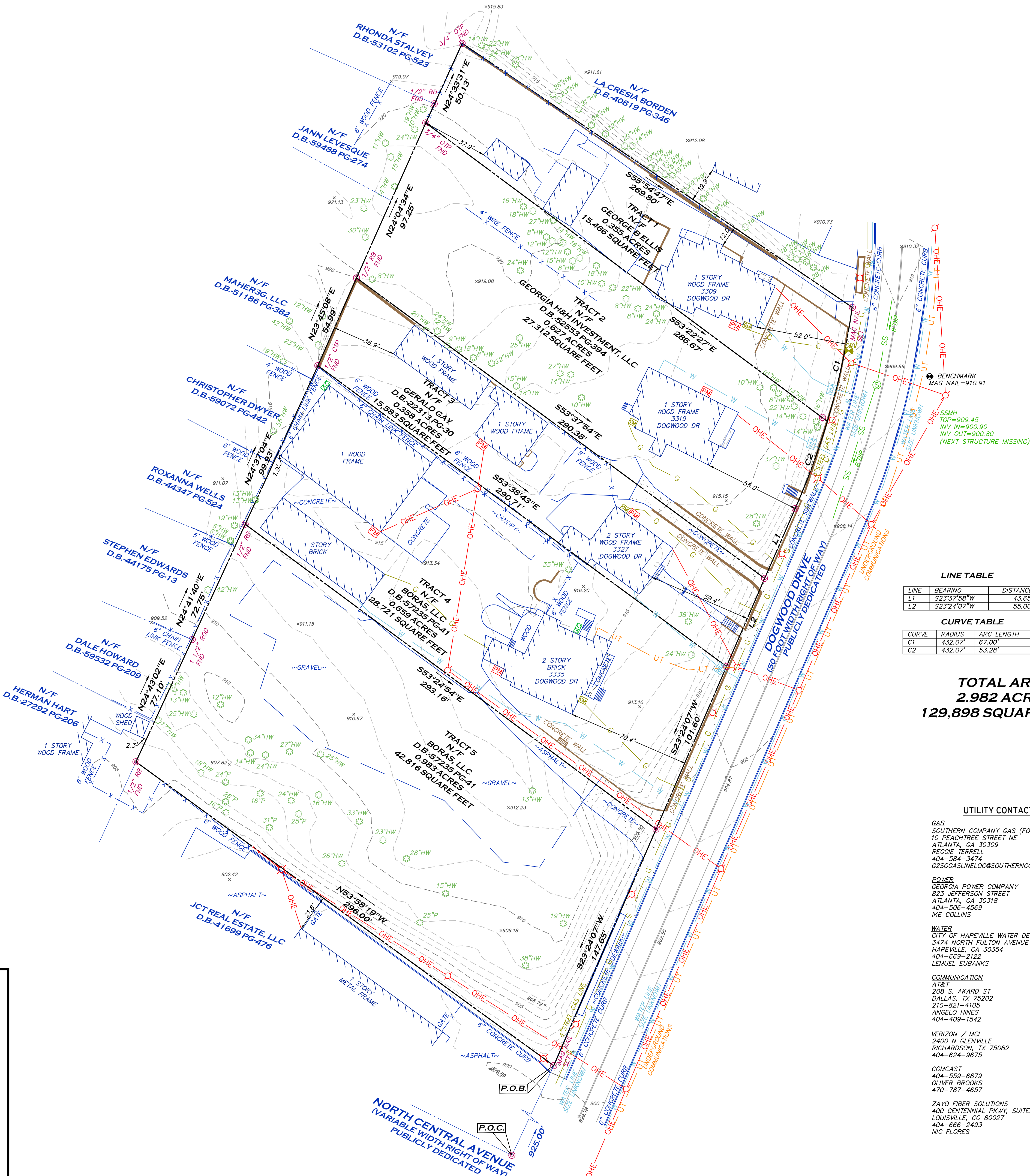
GRAPHIC SCALE
30' 0 30' 60'
1 Inch = 30 Feet

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MITCHELL LOWERY GEORGIA RLS# 3109



LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°37'58\"W	43.65'
L2	S23°24'07\"W	55.00'

CURVE TABLE

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

TOTAL AREA
2.982 ACRES
129,898 SQUARE FEET

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
G250GASLINELOC@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
404-506-4569
IKE COLLINS

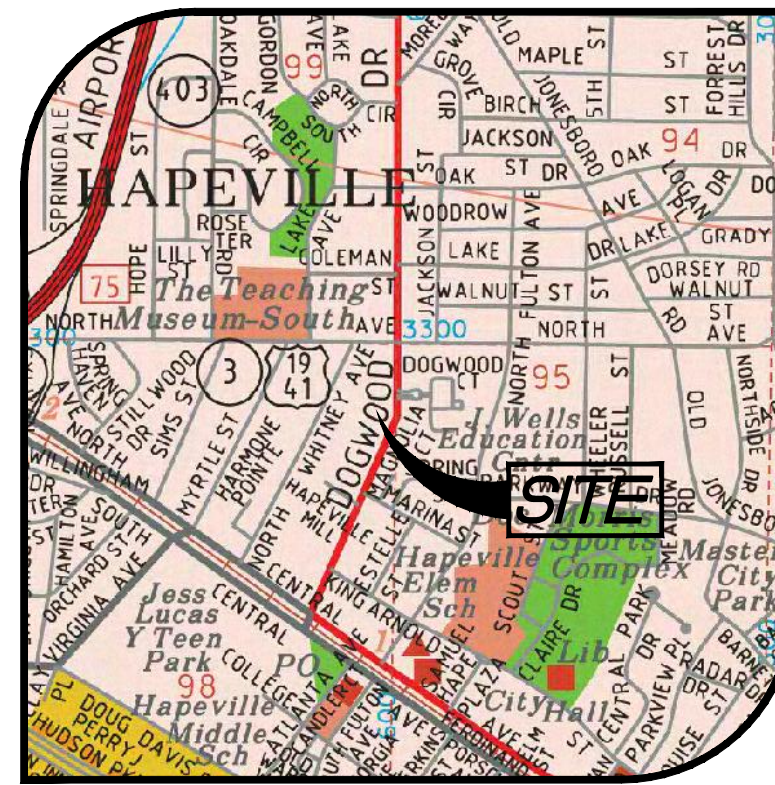
WATER
CITY OF Hapeville WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEMUEL EUBANKS

COMMUNICATION
A&T
208 S. AKARD ST
DALLAS, TX 75202
210-621-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N. GLENVILLE
RICHARDSON, TX 75082
404-624-9675

COMCAST
404-559-6879
OLIVER BROOKS
470-787-4657

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY. SUITE. 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1\" IN 41,775\" WITH AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
- 3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1\" IN 113,217\".
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013. FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83, GAWEST) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 - V (VILLAGE)
TRACTS 4 & 5 - UV (URBAN VILLAGE)
ZONING INFORMATION PER THE CITY OF Hapeville ZONING MAP.

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	WATER LINE
---	OHE OVERHEAD UTILITY LINE
---	G GAS LINE
---	SS SANITARY SEWER LINE
---	UGE UNDERGROUND ELECTRIC LINE
---	UT UNDERGROUND TELEPHONE LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	FIRE HYDRANT
---	CLEAN OUT
---	SSMH SANITARY SEWER MANHOLE
---	SSMH SANITARY SEWER MANHOLE
---	OUTLET CONTROL STRUCTURE
---	YARD INLET
---	REINFORCED CONCRETE PIPE
---	PVC POLYVINYL CHLORIDE PIPE
---	CMP CORRUGATED METAL PIPE
---	FLOW DIRECTION
---	CURB INLET
---	DROP INLET
---	SINGLE-WING CATCH BASIN
---	DOUBLE-WING CATCH BASIN
---	JUNCTION BOX
---	REBAR
---	CAPPED REBAR
---	CONCRETE R/W MONUMENT
---	FOUND
---	LIGHT POLE
---	SIGN
---	TREE

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
MILLER LOWRY

BOUNDARY & TOPOGRAPHIC SURVEY OF:
3309, 3327, & 3335 DOGWOOD DRIVE
CITY OF Hapeville

STATE: GEORGIA
COUNTY: FULTON
DISTRICT: 14
LAND LOT: 98

REVISIONS
DATE: DESCRIPTION

DATE: FEBRUARY 6, 2023
JOB #: 213362
SCALE: 1\"=30'
SHEET 1 OF 1





PLANNER'S REPORT

DATE: February 29, 2024
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for 3 tracts from V, Village to U-V, Urban Village
 Parcel numbers 14 009800160105, 14 009800160113, and 14 09800160121

BACKGROUND

The City of Hapeville received a rezoning application from Daniel Kerr, PE on behalf of Dogwood Assemblage, LLC for the rezoning of 3 parcels from V, Village to U-V, Urban Village as part of a larger 1.34 acre assemblage intended to redevelop the site to include 58 build to rent townhomes across 7 buildings. A previous rezoning application was presented to Mayor & Council in March 2022 as a fee simple townhome project. The approved site plan expired with no construction commencing between approval of the previous site plan and the 12-month expiration per City Code. As the ownership for the individual units differed from the project presented (from fee simple to build to rent with a master owner), the property was referred back for a rezoning hearing by the Mayor & Council.

In May 2023, the City Council passed a moratorium on all multi-family, single-family attached/townhome/patio home, triplex, and duplex projects while the City reviewed infrastructure, public safety, traffic, and zoning standards. The moratorium will likely be lifted in March 2024 with concurrent zoning amendments geared toward improving the quality of multifamily and townhome developments.

The current rezoning application, submitted in February 2024, includes the site plan submitted in 2022 with the original rezoning application. The elevations have been modified from the previous plan and must be reviewed by the Design Review Committee. The site plan will be reviewed for compliance with all applicable City Codes and Ordinances.

Table 1 Parcels under consideration for Rezoning

Parcel ID	Property Address
14 009800160105	3309 Dogwood Drive
14 009800160113	3319 Dogwood Drive
14 009800160121	3327 Dogwood Drive

The location of the proposed parcels are shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the properties are identified as Medium Intensity Mixed Use.

Figure 1 City of Hapeville Current Zoning Map

City of Hapeville Official Zoning Map

February, 21 2023: As Amended from February 1, 2022

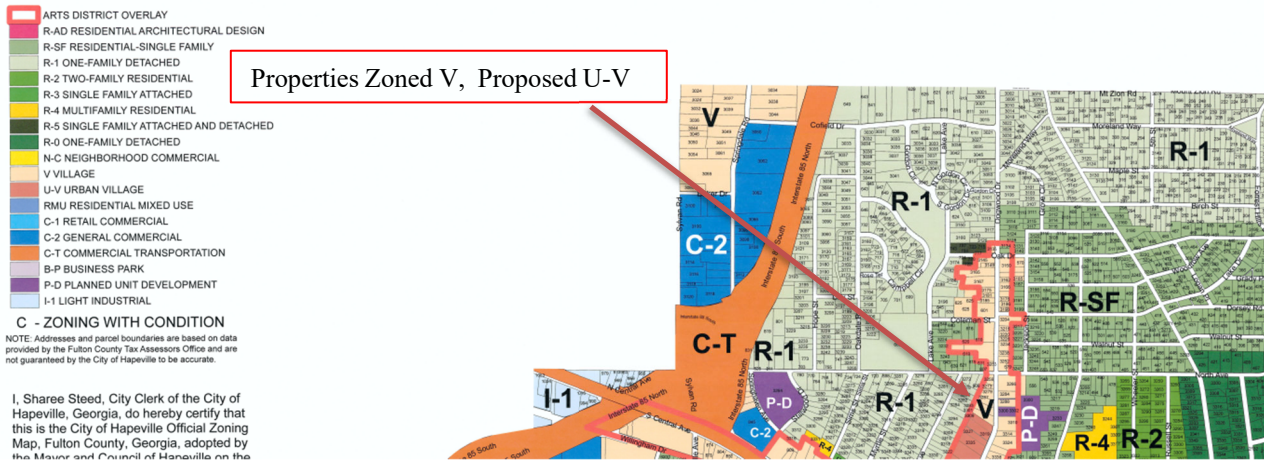


Figure 2 City of Hapeville Future Land Use Map

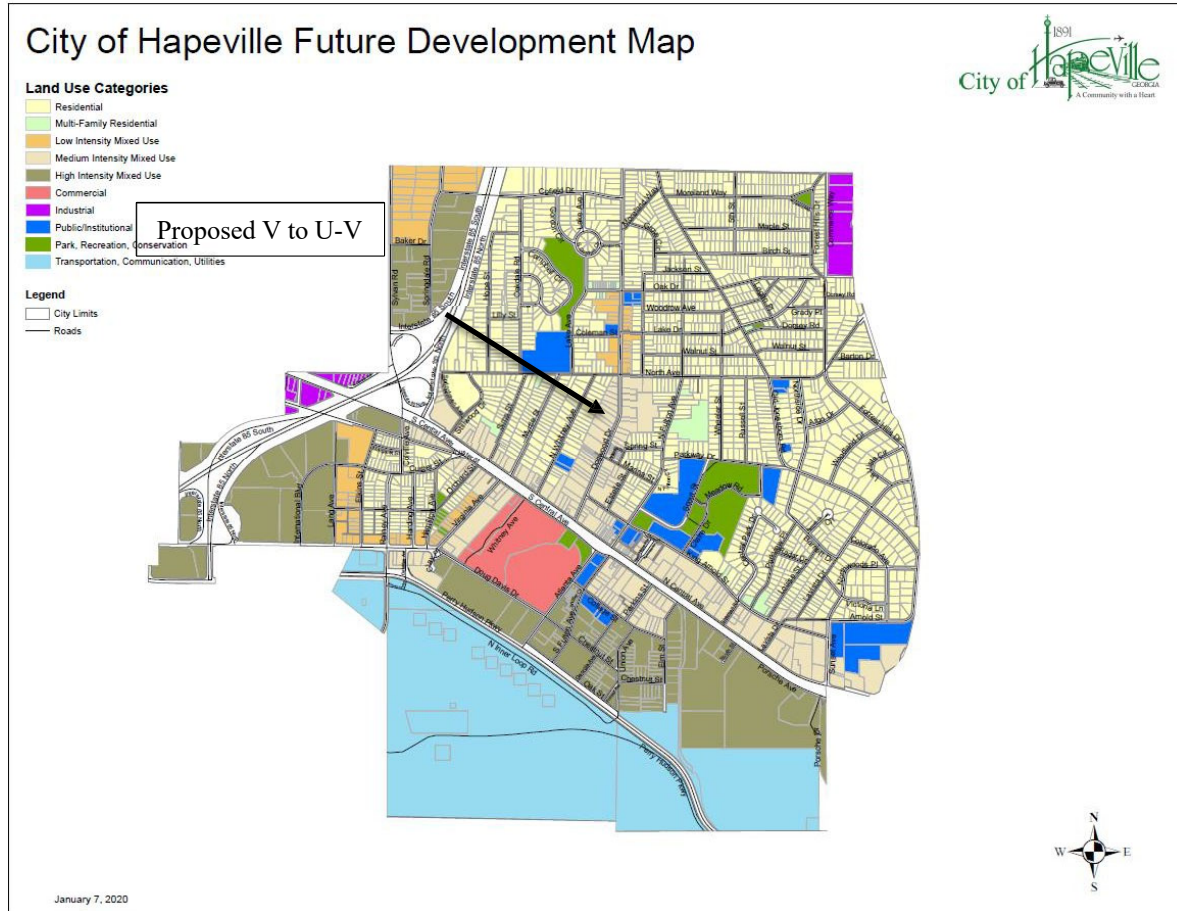


Table 2 Permitted Uses

<i>V, Village (Current)</i>	<i>U-V, Urban Village (Proposed)</i>
Any use permitted in the D-D zone;	Business and professional offices/agencies
Any use permitted in the C-1 zone subject to the requirements of this article;	Institutional uses
Single-family detached dwellings;	Retail; sales, with a maximum floor area of 6,000 square feet
Single-family attached dwellings with at least four units attached	Retail; drugstores, pharmacies and soda shops with a maximum floor area of 15,000 square feet.
Group homes, subject to the restrictions in section 93-2-19 ;	Retail; sales, with a maximum floor area of 20,000 square feet*
Adult daycare facilities	Retail; grocery stores with a minimum floor area of 30,000 square feet.
Condominiums subject to approval as a conditional use; and	Personal services, with a maximum floor area of 6,000 square feet
Combination of residential and business applications within a single structure. However, each use must have a separate entrance	Customary accessory uses and buildings including noncommercial gardens and greenhouses.
	Bed and breakfast inns without kitchens or cooking facilities in rooms used for guest occupancy.
	Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.
	Theaters (with a maximum size of 8,000 square feet) which do not provide entertainment as defined in section 11-2-1 of this Code, including adult films, adult stage productions, adult videos or other adult entertainment performances.
	Customary accessory buildings and uses.

	Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
	Churches and other places of worship.
	Single-family detached dwellings, subject to the density restrictions in subsection (19) of this section.
	Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.
	Group homes, subject to the restrictions in section 93-2-19 .
	Adult daycare facilities.
	Combination of residential and business applications within a single structure, provided that each use must have a separate entrance directly accessible from the required sidewalk or within a jointly used lobby.
	Bail bond offices, subject to section 93-2-23 .
	Check cashing businesses, subject to section 93-2-23 .
	Pawnshops, subject to section 93-2-23 .
	Private probation offices, subject to section 93-2-23 .
	Residential density limitations shall be as follows: The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.
	Veterinarians and animal hospitals.

Table 3 Dimensional Requirements City of Hapeville (as of 2/29/2024)

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max Unit Per Bldg Lot
V	Single-family detached	50	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	26		
	Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		
	Condominiums	200	43,500	2,500	1,000	70	15	15	10	25		40 b.	2 DU	12
	Accessory structure(s) conditional								5	5	2	25		Conditional
	Nonresidential	50	10,000	10,000	1,000	70	15	15	15	25		40 b.	c., d., e.	N/A
UV	Single-family detached	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1
	Accessory structure(s)								0	0	2	25		
	Single-family attached - duplex	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family attached patio/town	20	1,200		1,000	90	0/15	0/15	0	0	3	45	1 DU	l.

	homes and live-work unit													
	Accessory structure(s)							0	0	2	25			
	Multifamily	20	2,000		600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU	
	Nonresidential	20	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a combination of single-family homes and commercial buildings along Dogwood. This is the main corridor into the City of Hapeville from the north.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

To the north of the parcels, the zoning district is V, Village. To the south, the zoning district is U-V, Urban Village. To the rear (west), the zoning District is R-1. The area is designated as medium density mixed use in the Future Land Use Map.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

The population density does increase from the previous land use (single family dwellings) but does not appear to overtax public facilities.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures given the existing zoning and adjacent zoning.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

None of the properties are located within the FEMA Flood Map. All city and state requirements regarding drainage, soil erosion, sedimentation, flooding, air quality, and water quality are required during development.

(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned U-V, Urban Village, V, Village, and R-1, One Family Residential. A 15' landscaped evergreen buffer is required at the rear between the proposed townhomes and the rear single-family residential. The project must meet all required tree conservation and site requirements per City Code.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

As there is a proposed assemblage, the properties must have the same zoning classification. The applicant has requested the U-V, Urban Village zoning for these properties to be consistent with the other two parcels to the south. There are no substantial reasons why the property cannot be in used in accordance with existing regulations.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area; *The proposed zoning would limit development to the permitted uses listed above. The proposed development is consistent with the 2017 LCI and Comprehensive Plan update. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the Neighborhood Conservation Area of the Architectural Design Standards.*

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan; *The future land use plan designates the land use as medium density mixed-use. The proposed zoning amendment is consistent with the future land use map.*

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community; *The effects of the zoning map amendment could be minor given the proposed use. The U-V district does allow additional permitted uses not found in V, Village Zoning. The rezoning is conditioned to this proposed project and site plan. Any other uses would require rezoning and a new site plan.*

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A site plan was provided which was presented in 2022. The site plan will be reviewed for current Code compliance.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

Along Dogwood Drive, there are mixed uses. To the rear, there is a single-family zoning district. A buffer is required for either V or U-V zoning.

(14) In those instances in which property enfronts a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The property enfronts Dogwood Drive and the rear is adjacent to a single-family zoning district.

FINDINGS

The proposed zoning is required for the assemblage and development of the project in its entirety. The differences between V, Village and U-V, Urban Village are negligible for single-family attached dwellings, including build-to-rent. The site plan and revised elevations will be reviewed by the Planning Commission and Design Review Committee, respectively. The rezoning of the properties subject to the development of the site with a Planning Commission-approved site plan and Design Review Committee-approved elevations is recommended for Council approval and any conditions for the site the Council deems appropriate.

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

Name of Applicant Daniel Kerr, PE

Mailing Address: 1200 Peachtree Road 8th Floor, Atlanta, GA 30309

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Dogwood Assemblage LLC

Mailing Address 3715 Northside Parkway 400/100, Atlanta, GA 30327

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3309, 3319, 3327, 3335, 3345 Dogwood Dr., Hapeville, GA

Parcel I.D. # **(INFORMATION MUST BE PROVIDED)**: 14 009800160139, 14 009800160121, 14 009800160113, 14 009800160105, 14-009800160295

Present Zoning Classification: U-V Size of Tract: 2.982 acre(s)

Present Land Use: Residential

Please check the following as it applies to this application

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

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

[Signature]
Applicant's signature

Date: 2/1/2024

Sworn to and subscribed before me

This 5th day of Feb, 2024
[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The proposed project at 3335 Dogwood Drive will include 58 townhomes across seven buildings. The project design documents include the same layout as the previously approved site plan that was included in the submittal package dated June 14, 2022 and approved by the City of Hapeville Planning Commission on September 13, 2022.

The zoning classification is U-V Zone (Urban Village) where the planned use of the single family attached dwellings will be a for-rent community. All underlying requirements of single family attached dwellings in U-V Zone will be followed, including but not limited to a homeowner's association and deeding to allow for potential conversion to for-sale.

The site plan places two buildings along Dogwood Drive (first row of the townhomes) to create a streetscape that is keeping with the U-V Zone designation of the property. The second row of townhome buildings front an internal park and feature first floor and second floor covered porch spaces for each unit. All first row and second row townhomes feature three-bedroom, three-and-a-half-bath units. Two-car garages are included in these units and the site is designed with the garages facing each other. The third row of townhomes feature townhome units with alternating front and rear frontage at the second and third floors. Each residence in the third row includes a front door facing the internal park. The third row residences include a combination of two-bedroom, two-and-a-half-bath, plus three-bedroom, three-and-a-half-bath unit types.

Exterior facades will feature masonry for the first floors and cementitious siding for the second and third floors. The proposed design is traditional in nature and will comply with the fenestration requirements as laid out in the City of Hapeville code.

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:
3309, 3319, 3327, 3335, 3345 Dogwood Dr
Hapeville, GA

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 Daniel Kerr

Address of Applicant
1200 Peachtree St. 8th Floor, Atlanta, GA 30309

Telephone of Applicant
[REDACTED]

[Signature]
Signature of Owner
Jessie Brown
Print Name of Owner

Personally Appeared Before Me this 1st day of February, 2024.
Jessie Brown
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)



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.



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



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.



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.).

DK

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.

DK

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.

DK

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

DK

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).

DK

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.

DK

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.

DK

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.

DK

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.

DK

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

N/A

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

DK

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.

DK

Site area (square feet and acres).

DK

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.

DK

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

DK

Total floor area ratio and/or residential density distribution.

DK

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

N/A

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.

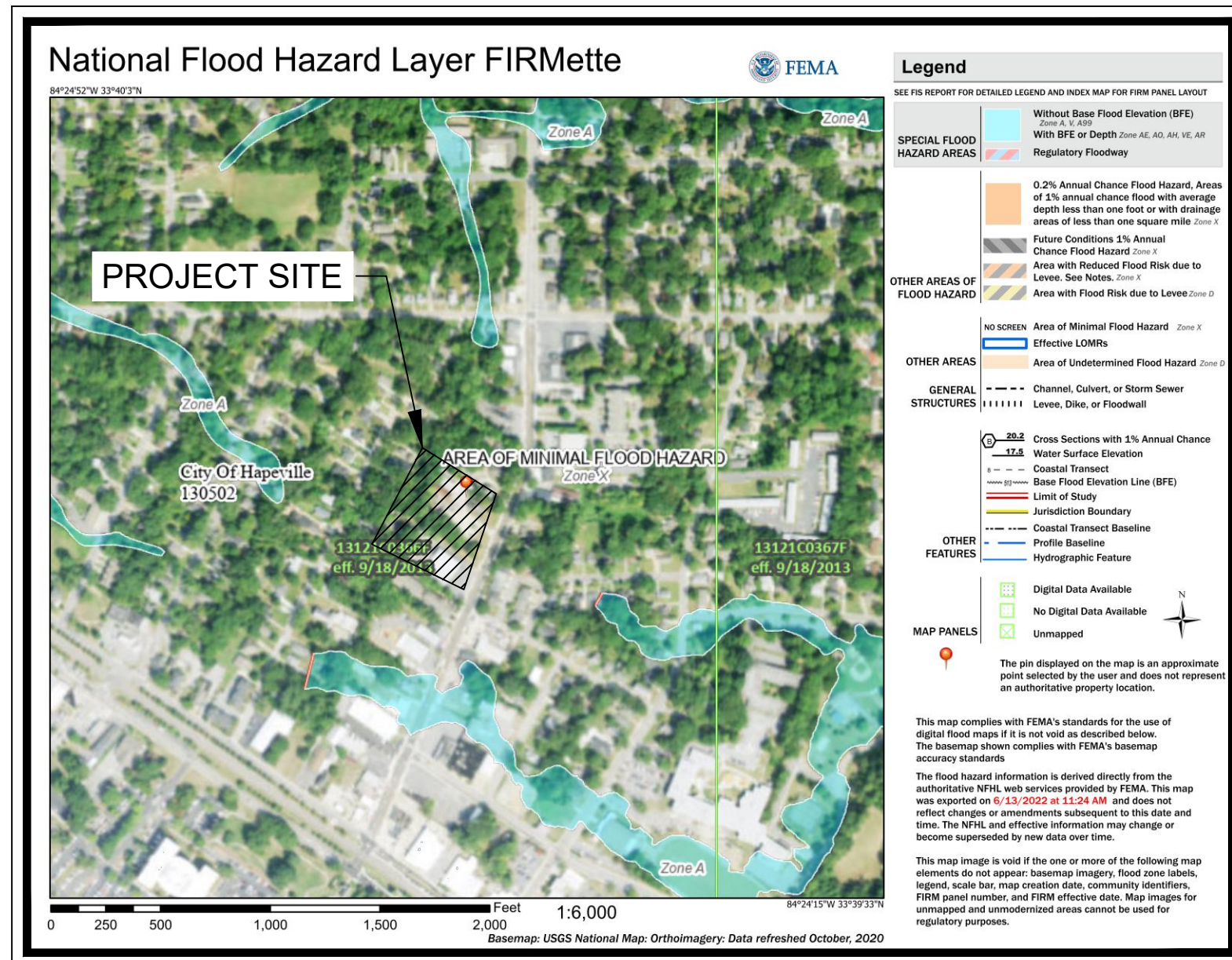
Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your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

Applicant Signature:



Date 2/1/2024

CIVIL SITE PLAN DRAWINGS FOR 3335 DOGWOOD



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 9/18/2013.

PROJECT CONTACTS

OWNER: DOGWOOD ASSEMBLAGE, LLC
2964 PEACHTREE ROAD NW, SUITE 540
ATLANTA, GA 30305
PHONE: 770.289.9179
CONTACT: MILLER LOWRY

DEVELOPER: MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067
PHONE: 770.634.7661
CONTACT: WILLIAM NORRIS

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE ST NW, ATLANTA MIDTOWN
ATLANTA, GA 30308
PHONE: 770.545.6109
CONTACT: DANIEL KERR, P.E.

SURVEYOR: LOWERY & ASSOCIATES
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
PHONE: 770.334.8186
CONTACT: JASON BURNETTE, R.L.S.

LAND LOT 98 - 14TH DISTRICT
PARCEL NOS.: 14-009800160295, 14-009800160139, 14-009800160121,
14-009800160113 & 14-009800160105
EXISTING ZONING: UV

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES

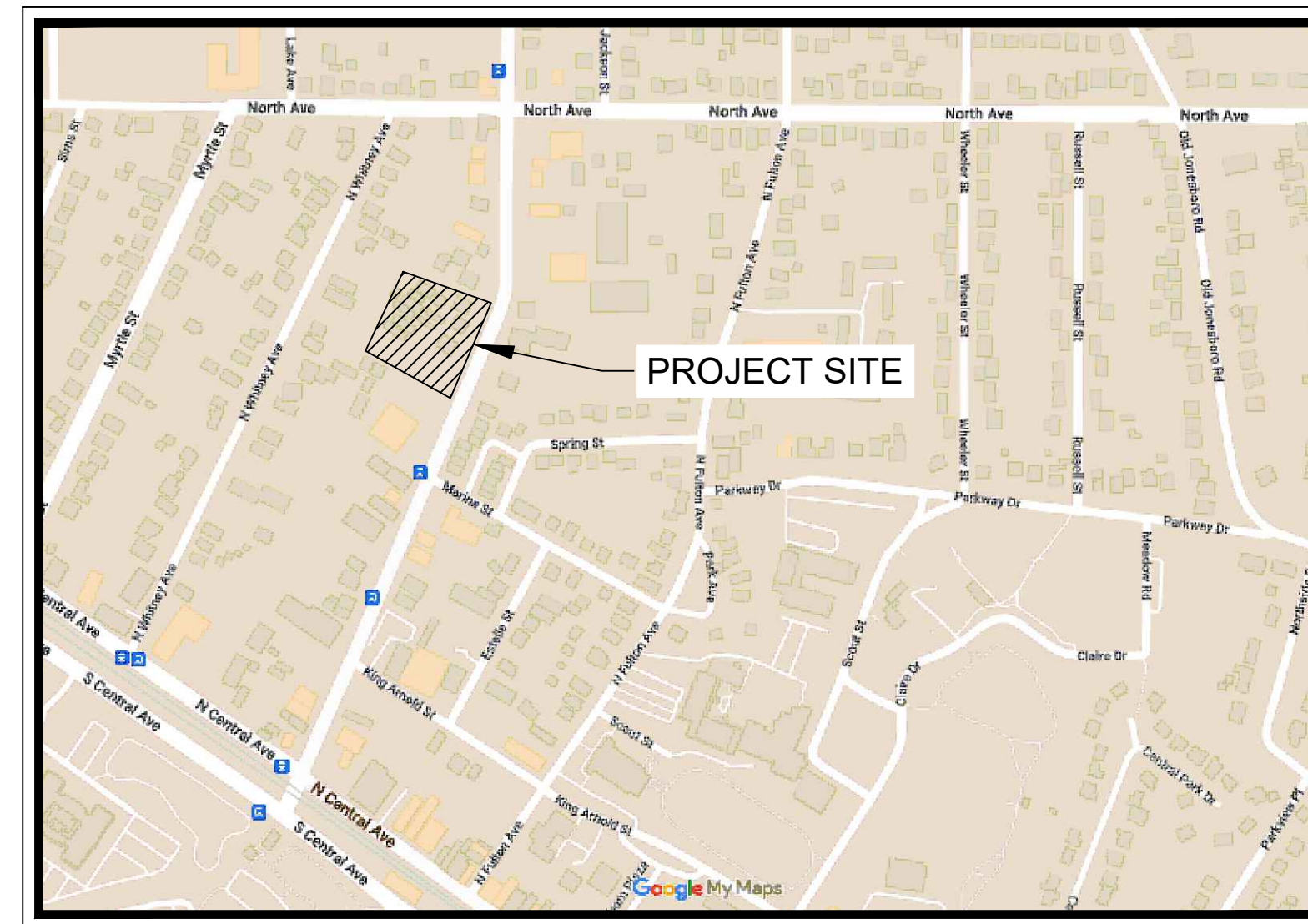
PROJECT NARRATIVE:

3335 DOGWOOD IS A PROPOSED TOWNHOME DEVELOPMENT CONTAINING 58 UNITS.

THE SCOPE OF THE PROJECT ALSO INCLUDES GRADING, UTILITIES, STORMWATER MANAGEMENT AND DETENTION, AND STREETScape IMPROVEMENTS. THE TOTAL SITE AREA IS 2.98 ACRES AND THE TOTAL DISTURBED AREA IS 3.20 ACRES INCLUDING PUBLIC ROW.

NOTES:

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



VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C0.00	CIVIL COVER SHEET
C2.00	SITE PLAN
C3.00	GRADING & DRAINAGE PLAN
C4.00	UTILITY PLAN
L1-00	TREE SAVE PLAN
L1-01	CONCEPT LANDSCAPE PLAN
L1-02	ARBORIST REPORT
L1-03	PLANNING NOTES & DETAILS



IAIN D. KERR
Level II Certified Design Professional

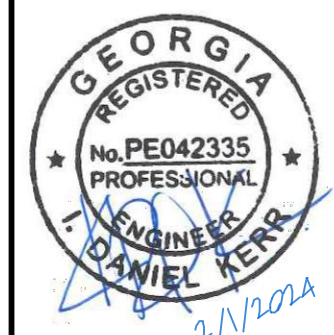
CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025



MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA GA 30067

[illegible]

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



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/1/2024
PROJECT NO.	019955008

TITLE

**CIVIL COVER
SHEET**

SHEET NUMBER
C0.00

GDOT NOTE:

THE PROPOSED DRIVEWAY ENTRANCE IS NOT A GDOT STANDARD DETAIL. THE DOGWOOD DRIVE STREETSCAPE WAS CONSTRUCTED IN 2017-2018 BY GDOT, AND THE PROPOSED DRIVEWAY WILL MATCH THE DESIGN STANDARDS USED IN THAT PROJECT. GDOT HAS GRANTED A WAIVER TO USE THIS NON-STANDARD DETAIL. SEE C6.04 FOR STREETSCAPE DETAILS.

DRIVEWAY NOTE:

DRIVEWAY CENTERLINE TO LEFT DRIVEWAY: 269.9'
DRIVEWAY CENTERLINE TO RIGHT DRIVEWAY: 58.3'

VARIANCE NOTE:

AN ADMINISTRATIVE VARIANCE IS REQUIRED TO INCREASE THE MAXIMUM ALLOWABLE PARKING SPACES. PER THE 8/30/2022 PLANNER'S REPORT, STAFF SUPPORTS THE VARIANCE.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	U-V (URBAN VILLAGE)
SITE AREA	2.98 ACRES (129,898 SF)
DISTURBED AREA	3.20 ACRES
BUILDING COVERAGE	0.91 ACRES (39,500 SF)
PARKING COVERAGE	0.10 ACRES (4,170 SF)
LOADING COVERAGE	0.00 ACRES
DRIVEWAY COVERAGE	0.17 ACRES (7,400 SF)
PAVED PARKING/CIRCULATION	1.00 ACRES (43,500 SF)
OPEN SPACE	0.58 ACRES
LANDSCAPED RECREATION	0.39 ACRES
0.19 ACRES	
BUILDING FOOTPRINT	
20 X 35	700 SF
20 X 40	800 SF
BACK-TO-BACK	1248 SF (624 SF EACH)
UNIT FLOOR AREA	
B1 UNITS (13 TOTAL)	1,399 EACH
C1 UNITS (13 TOTAL)	1,615 EACH
C2 - DOGWOOD UNITS (17 TOTAL)	1,664 EACH
C2 - INTERIOR UNITS (15 TOTAL)	1,664 EACH
TOTAL DENSITY	58 UNITS
NET DENSITY	19.5 UNITS / ACRE
MAX ALLOWABLE	40 UNITS / ACRE
BUILDING SETBACK	
FRONT (BUILD-TO-LINE)	0'-X-15 FT
SIDE	0 FT
REAR	15 FT
REQUIRED PARKING	58 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)
PROPOSED PARKING	137 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	64 SPACES
GARAGE TANDEN	52 SPACES
SURFACE	19 SPACES
SURFACE (ADA)	2 SPACES

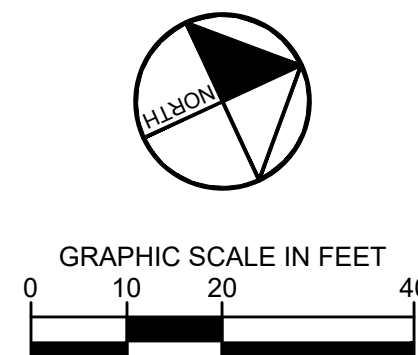
SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- STANDARD PARALLEL PARKING SPACES ARE 8.5' X 22' (187 SF). STANDARD PERPENDICULAR PARKING SPACES ARE 10' X 18' (180 SF).
- REFUSE COLLECTION BINS WILL BE ALLOTTED TO EACH TOWNHOME. NO COMMUNAL DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.
- ROAD PAVEMENT SECTION TO BE DETERMINED UPON RECEIPT OF SITE GEOTECHNICAL REPORT.

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	CONCRETE SIDEWALK
	STAMPED CONCRETE (RED)
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	STREETSCAPE LANDSCAPING
	PARKING COUNT

GEORGIA811
Utility Protection Center
Know what's below.
Call before you dig.



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

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

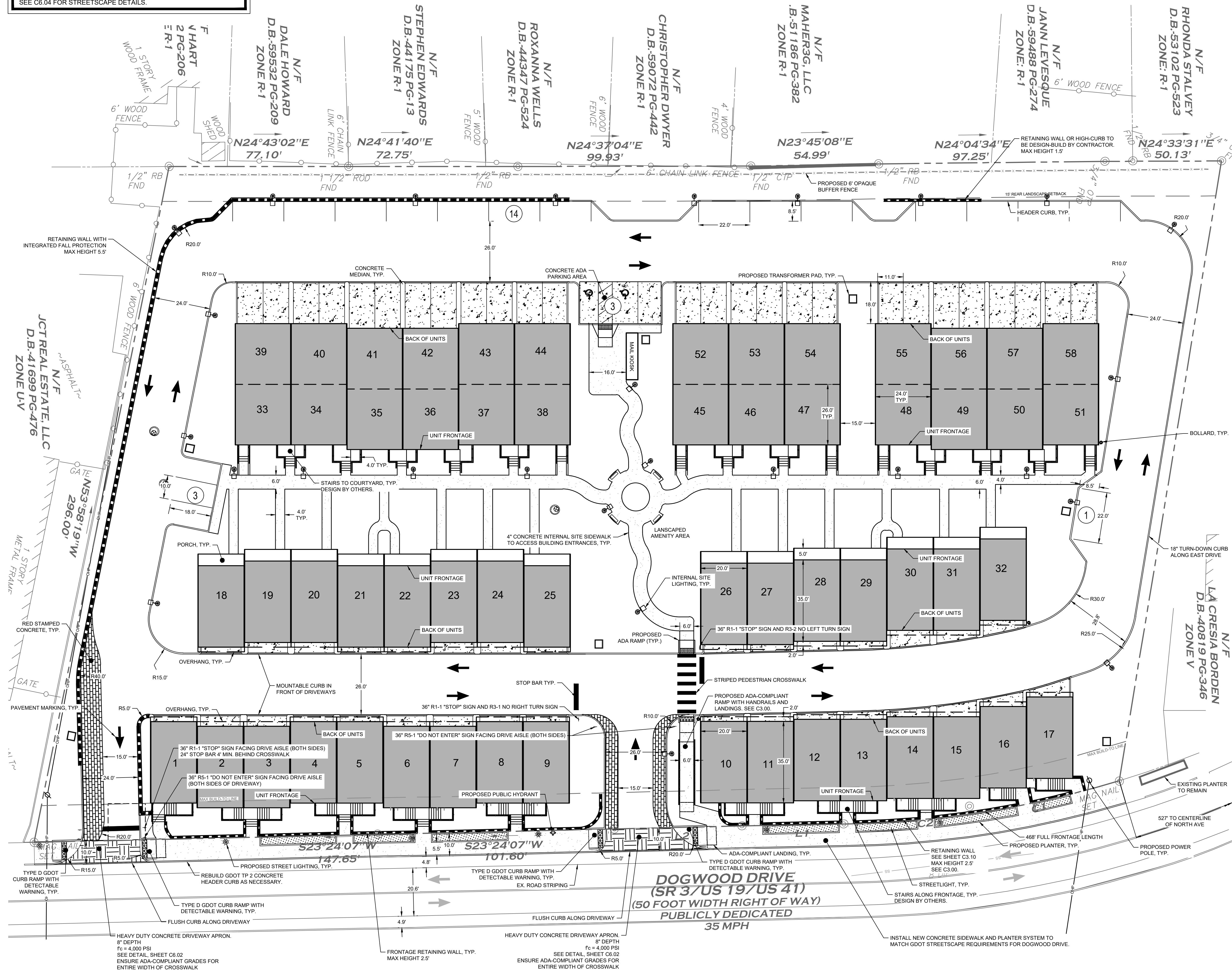


GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/1/2024
PROJECT NO. 019955008
TITLE

SITE PLAN

SHEET NUMBER
C2.00

Drawing name: K:\amt_d\019955008_dogwood hapeville\CAD\plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN.dwg Feb 01, 2024 9:48am by: Tyler Bishop



DOGWOOD DRIVE
(SR 37/US 197/US 41)
(50 FOOT WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED
35 MPH



STORM MAIN CONNECTION INSET

GRADING & DRAINAGE NOTES:

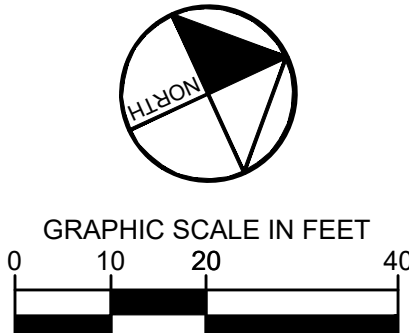
1. SITE AREA: 2.98 ACRES
DISTURBED AREA: 3.20 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312100366F, DATED 9/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND:

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

STORM DRAINAGE LEGEND:

- JB — JUNCTION BOX
- CI — HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- DI — DROP INLET (GDOT 10191A, TYPE A)
- SWCB — SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB — DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD — YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- CO — CLEAN OUT
- WQ — WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
- OCS — OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- TD — TRENCH DRAIN
- — PROPOSED ROOF DRAIN PIPE
- — PROPOSED STORM PIPE



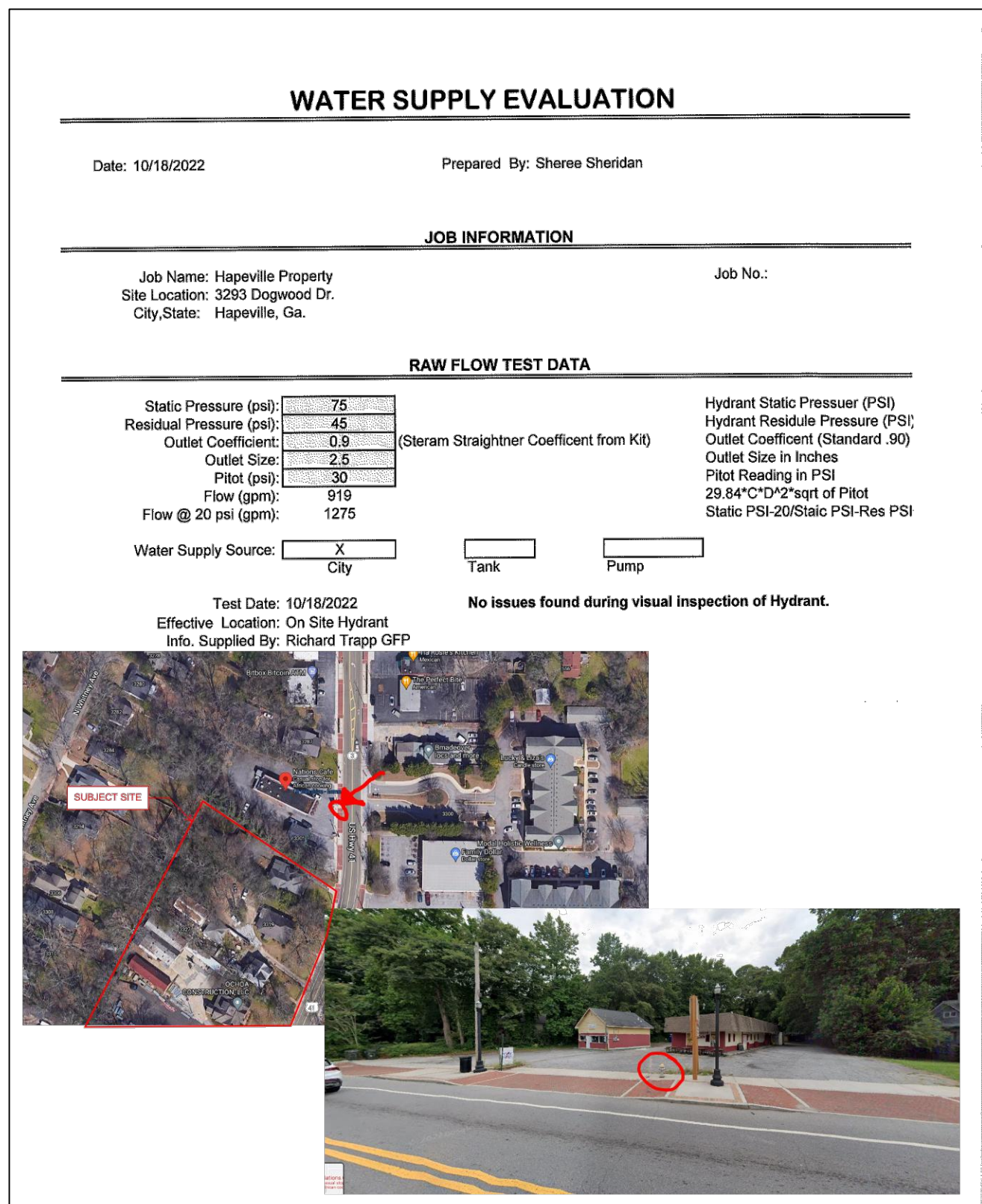
Kimley»Horn
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817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 450
MARIETTA, GA 30067

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

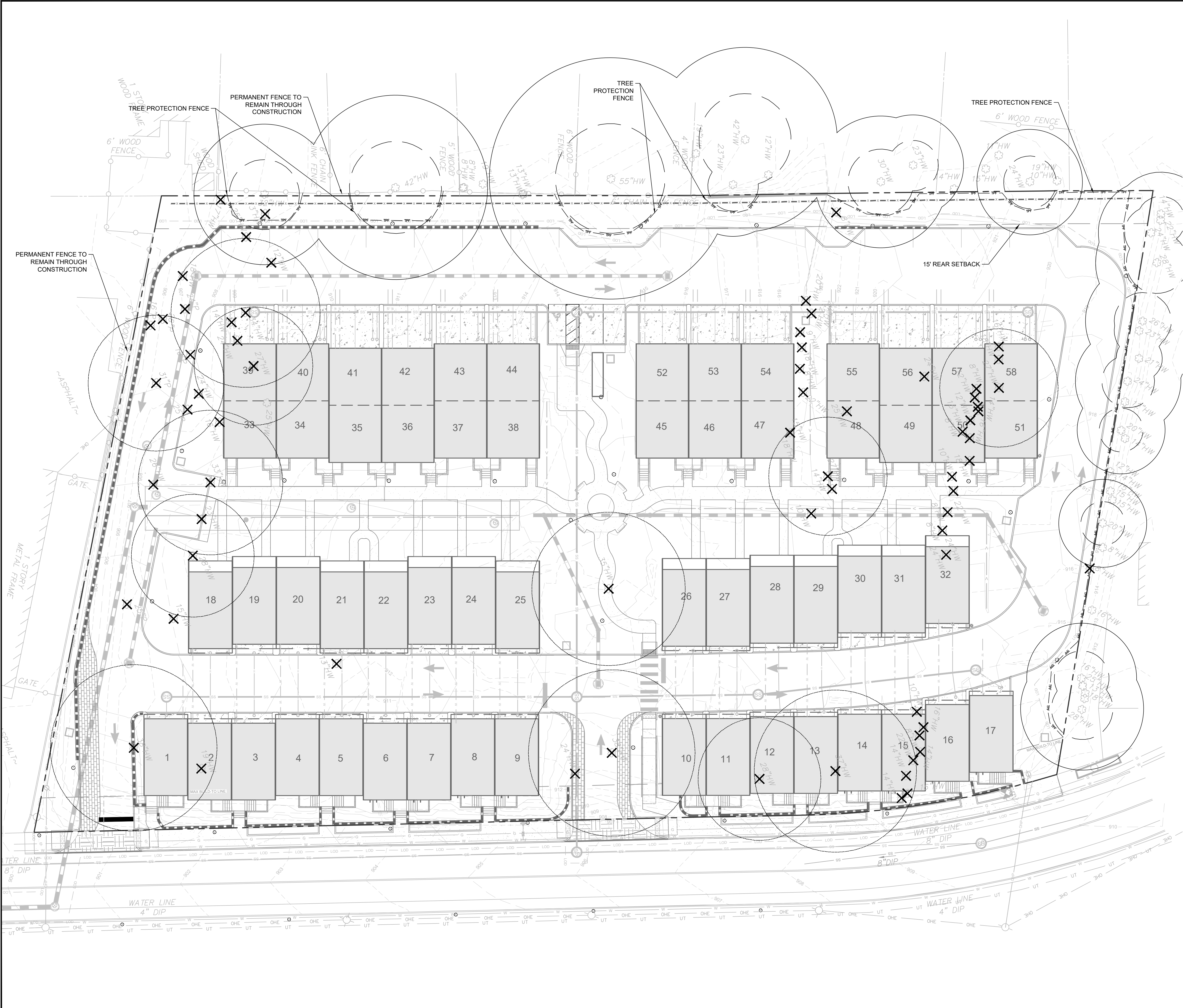
GEORGIA REGISTERED ENGINEER
No. PE042335
DAVID TEHR

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/1/2024
PROJECT NO. 019955008
TITLE **GRADING & DRAINAGE PLAN**
SHEET NUMBER **C3.00**



PROJECT						PREPARED BY											
3335 DOGWOOD 3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354 LOT 986, SUBDIVISION 1, WILSON PARK AT THE BIRCHES PARCEL ID: 14-009890180138						Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. 8100 NORTON ROAD, SUITE 601 THE BIRCHMORE, SUITE 601 ATLANTA, GEORGIA 30308 TEL: 404.261.0000 WWW.KIMLEY-HORN.COM											
						MCNEAL DEVELOPMENT 1542 POWERS FERRY ROAD SE SUITE 250 MARIETTA, GA 30067											
						No.	SITE PLAN RESUBMITTAL				TGB			DATE		TGB	
				No.				ISSUANCE AND REVISION DESCRIPTIONS									

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1.00 TREE SAVE PLAN Jan 31, 2024 9:44am by: catherine.henderson



TREE PROTECTION LEGEND

- × TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- BOUNDARY TREE
- STRUCTURAL ROOT PLATE OF BOUNDARY TREE

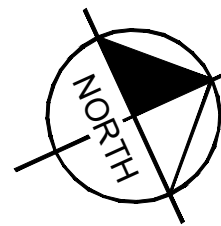
NOTE:

ALL BRUSH AND DEBRIS TO BE CLEARED FROM THE 15' REAR SETBACK. EXISTING TREES TO REMAIN MUST BE RESTORED TO A CLEAN AND HEALTHY CONDITION.

TREE CONSERVATION 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

GRAPHIC SCALE IN FEET
0 10 20 40



PREPARED FOR	DATE	BY
	02/01/2024	TGB
ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
8 SITE PLAN RESUBMITTAL		



GSWCC NO. (LEVEL II) 0000077807
DRAWN BY CLH
DESIGNED BY CLH/EHS
REVIEWED BY EHS
DATE 10/21/2022
PROJECT NO. 019955008



IRRIGATION:

THE SITE LANDSCAPE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

3201 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment for 3309 – 3345 Dogwood Drive, Hapeville

May 8, 2023

Eric Shade
Kimley-Horn
1200 Peachtree Street, NE
Suite 800
Atlanta, GA 30309

Dear Eric:

Based on the site map below, I completed a Level 2 tree assessment, and the condition of each tree is shown on the spreadsheet.

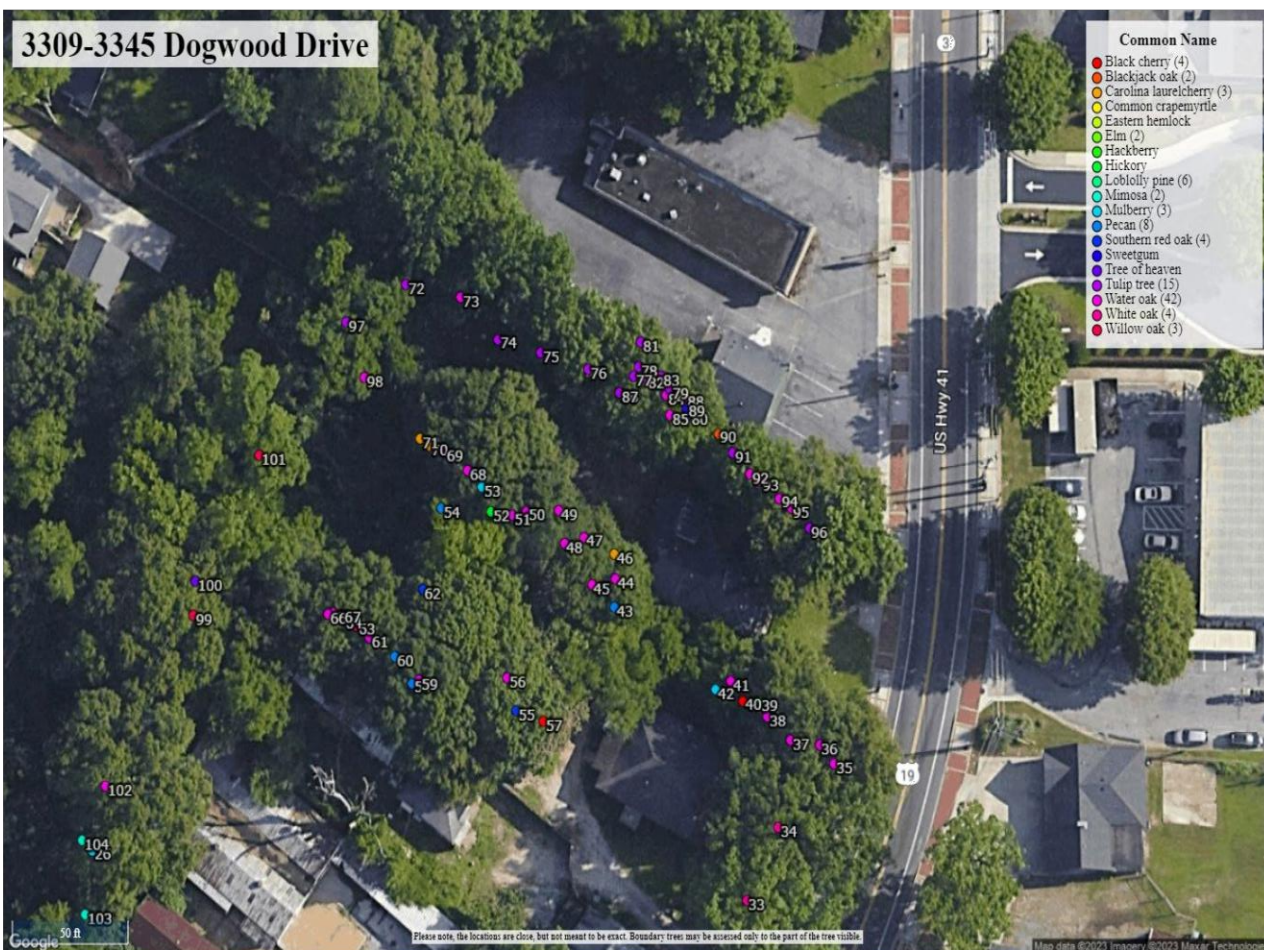


Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 4



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 2

Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 3



Site ID	Current Name	Scientific Name	Condition	EDR	SDR	SDR	SDR	SDR	Cross Spread	Latitude	Longitude	Notes	Overall Mortality Percent	Av. Quality Score of Dead
				SDR	SDR	SDR	SDR	SDR						
1	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
2	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
3	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
4	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
5	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
6	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
7	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
8	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
9	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
10	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
11	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
12	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
13	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
14	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
15	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
16	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
17	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
18	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
19	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
20	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
21	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
22	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
23	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
24	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
25	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
26	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
27	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
28	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
29	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9
30	Water oak	<i>Quercus nigra</i>	Tree	10	10	10	10	10	10	31.66271	-84.62027		15.51	4.9

File ID (Column Name)	Source Name	Location	DW	SW	SW Lat	SW Lon	SW Lat	SW Lon	Churn Speed	Latitude	Longitude	Notes	Overall Accuracy	Altitude Accuracy
01	Blackberry	Prima smartphone	fixed	12	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
02	Blackberry	Prima smartphone	fixed	13	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
03	Blackberry	Prima smartphone	fixed	14	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
04	Blackberry	Prima smartphone	fixed	15	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
05	Motorola	Quattro phone	fixed	16	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
06	Motorola	Quattro phone	fixed	17	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
07	Motorola	Quattro phone	fixed	18	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
08	Motorola	Quattro phone	fixed	19	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
09	Motorola	Quattro phone	fixed	20	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
10	Motorola	Quattro phone	fixed	21	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
11	Motorola	Quattro phone	fixed	22	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
12	Motorola	Quattro phone	fixed	23	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
13	Motorola	Quattro phone	fixed	24	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
14	Motorola	Quattro phone	fixed	25	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
15	Motorola	Quattro phone	fixed	26	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
16	Motorola	Quattro phone	fixed	27	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
17	Motorola	Quattro phone	fixed	28	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
18	Motorola	Quattro phone	fixed	29	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
19	Motorola	Quattro phone	fixed	30	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
20	Motorola	Quattro phone	fixed	31	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
21	Motorola	Quattro phone	fixed	32	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
22	Motorola	Quattro phone	fixed	33	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
23	Motorola	Quattro phone	fixed	34	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
24	Motorola	Quattro phone	fixed	35	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
25	Motorola	Quattro phone	fixed	36	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1.0
26	Motorola	Quattro phone	fixed	37	3	12.054	36.1311222	14.0495222	10.0	12.054	36.1311222	14.0495222	9.8	1

Locations are close, but not meant to be exact. Boundary trees may be assessed only to the part of the tree visible.

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1.02 ARB REPORT Jan 31, 2024 9:44am by: catherine.henderson

Kimley»Horn
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THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
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MILLER LOWRY
2964 PEACHTREE ROAD NW SUITE 540
ATLANTA, GA 30305

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

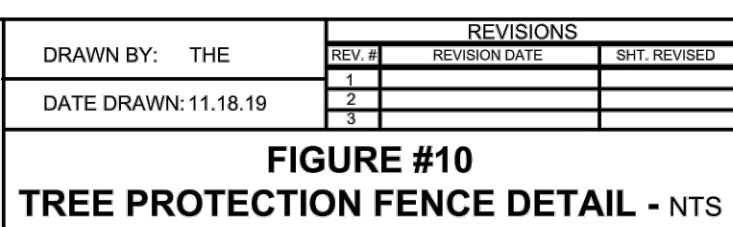
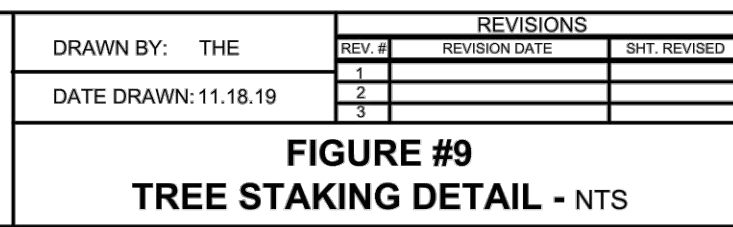
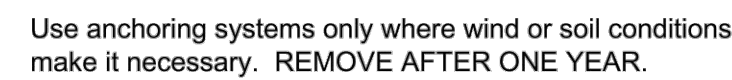
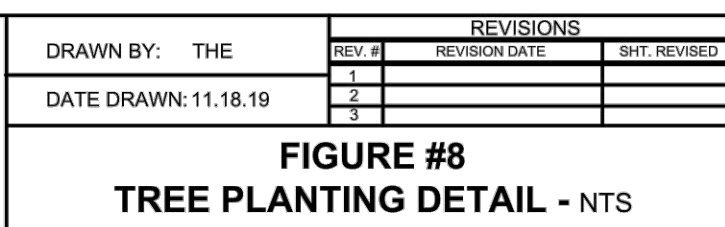
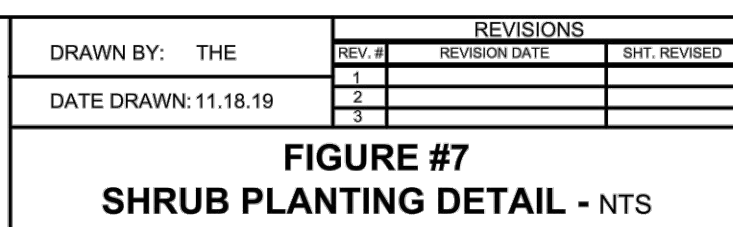
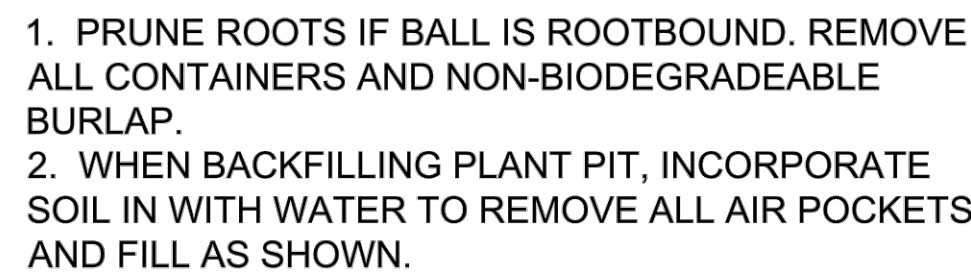


GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	10/21/2022
PROJECT NO.	019955008

TITLE

**ARBORIST
REPORT**

SHEET NUMBER
L1-02



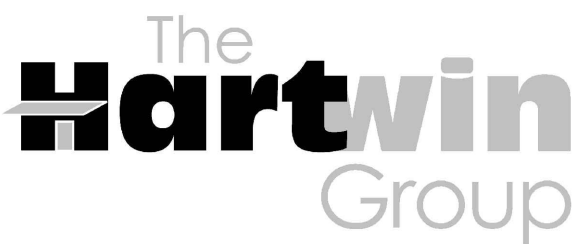


1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

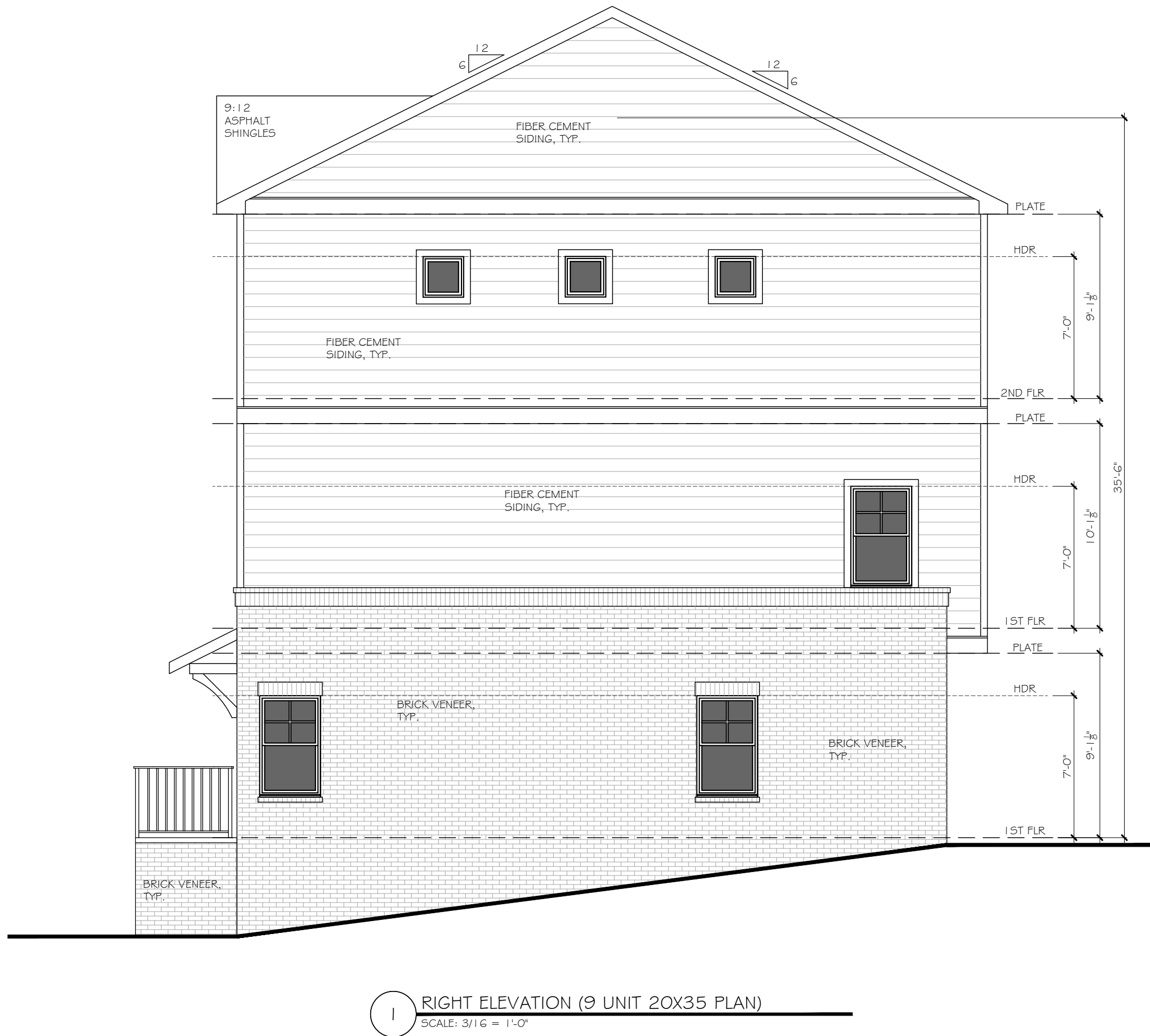
SCALE:

SHEET NO.

A.2.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.2.1

OF

- ELEVATION NOTES:
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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

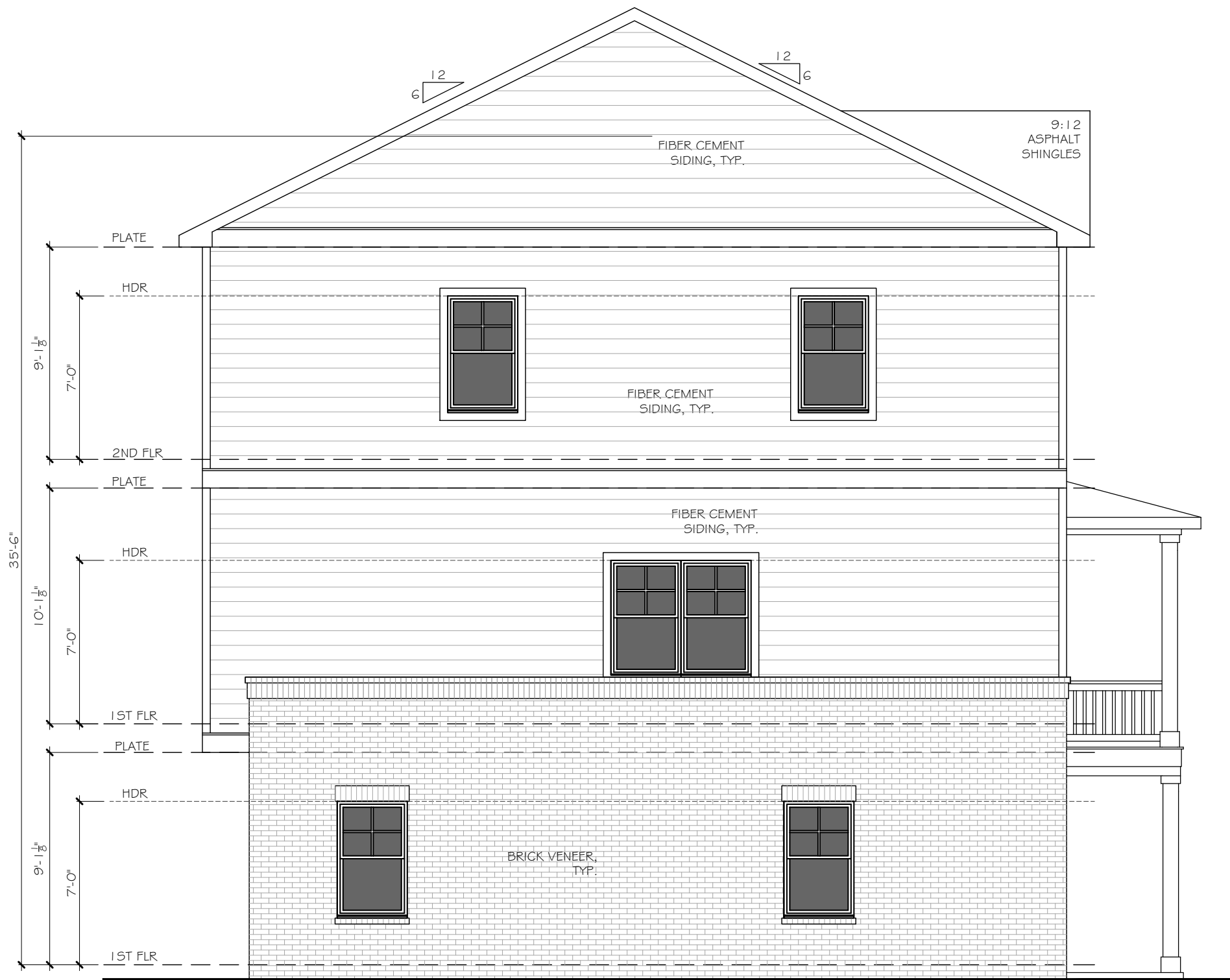
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MHART

SCALE:

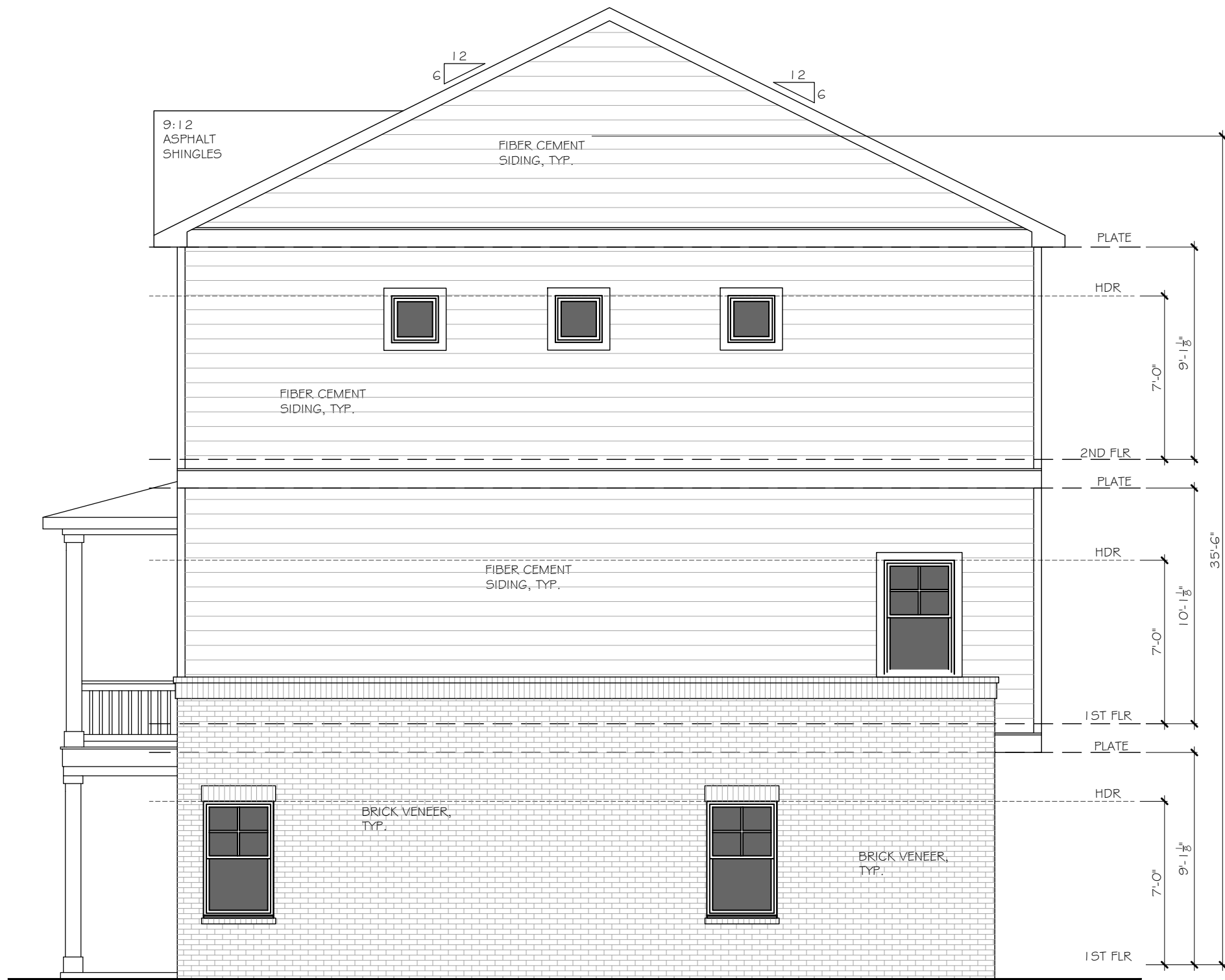
SHEET NO.

A.2.2

OF

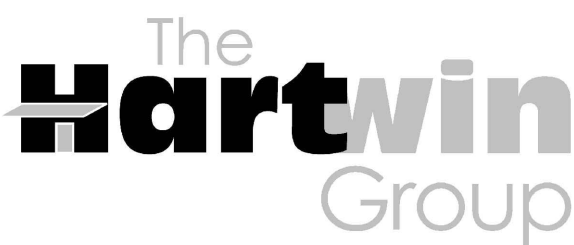


2 LEFT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024



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REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

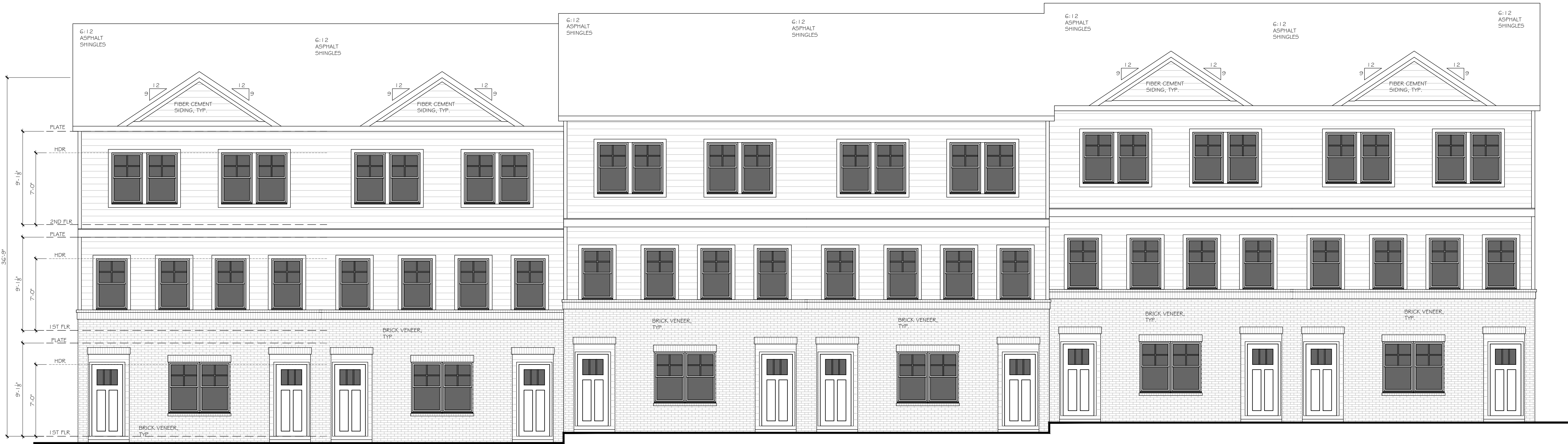
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SHEET NO.

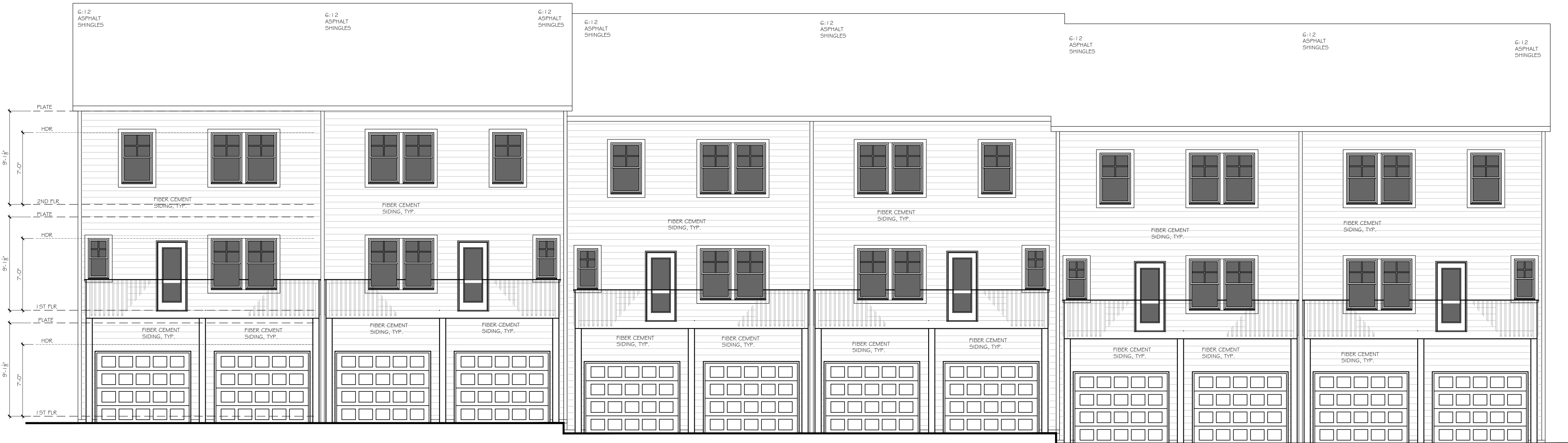
A.2.3

OF

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1 FRONT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
M.HART

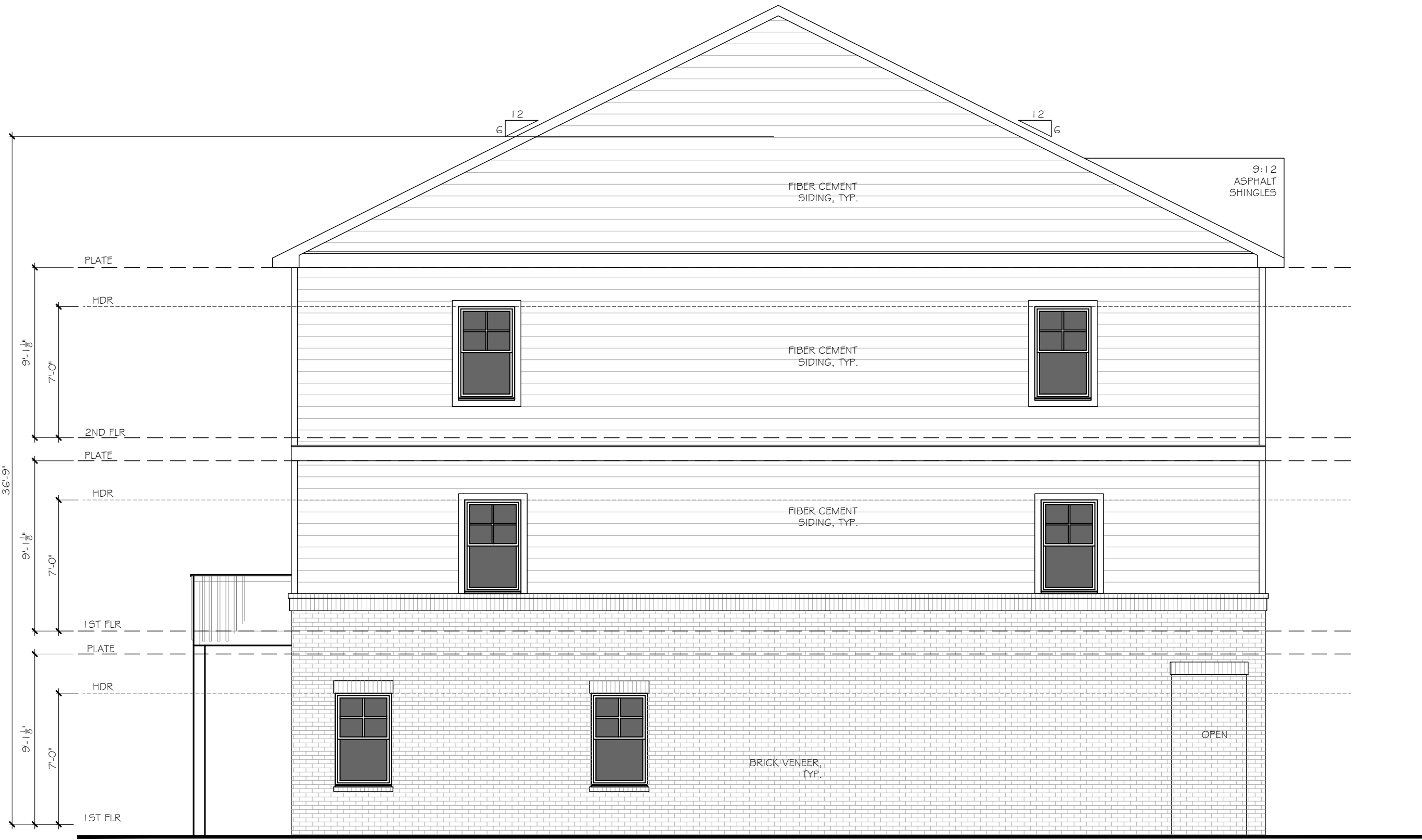
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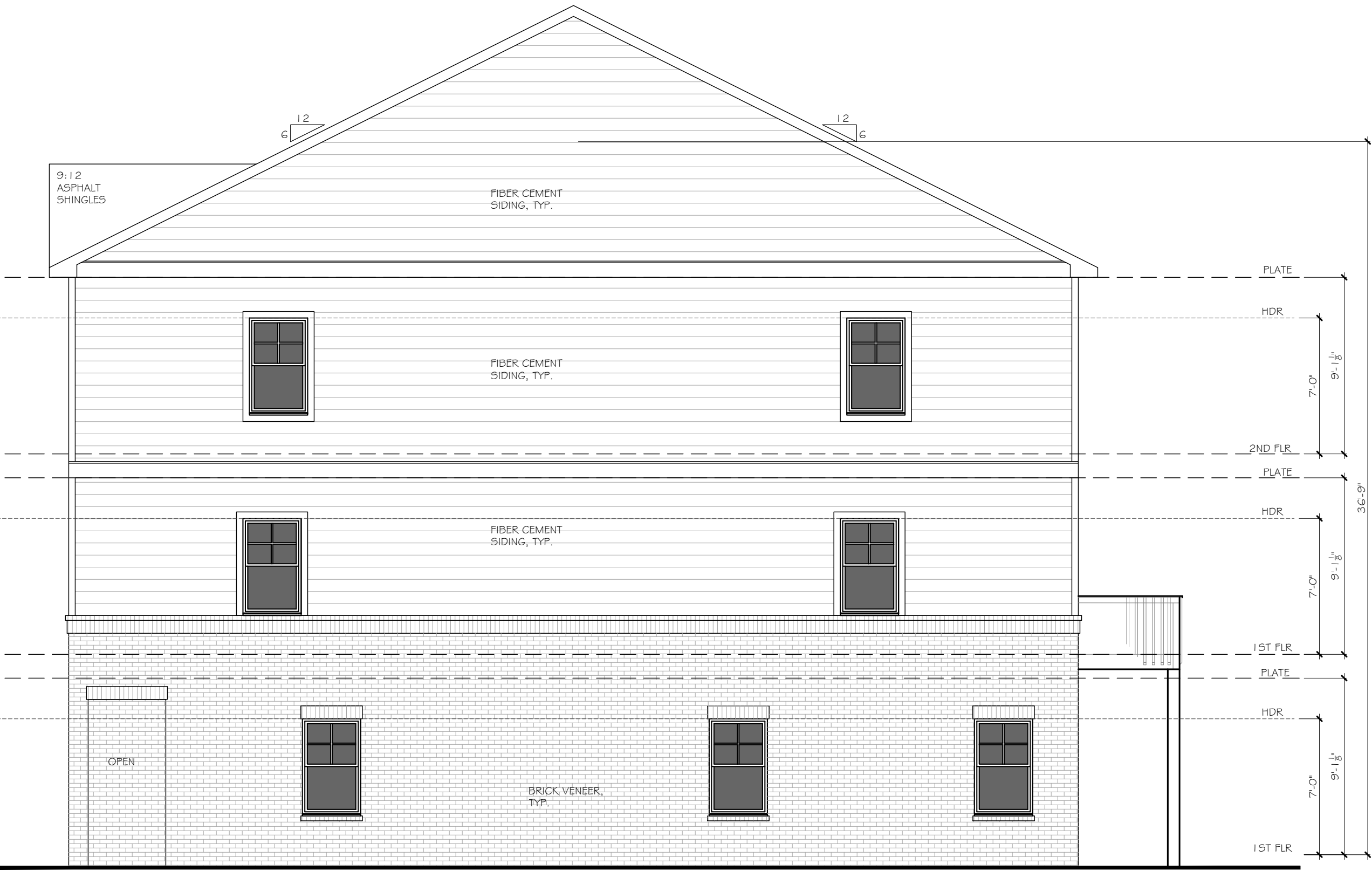
A.2.4

OF

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2 LEFT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

01/29/2024

The
Hartwin
Group

252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

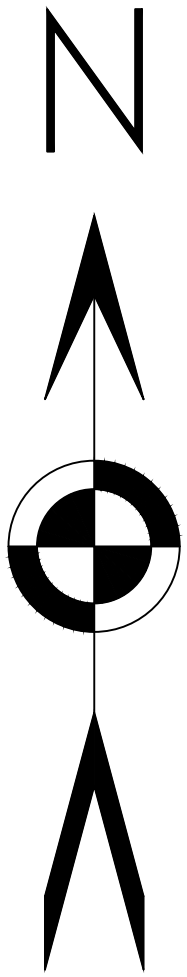
DRAWN BY:
MHART

SCALE:

SHEET NO.

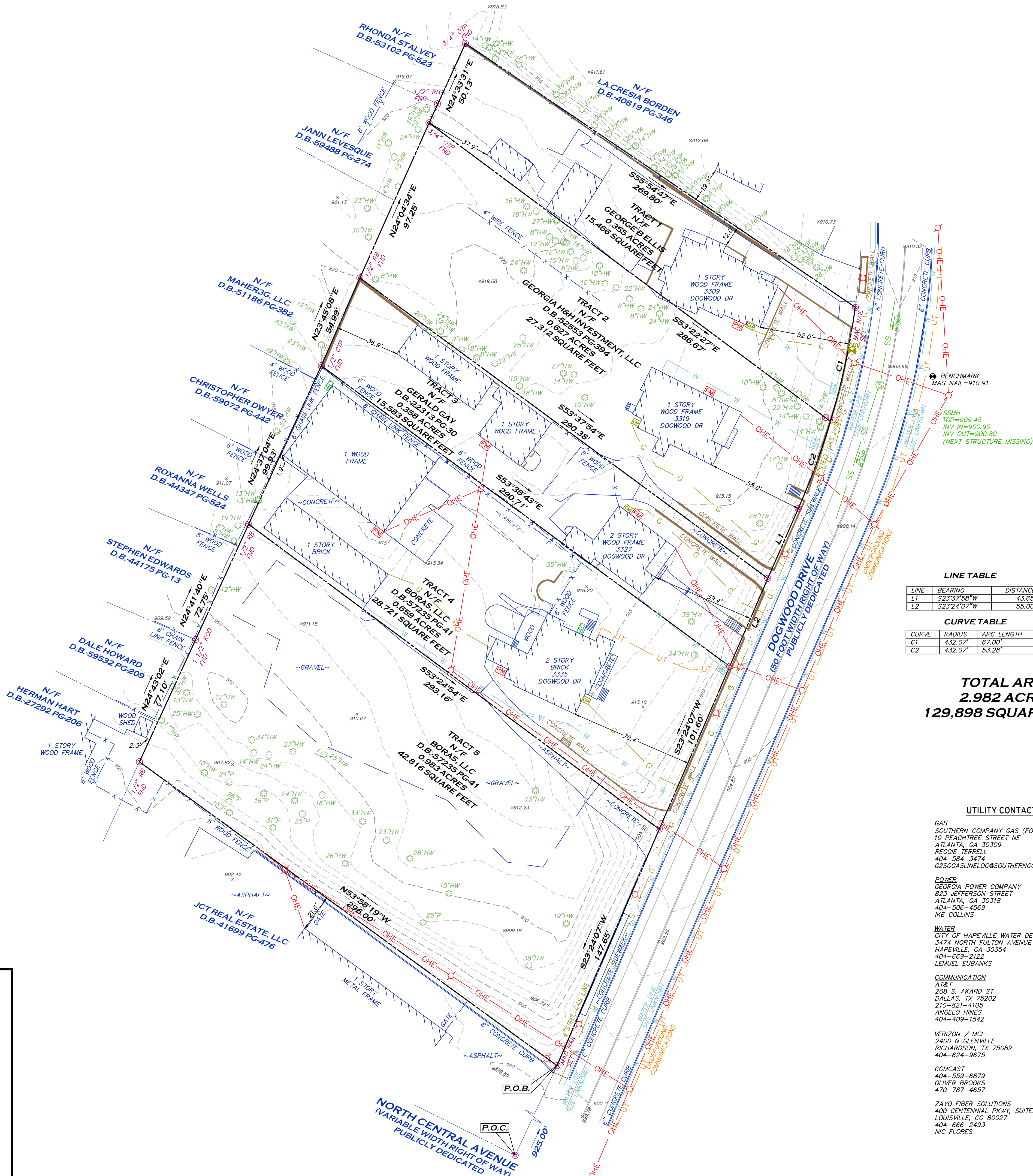
A.2.5

OF



GRID NORTH
(GA WEST)

GRAPHIC SCALE
30' 0 30' 60'
1 Inch = 30 Feet



LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°37'58\"W	43.65'
L2	S23°24'07\"W	55.00'

CURVE TABLE

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

TOTAL AREA
2.982 ACRES
129,898 SQUARE FEET

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
G250GASLINELOC@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
404-506-4569
IKE COLLINS

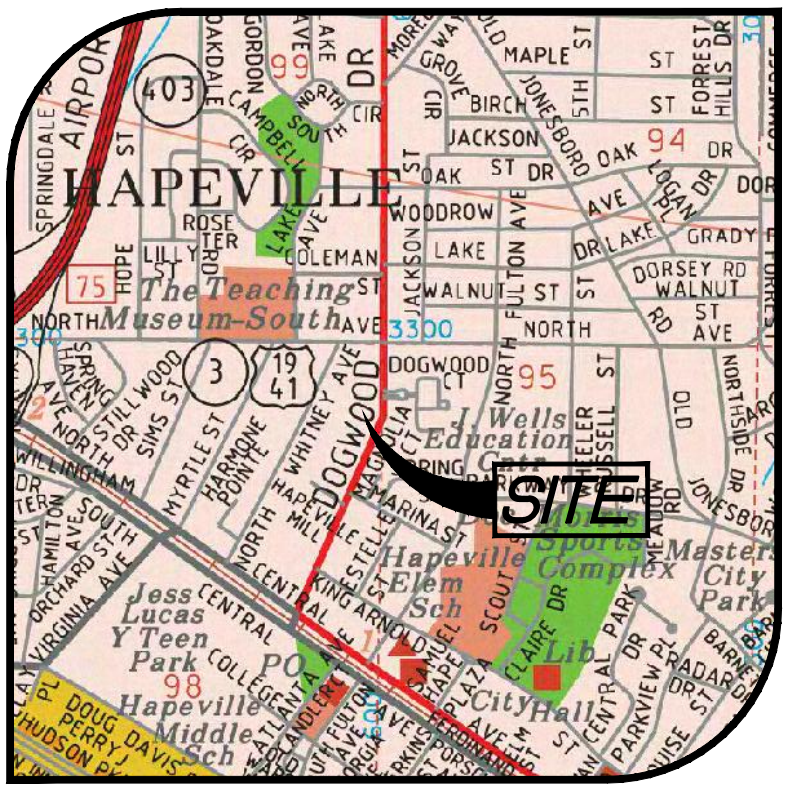
WATER
CITY OF HAPEVILLE WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEMUEL EUBANKS

COMMUNICATION
AT&T
208 S. AKARD ST
DALLAS, TX 75202
210-621-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N. GLENVILLE
RICHARDSON, TX 75082
404-624-9675

COMCAST
404-559-6879
OLIVER BROOKS
470-787-4657

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY. SUITE. 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1\" IN 41,775\" WITH AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
- 3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1\" IN 113,217\".
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83, GAWEST) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 - V (VILLAGE)
TRACTS 4 & 5 - UV (URBAN VILLAGE)
ZONING INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP.

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	WATER LINE
---	OHE OVERHEAD UTILITY LINE
---	G GAS LINE
---	SS SANITARY SEWER LINE
---	UGE UNDERGROUND ELECTRIC LINE
---	UT UNDERGROUND TELEPHONE LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	FIRE HYDRANT
---	CLEAN OUT
---	SSMH SANITARY SEWER MANHOLE
---	SC SANITARY SEWER MANHOLE
---	OCS OUTLET CONTROL STRUCTURE
---	YI YARD INLET
---	RCP REINFORCED CONCRETE PIPE
---	PVC POLYVINYL CHLORIDE PIPE
---	CMP CORRUGATED METAL PIPE
---	FD FLOW DIRECTION
---	CI CURB INLET
---	DI DROP INLET
---	SWCB SINGLE-WING CATCH BASIN
---	DWCB DOUBLE-WING CATCH BASIN
---	JB JUNCTION BOX
---	RB REBAR
---	CRB CAPPED REBAR
---	CRWM CONCRETE R/W MONUMENT
---	FND FOUND
---	LP LIGHT POLE
---	SI SIGN
---	TR TREE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MITCHELL LOWERY

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
MILLER LOWRY

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

STATE: GEORGIA
COUNTY: FULTON
DISTRICT: 14
LAND LOT: 98

REVISIONS

DATE: DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: FEBRUARY 6, 2023
JOB #: 213362
SCALE: 1"=30'
SHEET 1 OF 1



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

DATE: March 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3309 to 3345 Dogwood**

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Kerr on behalf of Dogwood Assemblage, LLC to construct a 58-unit single-family attached build-to-rent townhome development on a newly consolidated lot at 3309 to 3345 Dogwood Drive. The proposed development groups the 58 townhomes into 7 buildings and includes an amenity area.

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the City in 2017.

The consolidated property is requesting rezoning for the assemblage of U-V, Urban Village (three parcels are currently V, Village zoning with the remainder U-V). The rezoning hearing is scheduled for April 2, 2024). The property is located within the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

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

Sec. 93-11.2-3. - Permitted uses.

- (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.

Compliant

(23) Residential density limitations shall be as follows:

- a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
- b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
- c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Compliant

Sec. 93-11.2-7. - Area, placement, and buffering requirements.

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

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.
- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.
- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.
- (6) ***Distance between buildings.*** Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

(7) Height regulations. No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:

- a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
- b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
- c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
- d. The proposed development meets approval from the fire department and FAA.
- e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

Sprinklers will be required.

Height is measured from adjacent grade to highest roof point. Full heights have not been provided.

(8) Residential buffer. Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

- a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
- b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
- c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Compliant

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

Supplemental areas shall meet the following requirements:

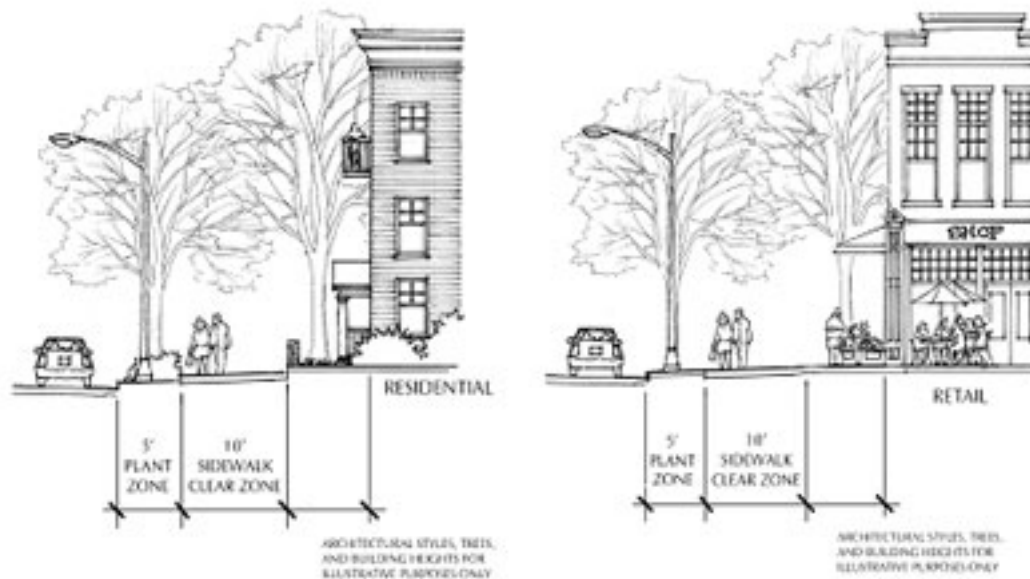
- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;

- c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.
- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

Sec. 93-11.2-9. - Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
 - b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.



- c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning

commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.

- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.
- e. The landscape area shall be maintained by the adjacent property owner.

Plans indicate a new concrete sidewalk and planter systems will be installed to continue similar City installations along Dogwood Drive.

(2) *Sidewalk clear area requirements.*

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. **Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.**

In some areas, with the planters, the sidewalk narrows to 5.5' instead of 10'. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.

- d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
- e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

(3) **Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

COMPLIANT

Sec. 93-11.2-10. - Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

- (1) See article 22.1 of this chapter for minimum parking space requirements.

COMPLIANT. 1 space per dwelling unit. Minimum 30% visitor spaces recommended. 21 visitor parking spaces provided.

- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be

based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

- b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - 1. A to-scale map indicating location of proposed parking spaces;
 - 2. Hours of business operation of nonresidential parking users;
 - 3. Copies of the legal instrument that authorizes the use of shared parking facilities;
 - 4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
 - 5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.
 - c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.
 - (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.
 - (5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.
 - (6) Carports shall be prohibited.
 - (7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.
 - (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).
 - (9) Bicycle or moped parking spaces are required as follows: All non-residential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area, or at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
 - (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

COMPLIANT

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

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

	Max. Unit/ Bldg. Lot	1
Maximum	Min. Parking Spaces	1/DU
	Feet	45
Minimum	Stories	3
	Rear	0
	Side	0
Minimum Front Yard	Maj. Arterial	0
	Minor Col.	0/15
	Max. Lot Coverage (%)	90
	Floor Area/ DU (SF)	1,000
	Lot Area/ DU (SF)	
	Min. Lot Area (SF)	1,200
	Lot Frontage (FT)	20
	Development Type	Single-family attached patio/town homes and live-work unit

i. Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.

REQUIREMENTS

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

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

Compliant.

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

Compliant

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

64 double/side by side garage spaces, 52 tandem garage spaces, 21 surface spaces, including 2 accessible space for a total of 137 spaces. This exceeds the parking requirement by over 100% and will was granted a variance from the Board of Appeals with the previous site plan. Staff supports the variance.

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

Compliant

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

Compliant per arborist.

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

Provided

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

Not applicable.

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

Retaining walls are shown on the plan.

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

Individual refuse collection is provided for each unit.

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

Provided. See engineer's report.

- k. Location and size of all signs.

All signs must be submitted to the City for review.

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. These are new elevations from the previous submittal.

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. These are new elevations from the previous submittal.

- (4) *Project data.*

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

Per the site plan, the total site area is 129,808 SF or 2.98 acres. Compliant

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

Allowable is 90%.

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

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

58 total dwelling units, ranging from 6 to 12 units attached (12 max allowed attached). Building footprints provided. Back-to-back units square footage provided (1399 SF to 1615 SF). Side-by-side units square footage provided (1664 SF). The minimum floor area is 1,000 SF per unit.

- d. Floor area in nonresidential use by category.

Not applicable

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

58 units proposed. Density limitation is 40 units per acre 2.98 acres x 40= 119 units. Compliant.

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

In excess of requirement. Variance approved October 2022.

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

Timeline not provided.

FINDINGS

The site plan is deficient for zoning in the following areas:

- Building height is measured from adjacent grade to highest roof point. Please provide full heights for compliance review.
- Timeline not provided.
- In some areas, with the planters, the sidewalk narrows to 5.5' instead of 10'. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.
- The parking exceeds allowable per Code, but is desirable for visitors and supported by Staff. A variance was granted by Board of Appeals October 2022.
- Per the applicant (GDOT note on C2.00), GDOT granted a waiver for the driveway entrance.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. These are significantly different elevations from the previous submittal. Please note that during building design sprinklers will be required.

Once the Applicant has addressed all of the Planner's comments, the site plan is considered compliant. Any additional



Site Location

March 24, 2023

Ms. Tonya Hutson
Department of Community Services
City of Hapeville
3474 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 3335 Dogwood LDP Site Plans
3335 Dogwood Drive
Development Review No. 3
K&W Ref. No. 221051.60

Dear Ms. Hutson:

As requested, I have reviewed the LDP site plans for the 3335 Dogwood site to be located at 3335 Dogwood Drive on a 2.98 acre parcel within a UV Zoning District. The re-submittal was received on February 25, 2023. The plans were prepared by Kimley Horn and Associates, Inc. under the engineering seal of Daniel Kerr. My comments are as follows:

1. Comment addressed by re-submittal.
2. Comment addressed by re-submittal.
3. Partially addressed. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 of the (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided so bond amounts to be posted can accurately be verified.
4. Comment addressed by re-submittal.
5. Comment addressed by re-submittal.
6. Comment addressed by re-submittal.
7. Comment addressed by re-submittal.
8. Comment addressed by re-submittal.
9. Comment addressed by re-submittal.
10. Comment addressed by re-submittal.
11. Comment addressed by re-submittal.
12. Comment addressed by re-submittal.
13. Comment will stand until approval is provided. A copy of the GDOT driveway entrance encroachment permit approval for the entrance road connection on US 19/41, SR 3 (Dogwood Drive) should be provided to the City for record purposes.
14. Applicant should clarify whether a GUPS permit has been obtained or if plans have only been submitted to GDOT. Comment will stand until the permit is provided to the City. A copy of the GDOT utility encroachment permit approval for the storm drain, sanitary sewer, and water main work on US 19/41, SR 3 (Dogwood Drive) should be provided to the City for record purposes.

Having addressed the comments, I recommend issuance of a development permit upon receipt of the requested items in comment #3, #13, and #14. I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements.

Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,

KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)



DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3309-3335 Dogwood Dr.

Date: March 6, 2024

This development could possibly have an impact on the Fire Department due to possible increase in 911 calls. Street widths must be 26 feet wide for aerial access. Will need to install fire hydrants with a minimum 8" dedicated main. All buildings will be required to be fully sprinklered. Will gates be installed? Will need to provide fire flow test. If you should have any questions, please let me know. Thanks.