



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
Miller Radford
Jeanne Rast
Cliff Thomas
Vacant

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 9, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes - 03-12-2024

Documents:

1. Minutes - 03-12-2024_draft

4. Old Business

4.I. 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. Planners Report 3309 3328 Dogwood Dr Rezoning

4.II. 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 Site Plan Review 3309 to 3345 Dogwood March 2024
4. Enginner's Report - 3309-3345 Dogwood Dr . _Site Plan -3
5. Fire Marshal's Report - 3309-3345 Dogwood Dr _Site Plan

5. New Business

5.I. 3558 Elm Street Subdivision Plat Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting preliminary subdivision plat review to combine 21 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3558 Elm Street_Subdivision_Redacted
2. Plans - 3558 Elm Street_Subdivision Plat
3. Planners Report 3558 Elm Hapeville Combination Plat March 2024 (002)
4. Engineer's Report - 3558 Elm St._Comb Plat- Plat Rev. 1

5.II. 3558 Elm Street Site Plan Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting preliminary subdivision plat review to combine 21 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3558 Elm Street_Site Plan_Redacted
2. Plans - 3558 Elm Street_Site Plan
3. Planners Report Site Plan Review 3558 Elm March 2024 (002)
4. Fire Marshal's Report - 3558 Elm Street _Site Plan

6. Next Meeting Date - May 14, 2024 at 6:00 PM

7. Adjourn



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

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

March 12, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

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

3. Approval of Minutes

4.I. Minutes of February 13, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of February 13, 2024, as amended. Lucy Dolan seconded the motion. Motion Carried: 4-0.

4. New Business

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

Background:

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

MOTION ITEM: Rob Hall made a motion to approve the final plat for 3264 Springhaven Drive, units 7-14, as submitted. Leah Davis seconded the motion. MOTION CARRIED: 4-0.

4.II. 3165 Old Jonesboro Road Site Plan Review

Background:

Daniel Love requested 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 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, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

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.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request at 3165 Old Jonesboro Road subject to the deficiencies outlined in the staff reports. Cliff Thomas seconded the motion. MOTION CARRIED: 4-0.

4.III. 3163 Old Jonesboro Road Site Plan Review

Background:

Daniel Love requested 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 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, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

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.

MOTION ITEM: Cliff Thomas made a motion to approve the site plan application at 3163 Old Jonesboro Road, subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

4.IV. 3085 Jackson Street Site Plan Review

Background:

Daniel Love requested 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 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, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

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.

MOTION ITEM: Leah Davis made a motion to approve the site plan review for 3085 Jackson Street, subject to the deficiencies outlined in the staff reports. Miller Radford seconded the motion. MOTION CARRIED: 4-0.

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

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC requested 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.

The applicant requested to postpone the rezoning request until the next Planning Commission meeting on Tuesday, April 9, 2024.

MOTION ITEM: Miller Radford made a motion to table the rezoning request for 3309, 3319, and 3327 Dogwood Drive until April 9, 2024. Leah Davis seconded the motion. MOTION CARRIED: 4-0.

4.VI. 3309, 3319, and 3327 Dogwood Drive Site Plan Review

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC requested 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.

The applicant requested to postpone the site plan request until the next Planning Commission meeting on Tuesday, April 9, 2024.

MOTION ITEM: Miller Radford made a motion to table the site plan review for 3309, 3319, and 3327 Dogwood Drive until April 9, 2024. Leah Davis seconded the motion. MOTION CARRIED: 4-0

5. Next Meeting Date: April 9, 2024 at 6:00 PM.

Open Discussion:

Adrienne Senter asked the commission whether they would be amenable to capturing a group photograph for the website. The commission readily endorsed the proposal.

After no further discussion, the following action was taken.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:17 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

**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 to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

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 ☒ _____

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 DeWayne 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 DEWAYNE LLC MICHAEL NORRIS MCNEIL 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)
<u>N/A</u>		

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

Type or Print Name and Title

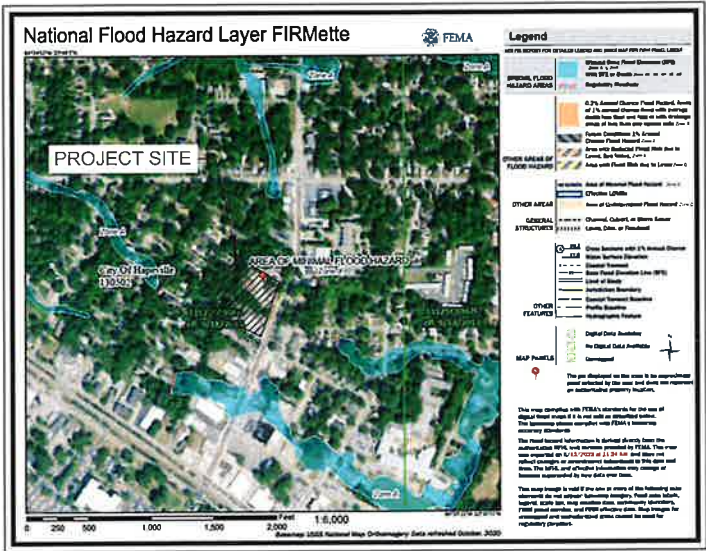
Signature of Notary Public

Date

(Notary Seal Here)



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 ASSEMBLY, 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 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



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE (404) 418-8700
WWW.KIMLEY-HORN.COM

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

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ISSUANCE	02/21/2024	IDK

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

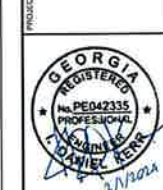


GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008

TITLE
CIVIL COVER
SHEET

SHEET NUMBER
C0.00

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ISSUANCE	02/21/2024	DK



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/21/2024
PROJECT NO.	019955008
TITLE	SITE PLAN
SHEET NUMBER	C2.00



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
RECREATION	0.19 ACRES
BUILDING FOOTPRINT	700 SF
20 X 35	800 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)	84 SPACES
GARAGE	52 SPACES
TANDEM	19 SPACES
SURFACE	2 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

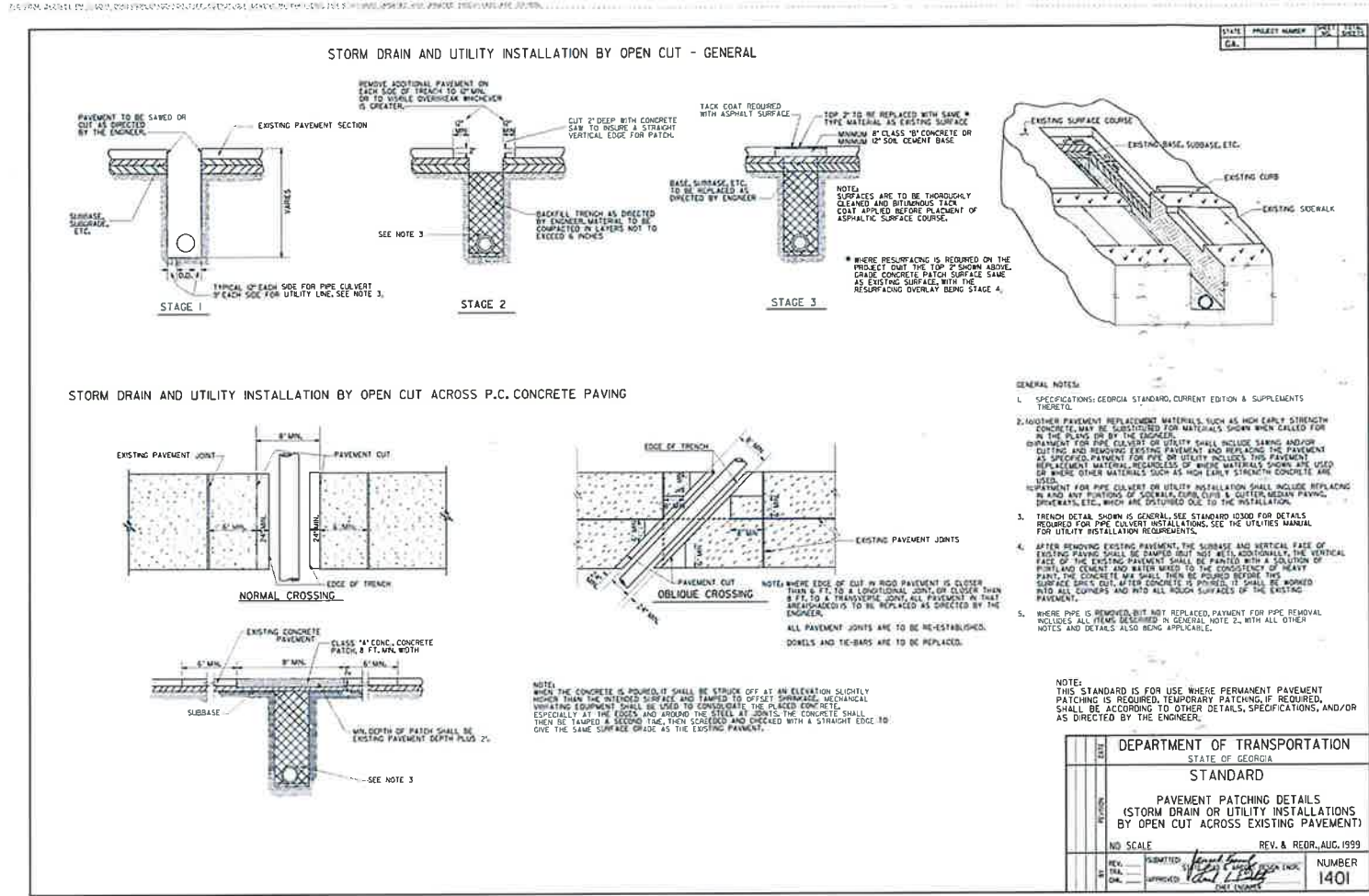
UNIQUE: Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

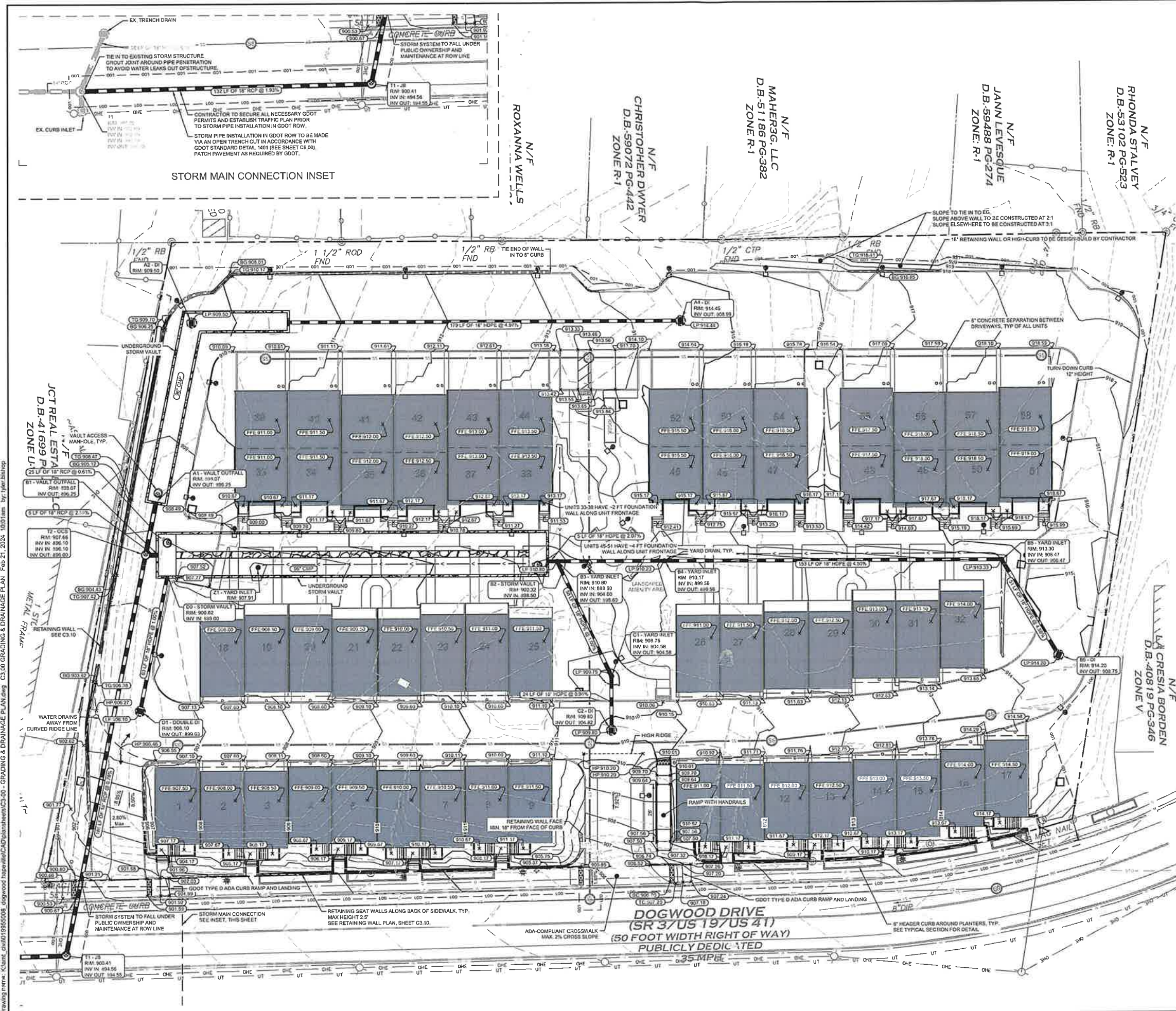
GDOT NOTE:
THE PROPOSED DRIVEWAY ENTRANCE IS NOT A GDOT STANDARD DETAIL. THE DOGWOOD DRIVE STREETSCAPE WAS CONSTRUCTED IN 2017-2018 BY GDOT, AND THE PROPOSED DRIVEWAY WILL MATCH THE DESIGN STANDARDS USED IN THAT PROJECT. GDOT HAS GRANTED A WAIVER TO USE THIS NON-STANDARD DETAIL. SEE C6.04 FOR STREETSCAPE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



1. STANDARD 1400, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 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- ### 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 13121C0366F, 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:
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED TOP GRADE AT WALL
 - PROPOSED BOTTOM GRADE AT WALL
 - PROPOSED TOP OF STAIR GRADE
 - PROPOSED BOTTOM OF STAIR GRADE
 - PROPOSED HIGH POINT GRADE
 - PROPOSED LOW POINT GRADE
 - PROPOSED TOP OF CURB GRADE
 - PROPOSED BOTTOM OF CURB GRADE
 - DRAINAGE FLOW ARROW

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

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

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley-Horn
817 W. PEACHTREE STREET, NW
SUITE 600
ATLANTA, GA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

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

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAYNEVILLE, GA 30554
DOWNSIDE
PARCEL ID: 11-00880160139

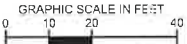
REGISTERED PROFESSIONAL ENGINEER
PE#24335
JANUARY 2024

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008
TITLE **GRADING & DRAINAGE PLAN**
SHEET NUMBER **C3.00**

UTILITY LEGEND:

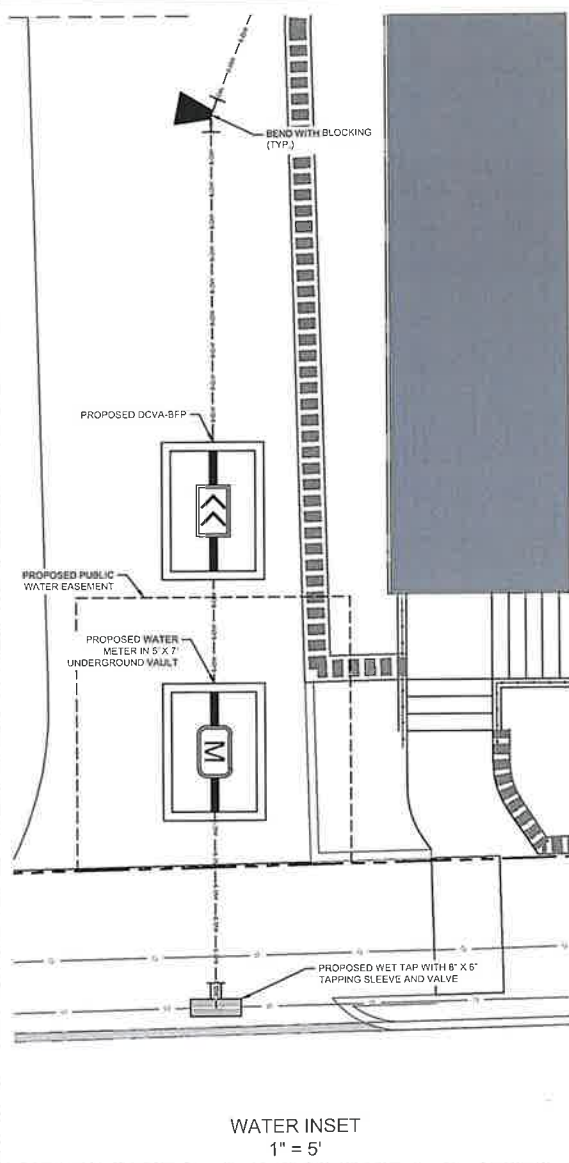
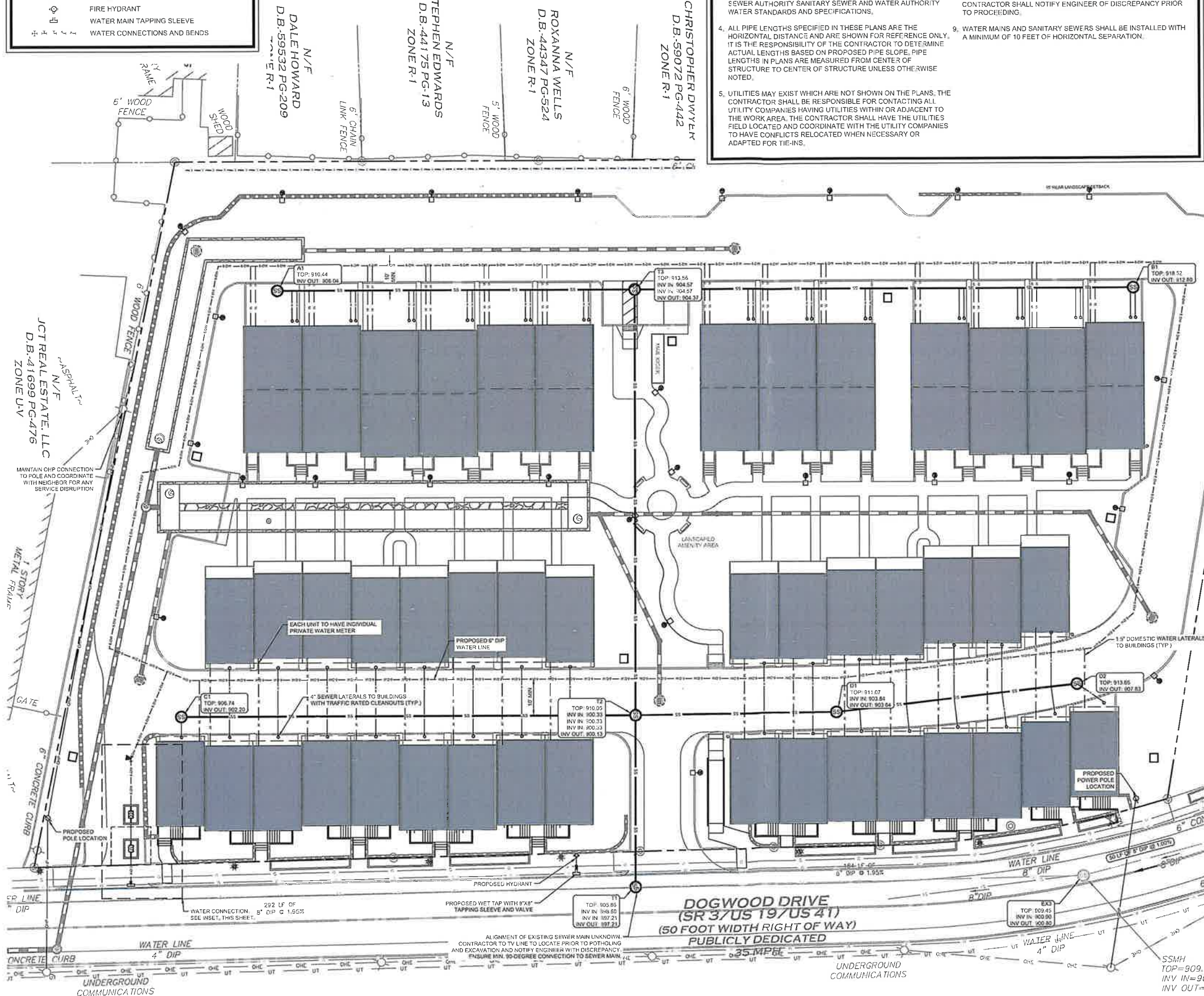
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

GEORGIA811
Utility Protection Center, Inc.
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UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
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.
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.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT, REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
9. WATER MAINS AND SANITARY SEWERS SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION.



WATER SUPPLY EVALUATION

Date: 10/15/2022 Prepared By: Sherrin Sheridan

JOB INFORMATION

Job Name: Hapeville Property
Site Location: 3335 Dogwood Dr.
City/State: Hapeville, Ga.
Job No:

RAW FLOW TEST DATA

Static Pressure (psi)	7.5
Residual Pressure (psi)	4.5
Outlet Coefficient	0.9
Outlet Size (inches)	2.0
Flow (gpm)	30
Flow @ 20 psi (gpm)	1275

Water Supply Source: ☒ City ☐ Tank ☐ Pump

Test Date: 10/15/2022
Effective Location: On Site Hydrant
Info. Supplied By: Richard Trapp GPP

Hydrant Static Pressure (PSI): 7.5
Hydrant Residual Pressure (PSI): 4.5
Outlet Coefficient (Standard 90): 0.9
Outlet Size in inches: 2.0
Pilot Reading in PSI: 28.84
28.84 PSI = 20.00 PSI Res. PSI

No issues found during visual inspection of Hydrant.

Drawing name: kland_dwg101995508_dogwood_hapevilleCA4.00-utility PLAN.dwg C4.00 UTILITY PLAN Feb 21, 2024 1:00:00pm By: Tyler Bahag

Kimley»Horn

13224 ALABAMA AVE. SUITE 100
BIRMINGHAM, AL 35244
PHONE (205) 419-9700
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT

1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
01	DRG SUBMITTAL	02/21/2024	DK

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
PARCEL ID: 14-006900180139

GEORGIA REGISTERED PROFESSIONAL ENGINEER

PE042335

DAVID R. BARN

3/1/2024

GSWCC NO. (LEVEL II): 0000077007

DRAWN BY: TGB

DESIGNED BY: TGB

REVIEWED BY: IDK

DATE: 2/21/2024

PROJECT NO.: 019955008

TITLE: UTILITY PLAN

SHEET NUMBER: C4.00

EROSION CONTROL NOTES:

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

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

- DEVICES
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/SEEDING.
- SEE DETAILS FOR D&S AND D&S SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0396F, DATED 9/16/2013.
- WETLANDS DO NOT EXIST ON SITE.
- SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- AMENDMENTS/REVISIONS TO THE E&S&C PLAN WHICH HAVE A

- SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- THE DESIGN PROFESSIONAL WHO PREPARED THE E&S&C PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 10-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAI 100001.
- NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

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

EROSION CONTROL LEGEND:

- Sd1-S SILT FENCE - TYPE S
- Co CONSTRUCTION EXIT
- Sd2-P INLET SEDIMENT TRAP: CURB INLET PROTECTION
- Sd2-F INLET SEDIMENT TRAP: FILTER FABRIC
- Sd2-SS INLET SEDIMENT TRAP: SILT SAVER
- SI STORM DRAIN OUTLET PROTECTION
- Fr FILTER RING
- Re RETAINING WALL
- DI DIVERSION
- Cd CHECK DAM
- Dn1 TEMPORARY DOWNDRAIN STRUCTURE
- Sk FLOATING SURFACE SKIMMER
- Sd3 TEMPORARY SEDIMENT BASIN
- Ch CHANNEL STABILIZATION
- Ds1 DISTURBED AREA STABILIZATION (MULCHING)
- Ds2 DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Ds3 DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
- Du DUST CONTROL
- Ss SLOPE STABILIZATION
- Sp SAMPLING POINT
- Tr TREE PROTECTION FENCE
- LOD LIMITS OF DISTURBANCE
- CYB2 SOIL TYPE DELINEATION
- Drainage Basin Delineation

SAMPLING NOTES:

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

HYDROLOGIC SOIL GROUPS:

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

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.20 ACRES
PHASE DISTURBED AREA = 2.20 ACRES

24-HOUR CONTACT:

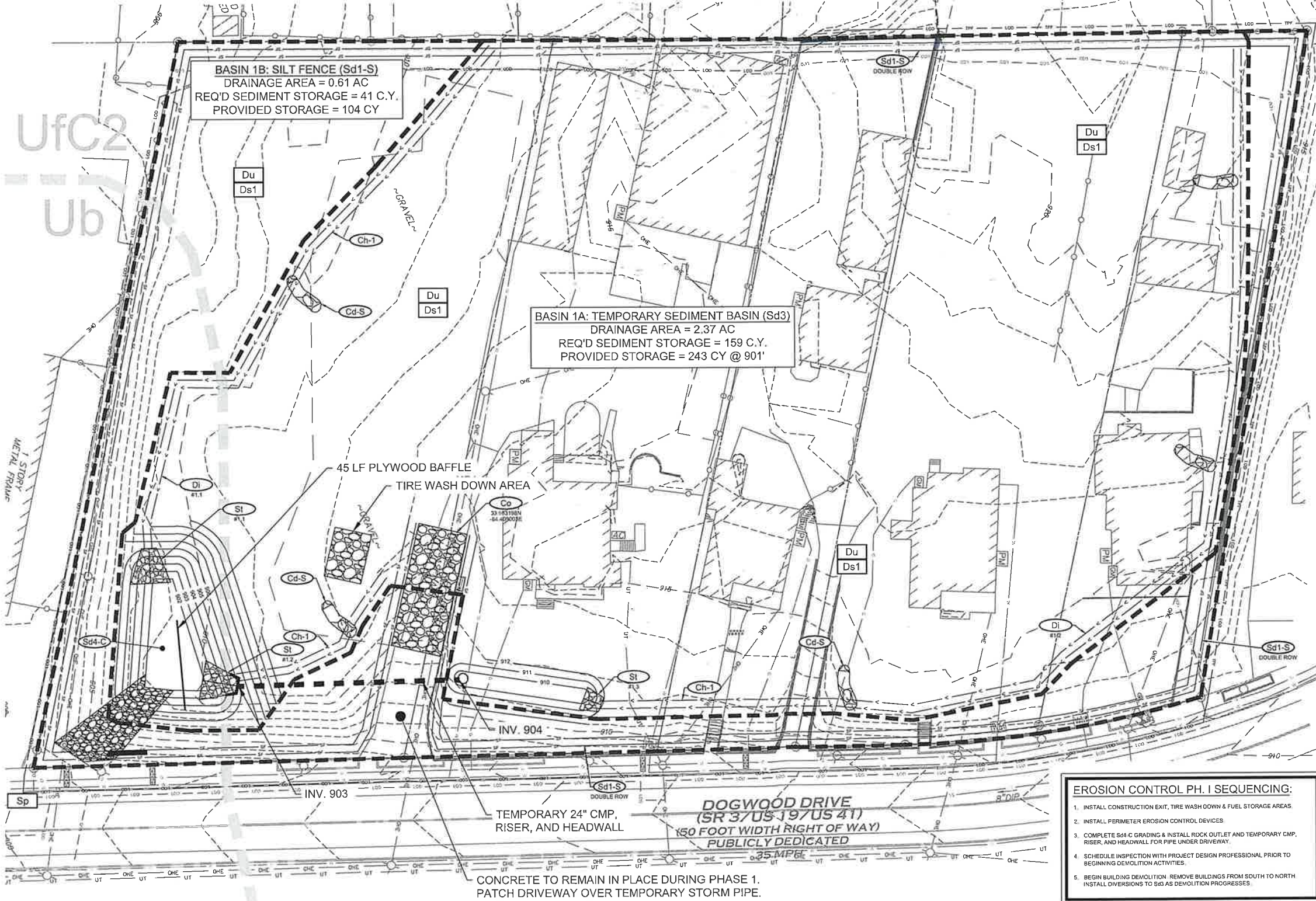
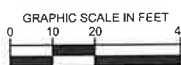
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B SUITE 100 ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. I SEQUENCING:

- INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
- INSTALL PERIMETER EROSION CONTROL DEVICES.
- COMPLETE S&C GRADING & INSTALL ROCK OUTLET AND TEMPORARY CMP, RISER, AND HEADWALL FOR PIPE UNDER DRIVEWAY.
- SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- BEGIN BUILDING DEMOLITION. REMOVE BUILDINGS FROM SOUTH TO NORTH. INSTALL DIVERSIONS TO S&S AS DEMOLITION PROGRESSES.

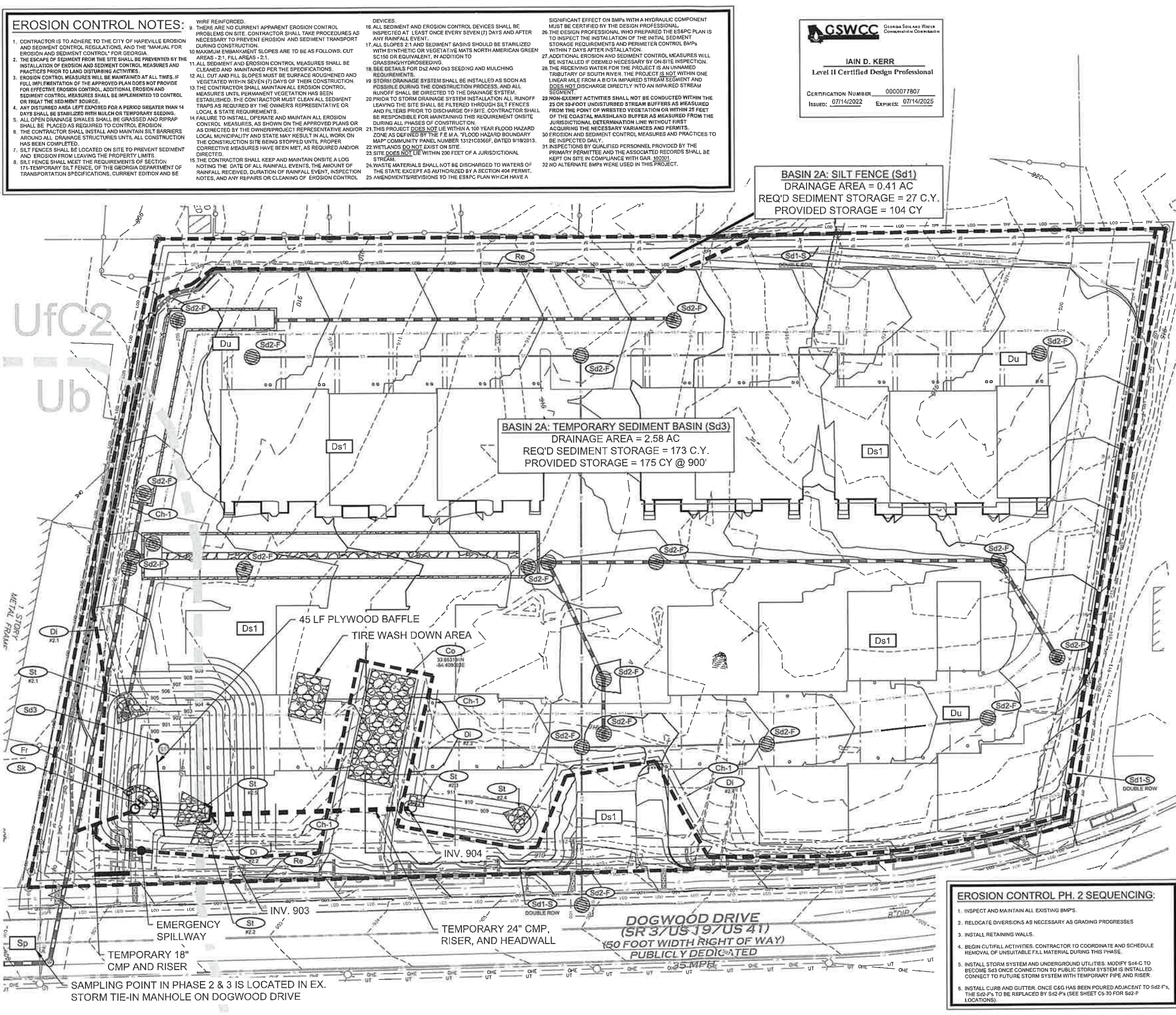


NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ISSUANCE	02/21/2024	IDK

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAVENVILLE, GA 30354
PARCEL ID: 14 00980160139



CSWCC NO. (LEVEL III)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/21/2024
PROJECT NO.	019955008
TITLE	EROSION CONTROL PLAN PHASE 2
SHEET NUMBER	C5.20



Drawing name: K:\mnt_civil\019955008_dogwood_havenville\c5-10 - EROSION CONTROL PLAN PHASE 2 - Feb 21, 2024 - 10:02am by: lyne.bishop

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EROSION CONTROL NOTES:

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- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

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- 15 THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL

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- 18 SEE DETAILS FOR D2 AND D3 SEEDING AND MULCHING REQUIREMENTS.
- 19 STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- 20 PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
- 21 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 13121C0567, DATED 9/19/2013.
- 22 WETLANDS DO NOT EXIST ON SITE.
- 23 SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- 24 WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 25 AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A

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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

IAIN D. KERR
Level II Certified Design Professional

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

EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE S
Co	CONSTRUCTION EXIT
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
St	STORM DRAIN OUTLET PROTECTION
Fr	FILTER RING
Re	RETAINING WALL
Di	DIVERSION
Cd	CHECK DAM
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Sk	FLOATING SURFACE SKIMMER
Sd3	TEMPORARY SEDIMENT BASIN
Ch	CHANNEL STABILIZATION
Ds1	DISTURBED AREA STABILIZATION (MULCHING)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
Du	DUST CONTROL
Ss	SLOPE STABILIZATION
Sp	SAMPLING POINT
Tr	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
CYB2	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA).
- SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
- SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

HYDROLOGIC SOIL GROUPS:

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

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.88 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:

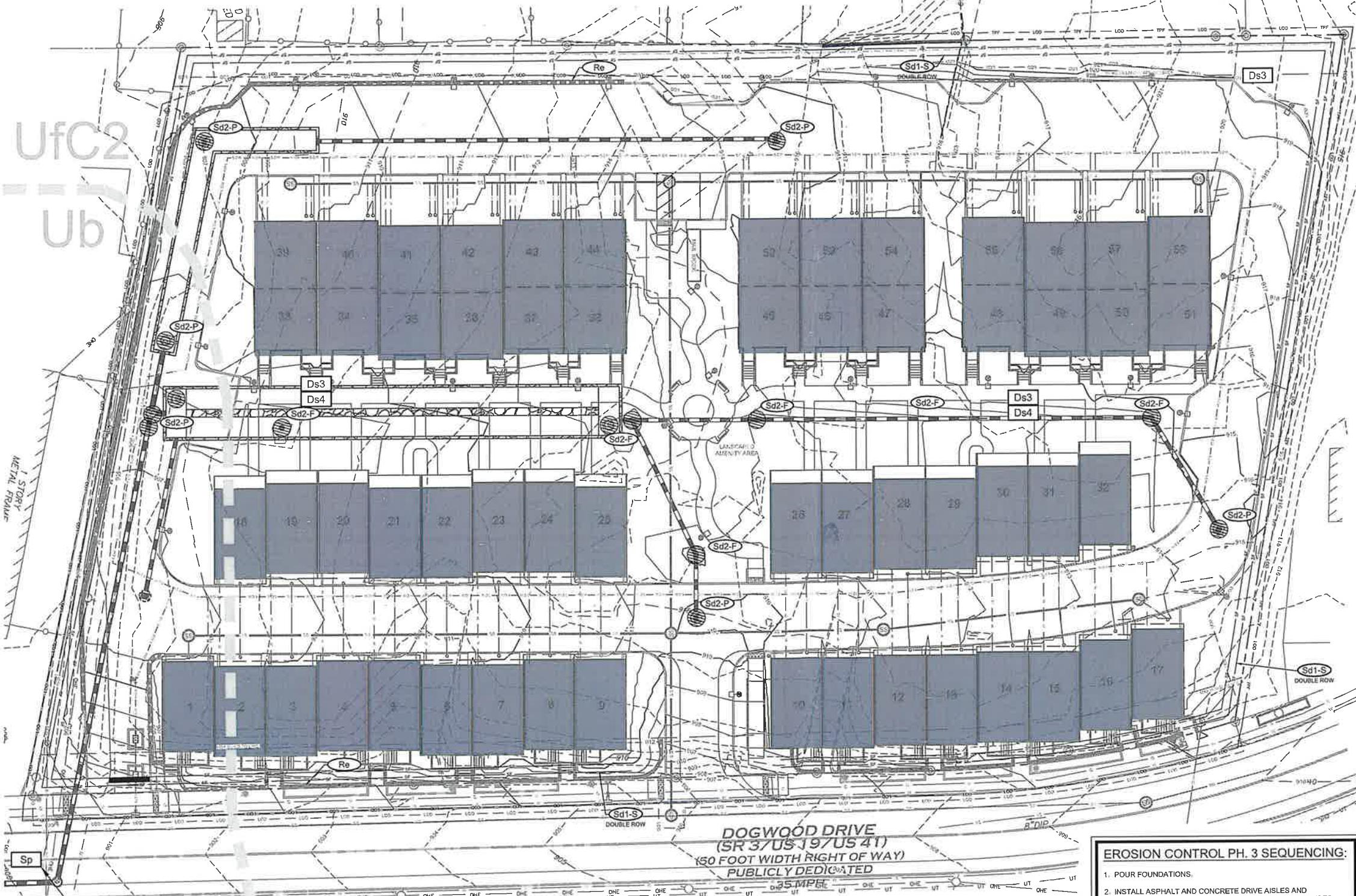
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B SUITE 100 ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 3 SEQUENCING:

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

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

GRAPHIC SCALE IN FEET
0 10 20 40



SAMPLING POINT IN PHASE 2 & 3 IS LOCATED IN EX. STORM TIE-IN MANHOLE ON DOGWOOD DRIVE



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 41,777 FEET AND AN ANGULAR ERROR OF 4.12 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
- 3) A SOKKIA XT TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR3 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 13,217.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13122C0006, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 1991, IN THE COUNTY OF GWINNETT, GEORGIA, WITHIN THE STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (MAGNETIC, GRAVEST) AND VERTICAL DATUM (NAD 83) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIFR SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY DELTA ELECTRONIC, INC. SPATIAL ACCURACY WAS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMISSION PART 3: NATIONAL STANDARD FOR SPATIAL DATA QUALITY, 1994, HORIZONTAL AND 0.7 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITYSURVEY, LLC. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF 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.

LINE	BEARING	DISTANCE
L1	S25°37'58"W	43.65
L2	S21°24'02"W	55.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	63.38'	63.36'	S20°14'04"W

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
G2SOGAS@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 EVBANKS

COMMUNICATION
AT&T
208 S. AKARD
DALLAS, TX 752
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75081
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

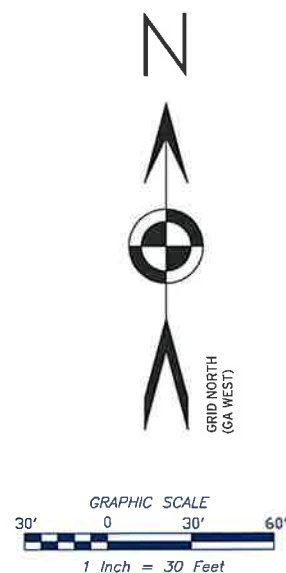
LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
— W —	BUILDING SETBACK LINE
— W —	WATER LINE
— OH —	OVERHEAD UTILITY LINE
— G —	GAS LINE
— SS —	SANITARY SEWER LINE
— UG —	UNDERGROUND ELECTRIC LINE
— UT —	UNDERGROUND TELEPHONE LINE
— X — X —	FENCE LINE
— —	STORM DRAIN PIPE
WV	WATER VALVE
FFH	FIRE HYDRANT
FO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
S	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
Y	YARD INLET
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
→	FLOW DIRECTION
C	CURB INLET
DI	DROP INLET
SWOB	SINGLE-WING CATCH BASIN
DWOB	DOUBLE-WING CATCH BASIN
J	JUNCTION BOX
RB	REBAR
GRB	CAPPED REBAR
CRM	CONCRETE R/W MONUMENT
FO	FOUND
LP	LIGHT POLE
S	SION
T	TREE



**Lowery
& Associates**

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'



SURVEYOR'S CERTIFICATION

THIS PLAT IS A REITRACEMENT 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, OR DEEDS OF RECORD WHICH DEFINE THE EXISTING PARCEL OR PARCELS ARE STATED HEREON. RECORDED OF THIS PLAT DOES NOT IMPLY AVALOOF OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ANY OTHER REQUIREMENTS OF ANY LOCAL OR STATE AGENCY OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS, AND, IN ADDITION, MEETS THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF REVENUE AND THE GEORGIA SURVEYORS 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.G.C.A. SECTION 15-6-67.

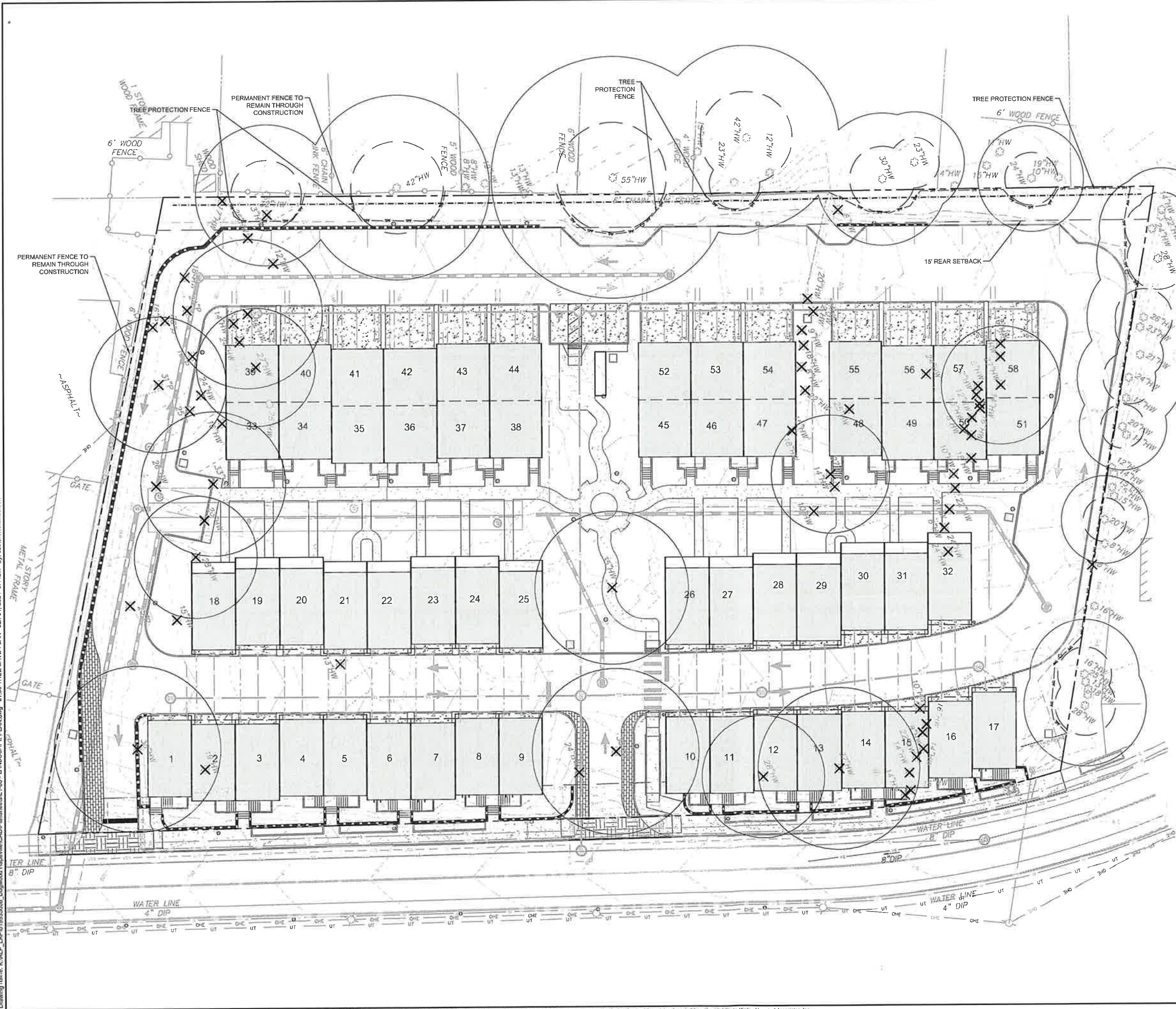
15-6-87.

[Handwritten signature]

MITCHELL LOWERY GEORGIA RPT 3109

GEORGIA
REGISTERED
No. 3109
REGISTERED
LAND SURVEYOR
MITCHELL LOWERY

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plin\sheet\1-00 - LANDSCAPE PLAN.dwg Jan 31, 2024 9:44am by: catherine henderson



TREE PROTECTION LEGEND

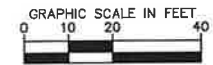
X	TREE TO BE REMOVED
⊗	SPECIMEN TREE TO BE REMOVED
●	BOUNDARY TREE
○	STRUCTURAL ROOT PLATE OF BOUNDARY TREE

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



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BENTLEY SUITE 601
ATLANTA, GEORGIA 30308
PHONE: 404.414.4308
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT

1842 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	SITE PLAN RESUBMITTAL	02/07/2024	TCB

3335 DOGWOOD

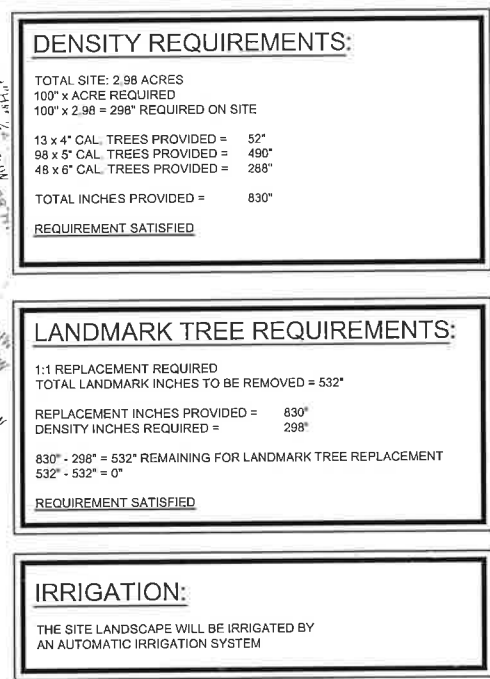
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LOT 56
PARCEL ID: 14 0098010193

REGISTERED
LANDSCAPE ARCHITECT
ERIC HARMON SWADE
#232

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

TREE SAVE PLAN

SHEET NUMBER
L1-00



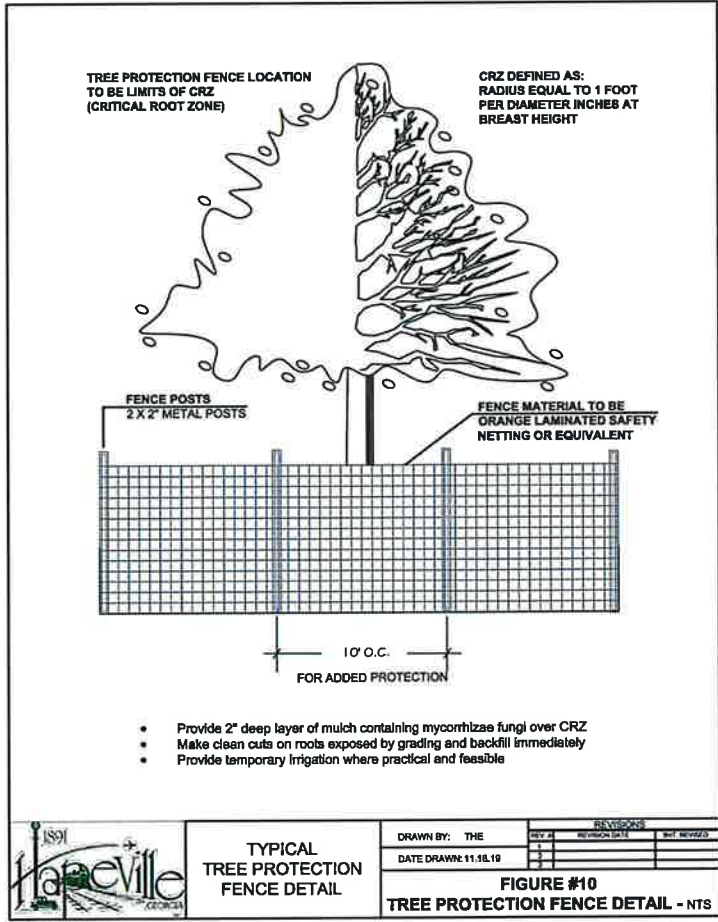
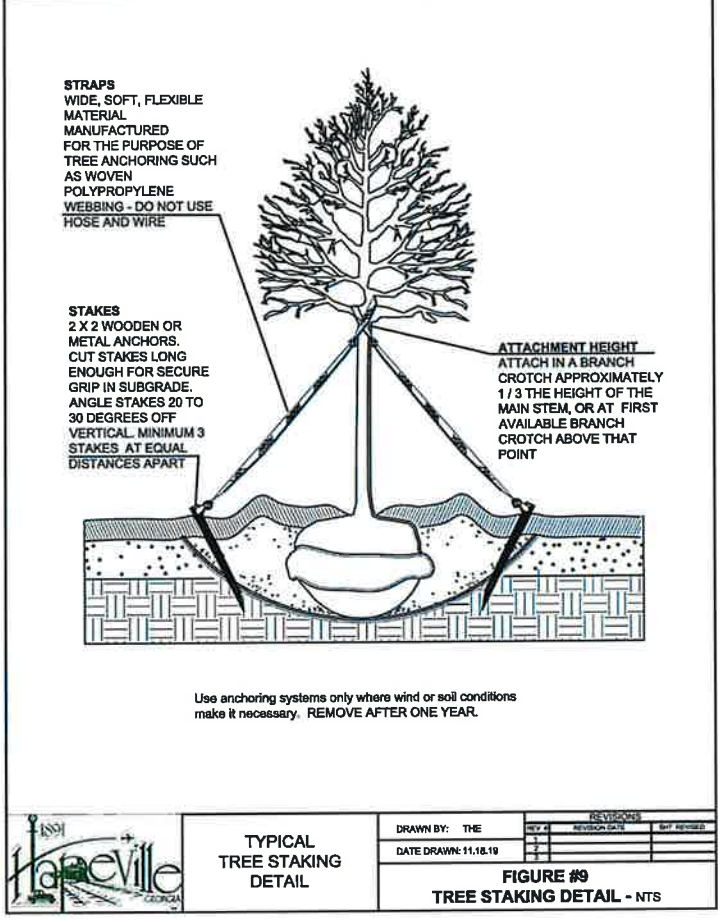
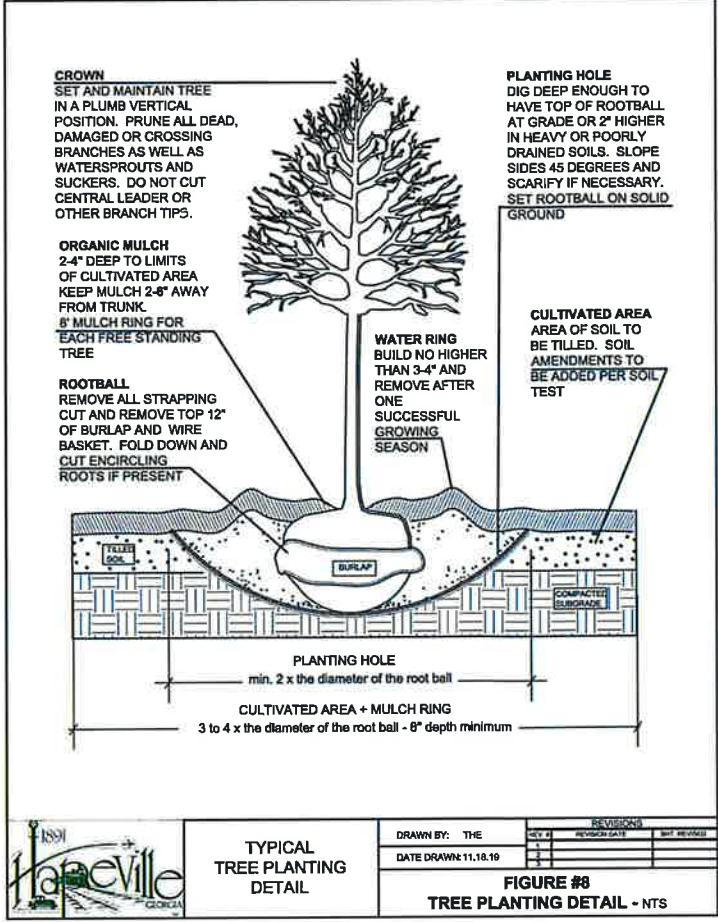
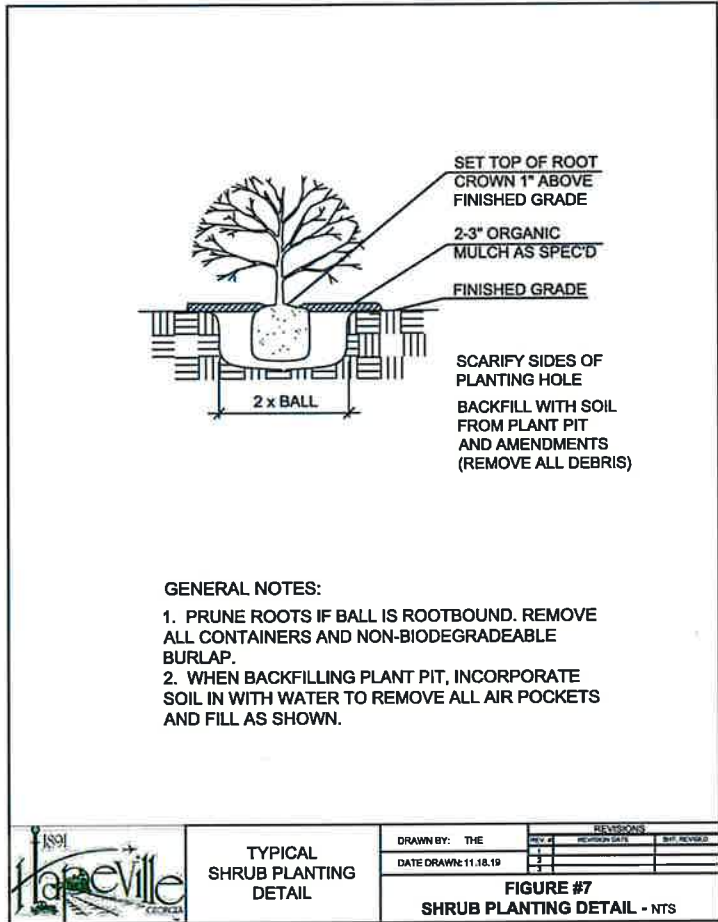
GRAPHIC SCALE IN FEET



0 10 20 40

NORTH

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Planting\1-00 - LANDSCAPE PLAN.dwg L1.03 PLANTING NOTES & DETAILS Jan 31, 2024 8:44am by: catherine henderson



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



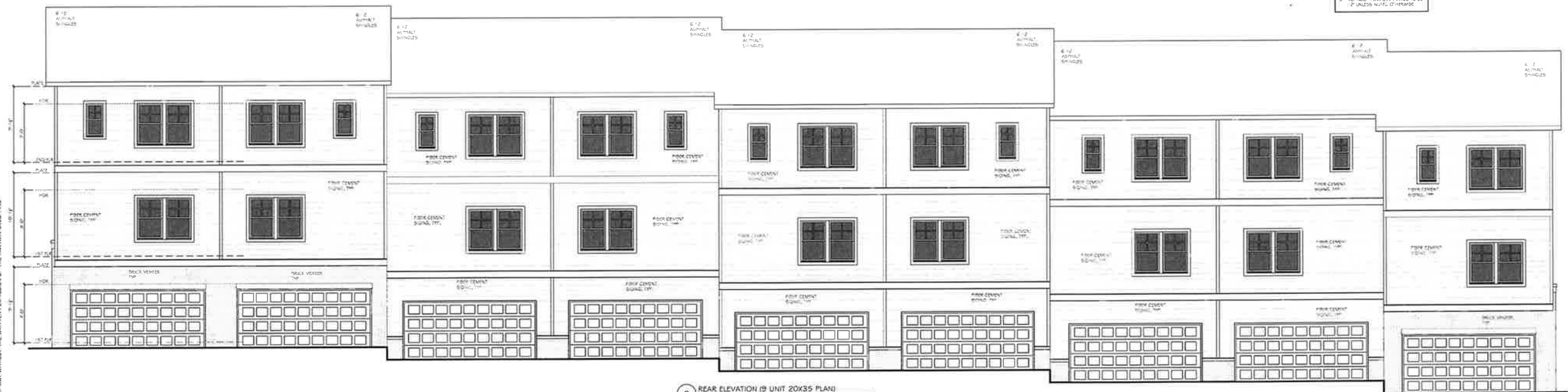
GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	10/21/2022
PROJECT NO.	019955008



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

GENERAL NOTES:

- DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- SEE HARTWIN WINDOW AND DOOR SCHEDULES FOR WINDOW SIZES AND EGRESS REQS.
- GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
- ALL ROOF FRAUD OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



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

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The Hartwin Group

252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE (770) 231-2544 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
03/26/2024

DRAWN BY
MHART

SCALE

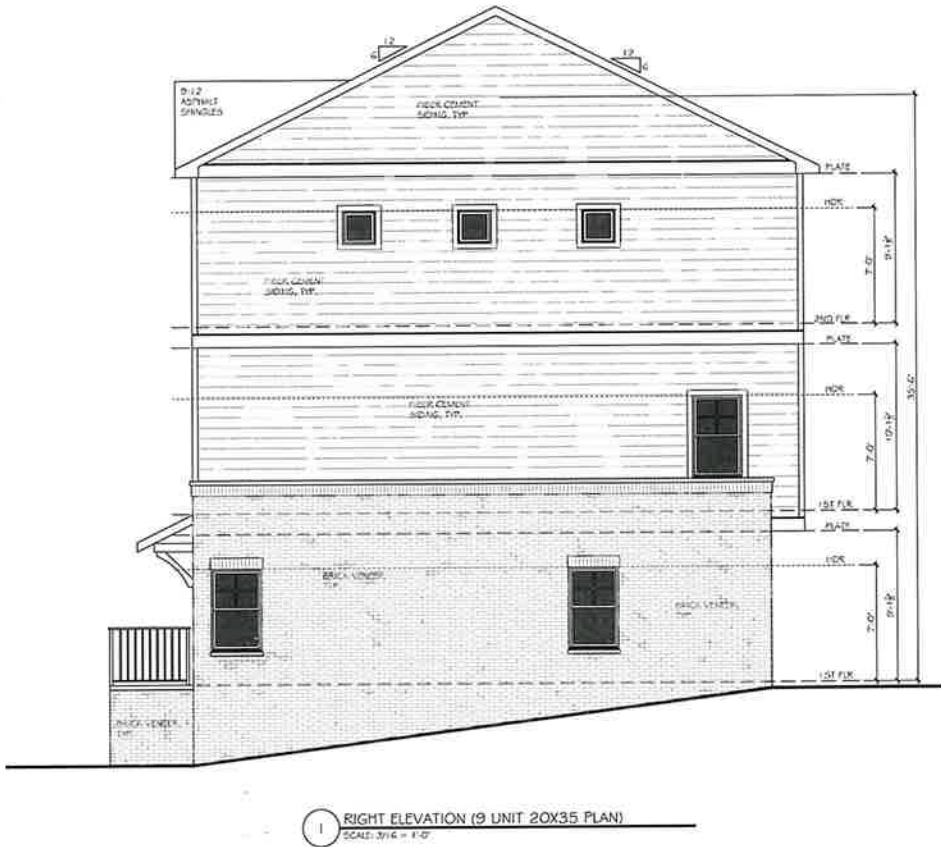
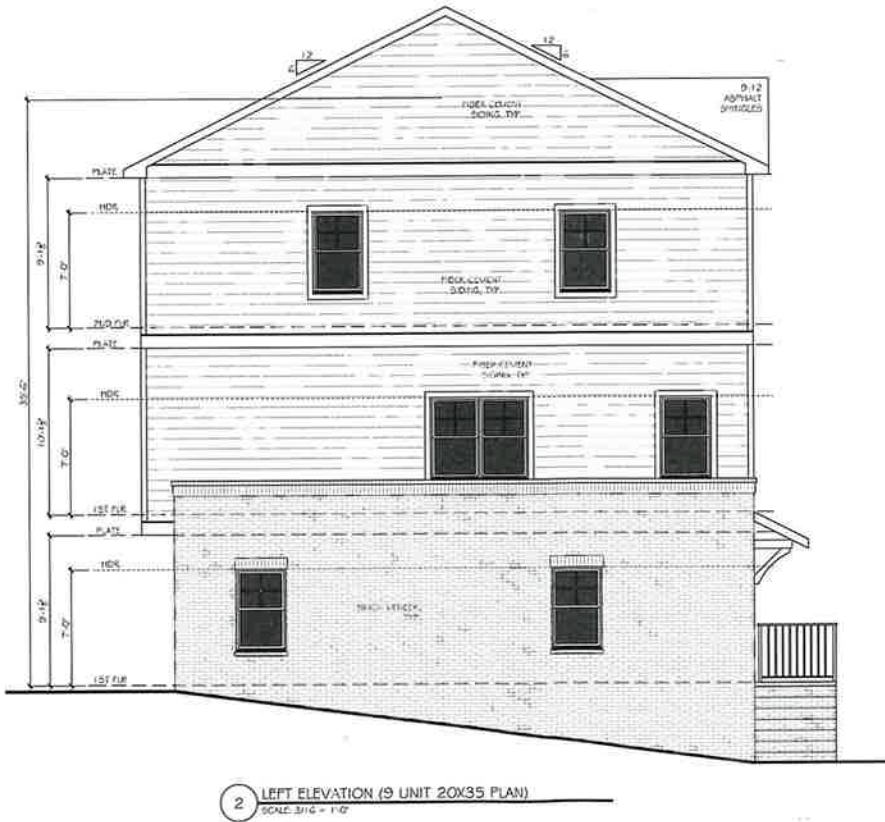
SHEET NO.

A.2.0

OF

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- 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 LOGGED REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



The
Hartwin
Group

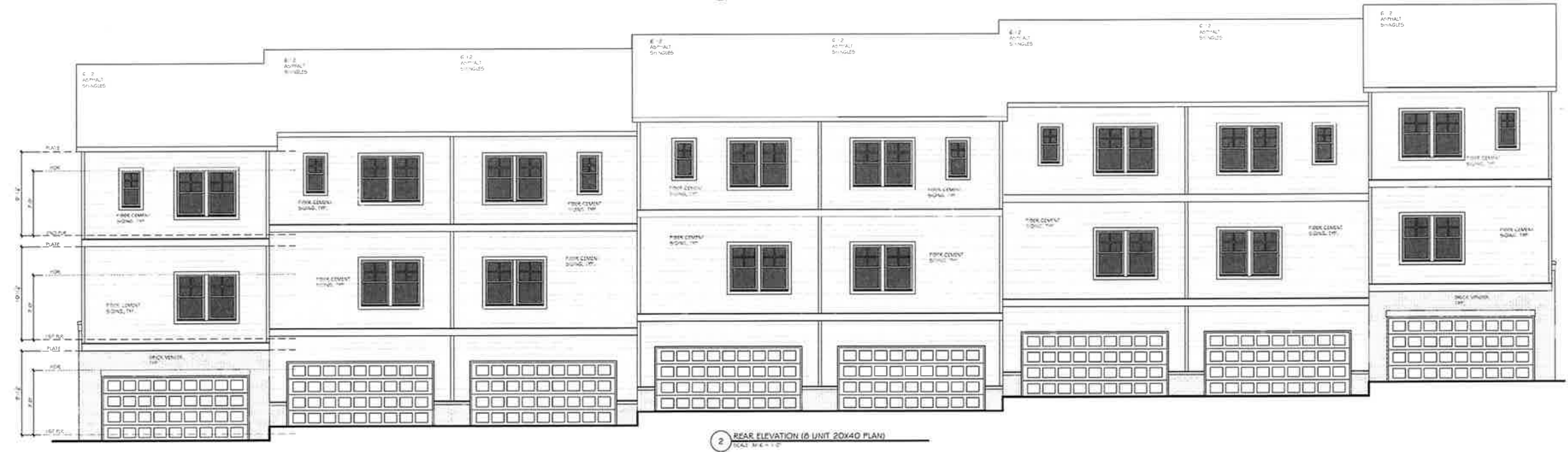
252 BLACK BIRCH PASS, LILBURN, GA 30047
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REVISION CHANGES:	
REV. NO.	REV. DATE

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3355 DOGWOOD
ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION: _____
START DATE: _____
DRAWN BY: M/HART
SCALE: _____



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REVISION CHANGES	
REV. NO.	REV. DATE

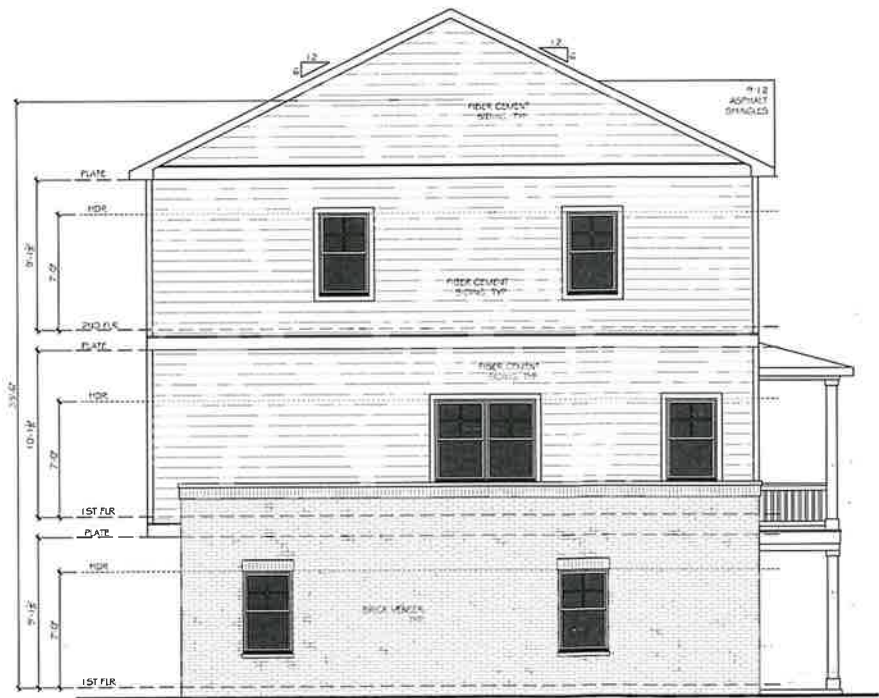
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3355 DOGWOOD
ELEVATIONS FOR 20x40 PRODUCT

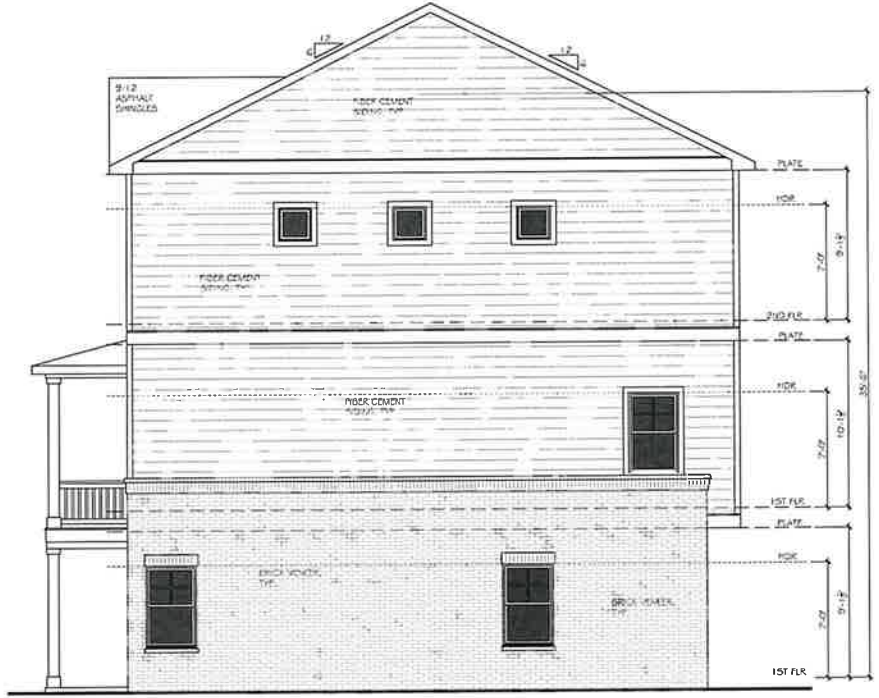
SUBDIVISION COLLECTION
START DATE 03/24/2024
DRAWN BY M/ART
SCALE

SHEET NO.
A.2.2
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 COLORS PER
 4. OUTLETS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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



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



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REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

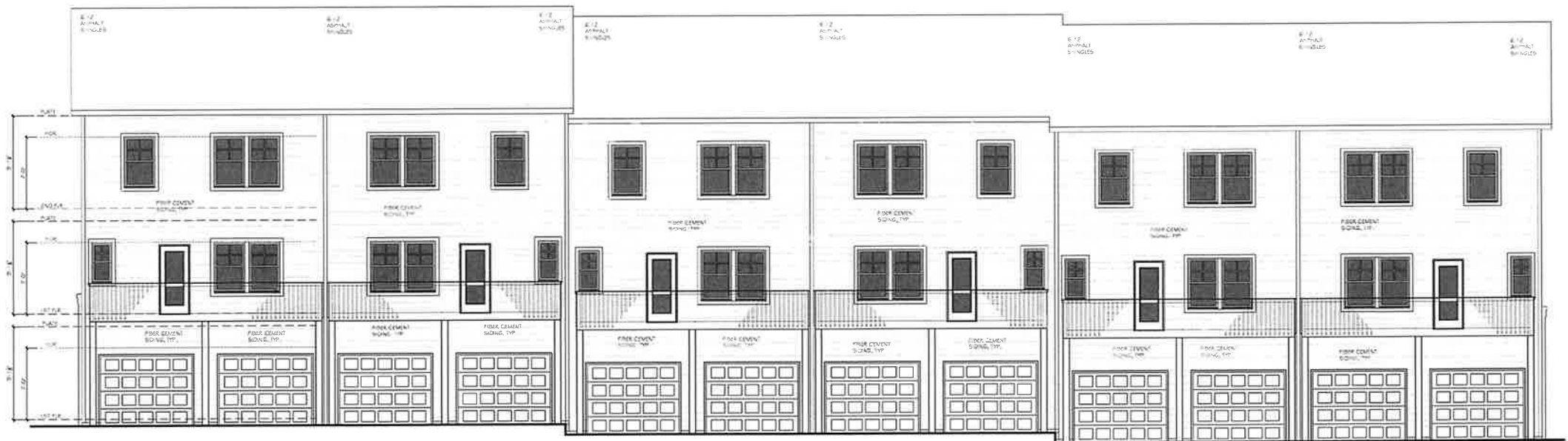
SHEET NO.

A.2.3

- REVISION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. VERIFY WITH MANUFACTURER ALL WINDOW SIZES AND LOGIC. REG. ELEVATIONS SHALL BE AS SHOWN ON THE DRAWING.
 3. ALL WINDOW SIZES SHALL 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"

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION
START DATE
03/26/2024
DRAWN BY
MART
SCALE

SHEET NO.
A.2.4
OF

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- ELEVATION NOTES:
- 1

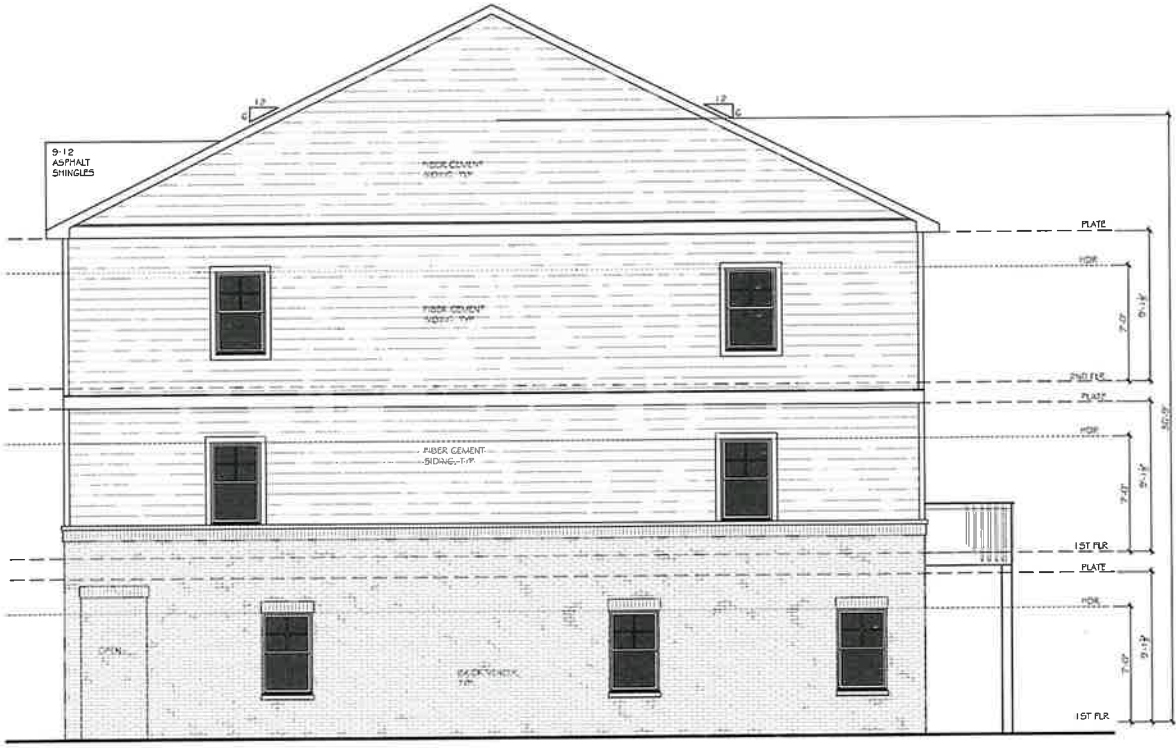
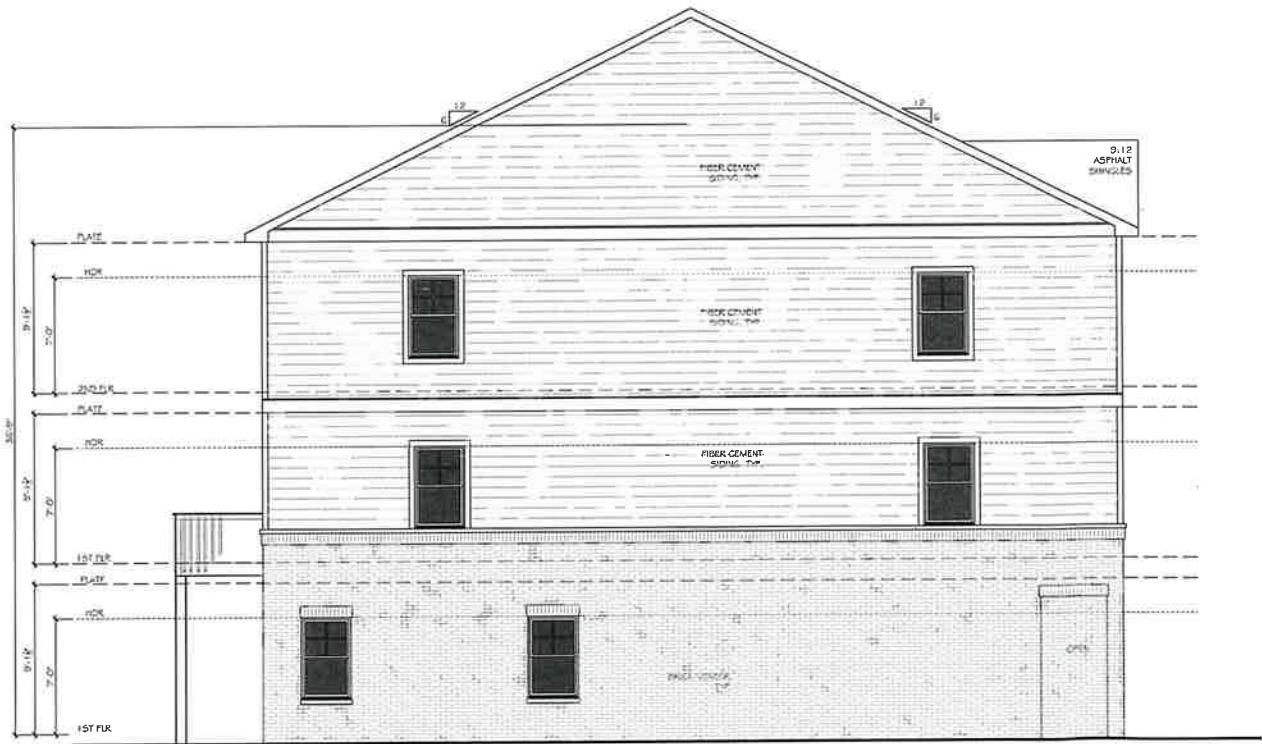
DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
- 2

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

VERIFY WITH S10000 MFG. ALL FINISHES AND COLORS
- 4

GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
- 5

ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

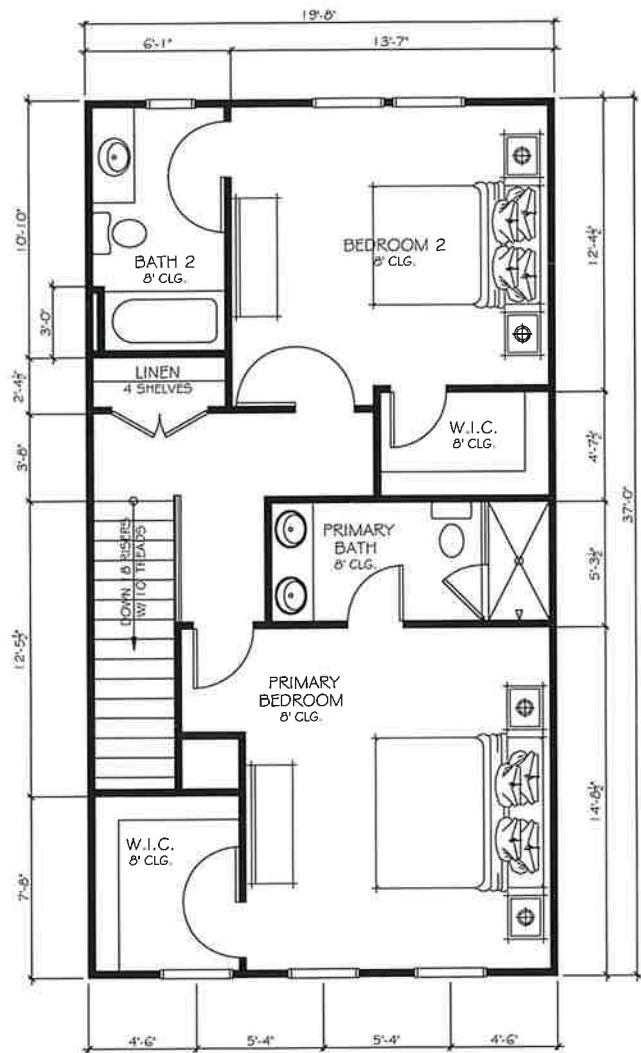
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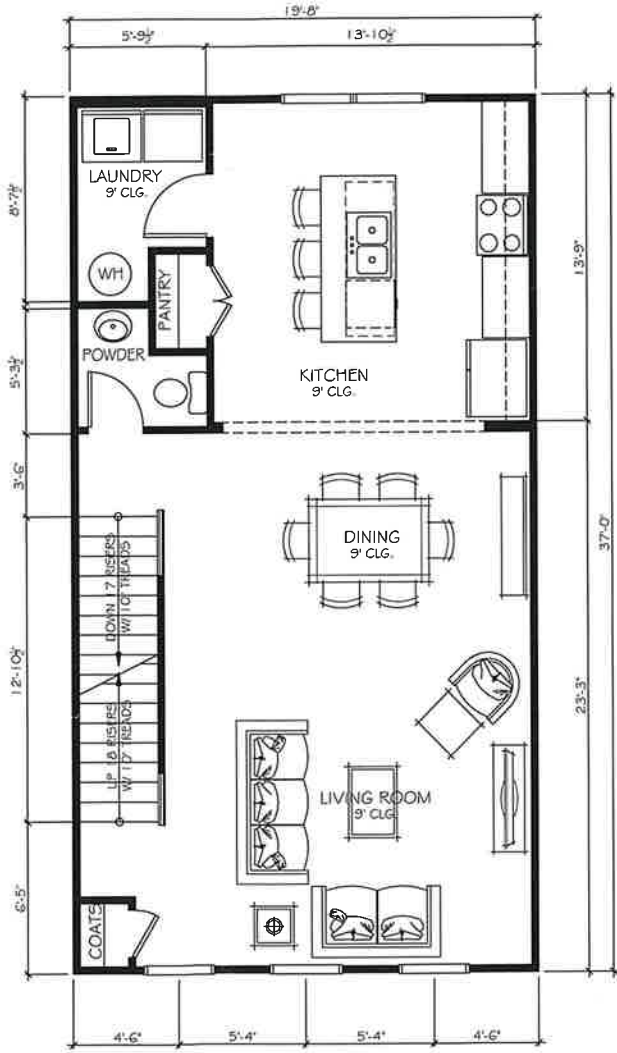
A.2.5

Hapeville Plan A	
Terrace -	270 sf
1st Floor -	697 sf
2nd Floor -	697 sf
Total -	1664 sf

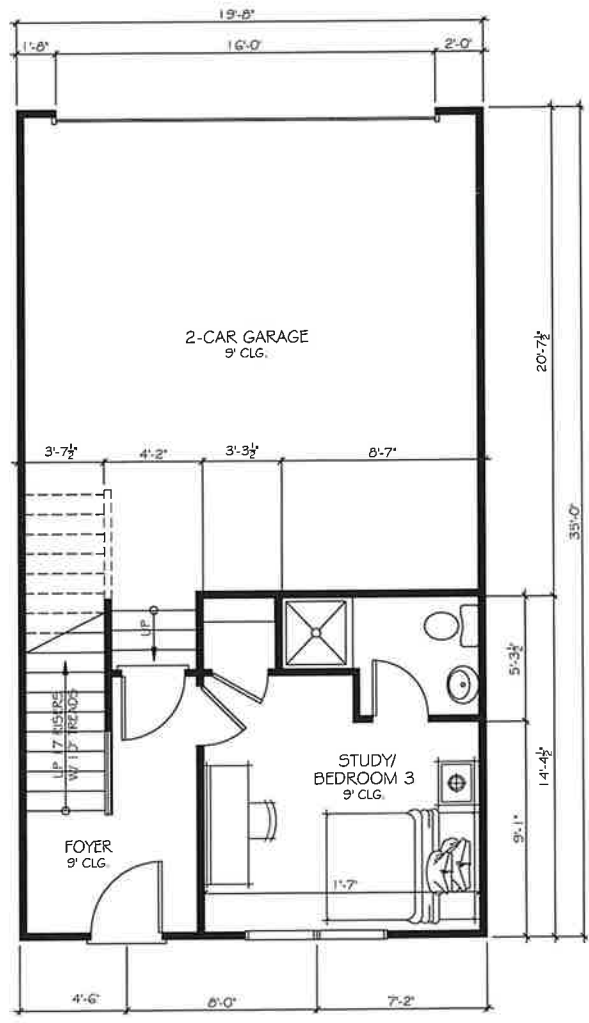
Garage - 413 sf



3rd. Floor Plan



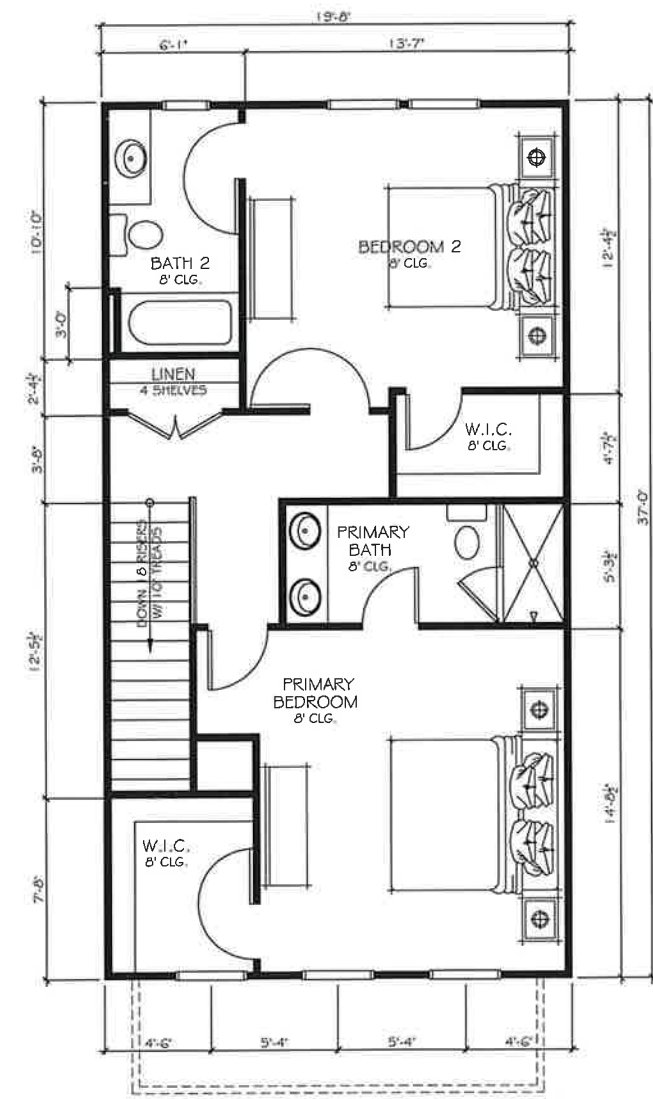
2nd. Floor Plan



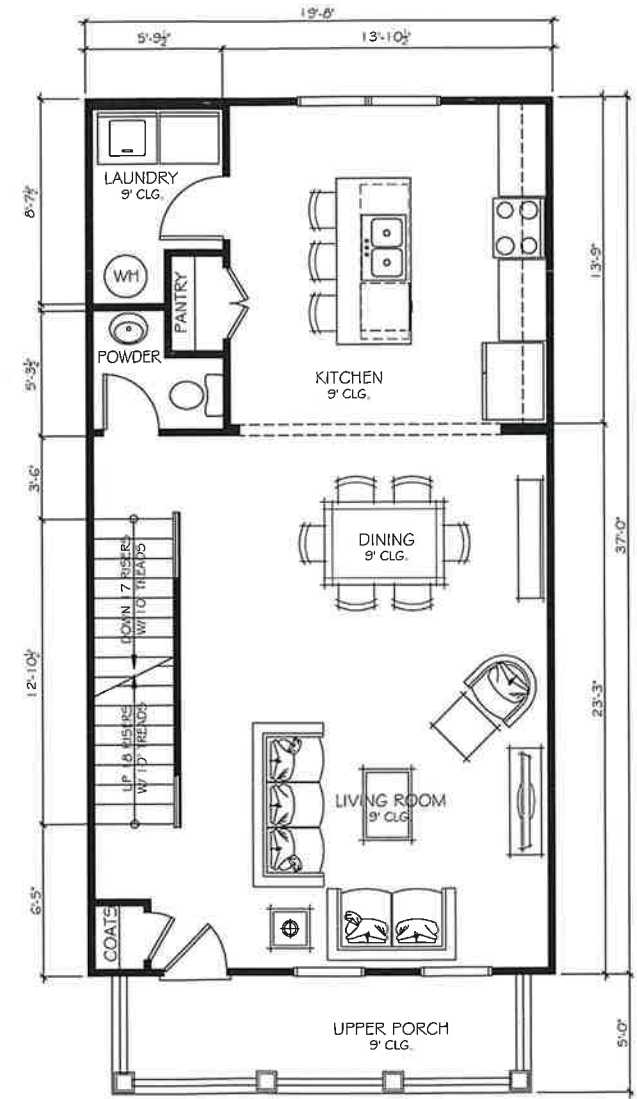
1st. Floor Plan

Hapeville Plan B	
1st Floor -	270 sf
2nd Floor -	697 sf
3rd Floor -	697 sf
Total -	1664 sf

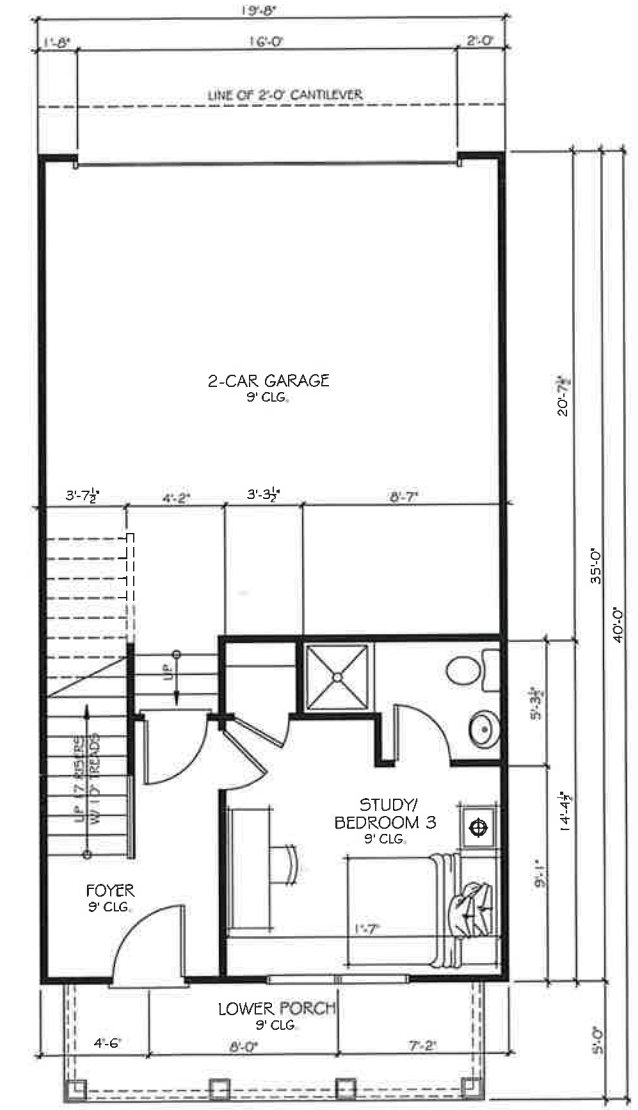
Garage - 413 sf



3rd. Floor Plan



2nd. Floor Plan

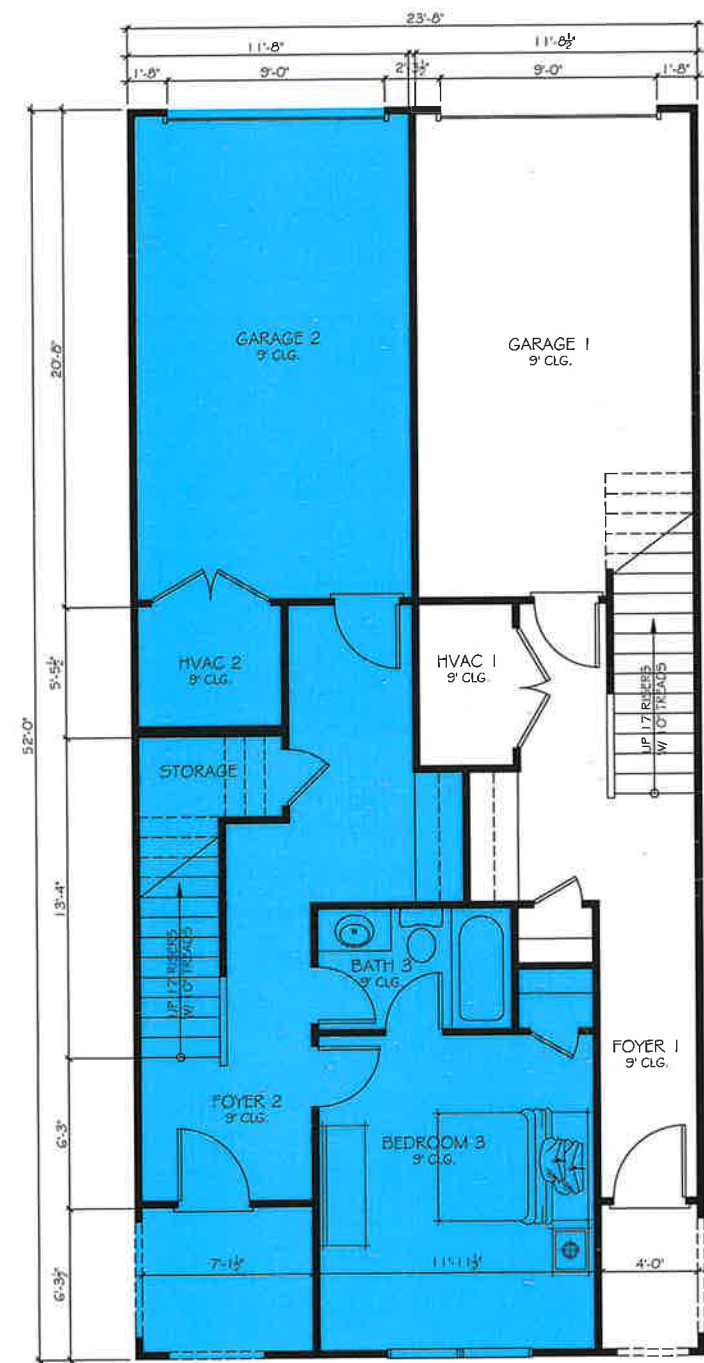


1st. Floor Plan

Rubix Plan 1

1st Floor -	223 sf
2nd Floor -	588 sf
3rd Floor -	588 sf
Total -	1399 sf

Garage - 241 sf

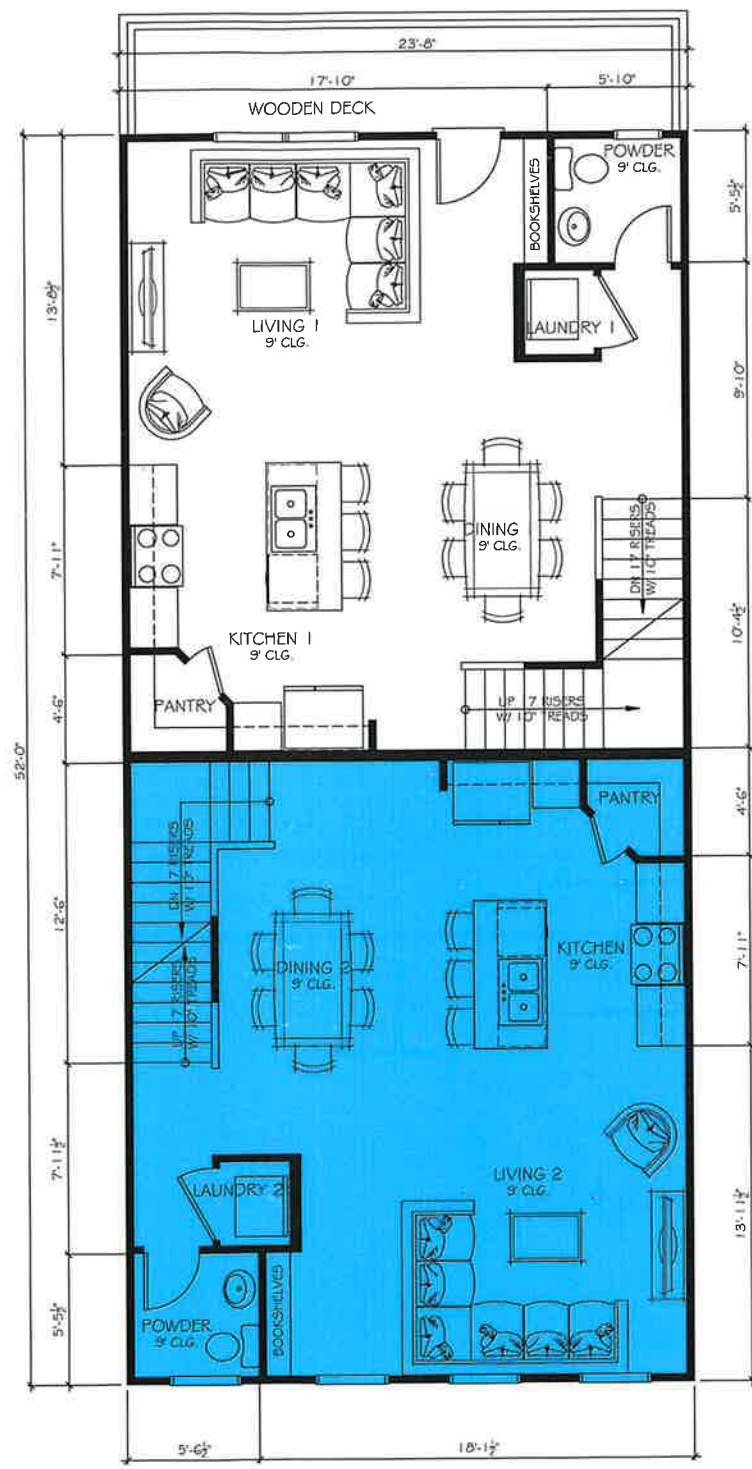


1st. Floor Plan

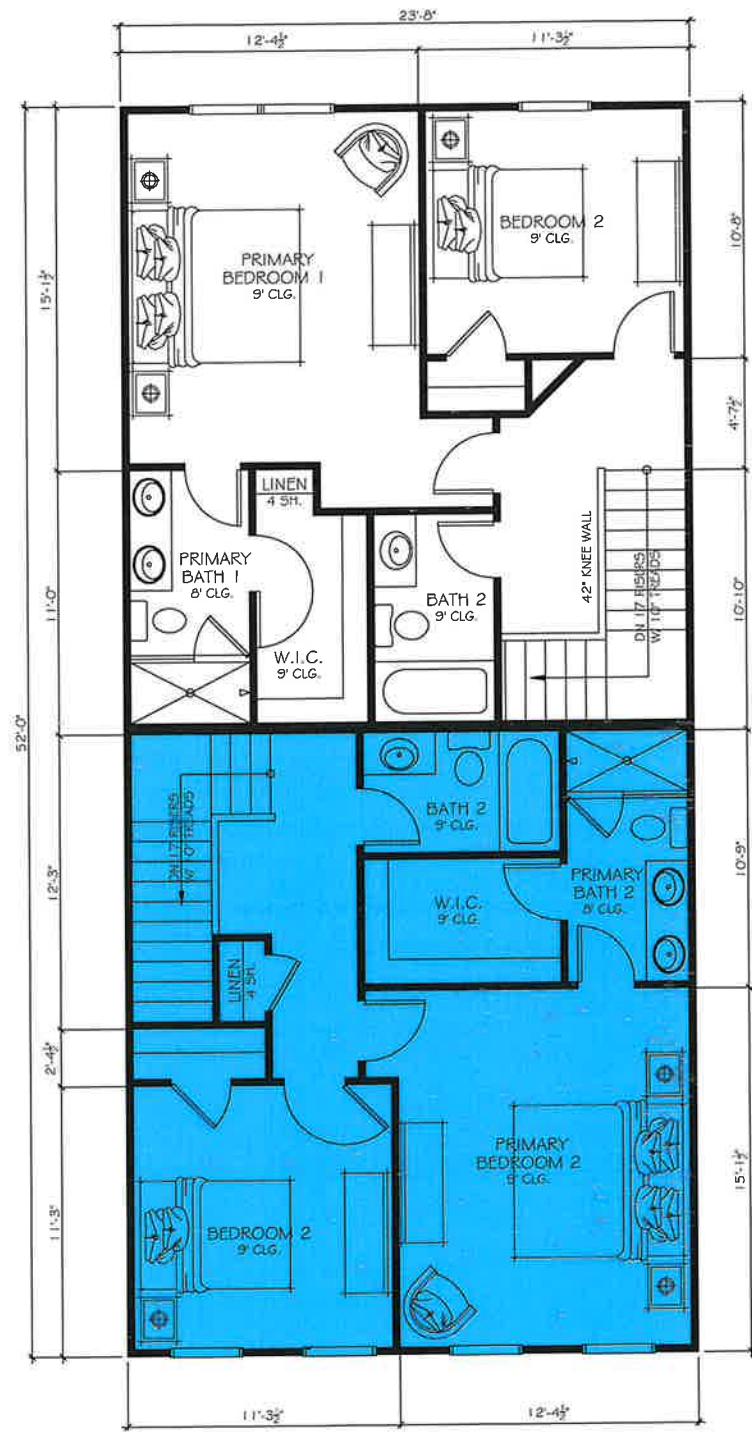
Rubix Plan 2

1st Floor -	451 sf
2nd Floor -	582 sf
3rd Floor -	582 sf
Total -	1615 sf

Garage - 241 sf



2nd. Floor Plan



3rd. Floor Plan



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

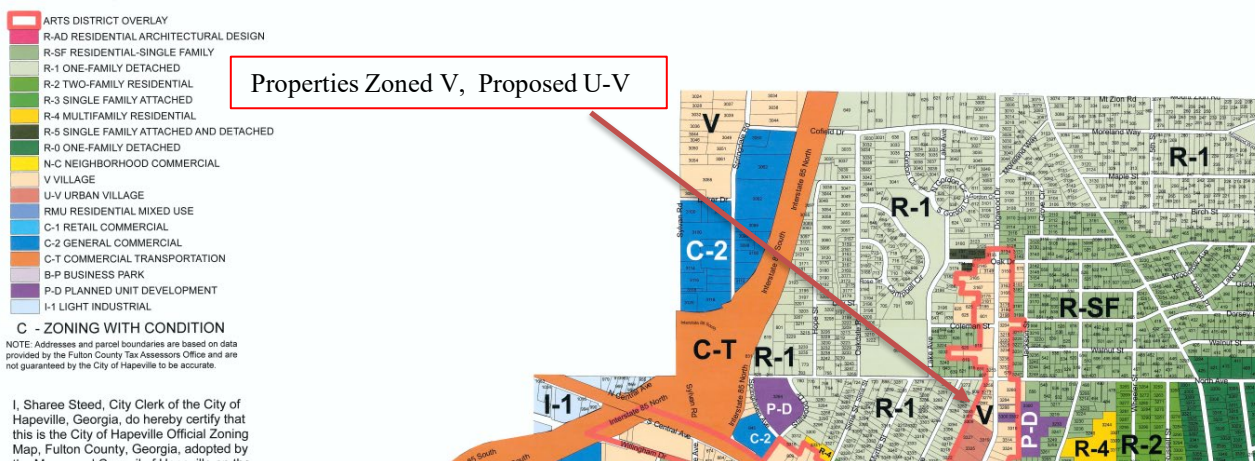


Figure 2 City of Hapeville Future Land Use Map

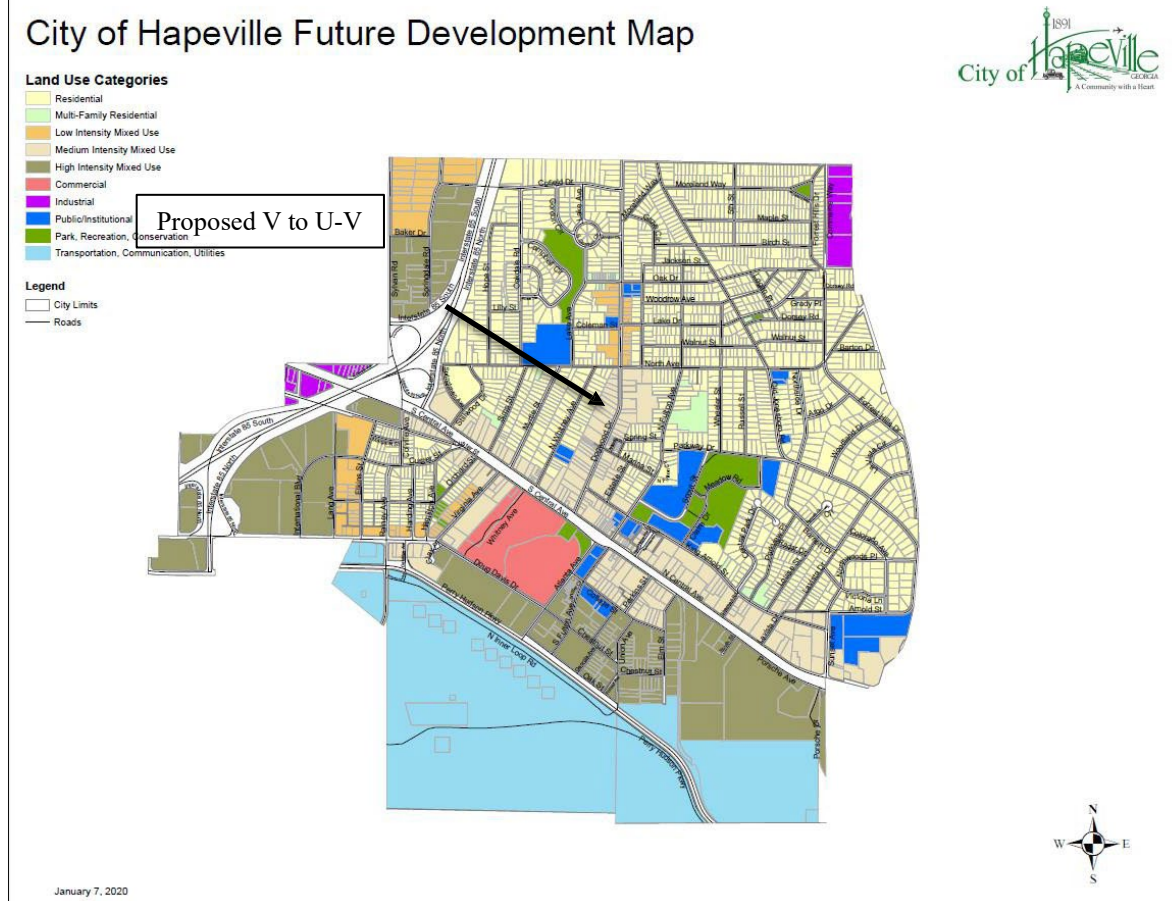


Table 2 Permitted Uses

<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	i.

	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.

(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 for a build to rent townhome development. 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 and approved in 2022 but included fee simple townhomes. This proposal is for build to rent townhomes. 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 _____ Mobile # _____ Email _____

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, 3335, 3345 Dogwood Dr., Hapeville, GA

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

X 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 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's a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 2/1/2024

Sworn to and subscribed before me

This 15th day of Feb. 2024
Don C. Andrus
 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
Julia Brown
Print Name of Owner

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

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

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

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

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

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

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

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

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

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.

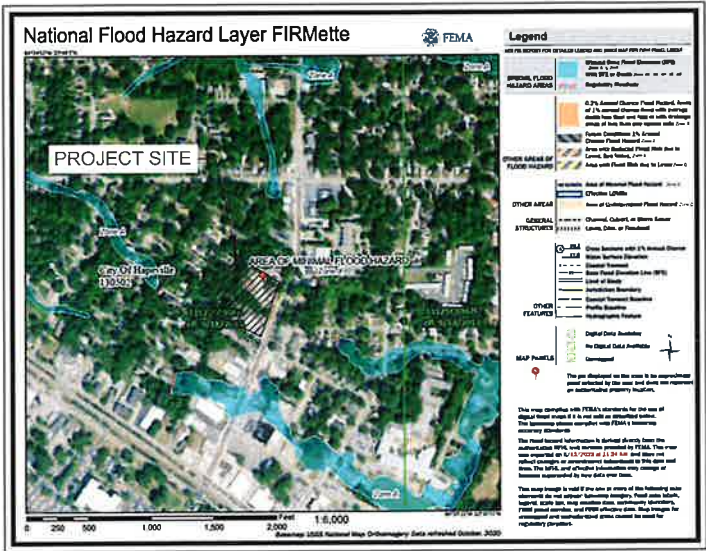
Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your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

Applicant Signature:



Date 2/1/2024

CIVIL SITE PLAN DRAWINGS
FOR
3335 DOGWOOD
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 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



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE (404) 418-8700
WWW.KIMLEY-HORN.COM

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

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	ISSUANCE	02/21/2024	IDK

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 2/21/2024
PROJECT NO. 019955008

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0.00

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

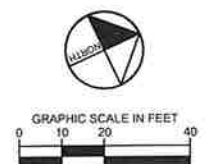
AN ADMINISTRATIVE VARIANCE IS REQUIRED TO INCREASE THE MAXIMUM ALLOWABLE PARKING SPACES. PER THE 8/30/2022 PLANNER'S REPORT, STAFF SUPPORTS THE VARIANCE.

SITE SUMMARY:

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. STANDARD PARALLEL PARKING SPACES ARE 8'5" X 22' (187 SF). STANDARD PERPENDICULAR PARKING SPACES ARE 10' X 18' (180 SF)
7. REFUSE COLLECTION BINS WILL BE ALLOTTED TO EACH TOWNHOME. NO COMMUNAL DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.
8. ROAD PAVEMENT SECTION TO BE DETERMINED UPON RECEIPT OF SITE GEOTECHNICAL REPORT.

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



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

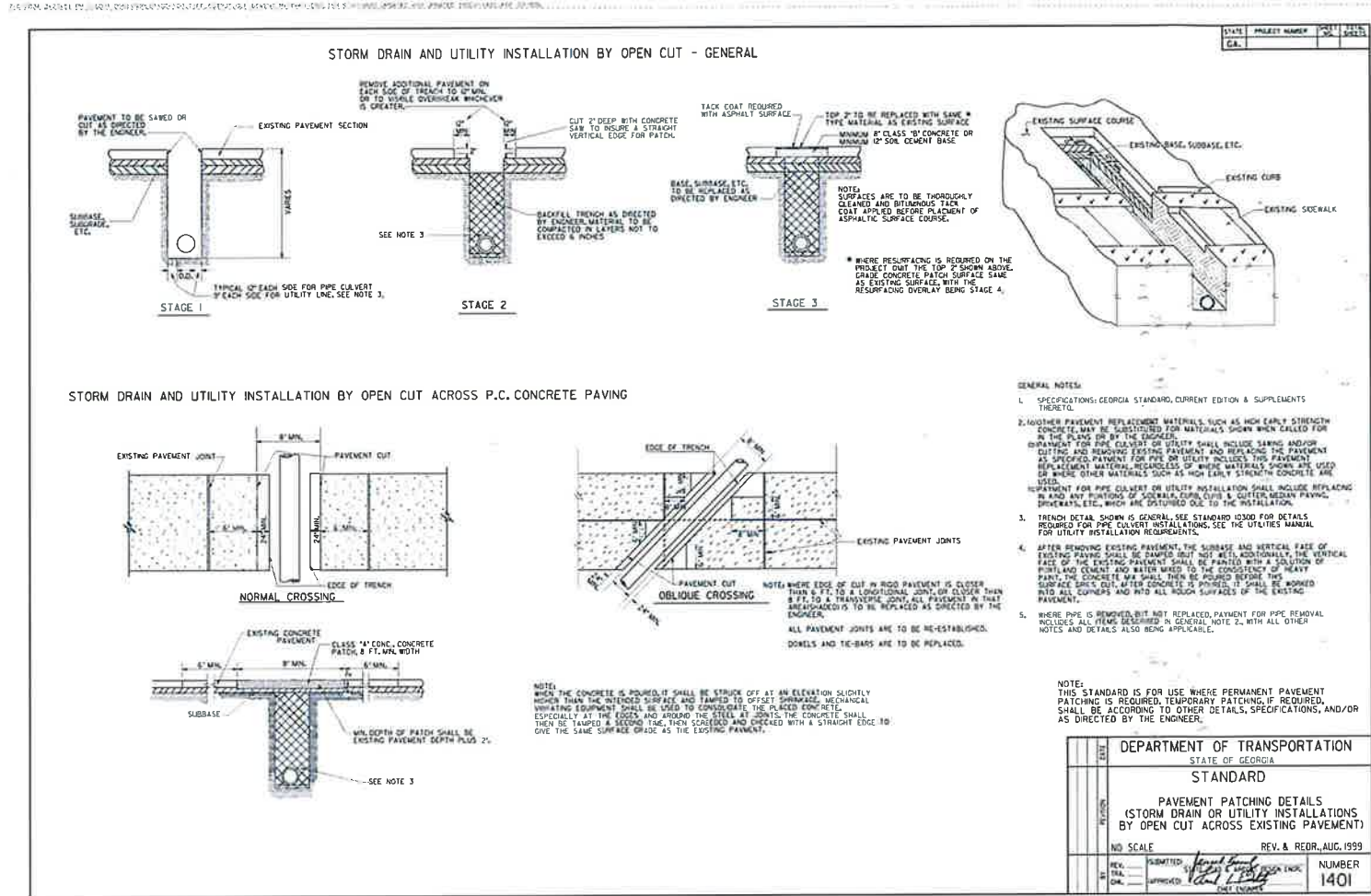
3335 DOGWOOD
35 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 20, 44TH DISTRICT



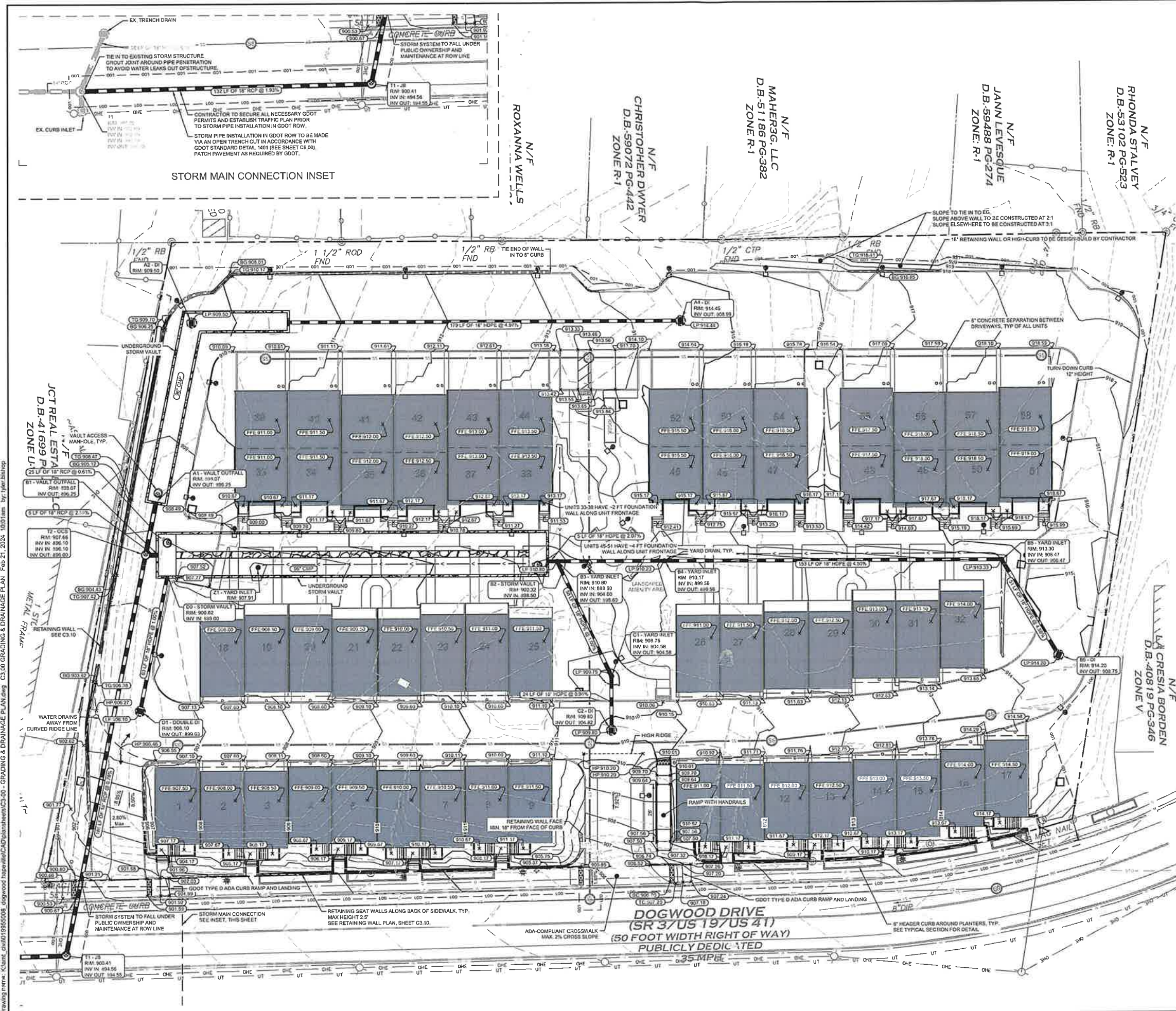
GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/21/2024
PROJECT NO.	019955008

SITE PLAN

C2.00



1. STANDARD 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 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2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 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- ### 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 13121C0366F, 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:
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED TOP GRADE AT WALL
 - PROPOSED BOTTOM GRADE AT WALL
 - PROPOSED TOP OF STAIR GRADE
 - PROPOSED BOTTOM OF STAIR GRADE
 - PROPOSED HIGH POINT GRADE
 - PROPOSED LOW POINT GRADE
 - PROPOSED TOP OF CURB GRADE
 - PROPOSED BOTTOM OF CURB GRADE
 - DRAINAGE FLOW ARROW

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

GEORGIA811
Utility Protection Center, Inc.
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GRAPHIC SCALE IN FEET
0 10 20 40

Kimley-Horn
8720 KIMLEY-HORN DRIVE, SUITE 200
THE BIRMINGHAM, SUITE 200
A PHONE 404-949-1970
WWW.KIMLEY-HORN.COM

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

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
001	ISSUANCE AND REVISION DESCRIPTIONS	02/21/2024	DK

3335 DOGWOOD
3335 DOGWOOD DRIVE, MARIETTA, GA 30067
PARCEL ID: 14-00880160139

REGISTERED PROFESSIONAL ENGINEER
PE#24235
DAVID R. BORDEN

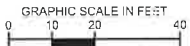
GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY DK
DATE 2/21/2024
PROJECT NO. 019955008

GRADING & DRAINAGE PLAN
SHEET NUMBER **C3.00**

UTILITY LEGEND:

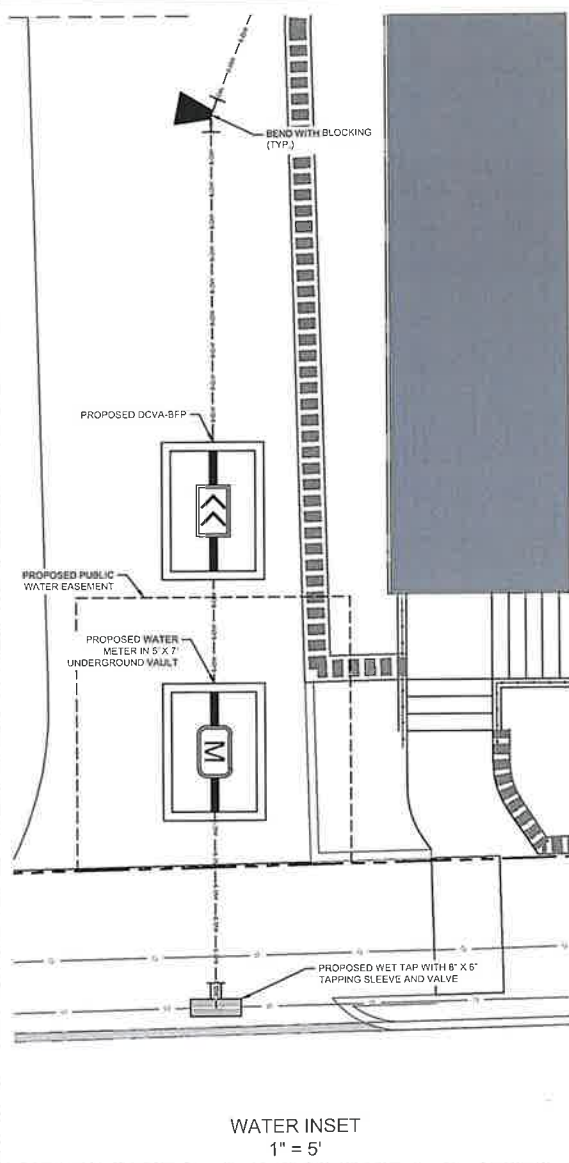
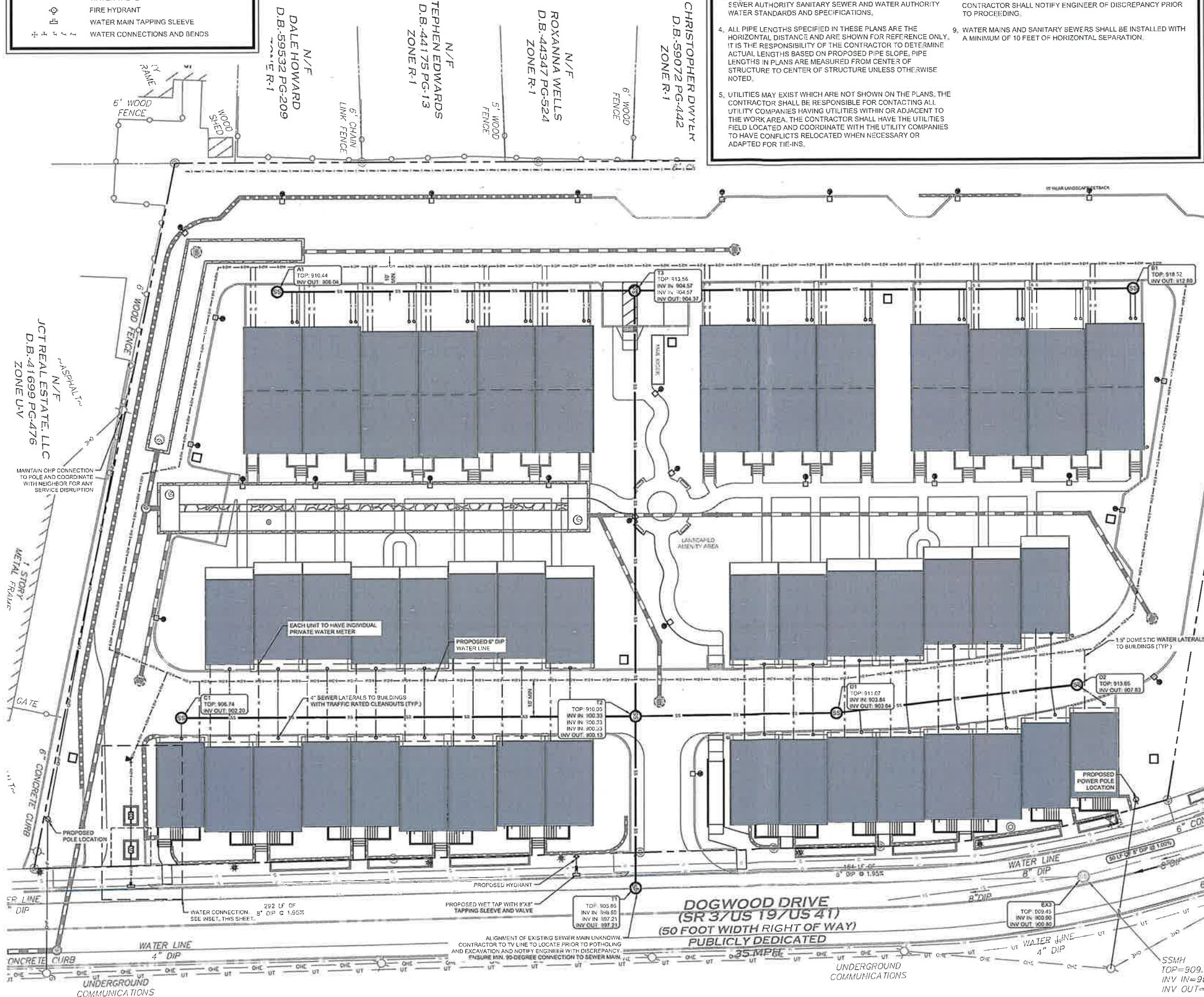
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

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UTILITY NOTES:

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



WATER SUPPLY EVALUATION

Date: 10/15/2022 Prepared By: Sherrin Sheridan

JOB INFORMATION

Job Name: Hapeville Property
Site Location: 3335 Dogwood Dr.
City/State: Hapeville, Ga.

RAW FLOW TEST DATA

Static Pressure (psi)	7.5
Residual Pressure (psi)	4.5
Outlet Coefficient	0.9
Outlet Size (inches)	2.0
Flow (gpm)	30
Flow @ 20 psi (gpm)	1275

Water Supply Source: ☒ City ☐ Tank ☐ Pump

Test Date: 10/15/2022
Effective Location: On Site Hydrant
Info. Provided By: Richard Trapp GPP

Hydrant Static Pressure (PSI): 7.5
Hydrant Residual Pressure (PSI): 4.5
Outlet Coefficient (Standard 90): 0.9
Outlet Size in inches: 2.0
Flow in gpm: 30
Flow in gpm @ 20 psi: 1275
28.84" C/D 2" wpt of Point
Static PSI: 20.0 Static PSI: Res PSI

No issues found during visual inspection of Hydrant.

Drawing name: kland_dwg101995508_dogwood hapevilleCA400-utility plan.dwg C400-UTILITY PLAN.dwg Feb 21, 2024 10:01am By: Tyler Bahag

Kimley»Horn
13224 ALABAMA AVE. SUITE 100
BIRMINGHAM, AL 35244
PHONE (205) 419-9700
WWW.KIMLEY-HORN.COM

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

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
01	DRG SUBMITTAL	02/21/2024	DK

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
PARCEL ID: 14-006900180139

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE042335
NAME: MICHAEL BERRY
DATE: 3/1/2024

GSWCC NO. (LEVEL II): 0000077007
DRAWN BY: TGB
DESIGNED BY: TGB
REVIEWED BY: IDK
DATE: 2/21/2024
PROJECT NO.: 019955008
TITLE: UTILITY PLAN
SHEET NUMBER: C4.00

Drawing name: K:\mkt_dwg\0119955008_dogwood_hapeville\CAD\plan\phase1 - EROSION CONTROL PLAN.dwg CS-10 EROSION CONTROL PLAN PHASE 1 Feb 21, 2024 10:02am by: jww.bishop

EROSION CONTROL NOTES:

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

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

- DEVICES
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
- SEE DETAILS FOR D&2 AND D&3 SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON SITE DURING ALL PHASES OF CONSTRUCTION.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0396F, DATED 9/16/2013.
- SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- AMENDMENTS/REVISIONS TO THE E&S&C PLAN WHICH HAVE A

- SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- THE DESIGN PROFESSIONAL WHO PREPARED THE E&S&C PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 10-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAI 100001.
- NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

CSWCC Georgia Soil and Water Conservation Commission

IAIN D. KERR
Level II Certified Design Professional

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

EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE S	ST
Co	CONSTRUCTION EXIT	
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC	
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	
SI	STORM DRAIN OUTLET PROTECTION	
Fr	FILTER RING	
Re	RETAINING WALL	
DI	DIVERSION	
Cd	CHECK DAM	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	
Sk	FLOATING SURFACE SKIMMER	
Sd3	TEMPORARY SEDIMENT BASIN	
Ch	CHANNEL STABILIZATION	
Ds1	DISTURBED AREA STABILIZATION (MULCHING)	
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
Du	DUST CONTROL	
Ss	SLOPE STABILIZATION	
Sp	SAMPLING POINT	
Tr	TREE PROTECTION FENCE	
LOD	LIMITS OF DISTURBANCE	
CYB2	SOIL TYPE DELINEATION	
	DRAINAGE BASIN DELINEATION	

SAMPLING NOTES:

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

HYDROLOGIC SOIL GROUPS:

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

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 2.20 ACRES
PHASE DISTURBED AREA = 3.20 ACRES

24-HOUR CONTACT:

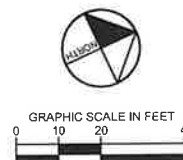
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B
SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. I SEQUENCING:

- INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
- INSTALL PERIMETER EROSION CONTROL DEVICES.
- COMPLETE S&C GRADING & INSTALL ROCK OUTLET AND TEMPORARY CMP, RISER, AND HEADWALL FOR PIPE UNDER DRIVEWAY.
- SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- BEGIN BUILDING DEMOLITION. REMOVE BUILDINGS FROM SOUTH TO NORTH. INSTALL DIVERSIONS TO S&S AS DEMOLITION PROGRESSES.



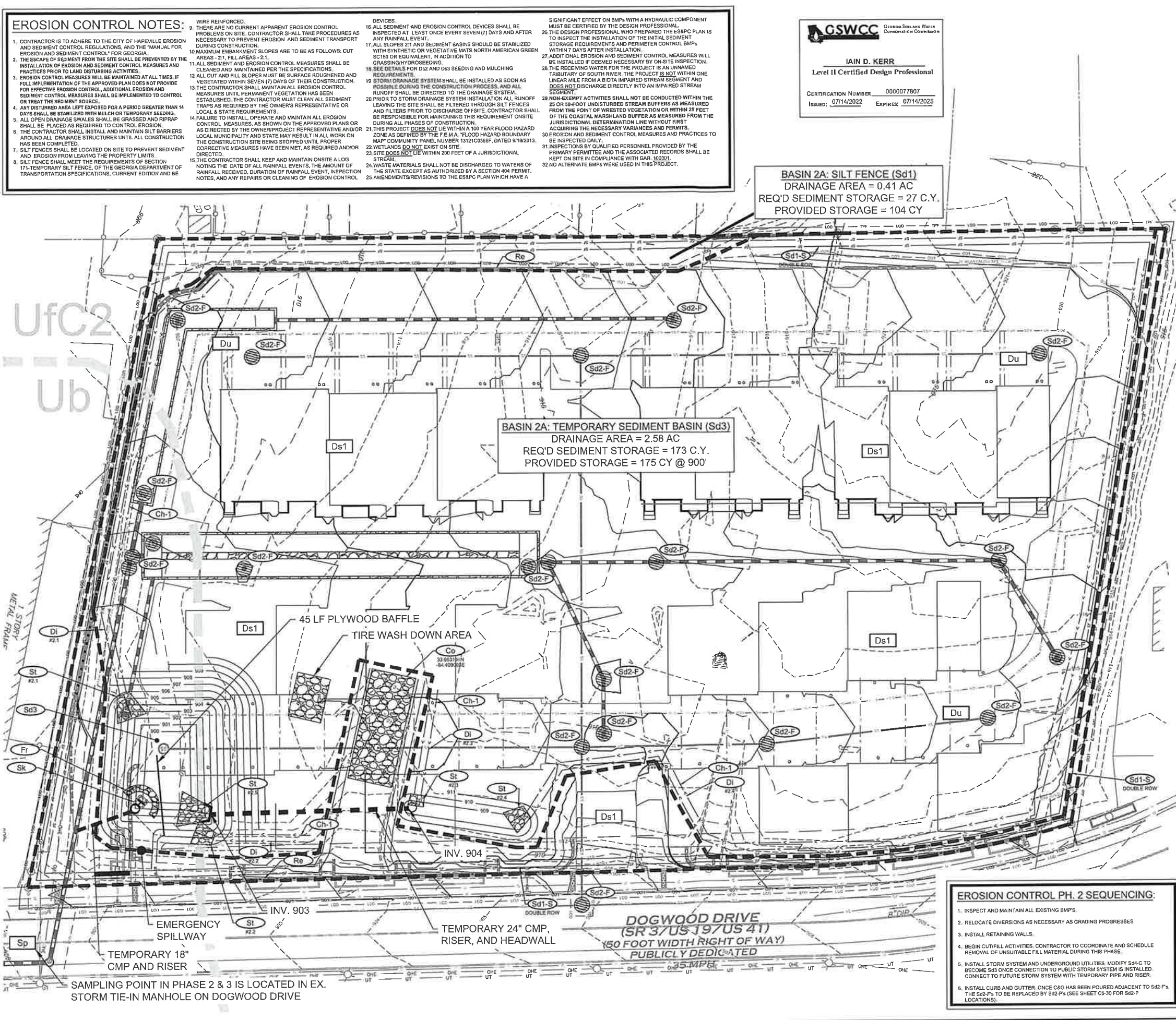
Kimley-Horn
1642 POWERS FERRY ROAD, SUITE 250
MANASSA, VA 20108
PHONE: (703) 419-7700
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD, SUITE 250
MANASSA, VA 20108

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-099600180139

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE042335
BRIANA GARCIA
1/1/2024

GSWCC NO. (LEVEL II) 0000077807
DRAWN BY: TGB
DESIGNED BY: TGB
REVIEWED BY: IDK
DATE: 2/21/2024
PROJECT NO: 019955008
TITLE: EROSION CONTROL PLAN PHASE 1
SHEET NUMBER: C5.10



EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE CITY OF HAVENVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171.1 TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

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

DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/RYEGRASS SEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
21. 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 13121C0565, DATED 8/19/2013.
22. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
23. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
24. AMENDMENTS/REVISIONS TO THE ESAP PLAN WHICH HAVE A

SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
25. THE DESIGN PROFESSIONAL, WHO PREPARED THE ESAP PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
26. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
27. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
28. NON-EMERGENT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
29. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
30. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAI 102001.
31. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

CSWCC GEORGIA SOILS AND WATER CONSERVATION COMMISSION
IAIN D. KERR
Level II Certified Design Professional
CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025

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

BASIN 2A: TEMPORARY SEDIMENT BASIN (Sd3)
DRAINAGE AREA = 2.58 AC
REQ'D SEDIMENT STORAGE = 173 C.Y.
PROVIDED STORAGE = 175 CY @ 90'

EROSION CONTROL LEGEND:

(Sd1-S)	SILT FENCE - TYPE S	SF
(Co)	CONSTRUCTION EXIT	
(Sd2-P)	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
(Sd2-F)	INLET SEDIMENT TRAP: FILTER FABRIC	
(Sd2-SS)	INLET SEDIMENT TRAP: SILT SAVER	
(St)	STORM DRAIN OUTLET PROTECTION	
(Fr)	FILTER RING	
(Re)	RETAINING WALL	
(Di)	DIVERSION	
(Cd)	CHECK DAM	
(Du1)	TEMPORARY DOWNDRAIN STRUCTURE	
(Sk)	FLOATING SURFACE SKIMMER	
(Sd3)	TEMPORARY SEDIMENT BASIN	
(Ch)	CHANNEL STABILIZATION	
(Ds1)	DISTURBED AREA STABILIZATION (MULCHING)	
(Ds2)	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
(Ds3)	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
(Du)	DUST CONTROL	
(Ss)	SLOPE STABILIZATION	
(Sp)	SAMPLING POINT	
(Tr)	TREE PROTECTION FENCE	
(LOD)	LIMITS OF DISTURBANCE	
CYB2	SOIL TYPE DELINEATION	
	DRAINAGE BASIN DELINEATION	

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA).
- SAMPLING SHALL BE TAKEN BY THE "GRAZ" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
- SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

HYDROLOGIC SOIL GROUPS:

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

SITE AREA SUMMARY:
TOTAL SITE AREA = 2.96 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.56 ACRES

24-HOUR CONTACT:
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.961.0660

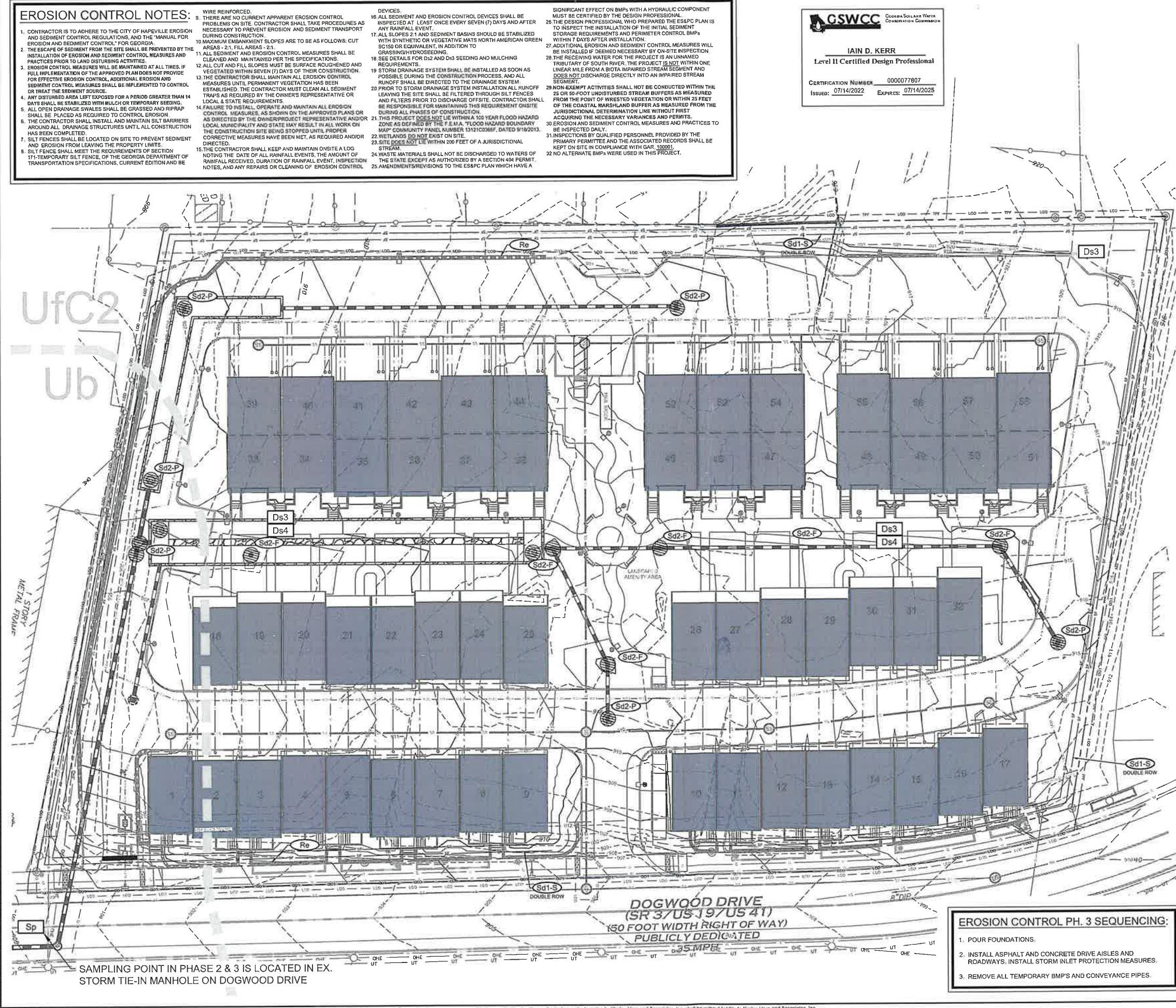
PRIMARY PERMITTEE:
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5175 GLENRIDGE DRIVE, BUILDING B SUITE 100 ATLANTA, GA 30328
PHONE: 404.961.0660
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 2 SEQUENCING:

- INSPECT AND MAINTAIN ALL EXISTING BMPs.
- RELOCATE DIVERSIONS AS NECESSARY AS GRADING PROGRESSES.
- INSTALL RETAINING WALLS.
- BEGIN CUT/FILL ACTIVITIES. CONTRACTOR TO COORDINATE AND SCHEDULE REMOVAL OF UNSUITABLE FILL MATERIAL DURING THIS PHASE.
- INSTALL STORM SYSTEM AND UNDERGROUND UTILITIES. MODIFY Sd4-C TO BECOME Sd3 ONCE CONNECTION TO PUBLIC STORM SYSTEM IS INSTALLED. CONNECT TO FUTURE STORM SYSTEM WITH TEMPORARY PIPE AND RISER.
- INSTALL CURB AND GUTTER. ONCE C&G HAS BEEN POURED ADJACENT TO Sd2-Fs, THE Sd2-Fs TO BE REPLACED BY Sd2-Ps (SEE SHEET C5-30 FOR Sd2-F LOCATIONS).

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Utility Protection Center, Inc.
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GRAPHIC SCALE IN FEET
0 10 20 40



EROSION CONTROL NOTES:

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

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

DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/PROCEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
21. 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 13121C0567, DATED 9/19/2013.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A

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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
IAIN D. KERR
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025

EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE S
Co	CONSTRUCTION EXIT
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
St	STORM DRAIN OUTLET PROTECTION
Fr	FILTER RING
Re	RETAINING WALL
Di	DIVERSION
Cd	CHECK DAM
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Sk	FLOATING SURFACE SKIMMER
Sd3	TEMPORARY SEDIMENT BASIN
Ch	CHANNEL STABILIZATION
Ds1	DISTURBED AREA STABILIZATION (MULCHING)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
Du	DUST CONTROL
Ss	SLOPE STABILIZATION
Sp	SAMPLING POINT
Tr	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
CYB2	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA).
- SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
- SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

HYDROLOGIC SOIL GROUPS:

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

SITE AREA SUMMARY:
TOTAL SITE AREA = 2.88 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B SUITE 100 ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 3 SEQUENCING:

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

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

GRAPHIC SCALE IN FEET
0 10 20 40

Drawing name: K:\mnt_civil\019955008_dogwood\hafeville\KCAD\plan sheets\C5-10 - EROSION CONTROL PLAN.dwg C5-30 EROSION CONTROL PLAN PHASE 3 Feb 21, 2024 10:02am by: Tyler Jablonski

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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 41,777 FEET AND AN ANGULAR ERROR OF 4.12 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
- 3) A SOKKIA XT TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR3 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 13,217.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13122C0605B, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 1991, IN THE COUNTY OF GWINNETT, GEORGIA, WITHIN THE STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (MAGNETIC, GASTHEIST) AND VERTICAL DATUM (NAD 83) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HITOR SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY DELTA ELECTRONIC, INC. SPATIAL ACCURACY WAS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMISSION PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, 2001, HORIZONTAL AND 0-27 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITYSURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF 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.

LINE	BEARING	DISTANCE
L1	S25°37'58"W	43.65
L2	S21°24'02"W	55.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	63.38'	63.36'	S20°14'04"W

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
G2SDGAS1@INFL000SOUTHERNCO.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
LEMUUEL EVBANKS

COMMUNICATION
AT&T
208 S. AKARD
DALLAS, TX 752
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCJ
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

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
	RECORD CALLS
B.S.L	BUILDING SETBACK LINE
W	BUILDING SETBACK LINE
W	WATER LINE
OH	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
X	STORM DRAIN PIPE
WV	WATER VALVE
OH	FIRE HYDRANT
CO	CLEAN OUT
SMH	SANITARY SEWER MANHOLE
S	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
Y	YARD INLET
RCF	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CWP	CORRUGATED METAL PIPE
→	FLOW DIRECTION
C	CURB INLET
DI	DROP INLET
SWOB	DOUBLE-WING CATCH BASIN
DMCS	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RE	REBAR
CRB	CAPPED REBAR
CRM	CONCRETE R/W MONUMENT
FO	FOUND
LP	LIGHT POLE
S	SION
T	TREE

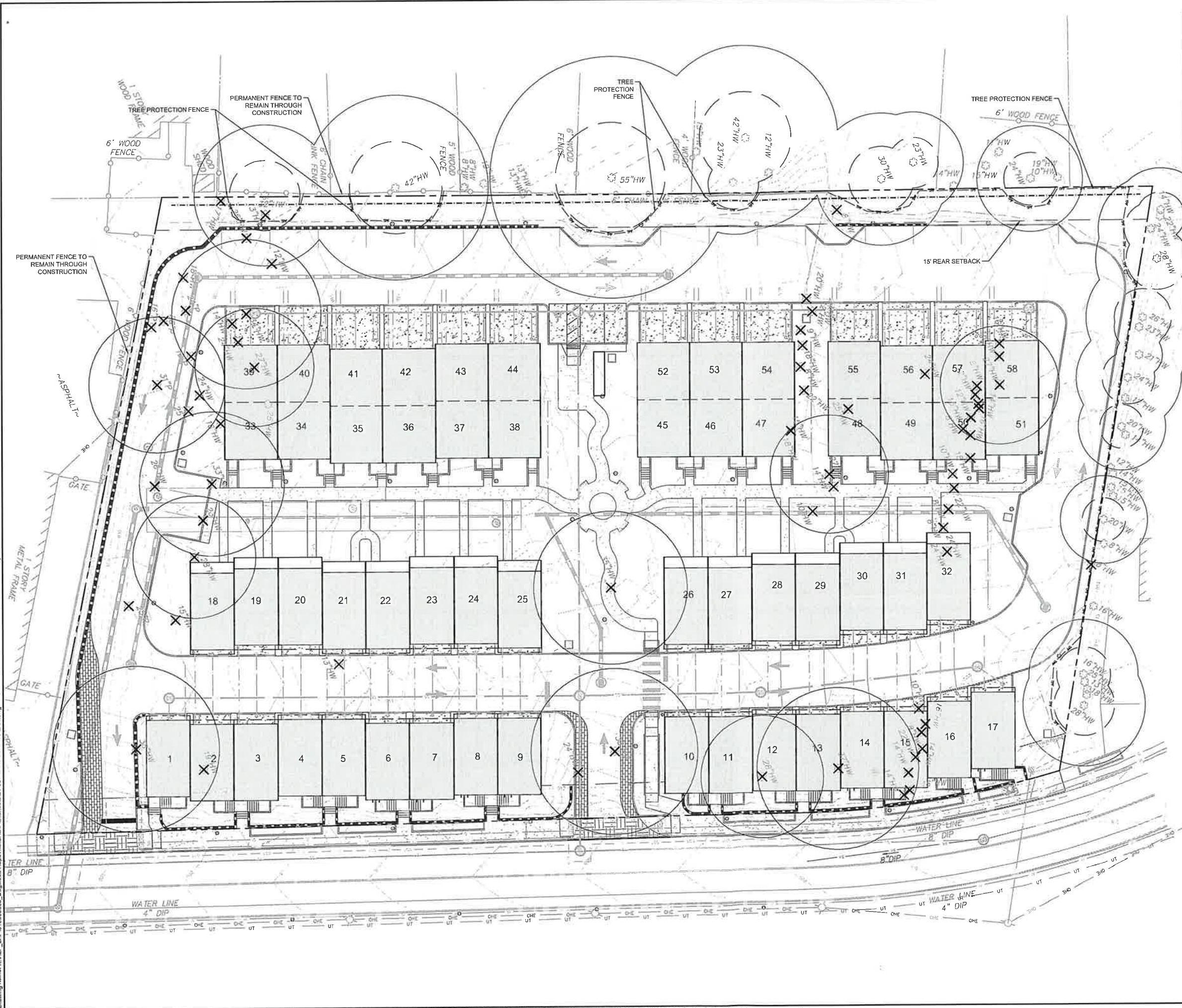


**Lowery
& Associates**

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'

Page 56 of 149

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



TREE PROTECTION LEGEND

X	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



Kimley»Horn

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817 W. PEACHTREE STREET, NW
THE BENTLEY SUITE 601
ATLANTA, GEORGIA 30308
PHONE: 404.414.4308
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT

1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	SITE PLAN RESUBMITTAL	02/07/2024	TCB

3335 DOGWOOD

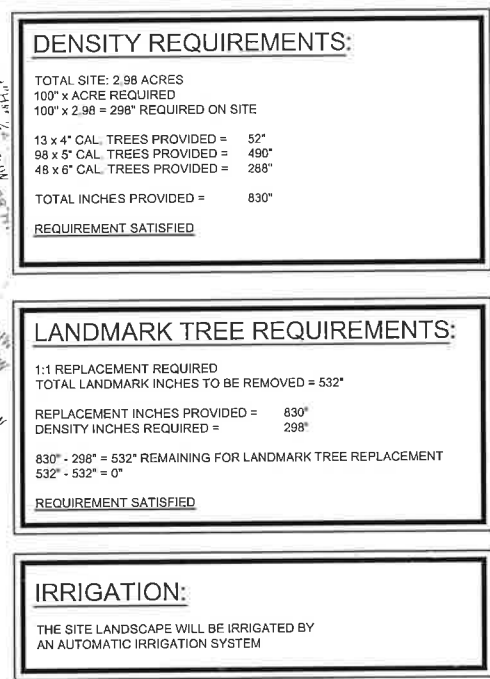
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LOT 56
PARCEL ID: 14 00980010193

REGISTERED
LANDSCAPE ARCHITECT
ERIC HARMON SWADE
#232

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

TREE SAVE PLAN

SHEET NUMBER
L1-00



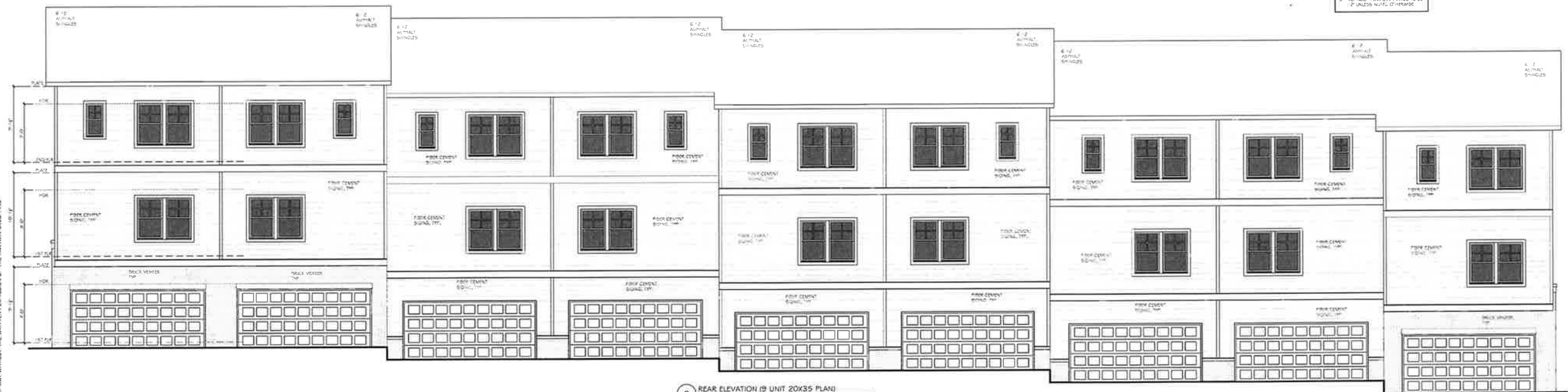
* ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE, EACER HEALTHY, GOOD FORM
* ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM
* ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM



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

EXPLANATION NOTES:

- DO NOT SCALE PLANS FOR CONSTRUCTION OR FINISHES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- SEE HARTWIN WINDOW AND DOOR SCHEDULES FOR WINDOW SIZES AND EGRESS REQS.
- ROUTING SHALL BE ALUMINUM OR GALVANIZED STEEL.
- ALL ROOF RUN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



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

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PHONE (770) 231-2544 FAX (888) 415-2782

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION

START DATE
03/26/2024

DRAWN BY
MHART

SCALE

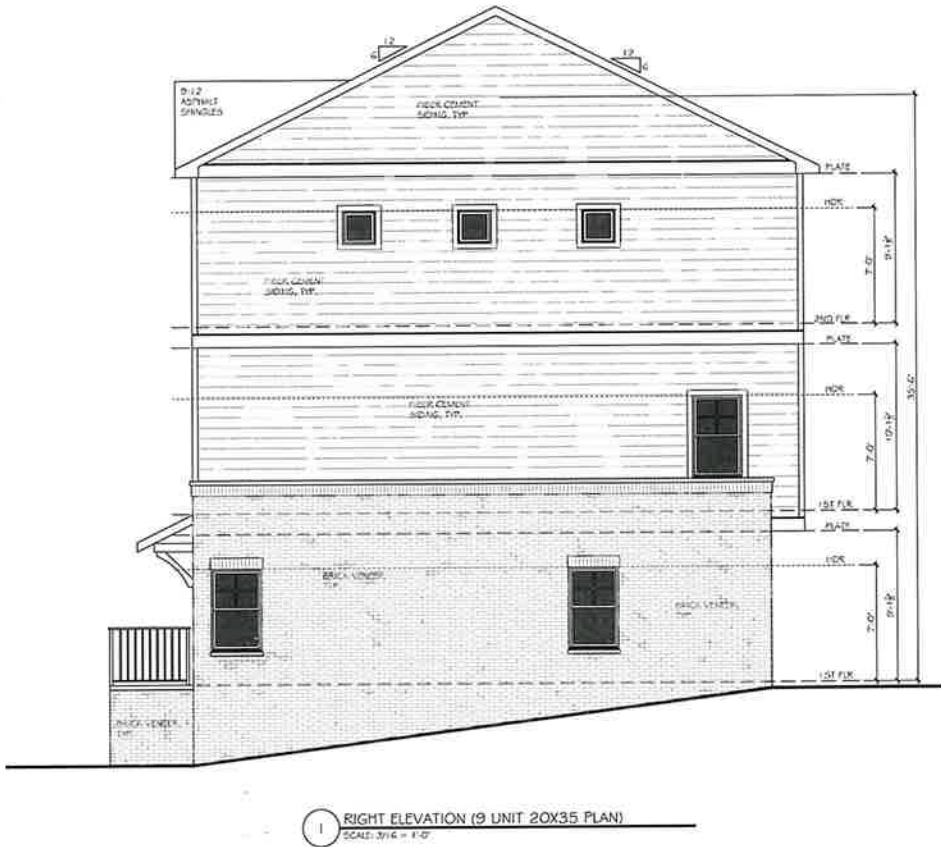
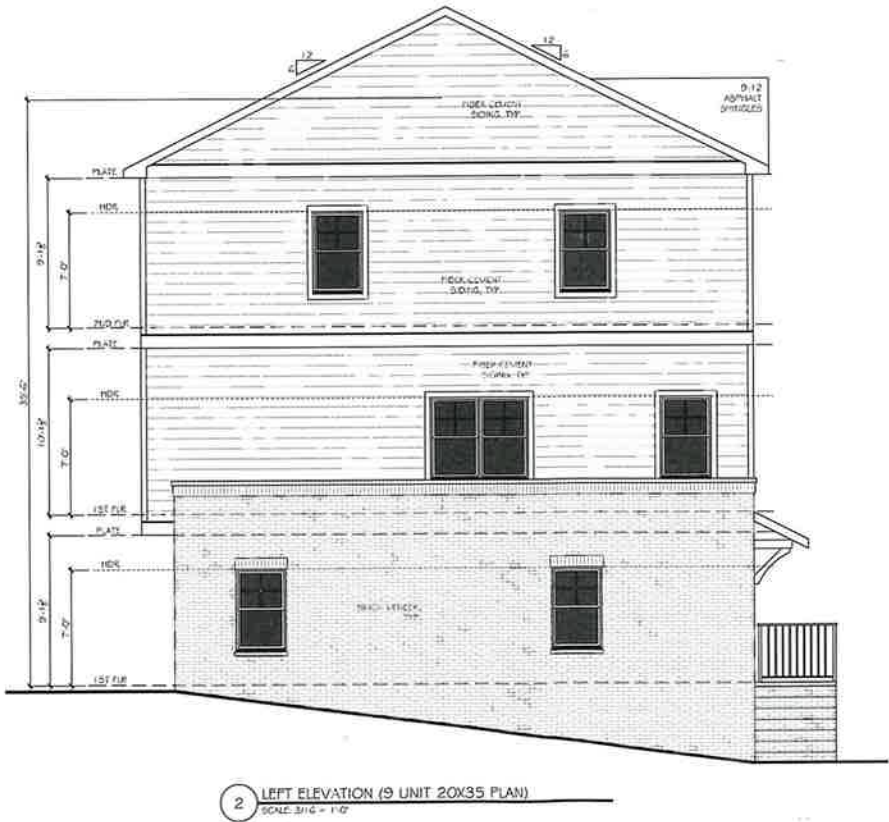
SHEET NO.

A.2.0

OF

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- 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 LOGGED REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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Hartwin
Group

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

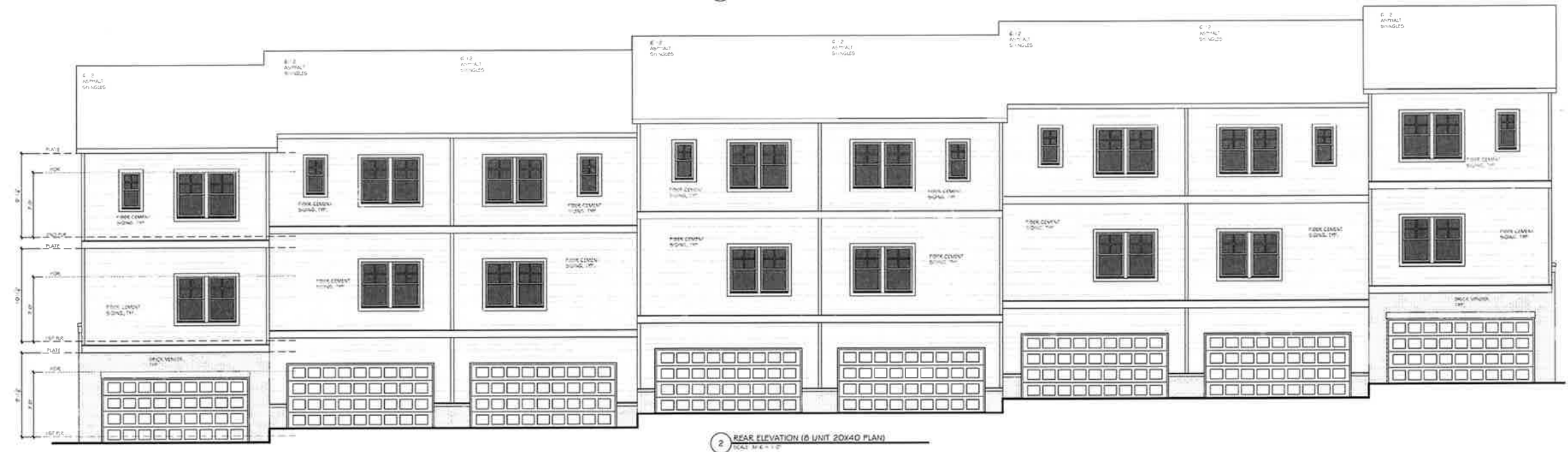
START DATE:

DRAWN BY:
M/HART

SCALE:

SHEET NO.

A.2.1



- ELEVATION NOTES**
1. DO NOT SCALE PLANS FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.
 2. VERIFY WITH WINDOW MANUFACTURER THE SIZE AND LOCATION OF ALL WINDOWS AND DOORS. ALL WINDOWS SHALL BE ALUMINUM OR VINYL CLAD.
 3. ALL ROOF FLASHING TO BE AT LEAST 1/2" MINIMUM.

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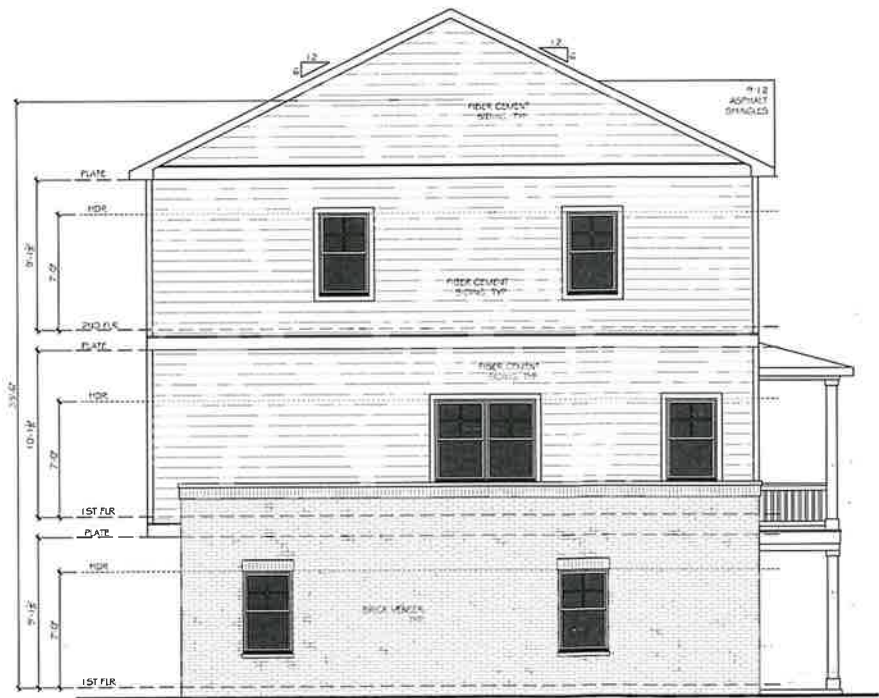
3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

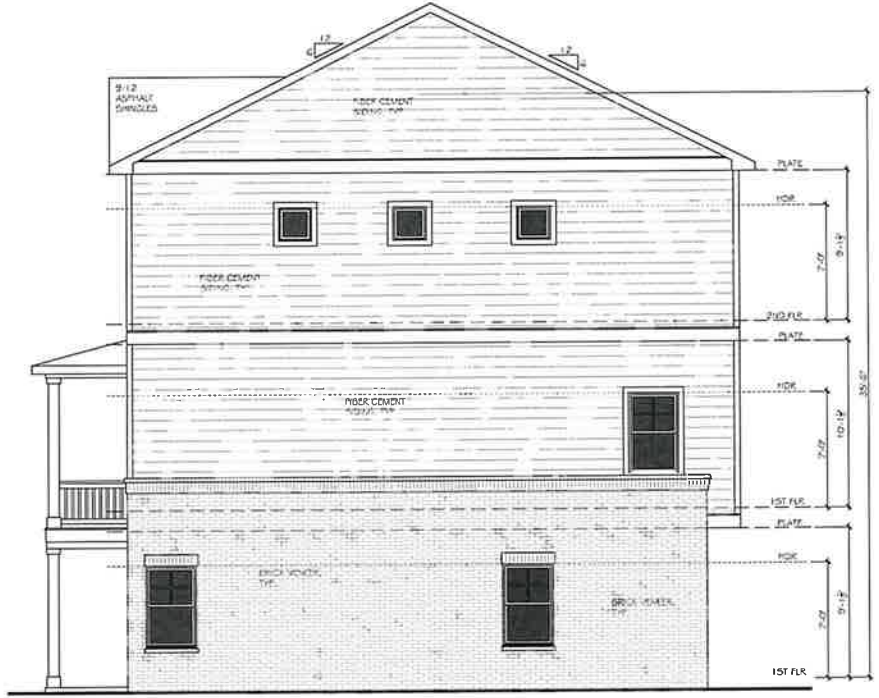
SUBDIVISION COLLECTION
 START DATE 03/24/2024
 DRAWN BY M/ART
 SCALE

SHEET NO.
A.2.2
 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 COLORS PER
 4. OUTLETS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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



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



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ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY: MHART

SCALE:

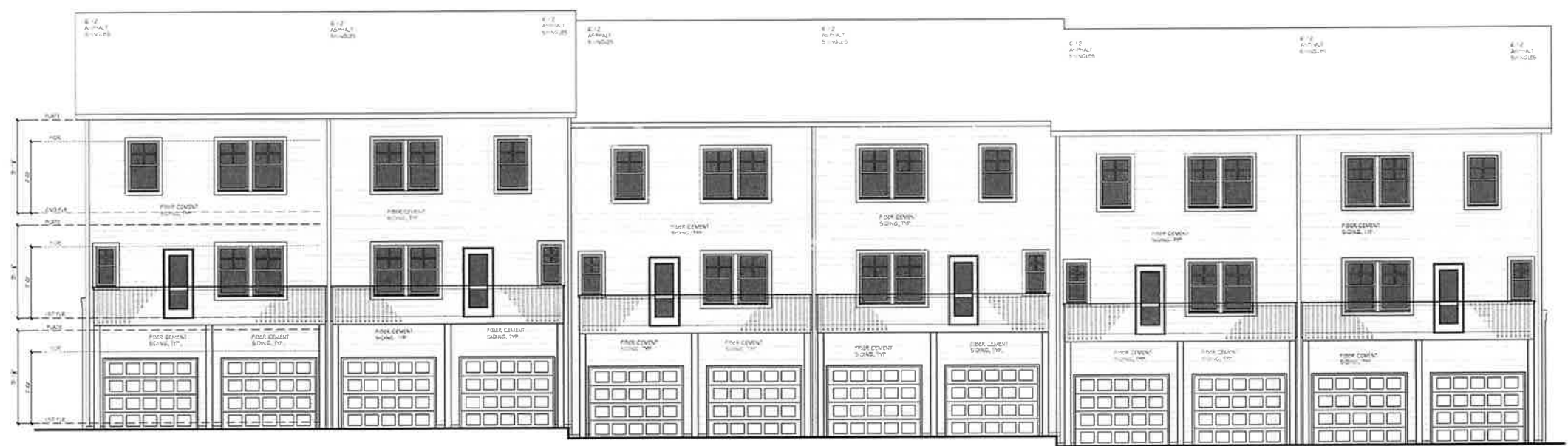
SHEET NO.

A.2.3

- REVISION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. VERIFY WITH MANUFACTURER ALL WINDOW SIZES AND LOGIC. REG. ELEVATIONS SHALL BE AS SHOWN ON THE DRAWING.
 3. ALL WINDOW SIZES SHALL 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"

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3355 DOGWOOD
ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION
START DATE 03/26/2024
DRAWN BY MHART
SCALE

SHEET NO.
A.2.4
OF

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- ELEVATION NOTES:
- 1

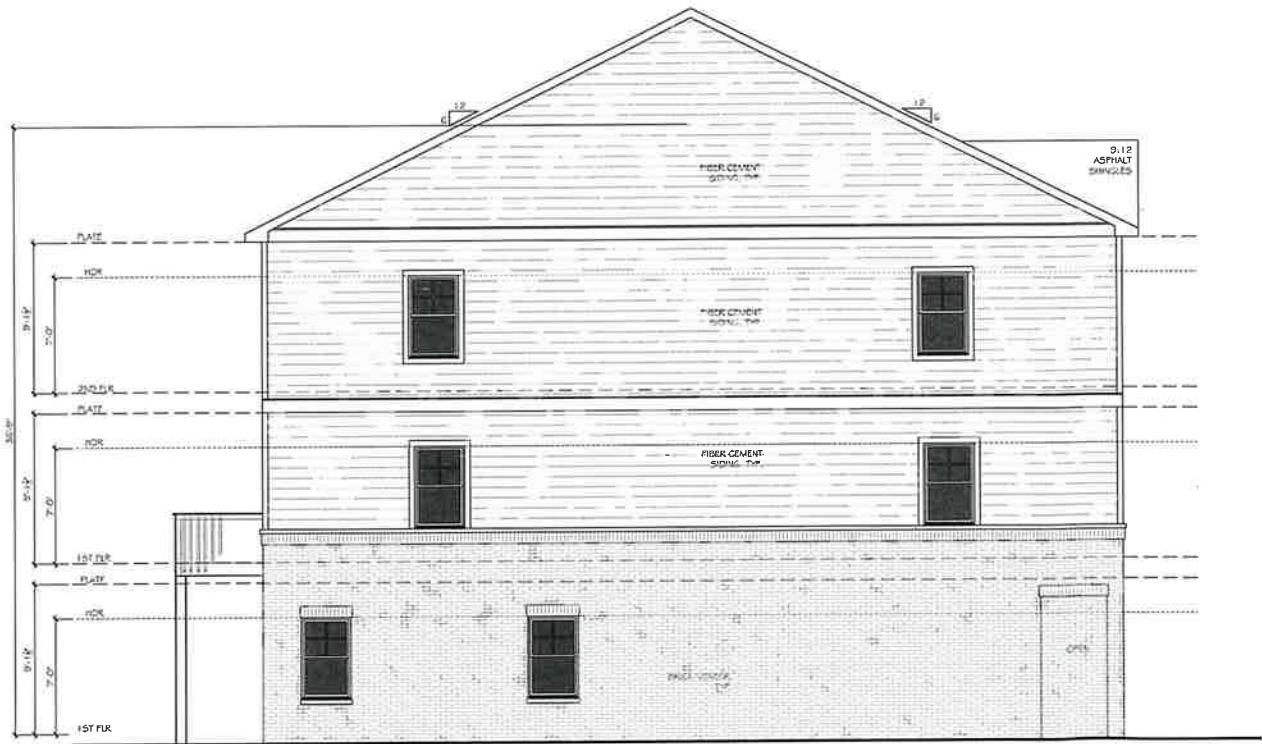
DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
- 2

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

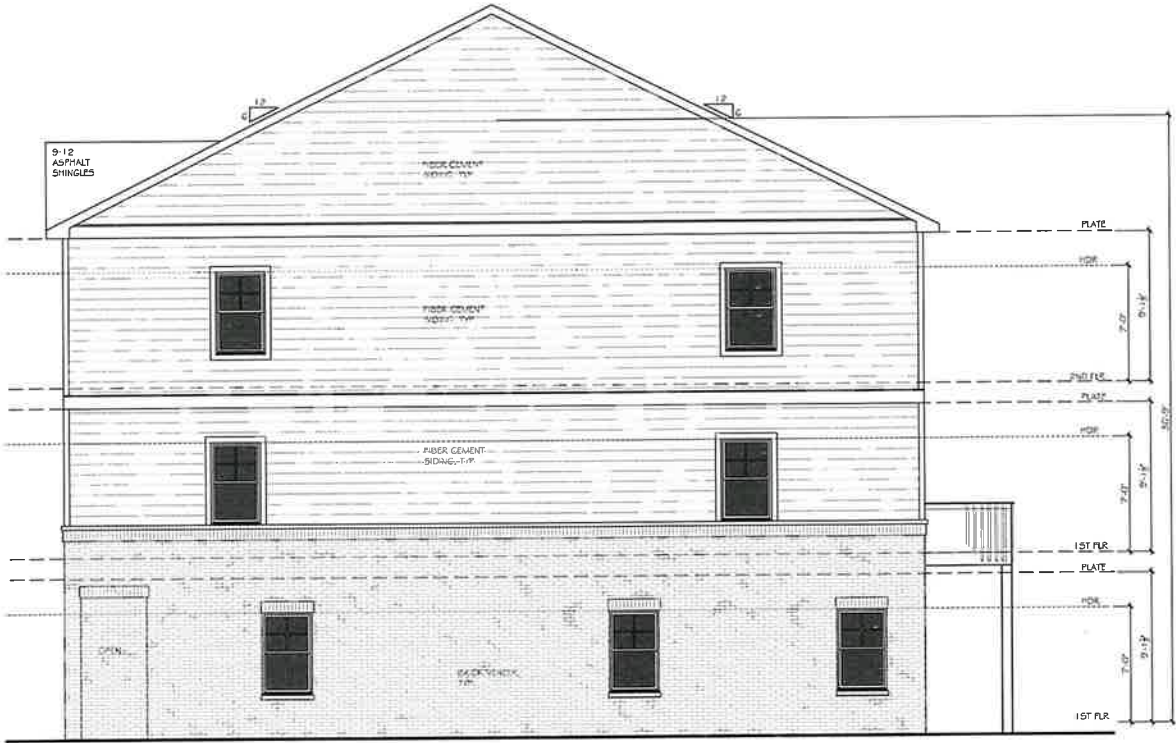
VERIFY WITH S10000 MFG. ALL FINISHES AND COLORS
- 4

GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
- 5

ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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



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



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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

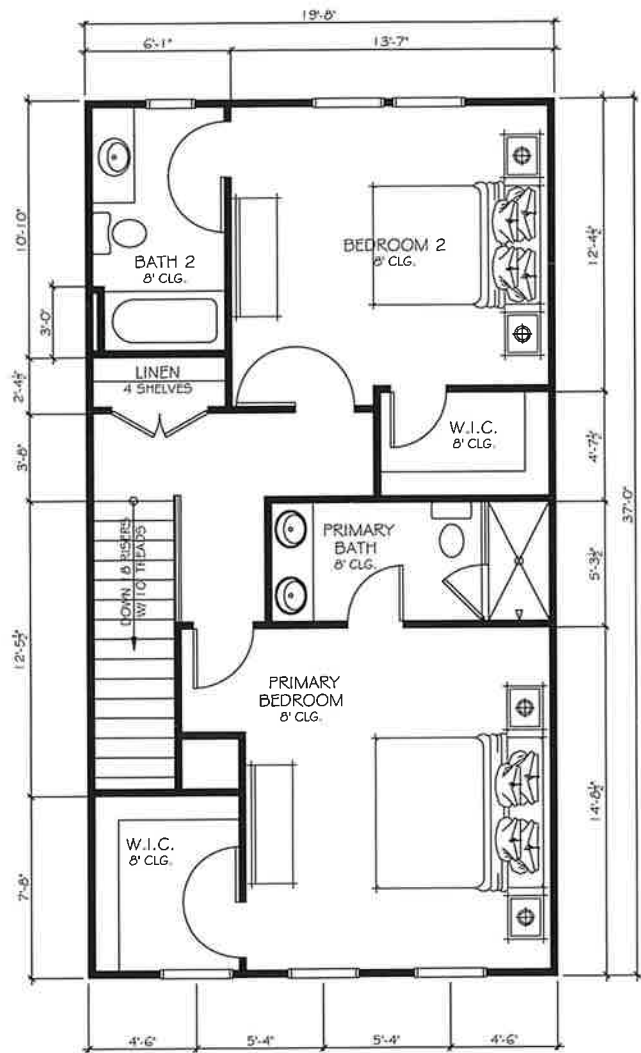
SHEET NO.

A.2.5

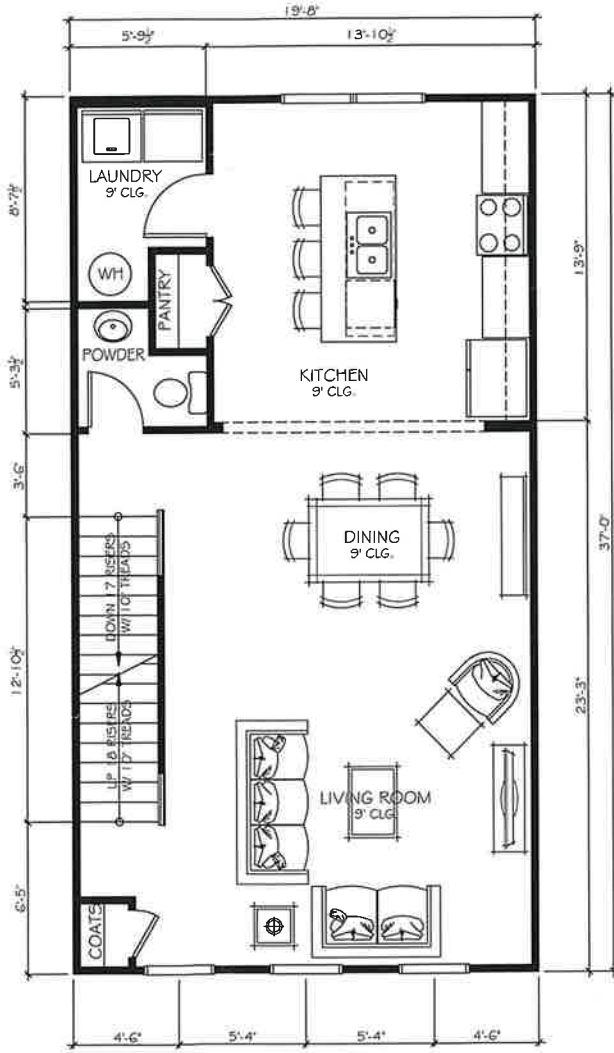
Hapeville Plan A

Terrace -	270 sf
1st Floor -	697 sf
2nd Floor -	697 sf
Total -	1664 sf

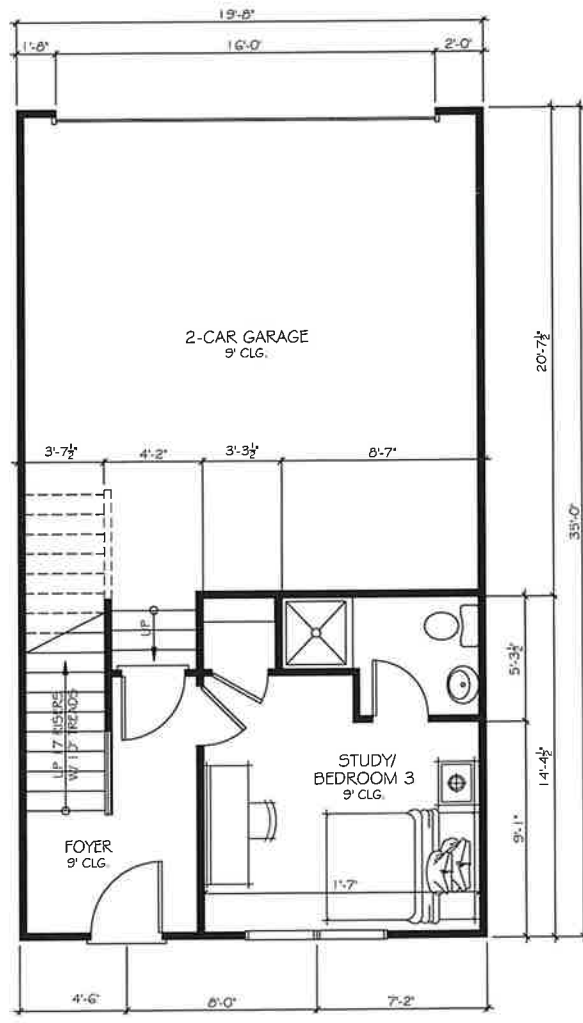
Garage - 413 sf



3rd. Floor Plan



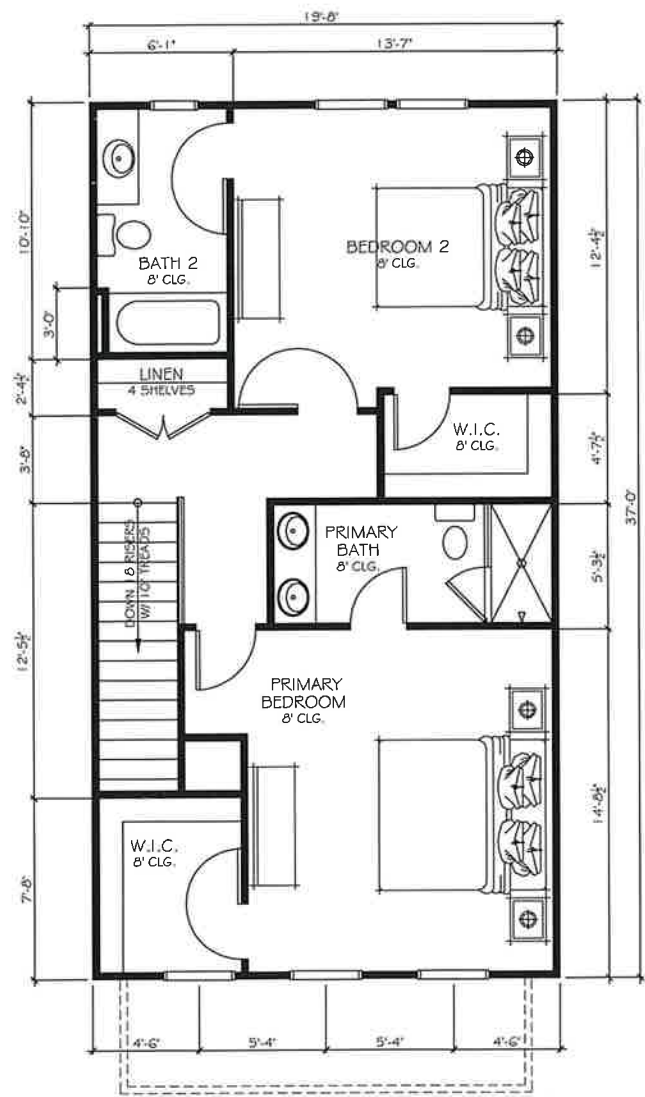
2nd. Floor Plan



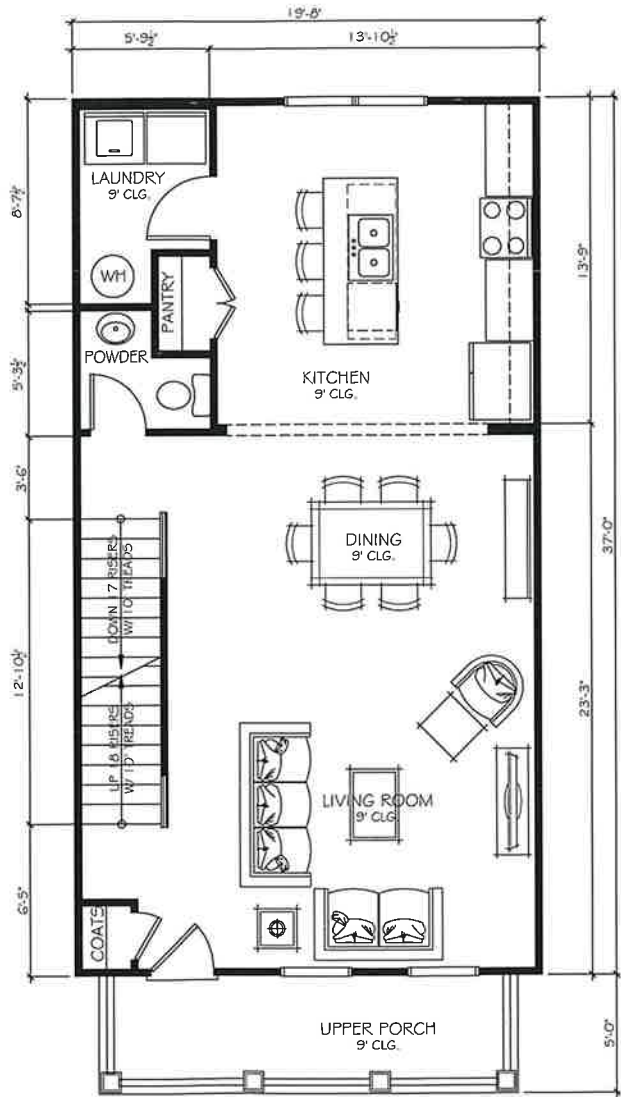
1st. Floor Plan

Hapeville Plan B	
1st Floor -	270 sf
2nd Floor -	697 sf
3rd Floor -	697 sf
Total -	1664 sf

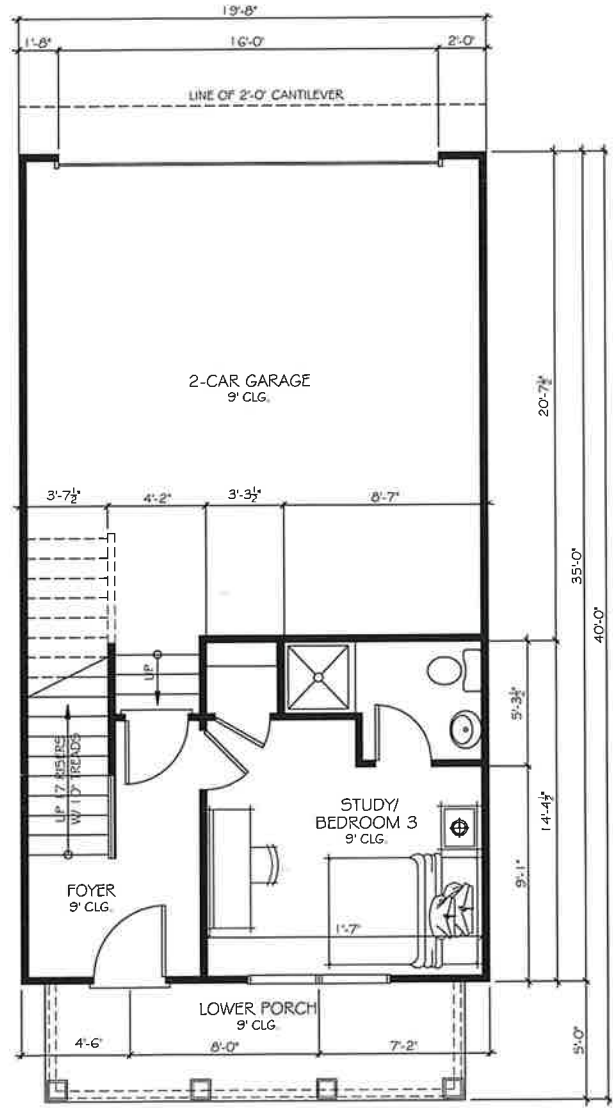
Garage - 413 sf



3rd. Floor Plan



2nd. Floor Plan



1st. Floor Plan

Rubix Plan 1

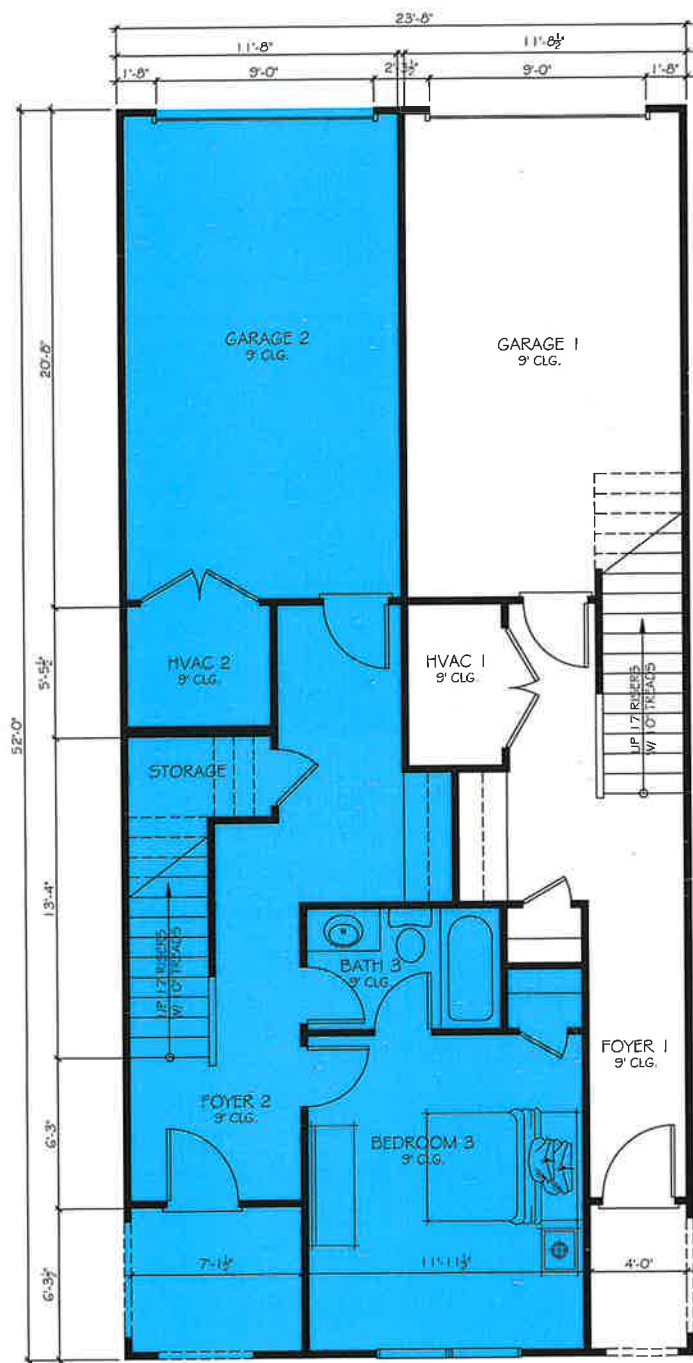
1st Floor -	223 sf
2nd Floor -	588 sf
3rd Floor -	588 sf
Total -	1399 sf

Garage - 241 sf

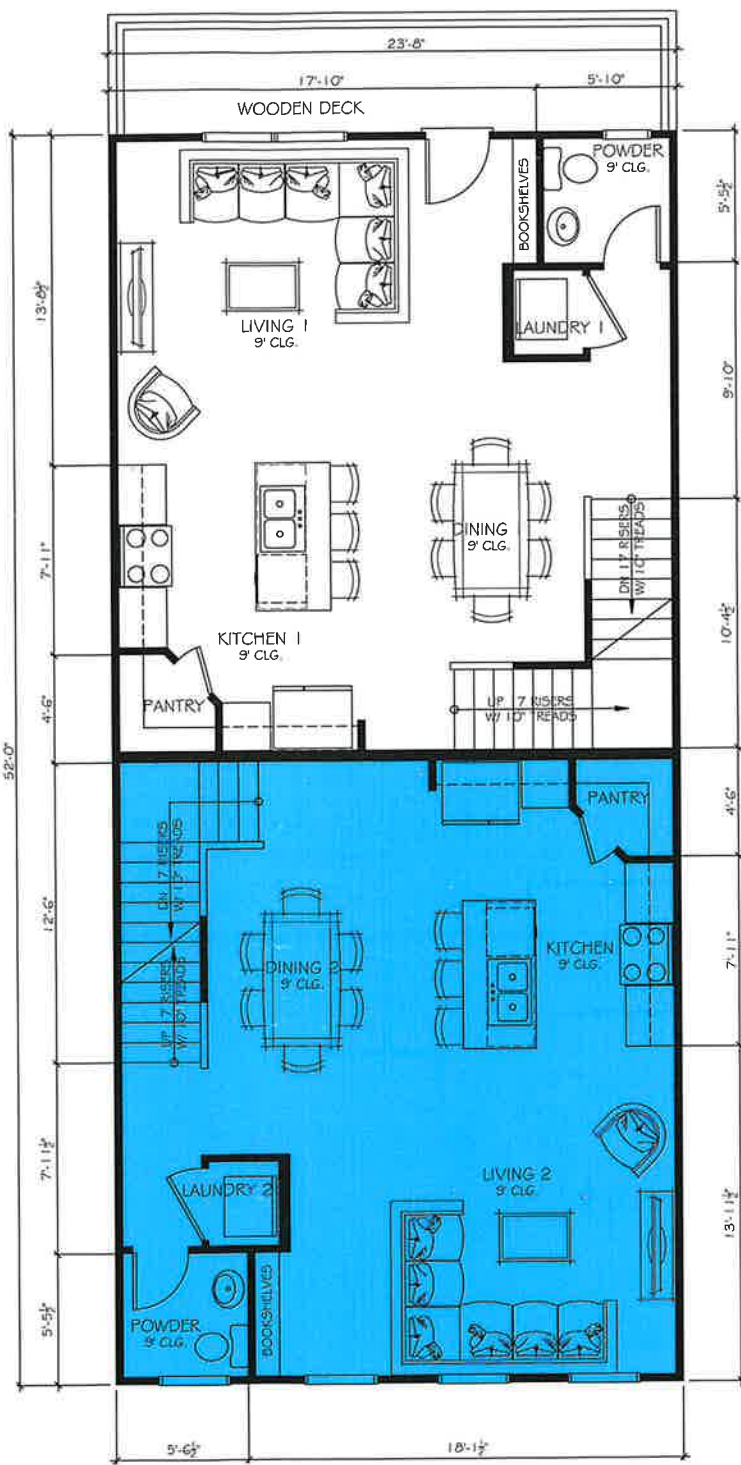
Rubix Plan 2

1st Floor -	451 sf
2nd Floor -	582 sf
3rd Floor -	582 sf
Total -	1615 sf

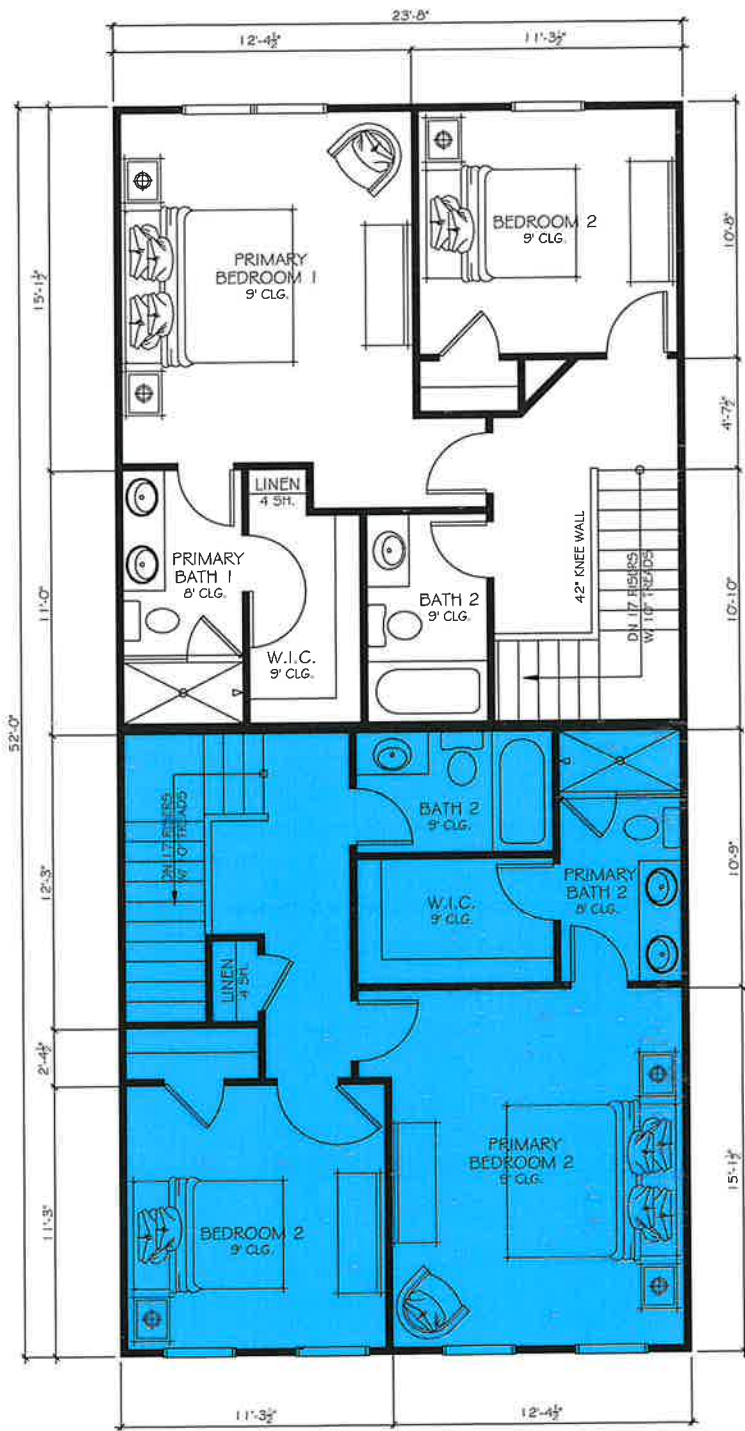
Garage - 241 sf



1st. Floor Plan



2nd. Floor Plan



3rd. Floor Plan



**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 16, 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:

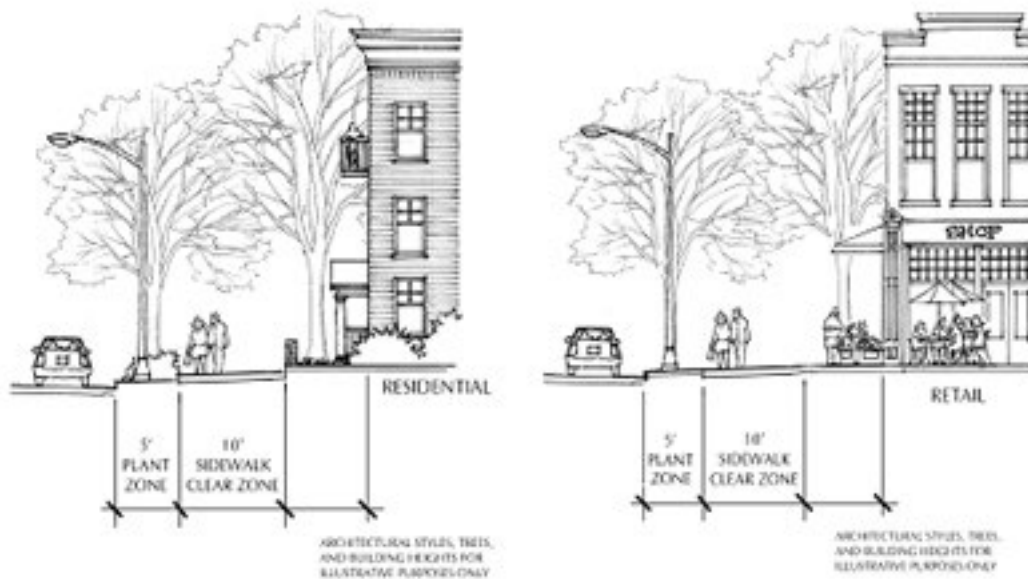
- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent 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:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Minimum			Maximum		Max. Unit/ Bldg. Lot
								Side	Rear	Stories	Feet	Min. Parking Spaces	
Single-family attached patio/town homes and live-work unit	20	1,200		1,000	90	0/15	0	0	0	3	45	1/DU	1

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.

The plan shows 64 double/side by side garage spaces, The plan lists 52 tandem garage spaces but at 20' deep there are only 26 spaces (1 per unit within the garage), the driveways for units 33-58 can accommodate a second car if parked to the edge of the garage, 21 visitor spaces, including 2 accessible space for a total of 137 spaces. This exceeds the parking requirement by over 100% and was granted a variance from the Board of Appeals with the previous site plan. Staff supports maintaining the variance.

The plan should be updated to reflect the number of parking spaces within the garage.

- 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 and staff supports maintaining the variance.
- 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 and Engineer's comments, the site plan is considered compliant.



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.

24-PC-04-07

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

Name of Applicant Derek Hutchison (Terwilliger Pappas)
Mailing Address 3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta GA 30305
Telephone [REDACTED] Mobile [REDACTED]
Email dhutchison@terwilligerpappas.com
Property Owner (s) See appendix
Mailing Address See Appendix
Telephone See Appendix Mobile See Appendix
Address/Location of Property:
See Appendix
Present Zoning Classification: RMU
Present Land Use: Three single family residential properties, auto repair, undeveloped and vacant parcels
Parcel ID #: See Appendix.

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: 3/1/24

Sworn to and subscribed before me

This 1st day of March, 20 24.

[Signature]
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:

See attached.

See attached.

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:

536 Porsche Avenue and 540 Porsche Avenue

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 Derek Hutchison (Terwilliger Pappas)

Address of Applicant
3555 Piedmont Rd., Bldg 2, Suite 735, Atlanta, GA 30305

Telephone of Applicant
[REDACTED]


Signature of Owner

John T. Mitchell
Print Name of Owner

Personally Appeared Before Me this 26 day of February, 2024.


Notary Public



**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:

3552 Perkins Street

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 Derek Hutchison (Terwilliger Pappas)

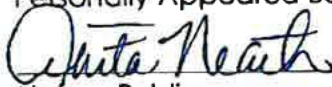
Address of Applicant
3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

Telephone of Applicant
[REDACTED]


Signature of Owner

Charles McDaniels
Print Name of Owner

Personally Appeared Before Me this 26th day of February, 2024.


Notary Public



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:

3560 and 3572 Perkins St; 573, 557, 555, 549, and 543 College St;

530 and 522 Porsche Ave; 3558, 3562, 3648, 3656, 3660, and 3668 Elm St.

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 Derek Hutchison (Terwilliger Pappas)

Address of Applicant
3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

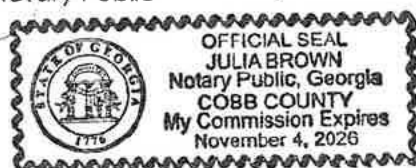
Telephone of Applicant
[REDACTED]


Signature of Owner

Robert Paul Franzen
Print Name of Owner

Personally Appeared Before Me this 21st day of February, 2024.


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:

DH

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.

DH

Date, approximate north point and graphic scale.

DH

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.

DH

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

DH

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

DH

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

DH

The acreage of the land to be subdivided.

DH

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 3/1/24

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:

- _____ 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.
- _____ 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.
- _____ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- _____ Location and description of monuments.
- _____ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- _____ 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 _____



March 1, 2024

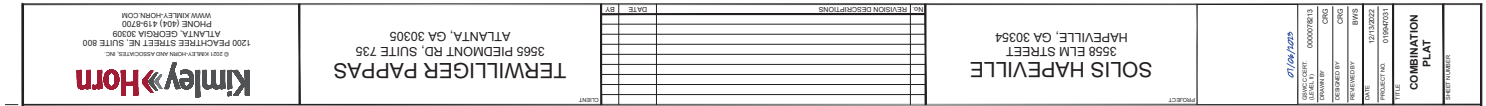
City of Hapeville
3468 North Fulton Avenue
Hapeville, Georgia 30354

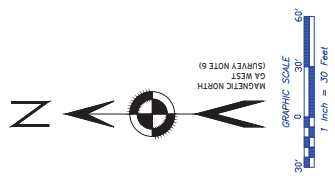
RE: *Solis Hapeville – Project Summary for Planning Commission Application*

Solis Hapeville is a proposed multifamily development located in Hapeville, GA. The project site consists of 21* existing parcels (9.10 acres total) located at the intersection of Porsche Avenue and Elm Street. The development includes the construction of 310 multifamily apartment units (split between 6 multifamily buildings and one mixed-use building). The project also includes associated utilities and stormwater infrastructure, surface parking, and streetscape improvements.

Solis Hapeville consists of 310 rental apartment units located near downtown Hapeville, Georgia. At the intersection of Porsche Avenue and Elm Street, the Solis Hapeville community includes six 3- and 4-story apartment buildings and one 4- story podium building with 3 story apartments above 1 story retail and amenity space. The project will have a modern industrial aesthetic with large windows, building accents and brick veneer to reference the surrounding neighborhood development. The Solis Hapeville community includes an amenity area, large pool, and green space. The Solis Hapeville retail creates an active space for entertaining and engaging the existing retail of the downtown area.

Parcel ID	Street Address	Acreage	Owner
14 009600050027	3668 Elm Street	0.390	CML Hapeville, LLC
14 009600050035	3660 Elm Street	0.390	CML Hapeville, LLC
14 009600050233	3656 Elm Street	0.652	CML Hapeville, LLC
14 009600050068	3652 Elm Street	0.230	CML Hapeville, LLC
14 009600050076		0.460	CML Hapeville, LLC
14 009600050175	3648 Elm Street	0.369	CML Hapeville, LLC
14 009600050225	3562 Elm Street	0.543	CML Hapeville, LLC
14 009600050217	3558 Elm Street	1.269	CML Hapeville, LLC
14 009500010097	522 Porsche Avenue	0.378	CML Hapeville, LLC
14 009500010287	530 Porsche Avenue	0.398	CML Hapeville, LLC
14 009500010279	536 Porsche Avenue	0.240	Hapeville Radiator Inc
14 009500010030	540 Porsche Avenue	0.260	Hapeville Radiator Inc
14 009500010014	3552 Perkins Street	0.270	RREF ATL Train Station LLC
14 009500010113	3575 & 3560 Perkins Street	1.127	CML Hapeville, LLC
14 009500010188			CML Hapeville, LLC
14 009500010337		0.139	CML Hapeville, LLC
14 009500010311	573 College Street	0.732	CML Hapeville, LLC
14 009500010154	557 College Street	0.281	CML Hapeville, LLC
14 009500010147	555 College Street	0.269	CML Hapeville, LLC
14 009500010139	549 College Street	0.278	CML Hapeville, LLC
14 009500010121	543 College Street	0.405	CML Hapeville, LLC





SURVEYOR'S CERTIFICATION

TO MORT INVESTMENTS, LLC AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OF PLAY AND THE SURVEY ON WHICH IT IS BASED COMPLY WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL ALIENS LAND SURVEYS AS SET FORTH IN THE ALIEN LAND SURVEY ACT, 43 USC 1611-1614, AND INCLUDES (TWO) 1/4 SECTION 15, T14N, R14E AND 21 OF T8E, A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2021.

[Handwritten Signature]

ATTEST: CLAYTON J. CROOK, JR., SURVEYOR
DATE OF PLAY ON MAP: MAY 10, 2021





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

DATE: March 29, 2024
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Combination Plat Request 3558 Elm Street, March 2024

BACKGROUND

The City of Hapeville has received a Combination Plat application from Derek Hutchison (Terwilliger Pappas) to combine 21 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There will be six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50027	0.230
No address	14 0096000 50068	0.460
3648 Elm Street	14 0096000 50076	0.369
3562 Elm Street	14 0096000 50175	0.543
3558 Elm Street	14 0096000 50225	1.269
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 009500010030	0.260
3552 Perkins Street	14 009500010014	0.270
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

- (1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*
- (2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:
 - a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

Meets Requirements

- b. Date, approximate north point and graphic scale.

Meets Requirements

- c. 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 of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report (no zoning shown on adjacent parcels).

- d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

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

See Engineer report

- f. Contours at vertical intervals of not more than five feet.

Meets Requirements

- g. The acreage of the land to be subdivided and acreage of any lots to be created.

Meets Requirements

- h. Location map showing the relationship of subdivision to area.

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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.

Porsche Avenue is listed as Variable ROW. Indicates 35' proposed right of way to meet the 70's requirement.

Perkins is shown as 50' ROW and is correct.

Elm Street is shown as 40' ROW should be 50' ROW.

- (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.

Not applicable

- (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.

- (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.

- (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.

No alternative is available.

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

Streets not changed.

- (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.
- (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.
 - 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.*

- 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.

Not Applicable

- (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.

Not Applicable

- (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.

(b) *Blocks.*

- (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.

Not Applicable

- (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.

Not Applicable

(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.

Meets requirements.

- (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.
- 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.
- 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.

Meets Requirements

- (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.

Meets Requirements

- (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.

Meets Requirements

- (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

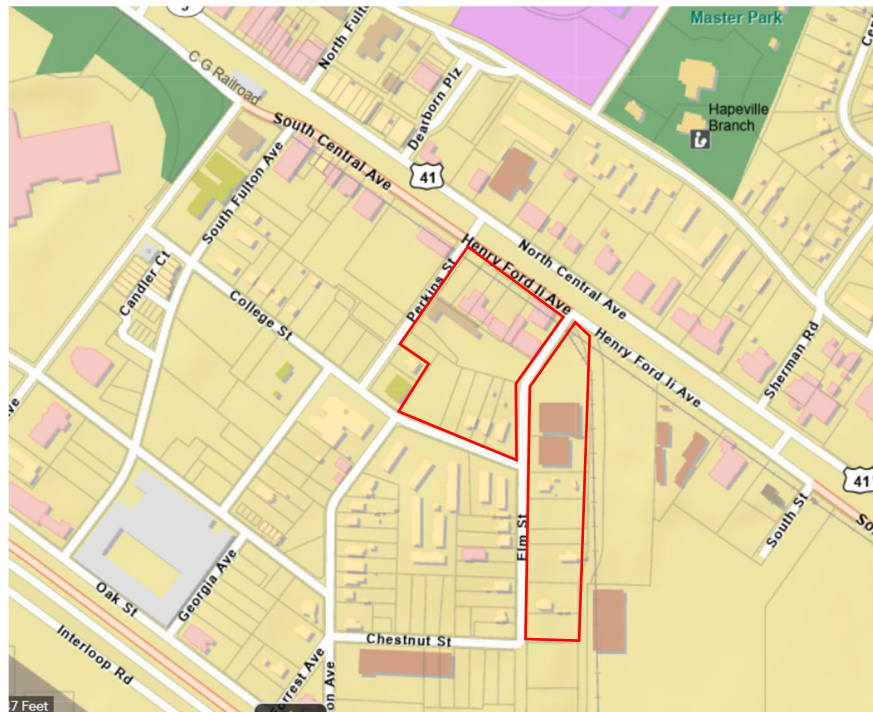
- (d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be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

- (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.
 - (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.
 - (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.
- (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.

A portion of the property is located in Flood Zone A. See map below.

FINDINGS

The applicant should add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map
3558 Elm Combination Plat

Department of Planning & Zoning

Final Plat Preparation Checklist

Development Name: Solis Hapeville
Design Professional: Kimley Horn
Date: 3/29/2024

It is the owner's/developer's responsibility to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) Permit and Clean Water Act requirements. 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.

Abbreviations: CO: Hapeville, GA Code of Ordinances (latest ed.)

FINAL PLAT GENERAL COMMENTS CO 90-1-2-(f)		
CITY RESPONSE	PAGE #	
N/A		1. 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.
X		2. 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. It appears some data is missing from the plat.
X		3. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
X		4. Location and description of monuments.
✓		5. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
✓		6. Date, title, name and location of subdivision, graphic scale and true north point.
X		7. Location map showing site in relation to area.
X		8. 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.
X		9. Certification by the landowner acknowledging 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.
X		10. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments. This should be on the combination plat.
X		11. Certification of Final Plat Approval.



X		12.If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city.
ADDITIONAL COMMENTS		
X		13. Applicant to update combination plat to include the Propose ROW line. It appears to be labeled but the line is not shown on the plat.
X		14. Applicant to differentiate between proposed and existing easements on combination plat. Existing easement should match the survey file easements.
X		15.Applicant to dimension easements on combination plat.
X		16.Applicant to provide all bearings and distances on combination plat.
X		17.Applicant should include all utilities within an easement and the easement itself on the plat.

24-PC-04-08

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

Name of Applicant Derek Hutchison (Terwilliger Pappas)

Mailing Address: 3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

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

Property Owner (s) See Appendix

Mailing Address See Appendix

Telephone See Appendix Mobile # See Appendix

Address/Location of Property: See Appendix

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

Present Zoning Classification: RMU Size of Tract: 9.09 acre(s)

Present Land Use: Three single family residential properties, auto repair shop, undeveloped parcels, and vacant parcels with concrete slabs

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: 2/29/24

Sworn to and subscribed before me

This 29th day of February, 2024.
[Signature]
Notary Public





March 1, 2024

City of Hapeville
3468 North Fulton Avenue
Hapeville, Georgia 30354

RE: *Solis Hapeville – Project Summary for Planning Commission Application*

Solis Hapeville is a proposed multifamily development located in Hapeville, GA. The project site consists of 21* existing parcels (9.10 acres total) located at the intersection of Porsche Avenue and Elm Street. The development includes the construction of 310 multifamily apartment units (split between 6 multifamily buildings and one mixed-use building). The project also includes associated utilities and stormwater infrastructure, surface parking, and streetscape improvements.

Solis Hapeville consists of 310 rental apartment units located near downtown Hapeville, Georgia. At the intersection of Porsche Avenue and Elm Street, the Solis Hapeville community includes six 3- and 4-story apartment buildings and one 4- story podium building with 3 story apartments above 1 story retail and amenity space. The project will have a modern industrial aesthetic with large windows, building accents and brick veneer to reference the surrounding neighborhood development. The Solis Hapeville community includes an amenity area, large pool, and green space. The Solis Hapeville retail creates an active space for entertaining and engaging the existing retail of the downtown area.

Parcel ID	Street Address	Acreage	Owner
14 009600050027	3668 Elm Street	0.390	CML Hapeville, LLC
14 009600050035	3660 Elm Street	0.390	CML Hapeville, LLC
14 009600050233	3656 Elm Street	0.652	CML Hapeville, LLC
14 009600050068	3652 Elm Street	0.230	CML Hapeville, LLC
14 009600050076		0.460	CML Hapeville, LLC
14 009600050175	3648 Elm Street	0.369	CML Hapeville, LLC
14 009600050225	3562 Elm Street	0.543	CML Hapeville, LLC
14 009600050217	3558 Elm Street	1.269	CML Hapeville, LLC
14 009500010097	522 Porsche Avenue	0.378	CML Hapeville, LLC
14 009500010287	530 Porsche Avenue	0.398	CML Hapeville, LLC
14 009500010279	536 Porsche Avenue	0.240	Hapeville Radiator Inc
14 009500010030	540 Porsche Avenue	0.260	Hapeville Radiator Inc
14 009500010014	3552 Perkins Street	0.270	RREF ATL Train Station LLC
14 009500010113	3575 & 3560 Perkins Street	1.127	CML Hapeville, LLC
14 009500010188			CML Hapeville, LLC
14 009500010337		0.139	CML Hapeville, LLC
14 009500010311	573 College Street	0.732	CML Hapeville, LLC
14 009500010154	557 College Street	0.281	CML Hapeville, LLC
14 009500010147	555 College Street	0.269	CML Hapeville, LLC
14 009500010139	549 College Street	0.278	CML Hapeville, LLC
14 009500010121	543 College Street	0.405	CML Hapeville, LLC

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.)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

536 Porsche Avenue and 540 Porsche Avenue

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 Derek Hutchison (Terwilliger Pappas)

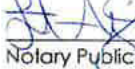
Address of Applicant
3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

Telephone of Applicant
[REDACTED]


Signature of Owner

John T. Mitchell
Print Name of Owner

Personally Appeared Before Me this 26 day of February, 2024.


Notary Public



**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:

3552 Perkins Street

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 Derek Hutchison (Terwilliger Pappas)

Address of Applicant
3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

Telephone of Applicant


Signature of Owner

Charles McDaniels
Print Name of Owner

Personally Appeared Before Me this 26th day of February, 2024.


Notary Public



**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:

3560 and 3572 Perkins St; 573, 557, 555, 549, and 543 College St;

530 and 522 Porsche Ave; 3558, 3562, 3648, 3656, 3660, and 3668 Elm St.

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 Derek Hutchison (Terwilliger Pappas)

Address of Applicant

3565 Piedmont Rd, Bldg 2, Suite 735, Atlanta, GA 30305

Telephone of Applicant

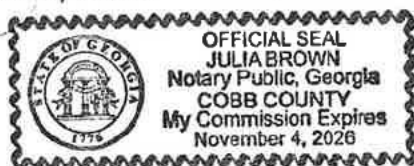
[REDACTED]

[Signature]
Signature of Owner

Derek Paul Hutchison
Print Name of Owner

Personally Appeared Before Me this 21st day of February, 2024.

Julia 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)

DH

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.

DH

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

DH

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.

DH

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).

DH

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.

DH

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.

DH

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

DH

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).

DH

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.

DH

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.

DH

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.

DH

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.

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

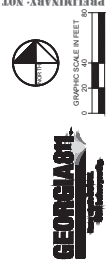
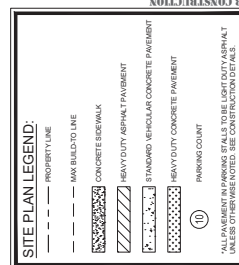
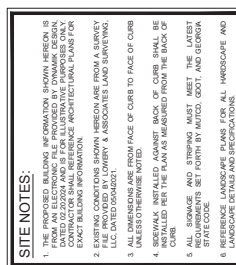
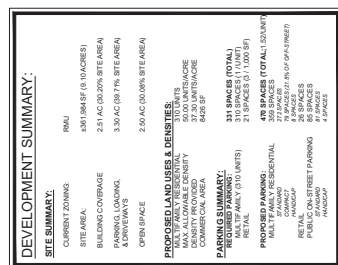
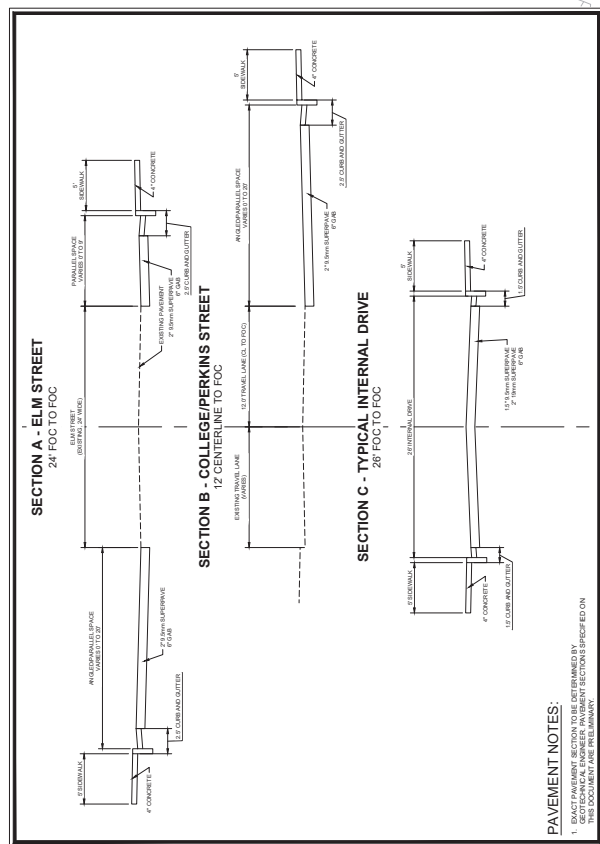
Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your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

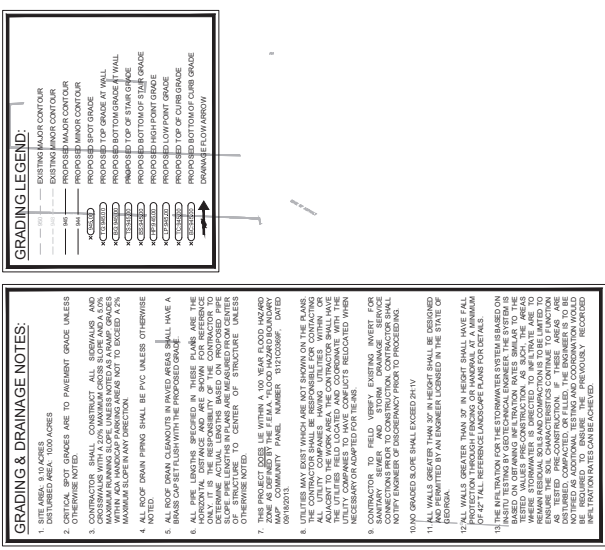
Applicant Signature: 
 Date 3/1/2024

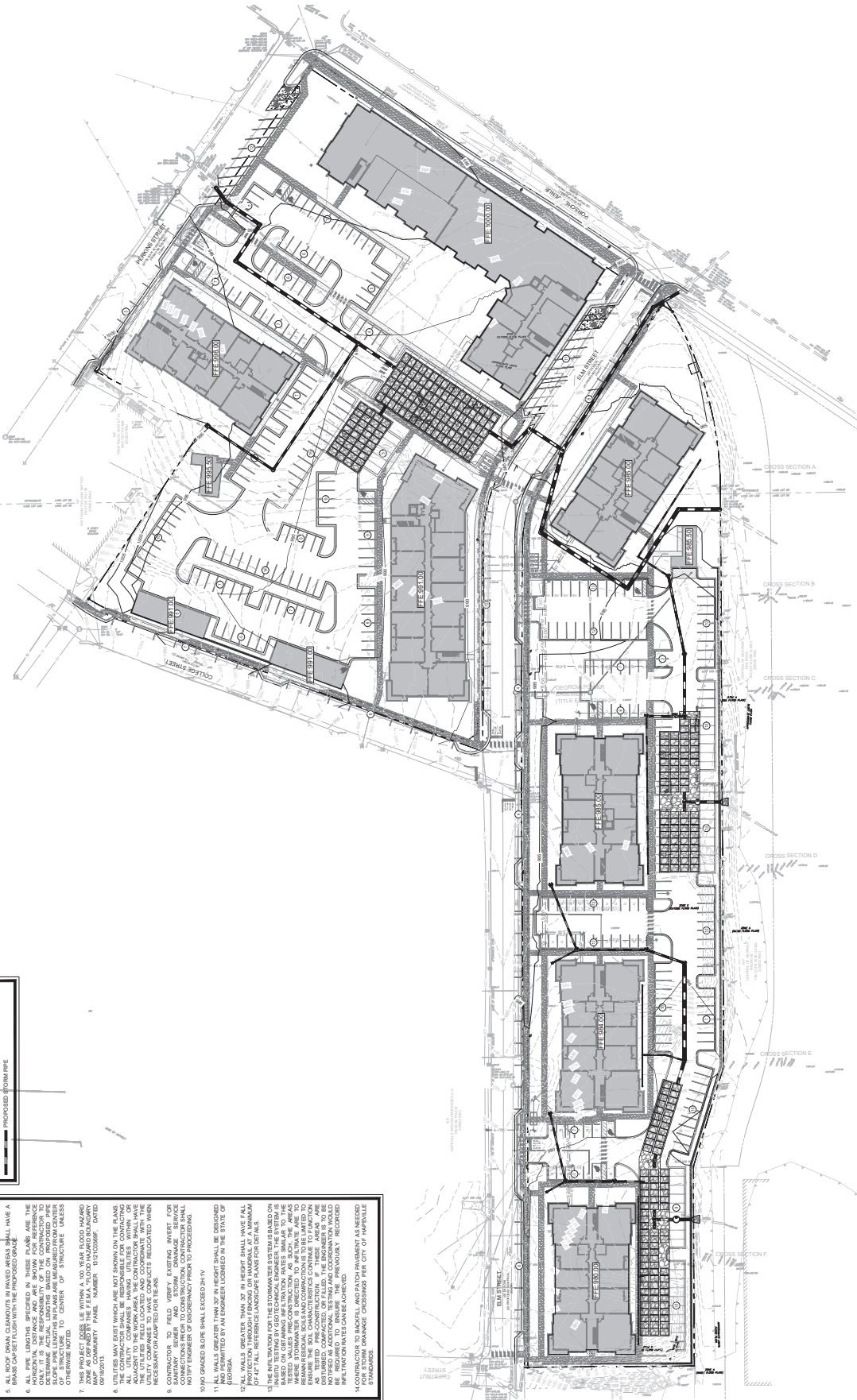
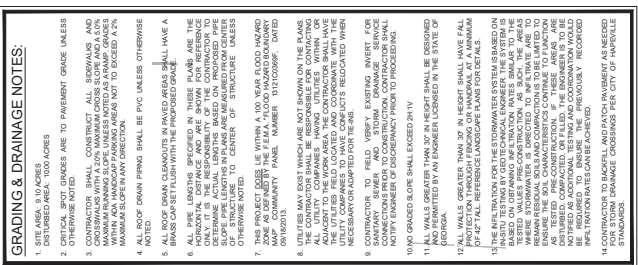
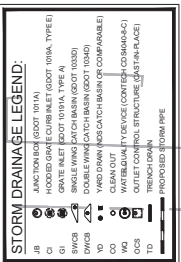
EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS SHOWN HEREIN ARE A SURVEY FILE PRODUCED BY LOWERY & ASSOCIATES, A SURVEYING FIRM, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80231. LLO DATED 03/04/2001.
2. UTILITIES MAY EXIST WHICHEVER ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES COMPANIES, UTILITIES WITH OR WITHOUT ADJACENT PROPERTY, TO LOCATE AND MARK ALL UTILITIES. HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO AVOID CONFLICTS RELOCATED WHENEVER EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
3. WHENEVER EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
4. COMBINATION OF PLAT FOR 3058 ELLA STREET WAS APPROVED 01/17/2003.



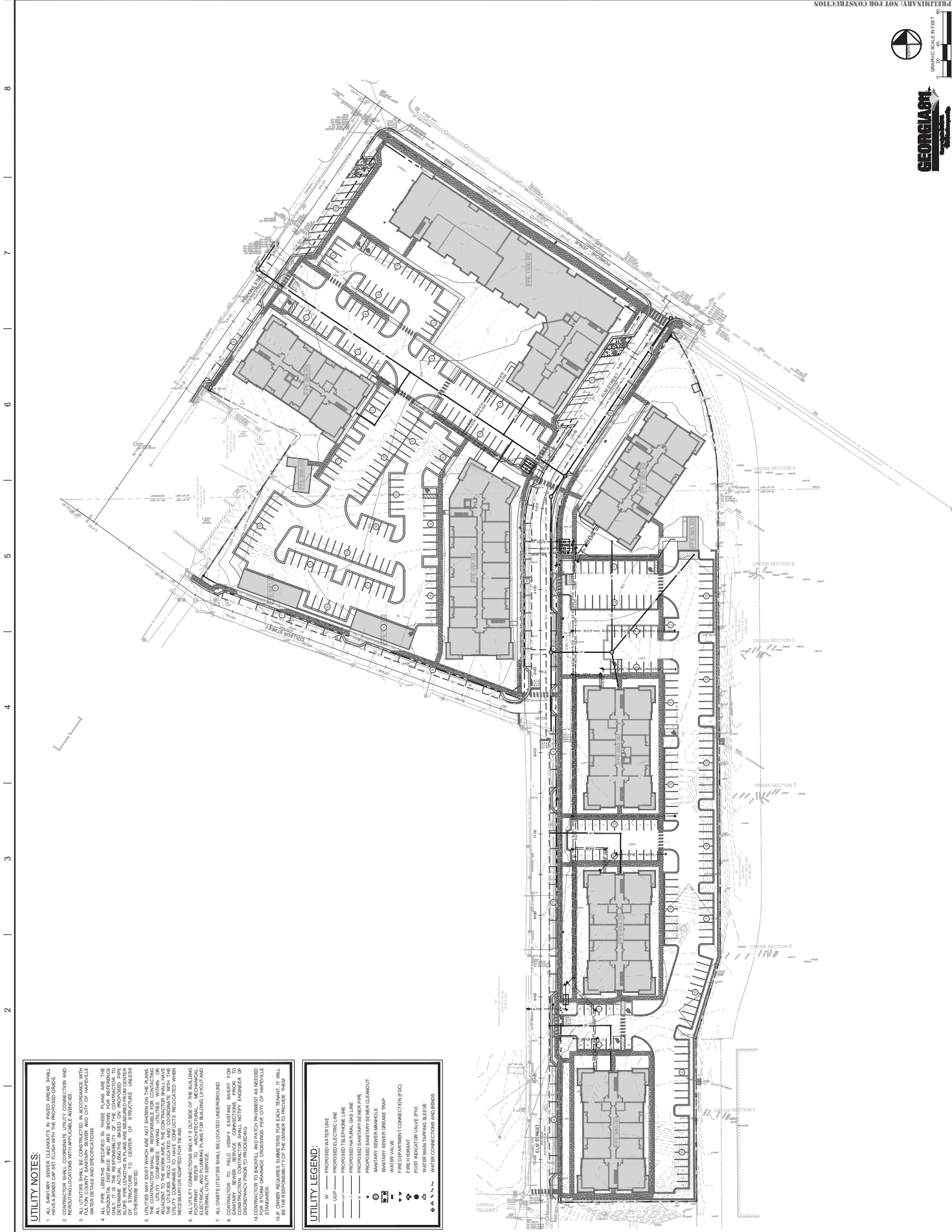








PRELIMINARY: NOT FOR CONSTRUCTION



- UTILITY NOTES:**
1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED CURB.
 2. ALL SANITARY SEWER CLEANOUTS SHALL BE LOCATED AND IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL LENGTHS BASED ON THE PROPOSED PIPE LAYOUT AND THE ACTUAL CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL LENGTHS BASED ON THE PROPOSED PIPE LAYOUT AND THE ACTUAL CONDITIONS OF THE SITE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 6. ALL UTILITY CONNECTIONS SHALL BE MADE AT THE OUTSIDE OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 7. ALL UTILITY CONNECTIONS SHALL BE MADE AT THE OUTSIDE OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA, AND THE CITY OF HAPPEVILLE, GEORGIA.

- UTILITY LEGEND:**
- W — PROPOSED WATER LINE
 - SEP — PROPOSED SEWER LINE
 - GP — PROPOSED GAS LINE
 - EL — PROPOSED ELECTRICAL LINE
 - PROPOSED SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT
 - POST INDICATOR VALVE (PIV)
 - WATER CONNECTIONS AND BINS

CONSULTANT:

SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

HAPPEVILLE

PROJECT NUMBER: TW P2023-07

CLIENT:

TERWILLIGER
PAPPAS[illegible]

TITLE:

BUILDING
ELEVATIONS

SHEET NUMBER:

A4-01

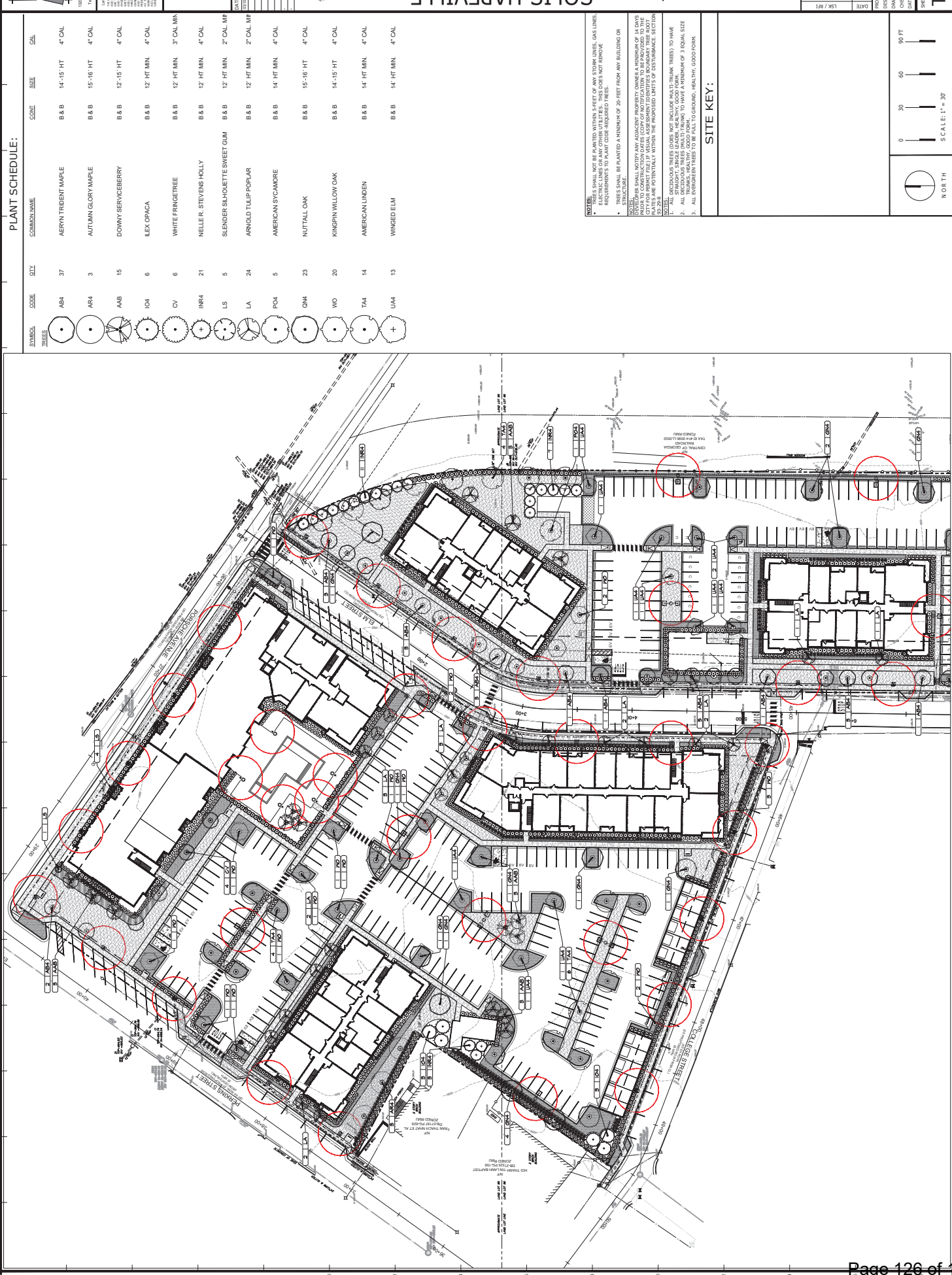
© COPYRIGHT 2024 DYNAMIK DESIGN

**BUILDING ELEVATIONS
FORTHCOMING MARCH 15, 2024**



TREE NOTES:
 1) ALL TREE LOCATIONS ARE APPROXIMATE.
 2) LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
 3) ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.

Page 125 of 149



NOTES: THESE SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES A COPY OF PHOTOGRAPHY TO BE PROVIDED TO THE CITY OF ATLANTA FOR REVIEW AND APPROVAL. THE CITY OF ATLANTA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY. THE CITY OF ATLANTA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY. THE CITY OF ATLANTA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY.



3558 Elm Street Tree Assessment

FOR:
b+c studio

BY:
Bryan J. Smith, P.E.
Tree Risk Assessor
Southern Arbor Source LLC
PO Box 1000
Oakland, Georgia 30084

June 29, 2021

Assessment

Survey, tag and record the following data for all trees indicated on the map. The data to be recorded includes: species, diameter, species, and other comments relative to condition.

Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Tree ID	Species	Condition	Notes
20	Red Oak	POOR	Tree dead
21	Red Oak	POOR	Red Oak
22	Red Oak	POOR	Red Oak
23	Red Oak	POOR	Red Oak
24	Red Oak	POOR	Red Oak
25	Red Oak	POOR	Red Oak
26	Red Oak	POOR	Red Oak
27	Red Oak	POOR	Red Oak
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99	Red Oak	POOR	Red Oak
100	Red Oak	POOR	Red Oak

Comments: Additional information regarding health and condition of this tree.

Tag	Date	Species	Condition	Notes
20	8/1	Red Oak	POOR	Tree dead
21	8/1	Red Oak	POOR	Red Oak
22	8/1	Red Oak	POOR	Red Oak
23	8/1	Red Oak	POOR	Red Oak
24	8/1	Red Oak	POOR	Red Oak
25	8/1	Red Oak	POOR	Red Oak
26	8/1	Red Oak	POOR	Red Oak
27	8/1	Red Oak	POOR	Red Oak
28	8/1	Red Oak	POOR	Red Oak
29	8/1	Red Oak	POOR	Red Oak
30	8/1	Red Oak	POOR	Red Oak
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98	8/1	Red Oak	POOR	Red Oak
99	8/1	Red Oak	POOR	Red Oak
100	8/1	Red Oak	POOR	Red Oak

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Supporting Images - POOR Condition Trees



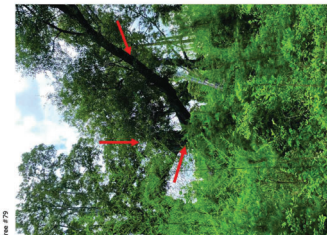
Tree #20



Tree #21



Tree #22



Tree #23



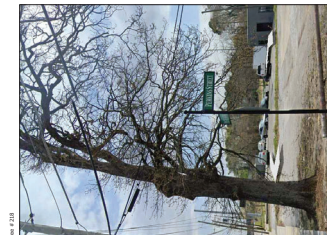
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Tree #25



Tree #26



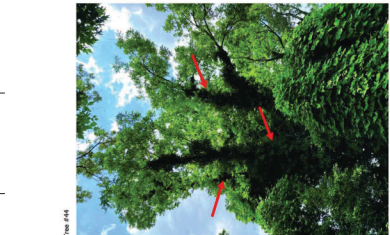
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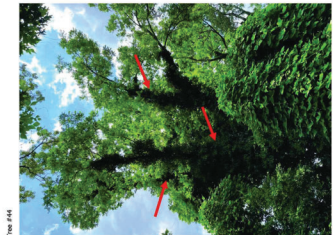
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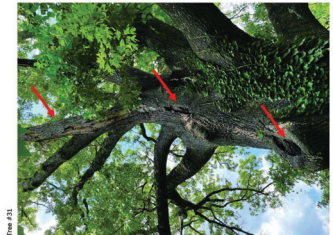
Tree #44



Tree #45



Tree #46



Tree #47

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DATE	DESCRIPTION	REV
8/1/24	INITIAL LDP SUBMITTAL	



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

DATE: April 1, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3558 Elm Street March 2024**

BACKGROUND

The City of Hapeville has received a new site plan application from Derek Hutchison (Terwilliger Pappas) to develop a mixed-use project consisting of 310 multifamily units, approximately 8,426 SF of retail space, a clubhouse, pool and amenities located along Elm Street and South Central/Porsche Avenue. A consolidation plat is being reviewed to aggregate 21 parcels into two parcels to serve as the development site.

The revised plan includes four (4) 4-story multi-family buildings, two (2) 3-story buildings, one (1) 4 story mixed use, and two single story garage buildings. The mixed use building enfronting Porsche Ave includes 8,426 SF first floor retail.

A traffic study requested at the January 2023 Planning Commission meeting was completed and no turn lane was recommended.

The property is zoned RMU, Residential Mixed Use and is subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.5. - RMU ZONE (RESIDENTIAL MIXED USE)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (3) Retail; sales, with a maximum floor area of 6,000 square feet, including:
 - a. Antique shops.
 - b. Book stores.
 - c. Baking shops.
 - d. Florist shops.
 - e. Hobby shops (offering new merchandise).
 - f. Jewelry stores (offering new or estate merchandise).

- g. Opticians and optical stores.
- h. Photography stores.
- (4) Retail; sales, with a maximum floor area of 15,000 square feet, including:
 - a. Retail; drugstores and pharmacies.
- (5) Personal services, with a maximum floor area of 6,000 square feet, including:
 - a. Barbershops, beauty shops, and hair salons.
 - b. Laundry and dry cleaning establishments, excluding coin operated laundry, with a maximum floor area of 2,000 square feet.
 - c. Tailor shops.
 - d. Travel agencies.
- (6) 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.
- (7) Coffee shops, cafes, pastry shops, and similar establishments, with a maximum floor area of 4,000 square feet.
- (13) Apartments, subject to the density restrictions in subsection (16)
- (16) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:
 - (i) Twenty units/acre for single-family detached;
 - (ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;
 - (iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.
 - b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall not exceed a combined total of 75 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; 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.

Meets density requirements

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

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum				
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot	
Multifamily/ Condominium	20	2,000			600	100	0/15	0/15	0	0	6 b.	M 1/ DU			
Non residential	20	2,000				100	0/15	0/15	0	0	6 b.	m	d, e, i. j. k.		

b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.

d. One parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.

e. One parking space for every three seats in an auditorium, church, theater, or similar establishment.

i. Three parking spaces for every 1,000 square feet of enclosed commercial/office floor area.

j. One parking space for every three seats in an auditorium, church, theater, or similar establishment.

k. Three parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area exceeds 300 square feet.

m. Reference subsection [93-11.5-3\(18\)](#) Residential density limitations.

25 parking spaces are required for the retail space.

Sec. 93-11.5-2. - Definitions.

As used in this article, unless specifically stated otherwise, the following terms shall be defined as indicated, and where any definition herein conflicts with another definition in the city zoning ordinance, the definition contained herein shall prevail:

Build-to line: The line generally parallel to the front lot line along an existing public street to which buildings shall enfront to the extent identified in this article. It is a requirement, not a permissive minimum, as is a setback, however, where a minimum and maximum build-to line exists, the building may enfront any where between the two lines. The line shall be measured from the back of the sidewalk clear zone along all street frontages and not from the front lot line. For the purposes of this article, the build-to line shall exist even when not enfronted by a building.

Day spa: A business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures, and nonsurgical cosmetic procedures are performed. Any combination of at least three or more of the above-listed uses shall occur at the location for said location to be considered a day spa. All such businesses shall comply with applicable state licensing regulations.

Dwelling, live-work: A one-family attached dwelling unit of at least two stories that contains a commercial component of not more than the lesser of 600 square feet in floor area or 40 percent of the dwelling's total floor area. Said commercial component shall be limited to the ground floor of the dwelling unit, shall be covered by separate lease; shall be adjacent to the supplemental area; shall be limited to the permitted business and professional offices/agencies, retail and restaurant uses contained in [section 93-11.5-3](#); and shall be the place of employment for no more than two persons, one of whom shall be a resident thereof. For the purposes of this article, a live-work dwelling shall not be a single structure containing a multifamily dwelling unit and a commercial use arranged vertically unless both dwelling and commercial use share a common kitchen, utilities, and common deed or lease.

Enfront: To place an element such as a building along a build-to line.

Master planned development: Any alteration of the natural environment which requires approval of a site plan, construction drawings, or issuance of a development permit in accordance with [section 93-2-16](#). Buildings and structures within master planned developments may be constructed in multiple phases over several years, provided they are in conformance with the intent of the approved master plan.

Supplemental area: The privately held area between the back of the required sidewalk clear zone and the build-to line. Supplemental zones shall only be required along existing public streets.

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

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

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

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in [article 22.1](#) and set forth herein. 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.

Compliant

- (2) *Front yard.* See subsection (3) below.

Compliant

- (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, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

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

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

Compliant

- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

Compliant

- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

Compliant

- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Compliant. The tallest building, along Porsche Ave is 60' 10 5/8".

- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

Fire Marshal

- (9) *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. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative

arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Not applicable. No single-family detached use adjacent.

Sec. 93-11.5-7. - 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 or tennis courts;
- b. Fences and walls, except up to four feet in height for outdoor dining;
- c. Service elements such as dumpsters, loading docks and similar elements; and
- d. Mechanical features.

Compliant

(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, brick, 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, lighting, outdoor dining, merchandise display and potted plants.
- d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Compliant

(3) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

- a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;
- b. Shall be planted with canopy trees, as established in [chapter 93, article 29](#), an average of 30 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.

Compliant

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. 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.

Compliant

- b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

Compliant

- 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.

Porsche Ave - no street trees along Building 1000 requires approval as alternate by Planning Commission. Approved previously.

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.

e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

(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, traffic signs, awnings, canopies, 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. The sidewalk clear area shall comply with the standards established in [chapter 81](#) (City of Hapeville Architectural Design Standards), [section 81-1-6](#) of the Hapeville Code of Ordinances.

Compliant

d. 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. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of [article 23](#) of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See [article 22.1](#) for minimum parking space requirements.

1 per dwelling unit; 3 per 1,000 SF of retail/commercial. 335 spaces required (369 on site allowed as 110% of minimum); 385 onsite spaces are provided. 359 onsite residential; 26 retail. There are an 85 additional on-street parking spaces. As 385 spaces are provided on-site, this exceeds the 110% minimum and would requires a variance. A variance was previously approved for 120% of minimum (May 25, 2023) parking spaces per unit or 420 spaces.

(2) See [section 93-23-7](#) of the Hapeville Code of Ordinances 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 limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the 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:

(i) A to-scale map indicating location of proposed parking spaces;

- (ii) Hours of business operation of nonresidential parking users;
- (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. 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 planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. 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. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(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.

Compliant

(6) Carports shall be prohibited.

Compliant

(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.

Not applicable

(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 subsection [81-1-6\(e\)](#) of the Hapeville Code of Ordinances.

Not applicable

(9) Bicycle or moped parking spaces are required as follows: All nonresidential 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 area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and 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. Dumpsters shall not be permitted between a primary building and a public street.

Compliant

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of [chapter 93, article 29](#), and [section 93-23-18](#) of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;

(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Compliant (2.5 acres or 27.5%)

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

1. Curb breaks shall not be more than 20 feet for one way entrances, 24 feet for two way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the City of Hapeville Community Services department. Aprons may be flared up to an additional two feet on either side.

Compliant. Fire Marshal requires 26'.

2. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear area. Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk.

Compliant

3. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.

Compliant

4. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.

Compliant

5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Compliant

6. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Compliant

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

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

Compliant

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Verify with Engineer and Fire Marshal

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

Not applicable

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Compliant.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Not applicable

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

Compliant

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

- (a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

Code requires 30% of nonresidential use parking be compact spaces. 79 of the total on-site parking spaces (386) meet this requirement and are compliant.

- (b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Compliant, verify with Engineer and Fire Marshal

- (c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

- (1) Access to buildings generally.
 - a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to

the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

- b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by abovegrade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Compliant

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

8 handicap spaces provided.

- (2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

Compliant

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway. If the property providing the additional parking contains more than ten parking spaces, the parking area of that property shall be brought into compliance with the requirements of section 93-23-18 and chapter 93, article 29.

Not applicable

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

Not applicable.

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

No off-street loading spaces are required in the Arts Overlay District

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

No off-street loading spaces are required in the Arts Overlay District

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Not applicable

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

Not applicable

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

- (a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.
- (b) *Areas subject to the requirements of this section.* Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.
- (c) *Procedure for the development of vehicular use areas.*
 - (1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.
 - (2) *Submission of a required survey and proposed landscape plan.*
 - a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.
 - b. Each survey and landscape plan shall include the following:
 - 1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
 - 2. North arrow and scale;
 - 3. All dimensions; and
 - 4. All required information and data listed on drawings.
 - (3) *Survey.* The required survey shall include the following information:
 - a. Legal description of the property.
 - b. All trees and survey data as defined in this chapter.
 - c. Existing structures, buildings, parking spaces, accessways, and public streets.
 - d. Aboveground and belowground utility lines and easements.
 - e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.
 - (4) *Landscape plan.* The proposed landscape plan shall include the following information:
 - a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
 - b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
 - c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.
 - d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.
- (d) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

- (1) *Tree requirements.* Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.
- (2) *Perimeter landscape requirements.*
 - a. **All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.**
 - b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
 1. i. **When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension of ten feet from the right-of-way line to the vehicular use area.**

Elm Street, College Street, and Perkins Street Parking should provide dimensions and heights at time of planting.

- ii. In addition, the requirements of section 93-2-7 shall be met.
2. **When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.**
- (3) *Permitted modification to the landscaping requirements.*
 - a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
 - b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
 - c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
 - d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.
- (4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.
 - a. *New plant materials.*
 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid

sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.

- b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter and chapter 93, article 29.
 - c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.
 - d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.
 - e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.
 - f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.
- (e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.
- (f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plant. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall

be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

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

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

The plans show the location of 7 multifamily, mixed use and garage buildings of which 1 has a retail component on the first floor.

The multi family buildings are located both within and beyond the 0' to 15' setback lines. The buildings along Elm Street have been set back to accommodate the overhead transmission lines.

- 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.

1 per dwelling unit; 3 per 1,000 SF of retail/commercial. 335 spaces required (369 allowed as 110% of minimum); 385 spaces provided on site and 85 additional on-street. A variance was approved in May 25, 2023 for the original site plan (this is expanded to include additional property) for an increase to 120% of parking minimums and also a reduced full size space from 10' to 9' wide.

- 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.

See Arborist Report

- 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.).

Provided

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

Compliant

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

Provided

- 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.

A sign permit application will be required for all signs and the proposed signs must be compliant with the City's sign ordinance.

- (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 9.08 acres or +/- 395,524 SF. The minimum lot size is 2,000 SF. The site plan should be updated as the provided square footage is incorrect.

- 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.

Building coverage (2.51 acres, 109,335 SF), parking loading and driveways (3.30 acres, 143,748 SF) for total of 5.81 acres or 253,083 SF or 63.9% Maximum is 100%. (20% open space required, 27.5% provided).

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

Total dwelling units: 310 units. 50 units per acre allows for 450 units maximum.

- d. Floor area in nonresidential use by category.

Approximately 8,246 SF for Retail

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

Compliant

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

Compliant

- (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.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan). and stories.

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

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues on the Engineer's Report.

Staff recommends maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on site parking.
4. Board of Appeals Variance for reduced parking width of full size spaces from 10' to 9'.

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



DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3558 Elm St. (Solis)

Date: March 28, 2024

This could have an impact on the Fire Departments manpower/staffing due to the possible increase in 911 calls. All units will require a fully automatic fire sprinkler system. If you should need any more information, please let me know. Thanks.