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.

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

August 12, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

3. Approval of Minutes

3.I. Minutes of June 10, 2025

Documents:

1. Minutes - 06-10-2025_draft

4. Old Business

4.I. Towns at Asbury Park (Pods D, E, F) Site Plan Revision Review

Background:

Jason Braga of D.R. Horton, Inc. is requesting approval of a revised site plan (unit depth only) for a modification for a decrease in the depth of the townhomes from 44' to 38' for Pods D, E, and F. The properties are zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation section of the Architectural Design Standards.

Documents:

1. Planners Report-Towns at Asbury-Pods D E and F_Site Plan Revision_Depth Change
2. Plans - Towns at Asbury - Pod D_Site Plan Revision
3. Plans - Towns at Asbury - Pod E_Site Plan Revision
4. Plans - Towns at Asbury - Pod F_Site Plan Revision

5. New Business

5.I. 3644 Union Avenue Final Plat Review (Pod F)

Background:

D.R. Horton is requesting final plat review to combine 11 parcels located at 3636 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel

Identification Numbers 14-0096-0002-026-9, 14-0096- 0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-014-5, and 14-0096-0002-013-7 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3644 Union Avenue_Pod F_Final Plat
2. Plans - 3644 Union Avenue_Pod F_Final Plat_V1
3. Planner's Report-3644 Union Avenue_Pod F_Final Plat
4. Engineer's Report - 3644 Union Avenue_Pod F - FP1

5.II. 325 Sunset Avenue - Phase I (Lots 11-14) Final Plat Review

Background:

Alex Popham is requesting final plat review for Phase I of the development located at 325 Sunset Avenue, Lots 11-14. The Parcel Identification Numbers are 14-0096-0006-009-1, 14-0096-0006-014-1, 14-0066-0001-007-6, 14-0066-0001-042-3. The subject properties are zoned P-D (Planned Unit Development).

Documents:

1. Application - 325 Sunset Avenue_Phase I_Lots 11-14_Final Plat_Redacted
2. Plans - Sunset Avenue_The Villages_Lots 11-14_Final Plat_V1
3. Planner's Report - 325 Sunset Avenue_The Villages_ Phase I_ Final Plat
4. Engineer's Report - Sunset Avenue_Phase I_Lots 11-14_Final Plat_Rev1

5.III. 831 Custer Street Site Plan Review

Background:

Greg Patel is requesting site plan review to construct a new dwelling at 831 Custer Street, Parcel Identification Number 14-0098-0008-022-0. The property is zoned R-SF, Residential Single Family, and is subject to the zoning regulations of the City of Hapeville.

Documents:

1. Application - 831 Custer Street_Redacted
2. Plans - 831 Custer Street_V1
3. Planners Report - 831 Custer Street_Site Plan
4. Arborist Review - 831 Custer Street_1st Review

5.IV. 3226 Dogwood Drive Site Plan Review

Background:

Michele Keaton is requesting site plan review to construct a new single-family dwelling at 3226 Dogwood Drive, Parcel Identification Number 14-0094-0001-015-5. The property is zoned V, Village and is subject to the zoning regulations of the City of Hapeville.

Documents:

1. Application - 3226 Dogwood Drive_Site Plan_Redacted
2. Plans - 3226 Dogwood Drive_V1
3. Planner's Report -3226 Dogwood Drive_Site Plan Review
4. Arborist Review - Dogwood Drive_1st Review

6. Next Meeting Date - September 9, 2025 at 6:00 PM

7. Adjourn

Cliff Thomas, Chairman
Jeanne Rast, V. Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

June 10, 2025 6:00 PM

MINUTES

1. Called to Order at 6:01 PM.

2. Roll Call
Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb (absent)
G. Leah Davis
Lucy Dolan
Miller Radford (absent)
Brittany Williams

3. Approval of Minutes
3.I. Minutes of April 8, 2025

MOTION ITEM: Brittany Williams made a motion to approve the minutes of April 8, 2025, as submitted. Leah Davis seconded the motion. MOTION CARRIED: 4-0.

4. New Business
4.I. 493 Woodrow Avenue Site Plan Review
Background:
Charles Askew on behalf of Heritage Properties requested site plan review to construct a new single-family dwelling at 493 Woodrow Avenue, Parcel Identification Number 14-0094-0008-023-2. The property is zoned R-SF, Residential Single Family, and is subject to the zoning regulations of the City of Hapeville.

Findings:
The proposed dwelling will have four bedrooms and three bathrooms. The property is currently vacant. The dwelling will have 2,533 SF of heated floor area, a 110 SF covered porch, and a 62 SF patio. Parking will be accommodated in a two-car garage located at the rear of the dwelling.

There is no Tree Conservation plan provided. Five trees are shown to be removed. A 3.5" black gum is proposed in the right-of-way which is not allowed. There is a tree that appears to be in the middle of the site that is not listed. There are boundary trees that are impacted, which must be addressed. The applicant must follow the regulations for impacting the critical root zone of both boundary trees. The City arborist will review the Tree Conservation Plan when provided.

Recommendation:
The applicant should address the following:

- Show actual dimensions from the property line to the edge of dwelling at the rear.
- Ensure the roof eaves are not in the setback.
- Provide a development schedule.
- Provide a full tree conservation plan. There are impacted trees for construction located on adjacent properties. The applicant must follow the regulations for impacting the critical root zone of both boundary trees.

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

MOTION ITEM: Leah Davis made a motion to approve the site plan request at 493 Woodrow Avenue, subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

4.II. 481 Walnut Street Site Plan Review

Background:
Anthony Hansen on behalf of JG Anderson, LLC requested site plan review to construct a new single-family dwelling at 481 Walnut Street, Parcel Identification Number 14-0094-0003-056-7. The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations of the City of Hapeville.

Findings:
The dwelling will have three bedrooms and two and a half bathrooms. The property is currently vacant. The dwelling will have 2,000 SF of heated floor area, a 112 SF covered porch, and a 270 SF rear deck. Parking will be accommodated with two spaces to the rear of the dwelling.

Three trees were identified on the site. One will be removed. Two boundary trees were identified - a 64" hardwood and a 44" hardwood located on an adjacent lot. Both critical

root zones are impacted by the construction. The applicant must follow the regulations for impacting the critical root zone of both boundary trees.

Recommendation:

There are significant issues with the site plan package as presented. There are multiple versions of site plans, none of which are consistent or complete. Please review all submittal materials to ensure a quality and comprehensive submittal.

- Show actual dimensions from the property line to the edge of rear deck.
- The applicant should provide a development schedule.
- Clarify sidewalk inconsistency - will it be provided as shown on Architectural set.
- Provide dimensions for parking pad.
- The impacted trees for construction are located on adjacent properties. The applicant must follow the regulations for impacting the critical root zone of both boundary trees.

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

MOTION ITEM: Brittany Williams made a motion to approve the site plan request at 481 Walnut Street subject to the deficiencies outlined in the staff reports. Jeanne Rast seconded the motion. MOTION CARRIED: 4-0.

4.III. 3410 North Fulton Avenue and 3396-3408 North Fulton Avenue Final Plat Review

Background:

Jorge Vargas requested final plat review to subdivide seven (7) properties located at 0 North Fulton Avenue, 3396 North Fulton Circle, 3400 North Fulton Circle, 3404 North Fulton Circle, 3406 North Fulton Circle, 3408 North Fulton Circle, 3410 North Fulton Avenue, Parcel Identification Numbers 14-0095-0009-012-3, 14-0095-0009-008-1, 14-0095-0009-014-9, 14-0095-0009-015-6, 14-0095-0009-016-4, 14-0095-0009-020-6, 14-0095-0009-017-2, 14-0095-0009-018-0, and 14-0095-0009-019-8. The properties are zoned R-SF, Residential Single Family and are subject to the regulations of the City of Hapeville.

This parcel was part of a previous subdivision plat application that involved seven lots submitted by Randell Brown on behalf of Stream Funding Group, LLC to the City in 2021. The Planning Commission directed Mr. Brown to address the Planner's report comments, including requirements from the City Engineer and the Community Services Department to have the subdivision application and proposed plat approved by the City. Mr. Brown never returned to the Planning Commission with a revised plan addressing the outstanding

issues so that plat, which purported to create a subdivision that included the above-referenced parcel, was never approved by the Planning Commission. Mr. Brown submitted the unapproved and unsigned plat to Fulton County. The County recorded it in error. The City notified the County of the error and the County is in the process of rescinding the plat submitted by Mr. Brown. Meanwhile, Stream Funding LLC proceeded with the sale of the unapproved lots. As there is no city-approved subdivision plat, the City does not recognize the individual parcels from the plat submitted to the County. The City was made aware of the issue in August 2023, when Mr. Dawit Makonnen contacted the City. The City informed all purchasers of the unapproved subdivision plat of the current status of the parcels and the remedy requirements such that each improvement may be deemed as a separate parcel and approved subdivision.

Findings:

Parcels in R-SF must have a minimum of 40' of street frontage. The minimum lot frontage as required by zoning is not met for two of the parcels and requires a variance by the Board of Appeals. An application has been submitted. Staff supports the application. Parcels in R-SF must be a minimum of 4,000 sf. All lots are compliant.

The lot widths are not compliant at the street right of way for two of the parcels (3408 North Fulton Circle and 3406 North Fulton Circle). Planning Commission may waive this requirement.

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. The Planning Commission may waive this requirement as the City may install sidewalks at a later, undetermined date.

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. The City may install sidewalks at a later, undetermined date. The granting of the right of way allows for adequate space for sidewalks.

Recommendation:

Dr. Patterson gave a brief outline of the request and recommendation.

As requested and as applicable to this parcel, the proposed plat has addressed the following items:

a. After review of the official property records for North Fulton Circle, informally known as Randell Brown Avenue (“Street”), it appears that the Street is a public street. The name of the Street shall be shown as North Fulton Circle.
Addressed.on.plat¡

b. All utilities on private property require a permanent easement shown on the subdivision plat. Water meters currently located in the driveways may remain; however, any damage to water meters in the driveway will be the responsibility of the property owner. The property owner may elect to relocate the water meter at their own cost. The City may elect in the future to relocate the water meters, and at that time, a permanent easement for the new location will be required.
Property.owners.have.been.notified¡

c. The Street will become one-way heading north. This must be reflected on the proposed subdivision plat submitted to the Planning Commission. The City will provide one-way street signage.
Addressed.on.plat¡

d. Per Code, right-of-way (ROW) must be 50' along all sections of the street. This additional required ROW must be dedicated by adjacent property owners.
Addressed.on.plat.for.these.properties¡.Adjacent.parcels.will.be.required.to.do.the.same.when.subdivided¡

e. No parking will be allowed along the Street in portions that are less than 30' wide. The City will provide "No Parking" signage.
Addressed.on.plat¡

f. When lots or dwellings are improved, gravel driveways must be replaced.
Addressed.on.plat¡

g. An easement is required for the utilities that cross properties identified as Lot 7 on the unapproved plat filed with Fulton County.
Not.applicable.to.this.plat¡

h. Sidewalks are required on the Street where properties have dwellings and must be shown on the subdivision plat.
A.waiver.by.the.Planning.Commission.is.recommended¡.Adequate.right_of_way.has.been.provided¡.The.City.may.install.sidewalks.in.the.future¡

i. Utility lines (water and sewer) for the subdivision must be shown on the plat.
Addressed.on.plat¡

j. Parcels in R-SF zoning districts must have a minimum of 40' of street frontage. Lots 2 and 3, as depicted on the unapproved plat filed with Fulton County, would have 30' of frontage. A variance would be required and is recommended by staff.
A.variance.application.is.required¡.Subdivision.plat.approval.would.be.conditional.upon. Board.of.Appeals.approval¡

k. Lots 4, 5, and 6, as depicted on the unapproved plat, have existing structures in the front setback. Lot 2 has an existing structure in the rear setback. A variance would be required to allow for the encroachments and is supported by staff.
9076?906❷?9066?and.99❻❷.North.Fulton.Circle.encroach.in.the.setback.and.require.Board. of.Appeals.approval¡.Adjacent.parcels.must.address.this.when.proposing.a.subdivision¡

l. Concrete monuments or similar property markers are missing on the unapproved plat. These must be noted on the proposed plat.
Not.addressed.on.plat¡

m. The Surveyor's Certificate and Owner's Acknowledgement and Dedication must be included on the plat.
Addressed.on.plat¡

n. The Erosion Control Certification is missing. The City must receive this prior to subdivision approval.
No.grading.required¡.Certification.no.longer.required¡

o. Minimum floor area must be shown on the plat.
Minimum not met. Requires variance. Subdivision plat approval would be conditional upon Board.of.Appeals.approval¡

p. Discrepancies exist between the legal descriptions in the property deeds and the unapproved plat. All legal descriptions must match.
To.be.reconciled¡

q. All infrastructure installations must meet City standards.
No.new.infrastructure.proposed¡

r. Street trees are required for each lot. Site plans must include street trees and a tree conservation plan.
Addressed.on.plat¡

DRAFT

Variances Required:
A variance application must be submitted and approved by the Board of Appeals after Planning Commission review for the following:

Street frontage – Reduction to less than 40' for Lots 2 and 3 (30' proposed).

Setbacks – Reduction in front setbacks for Lots 4, 5, and 6 and rear setback for Lot 2.

Minimum floor area – For 3408 and 3406 North Fulton Circle.

Note: Minimum floor area was added to the plat after notification was sent to property owners.

Conditional Approval Items:
The Planning Commission may grant conditional approval of the plat, contingent upon:

Approval of all variances by the Board of Appeals for setback, frontage, and floor area requirements.

Installation of monuments as required and noted on the plat.

Waiver for sidewalk installation and curved lot width may be considered by the Planning Commission.

All properties must meet City Codes and Design Standards upon redevelopment (e.g., driveway replacement, tree installation, architectural standards).

All outstanding items from the City Engineer's review must also be resolved.

MOTION ITEM: Jeanne Rast made a motion to approve the final plat request for 3410 North Fulton Avenue and 3396-3408 North Fulton Avenue subject to the following:

1. Approval of the variances to the Board of Appeals for setbacks, frontage, and minimum floor area requirements. 3410 North Fulton, 3408 North Fulton Circle, 3400 North Fulton Circle, 3396 North Fulton Circle are located in the setback. 3406 North Fulton Circle and 3408 North Fulton Circle do not have adequate street frontage nor minimum floor area. The Board of Appeals must approve these variances to the development standards outlined in the City Zoning Code.
2. Monuments should be installed for the proposed subdivision as directed above and indicated on the plat.

3. Waive the requirement for sidewalk installation and for the minimum of the curved lot.
4. Properties when re-developed must be developed in accordance with all City Codes and Design Standards, including compliance with gravel driveway replacement, installation of any required street trees, compliance with the Tree Conservation Ordinance, and all architectural design standards.
5. Any outstanding issues from the Engineer's report must be addressed.

The motion was seconded by Brittany Williams. MOTION CARRIED: 4-0.

5. Next Meeting Date: July 8, 2025 at 6:00 PM.

6. Adjourn

MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 6:34 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 4-0.

Respectfully submitted by,

_____

Cliff Thomas, Chairman Adrienne Senter, Secretary

DRAFT

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 7, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Revision Review – DR Horton, Pods D, E, F

BACKGROUND

The City of Hapeville has received a revised site plan (unit depth only) from Jason Barga on behalf of D.R. Horton to request planning commission approval to request a modification for a decrease in depth of the townhomes from 44' to 38' for Pods D,E, and F.

The site plans have already been approved by the Planning Commission. The developer received market feedback and is requesting a smaller unit.

The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation section of the Architectural Design Standards.

CODE

22.1 Dimensional Requirements for RMU

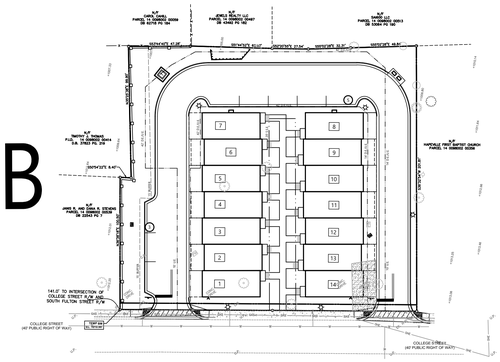
Development Type	Lot Frontage (Feet)	Min. Lot Area Square Feet	Min. Square Feet
Single-family attached townhomes	20	1,200	1,000

RECOMMENDATION

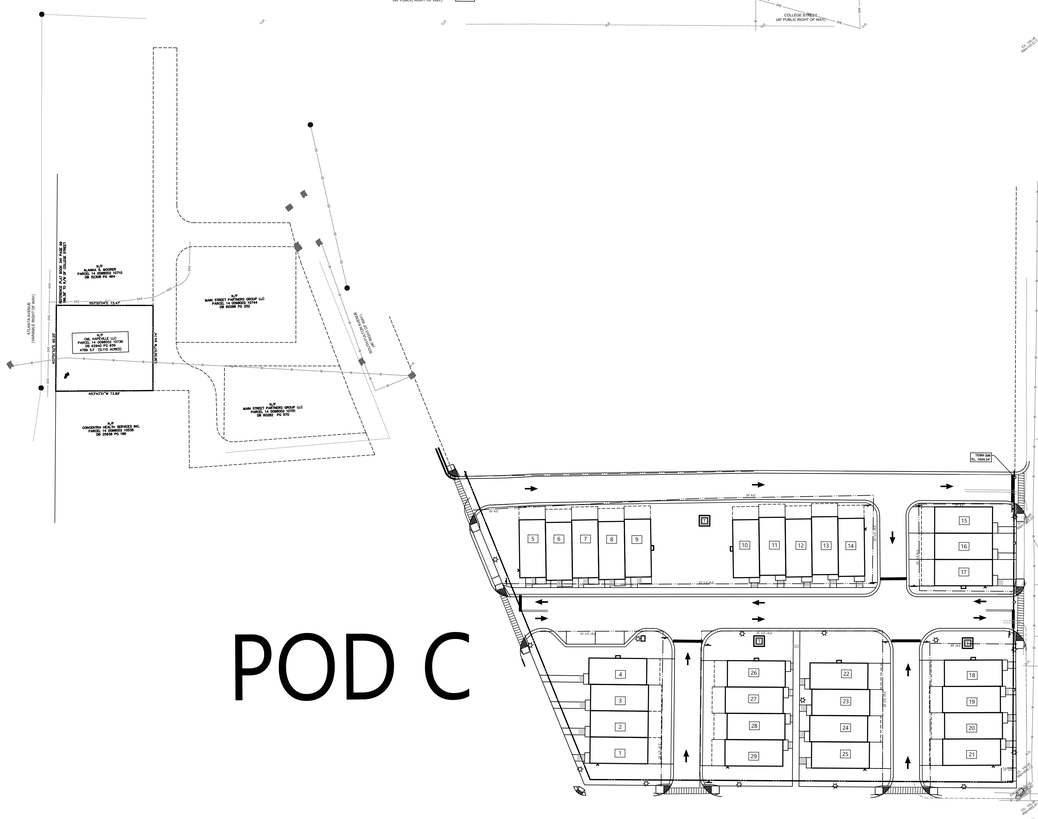
The proposed change meets minimum square footage. Approval of the request for the depth modification is recommended.

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

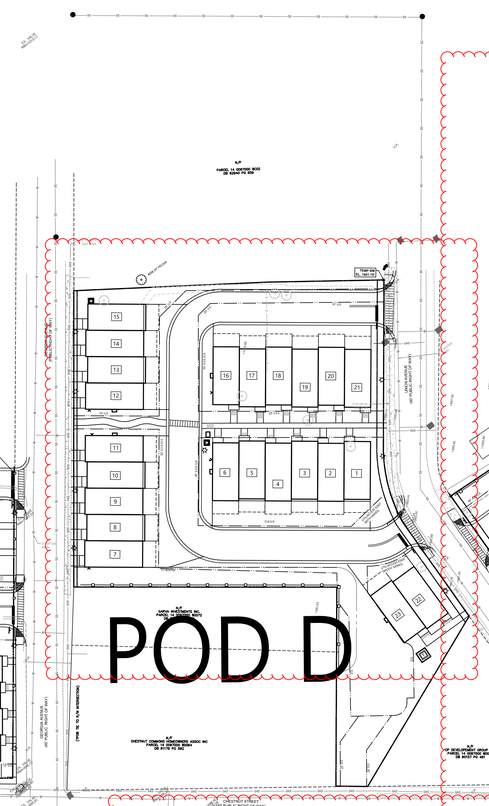
POD B



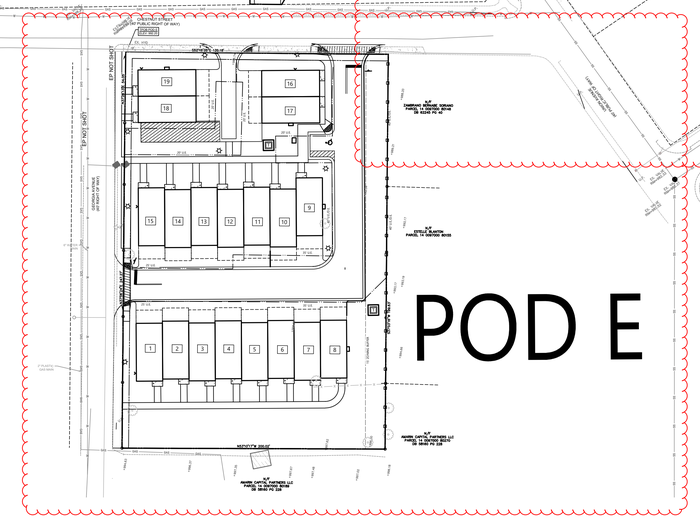
POD C



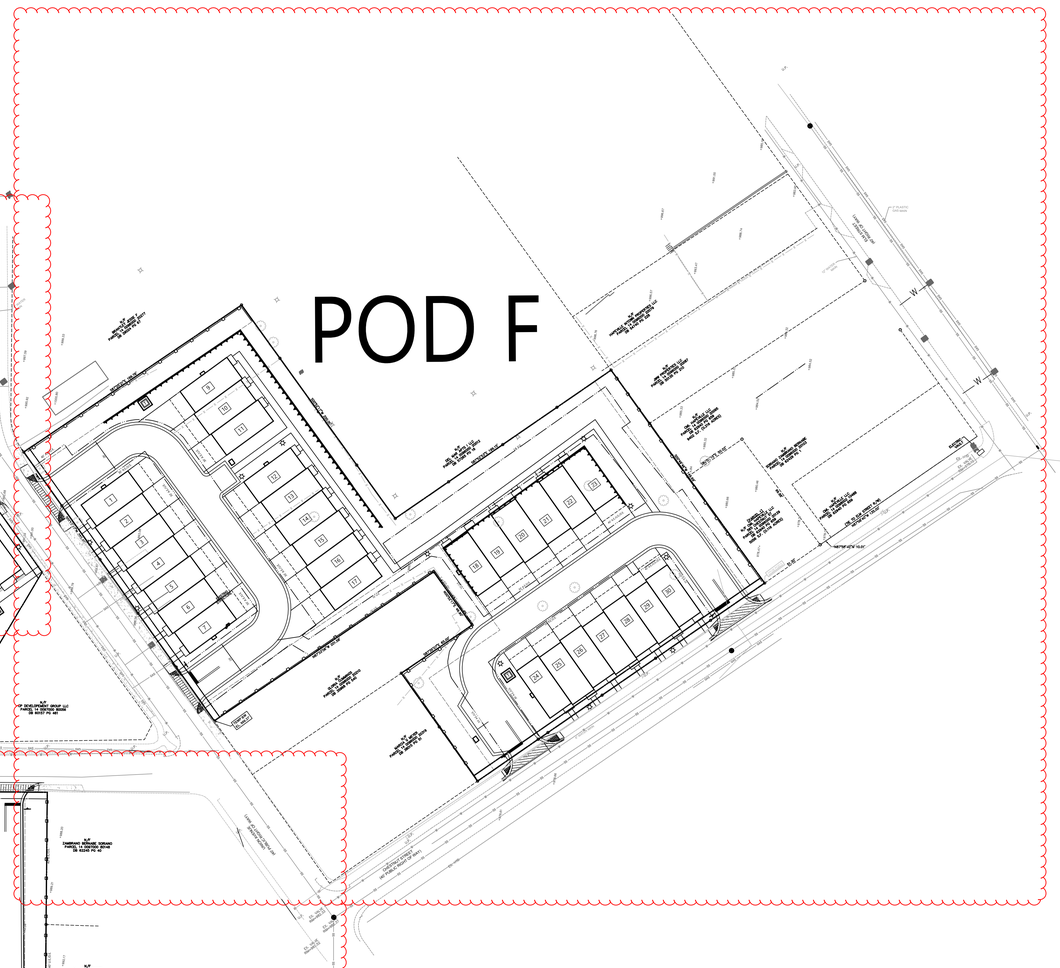
POD D



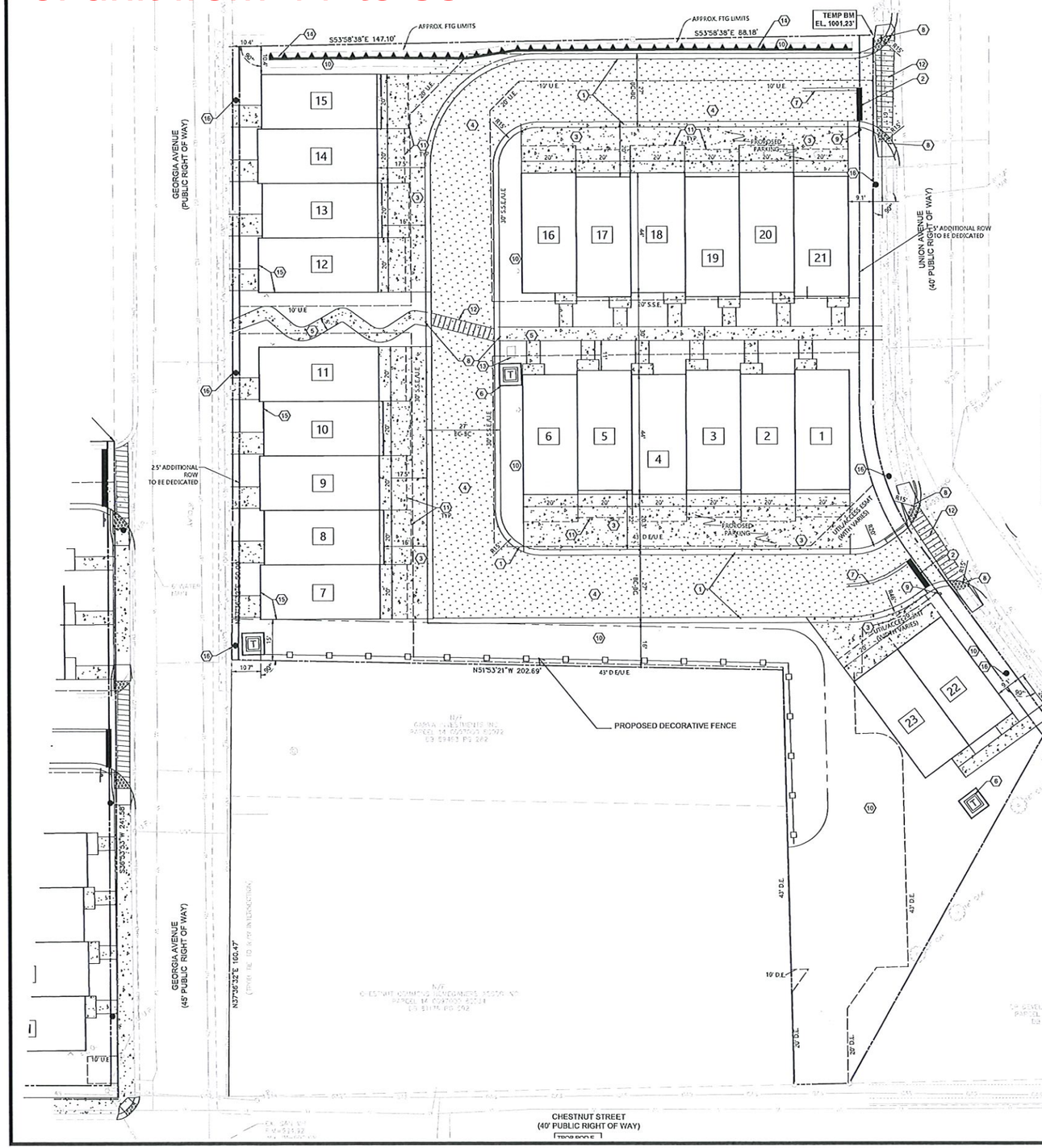
POD E



POD F



Pod D: Change Depth of unit from 44' to 38'



KEY NOTES	
1	24" ROLL BACK CURB , SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP WITH DETECTABLE WARNING STRIP. SEE SHEET C-7.0 FOR DETAILS
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.2
13	PROPOSED MAIL KIOSK
14	PROPOSED RETAINING WALL. (SEE DETAILS)
15	PROPOSED FOUNDATION WALL. SEE ARCHITECTURAL PLAN FOR FURTHER DETAILS.
16	PROPOSED STREET LIGHTS. SEE LIGHTING PLAN BY OTHERS.

NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG UNION AVE AND GEORGIA AVENUE.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

NOTE

IN THE EVENT FUTURE MAINTENANCE, REPAIR OR REPLACEMENT OF THE UNDERGROUND STORMWATER DETENTION FACILITY OCCURS, THE OCCUPANTS OF UNITS 1-6, 23 & THE HOA WILL NEED TO COORDINATE WITH THE SURROUNDING PROPERTIES FOR TEMPORARY PARKING. ALSO, THE CONTRACTOR WILL NEED TO COORDINATE THE CONSTRUCTION SEQUENCE WITH TENANTS OF THE DEVELOPMENT TO MINIMIZE ANY INCONVENIENCES DURING FUTURE REPAIRS AND REPLACEMENTS OF THESE CONCRETE STRUCTURES.



VICINITY MAP
NTS.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
D.E. DRAINAGE EASEMENT	OVERLAY EXISTING PAVEMENT
U.E. UTILITY EASEMENT	

SITE DATA

POD D	1.26 AC
POD D IMPERVIOUS AREA	1.06 AC (84.1%)
POD D PERVIOUS AREA	0.20 AC (15.9%)
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 U/4 (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SPACES PER UNIT
PARKING PROVIDED	2 SPACES PER UNIT

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A PLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE PLAN.
5. THE PROPOSED TOWN HOME UNITS WILL BE CONDOMINIUM DEVELOPMENT WITH A H.O.A. THE H.O.A. WILL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES AND OPEN SPACE AREAS.

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JASON ERAGA
470-771-0829

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA.PEF005934

LL 98, 14TH DISTRICT
UNION AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 04-15-2022

08/19/2022 CITY COMMENTS

REVISIONS

GEORGIA REGISTERED No. 30188 PROFESSIONAL ENGINEER RAFAEL ROBERT GUERRA

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD D

FILE NAME: N:\21002729\engineering\civil production and ACAD\C200 SITE PLAN POD D.dwg LAST SAVED BY: dwest 8/19/2022 10:03 AM PLOTTED BY: Dustin Ward 8/19/2022 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) BOWDEL AUTOCAD PDF (GENERAL).CTB

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

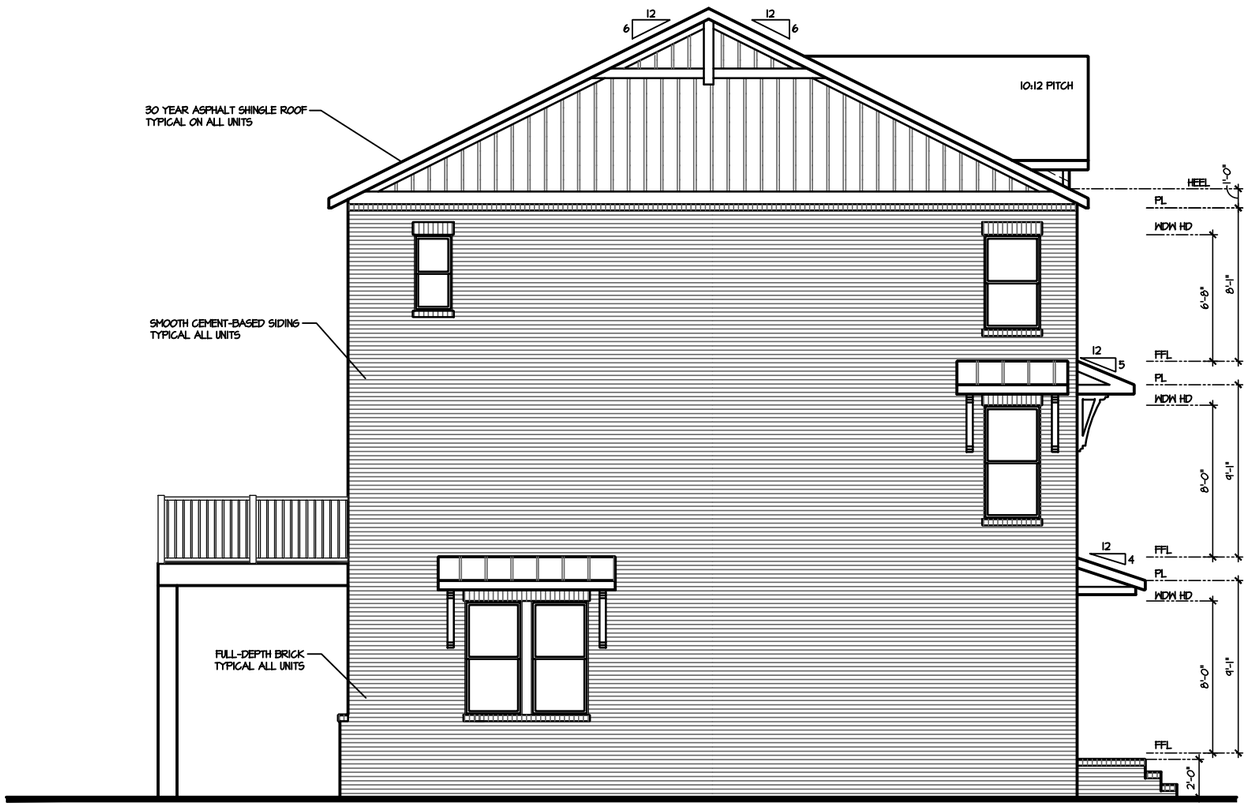


LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

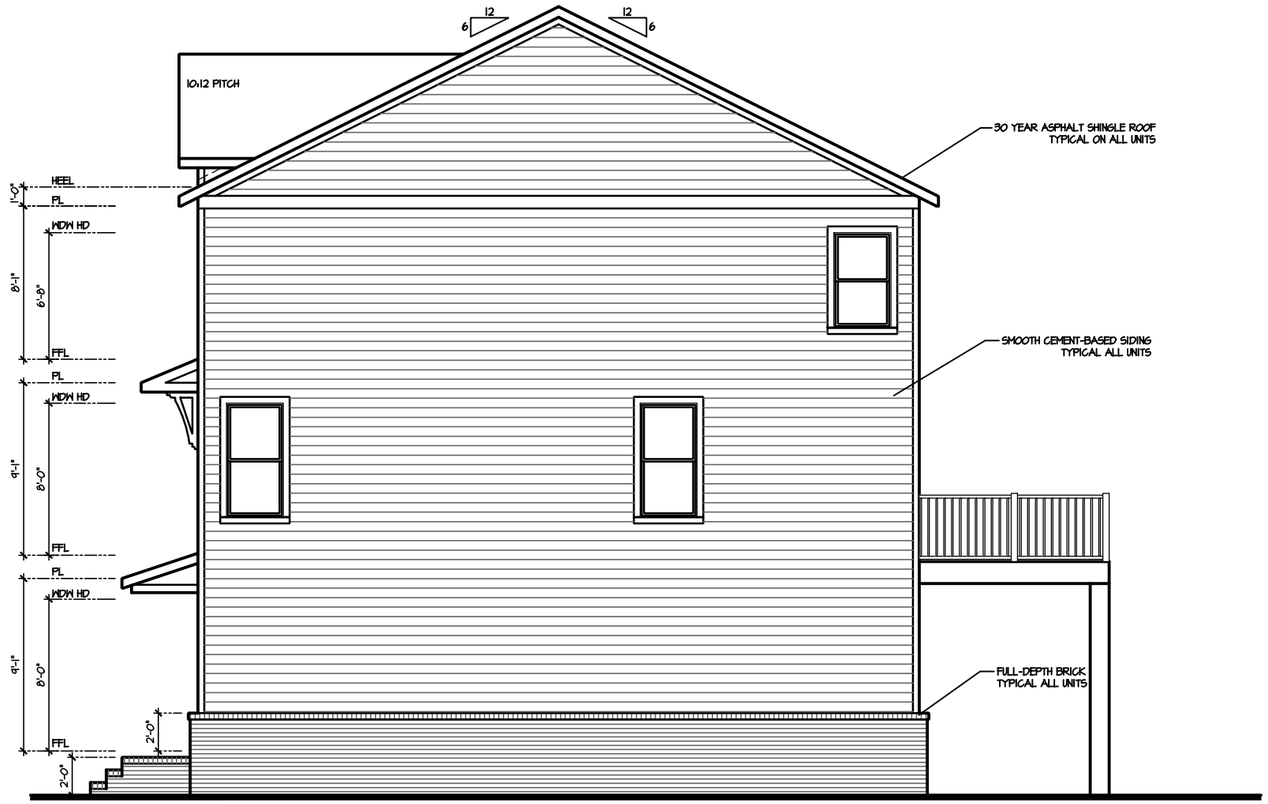
Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

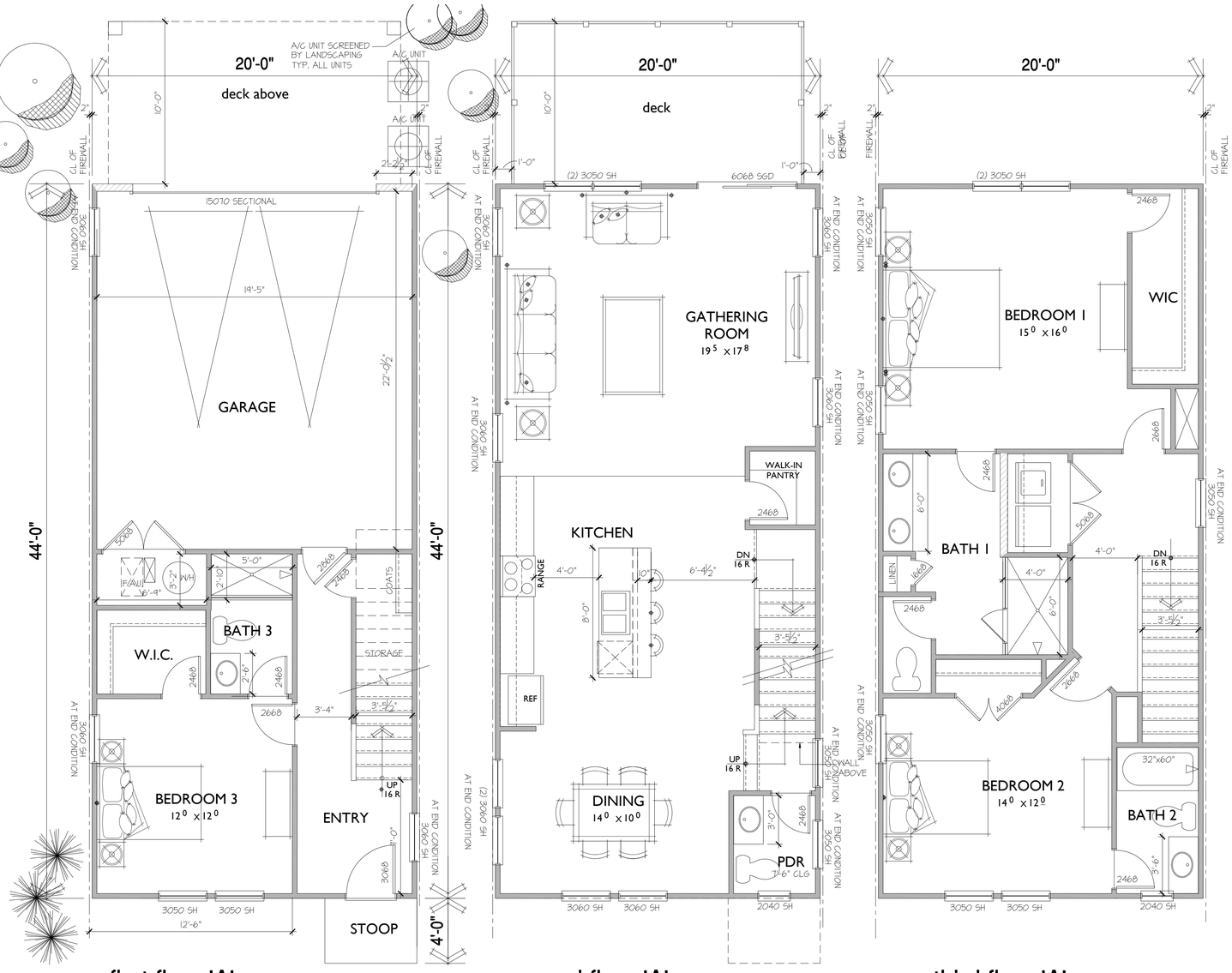
TITLE SHEET

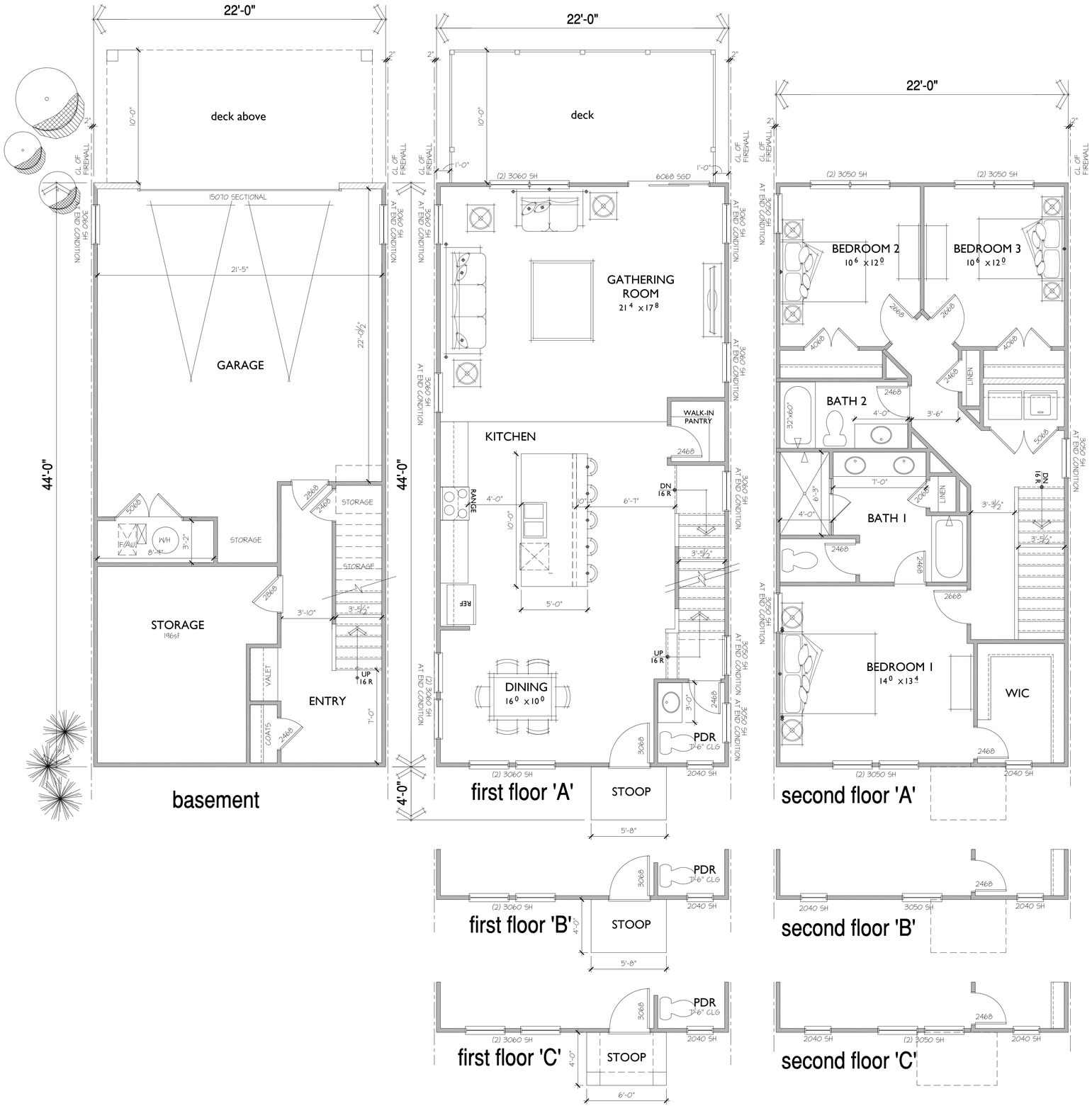
PRINT DATE:

Jan 04, 2022

SHEET NO:

0


20'-0"
deck above
A/C UNIT SCREENED BY LANDSCAPING TYP. ALL UNITS
A/C UNIT
A/C UNIT
10'-0"
2"
CL OF FIREWALL
2'-2"
NON CONDITION 3060 SH
15070 SECTIONAL
19'-5"
GARAGE
22'-6½"
44'-0"
5068
IWH
FAU
36"-9"
3'-2"
WH
5'-0"
2'-10"
2468
2468
CLOSETS
BATH 3
W.I.C.
2468
2'-6"
2468
SIORAGE
3'-5½"
2668
3'-4"
BEDROOM 3
12⁰ x12⁰
ENTRY
UP 16 R
3'-0"
3068
3050 SH
3050 SH
12'-6"
STOOP
4'-0"
AT END CONDITION 3060 SH
(2) 3060 SH
20'-0"
deck
10'-0"
1'-0"
(2) 3050 SH
6068 SGD
GATHERING ROOM
19⁵ x17⁸
WALK-IN PANTRY
2468
KITCHEN
RANGE
4'-0"
10"
6'-4½"
DN 16 R
8'-0"
3'-5½"
REF
DINING
14⁰ x10⁰
UP 16 R
PDR
7'-6" CLG
3'-0"
2468
3060 SH
3060 SH
2040 SH
AT END CONDITION 3050 SH
AT END CONDITION 3060 SH
20'-0"
(2) 3050 SH
2468
BEDROOM 1
15⁰ x16⁰
WIC
2668
2468
6'-0"
BATH 1
5068
4'-0"
DN 16 R
LINEN
16x16
2468
3'-5½"
6'-0"
4068
7268
BEDROOM 2
14⁰ x12⁰
32"x60"
BATH 2
5'-6"
2468
3050 SH
3050 SH
2040 SH
AT END CONDITION 3050 SH
AT END CONDITION 3060 SH
AT END CONDITION 3050 SH
AT END CONDITION 3050 SH
AT END CONDITION 3060



area calc:

bsmnt: 202 sq ft
ffl: 920 sq ft
sfl: 968 sq ft

total: 2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement

flr: 14" open web

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

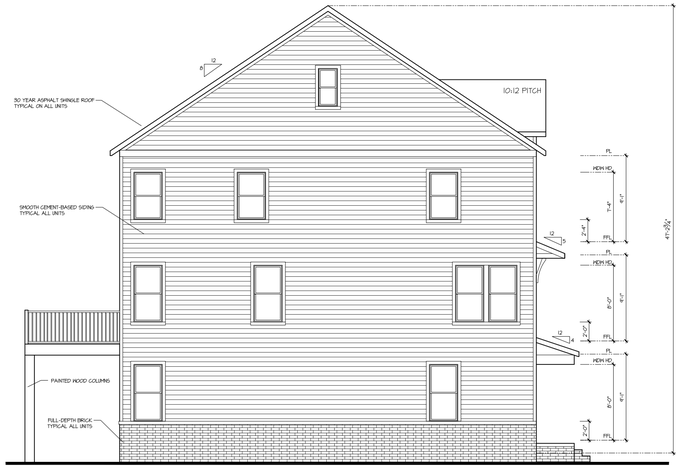
SHEET TITLE:

PLAN 2 FLOOR PLANS

PRINT DATE: Jan 04, 2022

SHEET NO:

F.P.1



left - B



Hapeville Town Homes
DR Horton
Pod D Units 12-15



right -B



Hapeville Town Homes
DR Horton
Pod D Units 12-15

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

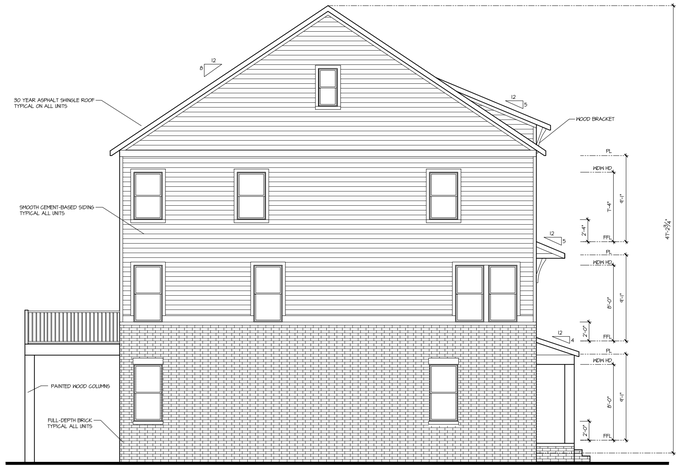
CLIENTS NAME:
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PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

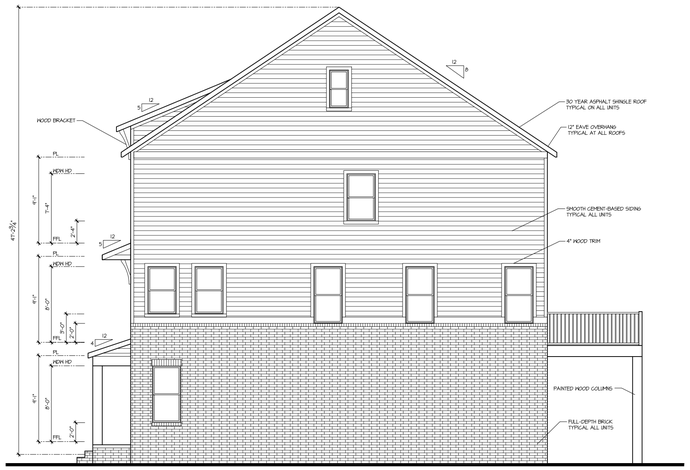
SHEET NO:
PODD



left - C



Hapeville Town Homes
DR Horton
Pod D Units 7-11



right - C



Hapeville Town Homes
DR Horton
Pod D Units 7-11

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

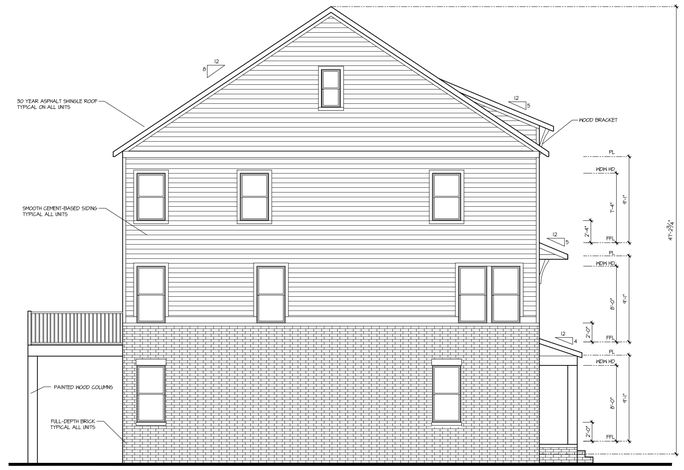
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.1



left - C



Hapeville Town Homes
DR Horton
Pod D Units 16-21



right - C - street



Hapeville Town Homes
DR Horton
Pod D Units 16-21

NO:	DATE:	REVISION:
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2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

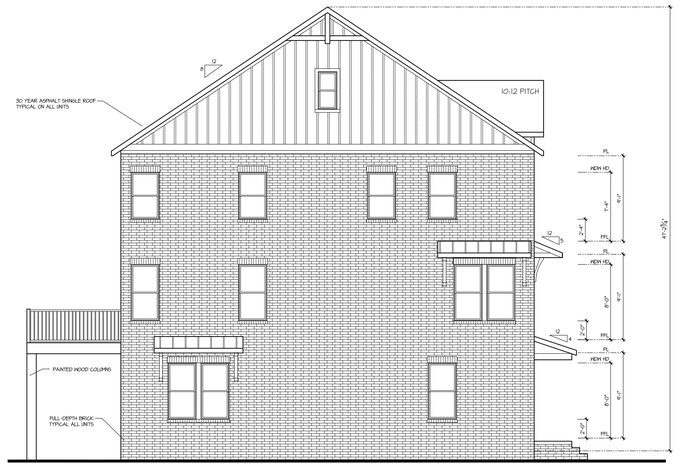
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.2



left - B2 - street



Hapeville Town Homes
DR Horton
Pod D Units 1-6



right -B



Hapeville Town Homes
DR Horton
Pod D Units 1-6

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

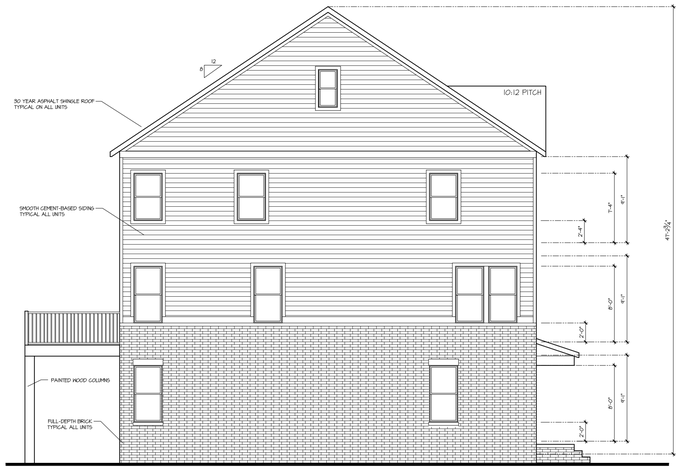
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.3



left - A2

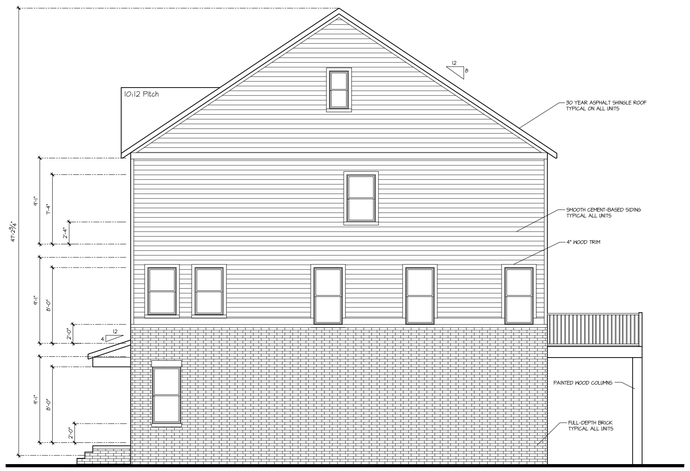


A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23



right - A2



A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:

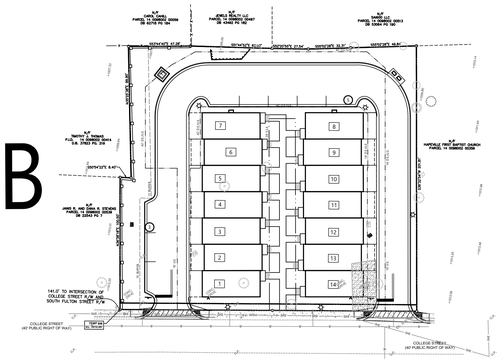
Jan 04, 2022

SHEET NO:

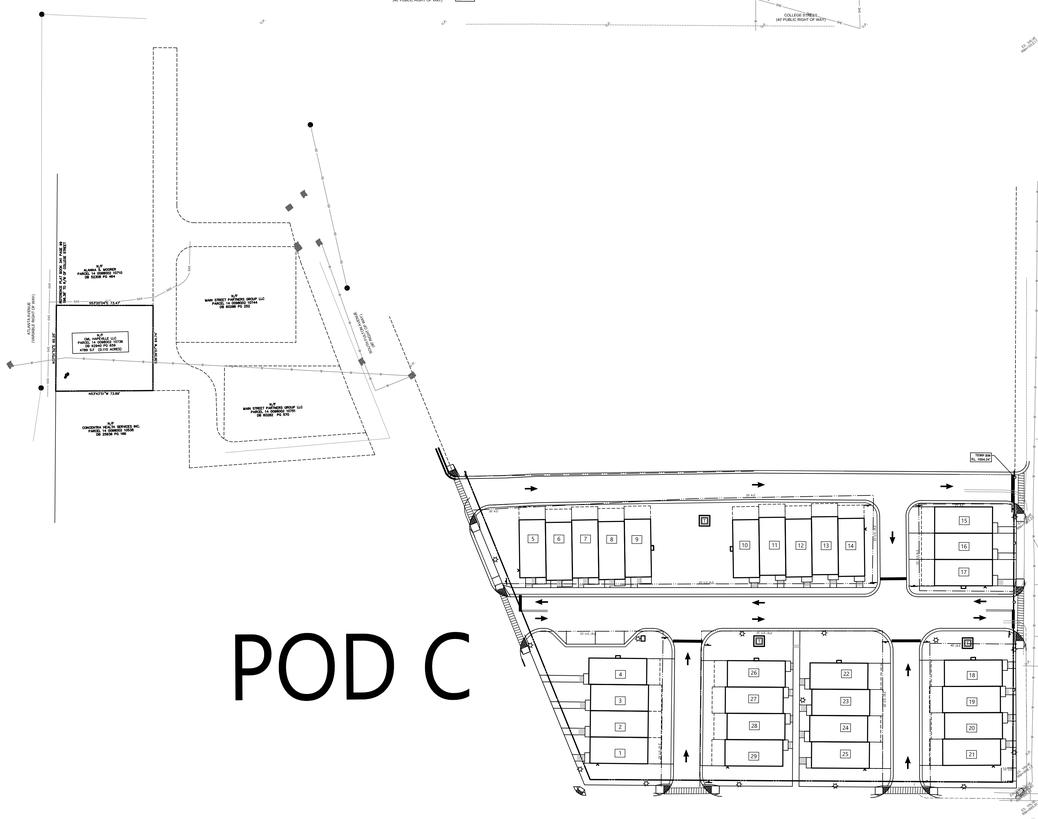
PODD.4

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

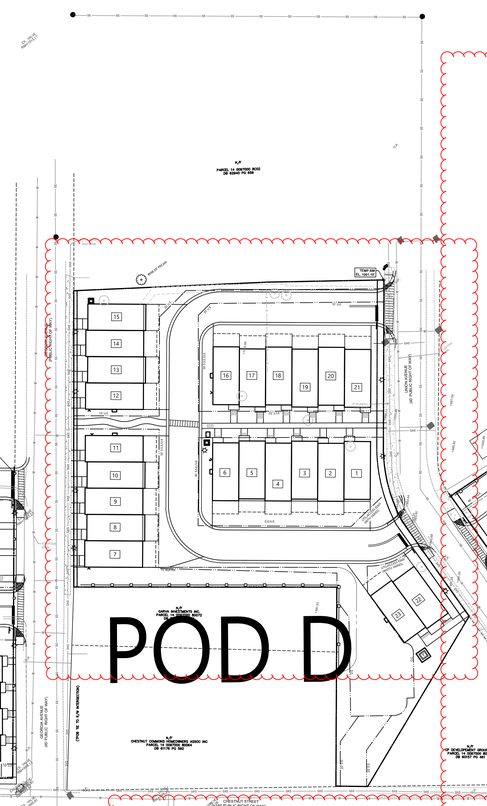
POD B



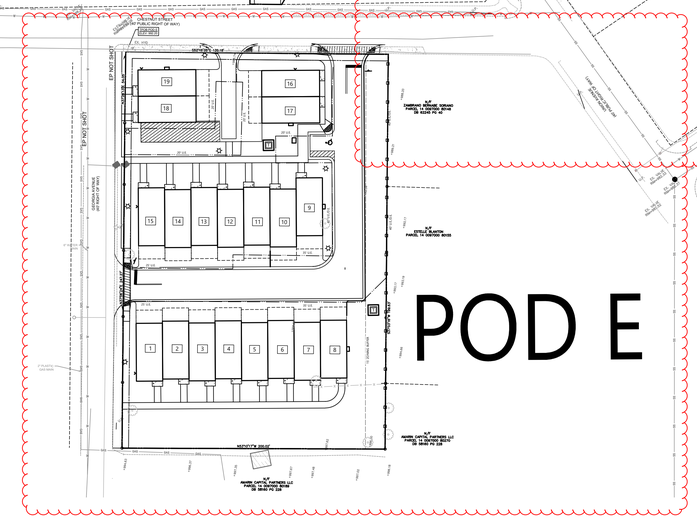
POD C



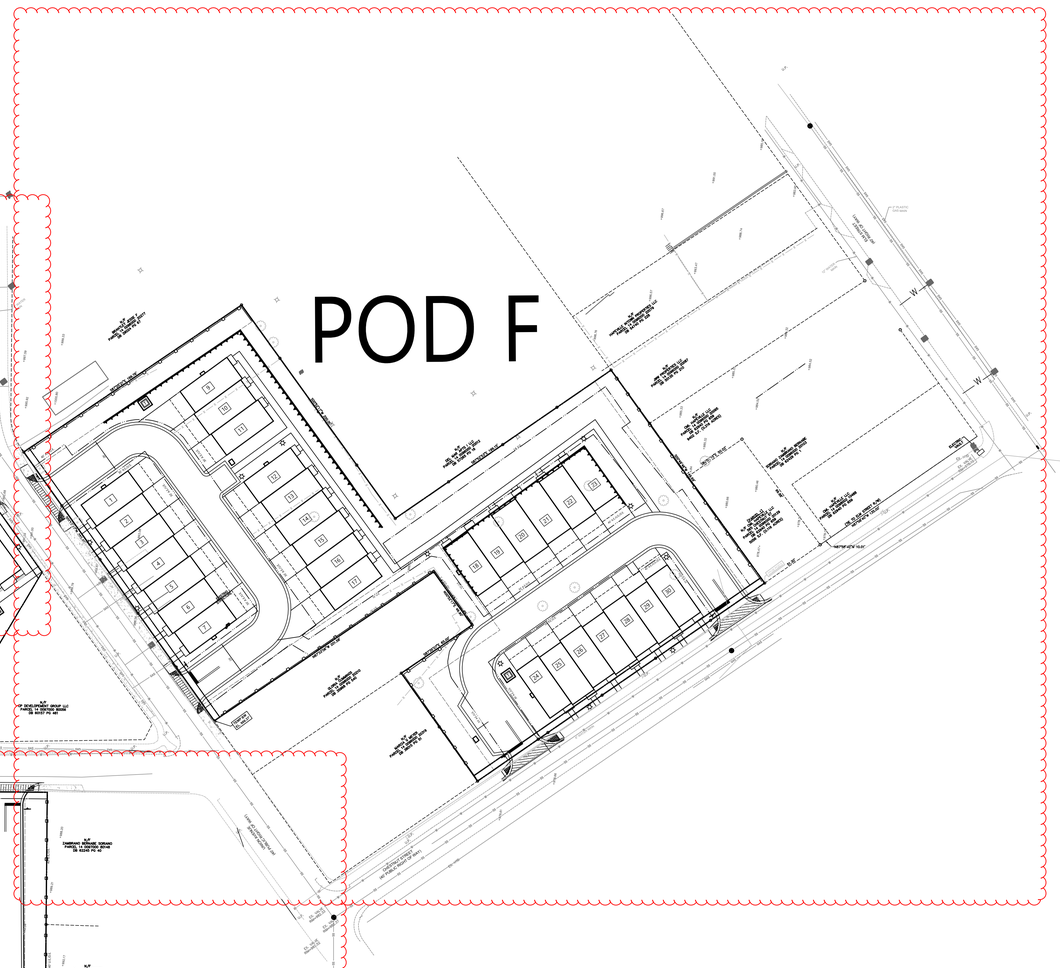
POD D

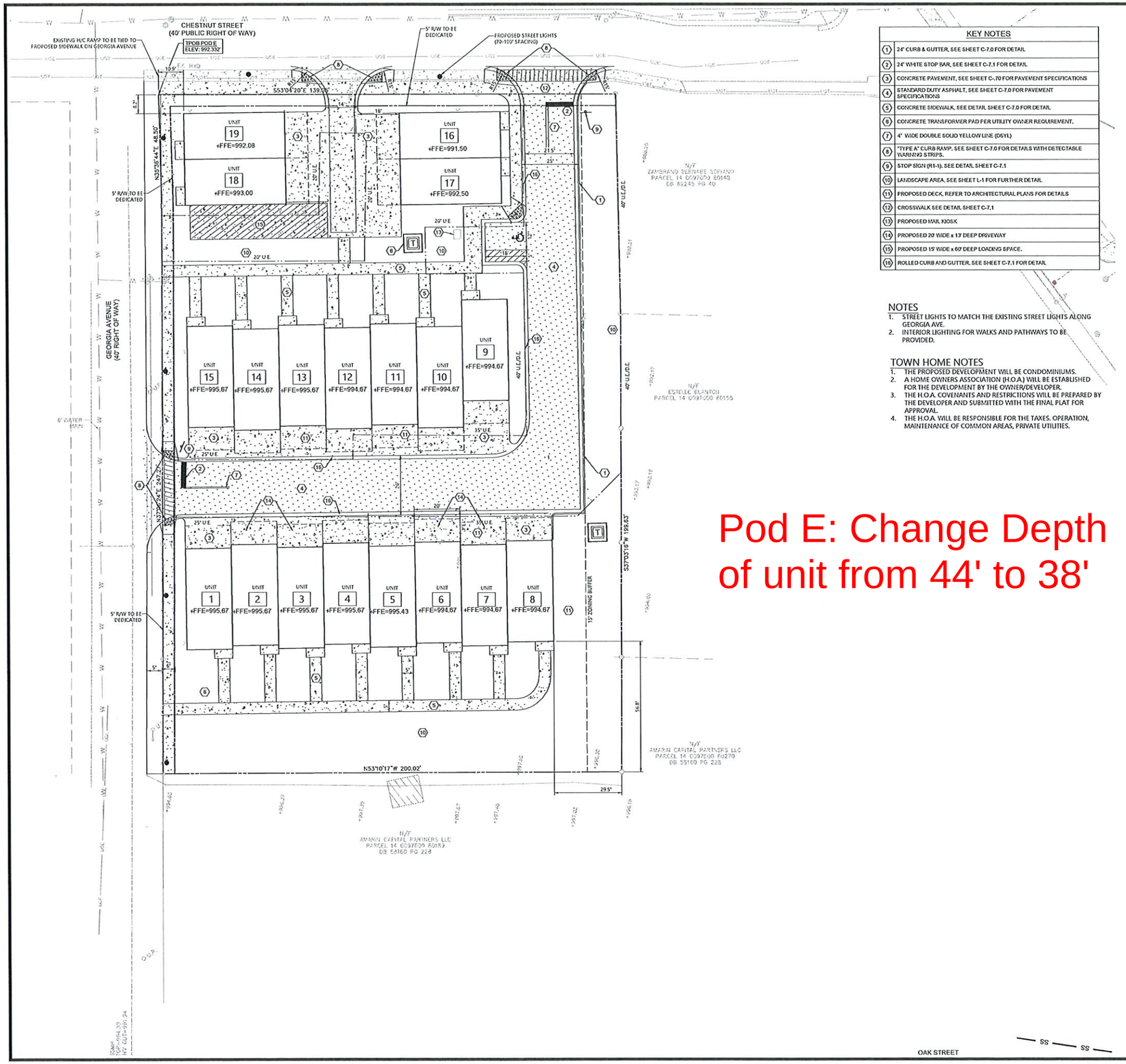


POD E



POD F





KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP. SEE SHEET C-7.0 FOR DETAILS WITH DETECTABLE WARNING STRIPS.
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA, SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.1
13	PROPOSED MAIL KIOSK
14	PROPOSED 20' WIDE x 13' DEEP DRIVEWAY
15	PROPOSED 15' WIDE x 60' DEEP LOADING SPACE.
16	ROLLED CURB AND GUTTER. SEE SHEET C-7.1 FOR DETAIL

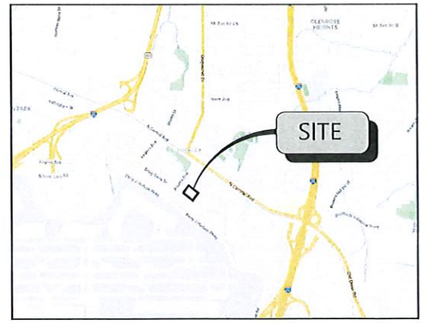
NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG GEORGIA AVE.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A.) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

Pod E: Change Depth of unit from 44' to 38'



VICINITY MAP

NTS

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD E	1.35 AC
POD E OPEN SPACE REQU	N/A
POD E DENSITY:	19 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A PLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE PLAN.
5. THE PROPOSED TOWN HOME UNITS WILL BE CONDOMINIUM DEVELOPMENT WITH A H.O.A. THE H.O.A. WILL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES AND OPEN SPACE AREAS

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LL 98, 14TH DISTRICT
CHESTNUT ST
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FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 09-28-22
08/02/2022 City Comments

REVISIONS

GEORGIA REGISTERED No. 30188 PROFESSIONAL ENGINEER DANIEL ROBERT GIBBS

SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD E

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

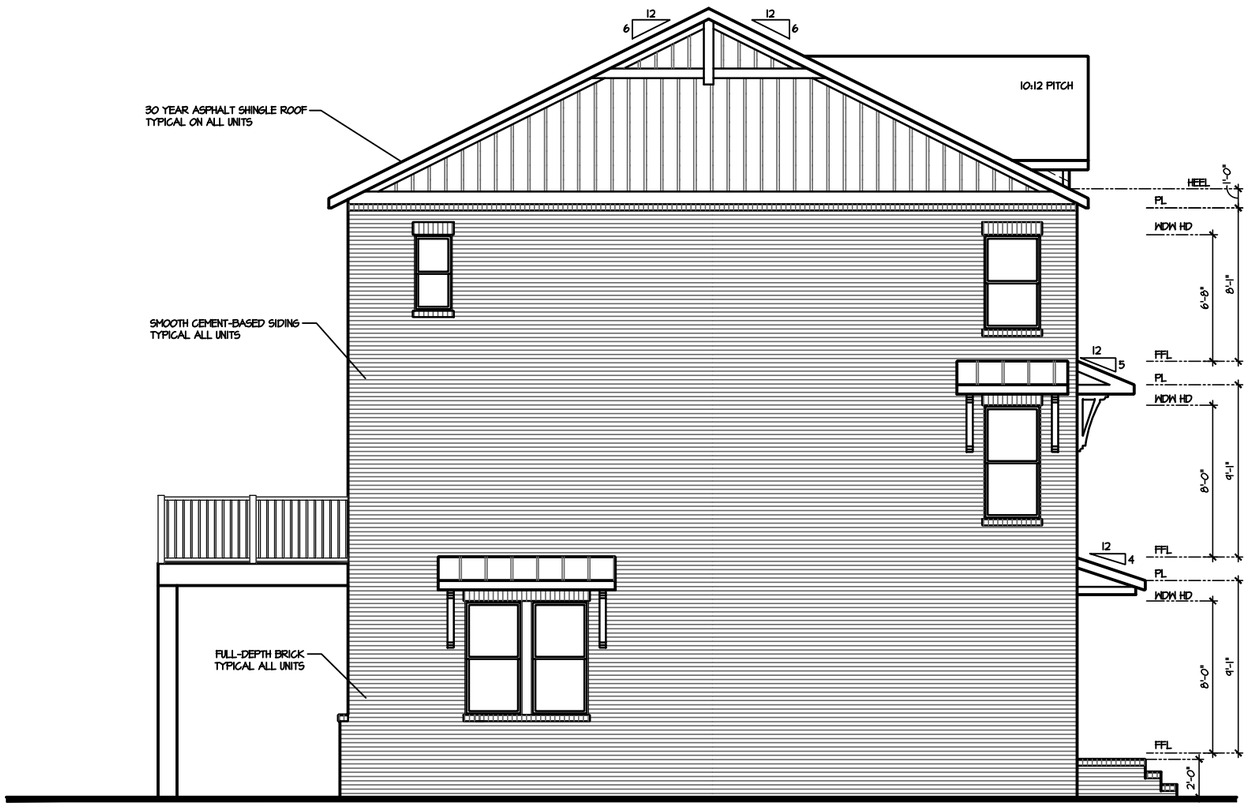


LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

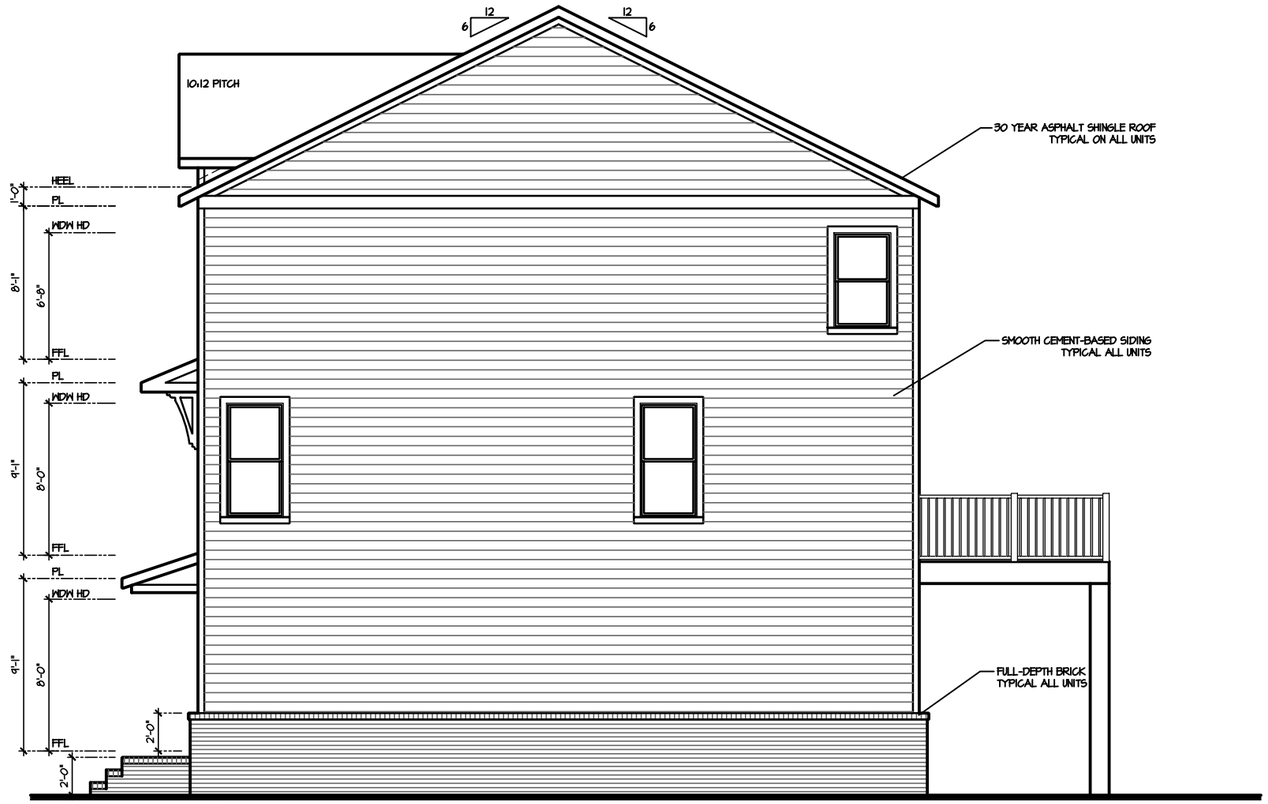


LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
Asbury I - B	Asbury I - C	Asbury I - B	Asbury I - A2	Asbury I - C	Asbury I - B2 Enhanced

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

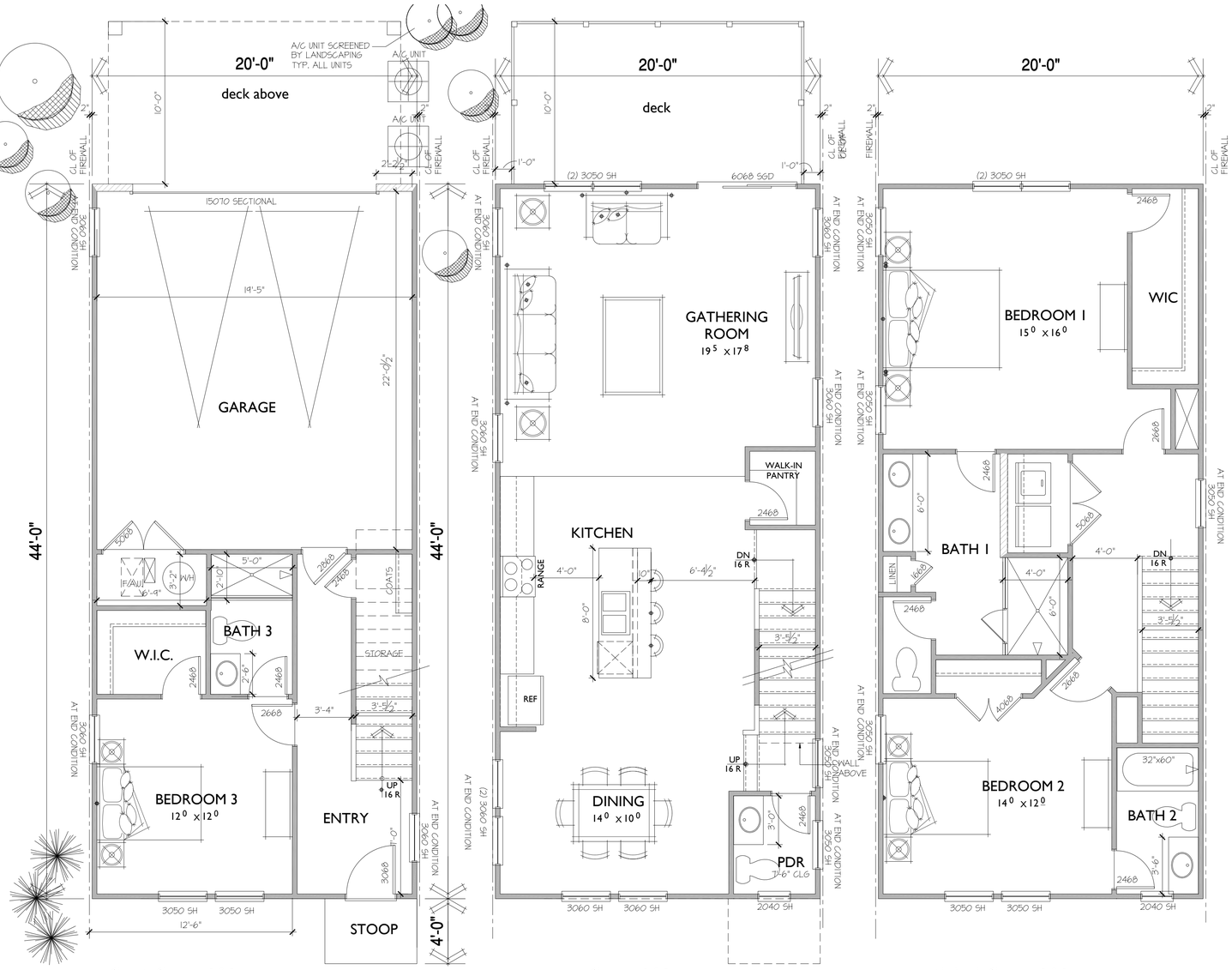
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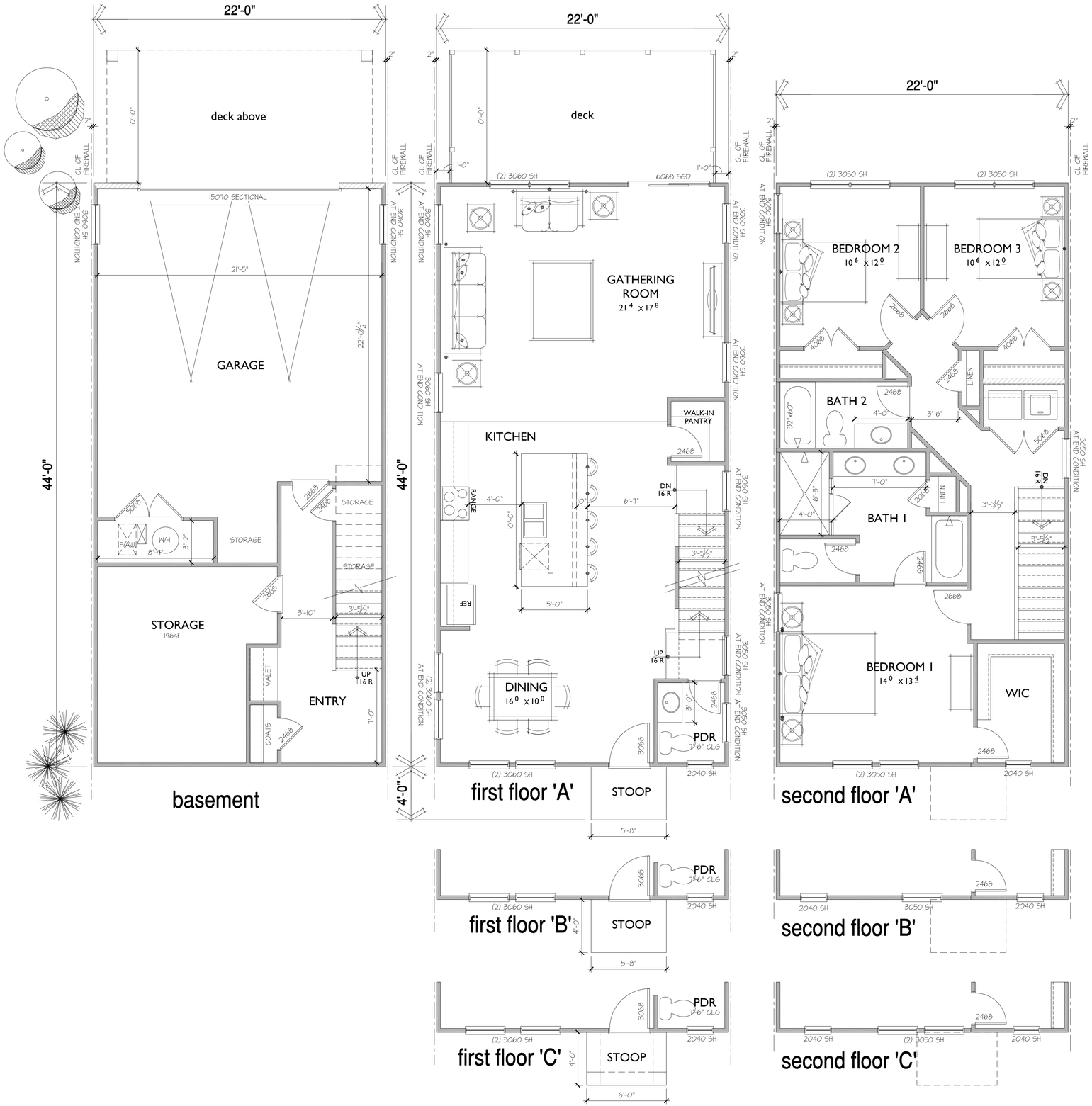
PRINT DATE:

Jan 04, 2022

SHEET NO:

0


20'-0"
deck above
A/C UNIT SCREENED BY LANDSCAPING TYP. ALL UNITS
A/C UNIT
A/C UNIT
10'-0"
2"
CL OF FIREWALL
2'-2"
NON CONDITION 3060 SH
15070 SECTIONAL
19'-5"
GARAGE
22'-6½"
44'-0"
5068
LAU
WH
5'-0"
2'-10"
3'-2"
16'-9"
2468
2468
COATS
BATH 3
W.I.C.
2468
2'-6"
2468
2668
3'-4"
STORAGE
3'-5½"
UP 16 R
BEDROOM 3
12⁰ x12⁰
ENTRY
3068
2'-0"
3050 SH
3050 SH
12'-6"
STOOP
4'-0"
AT END CONDITION 3060 SH
AT END CONDITION 3050 SH
(2) 3060 SH
20'-0"
deck
10'-0"
2"
CL OF FIREWALL
1'-0"
(2) 3050 SH
6068 SGD
1'-0"
GATHERING ROOM
19⁵ x17⁸
WALK-IN PANTRY
2468
KITCHEN
RANGE
4'-0"
10"
6'-4½"
DN 16 R
8'-0"
3'-5½"
REF
UP 16 R
DINING
14⁰ x10⁰
PDR
7'-6" CLG
3'-0"
2468
3060 SH
3060 SH
2040 SH
20'-0"
2"
CL OF FIREWALL
(2) 3050 SH
2468
BEDROOM 1
15⁰ x16⁰
WIC
2668
2468
6'-0"
BATH 1
5068
LINEN
16"x16"
4'-0"
DN 16 R
3'-5½"
6'-0"
2468
4068
7268
BEDROOM 2
14⁰ x12⁰
32"x60"
BATH 2
5'-6"
2468
3050 SH
3050 SH
2040 SH
AT END CONDITION 3050 SH
AT END CONDITION 3060 SH
AT END CONDITION 3050 SH
AT END CONDITION 3050 SH
AT END CONDITION 3050



area calc:

bsmnt:	202 sq ft
ffl:	920 sq ft
sfl:	968 sq ft
total:	2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement

flr: 14" open web

NO:	DATE:	REVISION:
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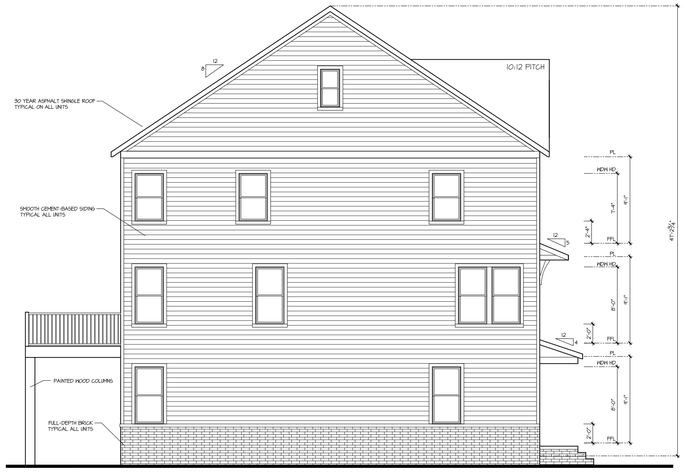
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PLAN 2 FLOOR PLANS

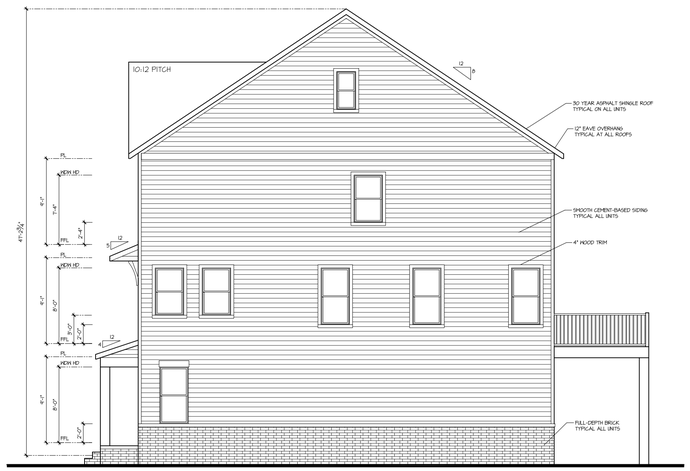
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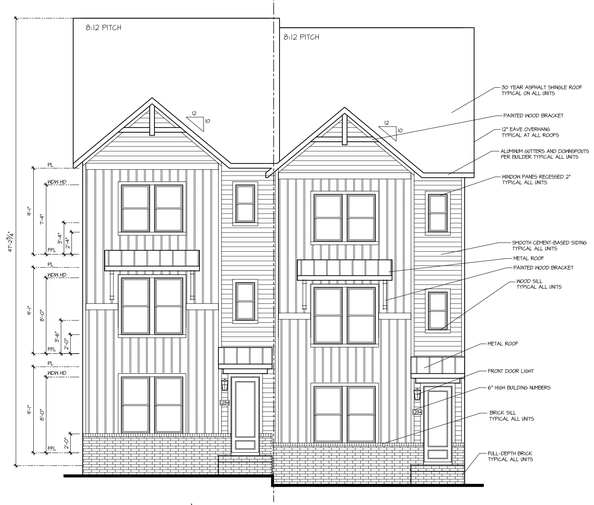
F.P.1



left - A



right - A



A A

Hapeville Town Homes

DR Horton

Pod E Units 16-17



A A

Hapeville Town Homes

DR Horton

Pod E Units 16-17

NO:	DATE:	REVISION:
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2	12.23.21	
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PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:

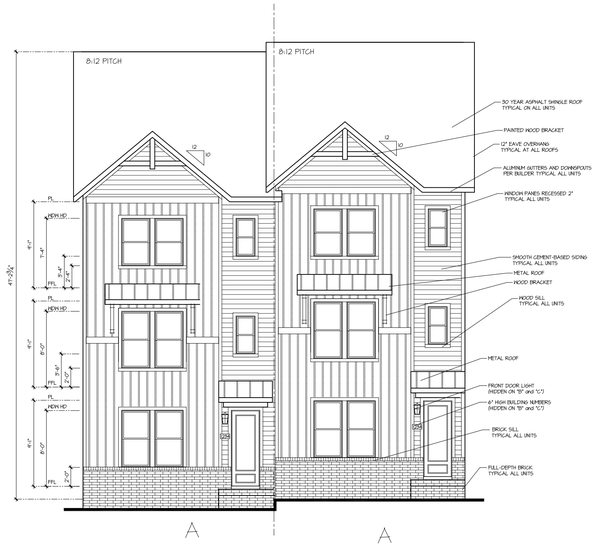
Jan 04, 2022

SHEET NO:

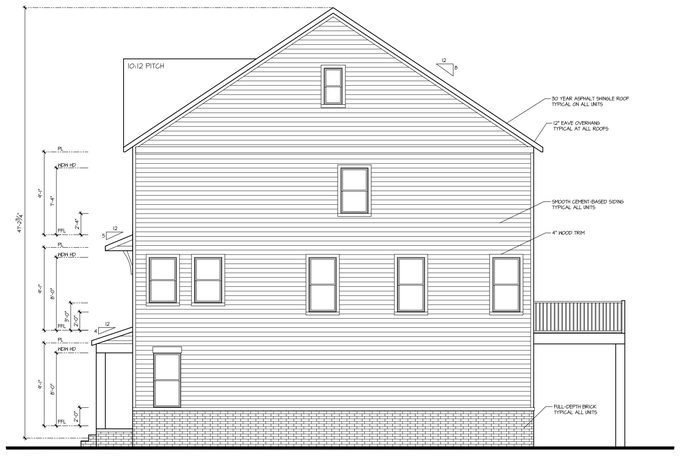
PODE



left - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19



right - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO:	DATE:	REVISION:
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Hapeville TH's

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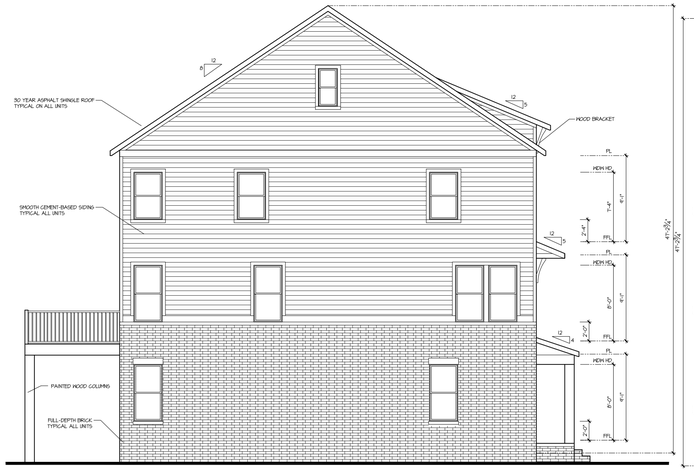
PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODE.1



left - C



Hapeville Town Homes
DR Horton
Pod E Units 9-15



right - C - street



Hapeville Town Homes
DR Horton
Pod E Units 9-15

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

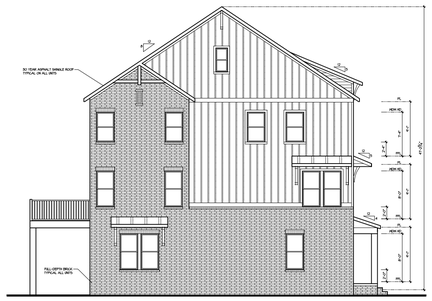
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

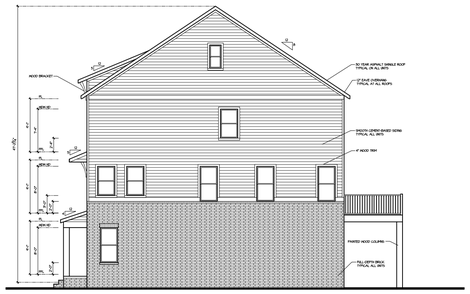
SHEET NO:
PODE.2



left - C - street



Hapeville Town Homes
DR Horton
Pod E Units 1-8



right - C



Hapeville Town Homes
DR Horton
Pod E Units 1-8

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

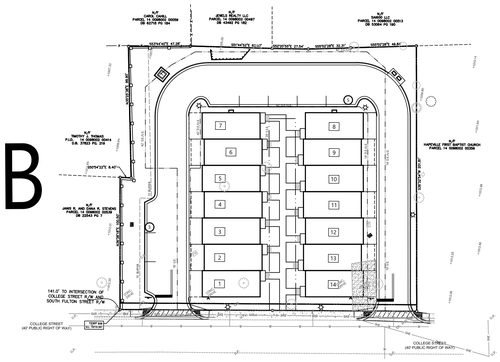
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PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

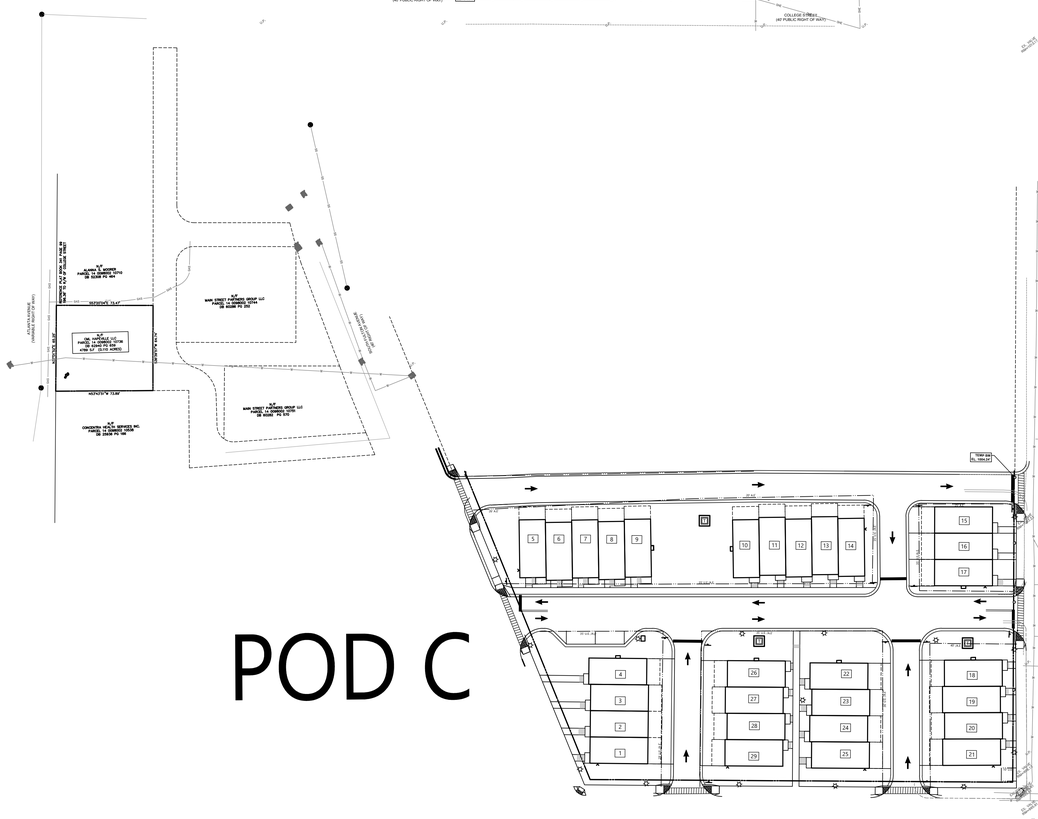
SHEET NO:
PODE.3

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

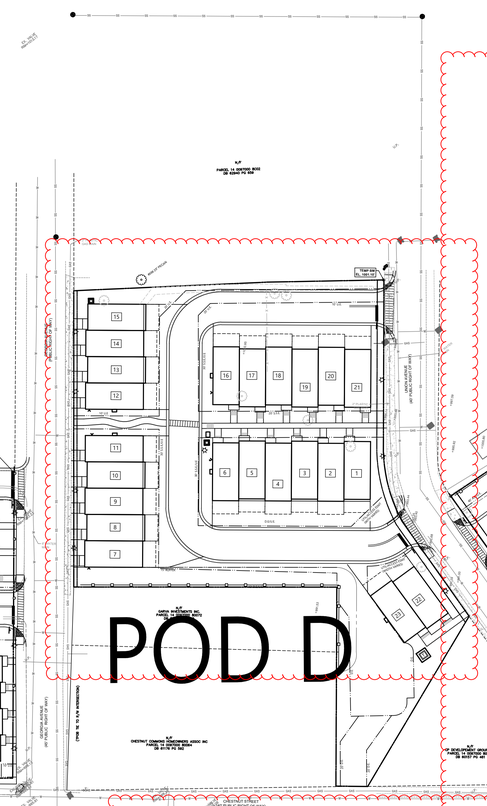
POD B



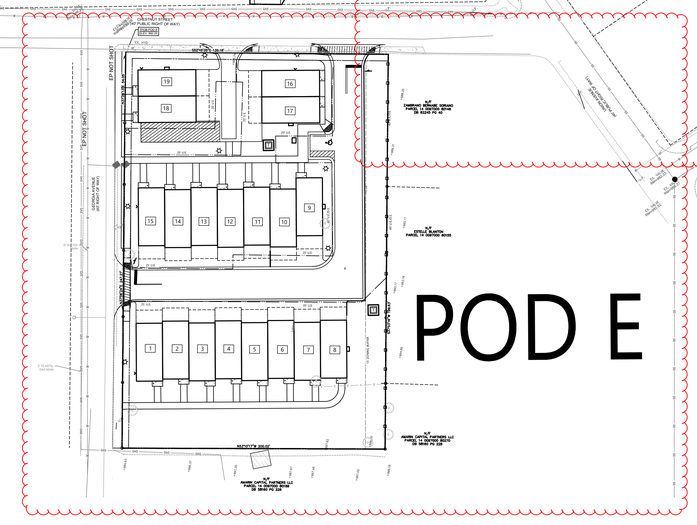
POD C



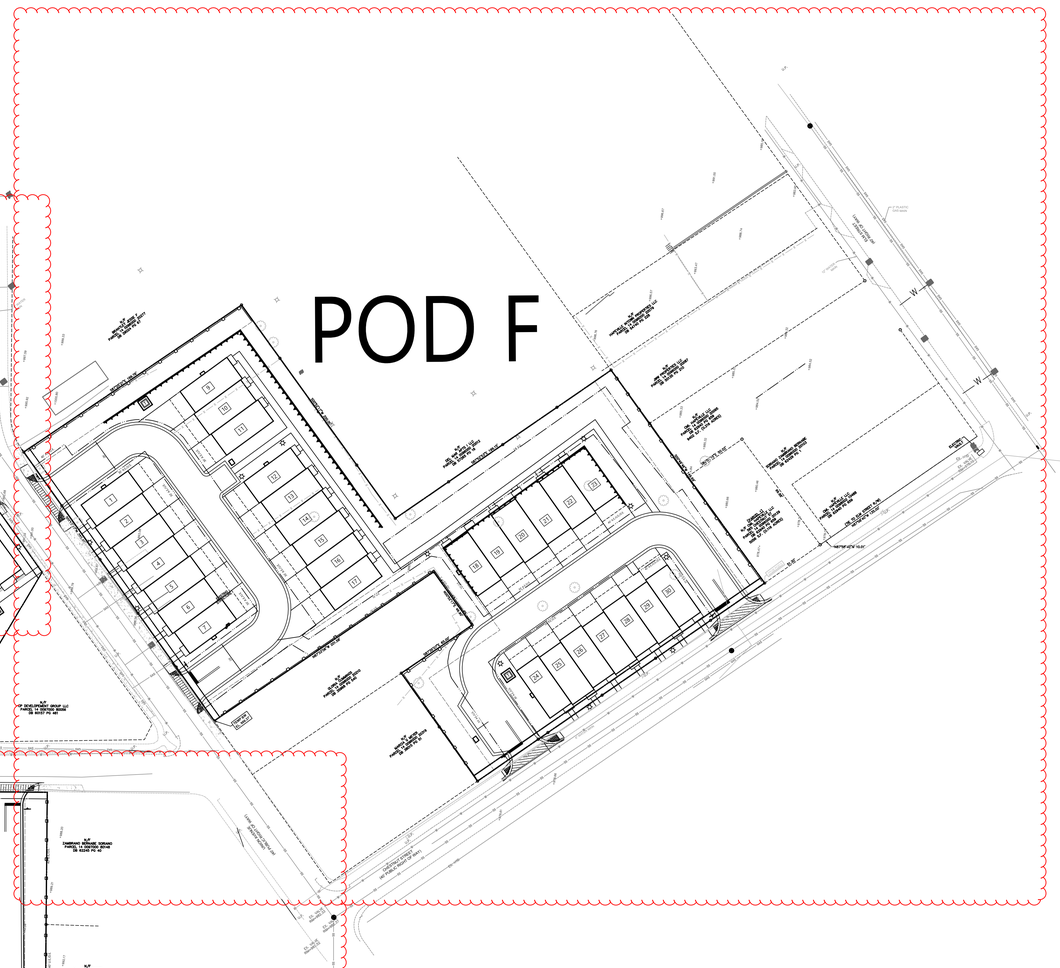
POD D

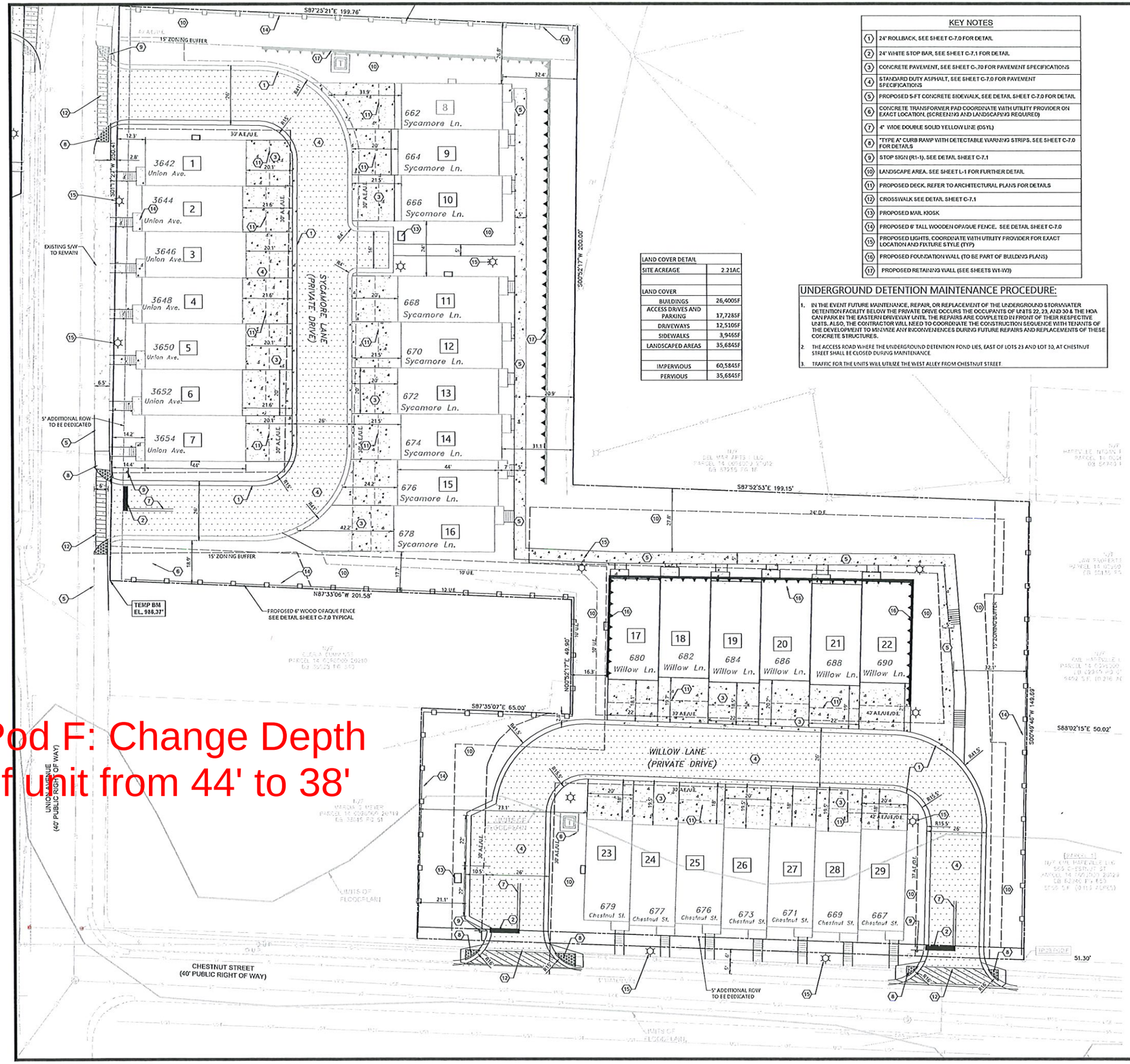


POD E



POD F





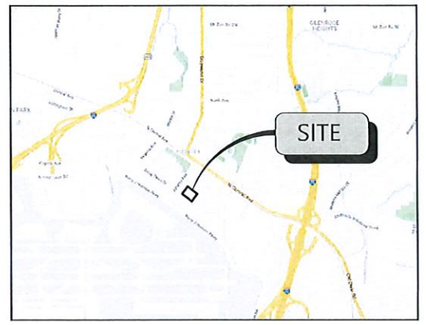
Pod F: Change Depth of unit from 44' to 38'

KEY NOTES	
1	24" ROLLBACK, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	PROPOSED 5-FT CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD COORDINATE WITH UTILITY PROVIDER ON EXACT LOCATION, (SCREENING AND LANDSCAPING REQUIRED)
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP WITH DETECTABLE WARNING STRIPS. SEE SHEET C-7.0 FOR DETAILS
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.1
13	PROPOSED MAIL KIOSK
14	PROPOSED 6' TALL WOODEN OPAQUE FENCE. SEE DETAIL SHEET C-7.0
15	PROPOSED LIGHTS, COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND FIXTURE STYLE (TYP.)
16	PROPOSED FOUNDATION WALL (TO BE PART OF BUILDING PLANS)
17	PROPOSED RETAINING WALL (SEE SHEETS W1-W3)

LAND COVER DETAIL	
SITE ACREAGE	2.21AC
LAND COVER	
BUILDINGS	26,400SF
ACCESS DRIVES AND PARKING	17,728SF
DRIVEWAYS	12,510SF
SIDEWALKS	3,946SF
LANDSCAPED AREAS	35,684SF
IMPERVIOUS	60,584SF
PERVIOUS	35,684SF

UNDERGROUND DETENTION MAINTENANCE PROCEDURE:

1. IN THE EVENT FUTURE MAINTENANCE, REPAIR, OR REPLACEMENT OF THE UNDERGROUND STORMWATER DETENTION FACILITY BELOW THE PRIVATE DRIVE OCCURS THE OCCUPANTS OF UNITS 22, 23, AND 30 & THE HOA CAN PARK IN THE EASTERN DRIVEWAY UNTIL THE REPAIRS ARE COMPLETED IN FRONT OF THEIR RESPECTIVE UNITS. ALSO, THE CONTRACTOR WILL NEED TO COORDINATE THE CONSTRUCTION SEQUENCE WITH TENANTS OF THE DEVELOPMENT TO MINIMIZE ANY INCONVENIENCES DURING FUTURE REPAIRS AND REPLACEMENTS OF THESE CONCRETE STRUCTURES.
2. THE ACCESS ROAD WHERE THE UNDERGROUND DETENTION POND LIES, EAST OF LOTS 23 AND LOT 30, AT CHESTNUT STREET SHALL BE CLOSED DURING MAINTENANCE.
3. TRAFFIC FOR THE UNITS WILL UTILIZE THE WEST ALLEY FROM CHESTNUT STREET.



VICINITY MAP
N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD F	2.21 AC
POD F IMPERVIOUS AREA	1.39 AC (62.93%)
POD F PERVIOUS AREA	0.82 AC (37.07%)
POD F OPEN SPACE REQU	20% (0.442 AC)
POD F OPEN SPACE PROVIDED	20% (0.442 AC)
POD F DENSITY:	10 UN (13.5 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A PLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE PLAN.
5. THE PROPOSED TOWN HOME UNITS WILL BE CONDOMINIUM DEVELOPMENT WITH A H.O.A. THE H.O.A. WILL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES AND OPEN SPACE AREAS.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A.) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG UNION AVENUE AND CHESTNUT STREET.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JASON ERASA
470-771-0829

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866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA #PEO01854

LL 98, 14TH DISTRICT
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD F
SITE DEVELOPMENT PLANS
SITE PLAN POD F

DATE	11-16-22
8-18-23 PLANNING COMMENTS	

REVISIONS

GEORGIA REGISTERED No. 20168 PROFESSIONAL ENGINEER DANIEL ROBERT GIBBS

SCALE 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD F

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

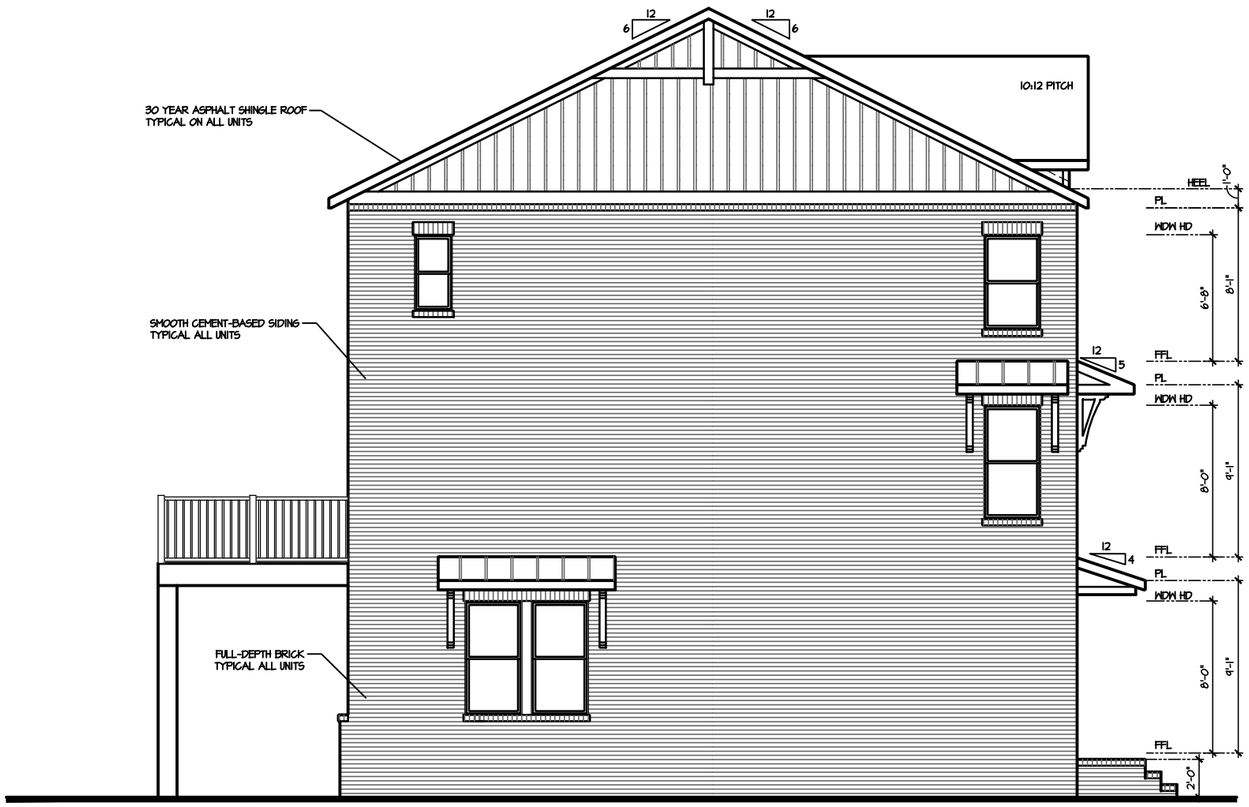


LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

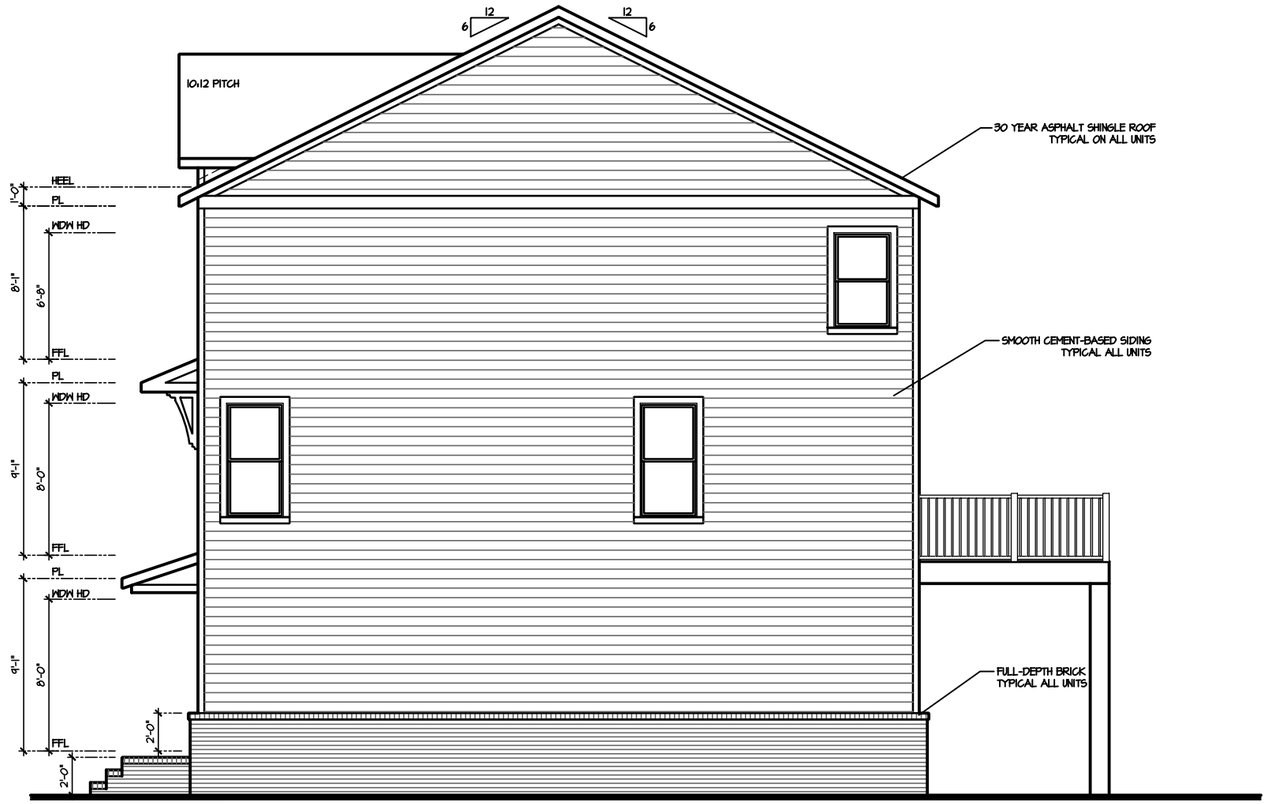


LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
Asbury I - B	Asbury I - C	Asbury I - B	Asbury I - A2	Asbury I - C	Asbury I - B2 Enhanced

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

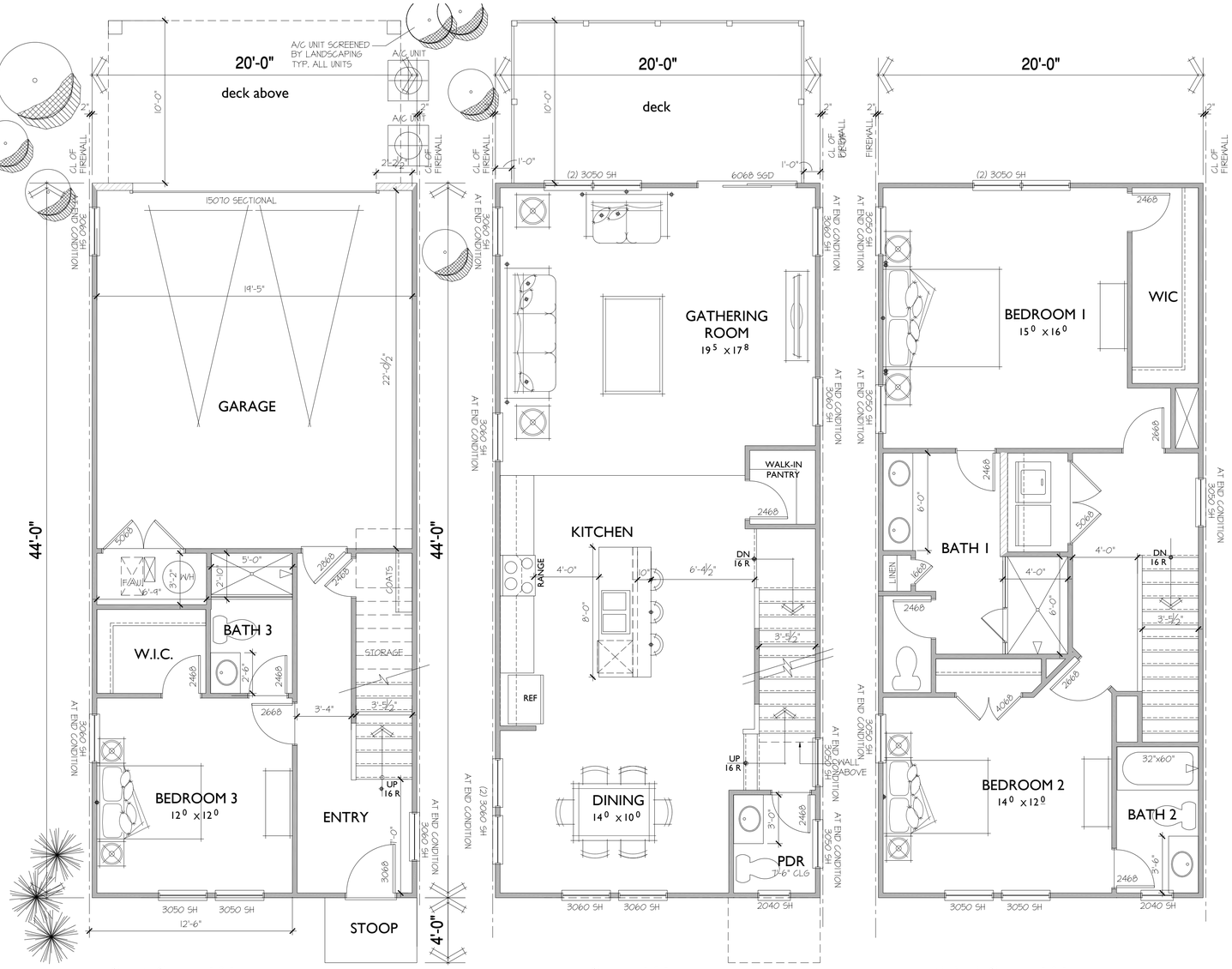
TITLE SHEET

PRINT DATE:

Jan 04, 2022

SHEET NO:

0



area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

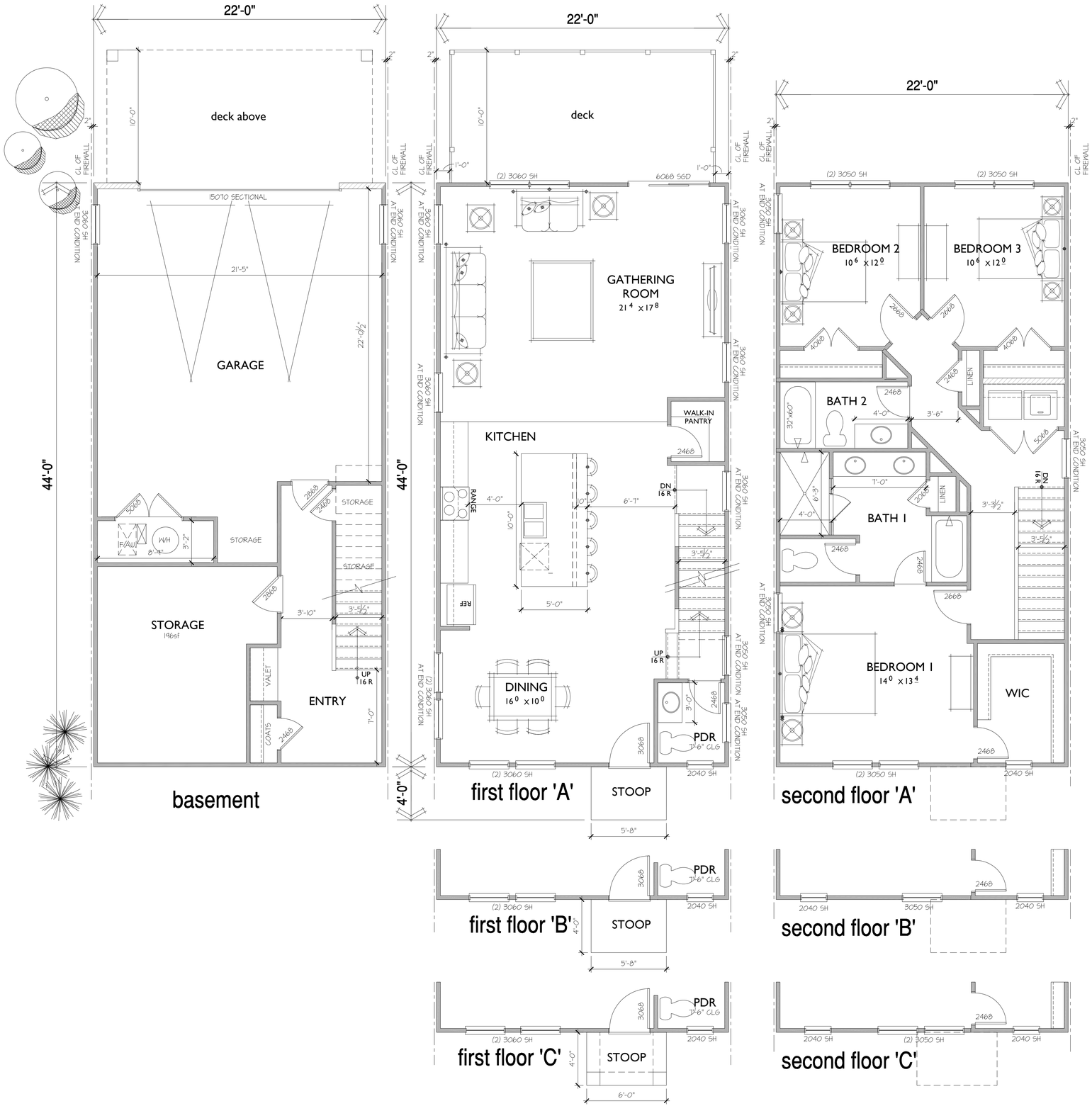
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1 FLOOR PLANS

PRINT DATE:
Jan 04, 2022

SHEET NO:
F.P.



area calc:

bsmnt: 202 sq ft
ffl: 920 sq ft
sfl: 968 sq ft
total: 2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement

flr: 14" open web

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

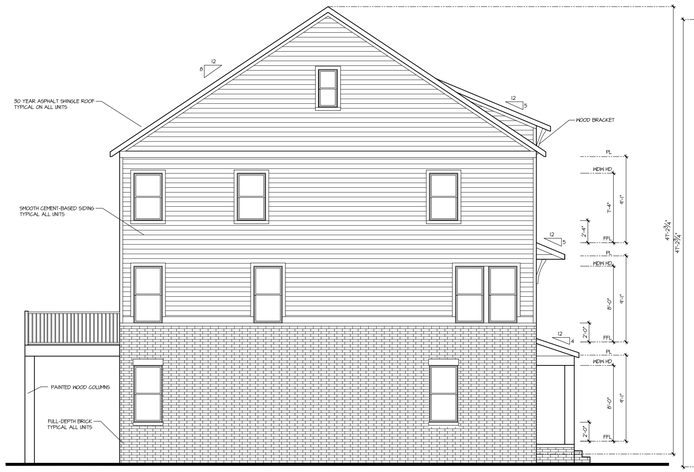
SHEET TITLE:

PLAN 2 FLOOR PLANS

PRINT DATE: Jan 04, 2022

SHEET NO:

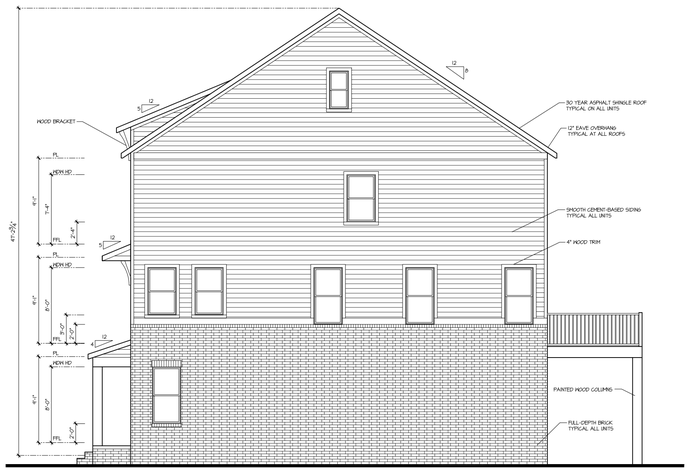
F.P.1



left - C



Hapeville Town Homes
DR Horton
Pod F Units 1-4



right - C



Hapeville Town Homes
DR Horton
Pod F Units 1-4

NO:	DATE:	REVISION:
1	11.17.21	
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PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

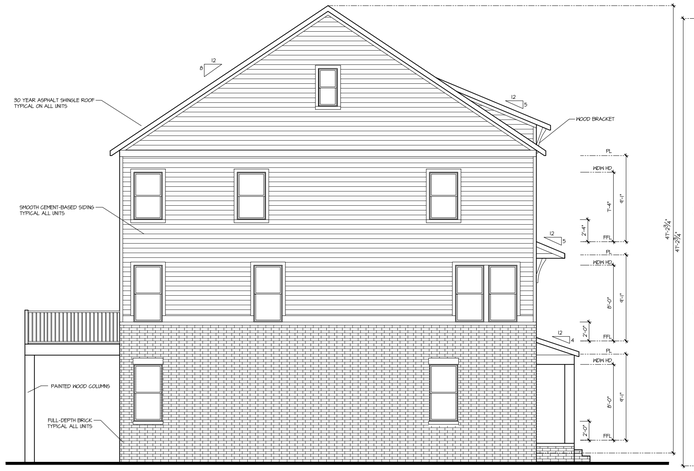
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PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:

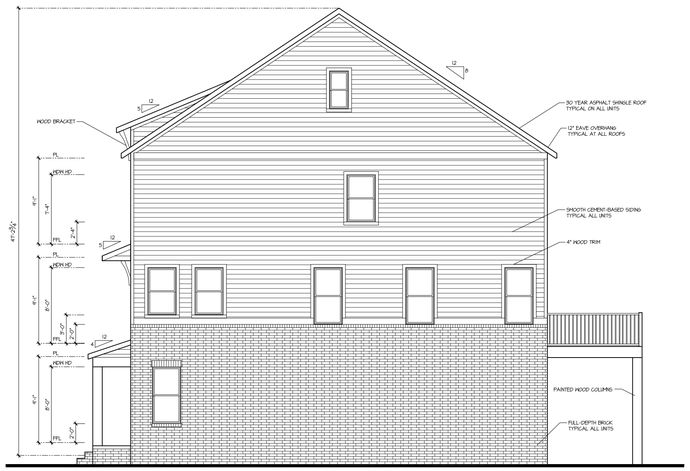
PODF



left - C



Hapeville Town Homes
DR Horton
Pod F Units 10-13



right - C



Hapeville Town Homes
DR Horton
Pod F Units 10-13

NO:	DATE:	REVISION:
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PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

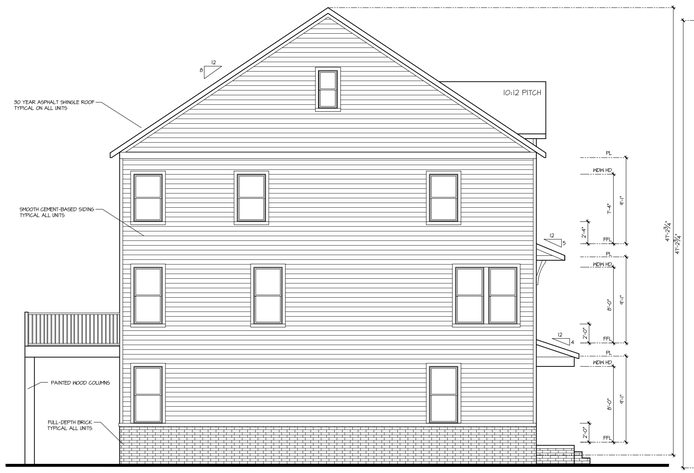
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:

Jan 04, 2022

SHEET NO:

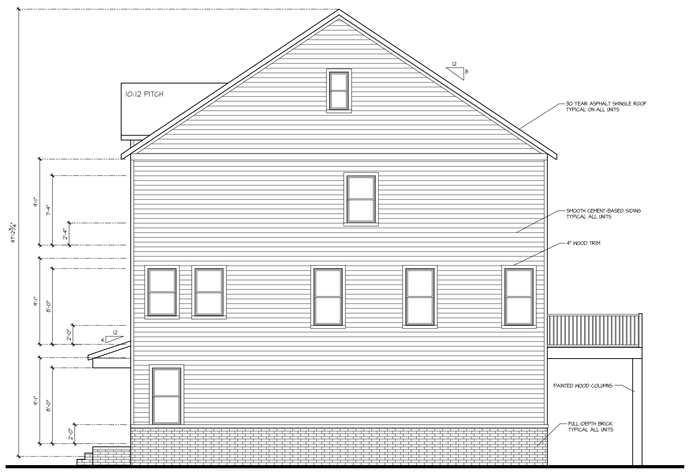
PODF.1



left - B



Hapeville Town Homes
DR Horton
Pod F Units 5-9



right -B



Hapeville Town Homes
DR Horton
Pod F Units 5-9

NO:	DATE:	REVISION:
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3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

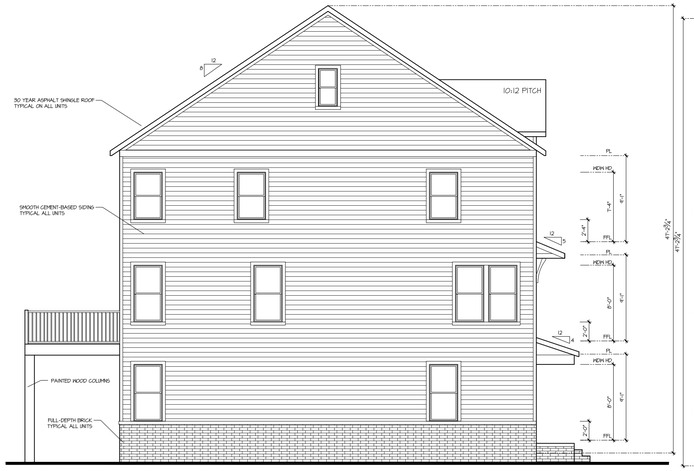
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:

Jan 04, 2022

SHEET NO:

PODF.2



left - B



Hapeville Town Homes
DR Horton
Pod F Units 14-19



right -B



Hapeville Town Homes
DR Horton
Pod F Units 14-19

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

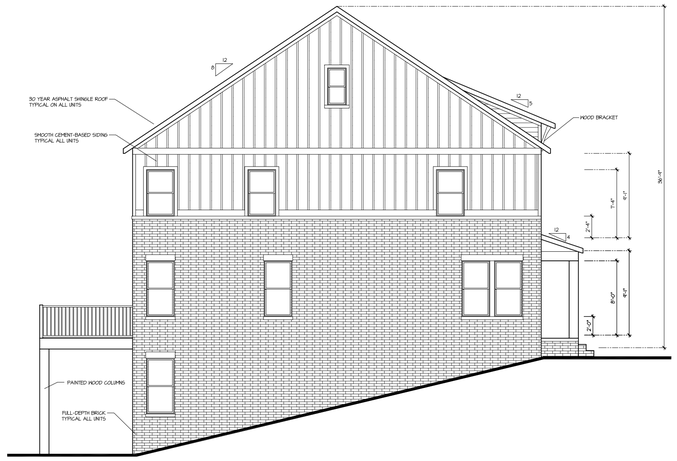
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

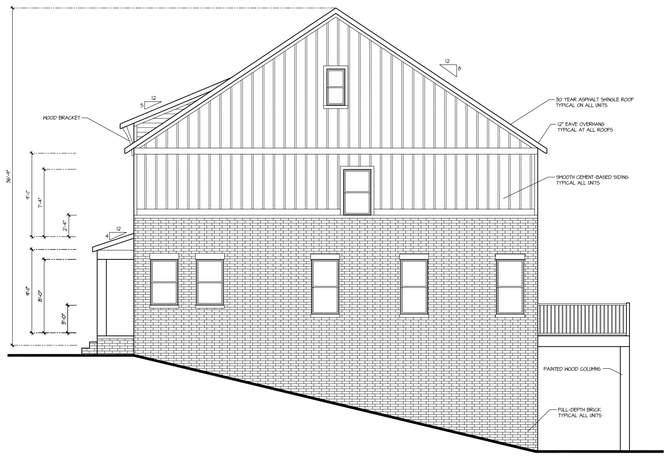
SHEET NO:
PODF.3



left - C



Hapeville Town Homes
DR Horton
Pod F Units 20-25



right - C



Hapeville Town Homes
DR Horton
Pod F Units 20-25

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

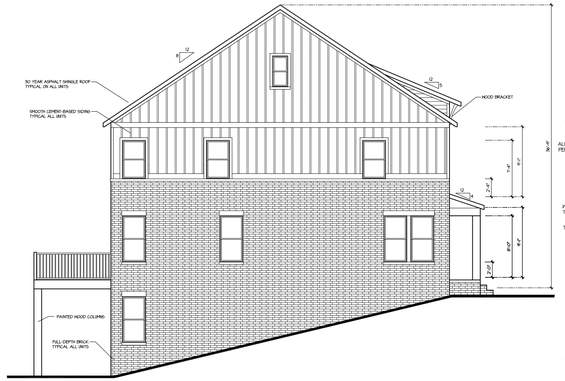
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 2
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

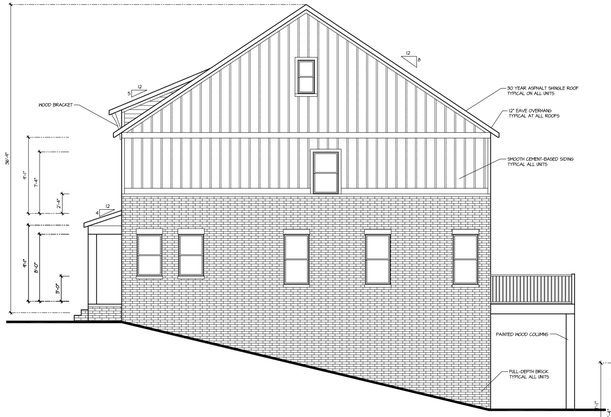
SHEET NO:
PODF.4



left - C



Hapeville Town Homes
DR Horton
Pod F Units 26-32



right - C



Hapeville Town Homes
DR Horton
Pod F Units 26-32

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 2 EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODF.5

25-PC-08-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant D.R. Horton

Mailing Address 8800 Roswell Road

Telephone 470-771-0829 Mobile _____

Email jmbraga@drhorton.com

Property Owner (s) D.R. Horton

Mailing Address 8800 Roswell Road, Bldg. B, Ste. 100, Atlanta, Ga. 30350

Telephone 470-771-0829 Mobile _____

Address/Location of Property:

3644 Union Avenue, Hapeville, Ga.

Present Zoning Classification: RMU (Mixed Use)

Present Land Use: Residential

Parcel ID #: 14 0096000, 20137, 20145,20152,20160,202210,20228,20236,20244, 20251,20269

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.

_____
Applicant's signature

Date: 8/6/25

Sworn to and subscribed before me

This 6 **day of** August, 2025.

_____
Notary Public

LINDSAY JENDRYK NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES OCTOBER 23, 2028

6

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Final plat for a 29 lot residential town home subdivision.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

365 Georgia Avenue, Hapeville, Ga.

Tax Parcels 14 0096000, 20137, 20145,20152,20160,202210,20228,20236,20244, 20251,20269

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 THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
D.R. Horton

Address of Applicant:
8800 Roswell Road, Bldg. B, Ste. 100, Atlanta, Ga. 30350

Telephone of Applicant:
470-771-0829

Signature of Owner

Jason Braga
Print Name of Owner

Personally Appeared Before Me this 6 day of August, 2025.

Lindsay Jendryk
Notary Public

LINDSAY JENDRYK NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES OCTOBER 23, 2028

8

FINAL PLAT
FOR
TOWNS AT ASBURY
POD F

CHESTNUT STREET
HAPEVILLE, FULTON COUNTY, GEORGIA
TAX PARCELS: 14 0096000
20137,20145,20152,20160,20202,20228,20236,20244,20251,20269,20327

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

SURVEY NOTES

1. 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 EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE OF AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GEORGIA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 8/29/2019 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
4. FIELD CLOSURE: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,943 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD METHOD.
5. PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 431,421 FEET.
6. EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION TRIMBLE R10 GPS RECEIVER.
7. FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA, COMMUNITY-PANEL NUMBER 13121C0356F, DATED 8/18/2013, NO PORTION OF THE SUBJECT PROPERTY IS IN A FLOOD HAZARD ZONE AND LIES WITHIN A SPECIAL FLOOD HAZARD AREASUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

SITE DATA

POD F	2.31 AC
POD F IMPERVIOUS AREA	1.39 AC (62.93%)
POD F PERVIOUS AREA	0.82 AC (37.07%)
POD F OPEN SPACE REQU	20% (0.442 AC)
POD F OPEN SPACE PROVIDED	20% (0.442 AC)
POD F DENSITY:	30 UN (13.5 UNAC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

LEGEND

- BENCHMARK
- FOUND MONUMENT
- FOUND BOUNDARY MARKER
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- LAND LOT LINE
- EASEMENT LINE
- EXISTING FENCE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- SANITARY SEWER
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- DROP INLET
- HEADWALL
- RIP RAP
- STORM SEWER
- CONCRETE PAVEMENT
- SIGN
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY
- UNDERGROUND WATER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- FIRE DEP. CONN.
- IRRIGATION CONTROL VALVE

ABBREVIATIONS

CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CPP	=	CORRUGATED PLASTIC PIPE
DB	=	DEED BOOK
DIP	=	DUCTILE IRON PIPE
DP	=	DEED PAGE
EL	=	ELEVATION
EX	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
HDPE	=	HIGH DENSITY POLYETHYLENE
HYD	=	HYDRANT
INV	=	INVERT
IPS	=	IRON PIN SET
(M)	=	MEASURED
MH	=	MANHOLE
N/F	=	NOW/OR FORMERLY
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PVC	=	POLYVINYL CHLORIDE
(R)	=	RECORD
RCP	=	REINFORCED CONCRETE PIPE
RLS	=	REGISTERED LAND SURVEYOR
RTK	=	REAL-TIME KINEMATIC
R/W	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION
W	=	WITH

DEVELOPMENT TEAM

OWNER
D.R. HORTON
3715 NORTHSIDE PARKWAY
SUITE 2-300J
ATLANTA, GA 30327
PHONE: 470-771-0829
CONTACT: JASON BRAGA

CIVIL ENGINEER
ATWELL, LLC
1850 PARKWAY PLACE
SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: DAN GIBBS

SURVEYOR
ATWELL, LLC
1850 PARKWAY PLACE
SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: KEVIN KOZLOWICZ

GOVERNING AGENCIES AND UTILITY CONTACTS

ZONING
CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404)-205-0123
CONTACT: LYNN PATTERSON

WATER
CITY OF HAPEVILLE
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404) 669-2122
CONTACT: LEMUEL EUBANKS

WATER
FULTON COUNTY WATER
9750 SPRULL ROAD
ALPHARETTA, GA 30022
PHONE: (404) 612-7518
CONTACT: ABDUL AKBAR

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: (404) 506-4569
CONTACT: IKE COLLINS

GAS
SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
PHONE: (404)-584-3474
CONTACT: REGGIE TERRELL

COMMUNICATION
AT&T
208 S. AKARD STREET
DALLAS, TX 75202
PHONE: (305)-409-1542
CONTACT: ANGELO HINES

COMMUNICATION
CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
PHONE: (808)-723-8010

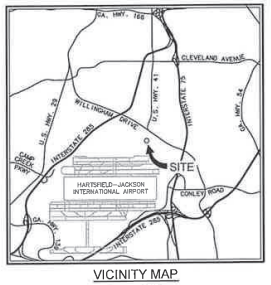
CERTIFICATION OF FINAL PLAT APPROVAL

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



VICINITY MAP
NOT TO SCALE

OWNER'S ACKNOWLEDGEMENT & 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

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.

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 26,025 FEET AND AN ANGULAR ERROR OF 45SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,455 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.01 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE SX8 ROBOTIC TOTAL STATION.

BY: _____
CLYDE R. ELDREDGE, PLS — DATE

REGISTERED GEORGIA LAND SURVEYOR NO. 2659

DATE OF EXPIRATION DECEMBER 31, 2026

SURVEYOR'S CERTIFICATION

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

GEORGIA REGISTERED No. 2659 LAND SURVEYOR CLYDE R. ELDREDGE

FOR REVIEW
CLYDE R. ELDREDGE — DATE
GEORGIA REGISTERED LAND SURVEYOR REGISTRATION NUMBER 2659

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS CHARGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
TEL: 770.423.0807 FAX:
LAND SURVEY FILE #218

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

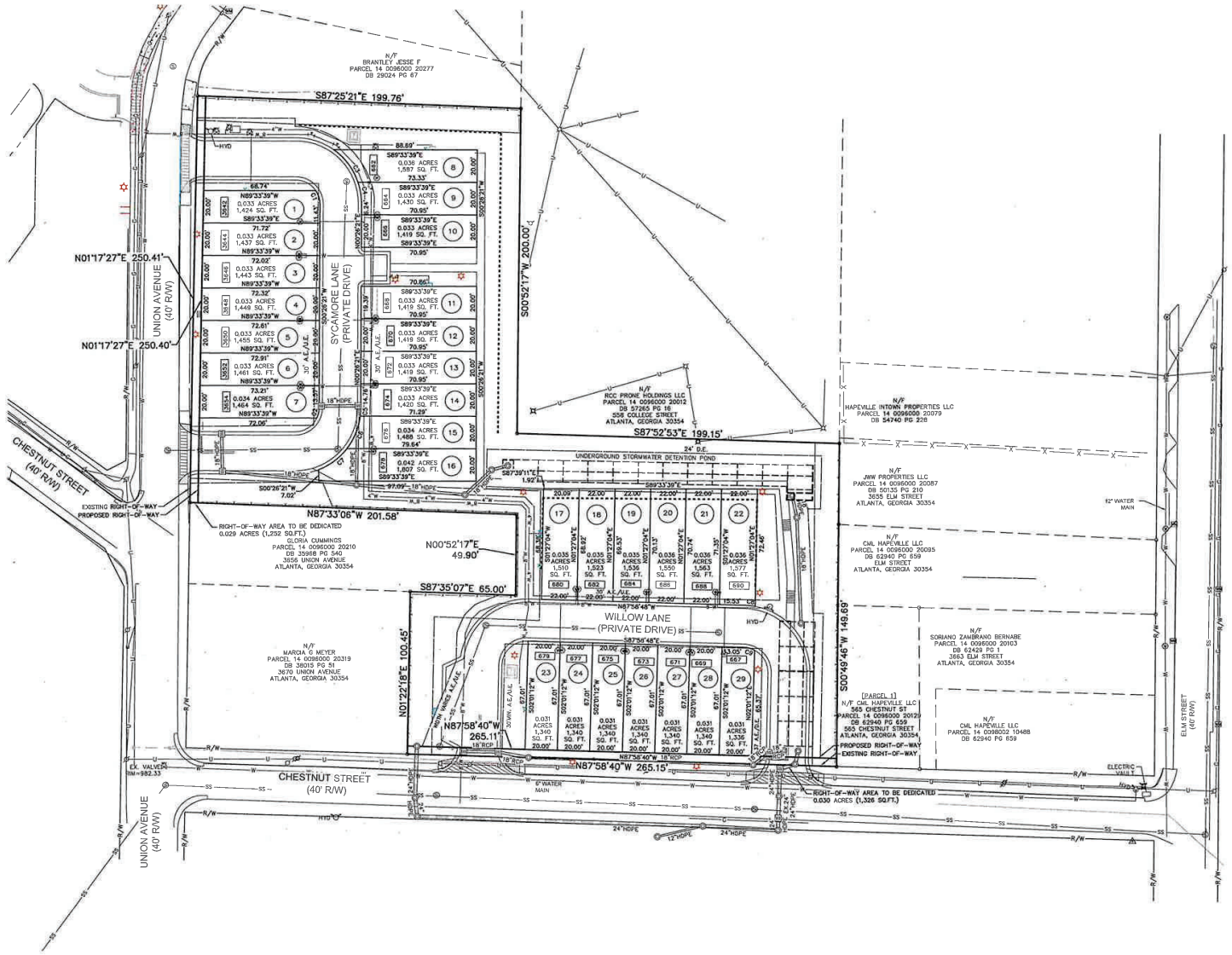
CLIENT
D.R. HORTON
FINAL PLAT
OF
TOWNS AT ASBURY
POD F
CHESTNUT STREET, ATLANTA, GA 30354

DATE
5/19/2025

REVISIONS

DWG. DAS | CH. CRE
P.M. KMK
CODE ---
JOB 21002729
SHEET NO.
1 OF 2

FILE NAME: K:\21002729\Planning\Plat\Sheets\Final Plat\21002729 Pod F - Final.dwg LAST SAVED BY: owner 5/20/2025 8:45 AM PLOTTED BY: Alex Steve 7/7/2025 PLOT SCALE: 1.0000' PLOT STYLE: BASE--STANDARD.ctb



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	9.12'	15.00'	34°49'23"	N16°58'21"W	8.98'
C2	6.64'	15.00'	25°22'55"	N13°07'48"E	6.59'
C3	25.63'	41.00'	35°49'04"	S37°04'42"E	25.22'
C4	14.03'	41.00'	19°36'31"	S09°21'33"E	13.96'
C5	5.25'	41.00'	7°20'14"	S04°06'28"W	5.25'
C6	21.93'	41.00'	30°39'07"	S23°06'09"W	21.67'
C7	22.01'	41.00'	30°45'27"	S53°48'26"W	21.75'
C8	6.50'	41.50'	8°58'26"	S83°29'34"E	6.49'
C9	7.21'	15.50'	26°38'04"	N74°39'46"W	7.14'

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL SHALL BE DEEMED TO HAVE ASSUMED ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ROSWELL, GEORGIA 30076
770.423.0807
LAND SURVEY FIRM #4219

LOCATED IN
LAND LOT 96
147H DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

CLIENT D.R. HORTON

FINAL PLAT
OF
TOWNS AT ASBURY
CHESTNUT STREET, ATLANTA, GA. 30354

DATE 5/19/2025

REVISIONS

DWG. DAS | CH. CRE
P.M. KMK
CODE —
JOB 21002729
SHEET NO. 2 OF 2

FILE NAME: N:\21002729\Design\Site Civil\Survey\Final Plat\21002729 Final Plat.dwg LAST SAVED BY: steven 5/20/2025 8:45 AM PLOTTED BY: Alex Sirer 7/7/2025 PAPER: ARCH D (36.00 X 24.00 INCHES) SCALE: 1=30 TO PDF(24 PLOT STYLE) BASE: STANDARD.CTB

PLANNER'S REPORT

DATE: August 5, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for Townes at Asbury Pod F (Chestnut Street and Union Avenue)

BACKGROUND

D. R. Horton, Inc. submitted a final subdivision plat application for Hapeville Townhomes Pod F, a consolidated parcel located along Chestnut Street and Union Avenue. The original properties were Tax Parcels 14 0096000 20269, 14 0096000 20251, 14 0096000 20244, 14 0096000 20236, 14 0096000 20228, 14 0096000 20327, 14 0096000 20202, 14 0096000 20137, 14 0096000 20145, 14 096000 20152, and 14 096000 20160. The preliminary plat was approved by the Planning Commission in 2021.

The property is located in the RMU, Residential Mixed Use zoning district.

CODE REQUIREMENTS

Chapter 90 SUBDIVISIONS

Sec. 90-1-1. Purpose, authority and jurisdiction.

(a) Purpose.

(1) Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.

(2) The major street plan, of which certified copies were filed in the office of the city clerk and the following standards guiding the planning commission are designed to provide for the harmonious development of the area; to secure a coordinated layout and adequate provisions for traffic; and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

(b) Authority. These subdivision regulations are adopted under the authority granted by the laws of the state. The planning commission has fulfilled the requirements set forth in state law as prerequisites to the adoption of these regulations.

(c) Jurisdiction. These regulations shall govern all consolidations and subdivisions of land within the corporate limits of the city as now or hereafter established. A subdivision is the division of a lot into two or more lots, the consolidation of two or more lots, or a change in the boundary of one or more lots. The term subdivision includes subdivision, resubdivision, and lot consolidation for the purpose, whether immediate or future, of sale or building development. Any owner of land within this area wishing to consolidate or subdivide land shall submit to the planning commission a plat of the proposed subdivision according to the procedures outlined in section 90-1-2, which plat shall conform to the minimum requirements set forth in section 90-1-3. Improvements shall be installed as required by section 90-1-4 of these regulations.

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

(a) Preliminary plat preparation and submission. The procedure for review and approval of a consolidation or subdivision plat consists of the preparation and submittal of a preliminary plat of the proposed consolidation or subdivision to the 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 subdivide 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 recognized as a legally formed plat by the City unless it is filed or recorded by the Clerk of the Superior Court of Fulton County after the subdivision plat is approved and certified by 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.

(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.

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.

(2) 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.

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.

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

d. Location and description of monuments.

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

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

g. Location map showing site in relation to area.

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

h. 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 _____

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.

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, boundary markers, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

(1) Boundary Markers.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top indented with a cross and set flush with the finished grade and or iron rods with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade 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.

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.

(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.

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

(9) Water supply system.

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

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

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

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

(1) Street trees.

a. 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.

(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.

Please see Engineer's Letter for full list of deficiencies.

Sec. 90-1-5. Enforcement and penalties for violations.

(a) Any person, firm or corporation violating any of the provisions of these regulations shall be deemed guilty of an offense and, upon conviction thereof, shall be punished as provided in the City Charter. Each day's continuance of a violation shall be considered a separate offense. The owner of any lands or parts thereof, where anything in violation of these regulations shall be placed or shall exist, or any builder, contractor or agent of the owner who may have assisted in the commission of any violation, shall be guilty of a separate offense.

(b) In any violation in which any land is or is proposed to be used in violation of these regulations or amendment thereto adopted by the mayor and council, the legal counsel of the city or any owner of real estate therein may, in addition to other remedies provided by law, institute injunction, abatement or any appropriate action or actions, proceeding or proceedings to prevent, enjoin or abate such unlawful use.

RECOMMENDATION

Please address all of the outstanding issues in the Engineer's Report dated August 4, 2025.

Upon completion of the deficiencies outlined in the City Engineer's Report, the Planning Commission may approve the final plat.

Keck+Wood
COLLABORATION BY DESIGN

August 4, 2025

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: Chestnut Street Pod F Final Plat
Final Plat Review No. 1
K&W Ref. No. 24005

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for the Hapeville Townhomes Pod F Site to be located on Chestnut Street, within a RMU 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. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. The plat does not appear to be to scale.
3. The Final plat should include the size and material of the water lines and location of appurtenances. This was provided, however the linetype is blurry and should be made more clear.
4. The size and material of all sanitary sewer should be provided on the plat.
5. Dimensions should be added to show the additional ROW width being provided along Chestnut Street and Union Avenue.
6. All access, utility, and drainage easements should be clarified and dimensioned. The provided easement's have a linetype that does not differ from the others due to the blurry plan sheet. It is difficult to differentiate between them.
7. The zoning of the adjacent properies should be shown on the plat.
8. It is not clear if the stormwater performance maintenance bond and executed and recorded maintenance and inspection agreement per Section 63-2-11 of City Code has been provided to the City to address the post development stormwater management ordinance of the City.
9. As-Built Profiles should be provided for the sanitary sewer to confirm conformance with the approved development plans.
10. As-Built Profiles should be provided for the storm sewer to confirm conformance with the approved development plans. An updated hydrology report reflecting as-built conditions should be provided to verify post-construction flow rates meet design requirements.
11. 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.
12. CAD file should be provided for City records.

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)

25-PC-08-12

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Alex Popham

Mailing Address 430 Plasters Ave NE STE 100 Atlanta GA 30324

Telephone [redacted] Mobile _____

Email [redacted]

Property Owner (s) KINGS LANDING LLC

Mailing Address " "

Telephone " " Mobile _____

Address/Location of Property:

325 Sunset Avenue / 367, 369, 371, 373 Kings Landing, Hapeville GA

Present Zoning Classification: PD

Present Land Use: SFR

Parcel ID #: 14 009600060091, 14 009600060141, 14 006600010076, 14 006600010423

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.

MARY KATHRYN LAVALLEE NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 06/02/2029

Applicant's signature

Date: 7-29-25

Sworn to and subscribed before me

This 29 day of July, 2025.

Mary Kathryn LaVallee

Notary Public

MARY KATHRYN LAVALLEE NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 06/02/2029

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

FIRST PHASE W/ 4 NEW HOMES IN NEW SFR SUBDIVISION FOR FINAL PLAT. UNITS 11-14

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

325 SUNSET AVE 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 THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ALEX POPHAM

Address of Applicant:
430 PLASTESR AVE NE STE 100 ATLANTA GA 30324

Telephone of Applicant:
[redacted]

Signature of Owner

KINGS LANDING LLC - ALEX POPHAM (MGR)
Print Name of Owner

Personally Appeared Before Me this 29 day of July, 2025.

Mary Kathryn LaVallee
Notary Public

MARY KATHRYN LAVALLEE NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 06/02/2029

8

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:

AP 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.

AP Date, approximate north point and graphic scale.

AP 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.

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

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

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

AP The acreage of the land to be subdivided.

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

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

Applicant Signature: _____ Date 7-29-2025

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:

AP 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.

AP 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 an curved property lines that are not the boundary of curved streets.

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

AP Location and description of monuments.

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

AP 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 7-29-2025

RECORDATION AREA

FINAL PLAT

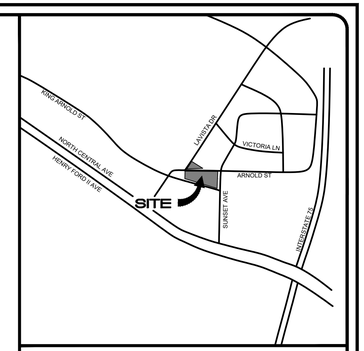
FOR

THE VILLAGES AT HAPEVILLE PHASE 1

(LOTS 11-14)

325 SUNSET AVENUE
LAND LOT 65, 66, 95 & 96, 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
TAX PARCELS: 14 009600060091, 14 009600060141, 14 006600010076, 14 006600010423





LOCATION MAP

GENERAL NOTES

A. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

B. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.

C. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 7/15/2025

D. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR.

E. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET, AND WAS NOT ADJUSTED.

F. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET.

G. THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES

H. MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).

I. THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.

J. AS PER OFFICIAL F.I.R.M. 13121C0369F DATED SEPTEMBER 18, 2013 & 13121C0367F DATED SEPTEMBER 18, 2013 THIS PROPERTY IS NOT LOCATED LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

SITE DATA

THE VILLAGES AT HAPEVILLE	1.815 AC
GREEN SPACE REQUIRED	10% OF OVERALL SITE AREA=0.182 AC
GREEN SPACE PROVIDED	0.615 AC
DENSITY:	25 LOTS (13.77 LOTS/ACRE)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURSDICTION:	CITY OF HAPEVILLE
ZONING:	PD (PLANNED UNIT DEVELOPMENT)
ADJACENT ZONING:	R-1(ONE-FAMILY DETACHED), R-0(ONE-FAMILY DETACHED) & U-V(URBAN VILLAGE)

SETBACKS

MINIMUM BUILDING SEPARATION	11' BETWEEN WALLS
MINIMUM SETBACK FROM PARKING TO PERIMETER PROPERTY LINE	5'

PARKING SUMMARY

2 PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
13 PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS

LEGEND

BOUNDARY LINE	DOUBLE WING CATCH BASIN
ADJACENT PROPERTY LINE	SINGLE WING CATCH BASIN
FENCE	HEADWALL
GAS LINE	JUNCTION BOX
UNDERGROUND POWER LINE	DROP INLET
OVERHEAD POWER LINE	YARD INLET
SANITARY SEWER LINE	LIGHT POLE
STORM DRAIN LINE	WATER METER
WATER LINE	WATER VALVE
COMMUNICATIONS LINE	FIRE HYDRANT
CALCULATED POINT	SANITARY SEWER MANHOLE
IRON PIN FOUND	CLEANOUT
IRON PIN SET (1/2" REBAR)	GREASE TRAP
REBAR	GAS METER
CRIMPED TOP PIPE	POWER METER
OPEN TOP PIPE	GAS VALVE
R/W MONUMENT	TRANSFORMER
RIGHT OF WAY	POWER POLE
NOW OR FORMERLY	GUY ANCHOR
BUILDING LINE	FIBER OPTIC MARKER
CORRUGATED METAL PIPE	TELEPHONE MANHOLE
REINFORCED CONCRETE PIPE	FIRE DEPT. CONNECTION
HIGH DENSITY POLYETHYLENE PIPE	CONCRETE
	WALL
	GRAVEL/RIP RAP

Hapeville georgia

City of Hapeville
Department of Economic Development

May 5, 2022

EPIC Development
Attn: Alex Popham
430 Plasters Ave. NE, Suite 100
Atlanta, GA 30324

RE: 325 Sunset Ave., 376 King Arnold Str., 3394 LaVista Drive **Rezoning Request**

Alex Popham of Epic Development requested to rezone the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive from U-V, Urban Village and R-1, One Family Residential to P-D, Planned Unit Development to construct 25 single family units on approximately 1.47 acres.

Dear Mr. Popham,

This letter is to advise you that on May 3, 2022, the City of Hapeville Mayor and Council **APPROVED** the above request to rezone the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive, as requested.

If you have any questions, please contact me at your convenience.

Sincerely,

Adrienne Senter B.E.

Adrienne Senter
Planning & Economic Development Manager

cc: Department of Community Services
Zoning File

3468 North Fulton Avenue • Hapeville, Georgia 30354 •(404) 669-8269

DEVELOPMENT TEAM

OWNER
EPIC DEVELOPMENT ATLANTA LLC
430 PLASTERS AVENUE
ATLANTA, GA 30324
PHONE: 770-228-2000
CONTACT: ALEX POPHAM

CIVIL ENGINEER
JVC CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PHONE: 770-402-3471
CONTACT: JONATHAN HICKS, P.E.

SURVEYOR
HRC ENGINEERS
6554 E. CHURCH STREET
DOUGLASVILLE, GA 30134
PHONE: 770-942-0196
CONTACT: AARON STUDDARD

GOVERNING AGENCIES AND UTILITY CONTACTS

ZONING
CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404)-205-0123
CONTACT: LYNN PATTERSON

WATER
CITY OF HAPEVILLE
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404) 669-2122
CONTACT: LEMUEL EUBANKS

WATER
FULTON COUNTY WATER
9750 SPRULL ROAD
ALPHARETTA, GA 30022
PHONE: (404) 612-7518
CONTACT: ABDUL AKBAR

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: (404) 506-4569
CONTACT: IKE COLLINS

GAS
SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
PHONE: (404)-584-3474
CONTACT: REGGIE TERRELL

COMMUNICATION
AT&T
208 S. AKARD STREET
DALLAS, TX 75202
PHONE: (305)-409-1542
CONTACT: ANGELO HINES

COMMUNICATION
CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
PHONE: (808)-723-8010

PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES. FEE SIMPLE PROPERTY AREAS WILL BE RECORDED AND CONVEYED THROUGH FINAL PLAT PREPARED BY PROJECT SURVEYOR OF RECORD. FINAL PLAT SHALL BE APPROVED BY THE CITY OF HAPEVILLE AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL FOR EACH INDIVIDUAL UNIT.

SANITARY SEWER NOTE:
ON SITE SEWER TO BE MAINTAINED AS PRIVATE UTILITY INSTALLATIONS. ON SITE - OFF SITE SEWER SYSTEM CONVEYANCE TO BE PUBLIC AND DEDICATED TO THE CITY OF HAPEVILLE.

OWNER'S ACKNOWLEDGEMENT & 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.

Alex Popham 7-22-25
SIGNATURE OF SUBDIVIDER DATE SIGNED

EPIC DEVELOPMENT - ALEX POPHAM
PRINTED OR TYPED NAME OF SUBDIVIDER

Alex Popham 7-22-25
SIGNATURE OF OWNER DATE SIGNED

EPIC DEVELOPMENT - ALEX POPHAM
PRINTED OR TYPED NAME OF OWNER

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 10,000+ FEET, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.815 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR.

BY: **AARON STUDDARD** **7-22-25**
DATE

REGISTERED GEORGIA LAND SURVEYOR NO. 3486

DATE OF EXPIRATION: 12/31/2025

CERTIFICATION OF 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

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

7/22/25
Aaron Studdard (Ga. R.L.S. #3486) DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 1/5

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF# 000462 EXPIRES 06/30/26

FINAL PLAT FOR

THE VILLAGES AT HAPEVILLE PHASE 1 (LOTS 11-14)

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

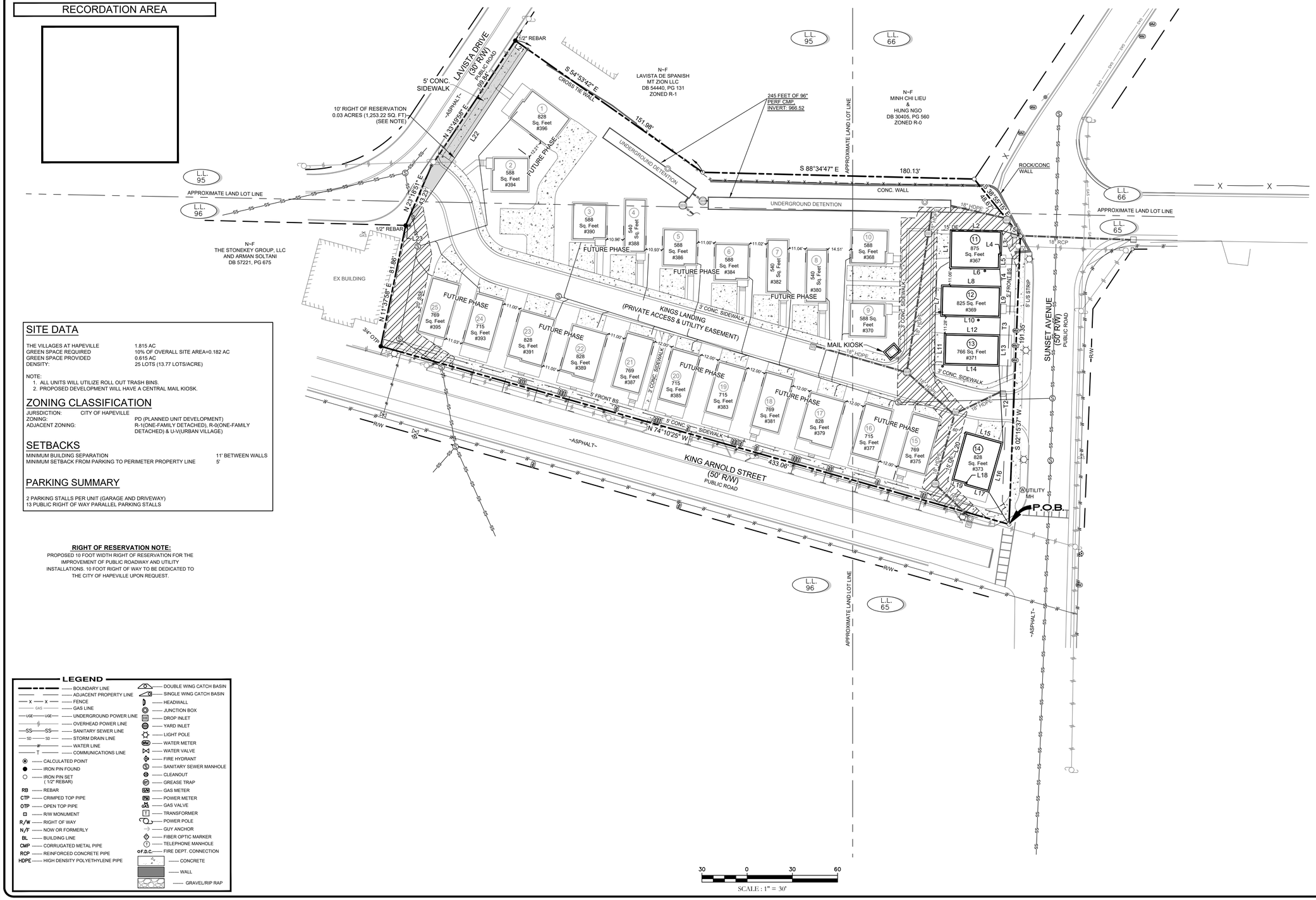
DATE: 22 JULY 2025

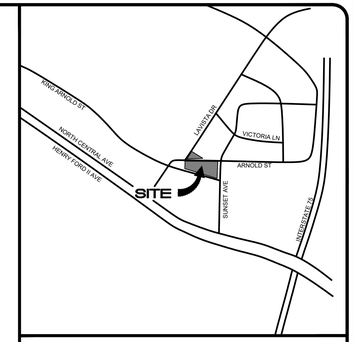
NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H22122 FP
DRAWN BY:JAS
CHECKED BY:WAS
JOB NO.:H22122
SCALE:AS SHOWN

THIS DRAWING IS COPYRIGHTED.
THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

RECORDATION AREA





LOCATION MAP

SITE DATA

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DENSITY:	25 LOTS (13.77 LOTS/ACRE)

NOTE:
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ZONING CLASSIFICATION

JURSDICTION:	CITY OF HAPEVILLE
ZONING:	PD (PLANNED UNIT DEVELOPMENT)
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SETBACKS

MINIMUM BUILDING SEPARATION	11' BETWEEN WALLS
MINIMUM SETBACK FROM PARKING TO PERIMETER PROPERTY LINE	5'

PARKING SUMMARY

2 PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
13 PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS

RIGHT OF RESERVATION NOTE:

PROPOSED 10 FOOT WIDTH RIGHT OF RESERVATION FOR THE IMPROVEMENT OF PUBLIC ROADWAY AND UTILITY INSTALLATIONS. 10 FOOT RIGHT OF WAY TO BE DEDICATED TO THE CITY OF HAPEVILLE UPON REQUEST.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- GAS VALVE
- TRANSFORMER
- POWER POLE
- GUY ANCHOR
- FIBER OPTIC MARKER
- TELEPHONE MANHOLE
- F.D.C. FIRE DEPT. CONNECTION
- CONCRETE
- WALL
- GRAVEL/RIP RAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 51' 18" E	25.80'
L2	S 88° 52' 25" E	34.34'
L3	S 01° 16' 47" W	16.59'
L4	N 88° 43' 13" W	0.88'
L5	S 01° 16' 47" W	9.21'
L6	N 88° 52' 25" W	33.27'
L7	N 01° 23' 45" E	20.85'
L8	S 88° 36' 15" E	39.54'
L9	S 01° 23' 45" W	20.78'
L10	N 88° 36' 15" W	39.54'
L11	N 01° 23' 30" E	20.83'
L12	S 88° 36' 30" E	36.79'
L13	S 01° 23' 30" W	20.83'
L14	N 88° 36' 30" W	36.79'
L15	S 74° 12' 51" E	25.83'
L16	S 15° 47' 09" W	34.34'
L17	N 74° 12' 51" W	16.72'
L18	N 15° 47' 09" E	1.01'
L19	N 74° 12' 51" W	9.11'
L20	N 15° 47' 09" E	33.33'
L21	S 54° 53' 42" E	10.00'
L22	N 33° 49' 58" E	140.77'
L23	N 89° 00' 03" W	2.51'

BOUNDARY TIE TABLE		
LINE	BEARING	DISTANCE
T1	N 31° 54' 33" W	25.11'
T2	N 02° 57' 11" W	50.61'
T3	N 01° 19' 06" E	11.28'
T4	N 04° 06' 00" W	11.27'
T5	S 73° 12' 24" E	12.71'

30 0 30 60

SCALE : 1" = 30'

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

7/22/25

Aaron Studdard (Ga. R.L.S. #3486) DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 2/5

PREPARED BY:

HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
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f 770.942.0152
www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF# 000462 EXPIRES 06/30/26

FINAL PLAT FOR

THE VILLAGES AT HAPEVILLE
PHASE 1 (LOTS 11-14)

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

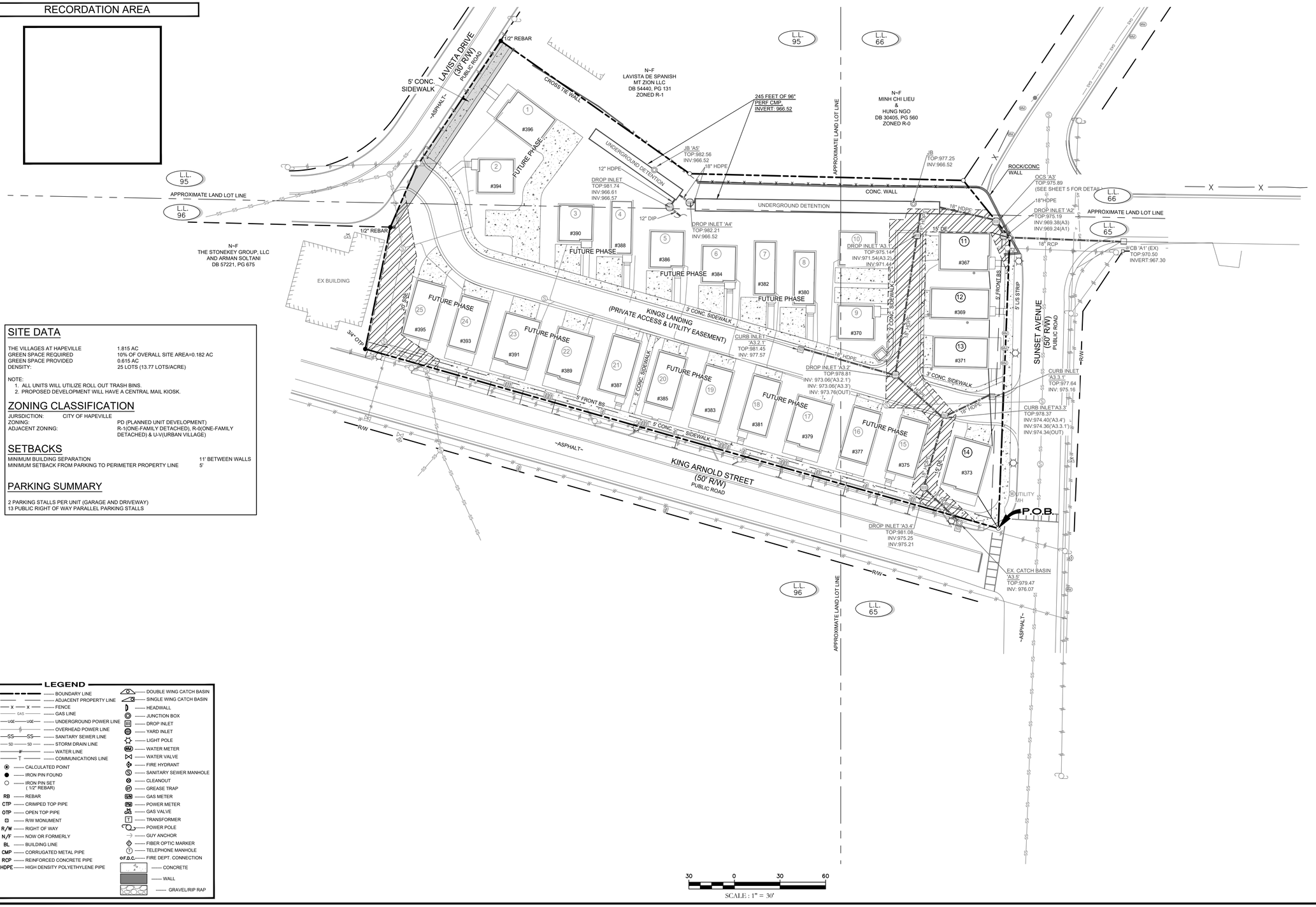
DATE: 22 JULY 2025

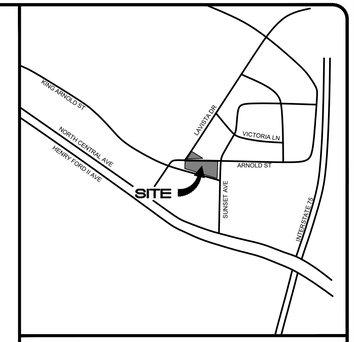
NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H22122 FP
DRAWN BY:JAS
CHECKED BY:WAS
JOB NO.:H22122
SCALE:AS SHOWN

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RECORDATION AREA





LOCATION MAP

NOTE:
SEE SHEET 5 FOR STORM DRAIN PROFILES

SITE DATA

THE VILLAGES AT HAPEVILLE	1.815 AC
GREEN SPACE REQUIRED	10% OF OVERALL SITE AREA=0.182 AC
GREEN SPACE PROVIDED	0.615 AC
DENSITY:	25 LOTS (13.77 LOTS/ACRE)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURSDICTION:	CITY OF HAPEVILLE
ZONING:	PD (PLANNED UNIT DEVELOPMENT)
ADJACENT ZONING:	R-1(ONE-FAMILY DETACHED), R-0(ONE-FAMILY DETACHED) & U-V(URBAN VILLAGE)

SETBACKS

MINIMUM BUILDING SEPARATION	11' BETWEEN WALLS
MINIMUM SETBACK FROM PARKING TO PERIMETER PROPERTY LINE	5'

PARKING SUMMARY

2 PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
13 PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS

LEGEND

BOUNDARY LINE	DOUBLE WING CATCH BASIN
ADJACENT PROPERTY LINE	SINGLE WING CATCH BASIN
FENCE	HEADWALL
GAS LINE	JUNCTION BOX
UNDERGROUND POWER LINE	DROP INLET
OVERHEAD POWER LINE	YARD INLET
SANITARY SEWER LINE	LIGHT POLE
STORM DRAIN LINE	WATER METER
WATER LINE	WATER VALVE
COMMUNICATIONS LINE	FIRE HYDRANT
CALCULATED POINT	SANITARY SEWER MANHOLE
IRON PIN FOUND	CLEANOUT
IRON PIN SET (1/2" REBAR)	GREASE TRAP
REBAR	GAS METER
CRIMPED TOP PIPE	POWER METER
OPEN TOP PIPE	GAS VALVE
R/W MONUMENT	TRANSFORMER
RIGHT OF WAY	POWER POLE
NOW OR FORMERLY	GUY ANCHOR
BUILDING LINE	FIBER OPTIC MARKER
CORRUGATED METAL PIPE	TELEPHONE MANHOLE
REINFORCED CONCRETE PIPE	FIRE DEPT. CONNECTION
HIGH DENSITY POLYETHYLENE PIPE	CONCRETE
	WALL
	GRAVEL/RIP RAP

30 0 30 60
SCALE : 1" = 30'

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Aaron Studdard (Ga. R.L.S. #3486) — DATE 7/22/25

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 3/5

PREPARED BY:

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STORM DRAIN RECORD DRAWINGS FOR

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LOCATED IN LAND LOTS 65, 66, 95 & 96
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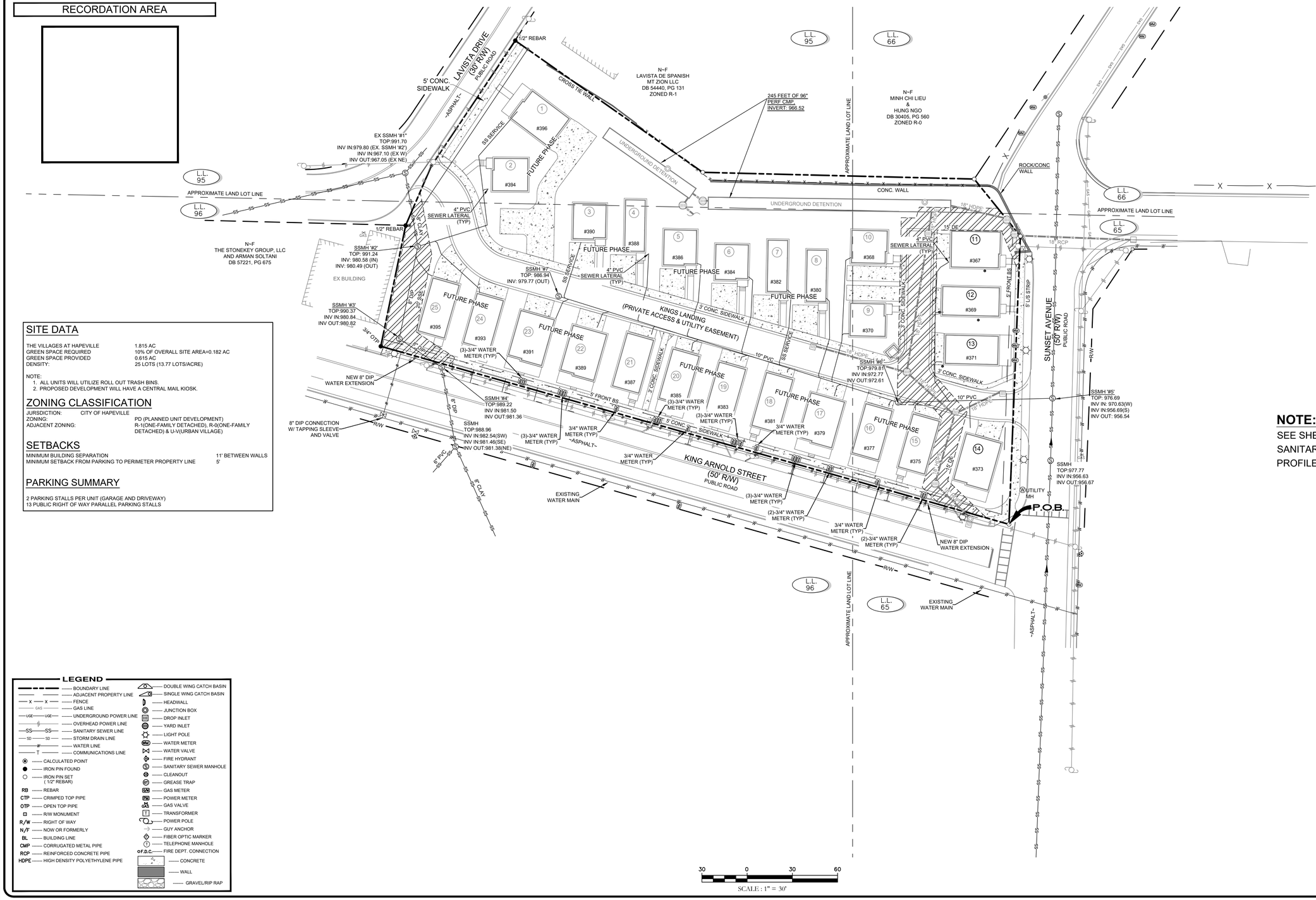
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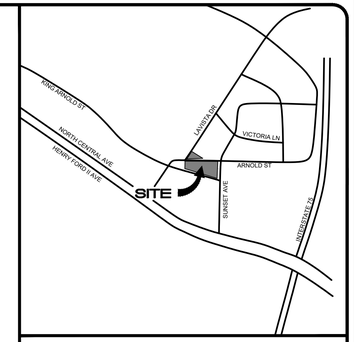
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RECORDATION AREA





LOCATION MAP

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NOTE:
SEE SHEET 5 FOR SANITARY SEWER PROFILES

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB ------ REBAR
- CTP ------ CRIMPED TOP PIPE
- OTP ------ OPEN TOP PIPE
- ⊡ ------ R/W MONUMENT
- R/W ------ RIGHT OF WAY
- N/F ------ NOW OR FORMERLY
- BL ------ BUILDING LINE
- CMP ------ CORRUGATED METAL PIPE
- RCP ------ REINFORCED CONCRETE PIPE
- HDPE ------ HIGH DENSITY POLYETHYLENE PIPE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
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- POWER POLE
- GUY ANCHOR
- FIBER OPTIC MARKER
- TELEPHONE MANHOLE
- F.D.C. ------ FIRE DEPT. CONNECTION
- ------ CONCRETE
- ------ WALL
- ------ GRAVEL/RIP RAP

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7/22/25

Aaron Studdard (Ga. R.L.S. #3486) DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 4/5

PREPARED BY:

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WATER AND SANITARY SEWER RECORD DRAWINGS FOR

THE VILLAGES AT HAPEVILLE PHASE 1 (LOTS 11-14)

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
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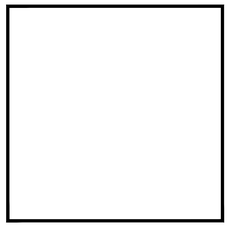
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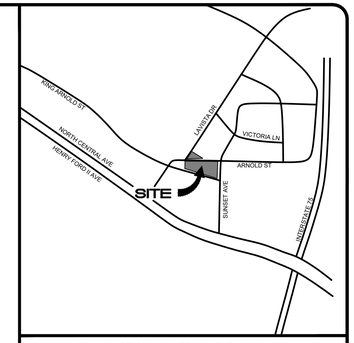
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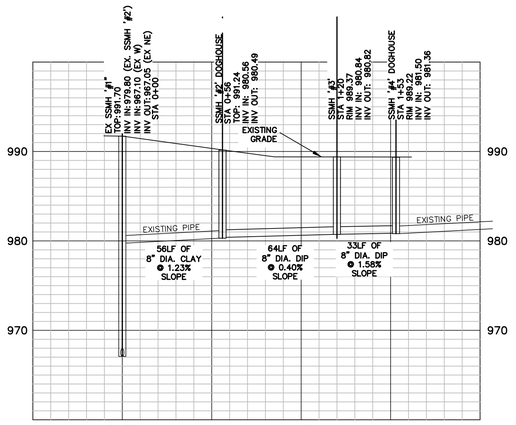
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RECORDATION AREA



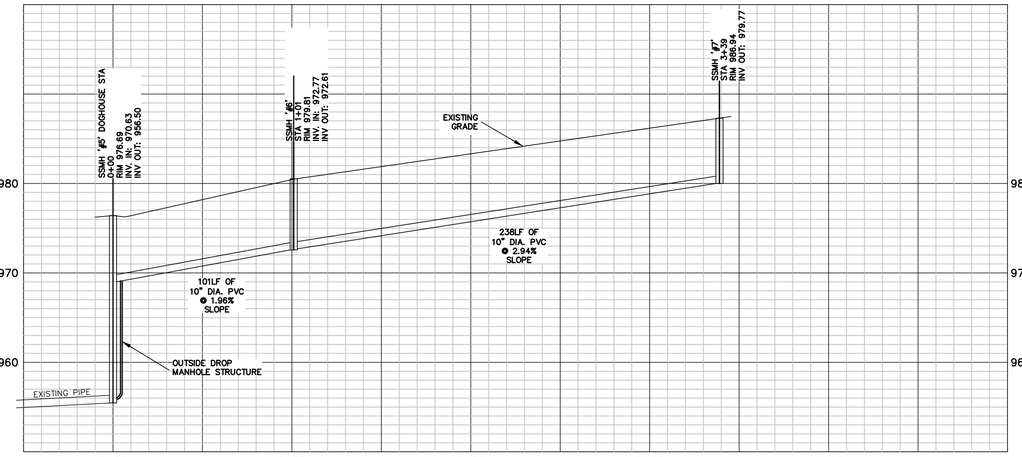


LOCATION MAP



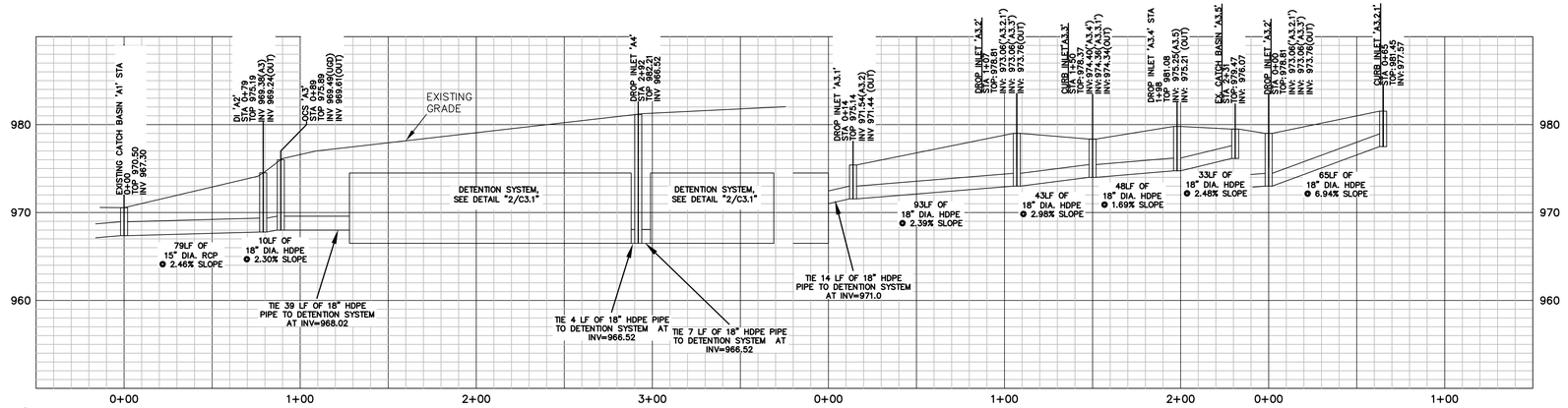
4 C3.1 SANITARY SEWER PROFILE

SCALE: HORZ: 1"=40'; VERT. 1"=10'



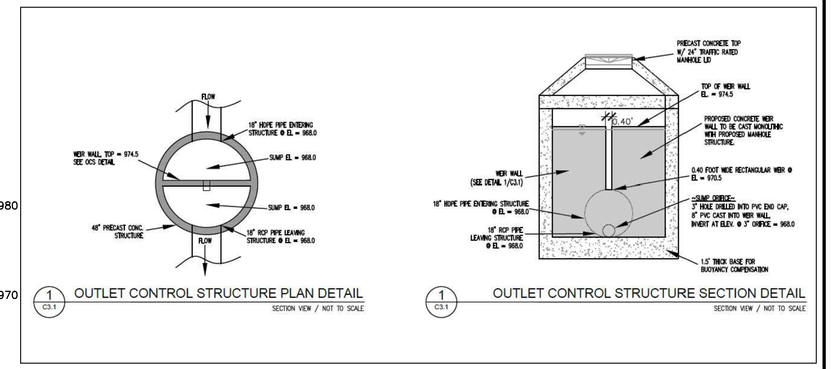
4 C3.1 SANITARY SEWER PROFILE

SCALE: HORZ: 1"=40'; VERT. 1"=10'



3 C3.1 STORMWATER DRAIN PROFILE AND DETENTION POND X-SECTION

SCALE: HORZ: 1"=40'; VERT. 1"=10'

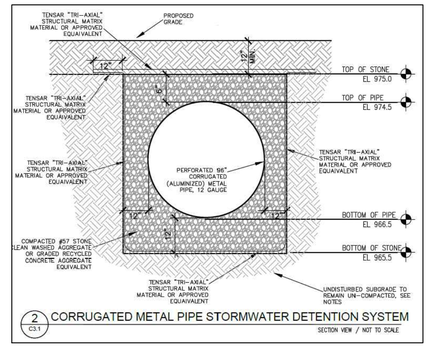


1 C3.1 OUTLET CONTROL STRUCTURE PLAN DETAIL

SECTION VIEW / NOT TO SCALE

1 C3.1 OUTLET CONTROL STRUCTURE SECTION DETAIL

SECTION VIEW / NOT TO SCALE



2 C3.1 CORRUGATED METAL PIPE STORMWATER DETENTION SYSTEM

SECTION VIEW / NOT TO SCALE

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SHEET 5/5

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STORM DRAIN AND SANITARY SEWER PROFILES FOR

THE VILLAGES AT HAPEVILLE PHASE 1 (LOTS 11-14)

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 22 JULY 2025

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PLANNER'S REPORT

DATE: August 6, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for The Villages Phase I

BACKGROUND

The City of Hapeville has received a final subdivision plat application for The Villages (Phase I, lots 11-14) a consolidated parcel located between King Arnold Street, Sunset Avenue, and Lavista Road. The original properties were Tax Parcels 14 0096000 60141, 14 0096000 60091, 14 006600070076, and 14 006600010423. The property is located in the P-D, Planned Unit Development zoning district.

CODE REQUIREMENTS

Chapter 90 SUBDIVISIONS

Sec. 90-1-1. Purpose, authority and jurisdiction.

(a) Purpose.

(1) Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.

(2) The major street plan, of which certified copies were filed in the office of the city clerk and the following standards guiding the planning commission are designed to provide for the harmonious development of the area; to secure a coordinated layout and adequate provisions for traffic; and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

(b) Authority. These subdivision regulations are adopted under the authority granted by the laws of the state. The planning commission has fulfilled the requirements set forth in state law as prerequisites to the adoption of these regulations.

(c) Jurisdiction. These regulations shall govern all consolidations and subdivisions of land within the corporate limits of the city as now or hereafter established. A subdivision is the division of a lot into two or more lots, the consolidation of two or more lots, or a change in the boundary of one or more lots. The term subdivision includes subdivision, resubdivision, and lot consolidation for the purpose, whether immediate or future, of sale or building development. Any owner of land within this area wishing to consolidate or subdivide land shall submit to the planning commission a plat of the proposed subdivision according to the procedures outlined in section 90-1-2, which plat shall conform to the minimum requirements set forth in section 90-1-3. Improvements shall be installed as required by section 90-1-4 of these regulations.

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

(a) Preliminary plat preparation and submission. The procedure for review and approval of a consolidation or subdivision plat consists of the preparation and submittal of a preliminary plat of the proposed consolidation or subdivision to the 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 subdivide 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 recognized as a legally formed plat by the City unless it is filed or recorded by the Clerk of the Superior Court of Fulton County after the subdivision plat is approved and certified by 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.

(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.

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.

(2) 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.

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.

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

d. Location and description of monuments.
Compliant, per updated regulations, the monuments are 1/2" rebar with cap (inscribed lsf 000462) or a nail with washer (inscribed lsf 000462).

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

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

g. Location map showing site in relation to area.

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

h. 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 _____

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

Compliant

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.

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, boundary markers, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

(1) Boundary Markers.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top indented with a cross and set flush with the finished grade and or iron rods with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade 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.

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.

(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.

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

(9) Water supply system.

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

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

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

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

(1) Street trees.

a. 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.

(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.

See Engineer's Comments for Deficient Items in the above section.

Sec. 90-1-5. Enforcement and penalties for violations.

(a) Any person, firm or corporation violating any of the provisions of these regulations shall be deemed guilty of an offense and, upon conviction thereof, shall be punished as provided in the City Charter. Each day's continuance of a violation shall be considered a separate offense. The owner of any lands or parts thereof, where anything in violation of these regulations shall be placed or shall exist, or any builder, contractor or agent of the owner who may have assisted in the commission of any violation, shall be guilty of a separate offense.

(b) In any violation in which any land is or is proposed to be used in violation of these regulations or amendment thereto adopted by the mayor and council, the legal counsel of the city or any owner of real estate therein may, in addition to other remedies provided by law, institute injunction, abatement or any appropriate action or actions, proceeding or proceedings to prevent, enjoin or abate such unlawful use.

RECOMMENDATION

Please address the outstanding issues in the Engineer's Report dated August 4, 2025.
Upon completion of all deficiencies outlined in the City Engineer's Report, the Planning Commission may approve the final plat.

Keck+Wood
COLLABORATION BY DESIGN

August 4, 2025

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: The Villages at Hapeville Final Plat
Final Plat Review No. 1
K&W Ref. No. 24006

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for the Villages at Hapeville Site to be located on Sunset Avenue, within a PD 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. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. The plat should have a north arrow on the plan sheets.
3. The Final plat should include the size and material of all water lines and location of appurtenances.
4. 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.
5. It is not clear if the stormwater performance maintenance bond and executed and recorded maintenance and inspection agreement per Section 63-2-11 of City Code has been provided to the City to address the post development stormwater management ordinance of the City.
6. As-Built Profiles should be provided for the sanitary sewer to confirm conformance with the approved development plans. It is not clear if the sanitary profile provided has been updated to reflect as-built conditions as the slopes appear to match the design drawings exactly.
7. An updated hydrology report reflecting as-built conditions should be provided to verify post-construction flow rates meet design requirements.
8. The OCS detail should be updated to reflect as-built information.
9. The 15’ drainage easement appears to encroach upon building 11.
10. 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.
11. CAD file should be provided for City records.

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)

25-PC-05-08

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Greg Patel

Mailing Address: 861 Virginia Avenue, Hapeville, GA 30354

Telephone [redacted] Mobile #_____ Email [redacted]

Property Owner (s) Greg Patel

Mailing Address 861 Virginia Avenue, Hapeville, GA 30354

Telephone_____ Mobile # [redacted]

Address/Location of Property: 831 Custer Street, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009800080220

Present Zoning Classification: R-SF Size of Tract: 0.17 acre(s)

Present Land Use: Residential

Please check the following as it applies to this application

X Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit Other (Please State) _____

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

_____
Applicant's signature

Date: 4-15-25

Sworn to and subscribed before me

This 5th day of May, 2025

_____
Notary Public

DEMETRA NEIL
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA

3

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

This proposed project involves the construction of a new residential home that spa
Approximately 4600 sqft heated space and features a mix of modern and function
This home will include a main house with 2 bedroom and 3 bathrooms, as well as
Unit above the garage. The design focuses on high-quality finishes, energy efficie
Usable space both inside and out.

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:

831 Custer Street, Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Greg Patel

Address of Applicant
861 Virginia Avenue, Hapeville, GA 30354

Telephone of Applicant
[redacted]

Signature of Owner

Greg Patel
Print Name of Owner

Personally Appeared Before Me this 5th day of May, 2025.

Notary Public

DEMETRA NEIL
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA

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)

GP____ 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.

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

GP____ 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.

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

GP ____ 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.

GP ____ 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.

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

GP ____ 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).

GP ____ 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.

GP ____ 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.

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

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

GP ____ 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 <u>all</u> sides of a proposed building.

GP ____ Site area (square feet and acres).

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

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

GP ____ Total floor area ratio and/or residential density distribution.

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

GP ____ 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 ***<u>initial</u>*** 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 <u>4-15-25</u>

PATEL RESIDENCE

831 CUSTER STREET

HAPEVILLE, GEORGIA 30354



SCOPE OF WORK

The contractor shall inform the architect of :
1. Conflicts that could prohibit the full implementation of scope as outlined in these documents.
2. Possible alternate methods to achieve the general scope outlined in these documents.
3. Coordinate item that will need to be incorporated in to the work of other subcontractors.
4. Code related items that will need to be incorporated into the general scope of work.

The Applicant is seeking to construct a new home consisting of 4,257 square feet of heated space 2-story residence of the Subject Property. Such property is located on 831 Custer Street in Hapeville, Georgia for the future construction.

GENERAL INFORMATION

1. Do not scale drawings.
2. Dimensions where shown are typically given to face of brick, concrete, or stud.
3. All elevation designations are to top of concrete slab or top of masonry unless otherwise noted.
4. All finish ceiling heights are 9'-0" above finished floor (first level) and 8'-0" above finished floor (second level) unless noted otherwise.
5. Field verify all new conditions.

DESIGN CRITERIA:

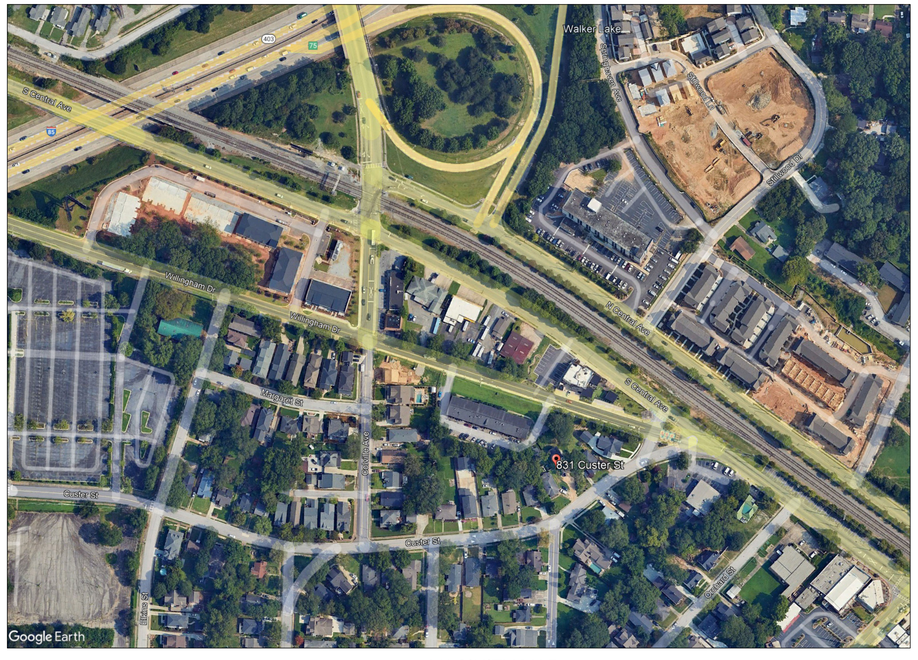
BUILDING
2018 International Building Code, w/ Georgia Amendments 2020
2018 International Plumbing Code, w/ Georgia Amendments 2020
2018 International Mechanical Code, w/ Georgia Amendments 2020
2018 International Fuel Gas Code, w/Georgia Amendments 2020
2018 International Fire Code,
2018 International Residential Code, w/ Georgia Amendments 2020
2018 International Swimming Pool & Spa Code, w/ Georgia Amendments 2020 (Node/6162)
2020 National Electrical Code (NFPA 70)
2015 International Energy Conservation Code, w/ Georgia Supplements and Amendments 2020
2021 NFPA 101 Life Safety Code

OCCUPANCY AND CONSTRUCTION TYPES

OCCUPANCY CLASSIFICATION: R-4
CONSTRUCTION TYPE: TYPE IIA
BASIC ALLOWABLE:
Total Allowable Square Footage: 15,500 sq. ft.
Gross Square Footage: 4,257 sq. ft.
Stories: 2

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Addendum#1
ARCHITECTURAL			
A0.0	COVER SHEET		
A1.0	FOUNDATION PLAN		
A1.1	FLOOR PLANS		
A1.2	ROOF PLAN		
A2.0	EXTERIOR ELEVATIONS		



VACINITY MAP

LANDRUM DESIGNS
1111 Oakley Industrial Blvd.
Fairburn,Georgia 30213
(404) 247-0288

Drawn By: MCL
Date: 5-20-2025

Client:

PATEL RESIDENCE
831 CUSTER STREET
HAPEVILLE, GEORGIA 30354

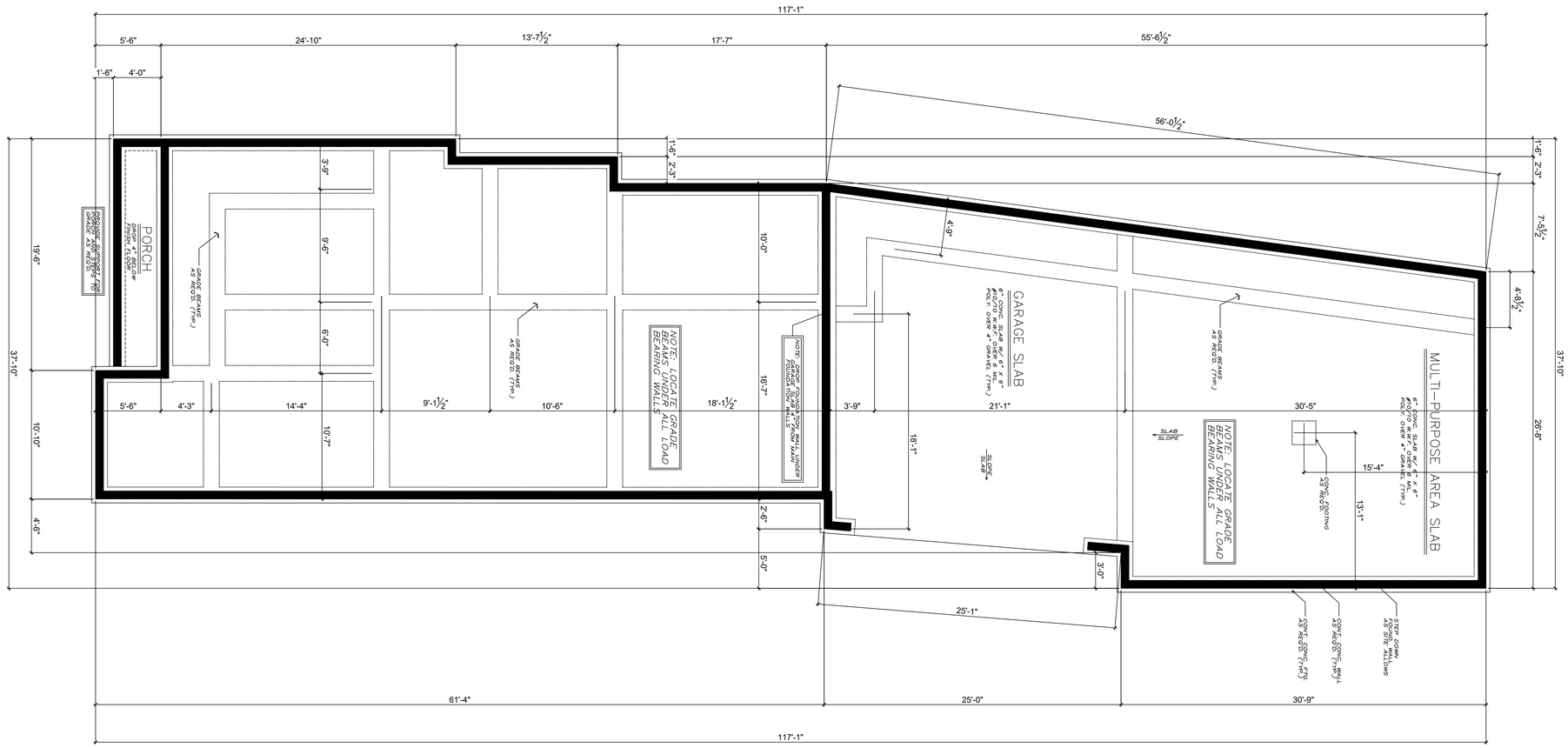
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Sheet No.

COVER SHEET

A0.0

Job No.



1 A1.0 FOUNDATION PLAN

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

LANDRUM DESIGNS

1111 Oakley Industrial Blvd.
Fairburn,Georgia 30213
(404) 247-0288

Drawn By: MCL
Date: 5-20-2025

Client:

PATEL RESIDENCE

831 CUSTER STREET
HAPEVILLE, GEORGIA 30354

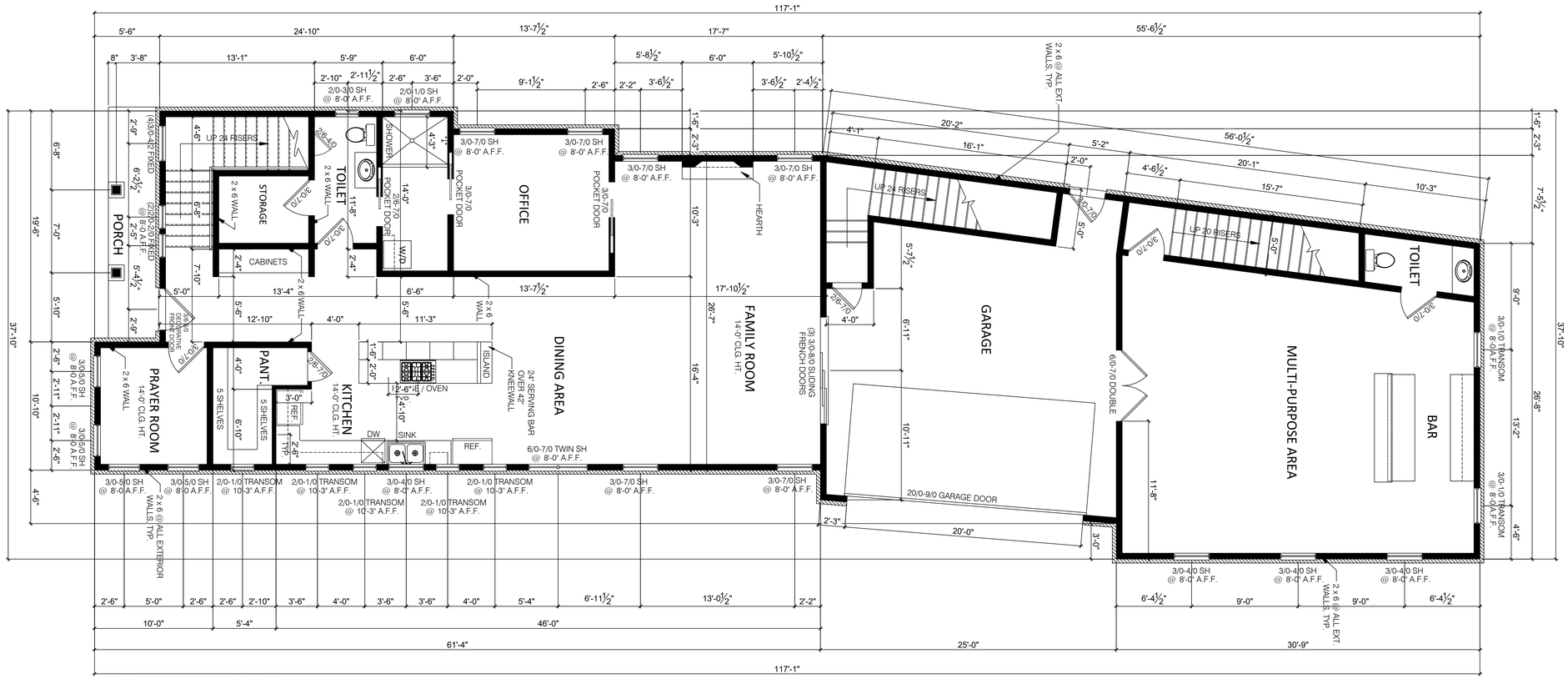
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Sheet No.

FOUNDATION PLAN

A1.0

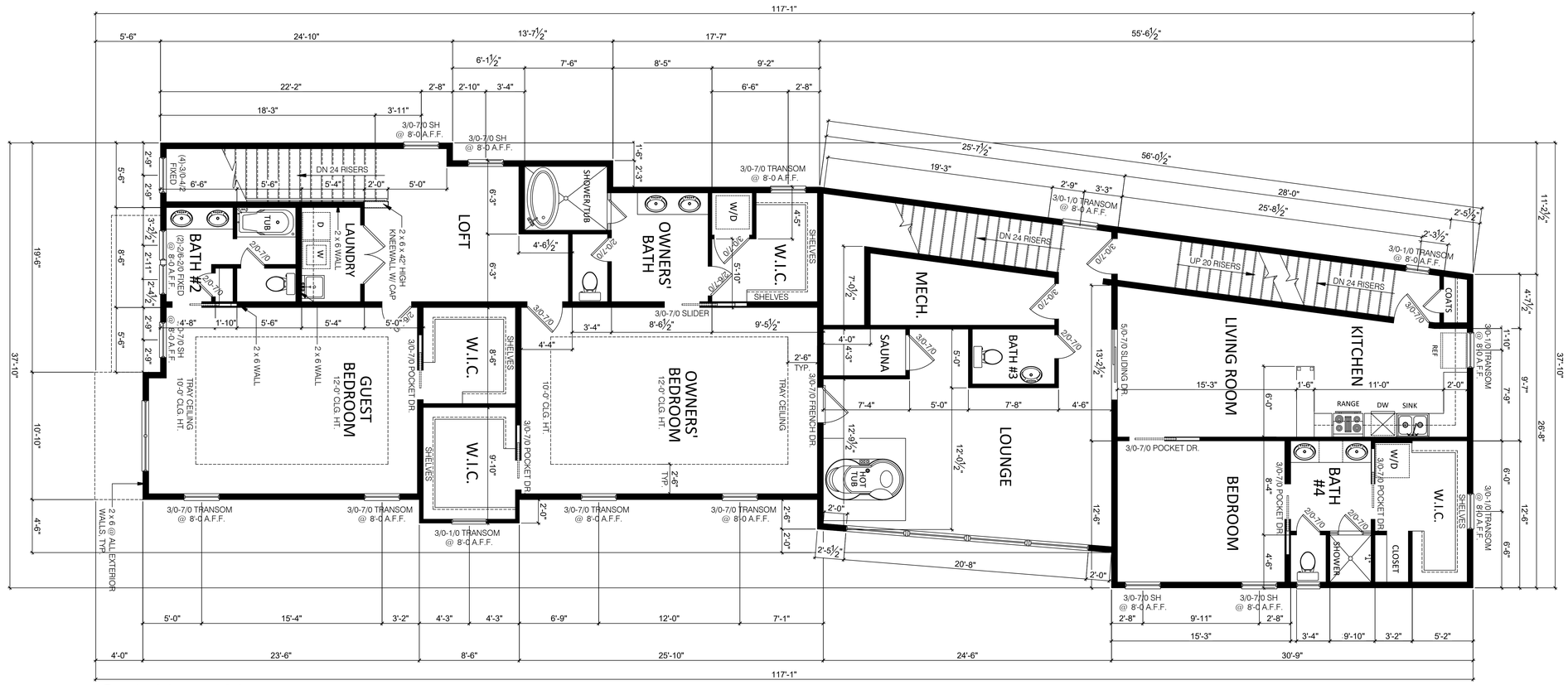
Job No.



1 A1.1 FIRST FLOOR PLAN

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

SQUARE FOOTAGE		
SQUARE FOOTAGE TOTAL:	6,585	SQ. FT.
FIRST FLOOR	2,600	HEATED SQ. FT.
SECOND FLOOR	2,628	HEATED SQ. FT.
GARAGE	581	SQ. FT.
MULTI-PURPOSE AREA	776	SQ. FT.

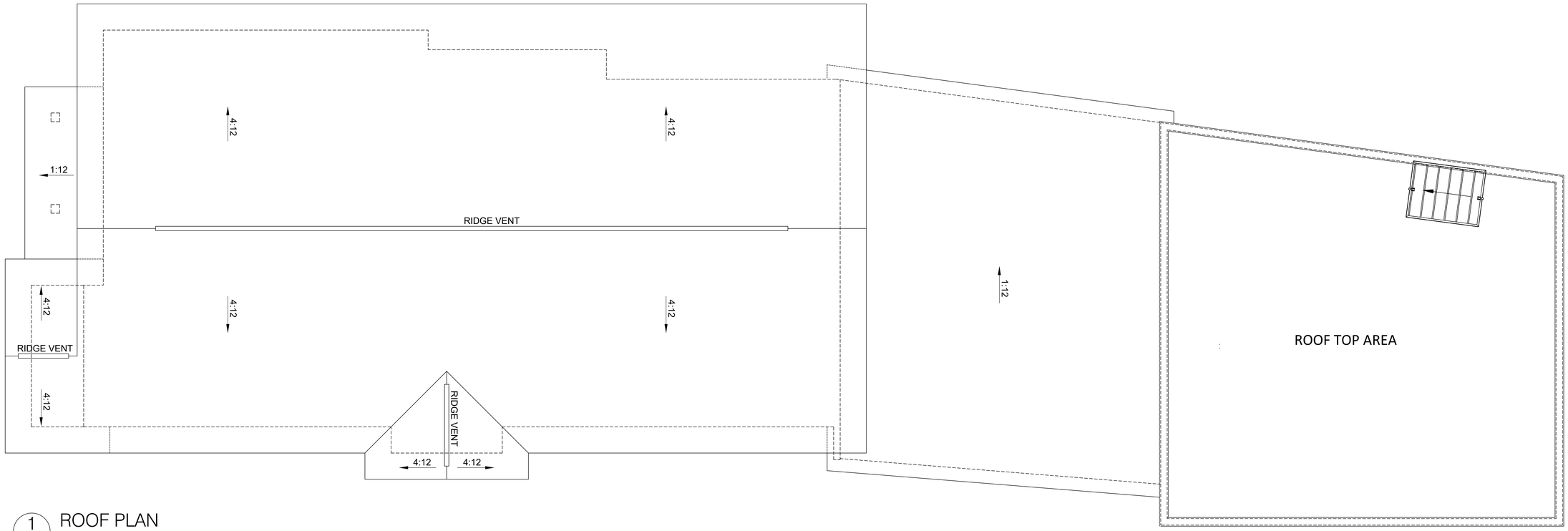


2 A1.1 SECOND FLOOR PLAN

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

FLOOR PLANS

A1.1

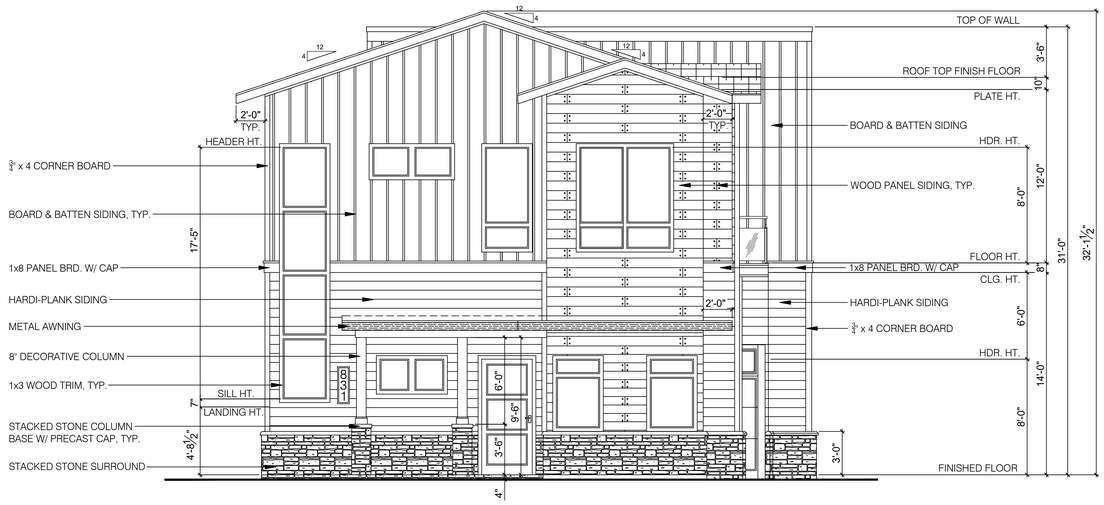


1 A1.2 ROOF PLAN

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

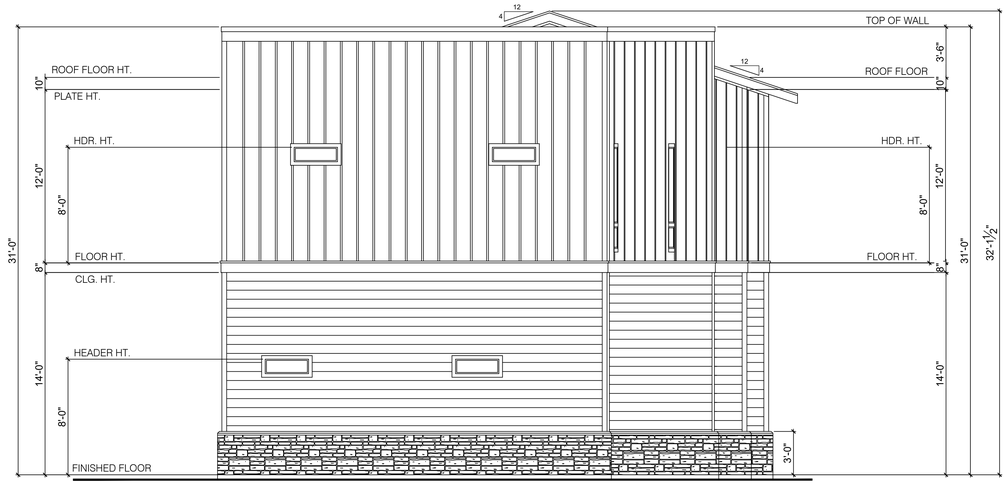
ROOF PLAN

A1.2



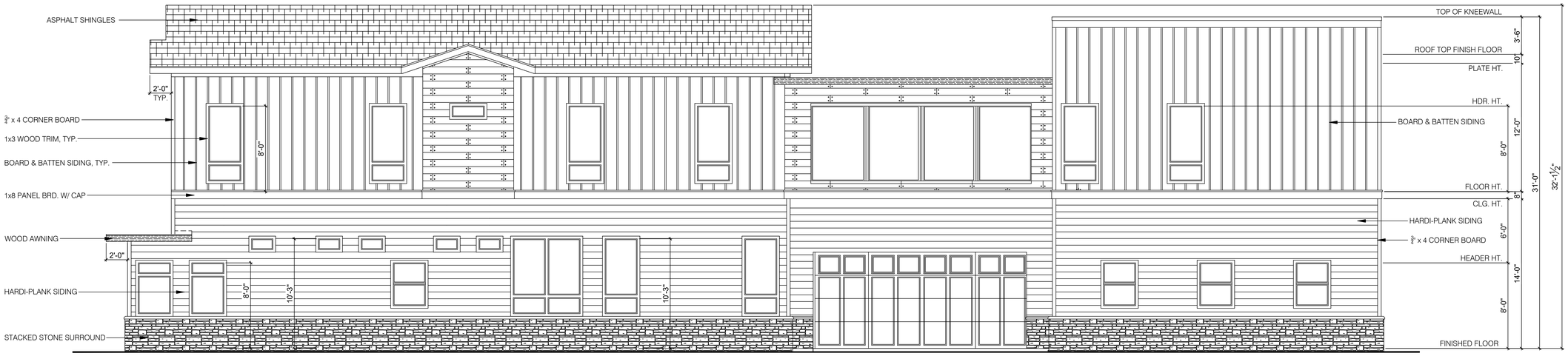
1 A2.0 **FRONT ELEVATION**

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



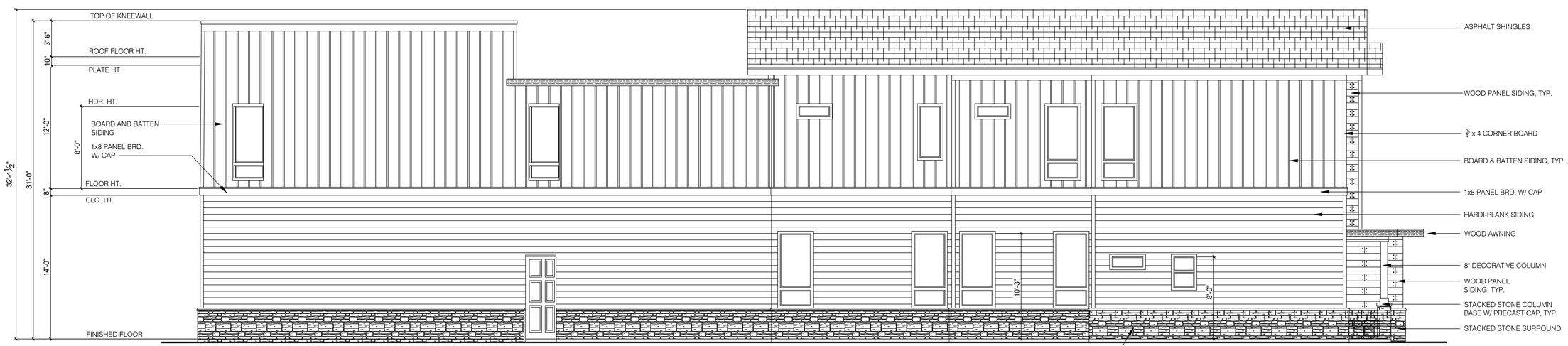
2 A2.0 **REAR ELEVATION**

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



3 A2.0 **RIGHT SIDE ELEVATION**

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



4 A2.0 **LEFT SIDE ELEVATION**

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

EXTERIOR ELEVATIONS

A2.0

EROSION CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

2. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGEATATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.

4. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171–TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.

5. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON–SITE INSPECTION.

7. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.

8. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO GRADING SHALL BE DONE UNTILL SILT BARRIER INSTALLATION IS COMPLETED.

9. ALL OPEN DRAINAGE MUST BE GRASSED, AND RIP–RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.

10. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

11. CONTRACTOR WILL ENSURE CONFORMITY TO THE INTENT OF THE EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.

*FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

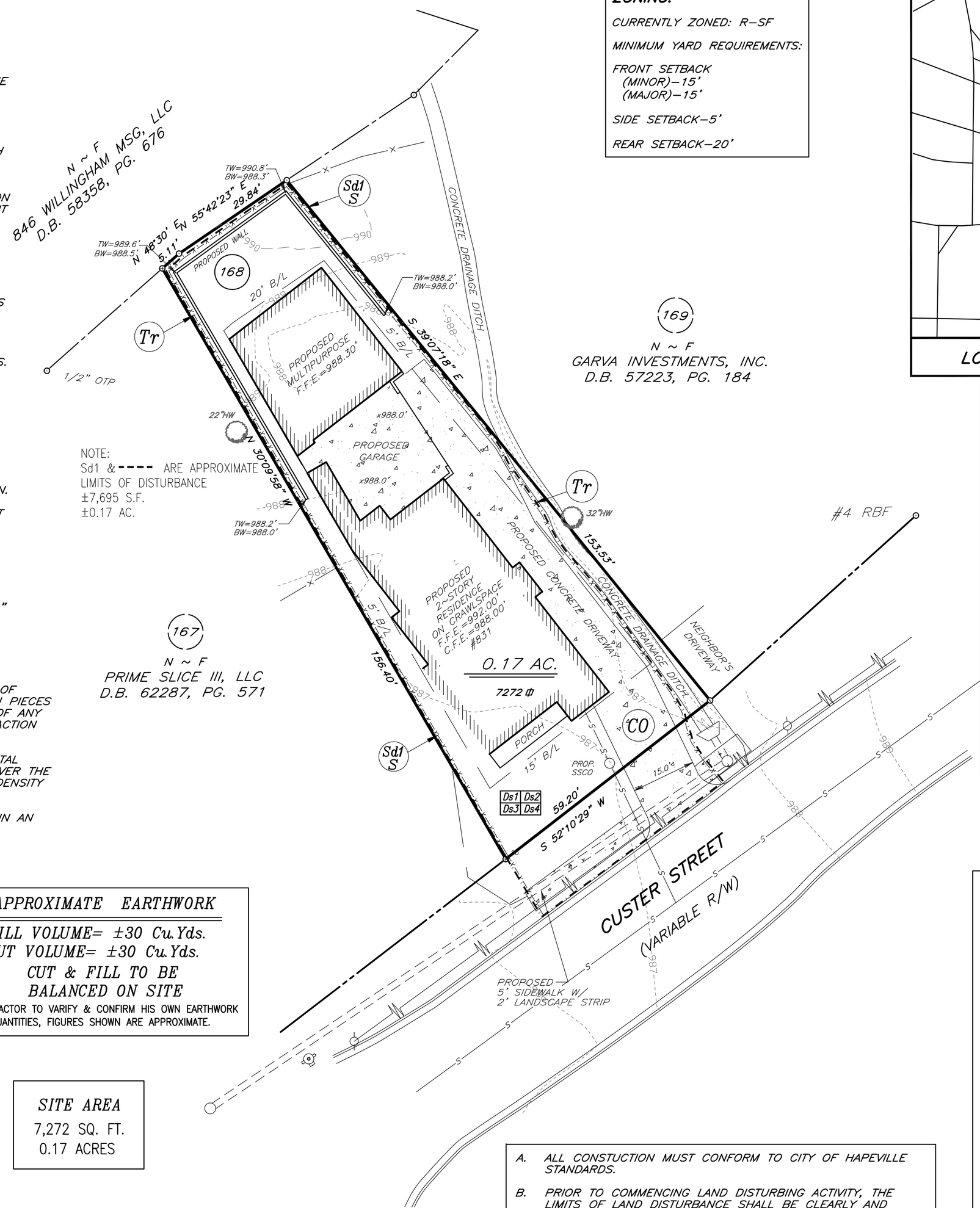
GRADING NOTES:

1. NO GRADED SLOPE SHALL EXCEED 3H:1V.

2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.

3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.

4. GRADE TO PROVIDE POSITIVE DRAINAGE WHICH IS NOT IN AN EASEMENT.



ZONING:

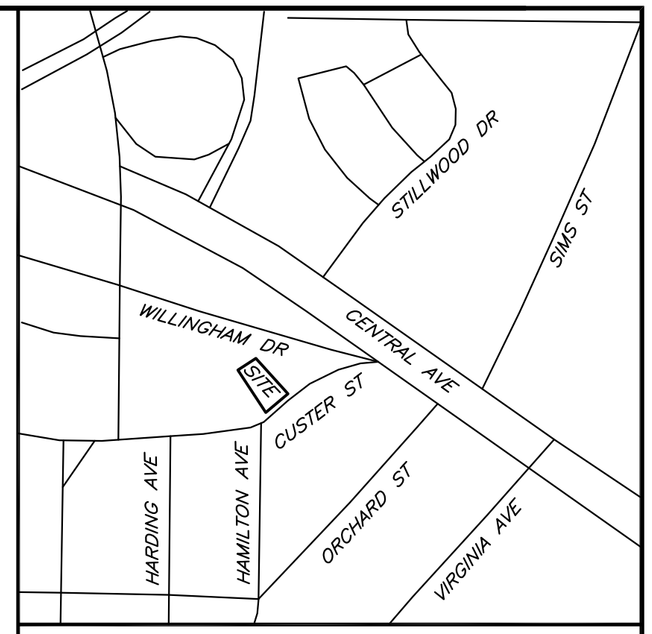
CURRENTLY ZONED: R–SF

MINIMUM YARD REQUIREMENTS:

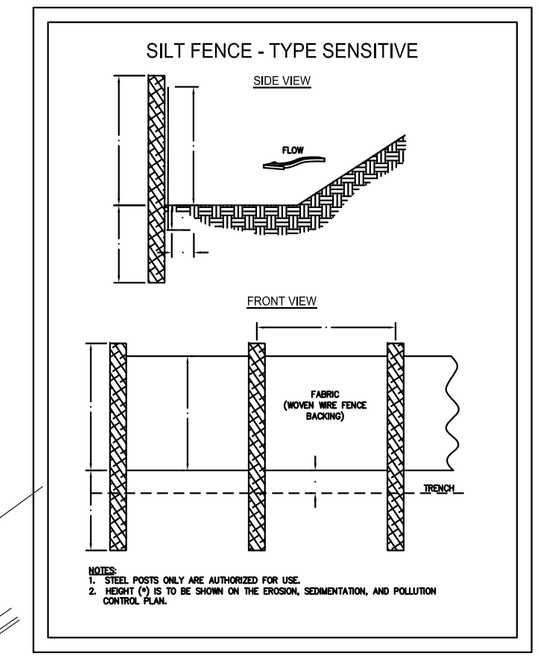
FRONT SETBACK
(MINOR)–15'
(MAJOR)–15'

SIDE SETBACK–5'

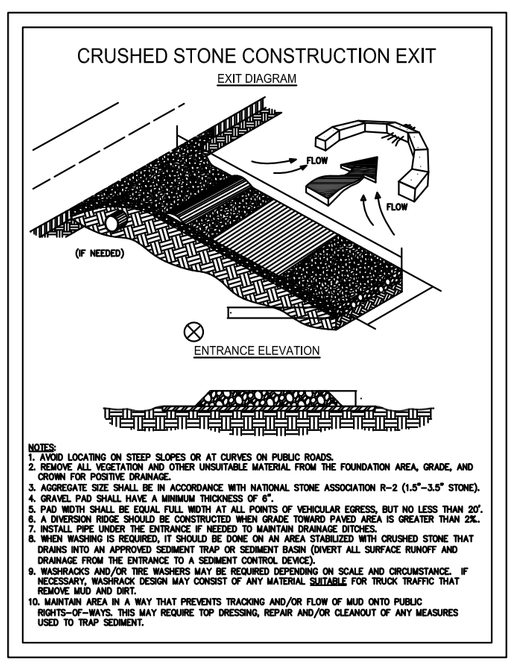
REAR SETBACK–20'



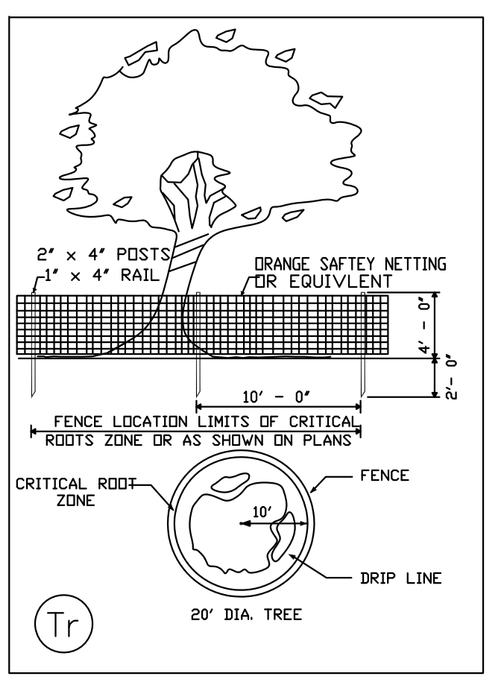
LOCATION MAP 1" = 2000'



Sd1 SILT FENCE (TYPE "S")
N.T.S.



Co CONSTRUCTION EXIT
N.T.S.



PROTECTIVE TREE FENCING N.T.S.
4' HIGH, ORANGE, POLYETHYLENE LAMINAR SAFETY NETTING

APPROXIMATE EARTHWORK

FILL VOLUME= ±30 Cu.Yds.
CUT VOLUME= ±30 Cu.Yds.
CUT & FILL TO BE BALANCED ON SITE

CONTRACTOR TO VARIFY & CONFIRM HIS OWN EARTHWORK QUANTITIES, FIGURES SHOWN ARE APPROXIMATE.

SITE AREA
7,272 SQ. FT.
0.17 ACRES

GSWCC Georgia Soil and Water Conservation Commission

K. Addison Blakeslee
Level II Certified Design Professional

Certification Number 00000068416
Issued: 08/01/2022 Expires: 08/01/2025

IMPERVIOUS SURFACES	
HOUSE	1,851 S.F.
MULTIPURPOSE	886 S.F.
DRIVEWAY	1,384 S.F.
GARAGE	583 S.F.
WALLS	81 S.F.
TOTAL	4,785 S.F. (65.80%)

A. ALL CONSTUCTION MUST CONFORM TO CITY OF HAPEVILLE STANDARDS.

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

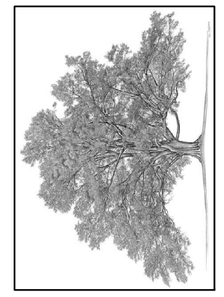
C. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTILL ALL DISTURBED AREAS ARE STABILIZED.

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

E. FINAL ON–SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THIS CERTIFICATE OF OCCUPANCY. CERTIFIED AS–BUILTS MAY ALSO BE REQUIRED.

20 0 20 40
SCALE IN FEET

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Enviromental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com



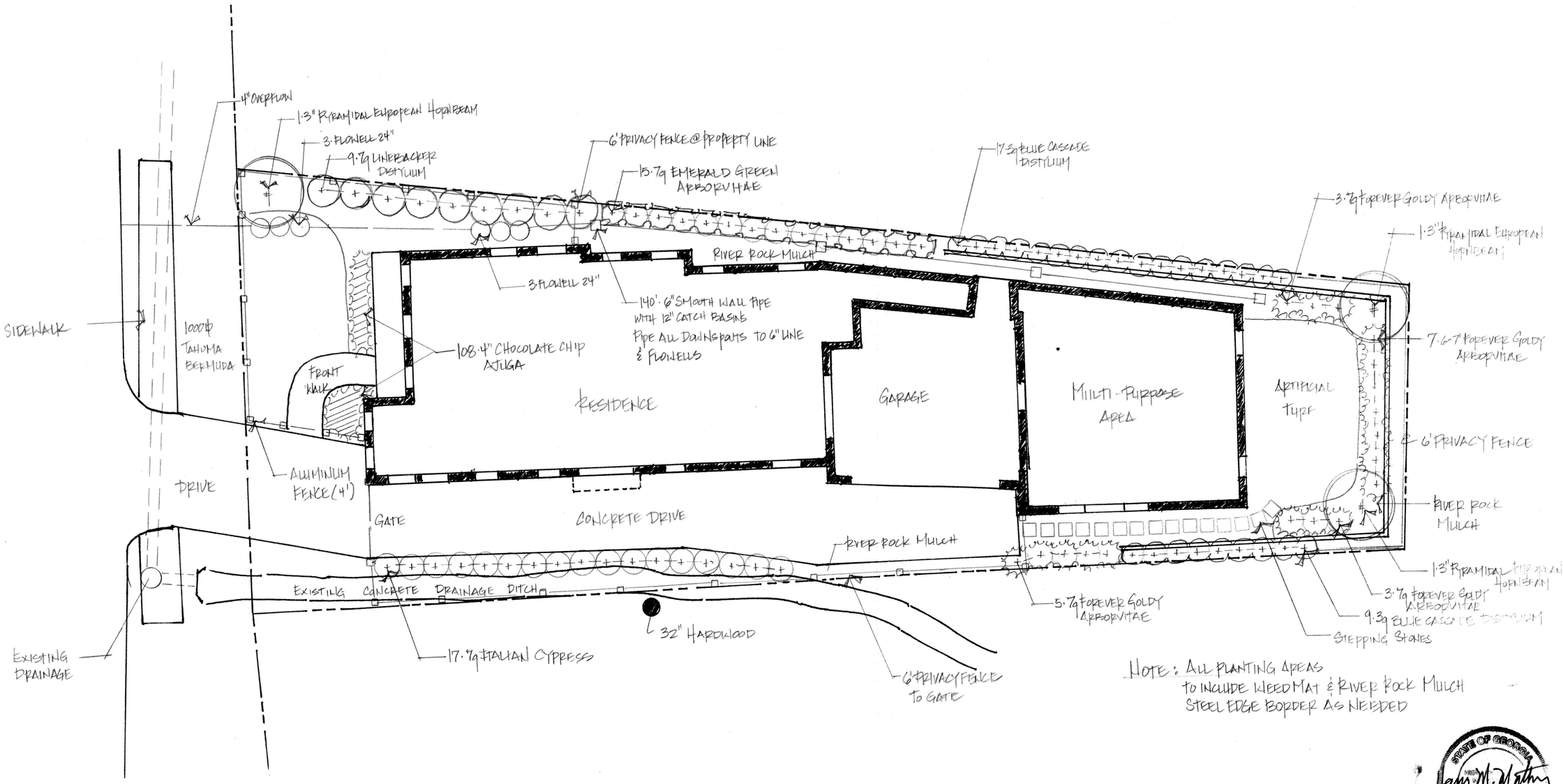
SITE PLAN FOR:
#831 CUSTER STREET
GREG PATEL
LOCATED IN LAND LOT 98
14TH DISTRICT
LOT 168–VIRGINIA PARK SUBDIVISION
CITY OF HAPEVILLE
FULTON, COUNTY, GEORGIA

GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

REVISIONS
DATE : CHANGED LABELS OF GARAGE AND MULTIPURPOSE AREAS

DATE : 10-6-2023
SCALE : 1"=20'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2023178

CUSTER-SITE.DWG



NOTE: ALL PLANTING AREAS TO INCLUDE WEED MAT & RIVER ROCK MULCH STEEL EDGE BORDER AS NEEDED

TREE REQUIRMENTS .17 ACRES x 100 = 17 INCHES REQUIRED

TREES PROVIDED:

3-3" PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGATA'	= 9"
7-6-7' FOREVER GOLDY ARBORVITAE	THUJA PLICATA 'FOREVER' PP19267	= 14"
	TOTAL PROVIDED	23" TOTAL

STATE OF GEORGIA — Amy M. Mathis — LANDSCAPE ARCHITECT

LANDSCAPE PLAN FOR:

PATEL RESIDENCE

SCALE: 1"=10'-0"	APPROVED BY:	DRAWN BY HM3
DATE: 6/26/2025		REVISED

831 CLUSTER STREET HAPEVILLE GA 30354

DRAWING NUMBER

18 x 24 TITLE BLOCK - CRI

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 7, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 831 Custer Street 2025

BACKGROUND

The City of Hapeville has received a site plan application from Greg Patel to construct a 6,585 SF single family dwelling with an attached garage, multi-purpose room and secondary living space including a kitchen, bedroom and bath at 831 Custer Street.

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

REVIEW

The following code sections are applicable to this application:

Sec. 93-11-.-1 - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:
(1) Ensure the best use of the land;
(2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
(3) Protect and promote a suitable environment for family life;
(4) Discourage any use which would generate other than usual residential traffic on minor streets; and
(5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2 - Permitted uses.

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

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

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

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

REQUIREMENTS

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

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

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

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

- ***The property is currently vacant.***
- ***The site plan shows a proposed 2 story dwelling with a height of 32' 1 ½", which is compliant.***
- ***While the dwelling is within the buildable areas, building dimensions from the property line are not provided.***

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

- ***The plans include a 15' proposed driveway which passes the dwelling. The width of the driveway at the side entry garage is not provided – with an insufficient turn radius, this could impact the ability of the vehicles to turn around.***
- ***The plans show a 5' proposed sidewalk with a 2' landscape strip.***
- ***The plans do not include a walkway from the entrance to the street.***

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

- ***Parking will be provided in the 2 car garage. Though only two spaces are required, parking should be discussed given the square footage of the house.***

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

- ***No change in grading is idciated.***

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

- ***The Arborist has not approved the Tree Conservation Plan. There are affected boundary trees and the adjacent owners must be contacted per the Tree Conservation Ordinance.***

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

- ***A landscape plan has been provided.***

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

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

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

- ***The site plan shows a proposed wall and the landscape plan indicates a 6' privacy fence. Applicant should clarify if both are proposed or only one.***

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.

- ***Grading indicates positive drainage not in an easement.***

k. Location and size of all signs.

- ***Not applicable.***

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

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

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

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

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 4,000 SF. The proposed site area is 7,272 sf or 17 ac (per survey), which is compliant.***

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

- ***The maximum lot coverage allowed is 70%, or 5,090 SF. The plans indicate that the total lot coverage will be 4,785 SF or 65.8%, which is compliant. The impervious surface is detailed as house 1851 SF, Multipurpose 886 SF, driveway 1,384 SF, garage 583 SF, and walls 81 SF. The required walkway from the front door to the street has not been included.***
-

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

- ***The application states 4 bedrooms and 4 ½ baths.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required area is 1,000 SF. The proposed 6,585 SF single family dwelling is compliant.***

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

- ***Parking will be provided in the attached garage – the driveway is fairly narrow at the entrance to the garage which is a concern as well as only two parking spaces provided for a 6,000 SF + dwelling..***

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

- ***The overall project includes the addition and renovation of a 2 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***<u>The development schedule has not been provided.</u>***

<u>RECOMMENDATION</u>

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

- *Show closest property to eave / building dimensions.*
- *Address all deficiencies from the arborist report and obtain approval from the Arborist and also notify all impacted adjacent property owners whose boundary trees are impacted.*
- *Correct the impervious surface coverage on all documents for front walk when finalized.*
- *Address driveway width at garage to allow for turnaround.*
- *Correct if privacy fence or wall or both.*
- *Provide a development schedule.*

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

Upon remedy of the aforementioned deficiencies, the site plan is considered compliant with zoning.



Location Map – 831 Custer Street

TREE CONSERVATION PLAN CHECKLIST

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

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

1st Arborist Review - 7.31.2025 - Not Approved
acrussell@cplteam.com
831 Custer St.

General Requirements:

✓ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.

X 2. Site area, plan scale, and magnetic north arrow.

X 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.

X 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.

X 5. 24-hour emergency contact name and phone number.

X 6. Title block showing project name, Land Lot(s) and District locations.

X 7. Site location map.

X 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.

✓ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre
Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

X 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance Provide statement that there are no State Waters within 200 feet of land disturbance.

X 12.Other comments:

Show all existing trees on the plan. Provide list of all existing trees w/species and DBH.

If there are no landmark trees, provide a statement on the plans.

If there are no existing trees, provide a statement on the plans.

Tree Conservation Plan:

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

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

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

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

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

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

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

X 9. Show tree protection fence detail.

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

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

Provide statement that there are no landmark trees on the site.

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

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

X 14. Other comments:
Show critical root zone and impact for 32" hardwood that is offsite.

Tree Replacement Plan:

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

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

X 3. Show calculations for total inch for inch landmark tree replacements
✓ 4. Locations of all trees to be planted on site to meet density requirements.
X 5. Locations of all tree protection areas and tree protection fencing.
✓ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
✓ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
X 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

Confirm there are no utility, storm drainage, sanitary sewer, or other easements on the property.

X 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
NA 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
NA 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
X 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

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

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

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

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

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

a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).

b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.

c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.

d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

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

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

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

X 22. Show planting and staking details.

X 23. Note type of irrigation to be used.

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

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

_____ 25. Other comments:

_____

_____

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

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

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

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

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

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

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

25-PC-06-10

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant MICHELE KEATON

Mailing Address: 271 S CULVER ST LAWRENCEVILLE GA 30046

Telephone _____ Mobile #[redacted] Email[redacted]

Property Owner (s) MICHELE KEATON

Mailing Address MICHELE KEATON

Telephone_____ Mobile #[redacted]

Address/Location of Property: 3226 Dogwood Dr, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400010155

Present Zoning Classification: V Size of Tract: 0.140 acre(s)

Present Land Use: SINGLE FAMILY RESIDENTIAL

Please check the following as it applies to this application

X Site Plan Review
____Conditional Use Permit
____Temporary Use Permit Other (Please State) _____

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

Applicant's signature

Date: 5/23/25

Sworn to and subscribed before me

This 23 **day of** May, 2025.

Notary Public

BROOK A LEARY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 11, 2028

dotloop signature verification: dtlp.us/4FIU-gYRy-w9H0

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

NEW CONSTRUCTION - SINGLE FAMILY RESIDENTIAL

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:

3226 Dogwood Dr, 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 MICHELE KEATON

Address of Applicant
271 S CULVER ST LAWRENCEVILLE GA 30046

Telephone of Applicant
[redacted]

Signature of Owner

Michele Keaton
Print Name of Owner

Personally Appeared Before Me this 23 day of May, 2025.

Notary Public

BROOK A LEARY
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 11, 2028

5

dotloop signature verification: dtlp.us/4FiU-gYRy-w9H0

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)

MK 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.

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

MK 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.

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

dotloop signature verification: dtlp.us/4FiU-gYRy-w9H0

MK

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.

MK

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.

MK

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

MK

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).

MK

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.

MK

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.

MK

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.

MK

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.

dotloop signature verification: dtlp.us/4FiU-gYRy-w9H0

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

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

MK 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.

MK Site area (square feet and acres).

MK 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.

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

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

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

MK 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: Michele Keaton dotloop verified 05/22/25 1:25 AM CST SX4H-EYQ6-L8UQ-SKBS

Date 05/21/2025

ADDRESS/PARCEL

3226 DOGWOOD DRIVE
ROSWELL, GEORGIA, 30075

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF HAPEVILLE COMMUNITY PANEL NO. (13121 C 0366 F) DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF OF TRIMBLE NETWORK GPS MEAN SEA LEVEL MEASUREMENTS USING A TRIMBLE R12 LT BASE ROVER WITH VRS NOW RTK GNSS SERVICE.

PROPOSED/EXISTING LOT COVERAGE CALCULATIONS

EXISTING CONCRETE DRIVEWAY	= 720 SQ.FT.
PROPOSED 1-STORY HOME	= 1,101 SQ.FT.
PROPOSED CONCRETE DRIVEWAY	= 418 SQ.FT.
PROPOSED FRONT PORCH	= 120 SQ.FT.
PROPOSED WALK	= 102 SQ.FT.
TOTAL	= 2,461 SQ.FT.

CALC = 2461/6136 = 0.401
% = 40.1% LOT COVERAGE

SITE NOTES:

1. PROPOSED 1-STORY HOME (1,101 SF)
   FFE=1000.0
   HEATED FLOOR SPACE:
   TOTAL HEATED = 2,320 SQ. FT.
   PROPOSED FAR: 2320 / 6136 = 0.378
2. PROPOSED ASPHALT DRIVEWAY (418 SQ.FT.)
3. PROPOSED FRONT PORCH. (120 SF)
4. PROPOSED FRON T WALK. (120 SF)
5. PROPOSED SILT FENCE, TYPE-C SENSITIVE (SEE DETAIL) (Sd1-S)
6. PROPOSED TREE PROTECTION FENCE (SEE DETAIL)
7. PROPOSED PORTA POTTY, DUMPSTER & MATERIAL STAGING AREA.
8. PROPOSED CONSTRUCTION EXIT. (SEE DETAILS)
9. LIMITS OF DISTURBANCE = 4,200 SQ.FT.
10. PROPOSED TRENCHES, 2 TOTAL. (SEE DETAILS)
11. PROPOSED 6' WOOD FENCE.
12. PROPOSED 4' WOOD FENCE.
13. PROPOSED A/C UNIT. SCREENED WITH SHRUBS.
14. PROPOSED 3" CALIPER TREE.
15. EXISTING DRIVEWAY TO BE REMOVED.

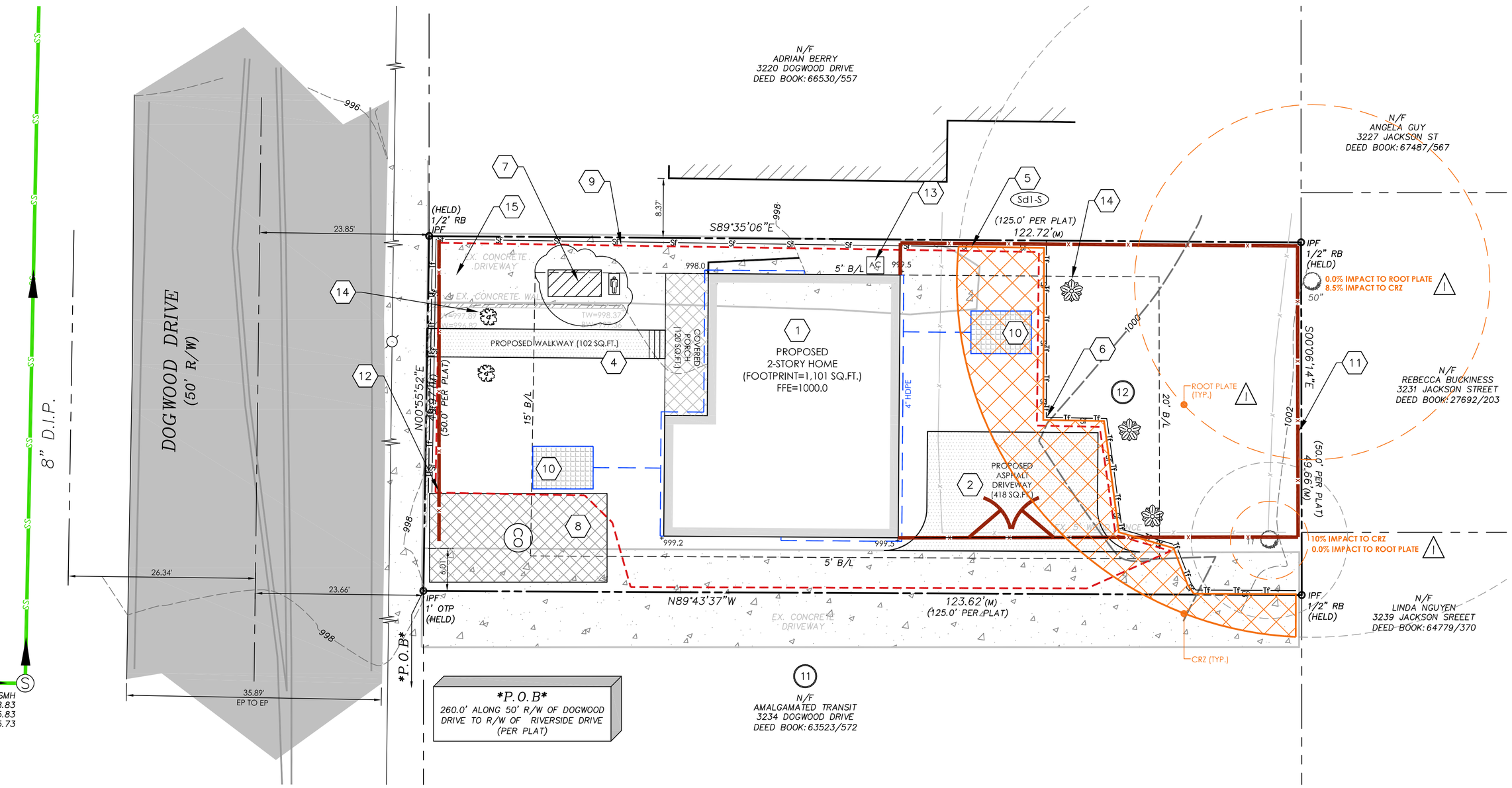
TOTAL SITE AREA

6,136 SQ. FT.
0.140 ACRES

BUILDER/24 HOUR CONTACT

MICHELLE KEATON GROUP
CONTACT: MICHELE KEATON
PHONE (404) 670-9295
EMAIL: MICHELE@MICHELEKEATONGROUP.COM

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83



TREE DENSITY CALCULATIONS

MIN. REQUIRED INCHES PER ACRE = ACREAGE x 100 INCHES

0.14 ACRES x 100 INCHES = 14 INCHES REQUIRED
NO TREES WILL BE REMOVED
MITIGATION FEES = $0.00

PLANTING NEW TREES TO MEET DENSITY REQUIREMENT:

TREE PLANTING

TREE	TYPE	SPECIES	QUANITY	CALIPER	SPACING
	OAK NUTTALL/PIN	QUERCUS	3	3"	15'
	RED MAPLE	ACER RUBRUM	2	3"	15'

TOTAL DENSITY PROPOSED = 15 INCHES

DENSITY REQUIREMENT MET

EROSION CONTROL LEGEND

- DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
- DS4 DISTURBED AREA STABILIZATION (WITH SOD)
- CO CONSTRUCTION EXIT (MIN. PAD WIDTH = 20'/MIN. PAD LENGTH = 50')
- Sd1-S SEDIMENT BARRIER SILT FENCE TYPE "C-POP" SENSITIVE
- Sd1-NS SEDIMENT BARRIER SILT FENCE TYPE "C-POP" NONE SENSITIVE

SEEDS AND PLANTS FOR EROSION CONTROL Ds2 & Ds3

SPECIES	RATES / SPACING 1000 SQ. FT.	RATES / SPACING ACRES	PLANT DATES	YEARS	RATES IN Lbs. PER ACRE N	P_2O_5	K_2O	N TOP
COMMON BERMUDA	0.2 Lb.	10 Lb.	3/1 – 7/1	FIRST	60–90	120–180	120–180	60–100
				SECOND	40	95	95	60–100
TALL FESCUE	1.1 Lb.	50 Lb.	9/1 – 1/1	FIRST	60–90	120–180	120–180	SPRING
				SECOND	60	120	120	60–100
TALL FESCUE & LESPEDEZA	1.1 Lb. 1.4 Lb.	50 Lb. 60 Lb.	1/1 – 12/31	FIRST	60–90	120–180	120–180	0–50
				SECOND	0	70–100	70–100	SPRING
ANNUAL RYE GRASS 40 Lbs. / ACRE				NOV. 15 – MARCH 15				

SOURCE: MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, STATE SOIL & WATER CONVERSATION COMMISSION, DATED 1992

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
PL	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
⊡	POWER POLE
☆	FIRE HYDRANT
☼	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
Ⓟ	GEORGIA POWER MANHOLE LID
Ⓣ	TELE COMM. MANHOLE LID
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND

	PROPERTY LINE
—x—x—	FENCE
—t—	TELEPHONE LINE
—c—	GAS LINE
—w—	WATER LINE
—SS—	SANITARY SEWER LINE
	POWER LINE
FD	FIRE DEPT. LINE
CTP	CRIMP TOP PIPE
RB	REBAR
	SIDEWALK LIGHTS
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	4x4 TRANSFORMER
RRT	RAIL ROAD TIE WALL

TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- MAGNOLIA TREE
- OAK TREE

GRAPHIC SCALE
0 5 10 20 30 40

GSWCC Georgia Soil and Water Conservation Commission
Bryan C Long
Level II Certified Design Professional
Certification Number 0000052999
Issued: 01/16/2025 Expires: 01/16/2028

GEORGIA REGISTERED NO.31072 LAND SURVEYOR BRYAN C. LONG

PAGE 2 of 3

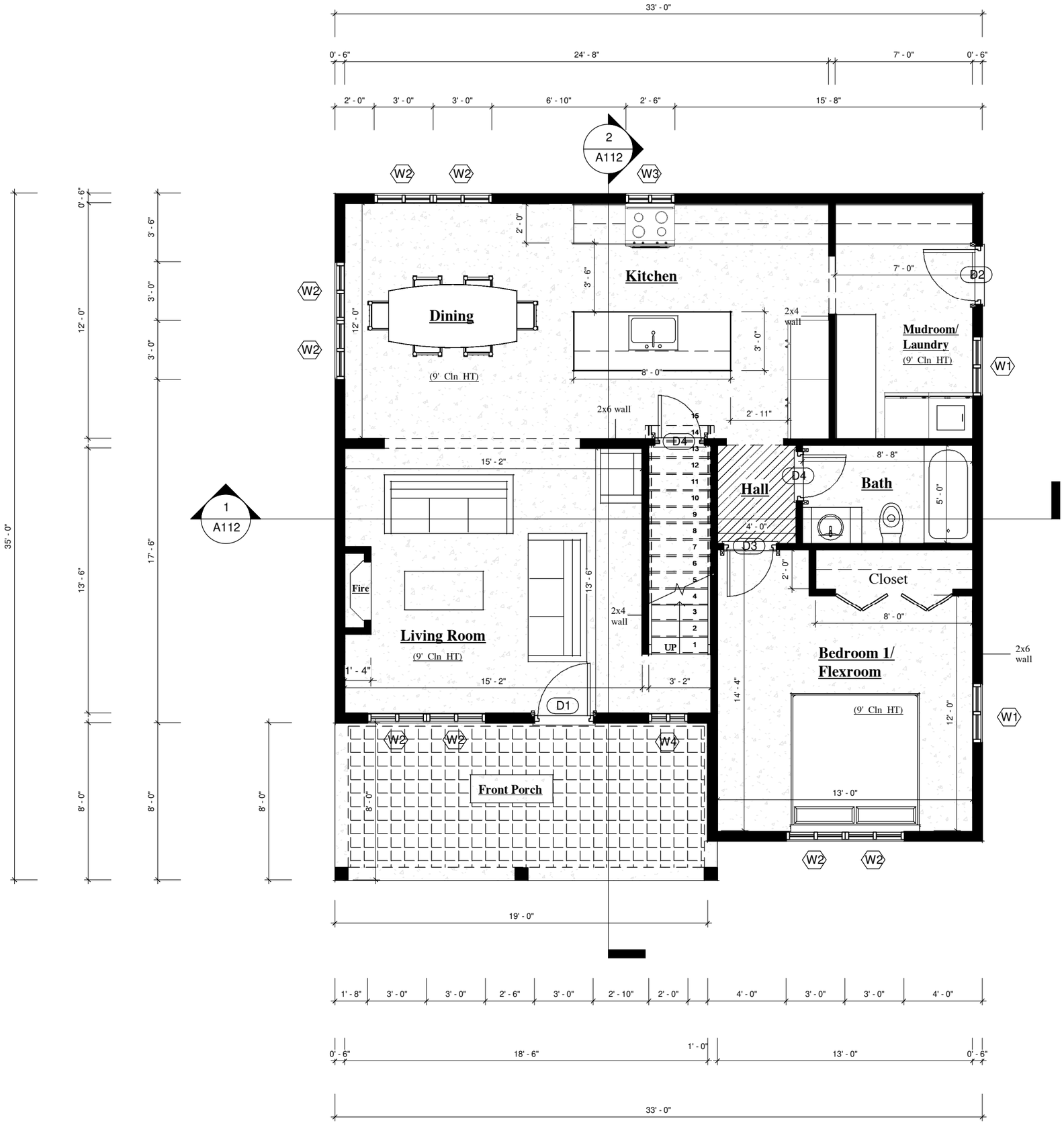
RESIDENTIAL SINGLE FAMILY SITE PLAN for
MICHELE KEATON GROUP
(PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)

REVISION 1 - ADDRESS ARBORIST COMMENTS ~ 6/30/2025 (1)

LOT #5 12 , BLOCK 1~ FOREST HILLS PARK
LAND LOT 94 , 14th DISTRICT
FULTON COUNTY, GEORGIA
DATE: 05/30/2025 SCALE: 1"= 20'

MERIDIAN GEOMATICS
ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197
WEBSITE: MERIDIANGEOMATICS.NET
EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRWN BY S.C.D.
JOB NO. 2023-187



1 First Floor Plan

3/16" = 1'-0"

AREA

HEATED AREA

First Floor	975.00 S.F.	
Second Floor	975.00 S.F.	= 1,950.00 S.F.

UNHEATED AREA

Porch (Front)	153.00 S.F.	= 153.00 S.F.

TOTAL AREA 2,103.00 S.F.

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

FIRST FLOOR PLAN

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

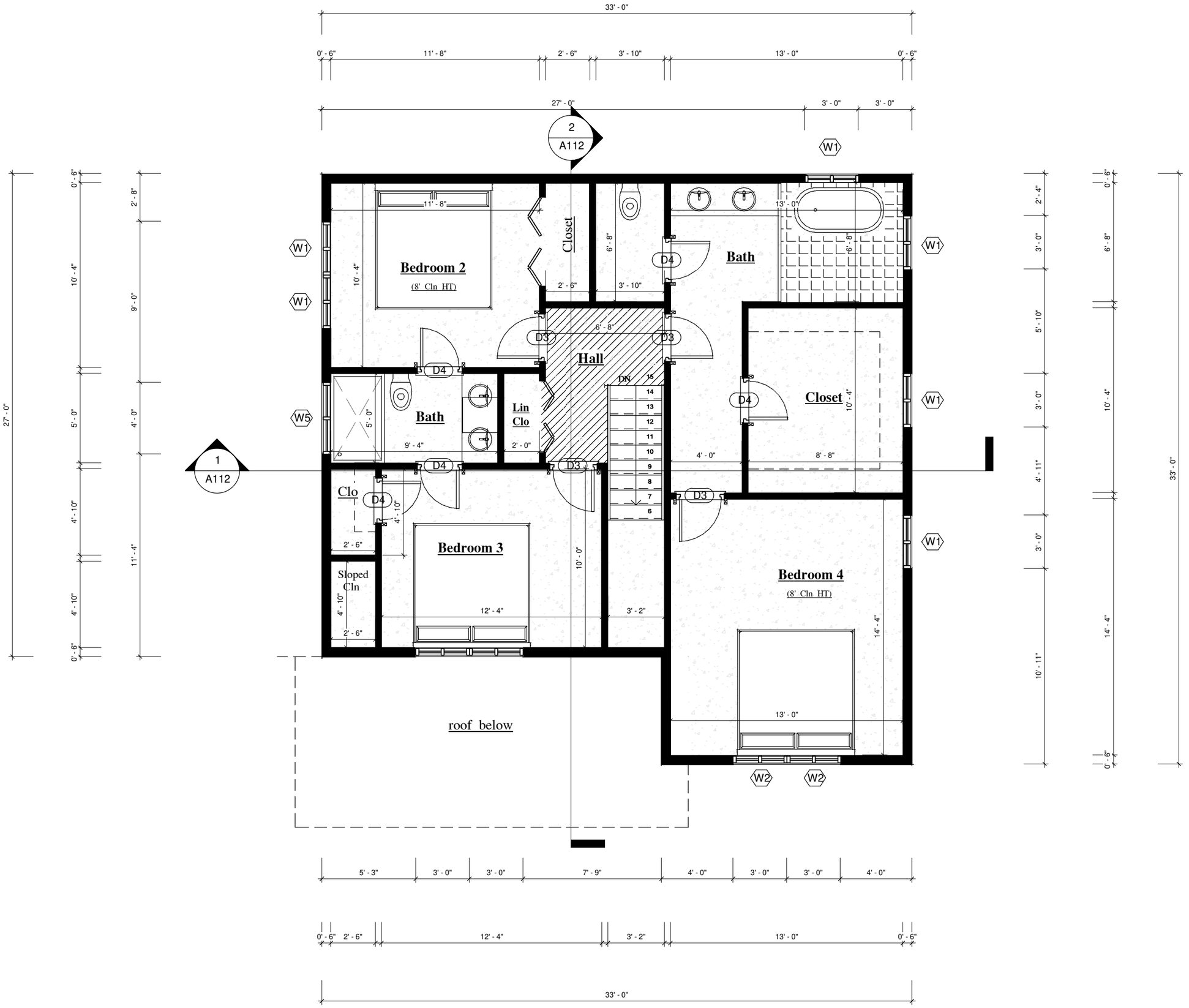
ARCHITECT:

Manix-arc

manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A102



1 Second Floor Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

SECOND FLOOR PLAN

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

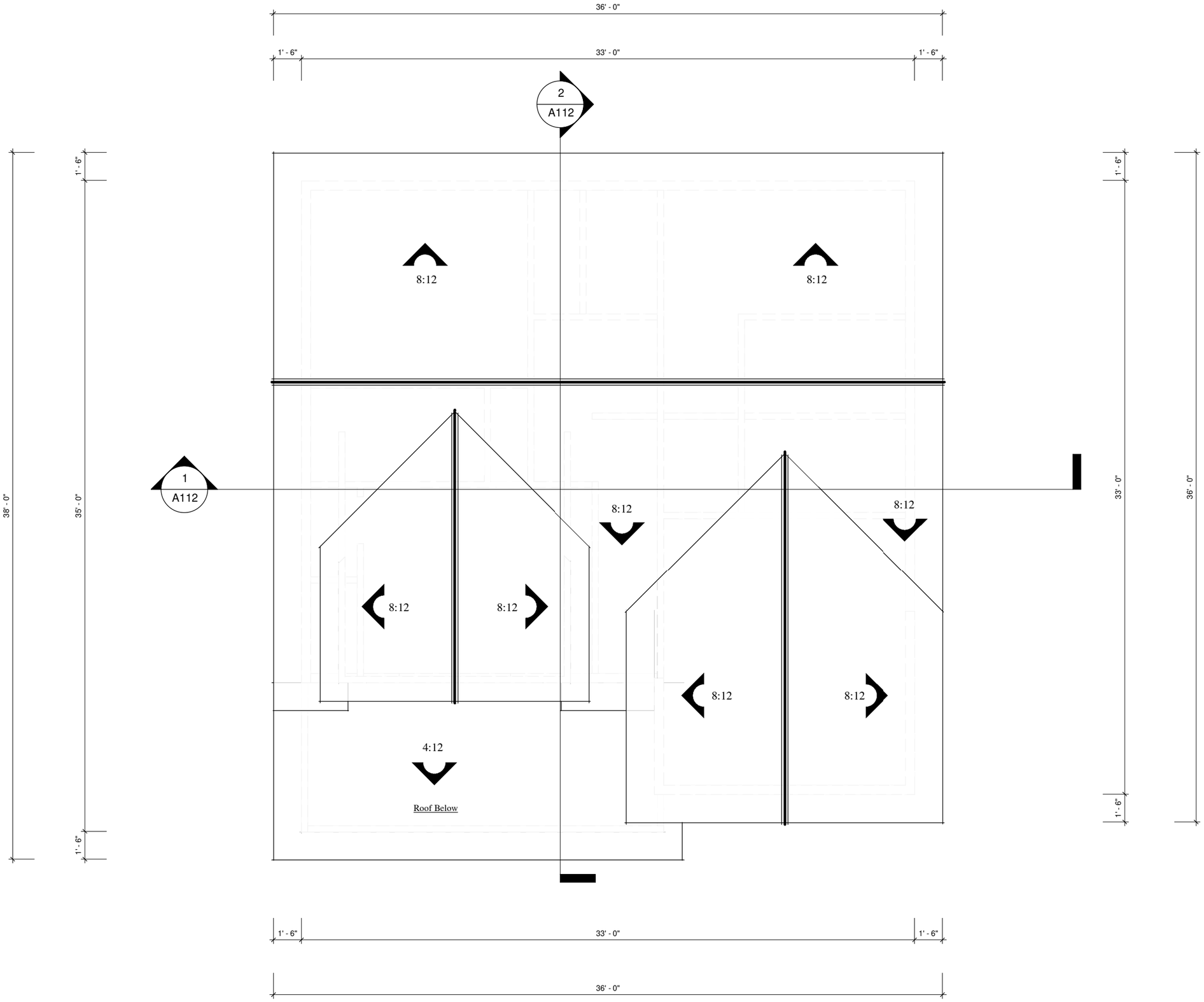
ARCHITECT:

Manix-arc

manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A103



1 Roof Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

ROOF PLAN

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A104



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

EELEVATIONS

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

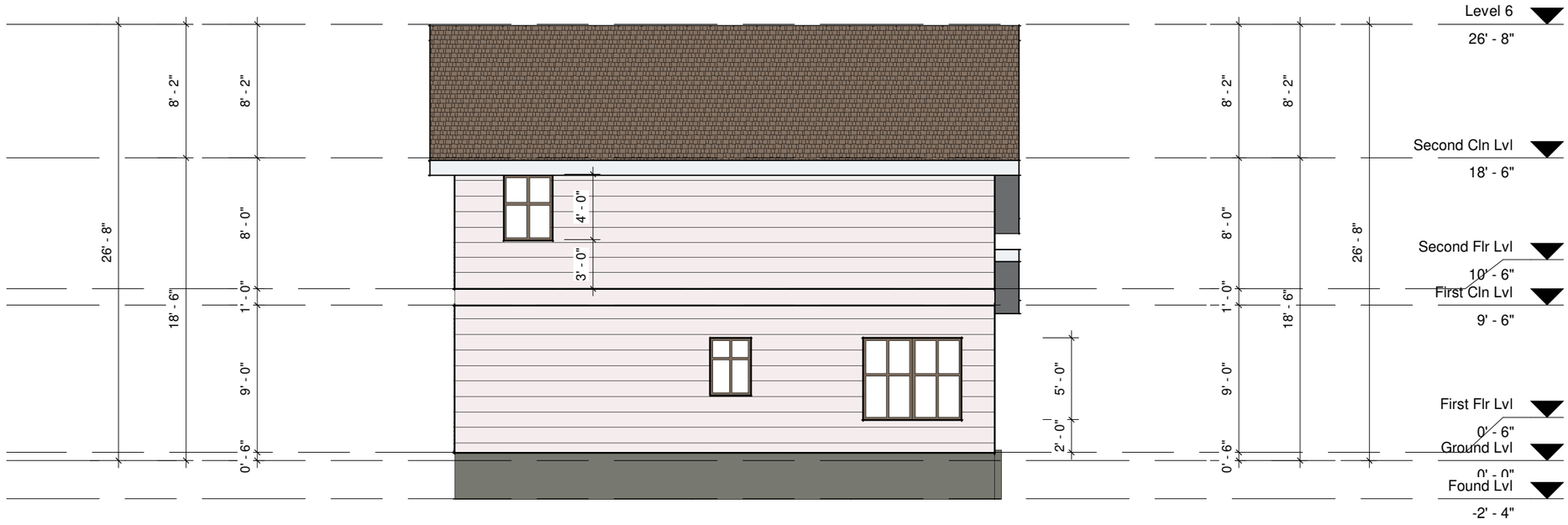
ARCHITECT:

Manix-arc

manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A105



1 Rear Elevation

1/8" = 1'-0"



3 Left Elevation

1/8" = 1'-0"

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

ELEVATIONS

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc

manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A106

RELEASE FOR CONSTRUCTION

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 7, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3226 Dogwood

BACKGROUND

The City of Hapeville has received a site plan application from Michele Keaton to construct a 2,103 SF single family dwelling at 3226 Dogwood. The dwelling is proposed to be 2 stories and 28' 6" in height. The building is 2 stories and 28' tall. A parking pad located in the rear of the property is proposed.

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the City in 2017. The property is zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation section of the Architectural Design Standards.

Note: The Site notes on page 2 lists a 1 story 1,101 SF home, however, the total heated floor space indicated 2,320 SF of heated space and the application states 2,103 SF.

REVIEW

The following code sections are applicable to this application:

Sec. 93-11.1-1. - Intent.
The V district is established in order to:
(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
(2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
(3) Promotes neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses, which are automobile or transportation related;
(6) Exclude industrial uses such as manufacturing, processing and warehousing;
(7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
(8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-2. - Permitted uses.
The following are permitted within the V zone:
(1) Any use permitted in the D-D zone;
(2) Any use permitted in the C-1 zone subject to the requirements of this article;
(3) Single-family detached dwellings;
(4) Single-family attached dwellings with at least four units attached;
(5) Group homes, subject to the restrictions in section 93-2-19;
(6) Adult daycare facilities;

(7) Condominiums subject to approval as a conditional use; and
(8) Combination of residential and business applications within a single structure. However, each use must have a separate entrance.

Sec. 93-11.1-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

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

Compliant

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

Compliant

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

Not applicable

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

Not applicable

(5) *Height regulations.* No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:

a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
d. Meets approval from the fire department and FAA.

Compliant

(6) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

Not applicable

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

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

							Minimum Front Yard	Minimum			Maximum		
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Nonresidential	50	4,000	4,000	1,000	70	15	15	5	20	2.5	35	2/DU	1

REQUIREMENTS

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

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

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

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

The dwelling is within the buildable area – please provide dimensions from property line to closest point of structure for front, rear, and side setbacks.

The number of stories and square footages should be corrected on all sheets.

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

Location of driveway is to south. The survey shows an existing concrete driveway that will be removed. It is wholly within this proposed property. It is not clear if this driveway is utilized by the adjacent neighbor. Furthermore, the proposed new driveway is partially located on the adjacent property to the south and would require a permanent easement.
Cross section for proposed driveway is not provided

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

A parking pad is located at the rest of the dwelling.

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

Compliant

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

See Arborist Report, not yet approved. 15 DBH inches are required. Only 5" are shown. There is a landmark on an adjacent lot which will be impacted by the parking pad. The adjacent neighbor must be notified via certified letter. Specify tree proposed at front that is compliant with the Tree Conservation tree list.

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.

No additional information for landscaping has been provided.

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

Single Family Residential – not applicable

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

A 4' wooden fence is proposed at the front of the property. A 6' fence is proposed in the rear yard.

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

Compliant.

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

Compliant

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).

Lot is .140 acres (6,136 SF). Compliant

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

Allowable is 70%. Site plan states impervious surface 2,461 SF or 40.1%. Existing driveway 720 SF, Dwelling 1,101 SF, concrete driveway 418 SF, front porch, 120 SF, walkway 102 SF.
Compliant.

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

Not applicable.

d. Floor area in nonresidential use by category.

Not applicable

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

2,200 SF.

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

2 spaces.
NOTE – the driveway proposed is partially on the adjacent property. A permanent easement must be recorded to allow for the use of this as the driveway for the property.

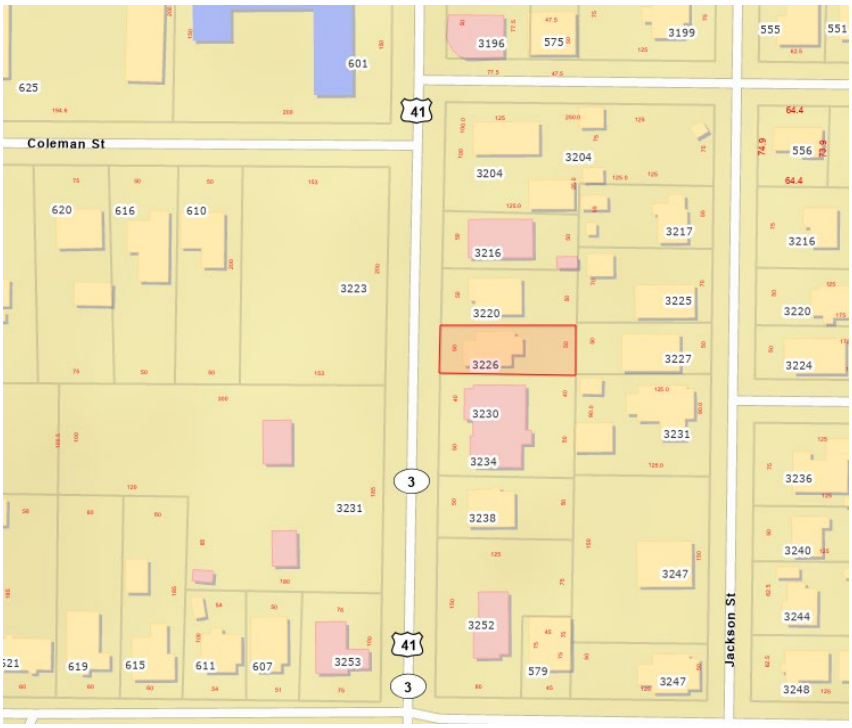
(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning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

Timeline not provided.

FINDINGS

The site plan is deficient for zoning in the following areas:

- The Site notes on page 2 (all that was provided for the site plan – list a 1 story 1,101 SF home, however, the total heated floor space indicated 2,320 which includes the front porch (not heated) the application states 2,103 SF. Please clarify.
- The proposed driveway is partially on the adjacent property. A permanent easement must be recorded to allow for the use of this as the driveway for the property. There is a driveway located on the north side that is located wholly within the property. It is not clear whether the adjacent property to the north utilizes this driveway and/or why this driveway cannot be used.
- Timeline not provided.
- Driveway detail not provided.
- Landscape information (other than Nuttall Oak) not provided.
- Dimensions from property line to the dwelling (roof eave) should be provided for front, side, and rear setbacks.
- Arborist Report not approved.
- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards which could impact design and site layout.



3226 Dogwood Drive
Site Location

TREE CONSERVATION PLAN CHECKLIST

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

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

1st Arborist Review - 8.5.2025 - Not Approved
acrussell@cplteam.com
3226 Dogwood Drive

General Requirements:

✓ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.

X 2. Site area, plan scale, and magnetic north arrow.

X 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.

✓ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.

✓ 5. 24-hour emergency contact name and phone number.

✓ 6. Title block showing project name, Land Lot(s) and District locations.

X 7. Site location map.

X 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.

✓ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre
Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

Provide a statement that State Waters are not within 200 feet of construction.

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

_____ 12.Other comments:

Tree Conservation Plan:

Provide a statement that there are no landmark-sized trees on the parcel.

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

X 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species. Or provide a statement that there are no existing trees.

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

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

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

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

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

X 9. Show tree protection fence detail.

X 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, and mortar mixing. Include mortar mixing. on the Tree Plan (i.e. outside of any tree save areas) .(Was not able to highlight.)

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

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

X 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Subject to further review and comments.

_____ 14. Other comments:

_____

_____

Tree Replacement Plan:

Provide a statement that there are no landmark-sized trees not in landmark condition.

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

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

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

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

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

__✓__ 5. Locations of all tree protection areas and tree protection fencing.

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

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

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

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

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

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

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

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

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

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

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

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

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

a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).

b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.

c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.

d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

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

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

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

X 22. Show planting and staking details.

X 23. Note type of irrigation to be used.

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

X 24. This plan does not meet the spirit and intent of the City’s Tree Conservation Ordinance. Subject to further review and comments.

_____ 25. Other comments:

_____

_____

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

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

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

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

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

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

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