



CIVILITY PLEDGE

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

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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

December 10, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 19, 2024

Documents:

1. Minutes - 11-19-2024_draft

4. New Business

4.I. One Porsche Drive Final Plat Review

Background:

Bob Szoch of Kimley-Horn and Associates, on behalf of Porsche Cars North America, Inc., is requesting a final plat review for the properties located at One Porsche Drive (Parcel IDs: 14 0096 LL0593 and 14 0096 LL0619). The properties are zoned B-P (Business Park).

Documents:

1. Application - One Porsche Drive_Final Plat_Subdivision_Redacted
2. Plans - One Porsche Drive_Final Plat
3. Planner's Report - One Porsche Drive_Subdivision 5 parcels
4. Engineer's Report - One Porsche Drive_Final Plat

4.II. 3301 Sims Street Site Plan Review

Background:

Victoria Cole and Leland Robbins-Murphy are requesting a site plan review for the construction of a new single-family dwelling at 3301 Sims Street (Parcel ID: 14-0098-0010-031-7). The property is zoned R-1 (Single-Family Residential).

Documents:

1. Application - 3301 Sims Street_Site Plan_Redacted
2. Plans - 3301 Sims Street_Site Plan
3. Planners Report - 3301 Sims Street_Site Plan Review

5. Next Meeting Date - January 14, 2025 at 6:00 PM

6. Adjourn



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

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

November 19, 2024 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of October 8, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of October 8, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 5-0.

4. Old Business

4.I. Text Amendment

Regulations for Event Centers

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93-11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93-11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers. This item was tabled at the October 4, 2024 meeting.

Staff recommended that this item be withdrawn from consideration.

MOTION ITEM: Jeanne Rast made a motion to withdraw the Text Amendment request for Regulations to Event Centers. The motion was seconded by Cliff Thomas. Motion Carried: 5-0.

5. New Business

5.I. 3165-3167 Dogwood Drive (Phase II) Final Plat Review

Background:

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

Findings

The application request is for the second phase of the 23 townhome development located at 3165 Dogwood Drive, 3167 Dogwood Drive (preliminary plat approved in November 2020). The first phase included 16 of the total 23 proposed townhomes. The parcels requested in this final plat in this application are the remaining 7 at the front of the property. The total parcel is 1.63 acres with individual fee simple lots. The remainder of the area will be owned and maintained by the developer until the HOA is established.

Recommendation

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

MOTION ITEM: Leah Davis made a motion to approve the final plat at 3165-3167 Dogwood Drive subject to the deficiencies outlined in the Staff reports. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

5.II. 613 Spring Street Site Plan Review

Background:

Joshua Crook requested site plan review to construct a 918-sf addition and 408-sf accessory dwelling unit (ADU) to an existing single-family dwelling at 613 Spring Street (Parcel ID: 14-0095-0005-006-9). The property is zoned R-SF, Residential Single Family.

Findings:

The original dwelling is a one-story structure. The addition and renovations will create a one-and-a-half-story dwelling. The new height of height of the primary dwelling will be 24' 6" and the ADU will be 21' 11".

A variance is required for the expansion of the nonconforming 3.3' side setback. The variance hearing is scheduled for November 21, 2024.

Recommendation:

The site plan is compliant with the Zoning Code and may be approved by the Planning Commission subject to the approval of the variance by the Board of Appeals on November 21, 2024, for the expansion of a nonconforming building.

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.

MOTION ITEM: Cliff Thomas made a motion to approve the site plan request for 613 Spring Street and recommended the Board of Appeals grant the variance for the side setback. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

5.III. 2025 Planning Commission Meeting Schedule

Consideration and action to approve the 2025 Planning Commission meeting schedule. The schedule includes one key change: the November meeting will be held on Monday, November 17, 2025, to accommodate the November election and Veterans Day holiday.

MOTION ITEM: Lucy Dolan made a motion to approve the 2025 Planning Commission meeting schedule, as submitted. The motion was seconded by Leah Davis. Motion Carried: 5-0.

6. Next Meeting Date: December 10, 2024 at 6:00 PM.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:15 p.m. The motion was seconded by Cliff Thomas. MOTION CARRIED: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

24-PC-12-15

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

Name of Applicant Kimley-Horn and Associates, Inc. (Bob Szoch, P.E.)
Mailing Address 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009
Telephone [REDACTED] Mobile [REDACTED]
Email bob.szoch@kimley-horn.com
Property Owner (s) PORSCHE CARS NORTH AMERICA INC (Daniel Barcham)
Mailing Address 1 Porsche Drive, Atlanta, GA 30354
Telephone [REDACTED] Mobile [REDACTED]
Address/Location of Property:
1 Porsche Drive, Atlanta, GA 30354
Present Zoning Classification: B-P Business Park
Present Land Use: Commercial
Parcel ID #: 14 0096 LL0593, 14 0096 LL0619

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.

RSN
Applicant's signature

Date: 10/21/2024

Sworn to and subscribed before me

This _____ day of _____, 20____.

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:

The existing Porsche Experience Center development is seeking to subdivide the portions of the campus which serve separate purposes. A total of 5 separate tracts are being pursued: The West Track, Classic Car Restoration Facility, Service Center, Parking Deck and associated drive aisles, and area for future development along the frontage of the development.

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

AUTHORIZATION OF PROPERTY OWNER

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

One Porsche Drive, Hapeville, GA

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:

Kimley-Horn and Associates, Inc.

Address of Applicant:

11720 Amber Park Drive

Suite 600, Alpharetta, GA 30009

Telephone of Applicant:

Daniel Barcham

Digitally signed by Daniel Barcham
Date: 2024.10.21 15:04:06 -0400

Signature of Owner

Daniel Barcham

Print Name of Owner

Personally Appeared Before Me this _____ day of _____, 20____.

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:

- RTS 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.
- RTS Date, approximate north point and graphic scale.
- RTS 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.
- RTS Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- RTS The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- RTS Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- RTS The acreage of the land to be subdivided.
- RTS 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: RSN

Date 10/21/2024

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:

- | | |
|------------|--|
| <u>RTS</u> | 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. |
| <u>RTS</u> | 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. |
| <u>RTS</u> | All dimensions to the nearest 100th of a foot and angles to the nearest minutes. |
| <u>RTS</u> | Location and description of monuments. |
| <u>RTS</u> | The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property. |
| <u>RTS</u> | 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 10/21/2024

LOT SUBDIVISION PLAT

PORSCHE CARS NORTH AMERICA, INC.
ATLANTA TRACK EXTENSION

1 SOUTH CENTRAL AVENUE
LAND LOT 96, 14th DISTRICT
THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

AREA CHART

TRACT 1 AREA = 2.500 ACRES
TRACT 2 AREA = 1.843 ACRES
TRACT 3 AREA = 2.135 ACRES
TRACT 4 AREA = 6.041 ACRES
TRACT 5A AREA = 13.474 ACRES
TRACT 5B AREA = 7.037 ACRES

TOTAL AREA = 33.030 ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGULAR POINT AND A PRECISION RATIO OF 1 IN 25,000 FEET. IT HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF:

ONE FOOT IN 668,005 FEET (TRACT 1)
ONE FOOT IN 170,664 FEET (TRACT 2)
ONE FOOT IN 113,425 FEET (TRACT 3)
ONE FOOT IN 470,092 FEET (TRACT 4)
ONE FOOT IN 345,730 FEET (TRACT 5A)
ONE FOOT IN 731,847 FEET (TRACT 5B)
ONE FOOT IN 320,379 FEET (STORMWATER MAINTENANCE AND ACCESS EASEMENT AREA #1)
ONE FOOT IN 242,585 FEET (STORMWATER MAINTENANCE AND ACCESS EASEMENT AREA #2)
ONE FOOT IN 212,865 FEET (DRAINAGE EASEMENT AREA #1)
ONE FOOT IN 39,291 FEET (DRAINAGE EASEMENT AREA #2)
ONE FOOT IN 119,498 FEET (SANITARY SEWER EASEMENT AREA #1)
ONE FOOT IN 583,725 FEET (SANITARY SEWER EASEMENT AREA #2)
ONE FOOT IN 181,266 FEET (SANITARY SEWER EASEMENT AREA #3)
ONE FOOT IN 29,034 FEET (WATER EASEMENT AREA)

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE INITIAL FIELD SURVEY A LEICA TCR 403 & RANGER TDS DC, SOKKIA SRX ROBOTIC TOTAL STATION AND SOKKIA IX ROBOTIC TOTAL STATION, THEN IN THE CURRENT FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER, AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY LEICA SMARTNET. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE, US SURVEY FOOT. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88).

FIELD WORK INITIALLY COMPLETED IN 2015 AND 2019, WITH SUBSEQUENT FIELD WORK COMPLETED 20 NOVEMBER 2023.

FIELD CONDITIONS AND BOUNDARY EVIDENCE IS CERTIFIED ONLY AS OF THE DATE OF THE FIELD WORK.

*BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, WITH AN EFFECTIVE DATE OF 9/18/2013.

ZONE "A": WITHOUT BASE FLOOD ELEVATION (BFE)
ZONE "X": AREA OF MINIMAL FLOOD HAZARD

*PER LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MAY 27, 2016, CASE NO. 16-04-2098A, A PORTION OF ZONE "A" HAS BEEN REMOVED. THE AREA SHOWN ON THIS MAP OR PLAT IS THE REMAINDER OF ZONE "A" AFTER REMOVAL.

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY, PUBLIC OR PRIVATE.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCELS:

14 0096 LLO593
1 SOUTH CENTRAL AVE
HAPEVILLE, GA 30354

14 0096 LLO619
SOUTH CENTRAL AVE
HAPEVILLE, GA 30354

THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR AND SHOULD NOT BE USED TO TRANSFER TITLE OR OWNERSHIP WITHOUT SAID SIGNATURE AND SEAL.

SCOPE OF WORK

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TAX PARCELS 14 0096 LLO593 AND 14 0096 LLO619 INTO FIVE (5) SEPARATE PARCELS.

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

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

Signature of Subdivider

Date Signed:

Printed or Typed Name of Subdivider

Signature of Owner
Date Signed: 10/21/24

Printed or Typed Name of Owner Daniel Barcham, Director CRE & Facility Services
Porsche Cars North America, Inc.

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

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 25,000 feet and an angular error of 5" per angle point, and was adjusted using the least Squares Method. This plat has been calculated for closure and is found to be accurate within one foot in 613,116 feet and the property contains a total of 32.28 acres. The equipment used to obtain the linear and angular measurements herein was initially Leica TCR 403 & Ranger TDS DC, Sokkia SRX Robotic Total Station, Sokkia IX Robotic Total Station, and currently Leica TS16 Robotic Total Station, Leica CS20 Field Controller and Leica GS18 GNSS RTK Rover.

By: WILLIAM J. DANIEL III Date: 11/21/2023
Registered Georgia Land Surveyor No. 2257
Date of Expiration: 12/31/2024

Final Plat Approval:

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

City Clerk – On Behalf of Mayor and Council
Date:

Chairman, Planning Commission
Date:

City Engineer
Date:

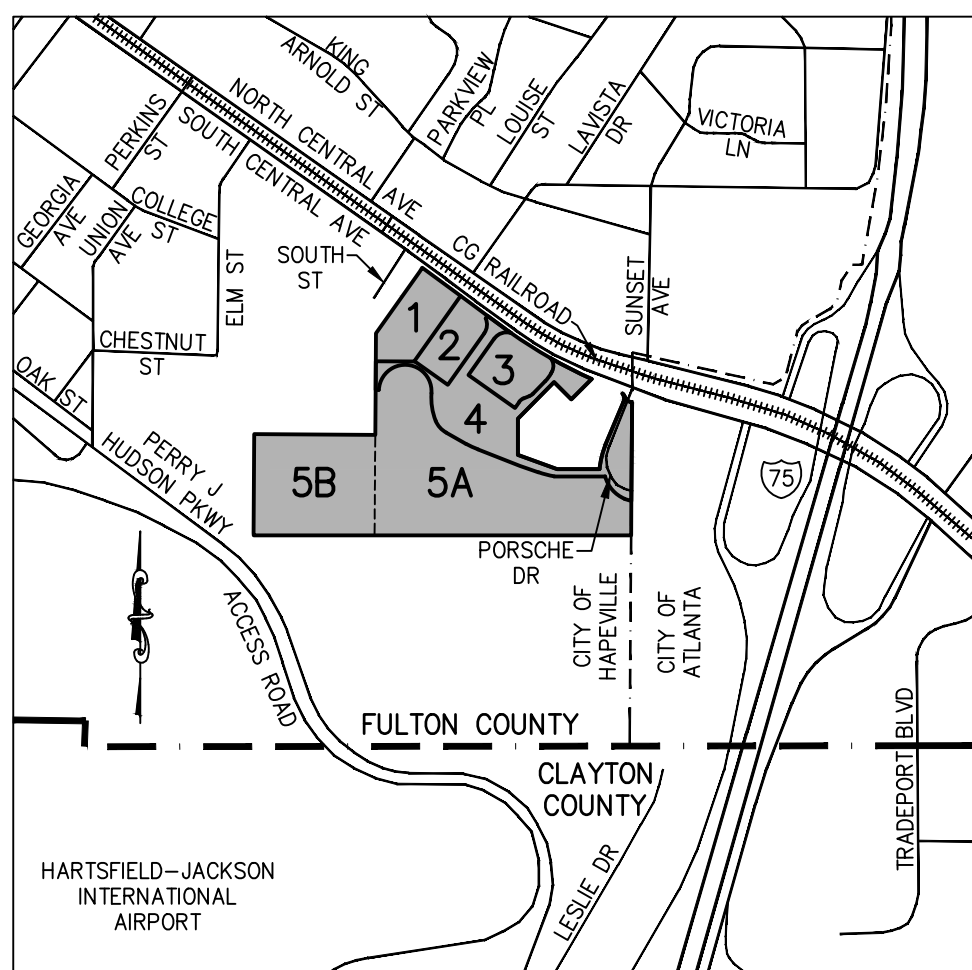
SHEET INDEX

SHEET 1: COVER SHEET

SHEET 2: TRACTS 1, 2, 4, 5A & 5B

SHEET 3: TRACTS 2, 3, 4 & 5A

SHEET 4: EASEMENT CALL TABLES & LEGAL DESCRIPTIONS



VICINITY MAP (N.T.S.) – LOCATION

LEGAL DESCRIPTIONS (NOTE: SEE SHEET 2 OF 3 FOR TRACTS 1 & 2)

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE LEAVE SAID INTERSECTION AND RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.77 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF N67°15'42"W AND A CHORD DISTANCE OF 128.75 FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 232.75 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF N63°00'48"W AND A CHORD DISTANCE OF 232.66 FEET; SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE LEAVE SAID INTERSECTION AND RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 285.46 FEET TO A NAIL SET, HAVING A RADIUS OF 503.38 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"W AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"W AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN S70°50'55"W A DISTANCE OF 27.92 FEET TO A POINT, HAVING A RADIUS OF 50.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S51°09'42"E AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN S35°19'11"W A DISTANCE OF 37.37 FEET TO AN IRON PIN SET; THENCE RUN N54°40'49"W A DISTANCE OF 132.16 FEET TO AN IRON PIN SET; THENCE RUN N35°19'11"E A DISTANCE OF 27.92 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 95.43 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.135 ACRES.

TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE LEAVE SAID INTERSECTION AND RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 132.16 FEET TO A NAIL SET, HAVING A RADIUS OF 503.38 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN S49°10'54"E A DISTANCE OF 21.67 FEET TO A NAIL SET; SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUN GENERALLY SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF PORSCHE DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 36.12 FEET TO A NAIL SET, HAVING A RADIUS OF 54.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF N62°00'41"W AND A CHORD DISTANCE OF 35.45 FEET; THENCE RUN S63°35'46"E A DISTANCE OF 34.32 FEET TO A NAIL SET LOCATED AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF PORSCHE DRIVE WITH THE LAND LOT LINE COMMON TO LAND LOTS 65 AND 96, SAID LINE ALSO BEING THE COMMON CITY LIMITS LINE OF THE CITY OF HAPEVILLE AND THE CITY OF ATLANTA; THENCE LEAVE SAID INTERSECTION AND RUN SOUTHERLY ALONG SAID COMMON LAND LOT AND CITY LIMITS LINE S00°24'44"W A DISTANCE OF 491.49 FEET TO A NAIL SET; THENCE LEAVE SAID COMMON LAND LOT AND CITY LIMITS LINE AND RUN N72°49'32"W A DISTANCE OF 36.38 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.57 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE); THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.92 FEET TO A POINT, HAVING A RADIUS OF 50.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N51°09'42"E AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN N67°00'10"E A DISTANCE OF 32.31 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF S37°32'26"E AND A CHORD DISTANCE OF 231.44 FEET; THENCE RUN S44°00'27"W A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.24 FEET TO A POINT, HAVING A RADIUS OF 54.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF S56°24'22"E AND A CHORD DISTANCE OF 20.13 FEET; THENCE RUN N44°40'27"E A DISTANCE OF 87.04 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 50.22 FEET TO A POINT, HAVING A RADIUS OF 175.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF S86°38'36"E AND A CHORD DISTANCE OF 50.05 FEET; THENCE RUN S28°16'45"W A DISTANCE OF 9.68 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 73.84 FEET TO A NAIL SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE), HAVING A RADIUS OF 74.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF N72°00'55"E AND A CHORD DISTANCE OF 89.04 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 231.53 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORCHSE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORCHSE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE LEAVE SAID INTERSECTION AND RUN NORTHWESTLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORCHSE AVENUE, FORMERLY KNOWN AS HENRY FORD AVENUE) THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 167'14.22" AND A CHORD DISTANCE OF 128.75' FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 167'14.22" AND A CHORD DISTANCE OF 128.75' FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 232.75' FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76' FEET, BEING SUBTENDED BY A CHORD BEARING OF N53°00'48" W AND A CHORD DISTANCE OF 232.66' FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84' FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76' FEET, BEING SUBTENDED BY A CHORD BEARING OF N53°33'26" W AND A CHORD DISTANCE OF 231.44' FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84' FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76' FEET, BEING SUBTENDED BY A CHORD BEARING OF N54°00'25" W AND A CHORD DISTANCE OF 13.84' FEET; N53°39'04" W DISTANCE OF 134.35' FEET TO A NAIL SET; N53°39'04" W DISTANCE OF 166.50' FEET TO AN IRON PIN; SAID IRON PIN SET BEING THE **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVE SAID SOUTHWESTERLY-RIGHT-OF-WAY LINE OF 5 CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) AND RUN S35°19'11"W A DISTANCE OF 402.62 FEET TO AN IRON PIN SET; THENCE RUN N89°35'16"W A DISTANCE OF 191.68 FEET TO AN IRON PIN SET; THENCE RUN N00°24'44"E A DISTANCE OF 140.11 FEET TO A SAIL FLOW; THENCE RUN S35°19'11"E A DISTANCE OF 379.13 FEET TO A NAIL FLOW; THENCE RUN S32°25'35"E A DISTANCE OF 22.59 FEET TO A NAIL FLOW; THENCE ALONG THE SOUTHWESTERLY-RIGHT-OF-WAY LINE OF 5 CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE); THENCE RUN SOUTHEASTERLY SAID SAID SOUTHWESTERLY-RIGHT-OF-WAY LINE S35°39'04"E A DISTANCE OF 238.55 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.500 ACRES.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORCHSE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE LEAVE SAID INTERSECTION AND RUN NORTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORCHSE AVENUE, FORMERLY KNOWN AS S CENTRAL AVENUE) A CHORD BEARING OF N67°04'48"W AND A CHORD DISTANCE OF 128.75 FEET, BEING SUBTENDED BY AN ARC DISTANCE OF 128.77 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY AN ARC BEARING OF N67°15'42"W AND A CHORD DISTANCE OF 128.75 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY AN ARC BEARING OF N63°00'48"W AND A CHORD DISTANCE OF 232.66 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY AN ARC BEARING OF N63°00'48"W AND A CHORD DISTANCE OF 232.66 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY AN ARC BEARING OF N63°32'26"W AND A CHORD DISTANCE OF 231.66 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.84 FEET TO A NAIL SET, SAID NAIL SET BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVE SAID SOUTHWESTLY RIGHT-OF-WAY LINE OF 5 CENTAL AVENUE (ALSO KNOWN AS PORCHIE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) AND RUN S302°24'04"W A DISTANCE OF 165.75 FEET TO A NAIL SET; THENCE RUN ALONG THE ARC OF THE CURVE TO THE CHORD BEARING OF S05°24'48"W AND A CHORD DISTANCE OF 74.29 FEET; THENCE RUN S35°19'11"W A DISTANCE OF 316.13 FEET TO AN IRON PIN SET; THENCE RUN N45°40'49"W A DISTANCE OF 204.94 FEET TO AN IRON PIN SET; THENCE RUN N35°19'11"E A DISTANCE OF 400.03 FEET TO AN IRON PIN SET LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5 CENTAL AVENUE (ALSO KNOWN AS PORCHIE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE); THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE S33°39'04"E A DISTANCE OF 166.50 FEET TO A NAIL SET, SAID NAIL SET BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.843 ACRES.

LEGEND - ABBREVIATIONS

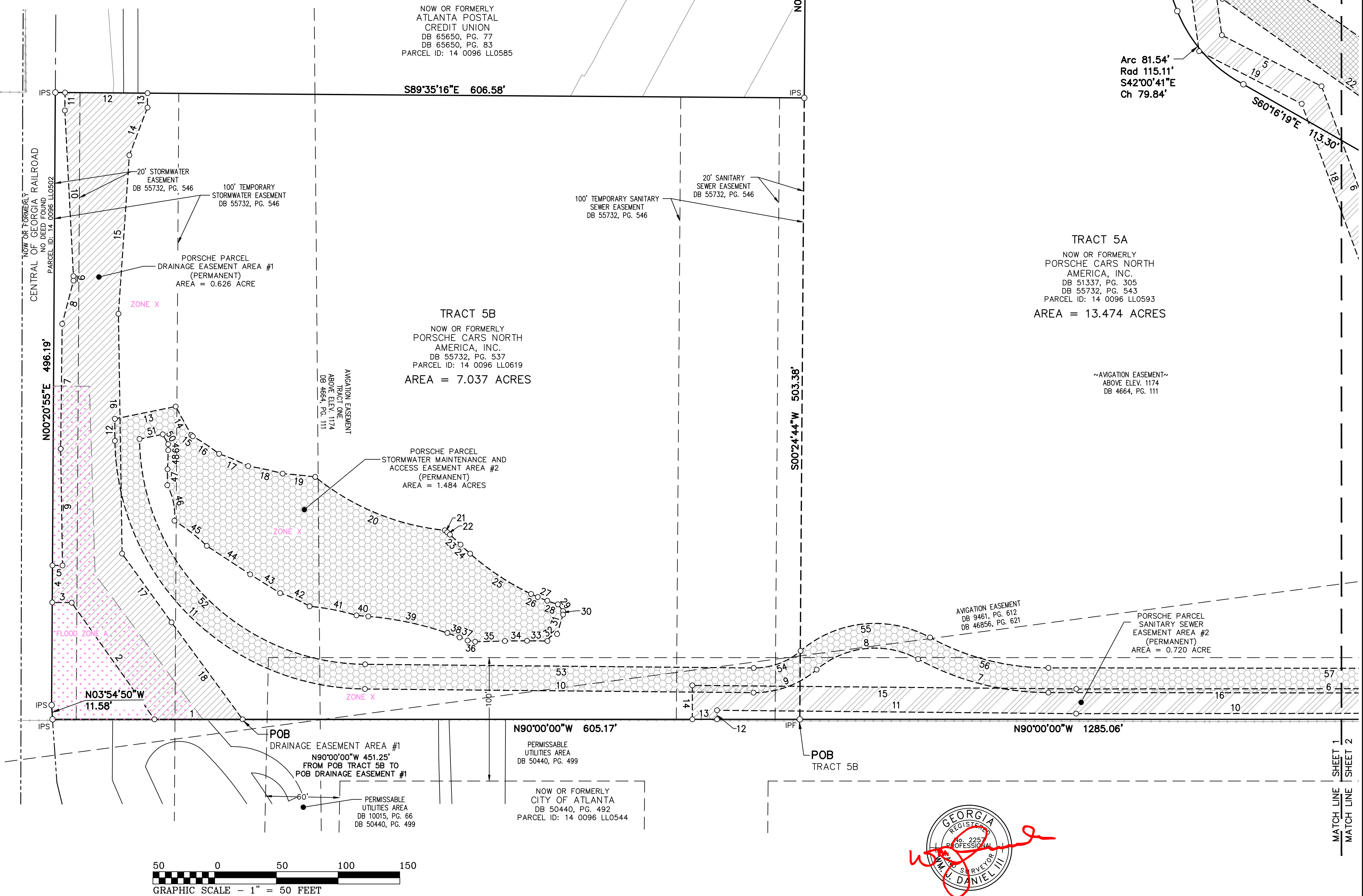
IP	IRON PIN SET
IRP	IRON PIN FOUND (1/2" REBAR)
RCM	RIGHT-OF-WAY MONUMENT FOUND
PWC	POINT OF COMMENCEMENT
PWB	POINT OF BEGINNING
PL	POINT OF BEGINNING
LL	LAND LOT
LD	LAND LOT
DB/PG	DEED BOOK/PAGE
PB/PG	PLAT BOOK/PAGE
FO	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
CR	DRIP INLET
C	CURB INLET
JW	JUNCTION BOX
CB	CATCH BASIN
HB	HEADWALL
OC	OUTLET CONTROL STRUCTURE
CMS	CORRUGATED METAL PIPE
CC	CAST-IRON CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CPC	CORRUGATED PLASTIC PIPE
DC	DUCTILE IRON PIPE
DM	MANHOLE
SS	SEWER SILENCE MANHOLE
CO	CLEAN OUT
FI	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WC	WATER CISTERN
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
WV	WATER METER
GM	GAS METER
GI	GAS VALVE
GL	GAS LINE MARKER
HM	HAND HOLE
ELEC.	ELECTRIC
EM	ELECTRIC METER
LP	POWER POLE
LP	LIGHT POLE
TR	TRANSFORMER
GW	GUY WIRE
AC	AIR CONDITIONING
TE	TELEPHONE
TPED	TELEPHONE PEDESTAL
FOCM	FIBER OPTIC CABLE MARKER
CB	CABLE TV
PE	PEDESTAL
CONC.	CONCRETE
TYP.	TYPICAL
W	WITH

LEGEND - SYMBOLS

 DROP INLET
 CURB INLET
 STORM DRAINAGE MANHOLE
 SINGLE YW W/ GATCH BASIN
 DOUBLE YW GATCH BASIN
 SANITARY SEWER MANHOLE
 CLEAN OUT
 FIRE HYDRANT
 FIRE DEPARTMENT CONNECTION
 PIV
 WATER METER
 WATER VALVE
 WATER VALVE MARKER
 IRRIGATION CONTROL VALVE
 GAS METER
 GAS VALVE
 GAS LINE MARKER
 ELECTRIC BOX
 ELECTRIC METER
 POWER POLE
 LUG POLE
 GUY WIRE
 GUY POLE
 UNDERGROUND ELECTRIC MARKER
 TELEPHONE PEDESTAL
 TELEPHONE POLE
 FIBER OPTIC CABLE LINE MARKER
 HANDHOLE
 TYPED TV PEDESTAL
 SIGN
 BOLLARD

LEGEND - LINE TYPE

 PROPERTY LINE
 ADJOINING PROPERTY LINE
 RIGHT-OF-WAY LINE
 LAND LOT LINE
 EASEMENT LINE
 METAL FENCE
 WOOD FENCE
 WIRE FENCE
 GUARDRAIL
 OVERHEAD ELECTRIC LINE
 UNDERGROUND ELECTRIC LINE
 UNDERGROUND NATURAL GAS LINE
 UNDERGROUND SANITARY SEWER LINE
 UNDERGROUND STORM SEWER LINE
 OVERHEAD TELEPHONE LINE
 UNDERGROUND TELEPHONE LINE
 UNDERGROUND WATER LINE
 UNDERGROUND CABLE TV LINE



LOT SUBDIVISION PLAT



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Land Surveyor Firm License No. LSF000656

PROJECT NO.:

23-100028

DRAIN BY:

CAM

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DATE: 11.21.2023

LOT SUBDIVISION PLAT
PORSCHÉ CARS NORTH AMERICA, INC.
ATLANTA TRACK EXTENSION

LOCATED IN LAND LOT 96
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REVISIONS

NO.	DATE	
1	04.15.2024	ADD PORSCHE PARCEL ESMTS.
2	08.06.2024	ADD GEORGIA POWER ESMTS.
3		
4		
5		
6		
7		

RESERVED FOR PLAT FILING

CALL TABLE - TRACT 3		
COURSE	BEARING	DISTANCE
1	Rad: 59.50' Chd: S07°16'16"E	Arc: 73.84' 69.19'
2	S28°16'45"W	9.68'
3	Rad: 175.50' Chd: S36°28'36"W	Arc: 50.22' 50.05'
4	S44°40'27"W	87.04'
5	Rad: 54.73' Chd: S56°24'22"W	Arc: 20.24' 20.13'
6	S67°00'10"W	32.31'
7	Rad: 50.50' Chd: S51°09'42"W	Arc: 27.92' 27.57'
8	S35°19'14"W	37.37'
9	Rad: 74.50' Chd: N72°00'55"E	Arc: 95.43' 89.04'

LEGEND - ABBREVIATIONS

IPS IRON PIN SET
IPF IRON PIN FOUND (1/2" REBAR)
RWM RIGHT-OF-WAY MONUMENT FOUND
RB REBAR
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
R/W RIGHT OF WAY
LL LAND LOT
DB/PG DEED BOOK/PAGE
PB/PG PLAT BOOK/PAGE
FND FOUND
DIST. DISTURBED
C.L. CENTERLINE
P.L. PROPERTY LINE
DI DROP INLET
CI CURB INLET
JB JUNCTION BOX
CB CATCH BASIN
HW HEADWALL
OCS OUTLET CONTROL STRUCTURE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
CPP CORRUGATED PLASTIC PIPE
DIP DUCTILE IRON PIPE
SS MH SANITARY SEWER MANHOLE
CO CLEAN OUT
FH FIRE HYDRANT
FDC FIRE DEPARTMENT CONNECTION
WM WATER METER
WV WATER VALVE
ICV IRRIGATION CONTROL VALVE
PIV POST INDICATOR VALVE
GM GAS METER
GV GAS VALVE
GLM GAS LINE MARKER
HH HAND HOLE
ELEC. ELECTRIC
EM ELECTRIC METER
PP POWER POLE
LP LIGHT POLE
TRANS. TRANSFORMER
GW GUY WIRE
AC AIR CONDITIONING
TELE. TELEPHONE
TPED TELEPHONE PEDESTAL
FOCM FIBER OPTIC CABLE MARKER
CATV CABLE TV
PED PEDESTAL
CONC. CONCRETE
TYP. TYPICAL
W/ WITH

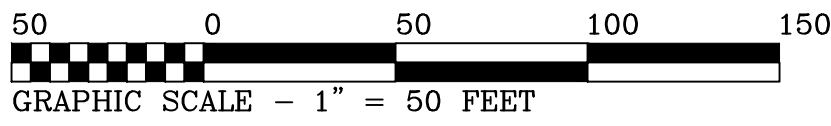
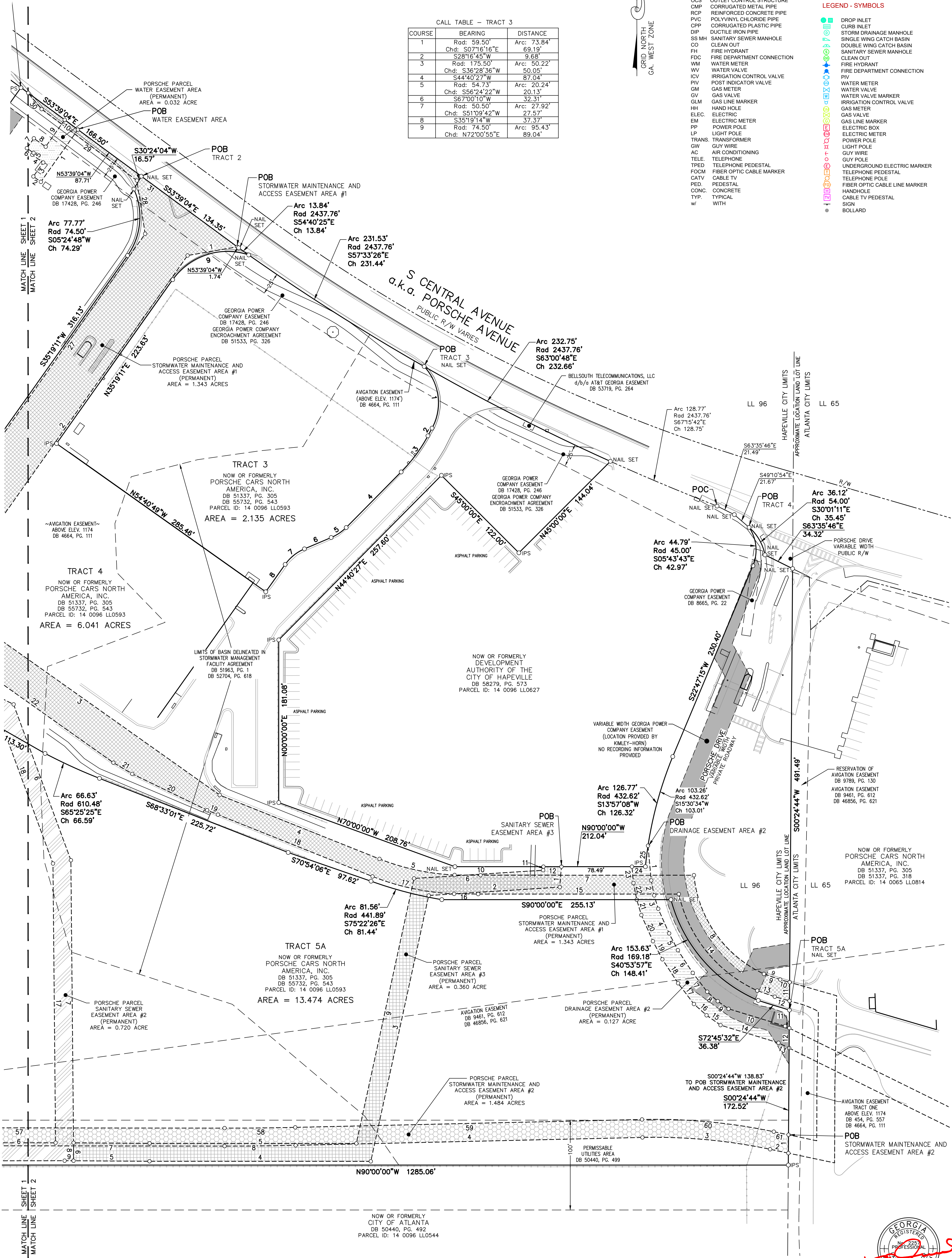
LEGEND - LINE TYPE

PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY LINE
LAND LOT LINE
EASEMENT LINE
METAL FENCE
WOOD FENCE
WIRE FENCE
GUARDRAIL
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND NATURAL GAS LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND STORM SEWER LINE
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND WATER LINE
UNDERGROUND CABLE TV LINE

LEGEND - SYMBOLS

DROP INLET
CURB INLET
STORM DRAINAGE MANHOLE
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
SANITARY SEWER MANHOLE
CLEAN OUT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER METER
WATER VALVE
WATER VALVE MARKER
IRRIGATION CONTROL VALVE
GAS METER
GAS VALVE
GAS LINE MARKER
ELECTRIC BOX
ELECTRIC METER
POWER POLE
LIGHT POLE
GUY WIRE
GUY POLE
UNDERGROUND ELECTRIC MARKER
TELEPHONE PEDESTAL
TELEPHONE POLE
FIBER OPTIC CABLE LINE MARKER
HANDHOLE
CABLE TV PEDESTAL
SIGN
BOLLARD

GRID NORTH
GA. WEST ZONE



3 OF 4

LOT SUBDIVISION PLAT

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DATE: 11/21/2023

LOT SUBDIVISION PLAT
PORSCHE CARS NORTH AMERICA, INC.
ATLANTA TRACK EXTENSION

LOCATED IN LAND LOT 96
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REVISIONS		
NO.	DATE	ADD
1	04.15.2024	ADD PORSCHE PARCEL ESMTS.
2	08.06.2024	ADD GEORGIA POWER ESMTS.
3		
4		
5		
6		
7		

NOT ISSUED FOR CONSTRUCTION

RESERVED FOR PLAT FILING

PORSCHE PARCEL WATER EASEMENT AREA CALL TABLE		
COURSE	BEARING	DISTANCE
1	S35°19'11"W	71.34'
2	N54°40'49"W	10.29'
3	N65°09'12"E	15.00'
4	N54°40'49"W	2.50'
5	N35°19'11"E	9.10'
6	N35°19'11"E	13.45'
7	N54°40'49"E	16.11'
8	S53°39'04"E	36.65'
10	SS4°39'04"E	18.29'

PORSCHE PARCEL STORMWATER MAINTENANCE AND ACCESS EASEMENT AREA #1 CALL TABLE		
Course	Bearing	Distance
1	S80°07'41"W	56.22'
2	S35°19'11"W	469.46'
3	S54°40'49"E	376.44'
4	S68°13'23"E	191.57'
5	Rad.: 260.50° Chd.: S77°56'54"E	Arc.: 85.92' 85.43'
6	S89°27'59"E	28.87'
7	S90°00'00"E	237.62'
8	Rad.: 135.50° Chd.: S35°20'06"E	Arc.: 140.99' 134.72'
9	S7°05'36"E	19.20'
10	S74°01'03"E	10.80'
11	S00°24'44"W	20.74'
12	N74°04'38"W	17.00'
13	N70°53'36"W	20.72'
14	Rad.: 155.50° Chd.: N39°05'15"W	Arc.: 143.51' 138.47'
15	N90°00'00"W	20.00'
16	N82°50'07"W	26.81'
17	Rad.: 281.50° Chd.: N77°59'06"W	Arc.: 93.31' 92.88'
18	N68°13'23"W	185.36'
19	N6°7'19'33"E	13.05'
20	N2°17'42"E	92.59'
21	N59°11'45"W	24.44'
22	N54°40'49"W	234.58'
23	N32°28'03"W	55.57'
24	N10°46'12"E	52.74'
25	N31°47'40"E	61.96'
26	N52°42'30"E	73.35'
27	N35°19'11"E	296.73'
28	N6°54'07"W	60.01'
29	N53°07'38"W	132.53'
30	N39°41'10"W	23.35'
31	SS5°39'04"E	289.06'

PORSCHE PARCEL STORMWATER MAINTENANCE AND ACCESS EASEMENT AREA #2 CALL TABLE		
COURSE	BEARING	DISTANCE
1	S00°24'44"W	20.41'
2	N78°05'49"W	20.82'
3	Rad.: 620.62° Chd.: N84°42'03"W	Arc.: 143.07' 142.75'
4	S88°41'43"W	386.20'
5	Rad.: 3292.84° Chd.: S69°23'02"W	Arc.: 79.12' 79.12'
6	N89°55'40"W	456.13'
7	Rad.: 220.11° Chd.: N75°36'20"W	Arc.: 110.04' 108.90'
8	Rad.: 72.66° Chd.: S84°05'02"W	Arc.: 87.84' 82.55'
9	Rad.: 77.61° Chd.: S69°59'38"W	Arc.: 55.66' 54.47'
10	N89°27'47"W	314.71'
11	Rad.: 204.45° Chd.: N45°12'52"W	Arc.: 315.78' 285.31'
12	Rad.: 473.22° Chd.: N00°22'02"E	Arc.: 17.84' 17.84'
13	N78°31'13"E	50.25'
14	S28°36'40"E	26.34'
15	S50°29'56"E	1.59'
16	Rad.: 173.05° Chd.: S96°19'11"E	Arc.: 25.58' 25.58'
17	Rad.: 176.12° Chd.: S67°06'06"E	Arc.: 25.56' 25.56'
18	Rad.: 230.07° Chd.: S77°37'30"E	Arc.: 28.61' 28.59'
19	Rad.: 477.50° Chd.: S84°19'27"E	Arc.: 26.54' 26.54'
20	Rad.: 177.19° Chd.: S67°36'40"E	Arc.: 115.19' 113.56'
21	S49°46'49"E	2.54'
22	S45°57'02"E	2.82'
23	Rad.: 197.14° Chd.: S46°47'51"E	Arc.: 11.87' 11.87'
24	S46°45'24"E	10.63'
25	Rad.: 209.90° Chd.: S56°29'10"E	Arc.: 59.38' 59.18'
26	S65°51'23"E	5.97'
27	S67°56'49"E	8.32'
28	S17°28'08"E	9.02'
29	S37°32'54"E	6.52'
30	Rad.: 3.99° Chd.: S01°16'18"E	Arc.: 2.89' 2.82'
31	S17°14'57"E	16.55'
32	Rad.: 8.97° Chd.: SS4°30'23"W	Arc.: 10.16' 9.62'
33	N63°13'09"E	18.49'
34	S89°31'28"W	17.93'
35	S88°33'18"W	24.11'
36	Rad.: 23.00° Chd.: N81°06'18"W	Arc.: 6.17' 6.15'
37	N68°32'34"W	7.05'
38	N70°09'35"E	10.46'
39	Rad.: 263.89° Chd.: N78°08'33"W	Arc.: 65.65' 65.48'
40	N84°57'37"W	9.59'
41	Rad.: 191.01° Chd.: N79°05'07"W	Arc.: 38.73' 38.67'
42	Rad.: 109.79° Chd.: N65°46'50"W	Arc.: 26.25' 26.25'
43	N57°57'46"W	28.53'
44	N56°42'19"W	42.10'
45	Rad.: 151.40° Chd.: N52°31'30"W	Arc.: 33.22' 33.16'
46	Rad.: 49.86° Chd.: N11°20'44"W	Arc.: 23.78' 23.78'
47	N00°52'04"E	12.98'
48	N01°59'26"E	15.49'
49	N00°27'43"W	4.81'
50	N28°36'40"W	9.10'
51	S78°31'09"E	19.17'
52	Rad.: 184.45° Chd.: S45°02'10"E	Arc.: 286.04' 258.22'
53	S89°27'47"E	314.71'
54	Rad.: 57.62° Chd.: N69°59'38"E	Arc.: 41.32' 40.44'
55	Rad.: 92.66° Chd.: N84°05'02"E	Arc.: 113.02' 105.12'
56	Rad.: 200.11° Chd.: S75°36'20"E	Arc.: 100.05' 99.01'
57	S89°55'40"E	456.13'
58	Rad.: 3272.84° Chd.: N62°31'02"E	Arc.: 78.64' 78.64'
59	N88°41'43"E	386.20'
60	Rad.: 640.62° Chd.: S84°42'03"E	Arc.: 147.68' 147.35'
61	S78°05'49"E	16.76'

PORSCHE PARCEL DRAINAGE EASEMENT AREA #1 CALL TABLE		
COURSE	BEARING	DISTANCE
1	N90°00'00"W	71.47'
2	N35°19'34"W	115.85'
3	N65°09'12"E	15.75'
4	N00°20'55"E	30.00'
5	S89°25'41"E	8.14'
6	N00°54'30"W	94.48'
7	N00°42'20"E	101.27'
8	N14°59'23"E	36.15'
9	N00°39'22"W	3.68'
10	N02°58'31"W	134.39'
11	N00°42'20"E	14.49'
12	S89°35'16"E	66.82'
13	S00°09'46"W	11.67'
14	S20°50'07"W	41.30'
15	S03°56'11"W	128.73'
16	S00°52'12"E	194.30'
17	S35°43'43"E	68.56'
18	S36°14'34"E	97.41'

PORSCHE PARCEL DRAINAGE EASEMENT AREA #2 CALL TABLE		
COURSE	BEARING	DISTANCE
1	S05°21'12"E	38.84'
2	S11°06'56"E	16.99'
3	S16°42'57"E	15.56'
4	S23°55'42"E	23.95'
5	S27°30'49"E	21.91'
6	S33°18'05"E	30.19'
7	S37°17'51"E	26.44'
8	S48°14'48"E	15.77'
9	S54°49'21"E	14.70'
10	S73°01'36"E	65.90'
11	S63°43'51"E	5.16'
12	S02°25'14"W	22.23'
13	N63°43'51"W	13.22'
14	N73°01'36"W	67.48'
15	N54°49'21"E	19.05'
16	N48°14'48"E	18.83'
17	N37°17'51"E	29.06'
18	N33°18'05"E	31.20'
19	N27°30'49"W	22.72'
20	N23°55'42"W	31.84'
21	N16°42'57"W	17.80'
22	N11°06'56"W	18.97'
23	N07°05'07"E	73.35'
24	N90°00'00"E	14.69'
25	Rad.: 432.62° Chd.: N07°06'53"E	Arc.: 23.51' 23.51'

PORSCHE PARCEL SANITARY SEWER EASEMENT AREA #1 CALL TABLE		
COURSE	BEARING	DISTANCE
1	S89°35'16"E	220.09'
2	S04°53'47"E	20.09'
3	N89°35'16"W	221.95'
4	N00°24'44"E	20.00'

PORSCHE PARCEL SANITARY SEWER EASEMENT AREA #2 CALL TABLE		
COURSE	BEARING	DISTANCE
1	S04°53'47"E	70.30'
2	S44°14'40"E	96.60'
3	S05°11'10"E	109.99'
4	S67°44'05"E	129.78'
5	S62°51'05"E	90.73'
6	S20°11'36"E	184.82'
7	S00°32'20"E	314.58'
8	S00°00'00"E	20.00'
9	N89°36'18"W	9.94'
10	N89°55'25"E	265.53'
11	N89°27'46"E	290.90'
12	S00°00'58"E	7.33'
13	N90°00'00"W	20.00'
14	N00°00'58"W	27.52'
15	S89°27'46"E	310.99'
16	N09°56'25"E	245.38'
17	N00°32'20"W	310.89'
18	N20°11'36"W	173.54'
19	N62°51'30"W	93.34'
20	N07°46'55"W	140.67'
21	N05°11'10"W	103.34'
22	N44°14'40"W	88.90'
23	N89°35'18"W	4.94'
24	N04°53'47"W	20.09'
25	N04°53'47"W	39.25'
26	N35°19'11"E	30.98'

PORSCHE PARCEL SANITARY SEWER EASEMENT AREA #3 CALL TABLE		
COURSE	BEARING	DISTANCE
1	S04°37'39"W	22.85'
2	S86°20'39"W	146.21'
3	S12°17'23"W	302.90'
4	N89°58'51"E	246.38'
5	N89°36'18"W	84.57'
6	N00°00'00"E	20.00'
7	S89°36'18"E	84.64'
8	S89°58'51"E	230.20'
9	N11°27'23"E	301.07'
10	N86°20'39"E	144.80'
11	N04°37'39"E	3.93'
12	N90°00'00"E	20.07'

DRAINAGE EASEMENT AREA #1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE LEAVE SAID INTERSECTION AND RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE THE FOLLOWING COURSES AND DISTANCES: S63°35'46"E A DISTANCE OF 21.49 FEET TO A NAIL SET, HAVING A RADIUS OF 54.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF S30°01'11"E AND A CHORD DISTANCE OF 35.45 FEET; S63°35'46"E A DISTANCE OF 34.32 FEET TO A NAIL SET LOCATED AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF PORSCHE DRIVE WITH THE LAND LOT LINE COMMON TO LAND LOTS 65 AND 96, SAID LINE ALSO BEING THE COMMON CITY LIMITS LINE OF THE CITY OF HAPEVILLE AND THE CITY OF ATLANTA; THENCE LEAVE SAID INTERSECTION AND RUN SOUTHERLY ALONG SAID COMMON LAND LOT AND CITY LIMITS LINE THE FOLLOWING COURSES AND DISTANCES: S00°24'44"W A DISTANCE OF 491.49 FEET TO A NAIL SET; S00°24'44"W A DISTANCE OF 172.52 FEET TO AN IRON PIN SET; THENCE LEAVE SAID COMMON LAND LOT AND CITY LIMITS LINE AND RUN N90°00'00"W A DISTANCE OF 1285.06 FEET TO AN IRON PIN FOUND; THENCE RUN N90°00'00"W A DISTANCE OF 451.25 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUN N90°00'00"W A DISTANCE OF 71.47 FEET TO A POINT; THENCE RUN N35°19'34"W A DISTANCE OF 115.85 FEET TO A POINT; THENCE RUN N65°09'12"E A DISTANCE OF 15.75 FEET TO A POINT; THENCE RUN N00°20'55"E A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN S89°25'41"E A DISTANCE OF 8.14 FEET TO A POINT; THENCE RUN N00°54'30"W A DISTANCE OF 94.48 FEET TO A POINT; THENCE RUN N00°42'20"E A DISTANCE OF 101.27 FEET TO A POINT; THENCE RUN N14°59'23"E A DISTANCE OF 36.15 FEET TO A POINT; THENCE RUN N00°39'22"W A DISTANCE OF 3.68 FEET TO A POINT; THENCE RUN N02°58'31"W A DISTANCE OF 134.39 FEET TO A POINT; THENCE RUN N00°42'20"E A DISTANCE OF 14.49 FEET TO A POINT; THENCE RUN S89°35'16"E A DISTANCE OF 66.82 FEET TO A POINT; THENCE RUN S00°09'46"W A DISTANCE OF 11.67 FEET TO A POINT; THENCE RUN S20°50'07"W A DISTANCE OF 41.30 FEET TO A POINT; THENCE RUN S03°56'11"W A DISTANCE OF 128.73 FEET TO A POINT; THENCE RUN S00°52'12"E A DISTANCE OF 194.30 FEET TO A POINT; THENCE RUN S35°43'43"E A DISTANCE OF 68.56 FEET TO A POINT; THENCE RUN S36°14'34"E A DISTANCE OF 97.41 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.626 ACRES.

DRAINAGE EASEMENT AREA #2 - LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE LEAVE SAID INTERSECTION AND RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE THE FOLLOWING COURSES AND DISTANCES: S63°35'46"E A DISTANCE OF 21.49 FEET TO A NAIL SET; S49°10'54"E A DISTANCE OF 21.67 FEET TO A POINT; THENCE RUN N63°43'51"E A DISTANCE OF 13.22 FEET TO A POINT; THENCE RUN N73°01'36"W A DISTANCE OF 67.48 FEET TO A POINT; THENCE RUN N54°49'21"E A DISTANCE OF 19.05 FEET TO A POINT; THENCE RUN N48°14'48"E A DISTANCE OF 18.83 FEET TO A POINT; THENCE RUN N37°17'51"E A DISTANCE OF 29.06 FEET TO A POINT; THENCE RUN N33°18'05"E A DISTANCE OF 31.20 FEET TO A POINT; THENCE RUN N27°30'49"W A DISTANCE OF 22.72 FEET TO A POINT; THENCE RUN N23°55'42"W A DISTANCE OF 31.84 FEET TO A POINT; THENCE RUN N16°42'57"W A DISTANCE OF 17.80 FEET TO A POINT; THENCE RUN N11°06'56"W A DISTANCE OF 18.97 FEET TO A POINT; THENCE RUN N05°11'10"W A DISTANCE OF 103.34 FEET TO A POINT; THENCE RUN N04°53'47"W A DISTANCE OF 39.25 FEET TO A POINT; THENCE RUN N04°53'47"W A DISTANCE OF 14.69 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.127 ACRES.

SANITARY SEWER EASEMENT AREA #1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE LEAVE SAID INTERSECTION AND RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.77 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF N67°15'42"W AND A CHORD DISTANCE OF 128.75 FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.97 FEET, BEING SUBTENDED BY A CHORD BEARING OF S05°43'43"E AND A CHORD DISTANCE OF 42.97 FEET; THENCE RUN N54°40'49"W A DISTANCE OF 376.44 FEET TO A POINT; THENCE RUN N53°07'38"W A DISTANCE OF 132.53 FEET TO A POINT; THENCE RUN N39°41'10"W A DISTANCE OF 23.35 FEET TO A POINT; THENCE RUN S53°39'04"E A DISTANCE OF 289.06 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUN S89°35'16"E A DISTANCE OF 220.09 FEET TO A POINT; THENCE RUN S04°53'47"E A DISTANCE OF 20.09 FEET TO A POINT; THENCE RUN N89°35'16"W A DISTANCE OF 221.95 FEET TO A POINT; THENCE RUN N00°24'44"E A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.101 ACRES.

SANITARY SEWER EASEMENT AREA #2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORSCHE DRIVE (HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE, HAVING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE LEAVE SAID INTERSECTION AND RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S CENTRAL AVENUE (ALSO KNOWN AS PORSCHE AVENUE, FORMERLY KNOWN AS HENRY FORD II AVENUE) THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.77 FEET TO A NAIL SET, HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF N67°15'42"W AND A CHORD DISTANCE OF 128.75 FEET; ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.97 FEET, BEING SUBTENDED BY A CHORD BEARING OF S05°43'43"E AND A CHORD DISTANCE OF 42.97 FEET; THENCE RUN N54°40'49"W A DISTANCE OF 376.44 FEET TO A POINT; THENCE RUN N53°07'38"W A DISTANCE OF 132.53 FEET TO A POINT; THENCE RUN N39°41'10"W A DISTANCE OF 23.35 FEET TO A POINT; THENCE RUN S53°39'04"E A DISTANCE OF 289.06 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE RUN S04°53'47"E A DISTANCE OF 70.30 FEET TO A POINT; THENCE RUN S44°14'40"E A DISTANCE OF 96.60 FEET TO A POINT; THENCE RUN S05°11'10"E A DISTANCE OF 109.99 FEET TO A POINT; THENCE RUN S67°44'05"E A DISTANCE OF 129.78 FEET TO A POINT; THENCE RUN S62°51'05"E A DISTANCE OF 90.73 FEET TO A POINT; THENCE RUN S20°11'36"E A DISTANCE OF 184.82 FEET TO A POINT; THENCE RUN S00°32'20"E A DISTANCE OF 314.58 FEET TO A POINT; THENCE RUN S00°00'00"E A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN N89°36'18"W A DISTANCE OF 9.94 FEET TO A POINT; THENCE RUN N89°55'25"E A DISTANCE OF 265.53 FEET TO A POINT; THENCE RUN N89°27'46"E A DISTANCE OF 290.90 FEET TO A POINT; THENCE RUN S00°00'58"E A DISTANCE OF 7.33 FEET TO A POINT; THENCE RUN N90°00'00"W A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN N00°00'58"W A DISTANCE OF 27.52 FEET TO A POINT; THENCE RUN S89°



PLANNER'S REPORT

DATE: December 3, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Preliminary and Final Plat Review for Parcel ID 14 0096 LL0593, 14 0096 LL0619

BACKGROUND

Bob Szoch, from Kimley-Horn and Associates, Inc. on behalf of Porsche Cars North America Inc. submitted a final plat subdivision application to subdivide the 33.030 acre parcel into five (5) tracts. These 5 tracts separate out the West Track, Classic Car Restoration Facility, Service Center, Parking Deck, and an area for future development uses.

The proposed parcels are:

Tract 1 – 2.5 acres
Tract 2 – 1.843 acres
Tract 3 – 2.135 acres
Tract 4 - 6.041 acres
Tract 5a - 13.474 acres
Tract 5b- 7.037 acres

The proposed plat is in the B-P, Business Park.

CODE REQUIREMENTS

Sec. 90-1-2. Procedure for plat approval.

- (a) *Preliminary plat preparation and submission.* The procedure for review and approval of a subdivision plat consists of the preparation and submittal of a preliminary plat of the proposed subdivision to planning commission.
- (b) *Final plat preparation and submission.* A final plat, including the required certificates, may be submitted to planning commission following approval of a preliminary plat. The final plat becomes the instrument to be recorded in the office of the clerk of superior court when duly signed by the secretary of the planning commission.
- (c) *Consultation/technical advisory.* The subdivider should consult city staff for advice and assistance before preparing the preliminary plat and its formal application for approval. This will enable the subdivider to become thoroughly familiar with these regulations, the major street plan and other official plans for public improvements which might affect the area. Such informal review should minimize unnecessary delays and costly revisions.
- (d) *General.*

- (1) Any owner of land lying within the city wishing to divide that land into two or more lots, or to resubdivide land, shall submit a preliminary plat of the proposed subdivision to the planning commission for approval and shall obtain approval prior to the filing of a final subdivision plat. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in section 90-1-3 of these regulations and shall be presented in the manner specified in this chapter. No subdivision plat shall be filed or recorded by the clerk of the superior court of Fulton County without the approval of the planning commission as specified herein.
- (2) In order to secure review and approval of the planning commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the planning commission a preliminary plat as provided in subsection (e) below. Upon approval of the preliminary plat, the subdivider may proceed with preparation of the final plat and other required documents as specified in subsection (f) and the improvements set forth in section 90-1-4.

(e) *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.
- (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.

Compliant

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

Compliant

- 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.

Compliant

- 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.

Compliant

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

Compliant

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

Not shown

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

Compliant

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

Compliant

- (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.

(f) *Final plat.*

- (1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.
- (2) a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission.
 - b. The plat shall be drawn to a scale of one-inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
 - c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.
- (3) The planning commission shall approve or deny a final plat within 30 days of the date upon which the plat was first considered by the planning commission. Failure of the planning commission to act on the final plat within these 30 days shall be deemed approval. In the

event a final plat is denied, the grounds for denial shall be stated in the records of the planning commission.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

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

Compliant

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

Compliant

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

Compliant

- d. Location and description of monuments.

Not shown

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

Compliant

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

Compliant

- g. Location map showing site in relation to area.

Compliant

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

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

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

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

Printed or Typed Name of Owner

- i. 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.
- j. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments. Certification form must comply with the following:

Final Surveyor's Certificate:

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

By: _____

Date

Registered Georgia Land Surveyor No. _____

Date of Expiration _____

Compliant

- k. Certification of Final Plat Approval containing the following statement:

Final Plat Approval:

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

and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council Date

Chairman, Planning Commission Date

City Engineer Date

- l. 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.
- m. All other notes or notations as may be required by the city.
- (g) *Short-cut procedure.* Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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.

Not applicable. No new streets.

- (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. No new streets.

- (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-sacs 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.

Not applicable. No new streets.

- (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.

Not applicable. No new streets.

- (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.

All lots have frontage except Tracts 5a and 5b which are the track extension.

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

Not applicable. No new streets.

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

Not applicable. No new streets.

- (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. No new streets.

(9) *Intersections.*

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

Not applicable. No new streets.

- 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.

Compliant

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

Not applicable. No new streets.

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

Not applicable. No new streets.

(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. No new streets.

- (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. No new streets. There are private drives on the property.

- (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. No new streets.

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

Not applicable. No new streets.

(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. No new streets.

- (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. No new streets.

(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.

All lots except Tract 5a and 5b have street frontage. A waiver would be required and is recommended.

- (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.

Compliant

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

Compliant

- (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.

Compliant

- (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.
- (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.
- (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.
- (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.
- (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.
- Compliant*
- (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.
- (f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
- (g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.
- (h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

A variance is required for Tracts 5a/5b as those lots have no frontage on Porsche Ave – Tract 5 is the extension of the track.

- (i) *Zoning or other regulations.*
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

- (a) *Required improvements.* Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.
 - (1) *Monuments.*
 - a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

New monuments not shown

- b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

- (2) *Grading.* All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
- a. *Preparation.* Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. *Cuts.* All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
 - c. *Fill.* All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.
- (3) *Storm drainage.* An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

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

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

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

- (5) *Minimum pavement widths.* Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:
- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
 - b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
 - c. For arterial streets and highways, as may be required.

No streets

- (6) *Curbs and gutters.* Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.
- (7) *Sidewalks.*
- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
 - b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

Sidewalks installed along Porsche Ave.

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

Compliant

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

- b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.
- (10) *Sanitary sewers.* Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

Compliant

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

(1) *Street trees.*

- a. Trees adjacent to the sidewalk, in supplemental areas and in landscape strips between the sidewalk and the curb, are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. All tree plantings shall conform to the requirements of chapter 93, article 29.
- b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the community services department's approval since the public inherits the care and maintenance of such trees.

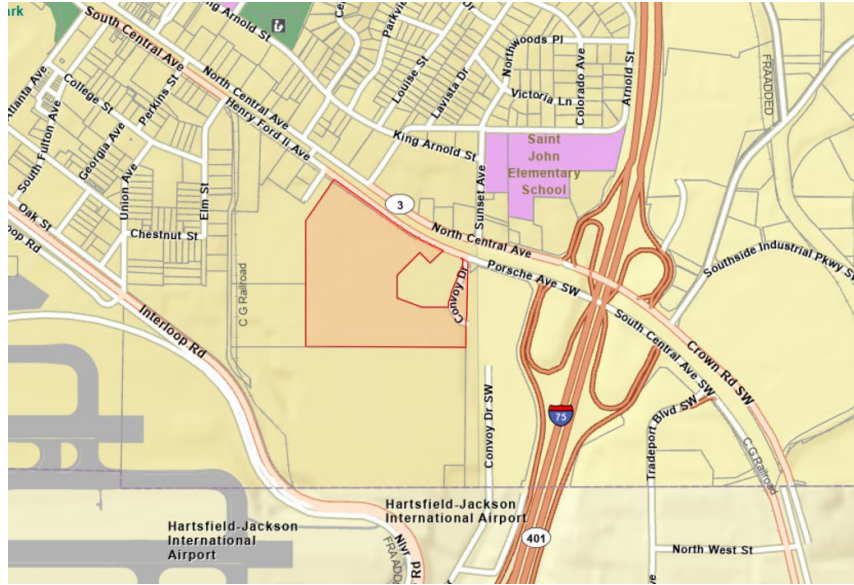
Compliant

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

RECOMMENDATION

The preliminary and final plats have met all conditions with the exception of Tracts 5a/5b which are recommended for a waiver from requiring street frontage and the location of concrete monuments. Staff recommends the waiver for the street frontage. Any outstanding issues from the Engineer should be addressed. Staff recommends approval conditioned on satisfying the monuments, any Engineer requirements, and approval of the waiver for the street frontage.

Porsche Avenue



December 5, 2024

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

Re: One Porsche Drive Final Plat
Final Plat Review No. 1
K&W Ref. No. 24014

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for the One Porsche Drive Site to be located on South Central Avenue, within a B-P Zoning District. This review is for compliance with the Final Plat requirements of Chapter 90-1-2 of the City ordinances. My comments are as follows:

1. The sanitary sewer as-builts should be provided to ensure the easements align with the infrastructure.

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

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

24-PC-12-16

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

Name of Applicant VICTORIA COLE & LELAND ROBBINS-MURPHY

Mailing Address: 2319 VENETIAN DR SW ATLANTA GA 30311

Telephone [REDACTED] Mobile # Email

Property Owner (s) VICTORIA COLE & LELAND ROBBINS-MURPHY

Mailing Address 2319 VENETIAN DR SW ATLANTA GA 30311

Telephone [REDACTED] Mobile #

Address/Location of Property: 3301 SIMS ST HAPEVILLE GA

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800100317

Present Zoning Classification: R-1 Size of Tract: .18 acre(s)

Present Land Use: UNDEVELOPED LAND

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. 16-9-90 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature
Date: 11/22/24

Sworn to and subscribed before me
This 22 day of November, 2024.
Korenareus Grooms
Notary Public

KORENAREUS GROOMS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires August 31, 2027

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.)

PROJECT SCOPE CONSISTS OF A NEW CONSTRUCTION
2-STORY, 1,742 SQFT SINGLE FAMILY
RESIDENCE, + DETACHED ACCESSORY SHED
STRUCTURE. NO DEMOLITION REQUIRED. PROPERTY
IS CURRENTLY VACANT. SITE WORK INCLUDES
LIMITED TREE REMOVAL, NEW ELECTRICAL,
DOMESTIC WATER, AND SANITARY SEWER
UTILITY CONNECTIONS, LIMITED REGARDING
TO ACCOMMODATE NEW STRUCTURES, +
NEW CONCRETE RIBBON DRIVEWAY.

**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:
3301 SIMS ST HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant VICTORIA COLE & LELAND ROBBINS-MURPHY

Address of Applicant
2319 VENETIAN DR SW ATLANTA GA 30311

Telephone of Applicant
[REDACTED]

 
Signature of Owner

VICTORIA COLE LELAND ROBBINS-MURPHY
Print Name of Owner

Personally Appeared Before Me this 22 day of NOVEMBER, 2021.


Notary Public

KORENAREUS GROOMS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires August 31, 2027

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)

VC
JR

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.

VC
JR

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

VC
JR

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.

VC
JR

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 siting of adjoining structures, etc).

VC
JR

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.

VC
JR

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.

VC
JR

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

VC
JR

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).

VC
JR

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.

VC
JR

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.

VC
PR

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

VC
PR

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

VC
PR

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.

VC
PR

Site area (square feet and acres).

VC
PR

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.

VC
PR

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

VC
PR

Total floor area ratio and/or residential density distribution.

VC
PR

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

—

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

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

Applicant Signature: _____
Date 11/21/24



HAPEVILLE RESIDENCE



PROJECT DESCRIPTION

PROJECT SCOPE CONSISTS OF A NEW CONSTRUCTION TWO-STORY, 1,742 SF SINGLE FAMILY RESIDENCE AND DETACHED ACCESSORY SHED STRUCTURE. NO DEMOLITION REQUIRED - PROPERTY IS CURRENTLY VACANT. SITE WORK INCLUDES LIMITED TREE REMOVAL, NEW ELECTRICAL, DOMESTIC WATER, AND SANITARY SEWER UTILITY CONNECTIONS, LIMITED REGARDING TO ACCOMMODATE NEW STRUCTURES, AND NEW CONCRETE RIBBON DRIVEWAY.

LOCATION MAP



PROJECT DIRECTORY

OWNER:
TORI COLE & LELAND GRAND ROBBINS-MURPHY
3301 SIMS ST
HAPEVILLE, GA 30354

24-HR CONTACT: TORI COLE
PHONE: 770-241-8511
EMAIL: toric@rl.studio

CONTRACTOR:
TBD

CONTACT:
PHONE:
EMAIL:

ARCHITECT:
LINEWEIGHT STUDIO
691 JOHN WESLEY DOBBS AVE NE
SUITE V-233
ATLANTA, GA 30312

CONTACT: ERIC BETHANY
PHONE: 843-330-3890
EMAIL: ebethany@lineweightstudio.com

GOVERNING CODES

CITY OF HAPEVILLE CONSTRUCTION CODES
BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE, 2018 ED., W/ GA AMENDMENTS (2020, 2022, 2024)
FIRE PREVENTION CODE: INTERNATIONAL RESIDENTIAL CODE, 2006 ED., W/ GA AMENDMENTS
LIFE SAFETY CODE: NFPA 101 LIFE SAFETY CODE, 2018 ED. W/ GA AMENDMENTS
GAS CODE: INTERNATIONAL FUEL GAS CODE, 2018 ED., W/ GA AMENDMENTS
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE, 2018 ED., W/ GA AMENDMENTS
PLUMBING CODE: INTERNATIONAL PLUMBING CODE, 2018 ED., W/ GA AMENDMENTS
ELECTRICAL CODE: NFPA NATIONAL ELECTRICAL CODE, 2020 ED., W/ GA AMENDMENTS
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN - GA 120-3-20A
ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 ED., W/ GA SUPPLEMENTS & AMENDMENTS

ZONING INFORMATION

ADDRESS & ZONING
ADDRESS: 3301 SIMS ST
HAPEVILLE, GA 30354

ZONING: R-1
OVERLAY: NONE

BUILDING HEIGHT
MAX ALLOWABLE HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 28'- 10"

CONDITIONED BUILDING AREAS

	PROPOSED SF
FIRST FLOOR:	871 SF
SECOND FLOOR:	871 SF
DETACHED SHED:	224 SF
TOTAL CONDITIONED AREA:	1,966 SF

FLOOR AREA RATIO
NET LOT AREA (NLA): 7,784.55 SF
TOTAL CONDITIONED AREA: 1,966 SF
PROPOSED FAR: 1,966 SF / 7,784.55 SF = 0.25

LOT COVERAGE
NET LOT AREA (NLA): 7,784.55 SF / 0.18 AC
MAX ALLOWABLE LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 19.02%

PROPOSED LOT COVERAGE BREAKDOWN
DRIVEWAY: 290 SF
FRONT STOOP : 24 SF
STEPS: 54 SF
PAVERS: 18 SF
HOUSE: 871 SF
SHED: 224 SF

TOTAL IMPERVIOUS AREA: 1,481 SF
LOT COVERAGE % (MAX = 50%) 1,481 SF/ 7,784.55 SF = 19.02%

DRAWING LOG

SHT #	DESCRIPTION	DRC - PLANNING SET 11.26.24
G001	TITLE SHEET	X
C0.0	COVER SHEET	X
C0.1	SURVEY	X
C1.0	DEMOLITION PLAN	X
C2.0	SITE PLAN	X
C3.0	GRADING AND UTILITY PLAN	X
C3.1	SANITARY SEWER PROFILE	X
C4.0	EROSION CONTROL PLAN	X
C4.1	EROSION CONTROL DETAILS	X
LS001	PROPOSED LANDSCAPE PLAN	X
TP-1	LANDSCAPE AND TREE CONSERVATION PLAN	X
G002	GENERAL NOTES	X
A101	PROPOSED SITE PLAN	X
A102	PROPOSED FLOOR PLANS	X
A103	PROPOSED SHED	X
A201	PROPOSED ELEVATIONS	X
A901	3D VIEWS	X



LINEWEIGHT STUDIO
691 John Wesley Dobbs Ave NE
Suite V-233
Atlanta, GA 30312
hello@lineweightstudio.com
www.lineweightstudio.com

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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

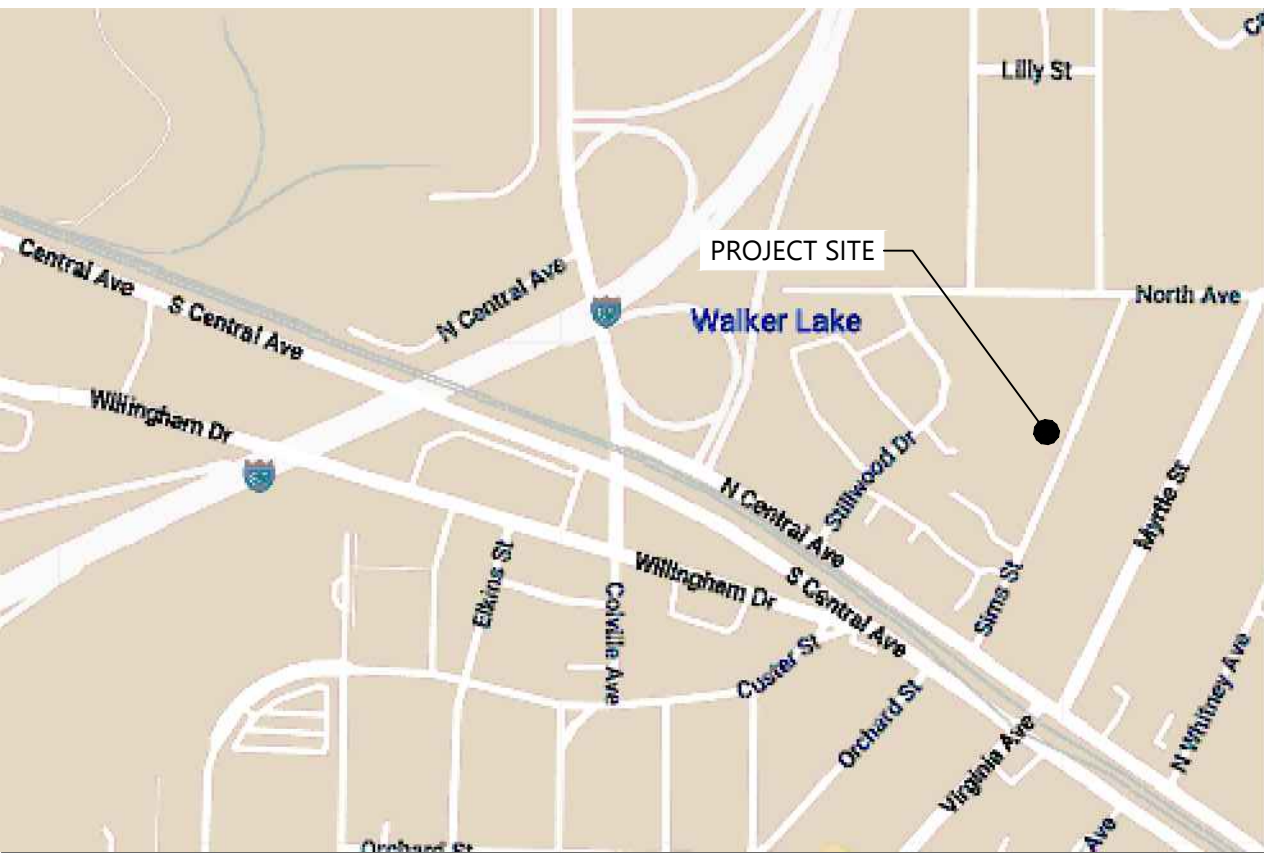
Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC SET

Project ID 2418
Drawn By DCS

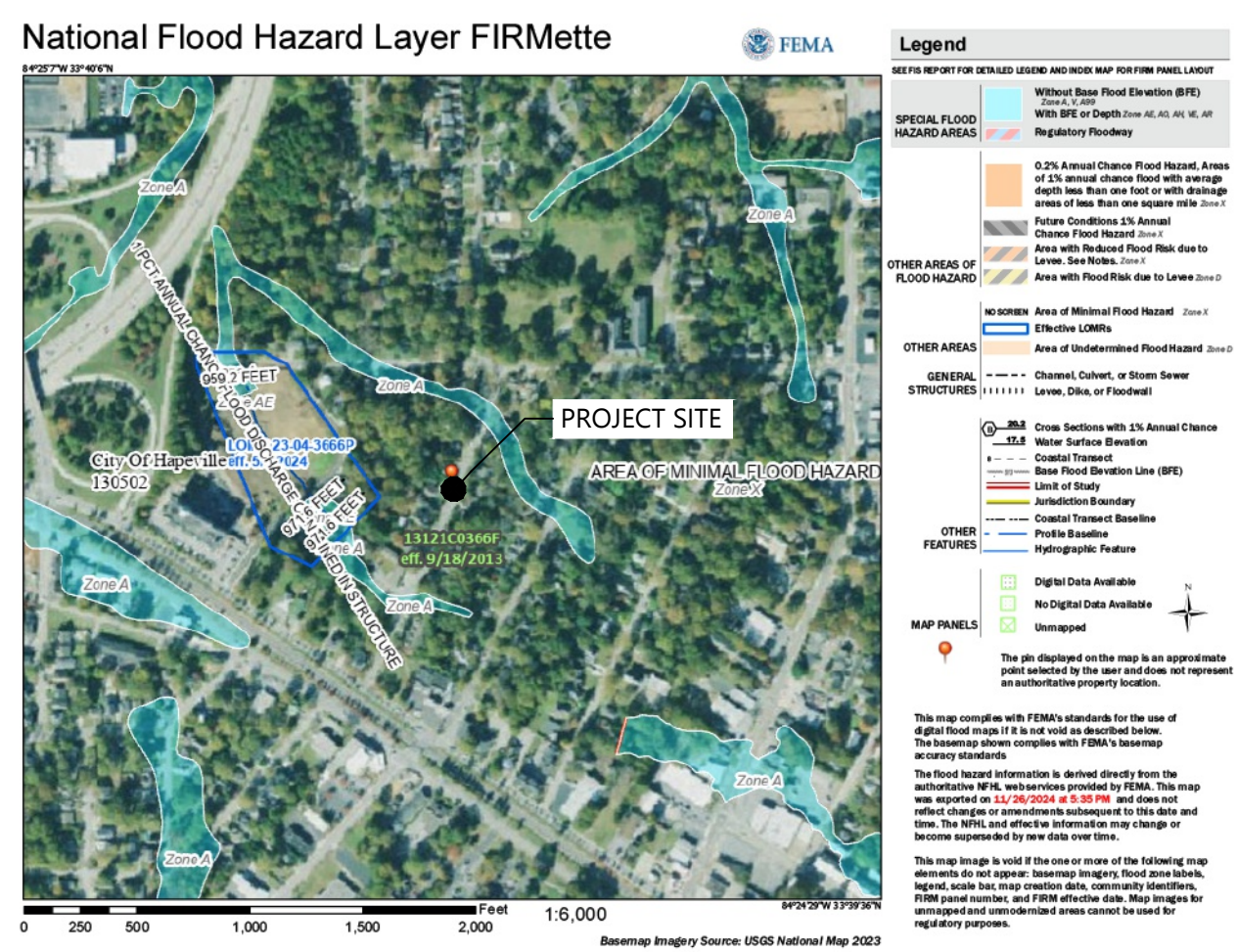
G001

TITLE SHEET

3301 SIMS ST RESIDENTIAL SITE DEVELOPMENT PLANS



LOCATION MAP
NOT TO SCALE



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

SHEET INDEX	
NUMBER	TITLE
C0.0	COVER SHEET
--	SURVEY (BY OTHERS)
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND UTILITY PLAN
C3.1	SANITARY SEWER PROFILE
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS

PROJECT INFO

ADDRESS
3301 SIMS ST
HAPEVILLE, GA 30354
JURISDICTION
CITY OF HAPEVILLE
PIN
14 009800100317
ZONING
R-1 - ONE FAMILY DETACHED
FUTURE LAND USE
RESIDENTIAL
SITE AREA
0.18 AC

PROJECT SUMMARY

SITE DEVELOPMENT PERMIT TO PREPARE THE SITE FOR
A RESIDENTIAL BUILDING AND DETACHED SHED.
INCLUDES GRADING AND UTILITIES.

PROJECT CONTACTS

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Prepared By

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Prepared For

COVER SHEET

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

Sheet Title

Project

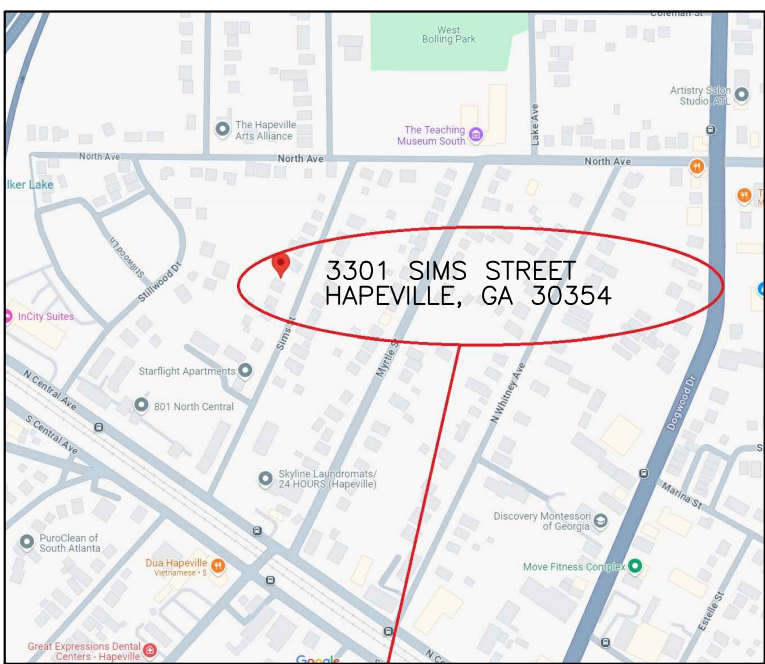
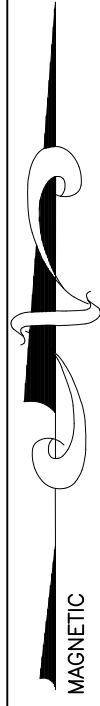
REVISION

GEORGIA
REGISTERED
No. PE050335
PROFESSIONAL
ENGINEER
TYLER G. BISHOP
11/21/24

GSWCC LEVEL II #: 95769
November 27, 2024

C0.0
Sheet Number





SITE LOCATION MAP # 3290 NOT TO SCALE

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

PROPERTY IS ZONED R-1
CITY OF HAPEVILLE
BUILDING SETBACK:
FRONT: 15'
SIDE: 5'
REAR: 25'
MAX LOT COVERAGE 40%,
MAX BUILDING HEIGHT 35'



- SURVEY NOTES:
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
 - SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 1312100366F
EFFECTIVE DATE: 9/18/2013 ZONE: X

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

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

* LEGEND *

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED META PIPE
- C.O.A CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPW IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PH PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/ WITH/
- YI YARD INLET

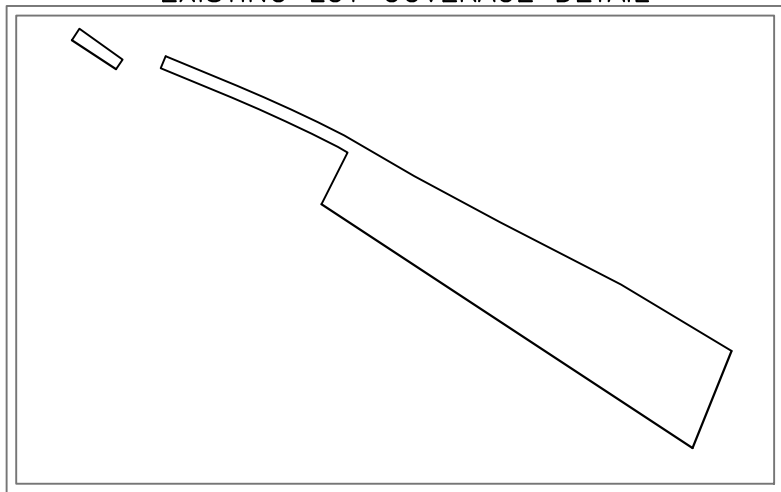
* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE
- OVERHEAD TRAFFIC/SING STRUCTURES

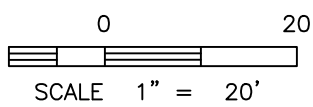
EXISTING LOT COVERAGE DETAIL



TOTAL LAND AREA
7784.55 SF / 0.179 AC

ALLOWABLE LOT COVERAGE
3113.82 SF / 0.071 AC / 40%

EXISTING LOT COVERAGE
455.21 SF / 0.010 AC / 5.8%



LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION	UNIT	
LAND LOT 98	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.61314/PG.401	PB./PG.
FIELD WORK DATE SEP 03, 2024	PRINTED/SIGNED SEP 04, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AU	COORD #20170881	
DWG	#20241291	

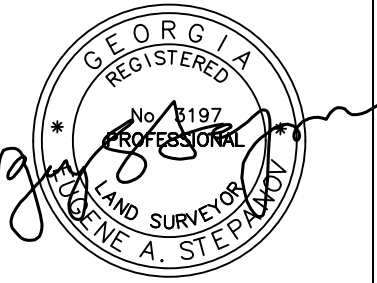
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

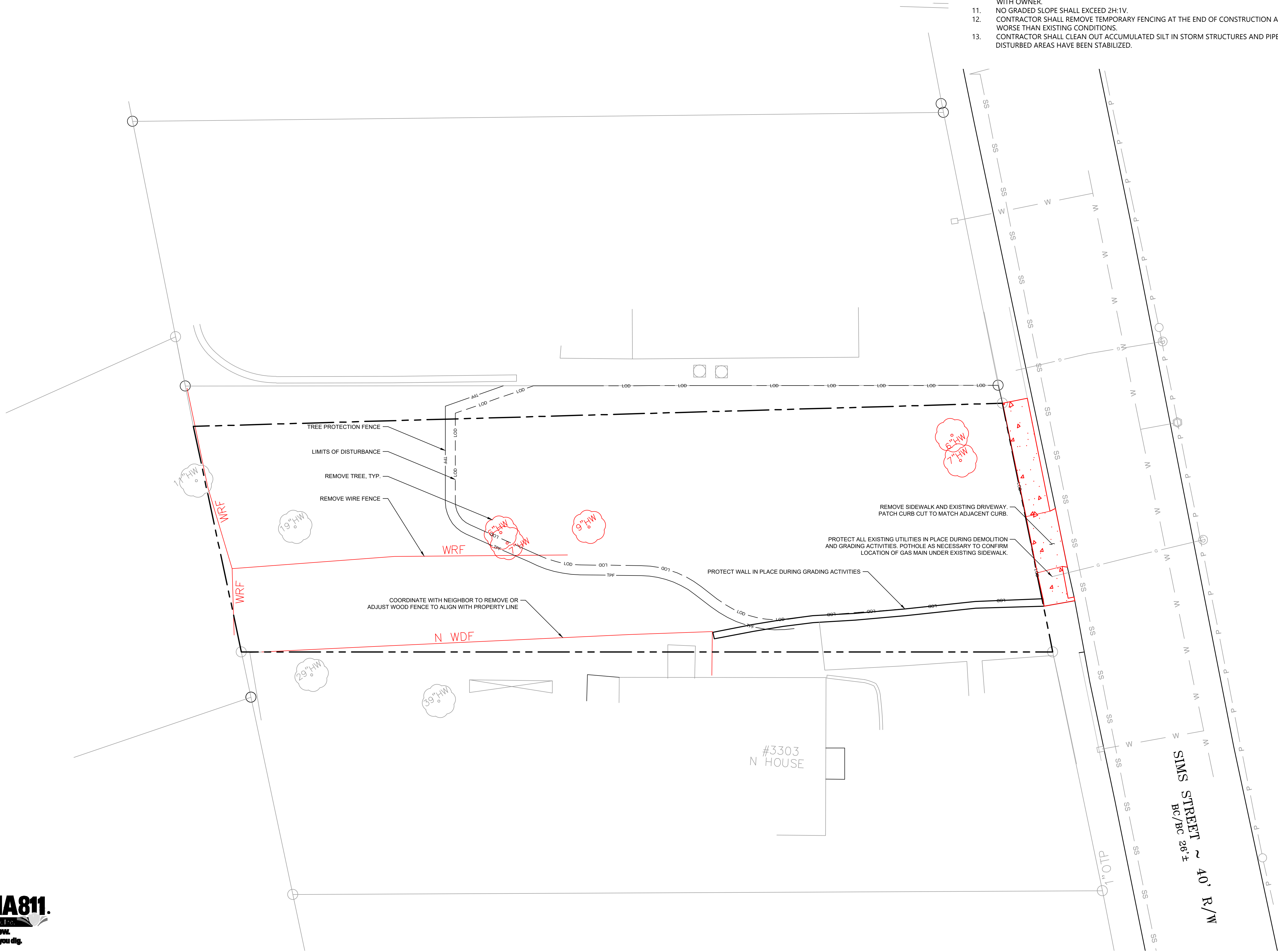
FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

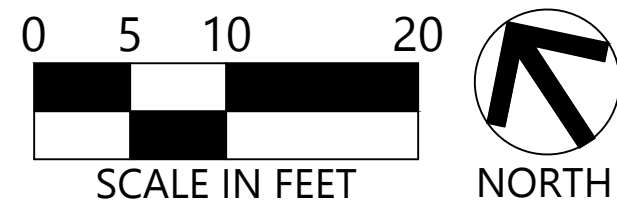
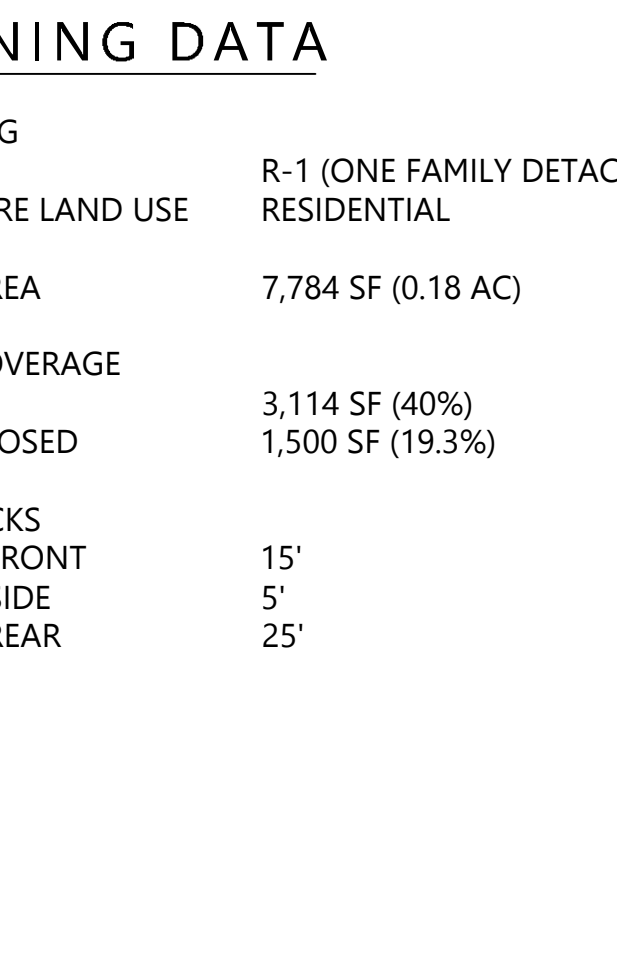
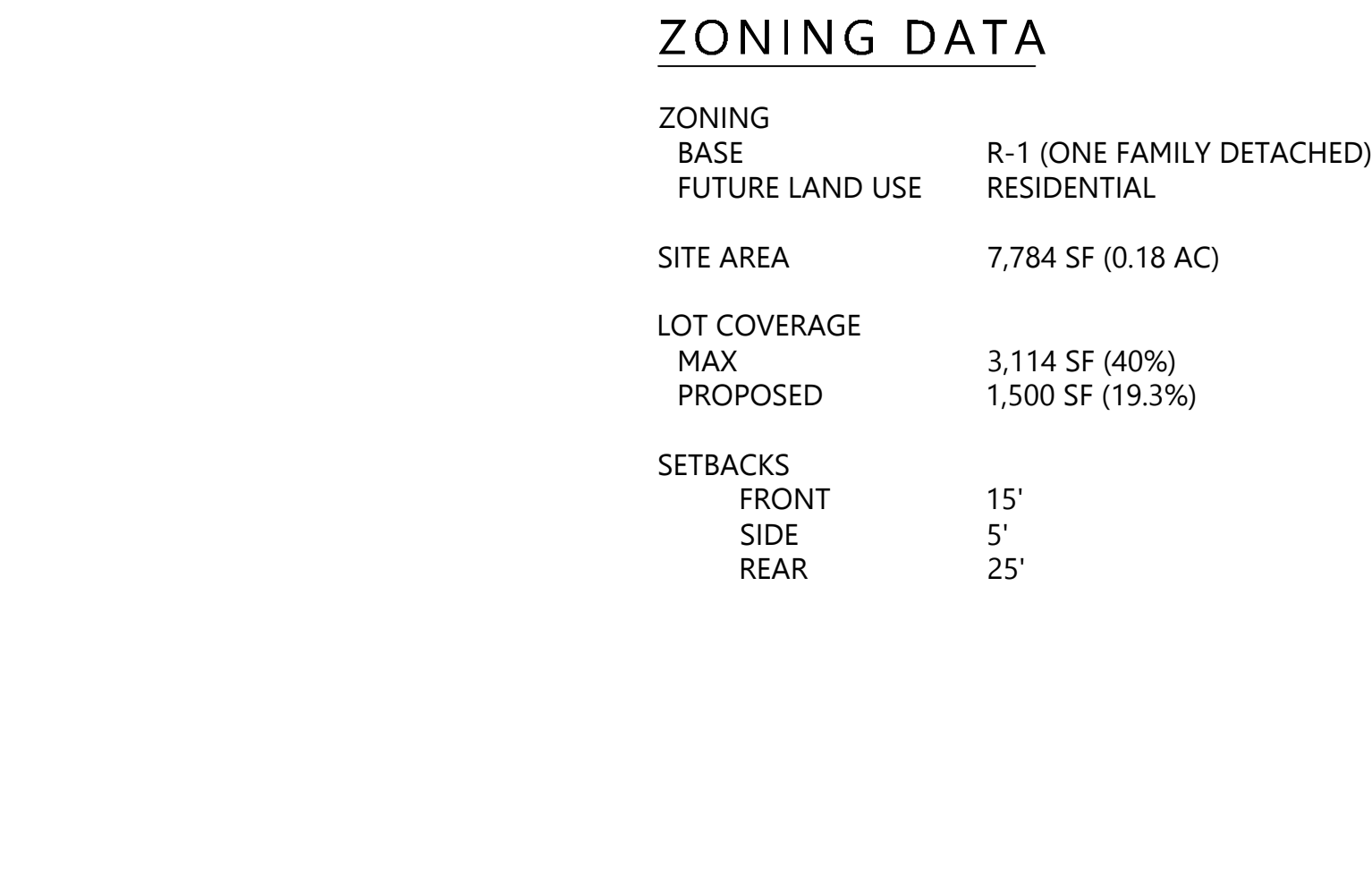


DEMOLITION NOTES

1. OBJECTS SHOWN IN RED ON THIS SHEET ARE TO BE REMOVED.
2. 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.
3. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
6. CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
7. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
8. CONTRACTOR TO DETERMINE UPSTREAM SIDE OF ANY SEWER OR STORM DRAIN TO BE REMOVED/ABANDONED. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY SEWER OR STORM INFRASTRUCTURE EXISTS THAT REQUIRES RE-CONNECTION TO PROPOSED INFRASTRUCTURE TO REMAIN FUNCTIONAL. (WHERE RE-CONNECTION IS NOT ALREADY INDICATED WITHIN THESE DRAWINGS.)
9. THE CONTRACTOR SHALL MAINTAIN STORM DRAINAGE DURING CONSTRUCTION. STORM DRAIN DIVERSION METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IMPLEMENTED IN ACCORDANCE WITH ANY STATE OR LOCAL REGULATIONS.
10. CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
11. NO GRADED SLOPE SHALL EXCEED 2H:1V.
12. CONTRACTOR SHALL REMOVE TEMPORARY FENCING AT THE END OF CONSTRUCTION AND THE SITE MUST BE RESTORED TO A CONDITION NO WORSE THAN EXISTING CONDITIONS.
13. CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

REVISION





GRADING NOTES

SITE AREA 0.18 AC
DISTURBED AREA 0.11 AC
IMPERVIOUS AREA SEE LOT COVERAGE ON C2.0

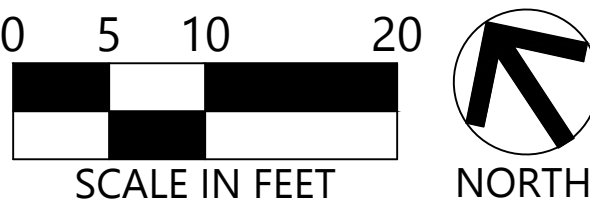
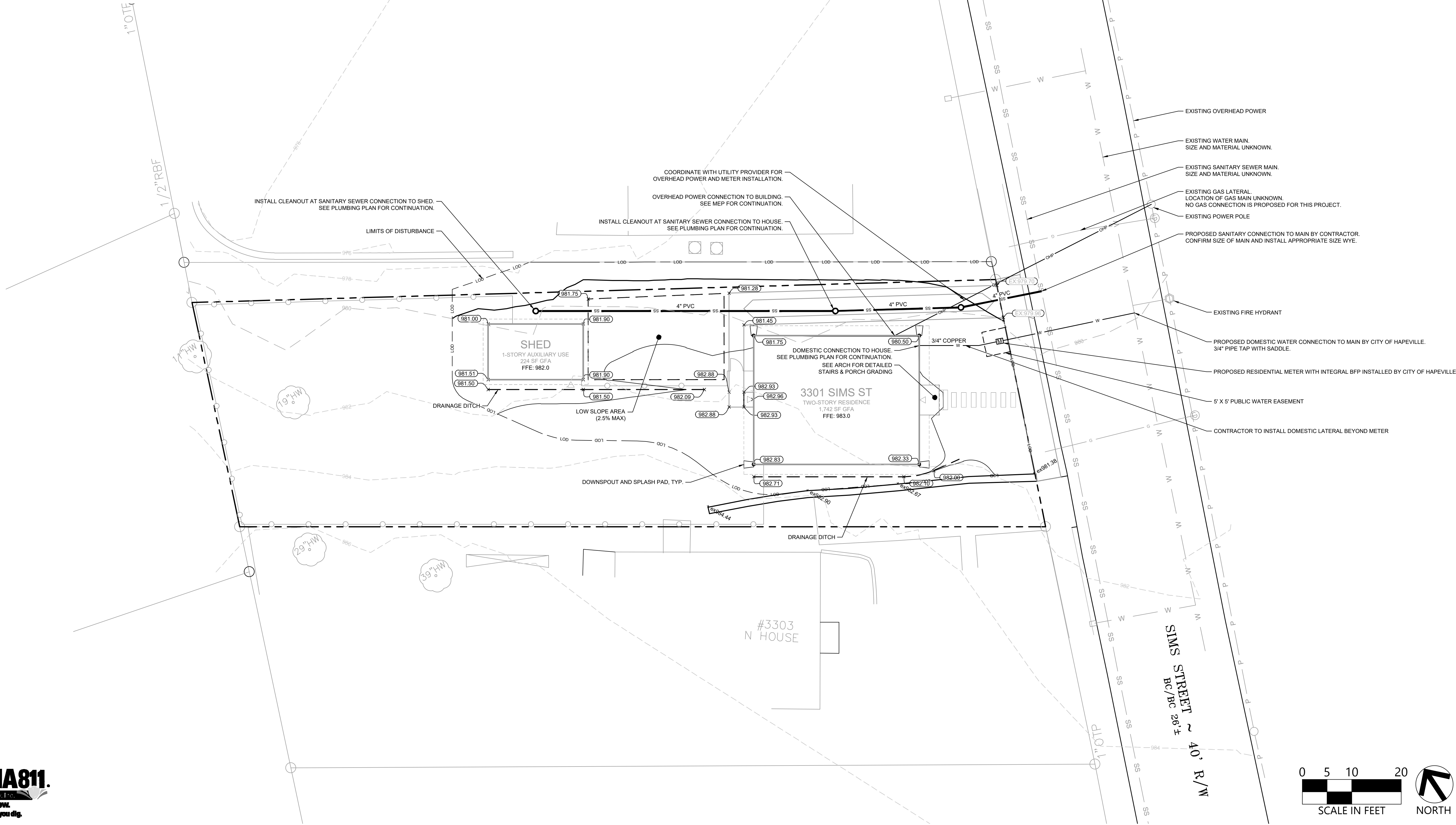
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
- CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR STORM AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER 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.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.

GRADING LEGEND

PROPOSED CONTOUR 998
EXISTING CONTOUR 998
PROPOSED SPOT ELEVATION +998.0
TOP OF WALL +XX (tw)
GRADE AT BOTTOM OF WALL +XX (bg)

UTILITY NOTES

- CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAPEVILLE WATER AND SEWER DETAILS AND SPECIFICATIONS.
- 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 THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
-



BARCLIFT CONSULTING
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LINEWEIGHT STUDIOS

GRADING AND UTILITY PLAN

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION

GSWCC LEVEL II #: 95769
November 27, 2024

C3.0

Sheet Number

SEWER PROFILE NOTES

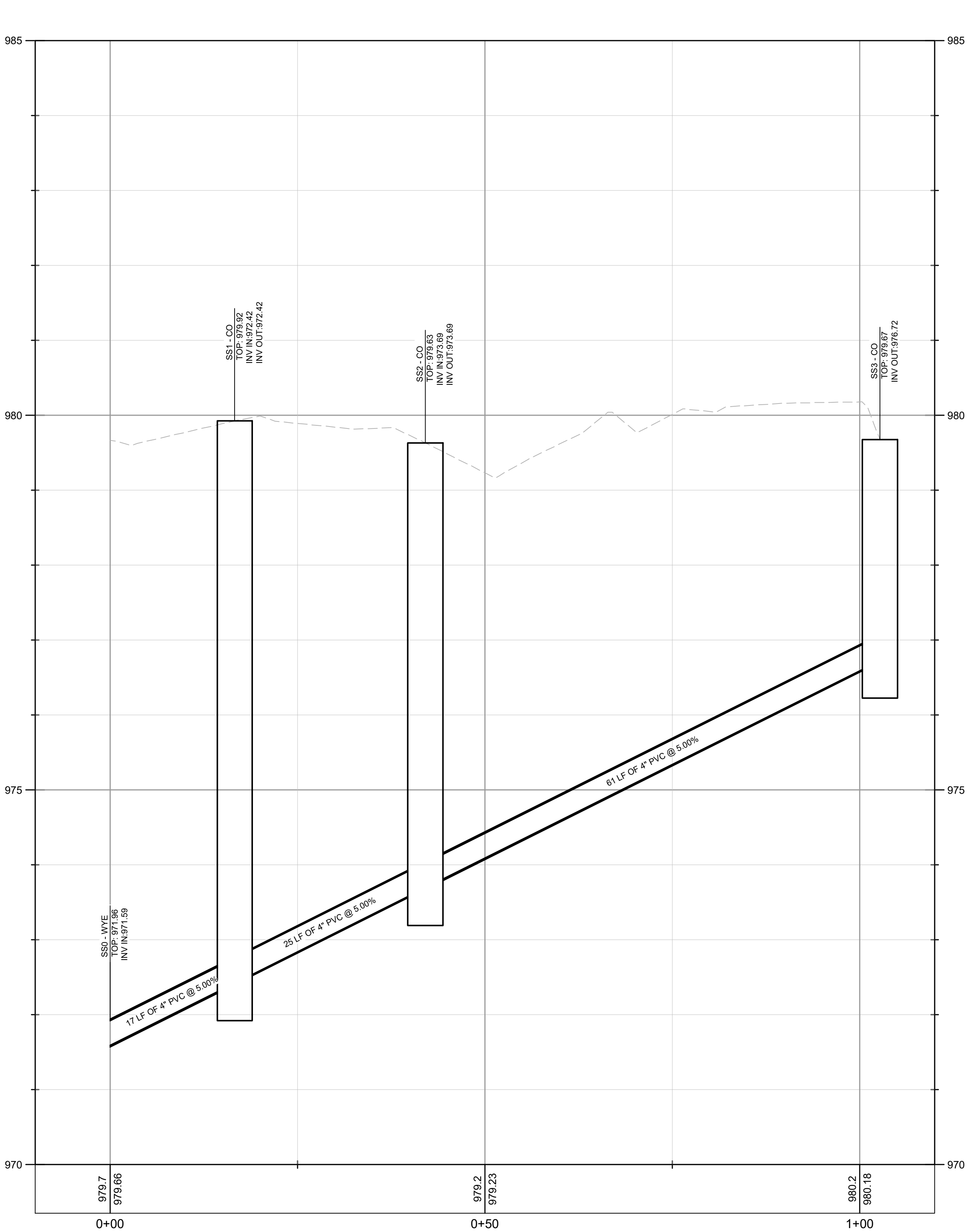
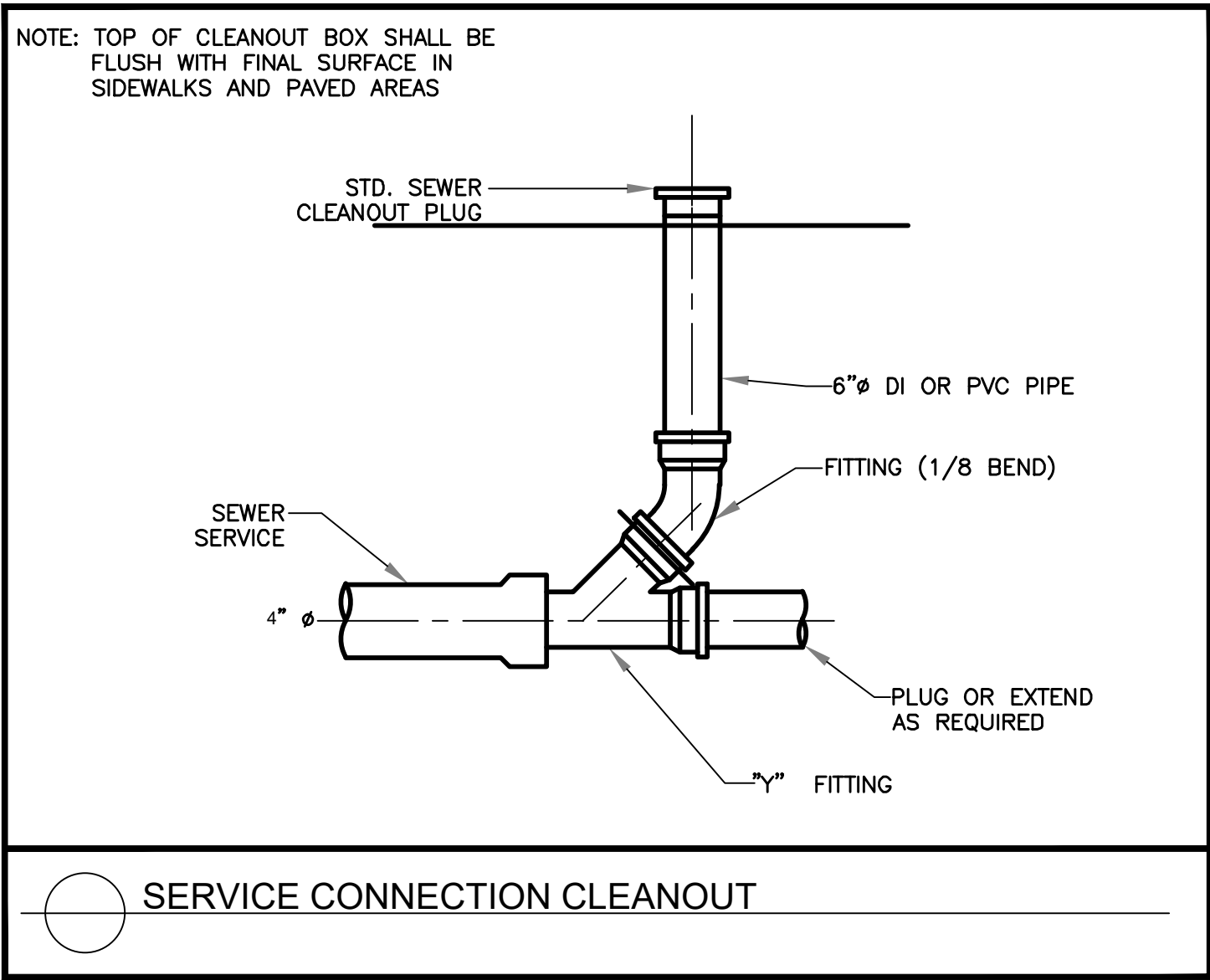
1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
3. ALL SANITARY SEWER PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
4. 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.

SEWER PROFILE LEGEND

- PROPOSED GRADE LINE
- EXISTING GRADE LINE

PIPE MATERIAL NOTE

1. PVC PIPE TO BE SDR 26



PROFILE VIEW

SSWR
1" = 10' HORZ.
1" = 1' VERT.

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Prepared By

LINEWEIGHT STUDIOS

Prepared For

SANITARY SEWER PROFILE

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

Sheet Title

Project

REVISION

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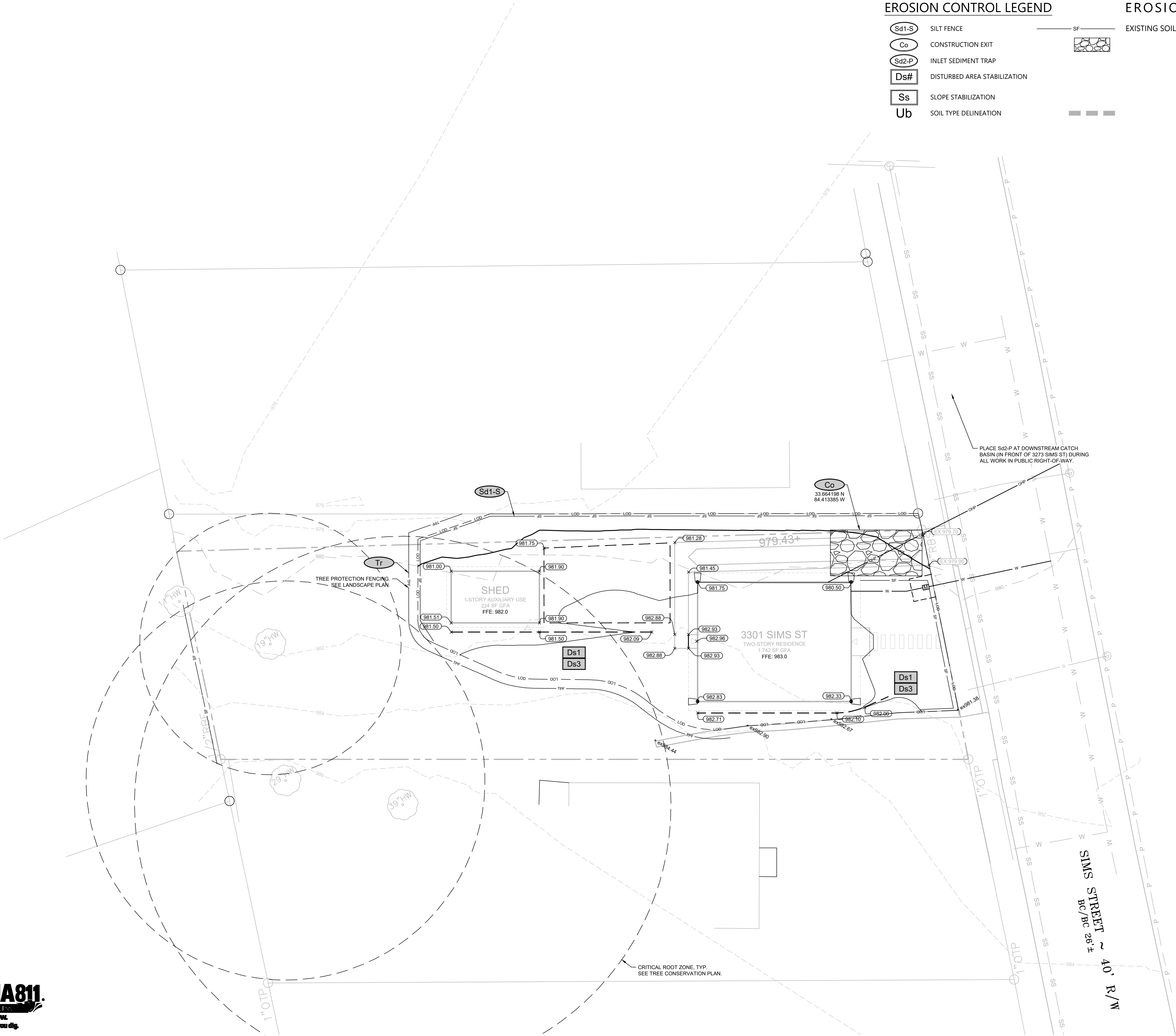
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EROSION CONTROL LEGEND

- Sd1-S SILT FENCE
- Co CONSTRUCTION EXIT
- Sd2-P INLET SEDIMENT TRAP
- Ds# DISTURBED AREA STABILIZATION
- Ss SLOPE STABILIZATION
- Ub SOIL TYPE DELINEATION

EROSION NOTE

EXISTING SOIL SERIES IS UfC2 (B) FOR ENTIRE DISTURBED AREA.

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LINEWEIGHT STUDIOS

EROSION CONTROL PLAN

3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION



GSWCC LEVEL II #: 95769
November 27, 2024

C4.0

Sheet Number

MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	T N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	-
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	6-12-12	1000	-
GROUND COVERS	FIRST	10-10-10	1300	-
	SECOND	10-10-10	1100	-
PINE SEEDLINGS	FIRST	20-10-5	ONE 21" GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
SHRUB LESPEDEZA	FIRST	0-10-10	700	-
	MAINTENANCE	0-10-10	500	30
TEMPORARY GROUND COVER CROPS SEEDS ALONE	FIRST	6-12-12	1500	50-100
WARM SEASON GRASSES	FIRST	6-12-12	800	50-100
	SECOND	6-12-12	400	30
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50
	SECOND	0-10-10	1000	-

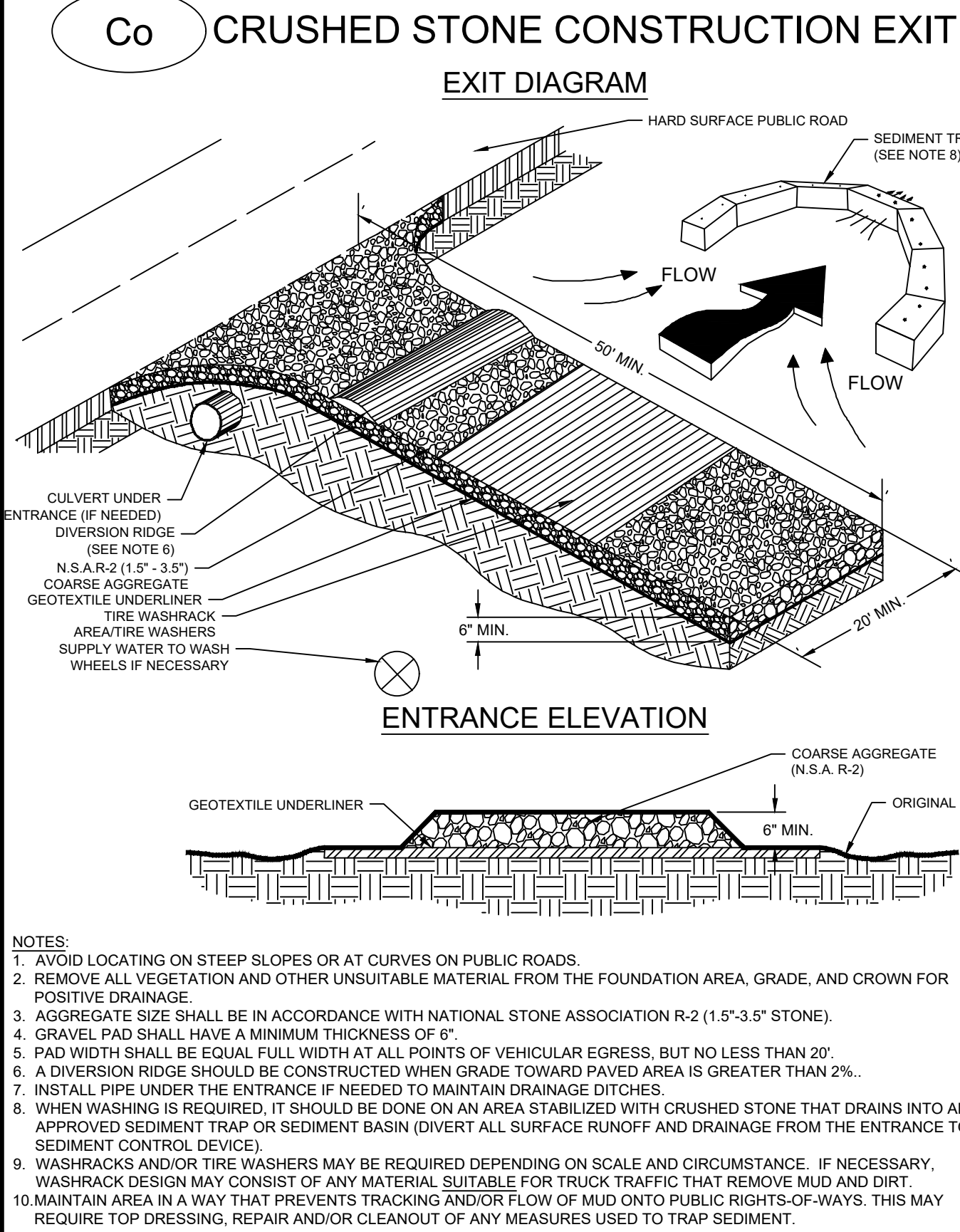
Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

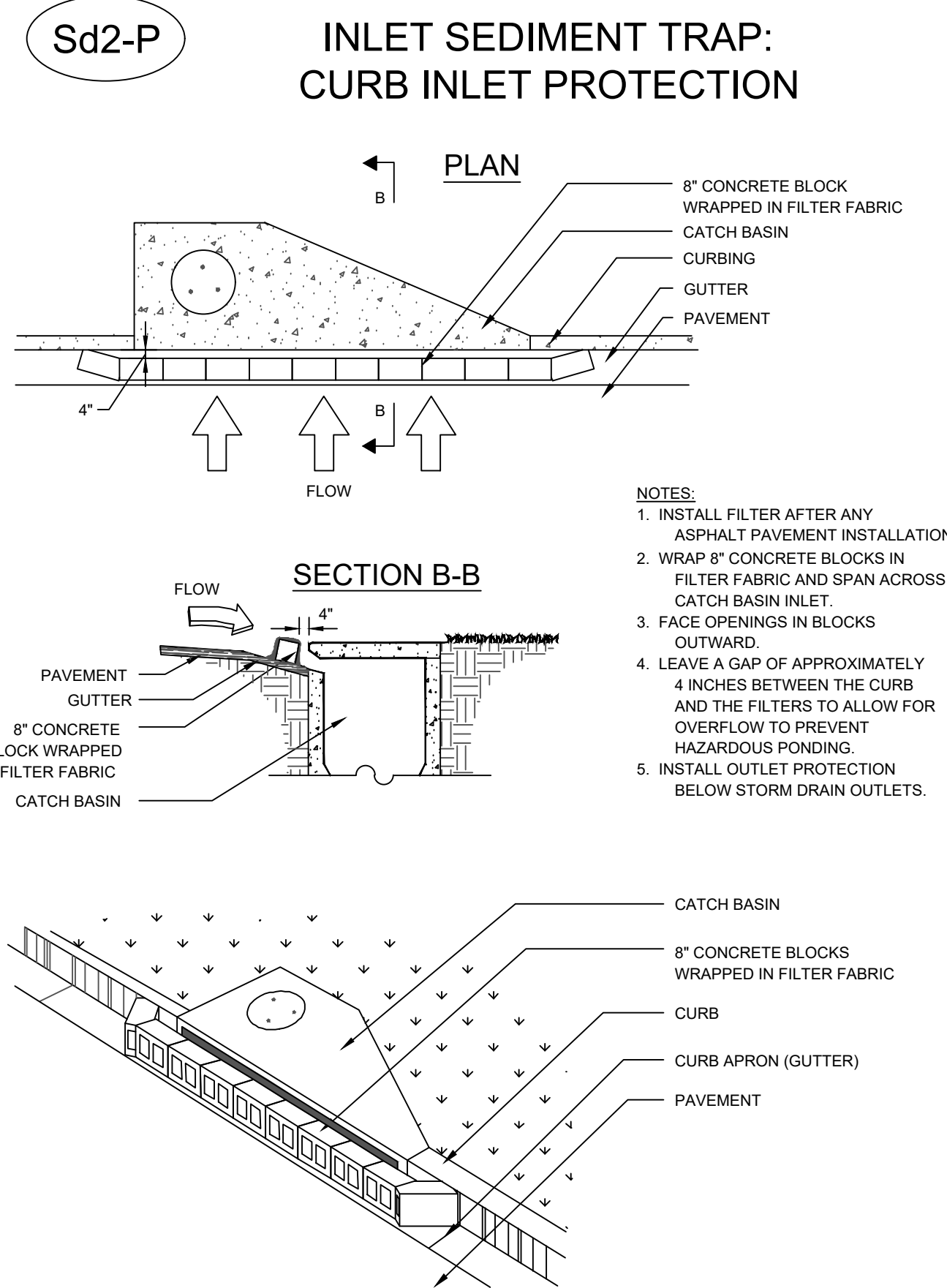
PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS						
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION			
			M-L	P	C	
BARLEY	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15	10/1-12/31	
OATS	2.9 LBS.	4 BU.	9/15-11/15	9/15-11/15	9/15-11/15	
TRITICALE	3.3 LBS.	3 BU.	-	-	10/15-12/15	
RYEGRASS, ANNUAL	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31	
RYE LESPEDEZA, ANNUAL	0.6 LBS.	0.5 BU.	8/15-10/31	9/15-11/30	10/1-12/31	
WEEDING LOVEGRASS	0.1 LBS.	4 LBS.	3/1-3/31	3/1-3/31	2/1-2/28	
SUDANGRASS	1.4 LBS.	60 LBS.	4/1-5/31	4/1-5/31	3/1-5/31	
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/30	4/15-6/30	
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/1-7/31	4/15-8/15	
WHEAT	4.1 LBS.	3 BU.	9/15-11/30	10/1-12/15	10/15-12/31	
1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF PLANTED TOO HEAVILY.						
2. REDUCE SEEDING RATES BY 50% WHEN DRILLED.						
3. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.						
4. SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.						
M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES & VALLEYS MLRAS.						
P REPRESENTS THE SOUTHERN PIEDMONT REGION MLRA.						
C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.						

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	100	-
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	6-12-12	1000	-
TEMPORARY COVER CROPS	FIRST	10-10-10	500	30
SEEDS ALONE	FIRST	6-12-12	1500	50-100
WARM SEASON GRASSES	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

Ds2 TEMPORARY SEEDING



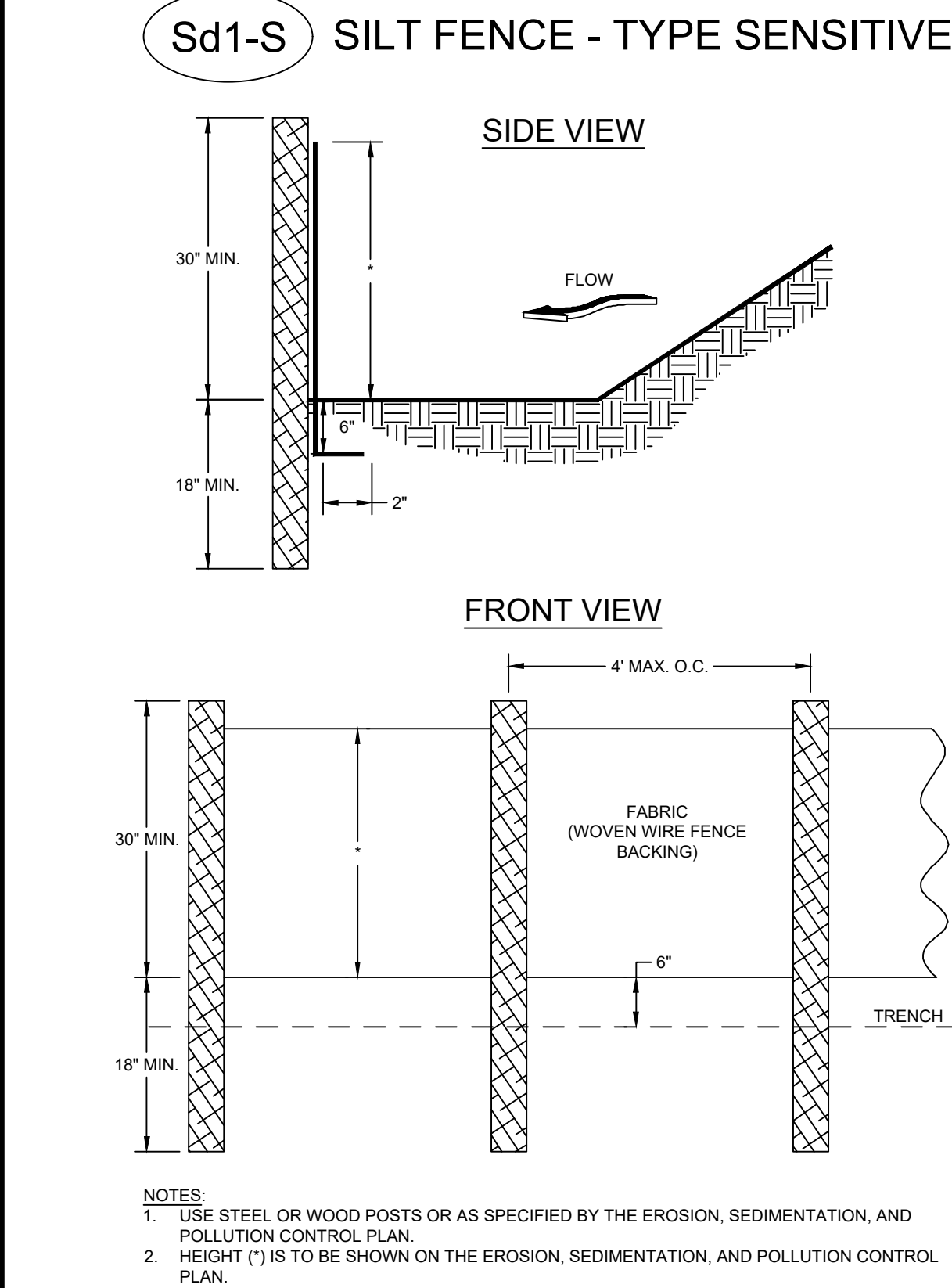
CONSTRUCTION EXIT (Co)



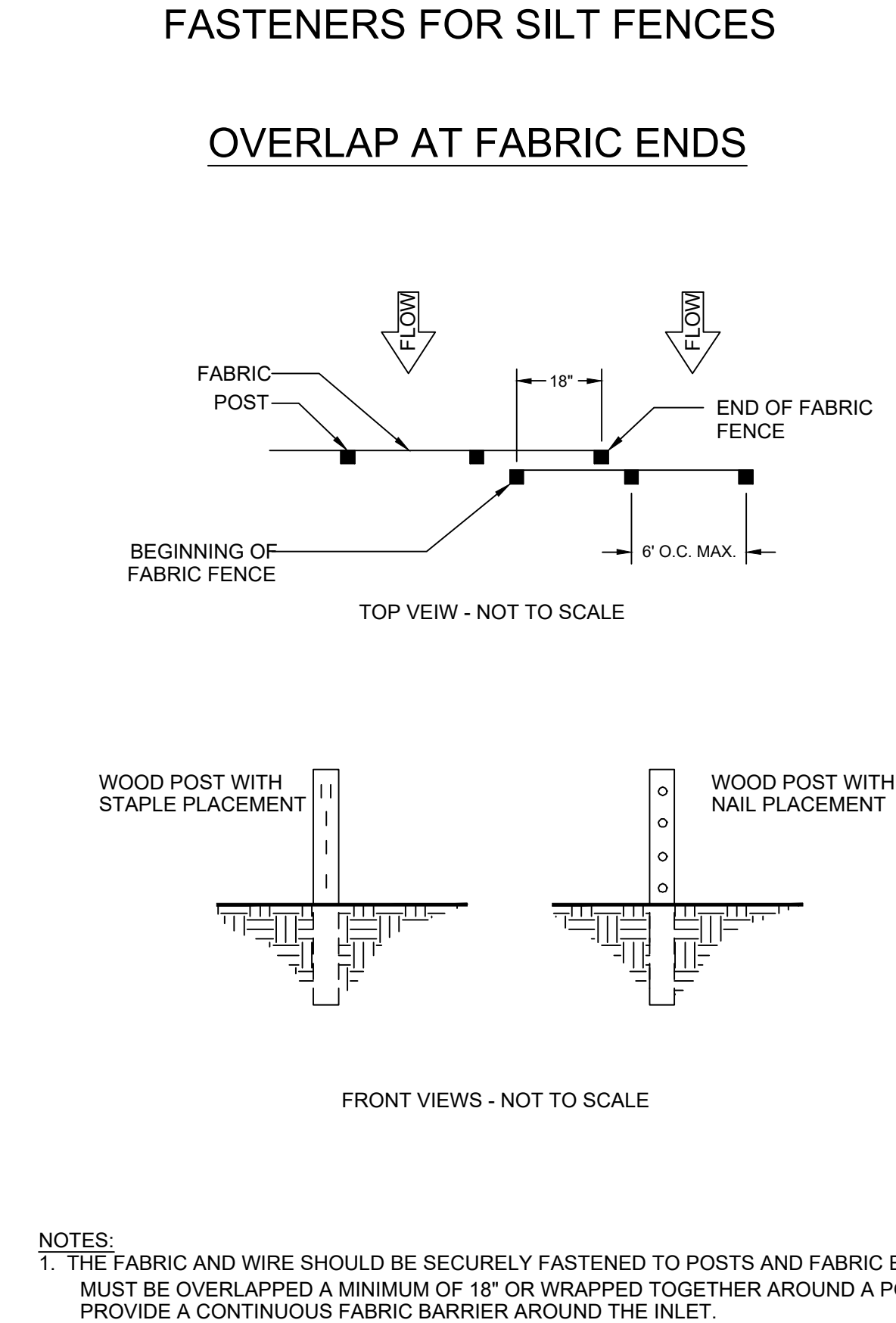
INLET SEDIMENT TRAP - CURB INLET PROTECTION (Sd2-P)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER						
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SF	PLANTING DATES BY REGION			REMARKS
			M-L	P	C	
BAHIA, PENSACOLA	60 LBS.	1.4 LBS.	-	4/1-5/31	3/1-5/31	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	30 LBS.	0.7 LBS.	-	4/1-5/31	3/1-5/31	
BAHIA, WILMINGTON	60 LBS.	1.4 LBS.	3/15-5/31	3/1-5/31	-	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	30 LBS.	0.7 LBS.	3/15-5/31	3/1-5/31	-	
BERMUDA, COMMON (HULLED SEED)	10 LBS.	0.2 LBS.	-	4/1-5/31	3/15-5/31	QUICK COVER, LOW GROWING AND SOD FORMING. NEEDS FULL SUN
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	6 LBS.	0.1 LBS.	-	4/1-5/31	3/15-5/31	
BERMUDA, COMMON (UNHULLED SEED)	10 LBS.	0.2 LBS.	-	10/1-2/28	11/1-1/31	PLANT WITH WINTER ANNUALS
ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	6 LBS.	0.1 LBS.	-	10/1-2/28	11/1-1/31	PLANT WITH TALL FESCUE
BERMUDA SPRIGS	40 CF	0.9 CF	4/15-6/15	4/1-6/15	4/1-5/31	1 CF = 650 SPRIGS
TEMPORARY COVER	SOD PLUGS 3' X 3'	-	4/15-6/15	4/1-6/15	4/1-5/31	1 BU. = 1.25 CF OR 800 SPRIGS.
CENTPEDE	BLOCK SOD ONLY	-	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT; FULL SUN OR PARTIAL SHADE; EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS; IRRIGATION NEEDED UNTIL FULLY ESTABLISHED; DO NOT PLANT NEAR PASTURES
CROWN VETCH	15 LBS.	0.3 LBS.	9/1-10/15	9/1-10/10	-	MIX WITH 30 LBS. TALL FESCUE OF 15 LBS. RYE. INOCULATE SEED, ONLY NORTH OF ATLANTA. DENSE GROWTH; DROUGHT TOLERANT AND FIRE RESISTANT
WITH WINTER ANNUALS OR COOL WINTER GRASSES	30 LBS.	0.7 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	
FESCUE, TALL	50 LBS.	1.1 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.
ALONE WITH OTHER PERENNIALS	30 LBS.	0.7 LBS.	3/1-4/1 - OR - 8/15-10/15	9/1-10/15 - OR - 2/15-4/15	-	
LESPEDEZA, SERICEA	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/1-5/15	WIDELY ADAPTED AND LOW MAINTENANCE. TAKES 2-3 YEARS TO ESTABLISH. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE.
SCARIFIED UNSCARIFIED SEED-BEARING HAY	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	MIX WITH TALL FESCUE OR WINTER ANNUALS
	3 TONS	138 LBS.	10/1-2/28	10/1-1/31	9/15-1/15	CUT WHEN SEED IS MATURE, BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS.
LESPEDEZA, AMBRO VIRGETA OR APPALOW	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/15-5/15	SPREADING GROWTH WITH HEIGHT OF 18"-24". GOOD IN URBAN AREAS. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE, OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INOCULANT.
SCARIFIED UNSCARIFIED	75 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3' X 3' SPACING	10/1-3/31	11/1-3/15	11/15-2/28		PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER.
LOVEGRASS, WEEPING	4 LBS.	0.1 LBS.	4/1-5/31	3/15-5/31	3/1-5/31	QUICK COVER, DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
ALONE WITH OTHER PERENNIALS	2 LBS.	0.05 LBS.	4/1-5/31	3/15-5/31	3/1-5/31	
MAIDENCANE SPRIGS	2' X 3' SPACING	2/1-3/31	2/1-3/31	2/1-3/31		FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES. DIG SPRIGS LOCALLY. MAY CLOG CHANNELS.
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LBS.	-	3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES, BORROW AREAS, AND GRAVEL PITS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICEA LESPEDEZA EXCEPT ON SAND DUNES.
REED CANARY GRASS	50 LBS.	1.1 LBS.	6/15-10/15	9/1-10/15	-	GROWS SIMILAR TO TALL FESCUE
ALONE WITH OTHER PERENNIALS	30 LBS.	0.7 LBS.	6/15-10/15	9/1-10/15	-	
SUNFLOWER, 'AZTEC' MAXIMILLIAN	10 LBS.	0.2 LBS.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEDING LOVEGRASS, LEGUMES, OR OTHER LOW GROWING GRASSES

Ds3 PERMANENT GRASSING



SILT FENCE - TYPE SENSITIVE (Sd1-S)



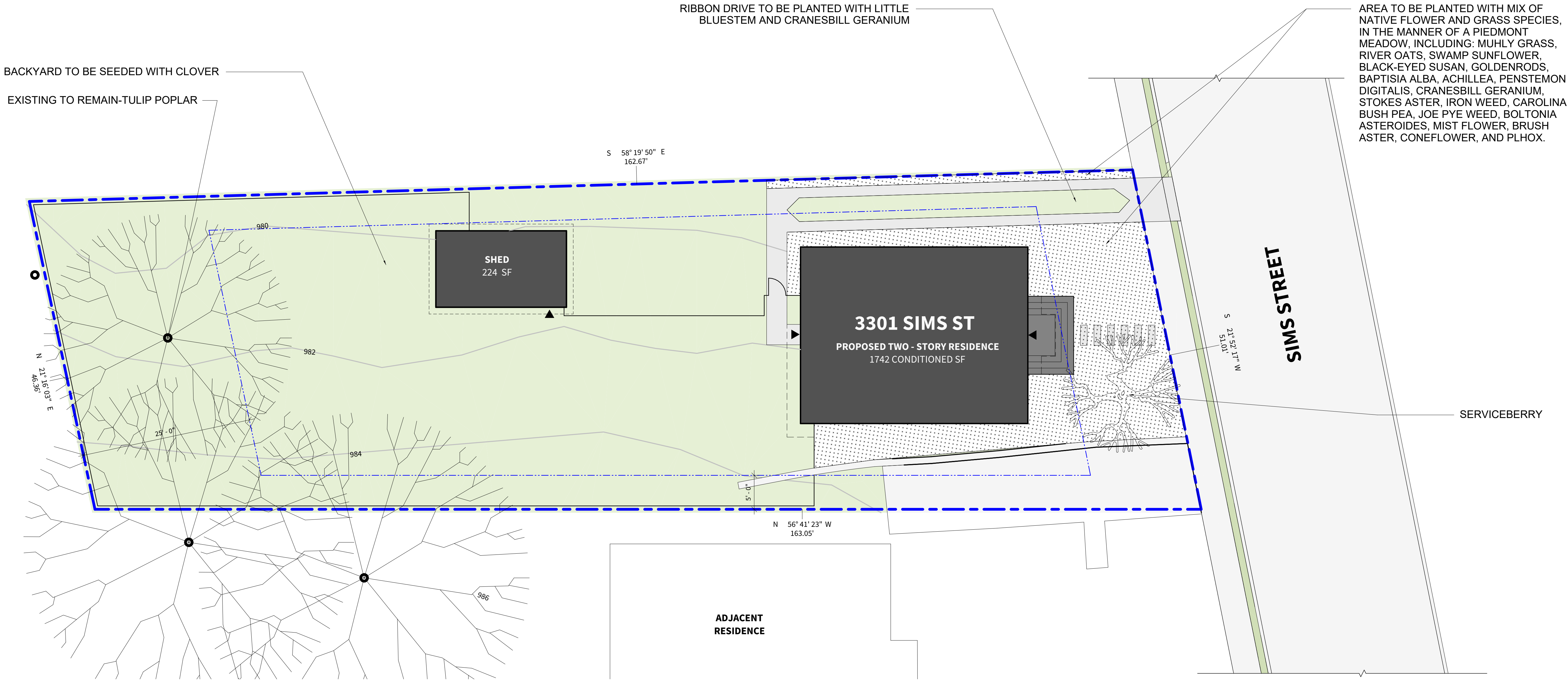
SILT FENCE - FASTENERS

DISTURBED AREA STABILIZATION



LINEWEIGHT STUDIO
691 John Wesley Dobbs Ave NE
Suite V-233
Atlanta, GA 30312
843-330-3890
www.lineweightstudio.com

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1 PROPOSED LANDSCAPE PLAN
LS001 1/8" = 1'-0"



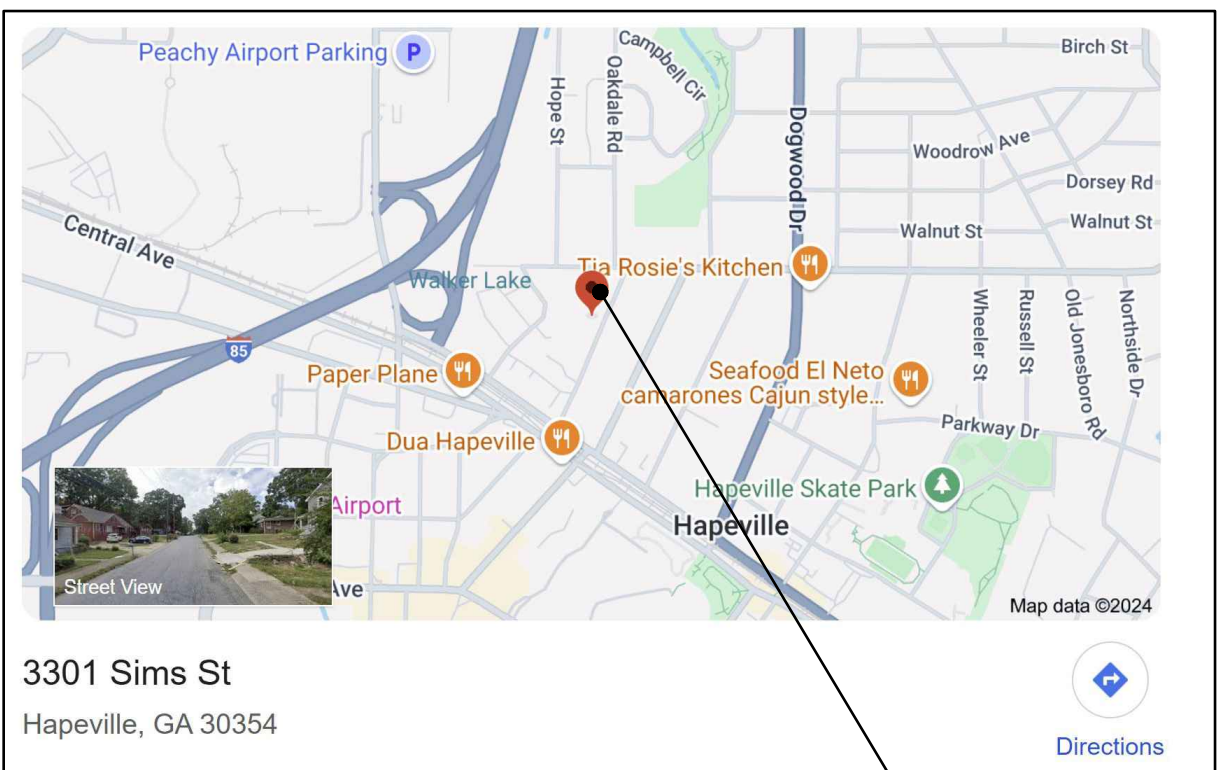
HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC SET

Project ID 2418
Drawn By TC

LS001

PROPOSED
LANDSCAPE PLAN



SITE LOCATION MAP
N.T.S.

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

01-01

TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Builder will maintain
Tree Diapers (i.e. fill with water) weekly until
home is sold and owner takes possession

SEE EXISTING TREE CHART

TREE CALCULATION
NO LANDMARK TREES ON SITE

5 TREES DESTROYED OR DEAD:
(2) WHITE MULBERRY TREES
(3) MIMOSA

TREE SAVED:
(1) 19" TULIP POPLAR

TREE DENSITY:

0.179 ACRES X 100 INCHES = 17.9" REQUIRED

19" TREE SAVED + 2" PROVIDED = 21" PROVIDED

DENSITY IN COMPLIANCE

Tree Conservation Plan Notes:

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

Note:

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

Note:

- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INC. - DATED 9/4/24 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INC. - DATED 9/4/24
- SITE PLAN PROVIDED BY LINEWEIGHT STUDIO 11-11-24

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
4,100 SF= 0.09 AC

TOTAL LOT AREA =
7,784.55 S.F./0.179 AC.

24 HR CONTACT /
PROPERTY OWNER:
TORI COLE
770-241-8511

REFERENCES & NOTES

CURRENT OWNER:
Tori Cole

DEEDS:
DB 6134 PG 401

PLATS:
PB 7 PGS 58 - 59

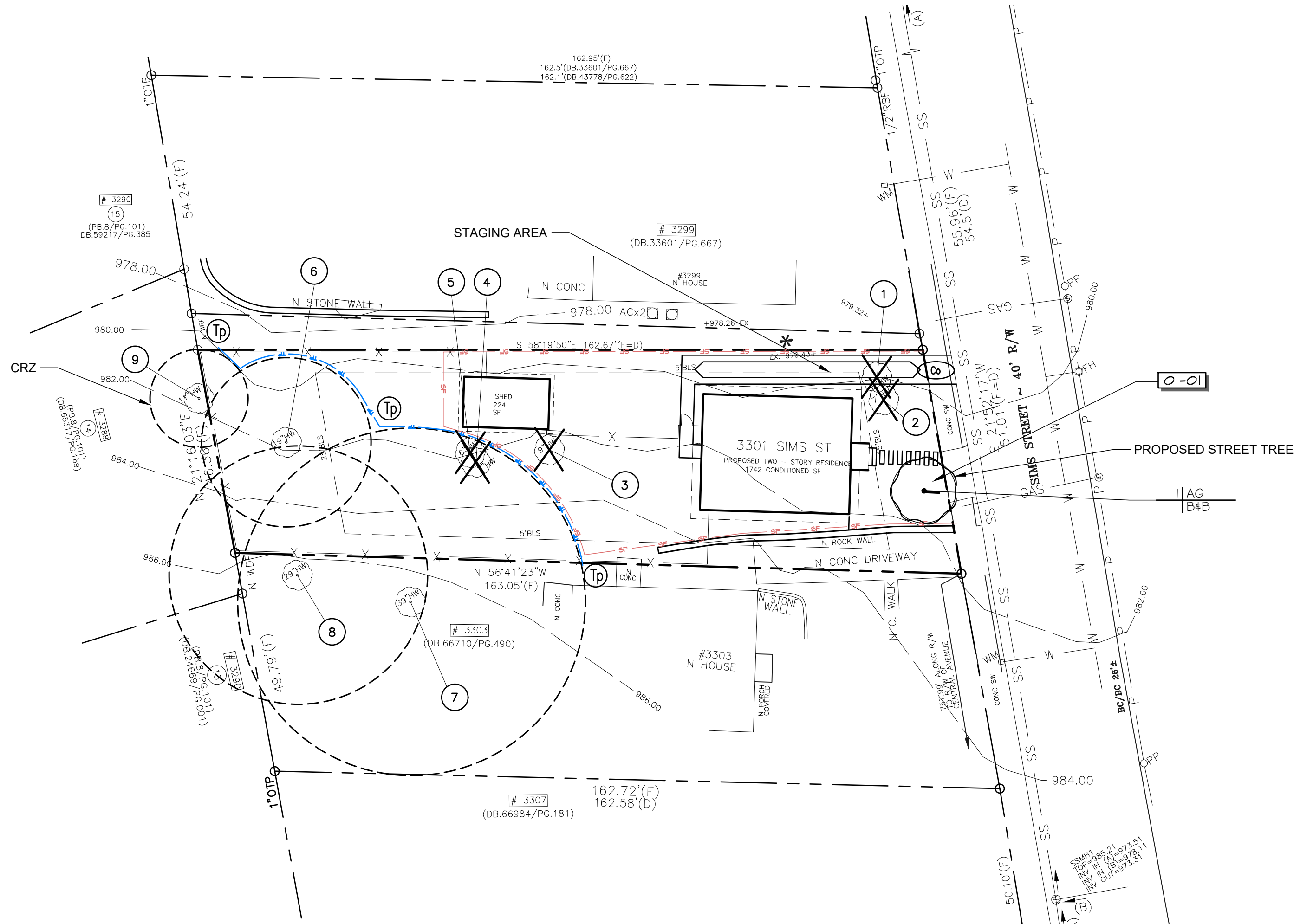
PARCEL ID: 14 009800100317

A PART OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL NUMBER 13121C0366F, DATED 9/18/2013.

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

0 20 40 60 feet

SCALE: 1" = 20'



EXISTING TREES CHART

Tree No.	Size (dbh)	Species (common)	Condition	CRZ (feet)	Canopy (S.F.)	Disturbance (%)	To be Saved or Removed	
1	7	Mulberry	Poor	7		100	To be Removed	
2	6	Mulberry	Poor	8		100	To be Removed	
3	9	Mimosa	Poor	9	254	100	To be Removed	
4	7	Mimosa	Poor	7	0	100	To be Removed	
5	6	Mimosa	Poor	8	0	100	To be Removed	
6	19	Tulip Poplar	Good	19	1134	0	Saved	Back Yard
7	39	Oak	Good	39	4778	0	Saved	Boundry Tree
8	29	Oak	Good	29	2642	0	Saved	Boundry Tree
9	11	Oak	Good	18	380	0	Saved	Boundry Tree

19 INCHES
SAVED

PLANT SCHEDULE

CODE QTY BOTANICAL / COMMON NAME

TREES

AG

Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry B#B

CONT

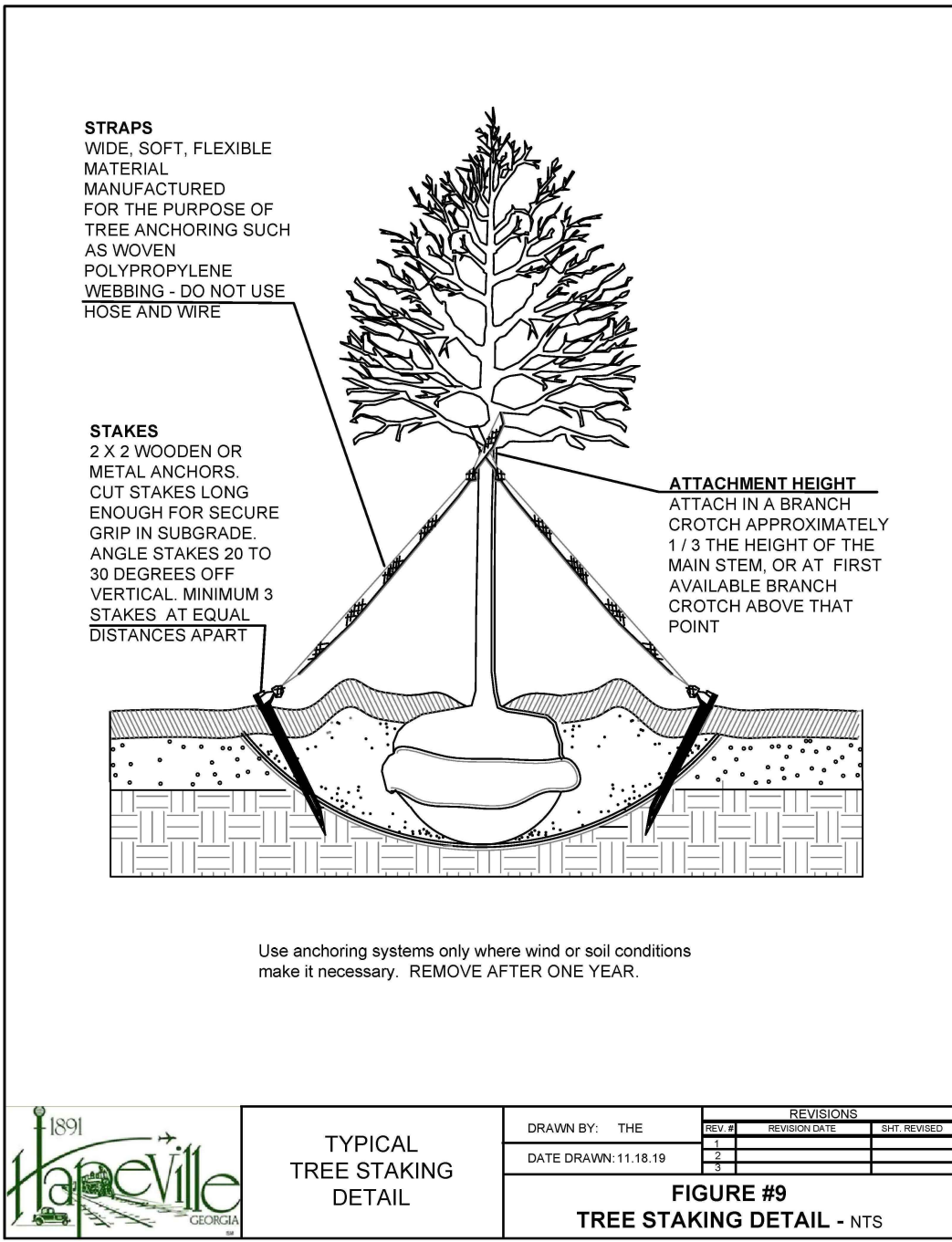
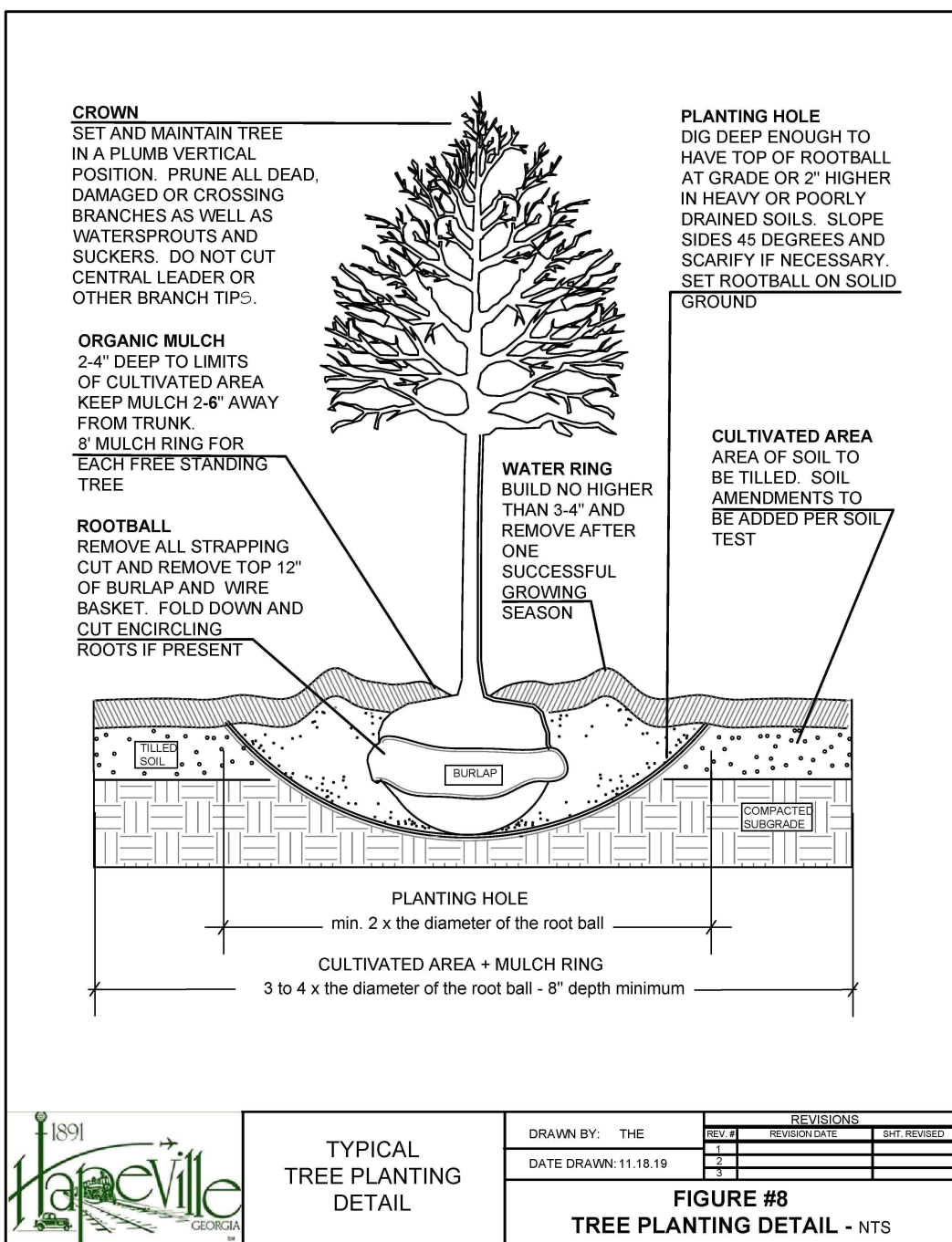
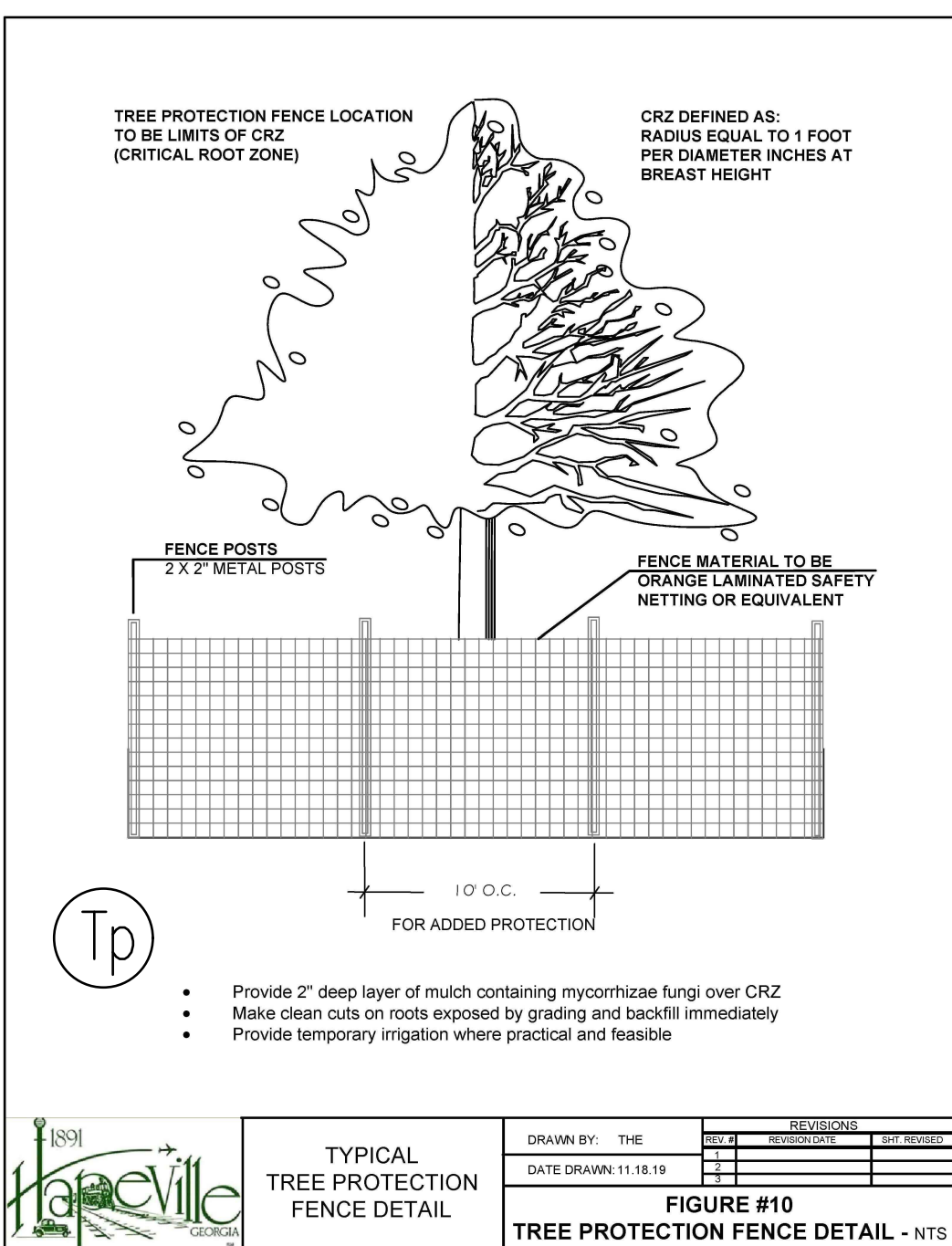
CAL

SIZE

2" Cal T'-8" H

LEGEND

- CRITICAL ROOT ZONES
- TREE FENCE (Tp)
- CONSTRUCTION EXIT
- TREE TO BE REMOVED
- SEE EXISTING TREE CHART AND NUMBER KEY
- LIMIT OF CONSTRUCTION
- SLIT FENCE



LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

1980 PARKER CT.
SUITE C
STONE MOUNTAIN, GA 30087
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan

FOR

3301 SIMS ST.

CITY OF HAPEVILLE

SITE ADDRESS:
3301
SIMS ST.
HAPEVILLE, GA 30345

L.L.98, 14TH DISTRICT
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
TORI COLE
Ph: 770-241-8511
Email: toric@arl.studio

ISSUED FOR CONSTRUCTION



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ARCHITECT STUDIO, LLC AND THE SAME MAY NOT BE DUPLICATED,
USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LAND
ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 20'

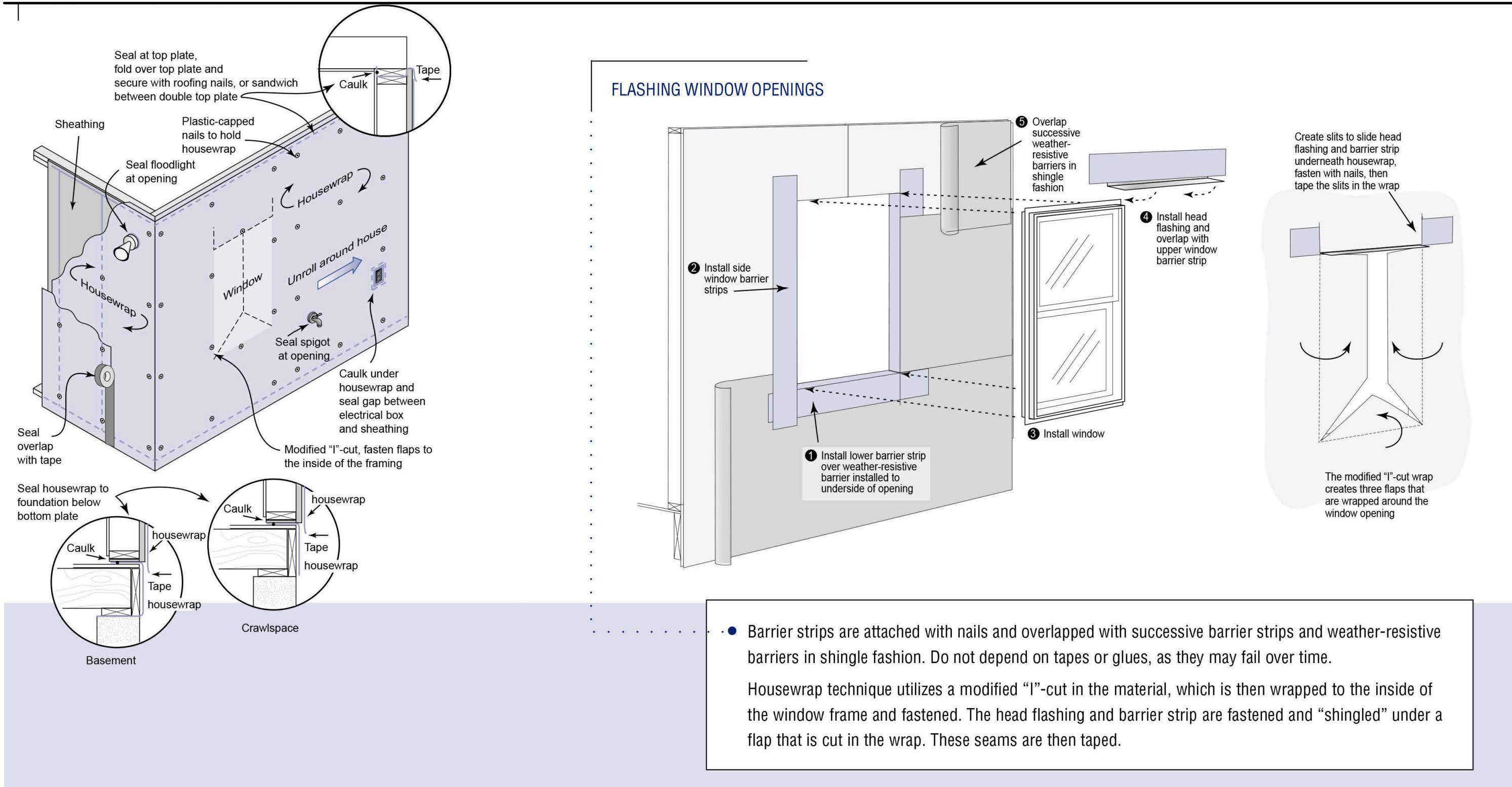
DATE: 11-20-24

JOB NO. 24-016

SHEET 1 OF 1

TP-1

TYPICAL WINDOW FLASHING



WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION
1	2' - 0"	3' - 4"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
2	2' - 0"	3' - 4"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
3	2' - 8"	4' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
4	2' - 8"	3' - 4"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
5	2' - 6"	6' - 0"	AWNING WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION CASEMENT + AWNING WINDOW
6	2' - 0"	2' - 8"	AWNING WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION CASEMENT + AWNING WINDOW
7	2' - 4"	2' - 8"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
8	2' - 6"	6' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
9	2' - 6"	6' - 0"	OUTSWING CASEMENT WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION CASEMENT + AWNING WINDOW
10	2' - 6"	4' - 8"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
11	3' - 4"	5' - 0"	FIXED PICTURE WINDOW; BASIS OF DESIGN : MARVIN ESSENTIAL COLLECTION PICTURE WINDOW

WINDOW SCHEDULE NOTES

- SEE ELEVATIONS FOR WINDOW TAGS
- CONTRACTOR TO COORDINATE WINDOW FINISH W/ ARCHITECT AND/OR OWNER
- CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS
- HEAD HEIGHT DIMENSION INDICATES TOP OF WINDOW ROUGH OPENING ABOVE TOP OF SUBFLOOR.
- ALL OPERABLE WINDOWS TO HAVE WINDOW SCREENS.
- ALL EXTERIOR GLAZING TO BE LOW-E & INSULATED TO MEET GA ENERGY CODE (IECC 2015 W/ GEORGIA AMENDMENTS) UNLESS OTHERWISE SPECIFIED IN INSULATION VALUES LEGEND

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION
A	3' - 0"	7' - 0"	INSWING EXTERIOR DOOR - COORDINATE WITH OWNER ; BASIS OF DESIGN : MARVIN ELEVATE INSWING FRENCH DOOR
B	3' - 0"	6' - 8"	1 3/4" THICK SOLID WOOD INTERIOR DOOR ; BASIS OF DESIGN : TRUSTILE SOLID WOOD SHAKER STYLE TWO PANEL - TS2020 WITH SQUARE STICK STICKING AND FLAT PANEL
C	2' - 6"	6' - 8"	1 3/4" THICK SOLID WOOD INTERIOR DOOR ; BASIS OF DESIGN : TRUSTILE SOLID WOOD SHAKER STYLE TWO PANEL - TS2020 WITH SQUARE STICK STICKING AND FLAT PANEL
D	4' - 0"	6' - 8"	DOUBLE BIFOLD CLOSET DOOR - COORDINATE WITH OWNER
E	2' - 10"	6' - 8"	1 3/4" THICK SOLID WOOD INTERIOR DOOR ; BASIS OF DESIGN : TRUSTILE SOLID WOOD SHAKER STYLE TWO PANEL - TS2020 WITH SQUARE STICK STICKING AND FLAT PANEL
F	3' - 0"	6' - 8"	SINGLE BIFOLD CLOSET DOOR
G	8' - 0"	8' - 0"	GARAGE DOOR - COORDINATE WITH OWNER
H	3' - 0"	7' - 0"	INSWING EXTERIOR DOOR - COORDINATE WITH OWNER; BASIS OF DESIGN : MARVIN ELEVATE INSWING FRENCH DOOR

DOOR SCHEDULE NOTES

- CONTRACTOR TO VERIFY ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS AND PLACING ORDER WITH DOOR MANUFACTURER.
- IF OWNER HAS CONTRACTED WITH ARCHITECT TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, CONTRACTOR TO PROVIDE ARCHITECT WITH DOOR MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS PRIOR TO PLACING DOOR ORDER.
- CONTRACTOR TO COORDINATE DOOR HARDWARE PRODUCT & FINISH W/ OWNER

KEYNOTE SPEC DIVISIONS

- GENERAL REQUIREMENTS
- EXISTING CONDITIONS
- CONCRETE
- MASONRY
- METALS
- WOODS, PLASTICS, AND COMPOSITES
- THERMAL AND MOISTURE PROTECTION
- OPENINGS
- FINISHES
- SPECIALTIES
- EQUIPMENT
- FURNISHINGS
- ELECTRICAL
- EXTERIOR IMPROVEMENTS

SMOKE DETECTOR NOTES

- HARD WIRED INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS SHALL BE REQUIRED IN THE FOLLOWING AREAS
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SLEEPING AREA IN THE GENERAL VICINITY OF BEDROOMS (HALLWAYS) IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
 - AT EACH ADDITIONAL STORY OF THE DWELLING
- SMOKE ALARMS TO MAINTAIN MIN 3'-0" CLEARANCE FROM CEILING FANS.

INSULATION VALUES

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL ENVELOPE.

PROJECT SITE IS LOCATED IN CLIMATE ZONE 3 ABOVE WARM-HUMID LINE.

INSULATION HATCH @ DETAILS IS DIAGRAMMATIC. SEE BELOW FOR REQUIRED INSULATION VALUES.

ROOF: R-45 DENSE-PACKED CELLULOSE

EXTERIOR STUD WALL: R-20 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND BATHROOMS

CONCRETE SLAB: R-10 UNDER SLAB AND AT EDGES

WINDOWS: U-0.25 TO U-0.28 MAX

FLOOR PLAN GENERAL NOTES

- ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
- WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
- DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
- CENTER DOWNSPOUTS ON CORNER BOARDS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
- FOF = FACE OF FINISH
- FOS = FACE OF STUD
- CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS W/ OWNER.
- ALL ROOFING PENETRATIONS SHALL BE COORDINATED W/ ROOFING MANUFACTURER'S WARRANTED DETAILS.
- NO PONDING CONDITIONS WILL BE ALLOWED IN FINAL INSTALLATION OF NEW ROOFING.
- ALL METAL WORK SHALL COMPLY WITH CURRENT SMACNA STANDARDS AND DETAILS.
- PROVIDE SHEET METAL COLLAR AT ROOF PENETRATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMITS.
- COORDINATE EXACT LOCATIONS OF CONDUIT, DUCTWORK, MECHANICAL AND ELECTRICAL DEVICES, AND LIGHT FIXTURES WITH THE ARCHITECT IN THE FIELD.
- ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED CRITICAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DEVIATION IN THE PLACEMENT OF WORK PRIOR TO INSTALLATION.
- DRAWINGS ARE FURNISHED TO SHOW DESIGN INTENT FOR CONSTRUCTION ONLY AND DO NOT SHOW EVERY CONDITION OR ASPECT OF CONSTRUCTION. CONTRACTOR TO INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
- CONTRACTOR TO REMOVE EXISTING SOILS TO ALLOW FOR NEW CONSTRUCTION. DEBRIS RESULTING FROM THE CONSTRUCTION SHALL BE REMOVED ENTIRELY FROM THE CONSTRUCTION SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL WALLS, CEILINGS, AND OTHER ASSEMBLIES TO BE PLUMB, TRUE, AND SQUARE, UNLESS OTHERWISE NOTED.
- MECHANICAL, ELECTRICAL AND PLUMBING SCOPE, FIXTURES AND LOCATIONS WILL GENERALLY BE NOTED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PERMIT DRAWINGS AND OBTAINING ALL MEP PERMITS.
- DOUBLE STUDS CONSTRUCTION TO BE USED AT ALL CASED AND DOOR OPENINGS.
- OUTLETS AND UTILITIES INDICATED ON PLAN ARE MINIMUM REQUIREMENTS. ADDITIONAL TELEPHONES OR OUTLETS MAY BE REQUIRED BY CODE. GENERAL CONTRACTOR TO VERIFY ALL LOCATIONS IN FIELD.
- ALL FLOOR AND WALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED, CURRENT FIRESTOP ASSEMBLIES APPROPRIATE FOR THE RATED WALL ASSEMBLY.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TESTING OF MATERIAL AND ASSEMBLIES INSTALLED BY CONTRACTOR.
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- INTERIOR FINISHES, MATERIALS, AND FURNISHINGS SHALL COMPLY WITH AND MEET THE SMOKE AND FIRE RATING REQUIREMENTS OF ALL STATE AND LOCAL CODES. IN PARTICULAR, ALL INTERIOR FINISHES SHALL MEET REQUIREMENTS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE.
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- PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10.
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- THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE OR AUTHORIZED BY THE OWNER, OWNER'S REPRESENTATIVES, TENANTS, CONTRACTOR OR OTHERS WITHOUT WRITTEN CONSENT BY THE ARCHITECT OR CONSULTANT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION OF ANY CONFLICTS WITH ANY DESIGN ELEMENTS BEFORE THE WORK IS DONE.
- THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION TOLERANCES AND TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THE WORK OF THIS PROJECT. CONDITIONS ENCOUNTERED AT THE SITE MATERIALLY DIFFERENT FROM THOSE INDICATED IN THE CONTRACT DOCUMENT SHALL BE PROMPTLY REPORTED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE CONDITIONS ARE DISTURBED.
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- EXISTING UTILITIES OR OTHER MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT REQUIRING REMOVAL, CAPPING, TERMINATION, AND/OR RELOCATION SHALL BE INCLUDED IN THE OVERALL SCOPE AND PERFORMANCE OF THE PROJECT BY THE CONTRACTOR.
- ALL SUBSTRATE SURFACES ARE TO BE PREPARED TO RECEIVE FINISH MATERIALS PER MANUFACTURER'S PRODUCT LITERATURE AND WRITTEN INSTRUCTIONS FOR INSTALLATION, OR APPLICATION. FILL VOIDS IN ROUND COLUMNS PRIOR TO APPLYING FINISH MATERIALS.
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- LINEWEIGHT STUDIO WILL NOT BE PROVIDING CONSTRUCTION ADMINISTRATION SERVICES UNLESS REQUESTED BY OWNER.

CONTRACTOR/OWNER RESPONSIBILITY MATRIX

FF & E	SUPPLIED BY OWNER/INTERIOR DESIGNER INSTALLED BY GC	INCLUDES LIGHTING, MILLWORK, TILE, APPLIANCES
INTERIOR PAINT FOR WALLS, FLOORING, CABINETS AND SECOND STORY WOOD FLOORING	BY OWNER	
SPAN ELECTRICAL PANEL, EV CHARGER AND SOLAR PANELS	BY SOLAR PROVIDER	
LANDSCAPE	BY OWNER	
HARDSCAPE	BY GC	
ALL OTHER CONSTRUCTION	BY GC	

GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL CODES.
- ALL MATERIALS, HARDWARE AND FIXTURES WILL BE U.L. LISTED.
- THE DRAWINGS ILLUSTRATE GENERAL WORKSCOPE REQUIREMENTS AND DO NOT ELABORATE ON INSTALLATION TECHNIQUES. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS, BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND SHALL CONFORM TO ALL PROVISIONS OF STATE, COUNTY AND CITY CODES, BUILDING LAWS, ORDINANCE RULES AND REGULATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMITS.
- COORDINATE EXACT LOCATIONS OF CONDUIT, DUCTWORK, MECHANICAL AND ELECTRICAL DEVICES, AND LIGHT FIXTURES WITH THE ARCHITECT IN THE FIELD.
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- LINEWEIGHT STUDIO WILL NOT BE PROVIDING CONSTRUCTION ADMINISTRATION SERVICES UNLESS REQUESTED BY OWNER.

ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECT/ARCHITECTURAL
AHJ	AUTHORITY HAVING JURISDICTION
BD	BOARD
BLDG	BUILDING
B/	BOTTOM OF
BOD	BOTTOM OF DECK
BOJ	BOTTOM OF JOIST
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
DIA	DIAMETER
DN	DOWN
DTL	DETAIL
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FIXT	FIXTURE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FT	FOOT/FEET
GSF	GROSS SQUARE FOOTAGE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOLLOW CORE/HANDICAP
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING VENTILATION & AIR CONDITIONING
IN	INCH
LF	LINEAR FEET
LVT	LUXURY VINYL TILE
MAT	MATERIAL
MFR	MANUFACTURER
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NSF	NET SQUARE FOOTAGE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
PROJ	PROJECT/PROJECTION
PT	PAINT
P.T.	PRESSURE TREATED
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RAD	RADIUS
RO	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOTAGE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD/STUD
TEMP	TEMPORARY
T/	TOP OF
TOD	TOP OF DECK
TOS	TOP OF STEEL
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VCT	VINYL COMPOSITION TULE
VOJ	VERIFY ON JOB
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WT	WEIGHT



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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

Mark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC SET

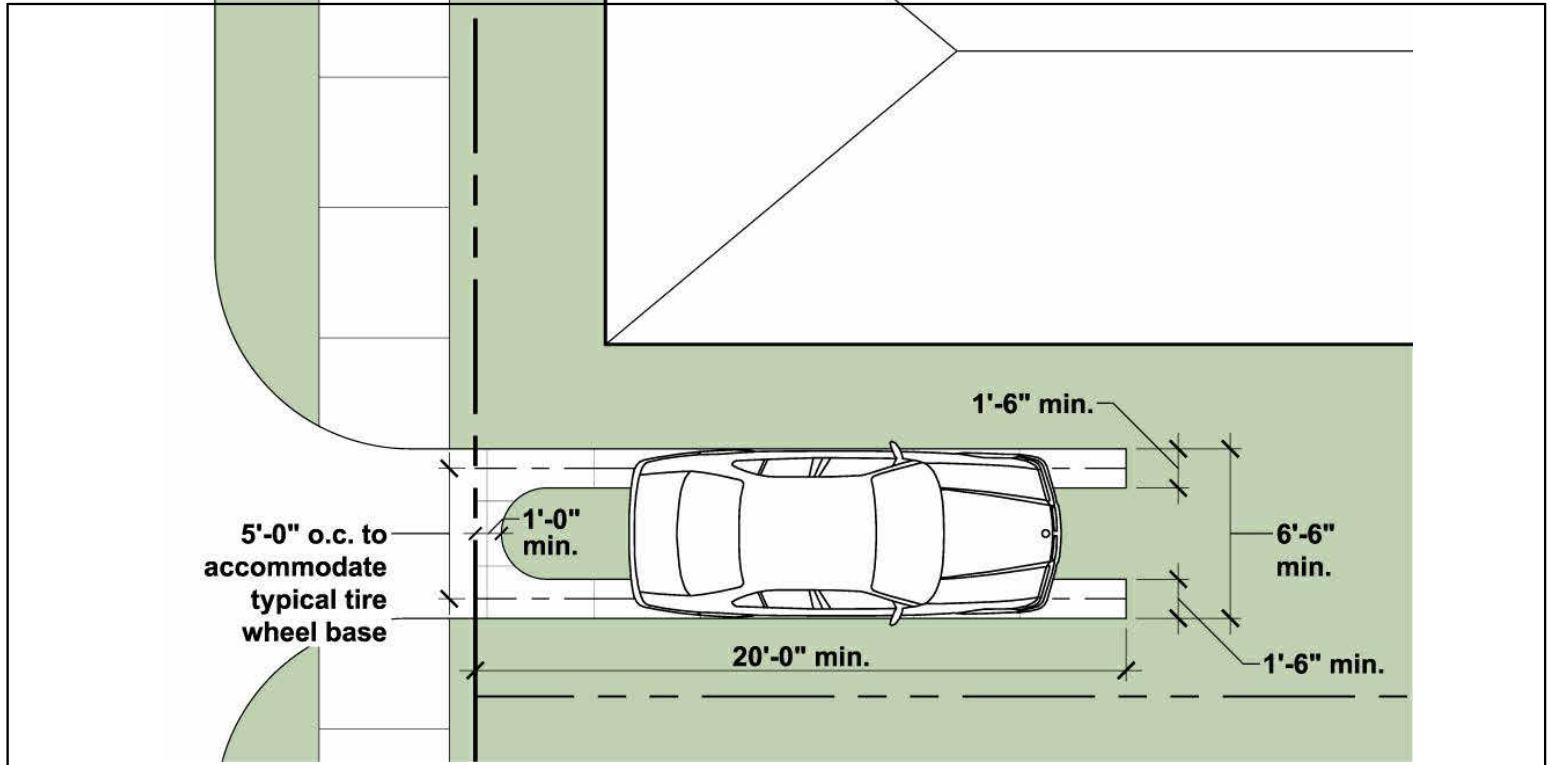
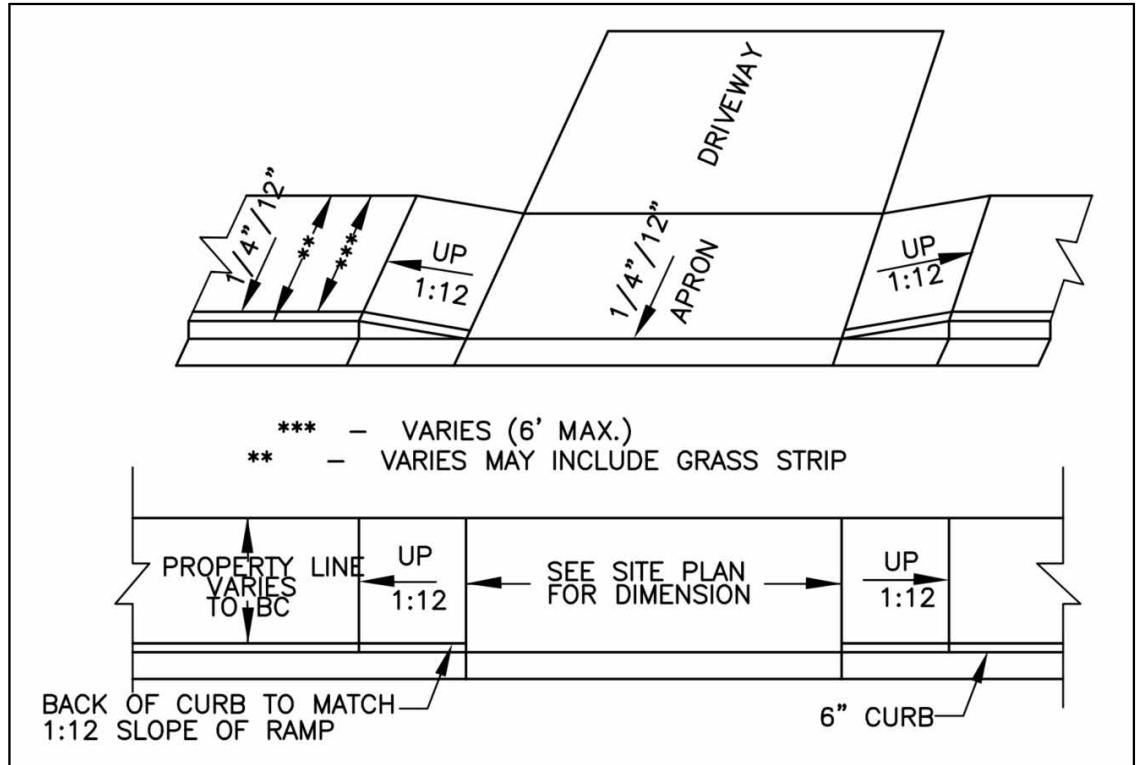
Project ID 2418
Drawn By DCS

G002

GENERAL NOTES

SITE PLAN LEGEND

- NEW BUILDING
- NEW PORCH/LANDING
- EXISTING PAVING
- NEW PAVING
- EXISTING SIDEWALK
- NEW SIDEWALK
- NEW LANDSCAPE
- BUILDING ENTRY
- SETBACK
- PROPERTY LINE
- EXISTING TREE
- PROPOSED TREE



ZONING INFORMATION

ADDRESS & ZONING
ADDRESS: 3301 SIMS ST
HAPEVILLE, GA 30354
ZONING: R-1
OVERLAY: NONE

LOT COVERAGE
NET LOT AREA (NLA): 7,784.55 SF / 0.18 AC
MAX ALLOWABLE LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 19.02%

PROPOSED LOT COVERAGE BREAKDOWN
DRIVEWAY: 290 SF
FRONT STOOP: 24 SF
STEPS: 54 SF
PAVERS: 18 SF
HOUSE: 871 SF
SHED: 224 SF

TOTAL IMPERVIOUS AREA: 1,481 SF
LOT COVERAGE % (MAX = 50%) 1,481 SF / 7,784.55 SF = 19.02%

BUILDING HEIGHT
MAX ALLOWABLE HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 28'- 10"

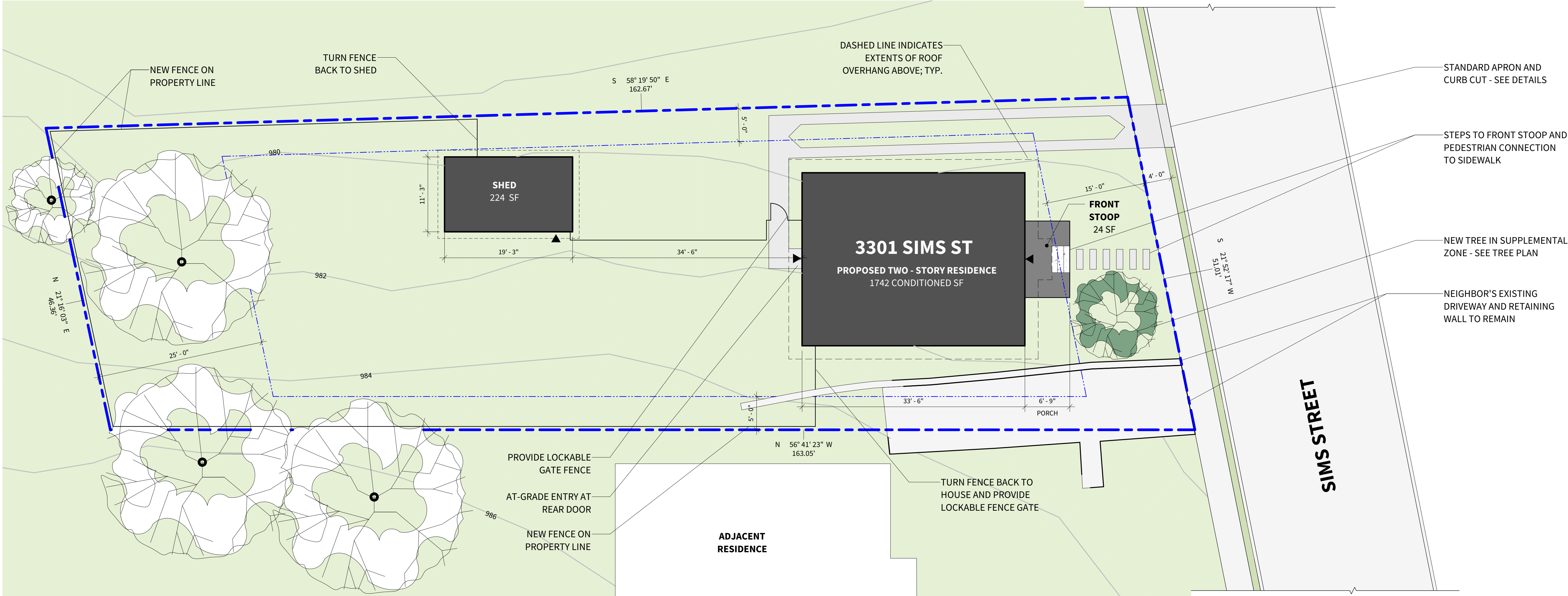
CONDITIONED BUILDING AREAS
PROPOSED SF
FIRST FLOOR: 871 SF
SECOND FLOOR: 871 SF
DETACHED SHED: 224 SF
TOTAL CONDITIONED AREA: 1,966 SF

FLOOR AREA RATIO
NET LOT AREA (NLA): 7,784.55 SF
TOTAL CONDITIONED AREA: 1,966 SF
PROPOSED FAR: 1,966 SF / 7,784.55 SF = 0.25



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1 PROPOSED SITE PLAN
A101 1/8" = 1'-0"



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HAPEVILLE, GA 30354

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A101

PROPOSED SITE PLAN



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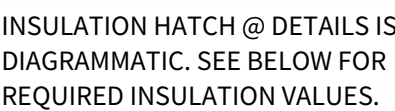
1. ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
2. WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
4. DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
5. CENTER DOWNSPOUTS ON CORNER BOARDS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
6. FOF = FACE OF FINISH
7. FOS = FACE OF STUD
8. CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
9. COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS W/ OWNER.

1. ALL GYPSUM BOARD AT BATHROOM AREA AND KITCHEN SINK AREA TO BE WATER RESISTANT. PROVIDE MOISTURE & MOLD RESISTANT GYPSUM AT ALL TILED WALLS NOT IN A SHOWER. PROVIDE CEMENT BOARD AT SHOWER LOCATIONS. CEMENT BOARD NOT REQUIRED @ SHOWER/TUB LOCATIONS WHERE TUB SURROUNDS ARE USED.
2. FOR ALL RATED PARTITION ASSEMBLIES, OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY OF UNDERWRITERS LABORATORIES, INC.; FIRE RESISTANCE DIRECTORY 2000 AND THE GYPSUM ASSOCIATION, FIRE RESISTANCE MANUAL, 15TH EDITION.
3. PROVIDE BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVES.
4. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF WALL STUD SPACING.
5. STUD SIZING IS BASED ON UNITED STATES GYPSUM COMPANY SPECIFICATIONS, SUBSTITUTIONS SHOULD CONFORM TO MANUFACTURERS RECOMMENDATIONS FOR PERTINENT CONDITION.
6. ALL PENETRATIONS OF PARTITIONS, WALLS, ETC. ARE TO BE APPROPRIATELY SEALED, GASKETTED, OR DAMPERED AS REQUIRED. PROVIDE UL APPROVED FIRESTOPPING FOR ALL FIRE RATED CONSTRUCTION.
7. PARTITION LEGEND IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.

	RANGE		FLOOR MOUNTED TOILET
	KITCHEN SINK		SHOWER WITH SHOWER HEAD AND CONTROL
	DISHWASHER BELOW COUNTERTOP		WASHER/DRYER
	REFRIGERATOR		WATER HEATER
	VANITY SINK		

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL ENVELOPE.

PROJECT SITE IS LOCATED IN CLIMATE ZONE 3 ABOVE WARM-HUMID LINE.



ROOF: R-45 DENSE-PACKED CELLULOSE

EXTERIOR STUD WALL: R-20 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND BATHROOMS

CONCRETE SLAB: R-10 UNDER SLAB AND AT EDGES

WINDOWS: U-0.25 TO U-0.28 MAX



HAPEVILLE RESIDENCE

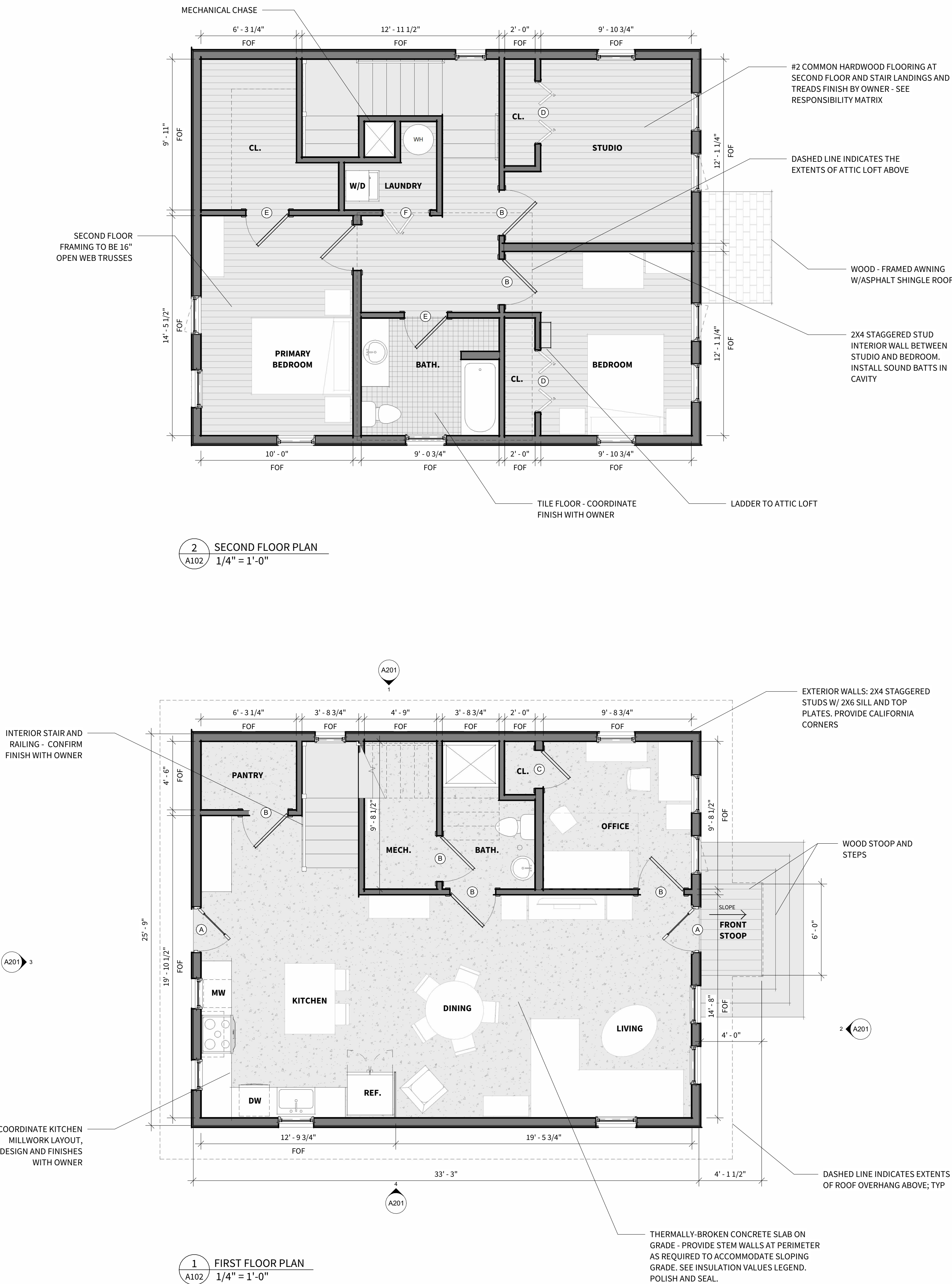
3301 SIMS ST
HAPEVILLE, GA 30354

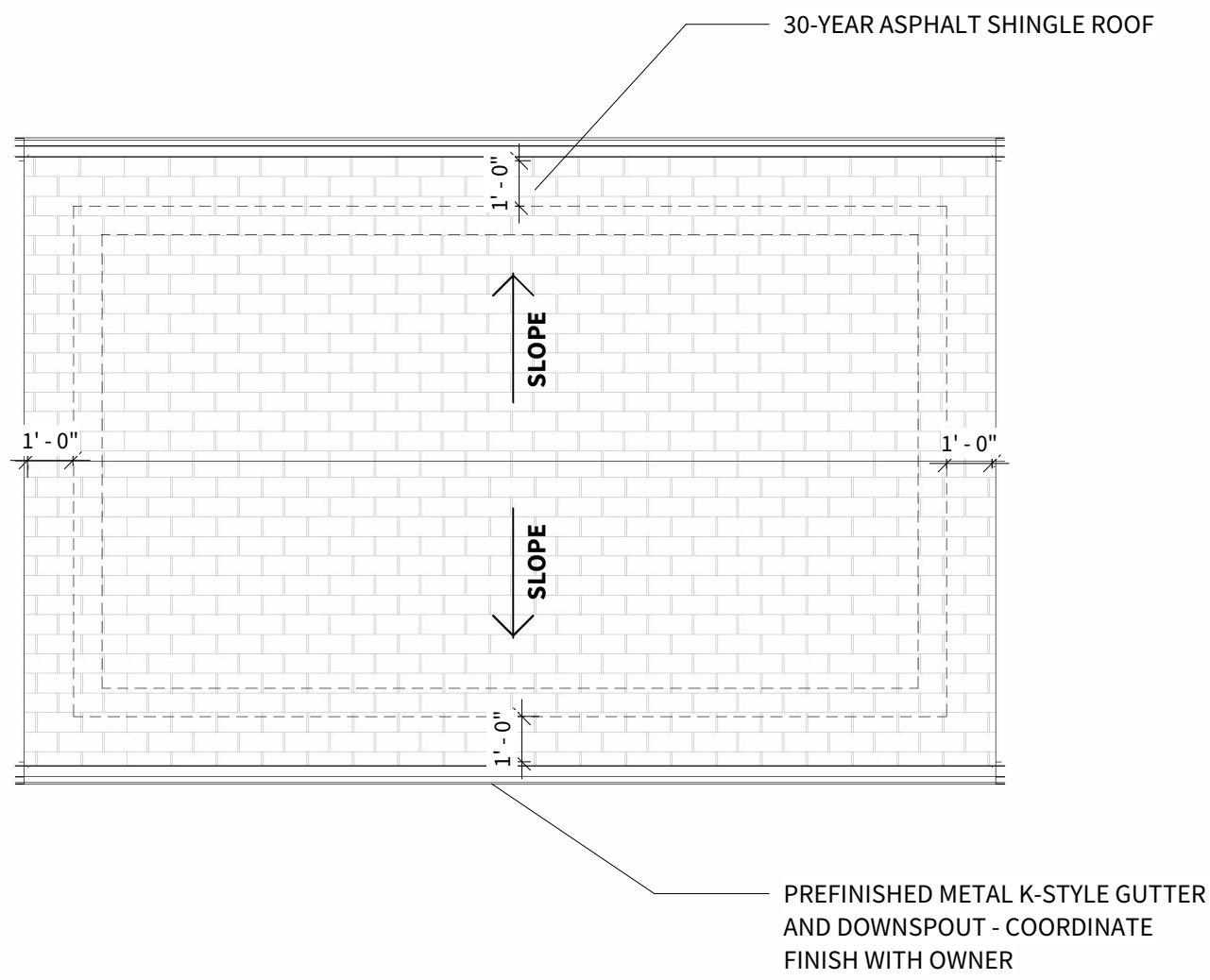
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Project ID	2418
Drawn By	DCS

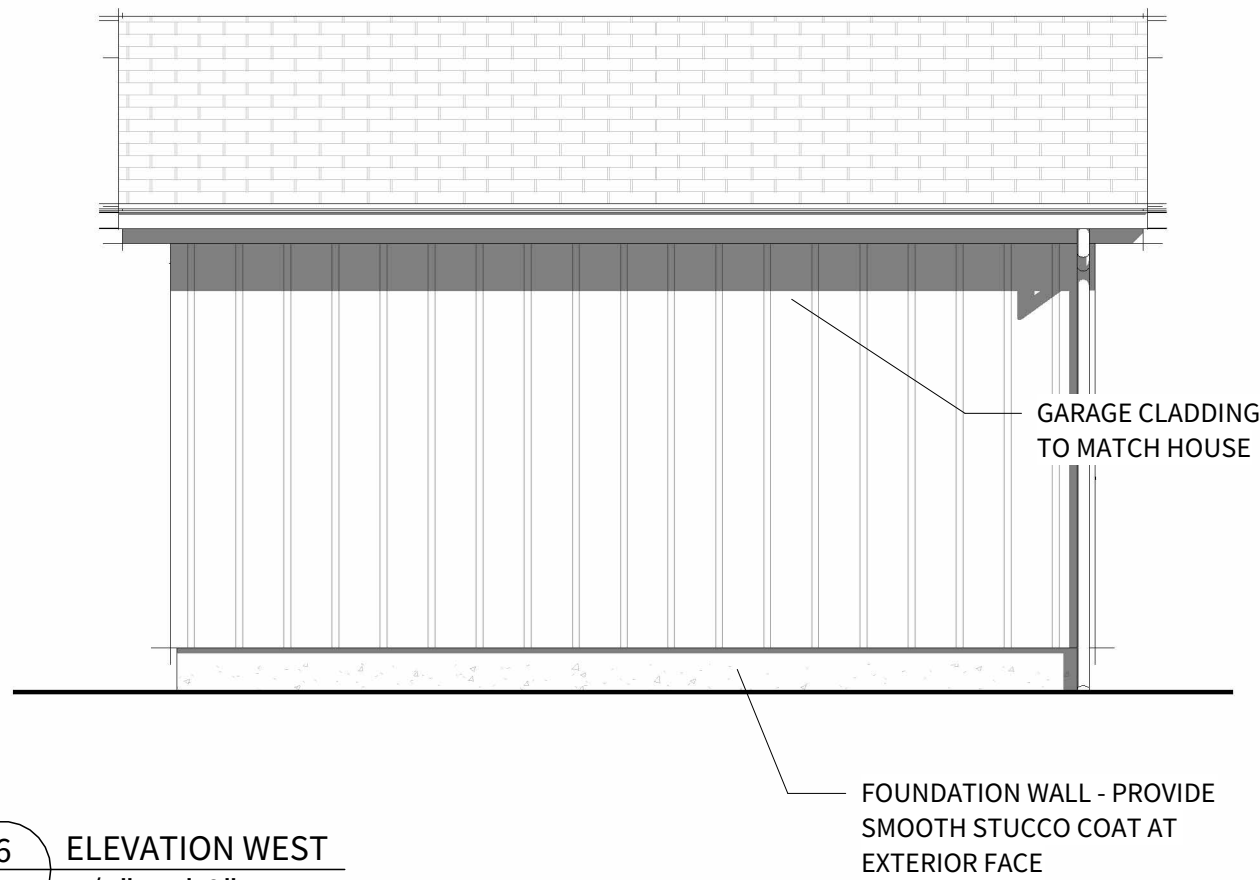
A102

PROPOSED FLOOR PLANS

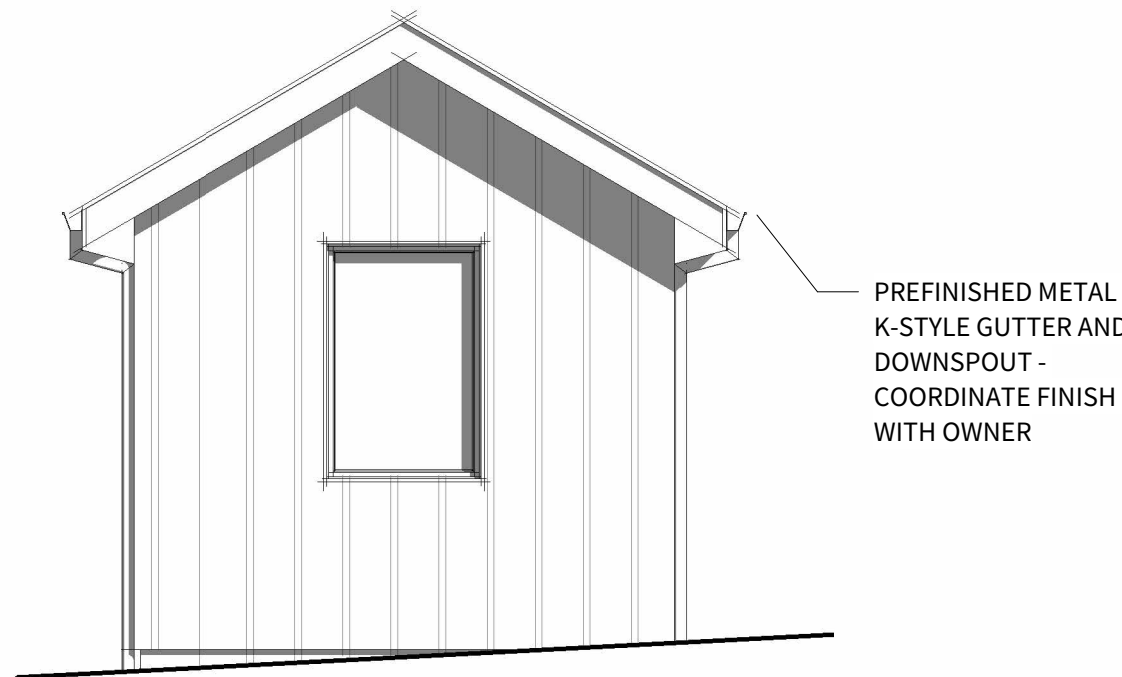




5 ROOF PLAN
A103 1/4" = 1'-0"



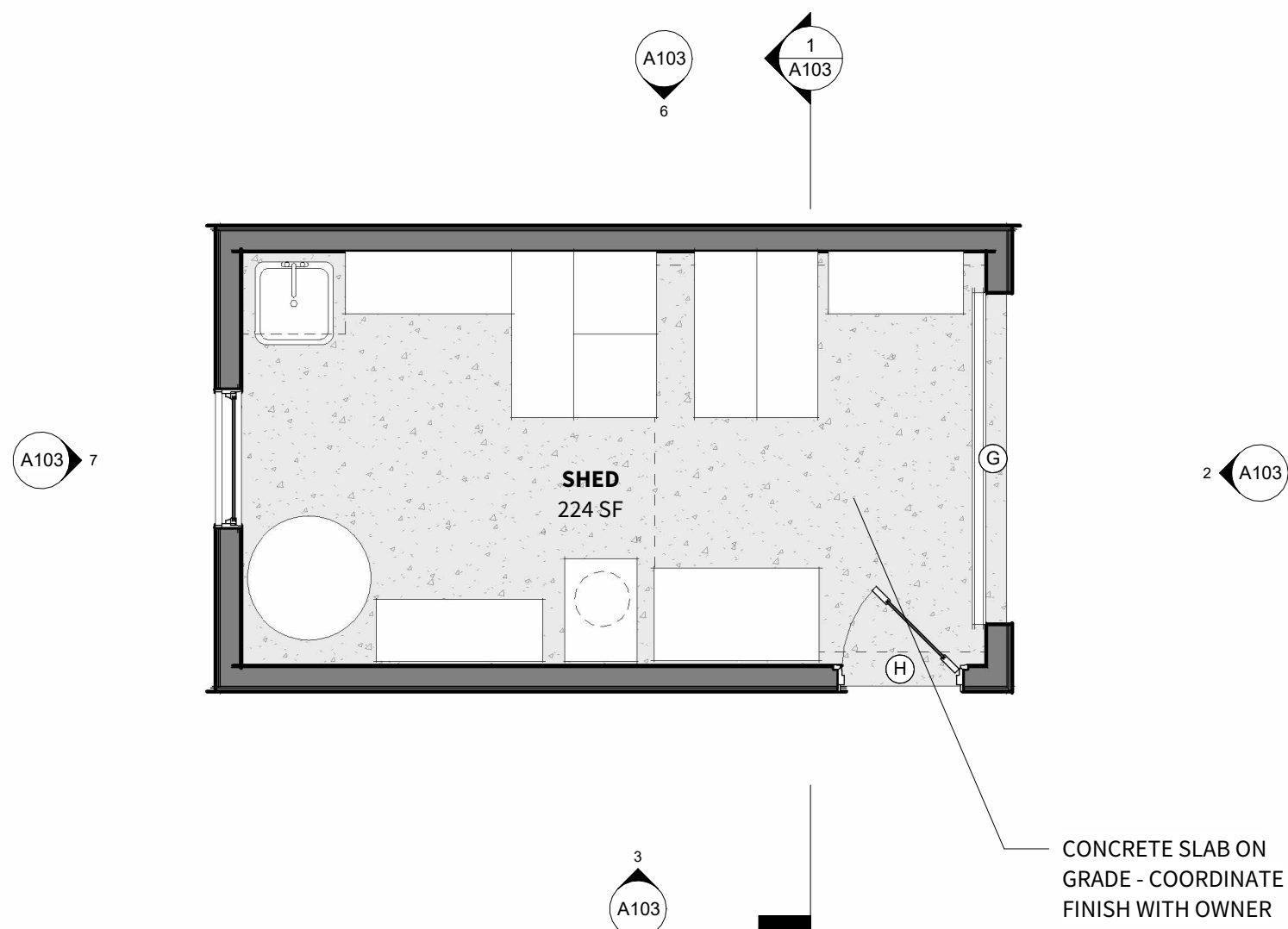
6 ELEVATION WEST
A103 1/4" = 1'-0"



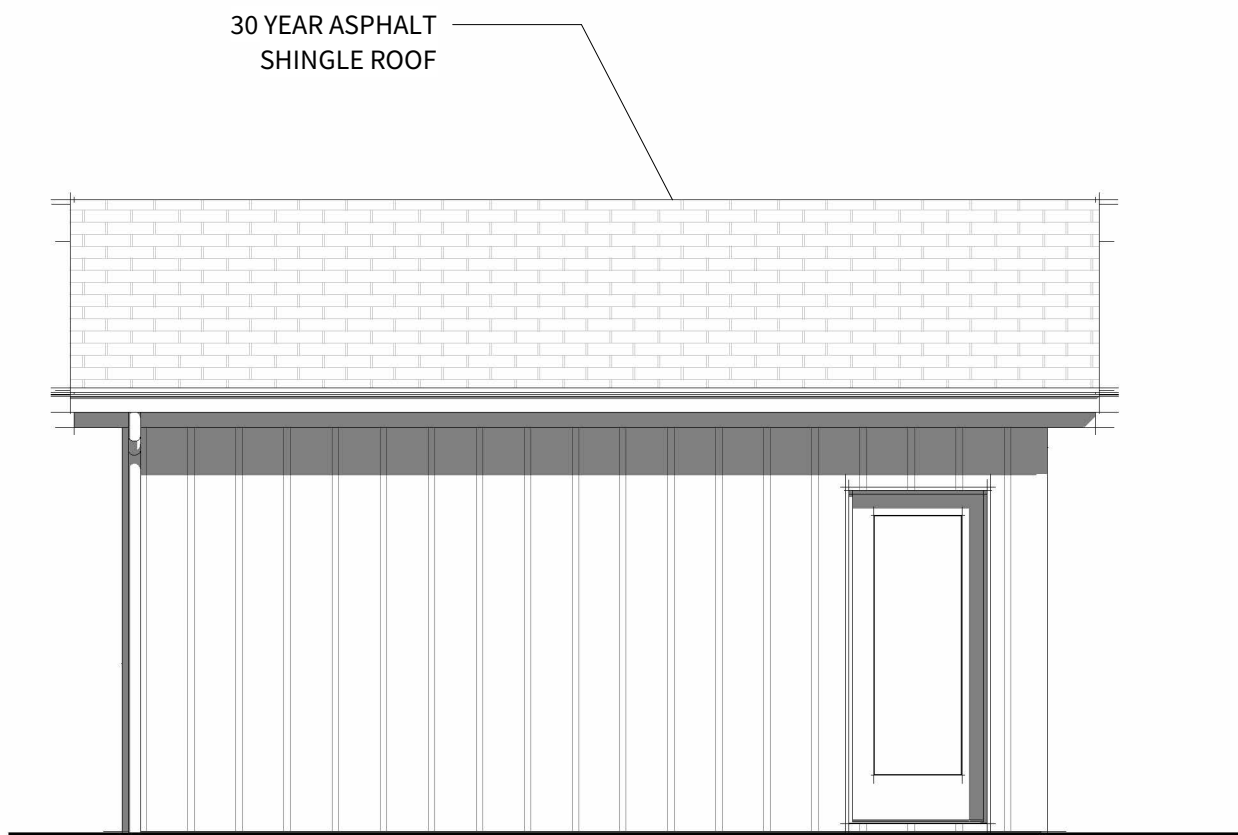
7 ELEVATION - NORTH ELEVATION
A103 1/4" = 1'-0"



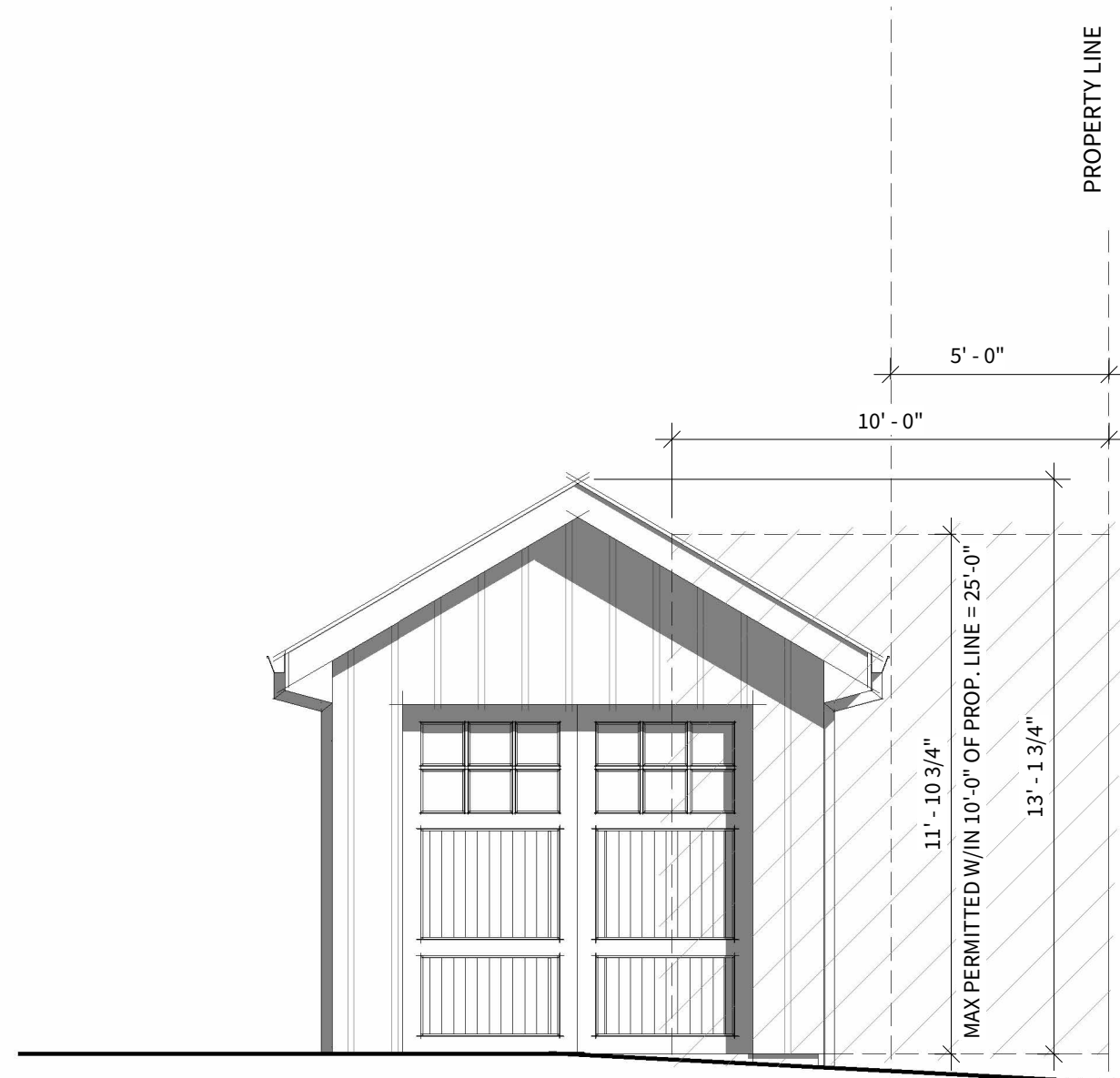
GARAGE INTERIOR TO REMAIN UNFINISHED



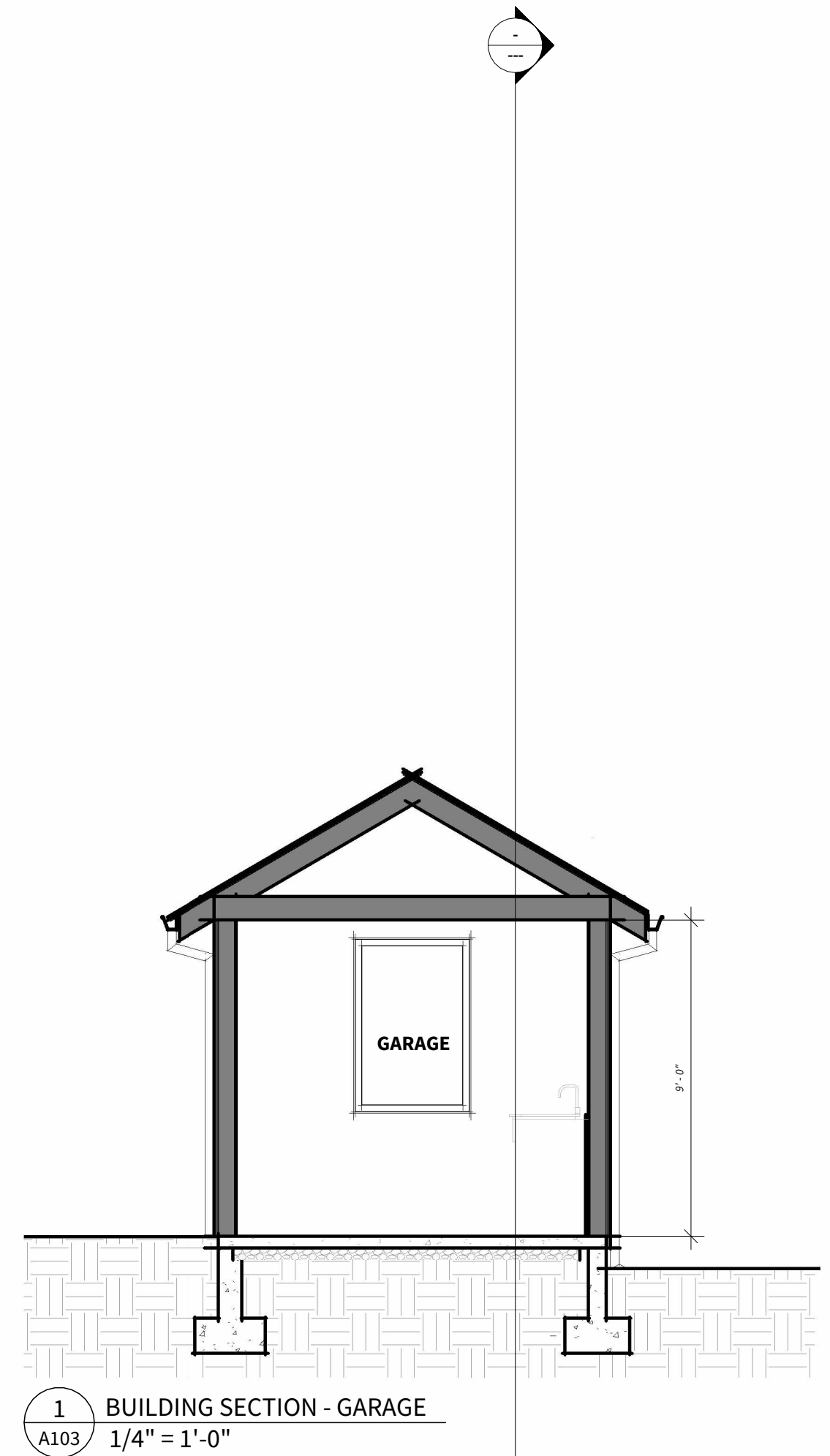
4 FLOOR PLAN
A103 1/4" = 1'-0"



3 ELEVATION - SOUTH WEST
A103 1/4" = 1'-0"

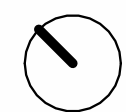


2 ELEVATION - SOUTH ELEVATION
A103 1/4" = 1'-0"



1/4" = 1'-0"

0' 2' 4' 8' 12'



HAPEVILLE RESIDENCE

3301 SIMS ST
HAPEVILLE, GA 30354

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Project ID 2418
Drawn By DCS

A103

PROPOSED SHED



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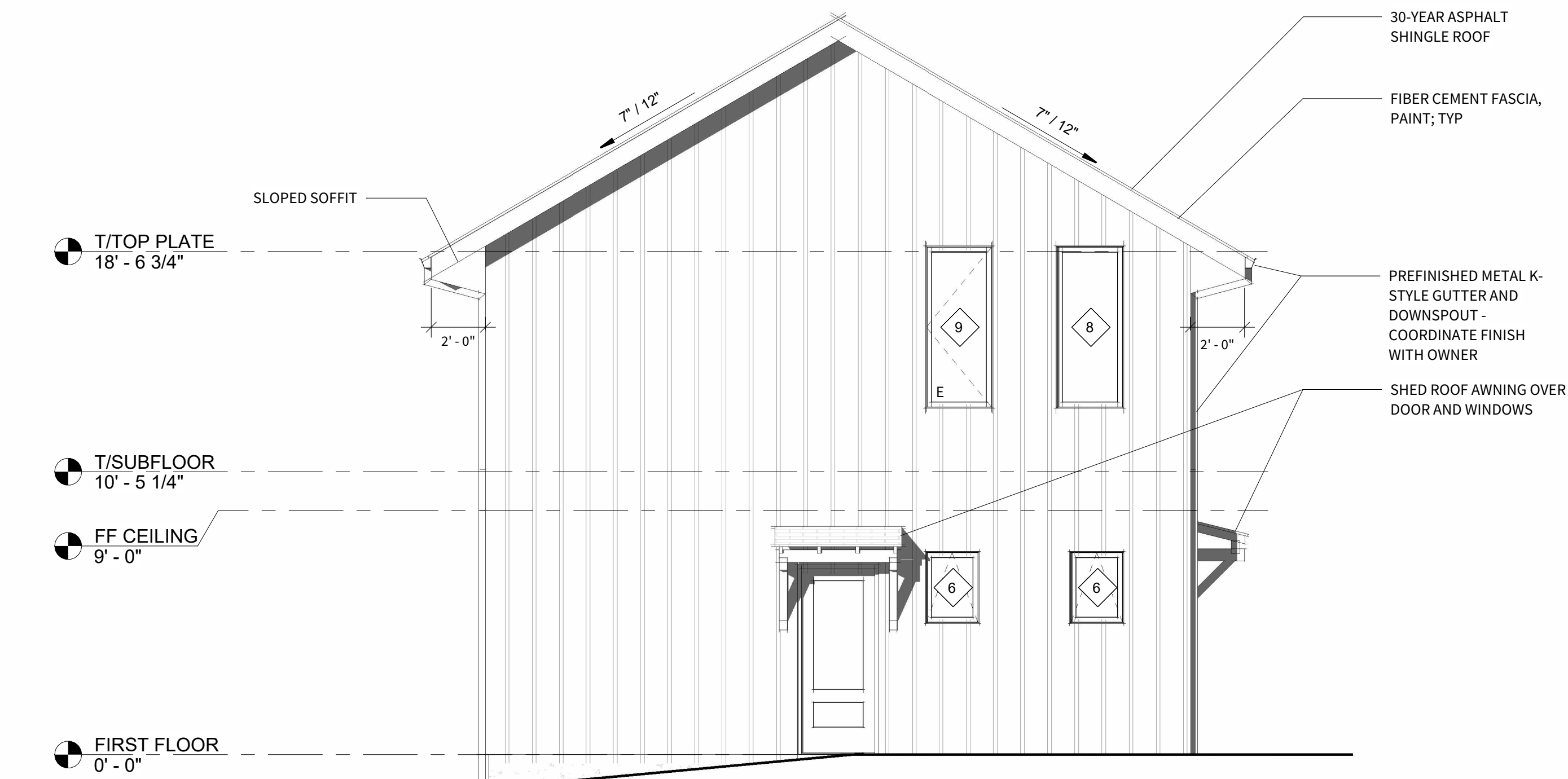
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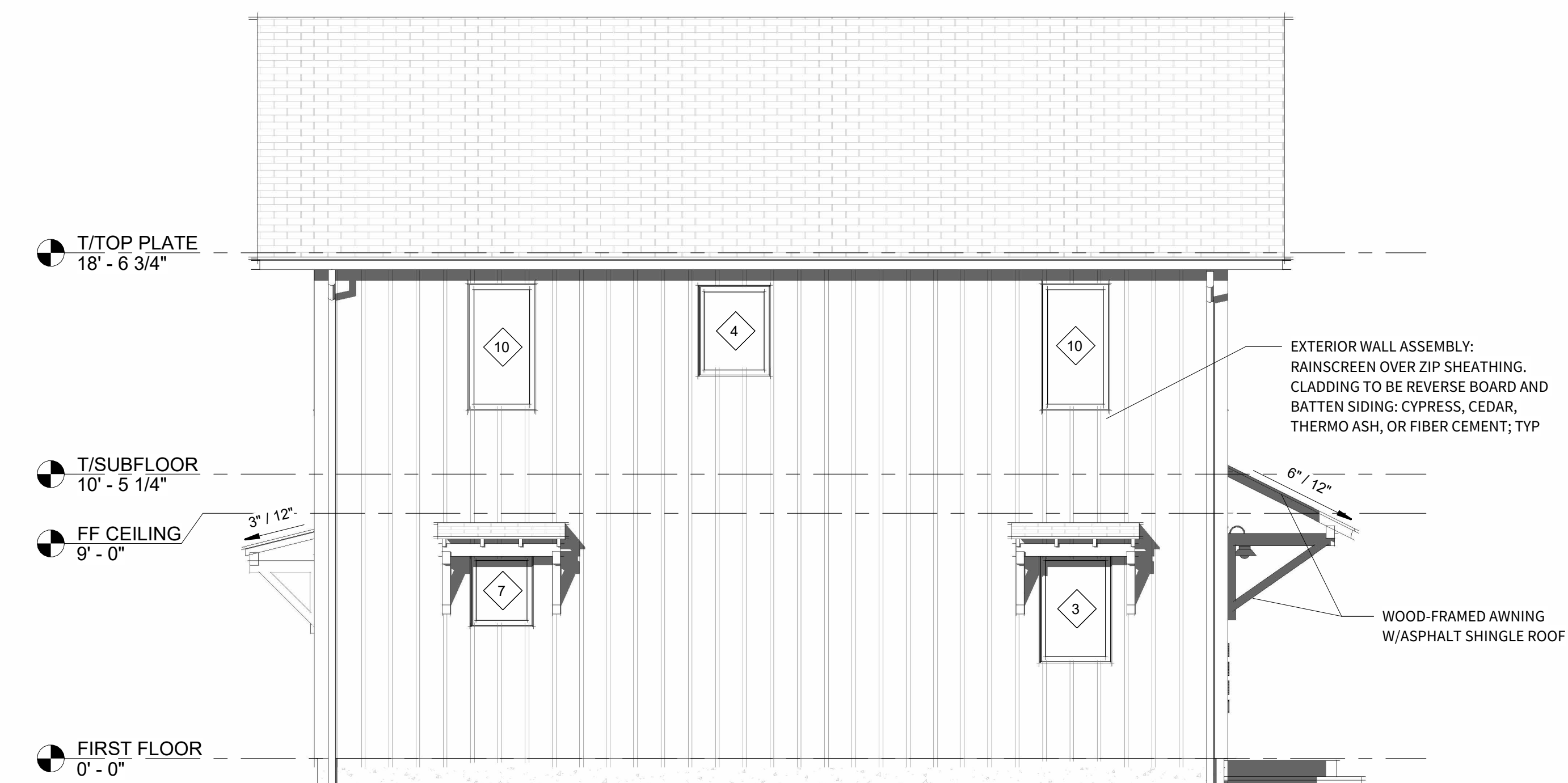
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A201

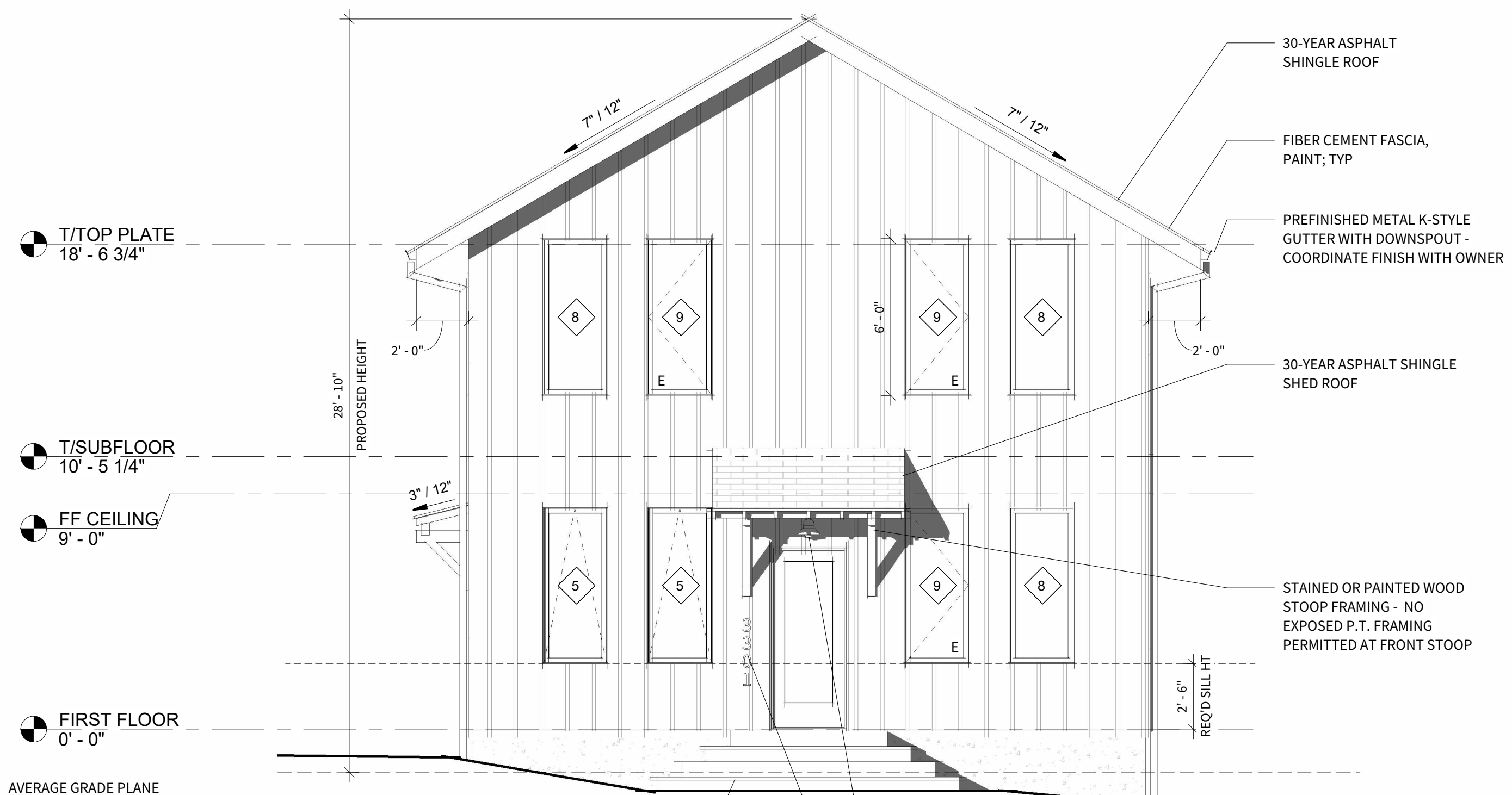
PROPOSED
ELEVATIONS



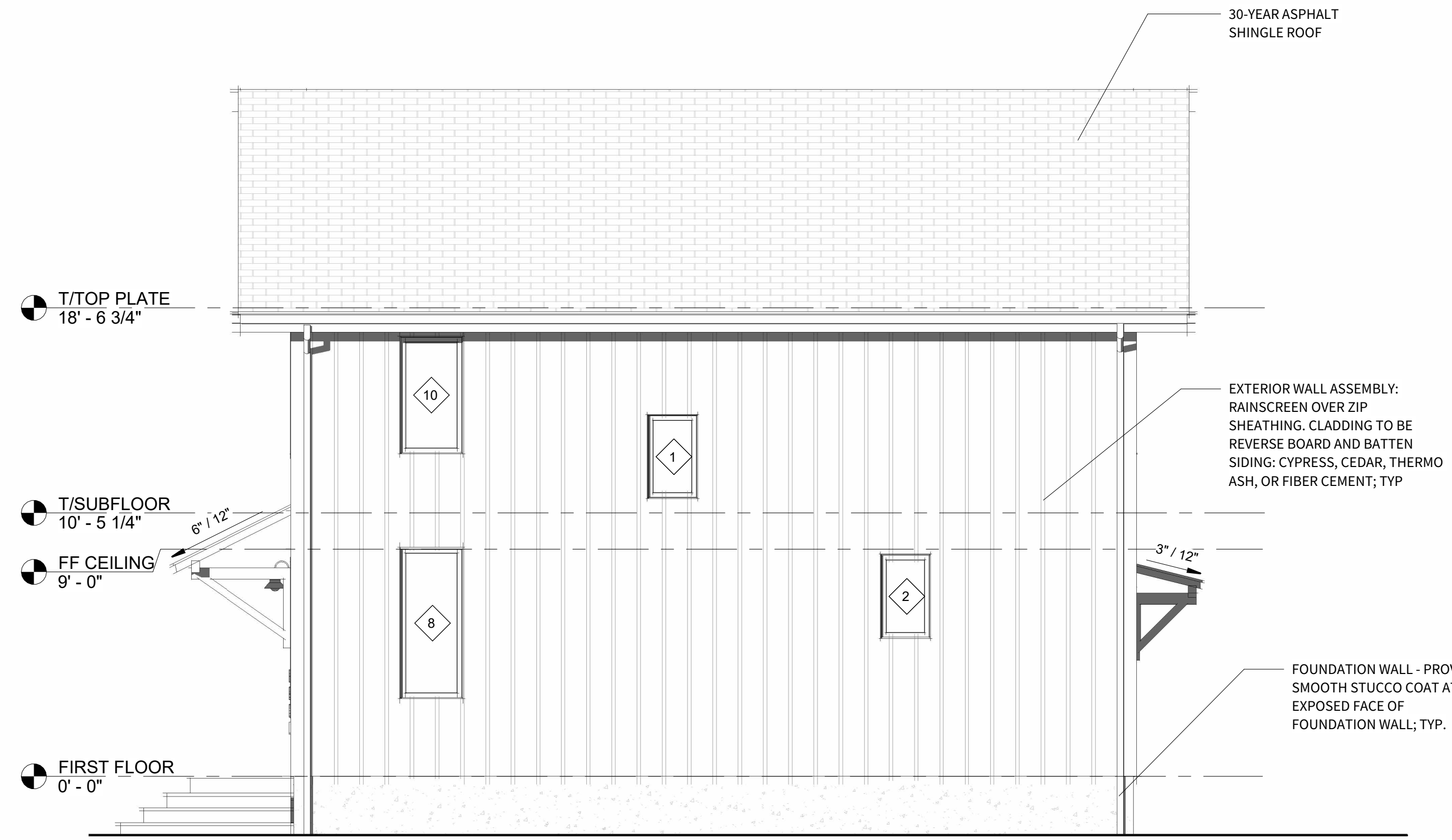
3 WEST ELEVATION
A201 1/4" = 1'-0"



4 SOUTH ELEVATION
A201 1/4" = 1'-0"



2 EAST ELEVATION
A201 1/4" = 1'-0"



1 NORTH ELEVATION
A201 1/4" = 1'-0"

FIRST STORY FACADE AREA: 274 SF
FIRST STORY FENESTRATION AREA: 82 SF
FENESTRATION % = 82 SF/274 SF = 30%

SECOND STORY FACADE AREA: 208 SF
SECOND STORY FENESTRATION AREA: 64 SF
FENESTRATION % = 64 SF/208 SF = 31%





EXTERIOR CLADDING AND WINDOW TRIM CONCEPT IMAGE

WINDOWS RECESSED 3"-4" INTO ROUGH OPENING



EXISTING VIEW FROM STREET

1x WINDOW TRIM RETURNS AT ROUGH OPENING FOR MINIMAL CONTEMPORARY APPEARANCE. NO FLAT TRIM PROVIDED AROUND WINDOW OPENING.



CURRENT VIEW FROM STREET



CURRENT VIEW FROM STREET



CURRENT VIEW TOWARDS REAR YARD



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



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A901

3D VIEWS



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

DATE: December 3, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3301 Sims Street**

BACKGROUND

The City of Hapeville has received a site plan application from Victoria Cole & Leland Robbins-Murphy to construct a new single 1,742 SF single-family dwelling with a 224 SF accessory building garage at 3301 Sims Street. The proposed dwelling is 28' 10" high and the accessory building is 10'.

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

REVIEW

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

Sec. 93-6-1. - Intent.

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

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

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

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

- (1) One-family dwellings;

REQUIREMENTS

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Blde. Lot
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

Sec. 93-2-5. Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

1) Accessory uses.

- a) Where allowed by Code, accessory structures may be used for storage.
- b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See [section 93-2-26](#), accessory dwelling units (ADU).
- c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Additional regulations regarding temporary structures are found in this chapter.

2) Permanent accessory structures.

- a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.
- c) Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:
 - i) Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-1, R-SF, V, U-V, RMU or C-R zoning districts.
 - ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
 - iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.
 - iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
 - v) General restrictions; restrictions on number, size and height.

(a) No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory Building Allowance Based on Dwelling Unit Size, or Table B—Accessory Building Allowance Based on Lot Size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360

Lot size in square feet	Accessory building size based on variable percentage of lot size
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

(b) Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot.

(c) The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

(d) The height of an accessory building shall not exceed 25 feet or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Compliant

vi) Permitting.

- (a) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.
- (b) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.
- (c) A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.
- (d) All accessory structures must meet all applicable fire, building, and safety codes.

vii) Construction and design requirements.

- (a) Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet architectural design standards.

Compliant

- (b) All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.

Compliant

- (c) All accessory structures must meet all applicable building, fire, and safety codes.
- (d) Second story access. Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (e) When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.
- (f) Additional construction and design requirements for accessory dwelling units requirements are found in [section 93-2-26](#), accessory dwelling units (ADUs).

viii) Placement.

- (a) Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.

Compliant

- (b) Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

Compliant

(c) Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Compliant

(e) Except as herein provided, the minimum yard requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table D—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.

Table D—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet

(f) Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

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 a new two-story, 1,742 SF single-family dwelling with a 224 SF accessory building (shed).***
- ***Primary dwelling height is 28' 10". Accessory structure is 10' high.***
- ***Setback dimensions of the new primary structure are as follows:***
 - ***Required front setback is 15'. Front stoop is not in the setback, however, the stairs are in the setback. House will have to move back or grade changed to remove stairs in the setback.***
 - ***Side and rear setbacks: House and accessory structure are located within the buildable area (beyond the 5'/25' respectively). Actual distances from property line should be shown.***
 - ***The distance between the dwelling and the accessory structure is 34' 6".***

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

- ***The width of the driveway is 6.5' – this is not compliant with Architectural Design Standards.***
- ***The plans show an existing sidewalk.***
- ***The plans show a proposed walk to the front entrance.***
- ***Design cross sections have been included.***

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

- ***A driveway will provide parking for the site. The driveway extends along the side of the house >33' which can accommodate two cars.***

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

- ***Grades are shown at two-foot intervals.***

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

- ***See Landscape Plan/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.

- **Compliant**
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **A rock wall is shown as well as a proposed fence.**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,784 SF or .18 acres. The minimum lot size is 6,750 SF.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- **Proposed lot coverage is 1,481 SF or 19.02% of site. Driveway is 290 SF, Front stop is 24SF, Steps are 54 SF, Pavers are 18SF, House is 871 SF and Shed is 224 SF. Maximum lot coverage allowed is 40%.**

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***The proposed dwelling will have 4 bedrooms and 2 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 1,742 SF.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking is accommodated in the driveway along the side of the house.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***Development schedule has not been provided.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

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

- The front stairs cannot be located in the setback.
- Dimensions from the property line to the closest point of the shed and house from all sides should be provided.
- The driveway is less than 9' which is a requirement of the Architectural Design Standards.
- Provide development schedule.

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.



Location Map – 3301 Sims Street