



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

Called Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 25, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.I. Minutes of May 12, 2026

Documents:

1. Minutes - 05-12-2026_draft

4. Old Business

4.I. 3264 Springhaven Drive Site Plan Revision Request

Background:

Alex Popham of Stillwood Development, LLC is requesting review of a revised site plan at 3264 Springhaven Drive (Parcel ID: 140--98-0009-046-4). The property is zoned PUD, Planned Unit Development and is subject to the zoning regulations for the City of Hapeville.

Documents:

1. Application - 3264 Springhaven Drive_Site Plan Revision_06-09-2026_Redacted
2. Planners Report - 3264 Springhaven_ Stillwood_Site Plan_Revision June 2026
3. Plans - 3264 Springhaven Drive_Stillwood Farms - Phases 5 & 6 Revised Site Plan

5. New Business

5.I. 3335 Dogwood Drive Final Combination Plat Review

Background:

Lauren Sconyers of Falcon Design Consultants, LLC is requesting final combination plat review for the property located at 3335 Dogwood Drive (Parcel ID's: 14-0098-0016-0295, 14-0098-0016-0139, 14-0098-0016-0121, 14-0098-0016-0113, and 14-0098-0016-0105) for the construction of a 58-unit single family attached development. The property is zoned U-V, Urban Village and is subject to the zoning regulations for the City of Hapeville.

Documents:

1. Planner's Report - 3335 Dogwood_Final Plat_June 2026
2. Engineer's Report - 3335 Dogwood Drive_final plat_V1
3. Application - 3335 Dogwood Drive_final combo plat_redacted
4. Plans - 3335 Dogwood Drive_Final Combo Plat_V1

5.II. 3120 Sylvan Road Site Plan Review

Background:

Lori Kingery of Green Light Permitting Solutions, LLC is requesting site plan review for the property located at 3120 Sylvan Road (Parcel ID: 14 0099 0004 121 3) for the construction of a new one-story 8,054 SF multi-tenant shopping center. The property is zoned C-2, General Commercial and is subject to the zoning regulations for the City of Hapeville.

Documents:

1. Application - 3120 Sylvan Road_Site Plan_Redacted
2. Plans - 3120 Sylvan Road_Site Plan_V1_05.01.2026
3. Planner's Report - 3120 Sylvan Road_Site Plan_V1
4. Engineer's Report - 3120 Sylvan Road_V1_6-1-2026
5. Arborist Report - 3120 Sylvan Road_Review #1_6.1.2026
6. Fire Marshal's Report - 3120 Sylvan Road_Site Plan_V1

5.III. Retail Vape Shops Text Amendment

Background:

Consideration of a Text Amendment to Section 93-1-2 (Definitions) and Section 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations governing vape shops within the City.

Documents:

1. Planner's Report - Vape Shop_Text Amendment_June 2026

6. **Next Meeting Date - July 14, 2026 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

May 12, 2026 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

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 March 10, 2026

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of March 10, 2026, as submitted. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

Commissioner.Carl.Cobb.entered.the.meeting.during.discussion.of.the.following.item.

4. Old Business

4.I. 3301 Sim Street

Site Plan Approval Extension Request

Victoria Cole requested an extension of the site plan approval for 3301 Sims Street, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0010-031-7. The Planning Commission originally approved the site plan on December 10, 2024. Pursuant to the City's zoning regulations, the approval exceeded the 12-month validity period, and the applicant requested an extension to maintain the approval status.

Ms. Cole confirmed that no revisions have been made to the approved site plan.

MOTION ITEM: Lucy Dolan made a motion to approve the request to extend the site plan approval for an additional period not to exceed six (6) months. The motion was seconded by Brittany Williams. MOTION CARRIED: 6-0.

5. New Business

5.I. 3340 Forrest Hills Drive Site Plan Review

Daniel Love requested site plan review to construct a new single-family dwelling at 3340 Forrest Hills Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0066-0004-010-7. The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations for the City of Hapeville.

Recommendation:

City Planner Dr. Lynn Patterson reported that all review comments have been satisfactorily addressed and recommended approval of the site plan as submitted.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3340 Forrest Hills Drive, as submitted. The motion was seconded by Jeanne Rast.

MOTION CARRIED: 6-0.

5.II. Tree Conservation Ordinance Text Amendment

Background:

Consideration of a text amendment to Sections 93-29-7 (Preservation, Replacement, and Removal of Landmark Trees) and 93-29-13 (Tree Preservation Trust Fund) of the Code of Ordinances for the purpose of revising and updating penalties associated with the unauthorized removal of trees without a permit.

Findings:

In an effort to preserve and protect the tree canopy in Hapeville, the City revised its Tree Conservation Ordinance in 2020. Landmark trees were clearly identified, including the fine for removing healthy landmark trees with, and without, a permit. Landmark trees removed without a permit for commercial properties must pay a fine and replace the trees based on a 2x inch-for-inch basis. For residential properties, only the fine applies. Fines for removing trees without a permit is subject to a fine.

Discussion:

Commissioner Dolan raised concerns about how the City enforces tree regulations for individuals who may be unaware of the code requirements.

Dr. Patterson explained that Code Enforcement will either identify violations during inspections or respond to complaints. This specifically applies to trees removed without the required permit.

Commissioner Dolan asked whether the City requires replacement trees when trees are removed.

Dr. Patterson responded that replacement requirements depend on whether the property can reasonably accommodate the required number of replacement trees.

Commissioner Williams inquired regarding data for property owners who have removed trees and whether the associated fines have been paid.

Dr. Patterson noted that landmark trees have previously been removed without permits and that fines have been issued. She explained that the intent of the proposed measure is to provide a more reasonable penalty structure for a first offense by property owners.

Commissioner Dolan asked whether the contractor should be penalized for unauthorized tree removal.

Dr. Patterson responded that Code Enforcement will cite and penalize the work crew if they are still on-site at the time of inspection.

Chairman Thomas stated that consideration should be given to imposing reduced fines for first-time offenses.

Public Comments

None.

End.of.public.comments;

Commissioner Williams suggested increasing public awareness and education and mentioned using a QR code and better publicizing requirements.

Commissioner Cobb agreed that the permit requirements and regulations should be better publicized to the public.

There being no further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion to recommend approval to the Mayor and Council for the proposed text amendment to the Tree Preservation Ordinance. The motion was seconded by Lucy Dolan. MOTION CARRIED: 6-0.

6. Next Meeting Date: June 9, 2026 at 6:00 PM.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:34 p.m. The motion was seconded by Leah Davis. MOTION CARRIED: 6-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

DRAFT

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT

Date Received:	5/29/26
Application #	26-PC-06-08
Fees:	

PLANNING COMMISSION APPLICATION

Name of Applicant STILLWOOD DEVELOPMENT LLC - Alex Popham

Mailing Address 430 Plasters Ave NE STE 100 Atlanta GA 30324

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

Property Owner (s) STILLWOOD DEVELOPMENT LLC

Mailing Address 430 Plasters Ave NE STE 100 Atlanta GA 30324

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

Address/Location of Property:
3264 Spring Haven Ave., Hapeville, GA 30349

Parcel I.D. # (Information must be provided) 14-0098-0009-048-4

Present Zoning Classification: PUD

Present Land Use PUD NEW RESIDENTIAL SD

Please check the following as it applies to this application

- | | |
|--|---|
| ☒ Site Plan Review | ☐ Temporary Use Permit |
| ☐ Conditional Use Permit | ☐ Special 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.

[REDACTED]
Applicant's Signature

Date: 5/29/26

Sworn to and subscribed before me

This _____ day of _____, 20 _____.

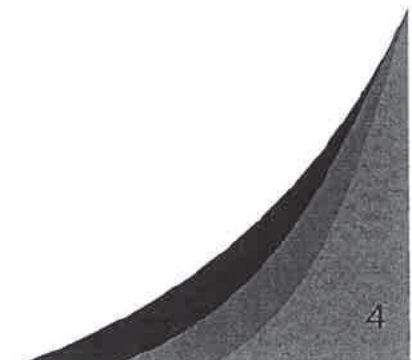
Notary Public

PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

SITE PLAN ADJUSTMENT TO PREVIOUSLY APPROVED PUD. ADJUSTING FOR BETTER OVERALL LAYOUT AND END PRODUCT. WILL NOT INCREASE UNIT COUNT.



PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3264 Spring Haven Ave., Hapeville, GA 30349

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 STILLWOOD DEVELOPMENT LLC

Address of Applicant 430 Plasters AVE NE STE 100 ATLANTA GA 30324

Telephone of Applicant [REDACTED]

STILLWOOD DEVELOPMENT, LLC

By: EpiCity, Inc. its sole manager

By: [REDACTED]
STILLWOOD DEVELOPMENT LLC

Print Name of Owner

THOMAS G. STOKES, JR.

Personally Appeared Before Me

This 28th day of May, 2024

Notary Public



SITE PLAN CHECKLIST – PLEASE INCLUDE WITH YOUR APPLICATION.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan must contain the following information:

AG

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.

AG

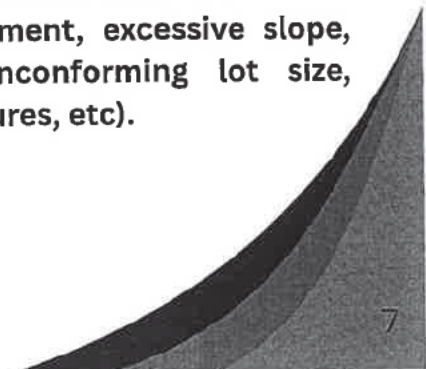
Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

AG

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.

AG

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).



10

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.

16

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.

16

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

16

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)

16

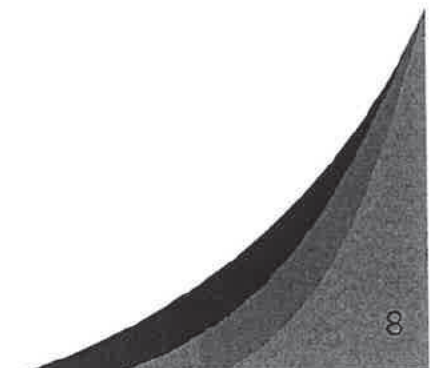
A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required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

16

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.

16

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.



10

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.

11

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

12

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

13

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.

14

Site area (square feet and acres).

15

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.

16

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

17

Total floor area ratio and/or residential density distribution.

18

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

19

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

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

Applicant Signature: _____

Date: 5/29/26

Stillwood Phase 5 & 6
Parcel ID #: 14 009800090484

ADDRESS EXHIBIT

Lot #s	Street #	Street
33	3299	Stillwood Drive
34	3297	Stillwood Drive
35	3295	Stillwood Drive
36	3293	Stillwood Drive
37	3291	Stillwood Drive
38	3289	Stillwood Drive
39	3292	Stillwood Lane
40	3294	Stillwood Lane
41	3298	Stillwood Lane
42	3296	Stillwood Lane
43	3287	Stillwood Lane
44	3285	Stillwood Lane
45	3283	Stillwood Lane
46	3281	Stillwood Lane
47	3279	Stillwood Drive
48	3277	Stillwood Drive
49	3280	Stillwood Way
50	3282	Stillwood Way

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

City of Hapeville
Design Review Application – Proposed Stillwood Subdivision
3264 Springhaven Ave

Project Description (including occupancy type):

Our focus for this submittal is the northern part of the site, including 12 SFR homes and the pool house/mail center. This will be the initial section of the site constructed.

Lot Size: 4.17 Acres

Current use: Vacant

Proposed overall development details:

- Unit type: 2 and 3 story single family homes
- Unit count: 58
 - 5 unit types
 - Approximately 1620 to 2025 SF
 - 3 and 4 bedroom floorplans
 - Maximum consecutive units of the same type: 3
- Heated/cooled SF: 104,215 (estimated based on projected unit mix)
- Price point: \$300k's to \$400k's
- Ownership: 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. Homes will always conform to approved separation guidelines. 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.
- HOA: For maintenance of all common areas and administration of community rules.
- Guest parking
 - 9 on-site
 - 20 public street
- Neighborhood amenities
 - Pool area
 - Large open green space
 - Communal gardens

Site concept: Stillwood Hapeville

- Units will have a dedicated yard area (usually on the side) for their unit with maximum fenestration on this side, including doors to access the space directly. The opposite side will have limited fenestration. This will give each unit's dedicated space a more private setting and minimize noise for the adjacent home.
- Use of gates/fences as needed to help denote private areas for units.
- A mix of units with first level and second level living areas.
- A mix of units with garage and surface parking.
- All parking will be located off alleys versus main streets.

- All porches/stoops will face a common street or area and have connectivity to sidewalks throughout the neighborhood.
- Use of different porches/stoops and colors to differentiate units. We want to keep a limited number of materials and colors so it feels more seamless and less muddled. Materials to include brick, Hardie siding and board and batten, but used differently so each unit type is different from the other unit types.
- Nice landscaping through-out the project to include:
 - Communal garden areas
 - Edible plantings around the project

Team:

- Rawlings Design – architect site
- CS Design Group – architect vertical
- JVG Civil Engineering – civil engineer
- Land Architect Studios – landscape architect
- Heather Moll-Dunn – landscape designer
- Boutte Tree - arborist
- HRC – survey
- Geoworks – Geotechnical engineer

PROPOSED STILLWOOD FARM SUBDIVISION

3264 SPRINGHAVEN AVE, HAPEVILLE GA





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

DATE: June 1, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – Stillwood Farms Revised**

BACKGROUND

The City of Hapeville has received a revised site plan application from Stillwood Development for a planned unit development to be located on 4.17 acres. The original site included 58 alley-loaded single family units fronting on the adjoining streets or common greenways, a pool, and dedicated greenspace. The proposed revisions in Phase V and Phase VI removes two units and adds a connecting drive between the two internal driveways.

The property is zoned P-D, Planned Unit Development. As such, site specific standards were set by the Design Review Committee at their February 2021 meeting (see below) and the revised Site Plan was presented at their May 2026 meeting with an approval and recommendation for approval by the Planning Commission. The single family dwellings to be located on the site are subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 21. - P-D ZONE (PLANNED UNIT DEVELOPMENT)

Sec. 93-21-1. - Intent.

The purpose of this district is to provide flexibility in the development of certain types of intense land uses, and to insure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments.

Sec. 93-21-2. - Permitted uses.

The planned unit development (P-D) district recognizes and allows mixed uses. Mixed uses that are in the same structure are permitted. P-D district uses are regulated hereinbelow and as the same are submitted and approved in a planned unit development application. No nonpermitted use shall be approved in a plan.

Sec. 93-21-4. - Application procedure.

Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication conference will be scheduled with the applicant and the DRC. Upon completion of this

process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article.

Sec. 93-21-5. - Application review.

- (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met:
- (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land uses of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities.
 - (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes.
 - (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust, and fumes.
 - (4) Planted buffers, solid walls and setbacks provide sufficient separation between different types of land use, such as between attached and detached residential developments, or residential and commercial facilities to guarantee compatibility of the mixed land uses.
 - (5) Accessory uses and their required parking do not occupy more than 30 percent of the land area of the property, nor more than 25 percent of the total floor area of the combined floor area of all buildings.
 - (6) All buildings maintain a compatible architectural style.
 - (7) Any traffic generated by such a use will not present problems of safety or unduly impede normal traffic movement on adjacent streets.
 - (8) Landscaping, screening, open space, building location, parking and loading areas, services areas, lighting and signs and overall layout is adequate and appropriate and has a reasonable spatial and functional relationship within each development and to exterior structures, spaces and circulation elements.
 - (9) The vehicular circulation system is so located and designed as to provide an efficient, safe and convenient transportation system and accommodates various transportation modes.
 - (10) The pedestrian circulation system is so located and designed as to provide safe, pleasing and efficient movement, convenient linkages among land uses and facilities and generally encourages pedestrian travel.
 - (11) Reservation of greenspace shall be a minimum of ten percent per plan.
 - (12) The establishment of all uses at the requested locations are in accordance with the aforementioned intent section in establishing this zone and meets all applicable requirements of this chapter.
 - (13) The minimum land assemblage requirements of two acres of contiguous land are met and that such land is under a single ownership.

- (b) Once an application is determined to meet the criteria listed above the application shall be treated like a request for rezoning pursuant to article 25 of this chapter.

Sec. 93-21-6. - Dimensional chart applicability.

Section 93-22.1-1, chart of dimensional requirements, shall not apply to this article. Dimensional requirements applicable to the P-D district shall be generated by the application, as approved in the plan.

- 1) Single family homes (SFHs) along public right-away should enfront or have the appearance of enfronting the public right-away.

Compliant

- 2) SFHs shall have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls)

Compliant

- 3) Plans shall add architectural element onto the pedestrian ways from the public right of way.

Compliant

- 4) Sidewalks on public streets shall have a minimum 4-ft width with a minimum 4-ft landscape zone. The landscape zone is not required adjacent to parallel parking spots. Street trees are to be placed in the landscape zone where feasible. Sidewalks on the main thoroughfare shall have a minimum 3-ft width. Sidewalks on the pedestrian pathways shall have a minimum 4-ft width.

Compliant.

- 5) Plans shall provide a standard pedestrian lighting plan for the site.

Compliant

- 6) Plans shall provide a minimum of 2 parking spots per SFH.

Provided.

- 7) Shall provide landscaping along the main thoroughfare.

Compliant

- 8) SFH plan side elevations with non-adjacent homes shall require fenestration.

Compliant

- 9) Mechanical units should be screened from public right of way and interior streets.

Compliant

- 10) Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads.

Compliant

- 11) Driveways should have a minimum 1-ft landscape strip to adjacent SFH.

Compliant

- 12) Plans shall place the mail kiosk inside a covered structure.

Provided.

- 13) Plans shall provide the green space calculations on the site plans.

Compliant

- 14) Tree conservation plans to follow city-wide tree ordinances.

Compliant

- 15) For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH.

Compliant

- 16) Plans shall provide for 20-ft wide alleyway (with curb) and 26-ft wide main thoroughfare (as directed by the fire marshall)

Provided.

- 17) Houses enfronting the pedestrian pathway should have a walkway to the path.

Provided.

- 18) Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC.

Compliant

ARTICLE 23. - OFF-STREET PARKING AND LOADING

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

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

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

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

The internal driveway is 20' with a 3' mountable curb on either side of the driveway per request of the Fire Marshall to allow for the City's fire vehicles to access single family dwelling on the interior of the site. The alleyway widths are compliant at 20'.

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

Paving materials should be continued across intervening driveway.

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

Compliant.

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

Compliant.

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

Not applicable.

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

Note applicable.

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

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

Compliant.

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

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

Compliant.

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

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

Not applicable.

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

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

Not applicable.

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

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

Not applicable.

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

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

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

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

Not applicable.

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 56 single family dwellings with a pool and pool house, greenspace, and internal greenways.

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

Three 20' asphalt driveways.

A 4' sidewalk is shown along the perimeter of the project along all three street frontages (Springhaven, Stillwood, and North Ave).

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

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have

been provided near the common area/mail , 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven.

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

Compliant.

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

Compliant

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

Provided.

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

Provided.

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

Compliant.

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

Per the Community Services Director and the developer, private garbage collection will be required for the site. The layout will not accommodate the City garbage trucks.

- 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.

Approved per sign permit

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 4.17 acres or 204,732 SF.

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

Compliant

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

Total dwelling units: 56 single family dwelling units.

- d. Floor area in nonresidential use by category.

Not applicable.

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

Not provided.

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

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have been provided near the common area/mail, 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven.

- (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

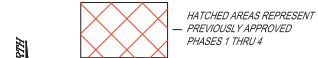
development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant.

FINDINGS

Should Fire Marshal find the new design satisfactory with regard to Life / Safety Codes, Design Review Committee and City Staff recommend approval of the revised site plan.

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



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 SEVERAL 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 HAVELIFE AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL FOR EACH INDIVIDUAL UNIT.

1. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
2. CONSTRUCTION SHALL BE TO BE MOUNTABLE AND CONSTRUCTED PER QDOT DETAIL 90328 "RAISED EDGE WITH CONCRETE GUTTER" SUB-D-2A.
3. SEE DEMOLITION PLAN FOR EXISTING SITE FEATURES TO BE REMOVED OR PROPERLY ABANDONED.
4. CONSTRUCTION SHALL BE TO BE BASED ON THE CONSTRUCTION OF NEW SINGLE FAMILY RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED SITE IMPROVEMENTS.
5. CONSTRUCTION SHALL BE TO BE BASED ON THE CITY OF CHICAGO'S CITY HAVELINE STANDARDS AND SPECIFICATIONS.
6. LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
7. ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTCD STANDARD STOP SIGN.
8. CONSTRUCTION SHALL BE TO BE BASED ON THE CITY OF CHICAGO'S CITY HAVELINE ELECTRONIC BASE FILE.
9. PROPOSED BUILDING LAYOUT AND CONSTRUCTION TO BE BASED ON APPROVED ARCHITECTURAL PLANS, LAYOUT OF BUILDING FOUNDATION TO BE TAKEN FROM APPROVED ARCHITECTURAL DRAWINGS.
10. ELECTRICAL POWER SERVICE.

[illegible]

STILLWOOD DRIVE 633
AS DESCRIBED IN DB 64578, pg 40

S 12°56'44"W
4.91'

S 51°11'51" W
112.57'

FOR
STILLWOOD FARM

LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

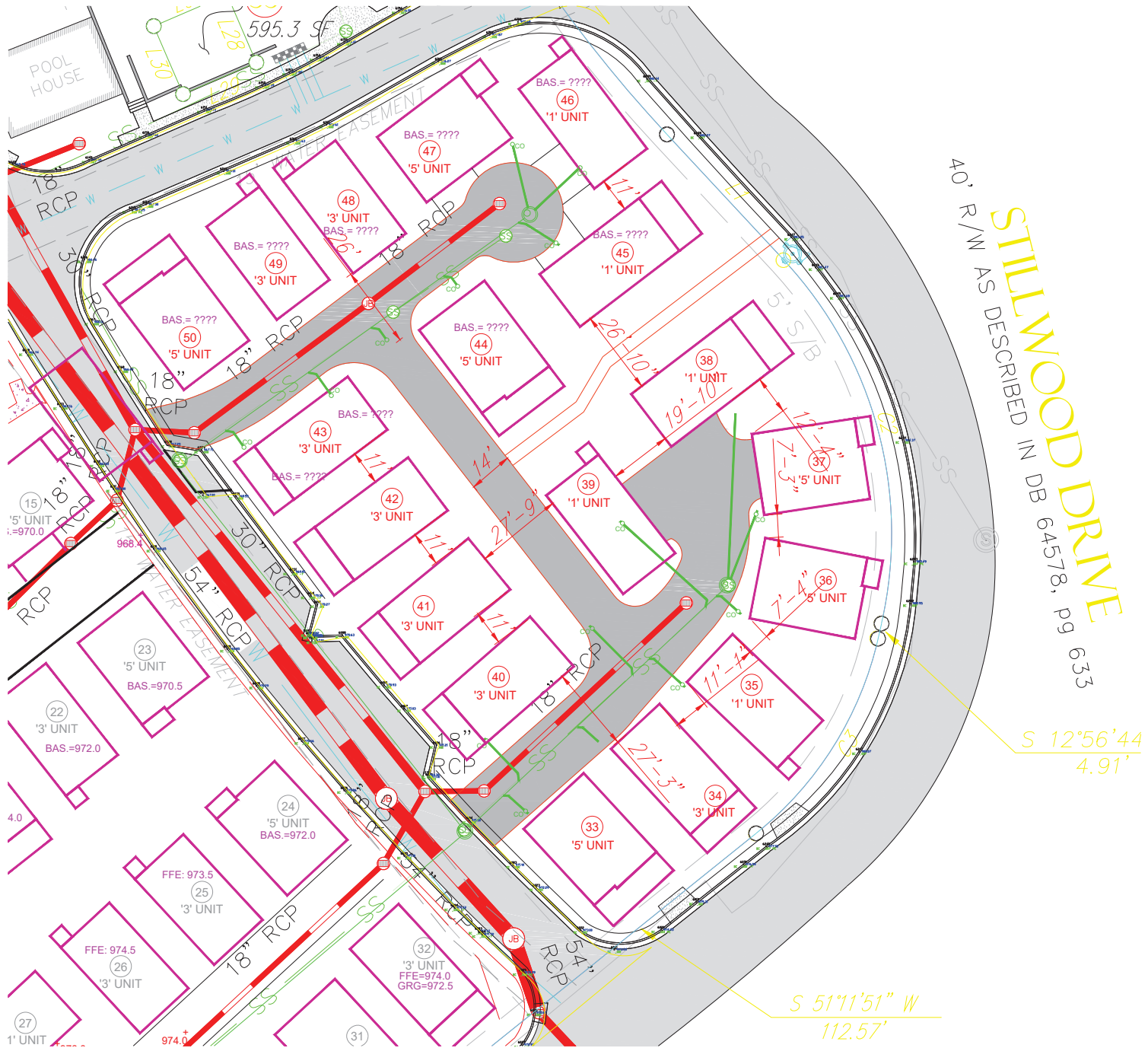
1	REV. PHASE 5 AND 6 LAYOUT	4/20/26
No.	Revision/Issue	Date

JVG
Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734

DEVELOPER/PRIMARY PERMITTEE:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000
ALEX@EPICDEVELOPMENT.COM

Project 190916	Sheet C3
Date 9/16/2019	
Scale 1" = 30'	





Stillwood Phase 5 & 6
Parcel ID #: 14 009800090484

ADDRESS EXHIBIT

Lot #s	Street #	Street
33	3299	Stillwood Drive
34	3297	Stillwood Drive
35	3295	Stillwood Drive
36	3293	Stillwood Drive
37	3291	Stillwood Drive
38	3289	Stillwood Drive
39	3292	Stillwood Lane
40	3294	Stillwood Lane
41	3298	Stillwood Lane
42	3296	Stillwood Lane
43	3287	Stillwood Lane
44	3285	Stillwood Lane
45	3283	Stillwood Lane
46	3281	Stillwood Lane
47	3279	Stillwood Drive
48	3277	Stillwood Drive
49	3280	Stillwood Way
50	3282	Stillwood Way

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

City of Hapeville

Design Review Application – Proposed Stillwood Subdivision

3264 Springhaven Ave

Project Description (including occupancy type):

Our focus for this submittal is the northern part of the site, including 12 SFR homes and the pool house/mail center. This will be the initial section of the site constructed.

Lot Size: 4.17 Acres

Current use: Vacant

Proposed overall development details:

- Unit type: 2 and 3 story single family homes
- Unit count: 58
 - 5 unit types
 - Approximately 1620 to 2025 SF
 - 3 and 4 bedroom floorplans
 - Maximum consecutive units of the same type: 3
- Heated/cooled SF: 104,215 (estimated based on projected unit mix)
- Price point: \$300k's to \$400k's
- Ownership: 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. Homes will always conform to approved separation guidelines. 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.
- HOA: For maintenance of all common areas and administration of community rules.
- Guest parking
 - 9 on-site
 - 20 public street
- Neighborhood amenities
 - Pool area
 - Large open green space
 - Communal gardens

Site concept: Stillwood Hapeville

- Units will have a dedicated yard area (usually on the side) for their unit with maximum fenestration on this side, including doors to access the space directly. The opposite side will have limited fenestration. This will give each unit's dedicated space a more private setting and minimize noise for the adjacent home.
- Use of gates/fences as needed to help denote private areas for units.
- A mix of units with first level and second level living areas.
- A mix of units with garage and surface parking.
- All parking will be located off alleys versus main streets.

- All porches/stoops will face a common street or area and have connectivity to sidewalks throughout the neighborhood.
- Use of different porches/stoops and colors to differentiate units. We want to keep a limited number of materials and colors so it feels more seamless and less muddled. Materials to include brick, Hardie siding and board and batten, but used differently so each unit type is different from the other unit types.
- Nice landscaping throughout the project to include:
 - Communal garden areas
 - Edible plantings around the project

Team:

- Rawlings Design – architect site
- CS Design Group – architect vertical
- JVG Civil Engineering – civil engineer
- Land Architect Studios – landscape architect
- Heather Moll-Dunn – landscape designer
- Boute Tree - arborist
- HRC – survey
- Geoworks – Geotechnical engineer

PROPOSED

STILLWOOD FARM SUBDIVISION

3264 SPRINGHAVEN AVE, HAPEVILLE GA





Department of Planning & Zoning
PLANNER'S REPORT

DATE: June 1, 2026
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Final Plat Request 3335 Dogwood

BACKGROUND

The City of Hapeville has received a final plat application for a final plat for the purpose of constructing a single-family attached development commonly owned by BSFR Two Owner I LP. The combined acreage is 2.982 acres along Dogwood Drive. There will be 7 buildings housing 58 units.

The original parcels are:

Address	Parcel Number	Acres
3345 Dogwood Drive	14 0098 0016 0295	0.983
3335 Dogwood Drive	14 0098 0016 0139	0.659
3327 Dogwood Drive	14 0098 0016 0121	0.358
3319 Dogwood Drive	14 0098 0016 0113	0.627
3309 Dogwood Drive	14 0098 0016 0105	0.355
Total		2.982

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.

Shown.

- 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.

Shown.

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

Shown.

- d. Location and description of monuments.

Iron pins denoted.

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

Shown.

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

Shown.

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

Shown.

- 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

Shown.

- i. **Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements**

beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements.

Not shown

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 _____

Shown.

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

Shown.

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.

Bond is required for all incomplete improvements including unfinished structures.

m. All other notes or notations as may be required by the city.

- (g) *Short-cut procedure.* Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

(a) *Streets.*

No new streets proposed. Driveways running through project.

- (1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.
- (2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.
- (3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
 - a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
 - b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
 - c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
 - d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

Additional right of way is proposed on the final plat to be dedicated to the City to achieve the 50' right of way required.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- (5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.
- (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- (7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or

more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

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

(9) *Intersections.*

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.
- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

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

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

(12) *Dead-end streets.*

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

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

- (14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

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

(b) *Blocks.*

No new blocks formed.

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

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

(c) *Lots.*

Lot meet requirements per zoning.

- (1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.
- (2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.
- a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
- b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
- (3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.
- (4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.
- (5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.
- (6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.
- (7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

(d) *Public use and service areas.*

No public areas.

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

- (1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- (2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning

commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

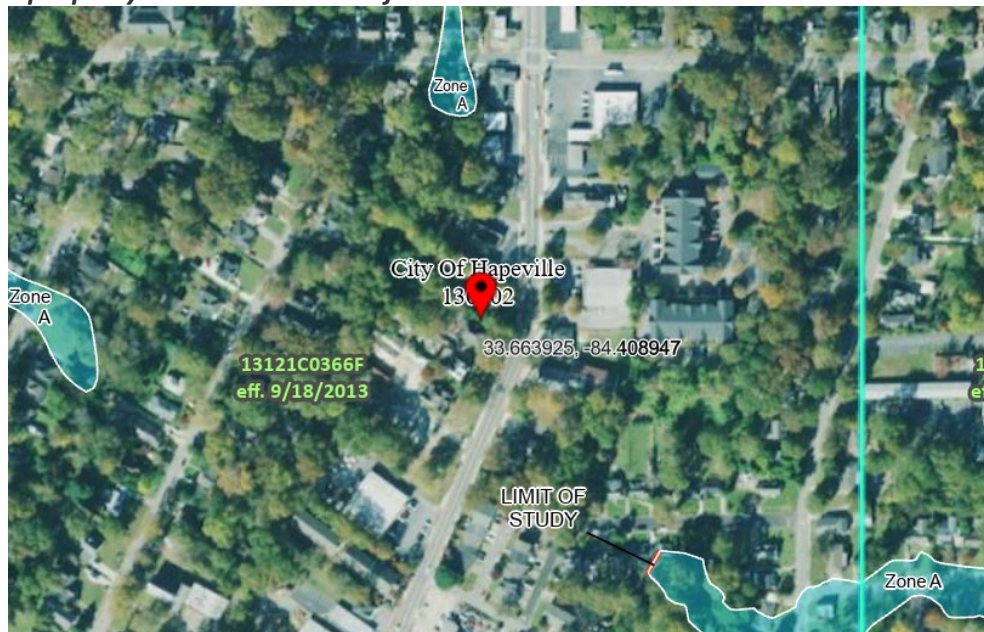
- (3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

(e) *Suitability of the land.*

Land is suitable.

- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
- (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

The property is not located in a flood zone.



- (f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
- (g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

- (h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize the variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.
- (i) *Zoning or other regulations.*
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

- (a) *Required improvements.* Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, 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:
- For minor residential streets, 30 feet. Most minor streets in residential developments.
 - 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.
 - 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.*

- 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.
- 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
Bond required.

FINDINGS

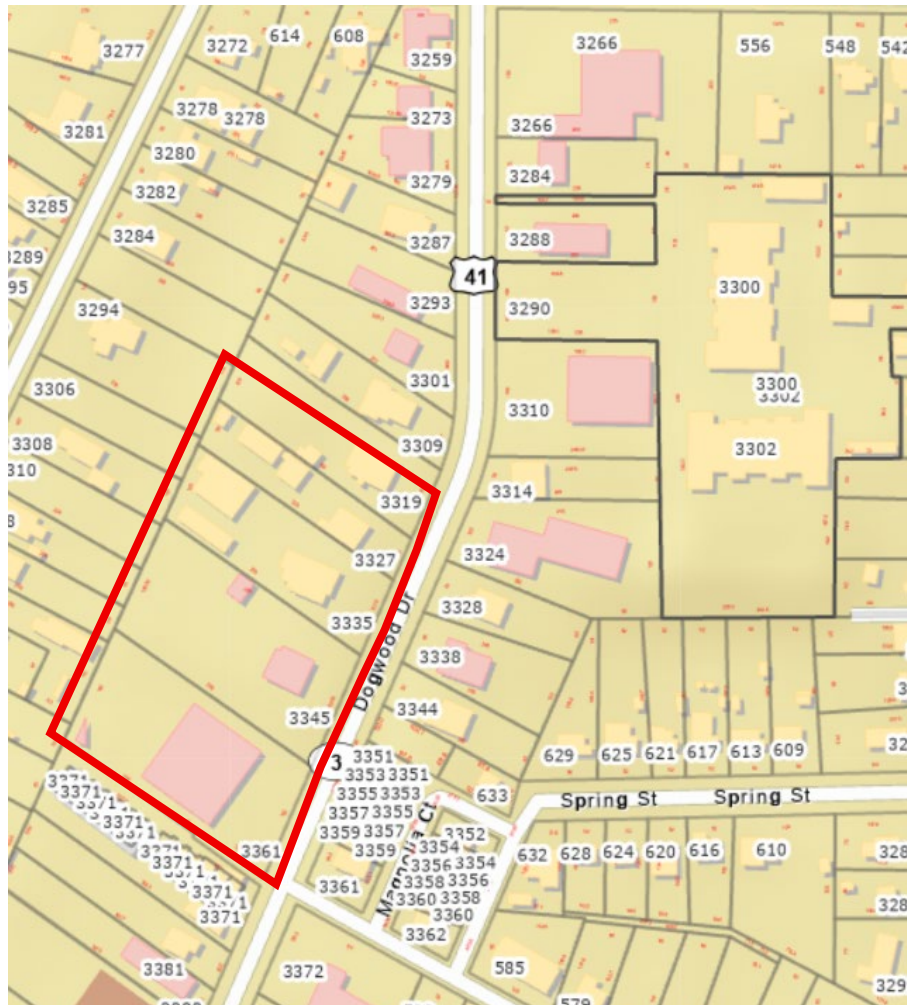
Items are deficient per the Engineer's Report – these must be addressed.

The purpose of this final plat is for the issuance of certificates of occupancy for the first phases of the two front buildings. A final development plat will be submitted prior to the issuance of the final certificates of occupancy for the rear buildings after all improvements have been installed per this plat. Per above, a security bond shall be posted by the applicant/owner 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.

The Planning Commission may approve this final plat and submit to the City Staff when all improvements have been installed and they meet all City Planner, City Arborist, and City Engineer requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the final plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Location map



3335 Dogwood Drive Final Plat

Department of Planning & Zoning

Final Plat Preparation Checklist

Development Name 3335 Dogwood Drive
Design Professional Kevin Brown, PLS
Date 05/28/2026

It is the owner's/developer's responsibility to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) Permit and Clean Water Act requirements. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

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

FINAL PLAT GENERAL COMMENTS CO 90-1-2-(f)		
RESPONSE (✓, X, or N/A)	PAGE #	
X		1. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. Applicant should show the utility easement on the plat.
NA		2. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
✓		3. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
✓		4. Location and description of monuments.
✓		5. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
✓		6. Date, title, name and location of subdivision, graphic scale and true north point.
✓		7. Location map showing site in relation to area.
✓		8. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
X		9. Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements.
✓		10. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments.
✓		11. Certification of Final Plat Approval.



X		12. If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city. If all improvements have been constructed, this comment can be disregarded.
ADDITIONAL COMMENTS		
X		13. Applicant should remove the Community Engineer approval block as the city engineer signature is already shown under final plat approval.
X		14. The plat should include the size and material of the water lines and location of appurtenances. Fire hydrant should be shown.
X		15. As-Built Profiles should be provided for the sanitary sewer to confirm conformance with the approved development plans.
X		16. 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.

Date Received: 5/13/2006
Application # 26-PC-06-07
Fees: \$ 250.-

Name of Applicant Falcon Design Consultants, LLC

Mailing Address 235 Corporate Center Dr. Ste 200, Stockbridge, GA 30281

Telephone [REDACTED] **Mobile #** _____

Email [REDACTED]

Property Owner (s) BSFR Two Owner I LP

Mailing Address 997 Morrison Drive Unit 402, Charleston, SC 29403

Telephone [REDACTED] **Mobile #** _____

Address/Location of Property:

3335 Dogwood Drive

Present Zoning Classification: UV

Present Land Use: _____

Parcel ID #: 14-009800160139

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: 5/11/26

Sworn to and subscribed before me

This 11 day of May, 2019

Notary Public

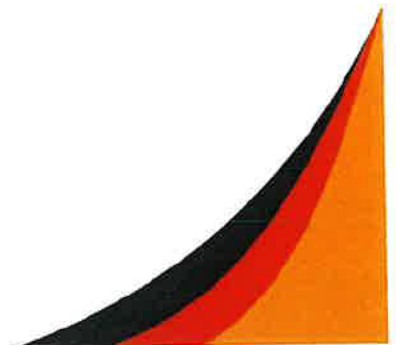


SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Falcon Design consultants, LLC is submitting a final plat for 3335 Dogwood on behalf of Norhaven Partners. This development consist of 58 units.



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3335 Dogwood Drive 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: Falcon Design Consultants, LLC

Address of Applicant: 235 Corporate Center Dr. Ste. 200, Stockbridge, GA 30281

Telephone of Applicant: [REDACTED]

[REDACTED]
Signature of Owner

Whit Bundy
Print Name of Owner

[REDACTED] 1st day of May, 2026
Notary Public



PRELIMINARY PLAT CHECKLIST

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:

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

5/11/26

Date

FINAL PLAT CHECKLIST

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

- ☒ The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- ☒ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- ☒ Location and description of monuments.
- ☒ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- ☒ Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the 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

5/11/26
Date



SURVEYOR:

FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE, STE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

OWNER:

BSFR TWO OWNER I LP
997 MORRISON DRIVE, SUIT 402
CHARLESTON, SC 29403
(833) 426-6739

DEVELOPER:

NORHAVEN PARTNERS
1642 POWERS FERRY ROAD, SUIT 250
MARIETTA, GA 30067

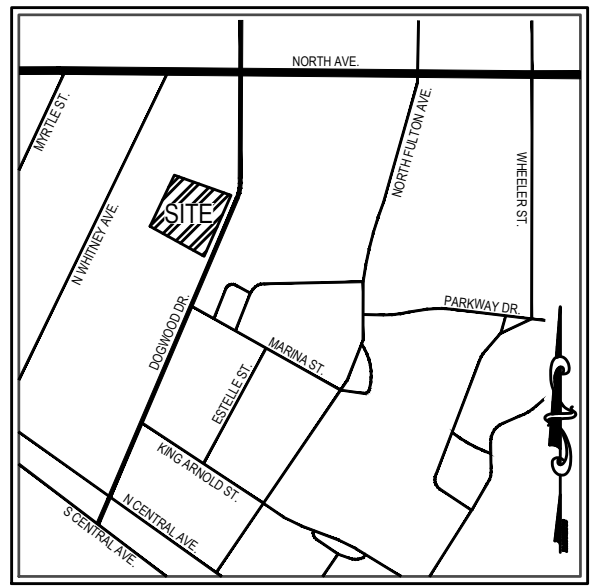
24 HOUR CONTACT:

GORDON SMITH
(404) 406-0618

FINAL PLAT
FOR
3335 DOGWOOD
3335 DOGWOOD DRIVE
HAPEVILLE, GA 30354
PARCEL ID# 14-009800160139
LAND LOT 98, 14TH DISTRICT
FULTON COUNTY, GEORGIA

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	NF	NOW OR FORMERLY
PG	PAGE	PKS	PK NAIL SET
LL	LAND LOT	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT
RB	REBAR	REF	REFERENCE
IPF	IRON PIN FOUND	C/O	SEWER CLEAN OUT
IPS	1/2" REBAR W/ FDC 000995	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
RW	RIGHT OF WAY		CALCULATED POINT
NIF	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TSM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
R	PROPERTY LINE		HEADWALL
C	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		
EH	FIRE HYDRANT		CONCRETE



VICINITY MAP
N.T.S.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING

LAND SURVEYING
LANDSCAPE ARCHITECTURE



STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
Ph (770) 389-8666 - Fax (770) 389-8661

NEWNAW OFFICE
40 GREENWAY CT., STE. A
NEWNAW, GEORGIA 30054
Ph (770) 710-8908

CUMMING OFFICE
500 PEARLE FERRY RD., STE. C
CUMMING, GEORGIA 30046
Ph (678) 887-7100

www.fdc-llc.com

RESERVED FOR CLERK OF COURT

FILED FOR RECORDING THIS ____ DAY OF _____, 20____
AT _____ O'CLOCK ____ M.

CLERK OF SUPERIOR COURT
FULTON COUNTY, GEORGIA

DATE

SURVEY NOTES

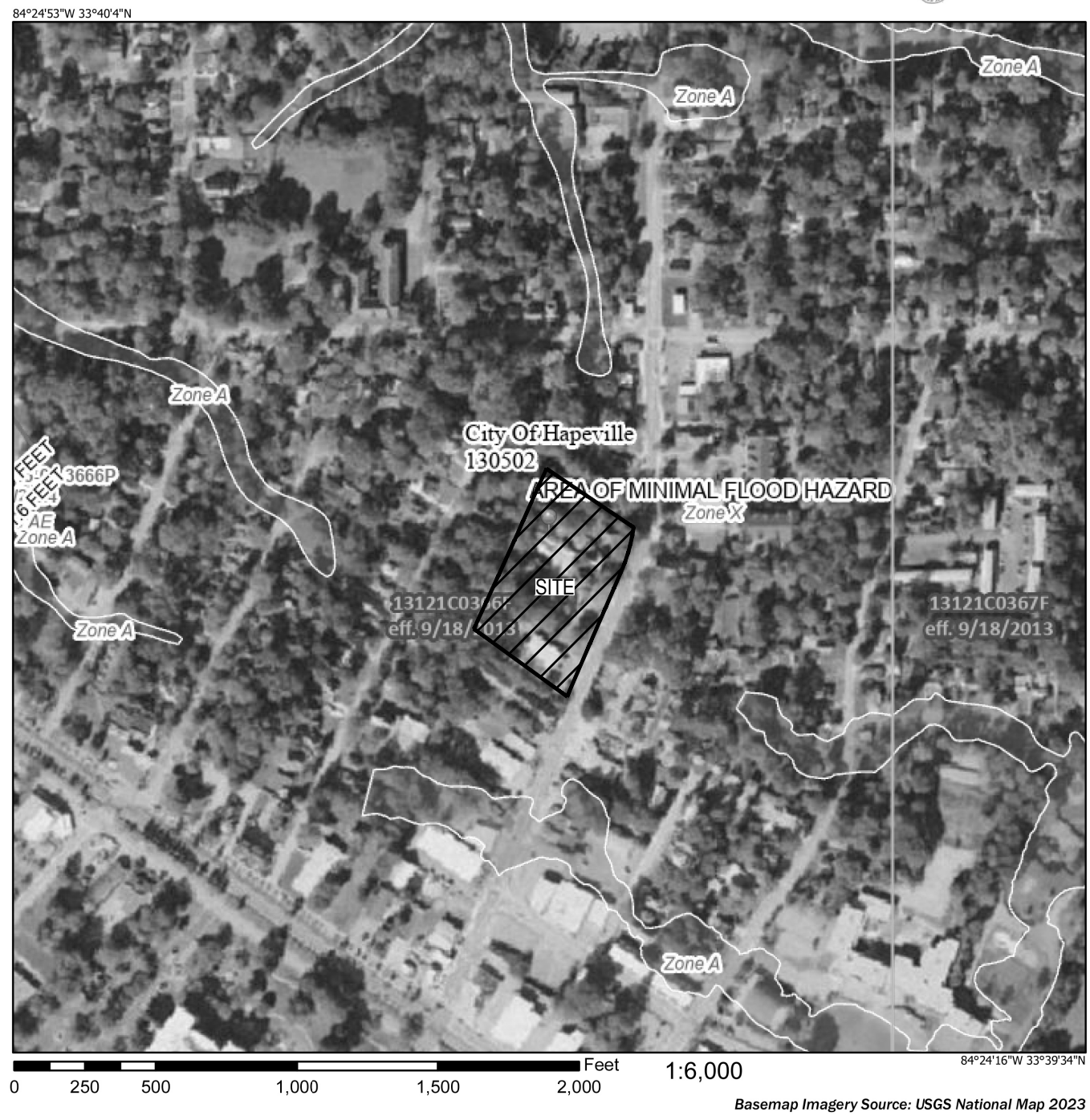
1. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY GPS SOLUTIONS.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
4. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

BOUNDARY DATA COLLECTED
BY LOWERY & ASSOCIATES

ZONING NOTES:

1. THE SUBJECT PROPERTY IS ZONED "UV" (URBAN VILLAGE) BY THE CITY OF HAPEVILLE, GEORGIA. DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF HAPEVILLE ZONING ORDINANCE.
2. ALL BUILDING SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE, AND DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF HAPEVILLE URBAN VILLAGE (UV) ZONING DISTRICT REQUIREMENTS.
3. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL NECESSARY LAND DISTURBANCE PERMITS, BUILDING PERMITS, AND DEVELOPMENT APPROVALS HAVE BEEN ISSUED BY THE CITY OF HAPEVILLE.
4. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF HAPEVILLE STORMWATER MANAGEMENT ORDINANCE AND THE GEORGIA STORMWATER MANAGEMENT MANUAL. DETENTION AND WATER QUALITY MEASURES SHALL BE PROVIDED AS REQUIRED.
5. ALL LAND DISTURBING ACTIVITIES SHALL COMPLY WITH THE GEORGIA EROSION AND SEDIMENTATION ACT AND THE CITY OF HAPEVILLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF HAPEVILLE AND APPLICABLE UTILITY PROVIDER STANDARDS. LOCATIONS OF EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
7. ALL ACCESS POINTS AND DRIVEWAYS SHALL BE APPROVED BY THE CITY OF HAPEVILLE AND SHALL MEET ALL APPLICABLE DESIGN STANDARDS.
8. ALL STREETS, SIDEWALKS, AND ASSOCIATED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS.
9. REQUIRED BUFFERS, STREET TREES, AND LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAPEVILLE ZONING ORDINANCE AND APPROVED DEVELOPMENT PLANS.
10. OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF HAPEVILLE ZONING ORDINANCE FOR THE URBAN VILLAGE (UV) DISTRICT.
11. ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF HAPEVILLE LIGHTING STANDARDS AND SHALL BE DESIGNED TO MINIMIZE LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.
12. SOLID WASTE COLLECTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HAPEVILLE REQUIREMENTS.
13. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HAPEVILLE AND APPLICABLE STATE LAWS.
14. ANY VARIANCES, SPECIAL USE PERMITS, OR ZONING CONDITIONS APPROVED BY THE CITY OF HAPEVILLE SHALL BE CONSIDERED A PART OF THIS PLAT AND SHALL BE COMPLIED WITH IN FULL.
15. ALL PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, STORMWATER FACILITIES, AND COMMON AREAS, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS' ASSOCIATION.
16. ALL REQUIRED ACCESSIBLE ROUTES, PARKING, AND FACILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
17. THIS DEVELOPMENT IS INTENDED TO SUPPORT A MIXED-USE, PEDESTRIAN-ORIENTED ENVIRONMENT CONSISTENT WITH THE CITY OF HAPEVILLE URBAN VILLAGE (UV) DISTRICT.
18. PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED BETWEEN BUILDINGS, PARKING AREAS, AND PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH CITY STANDARDS.

National Flood Hazard Layer FIRMette



Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) S.E. AEP With BFE or Depth Zone A-C, AE, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes Zone D Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Effective Levee Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Tract Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary
OTHER FEATURES	Coastal Tract Baseline Profile Baseline Hydrographic Feature Digital Data Available No Digital Data Available Unmapped
MAP PANELS	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL with services provided by FEMA. This map was exported on 5/7/2026 at 4:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is sold if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel numbers, and FIRM effective date. Map images for unmapped and unundermined areas cannot be used for regulatory purposes.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0366F

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 366 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ATLANTA CITY OF	130107	0006	F
COLLEGE PARK, CITY OF	130094	0006	F
EAST POINT, CITY OF	130087	0006	F
FULTON COUNTY	130180	0006	F
HAPEVILLE, CITY OF	130092	0006	F

NOTICE TO USER: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0366F
MAP REVISED
SEPTEMBER 18, 2013
Federal Emergency Management Agency

FLOOD NOTE

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

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 _____

COMMUNITY DEVELOPMENT/ PLANNING APPROVAL

APPROVED BY THE CITY OF HAPEVILLE, GEORGIA
DEPARTMENT OF COMMUNITY DEVELOPMENT

THIS ____ DAY OF _____, 20____

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____
CITY OF HAPEVILLE

CITY ENGINEER APPROVAL

APPROVED FOR CONFORMANCE WITH CITY ENGINEERING REQUIREMENTS

THIS ____ DAY OF _____, 20____

CITY ENGINEER _____ DATE _____
CITY OF HAPEVILLE

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 _____

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 24,016 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ON FOOT IN 113,217 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 2.98 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SPECTRA PRECISION FOCUS 50.

BY: *Kevin M. Brown* _____ 5/13/2026
KEVIN M. BROWN
REGISTERED LAND SURVEYOR NO. 2960 DATE OF EXPIRATION 12/31/2026

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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

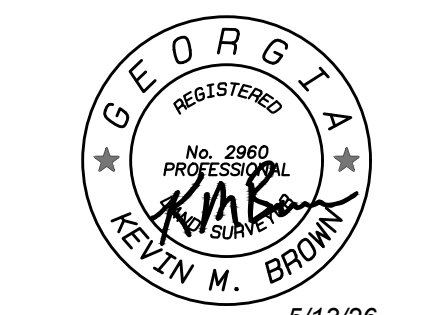
Kevin M. Brown _____ 5/13/2026
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

FINAL PLAT
FOR
3335 DOGWOOD

LOCATED IN:
LAND LOT 98, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON CO., GEORGIA

REVISIONS	DATE	BY	DESCRIPTION
1	5/13/26	KB	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF HAPEVILLE, GEORGIA. THE CITY ENGINEER, MAYOR, AND CITY COUNCIL HAVE REVIEWED AND APPROVED THIS PLAT. THE CITY ENGINEER, MAYOR, AND CITY COUNCIL HAVE REVIEWED AND APPROVED THIS PLAT. THE CITY ENGINEER, MAYOR, AND CITY COUNCIL HAVE REVIEWED AND APPROVED THIS PLAT.

DATE:	5-13-26
SCALE:	1"= 30'
FILE NUMBER:	DOGWOOD
DRAWN BY:	CPOPP
REVIEWED BY:	KBROWN



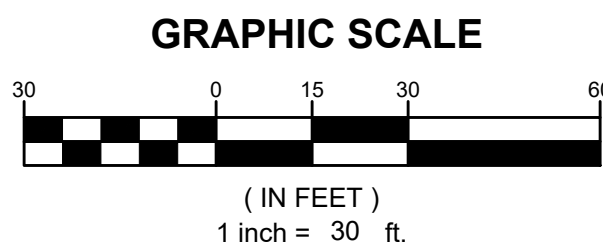
COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 OF 2

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LP	LAND LOT
LT	OPEN TOP LINE
CTP	REBAR
IFP	IRON PIN FOUND
CTP	1/2 REBAR W/ FOC 000095
CP	CRIMP TOP PIPE
C&G	CURB & GUTTER
NW	RIGHT OF WAY
NF	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
RS	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
PGB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLY-VINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
C	CENTERLINE
I	IDENTIFICATION
S. L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
C	CURB INLET
DE	DRAINAGE EASEMENT
EO	EDGE OF PAVEMENT
FH	FIRE HYDRANT
NF	LINE LABEL
NF	NOW OR FORMERLY
PKS	PK NAIL SET
USE	UTILITY SEWER EASEMENT
USE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
W	WATER MAIN
W	IRON PIN FOUND
W	IRON PIN SET
W	CALCULATED POINT
W	POWER POLE
W	FIRE HYDRANT
W	WATER VALVE
W	WATER METER
W	JUNCTION BOX
W	SANITARY SEWER MANHOLE
W	DROP INLET
W	R/W MONUMENT
W	SINGLE WING CATCH BASIN
W	DOUBLE WING CATCH BASIN
W	CURB INLET
W	HEADWALL
W	FLARED END SECTION
W	GAS METER
W	GAS VALVE
W	ELECTRIC TRANSFORMER
W	TELEPHONE PEDESTAL
W	LIGHT POST
W	ASPHALT
	CONCRETE



FALCON DESIGN
20 YEARS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30241
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30245
Ph. (770) 710-8906

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

FINAL PLAT
FOR
3335 DOGWOOD

LOCATED IN:
LAND LOT 98, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON CO., GEORGIA

REVISIONS	
1.	
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR, OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, FIRM, OR ENTITY, AND IS VALID ONLY WITHIN THE JURISDICTION OF THE SURVEYOR NAMING SAID PERSON.

DATE:	5-13-26
SCALE:	1"=30"
FILE NUMBER:	DOGWOOD
DRAWN BY:	CPOPP
REVIEWED BY:	KBROWN



COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

2 OF 2

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT

Date Received: 5/1/26
Application # 26-PC-06-06
Fees: \$425.-

PLANNING COMMISSION APPLICATION

Name of Applicant Lori Kingery/ Green Light Permit Solutions, LLC

Mailing Address 74 Ivey Township Drive
Dallas, GA 30132

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

Property Owner (s) P17 Properties, LLC

Mailing Address 1858 Independence Sq, Suite D, Dunwoody, GA

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

Address/Location of Property:
3120 Sylvan Road

Parcel I.D. # (Information must be provided) 14 009900041213

Present Zoning Classification: C-2

Present Land Use Commercial Currently used as a Van Rental Facility

Please check the following as it applies to this application

- | | |
|--|---|
| ☒ Site Plan Review | ☐ Temporary Use Permit |
| ☐ Conditional Use Permit | ☐ Special 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.

[REDACTED]
Applicant's Signature

Date: 5/1/26

Sworn to and subscribed before me

This 1st day of May, 20 26

[REDACTED]
Notary Public



PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

3120 Sylvan Road, Hapeville GA is a 0.66 acre size property, located on Sylvan Road and the I-85 exit ramp. The property currently consists of a 1,384 sf building which was most recently used as a Van Rental Facility. The property is zoned C-2. We acquired the property on November 28, 2025 as reflected in the attached deed.

Our proposed project consists of demolishing the existing building and replacing it with a new 8,094 sf single story building to be used as a multi-tenant retail shopping center.

The anticipated development and construction time line is estimated to take 10 months from the date that work commences upon issuance of all required permits. This includes site work, grading, build back and landscaping.

PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3120 Sylvan Road

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 Lori Kingery/ Green Light Permit Solutions, LLC

Address of Applicant 74 Ivey Township Drive Dallas, GA 30132

Telephone of Applicant [REDACTED]

Signature of Owner

Omar Pasha

Print Name of Owner

Personally Appeared Before Me

This 01 day of May, 20 26.

Notary Public



SITE PLAN CHECKLIST – PLEASE INCLUDE WITH YOUR APPLICATION.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan must contain the following information:

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

lk

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.

lk

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.

lk

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

lk

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)

lk

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.

lk

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.

lk

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.



- lk 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.
- lk Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development
- lk Location and size of all signs. Detached single-family residential development may be exempt from this requirement
- lk 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.
- lk Site area (square feet and acres).
- lk 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.
- lk Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- lk Total floor area ratio and/or residential density distribution.
- lk Number of parking spaces and area of paved surface for parking and circulation.
- lk At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: 

Date: 4/30/2026

April 30, 2026

City of Hapeville
Planning Commission
3468 North Fulton Avenue
Hapeville, GA 30354

Project Summary

Project Name: The Shops at Sylvan

Project Address: 3120 Sylvan Rd, Hapeville, GA 30354

Purpose: Planning Commission Application – Project Summary & Schedule

3120 Sylvan Rd, Hapeville, GA is a 0.66 acre size property, located on Sylvan Road and the I-85 Exit Ramp. The property currently consists on a 1,384 SF building which was most recently used as a Van Rental facility. The property is zoned C-2. We acquired the property on Nov 18, 2025 as reflected in the attached deed.

Our proposed project consists of demolishing the existing building and replacing it with a new 8,094 SF single story building to be used as a multi-tenant retail shopping center.

The anticipated development and construction time is estimated to take 10 months from the date that work commences upon issuance of all required permits. This includes site work, grading, build back and landscaping.

Deed Book 69555 Page 1
Filed and Recorded 11/19/2025 09:29:00 AM
2025-0274692
Real Estate Transfer Tax \$625.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

SPACE ABOVE LINE FOR RECORDER'S USE

Please record and return to:
Lisa Shippel Law, LLC
5755 North Point Parkway
Suite 213
Alpharetta, GA 30022
Map Parcel Number: 14-009900041213
File Number: R3396

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this **18th** day of **November, 2025**, by and between **Judy Berhe**, as party of the first part, (hereinafter referred to as "Grantor"), and **P17 Properties LLC, a Georgia limited liability company**, as party of the second part, (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its successors and or assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Abhinav Hemsani
Unofficial Witness

Asim A. Ansari
Notary Public

My Commission Expires:
August 10, 2029

[NOTARY SEAL]

GRANTOR:

Judy Berhe (SEAL)
Name: Judy Berhe

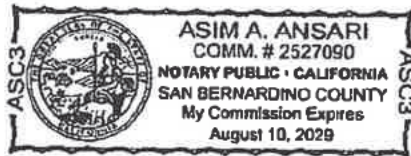


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 14TH. DISTRICT-FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, START AT THE CENTERLINE INTERSECTION OF INTERSTATE 85 EXIT RAMP "G" AND SYLVAN ROAD (R/W VARIES). THENCE LEAVING THE SAID CENTERLINE OF INTERSTATE EXIT RAMP "G" AND RUNNING N00°10'00"E ALONG THE SAID CENTERLINE OF SAID SYLVAN ROAD A DISTANCE OF 72.20 FEET TO A POINT. THENCE LEAVING THE SAID CENTERLINE OF SAID SYLVAN ROAD AND RUNNING S89°50'00"E A DISTANCE OF 40.00 FEET TO A REBAR SET LOCATED ON THE NORTHWEST CORNER OF A MITERED INTERSECTION ON THE EAST RIGHT-OF-WAY OF SAID SYLVAN ROAD (90' R/W AT THIS POINT) AND THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND RUNNING N00°10'00"E ALONG THE SAID EAST RIGHT-OF-WAY OF SAID SYLVAN ROAD A DISTANCE OF 172.27 FEET TO A NAIL SET LOCATED IN AN ASPHALT PARKING LOT. THENCE LEAVING THE SAID EAST RIGHT-OF-WAY OF SAID SYLVAN ROAD AND RUNNING S89°14'00"E A DISTANCE OF 149.86 FEET TO A NAIL SET LOCATED IN AN ASPHALT PARKING LOT. THENCE RUNNING S00°16'00" A DISTANCE OF 188.30 FEET TO A REBAR SET LOCATED ON THE NORTH RIGHT-OF-WAY OF SAID INTERSTATE 85 EXIT RAMP "G". THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT AND ALONG THE SAID NORTH RIGHT-OF-WAY OF SAID INTERSTATE 85 EXIT RAMP "G" AN ARC DISTANCE OF 84.39 FEET (SAID ARC HAVING A RADIUS OF 685.11 FEET, A CHORD BEARING OF S88°57'50" W AND A CHORD DISTANCE OF 84.84 FEET) TO A POINT. THENCE CONTINUING N89°32'00"W ALONG THE SAID NORTH RIGHT-OF-WAY OF SAID INTERSTATE 85 EXIT RAMP "G" A DISTANCE OF 32.50 FEET TO A REBAR SET (SAID REBAR BEING LOCATED ON THE SOUTHEAST CORNER OF SAID MITERED INTERSECTION). THENCE LEAVING THE SAID NORTH RIGHT-OF-WAY OF SAID INTERSTATE 85 EXIT RAMP "G" AND RUNNING N55°09'00"W ALONG SAID MITERED INTERSECTION A DISTANCE OF 39.30 FEET TO SAID REBAR SET LOCATED ON THE SAID EAST RIGHT-OF-WAY OF SAID SYLVAN ROAD AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.658 ACRES OR 28,663 SQUARE FEET.

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF PUBLIC HEALTH

351 N. MT. VIEW AVENUE, SAN BERNARDINO, CALIFORNIA 92415-0000

CHE ALEXANDER
Clerk of Superior Court

3052022109794

CERTIFICATE OF DEATH

3202236006513

CERTIFIED COPY OF VITAL RECORD

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

is

DATE ISSUED _____

MAY 11 2028

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL RECORDS SECTION, SAN BERNARDINO DEPARTMENT OF PUBLIC HEALTH

Monte de Laguna no

MICHAEL A. SEQUEIRA, M.D.
COUNTY HEALTH OFFICER
REGISTRAR OF VITAL STATISTICS

This copy not valid unless prepared on engraved border displaying the date, seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



Deed Book 69555 Page 5
Filed and Recorded 11/19/2025 09:29:00 AM
2025-0274693
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

After recording, return to:
Lisa Shippel Law, LLC
5755 North Point Parkway, Suite 213
Alpharetta, GA 30022
File Number: R3396
Parcel ID: 14-009900041213

QUIT CLAIM DEED

**STATE OF GEORGIA
FULTON COUNTY**

THIS INDENTURE made the **18th day of November, 2025**, between **Judy Berhe** as party or parties of the first part, hereinafter called Grantor and **P17 Properties LLC, a Georgia limited liability company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

SEE ATTACHED EXHIBIT "A"

With all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered in the presence of:

Alvin K. ...
Unofficial Witness

Asim A. Ansari
Notary Public
My Commission Expires: August 10, 2029
[NOTARY SEAL]

GRANTOR:

Judy Berhe (SEAL)
Judy Berhe

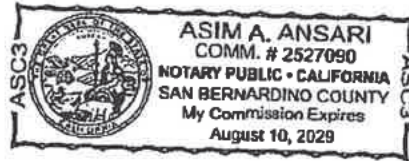


Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99, the 14th Land District, Fulton County, Georgia, and being more particularly described as follows;

Commencing at a point on the Westerly Right-of-Way of Springdale Drive and the Northerly Right-of-Way of Interstate 85, Exit Ramp "G", as per Deed Book 55541 Pages 166-168, said point being the POINT OF COMMENCEMENT;

Thence South 68 degrees 20 minutes 14 seconds West a distance of 367.43 feet to an iron pin found, said point being the POINT OF BEGINNING,

Thence along an arc with a curve to the right, having a radius of 695.11 feet, and subtended by a chord bearing of South 88 degrees 08 minutes 46 seconds West, an arc length of 84.88 feet, to an iron pin found,

Thence North 89 degrees 13 minutes 29 seconds West a distance of 32.63 feet to an iron pin found,

Thence North 54 degrees 50 minutes 29 seconds West a distance of 39.30 feet to an iron pin set at the Eastern Right-of-Way of Sylvan Road,

Thence continuing along said Right-of-Way North 00 degrees 42 minutes 34 seconds East a distance of 172.43 feet to a nail set in asphalt,

Thence leaving said Right-of-Way South 89 degrees 14 minutes 08 seconds East a distance of 149.96 feet to an iron pin found,

Thence South 00 degrees 45 minutes 52 seconds West a distance of 190.76 feet to an iron pin found, said point being the POINT OF BEGINNING.

Said tract contains 0.66 acres.



Proposed
Front
Elevation

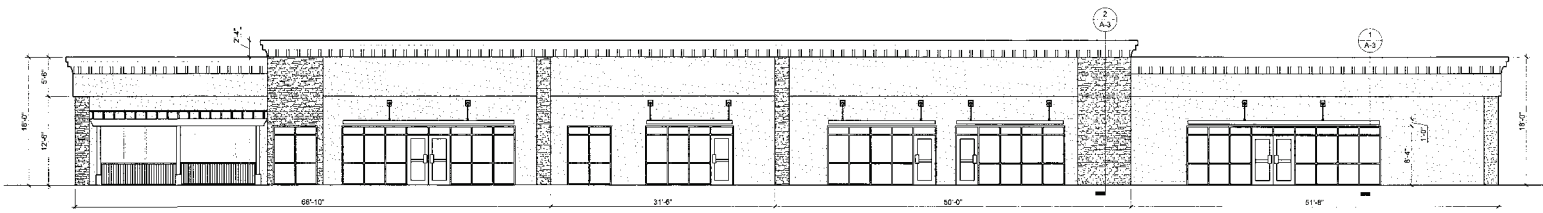
P17 Properties, LLC
The Shops at Sylvan
3120 Sylvan Road
Hapeville, GA 30354

© COPYRIGHT WARNING
"No Federal Copyright Law"
Prohibits removal of this note.
These documents are
the sole property of
LAWRENCE DESIGN GROUP, Inc.
for the construction of this building
at the designated address,
and may not be altered or published
without the expressed
written consent of
LAWRENCE DESIGN GROUP, Inc.

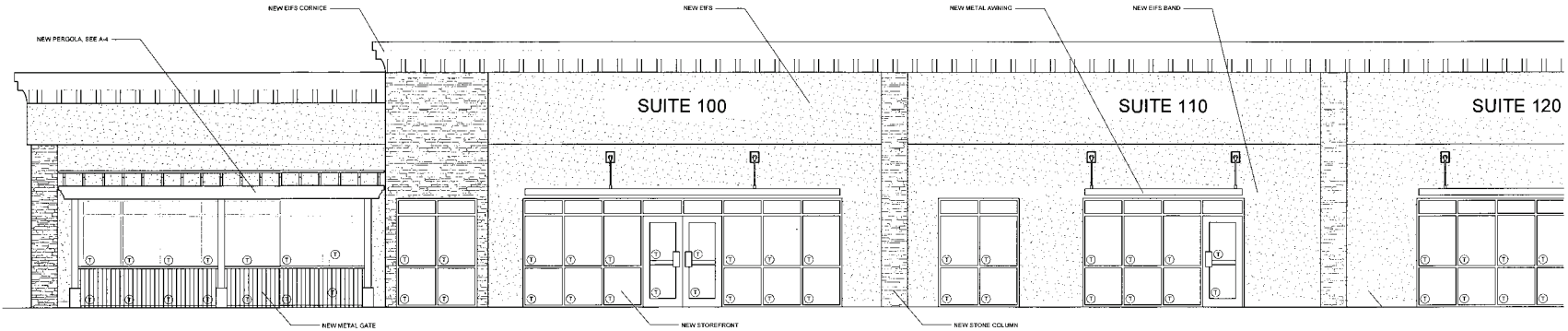
Professional Seal
AIA
American Institute of Building Design
American Society of Interior Design

ELEVATIONS

A-1

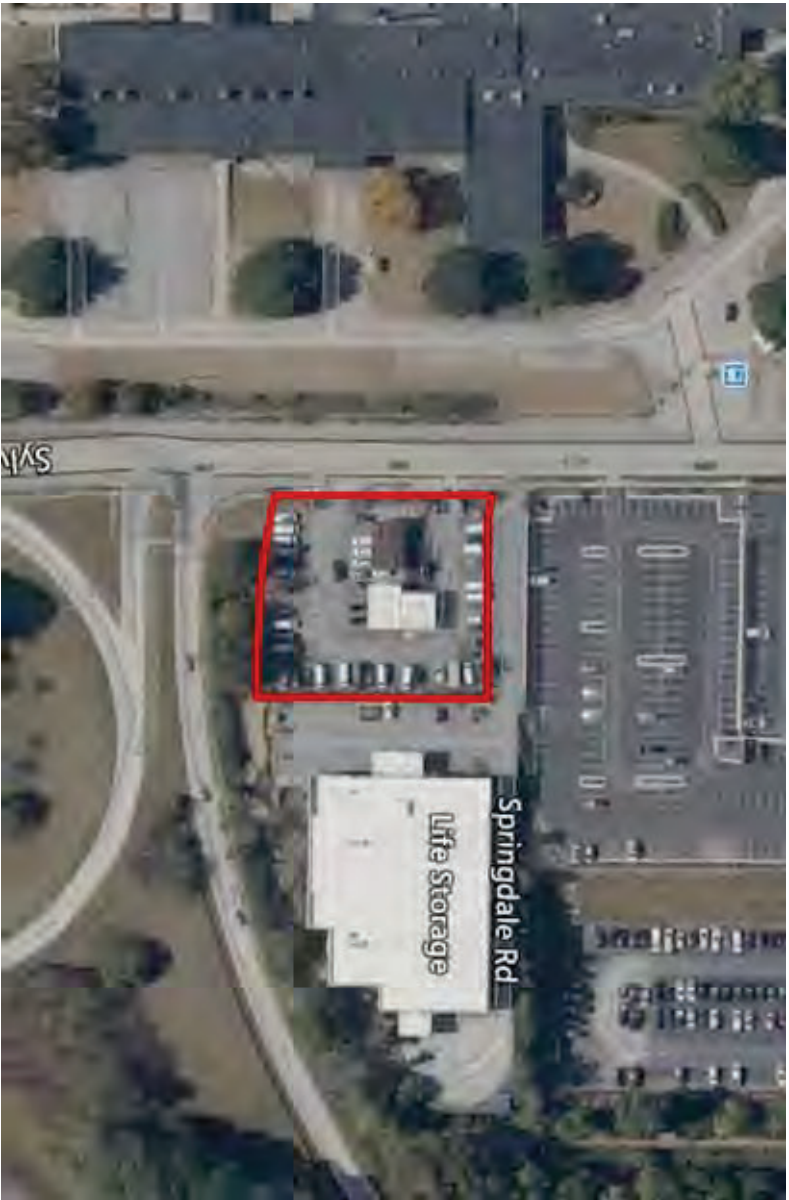


PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

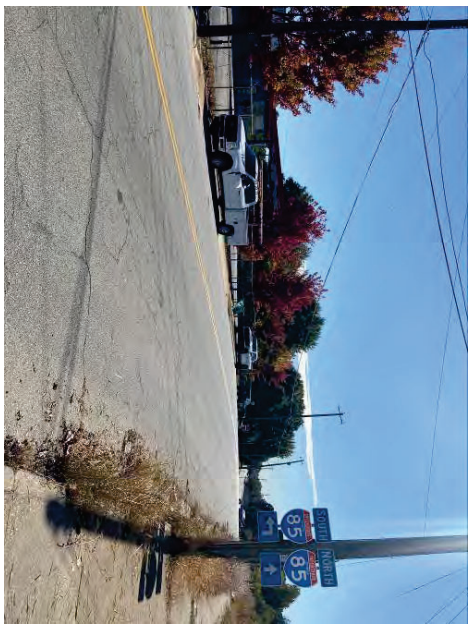
SUBJECT PHOTOGRAPHS



AERIAL VIEW OF SUBJECT PROPERTY FACING NORTH



FRONTAGE ON SYLVAN RD FACING N



FRONTAGE ON SYLVAN RD FACING S



SYLVAN RD FACING S AT I-85 INTERCHANGE



FRONTAGE ON I-85 SB OFF-RAMP



SUBJECT (LEFT) AND I-85 OFF-RAMP (RIGHT)

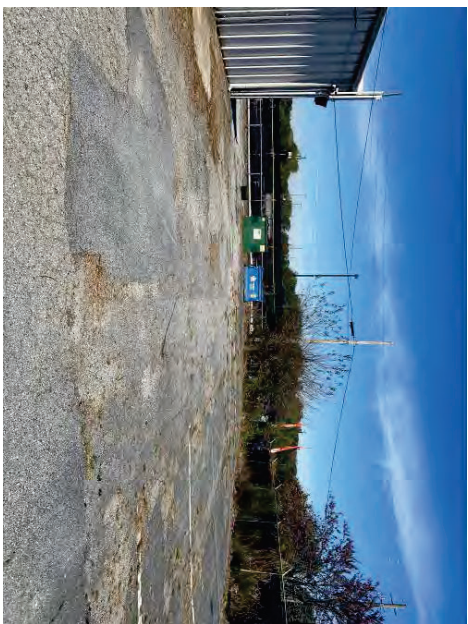


SUBJECT SITE INTERIOR



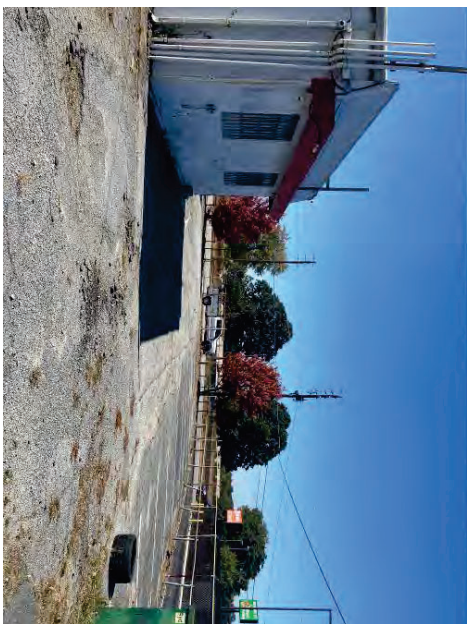
SUBJECT SITE INTERIOR

EXISTING BUILDING



SUBJECT SITE INTERIOR

EXISTING BUILDING



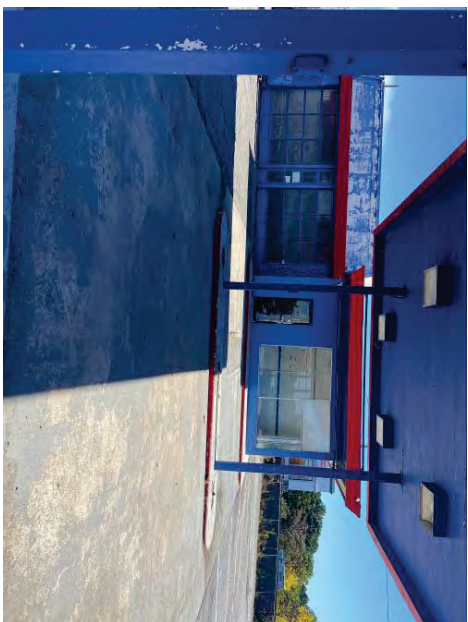
SUBJECT SITE INTERIOR

SUBJECT SITE INTERIOR



EXISTING BUILDING

SUBJECT SITE INTERIOR



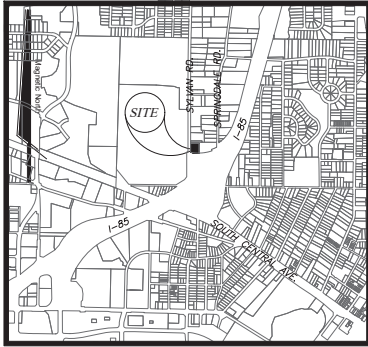
EXISTING CANOPY

SUBJECT SITE INTERIOR



EXISTING CURB CUT

SUBJECT SITE INTERIOR



LOCATION MAP NOT TO SCALE

P17 PROPERTIES, LLC
1858 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338

OMAIR PASHA
770-231-6658
OMAIR@PREMOPROPERTYGROUP.COM

OWNER

PREMO PROPERTY GROUP, LLC
1858 INDEPENDENCE SQUARE
SUITE D
DUNWOODY, GA 30338

OMAIR PASHA
770-231-6658
OMAIR@PREMOPROPERTYGROUP.COM

DEVELOPER

CONSTRUCTION PLANS FOR SYLVAN ROAD RETAIL

3120 SYLVAN RD.

HAPEVILLE, GEORGIA

LAND LOT 99 ~ 14TH

PIN: 14 009900041213

FULTON COUNTY, GA

3/9/2026

CONSTRUCTION NOTES:

1. The drawings and specifications are intended to cover a complete project, and all items necessary for a complete and suitable job shall be furnished and installed. Any discrepancy shall be immediately reported to the owner or its representative.

2. Notify the Inspector of the local governing authority 24 hours before every phase of construction.

3. All work shall comply with all applicable local, state, and federal codes. The contractor, at his expense, shall obtain all necessary licenses and permits, unless already obtained by the owner.

4. The contractor shall coordinate location and installation of all underground utilities and accessories to maintain existing utilities, grading, and all other utilities. ALL NEW UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

5. The existing utilities shown are for the contractor's convenience only. There may be other utilities not shown on these drawings. The utilities shown are those located by the engineer, or existing. The engineer assumes no responsibility for the location of the utilities shown. It shall be the contractor's responsibility to verify the location of all utilities within the limits of work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

6. Deviations from these plans and specifications without prior consent of the engineer, and the municipality may be cause for the work to be unacceptable.

7. All materials shall be new unless used or salvaged materials are authorized by the owner.

8. The contractor shall furnish and maintain all necessary barriers around the work and shall provide protection against water damage and soil erosion.

9. All work shall be performed in a finished and workmanlike manner to the entire satisfaction of the owner, and in accordance with the best-recognized trade practices.

10. The contractor shall provide shoring and shoring for all trench construction in accordance with OSHA practices.

11. All pipe lengths shown are to the centerline of the structures unless specifically noted.

12. Pipes (storm and sanitary sewer) shall be laid on smooth, continuous grades with no visible bends at the joints.

13. Backfilling requirements shall be as to be considered as minimum required for relatively dry, stable earth conditions. Additional bedding shall be required for rock trenches to provide such additional bedding as required to properly construct work.

14. All storm drainage inlet structures shall have metal ring and cover for access.

15. All angles shown are 90 degrees unless otherwise noted.

16. All grades shown are finished grades. Contractor shall verify dimensions, grades, and existing elevations prior to construction.

17. Concrete curbs shall be constructed in accordance with the details shown on plans. Materials, equipment, methods, or construction and workmanship shall conform to state D.O.T. standard specifications.

18. All concrete shall have 3000-PSI compressive strength after 28 days, with a maximum slump of four (4) inches, unless specified otherwise.

19. All exposed concrete shall have a fine hair broomed finish.

20. Paving and driveway base courses and asphaltic concrete surface and prime materials, equipment, methods for construction and workmanship shall conform to state D.O.T. standard specifications.

21. Contractor to field verify all storm, sanitary, water and other utilities locations and depths prior to installation of any utilities. Notify engineer prior to proceeding with any work if discrepancies found.

22. Contractor shall use concrete thrust blocks for installation of water mains.

23. All dimensions are measured to the back of curb unless otherwise noted.

24. Plans, Details and Structural Design of Retaining Wall System to be Performed By Others.

25. Size and Location of any Stormwater Lateral Piping for Roof Drainage or French Drainage to be Established Prior to Installation of Primary Site Drainage Piping.

LANDSCAPE SPECIFICATIONS:

1. Clearing and Grubbing

1.1. Clearing and grubbing shall consist of clearing the surface of the ground of the designated areas of all trees, logs, stumps, brush, undergrowth, heavy growth of grass, weeds, fence structures, shrubs and bushes, and logs, stumps, roots, and foundations. It shall also consist of grubbing of stumps, roots, foundations and disposal of all such materials. All holes remaining after the grubbing operation in embankment areas and in excavation areas less than two (2) feet in depth, shall have sides broken down and leveled if necessary to flatten out slopes, mulched with acceptable material that is properly equipment.

1.2. Burning on site is not permitted without written approval of the local governing authority having jurisdiction.

2. Existing trees and area outside of grading limits

2.1. Trees and vegetation to be saved shall be protected from damage by a fence barrier prior to, or during, clearing operations. Trees to be saved shall be designated by the

owner. No trees are to be removed from the area outside the limits of grading or from specifically designated areas within the construction area. If, in the opinion of the engineer, a contractor cannot a tree not to be removed, the contractor will be fined a predetermined amount for each damaged tree. The contractor shall also be responsible for all costs associated in removing the damaged trees from the site.

3. Fill

3.1. All vegetation such as roots, brush, heavy growth of grass, weeds, or decayed vegetable matter, rubbish, and other undesirable material within the area shall be removed and placed shall be stripped or be otherwise removed before the fill operation is started. In no case shall undesirable material remain in or under the fill area. Spaced ground surface shall be leveled to true horizontal, on which the fill is to be placed. The ground surface shall be compacted to such a manner that the fill to be placed shall be 95 percent of the maximum laboratory dry density according to standard practice (ASTM D-1557, ASTM D-698). Moisture content shall be within 3 percent of the optimum moisture content. Practical the area to be filled or on which structures are to be placed. A loosest dump truck or other roller shall be used to compact the fill and shall be compacted to a vertical shall be made across the site in two directions and then perpendicular to the original direction of rolling shall be made.

3.2. Any yielding, pumping or soft areas should be cut out and replaced with fill compacted as described herein.

3.3. The proposed fill should be placed in lifts classified in accordance with ASTM D-2487 or 98, 95, 90, 85, 80, 75, 70, and 65, and all lifts are not satisfactory as compacted fill.

3.4. Fills and embankments shall be constructed at the locations and in the times and grades indicated on construction plans. The slope shall not exceed the flat horizontal to one foot vertical. The completed fill shall correspond to the shape of the typical surface indicated on the construction plans. Material removed from the excavation shall be used in forming the fill. Fill material shall be reasonably free from roots, other organic material, trash and stones having maximum dimensions greater than 4 inches (4 inches in measure for utility). No loose material will be permitted in the fill. Stone having a maximum dimension of 4 inches will not be permitted in the upper six inches of fill or otherwise noted. The material shall be placed in successive horizontal layers not more than 6 inches thick, unless otherwise noted. In loose depth for the width of the cross-section and shall be compacted to at least 95 percent of the maximum laboratory dry density according to standard practice (ASTM D-698, ASTM D-1557). Moisture shall be within 3 percent of the optimum moisture content. The top 12 inches of the compacted material shall be compacted to 95 percent of the maximum laboratory dry density. Each lift shall be rolled with a vibratory roller, a steamroller roller, or a loaded rubber-tired dump truck, scraper or roller. If the soil is to dry, a water truck with spreader bar or spray hose shall be used to bring the soil to the proper moisture range. The water shall be thoroughly and properly mixed with the soil prior to compaction.

3.5. Storm drain pipe shall be placed on firm bottom and hand tamped to seat on the pipe. A cushion of soil shall be tamped above the crown of the pipe in accordance with the pipe manufacturer's recommendations so that the heavier compaction equipment can then be used to bring the soil to a density as described above for fill areas.

3.6. If soils investigation report is provided, then follow the recommendations of the report if they exceed the recommendations of these specifications.

4. Topsoil

4.1. Areas otherwise specified, areas designated for grading operations that contain a deposit of topsoil shall be stripped and placed in a convenient designated area for construction and placed in the new graded areas specified herein, or as designated. Topsoil shall be stripped from all areas designated to receive fill. The stripping of material for topsoil shall be carefully monitored and only the quantity required shall be removed. The topsoil shall be stored in a manner to avoid proper drainage. When grading operations permit, instead of stripping the topsoil shall be loaded and spread directly on the areas designated to receive topsoil.

5. Rock excavation

5.1. If rock is encountered, clear away earth to expose material. Notify owner and receive written instructions prior to excavation. Remove rock to a depth of 4 inches below and 4 inches on each side of pipes in trenches. A measurement of the extent of rock to be removed shall be made. Rock excavation shall be paid for in accordance with agreement with the owner.

6. Earthwork Balance

6.1. The contractor shall be responsible for verification of earthwork quantities and shall not rely on calculations provided by the engineer. If, in the opinion of the contractor, it is desired to adjust the building elevation or any of the grading, he shall notify the engineer for substantiation and verification of any necessary revision to proposed or existing features impacted by such a change.

SHEET INDEX

SHEET	TITLE
C-1	COVER
C-2	SURVEY
C-3	DEMOLITION PLAN
C-4	SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING PLAN
C-7 TO C-9	EROSION CONTROL PHASES 1-3 PLANS
C-10	STORMWATER MANAGEMENT PLAN
C-11	STORM PROFILES
C-12	EROSION CONTROL DETAILS
C-13	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
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SET REVISIONS

REV	DATE	DESCRIPTION
A.1	4/30/2026	ISSUED TO CLIENT
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---



Woodruff
Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

Project Description:

The project consists of a new 8,094 SF single story building to be used as a multi-tenant retail shopping center. The building will be divided into 5 retail spaces. The occupancy type will be predominantly M - Mercantile.

24-HOUR EMERGENCY CONTACT:

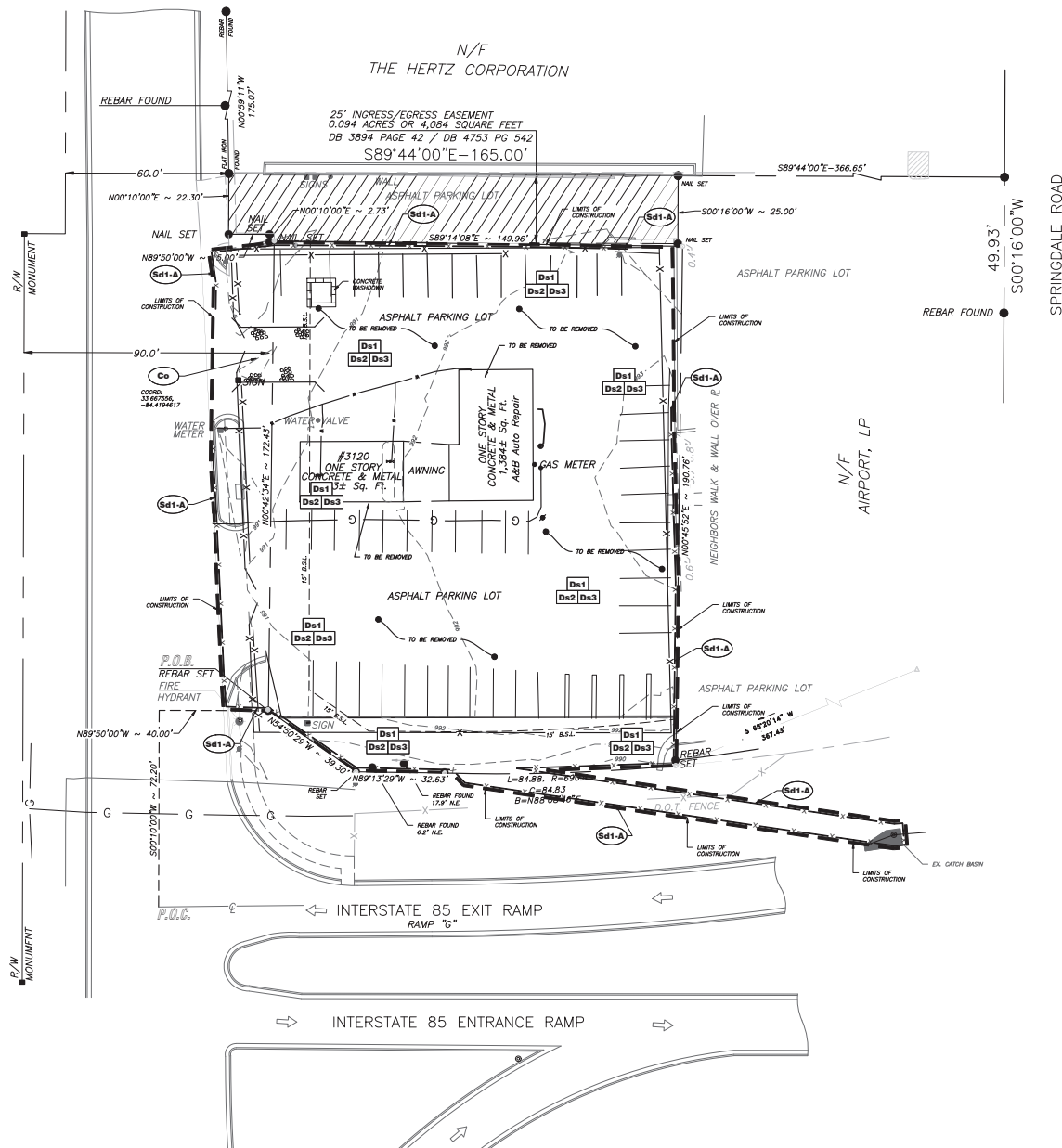
Omar Pasha
PH: 770-231-6658



LEVEL II CERT. #: 29526

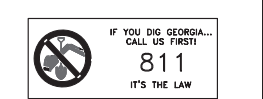
SYLVAN ROAD RETAIL
LAND LOT 99 ~ 14TH
PIN: 14 009900041213
FULTON COUNTY, GA
0.66 ACRES
(±0.77 ACRES DISTURBED)
ZONING: C-2
CDP: ---
ISSUE: A.1

Magnetic North

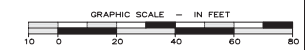


LOCATION MAP
NOT TO SCALE

- PROJECT NOTES:**
- Owner: F/T Properties, LLC
1858 Independence Square
Suite D
CONTACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@fremontpropertygroup.com
- Developer: Fremont Property Group, LLC
1858 Independence Square
Suite D
CONTACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@fremontpropertygroup.com
- ENGINEER: MCDUFFY DESIGN ASSOCIATES
1331 STEWART LANE ROAD
MARIETTA, GA 30066
PHONE: (404) 530-8218
CONTACT: A. Kathleen Woodruff
E-MAIL ADDRESS: kashleen@woodruffllc.com
1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041215.
 2. Zoning: C-2.
 3. Building Setbacks:
Front - 10 feet
Side - 0 feet
Rear - 0 feet
 4. Proposed Bldg use is Commercial.
 5. Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-8.
 6. Boundary information obtained from survey by STRONG SERVICES, LLC dated 6/18/2025.
 7. Topographical information obtained from STRONG SERVICES, LLC dated 6/18/2025.
 8. Vertical datum for topography is based on NAVD83.
 9. Contour interval is one foot.
 10. This property is shown on F.O.B.M. parcel number 1312103869, dated 9/18/2013 and is not located within a special flood hazard zone.
 11. UTILITIES:
Water - Fulton County
Sanitary Sewer - Fulton County
 12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey shows no verification as to the exact location of the location shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 13. The contractor shall verify the lowest elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 15. No outside storage proposed, this includes supplies, equipment, vehicles, products, etc.
 16. All new utility lines shall be located underground.



24-HOUR EMERGENCY CONTACT:
Omair Pasha
PH: 770-231-6658



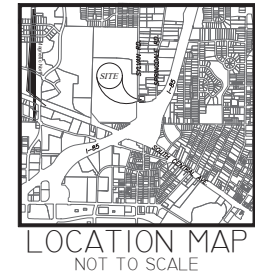
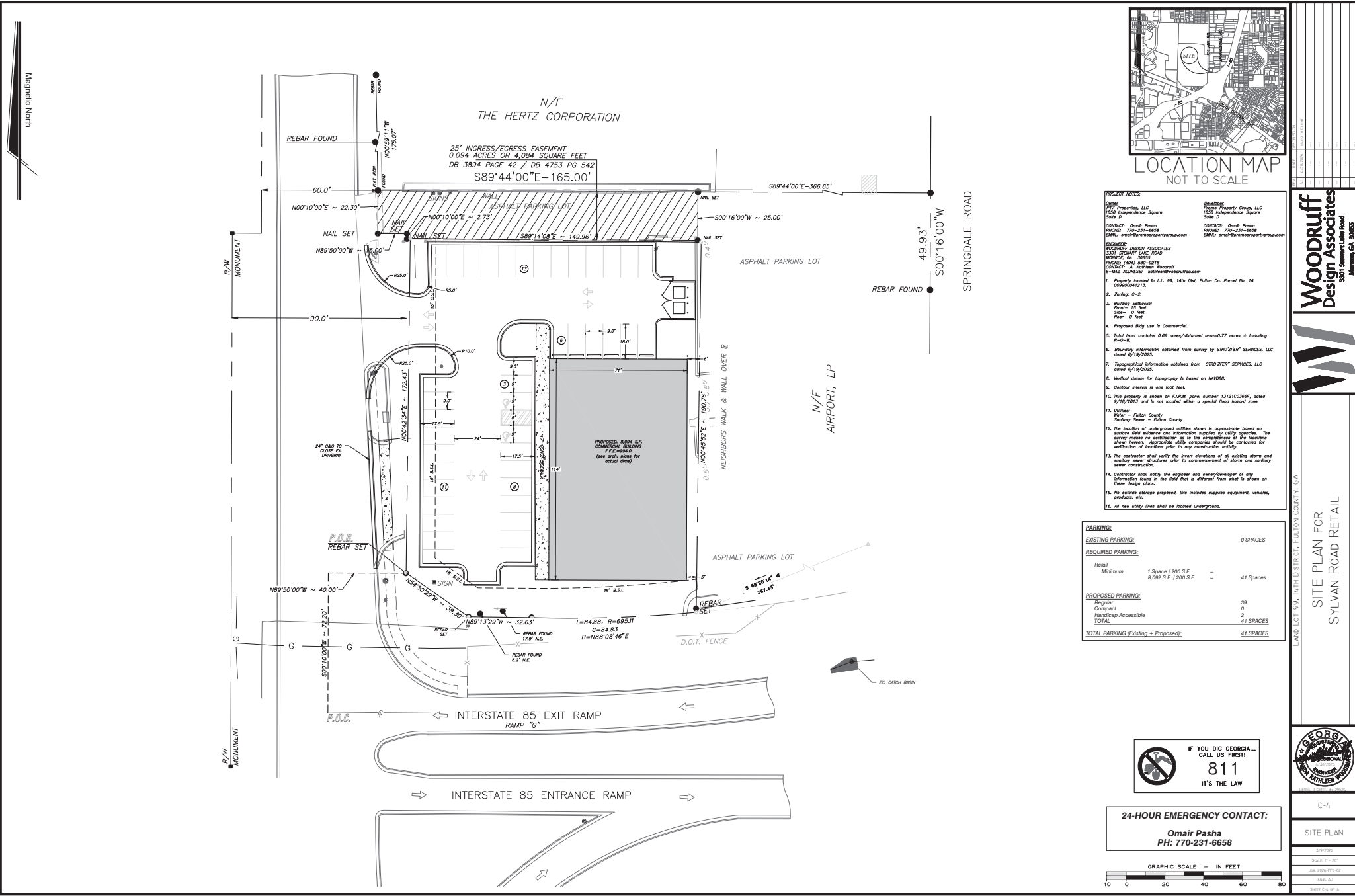
Woodruff Design Associates
3301 Stewart Lane Road
Marietta, GA 30065

LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GA

DEMOLITION PLAN FOR SYLVAN ROAD RETAIL

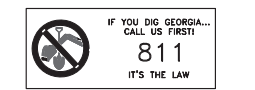
C-3
DEMOLITION PLAN

DATE: 11-20-2025
DRAWN: JESSICA PETERSON
CHECKED: A.J.
SCALE: C 3/8\"/>

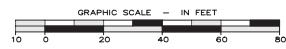


- PROJECT NOTES:**
- Owner:** FTY Properties, LLC
1808 Independence Square
Suite D
CONTRACT: Omayr Pasha
PHONE: 770-231-6658
EMAIL: omayr@ftypropertiesgroup.com
- Developer:** Pasha Property Group, LLC
1808 Independence Square
Suite D
CONTRACT: Omayr Pasha
PHONE: 770-231-6658
EMAIL: omayr@pashapropertygroup.com
- ENGINEER:** WOODRUFF DESIGN ASSOCIATES
5301 STEWART LANE ROAD
MONROE, LA 70605
PHONE: (504) 530-6018
CONTACT: A. J. Woodruff
E-MAIL ADDRESS: awoodruff@wda.com
1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041215.
 2. Zoning: C-2.
 3. Building Setbacks:
Front: 10 feet
Side: 0 feet
Rear: 0 feet
 4. Proposed Bldg use is Commercial.
 5. Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-R.
 6. Boundary information obtained from survey by STRONG SERVICES, LLC dated 6/18/2025.
 7. Topographical information obtained from STRONG SERVICES, LLC dated 6/18/2025.
 8. Vertical datum for topography is based on NAVD83.
 9. Contour interval is one foot.
 10. This property is shown on F.D.M. parcel number 1312103869, dated 9/18/2013 and is not located within a special flood hazard zone.
 11. UNITS:
Water - Fulton County
Sanitary Sewer - Fulton County
 12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey shows no verification as to the construction of the located shown features. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 15. No outside storage proposed, this includes supplies, equipment, vehicles, products, etc.
 16. All new utility lines shall be located underground.

PARKING:			0 SPACES
EXISTING PARKING:			
REQUIRED PARKING:			
Retail			
Minimum	1 Space / 200 S.F.	=	41 Spaces
	8,062 S.F. / 200 S.F.	=	
PROPOSED PARKING:			
Regular			39
Compact			0
Handicap Accessible			2
TOTAL			41 SPACES
TOTAL PARKING (Existing + Proposed):			41 SPACES



24-HOUR EMERGENCY CONTACT:
Omayr Pasha
PH: 770-231-6658



Woodruff Design Associates
3301 Stewart Lane Road
Monroe, LA 70605

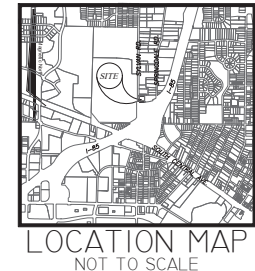
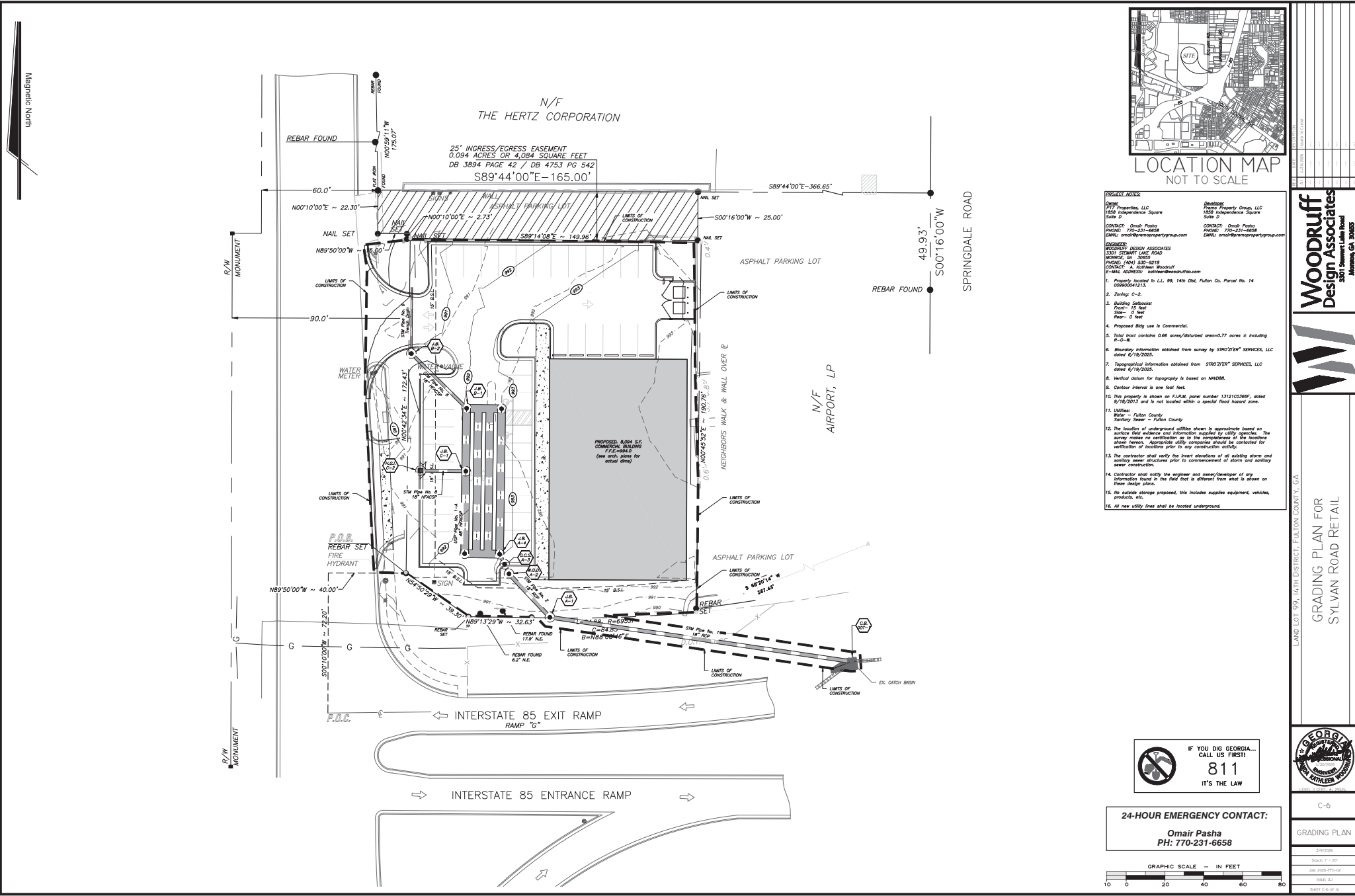
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:
Omayr Pasha
PH: 770-231-6658

GRAPHIC SCALE - IN FEET
0 20 40 60 80

811
IT'S THE LAW

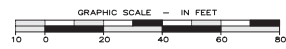
24-HOUR EMERGENCY CONTACT:
Omayr Pasha
PH: 770-231-6658



- PROJECT NOTES:**
- Owner: FTY Properties, LLC
1838 Independence Square
Suite D
CONTACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@ftrpropertiesgroup.com
- Developer: Fama Property Group, LLC
1838 Independence Square
Suite D
CONTACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@ftrpropertiesgroup.com
- ENGINEER: WOODRUFF DESIGN ASSOCIATES
1331 STEWART LANE ROAD
MONROE, LA 70605
PHONE: (504) 530-8218
CONTACT: A. J. Woodruff
E-MAIL ADDRESS: ash@woodruffdesign.com
1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041211.
 2. Zoning: C-2.
 3. Building Setbacks:
Front - 10 feet
Side - 0 feet
Rear - 0 feet
 4. Proposed Bldg use is Commercial.
 5. Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-2.
 6. Boundary information obtained from survey by STRONG SERVICES, LLC dated 6/18/2025.
 7. Topographical information obtained from STRONG SERVICES, LLC dated 6/18/2025.
 8. Vertical datum for topography is based on NAVD83.
 9. Contour interval is one foot.
 10. This property is shown on F.D.M. parcel number 1312103889, dated 9/18/2013 and is not located within a special flood hazard zone.
 11. UNITS:
Water - Fulton County
Sanitary Sewer - Fulton County
 12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey shows no verification as to the exact location of the location shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 13. The contractor shall verify the lowest elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 15. No outside storage proposed, this includes supplies, equipment, vehicles, products, etc.
 16. All new utility lines shall be located underground.



24-HOUR EMERGENCY CONTACT:
Omair Pasha
PH: 770-231-6658



WOODRUFF DESIGN ASSOCIATES
3301 Stewart Lane Road
Monroe, LA 70605

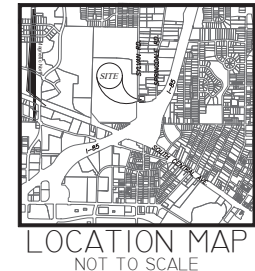
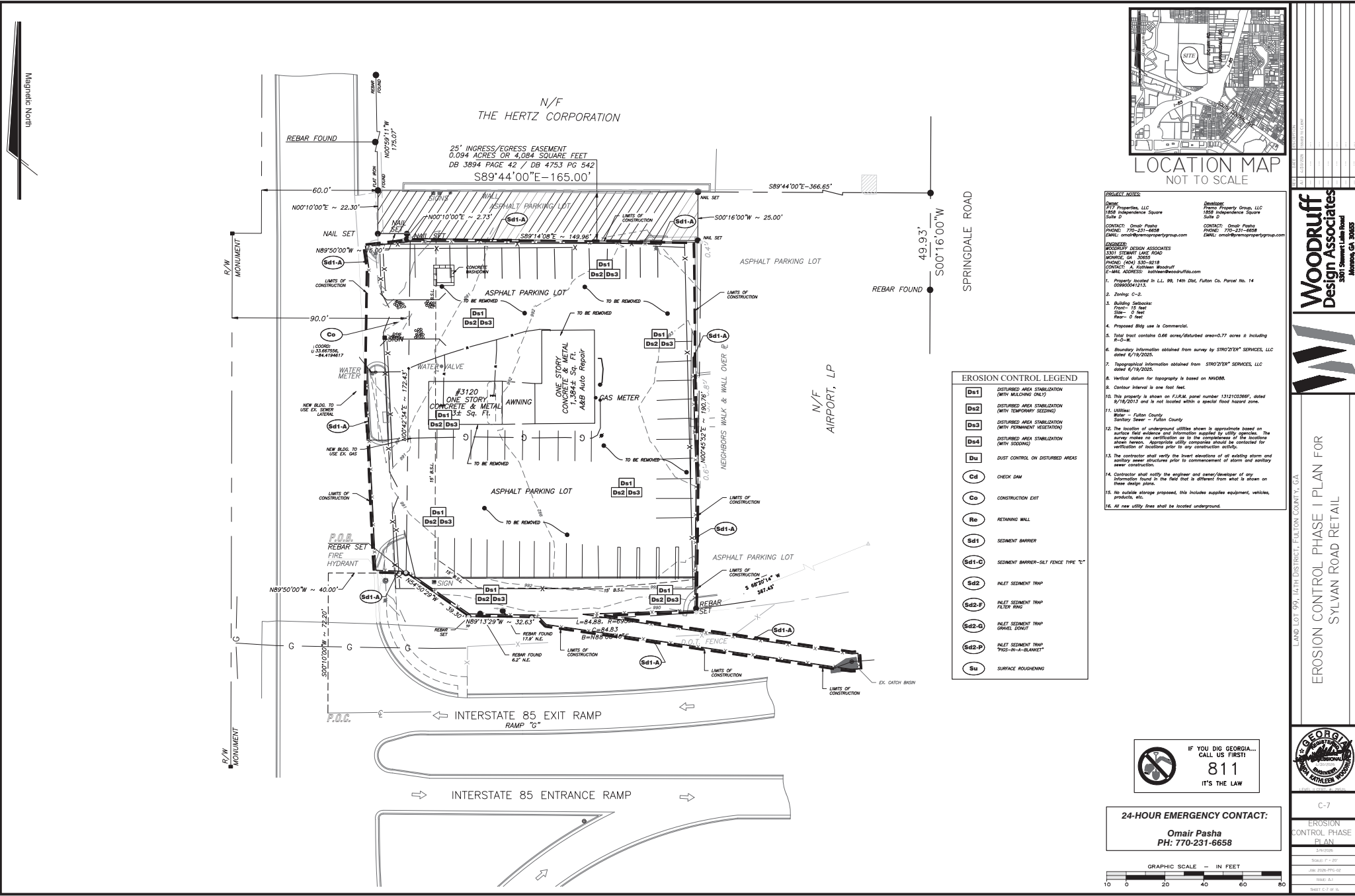
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GA

GRADING PLAN FOR
SYLVAN ROAD RETAIL

C-6

GRADING PLAN

DATE: 11/20/25
JOB: 2325-PRG-02
REVISION: 01
SHEET C-6 OF 10



PROJECT NOTES

Owner: F77 Properties, LLC
1858 Independence Square
Suite D
CONTRACT: Omar Pasha
PHONE: 770-231-6658
EMAIL: omar@f77propertiesgroup.com

Developer: F77 Properties, LLC
1858 Independence Square
Suite D
CONTRACT: Omar Pasha
PHONE: 770-231-6658
EMAIL: omar@f77propertiesgroup.com

ENGINEER: WOODRUFF DESIGN ASSOCIATES
1331 STEWART LANE ROAD
MONROE, LA 70605
PHONE: (504) 530-8218
CONTACT: A. J. Woodruff
E-MAIL ADDRESS: awoodruff@woodruffdesign.com

1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041215.

2. Zoning: C-2.

3. Building Setbacks:
Front - 10 feet
Side - 0 feet
Rear - 0 feet

4. Proposed Bldg use is Commercial.

5. Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-2.

6. Boundary information obtained from survey by STRUTZMAN SERVICES, LLC dated 6/18/2025.

7. Topographical information obtained from STRUTZMAN SERVICES, LLC dated 6/18/2025.

8. Vertical datum for topography is based on NAVD83.

9. Contour interval is one foot.

10. This property is shown on F.U.M. parcel number 1312103889, dated 8/18/2013 and is not located within a special flood hazard zone.

11. UTILITIES:
Water - Fulton County
Sanitary Sewer - Fulton County

12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The surveyor makes no warranty as to the completeness of the location shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.

13. The contractor shall verify the lowest elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

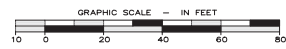
15. No suitable storage proposed, this includes supplies, equipment, vehicles, products, etc.

16. All new utility lines shall be located underground.

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING OR/AND)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SOILS)
Du	DUST CONTROL ON DISTURBED AREAS
Cd	CHECK DAM
Co	CONSTRUCTION EXIT
Re	RETAINING WALL
Sd1	SEDIMENT BARRIER
Sd1-C	SEDIMENT BARRIER-SILT FENCE TYPE "C"
Sd2	INLET SEDIMENT TRAP
Sd2-F	INLET SEDIMENT TRAP FILTER RING
Sd2-G	INLET SEDIMENT TRAP GRASS EROSION
Sd2-P	INLET SEDIMENT TRAP "PUSH-IN-A-BLANKET"
Su	SURFACE ROUGHENING



24-HOUR EMERGENCY CONTACT:
Omar Pasha
PH: 770-231-6658



Woodruff Design Associates
3301 Stewart Lane Road
Monroe, LA 70605

EROSION CONTROL PHASE I PLAN FOR SYLVAN ROAD RETAIL

LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GA

C-7
EROSION CONTROL PHASE I PLAN

DATE: 1/1/2017
JOB: 2325-PPH-02
SCALE: A1
SHEET C-7 OF 10



LOCATION MAP
NOT TO SCALE

PROJECT NOTES:

Gmcr
P17 Properties, LLC
1858 Independence Square
Suite D
CONTACT: Omar Pasha
PHONE: 770-231-6658
EMAIL: omar@gmcrpropert

Developer:
Premo Property Group, LLC
1858 Independence Square
Suite D
CONTACT: Omar Pasha
PHONE: 770-231-6658
EMAIL: omar@premopropertygroup.com

ENGINEER:
WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, LA 70655
PHONE: (404) 530-9218
CONTACT: A. Kathleen Woodruff
E-MAIL ADDRESS: kathleen@wda.com

1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 009000041213.
2. Zoning: C-2.

I. Building Setbacks

4. Proposed Bldg use is:

5. Total tract contains 0.66 acres/da

6. Boundary information obtained from survey by STROZIER* SERVICES, LLC dated 6/19/2025.

7. Topographical information obtained from STROZIER SERVICES, LLC dated 6/19/2025.

8. Vertical datum for topography is based on NAVD83.

2. Contour interval is one foot feet.

10. This property is shown on F.I.R.M.
9/18/2013 and is not located with

11. Utilities:
Water - Fulton County
Sanitary Sewer - Fulton County

12. The location of underground utility surface field evidence and information

survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.

1.3 The contractor shall verify the invert elevations of all existing storm and

14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on

15. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.

16. All new utility lines shall be located underground.

Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
Ds4	DISTURBED AREA STABILIZATION WITH SOILWORK
Du	DUST CONTROL ON DISTURBED AREAS
Cd	CHECK DAM
Co	CONSTRUCTION EXIT
Re	RETAINING WALL
Sd1	SEGMENT BARRIER
Sd1-C	SEGMENT BARRIER-SILT FENCE TYPE
Sd2	INLET SEGMENT TRAP
Sd2-F	INLET SEGMENT TRAP FILTER RING
Sd2-G	INLET SEGMENT TRAP GRAVEL DOWEL
Sd2-P	INLET SEGMENT TRAP "P103-IN-A-BLANKET"
Su	SURFACE ROUGHENING



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24-HOUR EMERGENCY CONTACT:

Omair Pasha
PH: 770-231-6658



Woodruff
Design Associates
3301 Stewart Lulin Road
Marietta, GA 30063

EROSION CONTROL PHASE 2 PLAN FOR
SYLVAN ROAD RETAIL

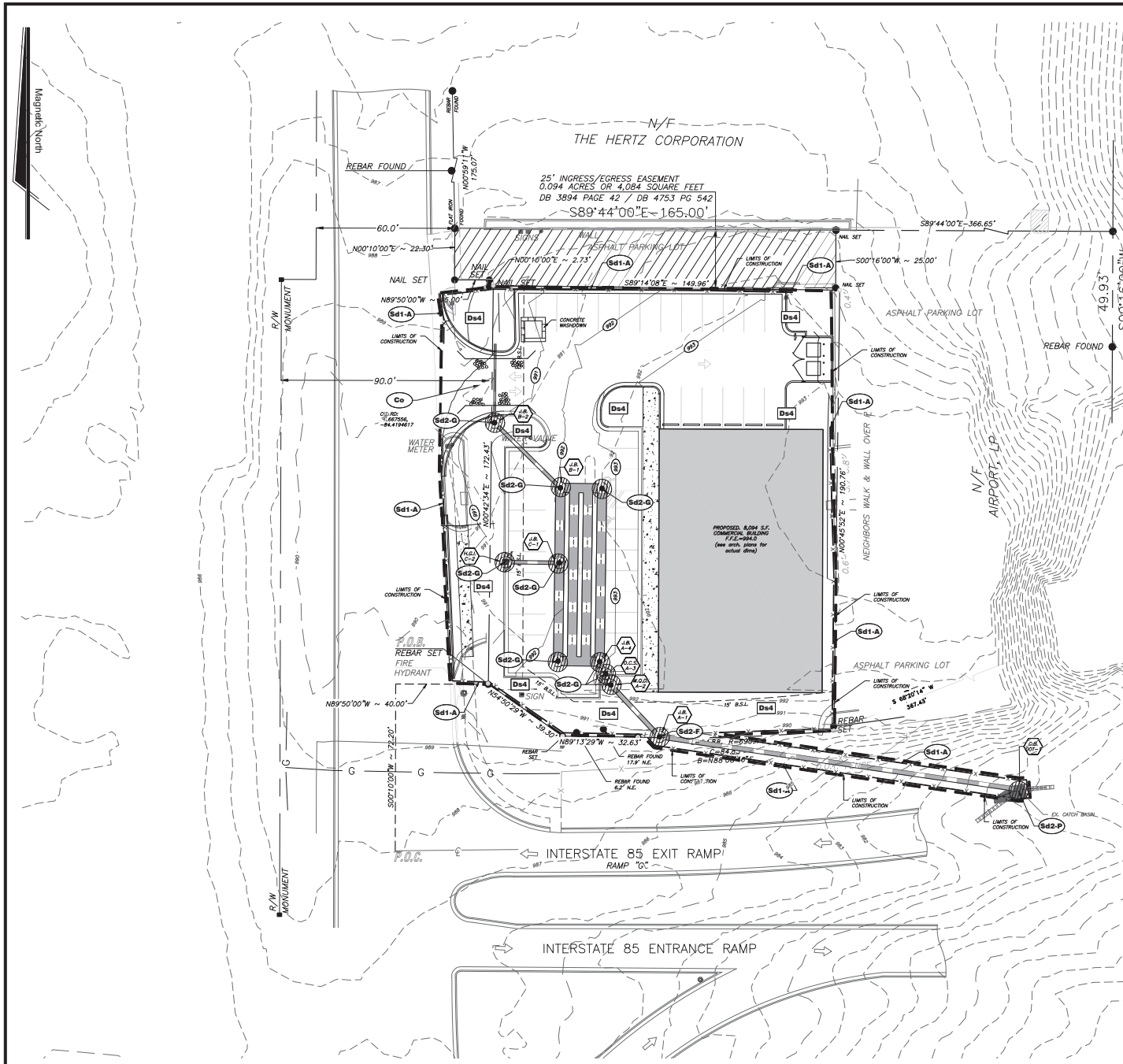


C-8

EROSION
CONTROL PHASE
2 PLAN

Scale: 1 = 20
JIR: 2020-PPG-02
NRE: A.1

SHEET C-8 OF 14



EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MOWING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SOILS)
Du	DUST CONTROL ON DISTURBED AREAS
Cd	CHECK DAM
Co	CONSTRUCTION EXIT
Re	RETAINING WALL
Sd1	SEDIMENT BARRIER
Sd1-C	SEDIMENT BARRIER-SILT FENCE TYPE "C"
Sd2	INLET SEDIMENT TRAP
Sd2-F	INLET SEDIMENT TRAP FILTER RING
Sd2-G	INLET SEDIMENT TRAP GRAVEL BROW
Sd2-P	INLET SEDIMENT TRAP "PUSH-IN-A-BLANKET"
Su	SURFACE ROUGHENING

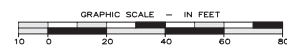


LOCATION MAP
NOT TO SCALE

- PROJECT NOTES:**
- Owner:** FTY Properties, LLC
1800 Independence Square
Suite 100
CONTRACT: Omair Pasha
PHONE: 770-231-6658
E-MAIL: omair@ftypropertiesgroup.com
- Developer:** Pasha Property Group, LLC
1800 Independence Square
Suite 100
CONTRACT: Omair Pasha
PHONE: 770-231-6658
E-MAIL: omair@pashapropertygroup.com
- ENGINEER:** WOODRUFF DESIGN ASSOCIATES
5301 STEWART LANE ROAD
MARIETTA, GA 30066
PHONE: (404) 530-8018
CONTACT: A. J. WOODRUFF
E-MAIL ADDRESS: ash@woodruffdesign.com
1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041215.
 2. Zoning: C-2.
 3. Building Setbacks:
Front - 10 feet
Side - 0 feet
Rear - 0 feet
 4. Proposed Bldg use is Commercial.
 5. Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-2.
 6. Boundary information obtained from survey by STRONG SERVICES, LLC dated 6/18/2025.
 7. Topographical information obtained from STRONG SERVICES, LLC dated 6/18/2025.
 8. Vertical datum for topography is based on NAVD83.
 9. Contour interval is one foot.
 10. This property is shown on F.U.M. parcel number 1312103880, dated 9/18/2013 and is not located within a special flood hazard zone.
 11. UTILITIES:
Water - Fulton County
Sanitary Sewer - Fulton County
 12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The surveyor makes no verification as to the completeness of the location shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 13. The contractor shall verify the lowest elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 15. No suitable storage proposed, this includes supplies, equipment, vehicles, products, etc.
 16. All new utility lines shall be located underground.



24-HOUR EMERGENCY CONTACT:
Omair Pasha
PH: 770-231-6658



Woodruff
Design Associates
3301 Stewart Lane Road
Marietta, GA 30066

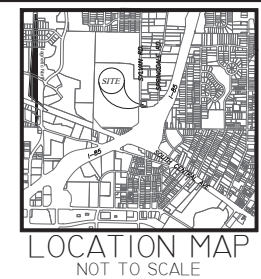
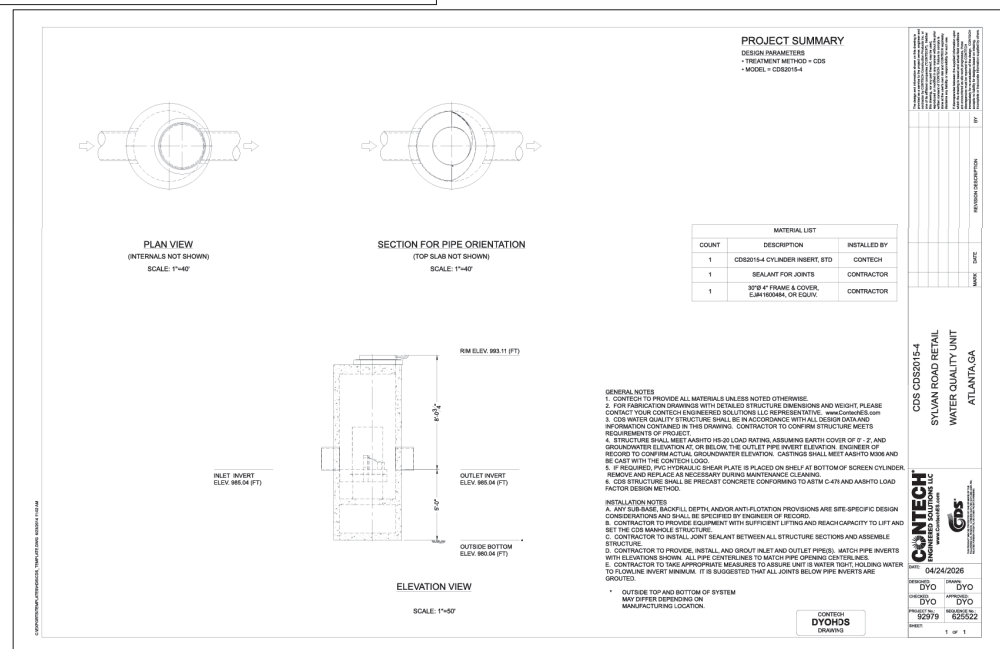
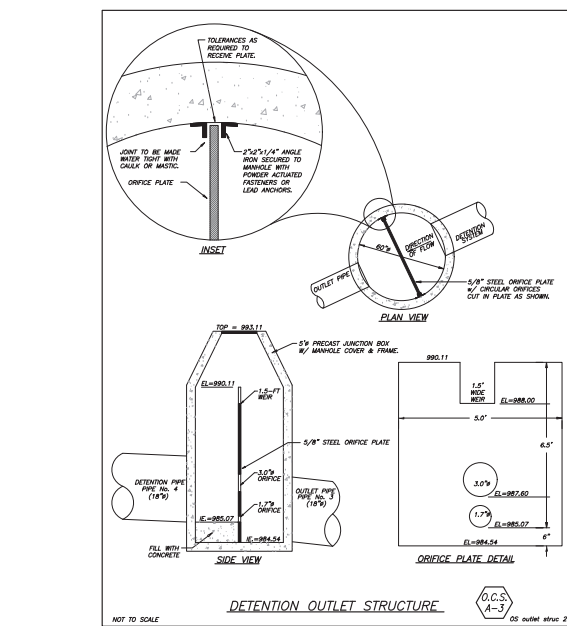
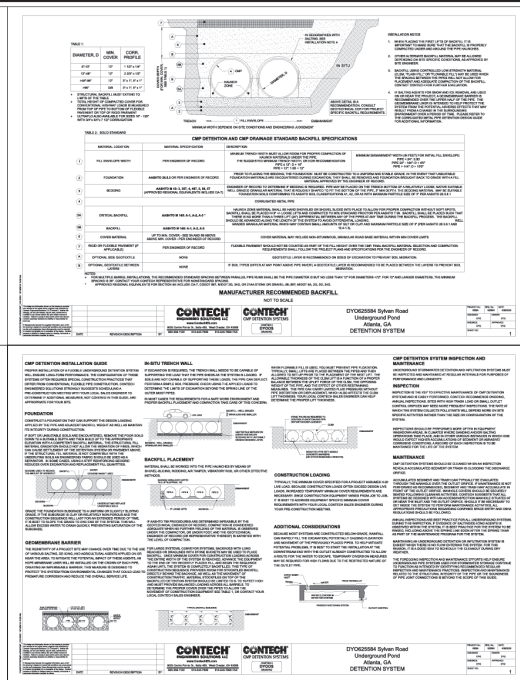
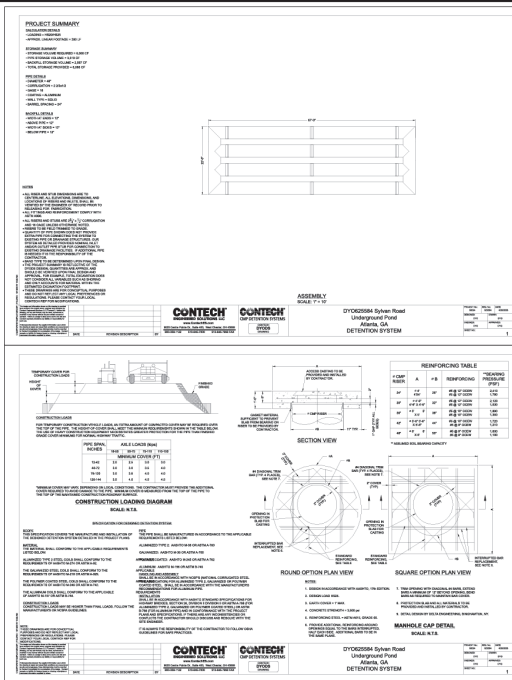


LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GA
EROSION CONTROL PHASE 3 PLAN FOR
SYLVAN ROAD RETAIL



C-9
EROSION CONTROL PHASE 3 PLAN

DATE: 7/1/2025
JOB: 2025-001-001
SCALE: A1
SHEET C-9 OF 10



PROJECT NOTES

Owner: FTY Properties, LLC
 1800 Independence Square
 Suite 100
 CONTACT: Omair Pasha
 PHONE: 770-231-6658
 EMAIL: omair@ftypropertiesgroup.com

Developer: Pasha Property Group, LLC
 1800 Independence Square
 Suite 100
 CONTACT: Omair Pasha
 PHONE: 770-231-6658
 EMAIL: omair@pashapropertygroup.com

ENGINEER: PROGRESS DESIGN ASSOCIATES
 1301 STEWART LANE ROAD
 MARIETTA, GA 30066
 PHONE: (404) 530-8018
 CONTACT: A. D. Hines, PE
 E-MAIL ADDRESS: a.hines@progressdesign.com

- Property located in L.L. 99, 14th Dist, Fulton Co, Parcel No. 14 00900041215.
- Zoning: C-2.
- Building Setbacks:
 Front: 10 feet
 Side: 0 feet
 Rear: 0 feet
- Proposed Bldg use is Commercial.
- Total tract contains 0.66 acres/disturbed area=0.77 acres including R-C-2.
- Boundary information obtained from survey by STRUTZMAN SERVICES, LLC dated 6/18/2025.
- Topographical information obtained from STRUTZMAN SERVICES, LLC dated 6/18/2025.
- Vertical datum for topography is based on NAVD83.
- Contour interval is one foot.
- This property is shown on FULTON parcel number 1312103869, dated 9/18/2013 and is not located within a special flood hazard zone.
- UNITS:
 Water - Fulton County
 Sanitary Sewer - Fulton County
- The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey shows no verification as to the accuracy of the location shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
- The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
- Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
- No suitable storage proposed, this includes supplies equipment, vehicles, products, etc.
- All new utility lines shall be located underground.

WOODRUFF DESIGN ASSOCIATES
 3301 STEWART LANE ROAD
 MARIETTA, GA 30066
 PHONE: (404) 530-8018
 EMAIL: woodruffdesign.com

STORMWATER MANAGEMENT PLAN FOR SYLVAN ROAD RETAIL

LAND LOT 99, 14TH DISTRICT, FULTON COUNTY, GA

GEORGIA
 DIVISION OF WATER RESOURCES

C-10

STORMWATER MANAGEMENT PLAN

DATE: 04/24/2026
 SCALE: 1"=20'
 JOB: 2025-PFA-02
 REVISION: 01
 SHEET: C-10 OF 10

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811

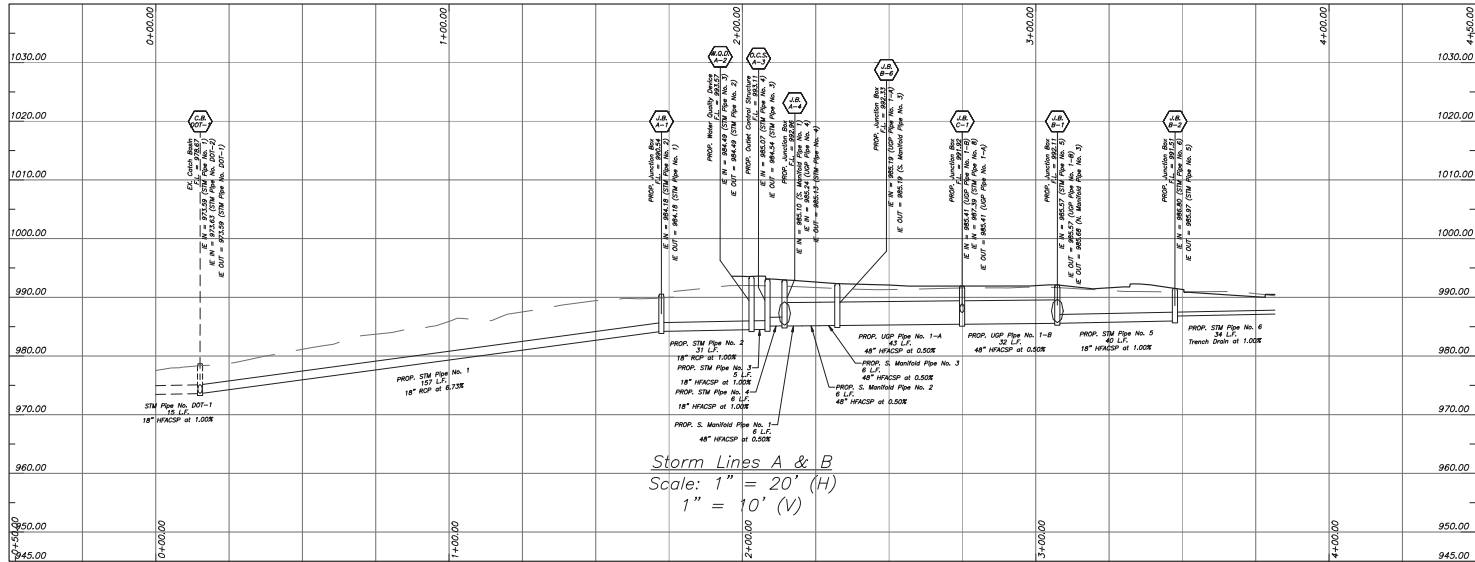
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:

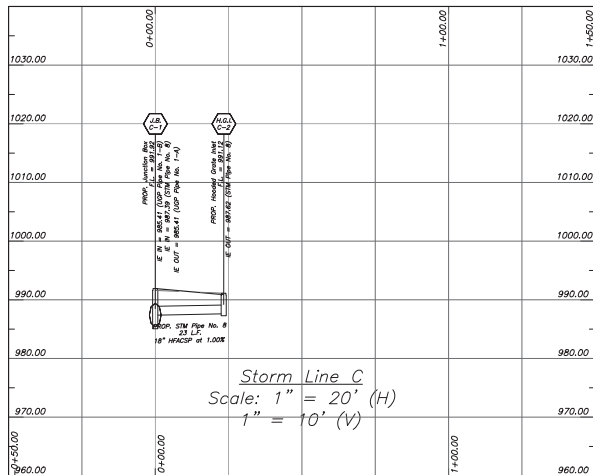
Omair Pasha
PH: 770-231-6658

GRAPHIC SCALE - IN FEET

0 10 20 40 60 80



Storm Lines A & B
Scale: 1" = 20' (H)
1" = 10' (V)



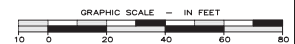
Storm Line C
Scale: 1" = 20' (H)
1" = 10' (V)



- PROJECT NOTES**
- Owner: FTY Properties, LLC
1838 Independence Square
Suite 1
CONTRACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@ftrpropertiesgroup.com
- Developer: Ftrm Property Group, LLC
1838 Independence Square
Suite 1
CONTRACT: Omair Pasha
PHONE: 770-231-6658
EMAIL: omair@ftrmpropertygroup.com
- ENGINEER: KASHNEE DESIGN ASSOCIATES
5351 STEWART LANE ROAD
MARIETTA, GA 30066
PHONE: (404) 530-6218
CONTACT: A. Kathleen Woodruff
E-MAIL ADDRESS: kashneew@woodruff.com
1. Property located in L.L. 99, 14th Dist, Fulton Co. Parcel No. 14 00900041215.
 2. Zoning: C-2.
 3. Building Setbacks:
Front - 10 feet
Side - 10 feet
Rear - 0 feet
 4. Proposed Bldg use is Commercial.
 5. Total tract contains 0.66 acres/disturbed area=0.77 acres it including R-C-R.
 6. Boundary information obtained from survey by STRONG SERVICES, LLC dated 6/18/2025.
 7. Topographical information obtained from STRONG SERVICES, LLC dated 6/18/2025.
 8. Vertical datum for topography is based on NAVD83.
 9. Contour interval is one foot feet.
 10. This property is shown on F.U.M. parcel number 1312103869, dated 9/18/2013 and is not located within a special flood hazard zone.
 11. UNIFORMS:
Water - Fulton County
Sanitary Sewer - Fulton County
 12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no verification as to the completeness of the location shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 13. The contractor shall verify the lowest elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 15. No outside storage proposed, this includes supplies, equipment, vehicles, products, etc.
 16. All new utility lines shall be located underground.



24-HOUR EMERGENCY CONTACT:
Omair Pasha
PH: 770-231-6658



Woodruff
Design Associates
3301 Stewart Lane Road
Marietta, GA 30066



STORM PROFILES FOR
SYLVAN ROAD RETAIL



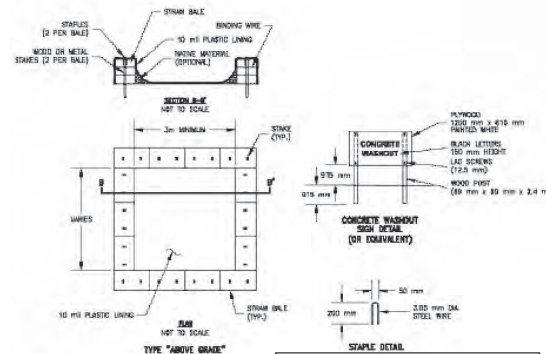
C-II
STORM PROFILES

DATE: 11/20/25
DRAWN: 11/20/25
CHECK: 11/20/25
SCALE: 1" = 20'

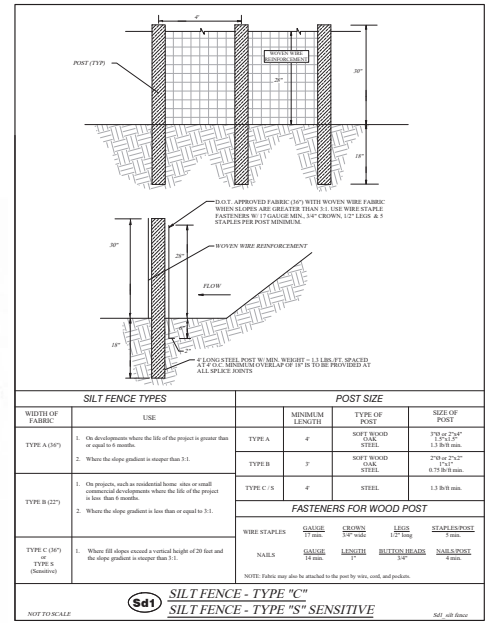


24-HOUR EMERGENCY CONTACT:

Omar Pasha
PH: 770-231-6658



USE OF THE CONCRETE WASHOUT OF
TOOLS, CONCRETE MIXER CHUTES,
HOPPERS AND REAR OF VEHICLES.
WASHOUT OF THE DRUM AT THE
CONSTRUCTION SITE IS PROHIBITED.



MULCHING

USE DRY STRAW OR DRY RY OF GOOD QUALITY AND FREE OF WEED SEED. DRY STRAW OR RY SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. MULCHING SHALL BE DONE BEFORE THE GRASSING BEGINS. WITHIN 30 DAYS OF THE MULCHING, MULCH SHALL BE TIED DOWN MONTHLY THAT GRASSING WOULD NOT BE APPLIED BASED ON THE SCHEDULE BELOW.

TEMPORARY AND PERMANENT VEGETATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 OF THE MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA.

TEMPORARY GRASSING

TEMPORARY GRASSES SHALL CONSIST OF SOWING A QUICK GRASS SUCH AS RYE, BROWN TOP MILLET OR GRASS SUITABLE TO THE AREA AND SEASON. LIME AND FERTILIZER WILL BE OBTAINED. MULCH IS NOT REQUIRED BUT SHOULD BE USED AS DICTATED BY SITE CONDITIONS. TEMPORARY GRASSING IS REQUIRED WITHIN DISTURBED AREA IN ALL TOPSOIL MORE THAN 14 DAYS.

PLANTING DATES		RATE		N	
TYPE	DATE	PER ACRE	PER ACRE	PER ACRE	PER ACRE
RYE GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
BROWN TOP MILLET	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
ANNUAL CROTON	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
PERMANENT GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.

* MAX. AMOUNT TO BE USED EXCEPT WHEN MIXED WITH OTHER PERSONNEL'S

PERMANENT GRASSING

PERMANENT GRASSING SHALL CONSIST OF GRASS PREPARATION, LIME, FERTILIZATION, MULCHING AND SEEDING. THE GRASSING SHALL BE PREPARED BY PLANTING AND SEEDING TO A DEPTH NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GRASSING. FERTILIZER AT THE RATE OF 100 LBS. PER ACRE AND LIME AT THE RATE OF 100 LBS. PER ACRE. THE GRASSING SHALL BE PLANTED OFF SMOOTH AND UNIFORM AND BE FREE OF ROCKS, CLUMPS, ROOTS AND WEEDS. FERTILIZER SHALL BE APPLIED BY THE TANK METHOD. WEEDS SHALL BE REMOVED BY HAND OR BY OTHER MEANS. MULCHING SHALL BE DONE WITHIN 30 DAYS OF FERTILIZER APPLICATION. SEED SHALL BE UNIFORMLY SPREAD AT THE RATES SHOWN BELOW. MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. THE RATE OF APPLICATION SHALL BE BASED ON SLOPE STEEPER THAN 4:1.

GRASSING RATES AND SCHEDULE

PLANTING DATES		RATE		N	
TYPE	DATE	PER ACRE	PER ACRE	PER ACRE	PER ACRE
FALL GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
WINTER GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
PERMANENT GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.
PERMANENT GRASS	6-15-12	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.	1500 lbs./ac.

* MAX. AMOUNT TO BE USED EXCEPT WHEN MIXED WITH OTHER PERSONNEL'S

(A) MAX. WITH FALL FENCE OR WINTER ANNUAL (B) IN THE OTHER COMMON GRASS OR IN THE OTHER COMMON GRASS

LIMING RATES

Agreeland line is required at the rate of two tons per acre when soil test indicates deficiency. Graded area requires lime application. If lime is applied in excess of the amount of lime required, additional lime is not required. Agreeland line shall be within the specifications of the Georgia Department of Agriculture.

SOIL PREPARATION

REMOVE SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLUMPS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES OR GRADED TYPE SOILS. TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STABILIZERS. APPLY FERTILIZER INTO SOIL SURFACE. FERTILIZER BASED ON SOIL TEST ON TABLE 6-4.1.

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

TYPE OF SPECIES	FERTILIZER RATE (lb./acre)	FERTILIZER RATE (lb./acre)	SEASON
10-10-10	1000	1000	FALL

AGRICULTURAL LINE SHOULD BE APPLIED BASED ON SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.

INSTALLATION

LAY SOD WITH JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD (SEE FIGURE 6-4.2). ON SLOPES STEEPER THAN 1:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROMOTE GOOD CONTACT BETWEEN SOD AND SOIL. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.

SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY HOT OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS

SOD SELECTED SHOULD BE CERTIFIED SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.

1. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (+/-) 1/4" OF SOIL. NOT INCLUDING SHOOTS OR TENDRILS.

2. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN + OR - 5% TOLERANCE. LARGER PANS SHOULD BE REJECTED.

3. SOD SHOULD BE CUT AND INSTALLED WITHIN 30 HOURS OF DIGGING.

4. SOD PLANTING BEING SUBJECT TO PROTECT OR NOT WEATHER IF IRRIGATION IS NOT AVAILABLE.

5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-4.2. SEE FIGURE 6-4.1 OF THE MANUAL FOR EROSION CONTROL IN GEORGIA FOR YOUR RESOURCE AREA.

TABLE 6-4.2 SOD PLANTING REQUIREMENTS

GRASS VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON STRAW, P.C.	WARM WEATHER
BAHIA GRASS	PENSACOLA, P.C.	WARM WEATHER
CEMETERY	—, P.C.	WARM WEATHER
ST. AUGUSTINE	COMMON BITTLESLICE, P.C.	WARM WEATHER
ZOISIA	DAWSON, P.C.	WARM WEATHER
FALL FESCUE	KENTUCKY, M-LP	COLD WEATHER

MAINTENANCE

RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOVED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED (SEE FIGURE 6-4.3). APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST ON TABLE 6-4.1. RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOVED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED (SEE FIGURE 6-4.3). APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST ON TABLE 6-4.1.

FERTILIZER REQUIREMENTS FOR SOD

TYPE OF SPECIES	FERTILIZER RATE (lb./acre)	FERTILIZER RATE (lb./acre)	NITROGEN TOP DRESSING RATE (lb./acre)
10-10-10	1000	1000	50-100

AGRICULTURAL LINE SHOULD BE APPLIED BASED ON SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.

INSTALLATION

LAY SOD WITH JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD (SEE FIGURE 6-4.2). ON SLOPES STEEPER THAN 1:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROMOTE GOOD CONTACT BETWEEN SOD AND SOIL. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.

SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY HOT OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS

SOD SELECTED SHOULD BE CERTIFIED SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.

1. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (+/-) 1/4" OF SOIL. NOT INCLUDING SHOOTS OR TENDRILS.

2. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN + OR - 5% TOLERANCE. LARGER PANS SHOULD BE REJECTED.

3. SOD SHOULD BE CUT AND INSTALLED WITHIN 30 HOURS OF DIGGING.

4. SOD PLANTING BEING SUBJECT TO PROTECT OR NOT WEATHER IF IRRIGATION IS NOT AVAILABLE.

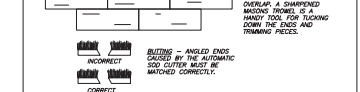
5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-4.2. SEE FIGURE 6-4.1 OF THE MANUAL FOR EROSION CONTROL IN GEORGIA FOR YOUR RESOURCE AREA.

TABLE 6-4.2 SOD PLANTING REQUIREMENTS

GRASS VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON STRAW, P.C.	WARM WEATHER
BAHIA GRASS	PENSACOLA, P.C.	WARM WEATHER
CEMETERY	—, P.C.	WARM WEATHER
ST. AUGUSTINE	COMMON BITTLESLICE, P.C.	WARM WEATHER
ZOISIA	DAWSON, P.C.	WARM WEATHER
FALL FESCUE	KENTUCKY, M-LP	COLD WEATHER

SOILED WATERWAYS

LAY SOD ACROSS THE DIRECTION OF FLOW. USE PINS OR STAPLES TO FASTEN SOD FIRMLY AT THE ENDS OF STIMPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STIMPS ARE LONG. MAIN FLUSH TO THE GROUND. USE PINS OR STAPLES FLUSH WITH THE GROUND.



APPEARANCE OF GOOD SOD



FIGURE 6-4.1

FIGURE 6-4.2

FIGURE 6-4.3

FIGURE 6-4.4

FIGURE 6-4.5

FIGURE 6-4.6

FIGURE 6-4.7

FIGURE 6-4.8

FIGURE 6-4.9

FIGURE 6-4.10

FIGURE 6-4.11

FIGURE 6-4.12

FIGURE 6-4.13

FIGURE 6-4.14

FIGURE 6-4.15

FIGURE 6-4.16

FIGURE 6-4.17

FIGURE 6-4.18

FIGURE 6-4.19

FIGURE 6-4.20

FIGURE 6-4.21

FIGURE 6-4.22

FIGURE 6-4.23

FIGURE 6-4.24

FIGURE 6-4.25

FIGURE 6-4.26

FIGURE 6-4.27

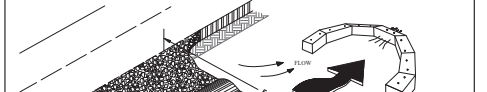
FIGURE 6-4.28

FIGURE 6-4.29

FIGURE 6-4.30

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM. SUPPLY WATER TO WASH WHEELS IF NECESSARY. CRUSHED STONE CONSTRUCTION EXIT. EXIT DIAGRAM. SUPPLY WATER TO WASH WHEELS IF NECESSARY.



ENTRANCE ELEVATION

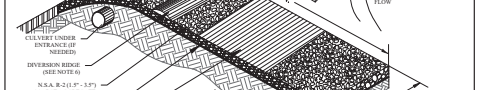


FIGURE 6-4.1

FIGURE 6-4.2

FIGURE 6-4.3

FIGURE 6-4.4

FIGURE 6-4.5

FIGURE 6-4.6

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FIGURE 6-4.8

FIGURE 6-4.9

FIGURE 6-4.10

FIGURE 6-4.11

FIGURE 6-4.12

FIGURE 6-4.13

FIGURE 6-4.14

FIGURE 6-4.15

FIGURE 6-4.16

FIGURE 6-4.17

FIGURE 6-4.18

FIGURE 6-4.19

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FIGURE 6-4.21

FIGURE 6-4.22

FIGURE 6-4.23

FIGURE 6-4.24

FIGURE 6-4.25

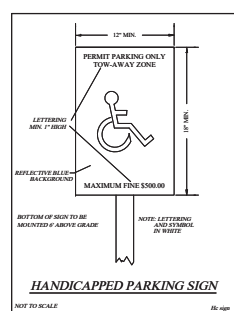
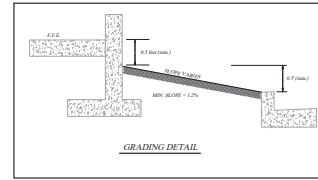
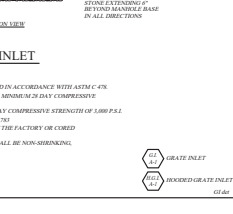
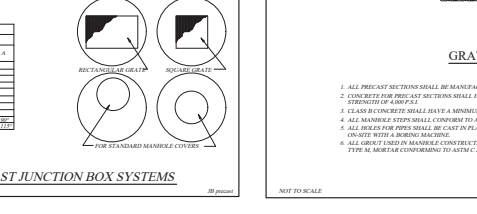
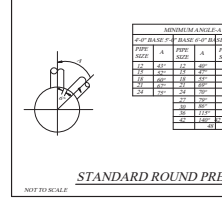
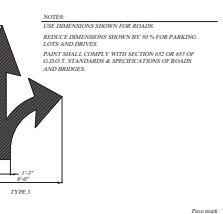
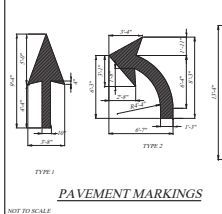
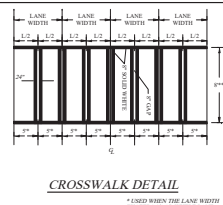
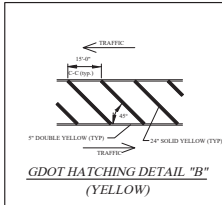
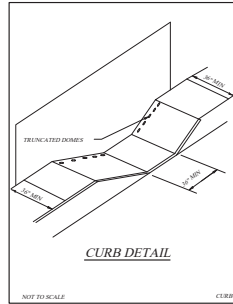
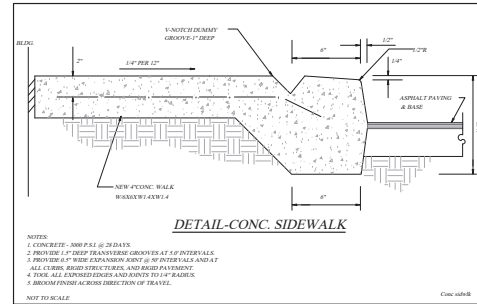
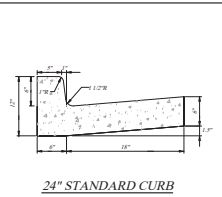
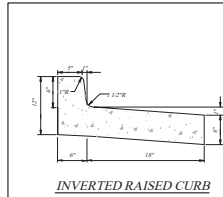
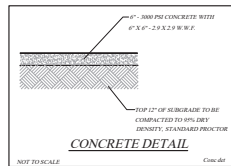
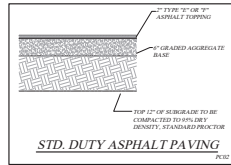
FIGURE 6-4.26

FIGURE 6-4.27

FIGURE 6-4.28

FIGURE 6-4.29

FIGURE 6-4.30





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

DATE: May 27, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review –3120 Sylvan Road**

BACKGROUND

The City of Hapeville has received a site plan application from Lori Kingery (Green Light Permitting Solutions, LLC) on behalf of P17 Properties, LLC for a on story 8,054 SF multi-tenant shopping center on the 0.66 acre site located at 3120 Sylvan Road. The lot currently hosts a 1,364 SF building which had previously been used as a van rental. Forty-one (41) parking spaces are proposed at the site for the property.

The property is zoned C-2, General Commercial and is subject to the Commercial/Mixed-Use area of the Architectural Design Standards.

REVIEW

ARTICLE 14. - C-2 (GENERAL COMMERCIAL)

Sec. 93-14-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, and in recognition of the present extent and concentration of business and commercial developments serving the whole city, and because of the continuous process of intensification of uses in certain areas, the C-2 zone is established in order to:

- (1) Protect present business and commercial uses.
- (2) Guide the further development of this zone in accordance with the design principles of modern shopping centers oriented to the extensive use of the automobile as well as public transit.
- (3) Exclude industrial uses (such as manufacturing, processing and warehousing) and residential uses.
- (4) Encourage the eventual elimination of uses inappropriate to the function of the central business area.
- (5) Encourage intensive development of this zone as the shopping and business center of the city and surrounding trade areas.
- (6) Exclude uses which would be dangerous or offensive, or detrimental to the present or intended character of this zone or vicinity or persons or property therein by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibrations or surface water and drainage.

Sec. 93-14-2. - General use criteria.

The uses permitted within the C-2 zone shall include the business, professional, retail and service uses permitted in the C-1 zones plus certain other uses appropriate to a general business area. These additional uses include wholesale and other retail activities not requiring extensive storage or warehousing, hotel and motel type uses, uses pertaining to the sale of new and used automobiles, commercial parking facilities, small fabrication and assembly plants selling at retail on the premises, entertainment facilities and other uses specifically enumerated below. All these uses shall be conducted wholly within a completely enclosed building, except when a use included in the following list is followed by the phrase "outside use."

Sec. 93-14-3. - Permitted uses.

The following uses are permitted within any C-2 zone:

- (1) Antique shops.
- (2) Apparel shops, including cloth and sewing stores.
- (3) Appliance, radio and television sales outlets and services, including incidental repairing.
- (4) Art and photography stores and studios.
- (5) Automobile parts sales stores.
- (6) Bakery shops.
- (7) Banks and other financial institutions, including loan and finance shops.
- (8) Barbershops and beauty shops.
- (9) Business and professional offices, including incidental warehousing of products sold.
- (10) Churches and other places of worship.
- (11) Clubs and lodges.
- (12) Commercial parking lots and parking garages.
- (13) Customary accessory buildings and uses.
- (14) Dance studios.
- (15) Department, gift and bookstores.
- (16) Drugstores, pharmacies and soda fountains.
- (17) Electrical sales outlets and services.
- (18) Florist shops.
- (19) Food stores.
- (20) Furniture stores.
- (21) Hardware stores.
- (22) Hobby shops.
- (23) Blood plasma donation center, medical clinic, medical or dental laboratory, medical or dental office, surgical center, addiction services clinic, mental health clinic, hospital, rehabilitation or treatment facility.
- (24) Hotels and motels.
- (25) Jewelers and jewelry stores.
- (26) Laundries, self-service and laundry pickup stations.
- (27) Laundry and dry cleaning establishments.
- (28) Libraries and other public buildings.
- (29) Locksmith shops.
- (30) Minor storage, repackaging and servicing of goods and small nonmotorized equipment, provided the use does not violate the intent provisions of this article. In addition, incidental activities associated with the use such as sales, loading, bookkeeping and administration shall also be permitted.

- (31) Opticians and optical stores.
- (32) Paint stores.
- (33) Plumbing sales outlets and services.
- (34) Printing shops.
- (35) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (36) Restaurants, carry-out restaurants, drive-in restaurants or drive-through restaurants.
- (37) Shoe stores and repair shops.
- (38) Tailor shops.
- (39) Theaters and bowling alleys.
- (40) Undertaking establishments and funeral homes.
- (41) Extended-stay hotels, subject to the provisions of [sections 93-2-22](#) and [93-2-23](#).
- (42) Bail bond offices, subject to [section 93-2-23](#).
- (43) Check cashing businesses, subject to [section 93-2-23](#).
- (44) Pawnshops, subject to [section 93-2-23](#).
- (45) Private probation offices, subject to [section 93-2-23](#).
- (46) Veterinarians, animal hospitals and kennels.

Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
C-2	Non-residential			n/a	n/a	80	15	15	0	0		40 b.	c., d., e.	

- a. Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.
- b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.
- c. One parking space for every 200 square feet of enclosed commercial floor area.
- d. One parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.
- e. One parking space for every three seats in an auditorium, church, theater, or similar establishment.
- f. One parking space for every two employees on the largest shift of any industrial uses or similar establishment.
- g. Buildings over four stories or 64 feet in height must be approved by the planning commission and the fire chief to insurance that fire safety standards are met. One off-street loading space for every 10,000 square feet of building.
- h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
- i. Three parking spaces for every 1,000 square feet of enclosed commercial/office floor area.
- j. One parking space for every three seats in an auditorium, church, theater, or similar establishment.
- k. Three parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area exceeds 300 square feet.
- l. Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.
- m. Reference subsection [93-11.5-3](#)(18) Residential density limitations.

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 subject tract has one vacant structure which will be removed.***
- ***No dimensions for setbacks for the building are shown but they are well within the buildable area.***
- ***The building will be 8,095 SF and 20'4" tall*.***

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

- ***The project will utilize 1 curb cut onto the property.***
- ***A partial sidewalk (width unknown) is shown along Sylvan Road. Sidewalk should be provided across entire length of property.***
- ***Intervening driveway treatment for the sidewalk should be provided.***

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

The site will have 41 parking spaces.

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

Compliant

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

See Arborist Report

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

See Arborist Report

- 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.).

The site will be developed as a retail building with 5 tenant spaces.

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

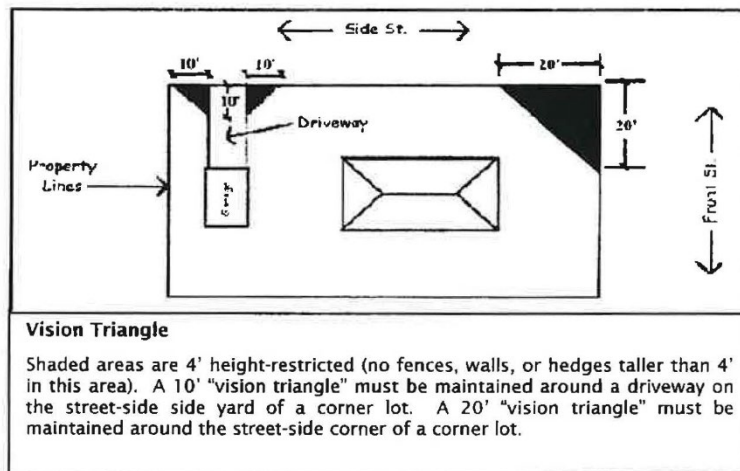
There is an existing chain link fence. Chain link is not permitted in areas visible from the right of way. Should a fence be desired, it must adhere to the following standard:

4) Fences and freestanding walls.

a) Height limitations. Fences and freestanding walls (other than retaining walls) cannot be located within any public right-of-way, and must comply with the following height restrictions:

iii) In the C-1 and C-2, zoning districts, a fence in any yard area shall not exceed six feet in height, or eight feet in height on the property line that abuts a residential or C-T zoning district.

v) In all zoning districts, fences or freestanding walls shall not obstruct visibility at street intersections (see [section 93-2-7](#) and vision triangle diagram).



b) Materials and landscaping.

iii) Fences in the C-1 and C-2 zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction. The erection of any fence over four feet in height in these districts shall include a landscaped

strip between the fence and the street right-of-way. The landscaped strip shall be a minimum of three feet wide and comply with the buffer requirements of [chapter 93, article 29](#). Such landscaping shall be approved by the department of community services prior to the issuance of a building permit.

- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***A dumpster is shown at the rear of the parking lot.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***See engineer's report.***
- k. Location and size of all signs.
- ***The applicant must apply separately for a sign permit for any signs, and the signs must conform to the City's sign ordinance.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***There is no minimum lot size. The lot is .66 acres or 28,749 SF.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Impervious surface area has not been provided. Maximum lot coverage is 80%.***

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 (no minimum/maximum required).***

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

- ***Not applicable.***

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

- ***The facility will have 41 surface parking spaces available which meets the minimum requirements.***

(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.

- ***Authorization from the owner of the property has been provided.***
- ***A development schedule was provided in the application (10 months).***

ARTICLE 23. - OFF-STREET PARKING AND LOADING

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

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

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

(a) Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.

No dimension provided

(b) Sidewalks shall be clearly continued across any intervening driveway. Such effect may be accomplished by continuing sidewalk paving materials, the use of brick pavers, paint, or any other similar high contrast material (examples are on file with planning commission staff). Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign

or painted bar or the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for intervening sidewalks.

No continuing sidewalk treatment.

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

Compliant

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

Distance not provided

- (e) Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Not applicable.

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

Compliant

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

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

Compliant. There is a 25' driveway ingress/egress for the property (self storage) to the rear. Considered contiguous uses.

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

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

Compliant

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

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

Compliant

Sec. 93-23-7. – Mixed uses.

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

Not applicable

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

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

Not applicable

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

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

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

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

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

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

Minimum Full-Size Space Dimensions

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

Minimum Compact-Size Parking Space Dimensions

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

Compliant

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

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

(1) Access to buildings generally.

a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

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

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6

Total Spaces and Lot	Required No. of Reserved Spaces
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

Compliant

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

Compliant

Sec. 93-23-12. - Location.

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

Compliant. 41 parking spaces provided.

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

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

Not applicable

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

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

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

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

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

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles

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

(Code 1981, § 8-5-206)

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

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

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

(a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.

(b) *Areas subject to the requirements of this section.* Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.

(c) *Procedure for the development of vehicular use areas.*

(1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.

(2) *Submission of a required survey and proposed landscape plan.*

a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.

b. Each survey and landscape plan shall include the following:

1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
2. North arrow and scale;
3. All dimensions; and
4. All required information and data listed on drawings.

(3) *Survey.* The required survey shall include the following information:

- a. Legal description of the property.
- b. All trees and survey data as defined in this chapter.
- c. Existing structures, buildings, parking spaces, accessways, and public streets.

- d. Aboveground and belowground utility lines and easements.
- e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.

(4) *Landscape plan.* The proposed landscape plan shall include the following information:

- a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
- b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
- c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with [chapter 93, article 29](#).
- d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.

(d) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

(1) *Tree requirements.* Interior and exterior tree plantings are to be provided in accordance with [chapter 93, article 29](#). Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.

(2) *Perimeter landscape requirements.*

- a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of [chapter 93, article 29](#) and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.
- b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
 - i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension often feet from the right-of-way line to the vehicular use area.
 - ii. In addition, the requirements of [section 93-2-7](#) shall be met.
 - iii. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.

(3) *Permitted modification to the landscaping requirements.*

- a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to

reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.

b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.

c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.

d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.

(4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.

a. *New plant materials.*

1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.

2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.

3. Trees, hedges, and shrubs must meet the requirements of [chapter 93, article 29](#).

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

b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter and [chapter 93, article 29](#).

c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.

d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.

e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a

healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.

f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.

(e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.

(f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plant. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

See Arborist Report

FINDINGS

The site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- **The distance between the curb breaks should be provided.** Code states curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.
- **A continuing sidewalk treatment should be shown.** Code requires sidewalks shall be clearly continued across any intervening driveway. Such effect may be accomplished by continuing sidewalk paving materials, the use of brick pavers, paint, or any other similar high contrast material (examples are on file with planning commission staff). Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar or the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for intervening sidewalks.
- **The dimension for the curb break should be provided.** Code requires curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.
- **Impervious surface area should be provided.** Code requires maximum lot coverage as 80%. Included in the calculation are building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***There is an existing chain link fence. Please confirm that no fence will remain or be installed. Chain link is not permitted in areas visible from the right of way. Should a fence be desired, it must adhere to City Standards.***
- **Sidewalk should be provided across entire length of property.** A partial sidewalk (width unknown) is shown along Sylvan Road. Architectural Desogm Standards require a 5' sidewalk and a 10' clear /landscape area.
- **Please provide actual dimensions from property line to building for front, rear, and side setbacks.**

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

The applicant must apply separately for a sign permit for any signs, and the signs must conform to the City's sign ordinance.

Should the site plan address all the planner's comments, the City Arborist's comments, and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to approval of any required variance(s) by the Board of Appeals.

The proposed development must meet all applicable requirements from the Fire Marshal, the City Engineer, City Arborist, Design Review Committee, and Community Services Division during site plan review and construction. Approval by the Planning Commission does not override any mandated requirements.



Location Map – 3120 Sylvan Road

Department of Planning & Zoning

Land Disturbance Plan Preparation (LDP) Commercial Checklist

Development Name: Sylvan Road Retail
Design Professional: Amanda Kathleen Woodruff
Date: May 29, 2026
Zoning District: C-2
Principal Use within Zoning (refer to Chapter 93 of the Code of Ordinances, Examples include “single-family dwelling”, “convenience food stores”, “law office”, etc.): M – Mercantile, Multi-tenant retail.
Are there any associated zoning conditions, variances, or special use conditions for this project, Yes or No? No

It is the owner’s/developer’s responsibility to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) Permit and Clean Water Act requirements. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed. Any resubmittal that does not provide a response or narrative on how the comments were addressed will be rejected and not reviewed.

Abbreviations: GSMM: Georgia Stormwater Management Manual | GSWCC: Georgia Soil & Water Conservation Commission | DNR: Department of Natural Resources | FEMA: Federal Emergency Management Act

A check mark ✓ indicates the plan has adequately met the requirement. An “X” indicates the plan has not adequately met the requirement. An “NA” response indicates the requirement is not applicable.

GENERAL PLAN AND ZONING			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			1. Any applicable Variances, Zoning Modifications, or Special Use Permit Numbers and the associated Conditions should be included on the Cover Sheet for reference.
X			2. All drawings are sealed by the professional of record. Landscape architect has not signed the Landscape Plan, L-1
✓			3. The proposed use is in accordance with the existing Zoning (refer to latest Zoning Map and Code of Ordinances Chapter 93).
X			4. If project improvements are shown within the right-of-way of a Fulton County DOT roadway, a copy of the Fulton County DOT approval for the miscellaneous improvements shown on the plans within the right-of-way is provided to the City for record.
X			5. If project improvements are shown within the right-of-way of a Georgia DOT roadway, a copy of the GDOT approval (including driveway encroachment permit and/or utility accommodation permit) for the miscellaneous improvements shown on the plans within the right-of-way is provided to the City for record. Encroachment in GDOT R/W for storm pipe.
NA			6. Provide documentation of Fulton County Health Department for food service establishments.



X			7. The status and provider of all utilities within the project limits is listed on the coversheet of the plans.
✓			8. A local onsite benchmark tied to mean sea level datum is included on the plans.
NA			9. Special provisions for specific uses and development types in accordance with Sections 93-2-10 through 93-2-27.
✓			10. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
NA			11. The development site includes an area identified as a stream or state waters and includes buffers. Before the City's decision can be rendered, the petitioner requesting the determination and their environmental consultant should use the field guide (including the NC SAM assessment form and photographs of the feature) and prepare a report based on the field examination recently conducted on the evidence at the site. The method used to determine that buffers are necessary based on information defined by the EPD publication <i>The Field Guide for Determining the Presence of State Waters that Require a Buffer</i> (including the presence of base flow) is provided in the report and a copy of the report submitted to the City.
✓			12. Provide a pavement section detail on the drawings.
✓			13. Building sections and elevations per Section 93-2-16(c)(3) and (4)
X			14. Additional Comments: Provide zoning labels on the proposed property and the adjacent properties.
A-D ZONE (ARTS DISTRICT OVERLAY)			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
NA			15. No overhead service doors or bays shall face the primary street serving the property. Loading and service areas shall be internal to the development and accessed via service alleys and not pedestrian-oriented streets.
NA			16. Entrances to the building, including entrances to shops and the main lobby, shall be separated by no more than 40 feet along the front of the building.
NA			17. Pedestrian and main entrances shall be located on the primary street serving the property. Curb cuts should be located on a side street where possible.
NA			18. Parking shall not be the dominant visual element of the site along the primary frontage. Parking shall be designed as smaller, multiple parking lots separated by landscape and buildings, or placed behind buildings.
NA			19. The parking space standard in the arts district overlay shall be eight and one-half feet by 18 feet. No loading space requirement shall apply to the arts district overlay. In most instances, the short term loading needs of the business can be met in the vehicle parking area.
NA			20. Additional Comments:
GENERAL LAYOUT			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			21. Minimum dimensional requirements have been met per the table in Section 93-22.1-1 of City Code.
✓			22. On lots having frontage on more than one street, the minimum front yard shall be provided for each street. Section 93-2-8.
✓			23. Minimum full size parking space size is 8.5 to 10 feet wide by 18 to 22 feet long (depending on angle) per Section 93-23-11 of the Zoning Ordinance.
X			24. Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" per Section 93-23-11 of City Code. Code mentions a minimum of 30% shall be compact size (8'x19')



✓			25. ADA parking shall be provided at the minimum rate described in Section 93-23-11 of City Code.
X			26. Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback. Section 93-23-3.
NA			27. All accessory buildings shall be at least 15 feet from principal buildings per Section 93-2-6.
X			28. Zoning of adjacent properties is included on the plans and be in accordance with the current Zoning Map. Label zoning on the property with a label. Label the adjacent properties by their zoning as well.
X			29. Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Provide note on plans that the walls shall have materials matching that of the principal structure.
✓			30. Dumpsters shall not be permitted between a primary building and a public street.
X			31. The locations, size and height of all existing and proposed structures on the site. Height of proposed building not listed on site plan.
✓			32. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks
X			33. The locations, area and number of proposed parking spaces and the basis for determining the number of spaces. Dimension parking spaces on the north side of the property and dimension drive aisle towards dumpster and site entrance.
✓			34. Existing and proposed grades at an interval of two feet or less.
✓			35. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function.
X			36. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Note the DOT fence to be removed to place storm pipe is to be replaced.
X			37. The identification and location of all refuse collection facilities, including screening to be provided. Label refuse collection area on site plan.
✓			38. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
NA			39. Location and size of all signs.
X			40. Project Data Chart showing site area in square feet and acres; Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas; Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.); Floor area in nonresidential use by category; Total floor area ratio and/or residential density distribution; Number of parking spaces and area of paved surface for parking and circulation; present and proposed zoning of subject property; permitted use or special use. Section 93-2-16
NA			41. Note proposed sign height in accordance with Section 93-27.
X			42. Additional Comments: Indicate curb to be demolished on Sylvan Road and hide demolished linework on the proposed plans where applicable. Plan sheets should be submitted in a full size format (24"x36") instead of letter size submitted in the first review.

ACCESS MANAGEMENT			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			43. Driveway sight distance should be shown on the plans and a sight distance statement should be included.
✓			44. Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes. Section 93-23-2.
X			45. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines. Section 93-23-2 Entry drive for the storage facility is less than 50' from the proposed driveway on north side of property.
✓			46. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines. Section 93-23-2
✓			47. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points. Section 93-23-2
✓			48. A 5-foot wide sidewalk per Section 90-1-4 for multi-family developments (a 10-foot wide sidewalk per Section 90-1-4 for commercial areas) should be provided.
X			49. The plans should include curb and gutter and a sidewalk for the entire street frontage to address Section 93-2-16 of the Regulations. Sidewalk should be proposed along the entire frontage of Sylvan Road. Many sections of sidewalk are damaged where the site plan shows tying into existing sidewalk. These should be replaced. Additionally, curb cut ramps should cross the driveway.
NA			50. Within the city, no fence, building, sign, planting or other obstruction above a height of four feet shall be maintained within 20 feet of the intersection of the right-of-way of two streets or railroads, or of a street intersection with a railroad right-of-way, or of a private driveway intersection with the right-of-way of a street. Section 93-2-7.
TREE PROTECTION & REPLACEMENT			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
✓			51. Each street tree shall have a minimum area suitable for root growth of 200 square feet provided. Section 93-29-4
NA			52. In addition to or in conjunction with the tree protection areas, each single-family residential lot 7,500 square feet or greater shall contain a minimum of two two-inch caliper overstory trees, at least one of which must be located in the front yard.
NA			53. In addition to or in conjunction with the tree protection areas, each single-family residential lot less than 7,500 square feet shall contain a minimum of two two-inch caliper trees (one overstory and one understory), at least one of which must be located in the front yard.
✓			54. Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.
✓			55. A sufficient number of (minimum) three-inch caliper trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree. Show a 50-foot radius dashed circle for each parking lot tree on tree replacement plan to verify graphically. Up to 20 percent of parking lot trees may be planted along the perimeter of the parking lot.
✓			56. Landscaped islands shall terminate each row of parking and all landscaped islands planted with trees shall provide a minimum of 200 square feet per tree. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20 feet from any planted tree
X			57. All parking areas directly adjacent to public rights-of-way shall have a minimum of one row of shrubs to create a visual screen. The shrubs shall be



			installed at 24-inch height minimum and shall be maintained between 30- and 48-inch height. Provide note for install height and maintained height.
X			58.All properties applying for an LDP must meet the minimum 100 inches per acre whether or not a site had trees prior to development. Section 93-29-5 Plant legend shows only 21 trees for a total of 63 inches. 66 inches required.
X			59.Calculations showing 100 inches per acre shall be in a prominent location on the tree preservation and replacement plan. See above comment
NA			60.All trees to be counted toward meeting the required 100 inches per acre must be inventoried. Existing tree inventory information (caliper at DBH and genus) must be shown on the tree protection plan and must be provided by an ISA certified arborist, forester, surveyor or landscape architect along with a statement that the provider conducted the inventory in the field.
NA			61.Tree protection fencing is required to be placed at the CRZ for all trees to be saved and locations shall be clearly delineated on the tree protection plan.
NA			62.Add note: "All tree protection fencing shall be installed prior to and maintained throughout the land disturbing and construction process and should not be removed until final landscaping is installed, inspected and final approval granted by the city."
NA			63.Tree protection areas for subdivisions should be located in common areas, or in buffers required to be undisturbed by zoning or other regulations, or within building setbacks.
NA			64.Every lot in a subdivision shall have trees, either preserved or planted for which an LDP is obtained All planted trees must be a minimum of two-inch caliper and must be shown on the required site plan.
X			65.Identify any Landmark Trees on the plan per Section 93-29-7. Locations must be surveyed. Note if none.
NA			66.An arborist report for each landmark tree that is shown to be impacted by a proposed development requiring an LDP must be submitted to the city to determine whether that tree meets the condition criteria for landmark status. Section 93-29-7(4)
NA			67.The removal of any landmark tree impacted by a proposed development must be mitigated by replacing the removed landmark tree with minimum four-inch caliper trees of comparable species on an inch for inch replacement basis. Section 93-29-7
NA			68.The CRZ for each tree or group of trees shall be represented on the plan by a circle the size of the CRZ. Section 93-29-8
NA			69.The CRZ must remain undisturbed to receive credit for preserved trees. Section 93-29-8
NA			70.Tree protection fencing shall be minimum four feet high and made of orange laminated plastic netting with wooden posts and rail fencing. Section 93-29-8
NA			71.All protection zones should include signage in English and Spanish that identifies the areas as tree protection and preservation zones and include the name and phone number of the developer or designated agent. Section 93-29-8
X			72.Developer shall notify any adjacent property owner a minimum of 14 days prior to construction dates (copy of notification to be provided to the city for permit file) if visual assessment identifies boundary tree root plates are potentially within the proposed limits of disturbance. Section 93-29-8
✓			73.Typical spacing for overstory/street trees is 30 feet on center, with no overstory tree being planted less than 25 feet on center from any other tree. Section 93-29-9
X			74.Trees selected for planting may be a species from the recommended tree species lists shown in the appendices. Section 93-29-9 Applicant should provide a more specific name to clarify the type of each tree being proposed to ensure they fall within the allowed tree species list.



NA			75.Replacement trees shall be a minimum two-inch caliper measured six inches above grade and be protected by a 12-month guaranteed maintenance surety (110 percent of installed amount) beginning at the date of planting.
✓			76.Planting of replacement trees within utility, storm drainage, or sanitary sewer easements is not acceptable and no credit will be allowed toward the required inches per acre.
✓			77.A minimum of 50 percent of the total replacement units required for any parcel must be achieved in the form of overstory trees. When fewer than ten trees are shown to be planted on a project, one species may be specified. When ten to 50 trees are shown, a minimum of three species of trees are required. When more than 50 trees are shown, a minimum of five species of trees are required. Section 93-29-9
X			78.When ten or more trees are to be planted, no single genus shall represent more than 30 percent of the required inches per acre. Once the missing tree is added to the plant legend, 7 trees of a single genus will exceed the 30% threshold. Adjust the plant counts to keep no single genus above 30% of the required inches per acre.
NA			79.Buffer planting Trees must be minimum six feet height at installation, and shrubs must be minimum 24-inch height at installation
NA			80.Existing buffer to remain undisturbed: sparsely vegetated or previously disturbed portions of this undisturbed, existing buffer must be replanted to comply with the definition above
NA			81.Buffer width 20 feet or less: this buffer shall consist of a minimum of one row of evergreen trees and one row of evergreen shrubs (see appendix B, attached to the ordinance from which this article derived);
NA			82.Buffer width 21 to 35 feet: this buffer shall consist of a minimum of two rows of evergreen trees and one row of evergreen shrubs (see appendix B, attached to the ordinance from which this article derived);
NA			83.Tree bank option can only be utilized with Planning Commission approval. Section 93-29-13
X			84.Additional Comments: The proposed elm tree in the northeast corner is shown on top of the dumpster wall. Relocate tree outside of the dumpster wall, but within the property line.

SUBDIVISIONS

CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
NA			85.The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width. Section 90-1-3
NA			86.The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan. Major streets=70', Arterial=60', Minor/Collector/Dead-end=50', Alley=10-16'. Section 90-1-3
NA			87.Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements. Section 90-1-3
NA			88.Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent. Section 90-1-3
NA			89.On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet. Section 90-1-3
NA			90.All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Section 90-1-3
NA			91.Street intersections shall be as nearly at right angles as is possible. Section 90-1-3
NA			92.Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Section 90-1-3



NA			93.A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets. Section 90-1-3
NA			94.Street jogs with centerline offsets of less than 125 feet shall be prohibited.
NA			95.Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet.
NA			96.There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street.
NA			97.Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets.
NA			98.Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks.
NA			99.Blocks shall not be less than 400 feet or more than 1,200 feet in length.
NA			100. Blocks shall be wide enough to allow two tiers of lots of minimum depth.
NA			101. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.
NA			102. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited.
NA			103. No lot shall have a width greater than six times the lot depth at the building setback line.
✓			104. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
✓			105. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way.
NA			106. Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.
NA			107. No new lot created shall be divided by a city boundary line.
NA			108. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.
NA			109. Easements greater than ten feet in width along property lines may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
NA			110. Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard.
NA			111. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
NA			112. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. Show and describe on the plans. Section 90-1-4
NA			113. 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. Section 90-1-4
✓			114. 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. Section 90-1-4



NA			115. Pavement section shall be minimum 6" crushed stone base under 2" 19mm supervpave under 1.5"12.5mm superpave. Section 90-1-4
NA			116. Minimum pavement width for minor residential streets is 30' and for collector streets is 36'. Section 90-1-4
✓			117. Permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters are required on all streets except rural streets.
✓			118. 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.
✓			119. 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.
NA			120. 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.
NA			121. 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.
NA			122. 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.
NA			123. The plans should indicate the locations of the traffic control devices and street signage to be provided for the subdivision to address Section 90-1-4 of the Regulations.
✓			124. 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.
NA			125. 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.
NA			126. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
NA			127. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
NA			128. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
X			129. 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.
NA			130. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments.
NA			131. Certification of Final Plat Approval.
NA			132. 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.

			133. Additional Comments:
STORMWATER			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
✓			134. Provisions to address the Post Development Storm Water Management per the procedures of Section 63-2-2 (2) of the Code of Hapeville should be adequately demonstrated if the development or redevelopment includes the creation, addition or replacement of 5,000 square feet or more of impervious cover.
X			135. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided so bond amounts to be posted can accurately be verified.
X			136. Provide the following natural resource inventory information on the plans: a. Topography at 2' intervals or tighter; b. Steep slopes (>15%) c. Natural drainage divides, patterns, and features d. Wetlands, lakes, ponds, floodplains, stream buffers, river corridors, wellhead protection areas e. Predominant soil types f. Existing vegetation
✓			137. Runoff reduction. The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable and include a soil report for infiltration in accordance with the methods described in the GSMM.
X			138. Water quality. The stormwater management system shall be designed to remove at least 80 percent of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2 inch rainfall event. a. This is only applicable if an infeasibility form is submitted and approved. Leaving comment unaddressed until comment 143 below regarding the area discrepancy is updated.
NA			139. Stream channel protection shall be provided in accordance with the GSMM.
X			140. Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour storm event in accordance with the GSMM. Currently provided, however will need to be verified after revisions.
X			141. Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated in accordance with the GSMM. Currently provided, however will need to be verified after revisions.
X			142. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises ten percent of the total drainage area in accordance with Section 3.1.9 of the GSMM. Summary of 10% basin pre and post flows and map not included in hydrology report.
X			143. Petitioner to provide a BMP Drainage Area Distribution Form along with a map that delineates the areas used in the Stormwater Quality Performance Review Form. (GSMM) -Infiltration trench identified in the review tool for BMP 3 of the "Basin B – Pond Bypass" sheets is not identified on the post-development map. In addition, there is no proposed infiltration trench called out in the plans and no details are provided.

			-Discrepancy between area summaries and the review tool. The area summary indicates that 0.55 acres of impervious and 0.01 acres of landscaped area is treated by the pond. The review tool states a 0.62 acres impervious and 0.04 landscaped area reaches the pond. This would leave 0.10 acres untreated, which aligns with the summaries and post area map.
NA			144. A BMP landscape plan should be provided, as applicable, in accordance with the GSMM.
NA			145. For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards, as-built drawings, hydrology report, and current inspection of existing stormwater features (with noted deficiencies), should be provided. Section 63-2-8(e)
NA			146. Natural conservation areas should be clearly labeled on the construction plans. Once established, natural conservation areas must be protecting during construction and managed after occupancy by a responsible party able to maintain the areas in a natural state in perpetuity. If this credit is being used, this area must be shown on the Plat and recorded in a permanent protected conservation easement. (GSMM)
NA			147. Depict 50' undisturbed stream buffer and 75' impervious setback on the drawings. Section 63-3-6.
X			148. Advisory Note: Certification prior to issuance of a Certificate of Occupancy that the stormwater management system is functioning properly and was constructed in conformance with the approved stormwater management plan and associated hydrologic analysis. This shall include a volume certification or other performance test applicable to the type of BMP. Section 63-2-13
X			149. Advisory Note: as-built drawings showing the final design specifications for all components of the stormwater management system as certified by a professional engineer are required prior to issuance of a Certificate of Occupancy. Section 63-2-13
X			150. Advisory Note: Certifying that the landscaping is established and installed in conformance with the BMP landscaping plan is required prior to issuance of a Certificate of Occupancy. Section 63-2-13
X			151. Additional Comments: -Include NOAA rainfall data in hydro report. -Fix discrepancy between the water quality unit detail and the storm profiles, inverts and top elevations do not match. -Site review tool pre-development land cover section not filled out for the "Basin B – Pond Bypass". - FEMA Flood panel should be placed on cover sheet -The pre-developed drainage basin appears to be inaccurate as the stormwater leaving the site through the northern entrance appears to flow north and the southern entrance drainage appears to flow south. Applicant should verify. If this is the case, there should be 2 study points where the stormwater leaves the site and the post-developed flows should not exceed these values.

EROSION CONTROL

CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
NA			152. The GSWCC erosion and sediment control certification statement should be provided on the plans and signed by the engineer of record.
X			153. As complete stabilization of the site is required, the Final Phase Erosion Control Plan should not show any temporary BMPs to remain in place.
NA			154. A copy of the EPD online GEOS NOI submittal receipt and a copy of the NOI should be provided to the City to address the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities.



NA			155. If the disturbed acreage for the site is greater than 1 acre, the petitioner should provide an Erosion Control Checklist per GSWCC criteria on the submitted plans for review.
NA			156. Provide documentation from GSWCC District 1 that the soil erosion, sedimentation and pollution control plans have been reviewed and approved.
X			157. Additional Comments: Sediment storage calculations should be provided to show the required storage is being provided.
SANITARY SEWER			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			158. All proposed sanitary sewer utilities are located such that no conflicts with existing utilities or structures or concerns with design arise from the construction of the utility. Indicate sewer crossing on the storm profiles to show no conflicts and vertical separation is sufficient.
✓			159. A minimum 10-foot horizontal and 18 inches vertical separation spacing should be provided between sanitary sewers and water mains.
X			160. All sanitary sewer provided within the right-of-way should be ductile iron pipe.
X			161. Proposed connections should be detailed on the drawings. If connections involve pavement cutting, then also show pavement patch details.
NA			162. Sanitary sewer lines to be dedicated to the city shall be shown within a 20' easement.
NA			163. If sanitary sewer is shown on adjacent property, then an easement from the adjacent property owner should be obtained and provided to the city. This easement should be shown on the plan.
NA			164. For aerial stream crossings, the impact of flood waters and debris should be considered. The bottom of the pipe should be placed no lower than the elevation of the 50-year flood. The plans should provide the verification that this has been provided.
NA			165. The sanitary sewer alignment shall satisfy the stream crossing criteria (25-degree of perpendicular to the stream) per the Buffer Variance Procedures and Criteria of OCGA 391-3-7.05.
NA			166. If the aerial crossings are proposed the DNR requirements of support, or supports designed to prevent frost heave, overturning and settlement per the DNR Guidelines for Sewage Collection Systems should be documented and provided for record.
X			167. Add requirements for grease trap size, etc. per Fulton co stds, Applicant should clarify if there will be any food service within the proposed development.
X			168. Applicant should provide Fulton County approval for the sewer connection.
X			169. Applicant should clarify the location of the existing sanitary sewer they are tying to as the survey and existing conditions do not appear to include it.
X			170. Proposed connections should be detailed on the drawings. If connections involve pavement cutting, then also show pavement patch details.
WATER DISTRIBUTION			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			171. Applicant to clarify if the building will have a sprinkler system. If yes, Minimum fire main diameter of 8" and a fire vault shall be provided.
✓			172. A 3-way fire hydrant is to be located within a 500-foot layby apparatus to any point of the structure.
X			173. The utility plan shall show how the proposed water system improvements will be tied onto the existing water system.



X			174. Estimated average and peak water demands for the development are shown on the plans to verify meter size shown is appropriate.
X			175. Water meters and backflow devices should be shown and described on the drawings.
X			176. The results of a recent fire hydrant flow test for the existing water main should be provided to verify sufficient flow and pressure is available for the development.
NA			177. Sprinkler systems for multi-residential housing are required to be a full 13 system. 13R systems are not acceptable.
NA			178. Add water meters required for townhome or multifamily units in development to be developer's responsibility. City requires a master meter.
X			179. Fire hydrant locations, driveway widths, and entrance gates to meet requirements of fire chief for hose coverage and emergency equipment access. Label driveway width on site plan.
ADDITIONAL COMMENTS			
CITY RESPONSE	APPLICANT RESPONSE	PAGE #	COMMENT/REQUIREMENT
X			180. Water, sewer, and gas utilities are indicating using existing service lines from development. Demolition plan should indicate the utilities to be protected. In addition, the existing water service drawn on the utility plan does not follow the same alignment as shown on the survey. Sewer service or main is not shown on the survey, how will the existing lateral be used if its location is not known? Applicant should provided sizes and materials for all existing and proposed water and sewer services.
X			181. Applicant should provide Fire Department approval.
X			182. Proposed grading should be shown for the entire site. All proposed contours should tie in to an existing contour.
X			183. Spot elevations should be provided to show positive drainage will occur across site.
X			184. 25-yr and 100-yr HGL should be provided for storm profiles.
			185.



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 - 6.1.2026 - Not Approved
acrussell@cplteam.com
3120 Sylvan Road

General Requirements:

*Note #16 under Project Notes states that all new utility lines shall be located underground. Also confirm that utility lines in R.O.W. will either be re-located underground or select understory trees for planting per GA Power guidelines.

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

N/A

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.

- N/A 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- X 12. Other comments:
There appear to be existing trees on the site per the photos provided.
Please provide existing tree inventory w/species and dbh and show trees proposed for removal.
-

Provide note that states there are no landmark trees on the parcel or satisfy comments for landmark trees and tree preservation.

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. Or provide a statement that there are no existing trees. Must provide existing tree inventory.
- 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, and mortar mixing. on the Tree Plan (i.e. outside of any tree save areas)
- X 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).
- 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.)

_____ 14. Other comments:

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

 X 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.

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

 X 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

 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) **Must show all easements and utilities.**

 X 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.).

 N/A 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.

Check the percentages of trees proposed by species. They currently exceed 30%.

Provide detail and separate plant schedule for the 5' Landscape Strip.

If the above ground power lines remain in the R.O.W. Understory trees will need to be planted. This will impact the shading effect for the parking lot. Please show how this will be achieved if understory trees are to be utilized in the R.O.W.

Provide botanical and common name of trees to confirm appropriate species for parking lot trees.

- N/A 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.
- X 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.
- ✓ 16. Show parking lot striping on the tree replacement plan.
- X 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following: **Provide separate schedule for parking lot trees.**
- 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.
Provide the square footage of planting area for each parking lot island with a proposed 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).
Show location of all proposed light poles.
- X 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.
- X 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.
- ✓ 21. Minimum 50% of total replacement inches shall be overstory trees.
- ✓ 22. Show planting and staking details.
- 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.

Additional Comments:

1. Cannot plant trees behind dumpsters. Please remove.
2. Provide the common and botanical names for all tree species proposed for planting.
3. The trees in the legend add up to 22 total trees. The calculations state there are 21 trees proposed for planting. Please adjust your calculations.
4. The tree legend is showing 7 Maples, only four are shown on the plans. There are 5 Elms in the tree legend, there are 9 shown on the plans. There are 6 Oaks listed in the legend, there are 3 shown on the plans. There are 3 Crape Myrtles in the legend and there are 6 shown on the plans.
6. Provide common and botanical names for all shrubs. Provide height of shrubs at installation.

X Tree Conservation Plan Notes:

Add notes to Sheet
L-1.

- 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.

Hapeville Fire Marshal's Office

Preliminary Fire Review Comments (06/02/2026)

The Shops at Sylvan – 3120 Sylvan Road

Disclaimer:

The submitted plans appear to be a preliminary civil/site plan package and are incomplete from a Fire Marshal review standpoint. At this stage, the plans do not identify or provide sufficient information regarding life safety systems, fire protection systems, fire flow requirements, fire department access requirements, fire alarm systems, sprinkler systems, fire department connections, or other critical fire and life safety components necessary for a comprehensive review.

As the project progresses, the Fire Marshal's Office will require additional information and reserves the right to identify additional requirements during subsequent plan reviews, permitting, tenant build-out reviews, and field inspections.

The items listed below represent the primary criteria the Fire Marshal's Office will evaluate as additional plans and supporting documentation are submitted.

Fire Department Access

Apparatus Access

- Verify minimum required unobstructed fire apparatus access width.
- Verify turning radii accommodate fire apparatus operations.
- Confirm adequate access to all required sides of the building.
- Confirm landscaping, curbing, parking areas, and site features do not impede fire department operations.
- Determine whether designated fire lanes will be required.
- Determine whether fire lane striping and signage will be required.

Site Access

- Verify primary site access is adequate for emergency response.
- Confirm emergency vehicle ingress and egress are not restricted.
- Evaluate visibility and access from Sylvan Road.
- Evaluate operational impacts associated with the site's proximity to Interstate 85 ramps and interchange traffic.

Water Supply and Fire Flow

Existing Water Infrastructure

- Identify and verify the nearest public fire hydrant(s).
- Verify hydrant ownership and maintenance responsibility.
- Confirm hydrants remain accessible after site development.
- Verify hydrant spacing complies with applicable fire code requirements.

Fire Flow Requirements

- Require a current hydrant flow test.
- Require fire flow calculations.
- Verify available fire flow is adequate for the proposed building and future tenant uses.
- Determine whether additional hydrants will be required.

Fire Protection Systems

Automatic Fire Sprinkler Systems

- Determine whether the building will require an automatic fire sprinkler system.
- Obtain sprinkler system design criteria and supporting documentation.
- Evaluate future tenant uses for additional sprinkler requirements.

Fire Alarm Systems

- Determine whether a fire alarm system will be required.
- Determine monitoring requirements.
- Evaluate notification and occupant warning requirements.

Fire Department Connection (FDC)

- Identify proposed FDC location if the building is sprinklered.
- Verify accessibility of the FDC to responding fire apparatus.
- Verify visibility and location relative to fire department access routes.

Building and Site Layout

Building Access

- Verify adequate access to all portions of the structure.
- Verify access to utility shutoffs.
- Verify access to electrical service equipment.
- Verify access to gas service equipment.
- Verify emergency personnel can safely access all required exterior areas.

Addressing

- Establish approved site address.
- Establish approved suite numbering.
- Require address numbers visible from the roadway.
- Require suite identification visible from fire department access points.

Tenant Use Review

Occupancy Verification

- Confirm final occupancy classifications.
- Identify anticipated tenant types.
- Require separate review and permitting for future tenant build-outs.
- Clarify that shell approval does not constitute approval of future tenant occupancy.

Potential High-Impact Tenant Uses

Special review may be required for future tenants involving:

- Restaurants or commercial cooking operations.
- Assembly occupancies.
- Liquor sales.
- Vape or smoke shops.
- Nail salons.
- Medical occupancies.
- Dry-cleaning operations.
- Battery storage or charging operations.
- Hazardous materials storage or use.
- Any occupancy creating additional fire or life safety hazards.

Exterior Fire Safety Considerations

Dumpster and Refuse Areas

- Identify final dumpster location.
- Verify required separation from structures.
- Verify enclosure construction requirements.
- Verify fire department accessibility.

Utility Infrastructure

- Verify utility installations do not obstruct fire department access.
- Verify required clearances around transformers.
- Verify required clearances around gas meters and service equipment.
- Verify screening elements do not impede emergency operations.

Construction Phase Considerations

- Verify fire hydrants remain operational throughout construction.
- Verify fire department access is maintained throughout all construction phases.
- Require notification of utility shutdowns affecting fire protection systems.
- Evaluate Knox access requirements if temporary gates or barriers are installed.

Information Required Prior to Final Fire Review

- Fire flow report.
- Hydrant flow test documentation.
- Fire protection narrative.
- Apparatus access verification.
- Dumpster and refuse area plan.
- Utility coordination plan.
- Preliminary life safety plan review documents.
- Addressing and suite numbering plan.
- Preliminary tenant use information.
- Fire protection system design intent narrative.

Operational Impact Review

In addition to code compliance, the Fire Marshal's Office will evaluate the potential operational impact of the development on emergency services, including:

- Potential increase in call volume.
- Commercial cooking operations.
- Assembly occupancies.
- Water supply adequacy.
- Fire apparatus access concerns.
- Knox Box requirements.
- Special hazards associated with future tenants.
- Site-specific response considerations due to proximity to Interstate 85.

Preliminary Review Comment:

Based on the plans submitted to date, the Fire Marshal's Office cannot complete a comprehensive fire and life safety review due to the absence of fire protection, life safety, and operational information. Additional documentation will be required as the project advances through the design and permitting process.



Department of Planning & Zoning

PLANNER'S REPORT

DATE: June 4, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Proposed Text Amendment for Retail Vape Shops

BACKGROUND

There has been an increase in the number of retail vape shops showing an interest in Hapeville. the City seeks to reduce youth exposure to nicotine products, prevent overconcentration of vape retailers, protect schools and places of worship, and preserve compatibility with surrounding land uses.

Any vape shop lawfully operating on the effective date of the ordinance shall be deemed a legal nonconforming use or a lawful pre-existing use, even if it does not comply with the new cap, spacing, or district limitations. An existing vape shop may continue only at its current location and may not expand in floor area, increase its devoted vape-related sales area, or relocate to another parcel unless the new site fully complies with all current regulations.

Proposed Text Amendments

Sec. 93-1-2. - Definitions.

Vape shop. A commercial establishment where the primary business is the retail sale of vapor products, alternative nicotine products, or electronic smoking devices and their components, where these products constitute more 25% of gross sales, display area or floor area.

Allowable Districts

C-2, General Commercial with a Special Use Permit

Limitations

The number of retail vape shops shall be limited based upon population. Population shall be determined by the U.S. decennial census. The census in effect for establishing enforcement of this section shall be the U.S. census in effect at the adoption of this chapter until such time as a new U.S. census is established. There shall be no more than one package store outlet selling malt beverages, wine, and liquor per 2,500 residents of the city according to the U.S. census.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(f) Vape shops are permitted with a special use permit in the C-2 zoning districts. In addition to the standard evaluation criteria, the following standards must be met for the proposed retail use.

1. No vape shop may be located within 1,000 feet of any public or private elementary school, middle school, or high school.
2. No vape shop may be located within 1,000 feet of any church, temple, synagogue, mosque, or other place of worship.

3. No vape shop may be located within 1,000 feet of any public park.
4. No vape shop may be located within 1,500 feet of any other vape shop.
5. Compatibility with nearby uses, pedestrian safety, effects on minors, separation from schools and places of worship, concentration of similar retailers, adequacy of parking, storefront transparency, and consistency with the City's comprehensive planning goals.